

Tom Davies Square  
200 Brady St

Wednesday, August 28, 2024

PUBLIC HEARINGS

**A0066/2024**

**JUSTIN PIGEAU**

Ward: 6

PIN 73508 0844, Parcel 21583 SEC SES SRO, Lot(s) 11, Subdivision M-370, Lot Part 12, Concession 2, Township of Capreol, 236 Eva Street, Hanmer, [2010-100Z, R2-2 (Low Density Residential Two)]

For relief from Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, as amended, to approve lands to be retained, subject of a future consent application, providing a minimum lot depth of 27.4m, where 30.0m is required.

**A0080/2024**

**TYLER CAMPBELL**

Ward: 8

PIN 73571 0751, Parcel 35490 SEC SES SRO, Lot(s) 245, Subdivision M-511, Lot Part 12, Concession 5, Township of Neelon, 678 Barry Downe Road, Sudbury, [2010-100Z, R3-1 (Medium Density Residential)]

For relief from Part 5, Section 5.5, Table 5.5 and Part 6, Section 6.3, Table 6.5 of By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the legalization of a ninth dwelling unit within the existing multiple dwelling providing, firstly, a minimum lot area of 104.0 sq. m per unit, where 110.0 sq. m per unit is required, and secondly, a minimum of 11 parking spaces, where 12 are required.

**THIS APPLICATION WAS DEFERRED FROM THE MEETING OF JULY 17, 2024 TO TO AFFORD THE OWNER THE OPPORTUNITY TO ADDRESS THE COMMENTS RECEIVED FROM AGENCIES AND DEPARTMENTS.**

**A0069/2024**

**SADIE PAQUETTE  
REGINALD AUDETTE**

**"REVISED"**

Ward: 3

PIN 73350 0279, Parcel 27875A SEC SWS, Survey Plan 53R-9993 Part(s) 1, Lot Part 12, Concession 2, Township of Balfour, 1856 Pilon Crescent, Chelmsford, [2010-100Z, RU (Rural)]

For relief from Part 4, Section 4.2, subsection 4.2.10.3 and Section 4.37, subsection 4.37.2 b) 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 accessory building containing a secondary dwelling unit providing, firstly, a net floor area of 55 percent of the gross floor area of the primary dwelling on the lot, where the maximum allowable net floor area of 45 percent is permitted, and secondly, a minimum railroad setback of 6.65m, where all buildings and structures shall be setback 30.0m from any lot line abutting a railroad right-of-way.

SUBJECT TO PREVIOUS CONSENT APPLICATION B0328/1993 (OCT 4/93)

**A REMINDER... THE NEXT SCHEDULED MEETING IS  
WEDNESDAY, SEPTEMBER 11, 2024**



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 2024.01.01	
A 00101/2024	
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: \$1,360.00 (includes \$320.00 legal notice fee)  
 APPLICATION FEE FOR HEDGEROWS: \$409.00 (includes \$320.00 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): JUSTIN PIGEON Email: [REDACTED]  
 Mailing Address: 236 EVA ST Home P [REDACTED]  
 City: HANMER Postal Code: P3P 1M5 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: ADRIAN BORTOLUSSI Email: [REDACTED]  
 Mailing Address: 144 ELM ST Home P [REDACTED]  
 City: SUDBURY Postal Code: P3C 1T7 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: SCOTIA BANK  
 Mailing Address: 3080 HWY 69 NORTH - UNIT 3  
 City: VAL CARON Postal Code: P3N 1R2

4) Current Official Plan designation: LIVING AREA 1 Current Zoning By-law designation: R2-2

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

Variance To	By-law Requirement	Proposed	Difference
<u>BY LAW 2010-1002</u>	<u>LOT DEPTH OF 30 m</u>	<u>27.41 m</u>	<u>2.59 m</u>

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

c) Description of Proposal: DEPTH OF 27.41 m WHERE A REQUIRED 30 m  
LOT DEPTH

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
- CORNER LOT  
- APPLYING FOR A VARIANCE

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

PIN(s): 73508-0844 Township: CHAMPLAIN  
 Lot No.: \_\_\_\_\_ Concession No.: \_\_\_\_\_ Parcel(s): \_\_\_\_\_  
 Subdivision Plan No.: M-370 Lot: 11 Reference Plan No.: \_\_\_\_\_ Part(s): \_\_\_\_\_  
 Municipal Address or Street(s): #236 EVA ST

7) Date of acquisition of subject land. June 10 / 2021

8) Dimensions of land affected.

Frontage 21.40 (m) Depth 51.17 (m) Area 1393.73 (m<sup>2</sup>) Width of Street 20.12 (m)

9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	_____ (m <sup>2</sup> )	_____ (m <sup>2</sup> )
Gross Floor Area:	_____ (m <sup>2</sup> )	_____ (m <sup>2</sup> )
No. of storeys:	<u>SEE SCHEDULE</u>	<u>SAME</u>
Width:	<u>ATTACHED</u> (m)	_____ (m)
Length:	_____ (m)	_____ (m)
Height:	_____ (m)	_____ (m)

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

	Existing	Proposed
Front:	_____ (m)	_____ (m)
Rear:	<u>SEE SKETCH</u> (m)	<u>SAME</u> (m)
Side:	<u>ATTACHED</u> (m)	_____ (m)
Side:	_____ (m)	_____ (m)

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

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

What type of access to the land?

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

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

SEE ATTACHED SCHEDULE

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

Use(s): RESIDENTIAL Length of time: +/ 70 YRS

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

Same as #13  or, \_\_\_\_\_

15) What is the number of dwelling units on the property? 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: ALL SINGLE FAMILY RESIDENTIAL

*Handwritten signature/initials*



## BORTOLUSSI SURVEYING LTD.

144 Elm Street, Sudbury, Ontario P3C 1T7

(Phone) 705-675-2566 (Fax) 705-675-8751

Adrian Bortolussi, Ontario Land Surveyor



### Schedule

	<b>Dwelling</b>	<b>Garage</b>	<b>Attached shed</b>
Ground area	127.96m <sup>2</sup>	59.93m <sup>2</sup>	16.07m <sup>2</sup>
Gross floor area	127.96m <sup>2</sup>	59.93m <sup>2</sup>	16.07m <sup>2</sup>
Storeys	1	1	1
Width	13.80m	7.41m	4.26m
Length	12.26m	8.09m	3.77m
Height	5.2+/-m	3.6+/-m	3.0+/-m
Dwelling Units	2	0	0
Date of construction	2000	2012	2012

A0066/2024

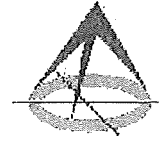


## BORTOLUSSI SURVEYING LTD.

144 Elm Street, Sudbury, Ontario P3C 1T7

(Phone) 705-675-2566 (Fax) 705-675-8751

Adrian Bortolussi, Ontario Land Surveyor



### Schedule

	Existing	Proposed
<b>House</b>		
Front	6.22	6.22
Left	7.53	7.53
Right	6.10	6.10
Back	32.65	11.58
<b>Garage</b>		
Front	16.04	16.04
Left	1.23	1.23
Right	18.08	18.08
Back	23.44	2.37
<b>Shed</b>		
Front	43.22	
Left	1.49	To Be Removed
Right	22.13	
Back	3.04	

A0006/2024

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): To BE APPLIED FOR NEXT

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, JUSTIN PIGEON (please print all names), the registered owner(s) of the property described as # 236 EVA ST  
100N MER  
in the City of Greater Sudbury:

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

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

**Authority to Enter Land and Photograph**

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

**Appointment of Authorized Agent**

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

Dated this 27<sup>th</sup> day of May, 2024

[Signature]  
(witness)

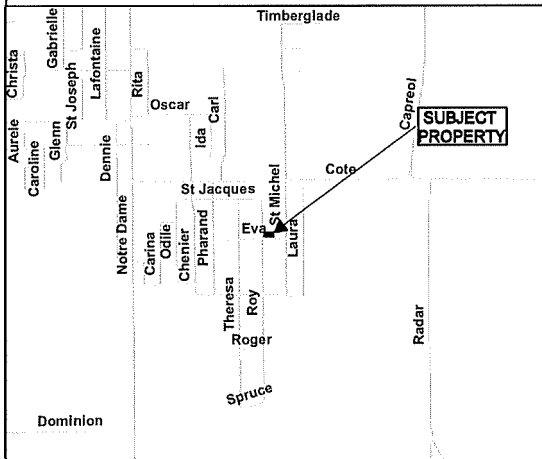
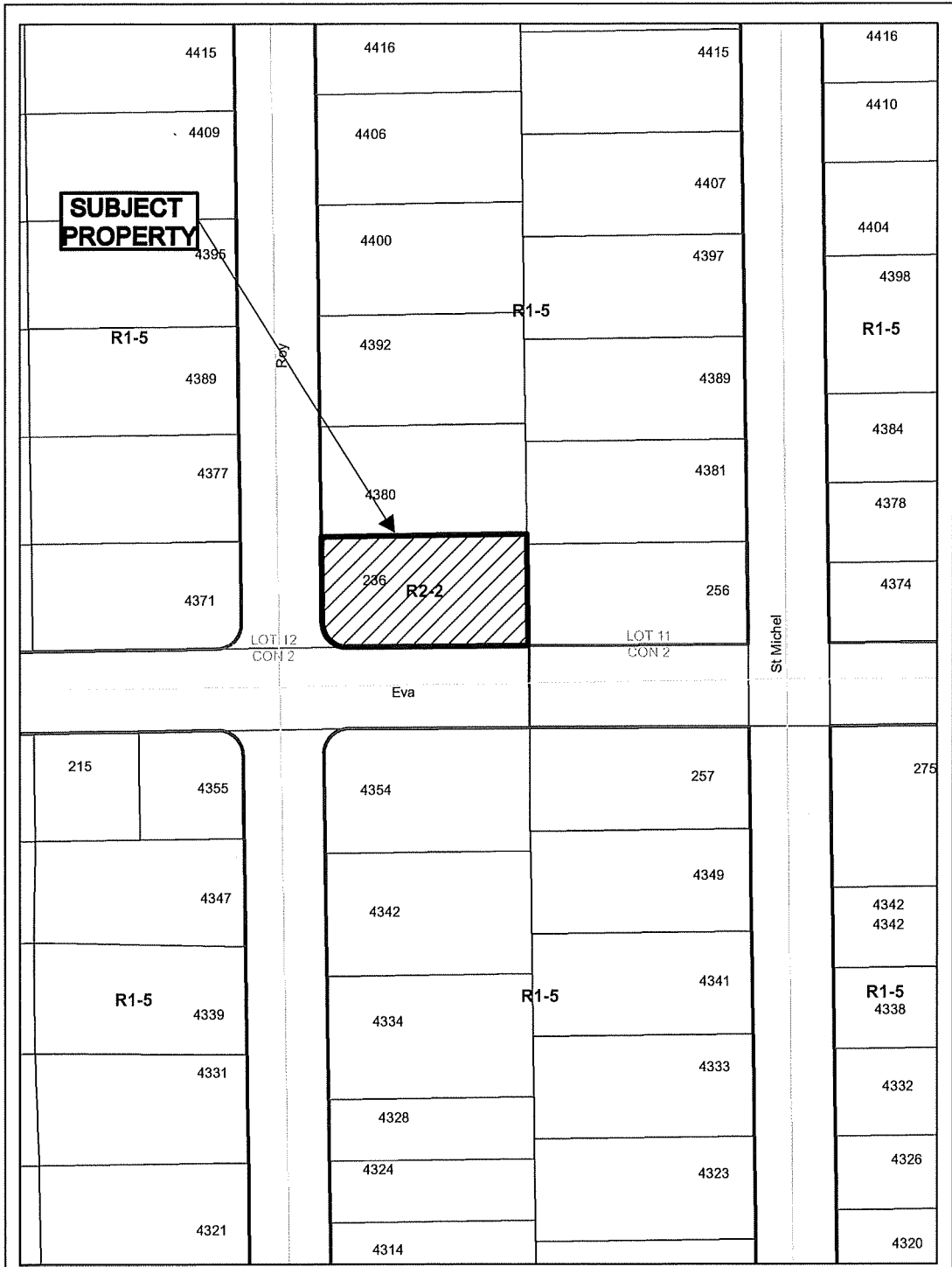
\* [Signature]  
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: JUSTIN PIGEON

I have authority to bind the Corporation

10066/2024





**Application for Minor Variance or Permission**

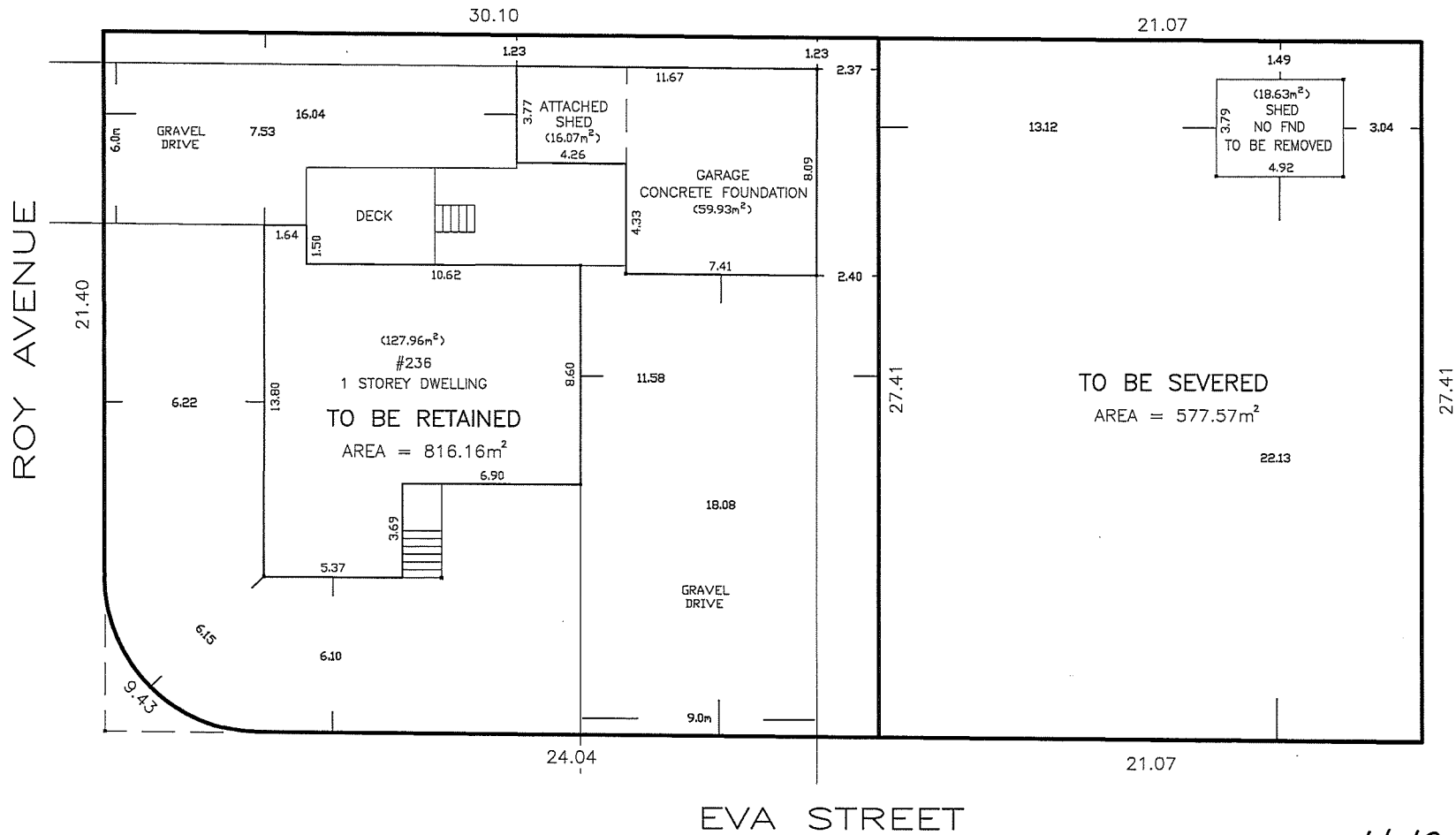
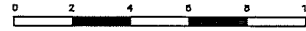
Subject Property being PIN 73508-0844,  
Parcel 21583 SEC SES SRO,  
Lot 11, Plan M-370,  
Part Lot 12, Concession 2,  
Township of Capreol,  
236 Eva Street, Hanmer,  
City of Greater Sudbury

Sketch 1, NTS A0066/2024  
NDCA Date: 2024 06 12

ZONING = R2-2  
 MIN FRONTAGE = 17m  
 MIN DEPTH = 30m  
 MIN REAR YARD = 7.5m  
 MIN SIDE YARD = 1.2m  
 MIN AREA = 465m<sup>2</sup>

SKETCH FOR SEVERANCE  
**LOT 11**  
**REGISTERED PLAN M-370**  
 #236 EVA STREET

SCALE 1 : 250 METRIC



#0066/2024  
 sketch 2



Box 5000, Station 'A', 200 Brady Street  
 Sudbury ON P3A 5P3  
 Tel. (705) 671-2489, Ext. 4378/4348  
 Fax (705) 673-2200

Office Use Only 2024.01.01	
A 0080/2024	
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: \$1,360.00 (includes \$320.00 legal notice fee)  
 APPLICATION FEE FOR HEDGEROWS: \$409.00 (includes \$320.00 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): Tyler Campbell Email: [REDACTED]  
 Mailing Address: 1725 GEMINI CRESCENT Home: [REDACTED]  
 City: SUDBURY Postal Code: P3E 5W4 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: ROHIT WALIA (C.R. DESIGN) Email: [REDACTED]  
 Mailing Address: 2200 Lakeshore Blvd. West - suite 3609 Home: [REDACTED]  
 City: Toronto Postal Code: M8V 1A4 Fax Phone: [REDACTED]

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

- 3) Current Official Plan designation: Living Area 1 Current Zoning By-law designation: R3-1

- 4) 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 area per unit (Density)	110 m2	104 m2	6 m2
Parking - existing parking 11 spaces			
9 units x 1.5 = 13.5 (10% gova)	12 (12.15)	11	1
Allow no change to current parking			
lot for added unit (9)		(1.22/unit)	

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

c) Description of Proposal:

Create 9th dwelling unit in existing 8 unit building. Leave the existing parking lot the way it is.  
Allow for a lower per unit lot area to allow the 9th unit

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

Density cannot be complied with because of the size of the lot.  
In order to maintain the current open landscaped space in the front yard and additional parking space cannot be added. There are several tenants who have one vehicle or no vehicle, so  
there will be minimal impact by not adding a parking space

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

PIN(s): 73571-0751 Township: NEELON  
 Lot No.: 245 Concession No.: Parcel(s): 35490  
 Subdivision Plan No.: Lot: Reference Plan No.: M511 Part(s):  
 Municipal Address or Street(s): 678 BARRYDOWNE ROAD

7) Date of acquisition of subject land. FEBRUARY 2020

8) Dimensions of land affected.

Frontage 20.7 (m) Depth 45.6 (m) Area 939 (m<sup>2</sup>) Width of Street 20 (m)

9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	266	(m <sup>2</sup> )	266	(m <sup>2</sup> )
Gross Floor Area:	532	(m <sup>2</sup> )	532	(m <sup>2</sup> )
No. of storeys:	2		2	
Width:	18.84	(m)	18.84	(m)
Length:	14.18	(m)	14.18	(m)
Height:	7	(m)	7	(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:	10.73	(m)	10.73	(m)
Rear:	16.04	(m)	16.04	(m)
Side:	2.67	(m)	2.67	(m)
Side:	3.84	(m)	3.84	(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.

1971

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

Use(s): 9 Unit Building Length of time: 1971 (53 years)

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

Same as #13  or, \_\_\_\_\_

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

9 Units

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

Yes  No

If "yes", how many? One

17) Existing uses of abutting properties: Multiple dwelling building (sides) / SFD (rear)

A0080/2024

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, Tyler Campbell (please print all names), the registered owner(s) of the property described as 678 Barrydowne Road in the City of Greater Sudbury:

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

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

**Authority to Enter Land and Photograph**

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

**Appointment of Authorized Agent**

- g) appoint and authorize Rohit Walia (C.R. Design) (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 6TH day of AUGUST, 20 24

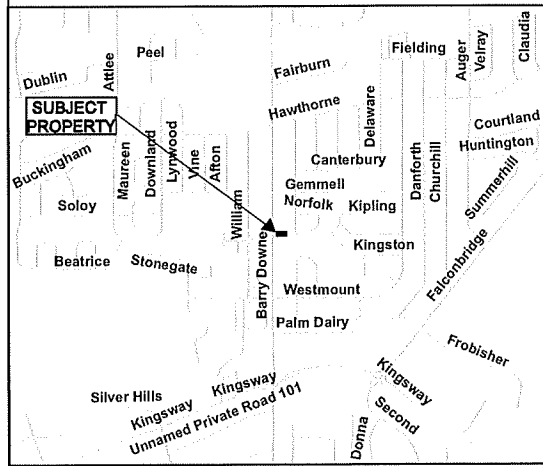
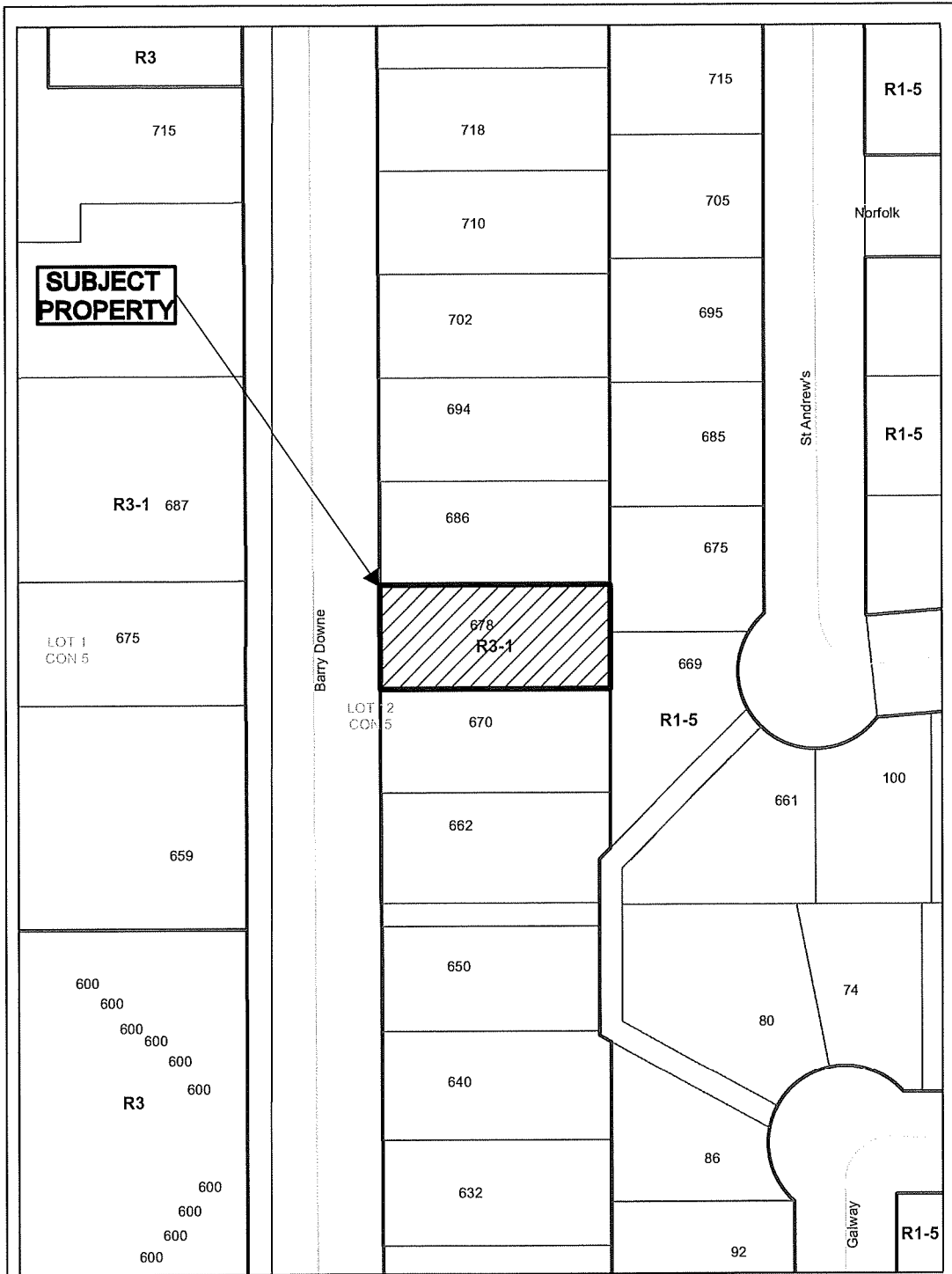
Michelle Morris  
Michelle Morris (Aug 6, 2024 13:35 EDT)  
(witness)

Tyler Campbell  
Tyler Campbell (Aug 6, 2024 13:34 EDT)  
signature of Owner(s) or Signing Officer or Authorized Agent  
Print Name: TYLER CAMPBELL

\*I have authority to bind the Corporation

A0080/2024

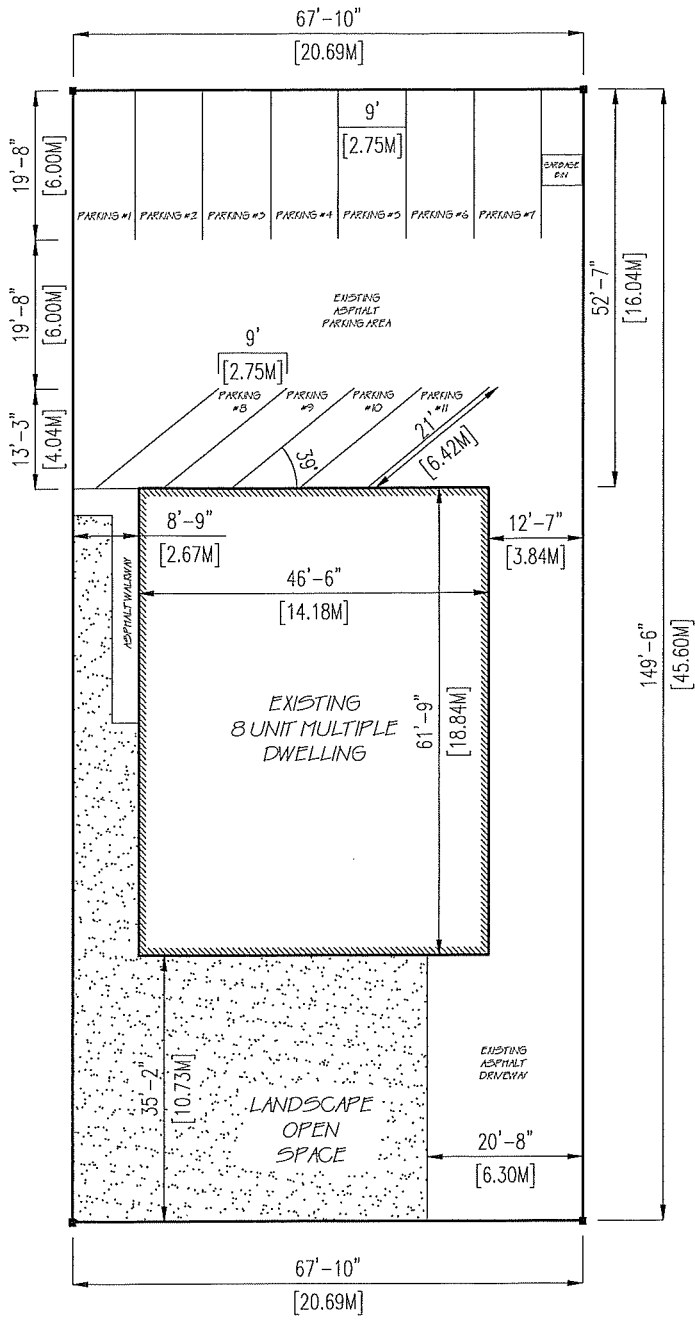




**Application for Minor Variance or Permission**

Subject Property being PIN 73571-0751, Parcel 35490 SEC SES SRO, Lot 245, Plan M-511, Part Lot 12, Concession 5, Township of Neelon, 678 Barrydowne Road, Sudbury, City of Greater Sudbury


Sketch 1, NTS A0080/2024  
 NDCA Date: 2024 08 09



678 BARRYDOWNE ROAD

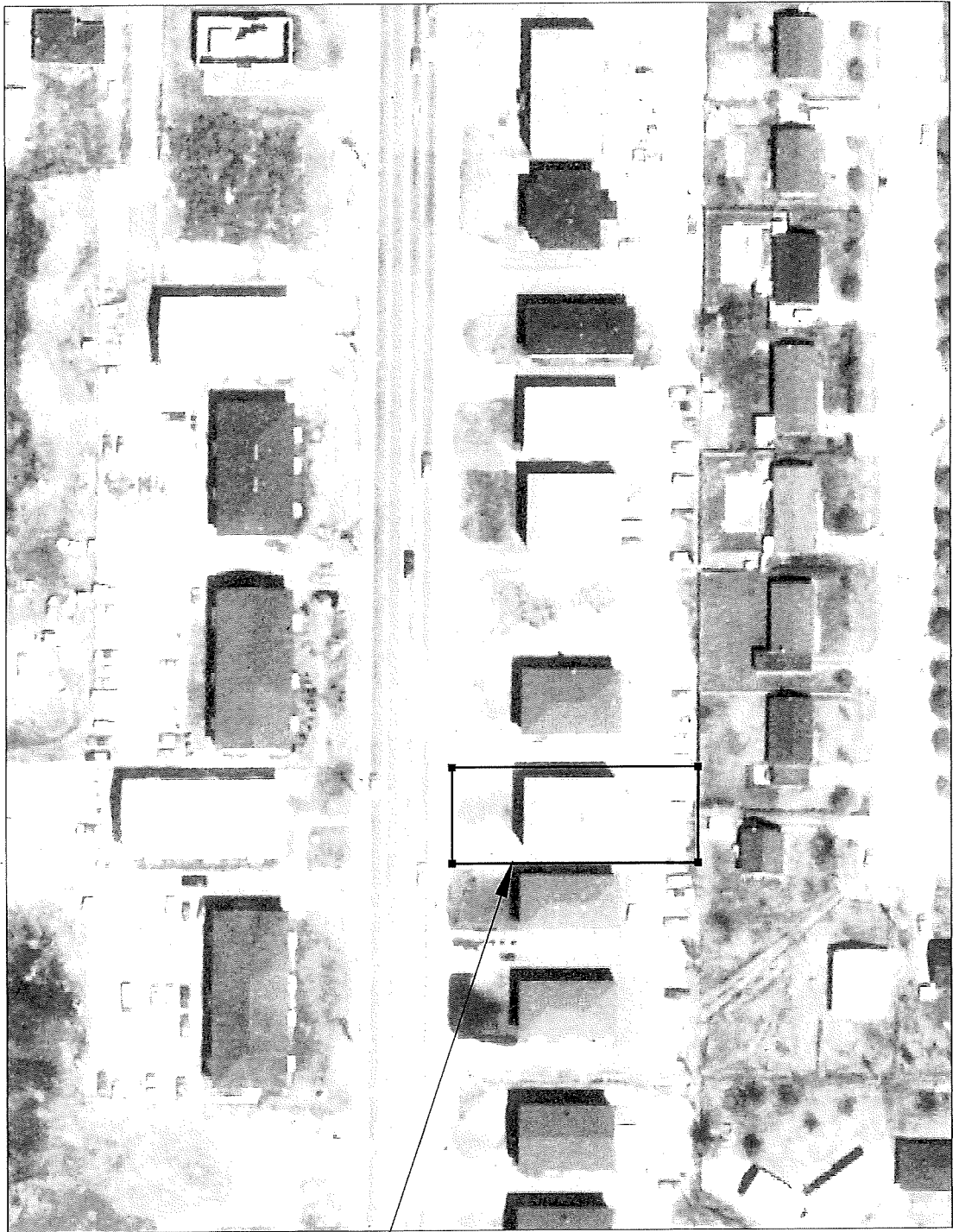
SITE STATISTICS	
LOT AREA (PER SURVEY)	1041 SQ. FT. (93.92)
DENSITY (CURRENT ZONING REQUIREMENT)	11042 (8.54) 8 UNITS PERMITTED
NUMBER OF PROPOSED UNITS	9
DENSITY REQUIRED	10442 9 UNITS PERMITTED
PARKING	14 EXISTING SPACES (AS PER ORIGINAL PERMIT / AERIAL PHOTOS (1975)) 14 SPACES PER UNIT
PARKING RELIEF	8 ADDITIONAL PARKING SPACES FOR 9TH UNIT 12 SPACES PER UNIT

AW80/2024  
Sketch 2



**CR Design**

PROJECT	DATE	SCALE
LEGALIZE 9TH UNIT	RW	
	DATE	PROJECT
678 BARRYDOWNE ROAD, SUDBURY	DATE	SCALE
Site Plan	2024-08-06	PP
	SCALE	
	1/16"=1'-0"	



678 BARRYDOWNE ROAD  
 CIRCA 1975  
 (AS PER CGS AERIAL PHOTO APP)

**NOTE:**

1. BUILDING WAS CONSTRUCTED IN 1971
2. THIS IS THE EARLIEST AERIAL PHOTO AVAILABLE
3. DRIVEWAY ENTRANCE THE SAME TODAY
4. PARKING SPACES THE SAME TODAY
5. LANDSCAPING THE SAME TODAY  
 (NO BUILDING PLANS / PLOT PLAN AVAILABLE FROM ORIGINAL BUILDING PERMIT)



PROJECT	LEGALIZE 9TH UNIT	DATE	RW	SCALE
			04/03	1/8"=1'-0"
CLIENT	678 BARRYDOWNE ROAD, SUDBURY	DATE	2024-05-08	PP
TITLE	1975 AERIAL PHOTO	SCALE	1/8"=1'-0"	

A0080/2024  
 Sketch 3

REVISED Aug. 14/24

**Greater Sudbury**  
www.greatersudbury.ca  
Box 5000, Station 'A', 200 Brady Street  
Sudbury ON P3A 6P3  
Tel. (705) 671-2489, Ext. 4376/4346  
Fax (705) 673-2200

Office Use Only 2021 01 01	
APPROVED	
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: \$1,360.00 (includes \$320.00 legal notice fee)  
APPLICATION FEE FOR HEDGEROWS: \$409.00 (includes \$320.00 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): SANIE PAQUETTE, REGINALD AUDETTE Email: [REDACTED]  
Mailing Address: 1856 PILON CRESCENT Home [REDACTED]  
City: CHELMSFORD Postal Code: P0M 1L0 Fax [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: NO MORTGAGE  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ Postal Code: \_\_\_\_\_

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

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

Variance To	By-law Requirement	Proposed	Difference
SPECIAL SETBACK RAILROADS (4.37.20)	30	6.65	23.35m
4.2.10.3.c)i Floor Area	45%	55%	10%

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

c) Description of Proposal: TO BUILD A SECONDARY UNIT MODULAR HOME

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: ROCKY, WOODED AREAS, SEPTIC SYSTEM EASEMENTS, NEED TO PUT IN AREA WITH NO CONFLICTS

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

PIN(s): 73350-0279 Township: Balfour  
 Lot No.: 12 Concession No.: 2 Parcel(s): 37815A  
 Subdivision Plan No.: \_\_\_\_\_ Lot: \_\_\_\_\_ Reference Plan No.: 53R4993 Part(s): 1  
 Municipal Address or Street(s): 1856 Pilon Cres, Chelmsford ON, R0M1C0

7) Date of acquisition of subject land. Nov 3, 1983

8) Dimensions of land affected.

Frontage TREK (m) Depth TREK (m) Area 4046.856 (m<sup>2</sup>) Width of Street 7.70 (m)

9) Particulars of all buildings:	Existing				Existing		Proposed	
	SFD	GAR	SPR SHED	WOOD SHED	TARP SHELTER			
Ground Floor Area:	11.298	12.466	11.150	4.450 (m <sup>2</sup> )	44.598		60.792	(m <sup>2</sup> )
Gross Floor Area:	11.298	12.466	11.150	4.450 (m <sup>2</sup> )	44.598		60.792	(m <sup>2</sup> )
No. of storeys:	1	1	1	1	1		1	
Width:	13.106	7.925	8.048	11.828 (m)	3.658		4.750	(m)
Length:	8.639	9.144	8.658	14.938 (m)	12.192		12.802	(m)
Height:	5.401	4.877	12.438	12.438 (m)	3.048		4.267	(m)

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

Front:	Existing				Existing		Proposed	
	SFD	GAR	SPR SHED	WOOD SHED	TARP SHELTER			
Front:	32.35	51.93	63.66	68.17 (m)	72.16		10.50	(m)
Rear:	67.41	48.12	46.75	143.54 (m)	31.57		47.13	(m)
Side:	26.97	16.66	12.59	12.61 (m)	14.99		6.65	(m)
Side:	27.27	29.17	128.35	21.80 (m)	23.56		66.04	(m)

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

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

What type of access to the land?

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

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

HOUSE 1957 GARAGE 1996

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

Use(s): RURAL RES. FAMILY Length of time: 70 YEARS

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

Same as #13  or, \_\_\_\_\_

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

ONE

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

Yes  No

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

17) Existing uses of abutting properties: WOODED AREA, ROAD, BATLWAY

A006912024

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, SADIE PAQUETTE & REGINALD AUDETTE (please print all names), the registered owner(s) of the property described as 1856 PILAN CRES, CHELMFORD ON

In the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

g) appoint and authorize \_\_\_\_\_ (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 18 day of June, 2024

(witness) [Signature]

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

Print Name: SADIE PAQUETTE REG. AUDETTE \*I have authority to bind the Corporation A0060918024



Nia Lewis

---

**From:** Sadie Paquette [REDACTED]  
**Sent:** Friday, June 21, 2024 2:21 PM  
**To:** Nia Lewis  
**Cc:** Sarah Pinkerton  
**Subject:** Re: Minor Variance - 1856 Pilon Crescent

Here's an explanation of why we have chosen the specific spot for placing the secondary dwelling:

1 **Proximity to Hydro Pole:** One of the primary reasons for choosing this spot is its proximity to a hydro pole within 100 feet. This close distance significantly reduces the cost and effort required to connect the secondary dwelling to the electrical grid. It ensures a more affordable and straightforward installation process, which is advantageous for our budget and timeline.

2 **Suitability for Concrete Foundation:** The secondary dwelling requires a concrete foundation. Placing it in the chosen spot avoids disrupting the large open lawn area, which we prefer to keep intact for recreational and aesthetic purposes. This location allows us to maintain the spacious and open feel of the lawn, enhancing the overall appeal of the property.

3 **Distance from Septic System:** Another key factor is that the chosen area is away from the septic system, which already occupies a significant portion of the front lawn. This separation minimizes any potential interference or complications with the septic system, ensuring both systems can function optimally without overlapping spatially.

4 **Convenient Access to Water and Sewer Services:** The spot we have selected also offers the easiest access to the existing water and sewer services. This convenience simplifies the connection process for plumbing and ensures reliable access to essential utilities without the need for extensive infrastructure modifications.

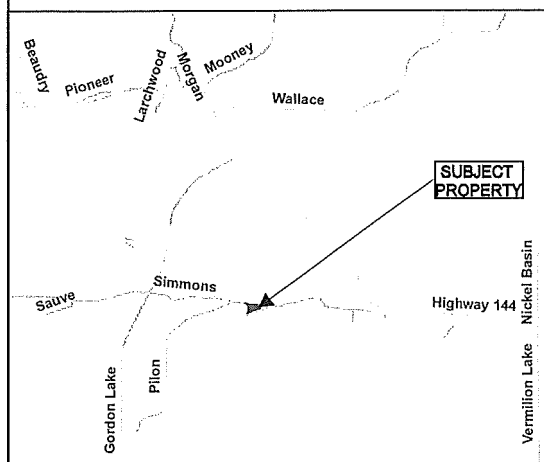
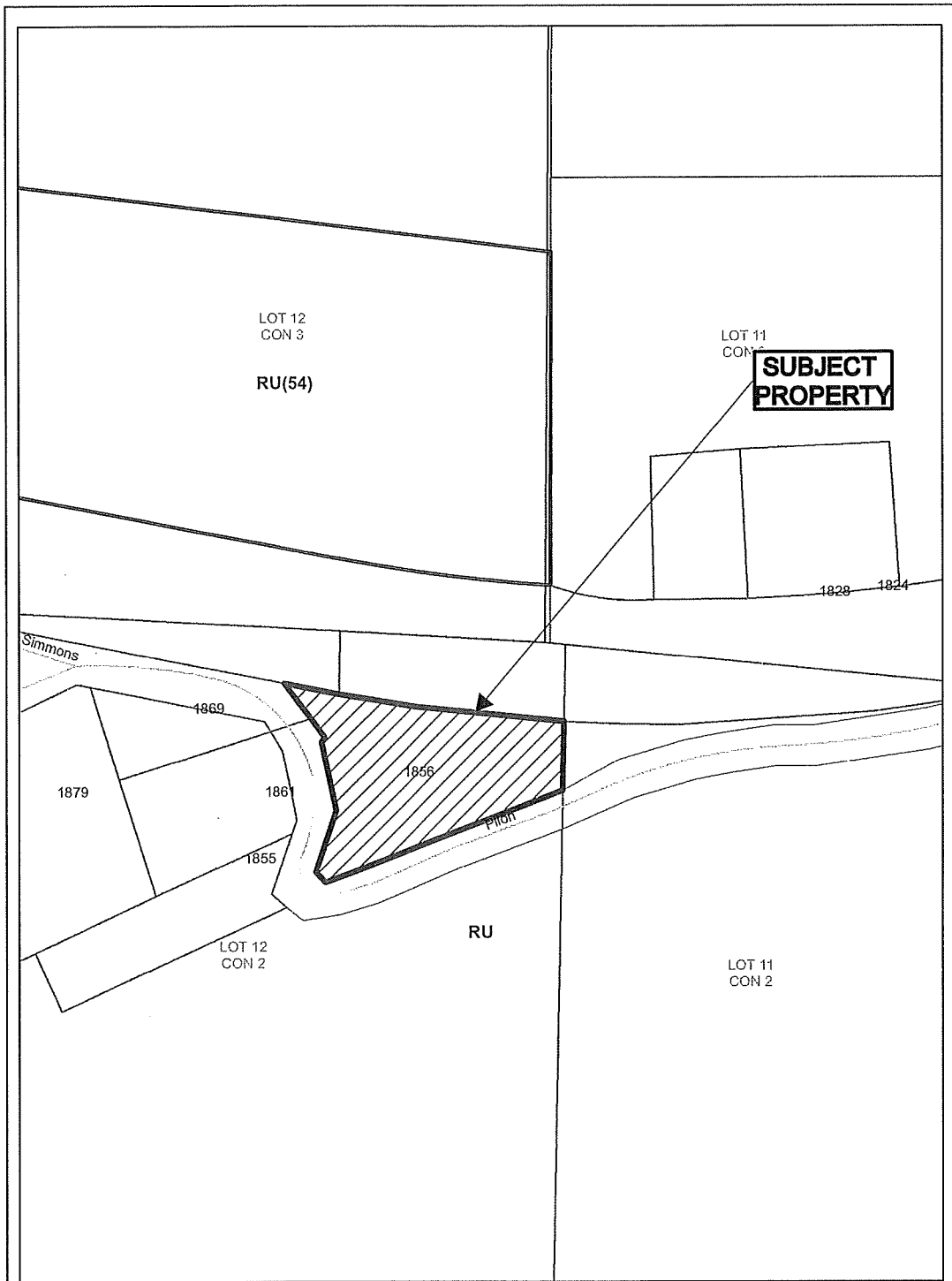
5 **Topographical and Feasibility Considerations:** Lastly, the rest of the property either consists of uneven rock formations or wooded areas, which are not suitable for placing the dwelling due to feasibility and construction challenges. The chosen spot is the most practical and viable location given the terrain and existing landscape of the property.

In summary, the chosen spot for the secondary dwelling meets multiple criteria essential for efficient and cost-effective installation: it provides close proximity to the hydro pole, avoids disruption of the lawn area, stays clear of the septic system, offers convenient utility connections, and aligns with the property's topographical constraints. These factors collectively make it the optimal location for accommodating the new dwelling unit.

Thank you,

Sadie Paquette

A0009/2024



**Application for Minor Variance or Permission**

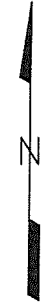
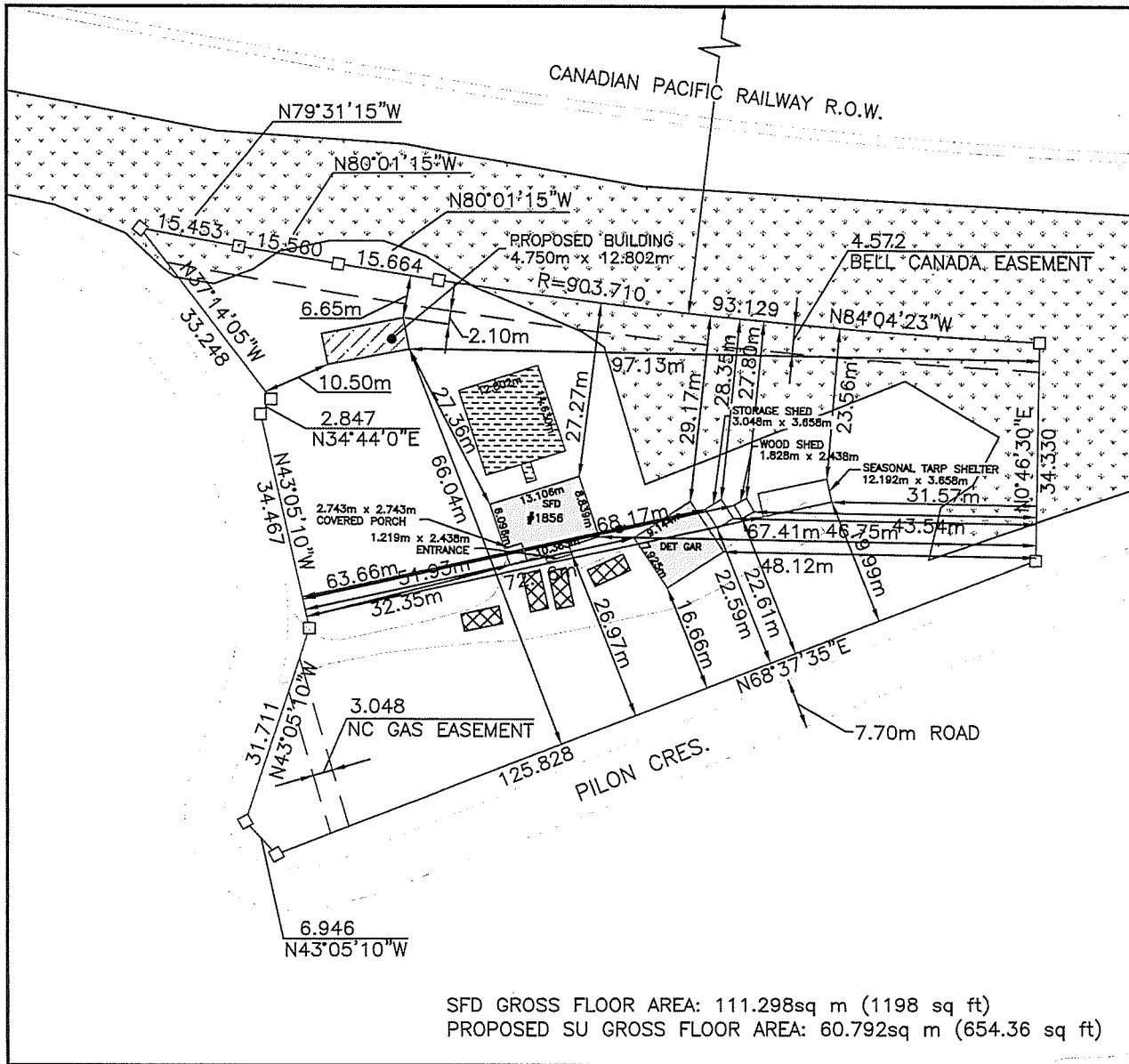


Subject Property being PIN 73350-0279,  
Parcel 27875A SEC SWS,  
Part 1, Plan 53R-9993,  
Part Lot 12, Concession 2,  
Township of Balfour,  
1856 Pilon Crescent, Chelmsford,  
City of Greater Sudbury


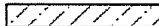





Sketch 1, NTS  
NDCA

A0069/2024  
Date: 2024 06 20

# SITE PLAN



## LEGEND

-  EXISTING BUILDING
-  NEW BUILDING
-  EXISTING DRIVEWAY
-  SEPTIC SYSTEM
-  WOODED AREA
-  WELL
-  2.75m x 6m PARKING SPACE

A006912024

SFD GROSS FLOOR AREA: 111.298sq m (1198 sq ft)  
 PROPOSED SU GROSS FLOOR AREA: 60.792sq m (654.36 sq ft)

#1856 PILON CRESCENT

SCALE 1:1000

A006912024  
 sketch 2

REVISED: Aug. 14/24