

Tom Davies Square

200 Brady St

Wednesday, August 30, 2023

**PUBLIC HEARINGS****A0098/2023****ANDRE POIRIER  
GISELE POIRIER  
DENIS POIRIER  
TAMMY LECLAIR**

Ward: 4

PIN 73369-0228, SRO, Part Lot 10, Concession 6, Part 1 on Plan 53R-4917, except Parts 1, 2, 3, 4, and 5 on Plan 53R-13665, Parts 1, 2 and 3 on Plan 53R-14370, Parts 1 and 2 on Plan 53R-14846, Parts 5, 6, 7, 8, and 9 on Plan 53R-14951, Parts 1, 2, and 3 on Plan 53R-20620, subject to an easement as in LT138099, Township of Snider, 1101 Perreault Drive, Chelmsford, [2010-100Z, RU (Rural)]

For relief from Part 4, Section 4.2, subsection 4.2.4 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 garage providing a maximum height of 7.29m, where the maximum height of any building or structure accessory to a residential dwelling shall be 6.5m.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B53/16 (14 JUL 16), B52/16 (14 JUL 16), B56/15 (16 FEB 16), B91/94 (16 MAY 94), B90/94 (16 MAY 94), B89/94 (16 MAY 94), B390/93 (15 NOV 93), B389/93 (15 NOV 93), B17/92 (03 FEB 93), B16/92 (03 FEB 93), B15/92 (03 FEB 93), B172/90 (04 FEB 91), B171/90 (04 FEB 91)

**A0099/2023****DEBRA BLANCHETTE  
ANDREW BLANCHETTE**

Ward: 4

PIN 73347 0642, Parcel 28299 SEC SWS SRO, Part(s) 1 Survey Plan 53R-10669, s/t LT138215, LT138216, Lot Part 6, Concession 2, Township of Rayside, 410 Notre Dame Street West, Azilda, [2010-100Z, FD (Future Development)]

For relief from Part 10, Section 10.3, Table 10.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to approve the lands to be severed, subject of Consent Application B0052/2022, providing a minimum lot area of 1.65 ha, where 4.0 ha is required.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B52/22 (8 AUG 22) AND MINOR VARIANCE APPLICATION A12/08 (25 FEB 08)

**A0100/2023****DEBRA BLANCHETTE  
ANDREW BLANCHETTE**

Ward: 4

PIN 73347 0008, Parcel 10788 SEC SWS, Survey Plan 53R-3901 Part(s) except 11, Lot Part 6, Concession 2 as in LT72357, Township of Rayside, 436 Notre Dame Street West, Azilda, [2010-100Z, FD (Future Development)]

For relief from Part 10, Section 10.3, Table 10.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to approve the lands to be severed, subject of Consent Application B0052/2022, providing a minimum lot area of 0.89 ha, where 4.0 ha is required.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B52/22 (08 AUG 2022) AND MINOR VARIANCE APPLICATION A12/08 (25 FEB 08)

**A0101/2023**

**TODD MAZZUCA  
MARGARET MAZZUCA**

Ward: 7

PIN 73507 0514, Parcel 5043 SEC SES, Lot(s) 133 - 134, Subdivision M-65, Lot Part 11, Concession 6, Township of Capreol, 81 Young Street, Capreol, [2010-100Z, C2 (General Commercial)]

For relief from Part 4, Section 4.2, Table 4.1 and Part 7, Section 7.2, Table 7.1 and 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 permit firstly, a residential use on the ground floor of a proposed duplex dwelling, where any dwelling containing not more than two dwelling units must have a permitted non-residential use as a main use on the ground floor provided that the lot is a fully serviced lot, secondly, a minimum lot area of 464.52 sq.m., where 1350.0 sq.m is required, thirdly, a minimum lot frontage of 15.24m, where 30.0m is required, and fourthly, a minimum front yard setback of 4.72m with eaves encroaching 0.6m into the proposed 4.72m 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.

**A0102/2023**

**ADAM FIELD  
ANDRIA FIELD**

Ward: 2

PIN 73381 0546, Parcel 28481 SEC SWS, Part Lot 1, Concession 3, Part 3, Plan 53R-10947 and Part 2, Plan 53R-12572, Township of Graham, 83 Simon Lake Drive, Naughton [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, Table 4.1, Section 4.25, subsection 4.25.1 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 an addition to the existing single detached dwelling, pool, decks and shed on the subject property, providing firstly, eaves to encroach 0.61m into the required interior side yard, where eaves may encroach 0.6m into the required interior side yard but not closer than 0.6m to the lot line, secondly, an increase in gross floor area of 103.93m<sup>2</sup> within the required interior side yard, where enlargement, reconstruction, repair and/or renovation is not permitted to reduce the interior side yard setback nor increase the gross floor area of a building located within the interior side yard setback, thirdly, a 8.1m setback for the shed, 3.0m setback for the above-ground pool and pool deck, 21.9m setback for the proposed rear deck and 22.6m for the addition from the high water mark of a lake or river, where no person shall erect any residential building or other accessory building or structure closer than 30.0m to the high water mark of a lake or a river, fourthly, the shed to be setback 8.1m and the pool and pool deck to be setback 3.0m 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, and fifthly, a minimum interior side yard setback of 1.2m for the two storey addition, where 1.8m is required.

**THIS APPLICATION WAS DEFERRED FROM THE MEETING OF JULY 19, 2023 TO DEFERRED AT THE MEETING TO AFFORD THE APPLICANTS THE OPPORTUNITY TO ADDRESS OPEN LANDSCAPE REAUIREMENTS.**

**A0079/2023**

**GROUPE FINANCIER PILIERS**

**"REVISED"**

Ward: 4

PIN 02134 0304, Parcel 150 SEC SES, Lot(s) 7, Subdivision M-26, Lot 7, Concession 4, Township of McKim, 6 Eyre Street, Sudbury, [2010-100Z, R2-3 (Low Density Residential Two)]

For relief from Part 4, Section 4.2, Table 4.1, Section 4.15.2 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, in order to facilitate the construction of a multiple dwelling containing three residential dwelling units by, firstly, providing a minimum rear yard setback of 5.5m, with eaves encroaching 0.6m into the proposed 5.5m rear yard setback, where a minimum rear yard setback of 7.5m is required and where eaves may encroach 1.2m into the required rear yard, but not closer than 0.6m to the lot line, and secondly, to allow 0% landscaping where a minimum of 50% of all required front yards shall be maintained as landscaped open space.



**THIS APPLICATION WAS DEFERRED PRIOR TO THE MEETING OF AUGUST 2, 2023 AT THE REQUEST OF THE AGENT TO AFFORD THE APPLICANTS THE OPPORTUNITY TO ADDRESS COMMENTS RECEIVED FROM CITY DEPARTMENTS**

**A0090/2023**

**LISA LEMAY  
ROBERT LEMAY**

**"REVISED"**

Ward: 2

PIN 73365 0076, Parcel 17618 SEC SWS, Part Lot 1, Concession 1 being Summer Resort Location J.E. 11 as in WP8268 and Location CL9820, Part 1, Plan 53R-15951, Township of Trill, 600 Park Road, Worthington, [2010-100Z, SLS(4)(Seasonal Limited Service)]

For relief from Part 4, Section 4.25, subsection 4.25.1, Section 4.41, subsections 4.41.3 and 4.41.4, Part 9, Section 9.3, Table 9.3 and Part 11, Section 4, subsection 4, paragraph(d), clause (ii) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit existing retaining walls and deck, as well as a proposed new deck and finished basement on the existing single detached dwelling, providing firstly, a minimum front yard setback of 0.98m for an existing retaining wall and 3.35m for the existing and proposed deck, where 10.0m is required, secondly, a minimum interior side yard setback of 0.1m for the existing and proposed deck, where 3.0m is required, and thirdly, a minimum high water mark setback of 2.95m for retaining wall 1, 14.9m for retaining wall 2, 4.4m for the existing and proposed deck, and 8.3m for the finished basement, where enlargement, reconstruction, repair and/or renovation must comply with all other applicable zone provisions, where the minimum setback for main and accessory buildings, other than boathouses, pump houses and docks shall be no closer than 25.0m from the high water mark, and 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.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION A73/02 (16 SEP 02)

**A REMINDER... THE NEXT SCHEDULED MEETING IS  
WEDNESDAY, SEPTEMBER 13, 2023**



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 2023.01.01	
A 009812023	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

APPLICATION FEE: \$1,180.00 (includes \$280.00 legal notice fee)  
APPLICATION FEE FOR HEDGEROWS: \$357.00 (includes \$280.00 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 Poirier, Gisèle Poirier  
Mailing Address: 1101 Perreault Drive  
City: Chelmsford ON Postal Code: P0M 1L0  
Email: [REDACTED]  
Home Phone: [REDACTED]  
Business Phone: [REDACTED]  
Fax Phone: [REDACTED]

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

Name of Agent: Dee Burgess  
Mailing Address: 5060 Hwy 69N, #3  
City: Hanmer ON Postal Code: P3P 1B9  
Email: [REDACTED]  
Home Phone: [REDACTED]  
Business Phone: [REDACTED]  
Fax Phone: [REDACTED]

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

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

Name: Caisse Desjardins Ontario  
Mailing Address: 29, Rue main est  
City: Chelmsford Postal Code: P0M 1L0

- 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
Height	21' 4"	23' 11"	2' 7"
	6.5 M	7.29 M	0.7 M

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

- c) Description of Proposal: Building Garage with unit above

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: Need extra height for garage with unit above



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

PIN(s): 73369-0228 Township: x  
 Lot No.: 10 Concession No.: 6 Snider Parcel(s):  
 Subdivision Plan No.: Lot: Reference Plan No.: Part(s):  
 Municipal Address or Street(s): 1101 Perreault Drive Chelmsford

- 7) Date of acquisition of subject land.
- November 9, 2018

- 8) Dimensions of land affected.

approx Frontage 518 (m) approx Depth 450 (m) Area 32.17 acres (m<sup>2</sup>) Width of Street (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>353.4</u> (m <sup>2</sup> )	<u>74.1</u> (m <sup>2</sup> )
Gross Floor Area:	<u>353.4</u> (m <sup>2</sup> )	<u>74.1</u> (m <sup>2</sup> )
No. of storeys:	<u>1</u>	<u>1</u>
Width:	<u>12.8</u> (m)	<u>6.27</u> (m)
Length:	<u>32</u> (m)	<u>11.48</u> (m)
Height:	<u>5.8</u> (m)	<u>7.29</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>42.7</u> (m)	<u>30.5</u> (m)
Rear:	<u>100+</u> (m)	<u>100+</u> (m)
Side:	<u>75.1</u> (m)	<u>33.83</u> (m)
Side:	<u>100+</u> (m)	<u>100+</u> (m)

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

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

What type of access to the land?

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

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

House complete on Feb 2020

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

Use(s): Primary Resident Length of time: 3 1/2 years

- 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? 1

- 17) Existing uses of abutting properties:
- Personal Resident

A009812023

- 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, André Poirier, Tammy Leclair, Gisèle Poirier, Denis Poirier (please print all names), the registered owner(s) of the property described as 1101 Perreault Drive Chelmsford ON 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 Dee Burgess/André Poirier (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 July 26<sup>th</sup> day of \_\_\_\_\_, 2023

[Signature]  
(witness)

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

X Print Name: Denis Poirier Gisèle Poirier  
\*I have authority to bind the Corporation Tammy Leclair  
André Poirier

A0098/2023



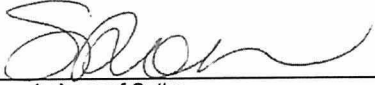
**PART B: OWNER OR AUTHORIZED AGENT DECLARATION**

I/We, Andre Boivin (please print all names),  
the registered owner(s) or authorized agent of the property described as 1101 Percival DR.

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 23

  
Commissioner of Oaths

Sarah Kathryn Pinkerton,  
A Commissioner, etc.,  
Province of Ontario,  
for The City of Greater Sudbury.  
Expires February 27, 2026.

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

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

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

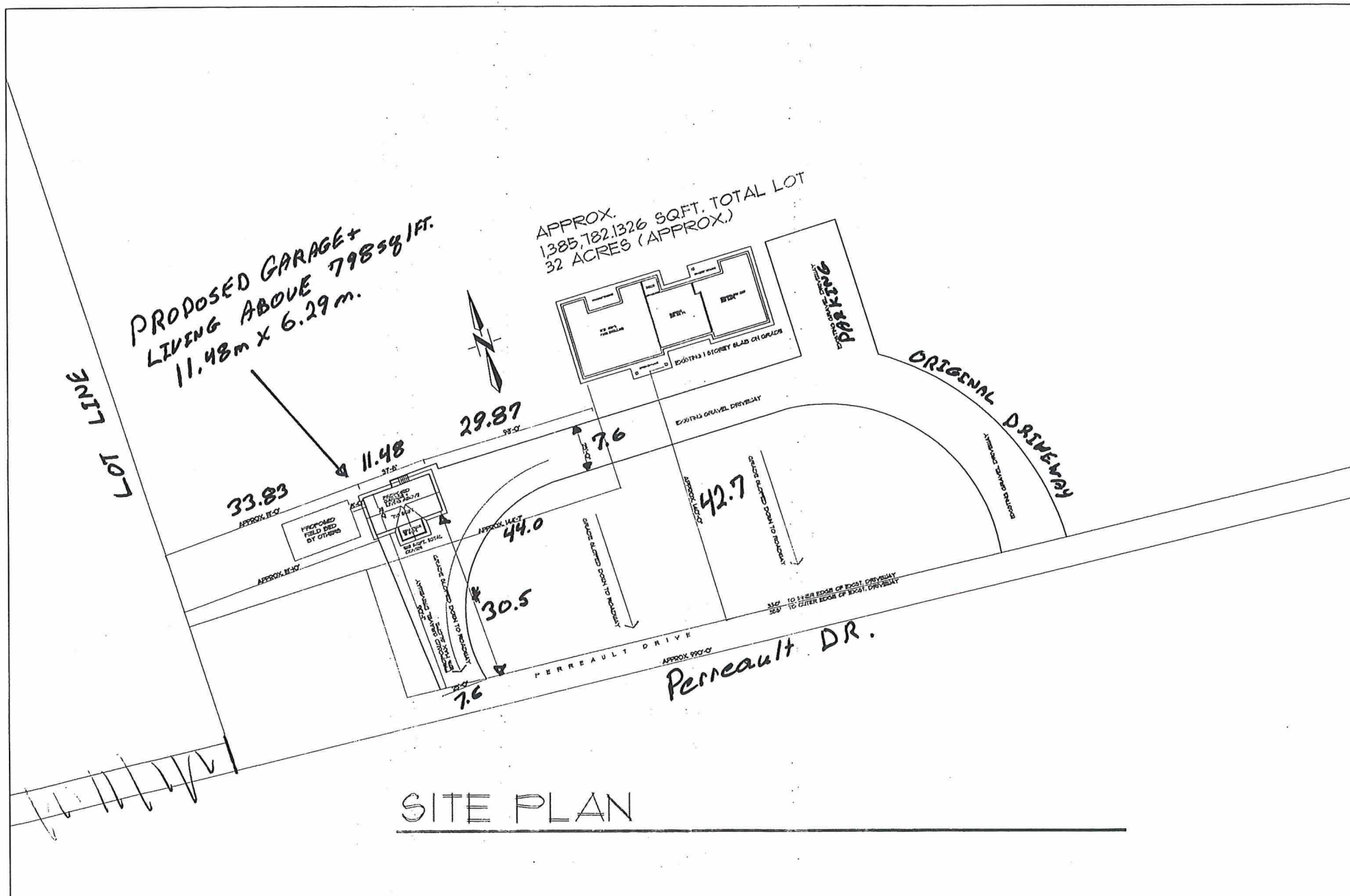
**FOR OFFICE USE ONLY**

Date of Receipt: <u>July 27/23</u>	Hearing Date: <u>August 30, 2023</u>	Received By: <u>S. Pinkerton</u>
Zoning Designation: <u>R1</u>	Resubmission: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Previous File Number(s): <u>See below</u>		
Previous Hearing Date:		
Notes:		
<u>B0171/1990 (Feb 4/91)</u>		
<u>B0172/1990 (Feb 4/91)</u>		
<u>B0015/1992</u>		
<u>B0016/1992</u>		
<u>B0017/1992</u>		
<u>B0389/1993</u>		
<u>B0390/1993</u>		
<u>B0089/1994</u>		
<u>B0090/1994</u>		
<u>B0091/1994</u>		
<u>B0156/2015 (Feb 16/16)</u>		
<u>B0052/2016</u>		
<u>B0053/2016</u>		

A0098/2023





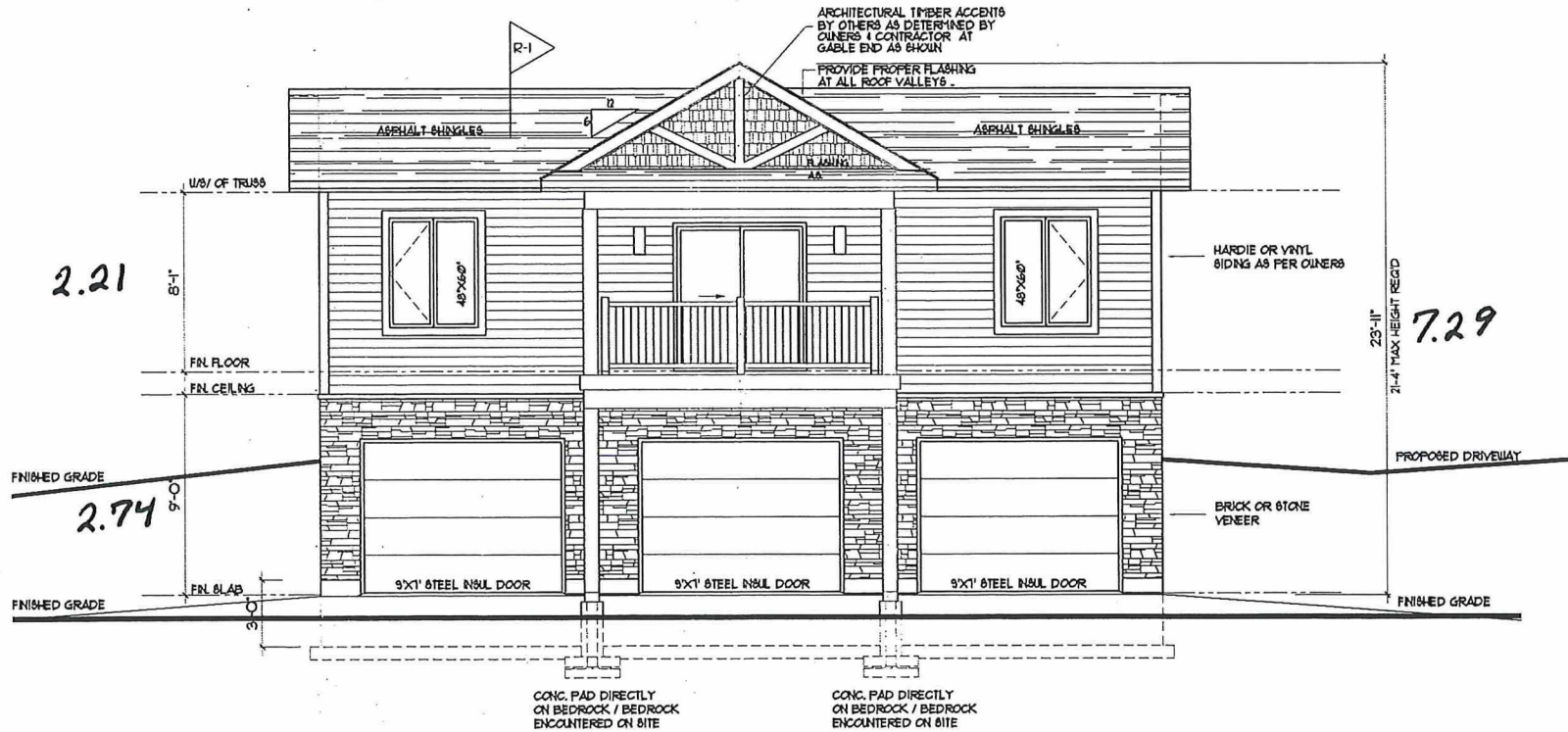


A0098/2023  
Sketch 2


NOTE:  
ALL POINT LOADS FROM GROSS TRUSSES  
TO EXTEND DOWN TO FOUNDATION  
WALLS AS PER O.B.C. TYP.

PRE-ENG. LVL. LINTELS REQUIRED WHERE GROSS  
TRUSSES BEAR OVER WINDOWS AND DOORS  
AS PER SHOP DWGS.

NOTE:  
SEE TRUSS SHOP DRAWINGS PROVIDED  
BY TRUSS MANUFACTURER FOR ALL GROSS  
TRUSS AND POST LOCATIONS  
ALL LINTELS TO BE ENGINEERED  
IF CLEAR SPAN OF TRUSSES EXCEEDS 32'-2"



FRONT ELEVATION SCALE : 3/16" = 1'-0"

I, ROBERT VALE, DECLARE THAT I REVIEW AND TAKE  
RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF  
A FIRM REGISTERED UNDER REGULATION 32.4 REV. '02  
OF THE BULK BUILDING CODE. I AM QUALIFIED AND  
ELIGIBLE / CATEGORICAL  
DESIGNER REG. NO. 251171 FIRM REG. NO. 253463  
  
ROBERT VALE, PRINCIPAL DESIGNER  
C.R. 253224

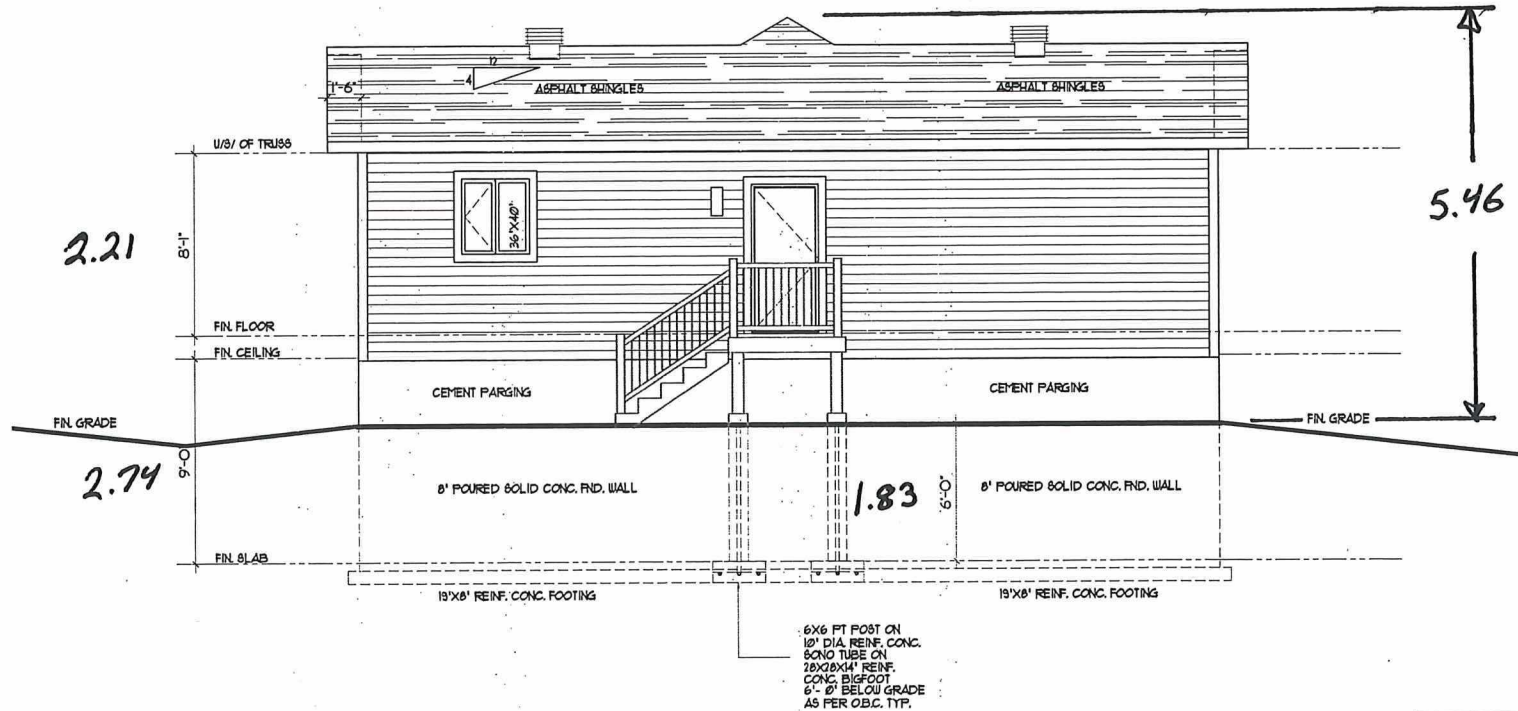
TITLE: ANDRE POIRIER DETACHED GARAGE PERREAULT DRIVE			
DATE	DATE	DATE	DATE
DESIGNED	REVISION	DATE	BY
CHECK	DATE	DATE	DATE
FRONT ELEVATION			A-4

A0098/2023  
sketch 3



NOTE:  
ALL POINT LOADS FROM GIRDER TRUSSES  
TO EXTEND DOWN TO FOUNDATION  
WALLS AS PER O.B.G. TYP.  
PRE-ENG. LVL. LINTELS REQUIRED WHERE GIRDER  
TRUSSES BEAR OVER WINDOWS AND DOORS  
AS PER SHOP DWGS.

NOTE:  
SEE TRUSS SHOP DRAWINGS PROVIDED  
BY TRUSS MANUFACTURER FOR ALL GIRDER  
TRUSS AND POST LOCATIONS  
ALL LINTELS TO BE ENGINEERED  
IF CLEAR SPAN OF TRUSSES EXCEEDS 32'-2"



REAR ELEVATION

SCALE : 3/16" = 1'-0"

I, ROBERT VALIN, BECLARE THAT I REVIEW AND TAKE  
RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF  
A FIRM REGISTERED UNDER SUBSECTION 32.1. REV. '02  
OF THE ONTARIO BUILDING CODE. I AM QUALIFIED AND  
THE FIRM IS REGISTERED IN THE APPROPRIATE  
CLASS / CATEGORY  
INDIVIDUAL: RCV 25171 FIRM: RCV 121463  
ROBERT VALIN, PRINCIPAL, DESIGNER  
C.R. DESIGN

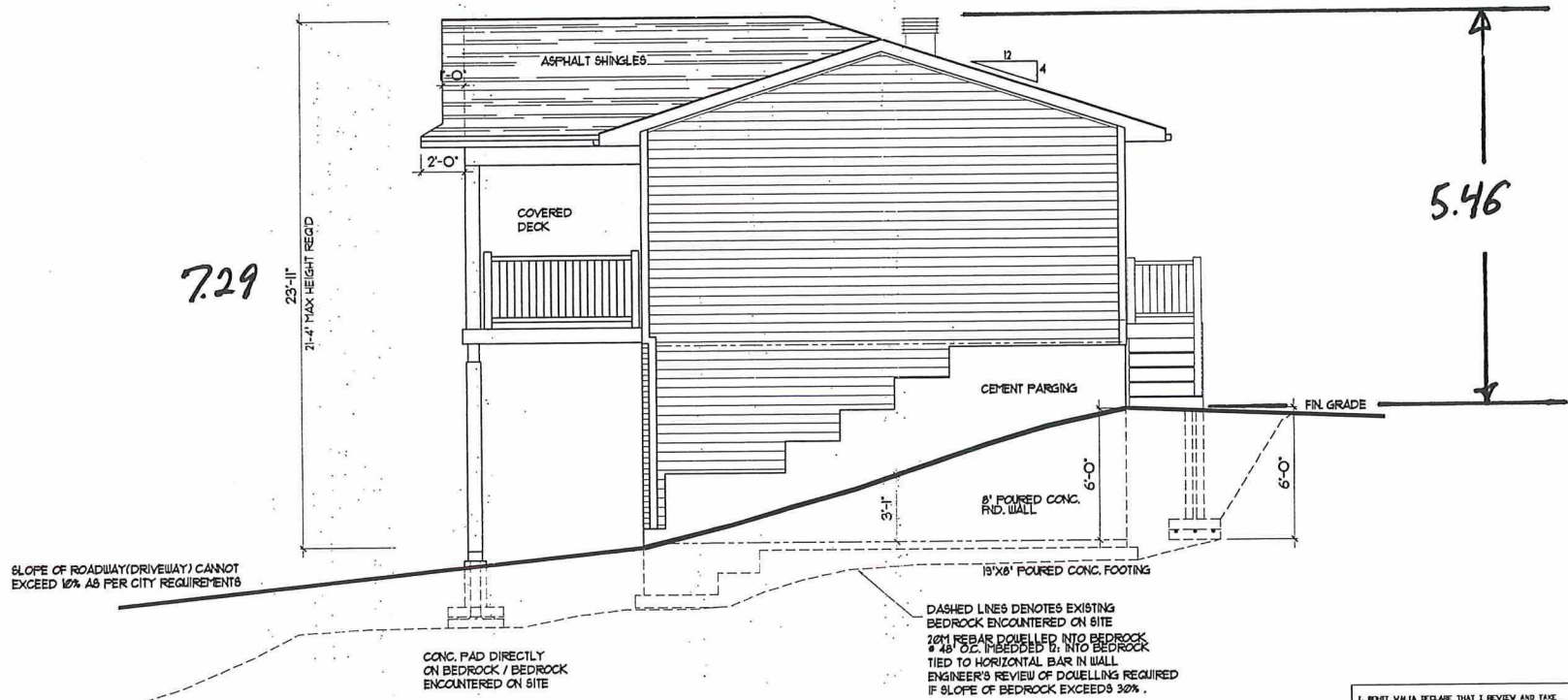
TITLE: ANDRE POIRIER DETACHED GARAGE FERREAU DRIVE			
#PAX	ALPACIAN	date	SCALE 3/16"=1'-0"
CHECK		date	DATE
		date	DATE
REAR ELEVATION			A-5

A009812023  
Sketch 4

NOTE:  
ALL POINT LOADS FROM GIRDER TRUSSES  
TO EXTEND DOWN TO FOUNDATION  
WALLS AS PER O.B.C. TYP.

PRE-HANG LVL LINTELS REQUIRED WHERE GIRDER  
TRUSSES BEAR OVER WINDOWS AND DOORS  
AS PER SHOP DWGS.

NOTE:  
SEE TRUSS SHOP DRAWINGS PROVIDED  
BY TRUSS MANUFACTURER FOR ALL GIRDER  
TRUSS AND POST LOCATIONS  
ALL LINTELS TO BE ENGINEERED  
IF CLEAR SPAN OF TRUSSES EXCEEDS 32'-2"



RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

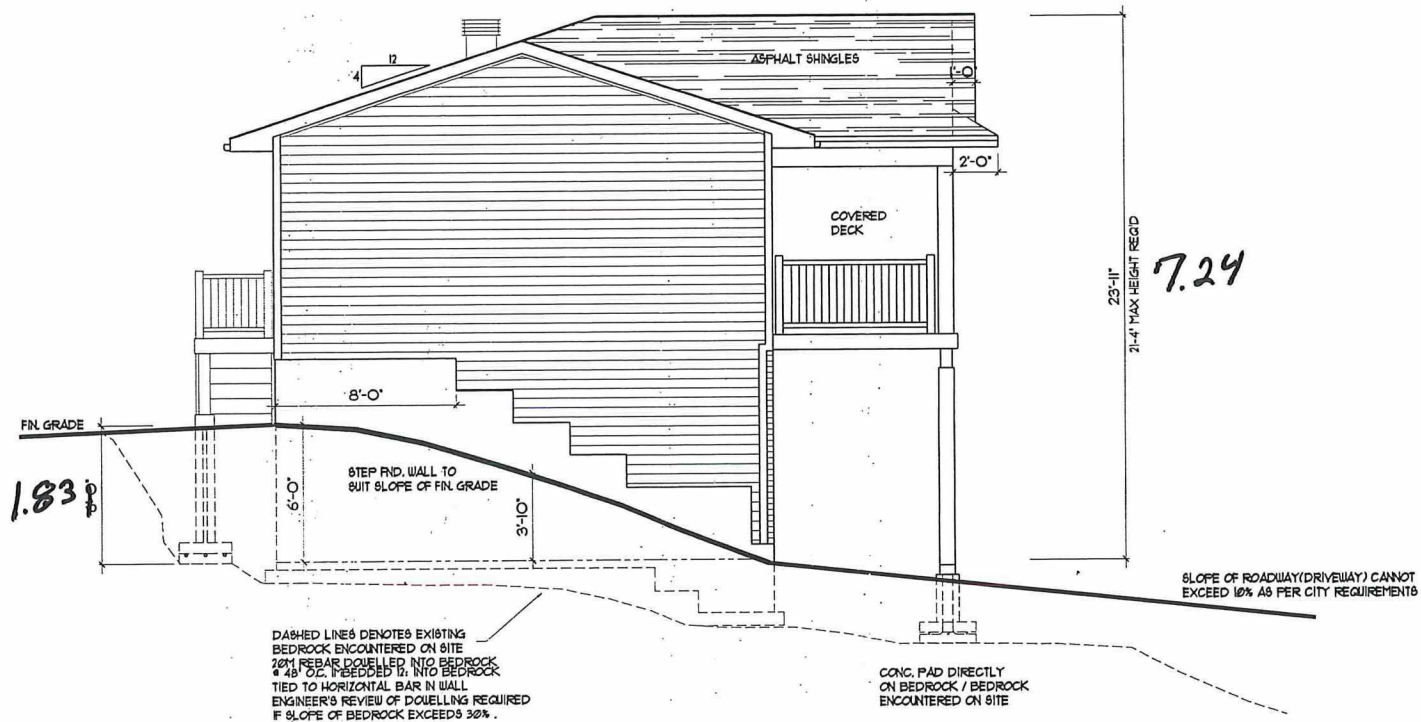
I, ROBERT VALIA, DECLARE THAT I REVIEW AND TAKE  
RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF  
A FIRM REGISTERED UNDER SUBSECTION 32.4, DIV. 72  
OF THE ONTARIO BUILDING CODE, I AM QUALIFIED AND  
THE FIRM IS REGISTERED IN THE APPROPRIATE  
CLASSES / CATEGORIES  
INDIVIDUAL BCIN# 25171 FIRM BCIN# 123443  
  
ROBERT VALIA PRINCIPAL DESIGNER  
C.R. DESIGN

TITLE: ANDRE POIRIER DETACHED GARAGE PERREAULT DRIVE			
drawn	DATE	check	DATE
check	DATE	draw	DATE
RIGHT ELEVATION			A-6

A0098/2023  
Sketch 5


NOTE:  
ALL POINT LOADS FROM GIRDER TRUSSES  
TO EXTEND DOWN TO FOUNDATION  
WALLS AS PER O.B.G. TYP.  
PRE-ENG. LVL LINTELS REQUIRED WHERE GIRDER  
TRUSSES BEAR OVER WINDOWS AND DOORS  
AS PER SHOP DWGS.

NOTE:  
SEE TRUSS SHOP DRAWINGS PROVIDED  
BY TRUSS MANUFACTURER FOR ALL GIRDER  
TRUSS AND POST LOCATIONS  
ALL LINTELS TO BE ENGINEERED  
IF CLEAR SPAN OF TRUSSES EXCEEDS 32'-2".



LEFT ELEVATION

SCALE : 3/16" = 1'-0"

I, ROBERT VALIA BEGARE, THAT I REVIEW AND TAKE  
RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF  
A FIRM REGISTERED UNDER SUBSECTION 32.4, R.V. 10  
OF THE ONTARIO BUILDING CODE. I AM QUALIFIED AND  
THE FIRM IS REGISTERED IN THE APPROPRIATE  
CLASS / CATEGORIES  
INDIVIDUAL BCIN# 25171 FIRM BCIN# 123463  
  
ROBERT VALIA PRINCIPAL DESIGNER  
C.R. DESIGN

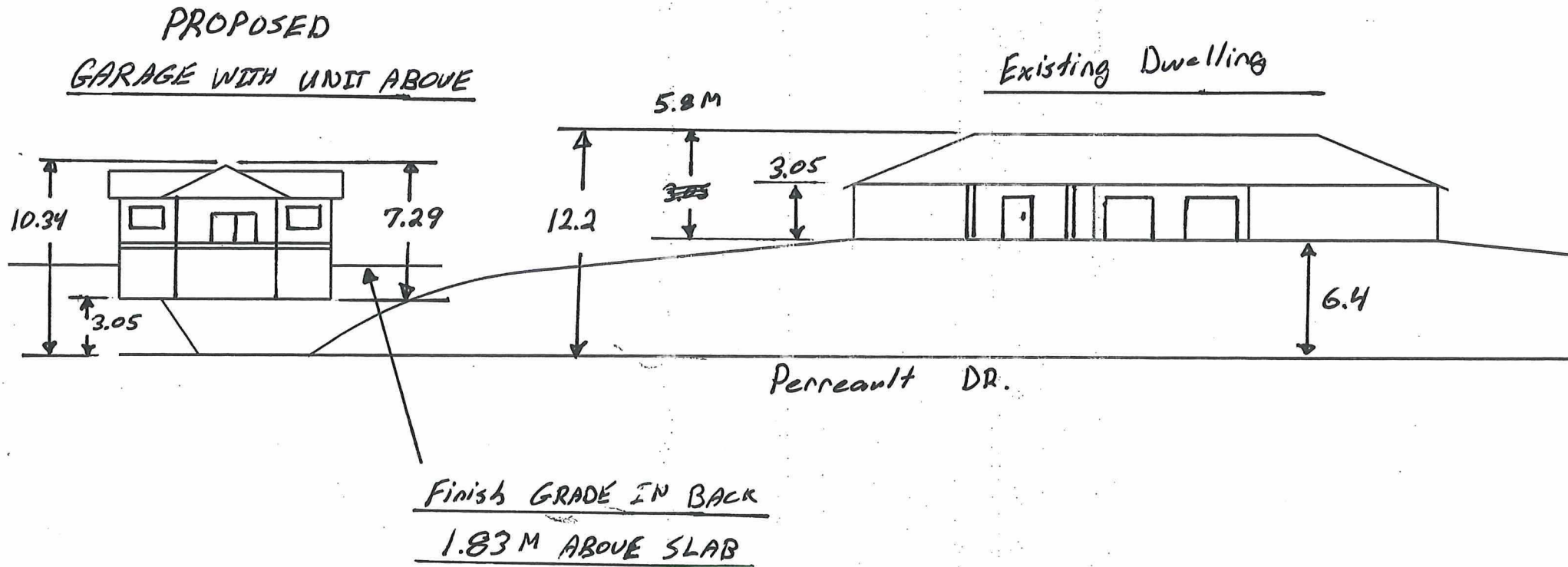
TITLE: ANDRE POIRIER DETACHED GARAGE FERREAU DRIVE			
DATE	DATE	SCALE	SCALE
10/23/2023	10/23/2023	3/16" = 1'-0"	10/23/2023
CHECK	CHECK	DATE	DATE
LEFT ELEVATION			A-1

ADD 08/2023  
Sketch 6





1101 Permit DR. ELEVATION DRW.



A0098/2023  
Sketch 8



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 2023.01.01
A 009912023
S.P.P. AREA YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
NDCA REG. AREA YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

## City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,180.00 (includes \$280.00 legal notice fee)  
APPLICATION FEE FOR HEDGEROWS: \$357.00 (includes \$280.00 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): <u>Debra Blanchette and Andrew Blanchette</u>	Email: <u>[REDACTED]</u>
Mailing Address: <u>410 Notre Dame Street West</u>	Home Phone: <u>[REDACTED]</u>
	Business Phone: <u></u>
City: <u>Azilda</u>	Postal Code: <u>ON</u>
	Fax Phone: <u>P0M 1B0</u>

- 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: <u>N/A</u>	Email: <u></u>
Mailing Address: <u></u>	Home Phone: <u></u>
	Business Phone: <u></u>
City: <u></u>	Postal Code: <u></u>
	Fax Phone: <u></u>

**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: <u>N/A</u>	
Mailing Address: <u></u>	
City: <u></u>	Postal Code: <u></u>

- 4) Current Official Plan designation: Living Area One Current Zoning By-law designation: F.D.

- 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
Part 10, Table 10.3 of	Minimum lot area for FD 4 ha	1.65 ha	3.25 ha
CGS ZBL 2010-100Z			

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

- c) Description of Proposal:

To sever Parcels 28295 and 10789 into 2 properties

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

Properties were merged due to estate acquisition



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

PIN(s): 73347-0642 Township: Rayside  
 Lot No.: 6 Concession No.: 2 Parcel(s): 28299  
 Subdivision Plan No.: Lot: Reference Plan No.: R53 21774 Part(s): 1  
 Municipal Address or Street(s): 410 Notre Dame Street West, Azilda, ON P0M 1B0 *See Schedule B*

- 7) Date of acquisition of subject land. 1986

- 8) Dimensions of land affected.

Frontage 152.8 ~ (m) Depth 127.1 ~ (m) Area 19,420.8 ~ (m<sup>2</sup>) Width of Street 30.4 ~ (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<i>See Schedule A</i> (m <sup>2</sup> )	(m <sup>2</sup> )
Gross Floor Area:	(m <sup>2</sup> )	(m <sup>2</sup> )
No. of storeys:		
Width:	(m)	(m)
Length:	(m)	(m)
Height:	(m)	(m)

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

	Existing	Proposed
Front:	<i>See Schedule A</i> (m)	(m)
Rear:	(m)	(m)
Side:	(m)	(m)
Side:	(m)	(m)

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

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

What type of access to the land?

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

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

House 1952 Shed A 1891 Shed B 2006 Shed C 2006

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

Use(s): Residential Length of time: 60+ 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: Residential

A0099/2023

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

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

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

If "yes", indicate application number(s) and status of application(s): B052/2022

- 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, Debra Blanchette and Andrew Blanchette (please print all names), the registered owner(s) of the property described as 410 Notre Dame Street West, Azilda, ON P0M 1B0  
PIN 73347-0642 Parcel 28299 Lot 6 Concession 2  
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 Debra Blanchette (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 31 day of July 2022

m Young  
(witness)

Debra Blanchette  
Signature of Owner(s) or Signing Officer or Authorized Agent  
Print Name: Debra Blanchette Andrew Blanchette

\*I have authority to bind the Corporation

A009912023

## PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, Debra Blanchette and Andrew Blanchette (please print all names),  
the registered owner(s) or authorized agent of the property described as 410 Notre Dame Street West, Azilda, ON P0M 1B0

PIN 73347-0642, Parcel 28299, Lot 6, Concession 2

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 1 day of August, 20 23

~~Commissioner of Oaths~~

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

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

Print Name: Debra Blanchette  
 \*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 11/23 Hearing Date: Aug 30/23 Received By: S. Kinkerton

Zoning Designation: FD Resubmission: ☐ Yes ☒ No

Previous File Number(s): B52/22 A12/08

Previous Hearing Date: (8 Aug 22) (25 Feb 08)

Notes:

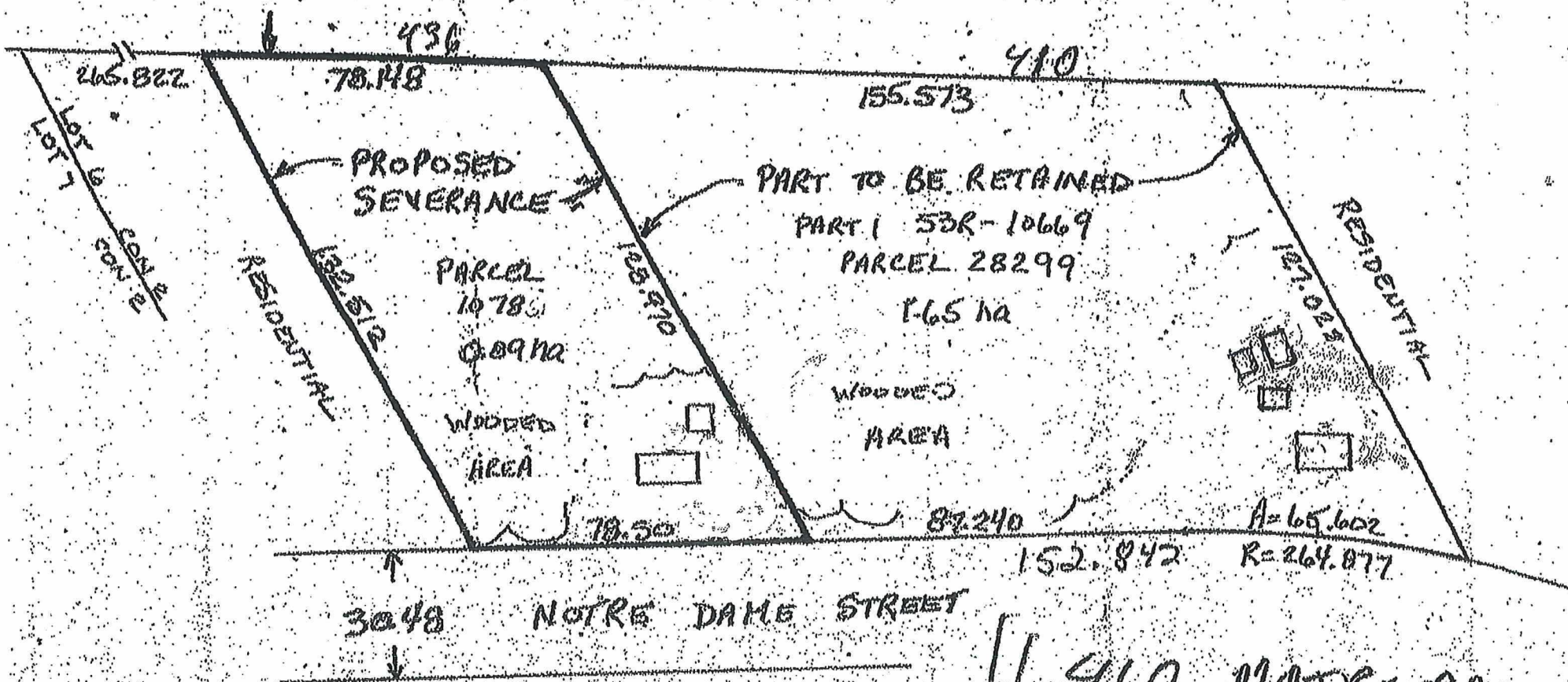
A009912023





30.175 CPR ROW

36.576 MUNICIPAL RD 35

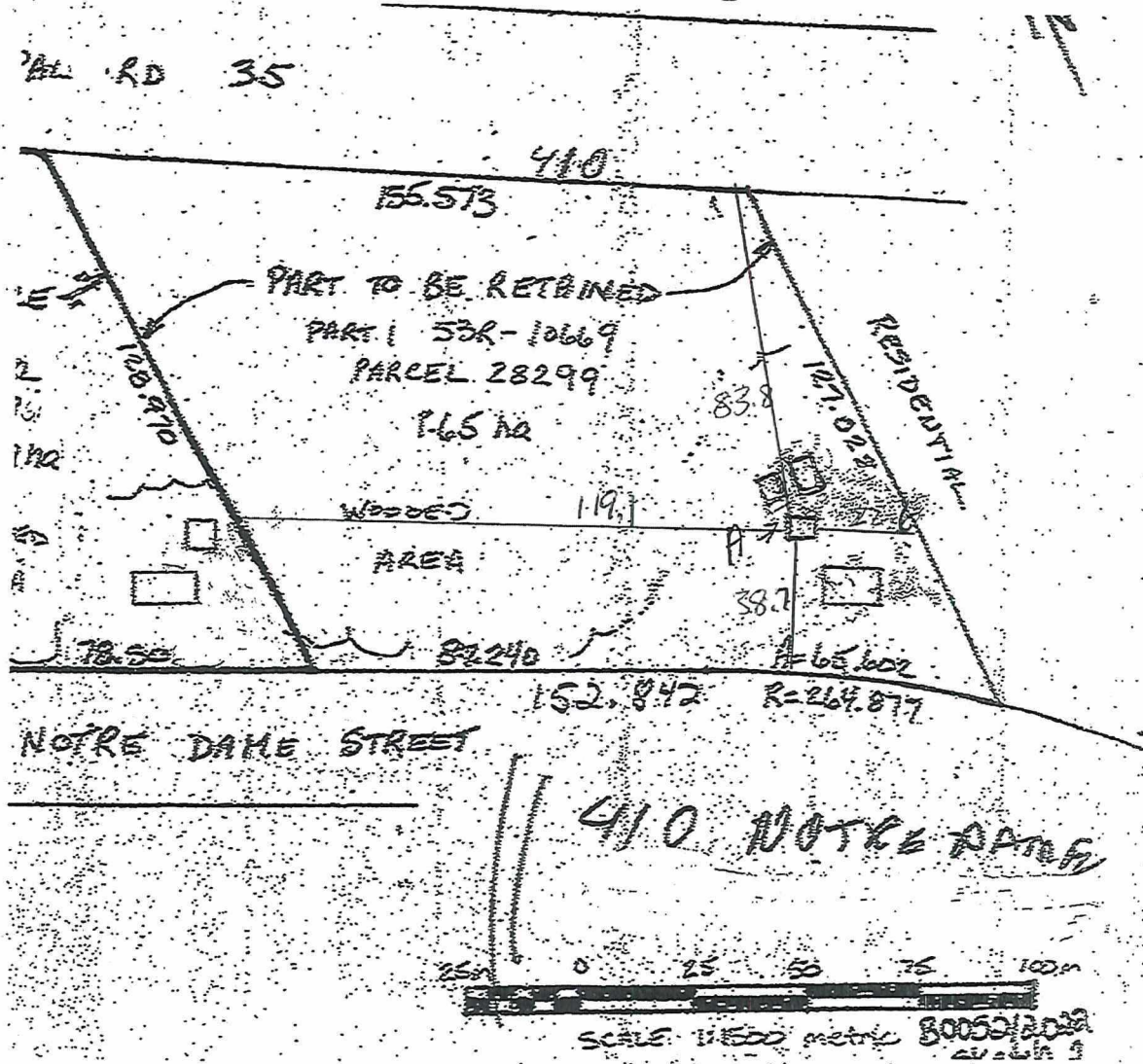


A0099/2023  
Sketch 2

410 NOTRE DAME  
436 NOTRE DAME  
SCALE 1:1500 metric B0052/2022  
25m 0 25 50 75 100m



# Schedule A (4995)



## SHED A

### 9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	12.9 ~	(m <sup>2</sup> )	No change	(m <sup>2</sup> )
Gross Floor Area:	12.9 ~	(m <sup>2</sup> )	No change	(m <sup>2</sup> )
No. of storeys:	1		No change	
Width:	3.6 ~	(m)	No change	(m)
Length:	3.6 ~	(m)	No change	(m)
Height:	2.4 ~	(m)	No change	(m)

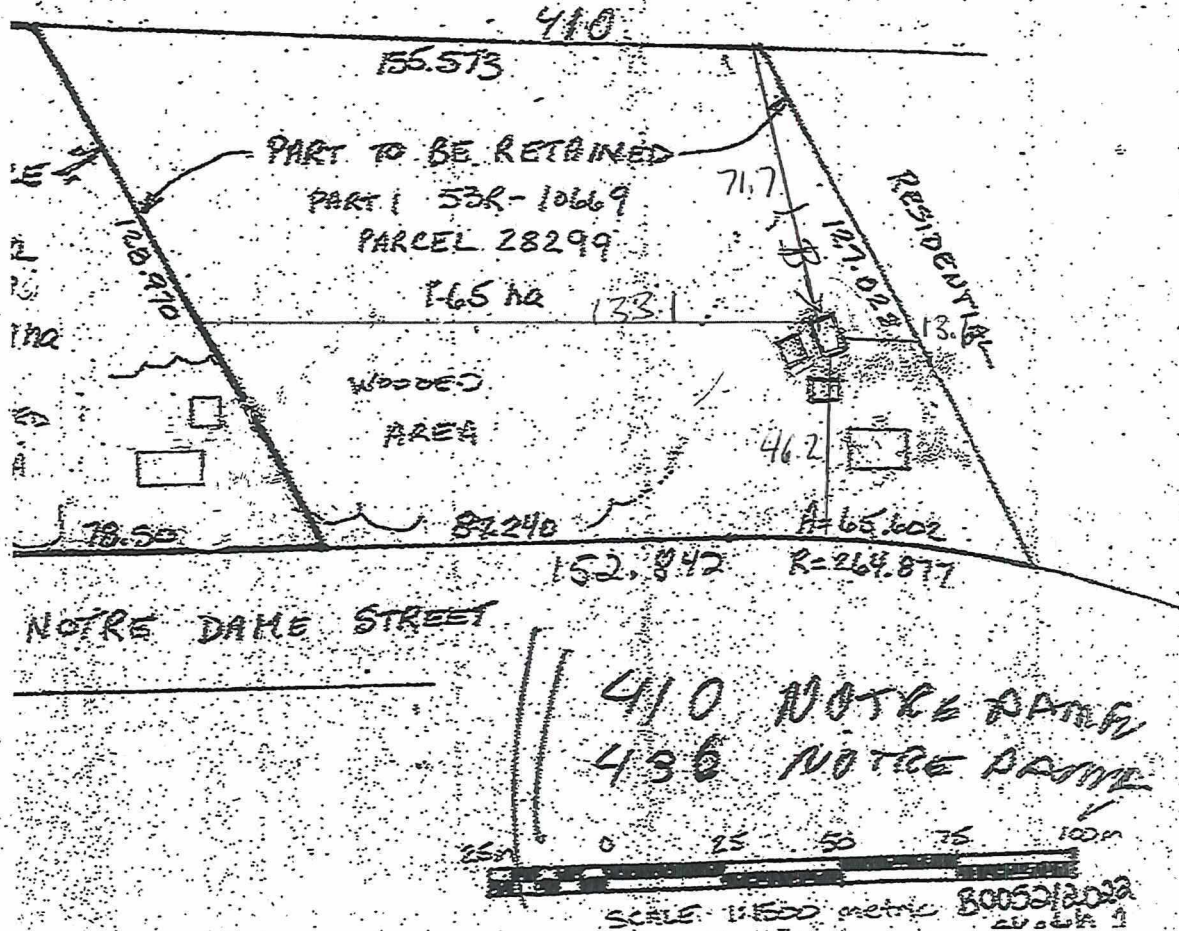
### 10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines).

	Existing		Proposed	
Front:	38.7 ~	(m)	No change	(m)
Rear:	83.8 ~	(m)	No change	(m)
Side:	22.6 ~ (east)	(m)	No change	(m)
Side:	119.1 ~ (west)	(m)	No change	(m)

A0099/2023  
Sketch 3



AL RD 35

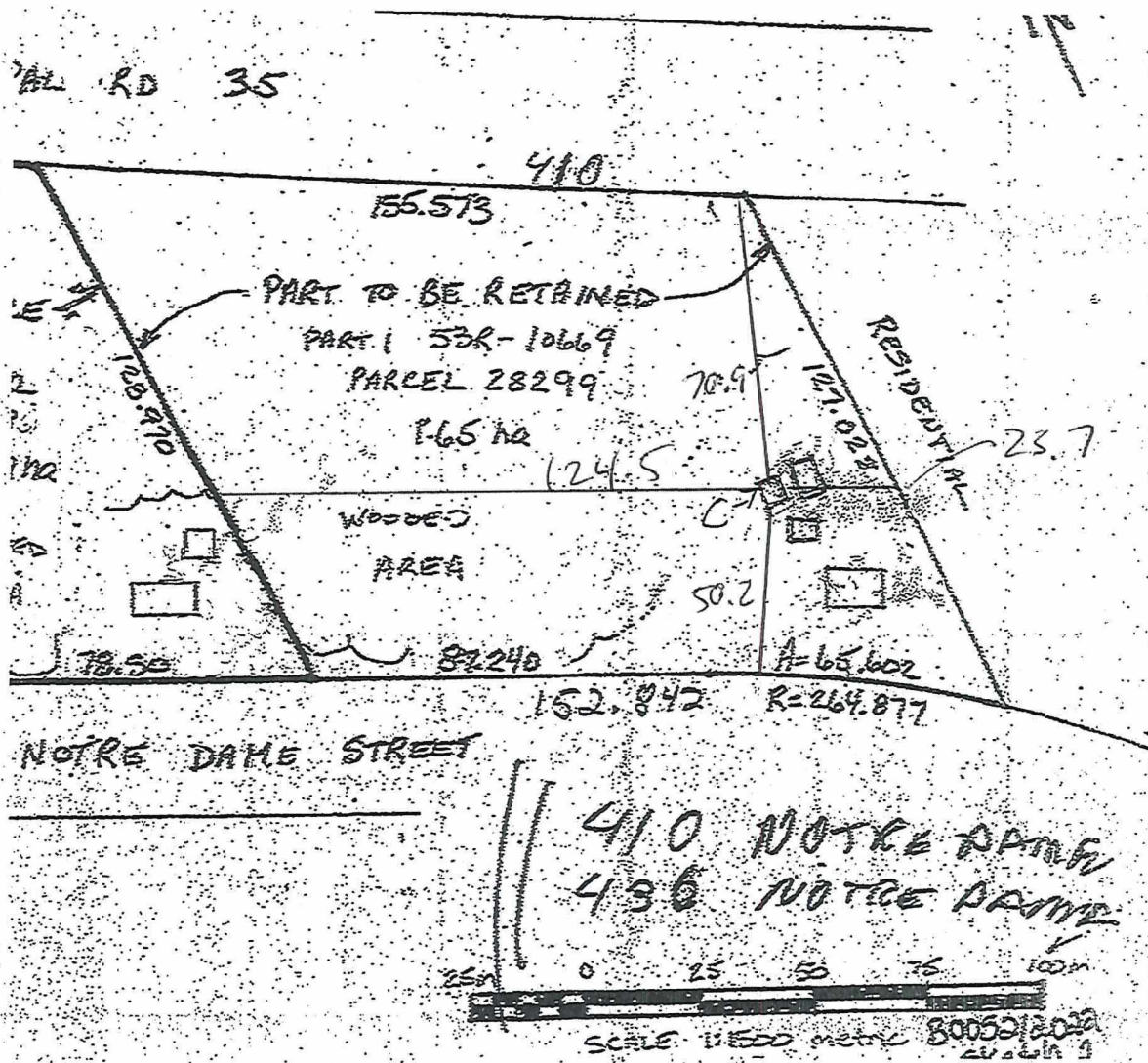


## SHED B

9) Particulars of all buildings:	Existing	Proposed
Ground Floor Area:	55.5 ~ (m <sup>2</sup> )	No Changes (m <sup>2</sup> )
Gross Floor Area:	55.5 ~ (m <sup>2</sup> )	No Changes (m <sup>2</sup> )
No. of storeys:	1	No Changes
Width:	6.1 ~ (m)	No Changes (m)
Length:	9.1 ~ (m)	No Changes (m)
Height:	3.6 ~ (m)	No Changes (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:	46.2 ~ (m)	No Changes (m)
Rear:	71.7 ~ (m)	No Changes (m)
Side:	13.6 ~ (East) (m)	No Changes (m)
Side:	133.1 ~ (West) (m)	No Changes (m)

AC0099/2023  
Sketch 4



## SHED C

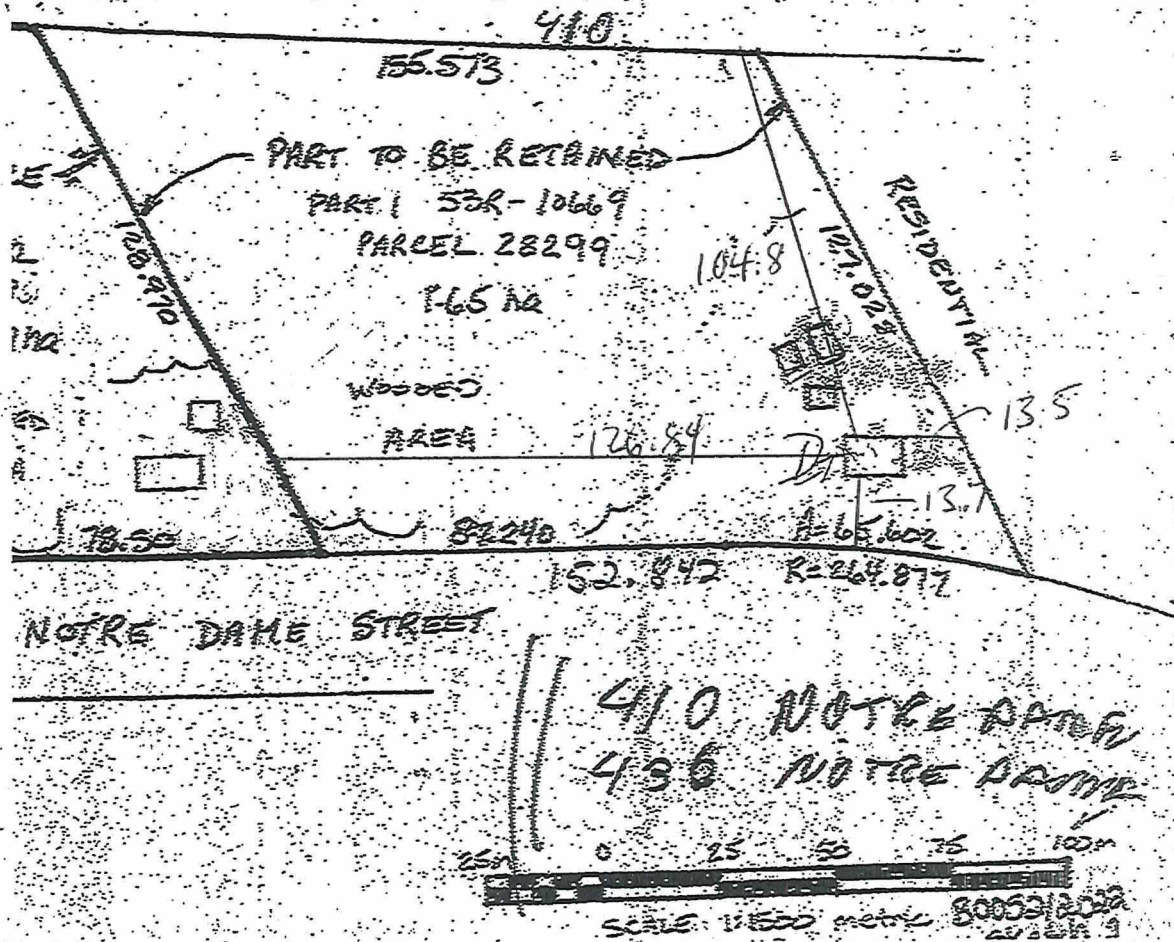
9) Particulars of all buildings:	Existing	Proposed
Ground Floor Area:	21.9 ~ (m <sup>2</sup> )	No change (m <sup>2</sup> )
Gross Floor Area:	21.9 ~ (m <sup>2</sup> )	No change (m <sup>2</sup> )
No. of storeys:	1	No change
Width:	3.6 ~ (m)	No change (m)
Length:	6.1 ~ (m)	No change (m)
Height:	2.4 ~ (m)	No change (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:	50.2 ~ (m)	No change (m)
Rear:	70.9 ~ (m)	No change (m)
Side:	23.7 ~ (east) (m)	No change (m)
Side:	124.5 ~ (west) (m)	No change (m)

AC099/2023  
Sketch 5



AL RD 35



HOUSE D

9) Particulars of all buildings:	Existing		Proposed	
Ground Floor Area:	79.5 ~	(m <sup>2</sup> )	No change	(m <sup>2</sup> )
Gross Floor Area:	159 ~	(m <sup>2</sup> )	No change	(m <sup>2</sup> )
No. of storeys:	1		No change	
Width:	7.3 ~	(m)	No change	(m)
Length:	10.9 ~	(m)	No change	(m)
Height:	5.4 ~	(m)	No change	(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:	13.7 ~	(m)	No change	(m)
Rear:	104.8 ~	(m)	No change	(m)
Side:	13.5 ~ (east)	(m)	No change	(m)
Side:	126.84 ~ (west)	(m)	No change	(m)

A0099/2023  
Sketch 6

Schedule B – Abutting property description

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

**PIN(s):** 73347-0642

**Township:** Rayside

**Lot No.:** 6

**Concession No.:** 2

**Parcel(s):** 28299

**Subdivision Plan No.:**

**Lot: Reference Plan No.:** R53 21774

**Part(s):** 1

**Municipal Address or Street(s):** 410 Notre Dame Street West, Azilda, ON P0M 1B0

A0099/2023  
Sketch 7



PLAN 53R-21774

RECEIVED AND DEPOSITED

DATE: December 13<sup>th</sup>, 2022

REPRESENTED BY FOR:  
LAND REGISTRAR FOR THE LAND TITLES  
DIVISION OF SUDBURY (No. 63)

I REQUIRE THIS PLAN TO BE DEPOSITED  
UNDER THE LAND TITLES ACT.

DATE: *December 13, 2022*  
JAMES E. KIRKLAND

PLAN OF SURVEY OF

PART OF LOT 6  
CONCESSION 2

GEOGRAPHIC TOWNSHIP OF RAYSIDE  
CITY OF GREATER SUDBURY  
DISTRICT OF SUDBURY

SCALE 1:1000  
JAMES E. KIRKLAND O.L.S.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE  
WITH THE SURVEY ACT, SURVEYORS ACT AND THE LAND TITLES  
ACT AND THE REGULATIONS MADE UNDER THEM.

THIS SURVEY WAS COMPLETED ON THE DATE OF  
NOTIFICATION  
DATE: *December 13, 2022*  
JAMES E. KIRKLAND  
SURVEYOR, O.N.T.

THIS PLAN OF SURVEY RELATES TO A  
PLAN SUBMISSION FORM NUMBER 2102022

METRIC NOTE

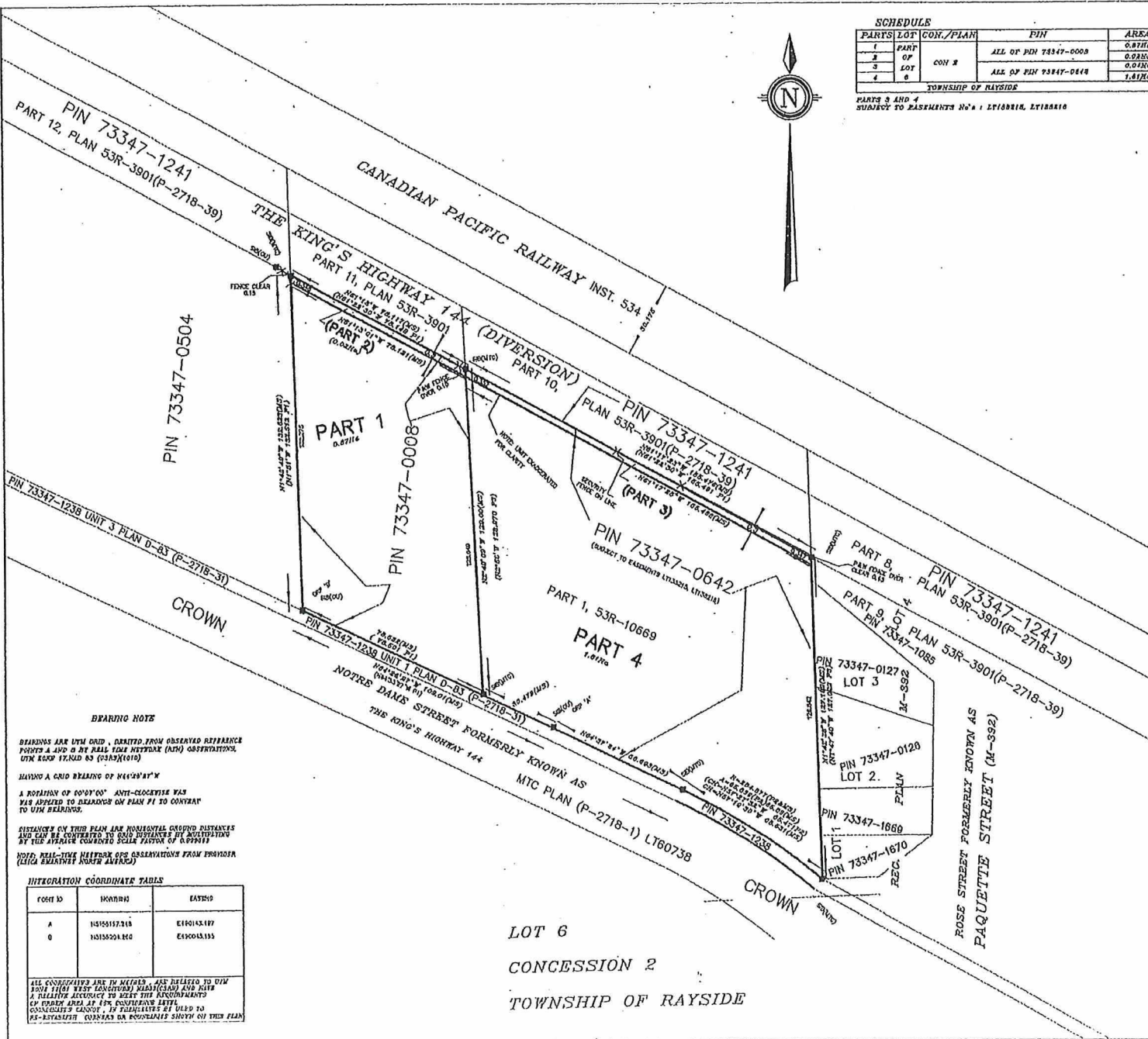
DIMENSIONS SHOWN ON THIS PLAN ARE IN METERS AND CAN  
BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LEGEND

- 0- denotes PLANTED SURVEY MONUMENT
- 1- denotes FOUND SURVEY MONUMENT
- 2- denotes IRON BAR
- 3- denotes STANDARD IRON BAR
- 4- denotes SHORT STANDARD IRON BAR
- 5- denotes NOT TO SCALE
- 6-5 denotes LEADY T. LANE, O.L.S.
- 14-3 denotes J. KIRKLAND, O.L.S.
- 15-0 denotes REGISTRY OFFICE
- 16-0 denotes MINISTRY OF TRANSPORTATION  
AND COMMUNICATION
- F1 denotes PLAN 65R-1801  
ATO PLAN P-2718-39, RD No 140123
- F2 denotes PLAN P-2718-39, RD No 140123
- F3 denotes PLAN 65R-1801

FIELD SURVEY: J.E.K. PLAN: JK REFERENCE No.: K21-2718-39  
JAMES E. KIRKLAND LTD.  
ONTARIO LAND SURVEYOR  
CIVIL ENGINEER  
2461 BRIDGES ROAD  
SUDBURY, ONT. S4P 1K4

SCHEDULE			PIN	AREA
PARTS	LOT	CON./PLAN		
1	PART		ALL OF PIN 73347-0008	0.8716
2	OF			0.0216
3	LOT		ALL OF PIN 73347-0642	0.0216
4	8			1.8176
TOWNSHIP OF RAYSIDE				
PARTS 3 AND 4 SUBJECT TO EASEMENTS No. 1: LT10818, LT10819				



BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE  
POINTS A AND B BY REAL TIME NETWORK (RTN) OBSERVATIONS,  
UTM ZONE 18QD 83 (2011) (1010)

HAVING A GRID BEARING OF 144°29'47" W

A ROTATION OF 90°00'00" ANTI-CLOCKWISE WAS  
APPLIED TO BEARINGS ON PLAN P1 TO CONVERT  
TO UTM BEARINGS.

DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES  
AND CAN BE CONVERTED TO SLOPE DISTANCES BY DIVIDING  
BY THE APPROPRIATE COSINE SCALE FACTOR OF 0.999998

NOTE: REAL-TIME NETWORK OBSERVATIONS FROM PROVIDER  
(CITRA ELEVATION NORTH AVERAGE)

INTEGRATION COORDINATE TABLE

CODE	WORTH	EASTING
A	15152157.215	E161043.187
B	15155204.155	E150045.155

ALL CONVEYANCES ARE TO BE MADE AND DELIVERED TO THE  
SOUTH (101° WEST) LONGITUDE (101° WEST) AND NOT  
A FUTURE ACCURACY TO KEEP THE CONVEYANCES  
OF FORCE AND AT THE CONVEYANCE DATE  
CONVEYANCES CANNOT, IF THE LATTERS BE USED TO  
RE-ESTABLISH CONVEYANCES ON COORDINATE SOUTH (101° WEST)

LOT 6  
CONCESSION 2  
TOWNSHIP OF RAYSIDE

A009912023  
sketch 8



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 2023.01.01	
A O 100/2023	
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: \$1,180.00 (includes \$280.00 legal notice fee)  
APPLICATION FEE FOR HEDGEROWS: \$357.00 (includes \$280.00 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): Debra Blanchette and Andrew Blanchette Email: [REDACTED]  
Mailing Address: 410 Notre Dame Street West Home Phone: [REDACTED]  
Business Phone: [REDACTED]  
City: Azilda Postal Code: ON Fax Phone: P0M 1B0

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

Name of Agent: Not applicable N/A Email: [REDACTED]  
Mailing Address: [REDACTED] Home Phone: [REDACTED]  
Business Phone: [REDACTED]  
City: [REDACTED] Postal Code: [REDACTED] Fax Phone: [REDACTED]

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

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

Name: Not applicable N/A  
Mailing Address: [REDACTED]  
City: [REDACTED] Postal Code: [REDACTED]

- 4) Current Official Plan designation: Living Area One Current Zoning By-law designation: F.D.

- 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
Part 10, Table 10.3 of	Minimum lot area for PD 4 ha	.89 ha	3.11 ha
CGS ZBL 2010-100Z			

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


- c) Description of Proposal:

To sever Parcels 28299 and 10799 into 2 properties

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

Properties were merged due to estate acquisition

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

PIN(s): 73347-0008 Township: Rayside  
 Lot No.: 6 Concession No.: 2 Parcel(s): 10788  
 Subdivision Plan No.: Lot: Reference Plan No.: R53 21774 Part(s): 1  
 Municipal Address or Street(s): 436 Notre Dame St West, Azilda, ON P0M 1B0 \* see schedule B for 

- 7) Date of acquisition of subject land. 2019

- 8) Dimensions of land affected.

Frontage 78.5 ~ (m) Depth 130.6 ~ (m) Area 10,252.1 ~ (m<sup>2</sup>) Width of Street 30.4 ~ (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	See attached schedule A (m <sup>2</sup> )	No changes (m <sup>2</sup> )
Gross Floor Area:	" (m <sup>2</sup> )	No changes (m <sup>2</sup> )
No. of storeys:	"	No changes
Width:	" (m)	No changes (m)
Length:	" (m)	No changes (m)
Height:	" (m)	No changes (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 schedule A (m)	No changes (m)
Rear:	" (m)	No changes (m)
Side:	" (m)	No changes (m)
Side:	" (m)	No changes (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 checked="" type="checkbox"/>		

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

House 1948 Garage 1950

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

Use(s): Residential Length of time: 60+ 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: Residential

A010012023



- 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): B052/2022

- 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, Debra Blanchette and Andrew Blanchette (please print all names), the registered owner(s) of the property described as 436 Notre Dame Street West, Azilda, ON P0M 1B0  
PIN 73347-0008 Parcel 10788 Lot 6 Concession 2  
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 Debra Blanchette (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 31<sup>st</sup> day of July 2022

m/young  
(witness)

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

Print Name: Debra Blanchette Andrew Blanchette

\*I have authority to bind the Corporation

A010012023



### PART B: OWNER OR AUTHORIZED AGENT DECLARATION

We, ~~Debra Blanchette and Andrew Blanchette~~ (please print all names),  
the registered owner(s) or authorized agent of the property described as 436 Notre Dame Street West, Azilda, ON P0M 1B0

PIN 73347-0008, Parcel 10788, Lot 6, Concession 2

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 1 day of August, 2023

~~Commissioner of Oaths~~

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

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

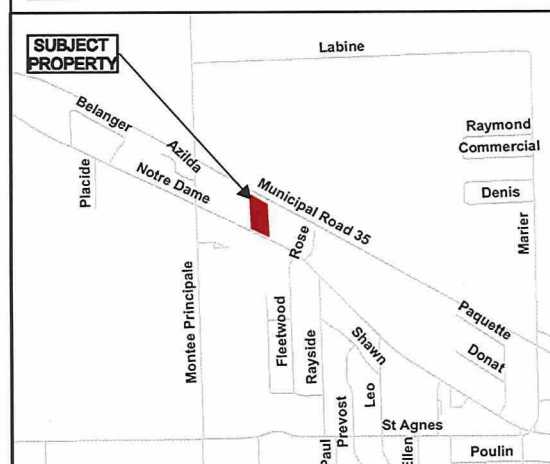
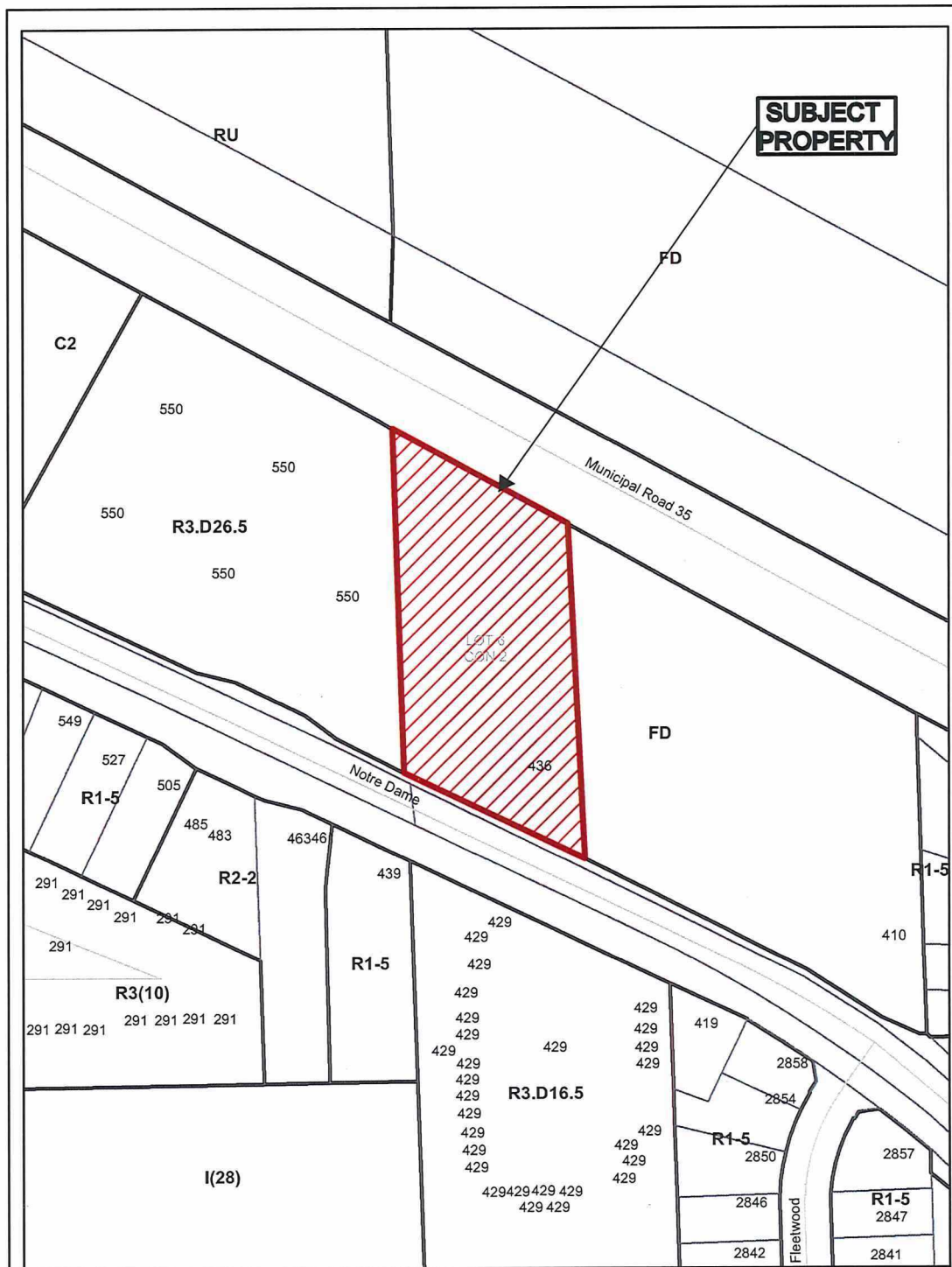
Print Name: Debra Blanchette  
\*I have authority to bind the Corporation

- \* 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 1/23 Hearing Date: Aug 30/23 Received By: S. Pinkerton  
Zoning Designation: FD Resubmission: ☐ Yes ☒ No  
Previous File Number(s): B52122 A12108  
Previous Hearing Date: (8 Aug 22) (25 Feb 08)  
Notes:

A010012023



# **Application for Minor Variance or Permission**

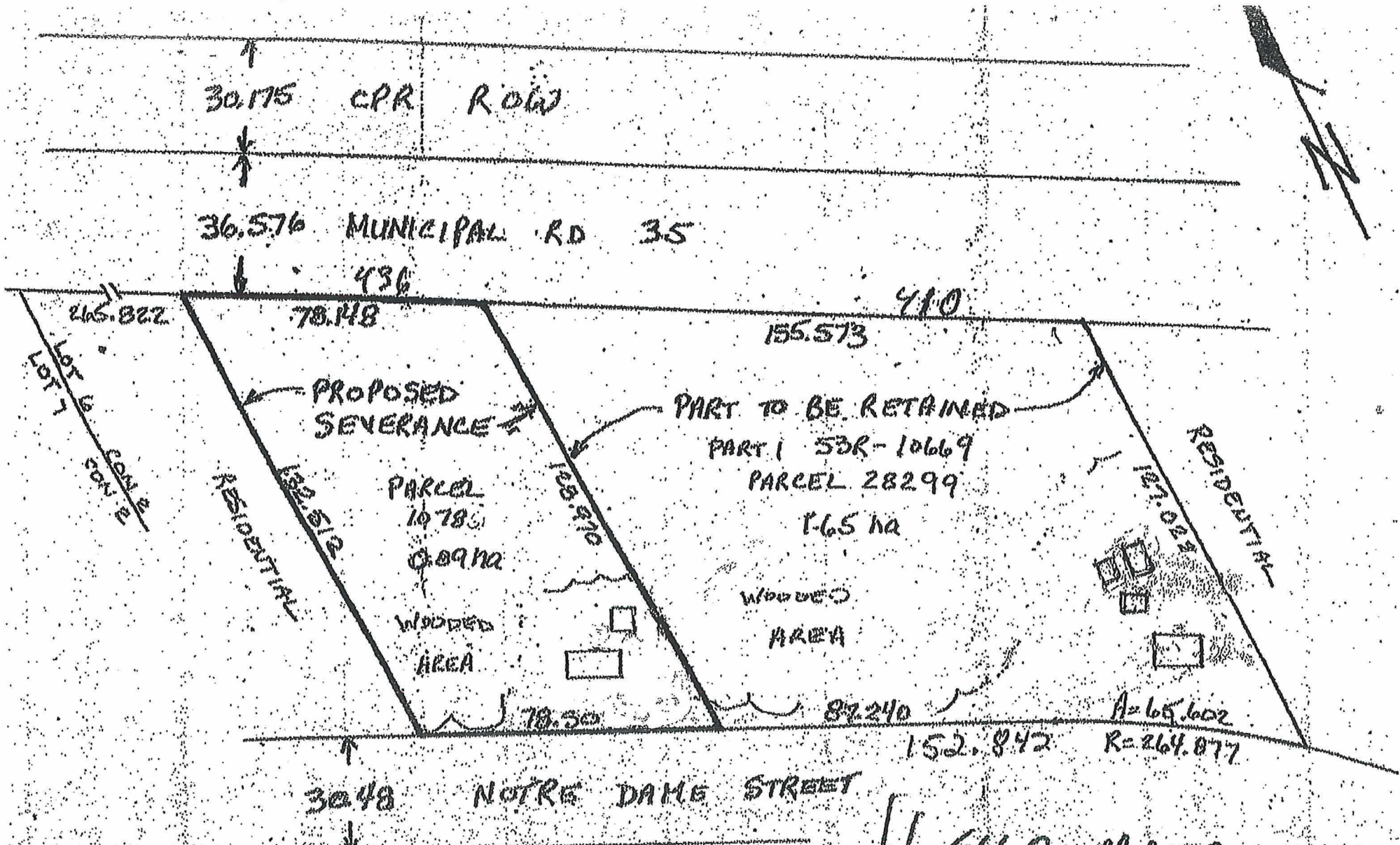


Subject Property PIN 73347-0008,  
Parcel 10788 SEC SWS,  
Part Lot 6, Concession 2 as in LT72357,  
except Part 11 on Plan 53R-3901,  
Township of Rayside,  
436 Notre Dame Street West, Azilda,  
City of Greater Sudbury

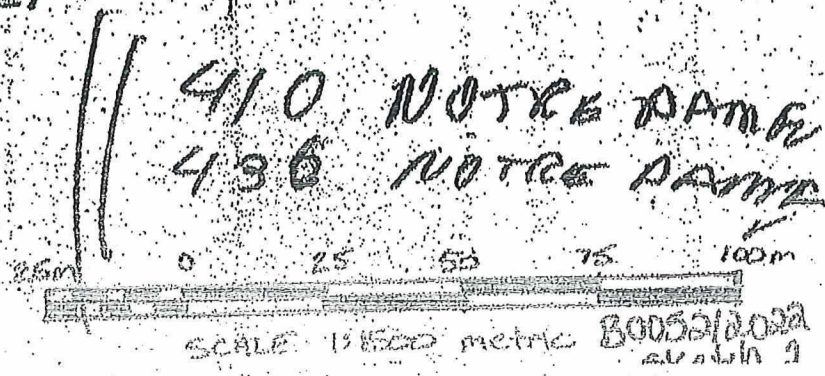
Sketch 1, NTS  
NDCA

A0100/2023  
Date: 2023 08 10

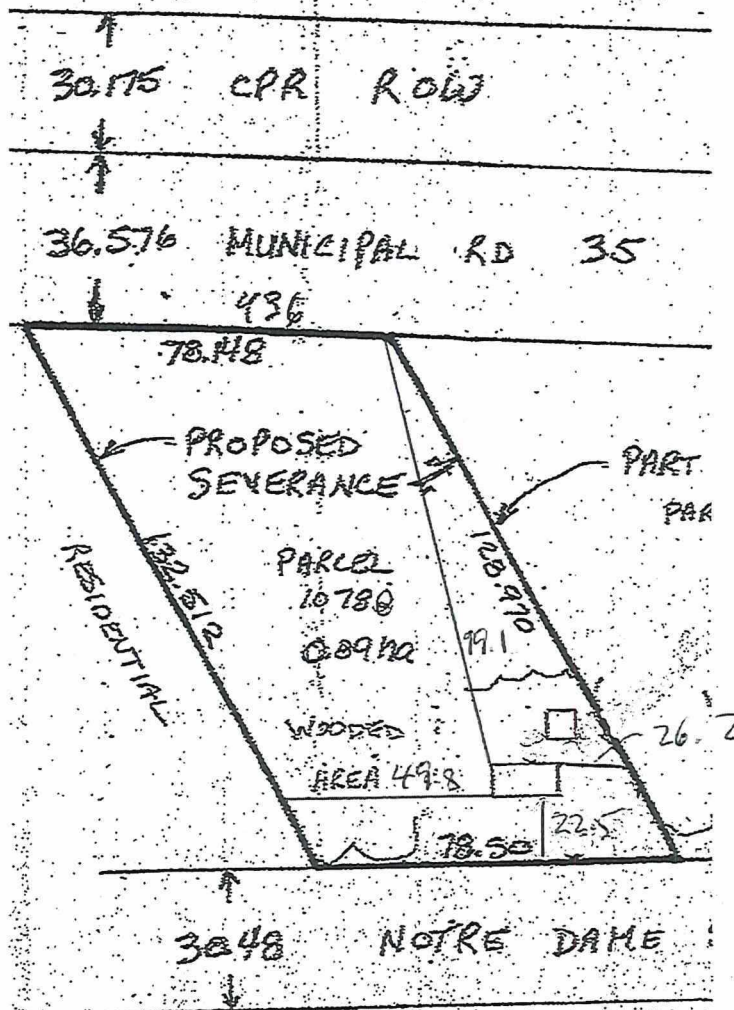




A0100/2073  
Sketch 2



# Schedule A



House

## 9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	84.7	approx (m <sup>2</sup> )		(m <sup>2</sup> )
Gross Floor Area:	169.4	" (m <sup>2</sup> )		(m <sup>2</sup> )
No. of storeys:	1	"		
Width:	7.3	" (m)		(m)
Length:	11.6	" (m)		(m)
Height:	8.5	" (m)		(m)
			No Changes	

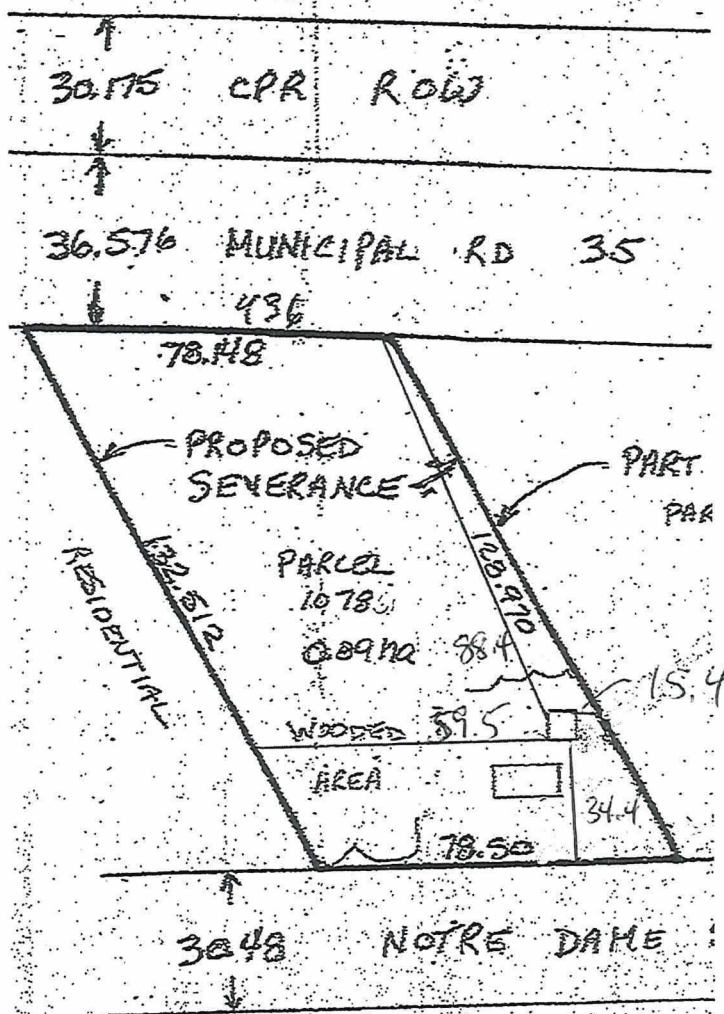
## 10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines).

	Existing		Proposed	
Front:	22.5	approx (m)		(m)
Rear:	99.1	" (m)		(m)
Side:	26.2	" (m)		(m)
Side:	49.8	" (m)		(m)
			No Changes	

A0100/2023  
Sketch 3



2



Garage

9) Particulars of all buildings:

Ground Floor Area:

Gross Floor Area:

No. of storeys:

Width:

Length:

Height:

Existing

Proposed

21.9	approx	(m <sup>2</sup> )		
21.9	"	(m <sup>2</sup> )		
1	"			
3.6	"	(m)		
6.1	"	(m)		
5.53	"	(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:

Rear:

Side: E

Side: W

Existing

Proposed

34.4	approx	(m)		
88.4	"	(m)		
15.4	"	(m)		
59.5	"	(m)		

A010012023  
Sketch 4



Schedule B – Abutting property description

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

**PIN(s):** 73347-0008

**Township:** Rayside

**Lot No.:** 6

**Concession No.:** 2

**Parcel(s):** 10788

**Subdivision Plan No.:**

**Lot: Reference Plan No.:** R53 21774

**Part(s):** 1

**Municipal Address or Street(s):** 436 Notre Dame Street West, Azilda, ON P0M 1B0

A0100/2023  
Sketch 6





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

81 Young St

Office Use Only 2022-01-01	
A0101/2023	
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: \$1,180.00 (includes \$280.00 legal notice fee)  
APPLICATION FEE FOR HEDGEROWS: \$357.00 (includes \$280.00 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

Registered Owner(s): TODD + MARJORIE MAZZUCA Email:

Mailing Address: 174 Young St Home Phone:

City: CARLETON Postal Code: P6M1H0 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: TODD MAZZUCA Email:

Mailing Address: 174 Young St Home Phone:

City: CARLETON Postal Code: P6M1H0 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: N/A

Mailing Address:

City: Postal Code:

- 4) Current Official Plan designation: Town Center 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
TABLE 7.01 (16)	NOT PERMITTED	TO PERMIT	
TABLE 7.03	6m	4.72m	1.28m
TABLE 7.3 - LOT AREA	1350 sqm	464.52	885.48m
7.3 LOT FRONTAGE	30.0m	15.24m	14.76m
TABLE 4.1 EAVES	NOT TO EXCEED 0.6m	TO PERMIT	1.88m encroachment

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

- c) Description of Proposal: WE DEMOLISHED A SINGLE FAMILY HOUSE AND WOULD LIKE TO CONSTRUCT A BUSINESS WHICH IS NEARER TO OUR COMMUNITY

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: FRONT YARD SETBACK AND NOT HAVING A COMMERCIAL USE ON MAIN FLOOR

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

PIN(s): \_\_\_\_\_ Township: CARLETON  
 Lot No.: 11 Concession No.: 6 Parcel(s): \_\_\_\_\_  
 Subdivision Plan No.: M65 Lot 133 Lot 134 Reference Plan No.: M65 Part(s): 133/134  
 Municipal Address or Street(s): 81 YOUNG ST PCE 5043

- 7) Date of acquisition of subject land.

- 8) Dimensions of land affected.

Frontage 15.24 (m) Depth 30.48 (m) Area 461.52 (m<sup>2</sup>) Width of Street - (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>VACANT LOTS</u> (m <sup>2</sup> )	<u>232.16</u> (m <sup>2</sup> )
Gross Floor Area:	_____ (m <sup>2</sup> )	<u>232.16</u> (m <sup>2</sup> )
No. of storeys:	<u>1</u>	<u>1</u>
Width:	_____ (m)	<u>12.8</u> (m)
Length:	_____ (m)	<u>18.14</u> (m)
Height:	_____ (m)	<u>2.89</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>VACANT</u> <u>N/A</u> (m)	<u>4.72</u> (m)
Rear:	<u>N/A</u> (m)	<u>7.62</u> (m)
Side:	<u>N/A</u> (m)	<u>1.22</u> (m)
Side:	<u>N/A</u> (m)	<u>1.22</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.

NEW CONSTRUCTION

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

Use(s): VACANT LAND / WAS SINGLE FAMILY DWELLING Length of time: DECADES

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

Same as #13 ☐ or, DUPLEX / RESIDENTIAL

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

TWO

- 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:

79 YOUNG - SINGLE FAMILY DWELLING  
85-87 YOUNG - COMMERCIAL GROCERY STORE  
- 2 APARTMENTS 2ND FLOOR

A0101/2023

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

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

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

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

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

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

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

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

#### PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, TODD + MARCIE MAZZUCA (please print all names), the registered owner(s) of the property described as 81 YANCO ST, CAPTOL, ONT, P0N1H0  
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 TODD MAZZUCA (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 5 day of JULY, 2023

(witness)

Trisha Mazzuca

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

Print Name:

TODD + MARCIE MAZZUCA

\*I have authority to bind the Corporation

A0101/2023



I/we, TODD (ANDREW) MAZZUCI (please print all names),  
the registered owner(s) or authorized agent of the property described as 81 YOUNG ST  
CHAZZO, ONT, PONTIAC  
in the City of Greater Sudbury:

Dated this 04 day of August, 2023

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

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

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

**FOR OFFICE USE ONLY**

Date of Receipt: Aug 10/23 Hearing Date: Aug 30/23 Received By: S. Pinkerton

Zoning Designation: OC2 Resubmission: ☐ Yes ☒ No

Previous File Number(s): none

Previous Hearing Date:

Notes:

A0101/2023





YOUNG STREET

3.72 m

15.24 m

1.22 m

12.80 m

1.22 m

3.66 m

4.72 m

3.66 m

3.66 m

EXISTING  
NEIGHBORING  
TWO STOREY  
DWELLING

EXISTING  
NEIGHBORING ONE  
STOREY SINGLE  
FAMILY DWELLING

DEMOLISHED

LOT AREA: 5000 SF  
BUILDING AREA: 2499 SF  
LOT COVERAGE: 49.99 % (MAX 50 %)  
LANDSCAPE AREA: 2100 SF  
LANDSCAPE FRONT YARD: 755 SF  
LANDSCAPE FRONT YARD PERCENTAGE: 100 %  
NUMBER OF PARKING: 1 PER UNIT

464.52 meters  
232.3 m  
195.3 m  
70.4 m

30.48 m

18.14 m

7.62 m

PARKING 1

7.62 m

STEPS

6.72 m

PARKING 2

4.72

LANE

A0101/2023  
Sketch 2





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

Office Use Only 2023.01.01
<u>A0102/2023</u>
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: \$1,180.00 (includes \$280.00 legal notice fee)  
APPLICATION FEE FOR HEDGEROWS: \$357.00 (includes \$280.00 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): Adam Field and Andria Field	Email: [REDACTED]
Mailing Address: PO Box 326	Home Phone: [REDACTED]
83 Simon Lake Road	Business Phone:
City: Naughton	Postal Code: P0M 2M0
	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: Adam Field	Email:
Mailing Address: 500 King Street North Suite 500-MA P.O. Box 161	Home Phone:
83 Simon Lake Road, Naughton	Business Phone:
City: Naughton	Postal Code:
	Fax Phone:

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

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

Name: Manulife Bank
Mailing Address: 500 King Street North Suite 500-MA P.O. Box 1602 STN
City: Waterloo
Postal Code: N2J 4C6

- 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
see attached table			

- b) Is there an eave encroachment? ☒ Yes ☐ No If 'Yes', size of eaves: 0.6096 (m)

- c) Description of Proposal:

An addition to the existing house that will be closer to the lake by 3.048m than the existing backside of the house. The addition will be 2 stories in height and the plans have a proposal to be at 1.22m from the lot line on the east side of the house. The raised covered deck is at the rear of the house and will encroach the set back for the lake.

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

The existing house is within the now set back limits to the high water mark.

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

PIN(s): \_\_\_\_\_ Township: Graham  
 Lot No.: 28481 Concession No.: 3 Parcel(s): \_\_\_\_\_  
 Subdivision Plan No.: \_\_\_\_\_ Lot: \_\_\_\_\_ Reference Plan No.: \_\_\_\_\_ Part(s): \_\_\_\_\_  
 Municipal Address or Street(s): 83 Simon Lake Road, Naughton

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

- 8) Dimensions of land affected.

Frontage 31.62 (m) Depth 60.96 (m) Area 1927.56 (m<sup>2</sup>) Width of Street 6.52 (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>see attached table 9)</u> (m <sup>2</sup> )	<u>see attached table 9)</u> (m <sup>2</sup> )
Gross Floor Area:	_____ (m <sup>2</sup> )	_____ (m <sup>2</sup> )
No. of storeys:	_____	_____
Width:	_____ (m)	_____ (m)
Length:	_____ (m)	_____ (m)
Height:	_____ (m)	_____ (m)

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

	Existing	Proposed
Front:	<u>see attached table 10)</u> (m)	<u>see attached table 10)</u> (m)
Rear:	_____ (m)	_____ (m)
Side:	_____ (m)	_____ (m)
Side:	_____ (m)	_____ (m)

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

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

- What type of access to the land?

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

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

house - 1986, garage 1994, Shed 1 - 2022, gazebo - 2023, pool and deck - 2023,

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

Use(s): Residential Length of time: 37 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 properties

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- 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, Adam Field and Andria Field (please print all names), the registered owner(s) of the property described as 83 Simon Lake Road, Naughton  
in the City of Greater Sudbury:

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

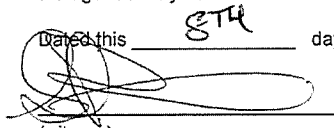
- a) acknowledge that personal information collected on this form is collected pursuant to the *Planning Act*, R.S.O. 1990, c.P.13 for the purpose of processing this planning application;
- b) acknowledge that it is the practice of the City of Greater Sudbury, in accordance with section 1.0.1 of the *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;

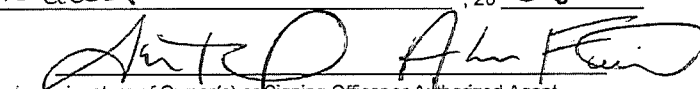
##### Authority to Enter Land and Photograph

- 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 Adam Field (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 8TH day of August, 20 23  
  
(witness)  
SCOTT POIRIER

  
Signature of Owner(s) or Signing Officer or Authorized Agent  
Print Name: Adam Field Andria Field

\*I have authority to bind the Corporation

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

I/We, Adam and Andria Field (please print all names),  
the registered owner(s) or authorized agent of the property described as 83 Simon Lake Road

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 8th day of August, 2023

Commissioner of Oaths

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

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

Print Name: ADAM FIER  
 \*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 14/23 Hearing Date: Aug 30/23 Received By: S. Pinkerton  
Zoning Designation: R1-S Resubmission: ☐ Yes ☒ No  
Previous File Number(s): See below  
Previous Hearing Date:  
Notes: B0321/1989 (Jun 12/89)

AO102/2023

Table Section 5)

Section	Variance to	By-Law Requirement	Proposed	Difference
4.41.2 a)	Set Back from high water line- Addition	30	22.6	7.4
Table 6.2	Distance from Lot Line- Addition	1.828	1.22	0.608
4.41.2 a)	Set Back from high water line- Rear Deck	30	21.94	8.06
4.41.3	altering shoreline within 20m- Pool and Pool Deck	20	3	17
4.41.2 a)	Set Back from high water line- Pool and Pool Deck	30	3	27
4.41.3	altering shoreline within 20m- Shed	20	8.1	11.9
4.41.2 a)	Set Back from high water line- Shed	30	8.1	21.9

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Table 9)

Particulars of all buildings	Existing					Proposed
	Ex. House	Gazeebo	Pool and Deck	Shed	Garage	House+Addition
Ground Floor Area	102.19	28.9	81.75	11.15	53.064	154.22
Gross Floor Area	102.19	28.9	81.75	11.15	53.064	206.24
No. of Stories	1	1	1	1	1	2
Width	7.62	3.66	6.71	3.048	6.7	10.67
Length	13.41	7.92	12.192	3.66	7.92	18.29
Height	5.49	3.96	1.676	3.66	4.57	6.858

AO102/2023



Table 10)

Building Location	Existing					Proposed		
	Ex. House	Gazeebo	Pool and Deck	Shed	Garage	Addition	Rear Deck	Front Porch
Front	7.74	48.46	29.83	36.1452	6.096	7.74	16.65	6.63
Rear	40.54	7.62	22.056	24.69	45.72	37.49	36.88	54.86
Side	6.197	3.05	23.77	2.4	2.4	1.22	11.5	23.26
Side	2.438	25.903	2.44	27.17	23.51	2.4	6.17	7.99

A0102/2023

**Adam Field**

---

**From:** Phillipa Cryderman [REDACTED] >  
**Sent:** Friday, June 23, 2023 8:35 AM  
**To:** Adam Field  
**Cc:** Melanie Venne  
**Subject:** 83 Simon Lake Drive - Above Ground Pool Permission (File 58451)

---

The sender [REDACTED] is outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

---

Hello Adam,

With respect to the proposed pool, Conservation Sudbury is generally permissive of above ground pools provided the fill required to level the pool area is kept to the smallest possible footprint. It is our understanding that grading works will include levelling of the existing ground and installation of a 1' deep granular base pad.

Given the above condition and understanding, please consider this email as permission under Section 28 of the Conservation Authorities Act for the installation of the proposed 15' by 30' above ground pool.

Please note that the flood elevation on Simon Lake during the Regulatory Storm is 235.48 m above sea level (CGVD28). During a flood event the pool may be subject to damages caused by flooding.

I am also the agent who has been assigned review of your Section 28 application for the house addition and deck. I aim to reach out before the end of next week once I have completed my initial review.

Regards,  
Phillipa

Phillipa Cryderman, P.Eng.  
Regulations and Planning Officer  
Conservation Sudbury- Nickel District Conservation Authority  
401 - 199 Larch Street  
Sudbury, Ontario P3E 5P9

A0102/2023

Tel: [REDACTED]  
[REDACTED]

From: Adam Field <[REDACTED]>  
Sent: Monday, June 19, 2023 3:05 PM  
To: Melanie Venne <[REDACTED]>  
Subject: RE: 83 Simon Lake Drive - Building permit circulation, addition and decks

Here is the plot plan revised to show the approximate location of the pool.

Thanks



**Adam Field, P.Eng, PMP**  
General Manager

Corporate Office:  
199 Mumford Rd Lively, ON P3Y 1L2



Website: [www.anmar.ca](http://www.anmar.ca)

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Please consider the environment before printing

From: Melanie Venne <[REDACTED]>  
Sent: Monday, June 19, 2023 2:56 PM  
To: Adam Field [REDACTED]  
Subject: RE: 83 Simon Lake Drive - Building permit circulation, addition and decks

The sender ([REDACTED]) is outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



Can you put the pool on the site plan?

Melanie Venne, MES  
Conservation Sudbury - Office and Communication Coordinator  
401-199 Larch St, Sudbury ON  
[REDACTED]

From: Adam Field <[REDACTED]>  
Sent: Monday, June 19, 2023 2:53 PM  
To: Melanie Venne <[REDACTED]>  
Subject: RE: 83 Simon Lake Drive - Building permit circulation, addition and decks

Hi Melanie

Sorry about that. Here is the signed page.

Is the 3-4 week wait for all permits. I am looking to put a pool in starting in a couple of weeks and was just going to get that permit started. The pool is above ground and would require very little ground work to get started. Is this something that I can get going on while the permit works its way through? I talked to Danielle Marcoux last fall about this project and she said that above ground pools are okay. Can you comment on this? The pool would be installed within the high water mark boundary.

Thanks



Adam Field, P.Eng, PMP  
General Manager

Corporate Office:  
199 Mumford Rd Lively, ON P3Y 1L2



Website: [www.animar.ca](http://www.animar.ca)

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Please consider the environment before printing

From: Melanie Venne <[REDACTED]>  
Sent: Monday, June 19, 2023 2:46 PM  
To: Adam Field <[REDACTED]>  
Subject: RE: 83 Simon Lake Drive - Building permit circulation, addition and decks

---

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---

Hi Adam,

Can you send over a signed last page.

I have construction drawings from when it was distributed through City of Greater Sudbury building services. Are these still the correct ones?

I'll send over an online invoice for the \$150 permit deposit – this will come as a separate email from "Square"

I'll get your permit application into the hands of a regulations officer. Please note that this is our busy season and the initial review may take 3-4 weeks.

Melanie Venne, MES  
Conservation Sudbury - Office and Communication Coordinator

401-199 Larch St, Sudbury ON  
[REDACTED]

From: Adam Field <[REDACTED]>  
Sent: Monday, June 19, 2023 1:40 PM  
To: Melanie Venne <[REDACTED]>  
Subject: RE: 83 Simon Lake Drive - Building permit circulation, addition and decks

Hi Melanie,

I have finally been able to complete the survey and have attached the results to this email along with my permit application. Have a look and let me know if there is anything else that is required. Feel free to call me anytime to discuss at [REDACTED]. I have the CADD version of the drawing as well if you require it.

Thanks and have a great day



**Adam Field, P.Eng, PMP**  
General Manager

Corporate Office:  
199 Mumford Rd Lively, ON P3Y 1L2



Website: [www.anmar.ca](http://www.anmar.ca)

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Please consider the environment before printing

From: Melanie Venne <[REDACTED]>  
Sent: Monday, June 19, 2023 1:31 PM  
To: Adam Field <[REDACTED]>  
Subject: FW: 83 Simon Lake Drive - Building permit circulation, addition and decks

---

The sender ([REDACTED]) is outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

---

Hi Adam,

I got your voicemail. My email hasn't changed – could it be size of the attachment related?

You could also try sending to [REDACTED] (it get redirected automatically to me).

Melanie Venne, MES  
Conservation Sudbury - Office and Communication Coordinator  
401-199 Larch St, Sudbury ON  
[REDACTED]

From: Melanie Venne  
Sent: Wednesday, May 10, 2023 10:14 AM  
To: Adam Field <[REDACTED]>  
Subject: 83 Simon Lake Drive - Building permit circulation, addition and decks

Hi Adam,

Conservation Sudbury was circulated your building permit application for the decks and addition. There is significant floodplain on the property that appears to go as high as the house and as a result a permit from Conservation Sudbury will be required. The application form can be found here:  
<https://www.conservationsudbury.ca/wp-content/uploads/2023/01/Permit-Application-Form.pdf>

An elevation/topo survey (completed by a qualified professional) will be required as part of a complete application. The survey must include:

- The floodplain as a contour on the site plan. The flood elevation at this location is 235.48m above sea level (CGVD28)
- The elevation of each of the openings into the structure that is at or below 235.78 metres. This must be shown on a sketch, and openings include windows, doors, vents, etc.
- The ground elevation at the foundation of the existing building, at a minimum of 3 locations on each side of the building and must reflect the lowest ground elevation on each side.
- The ground elevation at 2 metres from the foundation of the existing building, at a minimum of 3 locations on each side of the building and must reflect the lowest ground elevation on each side.
- The ground elevation along the perimeter of the proposed addition, and within 2 metres of the perimeter (similar to that described above, for the existing dwelling).
- The results of the elevation survey must be submitted to Conservation Sudbury as an official stamped letter/report



I've included a list of surveyors and engineers that can complete an elevation survey for you. This list is not exhaustive. I've also included our policy for additions for houses within a floodplain.

Once the survey has been completed we can discuss next steps.

Melanie Venne, MES  
Conservation Sudbury - Office and Communication Coordinator  
401-199 Larch St, Sudbury ON  
[REDACTED]



Nickel District Conservation Authority  
401 – 199 rue Larch Street  
Sudbury, ON P3E 5P9  
[REDACTED]  
ConservationSudbury.ca

July 14, 2023

Our File # 58451  
Permit # 2023-57

Adam Field  
83 Simon Lake Road  
PO Box 326  
Naughton, ON P0M 2M0  
(sent by email to: [REDACTED])

**Re: Application under Section 28 of the *Conservation Authorities Act*  
Development within the regulated area adjacent to the floodplain of Simon Lake  
Construction of an addition and raised deck at 83 Simon Lake Road, Naughton; Lot 1, Concession  
3, Township of Graham; Part 2 Plan 53R-12572.**

**Project Description:** Construction of a 560 square foot (footprint), 3 level addition to a single family home complete with walkout basement. Construction of a 535 square foot second level deck.

Please be advised that a review has been completed of the application for the above-noted works under Ontario Regulation 156/06 Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses, made pursuant to Section 28 of the *Conservation Authorities Act*. Permission is granted for the proposed development based upon the following information:

- Information and drawings provided with the application.
- *Topographic Information Sketch* produced by Surveyors on Site Inc. dated June 5, 2023
- *House Addition Construction Drawings* (Issued for Construction) prepared by Shield Consulting Engineers Ltd. dated March 16, 2023.
- *Section Through Basement Walkout Sketch* received via email on July 7, 2023

This permit expires two years from the date of issue (**July 13, 2025**). All permitted works described herein must be completed by this time. Any works proposed to occur beyond the expiry date may be eligible for an extension approved by Conservation Sudbury if a written request is made at least 60 days before the permit expiry, or may require re-application. All re-applications will be reviewed under the context of the legislation, policies and practices at the time of re-application. Permits are issued to addressee and are non-transferable.

The issuance of this permit does not relieve the applicant from the responsibility of acquiring any other approvals required under federal, provincial or municipal legislation.

The development property is adjacent to Simon Lake, and portions of the property are subject to flooding during the regulatory storm event up to an elevation of 235.48 meters (CGVD28 datum).

**If changes are made to the project after the permit is issued, please notify this office in writing.** Changes requiring a revised permit will be assessed a 50% surcharge.

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The following conditions will apply to the undertaking:

- 1) The project is carried out as described in the application and supporting documents listed above. Conditions in this permit supersede any information provided by the applicant.
- 2) Grading of the property shall not create drainage problems, or adversely affect adjacent properties; existing drainage courses and patterns are to be accommodated and maintained at all times.
- 3) Limit the removal of natural vegetation to the minimum required. All areas disturbed by construction and/or topsoil placed for grading are to be protected and stabilized to prevent erosion.
- 4) Soil and excavated material are not permitted to be placed within the floodplain during construction.
- 5) Sediment and erosion control measures must be implemented prior to work commencing and maintained during the work phase, to prevent entry of sediment into all waters and wetlands.
  - a) Water discharged from pumping or other means of dewatering must be free of sediment prior to discharge to receiving bodies of water or wetlands.
  - b) Sediment and erosion control measures must be properly installed.
  - c) **All sediment and erosion control measures must be inspected daily to ensure that they are functioning properly and are maintained and/or updated as required.** If the sediment and erosion control measures are not functioning properly, no further work must occur until the problem is fully addressed.
  - d) Side-cast, excavated or stockpiled materials shall not be placed in such a manner to be susceptible to erosion or cause bank stability concerns.
  - e) All disturbed areas must be stabilized as soon as possible after project completion.
  - f) Temporary sediment and erosion control measures must be removed once all disturbed soils in the project area have completely stabilized.
- 6) Materials to be used for the project must not be taken from the shoreline or below the high water level of any water body or wetland.
- 7) Materials that are removed from the site are not to be placed in an area regulated by Conservation Sudbury without prior permission from this office.
- 8) The applicant allows Conservation Sudbury staff and agents to enter upon the lands for the purpose of conducting inspections.

Prior to work commencing, please provide the undersigned with three business days notice.  
When the work is completed, please contact this office so a final site inspection can be conducted.

A0102/2023

Field  
Conservation Sudbury File # 58451  
July 14, 2023  
Page 3 of 3

Yours truly,

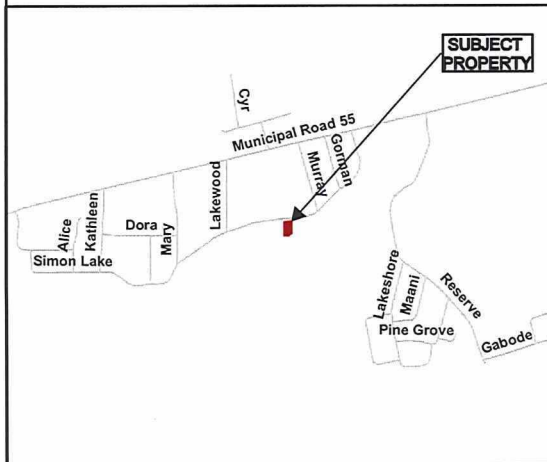
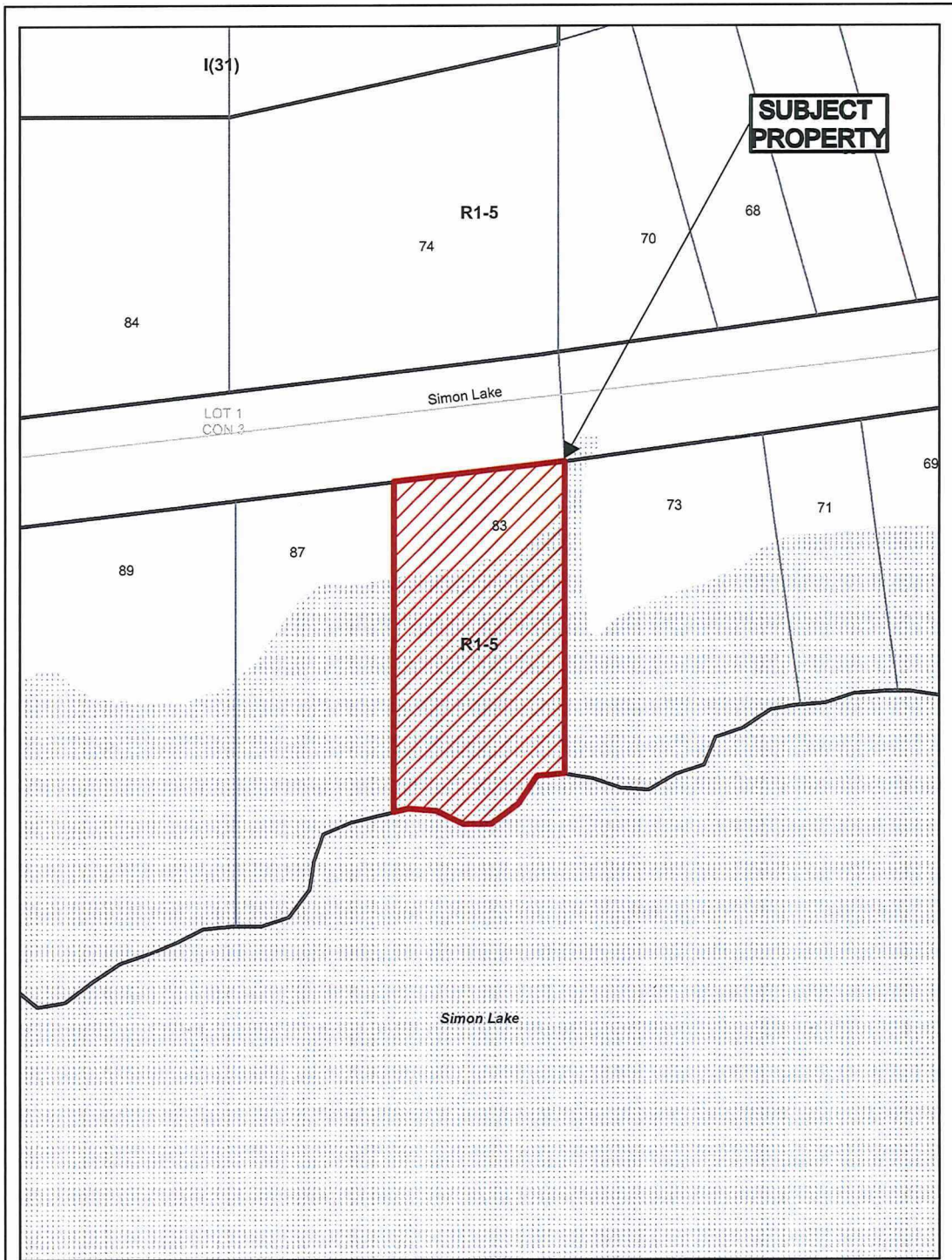


Phillipa Cryderman, P.Eng.  
Regulations and Planning Officer  
[Redacted]  
[Redacted]

encl.   *Topographic Information Sketch* produced by Surveyors on Site Inc. dated June 5, 2023  
          *House Addition Construction Drawings* (Issued for Construction) prepared by Shield Consulting  
          Engineers Ltd. dated March 16, 2023.  
          *Section Through Basement Walkout Sketch* received via email on July 7, 2023

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## Application for Minor Variance or Permission



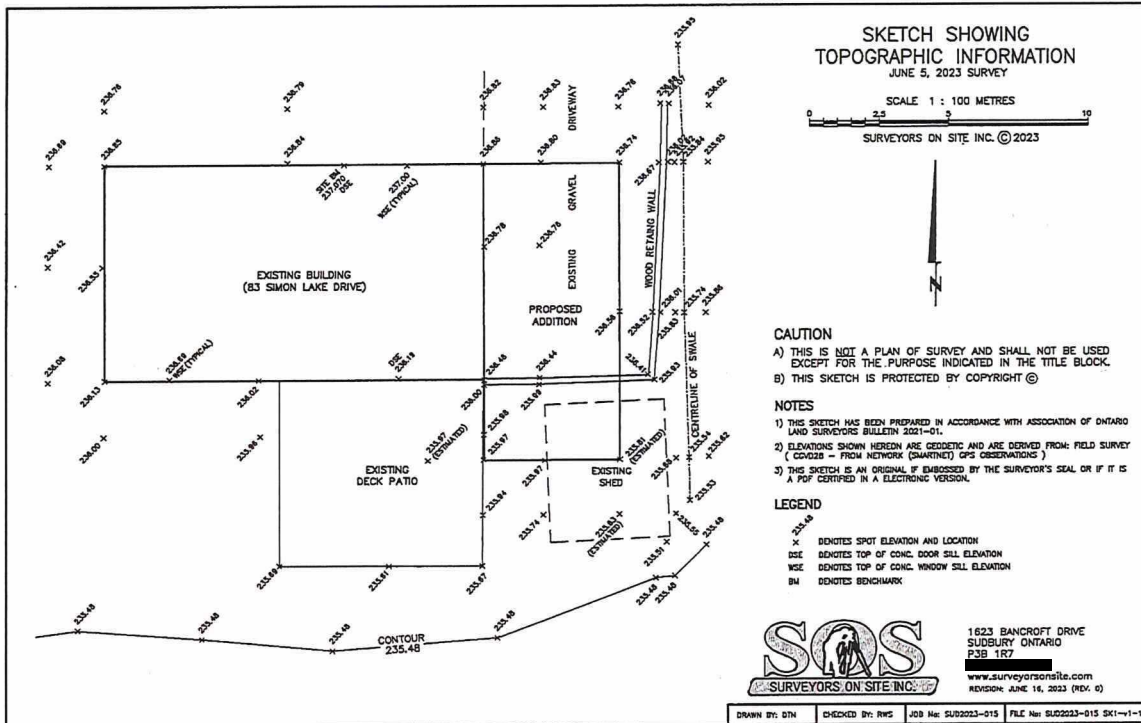
Subject Property PIN 73381-0546,  
Parcel 28481 SEC SWS, Part Lot 1, Concession 3,  
Part 3, Plan 53R-10947 and Part 2, Plan 53R-12572,  
Township of Graham, 83 Simon Lake Drive, Naughton,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

A0102/2023  
Date: 2023 08 14



A0102/2023  
Sketch 2



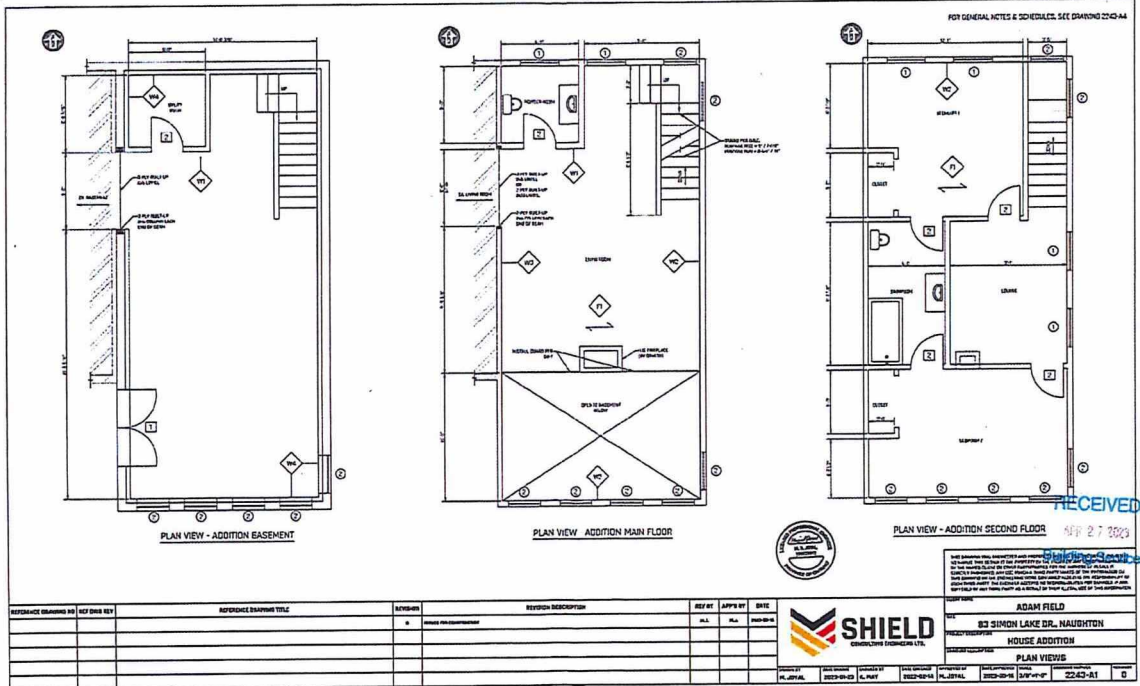
AO102/2023  
sketch 3



### WALL FINISHES LISTED

NO.	DESCRIPTION	FINISH
1	1/2" GYPSUM BOARD	2. EXTERIOR FINISH
2	1/2" GYPSUM BOARD	3. EXTERIOR FINISH
3	1/2" GYPSUM BOARD	4. EXTERIOR FINISH
4	1/2" GYPSUM BOARD	5. EXTERIOR FINISH
5	1/2" GYPSUM BOARD	6. EXTERIOR FINISH
6	1/2" GYPSUM BOARD	7. EXTERIOR FINISH
7	1/2" GYPSUM BOARD	8. EXTERIOR FINISH
8	1/2" GYPSUM BOARD	9. EXTERIOR FINISH
9	1/2" GYPSUM BOARD	10. EXTERIOR FINISH
10	1/2" GYPSUM BOARD	11. EXTERIOR FINISH
11	1/2" GYPSUM BOARD	12. EXTERIOR FINISH
12	1/2" GYPSUM BOARD	13. EXTERIOR FINISH
13	1/2" GYPSUM BOARD	14. EXTERIOR FINISH
14	1/2" GYPSUM BOARD	15. EXTERIOR FINISH
15	1/2" GYPSUM BOARD	16. EXTERIOR FINISH
16	1/2" GYPSUM BOARD	17. EXTERIOR FINISH
17	1/2" GYPSUM BOARD	18. EXTERIOR FINISH
18	1/2" GYPSUM BOARD	19. EXTERIOR FINISH
19	1/2" GYPSUM BOARD	20. EXTERIOR FINISH
20	1/2" GYPSUM BOARD	21. EXTERIOR FINISH
21	1/2" GYPSUM BOARD	22. EXTERIOR FINISH
22	1/2" GYPSUM BOARD	23. EXTERIOR FINISH
23	1/2" GYPSUM BOARD	24. EXTERIOR FINISH
24	1/2" GYPSUM BOARD	25. EXTERIOR FINISH
25	1/2" GYPSUM BOARD	26. EXTERIOR FINISH
26	1/2" GYPSUM BOARD	27. EXTERIOR FINISH
27	1/2" GYPSUM BOARD	28. EXTERIOR FINISH
28	1/2" GYPSUM BOARD	29. EXTERIOR FINISH
29	1/2" GYPSUM BOARD	30. EXTERIOR FINISH
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31	1/2" GYPSUM BOARD	32. EXTERIOR FINISH
32	1/2" GYPSUM BOARD	33. EXTERIOR FINISH
33	1/2" GYPSUM BOARD	34. EXTERIOR FINISH
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39	1/2" GYPSUM BOARD	40. EXTERIOR FINISH
40	1/2" GYPSUM BOARD	41. EXTERIOR FINISH
41	1/2" GYPSUM BOARD	42. EXTERIOR FINISH
42	1/2" GYPSUM BOARD	43. EXTERIOR FINISH
43	1/2" GYPSUM BOARD	44. EXTERIOR FINISH
44	1/2" GYPSUM BOARD	45. EXTERIOR FINISH
45	1/2" GYPSUM BOARD	46. EXTERIOR FINISH
46	1/2" GYPSUM BOARD	47. EXTERIOR FINISH
47	1/2" GYPSUM BOARD	48. EXTERIOR FINISH
48	1/2" GYPSUM BOARD	49. EXTERIOR FINISH
49	1/2" GYPSUM BOARD	50. EXTERIOR FINISH
50	1/2" GYPSUM BOARD	51. EXTERIOR FINISH
51	1/2" GYPSUM BOARD	52. EXTERIOR FINISH
52	1/2" GYPSUM BOARD	53. EXTERIOR FINISH
53	1/2" GYPSUM BOARD	54. EXTERIOR FINISH
54	1/2" GYPSUM BOARD	55. EXTERIOR FINISH
55	1/2" GYPSUM BOARD	56. EXTERIOR FINISH
56	1/2" GYPSUM BOARD	57. EXTERIOR FINISH
57	1/2" GYPSUM BOARD	58. EXTERIOR FINISH
58	1/2" GYPSUM BOARD	59. EXTERIOR FINISH
59	1/2" GYPSUM BOARD	60. EXTERIOR FINISH
60	1/2" GYPSUM BOARD	61. EXTERIOR FINISH
61	1/2" GYPSUM BOARD	62. EXTERIOR FINISH
62	1/2" GYPSUM BOARD	63. EXTERIOR FINISH
63	1/2" GYPSUM BOARD	64. EXTERIOR FINISH
64	1/2" GYPSUM BOARD	65. EXTERIOR FINISH
65	1/2" GYPSUM BOARD	66. EXTERIOR FINISH
66	1/2" GYPSUM BOARD	67. EXTERIOR FINISH
67	1/2" GYPSUM BOARD	68. EXTERIOR FINISH
68	1/2" GYPSUM BOARD	69. EXTERIOR FINISH
69	1/2" GYPSUM BOARD	70. EXTERIOR FINISH
70	1/2" GYPSUM BOARD	71. EXTERIOR FINISH
71	1/2" GYPSUM BOARD	72. EXTERIOR FINISH
72	1/2" GYPSUM BOARD	73. EXTERIOR FINISH
73	1/2" GYPSUM BOARD	74. EXTERIOR FINISH
74	1/2" GYPSUM BOARD	75. EXTERIOR FINISH
75	1/2" GYPSUM BOARD	76. EXTERIOR FINISH
76	1/2" GYPSUM BOARD	77. EXTERIOR FINISH
77	1/2" GYPSUM BOARD	78. EXTERIOR FINISH
78	1/2" GYPSUM BOARD	79. EXTERIOR FINISH
79	1/2" GYPSUM BOARD	80. EXTERIOR FINISH
80	1/2" GYPSUM BOARD	81. EXTERIOR FINISH
81	1/2" GYPSUM BOARD	82. EXTERIOR FINISH
82	1/2" GYPSUM BOARD	83. EXTERIOR FINISH
83	1/2" GYPSUM BOARD	84. EXTERIOR FINISH
84	1/2" GYPSUM BOARD	85. EXTERIOR FINISH
85	1/2" GYPSUM BOARD	86. EXTERIOR FINISH
86	1/2" GYPSUM BOARD	87. EXTERIOR FINISH
87	1/2" GYPSUM BOARD	88. EXTERIOR FINISH
88	1/2" GYPSUM BOARD	89. EXTERIOR FINISH
89	1/2" GYPSUM BOARD	90. EXTERIOR FINISH
90	1/2" GYPSUM BOARD	91. EXTERIOR FINISH
91	1/2" GYPSUM BOARD	92. EXTERIOR FINISH

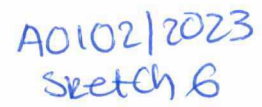
23-0437



A0102/2023  
sketch 5



FOR GENERAL NOTES & SCHEDULES, SEE DRAWING 22-63-42



FOR GENERAL NOTES & SCHEDULES, SEE DRAWING 22-43-A2



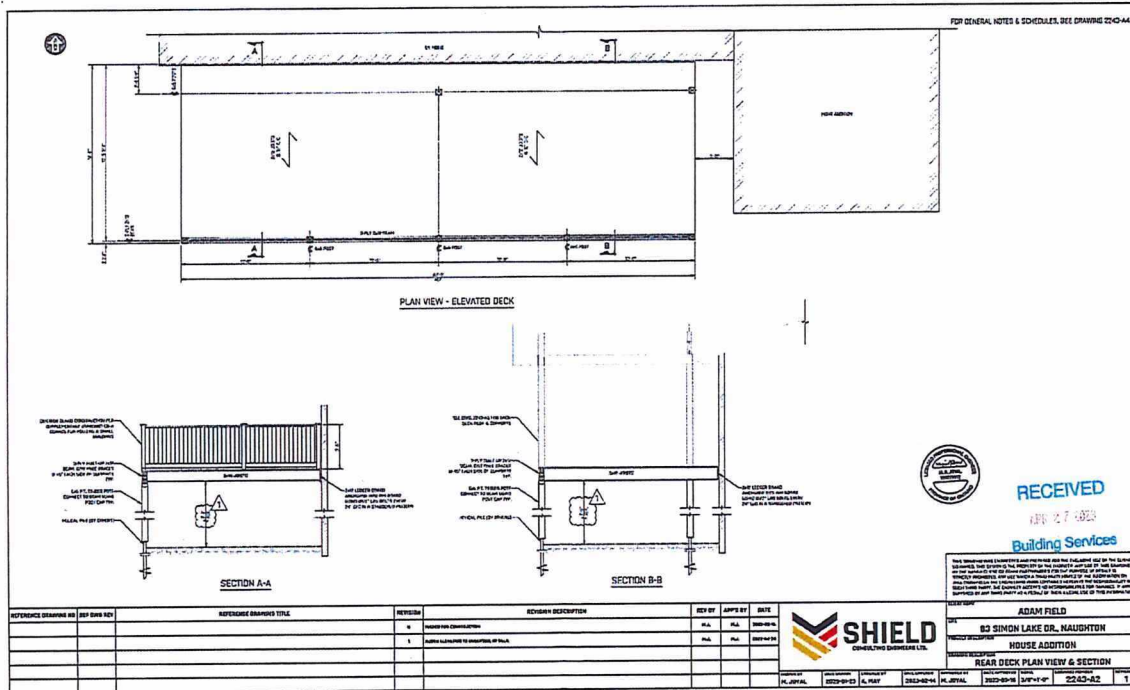
Each government must establish its own policies for the handling of the rights of its citizens. The United States has a long history of protecting the rights of its citizens, and it is the responsibility of each government to ensure that its policies are consistent with the principles of the Universal Declaration of Human Rights.

[illegible]

OWNER NAME		ADAM FIELD	
NO.		83 SIMON LAKE DR., NAUGHTON	
PROPERTY DESCRIPTION		HOUSE ADDITION	
DRAWING DESCRIPTION		EXTERIOR ELEVATIONS	
APPROVED BY PLUTAL	DATE/ISSUE 2002-05-15	SCALE 1/4"=1'-0"	REVISION 2243-E1
			1

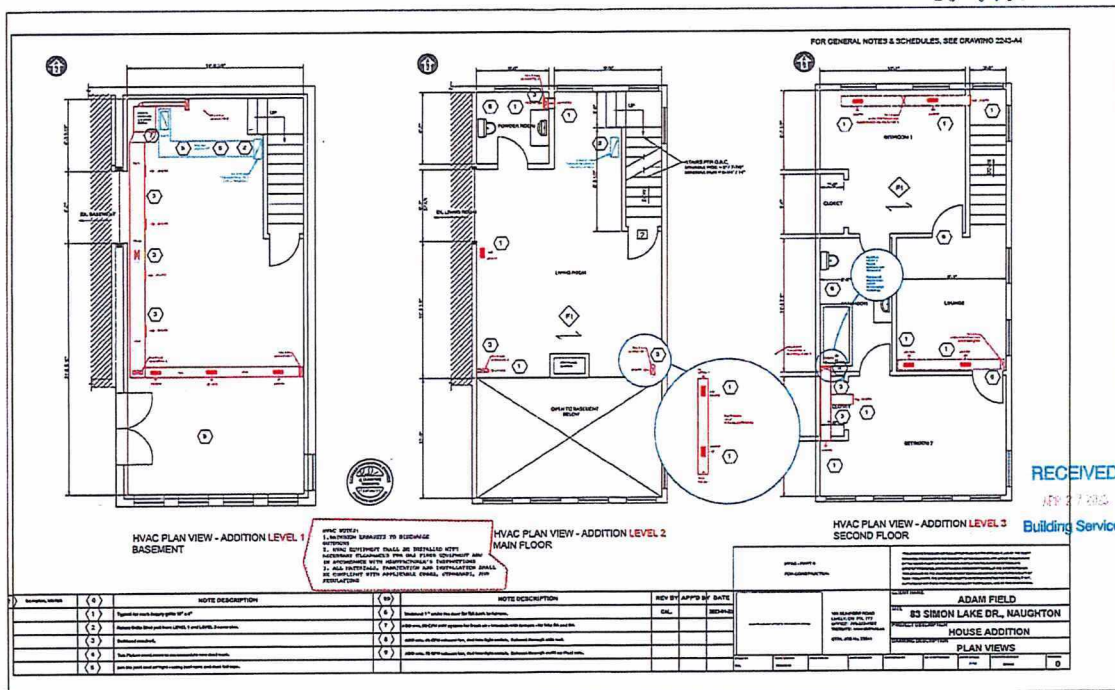
AO102/2023  
Sketch 7

23-0437



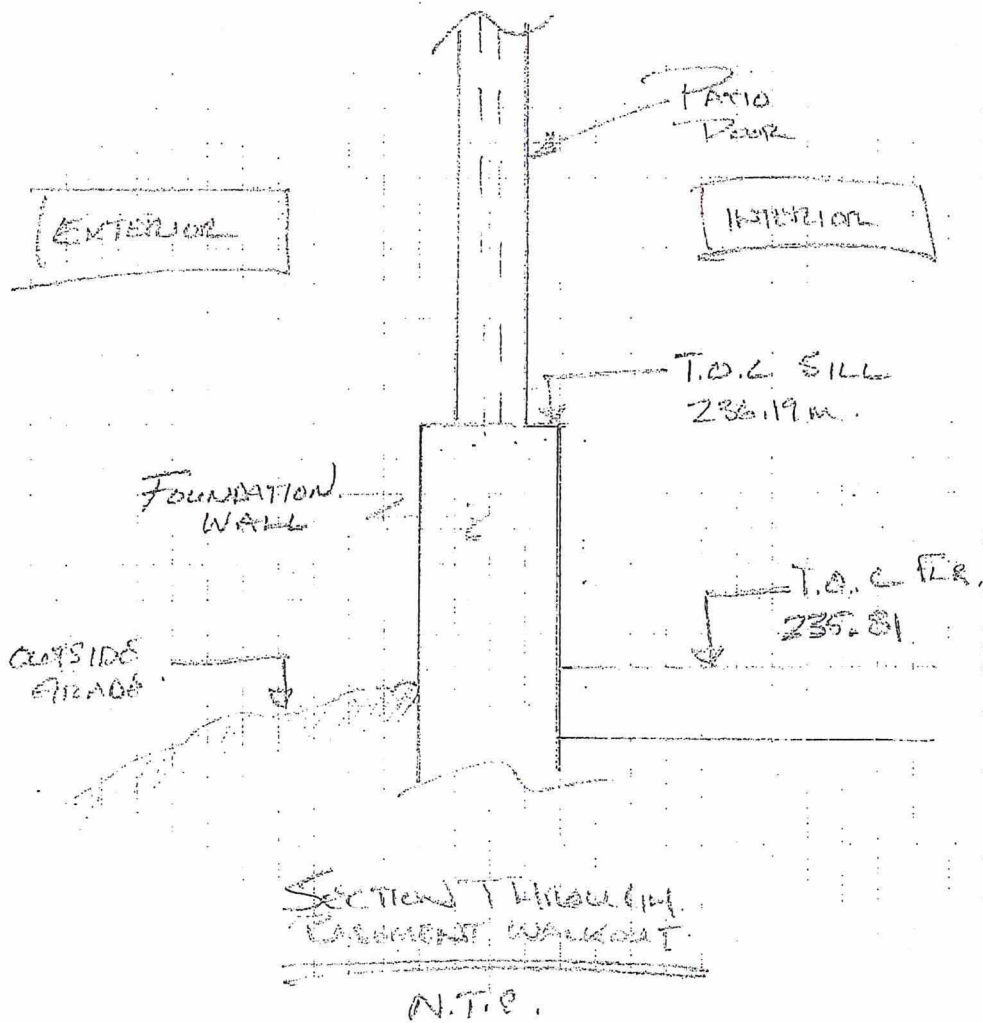
A0102/2023  
Sketch 8

23-0437



A0102/2023  
Sketch 9





A0102/2023  
Sketch 10



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

**X REUSED X**

Office Use Only 2023.01.01
A 0079/2023
S.P.P. AREA YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
NDCA REG. AREA YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

**City of Greater Sudbury**  
**APPLICATION FOR MINOR VARIANCE**

APPLICATION FEE: \$1,180.00 (includes \$280.00 legal notice fee)  
APPLICATION FEE FOR HEDGEROWS: \$357.00 (includes \$280.00 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): Moussa Adou Email: [REDACTED]  
Mailing Address: 914 MEADOWSIDE AVENUE Home Phone: [REDACTED]  
City: SUDBURY Postal Code: P3A4J3 Business Phone: [REDACTED]  
Fax Phone: [REDACTED]

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

Name of Agent: RENE - Bouthillier Email: [REDACTED]  
Mailing Address: 4508 BEAVER AV. Home Phone: [REDACTED]  
City: HANMER Postal Code: P3P1C4 Business Phone: [REDACTED]  
Fax Phone: [REDACTED]

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

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

Name: Desjardins  
Mailing Address: 40 Elm St.  
City: Sudbury Postal Code: P3C 1S8

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

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

Variance To	By-law Requirement	Proposed	Difference
BACK YARD	7.5	5.5	2.0
LANDSCAPED	50%	0	50%

- b) Is there an eave encroachment? ☒ Yes ☐ No If 'Yes', size of eaves: .6 (m)

c) Description of Proposal: Back YARD CLEARANCE  
Construction 3 units Dwelling

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

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

PIN(s): 02134-0304 Township: MCKIN  
 Lot No.: 7 Concession No.: 4 Parcel(s): 150  
 Subdivision Plan No.: M-26 Lot: 7 Reference Plan No.: \_\_\_\_\_ Part(s): \_\_\_\_\_  
 Municipal Address or Street(s): 6 EYRE Street, Sudbury, ONT, P3C4A4

- 7) Date of acquisition of subject land.
- 2021-07-19

- 8) Dimensions of land affected.

Frontage 16.70 (m) Depth 26.82 (m) Area 449.50 (m<sup>2</sup>) Width of Street 20.17 (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	(m <sup>2</sup> )	<u>150.83</u> (m <sup>2</sup> )
Gross Floor Area:	(m <sup>2</sup> )	<u>302.48</u> (m <sup>2</sup> )
No. of storeys:		<u>2 1/2</u>
Width:	(m)	<u>11.89</u> (m)
Length:	(m)	<u>8.48</u> (m)
Height:	(m)	<u>6.8</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>NONE</u> (m)	<u>12.1</u> (m)
Rear:	(m)	<u>6.5</u> (m)
Side:	(m)	<u>1.8</u> (m)
Side:	(m)	<u>3.0</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.

PROPOSED SPRING 23 SUMMER 2023

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

Use(s): P. VACANT Length of time: \_\_\_\_\_

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

Same as #13 ☐ or,

3 Units building

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

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

☐ Yes ☒ No

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

- 17) Existing uses of abutting properties:

Residential & Commercial

A00791/2023



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

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

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

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

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

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

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

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

### PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, MOUSSA ADON (please print all names), the registered owner(s) of the property described as 6 EYRE street  
Sudbury, ONT, P3C4A4  
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

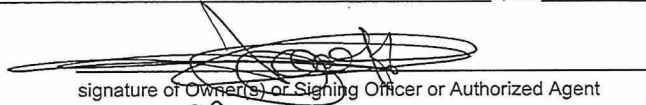
- grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land Tribunal, 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 Rene Bouthillette (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 08, 2023

  
(witness)

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

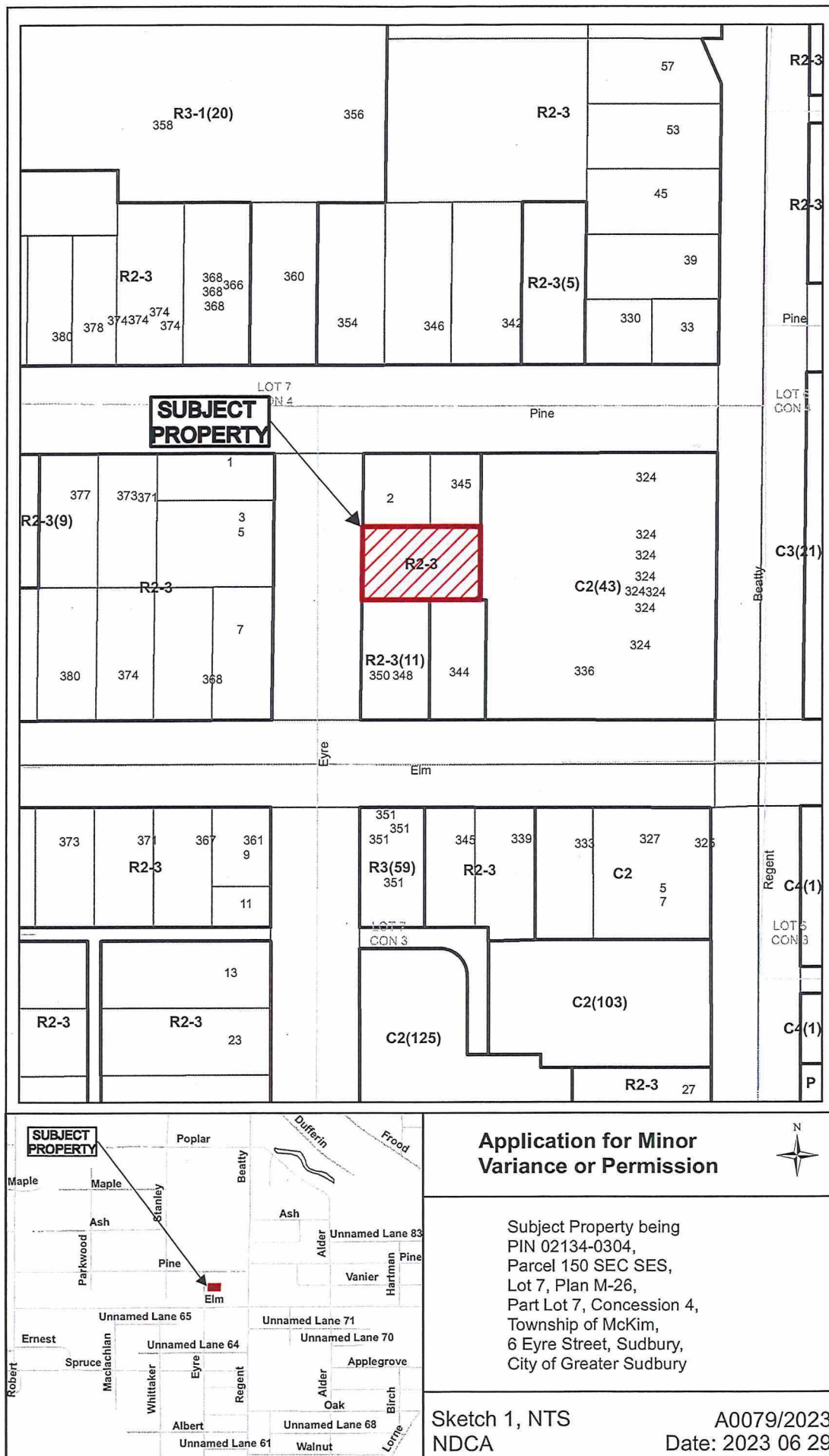
Print Name: MOUSSA ADON

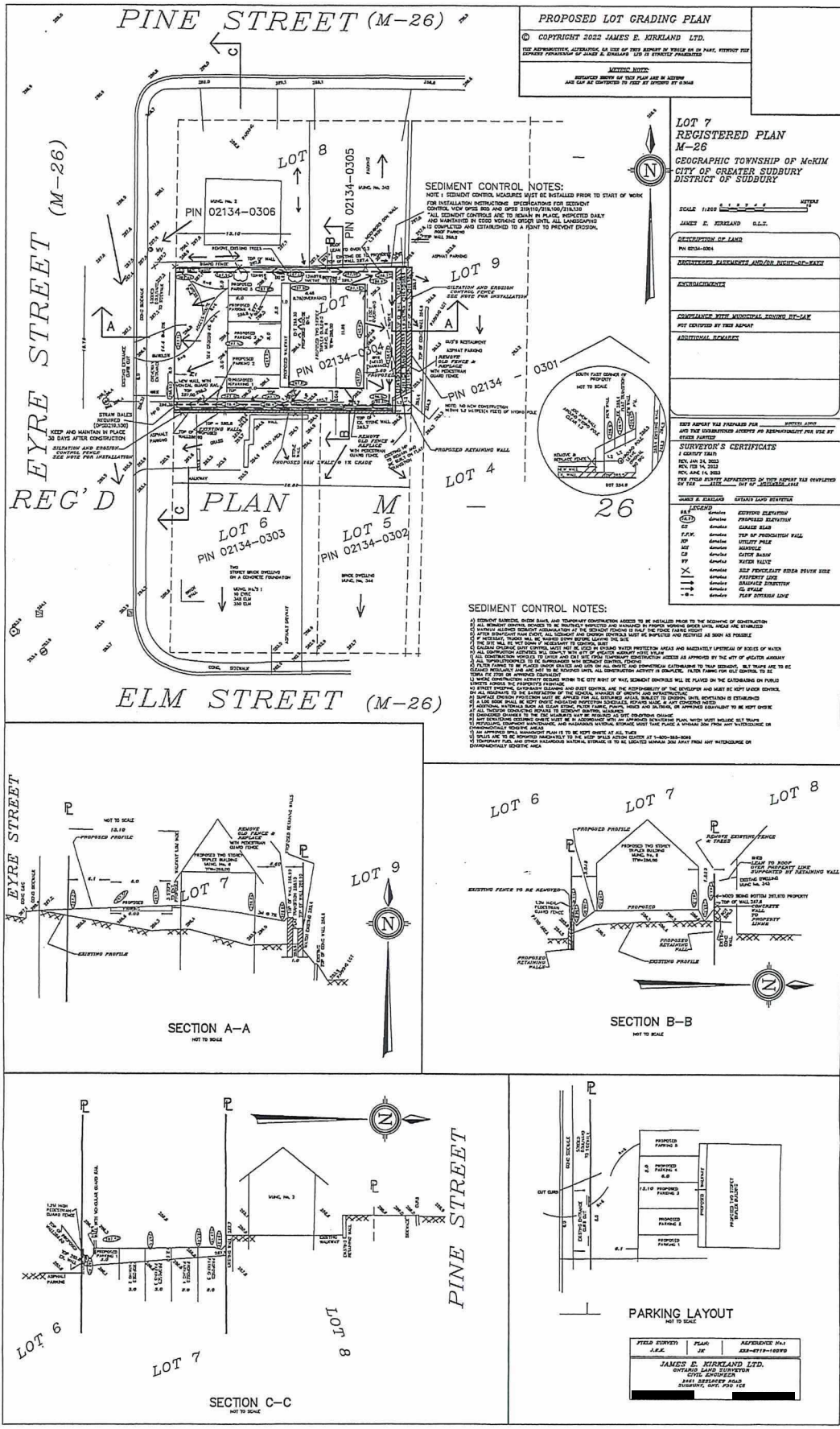
\*I have authority to bind the Corporation

A0079/2023









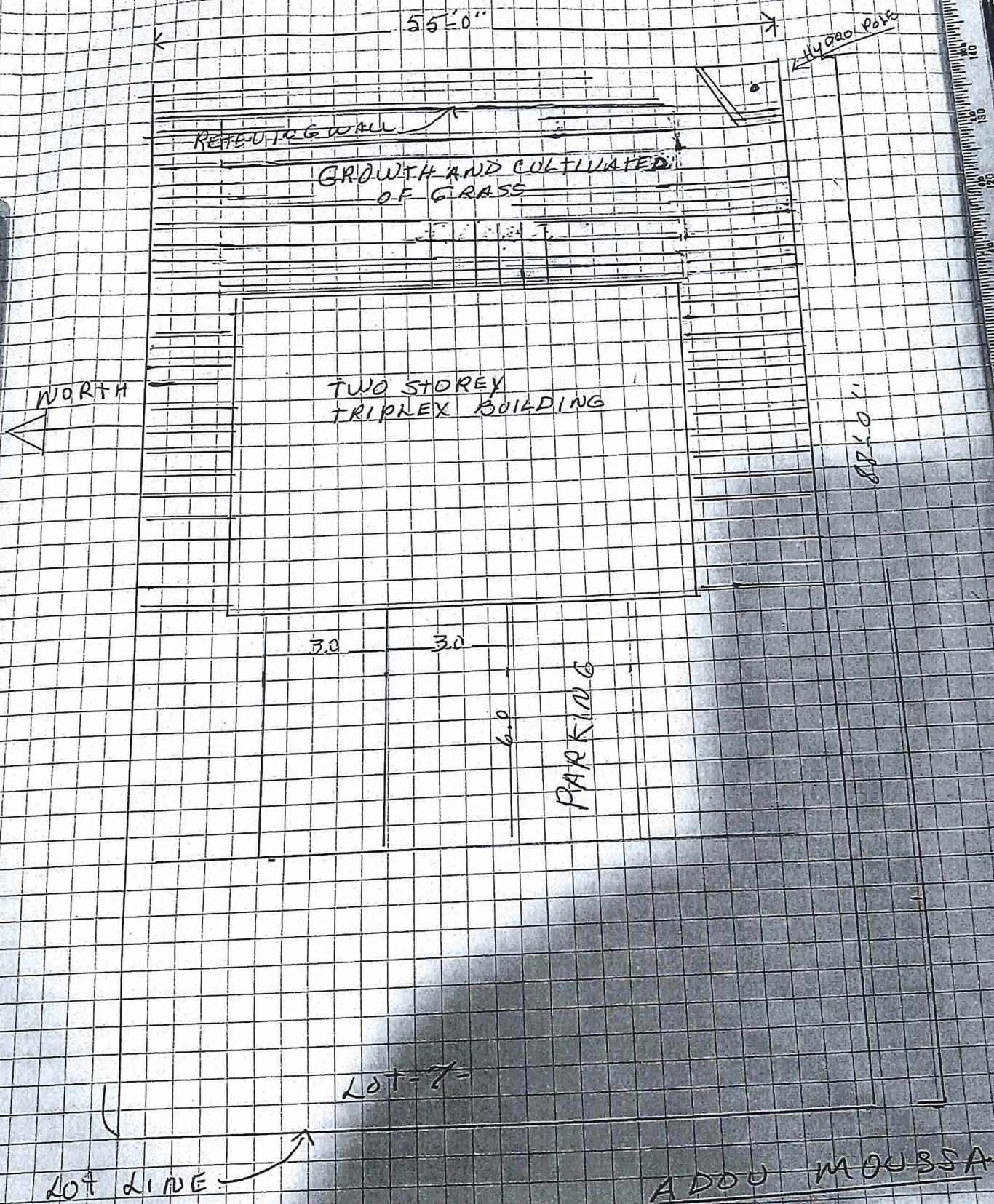
\*REVISED\*

A0079/2023

Sketch 2



TOTAL SQUARE FEET OF THE LOT  $4840' \times 10\% = 484$  SQ. FT.  
ON THE SHAD AREA IS 1.5



SCALE  $\frac{1}{8} = 1:0$

EYRE ST.

6 EYRE

\*REVISED\*  
A0079/2023  
Sketch 3





Box 5900, Station 'A', 200 Brady Street  
Sudbury ON P3A 5P3  
Tel. (705) 671-2489, Ext. 4376/4346  
Fax (705) 673-2200

\*REVIEWED\*  
Office Use Only  
2023 01 01  
A 009012023

## City of Greater Sudbury

### APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,090.00 (includes \$290.00 legal notice fee)  
APPLICATION FEE FOR HEDGEROWS: \$332.00 (includes \$290.00 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): LEMAY, LISA; LEMAY, ROBERT  
Mailing Address: 600 PARK RD  
City: WORTHINGTON  
Postal Code: P0M 3H0  
Email: [REDACTED]  
Home Phone: [REDACTED]  
Business Phone: [REDACTED]  
Fax Phone: [REDACTED]

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

Name of Agent: Kevin Radey - Radey Renovation & Construction  
Mailing Address: 311 PADDY LAKE RD  
City: SUDBURY  
Postal Code: P3E 4N1  
Email: [REDACTED]  
Home Phone: [REDACTED]  
Business Phone: [REDACTED]  
Fax Phone: [REDACTED]  
Note: Unless otherwise requested, all communication will be sent to the agent, if any.

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

Name: LEMAY, LISA; LEMAY, ROBERT  
Mailing Address: 16 Jacobson Dr  
City: Lively, Ontario  
Postal Code: P3Y 1M8  
Sudbury (Credit Union)

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

- 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
See attached schedule			

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

- c) Description of Proposal:

Minor variances required to legalize location of dock and other accessory structures per Building Services (see attached). Structures were all existing at the time the property was purchased. Upon applying for permit to rebuild existing dock on same footprint a building location survey identified zoning non-compliance matters across the property.

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

All structures are existing, limited front yard/choseline.



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

PIN(s): 733650076 Township: TRILL  
 Lot No.: PT 1 Concession No.: 1 Parcel(s): 17618  
 Subdivision Plan No.: Lot: Reference Plan No.: Part(s):  
 Municipal Address or Street(s): 600 Park Road, Worthington, ON

- 7) Date of acquisition of subject land. Oct 14, 2016

- 8) Dimensions of land affected.

Frontage 92.038 (m) Depth 76.632 (m) Area 0.46ha (m<sup>2</sup>) Width of Street N/A (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	74m <sup>2</sup> (m <sup>2</sup> )	Same (m <sup>2</sup> )
Gross Floor Area:	148m <sup>2</sup> (m <sup>2</sup> )	N/A (m <sup>2</sup> )
No. of storeys:	2	N/A
Width:	11.84 (m)	N/A (m)
Length:	6.2 (m)	N/A (m)
Height:	6 (m)	N/A (m)

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

	Existing	Proposed
Front:	3.35 (m)	Same (m)
Rear:	21.9 (m)	Same (m)
Side:	0.1 (m)	Same (m)
Side:	12.12 (m)	Same (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.

Not available.

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

Use(s): Cottage Length of time: 30+ 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 (Cottage)

- 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: Resource-based recreational/camps

A0090/2023

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

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

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

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

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

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

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

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

### PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, LEMAY, LISA; LEMAY, ROBERT (please print all

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

POL 17613 SEC SW5; PT LT 1 CON 1 TRILL BEING SUMMER RESORT LOCATION I.E.11 AS IN WFS260 PT LT 1 CON 1 TRILL BEING LOCATION CL6320 PT 1 S3R15551, 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 Kevin Radey -- Radey Renovation & 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 22 day of May, 2023

Christopher Lemay  
(witness)

Christopher Lemay

Lisa Lemay  
signature of Owner(s) or Signing Officer or Authorized Agent:

Print Name: Robert Lemay / LISA LEMAY

\*I have authority to bind the Corporation

A0090/2023

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

~~INWe, LEMMY, LIOA, LEMAY, ROBERT~~

(please print all names)

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

PCL 17618 SEC SWS; PT LT 1 CON 1 TRILL BEING SUMMER RESORT LOCATION J.E.11 AS IN WPG2663, PT LT 1 CON 1 TRILL BEING LOCATION CL9320 PT 1 S3R15551 GREATER SUDBURY

in the City of Greater Sudbury:

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

Dated this

~~2~~

day: of

May

20 25

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: Robert [unclear]  
 I have authority to bind the Corporation ☒

I have authority to bind the Corporation

Stephanie  
Meiller

<sup>9</sup> 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: July 17/23 Hearing Date: August 2, 2023 Received By: S. Pinkerton

Zoning Designation: S1 S(4) Resubmission: ☐ Yes ☒ No

Previous File Number(s): A73102

Previous Hearing Date: (16 Sep 02)

Notes:

Resubmitted: Aug. 11/23

Hearing date: Aug. 30/23

Agg 01/2023

SCHEDULE A

VARIANCE TO	BY-LAW REQUIREMENT	PROPOSED	DIFFERENCE
<b>Existing Retaining Walls</b>			
Shoreline setback (for retaining walls greater than 1.0-metre in height)	25.0-metres	Retaining Wall 1: 2.95-metres  Retaining Wall 2: 14.9-metres	Retaining wall 1: 22.05-metres  Retaining wall 2: 9.1-metres
Front yard setback for accessory structure (retaining wall over 1- metre)	10.0-metres	Retaining Wall 1: 0.98-metres	9.02-metres
<b>Existing and Proposed Deck</b>			
Interior side yard setback for an accessory structure (existing and proposed deck)	3.0-metres	0.1-metres	2.9-metres
Shoreline setback for an accessory structure (existing and proposed deck)	25.0-metres	4.4-metres	20.6-metres
Front yard setback (existing and proposed deck)	10.0-metres	3.35-metres	6.65-metres
<b>Existing Privy</b>			
Shoreline setback for an accessory structure (existing privy)	25.0-metres	22.0-metres	3.0-metres
<del>Existing Bunkie</del>			
<del>Shoreline setback for accessory structure (existing bunkie)</del>	<del>25.0-metres</del>	<del>13.3-metres</del>	<del>11.7-metres</del>
<del>Setback for shoreline structures to a permanently flowing stream (existing bunkie)</del>	<del>12.0-metres</del>	<del>3.6-metres</del>	<del>8.4-metres</del>
<b>Existing Seasonal Dwelling (basement)</b>			
Shoreline set back for basement	25 meters	8.3 meters	16.7 meters

\* Sauna and bunkie and Privy to be relocated  
 \*\* Shed #3 (Generator shed) removed

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9)

Particulars of all buildings:	EXISTING								PROPOSED							
	Barrel Sauna	Cottage	Deck	Bunkie	Privy	Retaining Wall 1	Retaining Wall 2	Garage	Barrel Sauna	Cottage	Deck	Bunkie	Privy	Retaining Wall 1	Retaining Wall 2	Garage
<i>Gross Floor Area</i>	3.9m <sup>2</sup>	74m <sup>2</sup>	77m <sup>2</sup>	16.40m <sup>2</sup>	2.24m <sup>2</sup>	4.79m <sup>2</sup>	0.9m <sup>2</sup>	83.79m <sup>2</sup>	Same as existing	74m <sup>2</sup>	77m <sup>2</sup>	Same as existing	Same as existing	Same as existing	Same as existing	Same as existing
<i>Ground Floor Area</i>	3.9m <sup>2</sup>	74m <sup>2</sup>	77m <sup>2</sup>	16.40m <sup>2</sup>	2.24m <sup>2</sup>	4.79m <sup>2</sup>	0.9m <sup>2</sup>	83.79m <sup>2</sup>	""	148m <sup>2</sup>	77m <sup>2</sup>	""	""	""	""	""
<i>Number of Storeys</i>	1	1	N/A	1	1	N/A	N/A	1	""	2	N/A	""	""	""	""	""
<i>Width</i>	2.19m	11.84m	6.1m (irreg)	3.95m	1.59m	0.3m	0.1m	9.16m	""	""	6.1m (irreg)	""	""	""	""	""
<i>Length</i>	2.5m	6.2m	13.26m (irreg)	4.15m	1.4m	12.83	5.3m	10.35m	""	""	13.26m (irreg)	""	""	""	""	""
<i>Height</i>	2.19	6m	N/A	N/A	N/A	+1.0m	+1.0m	4m	""	""	N/A	""	""	""	""	""

10)

Particulars of all buildings:	EXISTING								PROPOSED							
	Barrel Sauna	Cottage	Deck	Bunkie	Privy	Retaining Wall 1	Retaining Wall 2	Garage	Barrel Sauna	Cottage	Deck	Bunkie	Privy	Retaining Wall 1	Retaining Wall 2	Garage
<i>Front</i>	0m	8.3m	3.35m	11.76m	21.32m	0.98m	14.9m	22.89m	15m	Same as existing	3.35m	~ 40 m	~40m	Same as existing	Same as existing	Same as existing
<i>Rear</i>	56m	39.35m	46.0m	40.24m	38.1m	55.19m	39.80	21.90m	41m	""	46.0m	~ 12 m	~12m	""	""	""
<i>Interior (E)</i>	20m	1.25m	0.1m	36.77m	67.4m	27.9m	17.18m	23.50m	18m	""	0.1m	~ 8 m	~12m	""	""	""
<i>Interior (W)</i>	45m	66.08m	66.25m	38.68m	12.12m	57.2m	59.4m	44.52m	47m	""	66.35m	~ 67.45 m	~64m	""	""	""

Sketch:

New Bunkie location highlighted in blue

New Sauna location highlighted in green

New Privy location highlighted in pink

Sheds removed highlighted in red

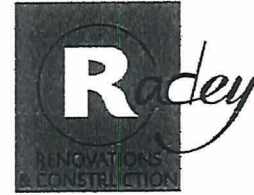
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## Site Visit Report #1

Date: 21 November 2021

Attention: RC Adjusting, Marc Dicarlo

Insured: Robert Lemay  
600 Park Rd,  
Worthington, Ontario



### Site Investigation:

On November 10th, 2021. I, Kevin Radey met with insured, Robert Lemay, at the address above.

The purpose of the site visit was to review highlighted structures noted in city comments in email dated 14 July 2021.

### Highlighted Structures and labelled: (attached figure 1)

Items highlighted in green: city would like a minor variance

Items highlighted in pink: city would like a permit and a minor variance

Item highlighted in orange: Deck which we submitted permit, need a permit and minor variance

### Green Highlighted Structures

#### *Sheds 1, 2:*

- Sheds have been removed by owner

#### *Sheds 3:*

- 4ft x 4ft enclosure for backup generator
- 4ft high
- Shed style roof, painted plywood siding
- Shed on blocks
- Attached figure 2

#### *Privy (outhouse):*

- 4ft x 4ft outhouse, 7ft high
- Shed style roof, painted plywood siding
- Shed on blocks / ground
- Attached figure 3

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## **Pink Highlighted Structures**

### ***Sheds 4:***

- Shed has been removed by owner

### ***Bunkie:***

- 10'2" x 9'10" Bunkie kit, just under 100ft<sup>2</sup>
- 1 5/8" double T&G log walls
- Gable steel roof, log wall siding
- bunkie on deck blocks
- Permit is typically not required for structures under 108ft<sup>2</sup>
- Attached figure 4

### ***Barrel Sauna:***

- 8ft long and 7ft diameter wood sauna
- It is sitting on a 5.5ft x 10.5ft deck
- Deck is attached to dock.
- Attached figure 5, 6

### ***Retaining wall 1:***

- Most of wall is under 3'
- Small section about 5 linear ft is over 3'
- 6x6 timber wall and a concrete footing
- Concrete footing is on exposed footing
- Attached figure 7, 8

### ***Retaining wall 2:***

- 45ft long wall, approximately 4ft high
- Small stone mortared wall
- Attached figure 9

### **Disclaimer:**

The opinions put forward in this report are those of a builder and tradesman, they are based on experience. They are not a professional opinion of a designer or engineer. There may be additional deficiencies not noted in this report.

Report written by:

Kevin Radey

Radey Construction

A009012023







Figure 2

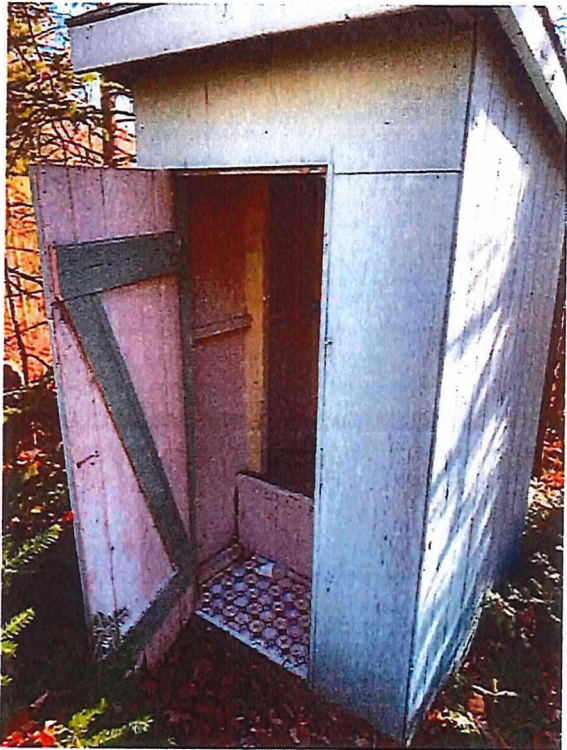


Figure 3

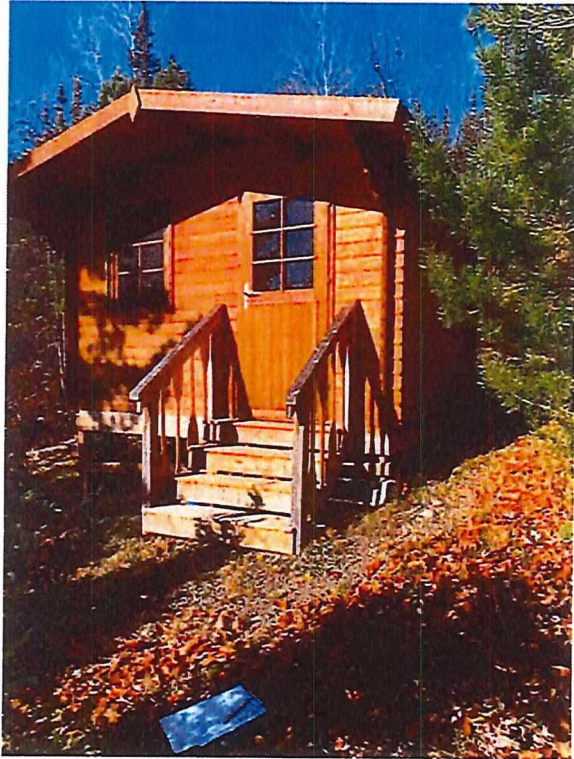


Figure 4

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Figure 5

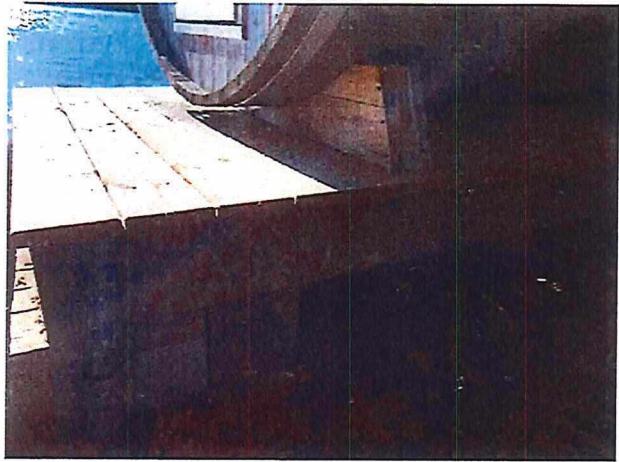


Figure 6



Figure 7

A009012023

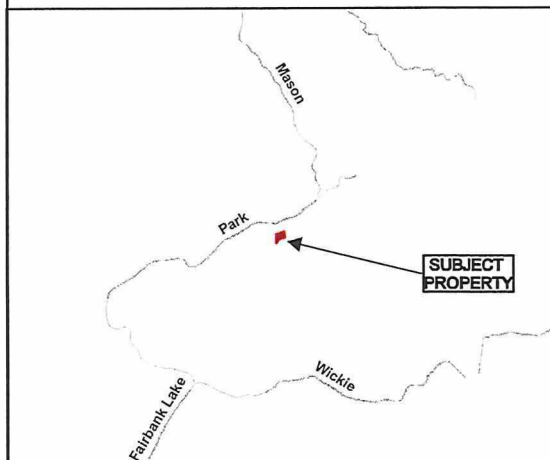
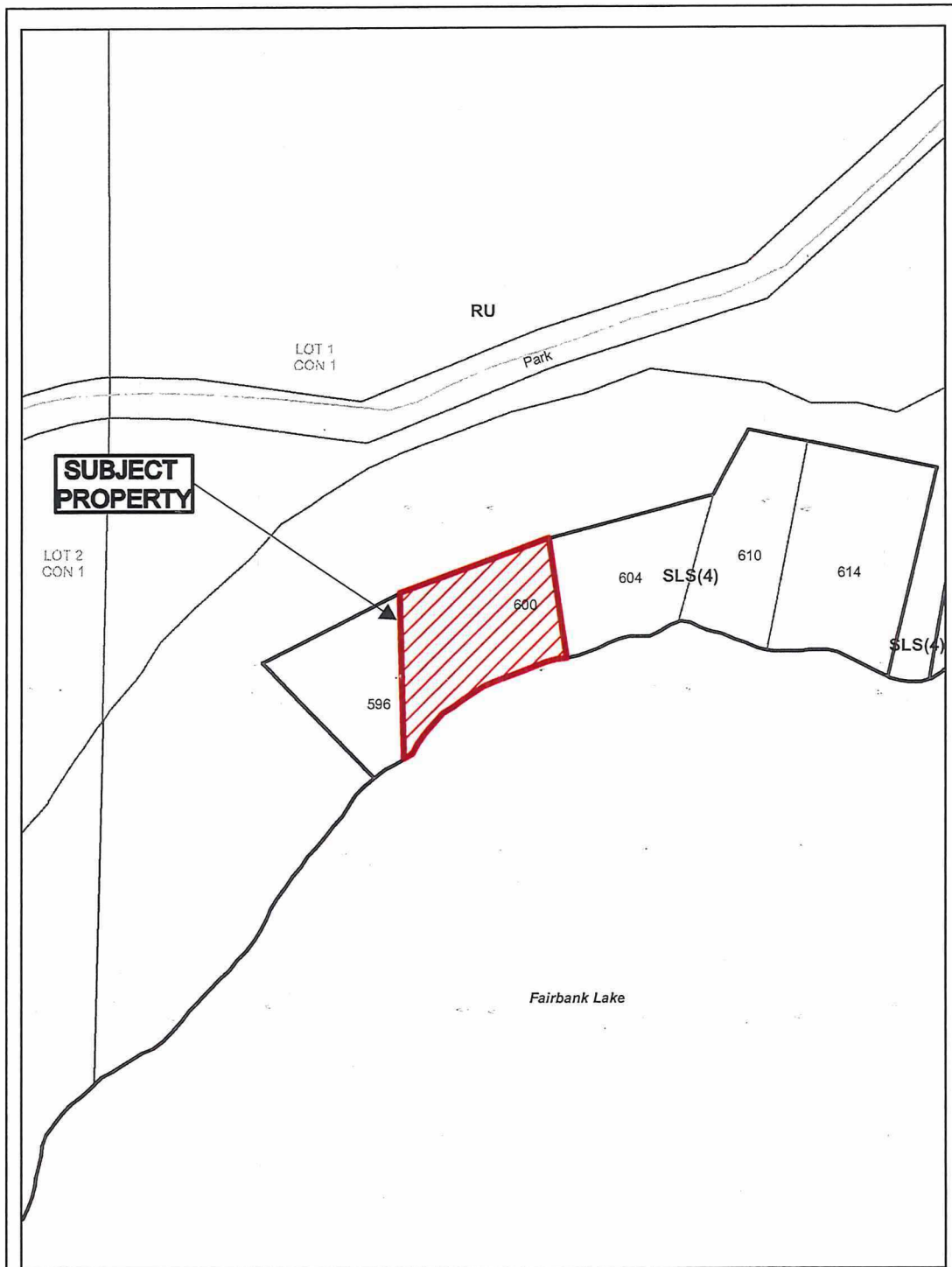




Figure 8



Figure 9



# **Application for Minor Variance or Permission**



Subject Property being  
PIN 73365-0076,  
Parcel 17618 SEC SWS,  
Part Lot 1, Concession 1 being Summer Resort  
Location J.E. 11 as in WP8268 and  
Location CL9820, Part 1, Plan 53R-15951,  
Township of Trill, 600 Park Road, Worthington,  
City of Greater Sudbury

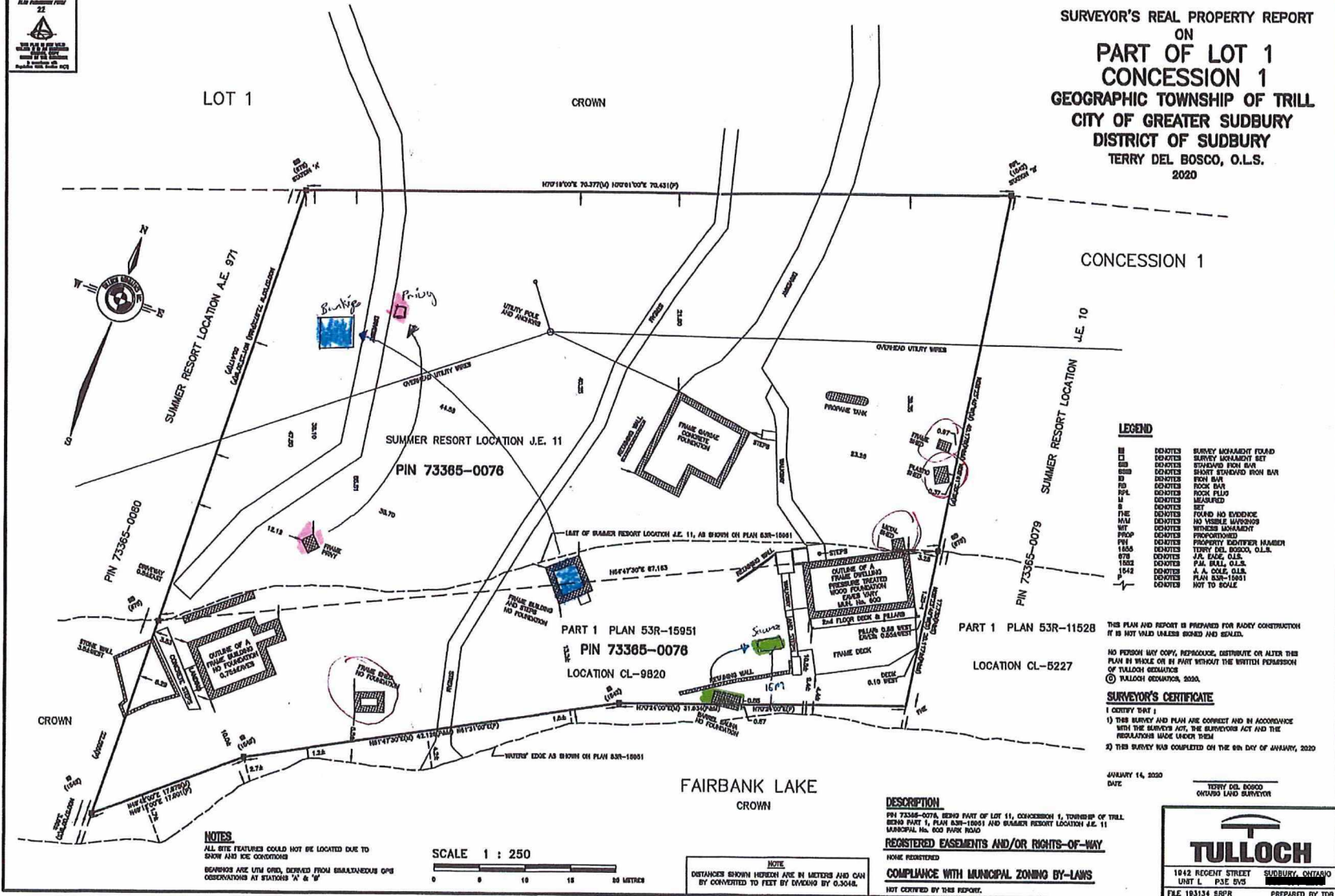
Sketch 1, NTS  
NDCA

A0090/2023  
Date: 2023 07 17





SURVEYOR'S REAL PROPERTY REPORT  
ON  
**PART OF LOT 1  
CONCESSION 1**  
GEOGRAPHIC TOWNSHIP OF TRILL  
CITY OF GREATER SUDBURY  
DISTRICT OF SUDBURY  
TERRY DEL BOSCO, O.L.S.  
2020



\*REVISED  
A0090/2023  
Sketch 2