

Tom Davies Square
200 Brady St

Friday, April 22, 2022

PUBLIC HEARINGS**A0023/2022****ROBERT SAUNDERS**

Ward: 12

PIN 02132 0320, Parcel 3342, Lot(s) 13, Subdivision M-125, Lot Pt 4, Concession 4, Township of McKim, 298 Leslie Street, Sudbury, [2010-100Z, R2-3 (Low Density Residential Two)]

For relief from Part 4, Section 4.2, Table 4.1 and Part 6, Section 6.3, Table 6.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a single detached dwelling providing, firstly, eaves to encroach 3.59m into the required front yard, where eaves may encroach 1.2m into the required front yard but not closer than 0.6m to the lot line, and secondly, a minimum front yard setback of 2.87m, where 6.0m is required.

A0027/2022**DARCY LANGELLA**

Ward: 11

PIN 02124 0030, Parcel 27176 SEC SES, Lot(s) Pt 15, Subdivision M-208, Lot Pt 2, Concession 5, Township of McKim, 1095 Carmen Street, Sudbury, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, Table 4.1 and 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 permit the existing single detached dwelling and addition to provide, firstly, an interior side yard setback of 0.914m, where 1.2m is required, secondly, a corner side yard setback of 1.31m, where 4.5m is required, and thirdly, eaves to encroach 3.4948m into the required corner side yard, where eaves may encroach 1.2m into the required corner side yard, but not closer than 0.6m to the lot line.

A0028/2022**241 LLOYD STREET HOLDINGS CORP**

Ward: 10

PIN 73584 0134, Survey Plan 53R-4821 Part(s) 1, Lot(s) 1 and 2, Subdivision 2SB, Lot Pt 5, Concession 3, Township of McKim, 241 Lloyd Street, Sudbury, [2010-100Z, C4(1)(Office Commercial)]

For relief from Part 5, Section 5.5, Table 5.5 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit the existing multiple dwelling to provide a total of 14 parking spaces, where 29 are required.

A0029/2022**LOUISE FRANCE FOISY**

Ward: 6

PIN 73504 1939, Parcel 26054 SEC SES, Lot Pt 6, Concession 2, Township of Hanmer, 4759 Highway 69 N, Val Therese, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsections 4.2.3 and 4.2.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached garage providing, firstly, an accessory lot coverage of 15%, where the total lot coverage of all accessory buildings and structures on a residential lot shall not exceed 10%, and secondly, a maximum height of 7.4m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

A0030/2022

**KRISTI SMITH
GREG SMITH**

Ward: 9

PINs 73476 0149 & 73476 0138, Parcels 8673 & 8281 SEC SES, Lot Pt 8, Concession 4, Township of Broder, 1095 Sunnyside Road, Sudbury, [2010-100Z, R1-2 (Low Density Residential One)]

For relief from Part 4, Section 4.41, subsections 4.41.2 and 4.41.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit the addition of a sunroom to the existing residential building, firstly, providing an 18.89m setback from the high water mark of a lake or river, where no person shall erect any residential building closer than 30.0m to the high water mark of a lake or a river, and secondly, to be 18.89m setback from the high water mark of a lake or a river, where only the accessory structures as set out in subsection 4.41.2, boat launches, marine railways, waterlines and heat pump loops are permitted within 20.0m of a high water mark and the area permitted to be cleared of natural vegetation in Section 4.41.3.

A0031/2022

**LINDA GAUDREAU
GILLES GAUDREAU**

Ward: 5

PIN 73498 0452, Parcel 17468 SEC SES SRO, Lot Pt 7, Concession 4, Township of Blezard, 1675 Guillet Street, Val Caron, [2010-100Z, R2-2 (Low Density Residential Two)]

For relief from Part 4, Section 4.2, subsection 4.2.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached garage providing a maximum height of 7.32m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

A0032/2022

WALDEN LANDS INC.

Ward: 2

PIN 73378 0338, Parcel 30316 SEC SWS SRO, Survey Plan 53R-8730 Part(s) 1, Lot Pt 8, Concession 4, Township of Waters, 1 Castlefield Court, Lively, [2010-100Z, R2-2 (Low Density Residential Two)]

For relief from Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to allow proposed Lot 1 in Draft Approved Plan of Subdivision File No. 780-8/04-008, being Parts 1 and 2 on the preliminary reference plan, to provide a minimum corner side yard setback of 4.5m, where 7.5m is required.

A0033/2022

WALDEN LANDS INC.

Ward: 2

PIN 73378 0338, Parcel 30316 SEC SWS SRO, Survey Plan 53R-8730 Part(s) 1, Lot Pt 8, Concession 4, Township of Waters, 2 Castlefield Drive, Lively, [2010-100Z, R2-2 (Low Density Residential Two)]

For relief from Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to allow proposed Lot 6 in Draft Approved Plan of Subdivision File No. 780-8/04-008, being Parts 30, 31 and 32 on the preliminary reference plan, to provide a minimum corner side yard setback of 4.5m, where 7.5m is required.

A0034/2022

WALDEN LANDS INC.

Ward: 2

PIN 73378 0338, Parcel 30316 SEC SWS SRO, Survey Plan 53R-8730 Part(s) 1, Lot Pt 8, Concession 4, Township of Waters, 1 Pinecrest Court, Lively, [2010-100Z, R2-2 (Low Density Residential Two)]

For relief from Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to allow proposed Lot 7 in Draft Approved Plan of Subdivision File No. 780-8/04-008, being Parts 33 and 34 on the preliminary reference plan, to provide a minimum corner side yard setback of 3.0m, where 7.5m is required.

A0035/2022

WALDEN LANDS INC.

Ward: 2

PIN 73378 0338, Parcel 30316 SEC SWS SRO, Survey Plan 53R-8730 Part(s) 1, Lot Pt 8, Concession 4, Township of Waters, 2 Pinecrest Court, Lively, [2010-100Z, R2-2 (Low Density Residential Two)]

For relief from Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to allow proposed Lot 11 in Draft Approved Plan of Subdivision File No. 780-8/04-008, being Parts 57, 58 and 59 on the preliminary reference plan, to provide a minimum corner side yard setback of 3.0m, where 7.5m is required.

A0037/2022

1039512 ONTARIO LIMITED

Ward: 11

PIN 73580 0176, Parcel 33542 SEC SES, Survey Plan SR-1850 Part(s) 2 and 3, Lot(s) M-132, Subdivision Pt 197, Lot Pt 2, Concession 4, Township of McKim, 1159 Bancroft Drive, Sudbury, [2010-100Z, R2-2 (Low Density Residential Two)]

For relief from Part 4, Section 4.2, Table 4.1 and Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the conversion of the existing one-storey single detached dwelling to two-storeys providing, firstly, a minimum interior side yard setback of 1.2m, where 1.8m is required, and secondly, eaves to encroach 1.22m into the required interior side yard, where eaves may encroach 0.6m into the required interior side yard, but not closer than 0.6m to the lot line.

THIS APPLICATION WAS DEFERRED FROM THE MEETING OF FEBRUARY 24, 2022 TO IN ORDER FOR THE APPLICANTS TO ADDRESS COMMENTS.

A0001/2022

**NORMAN DOUCET
CAROLINA BOHRER**

"REVISED"

Ward: 10

PIN 73592 0187, Parcel 33662, Surveys Plan SR-1228 Part(s) 3 & Plan SR-2515 Part(s) 1, Lot Pts 2 and 3, Concession 2, Township of McKim, 1140 Ramsey Lake Road, Sudbury, [2010-100Z, R1-3 Low Density Residential One]

For relief from Part 4, Section 4.2, Table 4.1 and Section 4.41, subsections 4.41.2 and 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 facilitate the construction of a single detached dwelling on the subject property, firstly, to permit eaves to encroach 5.59m into the required yard, where eaves may only encroach 1.2m into the required yard but not closer than 0.6m to the lot line, secondly, providing a 20.17m setback from the high water mark of a lake or river, where no person shall erect any residential building closer than 30.0m to the high water mark of a lake or a river, thirdly, a minimum rear yard setback of 2.32m, where 7.5m is required, and fourthly, a maximum height of 12.82m, where 11.0m is permitted.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0578/1968 (JAN 6/69)

**A REMINDER... THE NEXT SCHEDULED MEETING IS
WEDNESDAY, MAY 4, 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 A00023/2022 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): ROBERT SAUNDERS Email: [REDACTED]
Mailing Address: 3495 BANCROFT Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: SUDBURY ONT Postal Code: P3B 4J7 Fax Phone: NONE

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

Name of Agent: [REDACTED] Email: [REDACTED]
Mailing Address: [REDACTED] Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: [REDACTED] Postal Code: [REDACTED] Fax Phone: [REDACTED]

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

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

Name: [REDACTED]
Mailing Address: [REDACTED]
City: [REDACTED] Postal Code: [REDACTED]

- * 4) Current Official Plan designation: Living Area 1 Current Zoning By-law designation: R2-3

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

Variance To	By-law Requirement	Proposed	Difference
FRT YARD. TABLE 6.4	6 m.	2.87 m.	3.13 m.

- b) Is there an eave encroachment? ☒ Yes ☐ No If 'Yes', size of eaves: 0.457 (m)

c) Description of Proposal: SINGLE FAM DWELLING

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
EXISTING PARTIAL FOOT PRINT
Demolishing house + want to use part of existing footprint

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

PIN(s): 4 Township: McKim
 Lot No.: 4 Concession No.: 4 Parcel(s): 3342
 Subdivision Plan No.: M125 Lot: 13 Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 298 LESLIE ST.

- 7) Date of acquisition of subject land.
- 2017

- 8) Dimensions of land affected.

Frontage 15.24 (m) Depth 34.14 (m) Area 520.26 (m²) Width of Street _____ (m)

9) Particulars of all buildings:	Garage	Existing Dwelling (to be removed)	New SFD	Proposed	
Ground Floor Area:	<u>58.06</u>	<u>102.19</u> (m ²)	<u>120.77</u>		(m ²)
Gross Floor Area:	<u>18.15</u>	<u>116.12</u> (m ²)	<u>120.77</u>		(m ²)
No. of storeys:	<u>2</u>	<u>1.5</u>			
Width:	<u>4.26</u>	<u>7.92</u> (m)	<u>7.92</u>		(m)
Length:	<u>4.62</u>	<u>9.14</u> (m)	<u>15.24</u>		(m)
Height:	<u>1m</u>	<u>~6.1m</u> (m)	<u>5.18</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).

	Deck	Garage	Existing Dwelling (to be removed)	New SFD	Proposed Garage	
Front:		<u>29.11</u> (m)	<u>2.8</u> (m)	<u>2.87</u>	<u>29.11</u>	(m)
Rear:	<u>0.85</u>	<u>0.76</u>	<u>16m</u> (m)	<u>16.76</u>	<u>0.76</u>	(m)
Side:		<u>0.64</u>	<u>7.22</u> (m)	<u>6.096</u>	<u>0.64</u>	(m)
Side:		<u>6.61</u>	<u>0.335</u> (m)	<u>1.22</u>	<u>6.61</u>	(m)

Deck
To be
Removed

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

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

What type of access to the land?

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

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

1970

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

Use(s): DEMOLISH HOUSE BUILD SFD Length of time: _____

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

Same as #13 ☐ or, SINGLE FAMILY DWELLING

- 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:
- DWELLINGS.

10023/2022

- 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

We, ROBERT SAUNDERS MARSHA SAUNDERS (please print all names), the registered owner(s) of the property described as 298 LESLIE

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 ROBERT SAUNDERS (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 27 day of FEBRUARY, 20 22

M Saunders

(witness)

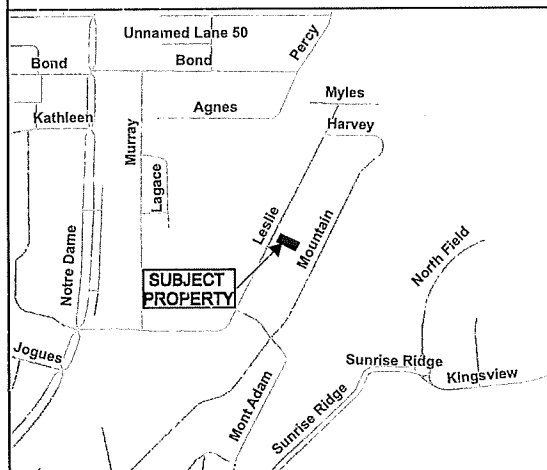
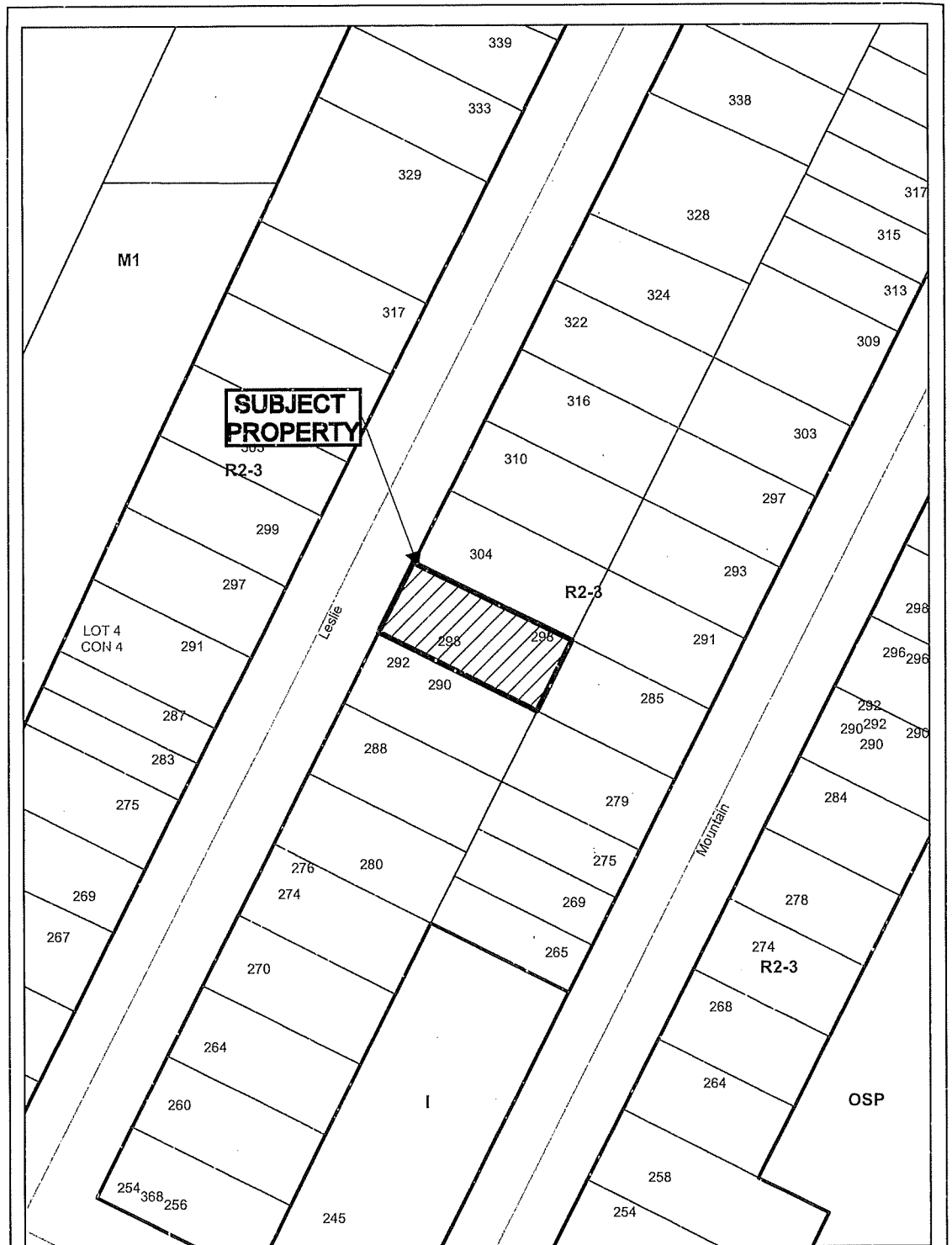
[Signature]

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

Print Name: ROBERT SAUNDERS

*I have authority to bind the Corporation

A0023/A0022



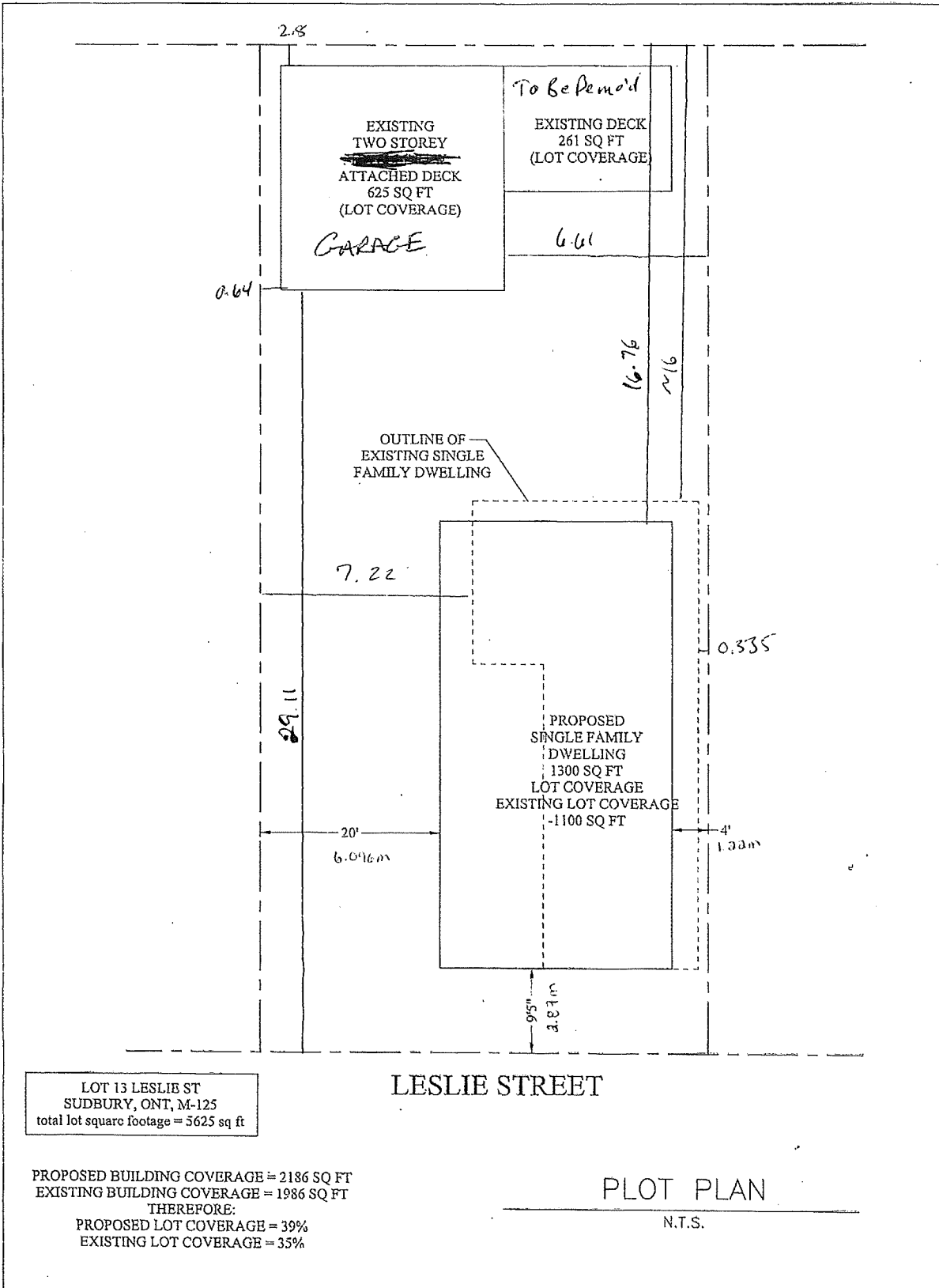
Application for Minor Variance or Permission



Subject Property being,
PIN 02132-0320, Parcel 3342,
Lot 13, Plan M-125,
Part Lot 4, Concession 4,
Township of McKim,
298 Leslie Street, Sudbury
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0023/2022
Date: 2022 03 08



A0023/2022
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	
A0027/2022	
S.P.P. AREA	
YES	NO
NDCA REG. AREA	
YES	NO

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

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

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

PLEASE PRINT, SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Darcy Langella Email: _____
Mailing Address: 1095 CARMEN ST Home Phone: _____
Business Phone: _____
City: Sudbury Postal Code: P3A 3H2 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: Sam Langella Email: _____
Mailing Address: 2340 JOSEPHINE ST Home Phone: _____
Business Phone: _____
City: Sudbury 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: None
Mailing Address: _____
City: _____ Postal Code: _____

- 4) Current Official Plan designation: Living Area 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
① BY-LAW 2010-1007	1.2 m	0.914 m	0.286 m
	SIDEYARD		
② "	4.5 m	1.31 m	3.19 m
EAVES	1.2 m CORNER SIDEYARD	3.4948 m	- 2.2948 m

- b) Is there an eave encroachment? ☐ Yes ☒ No If 'Yes', size of eaves: 0.3048 (m)

- c) Description of Proposal: ① SIDEYARD OF 0.914 m W/RE 1.2 m
IS REQUIRED
② 1.31 m 4.5 m

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

① EXISTING ADDITION WHEN PURCHASED
② EXISTING

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

PIN(s): 02124 - 0030 Township: _____
 Lot No.: _____ Concession No.: _____ Parcel(s): _____
 Subdivision Plan No.: M-208 Lot: PART OF Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): LOT 15
#1095 CARMEN ST

- 7) Date of acquisition of subject land.
- 2019

- 8) Dimensions of land affected.

Frontage 15.24 (m) Depth 36.58 (m) Area 557.4 (m²) Width of Street 20.12 (m)

- 9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	<u>106.7</u>	(m ²)		(m ²)
Gross Floor Area:	<u>106.7</u>	(m ²)		(m ²)
No. of storeys:	<u>1</u>			
Width:	<u>12.92</u>	(m)		(m)
Length:	<u>9.19</u>	(m)		(m)
Height:	<u>4.54</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).

	Existing		Proposed	
Front:	<u>7.89</u>	(m)		(m)
Rear:	<u>14.35</u>	(m)		(m)
Side:	<u>0.914</u>	(m)		(m)
Side:	<u>1.31</u>	(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.

UNKNOWN

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

Use(s): FAMILY RESIDENTIAL Length of time: +/- 50 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:
- SINGLE FAMILY RESIDENTIAL

A0027/2022

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

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, Darcy Langella (please print all names), the registered owner(s) of the property described as #1075 CARMEN ST in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

- appoint and authorize Sara Langella (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 February day of 28th, 2022

H. Langella
(withess)

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

Print Name: Darcy Langella

*I have authority to bind the Corporation

A0027/2022

PART B: OWNER OR AUTHORIZED AGENT DECLARATIONI/We, Sam Langella (please print all names),

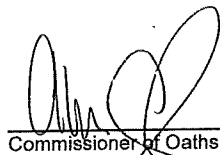
the registered owner(s) or authorized agent of the property described as _____

#1095 CARMEN ST

in the City of Greater Sudbury:

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

Dated this 10th day of March, 2022



Commissioner of Oaths

ALESIA L. SOSTARICH

signature of Owner(s) or Signing Officer or Authorized Agent
(*where a Corporation)Print Name: Darcy Langella

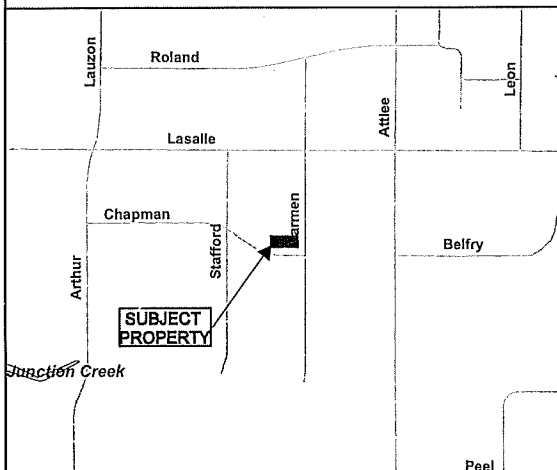
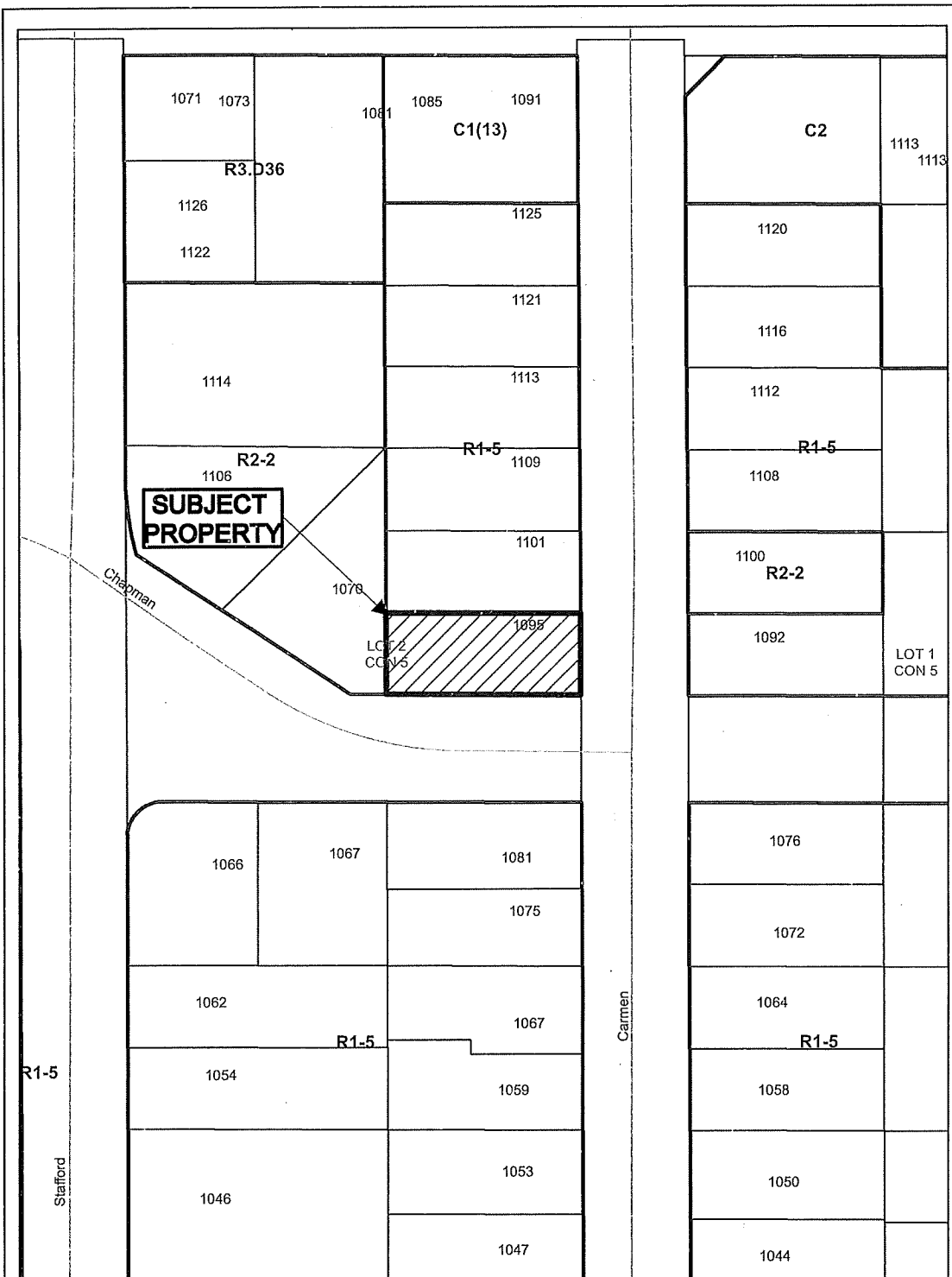
*I have authority to bind the Corporation

* 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 ONLYDate of Receipt: March 23/22 Hearing Date: April 22, 2022Received By: N. LewisZoning Designation: R1-S Resubmission: ☐ Yes ☒ NoPrevious File Number(s): NonePrevious Hearing Date: None

Notes:

A0027/2022



Application for Minor Variance or Permission



Subject Property being,
PIN 02124-0030,
Parcel 27176 SEC SWS,
Part Lot 15, Plan M-208,
Part Lot 2, Concession 5,
Township of McKim,
1095 Carmen Street, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0027/2022
Date: 2022 03 22

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO PART OF THE WESTERLY LIMIT OF CARMEN STREET, REGISTERED PLAN M-208 HAVING A BEARING OF N0°03'00"E

1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE LAND TITLED ACT AND THE REGULATIONS MADE UNDER THEM.

APRIL 5, 2021 A BORTOLUSSI, OLS

THIS PLAN & REPORT IS PREPARED FOR: DARCY LANCELLA

DESCRIPTION:
PIN 02124-0030, BEING PART OF LOT 15, REGISTERED PLAN M-208
KNOWN AS 1095 CARMEN STREET

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:
THERE ARE NO REGISTERED EASEMENTS OR RIGHTS-OF-WAY

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:
NOT CERTIFIED BY THIS REPORT

NOTES:

TIES TAKEN TO THE FOUNDATION
NOTE THE LOCATION OF THE FENCE ALONG THE NORTH LIMIT
NOTE THE OVERHEAD WIRE'S CROSSING THE PROPERTY

DISTRICT OF SUDBURY
SCALE : 1 INCH = 20 FEET
0 10 20 30 40
2021

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2149178

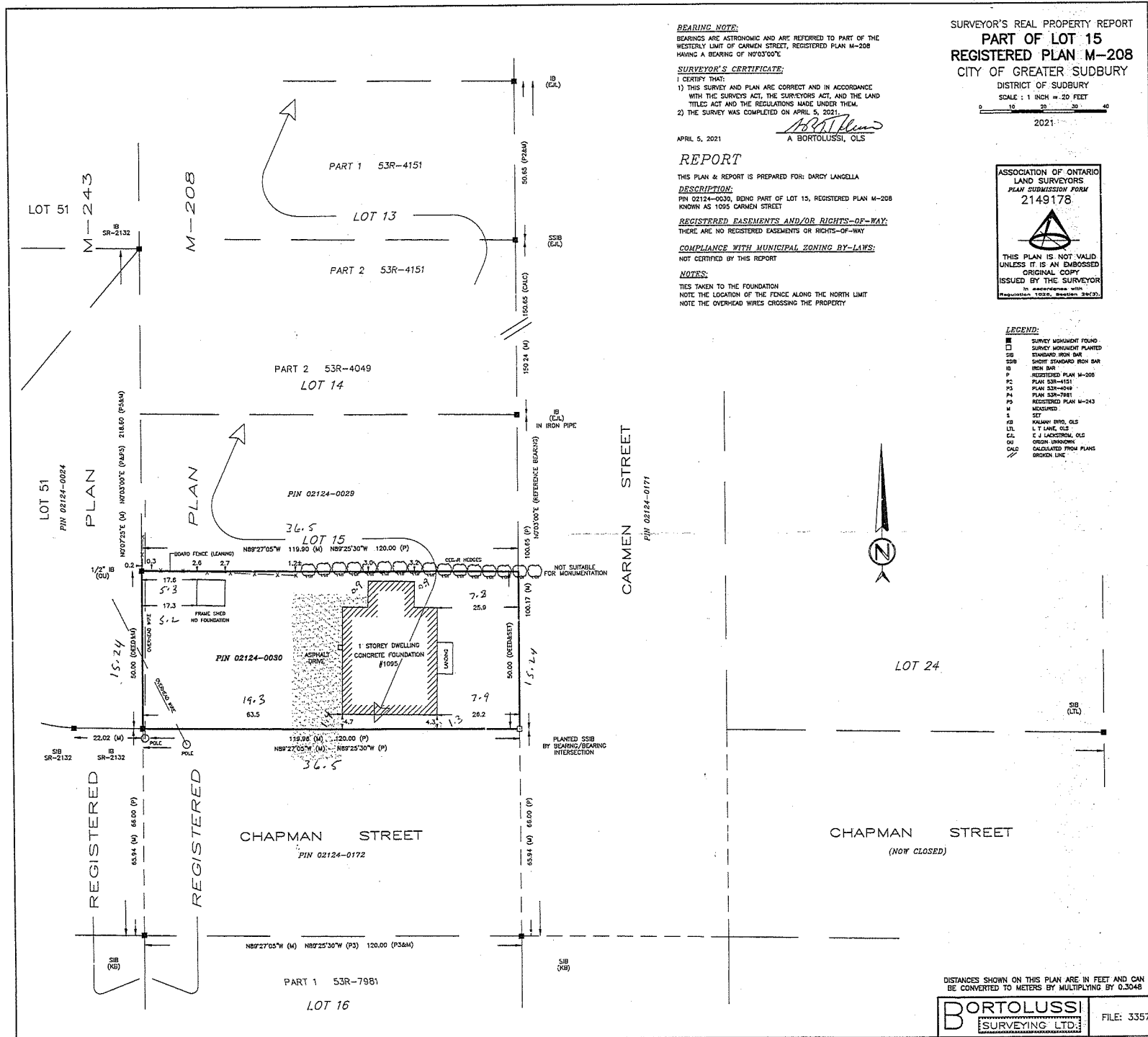


THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR

In accordance with
Regulation 1036, Section 29(3).

LEGEND:

■	SURVEY MONUMENT FOUND
□	SURVEY MONUMENT PLANTED
SB	STANDARD IRON BAR
SSB	SHORT STANDARD IRON BAR
IB	IRON BAR
P	REGISTERED PLAN M-200
P2	PLAN 33R-4151
P3	PLAN 33R-4048
P4	PLAN 33R-7881
P5	REGISTERED PLAN M-243
M	MEASURED
S	SET
KB	KAHMAN BRO. OLS
LT	L T LANE, OLS
CL	C E JACKSON, OLS
OU	ORIGIN UNKNOWN
CALC	CALCULATED FROM PLANS
//	BROKEN LINE



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

BORTOLUSS
SURVEYING LTD.

FILE: 3357

A0027/2032
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	
A 0029/2022	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

APPLICATION FEE: \$985.00 (includes \$235.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$299.00 (includes \$235.00 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): 241 Lloyd Street Holdings Corp	Email: [REDACTED]
Mailing Address: 237 Chartwell Road	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: Oakville	Postal Code: L6J3X7
	Fax Phone: [REDACTED]

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

Name of Agent: Karim Omri	Email: [REDACTED]
Mailing Address: 166 Douglas St, Unit 2	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: Sudbury	Postal Code: P3E1G1
	Fax Phone: [REDACTED]

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

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

Name: The Toronto Dominion Bank
Mailing Address: 66 Wellington Street West, TD Tower 39th floor
City: Toronto, Ontario
Postal Code: M5K 1A2

- 4) Current Official Plan designation: Downtown Current Zoning By-law designation: C4(1)

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

Variance To	By-law Requirement	Proposed	Difference
Parking Requirement	29	14	15

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

- c) Description of Proposal:

We are removing unsafe parking structure, New layout for parking, with 10% reduction of the gova route. There is a total of 61 units (2 have been added and a permit will be done to legalize those) 92 would be required now but based on when the building was built was 29, added 2 units which required 3 parking spots but 10% reduction brings it back to 29

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

Insufficient space to provide adequate parking spots.

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

PIN(s): 73584-0134 LT Township: MCKIM Ward:
 Lot No.: 1-2 Concession No.: 3 mckim Parcel(s): 1
 Subdivision Plan No.: 53r14787 Lot: 1-2 Reference Plan No.: Part(s):
 Municipal Address or Street(s): 241 Lloyd St, Sudbury, Ontario P3B 3X3

- 7) Date of acquisition of subject land. 2019 jan 16

- 8) Dimensions of land affected.

Frontage 36 (m) Depth 40 (irr) (m) Area 1625 (m²) Width of Street 4 (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	445m ² (m ²)	N/A (m ²)
Gross Floor Area:	2680m ² (m ²)	N/A (m ²)
No. of storeys:	6	N/A
Width:	N/A (m)	N/A (m)
Length:	N/A (m)	N/A (m)
Height:	N/A (m)	N/A (m)

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

	Existing	Proposed
Front:	2 (m)	n/a (m)
Rear:	18.7 (m)	n/a (m)
Side:	5 (m)	n/a (m)
Side:	2.5m (m)	n/a (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.

exact data unknown, drawings from 1972, assuming completion in 1973

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

Use(s): Appartments

Length of time: 49

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

Same as #13 ☐ or,

- 15) What is the number of dwelling units on the property?
- ₆₁

- 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:
- _{C4}

A0028/2022

- 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, Robert Kelava for 241 Lloyd Street Holding Corp (please print all names), the registered owner(s) of the property described as 241 Lloyd St, Sudbury, Ontario 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 Karim Omri (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 15 day of march, 20 2022

K Kelava
(witness)

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

Print Name: Robert Kelava


*I have authority to bind the Corporation

ACC 28/2022

I/We, Kamri Engineering Kamri Emri (please print all names),
the registered owner(s) or authorized agent of the property described as 241 Lloyd Street, Sudbury, Ontario

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

Dated this 23 day of March, 2022


Commissioner of Oaths

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

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

Print Name:

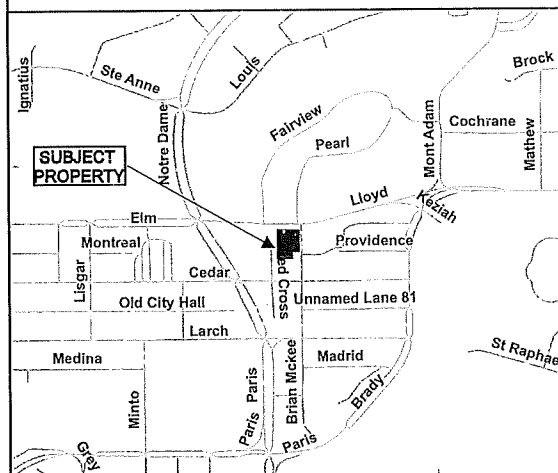
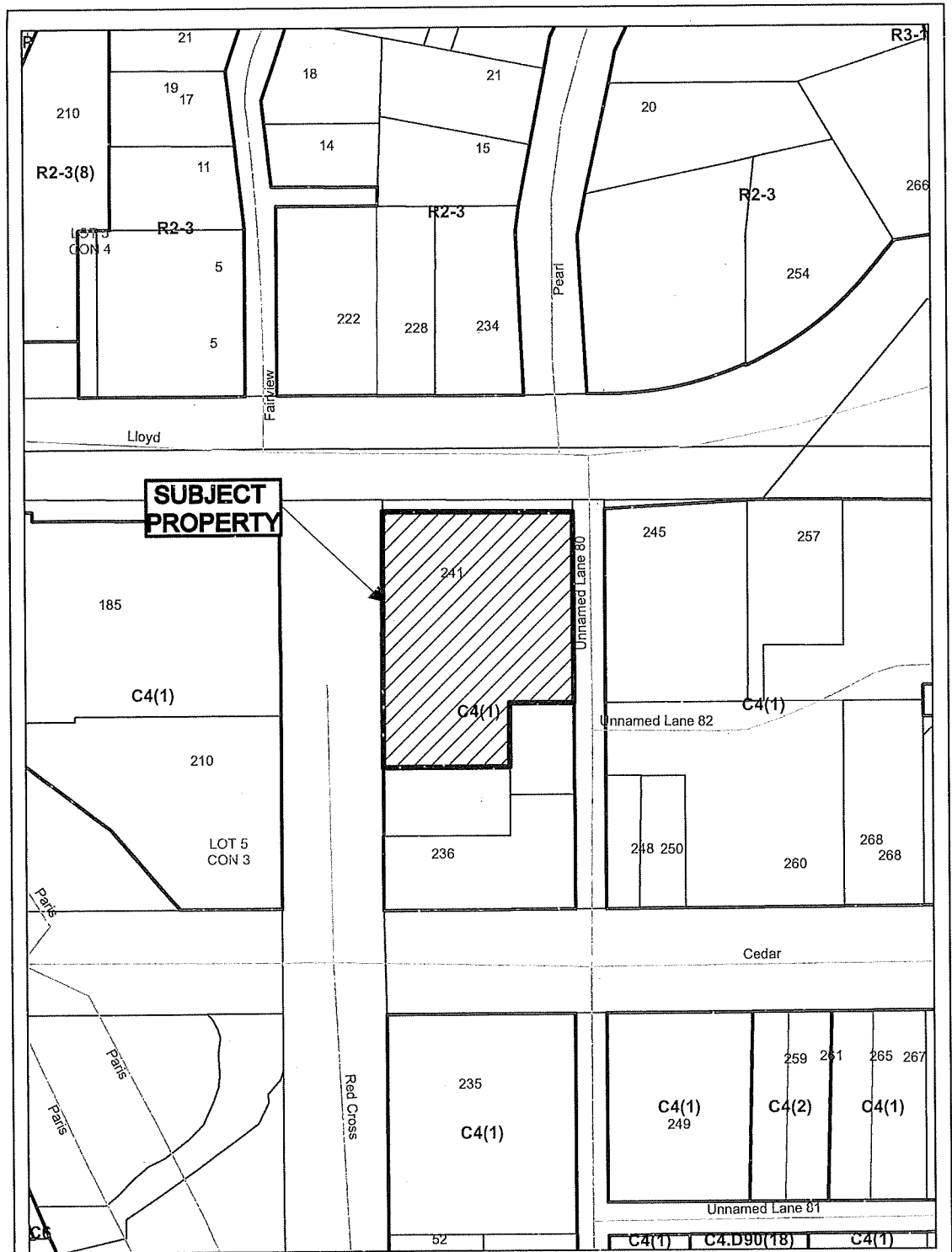
*I have authority to bind the Corporation

- * 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: Mar 23/22 Hearing Date: April 22, 2022 Received By: N. Lewis
Zoning Designation: C4(1) Resubmission: ☐ Yes ☒ No
Previous File Number(s): None
Previous Hearing Date: None
Notes:

AVO28/2022



Application for Minor Variance or Permission



Subject Property being,
PIN 73584-0134,
Lots 1 and 2, Plan 2SB, Part Lot 5,
Concession 3, Part 1, Plan 53R-4821,
except Part 1, Plan 53R-14787,
Township of McKim,
241 Lloyd Street, Sudbury,
City of Greater Sudbury

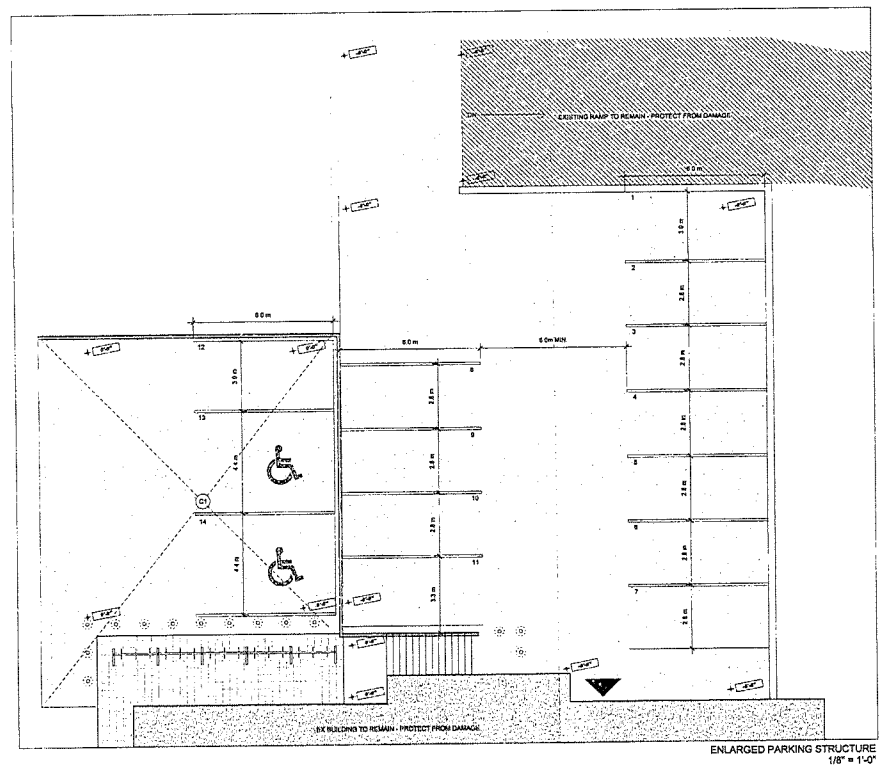
Sketch 1, NTS
NDCA

A0028/2022
Date: 2022 04 01

	DEMOTES PROPERTY LINE
	DEMOTES SETBACK LINE
	DEMOTES REQUIRED LANDSCAPE STRIP BOUNDARY LINE
	DEMOTES NEW POINT ELEVATION
	DEMOTES NEW CONCRETE SIDEWALK
	DEMOTES NEW BOD CT/LAWN SEEDING
	DEMOTES NEW ASPHALT
	DEMOTES BARRIER FREE PARKING SPACE 12'0" x 22'0"
	DEMOTES EXISTING BUILDING
	DEMOTES PARKING HUMBERING
	DEMOTES BUILDING ENTRANCE
	DEMOTES EXISTING TRANSFORMER
	DEMOTES HYDRO POLE

GENERAL NOTES:

1. PROVIDE NEW 3" WIDE (WHITE) LINE PAINTING ON ALL NEW ASPHALT.



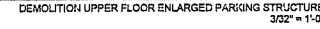
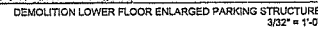
51

DENOTES EXISTING ITEMS TO REMAIN

DENOTES ITEMS TO BE REMOVED - REFER TO
 DEMOLITION NOTES

1. REFER TO DEMOLITION FLOOR PLAN AND COORDINATE WORK BETWEEN TRADES
2. NOTIFY ALL AGENCIES TO MEET/ ECHO FOR ADDITIONAL DEMOLITION NOTES AND REQUIREMENTS
3. ELECTRICAL DEVICES SUBJECT TO DUST AND DEBRIS ARE TO BE DISCONNECTED PRIOR TO DEMOLITION PHASE AND REINSTALLED DURING CONSTRUCTION PHASE. MAKE SAFE ALL ELECTRICAL.
4. MECHANICAL DUCTS ARE TO BE CAPPED DURING DEMOLITION PHASE TO PREVENT THE SPREAD OF DUST TO THE REST OF THE BUILDING UNTIL IN OPERATION.
5. ALL REMOVED ITEMS NOT RE-USED IN NEW CONSTRUCTION OR TURN OVER TO OWNER, SHALL BE REMOVED OFF SITE.
6. PROTECT EXISTING FLOORING, PARTITION, MILLWORK AND OTHER PERMANENT FEATURES FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION OF THE HIGH RISE BUILDING. PROTECT GROUND LEVEL AND PLYWOOD INSIDINGS.
7. PROTECT EXISTING MECHANICAL AND ELECTRICAL SYSTEMS TO REMAIN. HIGH WATER TIGHT ENCLOSURE AT THESE SYSTEMS WHEN EXPOSED TO THE ELEMENTS.

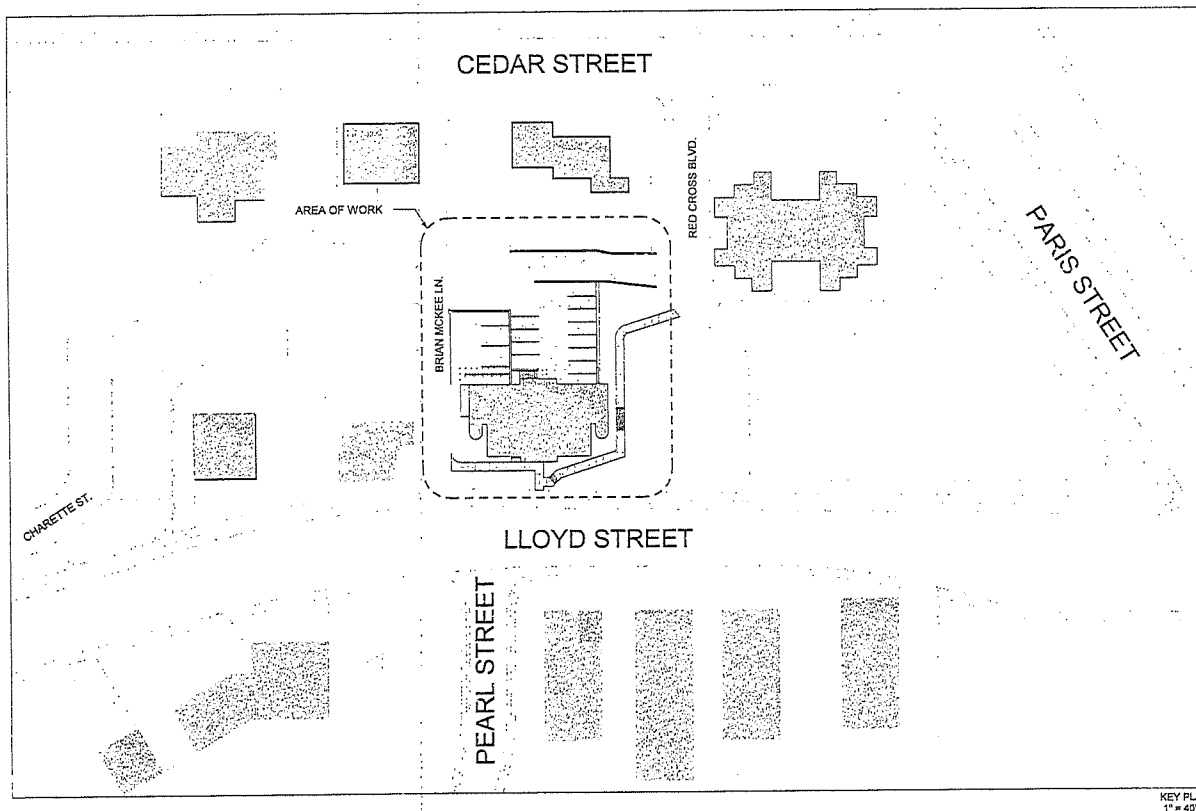
- D1** CONTRACTOR TO REMOVE EXISTING PARKING STRUCTURE, INCLUDING BUT NOT LIMITED TO POSTS, BEAMS, METAL DECKING, ASPHALT CONCRETE. MAKE GOOD ALL SURFACES IN PREPARATION OF NEW.
- D2** CONTRACTOR TO REMOVE EXISTING HANDRAIL. MAKE GOOD ALL SURFACES IN PREPARATION OF NEW.
- D3** CONTRACTOR TO REMOVE EXISTING FOUNDATION WALL. SHORE AS REQUIRED, MAKE GOOD ALL SURFACES IN PREPARATION OF NEW.
- D4** CONTRACTOR TO REMOVE EXISTING ASPHALT CONCRETE, ENSURE GRADE AND ALL SURFACES ARE GOOD IN PREPARATION OF NEW CONSTRUCTION.



Apr 28 / 2022
Sketch 3

241 LLOYD STREET, SUDBURY, ON
PROJECT NO. KSI-021-207

ISSUED FOR REVIEW - NOVEMBER 22, 2021



KEY PLAN
1" = 40'-0"

ISSUED FOR REVIEW - NOVEMBER 22, 2021

A002812022
sketch 4

GENERAL

1. ANY CHANGES DONE TO THE DESIGN SHOULD BE NOTIFICATION TO THE ARCHITECT AND THE INSURANCE COMPANY.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
4. DO NOT SCALE DIMENSIONS.

1. ISSUED FOR PAYMENT



WINTERHALL APARTMENTS - PARKING STRUCTURE
241 LLOYD STREET, SUDBURY, ON
PROJECT NO. K91Q7-337

DRAWN _____ DP
CHECKED _____ KO
SCALE: _____ 1" = 40'-0"
SHEET _____

A01

City of Greater Sudbury

APPLICATION FOR MINOR VARIANCE

Office Use Only	
2022-01-01	
A 0029/2022	
S.P.P. AREA	
YES _____	NO _____
NDCA REG. AREA	
YES _____	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): Louise Franco Foisy Email: [REDACTED]
Mailing Address: 4759 Hwy 69 North Home: [REDACTED]
City: Val Thérèse, Ontario Postal Code: P3P 1S7 Business Phone: _____
Fax Phone: _____

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

Name of Agent: David Campbell Email: [REDACTED]
Mailing Address: 1468 Fire Road 4 Home: [REDACTED]
City: Hammer, Ontario Postal Code: P3P 0B7 Business Phone: _____
Fax Phone: _____
Note: Unless otherwise requested, all communication will be sent to the agent, if any.

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

Name: Paissie Lapulize
Mailing Address: 3077 Old Hwy 69 North
City: Val Caron, Ontario Postal Code: P3P 1R8

- 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
Max Height 16'5" on a Residential	5.0292M	7.4m	2.3708M
Lot coverage access 8% Lot 34.2.3	10%	15%	5%

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

- c) Description of Proposal: the garage would have a peak of 7.4m
accommodate the placement of a hoist requiring a 3.65m ceiling
and the loft above the garage.

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
the 5.0292M does allow the proper requirements for the
hoist and the loft to be built above the garage.

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

PIN(s): _____ Township: Vattherese
 Lot No.: 6 Concession No.: 2 Parcel(s): 260.54
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 4759 Hwy 69 North

- 7) Date of acquisition of subject land.
- Sept 15, 2008

- 8) Dimensions of land affected.

Frontage 12.192 (m) Depth 60.96 (m) Area 743.2242 m² Width of Street 26 (m)
4 LANE WITH a passing lane

- 9) Particulars of all buildings:

	Existing	House	Proposed
Ground Floor Area:	<u>40.3199 (m²)</u>	<u>40.3199</u>	<u>111.4836 (m²)</u>
Gross Floor Area:	<u>40.3199 (m²)</u>	<u>40.3199</u>	<u>40.3199 (m²)</u>
No. of storeys:	<u>1</u>	<u>1</u>	<u>1</u>
Width:	<u>4.26 (m)</u>	<u>4.26</u>	<u>9.144 (m)</u>
Length:	<u>9.4488 (m)</u>	<u>9.4488</u>	<u>12.192 (m)</u>
Height:	<u>2.296 (m)</u>	<u>3.6576 (wall)</u>	<u>7.3152 (Peak) (m)</u>

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

	Existing	House	Garage	Proposed
Front:	<u>22.2504 (m)</u>	<u>22.2504</u>	<u>48.4668</u>	<u>(m)</u>
Rear:	<u>29.2608 (m)</u>	<u>29.2608</u>	<u>1.524</u>	<u>(m)</u>
Side:	<u>Right side 0.464515 (m)</u>	<u>0.464515</u>	<u>1.524</u>	<u>(m)</u>
Side:	<u>Left side 6.096 (m)</u>	<u>6.096</u>	<u>1.524</u>	<u>(m)</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.

1960's

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

Use(s): Residential home Length of time: purchased 2008 -

- 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☒ Noalready in house use

If "yes", how many? _____

- 17) Existing uses of abutting properties:

Residential

A0029/2022

- 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, Louise Franco Foisy (please print all names), the registered owner(s) of the property described as 4759 Hwy 69 North Val Thérèse Ont. P3P157
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 David Campbell (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 23 day of March 2022, 20 22

[Signature]
(witness)

[Signature]
signature of Owner(s) or Signing Officer or Authorized Agent
Print Name: Louise Foisy
*I have authority to bind the Corporation

AP029/2022

I/We, Louise France Foisy (please print all names),
the registered owner(s) or authorized agent of the property described as 4759 Hwy 69 North
Valtherèse Ontario P3P157
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 ^{K.P.} 24th ~~13~~ day of March, 20 22

Commissioner of Oaths

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

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

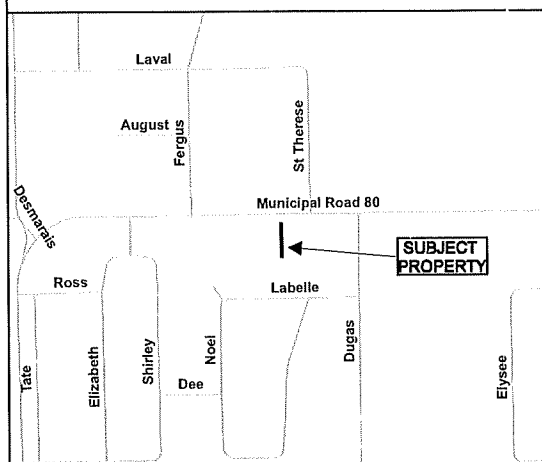
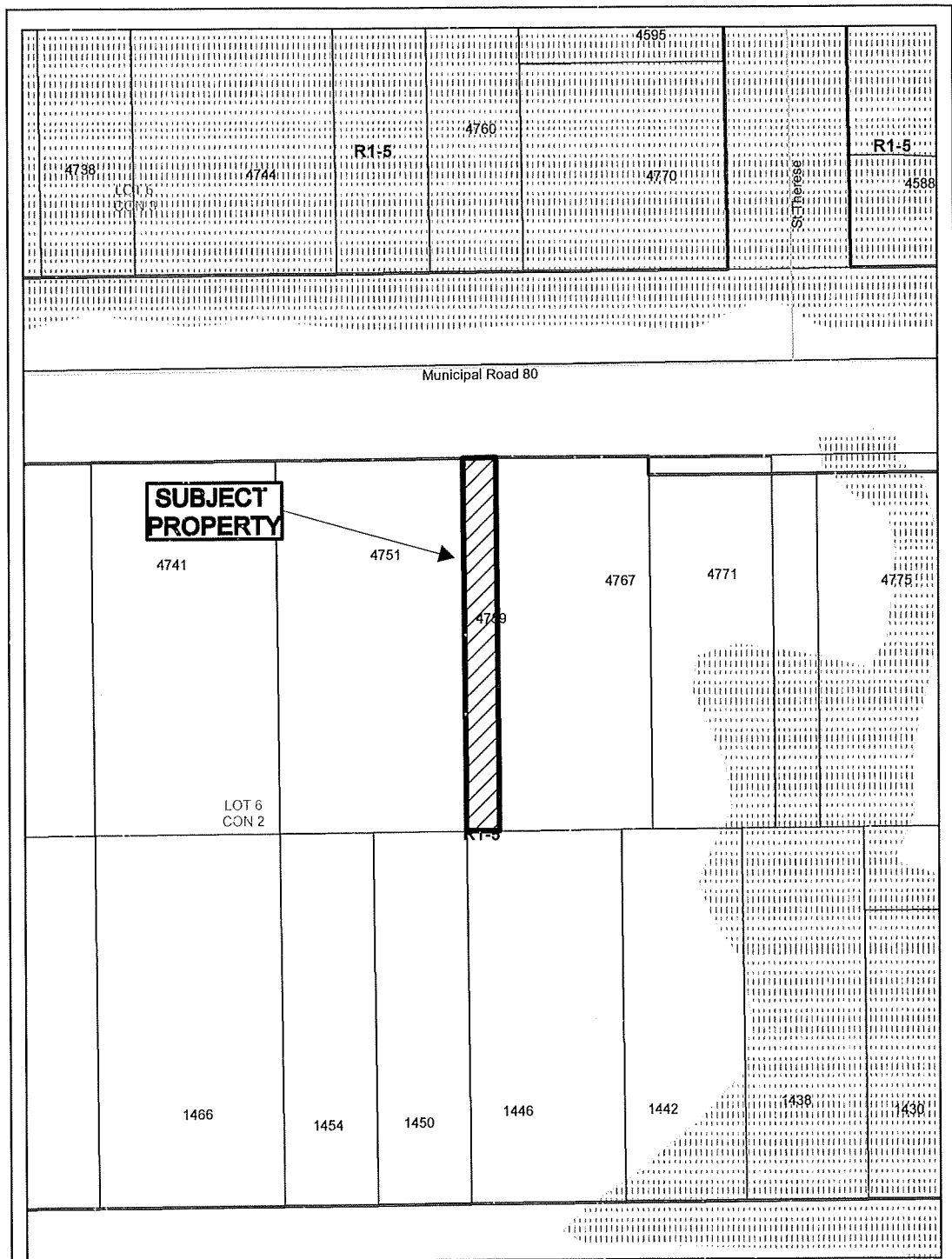
Print Name: Louise France Forsyth
 *I have authority to bind the Corporation

* 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:	Mar. 24/22	Hearing Date:	April 22, 2022	Received By:	N. Lewis
Zoning Designation:	R1-S	Resubmission:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Previous File Number(s):	None				
Previous Hearing Date:	None				
Notes:					

10029/2022



Application for Minor Variance or Permission

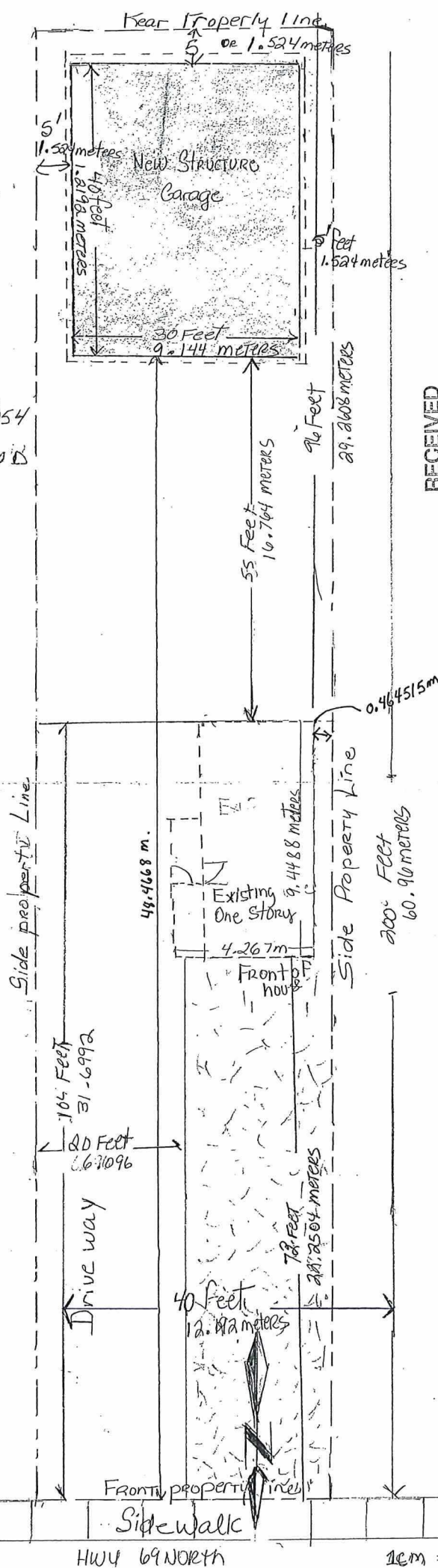
Subject Property being,
PIN 73504-1939, Parcel 26054 SEC SES,
Part Lot 6, Concession 2, as in LT165089,
Township of Hanmer,
4759 Highway 69 N, Val Therese
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0029/2022
Date: 2022 04 01

Louise France Foisly
 4759 Hwy 69 North
 Val Thérèse, Ontario
 P3P1S7

Con 2 PT Lot 6 Parcel 24054
 8000.00 SF 40.00 FR 200.00 D

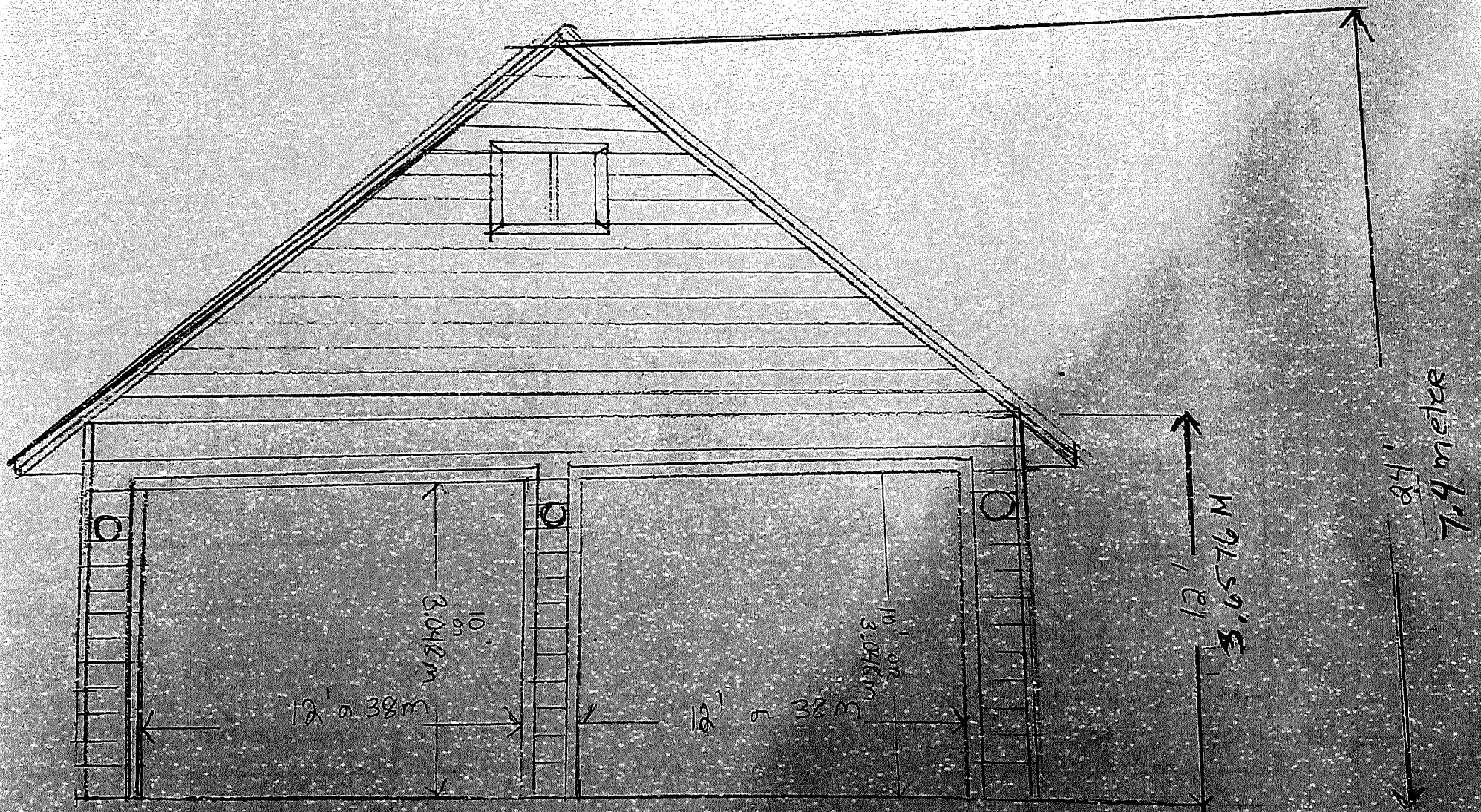


RECEIVED

MAR 24 2022

BUILDING SERVICES

A0029/2022
 Sketch 2



A0029/2022

Sketch 3



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

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

Office Use Only 2022.01.01
A 003012022
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): GREG SMITH / KRISTI SMITH Email: [REDACTED]
Mailing Address: 1095 SUNNYSIDE ROAD Home: [REDACTED]
City: SUNBURY Postal Code: P3G 1J2 Business Phone: [REDACTED]
Fax Phone: [REDACTED]

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

Name of Agent: ERIC FLEMING Email: [REDACTED]
Mailing Address: 14 WALFORD RD. Home: [REDACTED]
City: SUNBURY Postal Code: P3E 2H4 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: N/A
Mailing Address: [REDACTED]
City: [REDACTED] Postal Code: [REDACTED]

- 4) Current Official Plan designation: LIVING AREA 1 Current Zoning By-law designation: R1-2

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

Variance To	By-law Requirement	Proposed	Difference
Setback from HIGH water	30 Meters	18.89M	11.11M
ENCLOSE DECK SUN ROOM			
IN Shoreline Buffer	NOT Permitted	to permit	

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

- c) Description of Proposal: ENCLOSE DECK AREA ON SECOND FLOOR TO MAKE SUN ROOM.

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

STRUCTURE IS EXISTING

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

PIN(s): 73476-~~11111~~0138 Township: BRODER
 Lot No.: 8 Concession No.: 4 Parcel(s):
 Subdivision Plan No.: Lot: Reference Plan No.: Part(s):
 Municipal Address or Street(s): 1095 SUNNYSIDE ROAD

- * 7) Date of acquisition of subject land. September 29/2010

- 8) Dimensions of land affected.

Frontage 42.67 (m) Depth 55.2 (m) Area 2355.38 (m²) Width of Street 6.86 (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>184.6</u> (m ²)	<u>184.6</u> (m ²)
Gross Floor Area:	<u>369.2</u> (m ²)	<u>369.2</u> (m ²)
No. of storeys:	<u>1</u>	<u>1</u>
Width:	<u>20.47</u> (m)	<u>20.47</u> (m)
Length:	<u>13.5</u> (m)	<u>13.5</u> (m)
Height:	<u>6.40</u> (m)	<u>6.40</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>22.13</u> (m)	<u>22.13</u> (m)
Rear:	<u>18.89</u> (m)	<u>18.89</u> (m)
Side:	<u>15.10</u> (m)	<u>15.10</u> (m)
Side:	<u>12.60</u> (m)	<u>12.60</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.

1930, 2012, 2029

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

Use(s): Residential Length of time: 12 years

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

Same as #13 ☒ or, _____

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

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:

N/A

A0030/2022

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

PIN(s): _____ Township: _____
 Lot No.: _____ Concession No.: _____ Parcel(s): _____
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): _____

7) Date of acquisition of subject land: _____

8) Dimensions of land affected.

Frontage (m) Depth (m) Area (m²) Width of Street (m)

9) Particulars of all buildings: GARAGE Existing SAUNA Proposed
 Ground Floor Area: 67.64 14.54 (m²) // // (m²)
 Gross Floor Area: 135.28 14.54 (m²)
 No. of storeys: 1
 Width: 8.54 1.21 (m)
 Length: 7.92 3.63 (m)
 Height: 6.06 2.42 (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 SAUNA Proposed
 Front: 6.21 50.5 (m) // // (m)
 Rear: 41.07 3.5 (m)
 Side: WEST 1.5 11.5 (m)
 Side: EAST 32.63 27.54 (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.

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

Use(s): _____ 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? _____

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: _____

AC030/2022

- 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, ~~XXXXXXXXXXXXXXXXXXXX~~ KRISTI SMITH GREG SMITH (please print all names), the registered owner(s) of the property described as 1095 SUNNYSIDE 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 ERIC FLEMING (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 29th day of MARCH, 2022

(witness)

Makoto Miki

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

Print Name: Kristi Smith

*I have authority to bind the Corporation

Greg Smith

A0030/2022

I/We, ERIC FLEMING (please print all names),
the registered owner(s) or authorized agent of the property described as

the registered owner(s) or authorized agent of the property described as

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

Dated this 23 day of MARCH, 2022

Commissioner of Oaths

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

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

Print Name: _____

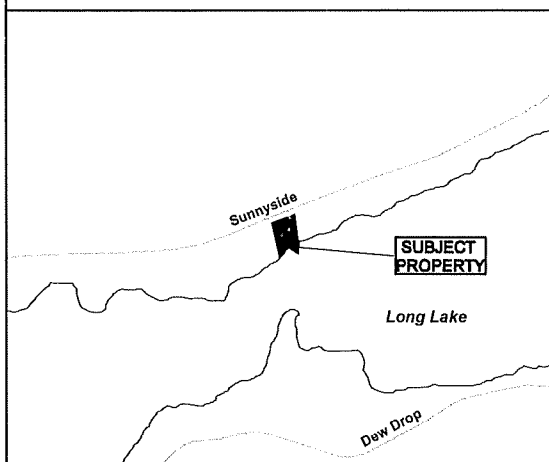
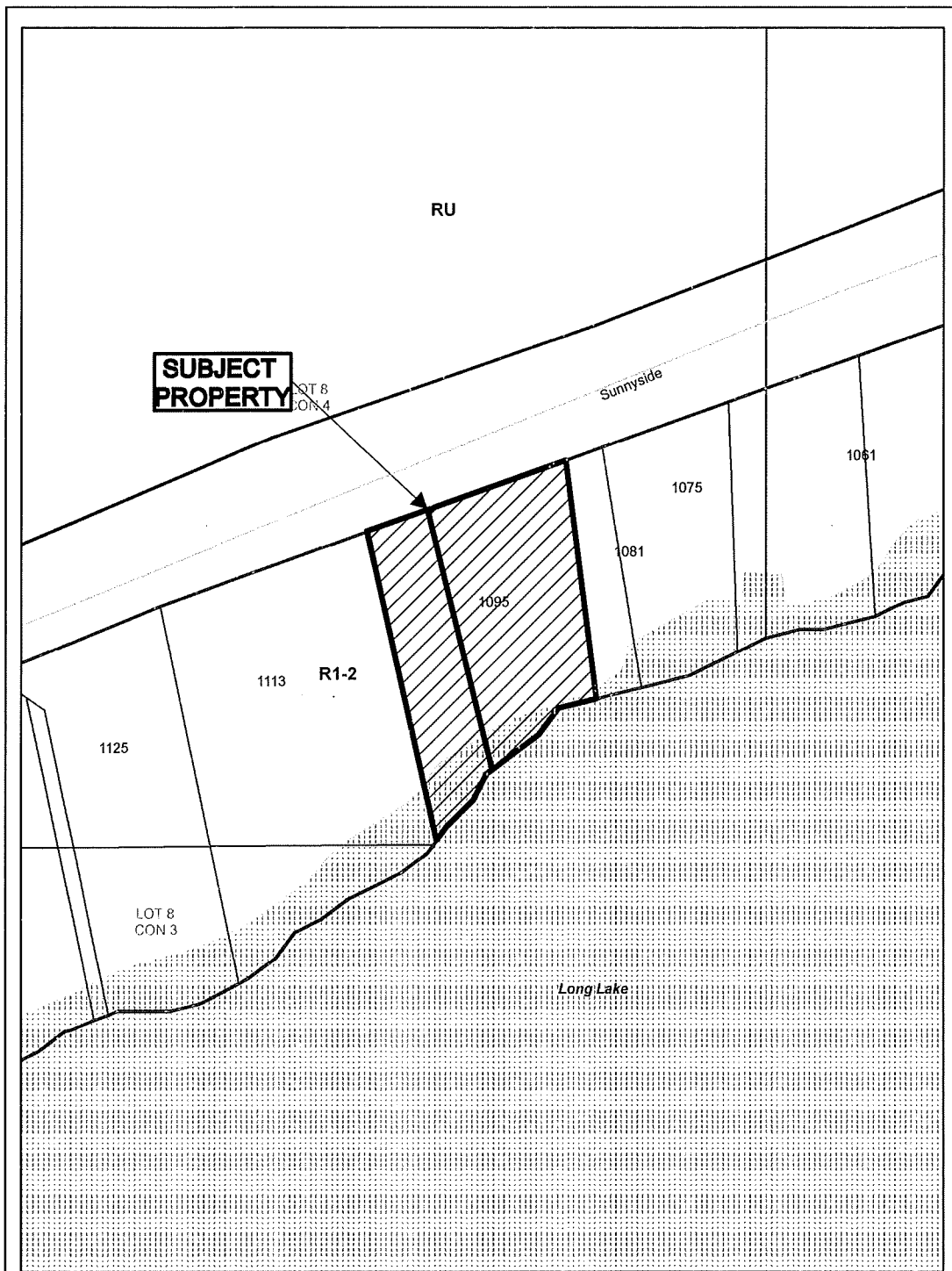
*I have authority to bind the Corporation

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

FOR OFFICE USE ONLY

[illegible]

10030/2022

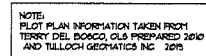


Application for Minor Variance or Permission

Subject Property being,
PIN 73476-0138 and 73476-0149,
Parcels 8673 and 8281 SEC SES,
Part Lot 8, Concession 4, as in LT48047
and LT46495, Township of Broder,
1095 Sunnyside Road, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0030/2022
Date: 2022 04 05

[illegible]

A0030/2022
Sketch 2

PROPOSED GARAGE
8.54x7.92

LOCKING STONE

DECK

1 STOREY BRICK DWELLING ON A
CONCRETE FOUNDATION
MUN No. 1095
EAVES VARY

SEPTIC LIDS

WINDOW SILL
ELEV = 233.563m

TOWNSHIP

CLF WITH GATE

LEVEL DECKS

DOOR SILL
ELEV = 232.16m

7.01
x
3.657

ABOVE AND GROUND

SHED
DK

WELL

10.219
x
3.657

SAUNA

PATIO

44.65±

DOCK

LONG LAK
CROWN

100301/2022
Sketch 3

PROPOSED SUNROO



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 0031/2022	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

City of Greater Sudbury

APPLICATION FOR MINOR VARIANCE

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Linda Gaudreau
Registered Owner(s): GILLES GAUDREAU Email: [REDACTED]
Mailing Address: 4473 RR 35 PO, 1478 Home: [REDACTED]
City: A2100A Postal Code: P0M 1B0 Business Phone: [REDACTED]
Fax Phone: [REDACTED]

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

Name of Agent: GILLES GAUDREAU Email: [REDACTED]
Mailing Address: SEE ABOVE Home Phone: [REDACTED]
City: SEE ABOVE Postal Code: SEE ABOVE Business Phone: [REDACTED]
Fax Phone: [REDACTED]

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

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

Name: NO MORTGAGE
Mailing Address: [REDACTED]
City: [REDACTED] Postal Code: [REDACTED]

- 4) Current Official Plan designation: AREA 1 Current Zoning By-law designation: R1-2

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

Variance To	By-law Requirement	Proposed	Difference
BUILDING TYPE.	S.M.	7.32	2.32
ACC. STRUCTURE HEIGHT			
S. 4.2.4(a)			

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

- c) Description of Proposal: INCREASE HEIGHT OF GARAGE

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
WORK SHOP & STORAGE
HOBBY

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

Township: ALEXANDER
 PIN(s): _____
 Lot No.: 7 Concession No.: 4 Parcel(s): 17468
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 1675 COLLIER ST.

- 7) Date of acquisition of subject land. Dec 2/2021

- 8) Dimensions of land affected.

Frontage: 30.712 (m) Depth: 31.52 (m) Area: 5908.633 (m²) Width of Street: 20.116 (m)

- 9) Particulars of all buildings:

Ground Floor Area:

Gross Floor Area:

No. of storeys:

Width:

Length:

Height:

EXISTING FOUNDATION		Garage Proposed		House 423	
Existing		Proposed		Proposed	
Ground Floor Area:	<u>371.672</u> (m ²)	<u>371.672</u> (m ²)	<u>154.43</u> (m ²)	<u>154.43</u> (m ²)	<u>154.43</u> (m ²)
Gross Floor Area:	<u>371.672</u> (m ²)	<u>371.672</u> (m ²)	<u>154.43</u> (m ²)	<u>154.43</u> (m ²)	<u>154.43</u> (m ²)
No. of storeys:	<u>12.10</u> (m)	<u>12.91</u> (m)	<u>7.92</u> (m)	<u>7.92</u> (m)	<u>7.92</u> (m)
Width:	<u>30.48</u> (m)	<u>30.48</u> (m)	<u>21.33</u> (m)	<u>21.33</u> (m)	<u>21.33</u> (m)
Length:	<u>30.48</u> (m)	<u>7.32</u> (m)	<u>5.00</u> (m)	<u>5.00</u> (m)	<u>5.00</u> (m)
Height:					

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

GARAGE		House		Garage	
Existing		Proposed		Proposed	
Front:	<u>12.192</u> (m)	<u>61.026</u> (m)	<u>12.19</u> (m)	<u>12.19</u> (m)	<u>12.19</u> (m)
Rear:	<u>30.48</u> (m)	<u>54.131</u> (m)	<u>30.48</u> (m)	<u>30.48</u> (m)	<u>30.48</u> (m)
Side:	<u>12.13</u> (m)	<u>28.43</u> (m)	<u>12.13</u> (m)	<u>12.13</u> (m)	<u>12.13</u> (m)
Side:	<u>55.86</u> (m)	<u>30.48</u> (m)	<u>55.86</u> (m)	<u>55.86</u> (m)	<u>55.86</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.

BEFORE 1975 GARAGE FOUNDATION, HOUSE NEW BUILD

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

Use(s): VACANT. 1992. Length of time: _____

SCHOOL BURNT DOWN

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

Same as #13 ☐ or, RESIDENTIAL.

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

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

If "yes", how many? _____

- 17) Existing uses of abutting properties: RESIDENTIAL

AC031/2023

- 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, LINDA & GILLES CAUDREAU (please print all names), the registered owner(s) of the property described as 1475 GUILLET ST. in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

- appoint and authorize GILLES CAUDREAU (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 28 day of MARCH, 2022

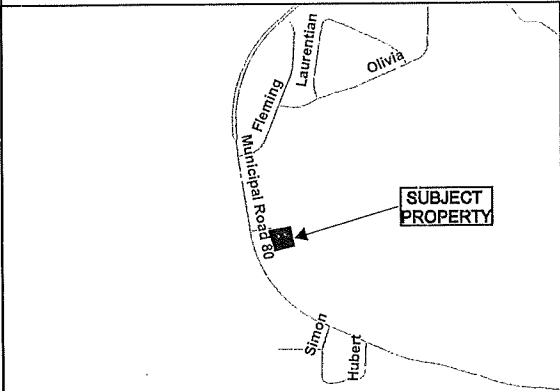
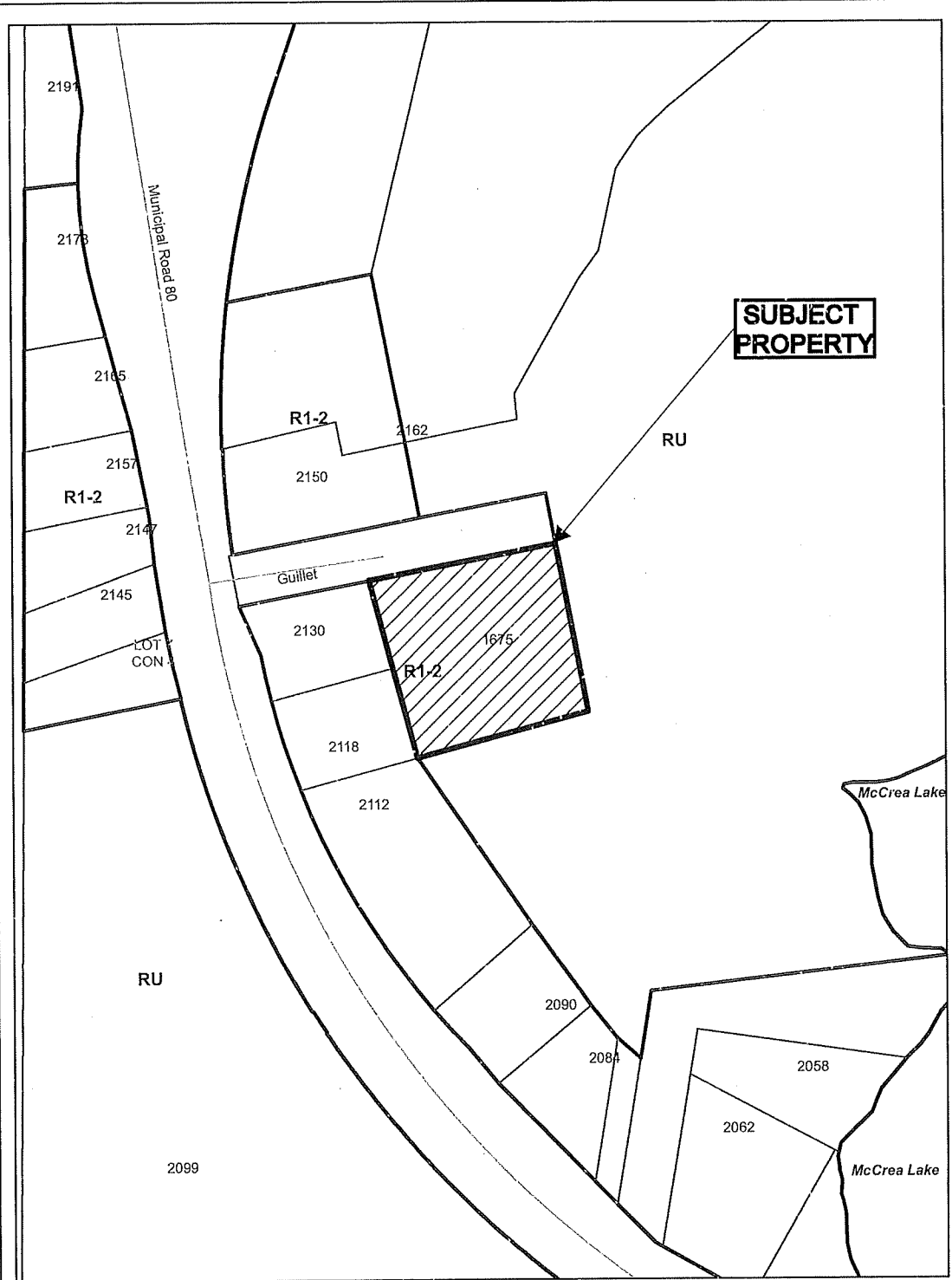
(witness) [Signature]

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

Print Name: GILLES CAUDREAU Linda Caudreau

*I have authority to bind the Corporation

A0031/2022



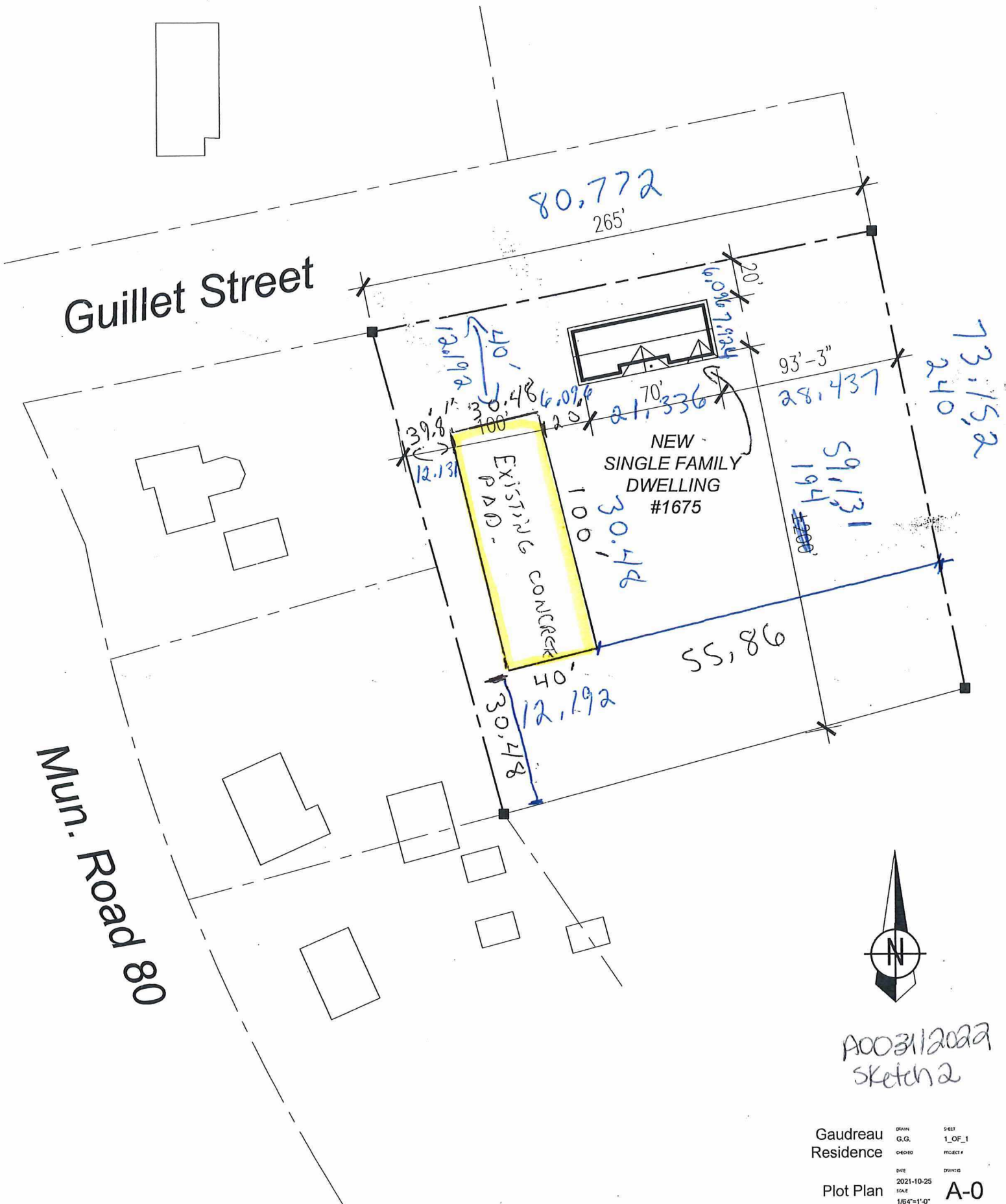
**Application for Minor
Variance or Permission**



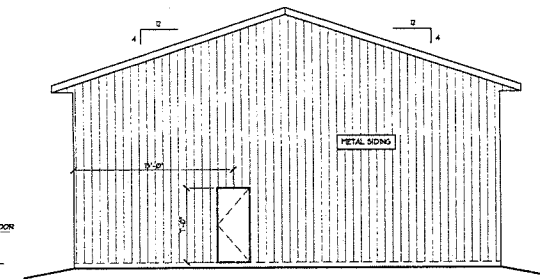
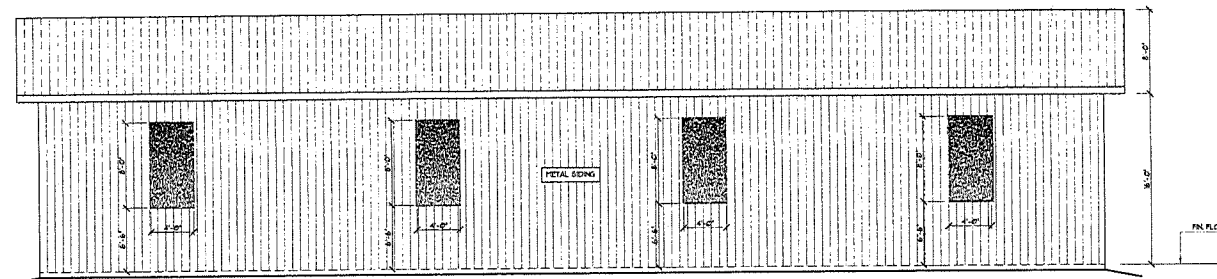
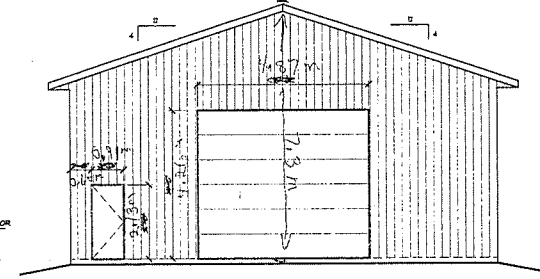
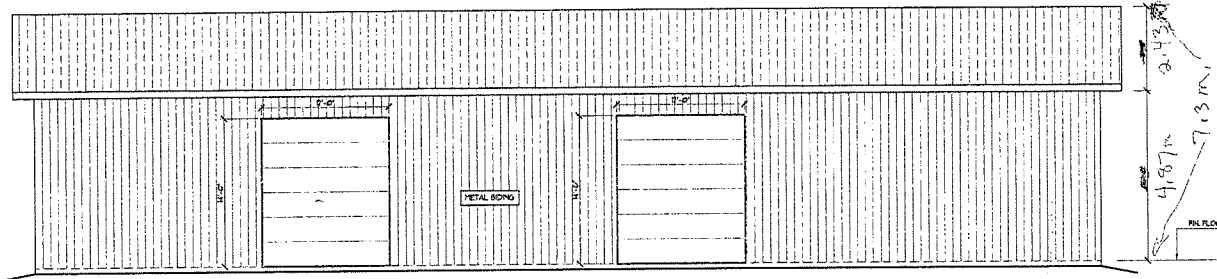
Subject Property being,
PIN 73498-0452,
Parcel 17468 SEC SES SRO,
Part Lot 7, Concession 4, as in LT100139,
Township of Blezard,
1675 Guillet Street, Val Caron
City of Greater Sudbury


Sketch 1, NTS
NDCA

A0031/2022
Date: 2022 04 01



A0031/2022
Sketch 2



											JOB NO.	Granville B. Vickerman & Associates Consulting Engineers - Project Managers		GAUDREAU PROPOSED WORKSHOP 1675 GUILLET ST., VALLEY EAST, ONTARIO ELEVATIONS							
DWG. No.		DESCRIPTION		DWG. No.		DESCRIPTION		0 FEB. 16-22 ISSUED FOR BUILDING PERMIT APPLICATION				T.E. GRV		DRAWN BY: _____ DATE: _____		CWD: GRV SCALE: _____		APP'D: _____ AS NOTED		DRAWING NO. GG-100	
REFERENCES		REFERENCES		REFERENCES		REFERENCES		MK		DATE		REVISIONS AND ISSUES		REV. APP'D BY							

21670
S.E.S.

PUBLIC ROAD

KNOWN AS
18656

GUILLET STREET
S.E.S.

(CHD) PLAN P-2478-11, LTO 759011

S18 (OSD)
N 79°04'30" E (R)
N 79°10'05" E (M) 150.00' (R&M)

S518 (OSD)
N 79°04'30" E (REFERENCE BEARING)

S18 (L&L)
86.00' (R)
65.92' (M)

265.00' (R&M)

FD WS
PL 518

PARCEL
21615
S.E.S.

PARCEL
18998
S.E.S.

239.54' (M)
240.00' (R)
120.82' (M)
120.00' (R)
N 11°00'15" W
N 10°53'30" W
N 118.72' (M)
120.00' (R)

FENCE
0.6' WEST

0.5' EAST
3.1' SOUTH

39.9'
100'
39.8'

40'

PROPOSED WORKSHOP
RE-USE EXIST'G CONC. PAD

FENCE
CORNER
0.2' EAST
0.2' NORTH



PROPOSED RESIDE

PARCEL
17468
S.E.S.

FENCE

CHAIN

N 79°03'50" E 133.67' (M)
N 79°04'30" E 133.52' (R)

N 79°10'30" E (M)
N 79°04'30" E (R)

265.00' (R&M)

PARCEL

AC081/2023
Sketch 4



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

#1 CASTLEFIELD COURT
(SOUTH HALF LOT 1,
PARTS 1 & 2)

Office Use Only 2022 01 01	
A003212022	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): WALDEN LANDS INC. Email: [REDACTED]
Mailing Address: P.O. BOX 913, STATION B Home Phone: [REDACTED]
City: SUDBURY, ONT. Postal Code: P3E 4S4 Business Phone: [REDACTED]
Fax Phone: [REDACTED]

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

Name of Agent: NICOLA MITCHINSON, RPP, MCIP Email: [REDACTED]
Mailing Address: 19 BAYCREST DRIVE Home Phone: [REDACTED]
~~#122 Castlefield Court and #122 Pinecrest Court~~ Business Phone: [REDACTED]
City: BARRIE, ONT. Postal Code: L4M 7C7 Fax Phone: [REDACTED]

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

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

Name: N/A
Mailing Address: [REDACTED]
City: [REDACTED] Postal Code: [REDACTED]

- 4) Current Official Plan designation: "Living Area I" (Lively) Current Zoning By-law designation: Residential (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
* 1 Castlefield Crt (South 1/2 Lot 1, Parts 1 & 2)	7.5 m	4.5 m	3.0 m
2 Castlefield Crt (South 1/2 Lot 6, Parts 30,31 & 32)	7.5 m	4.5 m	3.0 m
1 Pinecrest Crt (South 1/2 Lot 7, Parts 33 & 34)	7.5 m	3.0 m	4.5 m
2 Pinecrest Crt (South 1/2 Lot 11, Parts 57,58 & 59)	7.5 m	3.0 m	4.5 m

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

- c) Description of Proposal:

Variances are required to the 7.5 m corner side yard abutting a tertiary arterial road required by Special Provision 1.(i) of Table 6.3 - Standards for Low Density Residential Two Zone (R2-2). The variances apply to the corner side yard of the south half of Lots 1, 6, 7 and 11 in the Pinecrest Draft Approved Plan of Subdivision located in the Community of Lively.

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

The grading and servicing requirements associated with the semi-detached lot fabric have reduced the corner side yards of the south half of Lots 1, 6, 7 & 11 abutting Municipal Road 55. Please refer to Mitchinson Planning March 28, 2022 Application cover letter for additional information and details.

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

PIN(s): 73378-0338 Township: Waters
 Lot No.: 8 Concession No.: 4 Parcel(s): 30316
 Subdivision Plan No.: Lot: Reference Plan No.: 53R-8730 Part(s): 1
 Municipal Address or Street(s): #1 and #2 Castlefield Court and #1 and #2 Pinecrest Court, Lively

- 7) Date of acquisition of subject land. Unknown (over 10 years)

- 8) Dimensions of land affected.
- * REFER TO ATTACHED SUMMARY TABLE ***

Frontage (m) Depth (m) Area (m²) Width of Street (m)

- 9) Particulars of all buildings:
- | | Existing | Proposed |
|--------------------|-------------------------------------|-----------------------|
| Ground Floor Area: | N/A - Vacant Site (m ²) | 139 (m ²) |
| Gross Floor Area: | (m ²) | 139 (m ²) |
| No. of storeys: | | 1 (Bungalows) |
| Width: | (m) | (m) |
| Length: | (m) | (m) |
| Height: | (m) | 6.6 (m) |

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

	Existing	Proposed
Front:	N/A - Vacant Site (m)	Refer to attached Table (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.
 N/A

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

N/A - site is currently vacant. Site servicing and house construction is expected to occur in 2022

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

Use(s): N/A - site is vacant Draft Approved Sub. Length of time: Draft Plan Approved Nov 2004

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

Same as #13 ☒ or,

- 15) What is the number of dwelling units on the property? Site is vacant. When developed, there will be 22 semi-detached dwelling units.

- 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: NORTH- Measbird Creek, then R1-5; SOUTH- MR 55, then R1-5; EAST- C2; WEST- Measbird Creek, then R1-5

A003262022

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): N/A

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): Pineridge Draft Approved Plan of Subdivision (File #780-8/04008)

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. N/A

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, WALDEN LANDS INC. (Gerry Ceccarelli)

(please print all

names), the registered owner(s) of the property described as the Pineridge Draft Approved Plan of Subdivision (File #780-8/04008), Lot 8, Con. 4, former Township of Waters (Community of Lively)
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 Nicola Mitchinson, RPP, Mitchinson Planning & Development Consultants Inc. (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.

x Dated this 1ST day of February, 20 22

x maria maroon
(witness)

x [Signature]
signature of Owner(s) or Signing Officer or Authorized Agent
Print Name: Gerry Ceccarelli - Walden Lands Inc.
*I have authority to bind the Corporation

AP0032/2022

PAGE 4 OF 4

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

(please print all names):

the registered owner(s) or authorized agent of the property described as the Pineridge Draft Approved Plan of Subdivision

(File #780-8/04008) - Lot 8, Con. 4, Former Township of Water (Community of Lively)

In the City of Greater Sudbury:

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

Dated this 15th day of FEBRUARY, 20 22

-DocuSigned by:

Gerald Cucarelli
Signature of Owner(s) or Signing Officer or Authorized Agent
(If a Corporation)

Print Name: GERRY CECARELLI
 *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: Mar 29/22 Hearing Date: April 22, 2022 Received By: N. Lewis

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

Previous File Number(s): none

Previous Hearing Date: 0608

Notes:

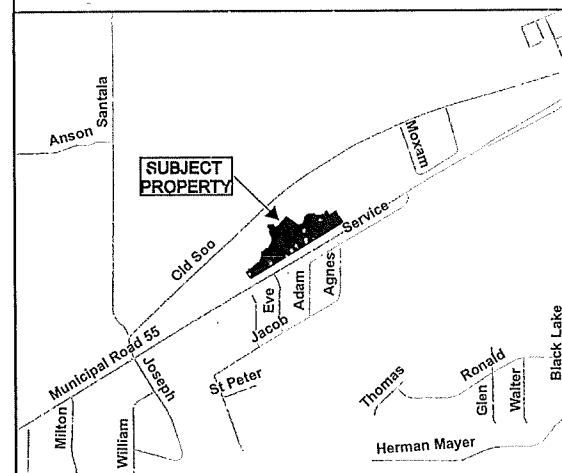
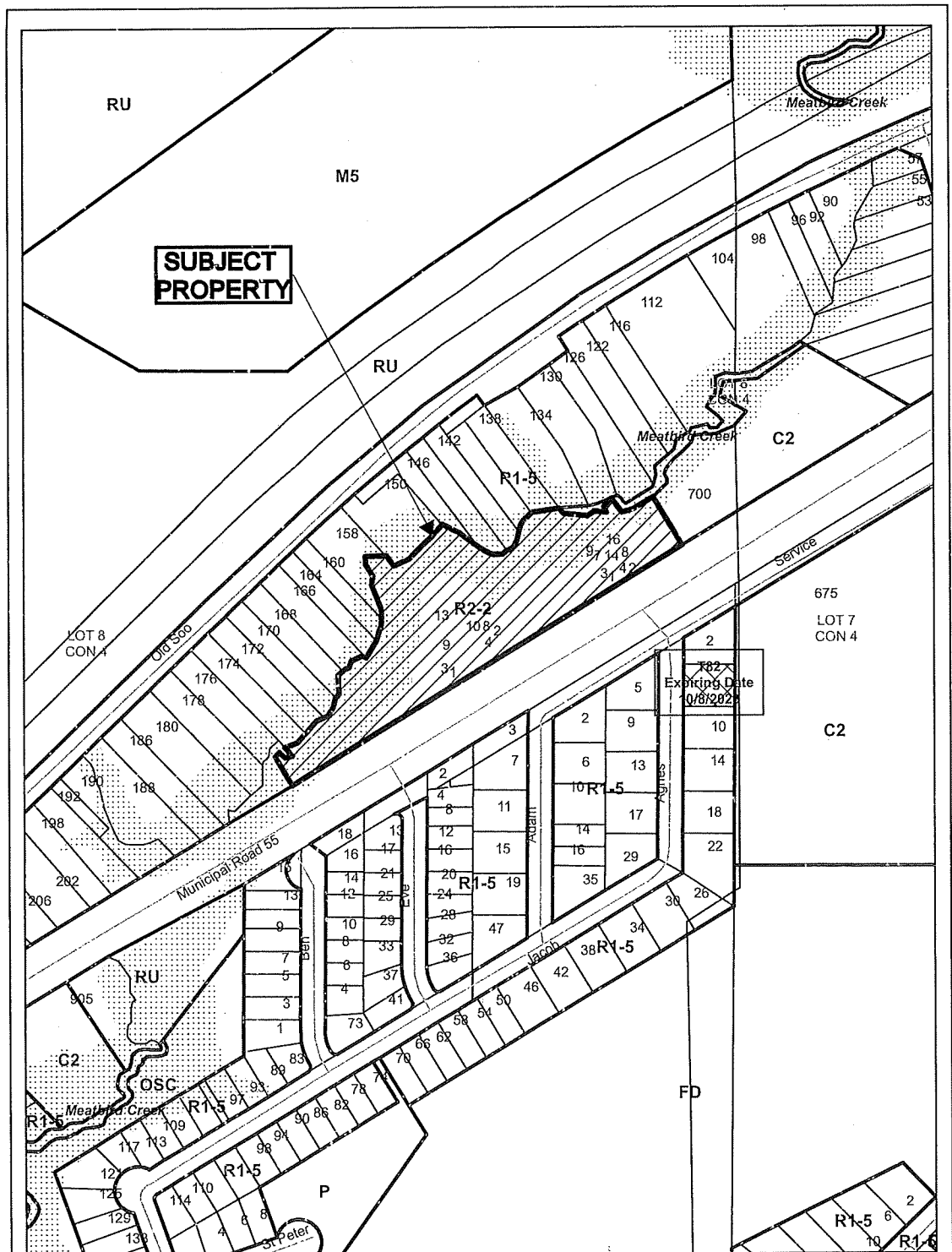
1 Castlefield Court, Liverpool

A0032/2022

MINOR VARIANCE APPLICATION PINERIDGE SUBDIVISION – ZONING SUMMARY FOR LOTS 1, 6, 7 & 11 (Minor Variances in Yellow)

SEMI-DETACHED DWELLING	TABLE 6.3 R2-2 Zone Requirement	* LOT 1		LOT 6		LOT 7		LOT 11	
		South Half being #1 Castlefield Crt (Parts 1 & 2, Plan 53R-xxx)	North Half being #3 Castlefield Crt (Parts 3 & 4, Plan 53R-xxx)	South Half being #2 Castlefield Crt (Parts 30, 31, & 32, Plan 53R-xxx)	North Half being #4 Castlefield Crt (Parts 27, 28 & 29, Plan 53R-xxx)	South Half being #1 Pinecrest Crt (Parts 33 & 34, Plan 53R-xxx)	North Half being #3 Pinecrest Crt (Parts 35 & 36, Plan 53R-xxx)	South Half being #2 Pinecrest Crt (Parts 57, 58 & 59, Plan 53R-xxx)	North Half being #4 Pinecrest Crt (Parts 54, 55 & 56, Plan 53R-xxx)
Minimum Lot Area (sq.m)	275 sq.m	1360.55	1038.80	700.43	465.68	636.75	545.20	502.49	429.86
Minimum Lot Frontage (m)	6.5 m (@ property line)	15.08	10.65	14.93	10.80	13.09	6.58	13.12	6.59
	9.0 m (@ 6.0 m setback)	13.94	10.16	13.87	10.23	13.19	9.01	14.01	9.06
Minimum Lot Depth (m)	30.0 m	96.48	96.48	47.40	47.40	49.15	49.15	38.77	38.77
Minimum Front Yard (m)	6.0 m	7.98	7.98	8.48	8.48	9.18	9.18	8.71	8.71
Minimum Rear Yard (m)	7.5 m	70.95	70.95	21.37	21.37	22.42	22.42	12.51	12.51
Minimum Interior Side Yard (m)	1.2 m & 0.0 m	0.00	1.30	0.00	1.30	0.00	2.50	0.00	2.50
Minimum Corner Side Yard (m)	4.5 m or 7.5 m abutting tertiary arterial road [Section 1.(ii)]	4.9 / rounded down to 4.5 m	N/A	4.9 / rounded down to 4.5 m	N/A	3.6 / rounded down to 3.0 m	N/A	3.6 / rounded down to 3.0 m	N/A
Maximum Lot Coverage	40%	10.25%	13.42%	19.90%	29.93%	21.89%	25.57%	27.74%	32.43%
Maximum Height (m)	11.0 m	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6
Ground Floor Area and Gross Floor Area (sq.m)	N/A	139	139	139	139	139	139	139	139

A0032/2022



Application for Minor Variance or Permission



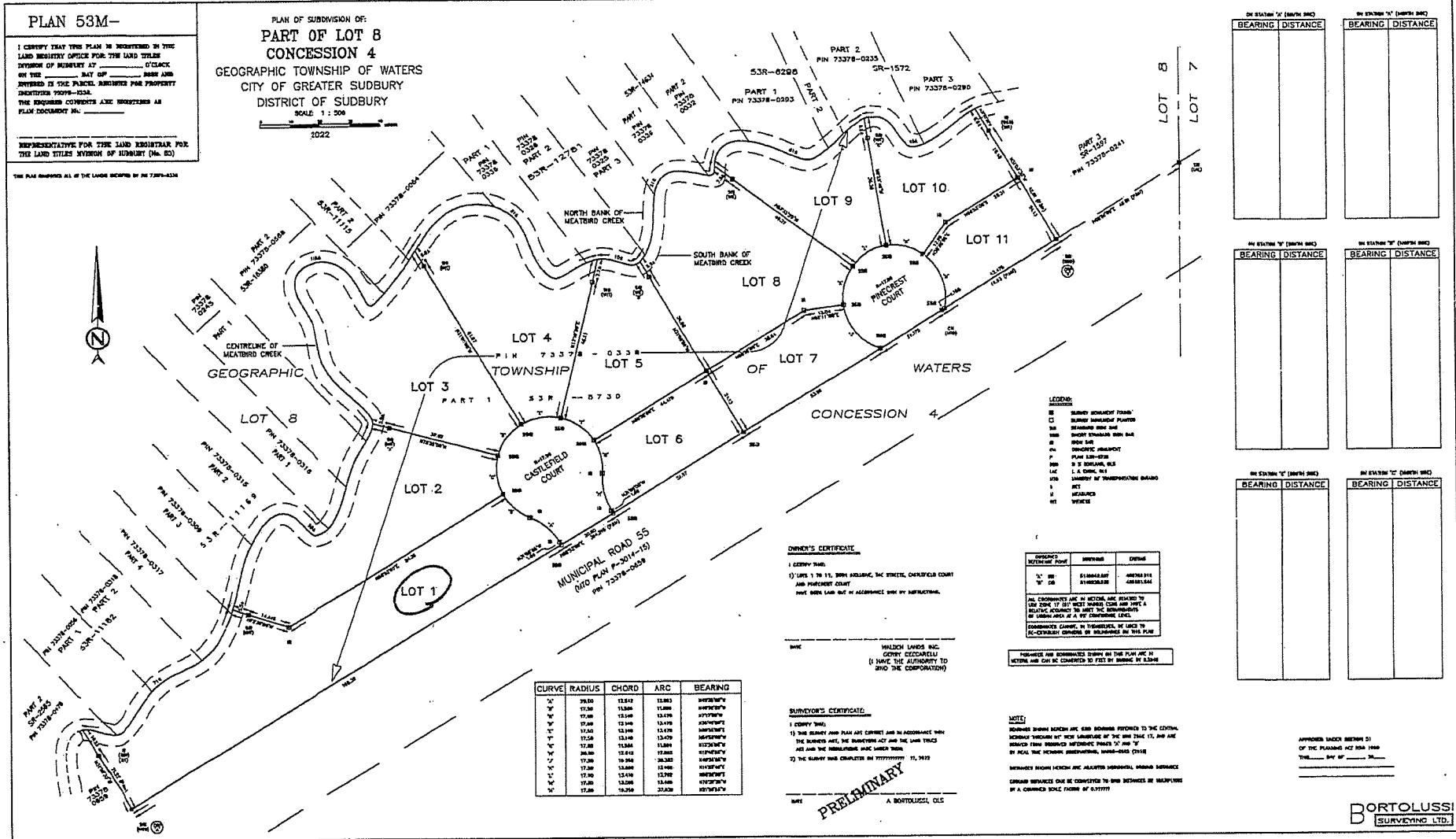
Subject Property being,
PIN 73378-0338,
Parcel 30316 SEC SWS SRO,
Part Lot 8, Concession 4,
Part 1, Plan 53R-8730,
Township of Waters,
1 Castlefield Court, Lively
City of Greater Sudbury

Sketch 1, NTS
NDCA

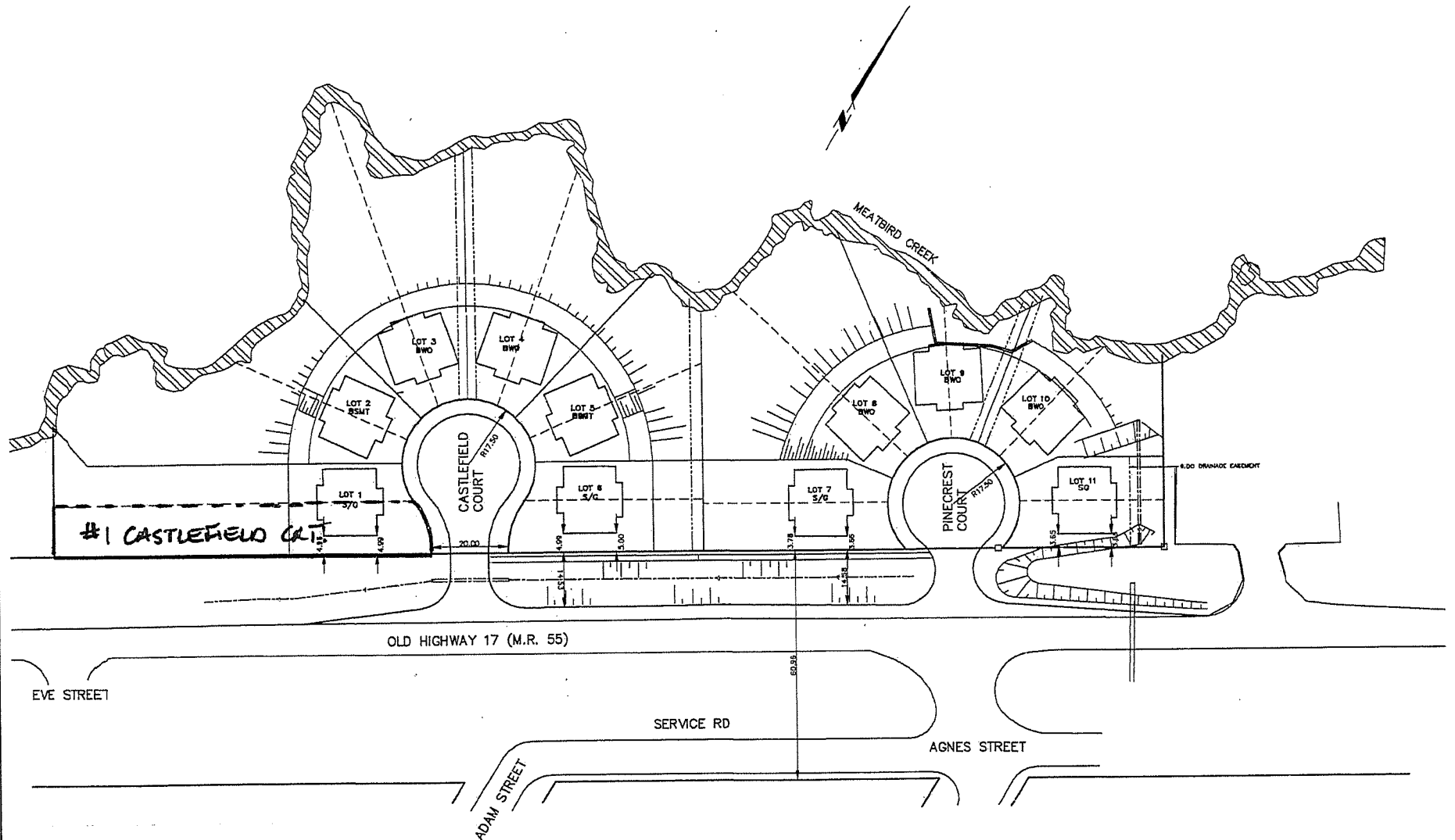
A0032/2022
Date: 2022 04 01


A0032/2022
Sketch 2

#1 CASTLEFIELD COURT SOUTH HALF LOT 1, PLAN 53M-xxx



#1 CASTLEFIELD COURT



REVISIONS				CAUTION		DATE: 2019-05-08	DRAWN: LZ	DESIGNED: RM	CHECKED: AP	ENGINEER: CGC	APPROVED:	WALDEN LANDS INC	 R.V. Anderson Associates Limited engineering & architecture & infrastructure	SCALE: 1:500
DATE	DETAILS	BY	- ALL UTILITIES ARE NOT NECESSARILY SHOWN ON THIS DRAWING.		CONTRACT NO:									
2022-02-10	UNION VARIANCE APPLICATION	ODS	- WHERE UTILITIES ARE SHOWN, LOCATIONS ARE NOT GUARANTEED		CAD/FILE NUMBER: 184274									
			- LOCATION & SIZE OF ALL UTILITIES MUST BE VERIFIED IN THE FIELD.		PAGE NO:									

A0032/2022
Sketch 4



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

#2 CASTLEFIELD COURT
(SOUTH HALF LOT 6,
PARTS 30, 31 & 32)

Office Use Only	
2022 01 14	
A0033/2022	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): WALDEN LANDS INC. Email: [REDACTED]
Mailing Address: P.O. Box 913, STATION B Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: SUDBURY, ONT. Postal Code: P3E 4S4 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: NICOLA MITCHINSON, RPP, MCIP Email: [REDACTED]
Mailing Address: 19 BAYCREST DRIVE Home Phone: [REDACTED]
#1 and #2 Castlefield Court and #1 and #2 Pinecrest Court Business Phone: [REDACTED]
City: BARRIE, ONT. Postal Code: L4M 7C7 Fax Phone: [REDACTED]

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

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

Name: N/A
Mailing Address: [REDACTED]
City: [REDACTED] Postal Code: [REDACTED]

- 4) Current Official Plan designation: "Living Area I" (Lively) Current Zoning By-law designation: Residential (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
1 Castlefield Crt (South 1/2 Lot 1, Parts 1 & 2)	7.5 m	4.5 m	3.0 m
2 Castlefield Crt (South 1/2 Lot 6, Parts 30, 31 & 32)	7.5 m	4.5 m	3.0 m
1 Pinecrest Crt (South 1/2 Lot 7, Parts 33 & 34)	7.5 m	3.0 m	4.5 m
2 Pinecrest Crt (South 1/2 Lot 11, Parts 57, 58 & 59)	7.5 m	3.0 m	4.5 m

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

- c) Description of Proposal:

Variances are required to the 7.5 m corner side yard abutting a tertiary arterial road required by Special Provision 1.(6) of Table 6.3 - Standards for Low Density Residential Two Zone (R2-2). The variances apply to the corner side yard of the south half of Lots 1, 6, 7 and 11 in the Pinebridge Draft Approved Plan of Subdivision located in the Community of Lively.

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

The grading and servicing requirements associated with the semi-detached lot fabric have reduced the corner side yards of the south half of Lots 1, 6, 7 & 11 abutting Municipal Road 55. Please refer to Mitchinson Planning March 28, 2022 Application cover letter for additional information and details.

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

PIN(s): 73378-0338		Township: Waters	
Lot No.: 8	Concession No.: 4	Parcel(s): 30316	
Subdivision Plan No.:	Lot:	Reference Plan No.: 53R-8730	Part(s): 1
Municipal Address or Street(s): #1 and #2 Castlefield Court and #1 and #2 Pincrest Court, Lively			

- 7) Date of acquisition of subject land. Unknown (over 10 years)

- 8) Dimensions of land affected.
- * REFER TO ATTACHED SUMMARY TABLE ***

Frontage	(m)	Depth	(m)	Area	(m ²)	Width of Street	(m)
----------	-----	-------	-----	------	-------------------	-----------------	-----

9) Particulars of all buildings:	Existing		Proposed	
Ground Floor Area:	N/A - Vacant Site	(m ²)	139	(m ²)
Gross Floor Area:		(m ²)	139	(m ²)
No. of storeys:			1 (Bungalows)	
Width:		(m)		(m)
Length:		(m)		(m)
Height:		(m)	6.6	(m)

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

	Existing		Proposed	
Front:	N/A - Vacant Site	(m)	Refer to attached Table	(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.
N/A

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

N/A - site is currently vacant. Site servicing and house construction is expected to occur in 2022

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

Use(s): N/A - site is vacant Draft Approved Sub. Length of time: Draft Plan Approved Nov 2004

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

Same as #13 ☒ or, _____

- 15) What is the number of dwelling units on the property? Site is vacant. When developed, there will be 22 semi-detached dwelling units.

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

☐ Yes ☒ NoIf "yes", how many? N/A

- 17) Existing uses of abutting properties: NORTH- Meabird Creek, then R1-5; SOUTH- MR 55, then R1-5; EAST- C2; WEST- Meabird Creek, then R1-5

A0033/2022

- 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): N/A

- 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): Pineridge Draft Approved Plan of Subdivision (File #780-8/04008)

- 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, N/A

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, WALDEN LANDS INC. (Gerry Ceccarelli) (please print all names), the registered owner(s) of the property described as the Pineridge Draft Approved Plan of Subdivision (File #780-8/04008), Lot 8, Con. 4, former Township of Waters (Community of Lively) 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 Nicola Mitchinson, RPP, Mitchinson Planning & Development Consultants Inc. (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.

x Dated this 1st day of February, 20 22

x Marina Maroon
(witness)

x [Signature]
signature of Owner(s) or Signing Officer or Authorized Agent
Print Name: Gerry Ceccarelli - Walden Lands Inc.
"I have authority to bind the Corporation"

A0033/2022

(please print all names)

In the City of Greater Sudbury:

W. Dated this 15th day of FEBRUARY, 2022

Andrew Lin

Commissioner of Oaths

Gerald Cuccarelli

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

Print Name: GELLY CELLAPELLI

*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

10033/2022

2 CASTLEFIELD COURT

MINOR VARIANCE APPLICATION PINERIDGE SUBDIVISION – ZONING SUMMARY FOR LOTS 1, 6, 7 & 11 (Minor Variances in Yellow)

SEMI-DETACHED DWELLING	TABLE 6.3 R2-2 Zone Requirement	LOT 1		* LOT 6		LOT 7		LOT 11	
		South Half being #1 Castlefield Crt (Parts 1 & 2, Plan 53R-xxx	North Half being #3 Castlefield Crt (Parts 3 & 4, Plan 53R-xxx)	South Half being #2 Castlefield Crt (Parts 30, 31, & 32, Plan 53R-xxx)	North Half being #4 Castlefield Crt (Parts 27, 28 & 29, Plan 53R-xxx)	South Half being #1 Pinecrest Crt (Parts 33 & 34, Plan 53R-xxx)	North Half being #3 Pinecrest Crt (Parts 35 & 36, Plan 53R-xxx)	South Half being #2 Pinecrest Crt (Parts 57, 58 & 59, Plan 53R-xxx)	North Half being #4 Pinecrest Crt (Parts 54, 55 & 56, Plan 53R-xxx)
Minimum Lot Area (sq.m)	275 sq.m	1360.55	1038.80	700.43	465.68	636.75	545.20	502.49	429.86
Minimum Lot Frontage (m)	6.5 m (@ property line)	15.08	10.65	14.93	10.80	13.09	6.58	13.12	6.59
	9.0 m (@ 6.0 m setback)	13.94	10.16	13.87	10.23	13.19	9.01	14.01	9.06
Minimum Lot Depth (m)	30.0 m	96.48	96.48	47.40	47.40	49.15	49.15	38.77	38.77
Minimum Front Yard (m)	6.0 m	7.98	7.98	8.48	8.48	9.18	9.18	8.71	8.71
Minimum Rear Yard (m)	7.5 m	70.95	70.95	21.37	21.37	22.42	22.42	12.51	12.51
Minimum Interior Side Yard (m)	1.2 m & 0.0 m	0.00	1.30	0.00	1.30	0.00	2.50	0.00	2.50
Minimum Corner Side Yard (m)	4.5 m or 7.5 m abutting tertiary arterial road [Section 1.(ii)]	4.9 / rounded down to 4.5 m	N/A	4.9 / rounded down to 4.5 m	N/A	3.6 / rounded down to 3.0 m	N/A	3.6 / rounded down to 3.0 m	N/A
Maximum Lot Coverage	40%	10.25%	13.42%	19.90%	29.93%	21.89%	25.57%	27.74%	32.43%
Maximum Height (m)	11.0 m	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6
Ground Floor Area and Gross Floor Area (sq.m)	N/A	139	139	139	139	139	139	139	139

A0033/2022

#2 CASTLEFIELD COURT PARTS 30, 31 & 32, PLAN 53R-XXI

PLAN OF SURVEY OF:
LOTS 1 TO 11
REGISTERED PLAN 53M-????
CITY OF GREATER SUDBURY
DISTRICT OF SUBURBY

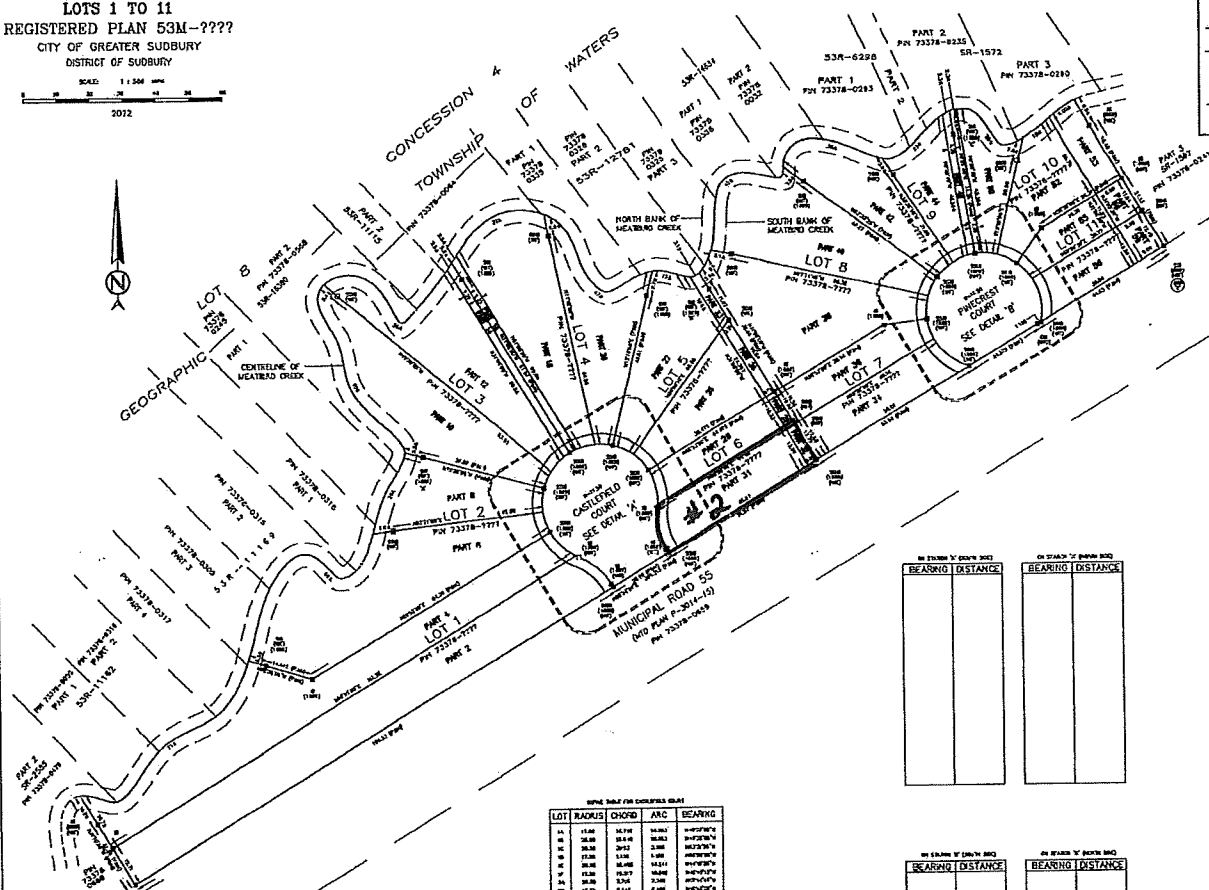
SCALE 1:500
2012

PLAN 53R-

RECEIVED AND DEPOSITED

NOTE: INFORMATION FOR THE LAND REGISTRY FOR THE LAND TITLES ACT OF 2006 (LTA) IS PROVIDED IN THE LAND TITLES ACT.

DATE: A NOTIFICATION OF THE LAND TITLES ACT



LOT	BEARING	DISTANCE
1	AL OF PM 73378-1777	
2	AL OF PM 73378-1777	
3	AL OF PM 73378-1777	
4	AL OF PM 73378-1777	
5	AL OF PM 73378-1777	
6	AL OF PM 73378-1777	
7	AL OF PM 73378-1777	
8	AL OF PM 73378-1777	
9	AL OF PM 73378-1777	
10	AL OF PM 73378-1777	
11	AL OF PM 73378-1777	

BEARING	DISTANCE	BEARING	DISTANCE
N 10° 10' 00" E	1.000	N 10° 10' 00" E	1.000
S 89° 50' 00" W	1.000	S 89° 50' 00" W	1.000

BEARING AND DISTANCE DATA FOR THE PLAN IS IN THE FORM OF A TABLE IN THE PLAN.

NOTES:
1. BEARING AND DISTANCE DATA FOR THE PLAN IS IN THE FORM OF A TABLE IN THE PLAN.
2. BEARING AND DISTANCE DATA FOR THE PLAN IS IN THE FORM OF A TABLE IN THE PLAN.

BEARING	DISTANCE	BEARING	DISTANCE
N 10° 10' 00" E	1.000	N 10° 10' 00" E	1.000
S 89° 50' 00" W	1.000	S 89° 50' 00" W	1.000

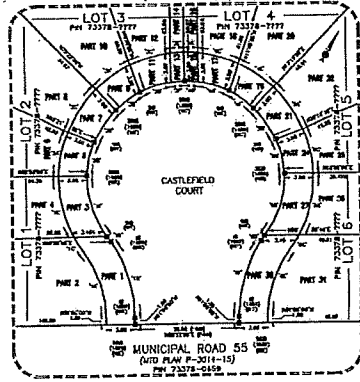
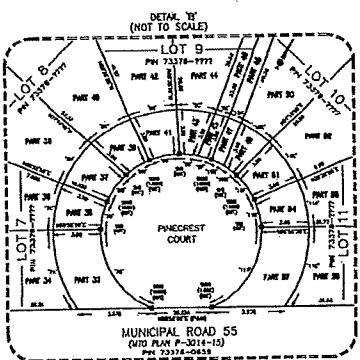
BEARING AND DISTANCE DATA FOR THE PLAN IS IN THE FORM OF A TABLE IN THE PLAN.

PRELIMINARY

BORTOLUSSI SURVEYING LTD.

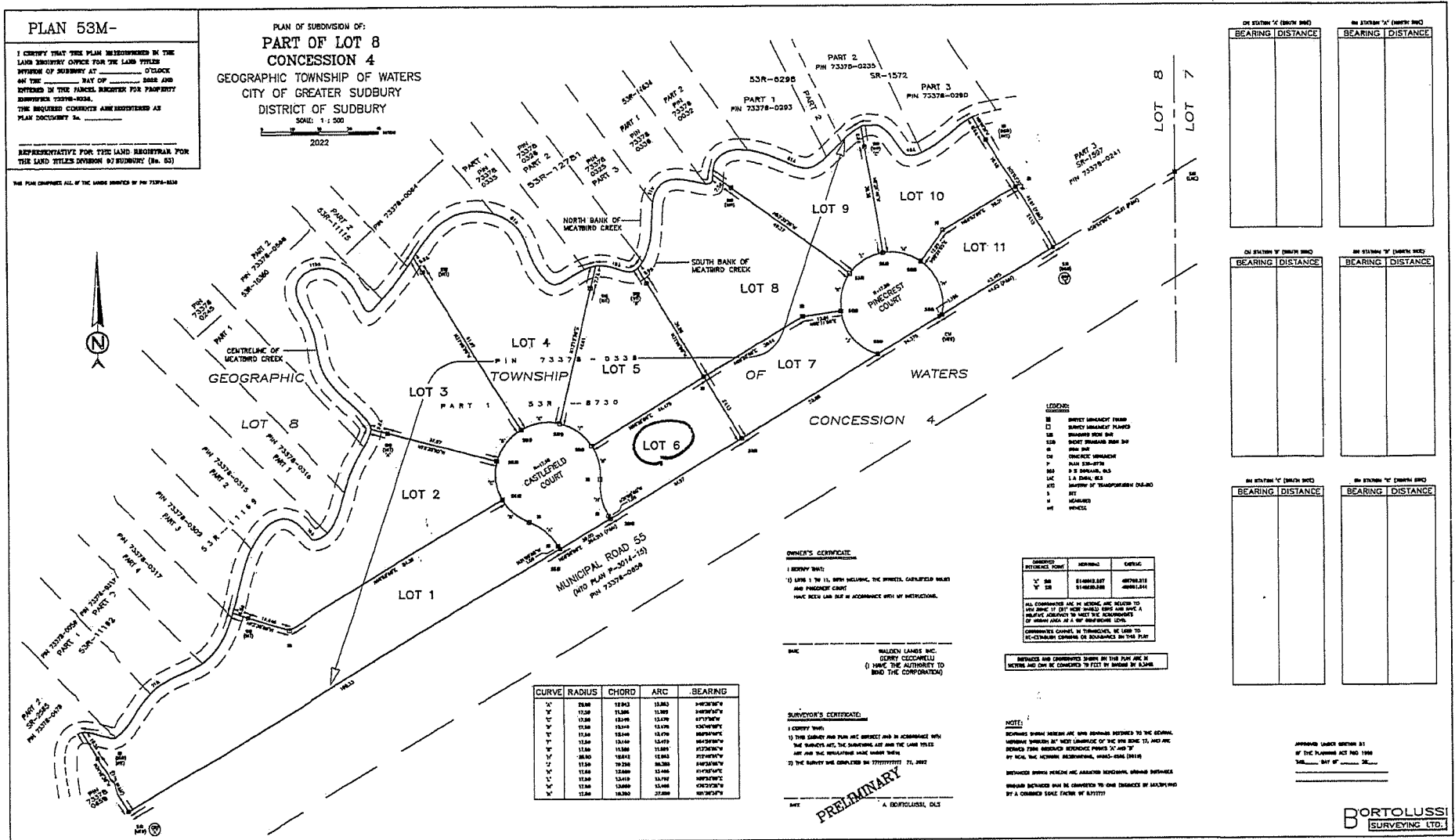
LOT	RADIUS	CHORD	ARC	BEARING
1	10.00	10.00	10.00	N 10° 10' 00" E
2	10.00	10.00	10.00	S 89° 50' 00" W
3	10.00	10.00	10.00	N 10° 10' 00" E
4	10.00	10.00	10.00	S 89° 50' 00" W
5	10.00	10.00	10.00	N 10° 10' 00" E
6	10.00	10.00	10.00	S 89° 50' 00" W
7	10.00	10.00	10.00	N 10° 10' 00" E
8	10.00	10.00	10.00	S 89° 50' 00" W
9	10.00	10.00	10.00	N 10° 10' 00" E
10	10.00	10.00	10.00	S 89° 50' 00" W
11	10.00	10.00	10.00	N 10° 10' 00" E

LOT	RADIUS	CHORD	ARC	BEARING
1	10.00	10.00	10.00	N 10° 10' 00" E
2	10.00	10.00	10.00	S 89° 50' 00" W
3	10.00	10.00	10.00	N 10° 10' 00" E
4	10.00	10.00	10.00	S 89° 50' 00" W
5	10.00	10.00	10.00	N 10° 10' 00" E
6	10.00	10.00	10.00	S 89° 50' 00" W
7	10.00	10.00	10.00	N 10° 10' 00" E
8	10.00	10.00	10.00	S 89° 50' 00" W
9	10.00	10.00	10.00	N 10° 10' 00" E
10	10.00	10.00	10.00	S 89° 50' 00" W
11	10.00	10.00	10.00	N 10° 10' 00" E



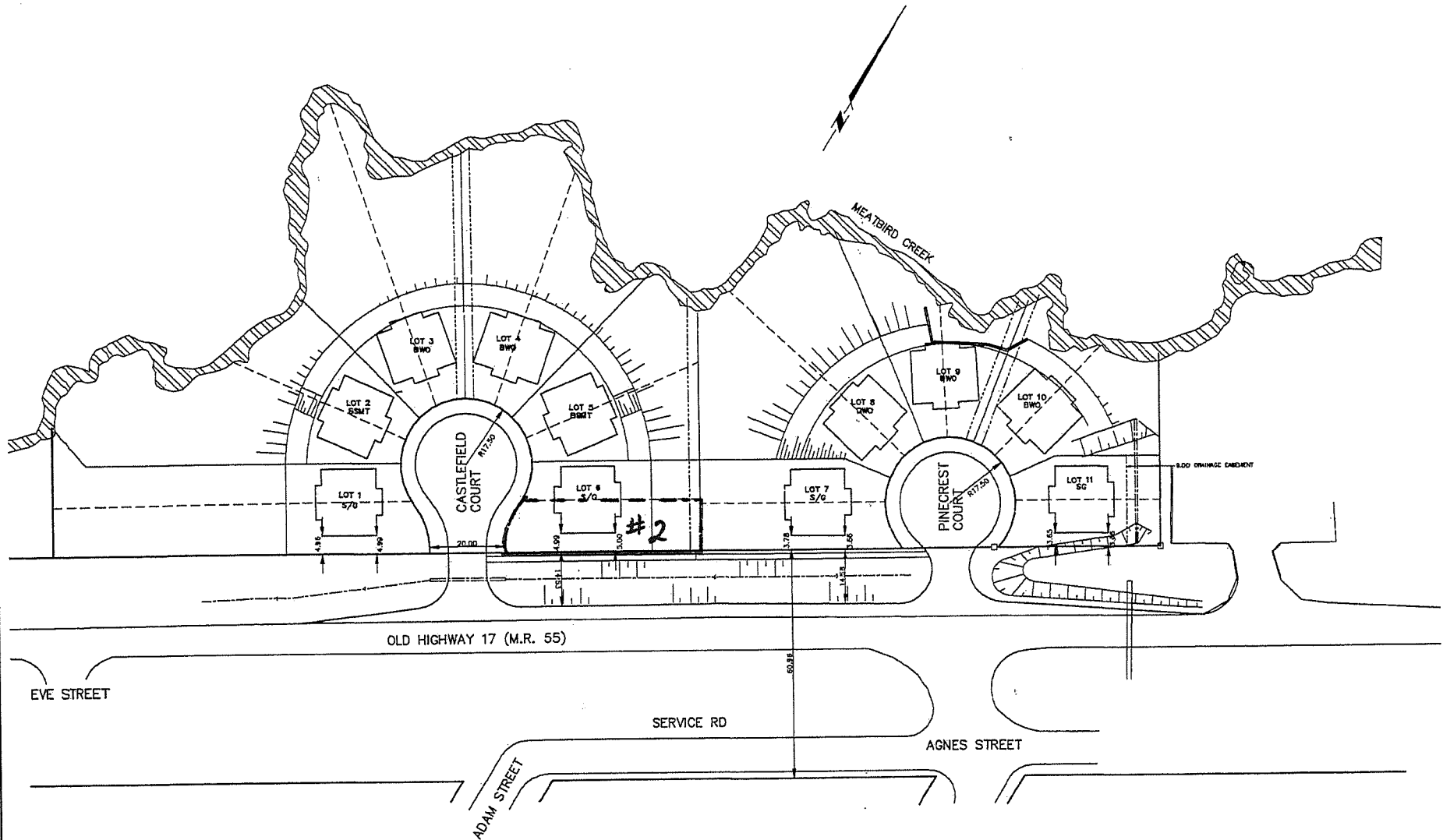
AP033/2022
Sketch 2

#2 CASTLEFIELD COURT
SOUTH HALF LOT 6, PLAN 53M-xxx



A0033/2022
Sketch 3

#2 CASTLEFIELD COURT



REVISIONS			CAUTION	DATE: 2019-08-06	DRAWN: LZ	DESIGNED: KM	CHECKED: AP	ENGINEER: CGG	APPROVED:	WALDEN LANDS INC	<div> R.V. Anderson Associates Limited Engineering • Landmark • Surveying </div>	SCALE: 1:500 CONTRACT NO.: CAD/FILE NUMBER: 184274 PAGE NO.:
DATE	DETAILS	BY										
2022-03-19	MINOR VARIANCE APPLICATION	DGO	- ALL UTILITIES ARE NOT NECESSARILY SHOWN ON THIS DRAWING. - WHERE UTILITIES ARE SHOWN, LOCATION AND ARE NOT GUARANTEED. - LOCATION & SIZE OF ALL UTILITIES MUST BE VERIFIED IN THE FIELD.									

A0033/2022
Sketch 4



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

#1 PINECREST COURT
(SOUTH HALF LOT 7,
PARTS 33 & 34)

Office Use Only 2022.01.01
A 0034/2022
S.P.P. AREA YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
NDCA REG. AREA YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

City of Greater Sudbury

APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,025.00 (includes \$245.00 legal notice fee)

APPLICATION FEE FOR HEDGEROWS: \$312.00 (includes \$245.00 legal notice fee)

CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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): WALDEN LANDS INC.
Mailing Address: P.O. Box 913, Station A

Email: [REDACTED]
Home Phone: [REDACTED]
Business Phone: [REDACTED]
Fax Phone: [REDACTED]

City: SUDBURY, ONT. Postal Code: P3E 4S4

- 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: NICOLA MITCHINSON, RPP, MCIP Email: [REDACTED]
Mailing Address: 19 MAYCREST DRIVE Home Phone: [REDACTED]
#1 and #2 Castlefield Court and #1 and #2 Pinecrest Court Business Phone: [REDACTED]
City: BARRIE, ONT. Postal Code: L4M 7C7 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: _____

City: _____

Postal Code: _____

- 4) Current Official Plan designation: "Living Area I" (Lively) Current Zoning By-law designation: Residential (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
1 Castlefield Crt (South 1/2 Lot 1, Parts 1 & 2)	7.5 m	4.5 m	3.0 m
2 Castlefield Crt (South 1/2 Lot 6, Parts 30,31 & 32)	7.5 m	4.5 m	3.0 m
* 1 Pinecrest Crt (South 1/2 Lot 7, Parts 33 & 34)	7.5 m	3.0 m	4.5 m
2 Pinecrest Crt (South 1/2 Lot 11, Parts 57,58 & 59)	7.5 m	3.0 m	4.5 m

- b) Is there an eave encroachment?

☐ Yes

☒ No

If 'Yes', size of eaves: N/A (m)

- c) Description of Proposal:

Variances are required to the 7.5 m corner side yard abutting a tertiary arterial road required by Special Provision 1.(f) of Table 6.3 - Standards for Low Density Residential Two Zone (R2-2). The variances apply to the corner side yard of the south half of Lots 1, 6, 7 and 11 in the Pinecrest Draft Approved Plan of Subdivision located in the Community of Lively.

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

The grading and servicing requirements associated with the semi-detached lot fabric have reduced the corner side yards of the south half of Lots 1, 6, 7 & 11 abutting Municipal Road 55. Please refer to Mitchinson Planning March 28, 2022 Application cover letter for additional information and details.

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

PIN(s): 73378-0338 Township: Waters
 Lot No.: 8 Concession No.: 4 Parcel(s): 30316
 Subdivision Plan No.: Lot: Reference Plan No.: 53R-8730 Part(s): 1
 Municipal Address or Street(s): #1 and #2 Castlefield Court and #1 and #2 Pinecrest Court, Lively

- 7) Date of acquisition of subject land. Unknown (over 10 years)

- 8) Dimensions of land affected.
- * REFER TO ATTACHED SUMMARY TABLE **

Frontage (m)	Depth (m)	Area (m ²)	Width of Street (m)
--------------	-----------	------------------------	---------------------

Particulars of all buildings:	Existing	Proposed
Ground Floor Area:	N/A - Vacant Site (m ²)	139 (m ²)
Gross Floor Area:	(m ²)	139 (m ²)
No. of storeys:		1 (Bungalows)
Width:	(m)	(m)
Length:	(m)	(m)
Height:	(m)	6.6 (m)

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

	Existing	Proposed
Front:	N/A - Vacant Site (m)	Refer to attached Table (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.
 N/A

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

N/A - site is currently vacant. Site servicing and house construction is expected to occur in 2022

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

Use(s): N/A - site is vacant Draft Approved Sub. Length of time: Draft Plan Approved Nov 2004

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

Same as #13 ☒ or,

- 15) What is the number of dwelling units on the property? Site is vacant. When developed, there will be 22 semi-detached dwelling units.

- 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: NORTH- Measbird Creek, then R1-5; SOUTH- MR 55, then R1-5; EAST- C2; WEST- Measbird Creek, then R1-5

A10034/20022

- 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): N/A

- 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): Pineridge Draft Approved Plan of Subdivision (File #780-8/04008)

- 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. N/A

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, WALDEN LANDS INC. (Gerry Ceccarelli) (please print all names), the registered owner(s) of the property described as the Pineridge Draft Approved Plan of Subd Melon (File #780-8/04008), Lot 8, Con. 4, former Township of Walens (Community of Lively) 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 Nicola Mitchinson, RPP, Mitchinson Planning & Development Consultants Inc. (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 1st day of February, 2022

Maria Maroon
(Witness)

Gerry Ceccarelli
signature of Owner(s) or Signing Officer or Authorized Agent
Print Name: Gerry Ceccarelli - Walden Lands Inc.
*I have authority to bind the Corporation

A0034/2022

APPLICATION FOR MINOR VARIANCE

PAGE 4 OF 4

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

IN/Re, WALDEN LANDS INC. (Gerry Caccarelli) (please print all names),
the registered owner(s) or authorized agent of the property described as the Pinetridge Draft Approved Plan of Subdivision
(File #780-B/04008) - Lot 8, Con. 4, Former Township of Water (Community of Lively)
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.

14 Dated this 15th day of February, 20 22

DocuSigned by:
Andrew Aiu
Commissioner of Oaths
Ed: 57E2A04A-46E1

DocuSigned by:
Gerald Ciccarelli
signature of Owner(s) or Signing Officer or Authorized Agent
41P8703A50A043
(where a Corporation)

Print Name: GARY CECCARELLI
 *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: Mar. 24/22 Hearing Date: April 22, 2022 Received By: N. Lewis
Zoning Designation: R2-2 Resubmission: ☐ Yes ☒ No
Previous File Number(s): None
Previous Hearing Date: None
Notes:
1 Pinecrest Court, Lively

A0034/2022

#1 PINECREST COURT

MINOR VARIANCE APPLICATION PINERIDGE SUBDIVISION – ZONING SUMMARY FOR LOTS 1, 6, 7 & 11 (Minor Variances in Yellow)

SEMI-DETACHED DWELLING	TABLE 6.3 R2-2 Zone Requirement	LOT 1		LOT 6		* LOT 7		LOT 11	
		South Half being #1 Castlefield Crt (Parts 1 & 2, Plan 53R-xxx)	North Half being #3 Castlefield Crt (Parts 3 & 4, Plan 53R-xxx)	South Half being #2 Castlefield Crt (Parts 30, 31, & 32, Plan 53R-xxx)	North Half being #4 Castlefield Crt (Parts 27, 28 & 29, Plan 53R-xxx)	South Half being #1 Pinecrest Crt (Parts 33 & 34, Plan 53R-xxx)	North Half being #3 Pinecrest Crt (Parts 35 & 36, Plan 53R-xxx)	South Half being #2 Pinecrest Crt (Parts 57, 58 & 59, Plan 53R-xxx)	North Half being #4 Pinecrest Crt (Parts 54, 55 & 56, Plan 53R-xxx)
Minimum Lot Area (sq.m)	275 sq.m	1360.55	1038.80	700.43	465.68	636.75	545.20	502.49	429.86
Minimum Lot Frontage (m)	6.5 m (@ property line)	15.08	10.65	14.93	10.80	13.09	6.58	13.12	6.59
	9.0 m (@ 6.0 m setback)	13.94	10.16	13.87	10.23	13.19	9.01	14.01	9.06
Minimum Lot Depth (m)	30.0 m	96.48	96.48	47.40	47.40	49.15	49.15	38.77	38.77
Minimum Front Yard (m)	6.0 m	7.98	7.98	8.48	8.48	9.18	9.18	8.71	8.71
Minimum Rear Yard (m)	7.5 m	70.95	70.95	21.37	21.37	22.42	22.42	12.51	12.51
Minimum Interior Side Yard (m)	1.2 m & 0.0 m	0.00	1.30	0.00	1.30	0.00	2.50	0.00	2.50
Minimum Corner Side Yard (m)	4.5 m or 7.5 m abutting tertiary arterial road [Section 1.(ii)]	4.9 / rounded down to 4.5 m	N/A	4.9 / rounded down to 4.5 m	N/A	3.6 / rounded down to 3.0 m	N/A	3.6 / rounded down to 3.0 m	N/A
Maximum Lot Coverage	40%	10.25%	13.42%	19.90%	29.93%	21.89%	25.57%	27.74%	32.43%
Maximum Height (m)	11.0 m	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6
Ground Floor Area and Gross Floor Area (sq.m)	N/A	139	139	139	139	139	139	139	139

A0034/2022

#1 PINECREST COURT PARTS 33 & 34, PLAN 53R-XXX

PLAN OF SURVEY OF:
LOTS 1 TO 11
REGISTERED PLAN 53M-????
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY

SCALE: 1" = 100' 0"

2022

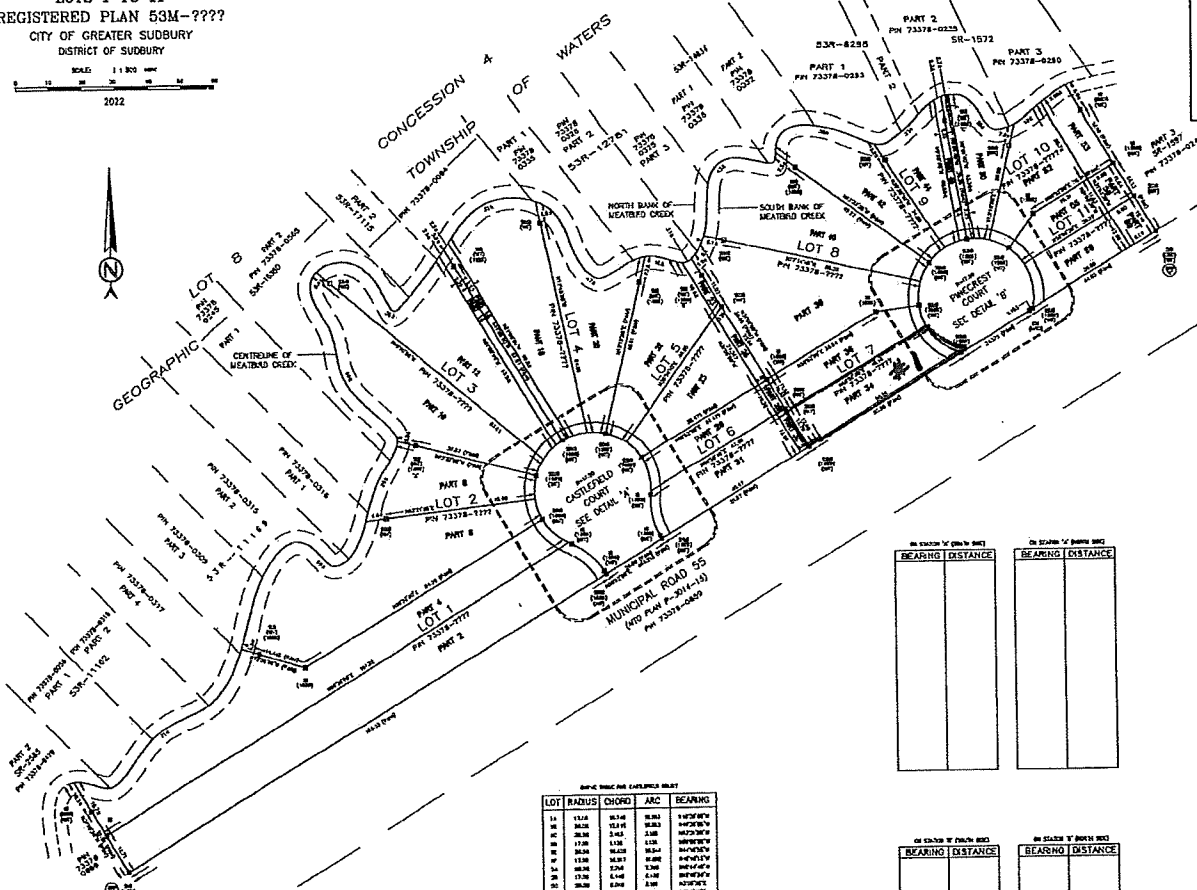
PLAN 53R-

ACCREDITED AND DEPOSITED

DATE: REPRESENTATIVE FOR THE LAND REGISTRY FOR THE LAND TITLE DIVISION OF SUDBURY LAND & S.

1. REMAINS THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLE ACT

DATE: A. BORTOLUSSI
CITY OF SUDBURY SURVEYOR



LOT	BEARING	DISTANCE
1	AL OF PN 73378-0235	
2	AL OF PN 73378-0235	
3	AL OF PN 73378-0235	
4	AL OF PN 73378-0235	
5	AL OF PN 73378-0235	
6	AL OF PN 73378-0235	
7	AL OF PN 73378-0235	
8	AL OF PN 73378-0235	
9	AL OF PN 73378-0235	
10	AL OF PN 73378-0235	
11	AL OF PN 73378-0235	

SECTION	CORNER	BEARING	DISTANCE
1	SECTION 1	SECTION 1	SECTION 1
2	SECTION 2	SECTION 2	SECTION 2
3	SECTION 3	SECTION 3	SECTION 3
4	SECTION 4	SECTION 4	SECTION 4
5	SECTION 5	SECTION 5	SECTION 5
6	SECTION 6	SECTION 6	SECTION 6
7	SECTION 7	SECTION 7	SECTION 7
8	SECTION 8	SECTION 8	SECTION 8
9	SECTION 9	SECTION 9	SECTION 9
10	SECTION 10	SECTION 10	SECTION 10
11	SECTION 11	SECTION 11	SECTION 11

BEARING DISTANCE

BEARING DISTANCE

BEARING DISTANCE

BEARING DISTANCE

BEARING DISTANCE

BEARING DISTANCE

BEARING DISTANCE

BEARING DISTANCE

BEARING DISTANCE

BEARING DISTANCE

BEARING DISTANCE

BEARING DISTANCE

BEARING DISTANCE

BEARING DISTANCE

BEARING DISTANCE

BEARING DISTANCE

BEARING DISTANCE

BEARING DISTANCE

BEARING DISTANCE

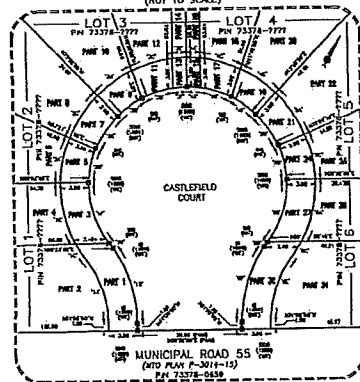
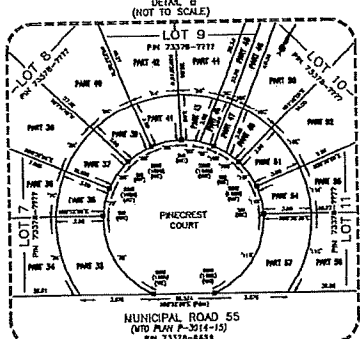
BEARING DISTANCE

BEARING DISTANCE

BEARING DISTANCE

LOT	RADIUS	CHORD	ARC	BEARING
1	10.00	10.00	10.00	000°00'00"
2	10.00	10.00	10.00	000°00'00"
3	10.00	10.00	10.00	000°00'00"
4	10.00	10.00	10.00	000°00'00"
5	10.00	10.00	10.00	000°00'00"
6	10.00	10.00	10.00	000°00'00"
7	10.00	10.00	10.00	000°00'00"
8	10.00	10.00	10.00	000°00'00"
9	10.00	10.00	10.00	000°00'00"
10	10.00	10.00	10.00	000°00'00"
11	10.00	10.00	10.00	000°00'00"

LOT	RADIUS	CHORD	ARC	BEARING
1	10.00	10.00	10.00	000°00'00"
2	10.00	10.00	10.00	000°00'00"
3	10.00	10.00	10.00	000°00'00"
4	10.00	10.00	10.00	000°00'00"
5	10.00	10.00	10.00	000°00'00"
6	10.00	10.00	10.00	000°00'00"
7	10.00	10.00	10.00	000°00'00"
8	10.00	10.00	10.00	000°00'00"
9	10.00	10.00	10.00	000°00'00"
10	10.00	10.00	10.00	000°00'00"
11	10.00	10.00	10.00	000°00'00"

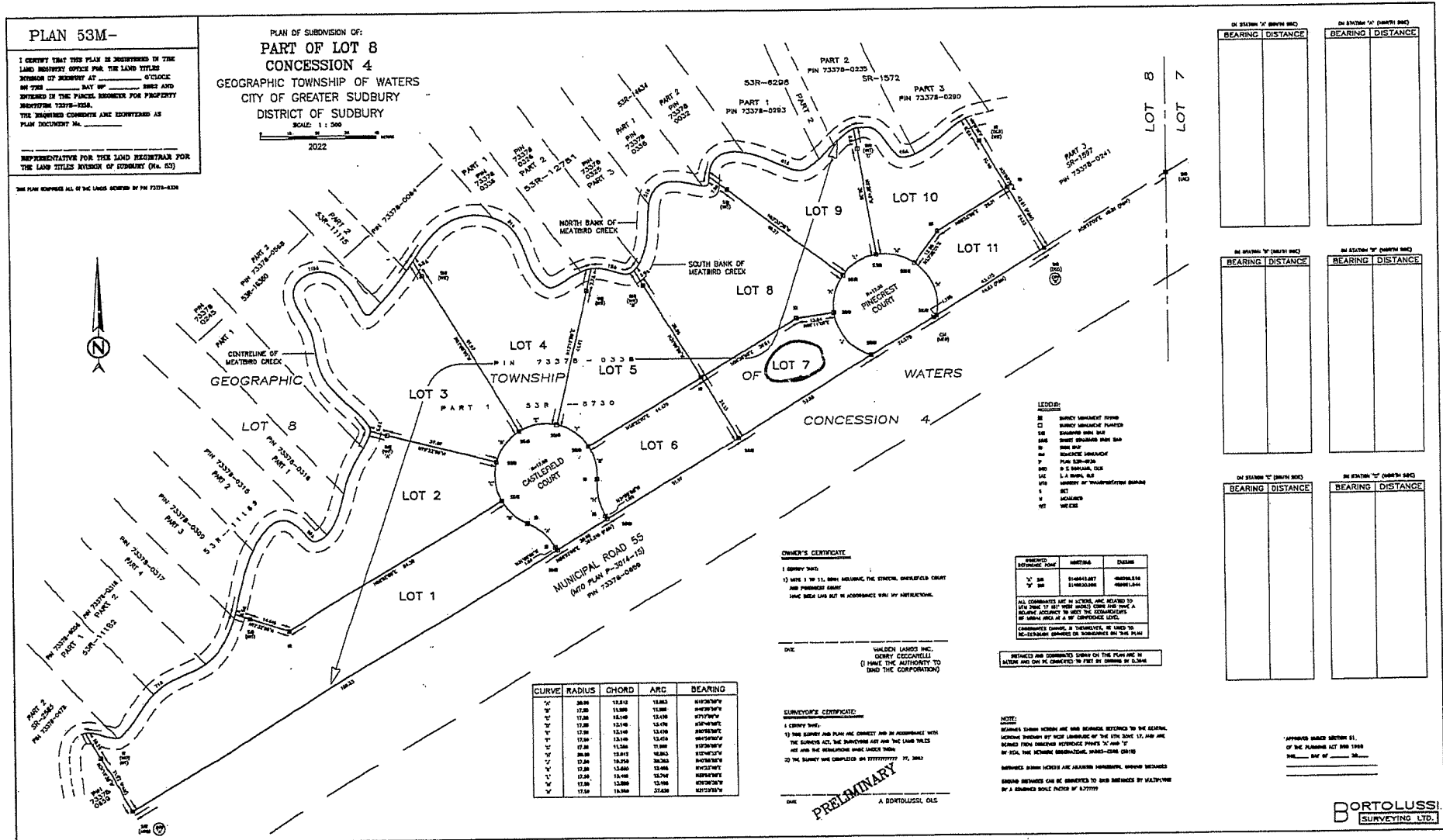


PRELIMINARY

BORTOLUSSI
SURVEYING LTD.

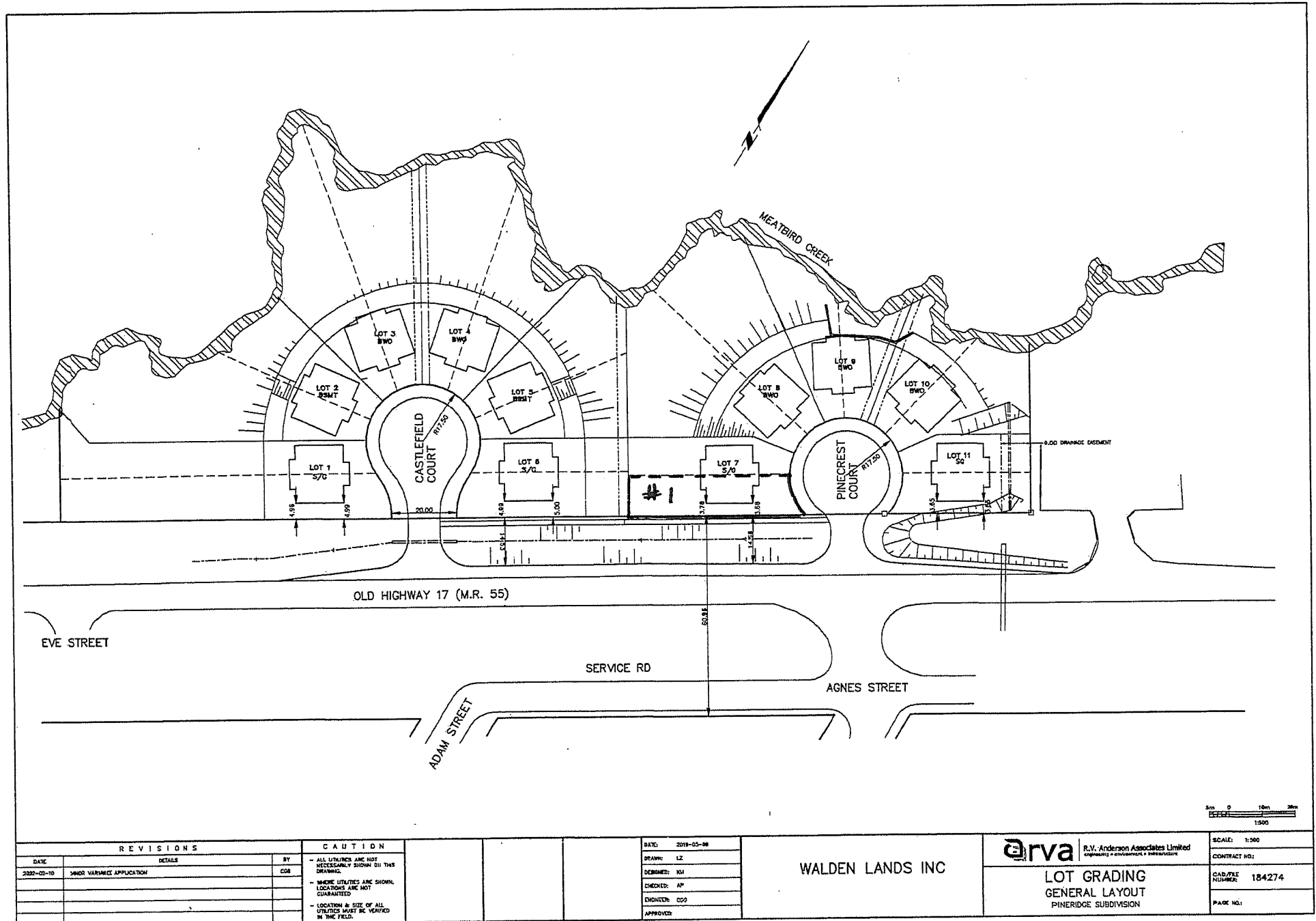
PROJ 34/2022
Sketch 2

#1 PINECREST COURT
SOUTH HALF LOT 7, PLAN 53M-xxx



A0034/2022
Sketch 3

#1 PINECREST COURT



A003412022
sketch4



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

2 PINECREST COURT
(SOUTH HALF LOT 11,
PARTS 57, 58 & 59)

Office Use Only	
2022 01 01	
A 0035/2022	
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): WALDEN LANDS INC. Email: [REDACTED]
Mailing Address: P.O. Box 913, STATION B Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: SUDBURY, ONT. Postal Code: P3E 4S4 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: NICOLA MITCHINSON, RPP, MCIP Email: [REDACTED]
Mailing Address: 19 MAYCREST DRIVE Home Phone: [REDACTED]
#1 and #2 Castlefield Court and #1 and #2 Pinecrest Court Business Phone: [REDACTED]
City: BARRIE, ONT. Postal Code: L4M 3C7 Fax Phone: [REDACTED]

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

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

Name: N/A
Mailing Address: [REDACTED]
City: [REDACTED] Postal Code: [REDACTED]

- 4) Current Official Plan designation: "Living Area I" (Lively) Current Zoning By-law designation: Residential (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
1 Castlefield Crt (South 1/2 Lot 1, Parts 1 & 2)	7.5 m	4.5 m	3.0 m
2 Castlefield Crt (South 1/2 Lot 6, Parts 30,31 & 32)	7.5 m	4.5 m	3.0 m
1 Pinecrest Crt (South 1/2 Lot 7, Parts 33 & 34)	7.5 m	3.0 m	4.5 m
* 2 Pinecrest Crt (South 1/2 Lot 11, Parts 57,58 & 59)	7.5 m	3.0 m	4.5 m

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

- c) Description of Proposal:

Variances are required to the 7.5 m corner side yard abutting a tertiary arterial road required by Special Provision 1.(f) of Table 6.3 - Standards for Low Density Residential Two Zone (R2-2). The variances apply to the corner side yard of the south half of Lots 1, 6, 7 and 11 in the Pinecrest Draft Approved Plan of Subdivision located in the Community of Lively.

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

The grading and servicing requirements associated with the semi-detached lot fabric have reduced the corner side yards of the south half of Lots 1, 6, 7 & 11 abutting Municipal Road 55. Please refer to Mitchinson Planning March 28, 2022 Application cover letter for additional information and details.

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

PIN(s): 73378-0338 Township: Waters
 Lot No.: 8 Concession No.: 4 Parcel(s): 30316
 Subdivision Plan No.: Lot: Reference Plan No.: 53R-8730 Part(s): 1
 Municipal Address or Street(s): #1 and #2 Castlefield Court and #1 and #2 Pinecrest Court, Lively

- 7) Date of acquisition of subject land. Unknown (over 10 years)

- 8) Dimensions of land affected.
- * REFER TO ATTACHED SUMMARY TABLE ***

Frontage	(m)	Depth	(m)	Area	(m ²)	Width of Street	(m)
----------	-----	-------	-----	------	-------------------	-----------------	-----

- | Particulars of all buildings: | Existing | | Proposed | |
|-------------------------------|-------------------|-------------------|---------------|-------------------|
| Ground Floor Area: | N/A - Vacant Site | (m ²) | 139 | (m ²) |
| Gross Floor Area: | | (m ²) | 139 | (m ²) |
| No. of storeys: | | | 1 (Bungalows) | |
| Width: | | (m) | | (m) |
| Length: | | (m) | | (m) |
| Height: | | (m) | 6.6 | (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	(m)	Proposed	(m)
Front:	N/A - Vacant Site		Refer to attached Table	
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.
 N/A

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

N/A - site is currently vacant. Site servicing and house construction is expected to occur in 2022

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

Use(s): N/A - site is vacant Draft Approved Sub. Length of time: Draft Plan Approved Nov 2004

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

Same as #13 ☒ or,

- 15) What is the number of dwelling units on the property? Site is vacant. When developed, there will be 22 semi-detached dwelling units.

- 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: NORTH- Meabird Creek, then R1-S; SOUTH- MR 55, then R1-S; EAST- C2; WEST- Meabird Creek, then R1-S

A0025/2022

- 16) 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): N/A

- 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): Pineridge Draft Approved Plan of Subdivision (File #760-B/04006)

- 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. N/A

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, WALDEN LANDS INC. (Gerry Ceccarelli) (please print all names), the registered owner(s) of the property described as the Pineridge Draft Approved Plan of Subdivision (File #760-B/04006), Lot 8, Con. 4, former Township of Waters (Community of Lively) 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 Nicola Mitchinson, RPP, Mitchinson Planning & Development Consultants Inc. (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 1ST day of February, 20 22

Maria Mavrou
(witness)

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

Print Name: Gerry Ceccarelli - Walden Lands Inc.

*I have authority to bind the Corporation

A0035/2022

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.

Print Name: GEORGE CELLARELLI
 I have authority to bind the Corporation

FOR OFFICE USE ONLY

Date of Receipt: Mar. 24/22 Hearing Date: April 22, 2022 Received By: N. Lewis
Zoning Designation: R2-2 Resubmission: ☐ Yes ☒ No
Previous File Number(s): None
Previous Hearing Date: None
Notes:
2 Pinecrest Court, Lively

190035/2022

#2 PINECREST COURT

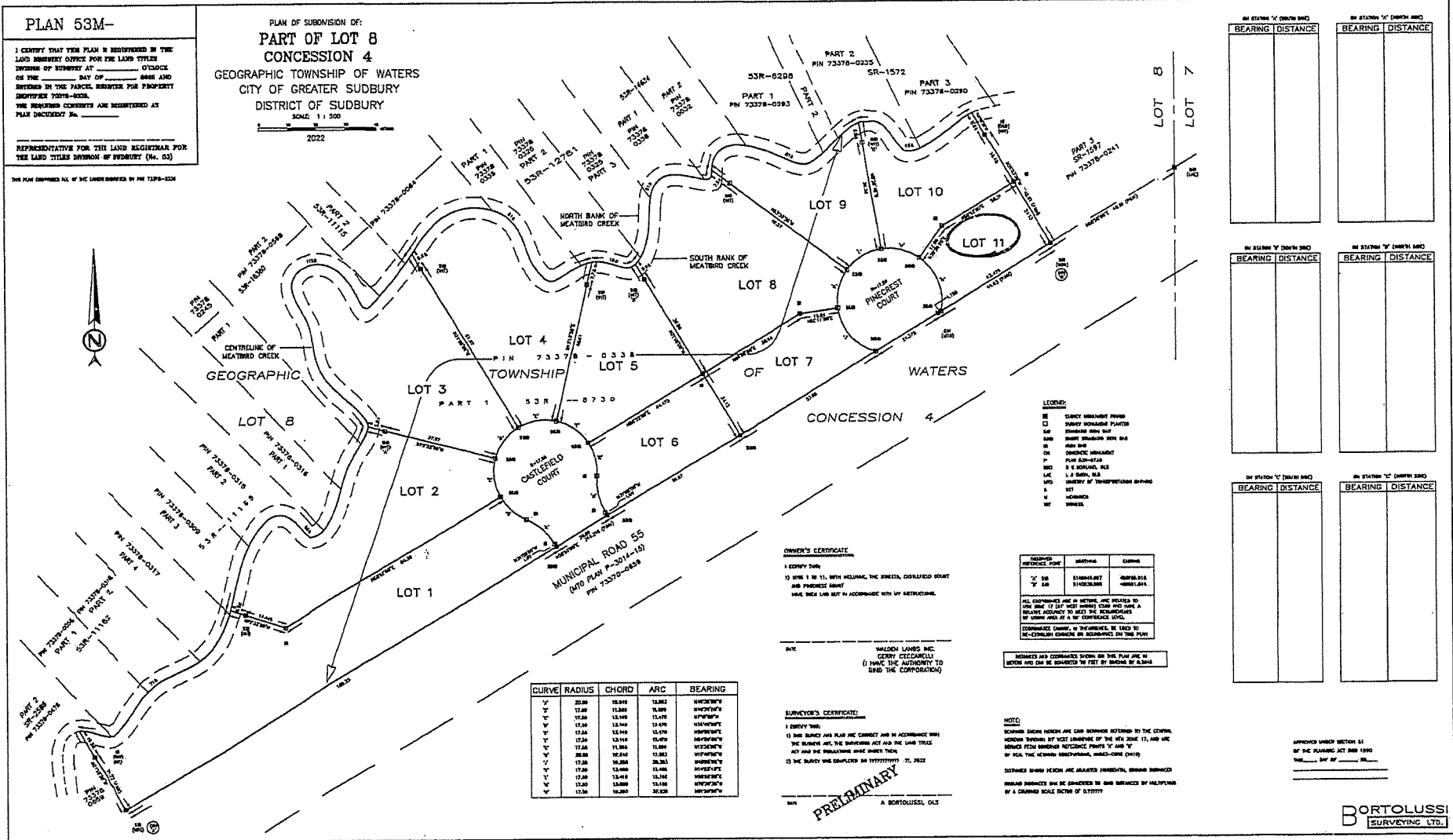
MINOR VARIANCE APPLICATION PINERIDGE SUBDIVISION – ZONING SUMMARY FOR LOTS 1, 6, 7 & 11 (Minor Variances in Yellow)

SEMI-DETACHED DWELLING	TABLE 6.3 R2-2 Zone Requirement	LOT 1		LOT 6		LOT 7		LOT 11*	
		South Half being #1 Castlefield Crt (Parts 1 & 2, Plan 53R-xxx)	North Half being #3 Castlefield Crt (Parts 3 & 4, Plan 53R-xxx)	South Half being #2 Castlefield Crt (Parts 30, 31, & 32, Plan 53R-xxx)	North Half being #4 Castlefield Crt (Parts 27, 28 & 29, Plan 53R-xxx)	South Half being #1 Pinecrest Crt (Parts 33 & 34, Plan 53R-xxx)	North Half being #3 Pinecrest Crt (Parts 35 & 36, Plan 53R-xxx)	South Half being #2 Pinecrest Crt (Parts 57, 58 & 59, Plan 53R-xxx)	North Half being #4 Pinecrest Crt (Parts 54, 55 & 56, Plan 53R-xxx)
Minimum Lot Area (sq.m)	275 sq.m	1360.55	1038.80	700.43	465.68	636.75	545.20	502.49	429.86
Minimum Lot Frontage (m)	6.5 m (@ property line)	15.08	10.65	14.93	10.80	13.09	6.58	13.12	6.59
	9.0 m (@ 6.0 m setback)	13.94	10.16	13.87	10.23	13.19	9.01	14.01	9.06
Minimum Lot Depth (m)	30.0 m	96.48	96.48	47.40	47.40	49.15	49.15	38.77	38.77
Minimum Front Yard (m)	6.0 m	7.98	7.98	8.48	8.48	9.18	9.18	8.71	8.71
Minimum Rear Yard (m)	7.5 m	70.95	70.95	21.37	21.37	22.42	22.42	12.51	12.51
Minimum Interior Side Yard (m)	1.2 m & 0.0 m	0.00	1.30	0.00	1.30	0.00	2.50	0.00	2.50
Minimum Corner Side Yard (m)	4.5 m or 7.5 m abutting tertiary arterial road [Section 1.(ii)]	4.9 / rounded down to 4.5 m	N/A	4.9 / rounded down to 4.5 m	N/A	3.6 / rounded down to 3.0 m	N/A	3.6 / rounded down to 3.0 m	N/A
Maximum Lot Coverage	40%	10.25%	13.42%	19.90%	29.93%	21.89%	25.57%	27.74%	32.43%
Maximum Height (m)	11.0 m	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6
Ground Floor Area and Gross Floor Area (sq.m)	N/A	139	139	139	139	139	139	139	139

A0035/2022

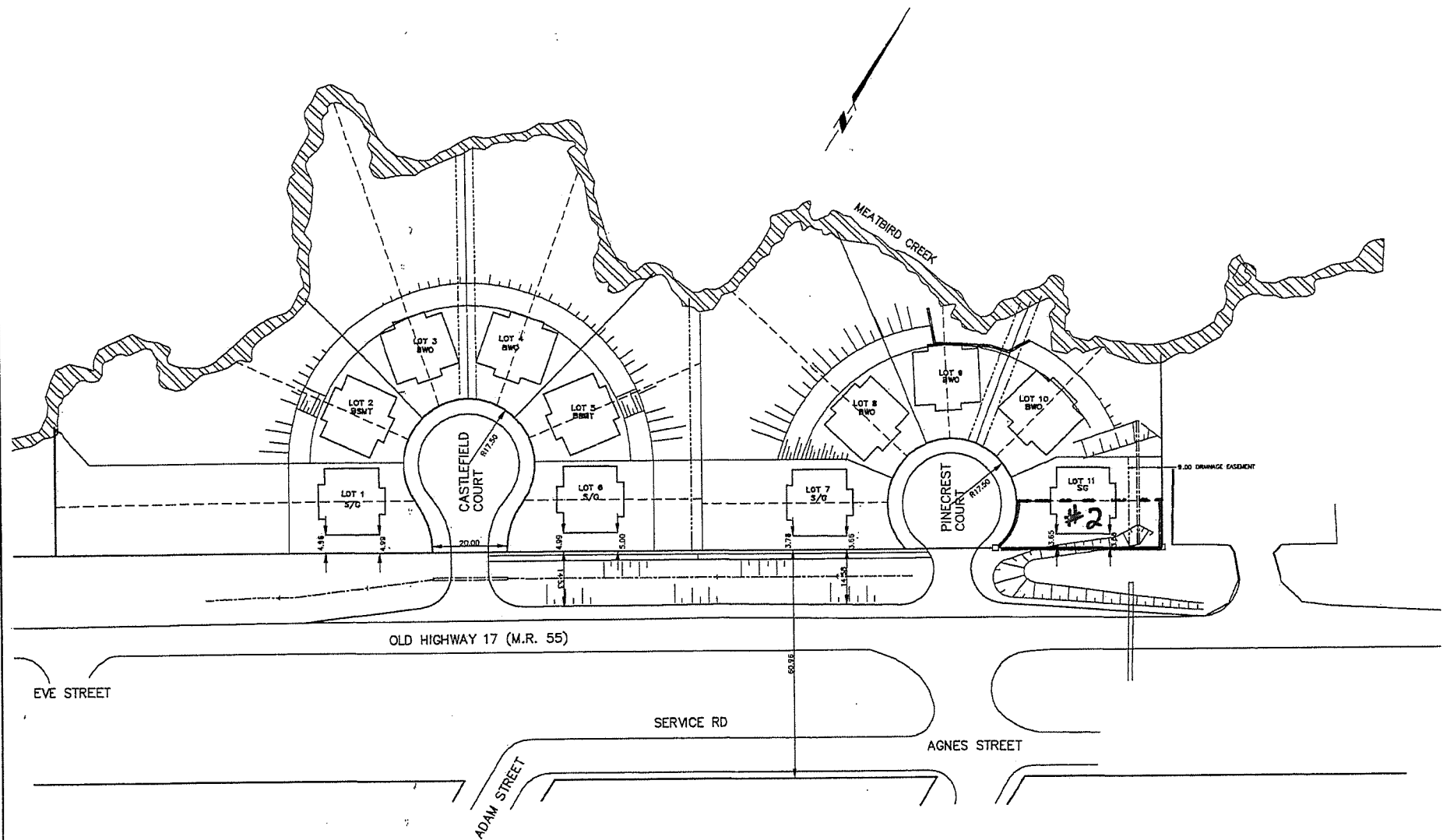
A0035/2022
Sketch 2

#2 PINECREST COURT
SOUTH HALF LOT 11, PLAN 53M-XXX




A10035/2022
Sketch 3

#2 PINECREST COURT



3m 0 10m 20m
1:500
10000

REVISIONS			CAUTION			DATE: 2019-05-08 DRAWN: LZ DESIGNED: KM CHECKED: AP ENGINEER: CGC APPROVED:	WALDEN LANDS INC	 R.V. Anderson Associates Limited <small>Engineering • Environment • Rehabilitation</small>	SCALE: 1:500
DATE	DETAILS	BY	<ul style="list-style-type: none">- ALL UTILITIES ARE NOT NECESSARILY SHOWN ON THIS DRAWING.- WHERE UTILITIES ARE SHOWN, LOCATIONS ARE NOT GUARANTEED.- LOCATION & SIZE OF ALL UTILITIES MUST BE VERIFIED IN THE FIELD.						CONTRACT NO:
2022-05-10	MINOR VARIANCE APPLICATION	COS							CAD/FILE NUMBER: 184274
									PAGE NO:

PROCESSED 2022
Sketch 4



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

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

Office Use Only	
2022-01-01	
A003712022	
S.P.P. AREA	
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

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): 1039512 Ontario Limited	Email: [REDACTED]
Mailing Address: 49 Dean Ave	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: Sudbury	Postal Code: P3C 3B8
	Fax Phone: [REDACTED]

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

Name of Agent: William Auger	Email: [REDACTED]
Mailing Address:	Home Phone: [REDACTED]
1159 Bancroft Drive Sudbury	Business Phone: [REDACTED]
City: Sudbury	Postal Code: P3B 1R6
	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: Scotiabank
Mailing Address: Unit #14, 3040 Algonquin Road
City: Sudbury, ON
Postal Code: P3E 4Z6

- 4) Current Official Plan designation: Living Area 1 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
East side property line	1.8m	1.2m	0.6m
Eaves Encroachment	0.6m	1.22m	0.62m

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

- c) Description of Proposal:

Requesting to add a 2nd story to existing structure. The existing dwelling has a side yard set back of 1.2m on the front corner and a set back of 8.4 at the back corner.

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

The by-law requires a side yard set back of 1.8m for a 2 story building.

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

PIN(s): 73580-0176 Township: McKim
 Lot No.: 197 Concession No.: Parcel(s): PCL 33542SES
 Subdivision Plan No.: Lot: Reference Plan No.: M-132 Part(s): 2 & 3
 Municipal Address or Street(s): 1159 Bancroft Drive Sudbury

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

- 8) Dimensions of land affected.

Frontage 30 (m) Depth 75 (m) Area 1950 (m²) Width of Street (m)

9) Particulars of all buildings:	Existing				Proposed			
	House	Garage	Shed 1	Group of sheds	House	Garage	Shed 1	Group of sheds
Ground Floor Area:	147.4	70.8	2.9	8.6 (m ²)	350	708	2.9	8.6 (m ²)
Gross Floor Area:	147.4			(m ²)	350			(m ²)
No. of storeys:	1	1	1	1	2	1	1	1
Width:	11	7.3	1.2	2.4 (m)	14	7.3	1.2	2.4 (m)
Length:	13.4	9.7	2.4	3.6 (m)	13.4	9.7	2.4	3.6 (m)
Height:	6	3.6	3.6	3.6 (m)	10	4.3	3.6	3.6 (m)

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

	Existing				Proposed			
Front:	6	16.9	52	32 (m)	6	16.9	52	32 (m)
Rear:	39	42	17	30.2 (m)	39	42	17	30.2 (m)
Side:	1.2	21	3.3	22 (m)	1.2	21	3.3	22 (m)
Side:	18	4.6	27	.5 (m)	14.4	4.6	27	1.2 (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.

Original (unknown), Rear addition 1978, Garage 2010

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

Use(s): Residential

Length of time:

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

Same as #13 ☐ or, _____

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

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

☐ Yes ☒ No

If "yes", how many? _____

- 17) Existing uses of abutting properties: Residential

A0037/2022

- 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, 1039512 ONTARIO LIMITED (please print all names), the registered owner(s) of the property described as 1159 BANCROFT DR.

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

- appoint and authorize William Auger (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 10th day of FEBRUARY, 20 22

(witness)

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

Print Name:

LUIGI TARINI

*I have authority to bind the Corporation

A0037/2022

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, William Auger (please print all names),

the registered owner(s) or authorized agent of the property described as 1159 Bancroft Drive

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 22 day of MARCH, 20 22

Commissioner of Oaths

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

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

Print Name: William
 *I have authority to bind the Corporation

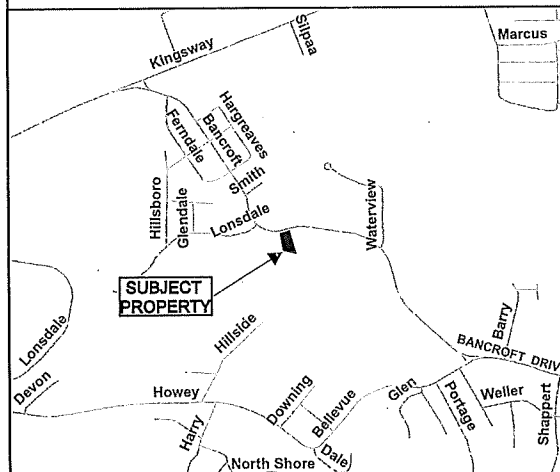
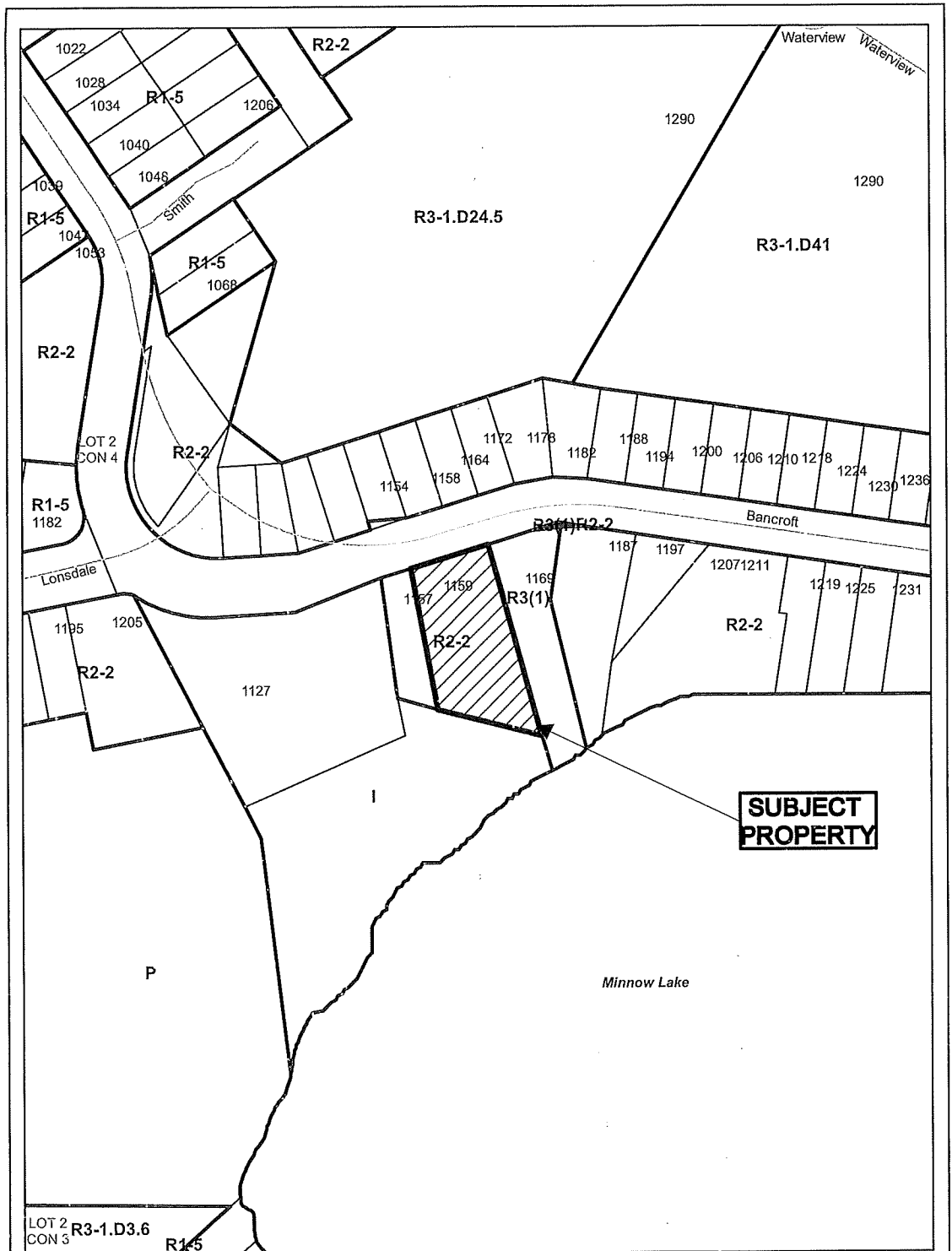
*I have authority to bind the Corporation

* 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>March 29/22</u>	Hearing Date: <u>April 22/22</u>	Received By: <u>N. Lewis</u>
Zoning Designation: <u>R2-2</u>	Resubmission: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Previous File Number(s):		
Previous Hearing Date:		
Notes:		

AO03712022



Application for Minor Variance or Permission



Subject Property being,
PIN 73580-0176,
Parcel 33542 SEC SES,
Part Lot 197, Plan M-132,
Parts 2 and 3, Plan SR-1850,
Part Lot 2, Concession 4,
Township of McKim,
1159 Bancroft Drive, Sudbury
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0037/2022
Date: 2022 04 01

DISTRICT OF SUDBURY
SCALE : 1 INCH = 20 FEET

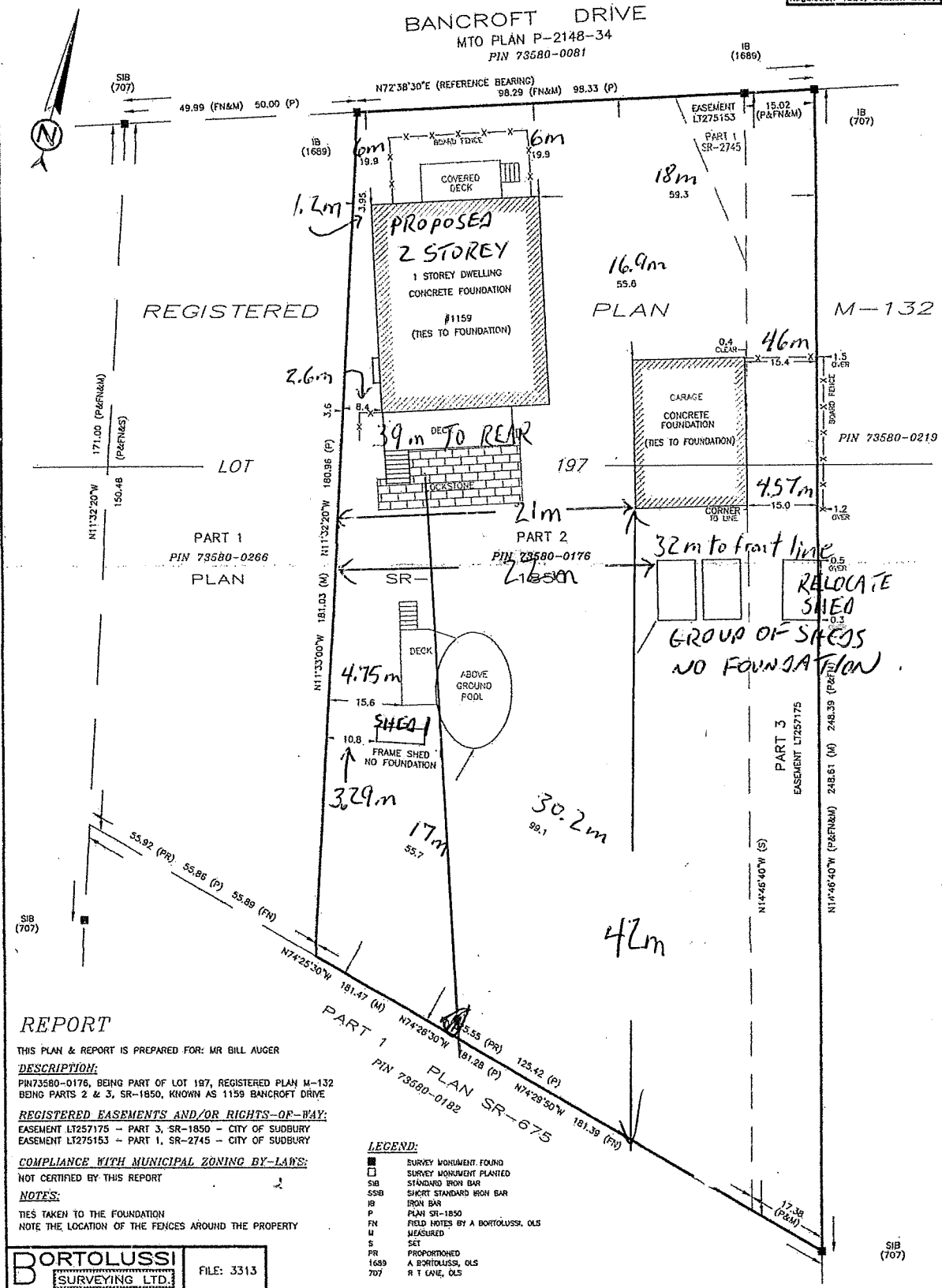
2020

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO PART OF THE
SOUTHERLY LIMIT OF BANCROFT DRIVE, PLAN SR-1850
HAVING A BEARING OF N72°38'50"E

- 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- 2) THE SURVEY WAS COMPLETED ON DECEMBER 9, 2020.

A BORTOLUSSI, OLS

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
in accordance with
Regulation 1025, Section 20(3).



AO03712022
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
2021.01.01
A0001/2022
S.P.P. AREA
YES ☒ NO ☐
NDCA REG. AREA
YES ☒ NO ☐

APPLICATION FEE: \$985.00 (includes \$235.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$299.00 (includes \$235.00 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): Norman Doucet & Carolina Bohrer Email: [REDACTED]
Mailing Address: 1140 Ramsey Lake Road Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: Sudbury Postal Code: P3E 6J7 Fax Phone: [REDACTED]

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

Name of Agent: [REDACTED] Email: [REDACTED]
Mailing Address: [REDACTED] Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: [REDACTED] Postal Code: [REDACTED] Fax Phone: [REDACTED]

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

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

Name: Royal Bank of Canada
Mailing Address: 10 York Mills Rd. 3rd Floor
City: Toronto Postal Code: M2P 0A2

- 4) Current Official Plan designation: Living Area I Current Zoning By-law designation: R1-3

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

Variance To	By-law Requirement	Proposed	Difference
Height - Bylaw 2010-100Z	11.0m	12.82m	1.82m
Water Setback - Bylaw 2021-152Z	30m	20.17m	9.83m
Rear Yard - Bylaw 2010-100Z	7.5m	2.32m	5.18m
Eaves Encroachment Bylaw 2010-100Z	1.2 m	5.59 m	-4.39

- b) Is there an eave encroachment? ☒ Yes ☐ No If 'Yes', size of eaves: 0.41 (m)

- c) Description of Proposal:

Minor variance approval to facilitate the construction of a new residential home with a dwelling height of 12.82m where 11m is required, also to include approval for setback for residential buildings to the high water mark of a lake of 30m where 20m is required which is at variance to By-law 2021-152Z also to include rear yard setback of 2.32m where 7.5m is required at variance to By-law 2010-100Z

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

For the rear yard setback, the architect and the surveyor had a different interpretation of what the city has identified as the rear yard, and as such located the dwelling in the most appropriate location to take advantage of southern exposure minimizing overall carbon footprint on the environment.

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

PIN(s): 73592-0187 Township: McKim Ward:
 Lot No.: 2 & 3 Concession No.: 2 Parcel(s): 33662
 Subdivision Plan No.: Lot: Reference Plan No.: 1228, 2515 Part(s): SR-1228 Part 3
 Municipal Address or Street(s): 1140 Ramsey Lake Road SR-2515 Part 1

- 7) Date of acquisition of subject land. 18-Aug-2016

- 8) Dimensions of land affected.

Frontage 15.5 (m) Depth 79.1max (m) Area 2666.9 (m²) Width of Street 20 (m)

9) Particulars of all buildings:	Existing		Proposed	
	House*	Garage		
Ground Floor Area:	94.2 (m ²)	39.9 (m ²)	235 (m ²)	
Gross Floor Area:	94.2 (m ²)	39.9 (m ²)	539.4 (m ²)	
No. of storeys:	1 + Basement	1	2 + Walkout	
Width:	8 (m)	6.23 (m)	16.8 (m)	
Length:	11.7 (m)	6.46 (m)	22.1 (m)	
Height:	5 +/- (m)	4.6 (m)	12.8 (m)	

* Existing house to be demolished upon construction of new residence

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

	Existing House*	Existing Garage	Proposed	
Front:	54.6 (m)	33.5 (m)	59.80 (m)	
Rear:	4.6 (m)	13 (m)	2.32 (m)	
Side:	21.8 (m)	5.28 (m)	2.39 (m)	
Side:	42.6 (m)	11.56 (m)	7.28 (m)	

* Existing house to be demolished upon construction of new residence

- 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.

1950-1960's

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

Use(s): Residential Home

Length of time: Always

- 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

Approved 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. IPZ3

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Norman Doucet and Carolina Bohrer (please print all names), the registered owner(s) of the property described as 1140 Ramsey Lake Road, Sudbury, Ontario, P3E 6J7
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;

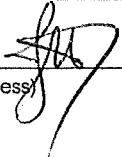
Authority to Enter Land and Photograph

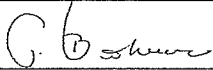
- grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land Tribunal, 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 Norman Doucet (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 28 day of March, 2022

(witness) 

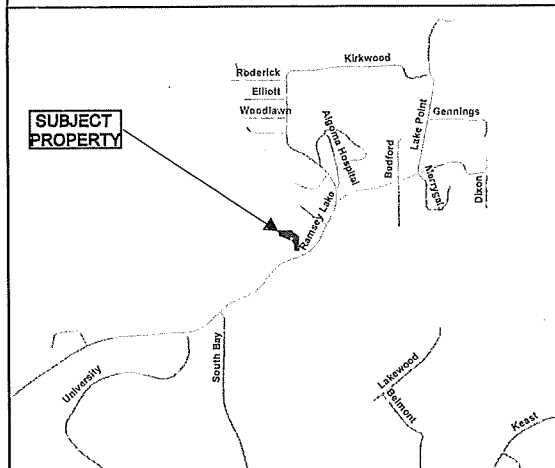
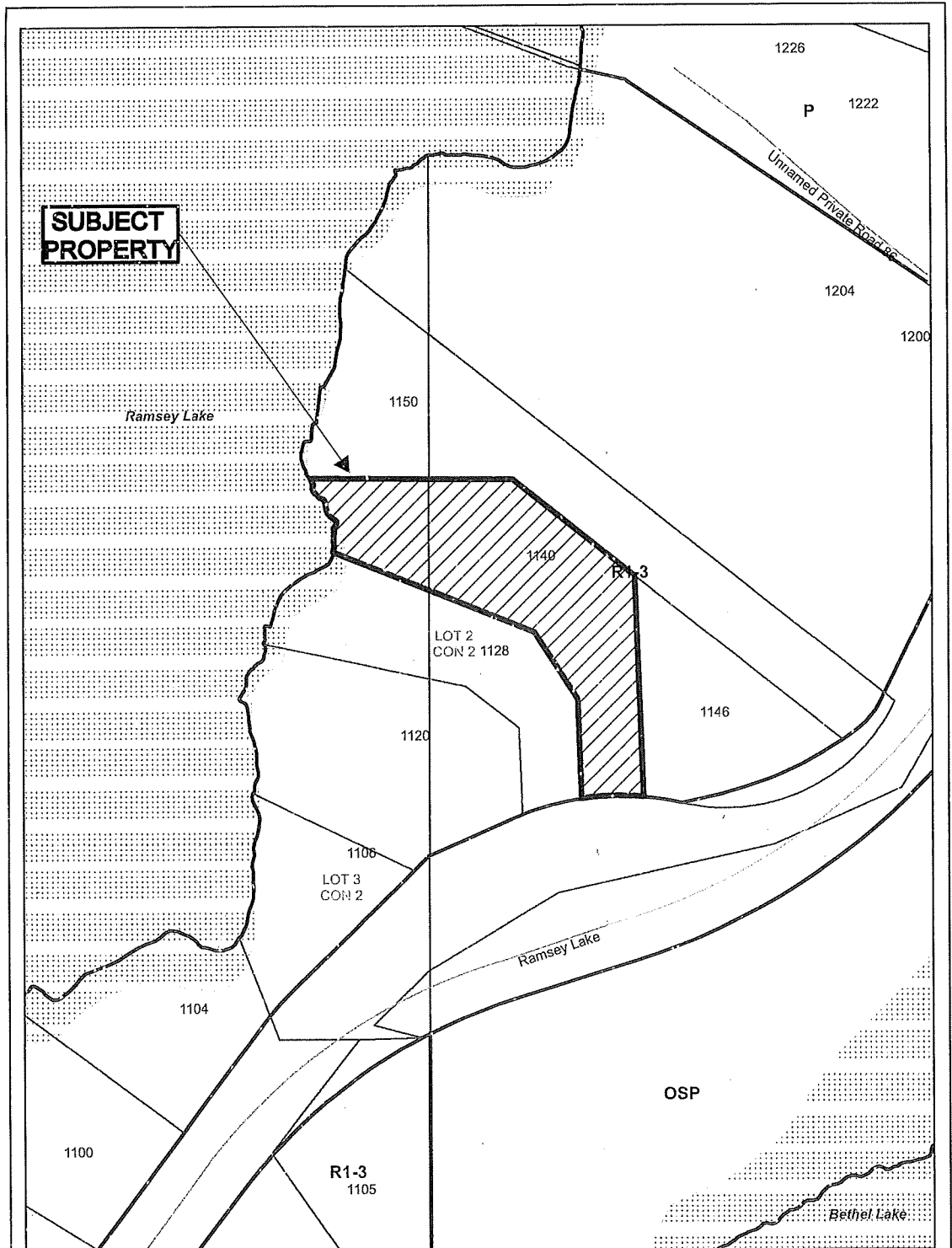

signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: Carolina Bohrer

*I have authority to bind the Corporation

A0001/2022

7/10/2022



Application for Minor Variance or Permission



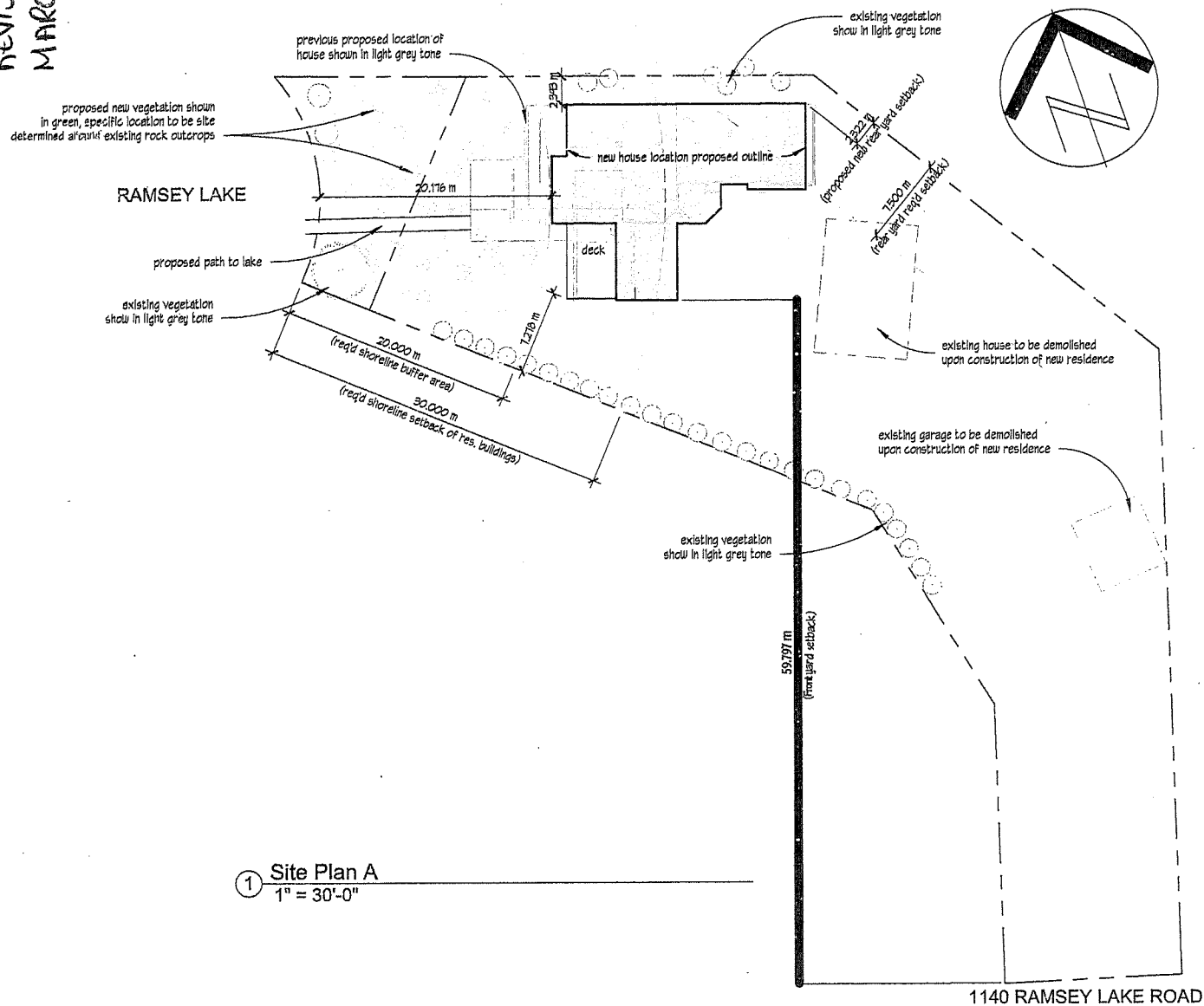
Subject Property being
PIN 73592-0187, Parcel 33662,
Part Lot 2, Concession 2, Part 3,
Plan SR-1228, Part 1, Plan SR2515,
Township of McKim,
1140 Ramsey Lake Road, Sudbury
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0001/2022
Date: 2022 01 20

REVISED

MARCH 28, 2022



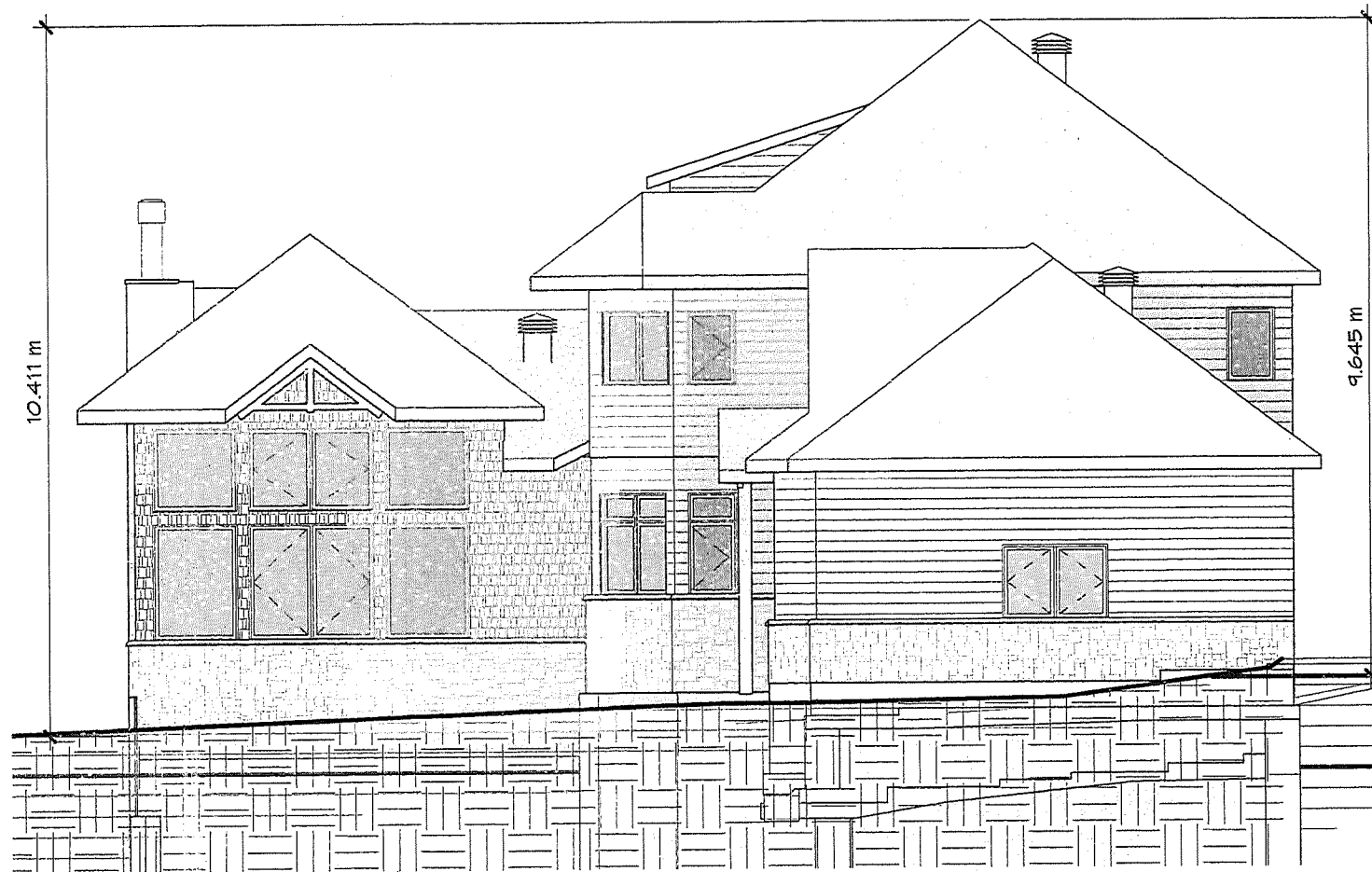
p o c h b e l a i p architect - architects		
10 Greenway Drive, Garson ON, P3L0A6		
1140 Ramsey Lake Rd.		
PROJEC Doucet Residence		
ISSUED FOR - REVISION:		
RE	DATE	DESCRIPTION
PROJECT 2021		DATE May 2021
ORIGINAL 1" = 30'-0"		
DESIGNED		
Designer		
DRAWN BY:		
Author		
CHECKED BY:		
Checker		
ARCHITECTURAL		
TITLE: March 25 site		
SHEET NUMBER: S2		

Approved
Sketch 2



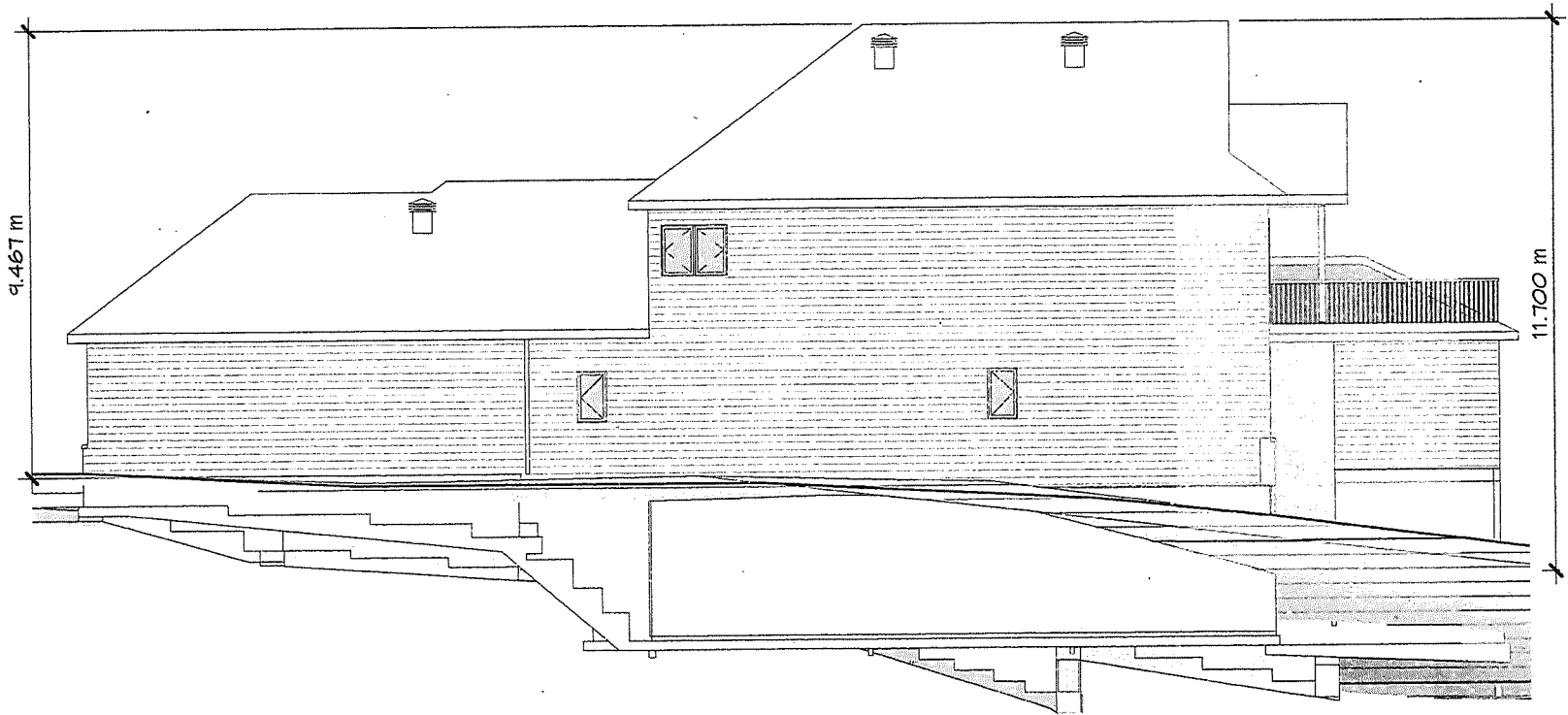
① SOUTH ELEVATION (metric)
1 : 150

April 2022
Sketch 3



① EAST ELEVATION (metric)
1 : 100

A0001/2022
Sketch 4



① NORTH ELEVATION (metric)
1 : 150

A0001/2022
Sketch 5



① WEST ELEVATION (metric)
1 : 100

A0001/2022
Sketch 6