

Tom Davies Square  
200 Brady St

Wednesday, August 24, 2022

**PUBLIC HEARINGS**

**A0115/2022**

**LYNN LEFEBVRE  
DENIS LEFEBVRE**

Ward: 11

PIN 73572 0578, Lot(s) 1, Subdivision 53M-1408, Lot Pt 11, Concession 4, Township of Neelon, 90 Jeanine Street, Sudbury, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a single detached dwelling providing a minimum required interior side yard setback of 1.15m, where 1.2m is required.

**A0116/2022**

**A3 CONSTRUCTION INC.**

Ward: 12

PIN 73580 0295, Parcel 13801 SEC SES, Survey Plan 53R-15645 Part(s) 1, Lot Pt 2, Concession 4, Township of McKim, 157 Silpaa Street, Sudbury, [2010-100Z, C2 (General Commercial)]

For relief from Part 7, Section 7.3, Table 7.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of an addition on the existing building providing a minimum required rear yard setback of 3.0m, where 7.5m is required.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B24/96 (APR 1/96) AND MINOR VARIANCE APPLICATION A38/96 (APR 1/96)

**A0117/2022**

**MELISSA LORANGER  
CHAD GOULET**

Ward: 8

PIN 73564 0130, Parcel 17557 SEC SES, Lot(s) 115, Subdivision M-255, Lot Pt 9, Concession 6, Township of Neelon, 1292 Carmelo Avenue, Sudbury, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsection 4.2.4 a) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached garage providing a maximum height of 6.4m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

PREVIOUSLY SUBJECT TO MINOR VARIANCE A153/10 (NOV 1/10)

**A0118/2022**

**MATTHEW GRAHAM DAVIS**

Ward: 4

PIN 02129 0106, Parcel 5887 and 3264 SEC SES, Lot(s) Part 103, Subdivision M-109, Lot Pt 6, Concession 4, Township of McKim, 323 Eva Avenue, 327 Eva Avenue, Sudbury, [2010-100Z, R2-3 (Low Density Residential Two)]

For relief from Part 5, Section 5.5, Table 5.5 and Part 6, Section 6.3, Table 6.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to approve the lands to be severed containing a single detached dwelling, subject of a Consent Application, providing firstly, no parking spaces, where a minimum of 1 parking space is required, secondly, a minimum lot frontage of 10.058m, where 12.0m is required, thirdly, a minimum lot depth of 20.737m, where 30.0 is required, and fourthly, a minimum required interior side yard of 1.076m, where 1.2m is required.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B87/10 (JUL 22/10 - ALLOWED TO LAPSE)

**A0119/2022**

**DANIELLE MARIER  
MATHIEU ROY**

Ward: 9

PIN 73480 0076, Parcel 43827 SEC SES, Survey Plan 53R-7033 Part(s) 5 and 7, Lot Pt 2, Concession 5, Township of Cleland, 2759 Red Deer Lake Road North, Wanup, [2010-100Z, RU (Rural)]

For relief from Part 4, Section 4.2, subsection 4.2.10.3 c) ii), Section 4.3 and Part 9, Section 9.3, Table 9.3 of By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, as amended, in order to facilitate the construction of a secondary dwelling unit providing, firstly, a maximum separation distance of 65.0m from the primary residential dwelling, whereas a maximum separation distance of 30.0m from the primary residential dwelling is permitted, secondly, no frontage onto an assumed road, whereas no person shall erect any building on any lot that does not have frontage on an assumed road, and thirdly, a minimum lot frontage of 0.0m, where 90.0m is required.

**A0120/2022**

**CENTRE ICE DEVELOPMENTS INC.**

Ward: 5

PIN 02127 0456, Survey Plan 53R-13807 Part(s) 1, Lot(s) 2, 3, 4, and 5, Subdivision M-152, Lot Pt 5, Concession 5, Township of McKim, 189 Paul Street, Sudbury, [2010-100Z, C3 (Limited General Commercial)]

For relief from Part 4, Section 4.2, subsection 4.2.9 b) and Section 4.15, subsection 4.15.1 e) and Part 5, Section 5.3, Table 5.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a commercial complex with a restaurant, office and retail space, firstly, to permit the refuse storage area to be located in the rear yard, where refuse storage areas shall be located in the interior yard only, secondly, to permit a 1.5m wide landscaped open space adjacent to the full length of the lot line abutting Paul Street, where a 3.0m wide landscaped area adjacent to the full length of the lot line shall be required abutting all public roads having a width greater than 10.0m, and thirdly, providing a reduced minimum parking space ratio for business offices of 1/40.0m<sup>2</sup>, where 1/30.0m<sup>2</sup>.

PREVIOUSLY SUBJECT TO SIGN VARIANCE APPLICATION A97/12 (JUL 23/12) AND CONSENT APPLICATION B93/00 (DEC 11/00)

**A0121/2022**

**ASHLEY BEAUSOLEIL  
TREVOR BEAUSOLEIL**

Ward: 11

PIN 73560 0853, Parcel 22326 SEC SES, Lot Pt 7, Concession 3, Township of Neelon, 3470 Bancroft Drive, Sudbury, [2010-100Z, RU (Rural)]

For relief from Part 5, Section 5.4, subsection 5.4.2 c) and Part 9, Section 9.3, Table 9.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, in order to facilitate the construction of an accessory building in the form of a detached garage, firstly, providing a minimum required front yard setback of 4.0m, where 10.0m is required, and secondly, to permit two driveways, where only one driveway is permitted per lot for residential dwelling units.

**THIS APPLICATION WAS DEFERRED FROM THE MEETING OF JULY 13, 2022 TO IN ORDER FOR THE APPLICANTS TO ADDRESS COMMENTS FROM STAFF**

**A0091/2022**

**MARNI KONTTURI-MORAN  
DAVE KONTTURI**

**"REVISED"**

Ward: 2

PIN 73374 0004, Parcel 8400 SEC SWS, Lot(s) 20, Subdivision M-585, Lot Pt 5, Concession 2, Township of Waters, 45 Makada Drive, Lively, [2010-100Z, R1-1 (Low Density Residential One)]

For relief from Part 4, Section 4.2, Table 4.1, Section 4.41, subsections 4.41.2, 4.41.3 and 4.41.4 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 with covered porch and conversion of the existing seasonal dwelling into a boathouse, firstly, providing a minimum front yard setback of 1.25m with eaves encroaching 0.6m into the proposed 1.25m front yard setback, where a minimum front yard setback of 6.0m is required and where eaves may encroach 1.2m into the required front yard but not closer than 0.6m to the lot line, secondly, providing a high water mark setback of 17.54m for the single family dwelling, where no person shall erect any residential building or other accessory structure closer than 30.0m to the high water mark of a lake or river, and thirdly, for the proposed single detached dwelling to be 17.54m 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.

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

**A0097/2022**

**JESSICA TANN  
BRADLEY TANN**

**"REVISED"**

Ward: 9

PIN 73472 0087, Parcel 34846 SEC SES, Lot(s) 4, Subdivision M-375, Lot Pt 10, Concession 2, Township of Broder, 5057 Croatia Road, Sudbury, [2010-100Z, R1-1 (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsection 4.2.4 a) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached garage providing a maximum height of 6.4008m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

**A REMINDER... THE NEXT SCHEDULED MEETING IS  
WEDNESDAY, SEPTEMBER 7, 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 2020.01.01
A 0415/2020
S.P.P. AREA YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
NDCA REG. AREA YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

## City of Greater Sudbury

### 1025 APPLICATION FOR MINOR VARIANCE

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): Denis & Lynn Lefebvre	Email: [REDACTED]
Mailing Address: 90 Jeanine st	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: Sudbury, ON	Postal Code: P3B 0E5
	Fax Phone: [REDACTED]

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

Name of Agent: TULLOCH Engineering	Email: [REDACTED]
Mailing Address: 1942 Regent Street Unit L	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: Sudbury, ON	Postal Code: P3E 5V5
	Fax Phone: [REDACTED]

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

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

Name: Denis & Lynn Lefebvre
Mailing Address: 90 Jeanine st
City: Sudbury, ON
Postal Code: P3B 0E5

- 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
Interior Side Yard Setback	1.20m	1.15m	0.05m

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

- c) Description of Proposal:

Reduced setback for a 1-storey single detached dwelling (currently under construction-foundation installed).

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

Foundation/building located too close to interior lot line.

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

PIN(s): 735720578	Township: NEELON	Ward:
Lot No.:	Concession No.:	Parcel(s):
Subdivision Plan No.: 53M-1408	Lot: 1	Reference Plan No.:
Municipal Address or Street(s): 90 Jeanine Street, Sudbury, ON P3B 4B9		

- 7) Date of acquisition of subject land.
- N/A

- 8) Dimensions of land affected.

Frontage 17.0	(m)	Depth 40.0	(m)	Area 669	(m <sup>2</sup> )	Width of Street N/A	(m)
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- 9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	188.725	(m <sup>2</sup> )	*	(m <sup>2</sup> )
Gross Floor Area:	188.725	(m <sup>2</sup> )	*	(m <sup>2</sup> )
No. of storeys:	1 storey		*	
Width:	13.42	(m)	*	(m)
Length:	15.641	(m)	*	(m)
Height:	4.0m	(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:	8.73	(m)	N/A	(m)
Rear:	15.62	(m)	"	(m)
Side:	1.15	(m)	"	(m)
Side:	2.33	(m)	"	(m)

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

What type of access to the land?

Municipally owned & operated piped water system	<input 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.

N/A

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

Use(s): VacantLength of time: 30+

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

Same as #13 ☐ or, Residential

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

- 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:
- Residential

A015/2022

- 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. \_\_\_\_\_

Ramsey Lake Watershed

### PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Denis & Lynn Lefebvre

(please print all

names), the registered owner(s) of the property described as

LOT 1, PLAN 511188 SUBJECT TO AN EASEMENT IN GROSS OVER PITS 1 & 4 PL 53R20018 AS IN SD249679 SUBJECT TO AN EASEMENT IN GROSS OVER PITS 1 & 4 PL 51R20018 AS IN SD245641 SUBJECT TO AN EASEMENT IN GROSS OVER PITS 1 & 4 PL 53R20018 AS IN SD249633 SUBJECT TO AN EASEMENT IN GROSS OVER PITS 1 & 4 PL 53R20018 AS IN SD249665 SUBJECT TO AN EASEMENT IN GROSS OVER PITS 1 TO 7 PL 53R20018 AS IN SD249687 CITY OF GREATER SUDBURY

in the City of Greater Sudbury:

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

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

#### Authority to Enter Land and Photograph

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

Dated this 16th day of June, 20 22

Lina Pared

(witness)

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

Print Name: Denis Lefebvre LYNN LEFEBVRE

\*I have authority to bind the Corporation

Julie Lefebvre  
(witness)

JULIE LEFEBVRE

AO115/2022

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

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 26 day of July, 20 22

Dan T. Moul  
Commissioner of Oaths

**David Glen Tulloch**  
a Commissioner, etc., Province of Ontario,  
for TULLOCH Engineering Inc.  
Expires Feb 20<sup>th</sup>, 2024

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

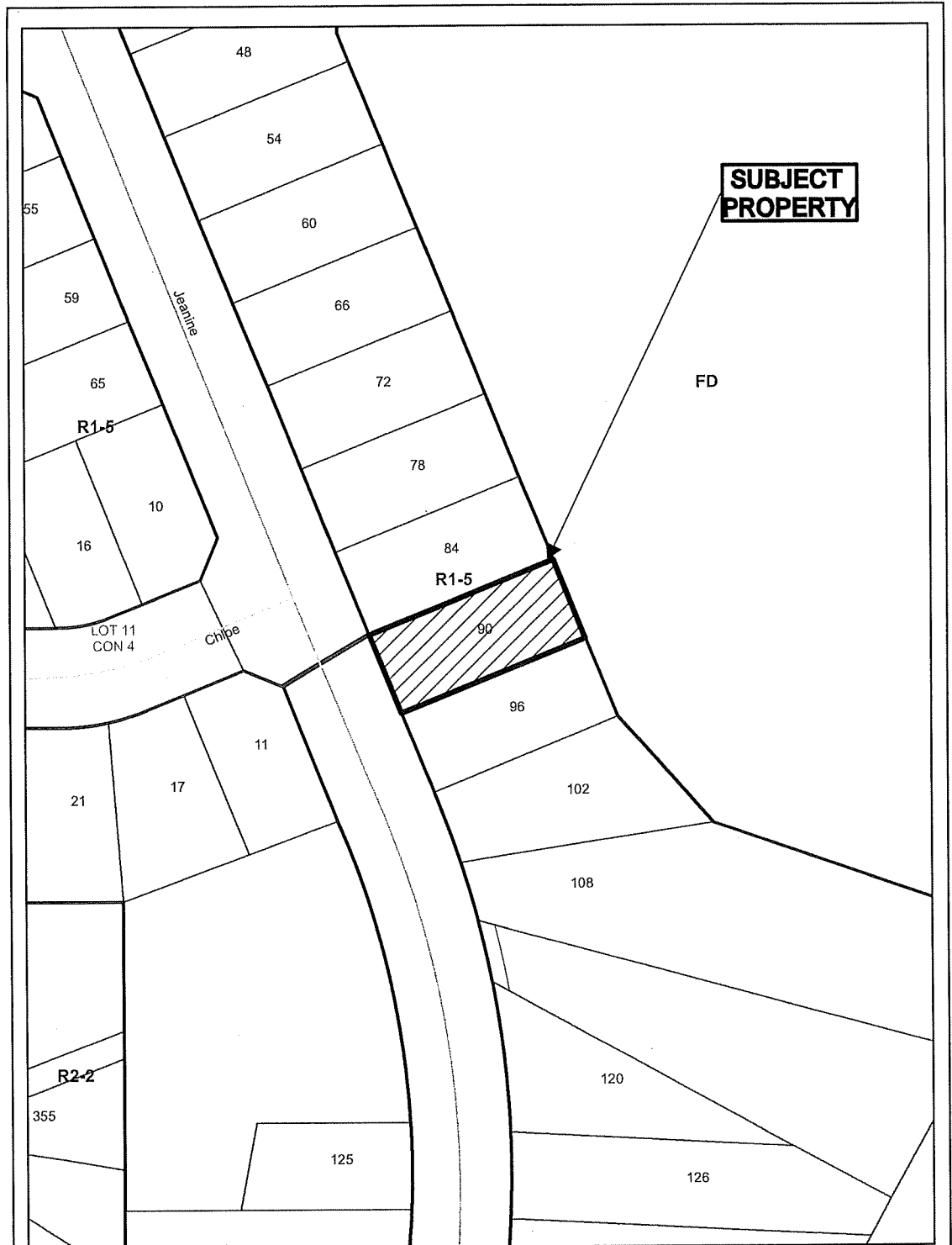
Print Name: Vanessa Smith  
\*I have authority to bind the Corporation

\* 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]

AO119/2022



**SUBJECT  
PROPERTY**

FD

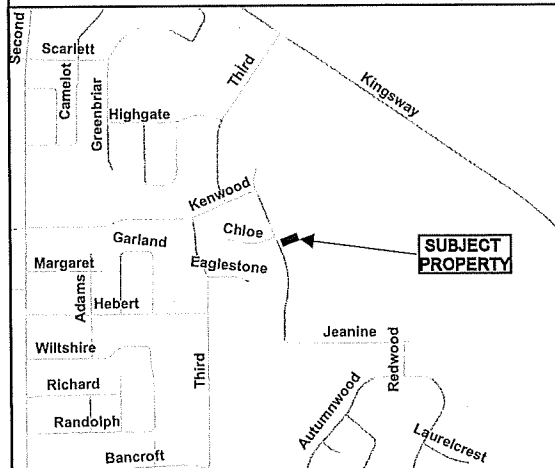
R1-5

R1-5

LOT 11  
CON 4

Chlpe

R2-2



**SUBJECT  
PROPERTY**

## Application for Minor Variance or Permission



Subject Property being  
PIN 73572-0578,  
Lot 1, Plan 53M-1408,  
Part Lot 11, Concession 4,  
Township of Neelon,  
90 Jeanine Street, Sudbury,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

A0115/2022  
Date: 2022 08 08



**SURVEYOR'S REAL PROPERTY REPORT - PART 1**  
**LOT 1, REGISTERED PLAN 53M-1408**  
**CITY OF GREATER SUDBURY**  
**DISTRICT OF SUDBURY**  
**TULLOCH GEOMATICS INC., O.L.S.**  
**SCALE 1:250**

0 5 10 15m



**SURVEYOR'S REAL PROPERTY REPORT - PART 2**

**DESCRIPTION OF LAND:**  
 - LOT 1, REGISTERED PLAN 53M-1408, PIN 73572-0578  
 REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS:  
 - SUBJECT TO EASEMENT AS IN S02496578, S02496581, S02496583, S02496585 AND S02496587

**COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:**  
 - NOT CONFIRMED BY THIS REPORT, SETBACKS AS SHOWN.

**MUNICIPAL ADDRESS**  
 - 90 JEANINE STREET, SUDBURY, ON

**ADDITIONAL REMARKS**  
 THIS REPORT WAS PREPARED FOR BELMAR BUILDERS AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

**ANY UNDERGROUND SERVICES AND THEIR POSITION ARE NOT CONFIRMED BY THIS REPORT.**

**NOTE:**  
 THIS REPORT CAN BE UPDATED BY THIS OFFICE, HOWEVER NO ADDITIONAL POINTS OF THIS ORIGINAL REPORT WILL BE ISSUED SUBSEQUENT TO THE DATE OF CERTIFICATION

**BUILDING TIES ARE PERPENDICULAR OR RADIAL TO PROPERTY LINES AND ARE TO CONCRETE FOUNDATION**

**BEARING NOTE**  
 BEARINGS ARE UTM GRID, DERIVED BY REAL TIME KINEMATIC OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF ZONE 17 (81° WEST LONGITUDE).

**METRIC**  
 DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999569.

- LEGEND**
- DENOTES FOUND EVIDENCE
  - DENOTES PLANTED MONUMENT
  - ⊕ DENOTES IRON BAR
  - ⊗ DENOTES STANDARD IRON BAR
  - S DENOTES SET
  - M DENOTES MEASURED
  - P DENOTES REGISTERED PLAN 53M-1408
  - P1 DENOTES REGISTERED PLAN 53M-1388
  - P2 DENOTES PLAN BY TERRY DEL BOSCO, O.L.S. DATED NOVEMBER 11, 2020 (FILE: 302421)
  - P3 DENOTES PLAN BY TERRY DEL BOSCO, O.L.S. DATED JUNE 12, 2017 (FILE: 155551 LOT 3)
  - P4 DENOTES PLAN BY TERRY DEL BOSCO, O.L.S. DATED OCTOBER 25, 2017 (FILE: 125779/7086 SPR 16)
  - c DENOTES CALCULATED FROM
  - 1604 DENOTES TULLOCH GEOMATICS INC., O.L.S.
  - NVM DENOTES NO VISIBLE MARKINGS
  - NEF DENOTES NO EVIDENCE FOUND

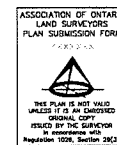
**SURVEYOR'S CERTIFICATE**

- I CERTIFY THAT:
- THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM.
  - THE SURVEY WAS COMPLETED ON **December 8th, 2021**.

**December 8th, 2021**  
 DATE \_\_\_\_\_  
 ONTARIO LAND SURVEYOR

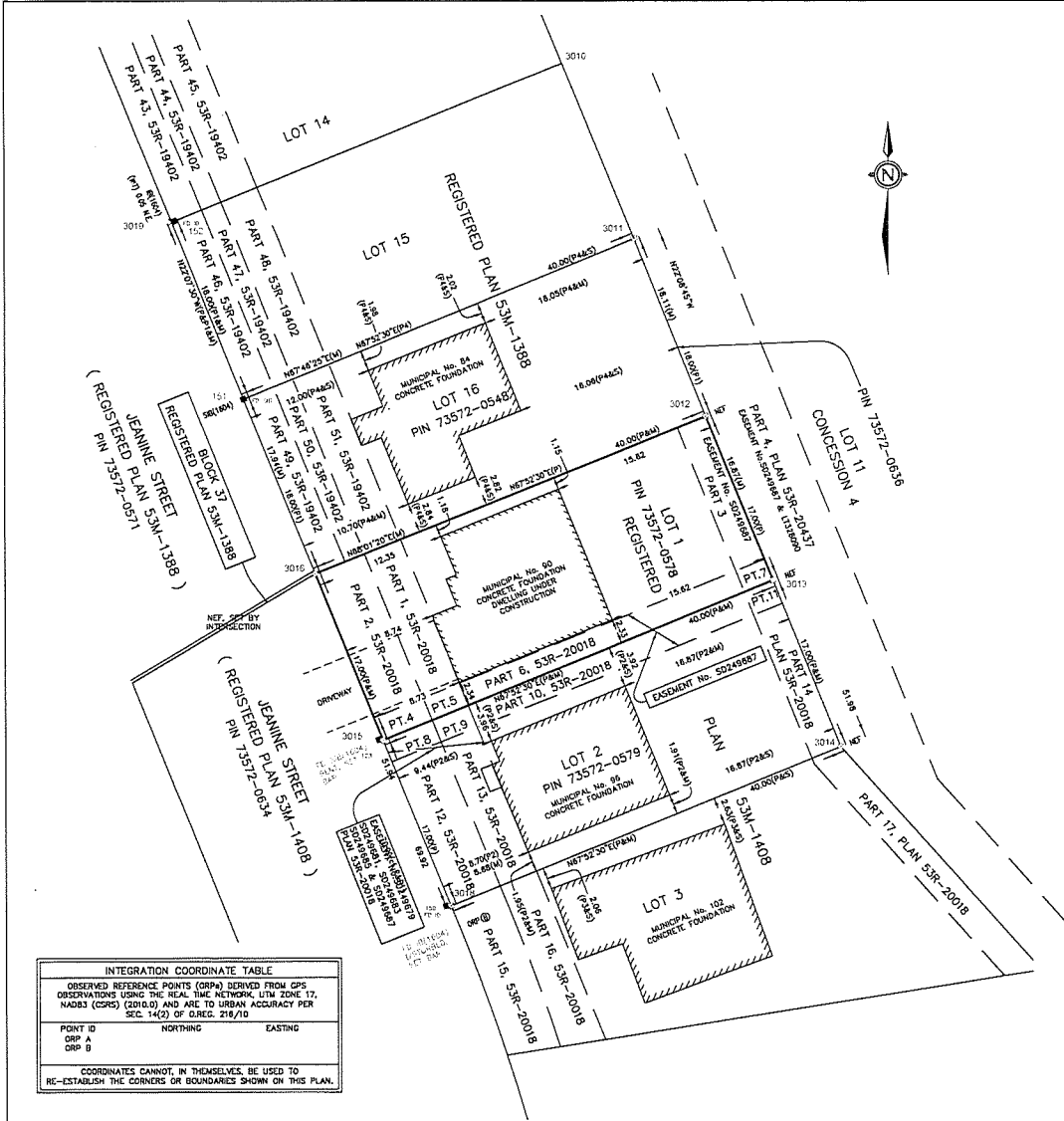
THE REPRODUCTION, ALTERATION, OR USE OF THIS REPORT IN WHOLE OR IN PART WITHOUT THE EXPRESS PERMISSION OF TULLOCH GEOMATICS INC., O.L.S. IS STRICTLY PROHIBITED.  
 NOT VALID UNLESS EMBOSSED WITH THE SEAL OF THE SURVEYOR

**TULLOCH**  
 1942 REGENT ST. UNIT 1 SUDBURY, ON P0E 5V0  
 TULLOCH GEOMATICS INC.  
 1-705-671-2295  
 F. 705-671-9477  
 800-810-1837  
 tulloch@tulloch.com  
 DRAWN BY: WEM FILE: 212179



ACAD FILE: SUDBURY\2021 Project\Geomatics\212179 Plan Plans\Jeanine Street\TULLOCH GEOMATICS\212179 Project Drawings\Lot 1\212179 SRP LOT 1.DWG [SRP]

INTEGRATION COORDINATE TABLE		
OBSERVED REFERENCE POINTS (ORP) DERIVED FROM GPS OBSERVATIONS USING THE REAL TIME NETWORK, UTM ZONE 17, NAD83 (CPCS) (2010.0) AND ARE TO URBAN ACCURACY PER SEC. 14(2) OF OREG. 218/10		
POINT ID	NORTHING	EASTING
ORP A		
ORP B		
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		







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
A0110/2022
S.P.P. AREA
YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
NDCA REG. AREA
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

## City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

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

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

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- 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): A3 Construction Inc. Email: [REDACTED]  
Mailing Address: 157 Silpaa Street Home Phone: [REDACTED]  
Business Address: [REDACTED] Business Phone: [REDACTED]  
City: Sudbury Postal Code: P3B 3E5 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: Michael Yallowega (Co-Owner) Email: [REDACTED]  
Mailing Address: 157 Silpaa Street Home Phone: [REDACTED]  
157 Silpaa Street Business Phone: [REDACTED]  
City: Sudbury Postal Code: ON 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: A3 Construction Inc.  
Mailing Address: 157 Silpaa Street  
City: Sudbury, ON Postal Code: P3B 3E5

- 4) Current Official Plan designation: C2 Current Zoning By-law designation: C2

- 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
Reduction of rear yard set back.	7.5	3	4.5

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

- c) Description of Proposal:  
Construct no boardroom/lunch room addition.

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
Existing building rear yard setback doesn't meet the bylaw. We need to expand to add a board room and lunch room.

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

PIN(s): 73580-0295 Township: McKim  
 Lot No.: 2 Concession No.: 4 Parcel(s):  
 Subdivision Plan No.: Lot: Reference Plan No.: 53R- 53RI 54 Part(s): 1  
 Municipal Address or Street(s): 157 Silpaa Street

- 7) Date of acquisition of subject land. August 30, 2019

- 8) Dimensions of land affected.

Frontage 23.6 (m) Depth 18.2 (m) Area 429.5 (m<sup>2</sup>) Width of Street 8 (m)

- 9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	68.1 (m <sup>2</sup> )		26 (m <sup>2</sup> )	
Gross Floor Area:	136.3 (m <sup>2</sup> )		26 (m <sup>2</sup> )	
No. of storeys:	1 + basement		1	
Width:	7.1 (m)		7.2 (m)	
Length:	9.6 (m)		6.3 (m)	
Height:	6 (m)		3 (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:	2.8 (m)		5 (m)	
Rear:	7.4 (m)		3 (m)	
Side:	8.9 (m)		7.8 (m)	
Side:	4.2 (m)		9.4 (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.

Unsure.

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

Use(s): Commercial office Length of time: August 30, 2019

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

Same as #13 ☐ or, \_\_\_\_\_

- 15) What is the number of dwelling units on the property? 0

- 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: Commercial

A0116/2022

- 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?

**M4** ☒ Yes ☐ No

If "yes", provide details on how the property is designated in the Source Protection Plan. 1

#### PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/we, A3 Construction Inc. (please print all names), the registered owner(s) of the property described as Michael Yallowega and Rick Yallowega

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 Michael Yallowega and Rick Yallowega (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 Wednesday day of July 22, 20 22

(Witness)

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

Print Name: Michael Yallowega

\*I have authority to bind the Corporation

A011612022


### PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, A3 Construction Inc. - Michael Yallowega and Rick Yallowega (please print all names),  
the registered owner(s) or authorized agent of the property described as A3 Construction Inc. - Michael Yallowega and Rick Yallowega

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 27<sup>th</sup> day of July, 2022

  
Commissioner of Oaths

**Cynthia Catherine Chateauvert, a Commissioner,  
etc., Province of Ontario, for Moutsatsos Laakso  
Alexander LLP, Barristers and Solicitors.  
Expires March 15, 2024.**

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

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

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

**FOR OFFICE USE ONLY**

Date of Receipt:                      Hearing Date: August 24, 2022                      Received By: N. Lewis

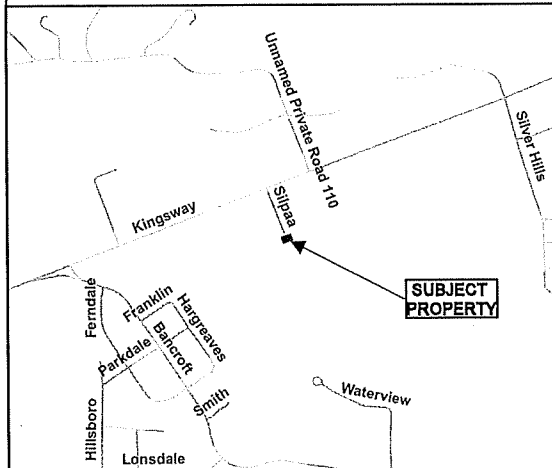
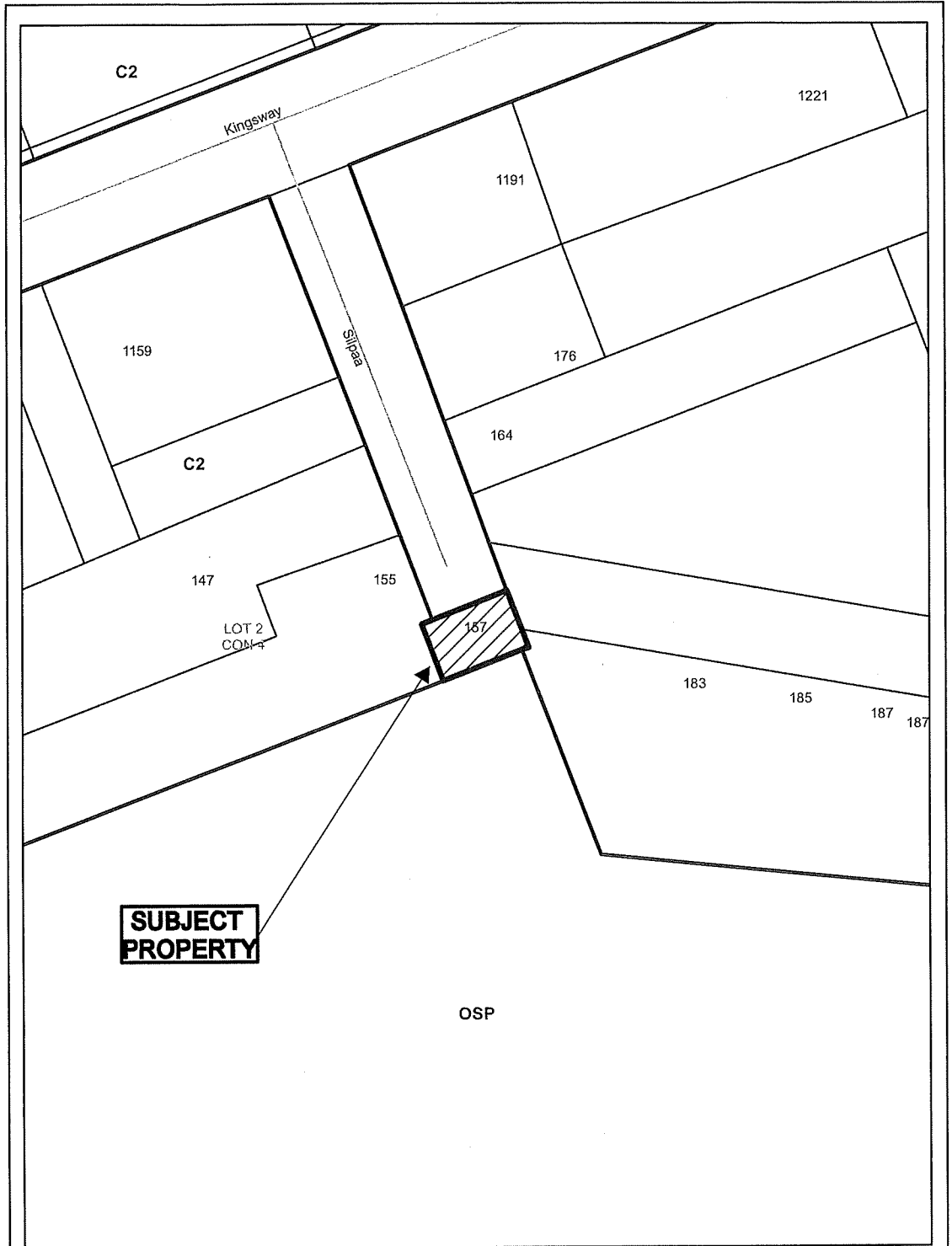
Zoning Designation: C2                      Resubmission: ☐ Yes ☒ No

Previous File Number(s): B0024/1996 / A0038/1996

Previous Hearing Date: April 1, 1996 / April 1, 1996

Notes:

AO 116/2022



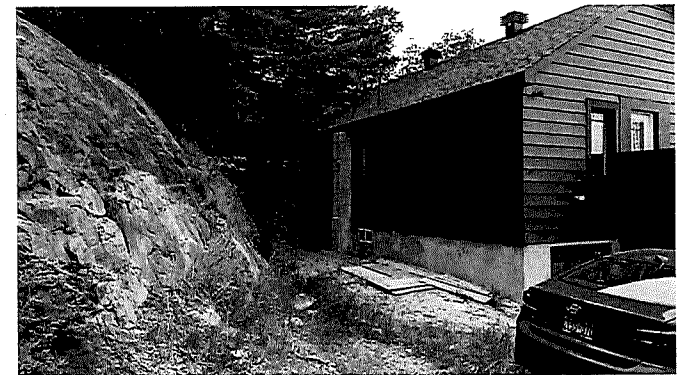
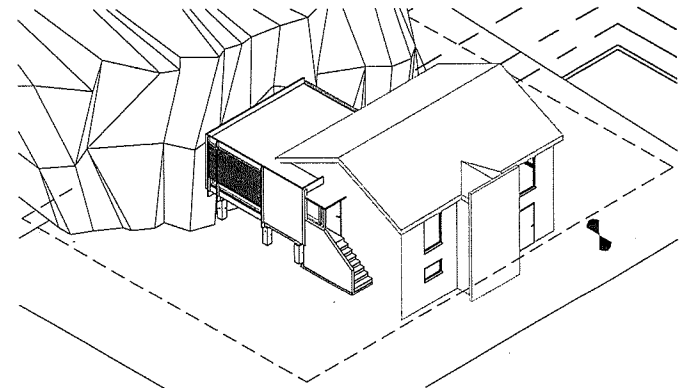
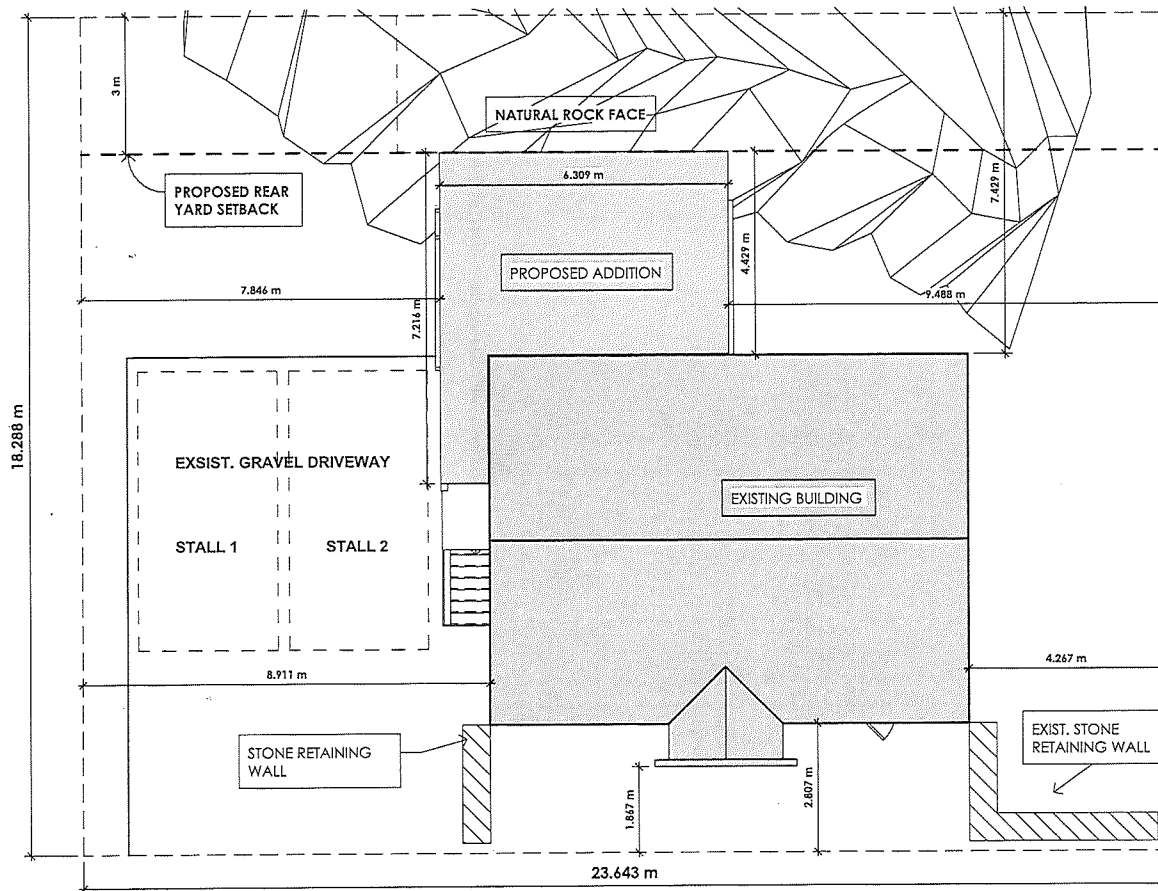
# **Application for Minor Variance or Permission**



Subject Property being  
PIN 73580-0295,  
Parcel 13801 SEC SES,  
Part Lot 2, Concession 4,  
Part 1 on Plan 53R-15645,  
Township of McKim,  
157 Silpaa Street, Sudbury,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

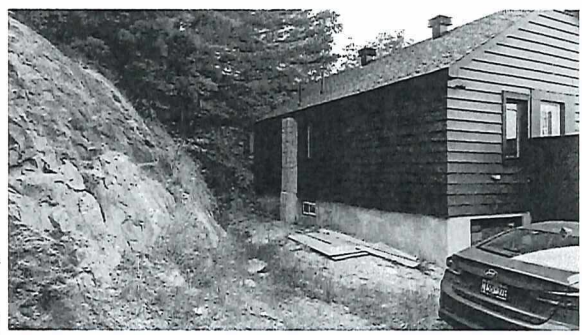
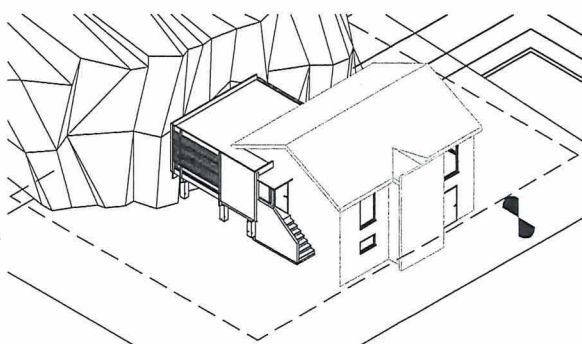
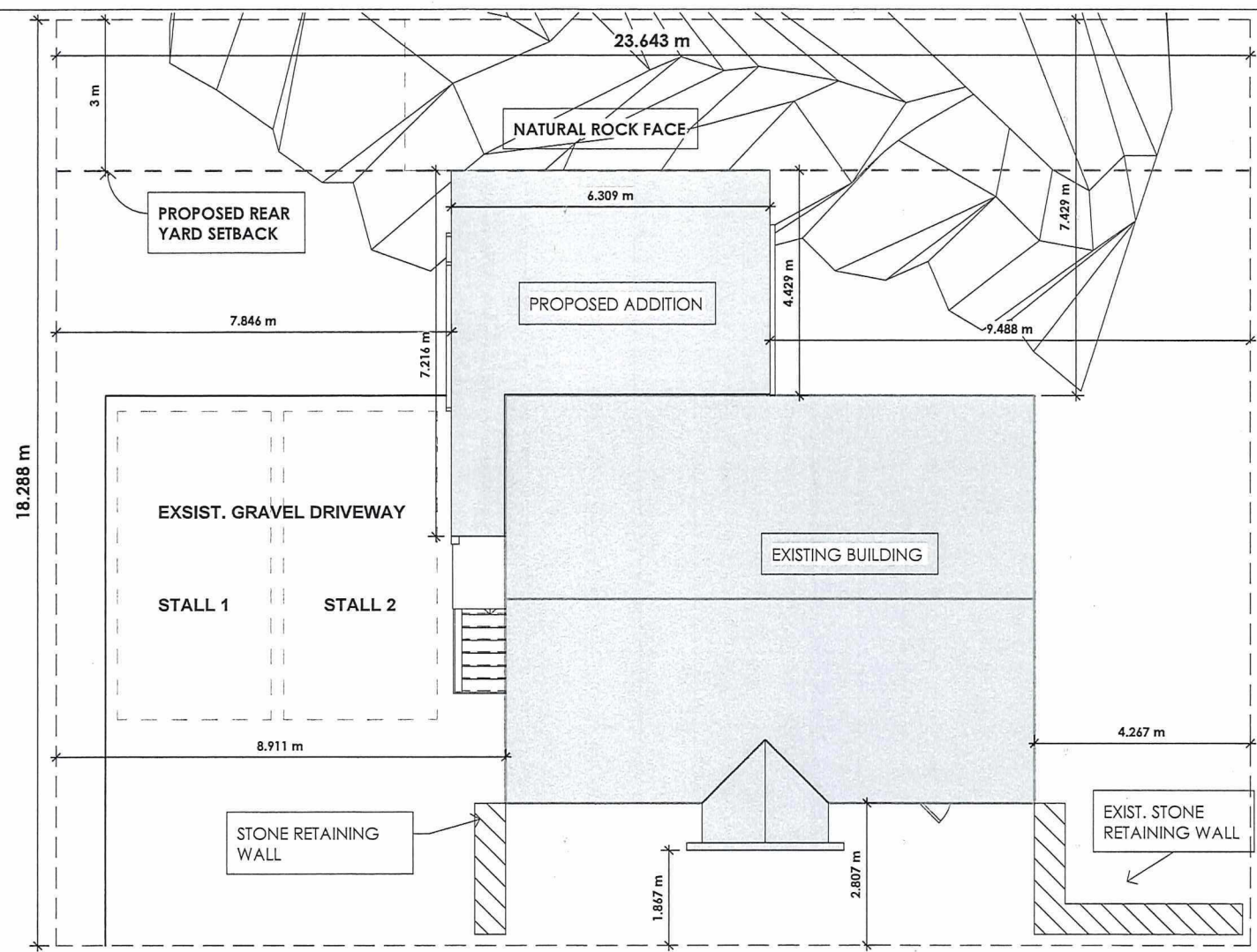
A0116/2022  
Date: 2022 08 08



Aug 16/2022  
Sketch 2



A0416/2022  
Sketch 3





**Site Plan & Site Information**

**Office Boardroom/Lunchroom**

157 Silpaa St, Sudbury ON P3B 3E5

Drawn By: Mike S | Checked By: Rick Y | Date: July 26th 2022

Scale

1 : 100





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

A04712022

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): Chad Gault and Melissa Horanger Email: [REDACTED]

Mailing Address: 1292 Carmelo Ave Home: [REDACTED]

City: Sudbury Postal Code: P3A 4P7 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: Victor Barker "DTL Construction" Email: [REDACTED]

Mailing Address: 115 Main Home: [REDACTED]

City: Chelmsford Postal Code: D0N 1C0 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: Chad Gault and Melissa Horanger Sudbury Credit Union<sup>91</sup>

Mailing Address: 1292 Carmelo Ave 16 Jacobson Dr.

City: Sudbury Postal Code: P3A 4P7 Livery ON P34 1M8

- 4) Current Official Plan designation: Living Area 1 Current Zoning By-law designation: R-1-5
- 5) a) Nature and extent of relief from the Zoning By-law for which the application is being made. (If more than five variances are being sought, a schedule may be attached to the application form). Measurements must be in metric.

Variance To	By-law Requirement	Proposed	Difference
Section 4.2.4(A)	5-metre	6.4	1.4

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

c) Description of Proposal: To have a 1.4m difference in height

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

Require extra storage.

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

PIN(s): \_\_\_\_\_ Township: Sudbury  
 Lot No.: 9 Concession No.: 6 Parcel(s): 17557  
 Subdivision Plan No.: M255 Lot: 115 Reference Plan No.: \_\_\_\_\_ Part(s): \_\_\_\_\_  
 Municipal Address or Street(s): 1292 Carmelo Ave., Sudbury, ON P3A 4P7

- 7) Date of acquisition of subject land.
- 2013

- 8) Dimensions of land affected.

Frontage 22.2 (m) Depth 56.6 (m) Area 1256.52 (m<sup>2</sup>) Width of Street \_\_\_\_\_ (m)

- 9) Particulars of all buildings:
- House
- Existing
- Garage

	Existing	Proposed
Ground Floor Area: <del>117.00</del> <u>58.00</u> (m <sup>2</sup> )	<u>58.00</u> (m <sup>2</sup> )	<u>100.65</u> (m <sup>2</sup> )
Gross Floor Area: <del>240.00</del> <u>76.88</u> (m <sup>2</sup> )	<u>76.88</u> (m <sup>2</sup> )	<u>159.82</u> (m <sup>2</sup> )
No. of storeys: <u>2</u>	<u>2</u>	<u>2</u>
Width: <u>9.44</u> <del>12.45</del> (m)	<u>7.62</u> (m)	<u>9.15</u> (m)
Length: <u>10.97</u> (m)	<u>7.62</u> (m)	<u>11</u> (m)
Height: <u>9.44</u> (m)	<u>4.87</u> (m)	<u>6.04</u> (m)

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

	House	Existing Garage	Proposed
Front:	<u>3.05</u>	<u>27.43</u> (m)	<u>27.43</u> (m)
Rear:	<u>38.67</u>	<u>20.11</u> (m)	<u>18.58</u> (m)
Side:	<u>9.95</u>	<u>2.44</u> (m)	<u>1.60</u> (m)
Side:	<u>2.13</u>	<u>12.14</u> (m)	<u>10.14</u> (m)

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

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

What type of access to the land?

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

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

1950 - House & Garage

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

Use(s): Residential Length of time: 8 years

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

Same as #13 ☐ or, residential

- 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

April 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, Chad Goulet and Melissa Loranger (please print all names), the registered owner(s) of the property described as residential property at 1292 Carmelo A 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 Victor Banks of DTL Construction (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 July, 20 22

At [Signature]  
(witness)  
Dwain Ramsay

[Signature]  
signature of Owner(s) or Signing Officer or Authorized Agent  
Print Name: Melissa Loranger

\*I have authority to bind the Corporation

AD14/2022

I/We, Victor Danker (please print all names),  
the registered owner(s) or authorized agent of the property described as 1292 Carmelo Ave

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

Dated this 28 day of July, 20 22

Commissioner of Baths

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: Victor Dasker  
\*I have authority to bind the Corporation

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

**FOR OFFICE USE ONLY**

Date of Receipt:

Hearing Date: August 24, 2022

Received By: N. Lewis

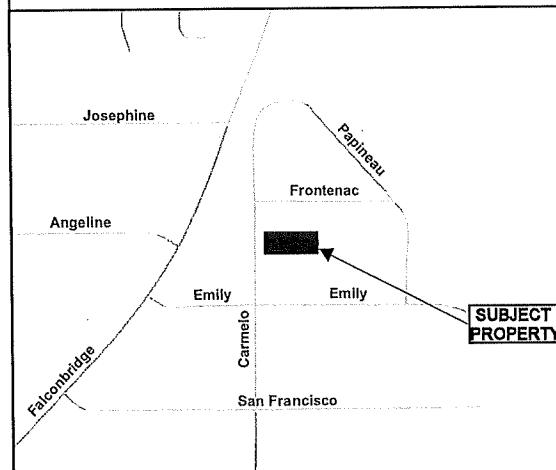
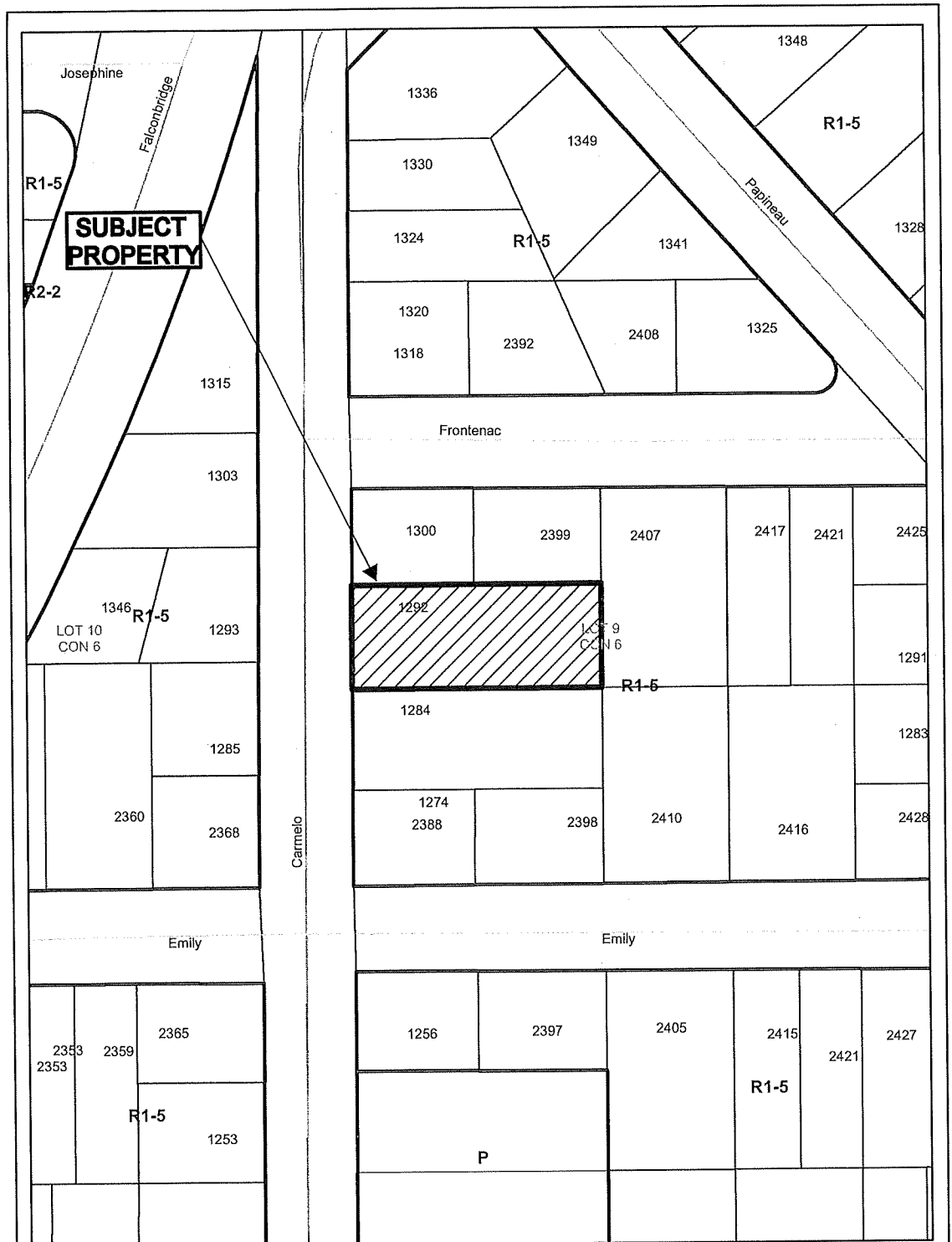
Zoning Designation: R1-S Resubmission: ☐ Yes ☒ No

Previous File Number(s): A0153/2010

Previous Hearing Date: Nov. 1, 2010

Notes:

AO117/2022



### Application for Minor Variance or Permission



Subject Property being  
PIN 73564-0130,  
Parcel 17557 SEC SES,  
Lot 115, Plan M-255,  
Part Lot 9, Concession 6,  
Township of Neelon,  
1292 Carmelo Avenue, Sudbury,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

A0117/2022  
Date: 2022 08 08

# DTL CONSTRUCTION - DETACHED GARAGE

LOCATION: 1292 CARMELO AVE, SUDBURY, ON

## PROJECT DESCRIPTION:

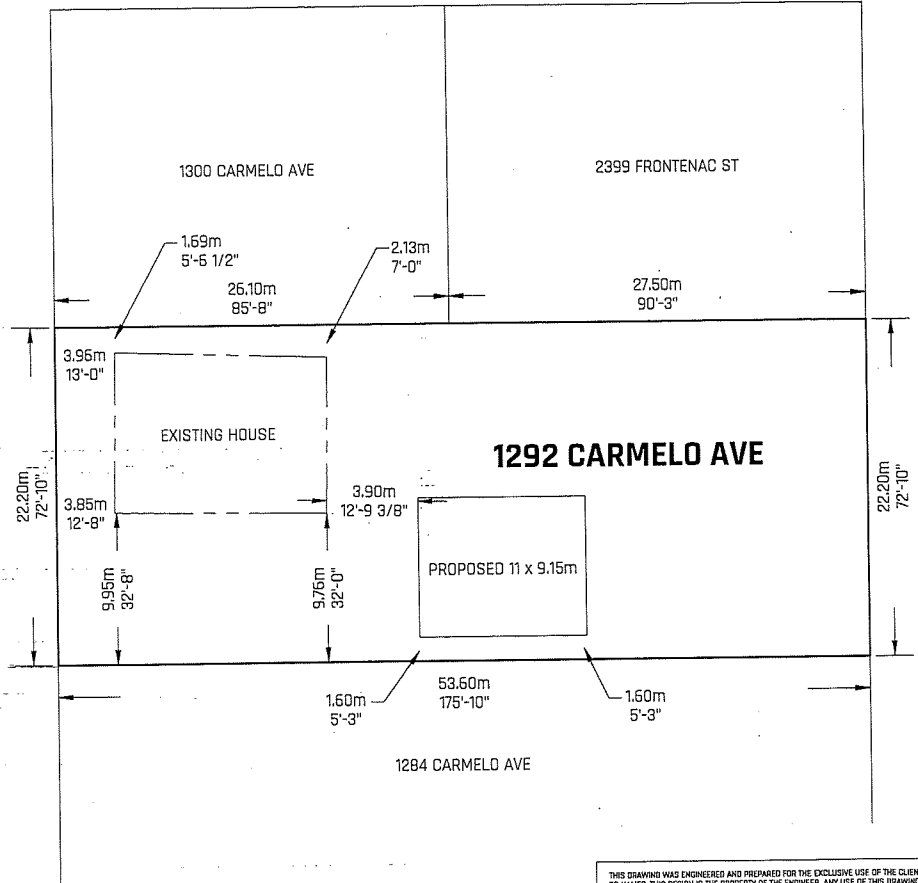
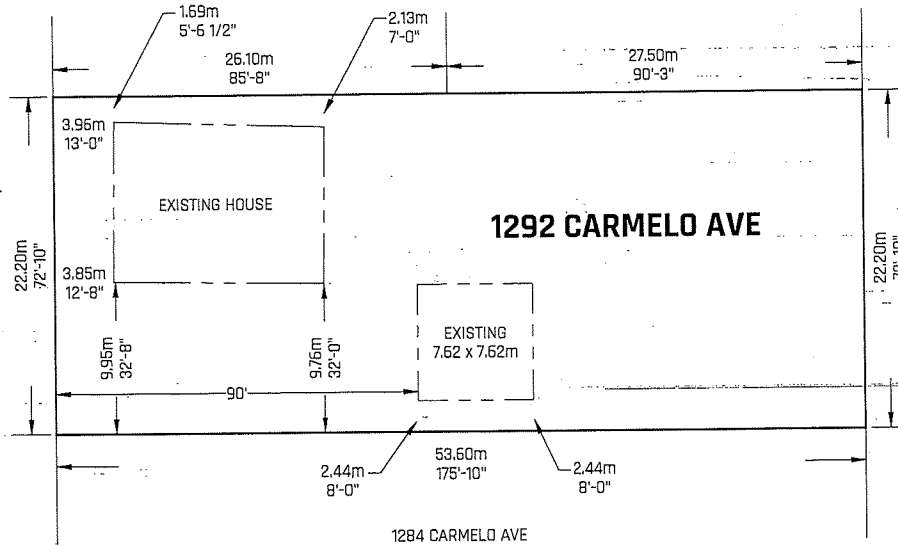
GARAGE TO BE ADDED WITHIN EXISTING PROPERTY

PUBLIC ROADWAY KNOW AS CARMELO AVE




PUBLIC ROADWAY KNOW AS FRONTENAC STREET

PUBLIC ROADWAY KNOW AS CARMELO AVE



THIS DRAWING WAS ENGINEERED AND PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT SO NAMED. THIS DESIGN IS THE PROPERTY OF THE ENGINEER. ANY USE OF THIS DRAWING BY THE NAMED CLIENT OR OTHER PARTY(IES) FOR THE PURPOSE OF RESALE IS STRICTLY PROHIBITED. ANY USE WHICH A THIRD PARTY MAKES OF THE INFORMATION ON THIS DRAWING OR THE ENGINEERING WORK CONTAINED HEREIN IS THE RESPONSIBILITY OF SUCH THIRD PARTIES. THE ENGINEER ACCEPTS NO RESPONSIBILITIES FOR DAMAGES, IF ANY, SUFFERED BY ANY THIRD PARTY AS A RESULT OF THEIR ILLLEGAL USE OF THIS INFORMATION.

REFERENCE DRAWING NO	REF DWG REV	REFERENCE DRAWING TITLE	REVISION	REVISION DESCRIPTION	REV BY	APP'D BY	DATE	<div><div>SHIELD</div>CONSULTING ENGINEERS LTD.</div>		CLIENT NAME	DTL CONSTRUCTION					
			0	ISSUED FOR CONSTRUCTION	RAA	K MAY	2022-07-20			SITE	1292 CARMELO AVE SUDBURY, ON					
										PROJECT DESCRIPTION	GARAGE ADDITION					
										DRAWING DESCRIPTION						
										PLOT PLAN						
								DRAWN BY	DATE DRAWN	CHECKED BY	DATE CHECKED	APPROVED BY	DATE APPROVED	SCALE	DRAWING NUMBER	REVISION
								R ARSENEAULT	2022-07-19	A BOZZO	2022-07-20	A BOZZO	2022-07-20	3"=1'-0"	1727-S1	0

A0117/2022  
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	
A010/12022	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

## City of Greater Sudbury

### APPLICATION FOR MINOR VARIANCE

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): DAVIS, MATTHEW GRAHAM	Email:	
Mailing Address: 601-627 Moberly Road	Home	
	Business Phone:	
City: Vancouver	Postal Code: V5Z 4B1	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: TULLOCH Engineering	Email:	
Mailing Address: 1942 Regent Street Unit L	Home	
	Business	
City: Sudbury	Postal Code: P3E 5V5	Fax P

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

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

Name:	
Mailing Address:	
City:	Postal Code:

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

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

Variance To	By-law Requirement	Proposed	Difference
Minimum Lot Frontage (Table 6.4)	12m	10.058m	1.942m
Minimum Lot Depth (Table 6.4)	30m	20.737m	9.263m
Minimum Required Interior Side Yard (Table 6.4)	1.2m	1.076m	0.124m
Minimum Parking Space Requirements (Table 5.5)	2 PS (1/unit)	0	2

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

- c) Description of Proposal:

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

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

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

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

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

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

- 8) Dimensions of land affected.

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

- 9) Particulars of all buildings:

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

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

	Existing	Proposed
Front:	See attached sketch (m)	Same (m)
Rear:	" " (m)	Same (m)
Side:	" " (m)	Same (m)
Side:	" " (m)	Same (m)

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

What type of access to the land?

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

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

Unknown. Pre 1950s.

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

Use(s): Residential

Length of time: Unknown

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

Same as #13 ☒ or,

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

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

☐ Yes ☒ No

If "yes", how many?

- 17) Existing uses of abutting properties: Residential

A0118/2022

- 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): Concurrent Consent Application. \_\_\_\_\_

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

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

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

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

#### PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

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

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

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

Dated this 19 day of July, 2022

X Adam Spacky  
(witness)

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

Print Name: X Matt Davis

\*I have authority to bind the Corporation

AO118/2022

I/We, TULLOCH Engineering \_\_\_\_\_ (please print all names),

the registered owner(s) or authorized agent of the property described as PCL 5887 AND PCL 3264 SEC SES FIRSTLY PT LT

103 PLAN M109 COMM AT THE N ELY ANGLE OF THE SAID LT CITY OF SUDBURY (PIN 02129-0106)

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 July day of 21, 2022

Don T. M. L.  
Commissioner of Oaths

**David Glen Tulloch**  
a Commissioner, etc., Province of Ontario,  
for TULLOCH Engineering Inc.  
Expires Feb 20<sup>th</sup>, 2024

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

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

**FOR OFFICE USE ONLY**

Date of Receipt: July 22/22 Hearing Date: August 24, 2022 Received By: N. Lewis

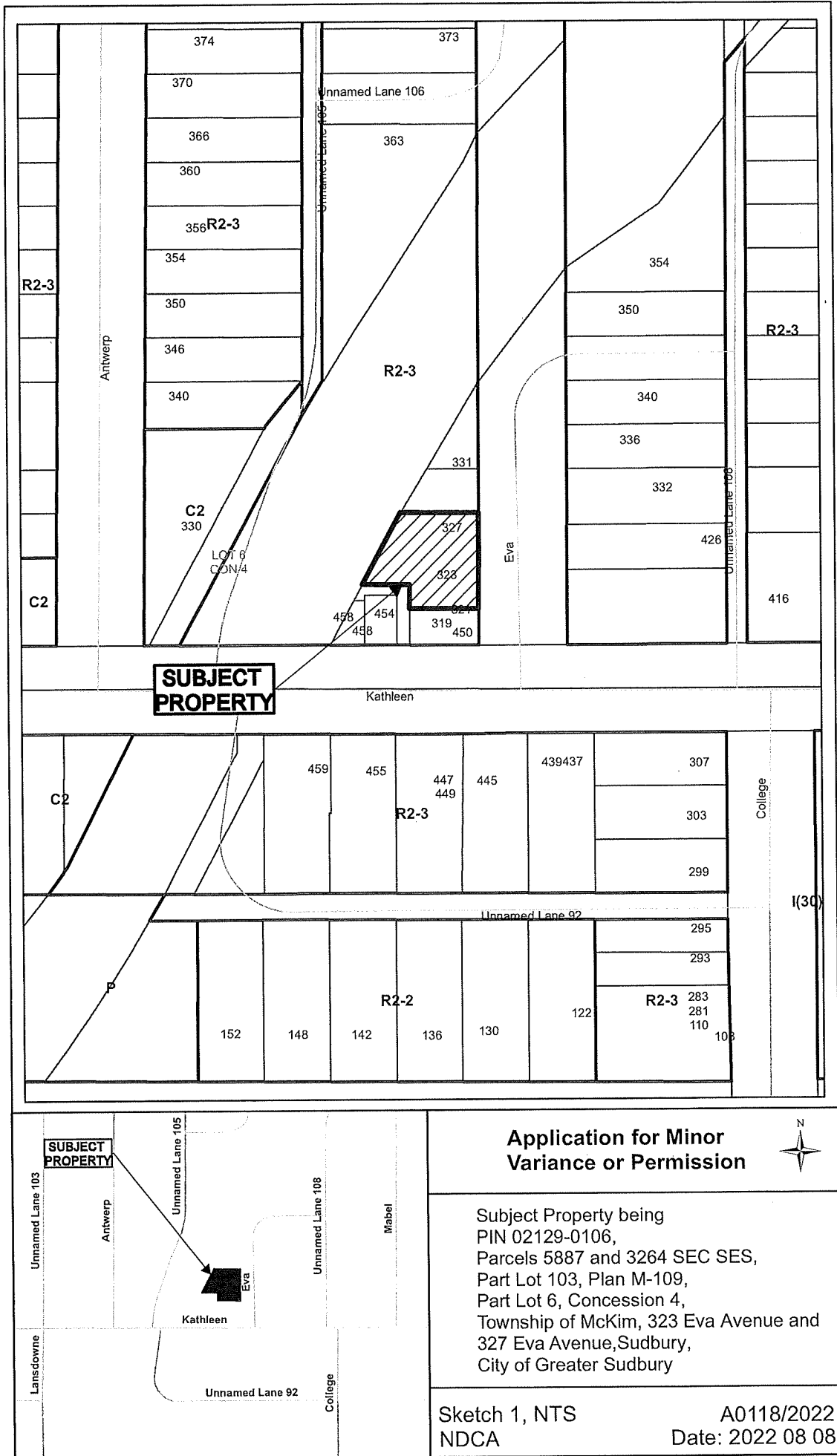
Zoning Designation: R2-3 Resubmission: ☐ Yes ☒ No

Previous File Number(s): B0087/2010 - decision allowed to lapse

Previous Hearing Date: July 22/10

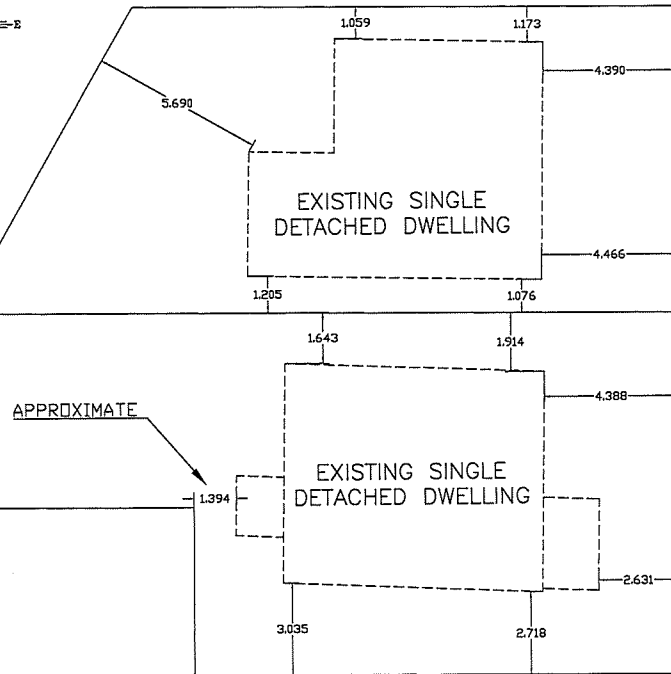
Notes: Relates to a consent application

AO 11/8/2022

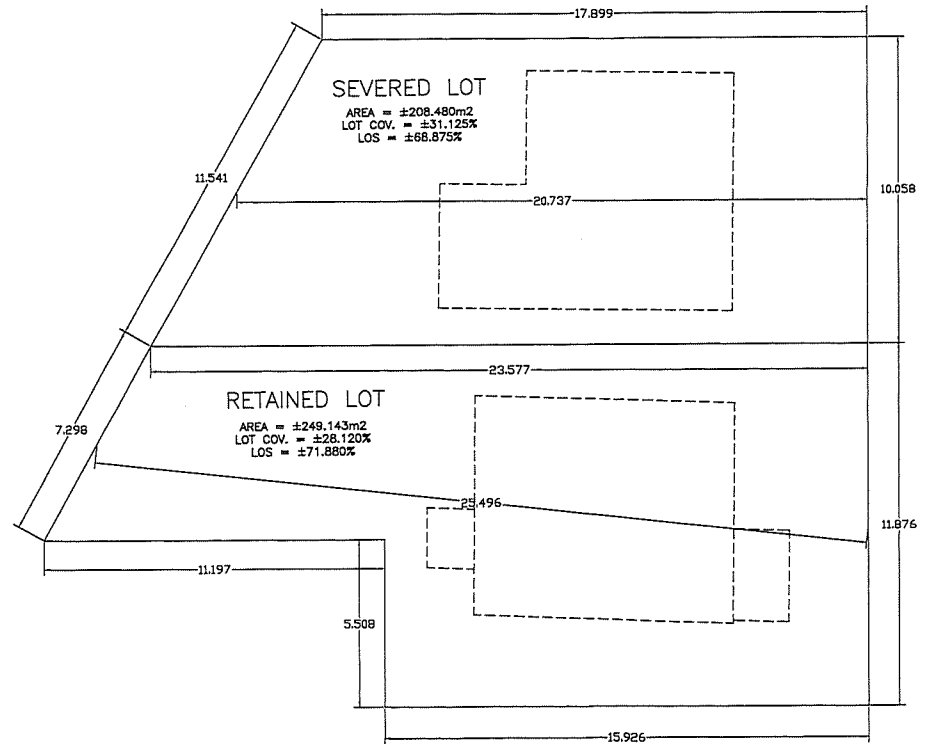


SKETCH OF PROPOSED SEVERANCE  
323 EVA AVENUE  
CITY OF GREATER SUDBURY

TULLOCH ENGINEERING



EVA AVENUE

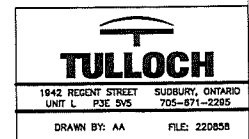
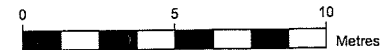


CAUTION

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

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

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



Aug 8/2022  
Sketch 2



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

## City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

Office Use Only 2022.01.01
A0119121022
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"/>

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

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PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Mathieu Roy & Danielle Marier Email: [REDACTED]  
Mailing Address: 2759 Red Deer Lake Road N Home Phone: [REDACTED]  
Wahnapitae Business Phone: [REDACTED]  
City: Sudbury Postal Code: P0M3C0 Fax Phone: [REDACTED]

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

Name of Agent: Mathieu Roy Email: [REDACTED]  
Mailing Address: 2759 Red Deer Lake Road N Home Phone: [REDACTED]  
Wahnapitae Business Phone: [REDACTED]  
City: Wahnapitae Postal Code: P0M3C0 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: Lend Wise  
Mailing Address: 390 Bay St. Suite 1800  
City: Toronto, ON Postal Code: M5H 2Y2

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

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

Variance To	By-law Requirement	Proposed	Difference
4.2.10.3 (c)(ii)	30m	65m	35m
Part 9, Table 9.3	90m	0	90m
Part 4, Section 4.3 (c)	Not permitted	to permit	

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

c) Description of Proposal: ~900 sq ft. Detached Secondary Unit

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law. Building a home for mother in law - would like our privacy  
This proposed location is a higher spot on the property, always dry and great view.

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

PIN(s): \_\_\_\_\_ Township: CLELAND  
 Lot No.: 2 Concession No.: 5 Parcel(s): 43827  
 Subdivision Plan No.: \_\_\_\_\_ Lot: \_\_\_\_\_ Reference Plan No.: 53R7033 Part(s): 5 + 7  
 Municipal Address or Street(s): 2759 RED DEER LAKE RD

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

- 8) Dimensions of land affected.

Frontage (m) Depth (m) Area 30351.4(m<sup>2</sup>) Width of Street (m)

9) Particulars of all buildings:	Existing			Proposed	
	House	Barn	Storage		
Ground Floor Area:	<u>114.3</u>	<u>92.5</u>	<u>60</u> (m <sup>2</sup> )	<u>91.02</u>	(m <sup>2</sup> )
Gross Floor Area:	<u>228.6</u>	<u>92.5</u>	<u>60</u> (m <sup>2</sup> )	<u>91.02</u>	(m <sup>2</sup> )
No. of storeys:	<u>3</u>	<u>1</u>	<u>1</u>	<u>1</u>	
Width:	<u>12.7</u>	<u>5</u>	<u>12</u> (m)	<u>7.4</u>	(m)
Length:	<u>9</u>	<u>18.5</u>	<u>5</u> (m)	<u>12.3</u>	(m)
Height:	<u>7.62</u>	<u>4.25</u>	<u>7.62</u> (m)	<u>4.5</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	
	House	Barn	Storage		
Front: (Lake)	<u>48.9</u>	<u>88.0</u>	<u>70</u> (m)	<u>88.6</u>	(m)
Rear:	<u>248.41</u>	<u>191.81</u>	<u>241.31</u> (m)	<u>179.32</u>	(m)
Side: <del>Left</del>	<u>54.7</u>	<u>54.12</u>	<u>79.12</u> (m)	<u>11</u>	(m)
Side:	<u>26.72</u>	<u>35</u>	<u>3</u> (m)	<u>75.72</u>	(m)

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

What type of access to the land?

Municipally owned & operated piped water system ☐  
 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.

1960's

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

Use(s): Residential Use Length of time: entire 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:

ResidentialAPM9/2022



- 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, Mathieu Roy & Danielle Marier (please print all names), the registered owner(s) of the property described as 2759 Red Deer Lake Rd N  
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 Mathieu Roy (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 29 day of July, 20 22

\* [Signature]  
(witness)

[Signature]  
signature of Owner(s) or Signing Officer or Authorized Agent  
Print Name: Mathieu Roy Danielle Marier  
\*I have authority to bind the Corporation

A0149/2022

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

I/We, Mathieu Roy (please print all names),


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

2759 Red Deer Lake Road N


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 29 day of July, 20 22

  
Commissioner of Oaths

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

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

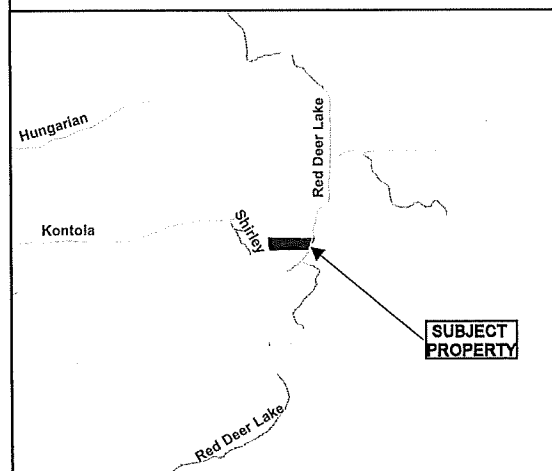
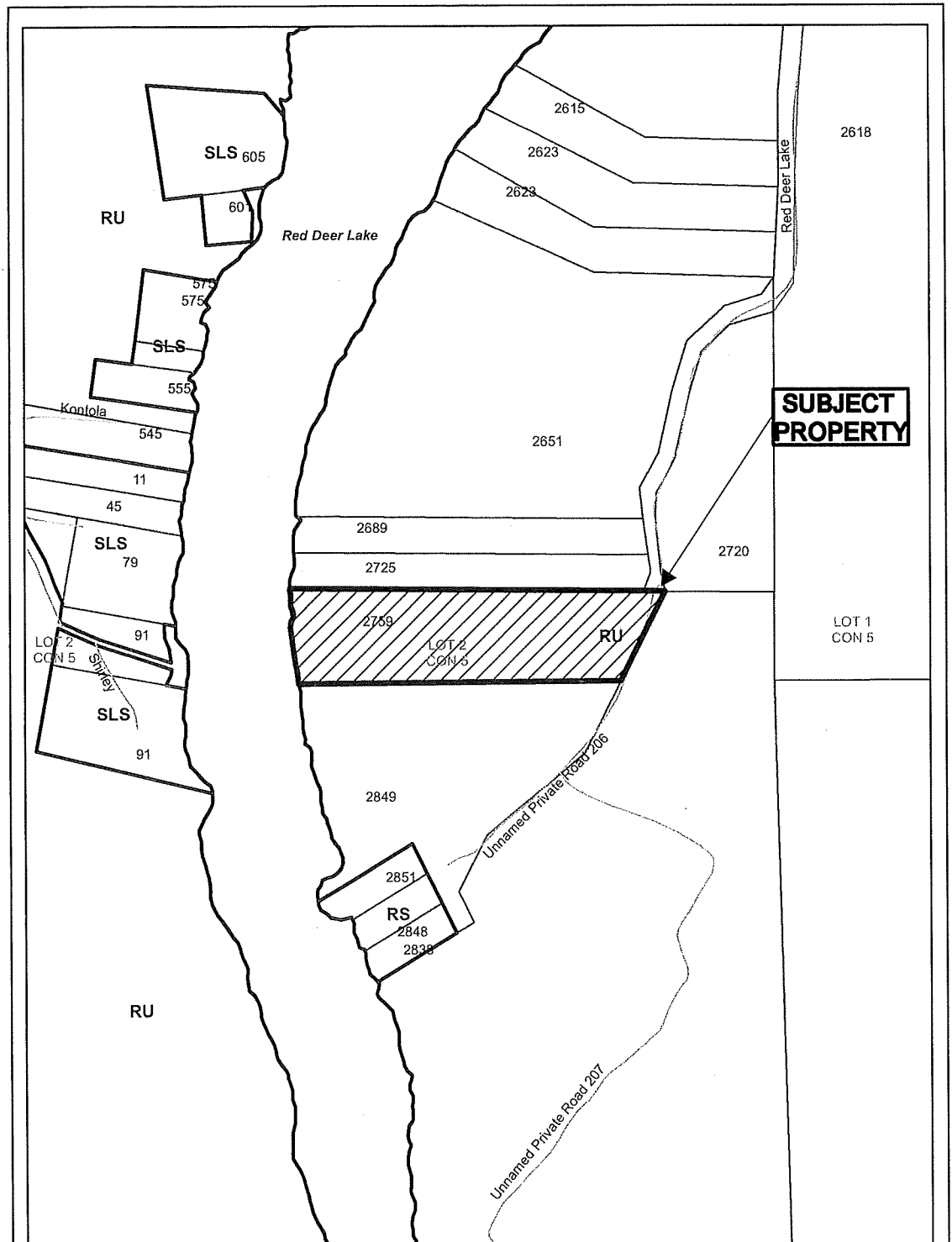
Print Name: Mathieu Ray  
 \*I have authority to bind the Corporation

\* 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: 29 July 22 Hearing Date: 27 August 2022 Received By: Mia Lewis  
Zoning Designation: RU Resubmission: ☐ Yes ☒ No  
Previous File Number(s):  
Previous Hearing Date:  
Notes:

APR 19/2022



# **Application for Minor Variance or Permission**

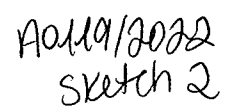


Subject Property being  
PIN 73480-0076,  
Parcel 43827 SEC SES,  
Part Lot 2, Concession 5,  
Parts 5 and 7 on Plan 53R-7033,  
Township of Cleland,  
2759 Red Deer Lake Road, Wanup,  
City of Greater Sudbury

Sketch 1, NTS  
MNR

A0119/2022  
Date: 2022 08 08

N  
←





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
AO180/2022
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): CENTRE ICE DEVELOPMENTS INC. Email: [REDACTED]  
Mailing Address: [REDACTED] Home Phone: [REDACTED]  
[REDACTED] Business Phone: [REDACTED]  
City: [REDACTED] Postal Code: [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: TULLOCH Email: [REDACTED]  
Mailing Address: 1942 Regent Street Unit L Home Phone: [REDACTED]  
[REDACTED] Business Phone: [REDACTED]  
City: Sudbury Postal Code: P3E 5V5 Fax Phone: [REDACTED]

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

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

Name: N/A  
Mailing Address: N/A  
City: N/A Postal Code: N/A

- 4) Current Official Plan designation: Mixed Use Commercial Current Zoning By-law designation: Limited General Commercial- C3

- 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
To permit refuse storage in the rear yard 4.2.9(b)(i)	Interior Side Yard Only	Rear Yard	Located in Rear Yard
To reduce the parking ratio for business office uses	1/30m2	1/40m2	1/10m2
Permit a 1.50m wide landscaped area along the entirety of Paul Street where a 3.0m wide landscape area is required (4.15.1(e))	3.0m	1.5m	1.5m

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

- c) Description of Proposal:  
Development of 842m2 commercial complex with a restaurant with drive-through, office and retail space.

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
Revised site plan design and City's request for snowplow turn-around area given first round site plan submission comments.

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

PIN(s): 021270456 ( See attached PIN) Township: MCKIM  
 Lot No.: Concession No.: Parcel(s):  
 Subdivision Plan No.: Lot: Reference Plan No.: Part(s):  
 Municipal Address or Street(s): 189 Paul Street, Sudbury, ON, P3A 1M9

- 7) Date of acquisition of subject land. 15/02/2022

- 8) Dimensions of land affected.

Frontage 18.5m (m) Depth 103.7m (m) Area 4109 (m<sup>2</sup>) Width of Street 36 (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	N/A (m <sup>2</sup> )	844 (m <sup>2</sup> )
Gross Floor Area:	" (m <sup>2</sup> )	844 (m <sup>2</sup> )
No. of storeys:	"	1
Width:	" (m)	13.748 (m)
Length:	" (m)	60.93 (m)
Height:	" (m)	4.5m (m)

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

	Existing	Proposed
Front:	N/A (m)	20.9 (m)
Rear:	" (m)	20.0 (m)
Side:	" (m)	0.0 (m)
Side:	" (m)	17.5 (m)

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

What type of access to the land?

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

2022/2023

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

Use(s): Vacant

Length of time: 30+

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

Same as #13 ☐ or, Commercial

- 15) What is the number of dwelling units on the property? 0

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

☐ Yes ☒ No

If "yes", how many? 0

- 17) Existing uses of abutting properties: Residential, Industrial, Commercial

A10120/2022

- 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, CENTRE ICE DEVELOPMENTS INC. (please print all

names), the registered owner(s) of the property described as  
CONSOLIDATION OF VARIOUS PROPERTIES: FIRSTLY: PART LOT 4 CON 5 TOWNSHIP OF MCKIM DESIGNATED AS PART 1 ON PLAN 53R-13907;  
SECONDLY: LOTS 2, 3, 4 AND 5 ON PLAN M-152: GREATER SUDBURY  
in the City of Greater Sudbury:

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

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

##### Authority to Enter Land and Photograph

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

##### Appointment of Authorized Agent

- appoint and authorize TULLOCH (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 24 day of July, 20 22

[Signature]  
(Witness)

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

Print Name: Sehail Rouhani

\*I have authority to bind the Corporation

A0120/2022

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

CONSOLIDATION OF VARIOUS PROPERTIES ; FIRSTLY: PART LOT 4 CON 5 TOWNSHIP OF MCKIM DESIGNATED AS PART 1 ON PLAN 53R-13807 ; \*\*\*  
SECONDLY: LOTS 2, 3, 4 AND 5 ON PLAN M-152 ; 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 27th day of July, 2000

Dan T. Hall  
Commissioner of Oaths

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

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

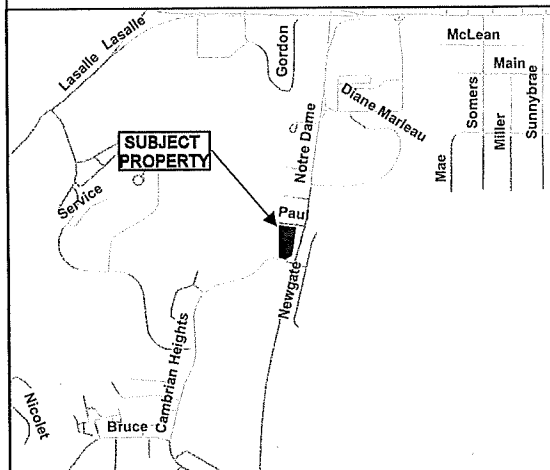
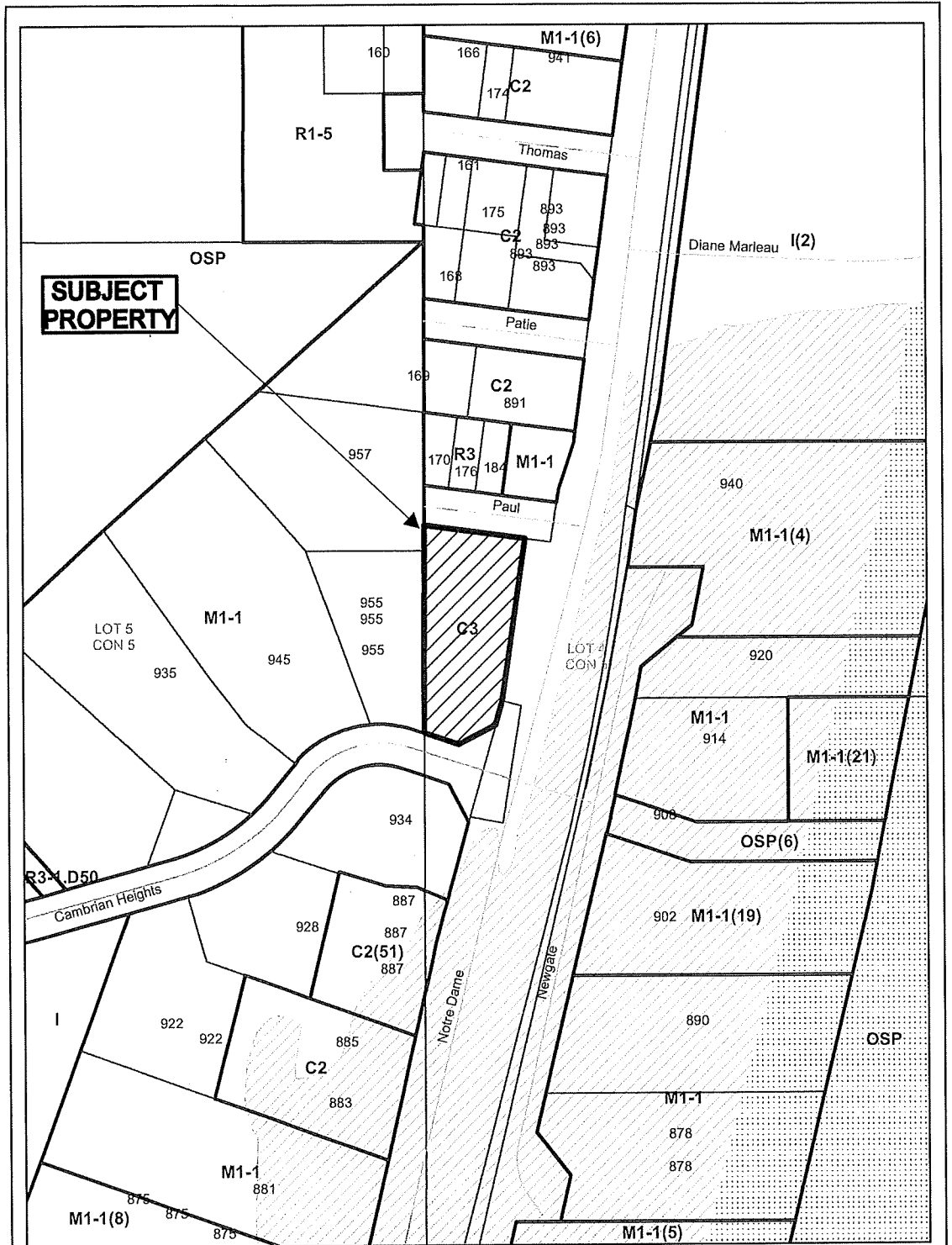
\* Where the owner is a firm or corporation, the person signing this instrument shall state that he/she has authority to bind the corporation or affix the corporate seal.

**FOR OFFICE USE ONLY**

[illegible]

APR 20/2022





### Application for Minor Variance or Permission

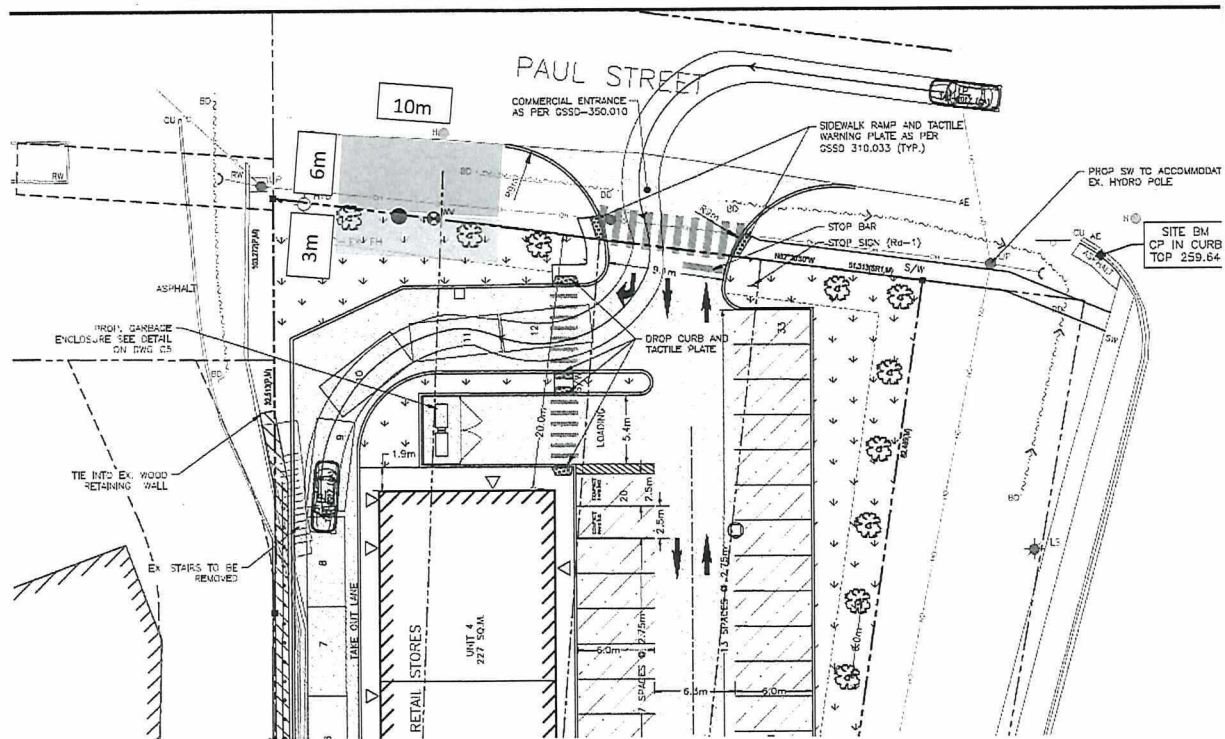


Subject Property being  
02127-0456, Lots 2 to 5, Plan M-152,  
Part 1 on Plan 53R-13807,  
Part Lot 5, Concession 5,  
Township of McKim,  
189 Paul Street, Sudbury,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

A0120/2022  
Date: 2022 08 08

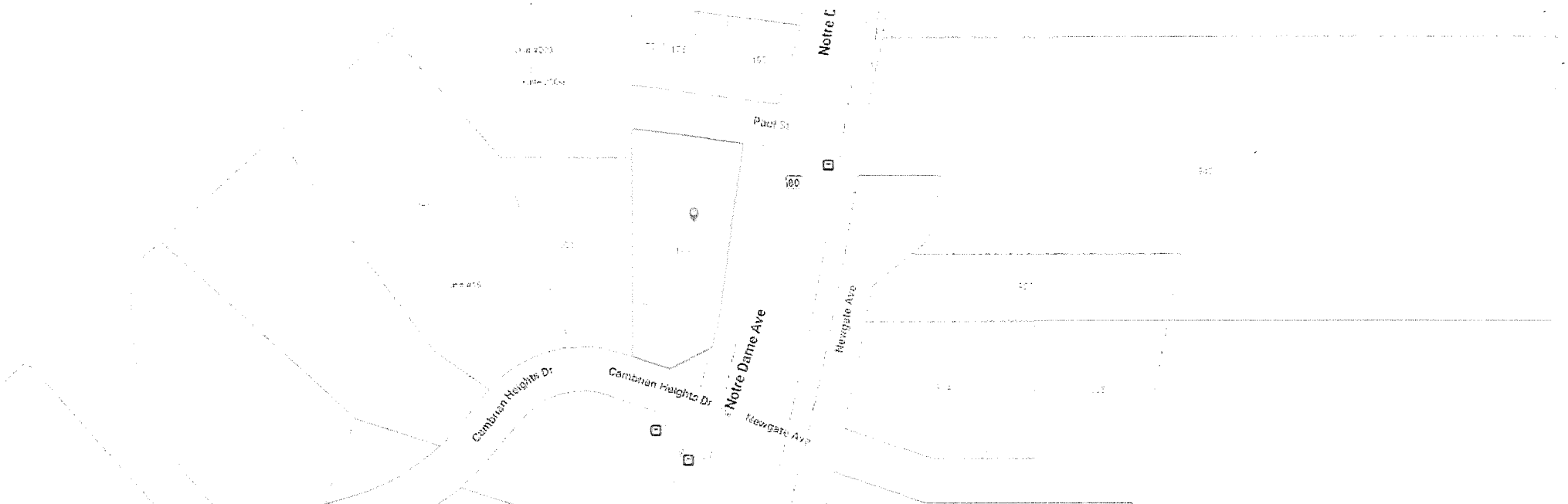




3 m x 10 m of Property to transfer to City for truck turnaround.

Area within City's R.O.W

Apr 20/2022  
Sketch 3



189 Paul Street, Sudbury [Suggest an address correction](#)



Owner Name  
CENTRE ICE DEVELOPMENTS INC.



Last Sale  
\$987,500  
Feb 15, 2022



Lot Size  
4,461 m<sup>2</sup>  
Area  
287 m  
Perimeter

APR 20/2022  
Sketch 4

[View Measurements](#)

Legal Description  
CONSOLIDATION OF VARIOUS PROPERTIES ; FIRSTLY: PART LOT 4 CON 5 TOWNSHIP OF MCKIM DESIGNATED AS PART 1 ON PLAN 53R-13807 ; \*\*\* SECONDLY: LOTS 2, 3, 4 AND 5 ON PLAN M-152 ; GREATER SUDBURY [less](#)



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 31
<b>AD121/2022</b>
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

### +NDCA \$320<sup>00</sup> 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): Ashley and Trevor Beausoleil Email: [REDACTED]  
Mailing Address: 3470 Bancroft Dr. Home Phone: [REDACTED]  
City: Sudbury Postal Code: P3B 4J7 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: \_\_\_\_\_ Email: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ Home Phone: \_\_\_\_\_  
City: \_\_\_\_\_ Postal Code: \_\_\_\_\_ 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: The Bank of Nova Scotia  
Mailing Address: 1094 Barrydowne Rd  
City: Sudbury Postal Code: P3A 3Y3

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

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

Variance To	By-law Requirement	Proposed	Difference
front yard setback	10 m	4 m	6 m
Driveway Entrance	1	2	1

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

- c) Description of Proposal: reduced front yard setback  
to construct a garage and permit second  
driveway

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
due to topography of lot building further back would  
be an area of steeper slope and drainage difficulties  
and also requires additional tree removal

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

PIN(s): 73560-0853 Township: Neelon  
 Lot No.: PT 7 Concession No.: 3 Parcel(s): 22326  
 Subdivision Plan No.: \_\_\_\_\_ Lot: \_\_\_\_\_ Reference Plan No.: \_\_\_\_\_ Part(s): \_\_\_\_\_  
 Municipal Address or Street(s): 3470 Bancroft Dr.

- 7) Date of acquisition of subject land.
- 2009

- 8) Dimensions of land affected.

Frontage 60.29 (m) Depth 60.29 (m) Area 3635 (m<sup>2</sup>) Width of Street \_\_\_\_\_ (m)

- 9) Particulars of all buildings:

	Existing - n/a new build	Proposed - detached garage
Ground Floor Area:	_____ (m <sup>2</sup> )	<u>52</u> (m <sup>2</sup> )
Gross Floor Area:	_____ (m <sup>2</sup> )	<u>52</u> (m <sup>2</sup> )
No. of storeys:	_____	<u>1</u>
Width:	_____ (m)	<u>6.1</u> (m)
Length:	_____ (m)	<u>8.5</u> (m)
Height:	_____ (m)	<u>5.5</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 (House)	Proposed (Garage)
Front:	<u>5</u> (m)	<u>4</u> (m)
Rear:	<u>44.6</u> (m)	<u>50</u> (m)
Side:	<u>11.6</u> (m)	<u>44</u> (m)
Side:	<u>39.6</u> (m)	<u>7.5</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.

residential home built in 1954

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

Use(s): residential dwelling Length of time: approx 65 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:

vacant land

April 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, Ashley and Trevor Beausoleil (please print all names), the registered owner(s) of the property described as 3470 Bancroft Drive  
in the City of Greater Sudbury:

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

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

##### **Authority to Enter Land and Photograph**

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

##### **Appointment of Authorized Agent**

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

Dated this 29 day of July, 20 22

[Signature]  
(witness)

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

Print Name: Trevor Beausoleil

\*I have authority to bind the Corporation

AO 12/1/2022

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

I/We, Ashley and ~~Troy~~ Beausolai (Rainville) (please print all names),  
the registered owner(s) or authorized agent of the property described as 3470 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 2nd day of August, 20 22

Pa Kew

Commissioner of Oaths

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

*[Handwritten signature]*

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

Print Name:

\*I have authority to bind the Corporation

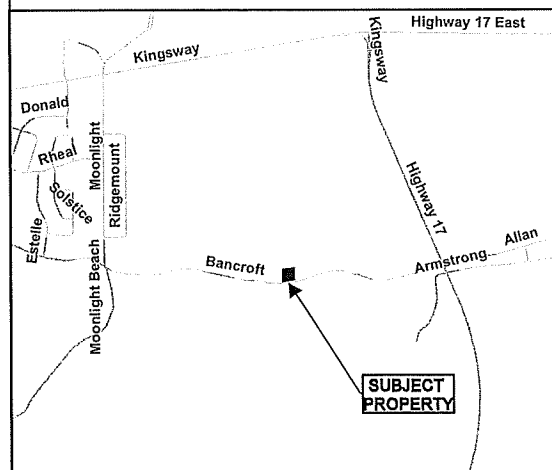
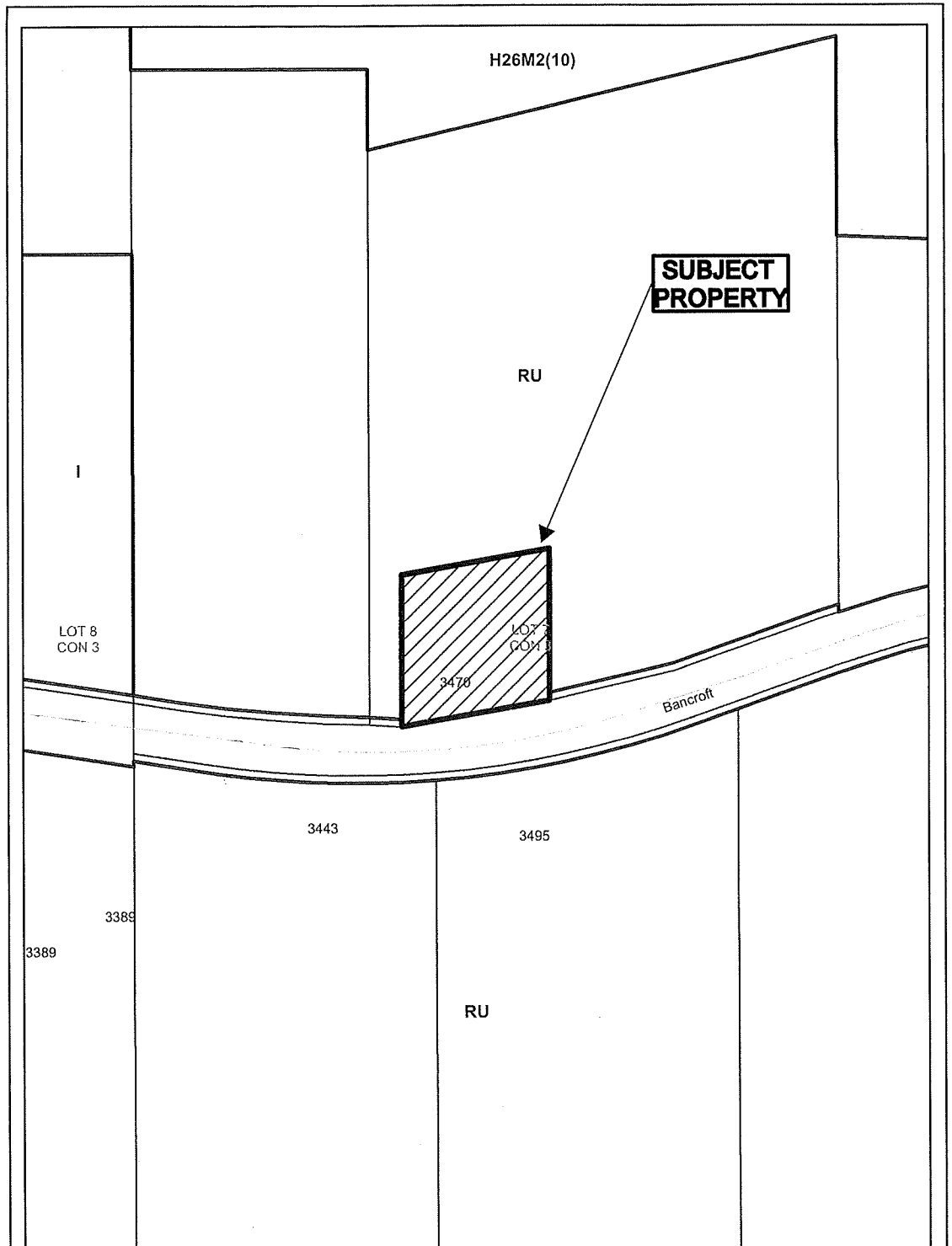
\* Where the owner is a firm or corporation, the person signing this instrument shall state that he/she has authority to bind the corporation or affix the corporate seal.

**FOR OFFICE USE ONLY**

Date of Receipt: Aug. 9/22 Hearing Date: August 24, 2022 Received By: N. Lewis  
Zoning Designation: RV Resubmission: ☐ Yes ☒ No  
Previous File Number(s): None  
Previous Hearing Date: n/a  
Notes:

AO 12/1/2022





# **Application for Minor Variance or Permission**



Subject Property being  
PIN 73560-0853,  
Parcel 22326 SEC SES,  
Part Lot 7, Concession 3 as in LT135536,  
Township of Neelon,  
3470 Bancroft Drive, Sudbury,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

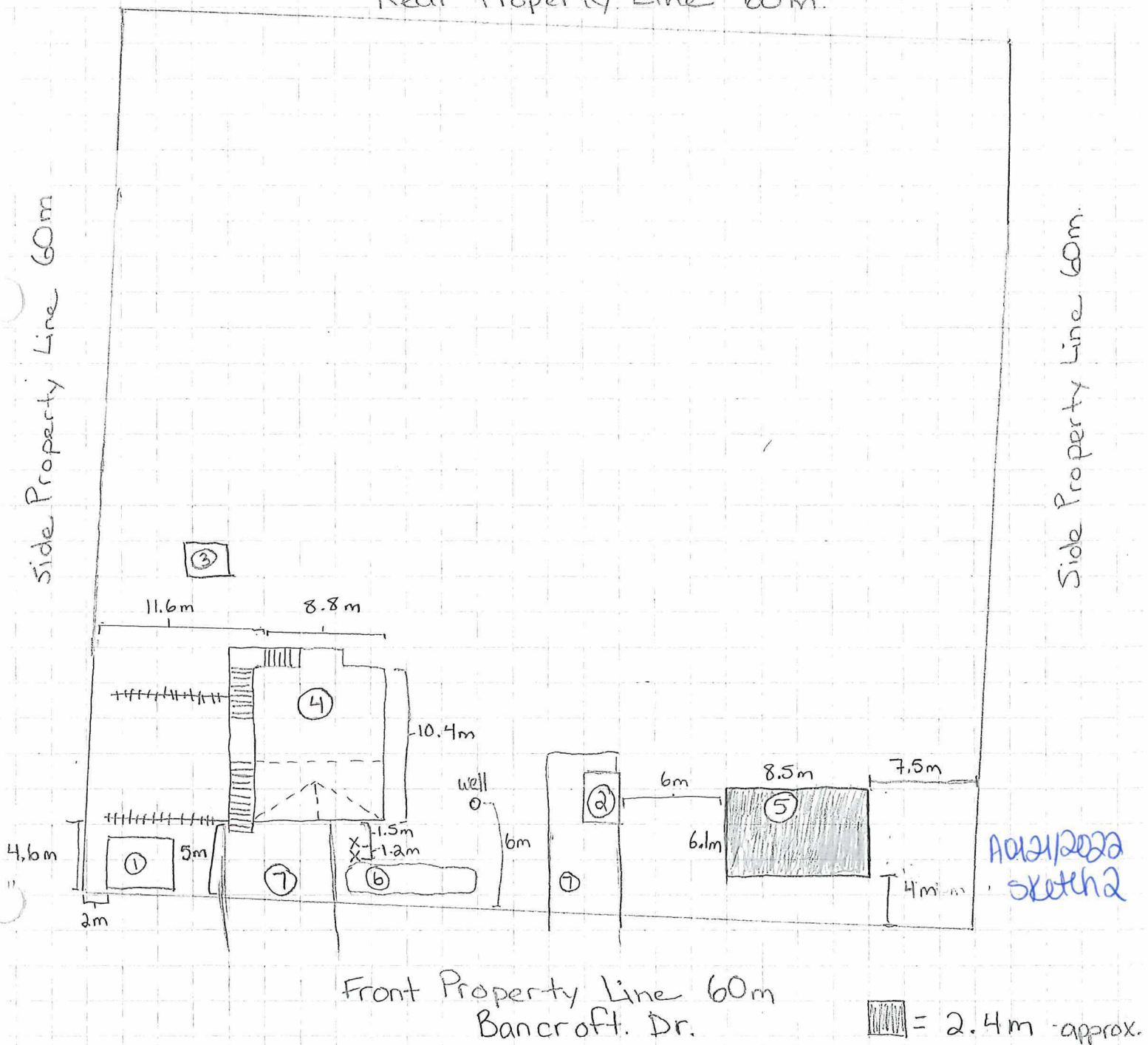
A0121/2022  
Date: 2022 08 08

# Site Plan - 3470 Bancroft Dr.

- +++++ fence
- x x x septic tank.
- ||||| stairs

- ① shed 4.6m x 3.4m (to demo)
- ② shed 2.4m x 3m (to move)
- ③ shed 2.6m x 2.1m.
- ④ house 10.3m x 8.8m
- ⑤ new garage 6.1m x 8.5m
- ⑥ leach bed
- ⑦ drive way

Rear Property Line 60m.





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

Revised

Office Use Only	
2022 01 01	
A0091/2022	
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): Marni Kontturi, Morgan  
Mailing Address: Dave Kontturi  
591 Bentinck Dr  
Cordoba ON  
City: \_\_\_\_\_ Postal Code: N0Y 1G0 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: Chris Ketola  
Mailing Address: \_\_\_\_\_  
18 Agnes St  
City: Lively Ont Postal Code: P3Y 1E2 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: No Mortgage  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ Postal Code: \_\_\_\_\_

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

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

Variance To	By-law Requirement	Proposed	Difference
Front Yard	6 m	1.25 m	4.75 m
SFD 4.41 (2A)	30 m	17.54 m	12.46 m
Coast Shoreline Buffer	20 m	10.6 m	9.4 m
Acc. Structure 4.11.2(A)	30 m	10.6 m	19.4 m
Non-Shoreline Structures	Not Permitted	Permit	

- b) Is there an eave encroachment? ☒ Yes ☐ No If Yes, size of eaves: 8.6 (m)

- c) Description of Proposal: To Build a SFD  
and convert existing cottage to shed

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
This is the only location possible  
Cottage is Existing; location to remain

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

PIN(s): \_\_\_\_\_ Township: Waters  
 Lot No.: 20 Concession No.: PCL 8400 Parcel(s): \_\_\_\_\_  
 Subdivision Plan No.: \_\_\_\_\_ Lot: \_\_\_\_\_ Reference Plan No.: \_\_\_\_\_ Part(s): \_\_\_\_\_  
 Municipal Address or Street(s): 45 Makada Dr

- 7) Date of acquisition of subject land.
- 1926

- (12) (8) Dimensions of land affected.

Frontage 46.6 (m) Depth 36.5 (m) Area 1700.9 (m<sup>2</sup>) Width of Street \_\_\_\_\_ (m)

9) Particulars of all buildings:	Existing		Proposed	
	Camp	Sauna	SFD	Convert Existing Bathhouse to Shed
Ground Floor Area:	<u>48.8</u>	<u>10</u>	<u>111.41</u>	<u>48.8</u>
Gross Floor Area:	<u>48.8</u>	<u>10</u>	<u>183.41</u>	<u>48.8</u>
No. of storeys:	<u>1</u>	<u>1</u>	<u>2</u>	<u>1</u>
Width:	<u>6m</u>	<u>2</u>	<u>12.19</u>	<u>6m</u>
Length:	<u>7.3m</u>	<u>2.5</u>	<u>9.14</u>	<u>7.3m</u>
Height:	<u>4.8m</u>	<u>2.5</u>	<u>7.31</u>	<u>4.8m</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		Proposed	
Front:	<u>2.5m</u>	<u>26.5</u>	<u>1.25m</u>	<u>2.5m</u>
Rear:	<u>10.6m</u>	<u>6m</u>	<u>17.54m</u>	<u>10.6m</u>
Side:	<u>7.5m</u>	<u>7.5</u>	<u>15.37m</u>	<u>7.5m</u>
Side:	<u>31.61</u>	<u>34</u>	<u>17.13m</u>	<u>31.61m</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.

1961 Camp

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

Use(s): Camp Length of time: 96 Years

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

Same as #13 ☐ or, SFD

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

1 + Construct SFD + Cottage to Street  
Backhouse

- 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:

4 Season Homes

APR 11/2022

- 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 MARNI KONTTURI-MORAN DAUG KONTTURI (please print all names), the registered owner(s) of the property described as 45 MAKADA 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 101 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 Chir Ketola (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 20 day of SEPTEMBER, 2021

>> P. KETOLA  
(witness)

Marni Kontturi-Moran / Daug Kontturi  
signature of Owner(s) or Signing Officer or Authorized Agent

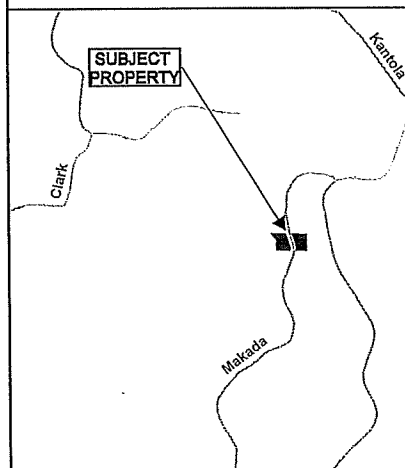
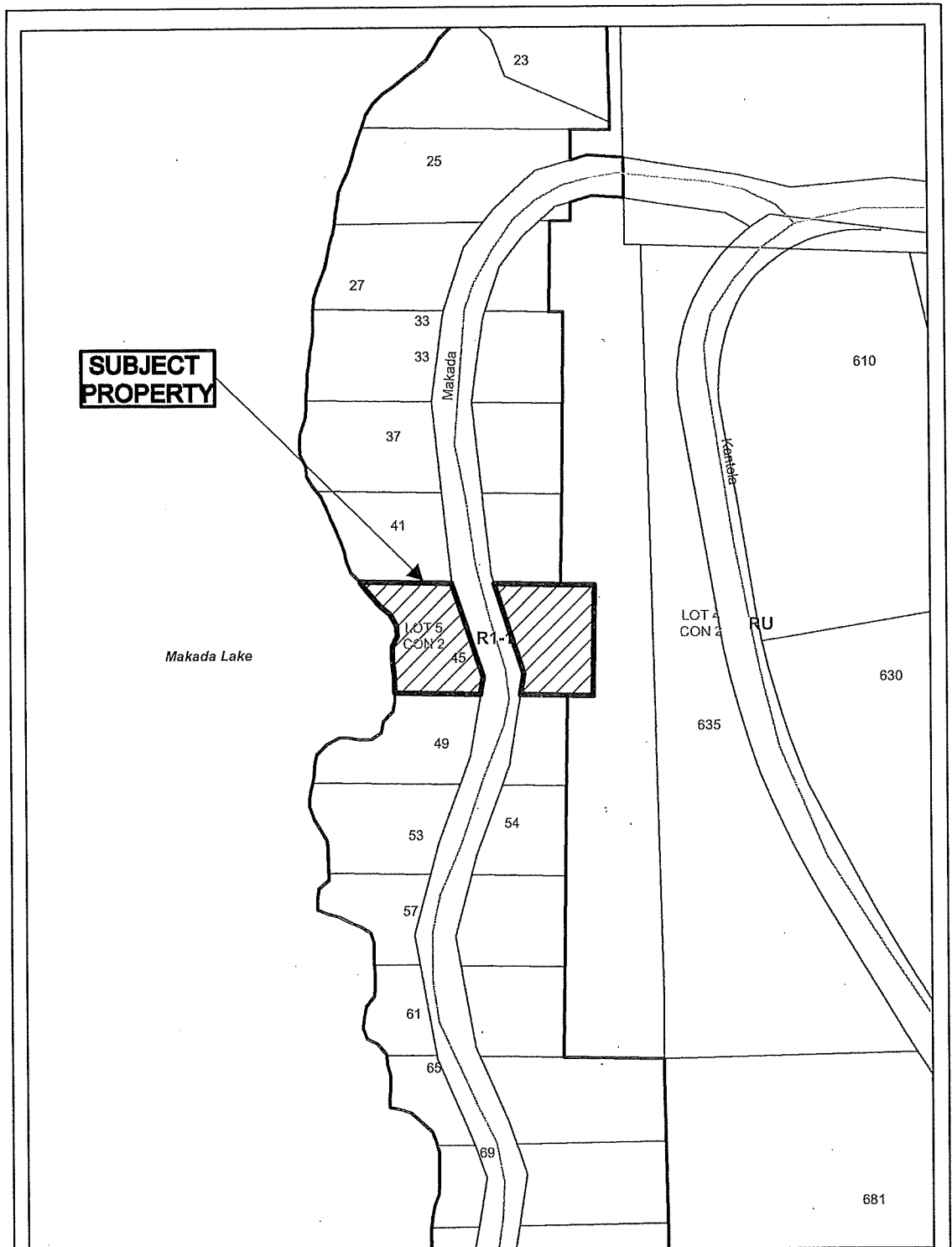
Print Name MARNI KONTTURI-MORAN

I have authority to bind the Corporation

DAUG KONTTURI

APR 11/2022





# **Application for Minor Variance or Permission**

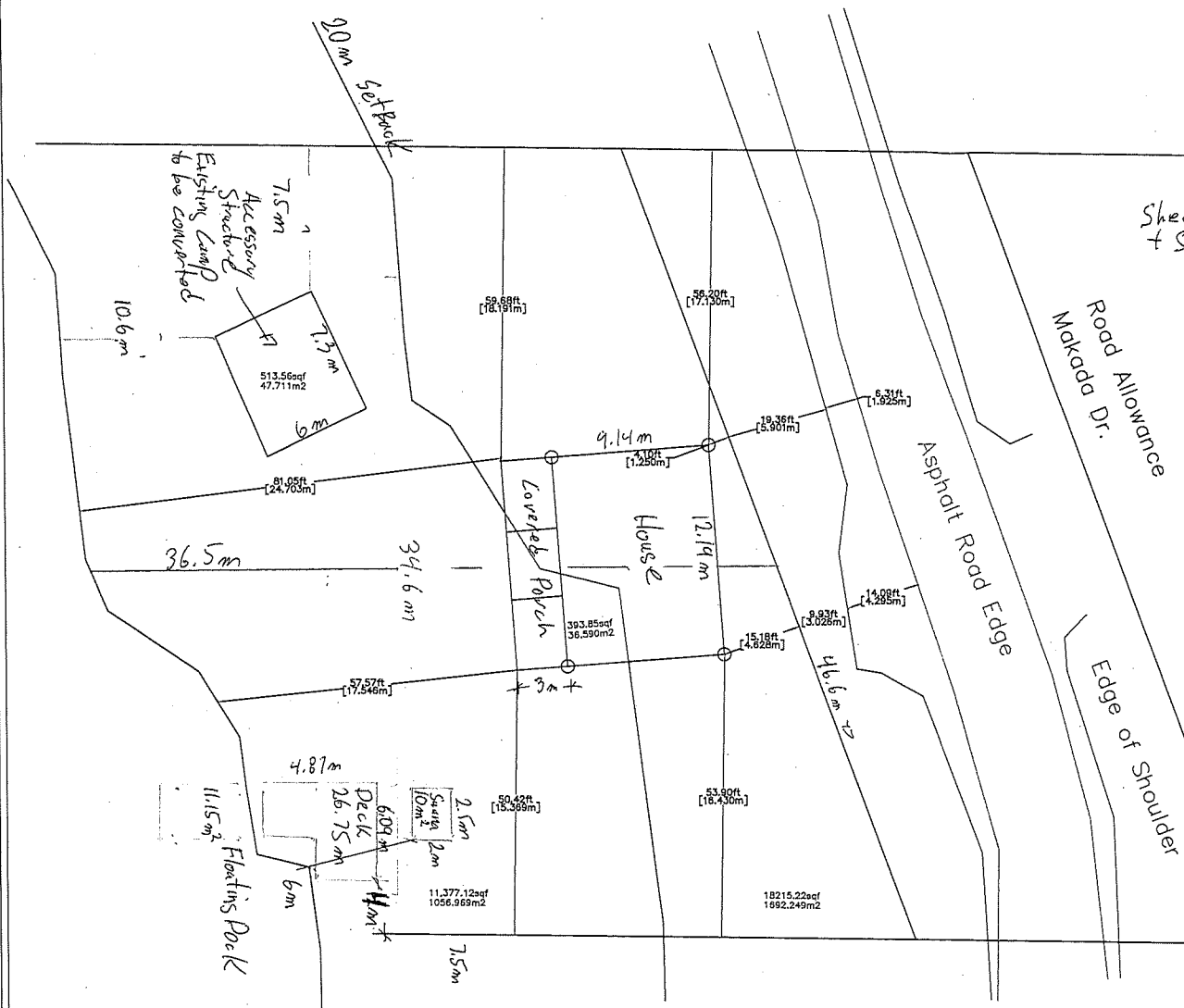


Subject Property being,  
PIN 73374-0004,  
Parcel 8400 SEC SWS,  
Lot 20, Plan M-585,  
Part Lot 5, Concession 2,  
Township of Waters,  
45 Makada Drive, Lively,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

A0091/2022  
Date: 2022 06 24

Revised  
Plot Plan 1 of 2

$$\begin{aligned} \text{Shed + Corner of House + Deck + Sauna} &= 47.71 + 36.59 + 10 + 26.75 \\ &= 121.05 \text{ m}^2 \end{aligned}$$


DRAWING NAME:

45 Makada Dr.



HORIZONTAL DATUM: UTM NAD 83  
(IMPERIAL) CSRS

VERTICAL DATUM: GEODETIC (CGVD28)

NOTES:

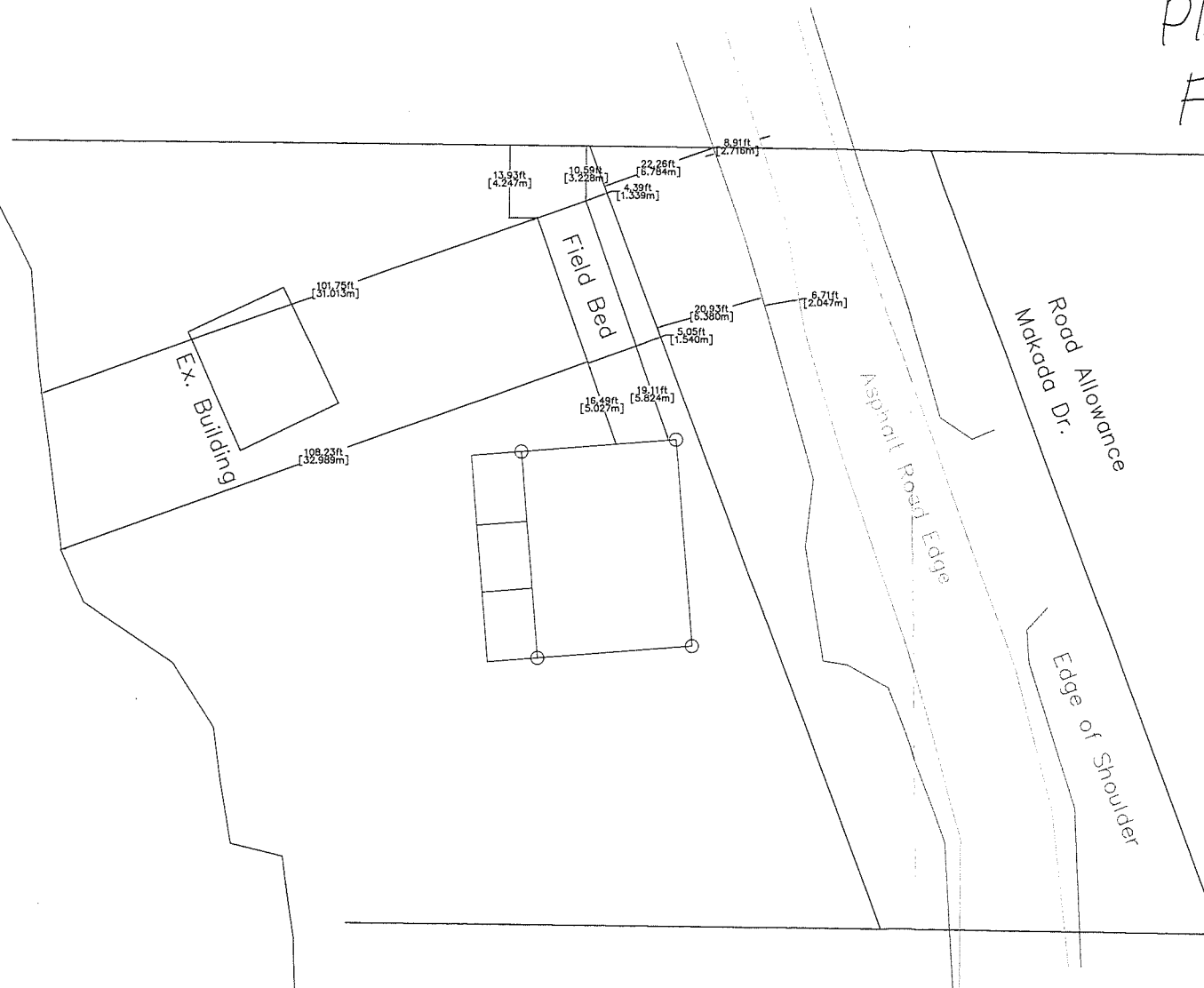
PROJECT NUMBER:	FIELD SURVEY DATE:	Various
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SCALE: N.T.S. DRAWING DATE: 06-28-2022


1009/1/2022  
Sketch 2



# Plot Plan <sup>Revised</sup> 2 of 2 Field Bed Only



A009/1/2022  
Sketch 3

DRAWING NAME: <b>45 Makada Dr.</b>			HORIZONTAL DATUM: UTM NAD 83 (IMPERIAL) CSRS	NOTES:
PROJECT NUMBER:	FIELD SURVEY DATE: Various		VERTICAL DATUM: GEODETIC (CGVD28)	



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

Revised

Office Use Only  
2022.01.01

A 009710022

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): Bradley and Jessica Tann Email: [REDACTED]  
Mailing Address: 5057 Croatia rd. Home Phone: [REDACTED]  
City: Sudbury Postal Code: P3E 1L5 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: BRADLEY TANN Email: [REDACTED]  
Mailing Address: See Above Home Phone: [REDACTED]  
City: Sudbury 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: TD CANADA TRUST  
Mailing Address: 1935 Paris St.  
City: Sudbury Postal Code: P3E 3C6

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

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

Variance To	By-law Requirement	Proposed	Difference
<del>High water mark</del>	<del>30 m</del>	<del>29.2608 m</del>	<del>0.8 m</del>
height of garage	5m	6.4008 m	1.4 m

- b) Is there an eave encroachment? ☒ Yes ☒ No If 'Yes', size of eaves: 0.8 m (m)

- c) Description of Proposal: Construct detached garage 10.9728m x 10.9728m

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: To accommodate height to store trailer at existing driveway

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

PIN(s): 734720087 Township: Broder  
 Lot No.: 10 Concession No.: 2 Parcel(s): 34846  
 Subdivision Plan No.: M375 Lot: 4 Reference Plan No.: \_\_\_\_\_ Part(s): \_\_\_\_\_  
 Municipal Address or Street(s): 5057 CROATIA RD

- 7) Date of acquisition of subject land.

July 2020

- 8) Dimensions of land affected.

Frontage 45.72 (m) Depth 64.07 (m) Area 2976.8 (m<sup>2</sup>) Width of Street \_\_\_\_\_ (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>249.17</u> (m <sup>2</sup> )	<u>120.4</u> (m <sup>2</sup> )
Gross Floor Area:	<u>249.17</u> (m <sup>2</sup> )	<u>120.4</u> (m <sup>2</sup> )
No. of storeys:	<u>One</u>	<u>One</u>
Width:	<u>17.0688</u> (m)	<u>10.9728</u> (m)
Length:	<u>17.3736</u> (m)	<u>10.9728</u> (m)
Height:	<u>5.4864</u> (m)	<u>6.4008</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>31.8516</u> (m)	<u>35.5092</u> 33.0 (m) <u>gt</u>
Rear:	<u>16.24584</u> (m)	<u>29.2608</u> 30 (m) <u>gt</u>
Side:	<u>7.0104</u> (m)	<u>4.8168</u> 1.2 (m) <u>gt</u>
Side:	<u>21.336</u> (m)	<u>29.8707</u> 34.163 (m) <u>gt</u>

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

What type of access to the land?

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

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

2018 - 2019

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

Use(s): Residential SFD Length of time: 5 years

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

Same as #13 ☒ or, \_\_\_\_\_

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

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

A0097/2022

- 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, BRADLEY & Jessica Tann (please print all names), the registered owner(s) of the property described as 5057 Croatia 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

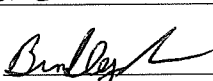
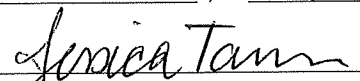
- grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land Tribunal, 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 BRADLEY TANN (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 June, 20 22

  
(witness)

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

Print Name: BRADLEY TANN JESSICA TANN


\*I have authority to bind the Corporation

AP0097/2022

I/We, Bradley & Jessica Tann (please print all names),  
the registered owner(s) or authorized agent of the property described as 5057 croatta rd.

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 24<sup>th</sup> ~~23<sup>rd</sup>~~ day of June, 20 22

  
Commissioner of Oaths

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

Print Name: BRADLEY TAYLOR  
 \*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: June 24/22 Hearing Date: July 27, 2022 Received By: N. Lewis

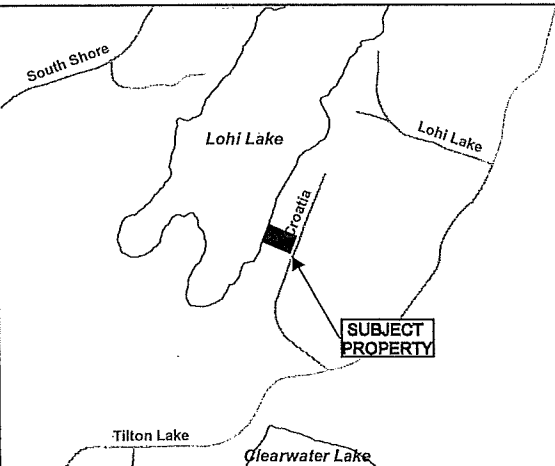
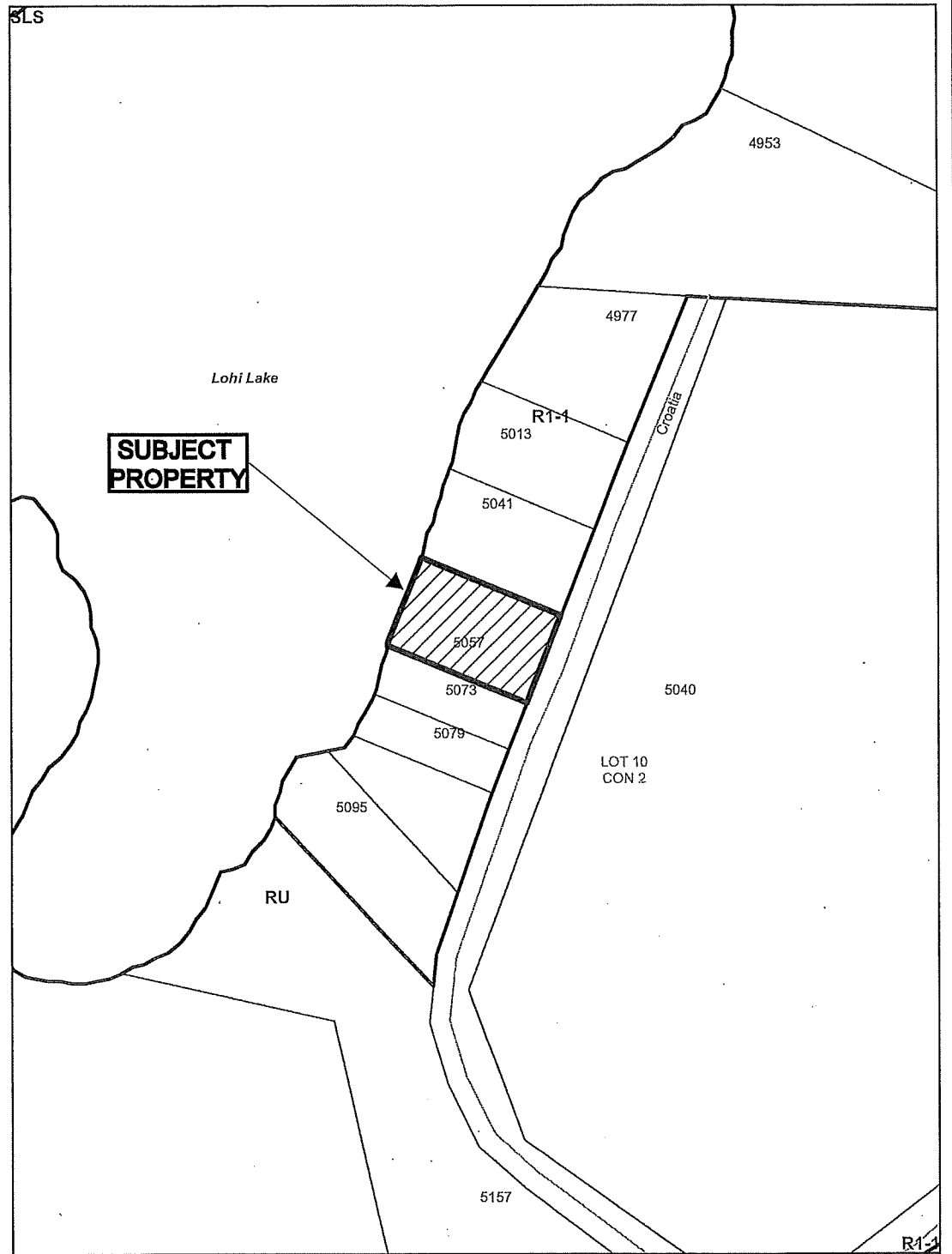
Zoning Designation: R1-1 Resubmission: ☐ Yes ☐ No

Previous File Number(s): None

Previous Hearing Date: n/a

Notes: July 27, 2022 - COA deferred the application.  
July 28, 2022 - Applicants submitted a revised application.

A0097/2022



**Application for Minor  
Variance or Permission**



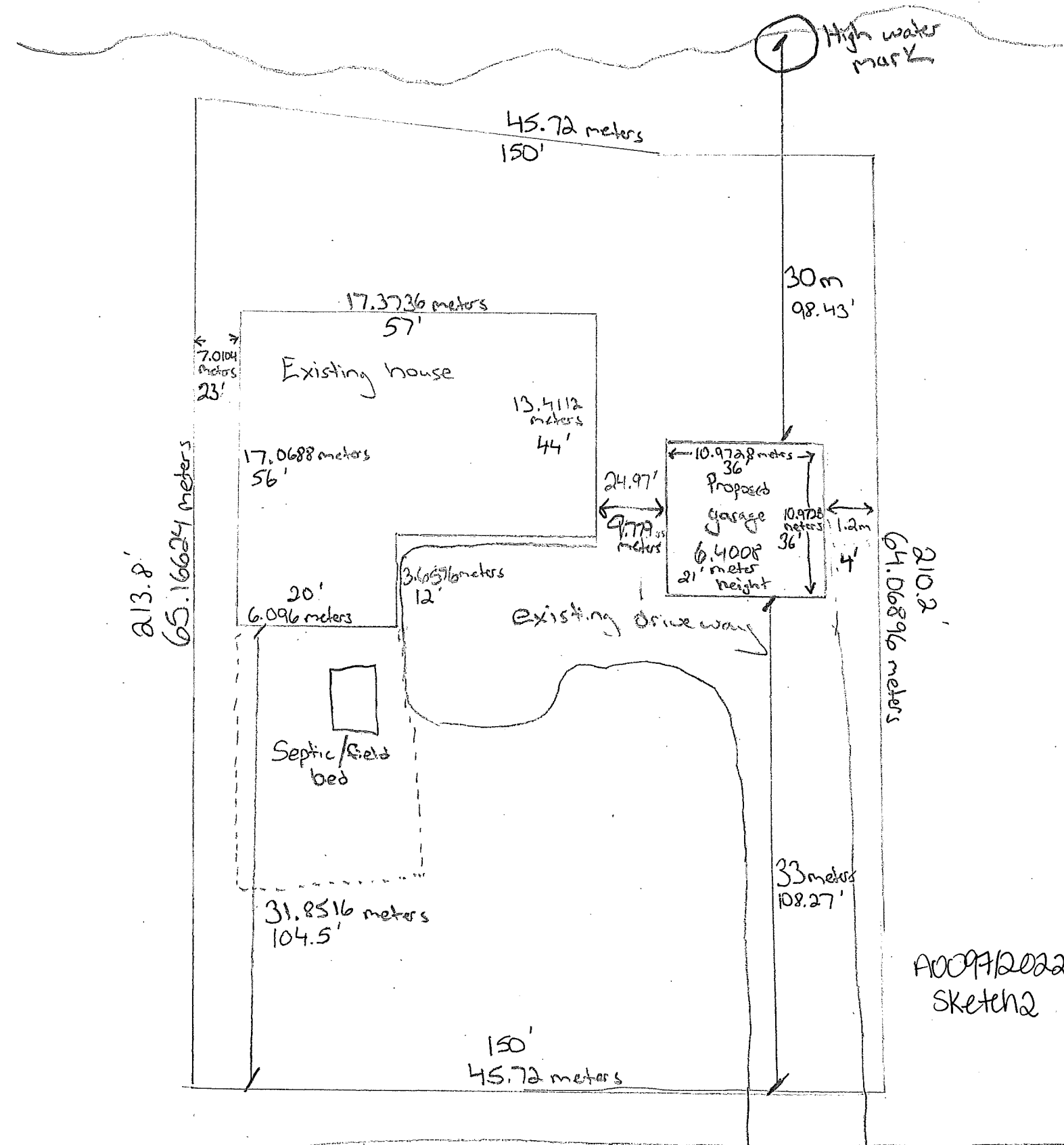
Subject Property being,  
PIN 73472-0087,  
Parcel 34846 SEC SES,  
Lot 4, Plan M-375,  
Part Lot 10, Concession 2,  
Township of Broder,  
5057 Croatia Road, Sudbury,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

A0097/2022  
Date: 2022 07 04

Revised

# Lohi Lake



A009712022  
Sketch2

Croatia Road

Bradley  
July 28/2022