

Tom Davies Square  
200 Brady St

Wednesday, August 18, 2021

**PUBLIC HEARINGS**

**A0104/2021**

**NATHAN WOLSKI  
ANDREA DANYLUK-WOLSKI**

Ward: 9

PIN 73470 0514, Survey Plan 53R-18661 Part(s) 4 to 6, Lot Pt 8, Concession 3, Township of Dill, 4290 Markusson Drive, Sudbury, [2010-100Z, RU (Rural)]

For relief from Part 9, Section 9.3, Table 9.3 of By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of an accessory building, being a detached garage, providing a minimum front yard setback of 4.0m, where 10.0m is required.

**A0106/2021**

**KIMBERLEY MELANSON  
RICHARD MELANSON**

Ward: 2

PIN 73366 0118, Parcel 19862, Surveys Plan SR-1249 Part(s) 3 & Plan 53R-21457 Part(s) 2, Lot Pt Broken 8, Concession 1, Township of Fairbank, 232 Langdon Road, Whitefish, [2010-100Z, SLS(4)(Seasonal Limited Service)]

For relief from Part 4, Section 4.25, subsection 4.25.1 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 facilitate the construction of a two-storey seasonal dwelling and attached deck, providing a total gross floor area of 422.0m<sup>2</sup> of which 347.0m<sup>2</sup> is within the required high water mark setback of Fairbank Lake, maintaining the existing setback of 13.15m from the high water mark, where enlargement, reconstruction, repair and/or renovation is not permitted to increase the gross floor area of a legal non-complying building located within the required 25.0m setback from the high water mark.

**A REMINDER... THE NEXT SCHEDULED MEETING IS  
WEDNESDAY, SEPTEMBER 1, 2021**



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 2021.01.01
A 0109/2021
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: \$985.00 (includes \$235.00 legal notice fee)  
APPLICATION FEE FOR HEDGEROWS: \$299.00 (includes \$235.00 legal notice fee)  
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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

**PLEASE PRINT. SCHEDULES MAY BE INCLUDED. IF NECESSARY.**

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

Registered Owner(s): Nathan Wolski / Andrea Danyluk-Wolski	Email: [REDACTED]
Mailing Address: 4290 Markusson Drive	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: Sudbury	Postal Code: P3G 0A5
	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 Basto	Email: [REDACTED]
Mailing Address: 4290 Markusson Drive	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: Sudbury	Postal Code: P3G 0A5
	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:	
Mailing Address: 4290 Markusson Drive	
City:	Postal Code:

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

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

Variance To	By-law Requirement	Proposed	Difference
Front yard set-back rural zone	10m	4m	6m

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

- c) Description of Proposal:

Construct new 30x30 detached garage structure on south west front yard corner 4m from property limits at west property line

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

Existing bedrock outcrop and elevation changes push the proposed building footprint within the required 10m setback

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

PIN(s): 73470-0129 Township: DILL Ward: 9  
 Lot No.: 8 Concession No.: 3 Parcel(s):  
 Subdivision Plan No.: Lot: 8 Reference Plan No.: 53R-18661 Part(s): 4,5,6  
 Municipal Address or Street(s): 4290 Markusson Drive

- 7) Date of acquisition of subject land.
- 2015

- 8) Dimensions of land affected.

Frontage 47.080 (m) Depth 70.405 (m) Area 65 (m<sup>2</sup>) Width of Street 18 (m)

- 9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	(m <sup>2</sup> )		(m <sup>2</sup> )	
Gross Floor Area:	(m <sup>2</sup> )		(m <sup>2</sup> )	
No. of storeys:				
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:	(m)		(m)	
Rear:	(m)		(m)	
Side:	(m)		(m)	
Side:	(m)		(m)	

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

What type of access to the land?

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

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

2008

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

Use(s): single residence Length of time: 13 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:

ResidentialA0104/2021

- 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, Nathan Wolski/ Andrea DanyLuk-Wolski (please print all names), the registered owner(s) of the property described as 4290 Markusson Drive, Parts 4, 5 & 6 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 Basto (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 day of 07 2021

[Signature]  
(witness)

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

Print Name: [Signature]

\*I have authority to bind the Corporation

A0104/2021

Kevin Basso

\_\_\_\_ (please print all names),

4290 MARKLUSSEN DRIVE, PARTS 4, 5, 6

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

Dated this 23 day of July, 2021

Commissioner of Oaths

Wendy Rae Kaufman  
a Commissioner, etc.,  
Province Of Ontario,  
the City of Greater Sudbury,  
pires November 18, 2023

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

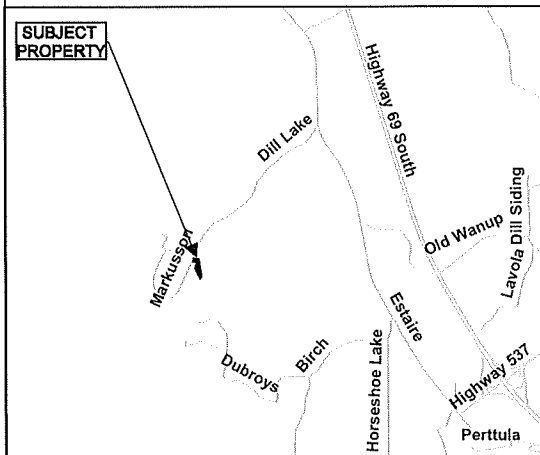
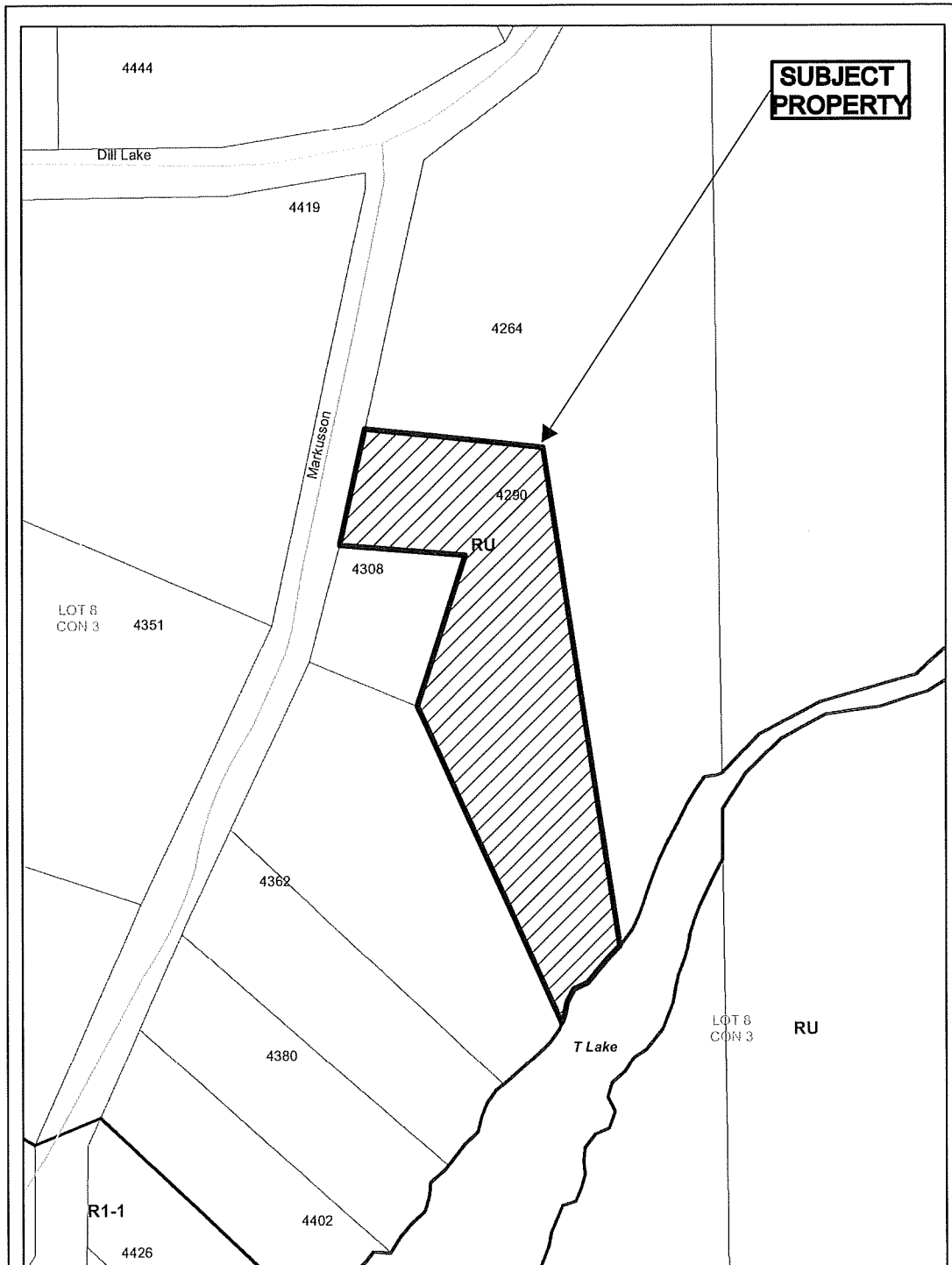
Print Name: NATHAN WOL  
 \*I have authority to bind the Corporation

g this instrument shall state that he/she has authority to bind the

**FOR OFFICE USE ONLY**

Date of Receipt: 23 July 21 Hearing Date: 18 August 2021 Received By: Wendy  
Zoning Designation: RV Resubmission: ☐ Yes ☒ No  
Previous File Number(s):  
Previous Hearing Date:  
Notes:

A0104/2021



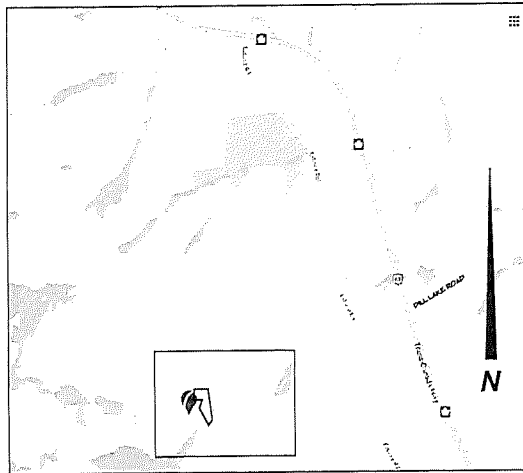
# **Application for Minor Variance or Permission**



Subject Property being PIN 73470-0514,  
Parts 4 to 6, Plan 53R-18661,  
Part Lot 8, Concession 3, Township of Dill,  
4290 Markusson Drive, Sudbury,  
City of Greater Sudbury

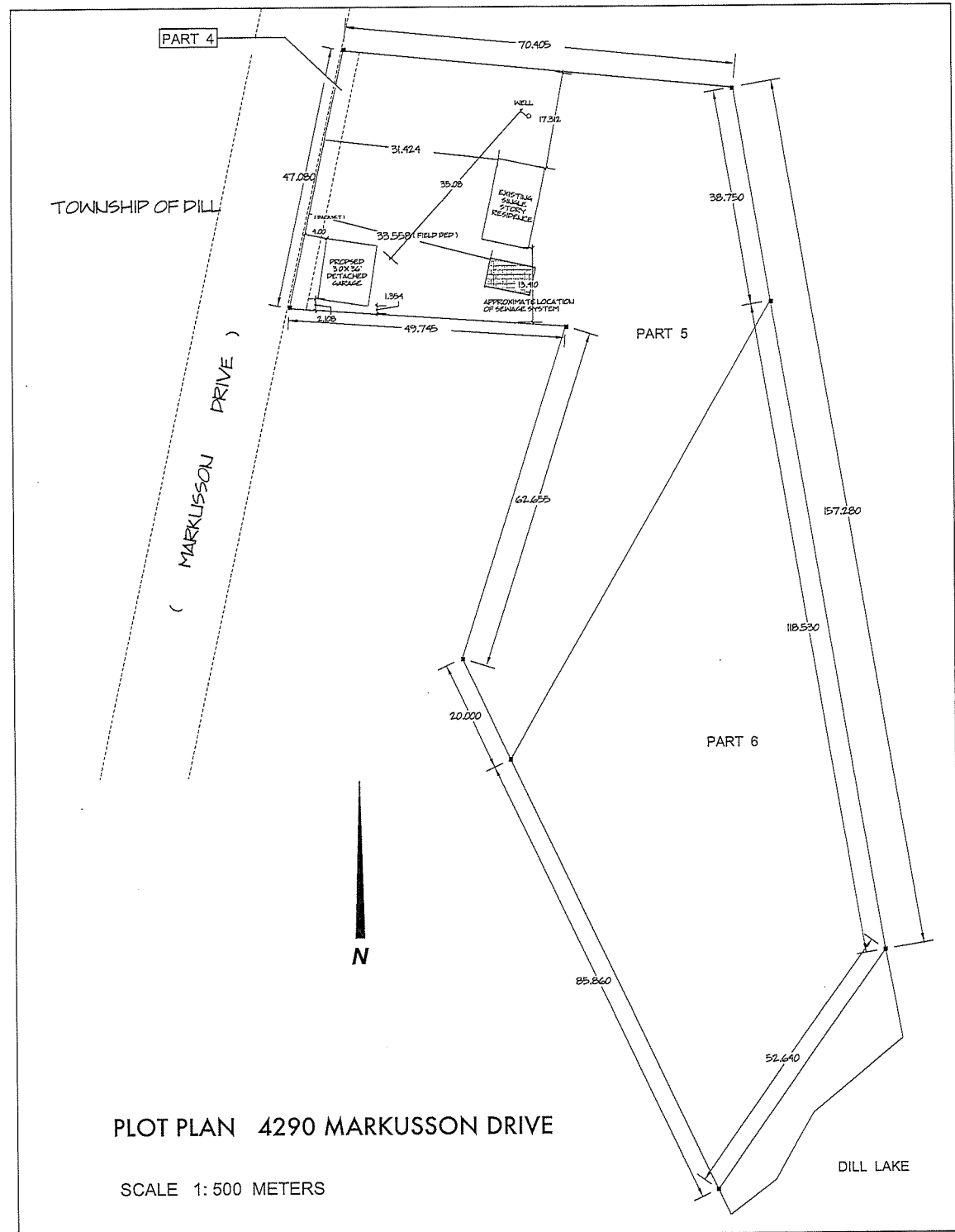
Sketch 1, NTS  
NDCA Watershed

A104/2021  
Date: 2021 07 26



PROJECT LOCATION

A0104/2021  
Sketch 2



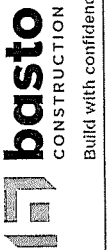
WOLSKI RESIDENCE

DETACHED GARAGE 4290 MARKUSSOU DRIVE

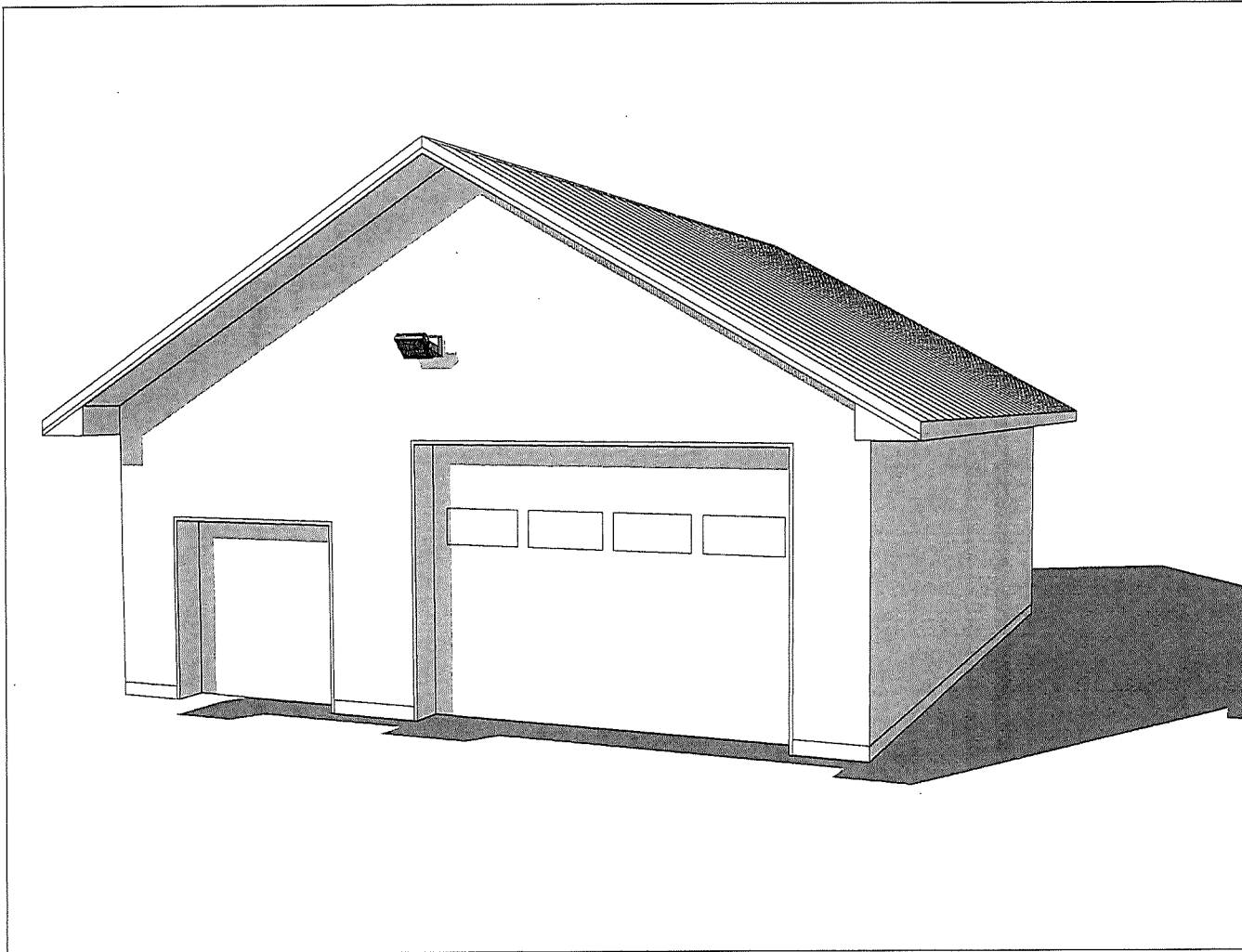
date 03.07.21  
project- 001-21

PLOT PLAN

A001



Build with confidence.



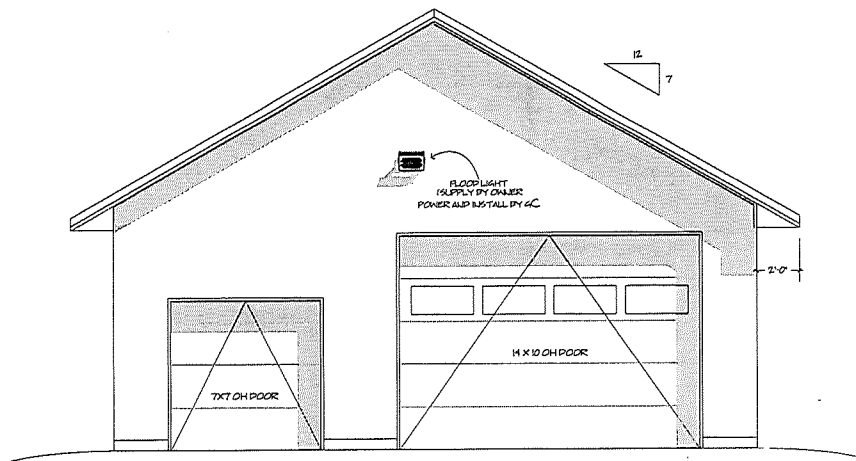
 **basto**  
CONSTRUCTION  
Build with confidence.

## WOLSKI RESIDENCE

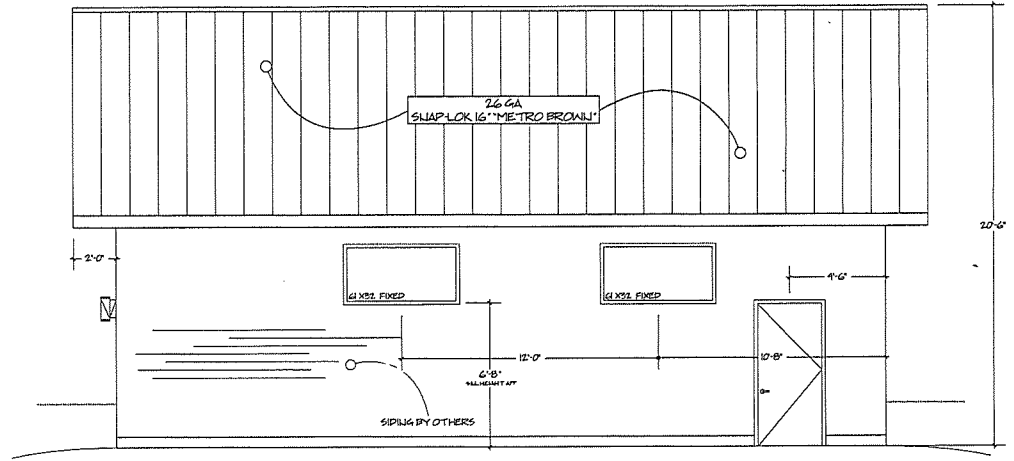
DETACHED GARAGE  
4290 MARKUSSON DRIVE  
03. 07. 2021

A0404/2021  
Sketch3

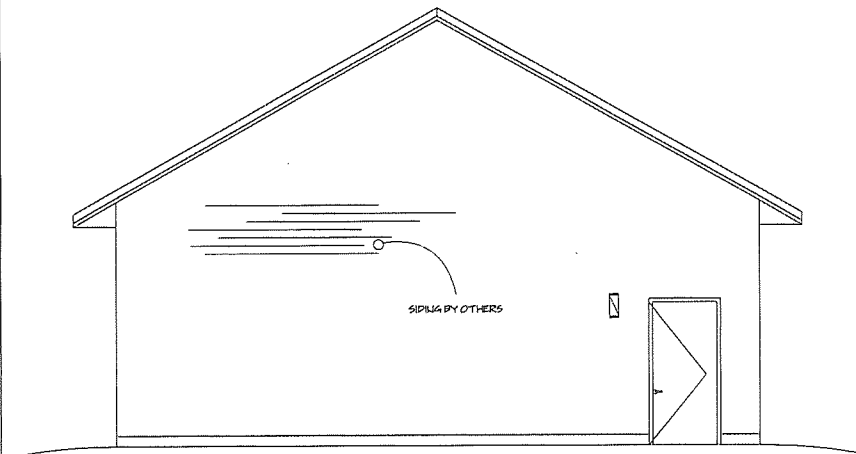




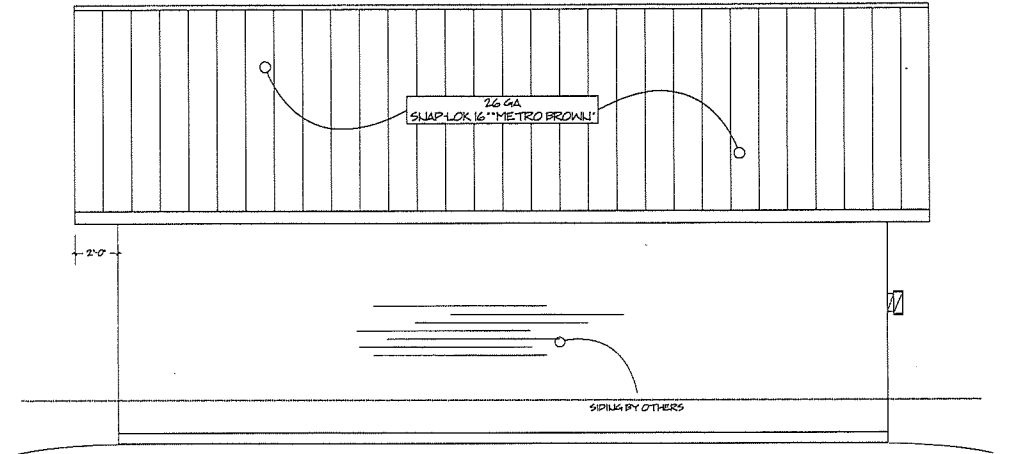
1 NORTH ELEVATION  
1/4"=1'-0"



2 EAST ELEVATION  
1/4"=1'-0"



3 SOUTH ELEVATION  
1/4"=1'-0"



4 WEST ELEVATION  
1/4"=1'-0"

THESE DOCUMENTS ARE THE PROPERTY OF BASTO CONSTRUCTION. THEY ARE TO BE USED FOR THE PROJECT AND NOT BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF BASTO CONSTRUCTION. KEY: BASTO BCIN 40377

**WOLSKI RESIDENCE**  
DETACHED GARAGE 4290 MARKUSSON DRIVE

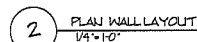
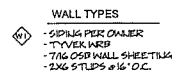
date 03.07.21  
project: 001-21

ELEVATIONS

**A100**

**basto**  
CONSTRUCTION  
Build with confidence.

A0104/2021 sketch 4



AD04/2021  
Sketch 5



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 2020.01.01
A 0106/2021
S.P.P. AREA YES ___ NO <input checked="" type="checkbox"/>
NDCA REG. AREA YES <input checked="" type="checkbox"/> NO ___

APPLICATION FEE: \$985.00 (includes \$235.00 legal notice fee)  
APPLICATION FEE FOR HEDGEROWS: \$299.00 (includes \$235.00 legal notice fee)  
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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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): MELANSON, KIMBERELY; MELANSON, RICHARD	Email: [REDACTED]
Mailing Address: 232 LANGDON ROAD	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: SUDBURY	Postal Code: P0M 3E0
	Fax Phone: [REDACTED]

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

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

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

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

Name: MELANSON, KIMBERELY; MELANSON, RICHARD
Mailing Address: 232 LANGDON ROAD
City: SUDBURY
Postal Code: P0M 3E0

- 4) Current Official Plan designation: Rural & Mine/Mineral Reserve Current Zoning By-law designation: Rural and 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
Permission to reconstruct & enlarge within the 25.0m SLS(4) setback	25.0 SETBACK	Enlargement of 347m2	Enlargement of 347m2

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

- c) Description of Proposal:

Construction of a two storey seasonal dwelling with a gross floor area of (422m2) with a 81m2 attached deck. The existing 1-storey seasonal dwelling (GFA 80m2) and deck (15m2) is proposed to be demolished. Proposal to reconstruct and enlarge the area within the 25.0 setback by 347m2 (given proposed deck and gross area of two storeys) while maintaining the existing 13.15m high water mark setback. The proposed seasonal dwellings gross area within the 25.0 setback is 277m2 and the gross area of the proposed deck is 77m2. The existing building and decks gross area within the 25.0m setback is 85m2.

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

Property owners desire to reconstruct dwelling in the existing cleared area which is situated within the Fairbank Lake 25.0 metre shoreline setback per the SLS(4) zone.

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

PIN(s): 733660118 Township: FAIRBANK Ward: 2  
 Lot No.: 8 Concession No.: 1 Parcel(s): 14 862  
 Subdivision Plan No.: Lot: Reference Plan No.: 538-21457 Part(s): 2  
 Municipal Address or Street(s): 232 LANDGON ROAD, SUDBURY SR-1249 Part: 3

- 7) Date of acquisition of subject land. 2014

- 8) Dimensions of land affected.

Frontage ±63.2 (m) Depth ±104 (m) Area ±4960 (m<sup>2</sup>) Width of Street N/A (m)

Particulars of all buildings:	BUILDING	Existing ATTACHED DECK	Proposed ATTACHED DECK
Ground Floor Area:	±80 (m <sup>2</sup> )	±15 (m <sup>2</sup> )	±235 (m <sup>2</sup> )
Gross Floor Area:	±80 (m <sup>2</sup> )	±15 (m <sup>2</sup> )	±422 (m <sup>2</sup> )
No. of storeys:	1		2
Width:	±8.7 (irreg) (m)		±17 (irreg) (m)
Length:	±13.60 (irreg) (m)		±16.8 (irreg) (m)
Height:	N/A (m)		±6.0m (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:	13.15 (m)	13.15 (m)
Rear:	36.69 (m)	36.69 (m)
Side:	6.86 (m)	3.2 (m)
Side:	29.87 (m)	29.87 (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 type="checkbox"/>	Provincial Highway	<input type="checkbox"/>
Municipally owned & operated sanitary sewage system	<input type="checkbox"/>	Municipal Road	<input type="checkbox"/>
Lake	<input checked="" type="checkbox"/>	Maintained Yearly	<input checked="" type="checkbox"/>
Individual Well	<input type="checkbox"/>	Maintained Seasonal	<input type="checkbox"/>
Communal Well	<input type="checkbox"/>	Right-of-way	<input type="checkbox"/>
Individual Septic System	<input checked="" type="checkbox"/>	Water	<input type="checkbox"/>
Communal Septic System	<input type="checkbox"/>	If access is by water only, provide parking and docking facilities to be used.	
Pit Privy	<input type="checkbox"/>		
Municipal Sewers/Ditches/Swales	<input type="checkbox"/>		

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

N/A

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

Use(s): Seasonal Dwelling/ Resource Based Recreational 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

- 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: Seasonal Dwelling/ Resource Based Recreational

- 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): 00882020

- 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, MELANSON, KIMBERELY, MELANSON, RICHARD

(please print all

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

PCL 19962 SEC SWS SHO; P1 BROKEN LT 8 CON 1 FAIRBANK PT 3 SR1249; T/W PT 4 SR1249 AS IN LT241290; 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 this purpose of review and implementation of the application;

##### Authority to Enter Land and Photograph

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

##### Appointment of Authorized Agent

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

Dated this 29<sup>th</sup> day of April, 20 21

(witness)

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

Print Name: Rich Melanson / Kim Melanson

\*I have authority to bind the Corporation

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

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

Dated this 6 day of May, 2021

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

David T. Mueller  
Commissioner of Oaths

  
signature of Owner(s) or Signing

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

Print Name: Kevin Jara  
 \*I have authority to bind the Corporation

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

**FOR OFFICE USE ONLY**

[illegible]



# **SCHEDULE A**

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232 LANGDON ROAD, WHITEFISH  
SITE PHOTOS FOR MINOR VARIANCE APPLICATION

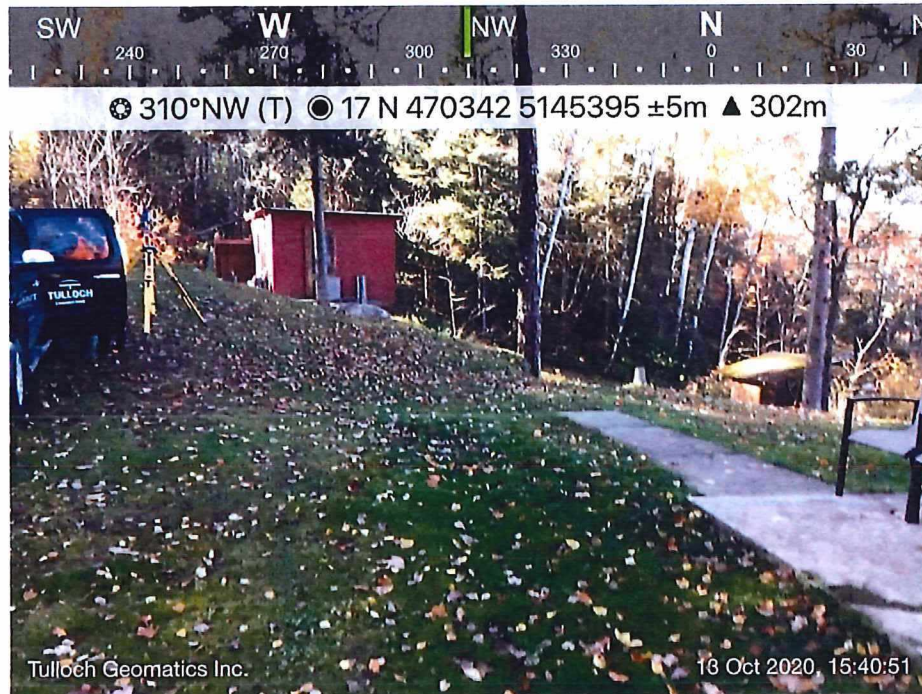


Figure 1: Picture looking at Shed 1



Figure 2: Picture showing Shed 1 looking towards Fairbank Lake



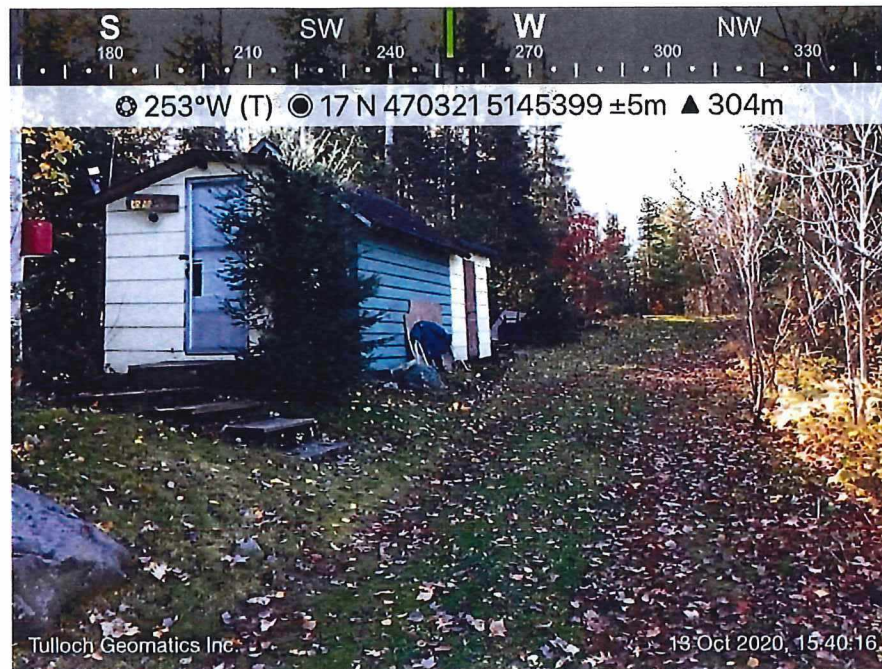


Figure 3: Picture showing Shed 2 and outhouse



Figure 4: Picture looking at Shed 1 from Shoreline



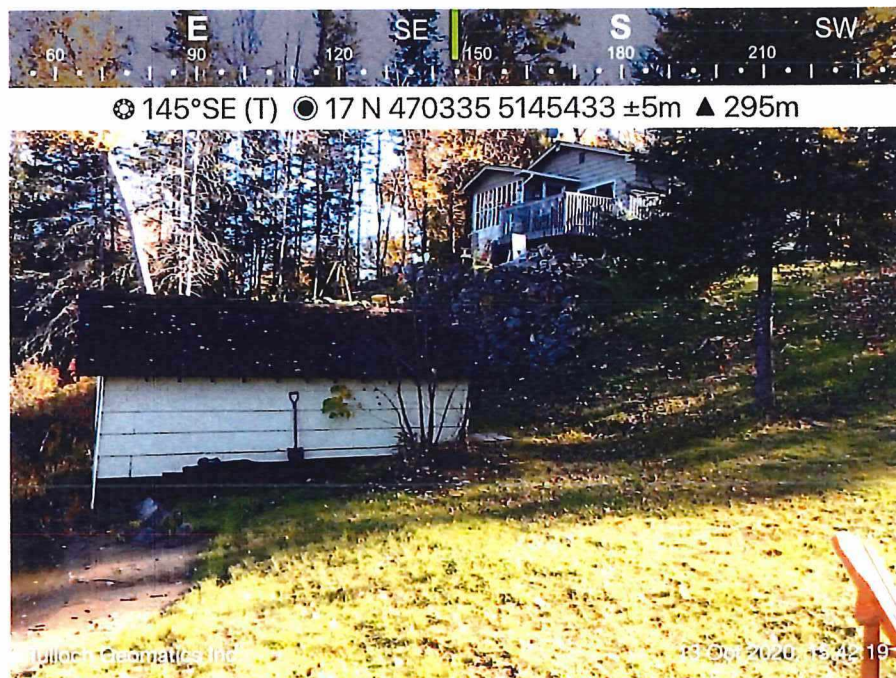


Figure 5: Picture showing existing dwelling, boathouse, lawn, and rocky feature

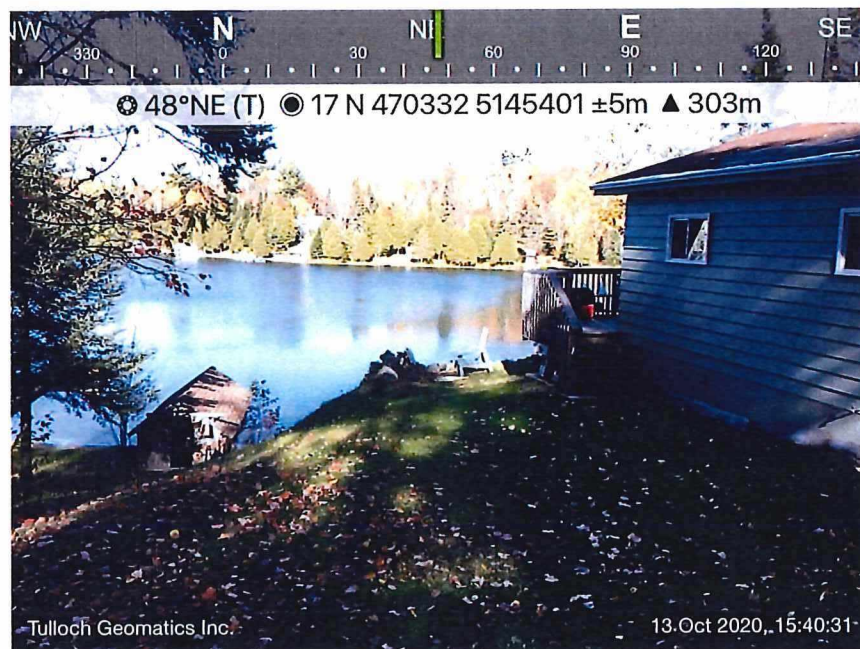


Figure 6: Picture showing existing dwelling and boathouse looking at Fairbank Lake



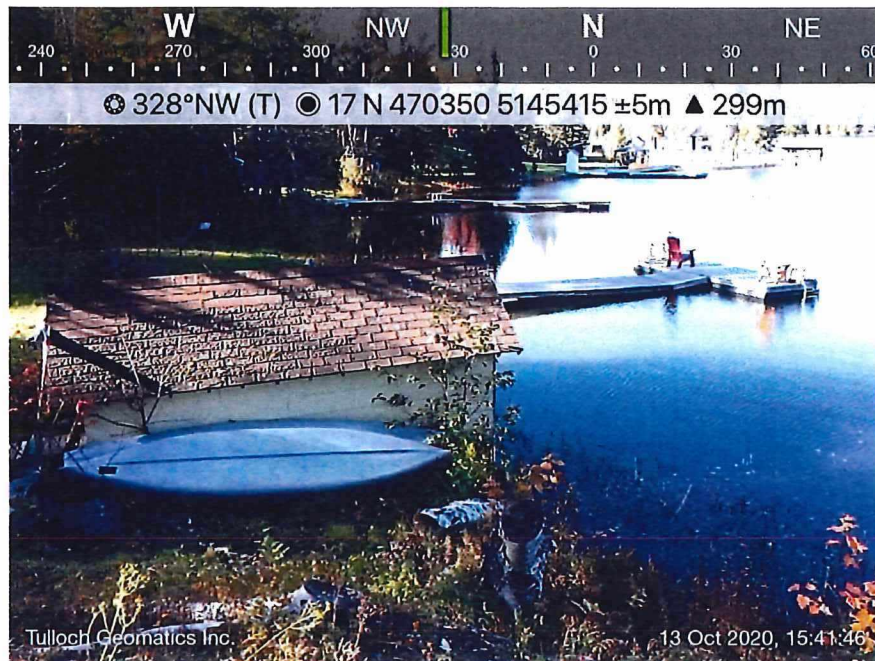


Figure 7: Picture showing existing vegetated shoreline conditions

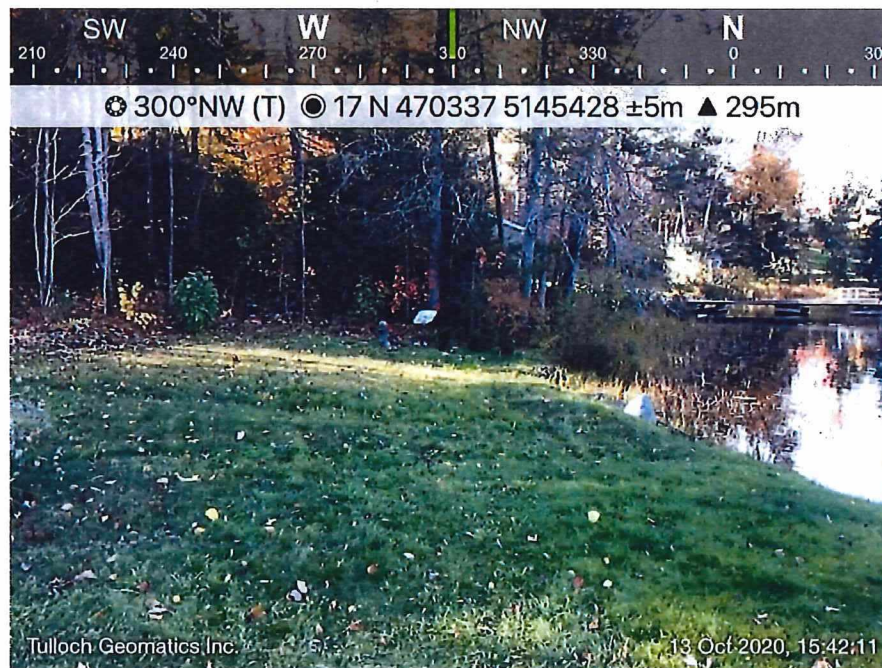


Figure 8: Picture showing shoreline and lawn conditions

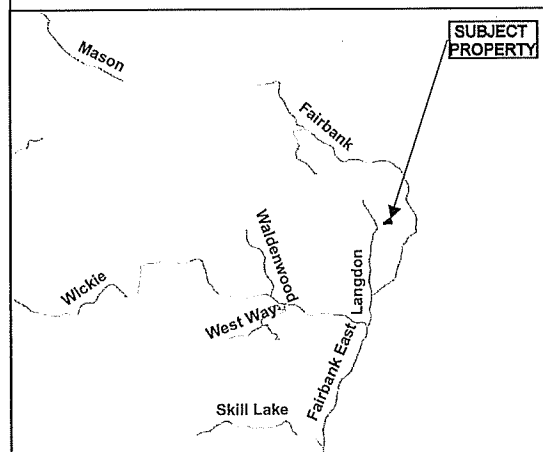
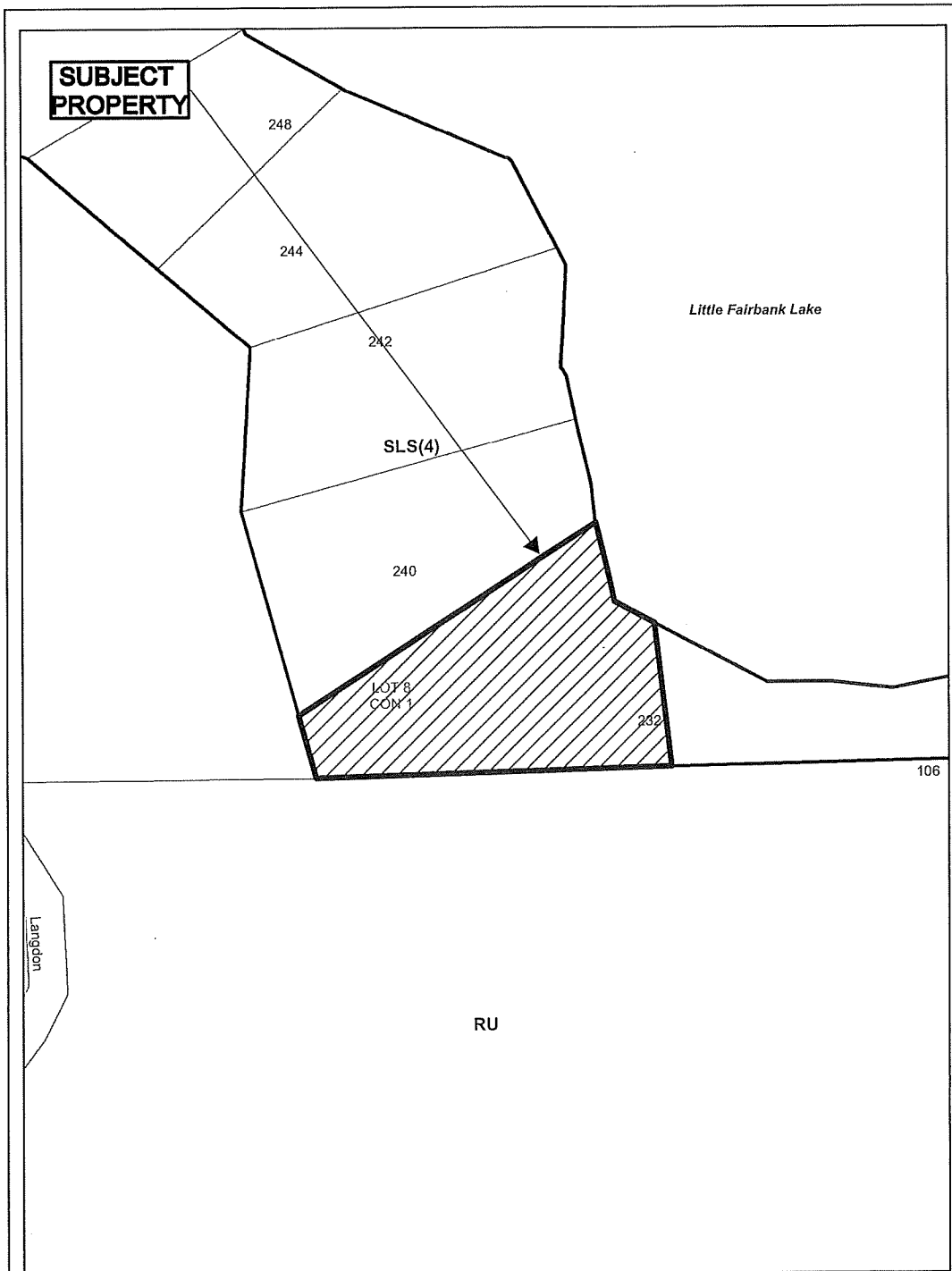




Figure 9: Picture showing vegetation (to the right) to be removed for construction of dwelling/garage



Figure 10: Picture showing existing site conditions



### Application for Minor Variance or Permission



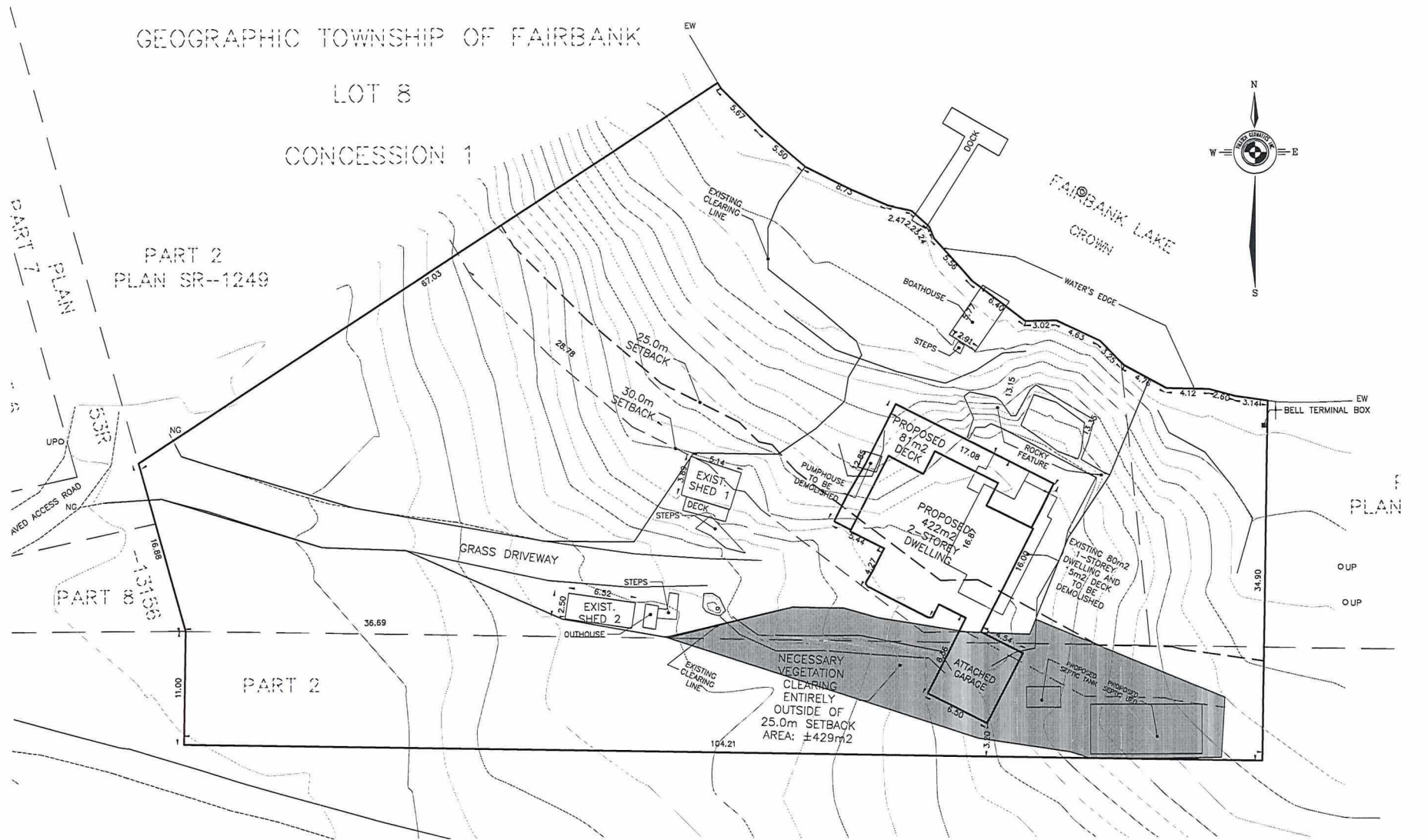
Subject Property being PIN 73366-0118,  
Parcel 19862, Part 3, Plan SR-1249,  
Part 2, Plan 53R-21457,  
Part Broken Lot 8, Concession 1,  
Township of Fairbank,  
232 Langdon Road, Whitefish,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA Watershed

A106/2021  
Date: 2021 07 30

SKETCH FOR MINOR VARIANCE  
232 LANGDON ROAD, WHITEFISH  
TULLOCH, 2021

SCALE 1:250  
5m 0 5m 20m

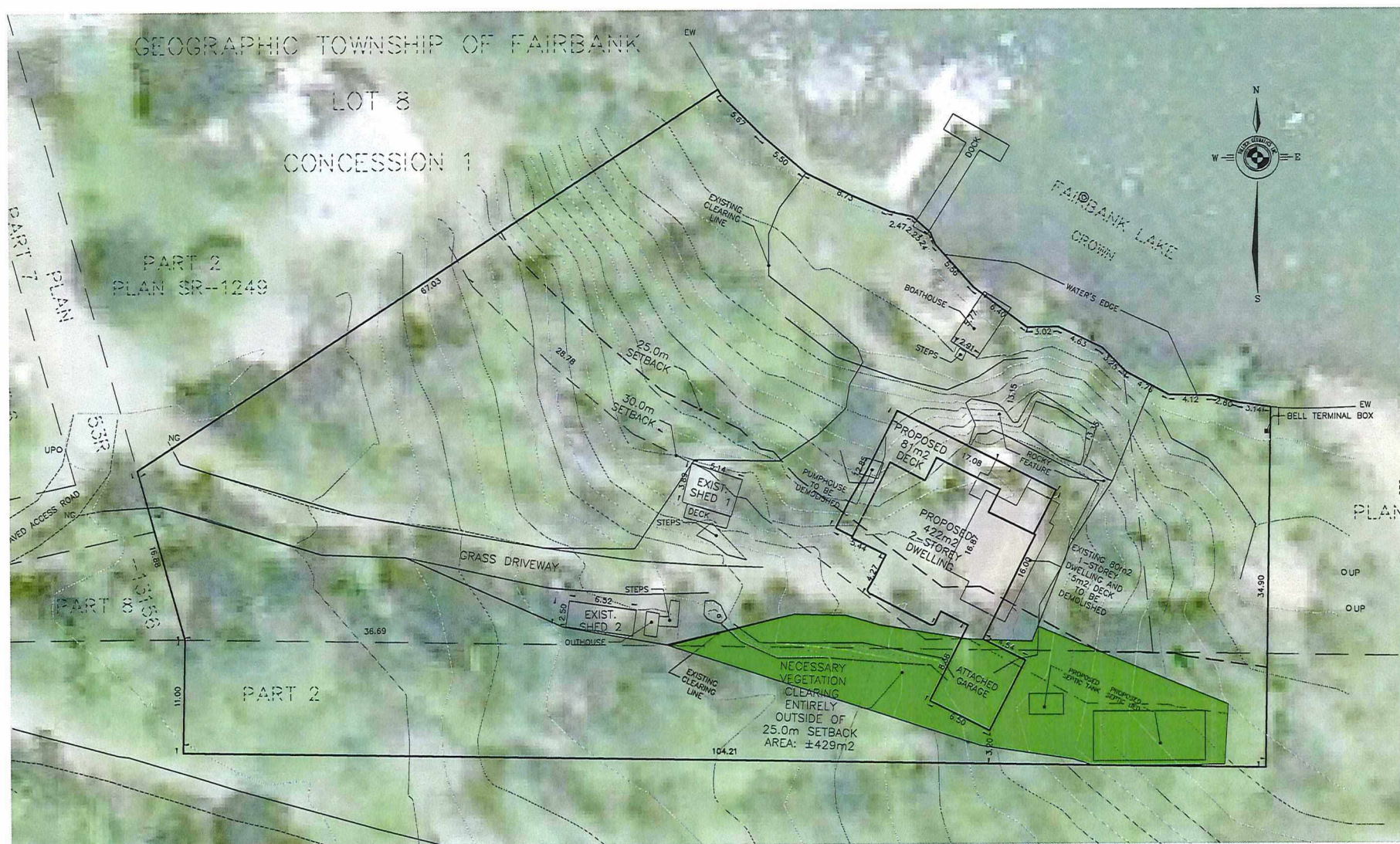


*Added 2021  
Sketch 2*

	TULLOCH GEOMATICS INC.	
	1942 REGENT ST.	T. 705 671.2295
	SUDBURY, ON	F. 705 671.5477
	P3E SVS	800 810.1037
<a href="mailto:sudbury@tulloch.ca">sudbury@tulloch.ca</a>		
DRAWN BY: JC		FILE: 19-2907



A horizontal number line with tick marks at 0, 5m, 10m, 15m, and 20m. The segments between 0 and 5m, 5m and 10m, 10m and 15m, and 15m and 20m are shaded black. The segments between 0 and 5m, 5m and 10m, and 10m and 15m are labeled '5m' above the line. The segment between 15m and 20m is labeled '5m' above the line. The segment between 0 and 5m is also labeled '0' above the line. The segment between 15m and 20m is labeled '20m' above the line.



A0106/2021  
Sketch 3



TULLOCH GEOMATICS INC.  
1942 RECENT ST. T. 705 671.2295  
UNIT L F. 705 671.9477  
SUDBURY, ON 800 810.1937  
P3E 5V5  
sudbury@tulloch.co

DRAWN BY: JC	FILE: 19-2907
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