

Tom Davies Square

200 Brady St

Thursday, December 19, 2024

PUBLIC HEARINGS

A0104/2024

LANA LARUE-LLOYD

Ward: 12

PIN 02132 0930, Parcel 5451 SEC SES, Lot(s) Part 4, Subdivision M-59A, Lot Part 4, Concession 4, Township of McKim, 326 Murray Street, Sudbury, [2010-100Z, R2-2 (Low Density Residential Two)]

For relief from Part 4, Section 4.2, Table 4.1 and Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit the following:

1. The existing front porch to encroach 2.5m into the required front yard providing a 3.5m setback the front lot line, where porches may only encroach 2.4m.
2. The existing front porch to provide a south interior side yard setback of 1.1m, where no encroachment is permitted and where 1.8m setback is required.
3. The existing rear porch to provide a south interior side yard setback of 0.1m, where no encroachment is permitted and where 1.8m setback is required.
4. The existing balcony to provide a north interior side yard setback of 0.6m, where no encroachment is permitted and where 1.8m setback is required.
5. The existing rear deck to encroach into the required interior side yard setback providing a 0.6m setback, where uncovered decks greater than 1.2m in height may encroach 1.2m into the required interior side yard but no closer than 1.2m to the interior side lot line.
6. The existing shed to provide a north interior side yard setback of 0.6m, where accessory buildings and structures greater than 2.5m in height are permitted no closer than 1.2m from the side lot line.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATIONS A135/83 (NOV 14/83) AND A78/74 (SEP 9/74)

A0105/2024

**CRYSTAL CORBIERE
EDWARD CORBIERE**

Ward: 4

PIN 73347 1698, SRO, Survey Plan 53R-20144 Part(s) 2, Lot(s) Parts 16 and 17, Subdivision M-449, Lot Part 7, Concession 2, Township of Rayside, 750 Belanger Street, Azilda, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsection 4.2.4 a) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, in order to facilitate the construction of detached garage providing a maximum height of 5.8m, where the maximum height of any accessory building on a residential lot shall be 5.0m.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATIONS A120/06 (NOV 20/06) AND A118/13 (SEP 25/13) AND CONSENT APPLICATION B133/13 (SEP 19/13)

A0106/2024

**BRIGITTE ROBINSON
STANISLAW TUBIN**

Ward: 7

PIN 73513 0110, Parcel 39785 SEC SES, Surveys Plan 53R-5653 Part(s) 3 & Plan 53R-9418 Part(s) 1, Lot Part 6, Concession 4, Township of MacLennan, 128 MacLennan Drive, Skead, [2010-100Z, R1-1 (Low Density Residential One)]

For relief from Part 4, Section 4.41, subsections 4.41.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the enlargement of an existing three-season porch on the dwelling providing a 27.0m setback from the high water mark, where no person shall erect any residential building or other accessory structure closer than 30.0m to the high water mark of a lake or river.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B94/81 (JUN 1/81) AND B255/74 (SEP 30/74)

A0107/2024

**SUSANNA GATES
BRIAN GATES**

Ward: 10

PINs 73592 0313 & 73592 0299, Parcel 14232 and 17854 SEC SES, Lot(s) Parts 5 and 6, Subdivision M-124, Lot Part 2, Concession 2, Township of McKim, 655 Kirkwood Drive, Sudbury, [2010-100Z, R1-3 Low Density Residential One]

For relief from Part 4, Section 4.3 and Section 4.41, subsections 4.41.2 and 4.41.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, for the following:

1. to permit the existing single-detached dwelling providing no frontage onto an assumed road, whereas no person shall erect any building on any lot that does not have frontage on an assumed road; and,
2. to facilitate the enclosure of a portion of the existing covered deck maintaining a 13.11m setback from the high water mark, where no person shall erect any residential building or other accessory structure closer than 30.0m to the high water mark of a lake or river, and, 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.

A0112/2024

**KELSEY CUTINELLO
TREVOR MILES**

Ward: 11

PIN 02132 0611, Parcel 36165 SEC SES SRO, Lot(s) 20, Subdivision M-906, Lot Part 2, Concession 5, Township of McKim, 843 Marlborough Drive, Sudbury, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsection 4.2.10.3 c) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the conversion of the existing detached garage to an accessory building containing an additional dwelling unit providing a minimum setback of 1.8m from the main building, where an additional dwelling unit located in a building accessory to a main building shall be sited a minimum of 2.4m from the main building.

A0113/2024

FEDMON RENTALS INC.

Ward: 10

PIN 73595 0227, Parcel 21691 SEC SES, Lot Part 6, Concession 1, Township of McKim, 59 Walford Road, Sudbury, [2010-100Z, R3-1.D78(Medium Density Residential)]

For relief from Part 2, Section 2.2 (ii) and Part 6, Section 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 2 additional dwelling units within the existing 18-dwelling unit multiple building providing a maximum net residential density of eighty-eight (88) units per hectare, where a maximum net residential density of seventy-eight (78) units per hectare is permitted.

PREVIOUSLY SUBJECT TO REZONING APPLICATIONS 751-6/90-28 AND 751-6/88-71

A0114/2024

**HOLLY PARKES
DANIEL AUGER**

Ward: 9

PIN 73480 0152, Parcel 28961 SEC SES, Lot(s) except Unit 1, Subdivision D-298, Lot Part 7, Concession 4, Township of Cleland, 2321 Highway 537, Wahnapiatae, [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 accessory building being a storage shed providing a maximum height of 7.5m, where the maximum height of any building or structure accessory to a residential dwelling shall be 6.5m.

THIS APPLICATION WAS DEFERRED FROM THE MEETING OF DECEMBER 4, 2024 TO AFFORD THE OWNER THE OPPORTUNITY TO ADDRESS THOSE COMMENTS RECEIVED FROM AGENCIES AND DEPARTMENTS.

A0101/2024

**JENNIFER JOCKO
BRAD LEFEBVRE**

"REVISED"

Ward: 9

PIN 73477 0308, Survey Plan 53R-21845 Part(s) 2 and 6, Lot Part 3 and 4, Concession 3, Township of Broder, 3978 Ristimaki Road, Sudbury, [2010-100Z, RU (Rural)]

For relief from Part 4, Section 4.2, subsection 4.2.10.3 d) and e) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the conversion of the existing single detached dwelling to an accessory building containing an additional dwelling unit, firstly, providing a 97.0m setback from the main building, where an additional dwelling unit located in a building accessory to a main building in an "RU", Rural zone shall be located no more than 30.0m from the main building, and secondly, to permit it to be in the front yard, where an accessory building containing an additional dwelling unit is only permitted in the rear and/or interior side yards.

**A REMINDER... THE NEXT SCHEDULED MEETING IS
WEDNESDAY, JANUARY 8, 2025**



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

Office Use Only 2024.01.01	
A 104/2024	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

City of Greater Sudbury
APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,360.00 (includes \$320.00 legal notice fee)
 APPLICATION FEE FOR HEDGEROWS: \$409.00 (includes \$320.00 legal notice fee)
 CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Lana LaRue-Lloyd Email: [REDACTED]
 Mailing Address: 750 Charlotte Street Home Phone: [REDACTED]
 City: Sudbury Postal Code: P3E 4C3 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: Ethan Murphy Email: [REDACTED]
 Mailing Address: 2502 Elm Street Home Phone: [REDACTED]
 City: Sudbury Postal Code: P3E 4R6 Business Phone: [REDACTED]
 Fax: [REDACTED]

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

- 3) Current Official Plan designation: living area 1 Current Zoning By-law designation: R2-2

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

Variance To	By-law Requirement	Proposed	Difference
(1) Front Setback (Porch)	3.6 m	3.5 m	0.1 m
(1) Side Setback (Porch)	1.2 m	1.1 m	0.1 m
(2) Side Setback (Rear Porch)	1.2 m	0.1 m	1.1 m
(3) Side Setback (Rear Balcony)	1.2 m	1.8 m	0.6 m
(4) Side Setback (Rear Deck)	1.2 m	0.1 m	1.1 m
<u>SHED SIDE SETBACK</u>	<u>1.2 m</u>	<u>0.6 m</u>	<u>0.6 m</u>

- b) Is there an eave encroachment? Yes No If 'Yes', size of eaves: 0.5 (m)

c) Description of Proposal:

Accept Reduced Setbacks, allow eaves to have 0.3 m setback from lot line

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

All decks, balconies and porches are existing and already constructed. Existing balcony and deck at rear of property existing prior to purchase by current owner. New decks were constructed to service the existing entrances and could not meet setback requirements as the rear door is located within the setback (less than 1.2 m from property line).

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

PIN(s): _____ Township: Wickham
 Lot No.: 4 Concession No.: 4 Parcel(s): 5951
 Subdivision Plan No.: M59 Lot: P54 Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 326 Murray Street, Sudbury

7) Date of acquisition of subject land: June 2020

8) Dimensions of land affected.

Frontage 7.62 (m) Depth 30.49 (m) Area 233.19 (m²) Width of Street _____ (m)

9) Particulars of all buildings and structures (if more room is needed, please fill out Schedule A, attached):

	Existing	Proposed
Type of Building/Structure:	<u>Dwelling</u>	_____
Ground Floor Area:	<u>76</u> (m ²)	_____ (m ²)
Gross Floor Area:	<u>76-106</u> (m ²)	_____ (m ²)
No. of storeys:	<u>2</u>	_____
Width:	<u>6.3</u> (m)	_____ (m)
Length:	<u>9.7</u> (m)	_____ (m)
Height:	<u>8</u> (m)	_____ (m)

10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines). If more room is needed, please fill out Schedule B, attached.

	Existing	Proposed
Type of Building/Structure:	<u>Dwelling</u>	_____
Front:	<u>5.5</u> (m)	_____ (m)
Rear:	<u>18</u> (m)	_____ (m)
Side:	<u>1.2</u> (m)	_____ (m)
Side:	<u>0.1-0.6</u> (m)	_____ (m)

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

What type of access to the land?

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

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

13) Existing use(s) of the subject property and length of time it / they have continued. House 1987
 Use(s): Single Family Dwelling Length of time: since 1987

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

A0104/2024

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

If "yes", indicate the application number(s); _____ or, describe briefly, _____

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

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

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

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

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Lana LaRue-Lloyd (please print all names), the registered owner(s) of the property described as 326 Murphy Street

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 Ethan Murphy (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 31st day of October, 2024.

[Signature]
(witness)

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

Print Name: Lana Lloyd
*I have authority to bind the Corporation

A0104/2024

Schedule A

(Additional Building/Structure Dimensions)

9. Particulars of all buildings/structures:

	Existing	<i>Existing</i> Proposed
Type of Building/Structure:		(1) Front Porch
Ground Floor Area:	(m ²) 3.3	(m ²)
Gross Floor Area:	(m ²) 3.3	(m ²)
No. of storeys:	1	
Width:	(m) 3.4	(m)
Length:	(m) 2.0	(m)
Height:	(m) 4.2 (roof) 1.0 (floor)	(m)

	Existing	<i>Existing</i> Proposed
Type of Building/Structure:		(2) Rear Porch
Ground Floor Area:	(m ²) 2.2	(m ²)
Gross Floor Area:	(m ²) 2.2	(m ²)
No. of storeys:	1	
Width:	(m) 1.8	(m)
Length:	(m) 1.2	(m)
Height:	(m) 3.8 (roof) 0.6 (floor)	(m)

	Existing	<i>Existing</i> Proposed
Type of Building/Structure:		(3) Rear Balcony
Ground Floor Area:	(m ²) 6.5	(m ²)
Gross Floor Area:	(m ²) 6.5	(m ²)
No. of storeys:	1	
Width:	(m) 4.3	(m)
Length:	(m) 1.5	(m)
Height:	(m) 4.7	(m)

AO 10/1/2024

Schedule A

(Additional Building/Structure Dimensions)

9 Particulars of all buildings/structures:

	Existing	<i>Existing</i> Proposed
Type of Building/Structure: _____		(4) Rear Deck
Ground Floor Area: _____	(m ²) 6.5	(m ²)
Gross Floor Area: _____	(m ²) 6.5	(m ²)
No. of storeys: _____	1	
Width: _____	(m) 3	(m)
Length: _____	(m) 3.7	(m)
Height: _____	(m) 1.5	(m)

	Existing	Proposed
Type of Building/Structure: <i>SHED</i>		
Ground Floor Area: <i>5.4</i>	(m ²)	(m ²)
Gross Floor Area: <i>5.4</i>	(m ²)	(m ²)
No. of storeys: <i>1</i>		
Width: <i>3</i>	(m)	(m)
Length: <i>1.8</i>	(m)	(m)
Height: <i>3.7</i>	(m)	(m)

	Existing	Proposed
Type of Building/Structure: _____		
Ground Floor Area: _____	(m ²)	(m ²)
Gross Floor Area: _____	(m ²)	(m ²)
No. of storeys: _____		
Width: _____	(m)	(m)
Length: _____	(m)	(m)
Height: _____	(m)	(m)

A0104/2024

Schedule B

(Additional Building/Structure Setbacks)

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

	Existing	<i>Existing</i> Proposed
Type of Building/Structure: _____	(1) Front Porch	
Front: _____	(m) 3.5	(m)
Rear: _____	(m)	(m)
Side: _____	(m) 1.1	(m)
Side: _____	(m) 3.1	(m)

	Existing	<i>Existing</i> Proposed
Type of Building/Structure: _____	(2) Rear Porch	
Front: _____	(m) 15.2	(m)
Rear: _____	(m) 16.8	(m)
Side: _____	(m) 0.1	(m)
Side: _____	(m) 4.6	(m)

	Existing	<i>Existing</i> Proposed
Type of Building/Structure: _____	(3) Rear Balcony	
Front: _____	(m) 15.2	(m)
Rear: _____	(m) 16.5	(m)
Side: _____	(m) 3.4	(m)
Side: _____	(m) 0.1 o. 6	(m)

A0104/2024

Schedule B

(Additional Building/Structure Setbacks)

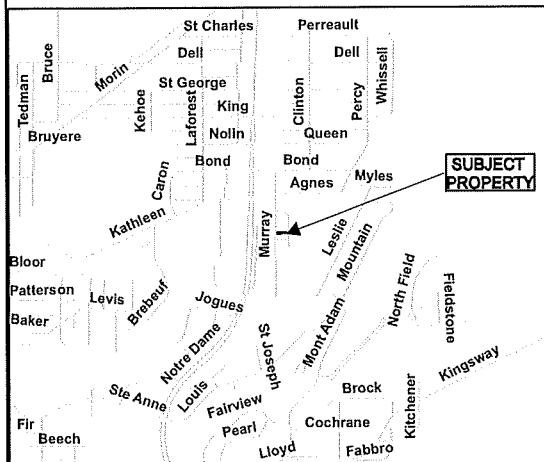
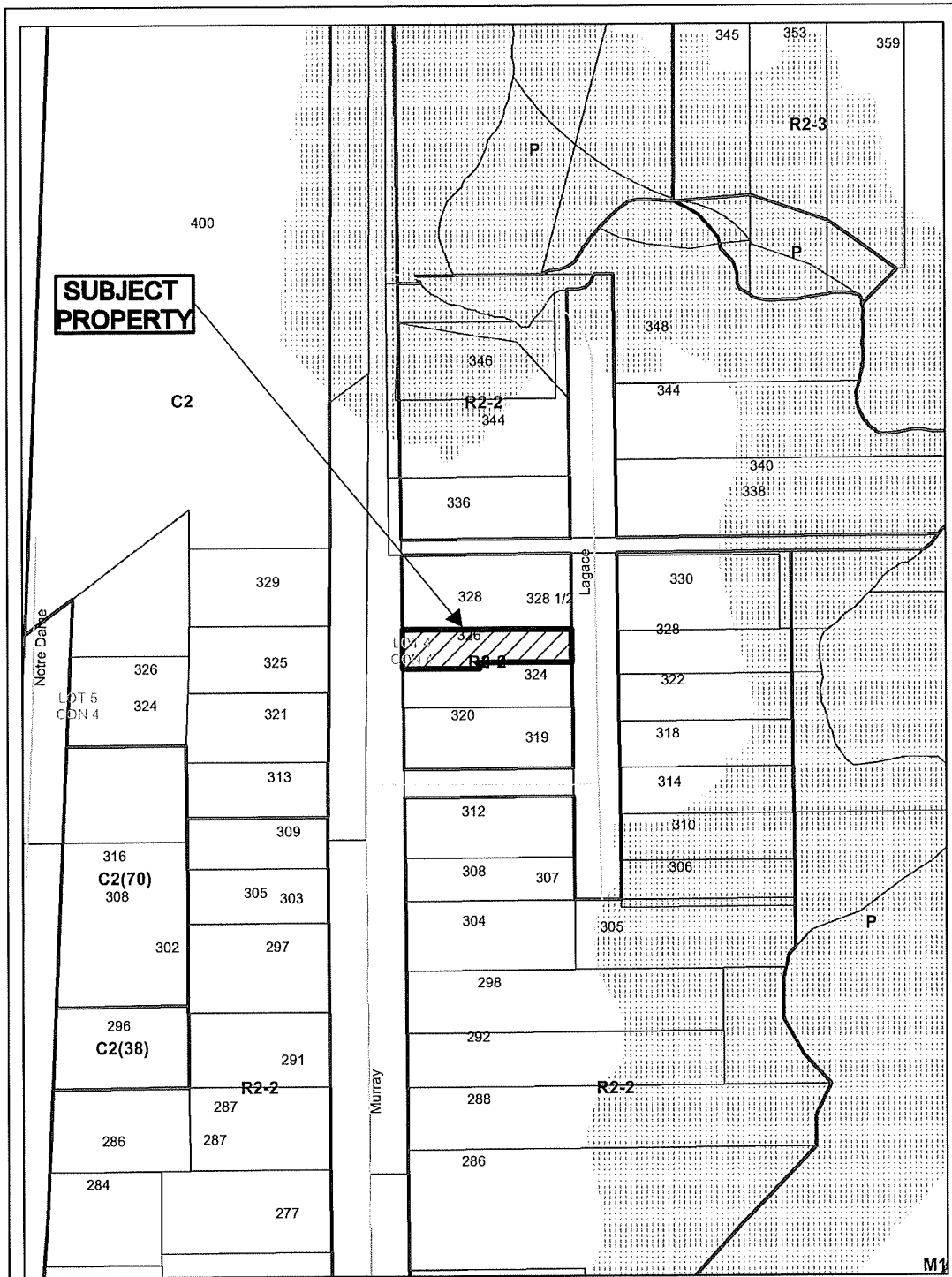
10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines).

	Existing	<i>Existing</i> Proposed
Type of Building/Structure: _____	(4) Rear Deck	
Front: _____	(m) 15.2	(m)
Rear: _____	(m) 14.3	(m)
Side: _____	(m) 0.6	(m)
Side: _____	(m) 3.4	(m)

	Existing	Proposed
Type of Building/Structure: <i>SHED</i>		
Front: <i>18.9</i>	(m)	(m)
Rear: <i>12.5</i>	(m)	(m)
Side: <i>0.6</i>	(m)	(m)
Side: <i>2.9</i>	(m)	(m)

	Existing	Proposed
Type of Building/Structure: _____		
Front: _____	(m)	(m)
Rear: _____	(m)	(m)
Side: _____	(m)	(m)
Side: _____	(m)	(m)

AD104/2024



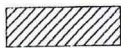


Application for Minor Variance or Permission



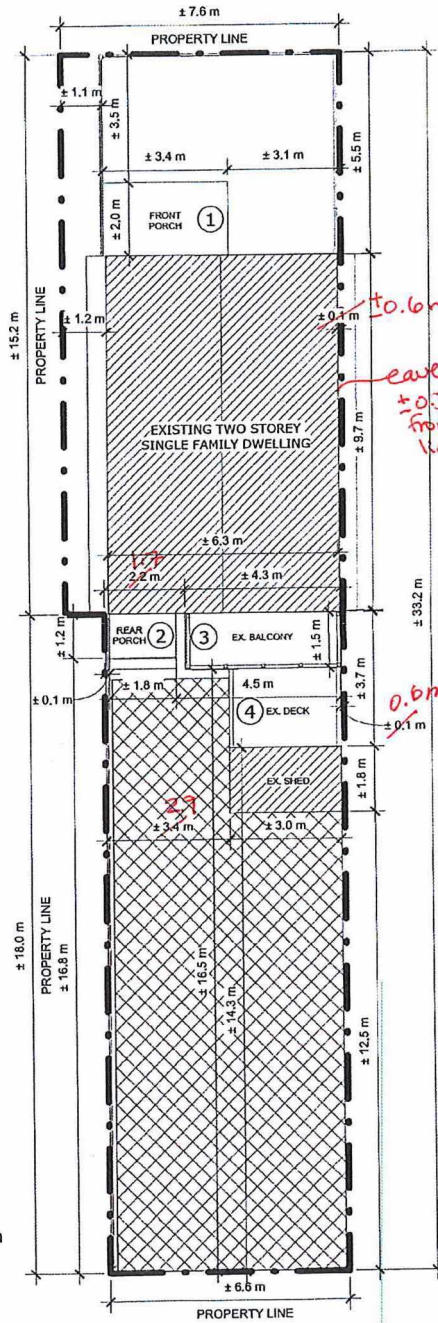
Subject Property being PIN 02132-0930,
 Parcel 5451 SEC SES,
 Part Lot 4, Plan M-59A,
 Part Lot 4, Concession 4,
 Township of McKim,
 326 Murray Street, Sudbury,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA
 A0104/2024
 Date: 2024 11 07

SITE PLAN LEGEND

-  DENOTES EXISTING BUILDING
-  DENOTES INTERLOCKED DRIVEWAY
-  DENOTES PROPERTY LINE

MURRAY STREET
(PUBLIC TRAVELLED ROAD - ±8.9 m WIDE)



325 MURRAY STREET -
ASSUMED SINGLE FAMILY DWELLING
OR APARTMENT

328 MURRAY STREET -
ASSUMED SINGLE FAMILY DWELLING
OR APARTMENT

MINOR VARIANCE INFORMATION:

PROPERTY OWNER:
LANA LARUE-LLOYD

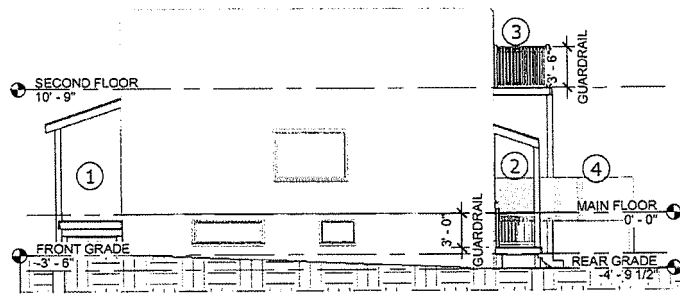
PROPERTY ROLL NO.:
530707002604400

BUILDING DESCRIPTION:
SINGLE FAMILY DWELLING

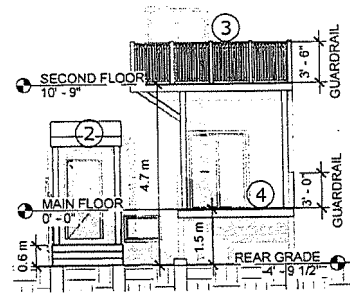
MINOR VARIANCE PROPOSAL:
ACCEPT SETBACKS LESS THAN THE MINIMUM
REQUIRED FOR DECKS, BALCONIES AND
ROOFS (ALL EXISTING).

LAGACE STREET
(PUBLIC TRAVELLED ROAD - ±6.5 m WIDE)

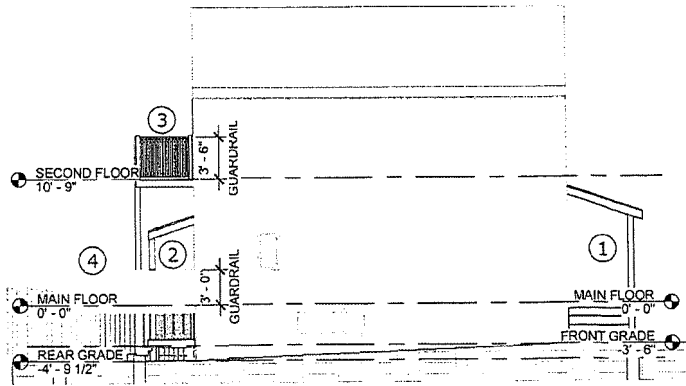
*As of 1/2024
Sketch 2*



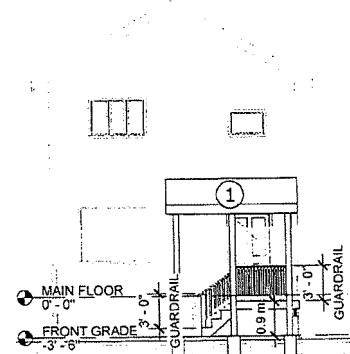
WEST ELEVATION 1
1" = 10'-0"



SOUTH ELEVATION 1
1" = 10'-0"



EAST ELEVATION 1
1" = 10'-0"



NORTH ELEVATION 1
1" = 10'-0"

A0104/2024
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	
2024.01.01	
A 0105/8024	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>

NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

City of Greater Sudbury

APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,360.00 (includes \$320.00 legal notice fee)
 APPLICATION FEE FOR HEDGEROWS: \$409.00 (includes \$320.00 legal notice fee)
 CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Edward Corbiere and Crystal Corbiere Email: [Redacted]
 Mailing Address: 750 Belanger Street Home Phone: [Redacted]
 City: Azilda Postal Code: P0M 1B0 Business Phone: [Redacted]
 Fax Phone: [Redacted]

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

Name of Agent: Ethan Murphy (Prospec Engineering) Email: [Redacted]
 Mailing Address: 2502 Elm Street Home Phone: [Redacted]
 City: Sudbury Postal Code: P3E 4W2 Business Phone: [Redacted]
 Fax Phone: [Redacted]

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

- 3) Current Official Plan designation: living area Current Zoning By-law designation: R1-5

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

Variance To	By-law Requirement	Proposed	Difference
4.2.4 - Accessory Building Heights	5m (16'-5")	5.8m (19'-1")	0.8m (2'-8")

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

c) Description of Proposal:

Install higher roof to garage to allow for higher ceilings, for greater head space to work in garage

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

A higher ceiling space is required in garage to allow for ample space to do work on personal vehicles in garage

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

PIN(s): _____ Township: _____
 Lot No.: _____ Concession No.: _____ Parcel(s): _____
 Subdivision Plan No.: M449 Lot: PT 16.21 Reference Plan No.: 532 2.0144 Part(s): 2
 Municipal Address or Street(s): 750 Belanger Street

7) Date of acquisition of subject land: Sept. 28 2017

8) Dimensions of land affected.

Frontage 18.2 (m) Depth 53.8 (m) Area 1159 (m²) Width of Street 20 (m)

9) Particulars of all buildings and structures (if more room is needed, please fill out Schedule A, attached):

	Existing	Proposed
Type of Building/Structure:	Single Family Dwelling	Shed ^{to be demo}
Ground Floor Area:	283 (m ²)	19 (m ²)
Gross Floor Area:	283 (m ²)	19 (m ²)
No. of storeys:	1	1
Width:	16.2 (m)	3.97 (m)
Length:	21 (m)	4.8 (m)
Height:	±5.8m (m)	4 (m)

10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines). If more room is needed, please fill out Schedule B, attached.

	Existing	Proposed
Type of Building/Structure:	Single Family Dwelling	Shed ^{to be demo}
Front:	7.5 m	26.65 (m)
Rear:	7.9 m	5.4 (m)
Side:	2.7m 2.2m	7.13 (m)
Side:	5.2m 4.8m	28.07 (m)

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

What type of access to the land?

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

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

12) Date(s) of construction of all buildings and structures on the subject land. 2007 house - shed unknown

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

Use(s): Residential Length of time: Since 2007

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

A0105/2024

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

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

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

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

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

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

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Crystal Corbiere & Edward Corbiere, (please print all names), the registered owner(s) of the property described as, 750 Belanger Street, Azilda, Ontario, P0M 1S0

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 Prospect Engineering/Ethan Murphy (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 31st day of October, 2024

[Signature] (witness)

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

Print Name: Julius Edward Corbiere Crystal Corbiere
I have authority to bind the Corporation

A0109/2024

Schedule A

(Additional Building/Structure Dimensions)

9. Particulars of all buildings/structures:

	Existing	Proposed
Type of Building/Structure:		Garage
Ground Floor Area:	(m ²) 67	(m ²)
Gross Floor Area:	(m ²) 67	(m ²)
No. of storeys:	2	
Width:	(m) 7.3	(m)
Length:	(m) 9.1	(m)
Height:	(m) 5.8	(m)

	Existing	Proposed
Type of Building/Structure:		
Ground Floor Area:	(m ²)	(m ²)
Gross Floor Area:	(m ²)	(m ²)
No. of storeys:		
Width:	(m)	(m)
Length:	(m)	(m)
Height:	(m)	(m)

	Existing	Proposed
Type of Building/Structure:		
Ground Floor Area:	(m ²)	(m ²)
Gross Floor Area:	(m ²)	(m ²)
No. of storeys:		
Width:	(m)	(m)
Length:	(m)	(m)
Height:	(m)	(m)

ADLOS/2024

Schedule B

(Additional Building/Structure Setbacks)

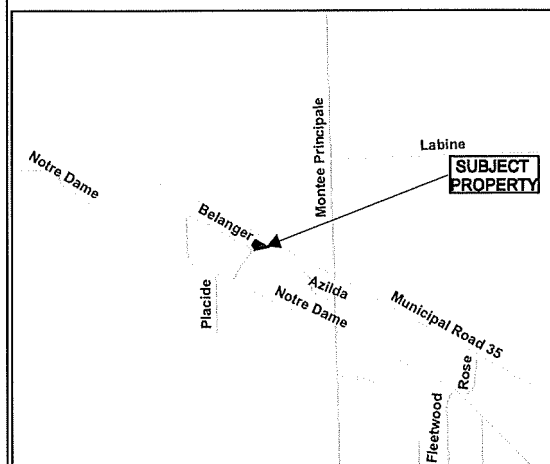
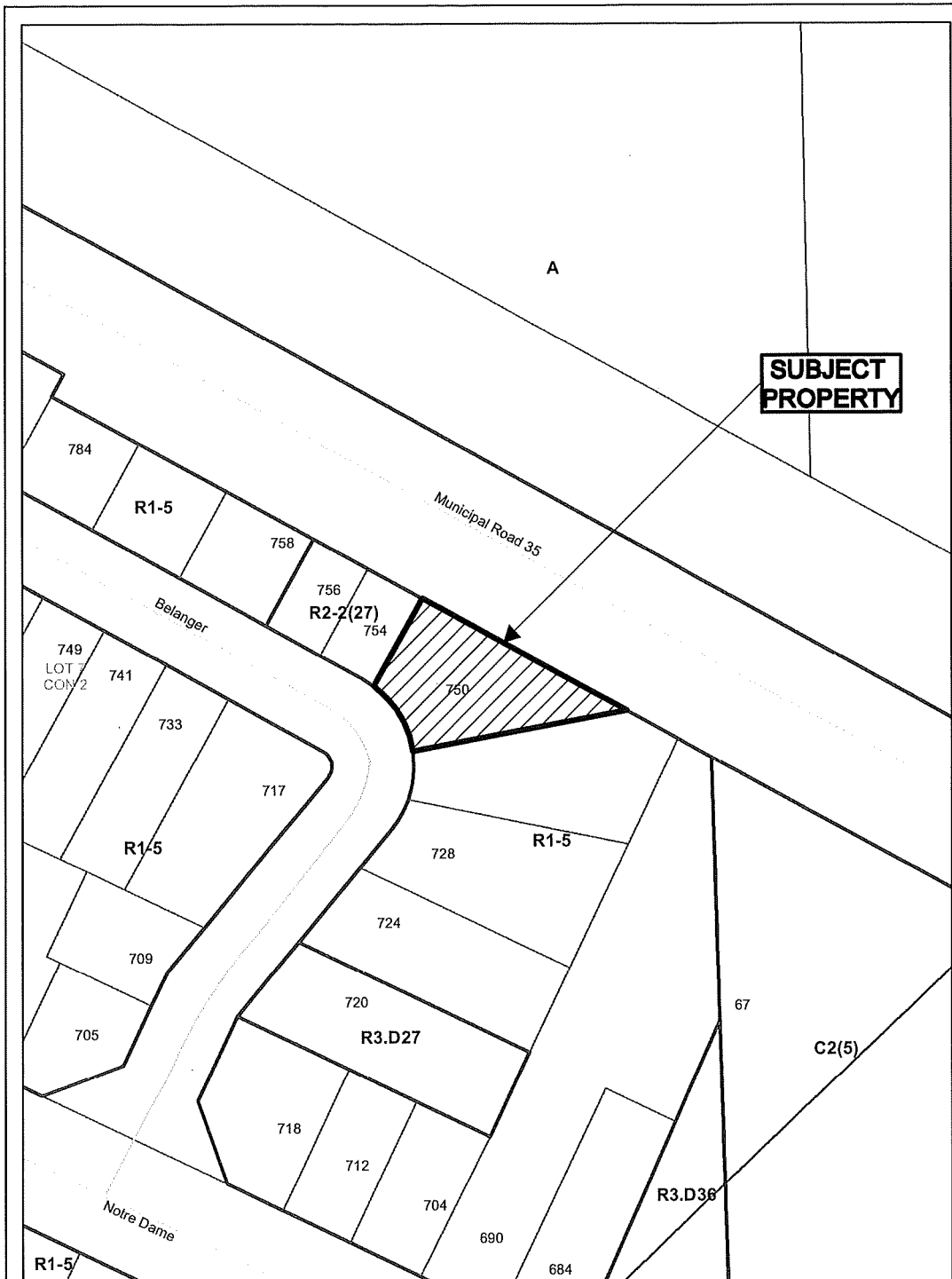
10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines).

	Existing	Proposed
Type of Building/Structure:		Garage
Front:	(m) 19.6	(m)
Rear:	(m) 4.5	(m)
Side:	(m) 27.6	(m)
Side:	(m) 2.1	(m)

	Existing	Proposed
Type of Building/Structure:		
Front:	(m)	(m)
Rear:	(m)	(m)
Side:	(m)	(m)
Side:	(m)	(m)

	Existing	Proposed
Type of Building/Structure:		
Front:	(m)	(m)
Rear:	(m)	(m)
Side:	(m)	(m)
Side:	(m)	(m)

A0105/2024



**Application for Minor
Variance or Permission**









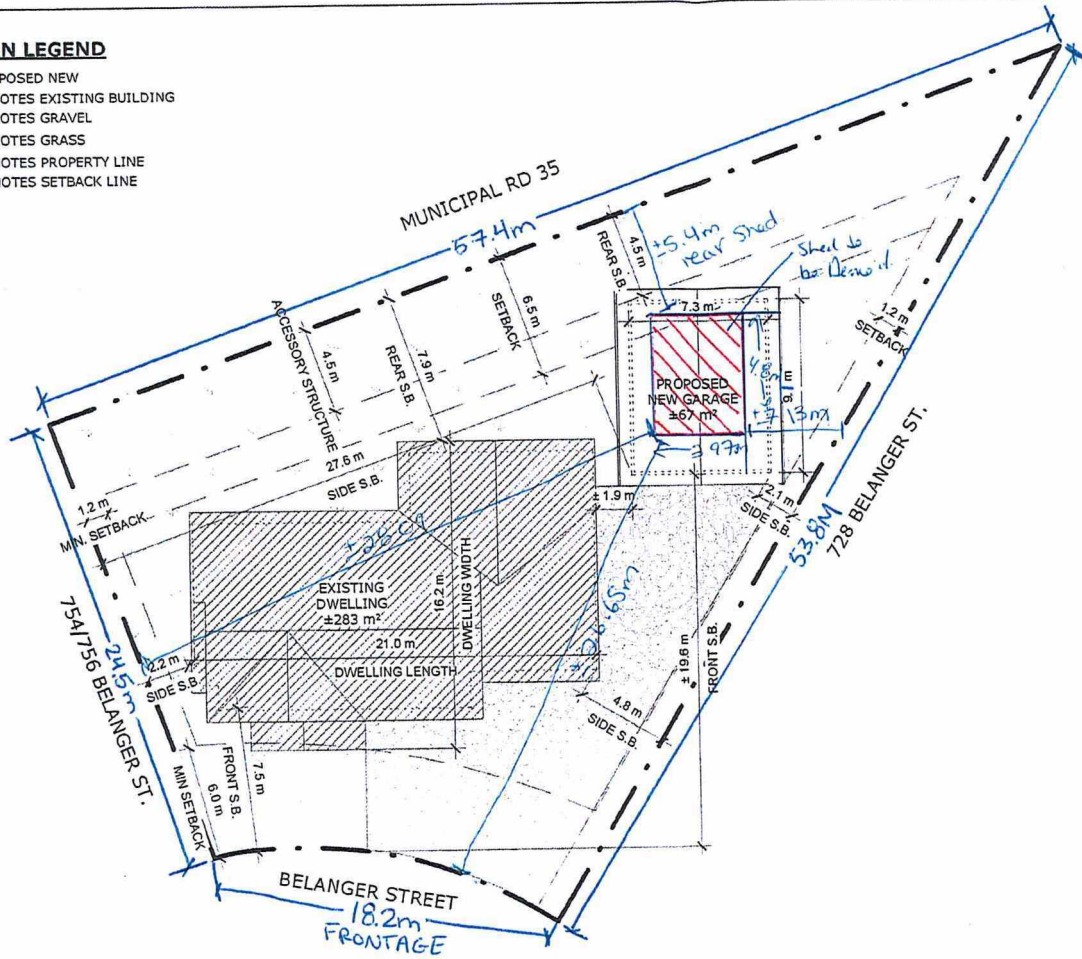
Subject Property being PIN 73347-1698 SRO,
Part Lots 16 & 17, Plan M-449, Part 2, Plan 53R-20144,
Part Lot 7, Concession 2,
Township of Rayside,
750 Belanger Street, Azilda,
City of Greater Sudbury


Sketch 1, NTS
NDCA

A0105/2024
Date: 2024 11 07

SITE PLAN LEGEND

-  PROPOSED NEW
-  DENOTES EXISTING BUILDING
-  DENOTES GRAVEL
-  DENOTES GRASS
-  DENOTES PROPERTY LINE
-  DENOTES SETBACK LINE



 DENOTES EXISTING SHED TO BE DEMOLISHED

MINOR VARIANCE INFORMATION:

PROPERTY OWNER:
EDWARD CORBIERE

PROPERTY ROLL NO.:
530716002115800

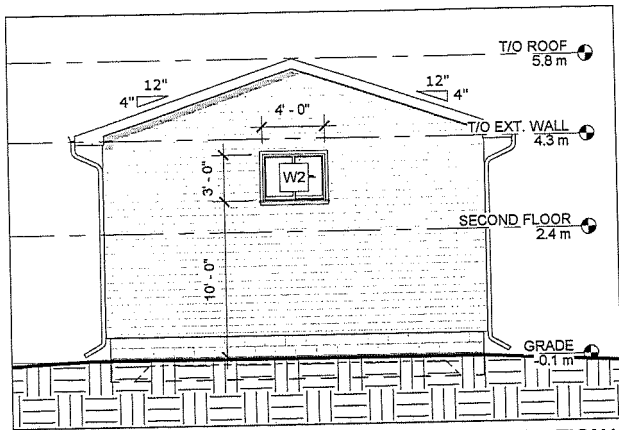
BUILDING DESCRIPTION:
DETACHED GARAGE

BUILDING DIMENSIONS:
24'-0" X 30'-0"

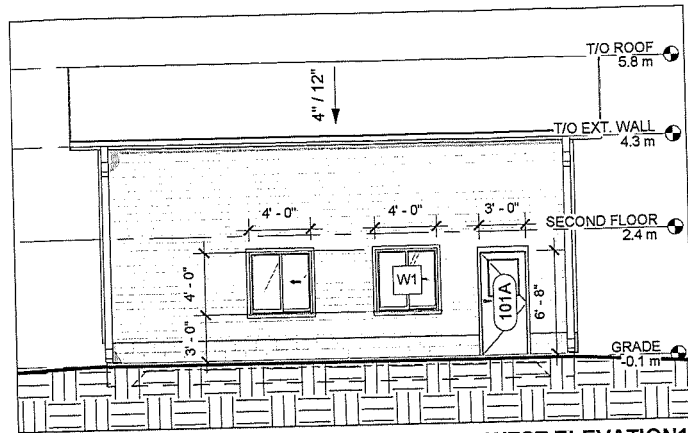
BUILDING HEIGHT:
~19'-1" (5.81 m)

MINOR VARIANCE PROPOSAL:
ACCEPT BUILDING HEIGHT EXCEEDING
MAXIMUM HEIGHT (5 m) FOR ACCESSORY
STRUCTURES

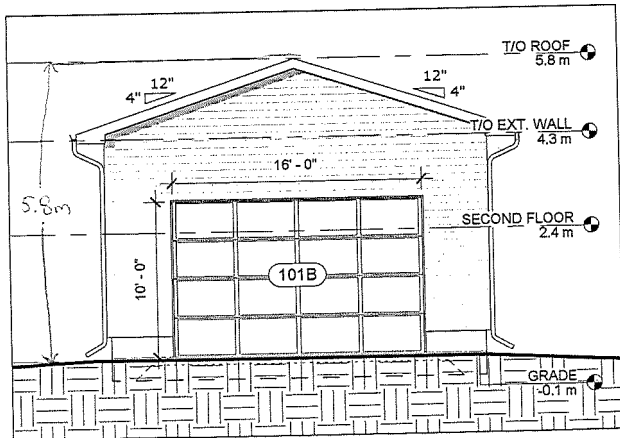
A0105/2024
Sketch 2



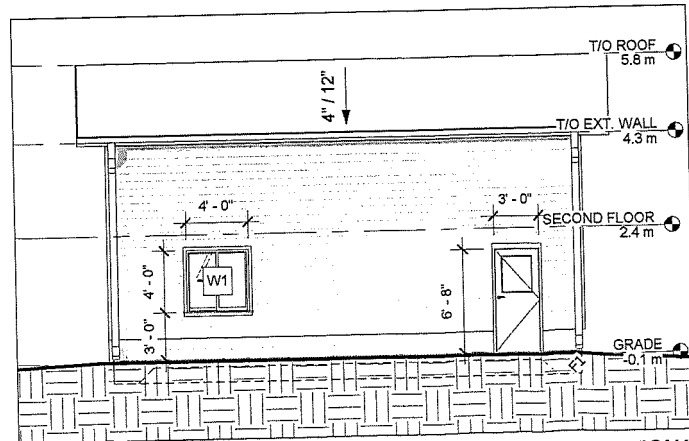
NORTH ELEVATION1
1/8" = 1'-0"



WEST ELEVATION1
1/8" = 1'-0"



SOUTH ELEVATION1
1/8" = 1'-0"



EAST ELEVATION1
1/8" = 1'-0"

AOL05/2024
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 2024.01.01
A 01/06/2024
S.P.P. AREA YES ___ NO <input checked="" type="checkbox"/>
NDCA REG. AREA YES <input checked="" type="checkbox"/> NO ___

City of Greater Sudbury
APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,360.00 (includes \$320.00 legal notice fee)
 APPLICATION FEE FOR HEDGEROWS: \$409.00 (includes \$320.00 legal notice fee)
 CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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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): Stanislaw Tubin and Brigitte Robinson	Email: [REDACTED]
Mailing Address: 81 Eden point drive	Home Phone: [REDACTED]
P3E 4V6	Business Phone:
City: Sudbury	Postal Code: Ontario
	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:	Email:
Mailing Address:	Home Phone:
	Business Phone:
City:	Postal Code:
	Fax Phone:

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

- 3) Current Official Plan designation: Living area 2 Current Zoning By-law designation: R1-1

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

Variance To	By-law Requirement	Proposed	Difference
4.41.2A	30 Meter	27 Meter	3 Meter

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

c) Description of Proposal:
addition to existing 3 season porch facing lake 2.1 meters closer to lake

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

pre existing 3 season screen porch faces lake. It measures 2.1 by 7.3 meters. We wish to increase the structure to 4.2 by 7.3 meters. Only way to widen the existing structure is to build out closer to the lake by 2.1 meters. Existing porch structure is on posts and completely open underneath and addition will require 2 additional posts and still be open underneath with no impact to buffer zone. Existing deck needs to be replaced as well and building permit is requested but not part of the variance application. Existing deck and new deck will also be on posts and open underneath

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

PIN(s): _____ Township: Maclennan
 Lot No.: 6 Concession No.: 4 Parcel(s): 39785
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: 53R5653 53R9418 Part(s): 3 and 1
 Municipal Address or Street(s): 128 Maclennan drive

7) Date of acquisition of subject land: 2002

8) Dimensions of land affected.

Frontage³⁰ (m) Depth⁸² (m) Area²⁹⁶⁷ (m²) Width of Street (m)

9) Particulars of all buildings and structures (if more room is needed, please fill out Schedule A, attached):

	Existing	Proposed
Type of Building/Structure:	house camp	
Ground Floor Area:	121.9 (m ²)	137.2 (m ²)
Gross Floor Area:	228.5 including basement (m ²)	243.8 (m ²)
No. of storeys:	1	1
Width:	14.6 (m)	14.6 (m)
Length:	7.3 (m)	9.4 (m)
Height:	7.0 (m)	7.0 (m)

10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines). If more room is needed, please fill out Schedule B, attached.

	Existing	Proposed
Type of Building/Structure:	house camp	
Front:	52 (m)	52 (m)
Rear:	29.1 (m)	27 (m)
Side:	1.2 (m)	1.2 (m)
Side:	11.3 (m)	11.3 (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 1975, garage 2004, wood shed pre 2002, beach shed 2006, 2017

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

Use(s): seasonal residential Length of time: 49 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

AO 106/2024

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

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

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

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

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

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

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Stanislaw Tubin Brigitte Robinson (please print all names), the registered owner(s) of the property described as 128 MacLennan Drive Rd# 210015/4101000 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 Stanislaw Tubin (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 08 day of November, 2024.

Stanislaw Tubin
(witness)

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

Print Name: Brigitte Robinson
*I have authority to bind the Corporation

AO 106/2024

Schedule A

(Additional Building/Structure Dimensions)

9. Particulars of all buildings/structures:

	Existing	Proposed
Type of Building/Structure: <u>garage</u>		
Ground Floor Area: <u>105.7</u>	<u>(m²) 105.7</u>	<u>(m²)</u>
Gross Floor Area: <u>105.7</u>	<u>(m²) 105.7</u>	<u>(m²)</u>
No. of storeys: <u>1</u>	<u>1</u>	
Width: <u>10.9</u>	<u>(m) 10.9</u>	<u>(m)</u>
Length: <u>9.7</u>	<u>(m) 9.7</u>	<u>(m)</u>
Height: <u>5.5</u>	<u>(m) 5.5</u>	<u>(m)</u>

	Existing	Proposed
Type of Building/Structure: <u>frame wood shed</u>		
Ground Floor Area: <u>9.7</u>	<u>(m²) 9.7</u>	<u>(m²)</u>
Gross Floor Area: <u>9.7</u>	<u>(m²) 9.7</u>	<u>(m²)</u>
No. of storeys: <u>1</u>	<u>1</u>	
Width: <u>2.3</u>	<u>(m) 2.3</u>	<u>(m)</u>
Length: <u>4.2</u>	<u>(m) 4.2</u>	<u>(m)</u>
Height: <u>2.4</u>	<u>(m) 2.4</u>	<u>(m)</u>

	Existing	Proposed
Type of Building/Structure: <u>canoe shed</u>		
Ground Floor Area: <u>29.3</u>	<u>(m²) 29.3</u>	<u>(m²)</u>
Gross Floor Area: <u>29.3</u>	<u>(m²) 29.3</u>	<u>(m²)</u>
No. of storeys: <u>1</u>	<u>1</u>	
Width: <u>6.1</u>	<u>(m) 6.1</u>	<u>(m)</u>
Length: <u>4.8</u>	<u>(m) 4.8</u>	<u>(m)</u>
Height: <u>4.2</u>	<u>(m) 4.2</u>	<u>(m)</u>

April 2024

Schedule A

(Additional Building/Structure Dimensions)

9. Particulars of all buildings/structures:

	Existing	Proposed
Type of Building/Structure: <u>beach shed</u>		
Ground Floor Area: <u>7.2</u>	<u>(m²) 7.2</u>	<u>(m²)</u>
Gross Floor Area: <u>7.2</u>	<u>(m²) 7.2</u>	<u>(m²)</u>
No. of storeys: <u>1</u>	<u>1</u>	
Width: <u>2.4</u>	<u>(m) 2.4</u>	<u>(m)</u>
Length: <u>3</u>	<u>(m) 3</u>	<u>(m)</u>
Height: <u>3</u>	<u>(m) 3</u>	<u>(m)</u>

	Existing	Proposed
Type of Building/Structure: _____		
Ground Floor Area: _____	<u>(m²)</u>	<u>(m²)</u>
Gross Floor Area: _____	<u>(m²)</u>	<u>(m²)</u>
No. of storeys: _____		
Width: _____	<u>(m)</u>	<u>(m)</u>
Length: _____	<u>(m)</u>	<u>(m)</u>
Height: _____	<u>(m)</u>	<u>(m)</u>

	Existing	Proposed
Type of Building/Structure: _____		
Ground Floor Area: _____	<u>(m²)</u>	<u>(m²)</u>
Gross Floor Area: _____	<u>(m²)</u>	<u>(m²)</u>
No. of storeys: _____		
Width: _____	<u>(m)</u>	<u>(m)</u>
Length: _____	<u>(m)</u>	<u>(m)</u>
Height: _____	<u>(m)</u>	<u>(m)</u>

17/10/2024

Schedule B

(Additional Building/Structure Setbacks)

- 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
Type of Building/Structure: <u>garage</u>		
Front: 6.1	(m) 6.1	(m)
Rear: 77.7	(m) 77.7	(m)
Side: 1.9	(m) 1.9	(m)
Side: 16	(m) 16	(m)

	Existing	Proposed
Type of Building/Structure: <u>frame wood shed</u>		
Front: 16	(m) 16	(m)
Rear: 80	(m) 80	(m)
Side: 0.8	(m) 0.8	(m)
Side: 24	(m) 24	(m)

	Existing	Proposed
Type of Building/Structure: <u>canoe shed</u>		
Front: 87	(m) 87	(m)
Rear: 13.4	(m) 13.4	(m)
Side: 1.2	(m) 1.2	(m)
Side: 32	(m) 32	(m)

AO 106/2024

Schedule B

(Additional Building/Structure Setbacks)

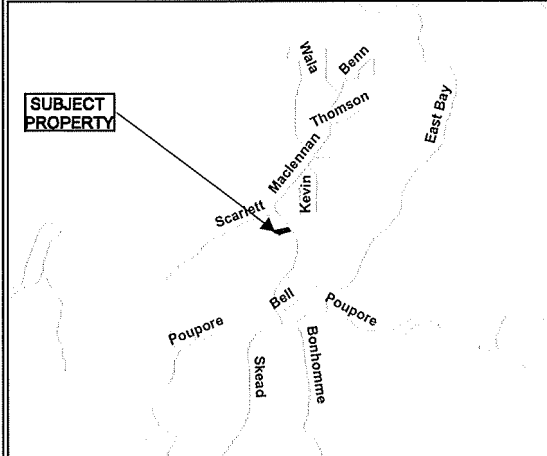
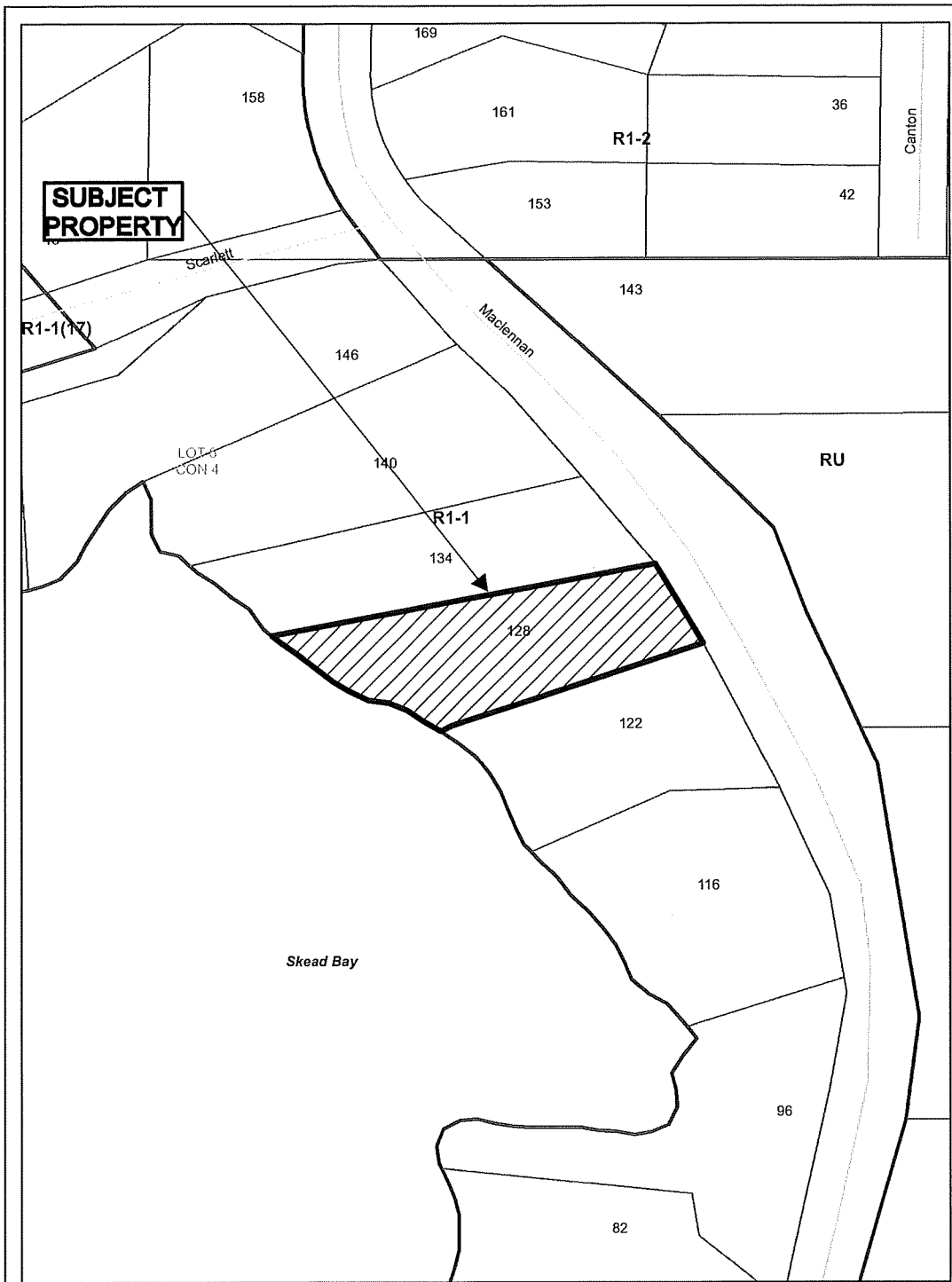
10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines).

	Existing	Proposed
Type of Building/Structure:	beach shed	
Front:	103	(m)
Rear:	1.2	(m)
Side:	1.5	(m)
Side:	41.1	(m)

	Existing	Proposed
Type of Building/Structure:		
Front:		(m)
Rear:		(m)
Side:		(m)
Side:		(m)

	Existing	Proposed
Type of Building/Structure:		
Front:		(m)
Rear:		(m)
Side:		(m)
Side:		(m)

AD100/2024



Application for Minor Variance or Permission

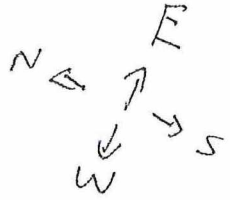


Subject Property being PIN 73513-0110, Parcel 39785 SEC SES, Part 3 on Plan 53R-5653, Part 1 on Plan 53R-9418, SRO, Part Mining Claim S.5943, Part Lot 6, Concession 4, Township of MacLennan, 128 MacLennan Drive, Skead, City of Greater Sudbury

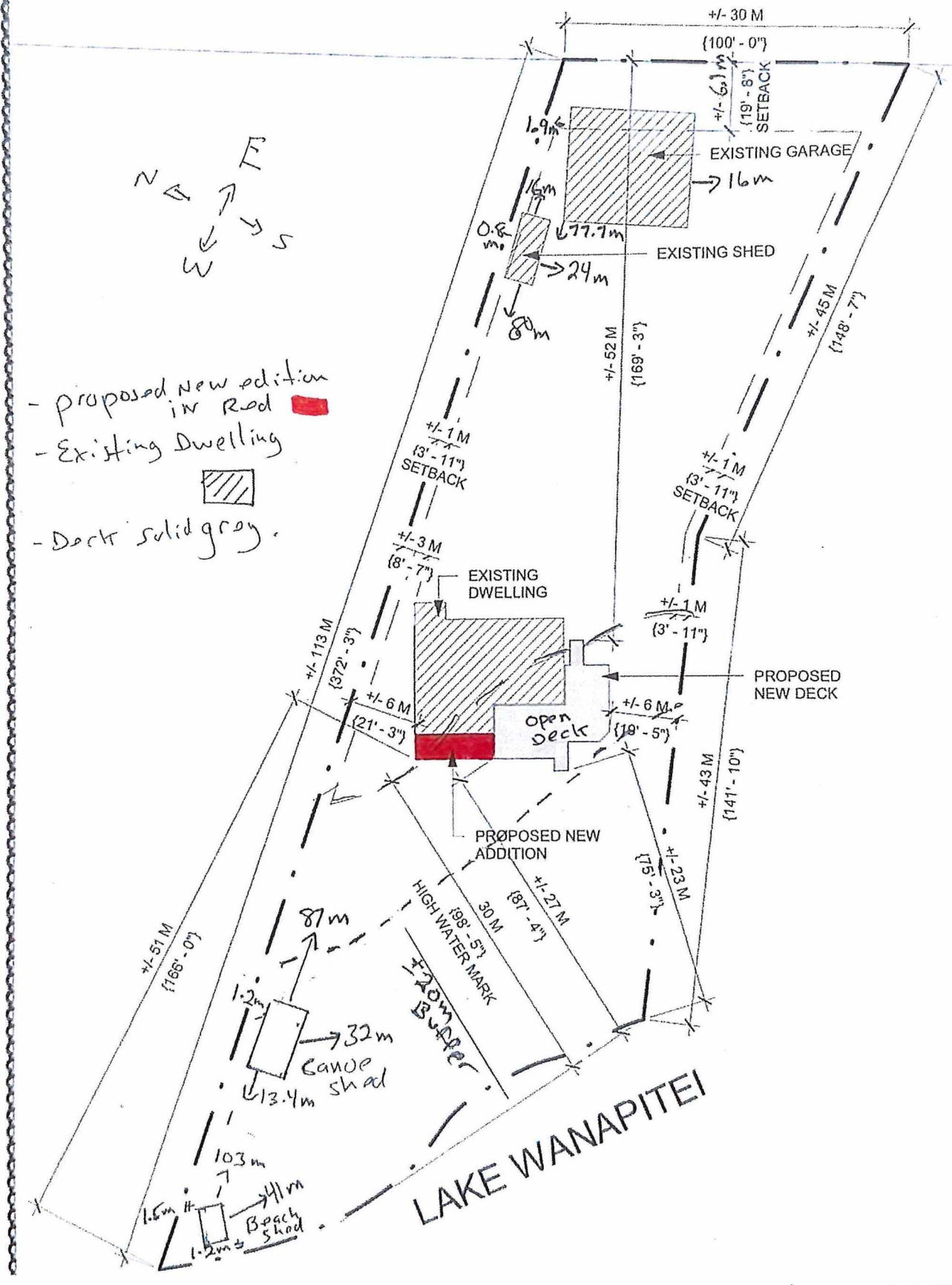
Sketch 1, NTS
NDCA

A0106/2024
Date: 2024 11 14

MACLENNAN DRIVE



- Proposed New addition in Red ■
- Existing Dwelling
- Deck solid gray.



Sarah Pinkerton

From: stan tubin [REDACTED]
Sent: Thursday, November 21, 2024 6:47 PM
To: Nia Lewis; Sarah Pinkerton
Subject: 128 Maclennan

These are site pics from 128 Maclennan drive for my variance application to extend the existing screen room 2.1 meters wider

Existing room seen is 2.1 meters by 7.3 meters

Structure is on posts and open underneath.

Plan is to build out an additional 2.1 meters towards the lake south and widen the room to 4.2 meters by 7.3 meters.

New structure plan is for 2 more posts to support extension and extwnd roof line. The area underneath will still be open. The deck to the east of the room needs to be redone as well but this isn't part of the variance application.



10/10/2024
Sketch 4



A0106/2024
sketch 5



Nov 16/2024
Sketch 6



A0106/2024
Sketch 7



Sent from my iPhone

A0106/2024
Sketch 8

City



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

Office Use Only 2024.01.01	
A 010-1/2024	
S.P.P. AREA	
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

City of Greater Sudbury

APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,360.00 (includes \$320.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$409.00 (includes \$320.00 legal notice fee)
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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

PLEASE PRINT: SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Brian & Susanna gates Email: [REDACTED]
Mailing Address: 655 Kirkwood Drive, Home: [REDACTED]
Business Phone: [REDACTED]
City: Sudbury Postal Code: P3E6J6 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: Ken Kaltainen Email: [REDACTED]
Mailing Address: 929 Horseshoe Lake Road Home: [REDACTED]
Business Phone: [REDACTED]
City: Sudbury Postal Code: P3E-4N1 Fax Phone: [REDACTED]

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

- 3) Current Official Plan designation: Living Area 1 Current Zoning By-law designation: R1-3

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

Variance To	By-law Requirement	Proposed	Difference
High water mark	30 M	13.11	16.89
Buffer zone	20 M	13.11	6.89
Section 4-3 to Permit A			
pooling			

- b) Is there an eave encroachment? Yes No If 'Yes', size of eaves: 0.600 (m)

c) Description of Proposal:
Enclose an existing covered deck

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

Originally permitted in 2006, the covered deck was moved back to comply with the existing high watermark of 12M. Now the high water mark has been revised to 30M.

We dont beleive there was a "buffer" zone requirement in 2006

RED Zoned '2

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

PIN(s): _____ Township: McKim
 Lot No.: 5 & 6 Concession No.: _____ Parcel(s): _____
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: M-124 Part(s): _____
 Municipal Address or Street(s): 655 Kirkwood Drive, _____

7) Date of acquisition of subject land: 2006

8) Dimensions of land affected.

Frontage ^{31.62} (m) Depth ^{56.01} (m) Area ^{256.36} (m²) Width of Street ²⁰ (m)

9) Particulars of all buildings and structures (if more room is needed, please fill out Schedule A, attached):

	Existing		Proposed
Type of Building/Structure:	single family		single family
Ground Floor Area:	265.86 (m ²)		285.73 (Cover'd deck 19.87 M2) (m ²)
Gross Floor Area:	258.39 (m ²)		278.26 (m ²)
No. of storeys:	2		2
Width:	22.86 (m)		22.86 (m)
Length:	29.52 (m)		29.52 (m)
Height:	4.97 (m)		4.97 (m)

10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines). If more room is needed, please fill out Schedule B, attached.

	Existing		Proposed
Type of Building/Structure:	Single Family		
Front:	13.11 (m)		13.11 (m)
Rear:	12.22 (m)		12.22 (m)
Side:	2.10 (m)		2.10 (m)
Side:	3.26 (m)		3.26 (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="radio"/> | Provincial Highway | <input checked="" type="radio"/> |
| Municipally owned & operated sanitary sewage system | <input checked="" type="radio"/> | Municipal Road | <input type="radio"/> |
| Lake | <input type="radio"/> | Maintained Yearly | <input checked="" type="radio"/> |
| Individual Well | <input type="radio"/> | Maintained Seasonal | <input type="radio"/> |
| Communal Well | <input type="radio"/> | Right-of-way | <input type="radio"/> |
| Individual Septic System | <input type="radio"/> | Water | <input type="radio"/> |
| Communal Septic System | <input type="radio"/> | If access is by water only, provide parking and docking facilities to be used. | <input type="radio"/> |
| Pit Privy | <input type="radio"/> | | |
| Municipal Sewers/Ditches/Swales | <input checked="" type="radio"/> | | |

12) Date(s) of construction of all buildings and structures on the subject land. 2007

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

Use(s): Single Family Length of time: 17 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: R1-3

Handwritten: A0107/2024
 REV 26 Nov '24

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, Brian & Susanna gates (please print all

names), the registered owner(s) of the property described as 655 Kirkwood drive

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 Ken Karkainen (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 30 day of September 2024

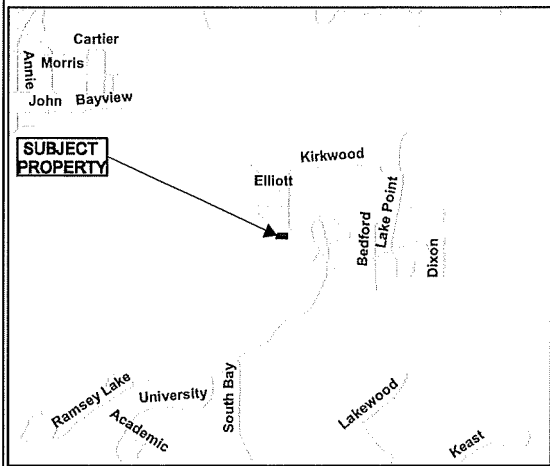
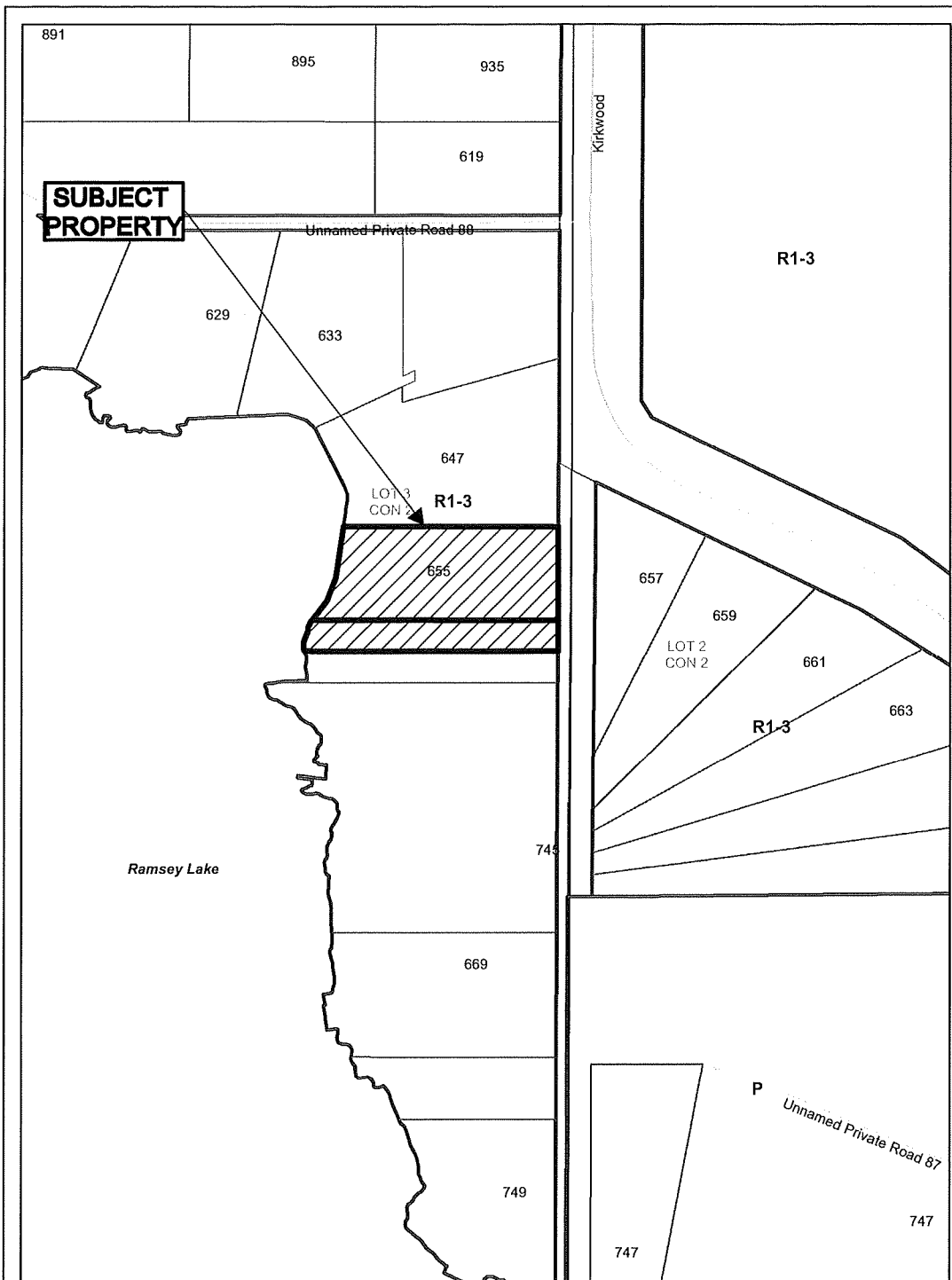
(witness) _____

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

Print Name: Brian Gates S. Gates

*I have authority to bind the Corporation

A0107/2024
Rec'd 26 and 29



Application for Minor Variance or Permission



Subject Property being PINs 73592-0313 and 73592-0299, Parcels 14232 and 17854 SEC SES, Part Lots 5 & 6, Plan M-124, Part Lot 2, Concession 2, Township of McKim, 655 Kirkwood Drive, Sudbury, City of Greater Sudbury

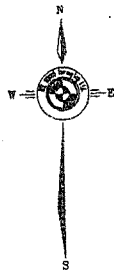
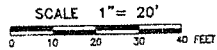
Sketch 1, NTS
NDCA

A0107/2024
Date: 2024 11 14

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1647001



THIS PLAN IS NOT VALID
UNLESS IT IS AN UNREVOKED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
IN ACCORDANCE WITH
REGULATION 1623, SECTION 29(2)



DESCRIPTION

BEING PART OF LOT 5, REGISTERED PLAN M-124
PIN No. 73592-0299
BEING PART OF LOT 6, REGISTERED PLAN M-124
PIN No. 73592-0313, NO VISIBLE MUNICIPAL NO.

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY

NONE

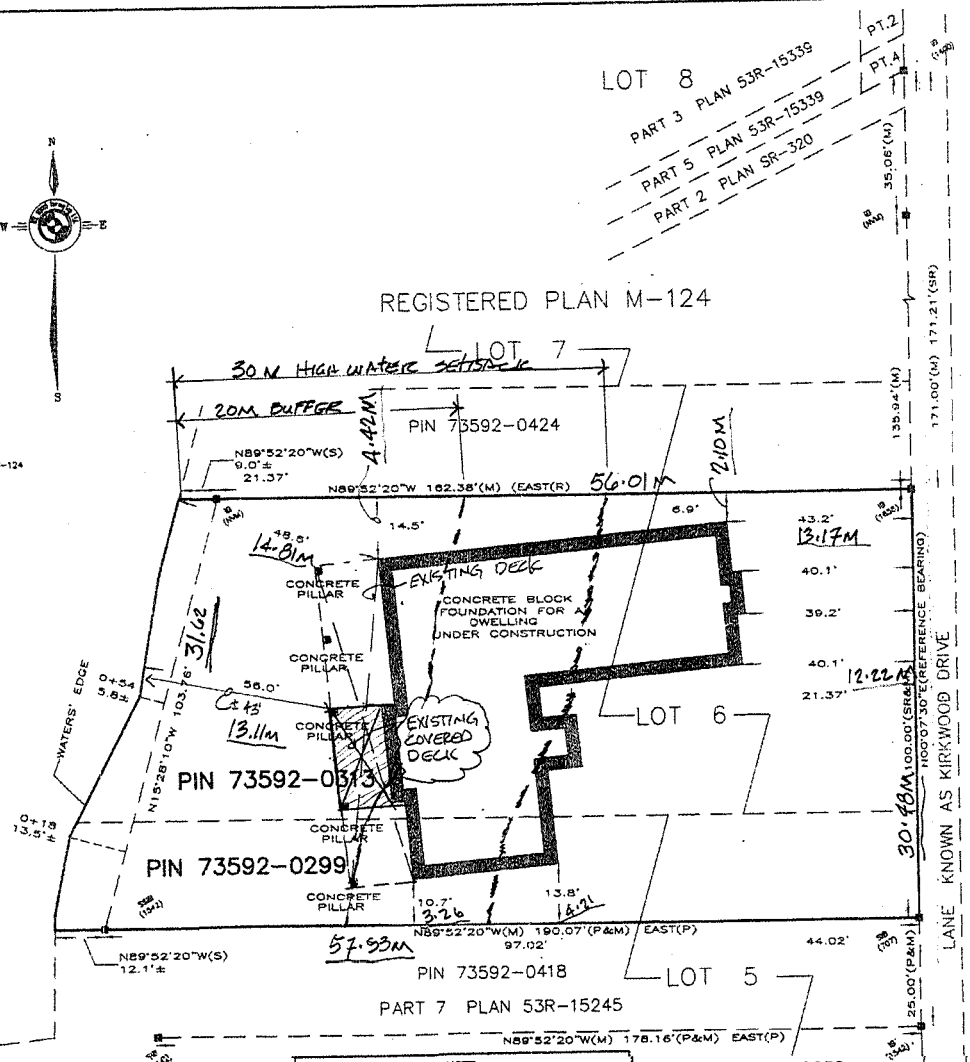
NOTE

THE LIMIT OF RAMSEY LAKE AS SHOWN HEREON IS THE BEST AVAILABLE EVIDENCE
OF THE WATERS EDGE AT THE TIME OF THE ORIGINAL SURVEY OF REGISTERED PLAN M-124

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS

NOT CERTIFIED BY THIS REPORT.

RAMSEY LAKE



NOTE
DISTANCES SHOWN HEREON ARE IN FEET AND CAN BE
CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

LOT 8
PART 3 PLAN 53R-15339
PART 5 PLAN 53R-15339
PART 2 PLAN SR-320

REGISTERED PLAN M-124

PART 1 PLAN 53R-9919
PIN 73592-0232

SURVEYOR'S REAL PROPERTY REPORT
ON
PART OF
LOT 5 & LOT 6
REGISTERED PLAN M-124
GEOGRAPHIC TOWNSHIP OF MCKIM
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY
TERRY DEL BOSCO, O.L.S.
2007

LEGEND

SB	DENOTES	SURVEY MONUMENT FOUND
ED	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
RB	DENOTES	ROCK BAR
PPL	DENOTES	ROCK PLUG
M	DENOTES	MEASURED
S	DENOTES	SET
MVA	DENOTES	NO VISIBLE MARKINGS
WIT	DENOTES	WITNESS MONUMENT
PROP	DENOTES	PROPOSED
PN	DENOTES	PROPERTY IDENTIFIER NUMBER
1605	DENOTES	TERRY DEL BOSCO, O.L.S.
1400	DENOTES	D.S. DORLAND, O.L.S.
707	DENOTES	R. T. LANE, O.L.S.
843	DENOTES	D.M. ENGLEMAN, O.L.S.
1545	DENOTES	J. A. COLE, O.L.S.
P	DENOTES	PLAN 53R-15245
P2	DENOTES	REGISTERED PLAN M-124
S2	DENOTES	SURVEY RECORDS OF ENGLEMAN HOLDER, O.L.S.
		FILE No. 84-201, REF. No. 11-14-124-HORN
		SURVEY RECORDS OF LANE & LANE, O.L.S.
		REF. No. 35-118-M-124-HORN
		NET TO SCALE

NOTES

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO PART OF THE
THE EAST LIMITS OF LOTS 5 & 7, REGISTERED PLAN M-124, SHOWN ON
PLAN 53R-15245 TO HAVE A BEARING OF N00°07'30\"/>

THIS PLAN AND REPORT IS PREPARED FOR HONORABLE CONSTRUCTION
IT IS NOT VALID UNLESS SIGNED AND SEALED.

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS
PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION
OF DEL BOSCO SURVEYING LTD., O.L.S.

© DEL BOSCO SURVEYING LTD., 2007.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY'S
ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM
2) THIS SURVEY WAS COMPLETED ON THE 23rd DAY OF APRIL, 2007

APRIL 24, 2007
DATE

Terry Del Bosco
TERRY DEL BOSCO
ONTARIO LAND SURVEYOR

Revised 2 Dec 2024

Del Bosco
SURVEYING LTD.
75 LORNE STREET SUDBURY, ONTARIO
P3C 4P2 705-671-2295
FILE 7373 PREPARED BY TDB

FILE No. 7373

*A0107/2024
Sketch 2*



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

City of Greater Sudbury

APPLICATION FOR MINOR VARIANCE

Office Use Only 2024 01 01 A0110/2024
S.P.P. AREA YES ___ NO <input checked="" type="checkbox"/>
NDCA REG. AREA YES ___ NO <input checked="" type="checkbox"/>

APPLICATION FEE: \$1,360.00 (includes \$320.00 legal notice fee)
 APPLICATION FEE FOR HEDGEROWS: \$409.00 (includes \$320.00 legal notice fee)
 CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Trevor Miles & Kelsey Cutinello Email: [REDACTED]
 Mailing Address: 1550 Agincourt Avenue Home Phone: [REDACTED]
 City: Greater Sudbury Postal Code: [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: Ryan Vis Email: [REDACTED]
 Mailing Address: 770 Dominion Drive Home Phone: [REDACTED]
 City: Hanmer Postal Code: P3P 0A7 Business Phone: [REDACTED]
 Fax Phone: n/a

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

- 3) Current Official Plan designation: Living Area 1 Current Zoning By-law designation: R1-5

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

Variance To	By-law Requirement	Proposed	Difference
By-law 2024-179Z Section 1.h.2.c	2.4m (8ft)	1.8m (6ft)	0.6m (2ft)

- b) Is there an eave encroachment? Yes No If 'Yes', size of eaves: 0.3m (m)

- c) Description of Proposal:

The Owner wants to convert an existing garage (accessory structure) into a dwelling unit. Unfortunately the existing garage does not meet the 2.4m setback, as the structure was built prior to the by-law with only a 1.8m setback. The difference between the by-law and the on-site condition is 0.6m.

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

The existing garage (accessory structure) was built (prior to the by-law) 1.8m away from the residence (primary structure). In order to comply with the new Zoning by-law, the front wall of the structure would need demolished, and reconstructed 0.6m (2ft) away from the primary structure. This demolition and reconstruction would make the project unfeasible. Additionally, the project was designed on Nov. 6th, the By-law 2024-179Z was enacted on Nov. 15th, and the Owner applied for the renovation permit on Nov. 16th. As stated in the new By-law, "Additional dwelling units...provide an effective form of intensification and increase the availability of affordable housing choices for residents."

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

PIN(s): 02132-0601 Township: Nipissing
 Lot No.: 2 Concession No.: 5 Parcel(s): 36165
 Subdivision Plan No.: M166 Lot: 2 Reference Plan No.: Part(s):
 Municipal Address or Street(s): 843 Marlborough Drive, Sudbury

7) Date of acquisition of subject land: Oct. 2, 2024

8) Dimensions of land affected.

Frontage 15.5 (m) Depth 32.9 (m) Area 509.95 (m²) Width of Street unknown (m)

9) Particulars of all buildings and structures (if more room is needed, please fill out Schedule A, attached):

	Existing	Proposed
Type of Building/Structure:	Dwelling Unit (Residence) / Detached Garage	Dwelling Unit (Residence) / Accessory Dwelling Unit
Ground Floor Area:	121m ² / 46.7m ² (m ²)	no change (m ²)
Gross Floor Area:	242m ² / 46.7m ² (m ²)	no change (m ²)
No. of storeys:	1 storey / 1 storey	no change
Width:	8.8m / 5.5m (m)	no change (m)
Length:	13.7m / 8.5m (m)	no change (m)
Height:	4.5m +/- / 3.0m +/- (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). If more room is needed, please fill out Schedule B, attached.

	Existing	Proposed
Type of Building/Structure:	Dwelling Unit (Residence) / Detached Garage	Dwelling Unit (Residence) / Accessory Dwelling Unit
Front:	5.5m / 20.6m (m)	no change (m)
Rear:	13.7m / 3.8m (m)	no change (m)
Side:	1.5m / 8.8m (m)	no change (m)
Side:	5.2m / 1.2m (m)	no change (m)

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

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

What type of access to the land?

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

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

13) Existing use(s) of the subject property and length of time it / they have continued.
 Use(s): Residential Dwelling Unit with garage Length of time: Since construction

14) Proposed use(s) of the subject property.
 Same as #13 or, Residential Dwelling Unit with Accessory Dwelling Unit

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 Dwelling Units

NOV 21 2024

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

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

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

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

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

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

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Trevor Miles Kelsey Cullinella (please print all names), the registered owner(s) of the property described as 843 Marlborough Drive, Sudbury, Ontario 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 Ryan Vis (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 November, 2024.

Kevin Cronier
(witness)

Trevor Miles Kelsey Cullinella
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: Trevor Miles Kelsey Cullinella
*I have authority to bind the Corporation

AO 12/2024

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

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

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

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

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

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

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Trevor Miles Kelsey Cutilinello (please print all names), the registered owner(s) of the property described as 843 Marlborough Drive, Sudbury, Ontario 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;
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- 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 Ryan Vis (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.

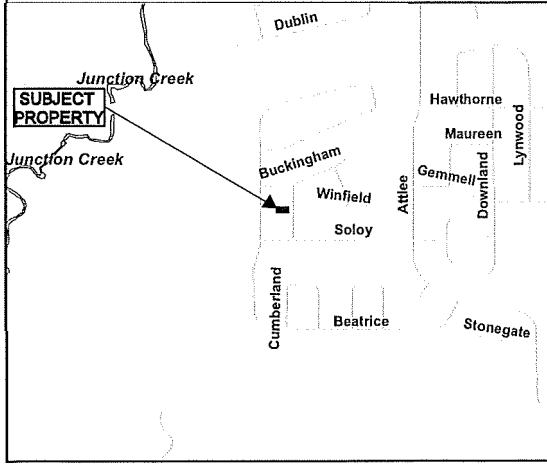
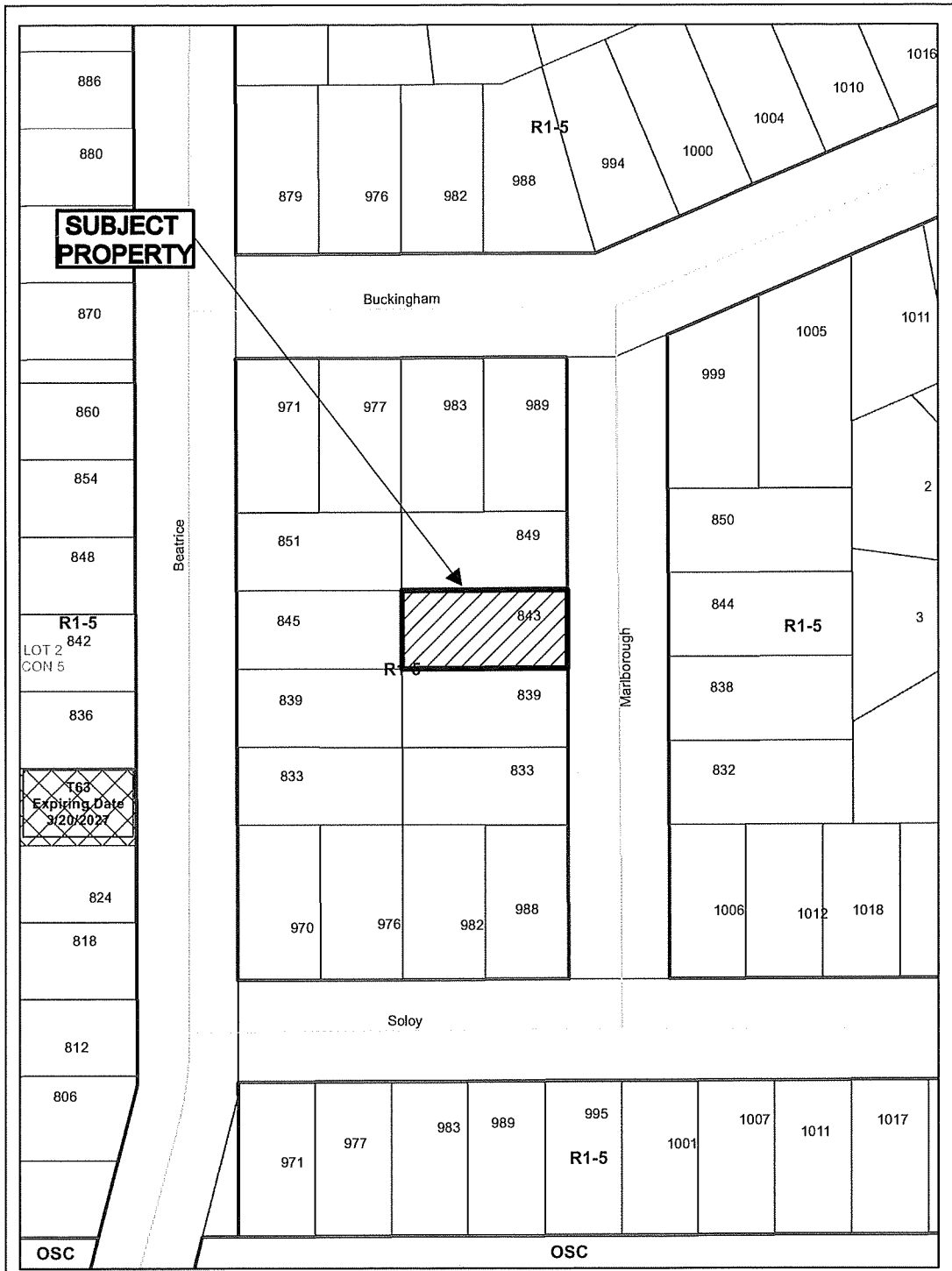
Dated this 20-25 day of Novembre, 2024.

[Signature]
(witness)

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

Print Name: Trevor Miles Kelsey Cutilinello
*I have authority to bind the Corporation

PO 12/2024



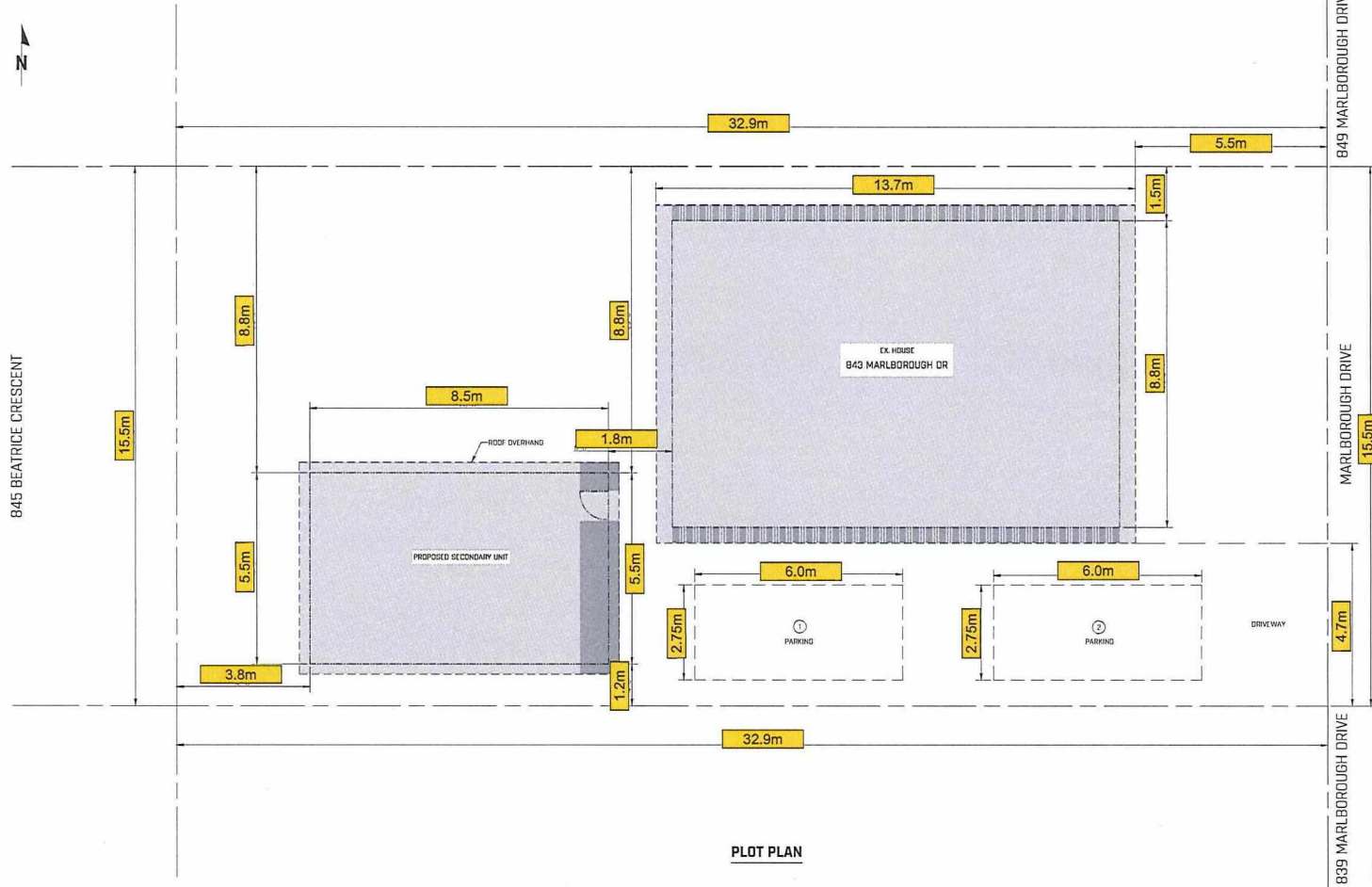
N

**Application for Minor
Variance or Permission**

Subject Property being PIN 02132-0611,
Parcel 36165 SEC SES SRO,
Lot 20, Plan M-906,
Part lot 2, Concession 5,
Township of McKim,
843 Marlborough Drive, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0112/2024
Date: 2024 11 26



GENERAL NOTES:
 1.0 REFER TO DRAWING 4057-A1 FOR PLAN VIEWS
 2.0 REFER TO DRAWING 4057-A2 FOR SECTION, FOR GENERAL NOTES AND SCHEDULE OF ASSEMBLED



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

PLOT PLAN

REFERENCE DRAWING NO	REF DWG REV	REFERENCE DRAWING TITLE	REVISION	REVISION DESCRIPTION	REV BY	APP'D BY	DATE
			0	ISSUED FOR CONSTRUCTION	KP	AB	2024-11-13



CLIENT NAME	KEVIN CRONIER						
SITE	843 MARLBOROUGH DR. SUDBURY, ON						
PROJECT DESCRIPTION	GARAGE SECONDARY UNIT						
DRAWING DESCRIPTION	PLOT PLAN						
DRAWN BY	DATE DRAWN	CHECKED BY	DATE CHECKED	APPROVED BY	DATE APPROVED	SCALE	DRAWING NUMBER
K.PROULX	2024-10-30	K.BEITES	2024-11-05	A.BOZZO	2024-11-05	3/16" = 1'-0"	4057-P1
							REVISION
							0

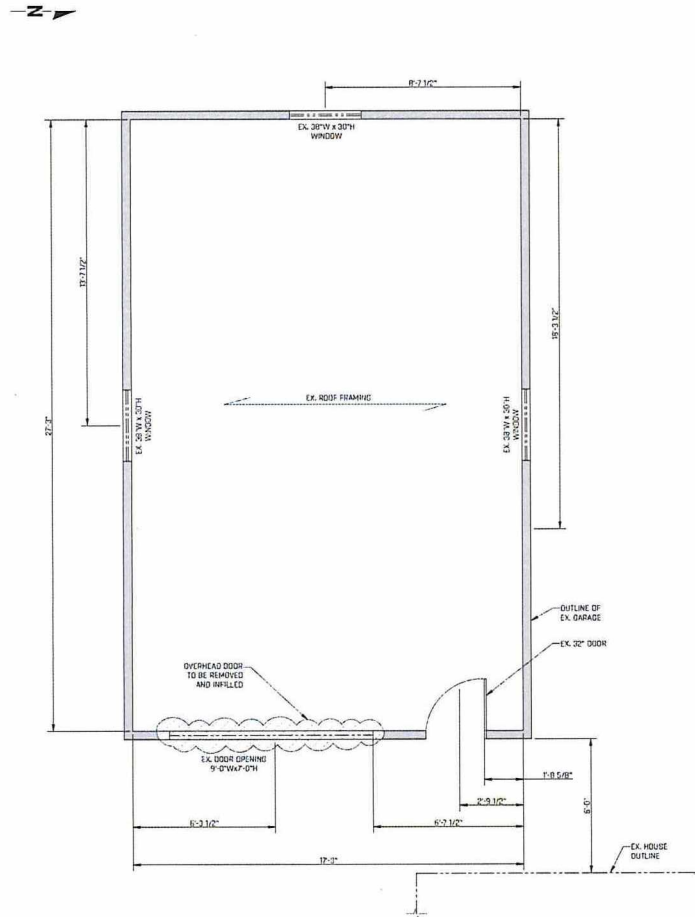
Handwritten: A0112/2024 Sketch 2

GENERAL NOTES:

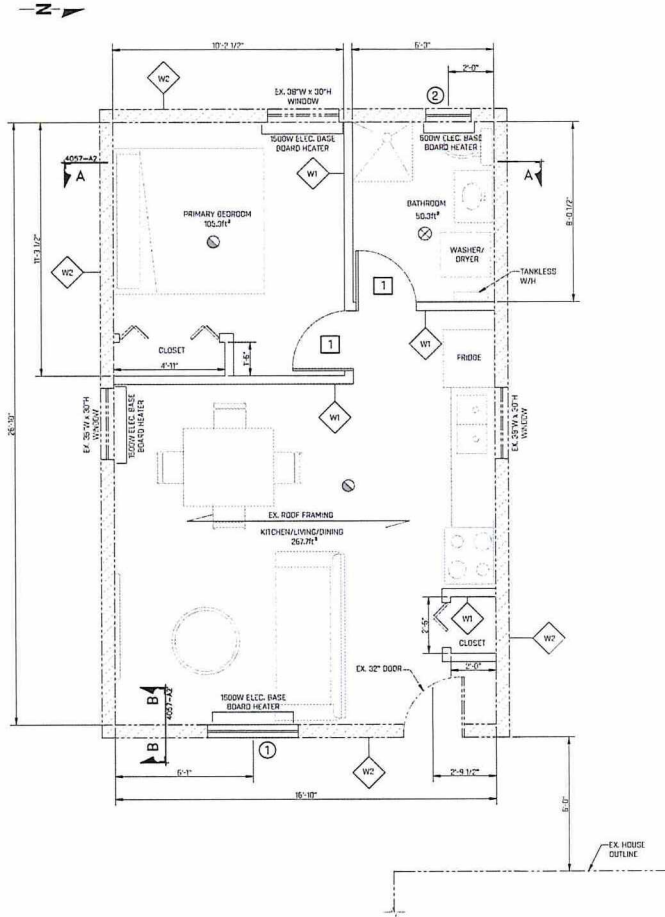
1.0 REFER TO DRAWING 4057-A2 FOR SECTION AND GENERAL NOTES AND SCHEDULE OF ASSEMBLIES
2.0 REFER TO DRAWING 4057-P1 FOR PLOT PLAN

LEGEND

- ⊗ INTERCONNECTED STROBE TYPE SMOKE DETECTOR
- ⊗ BATHROOM EXHAUST FAN



PLAN VIEW - EXISTING LAYOUT



PLAN VIEW - PROPOSED LAYOUT



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

REFERENCE DRAWING NO	REF DWG REV	REFERENCE DRAWING TITLE	REVISION	REVISION DESCRIPTION	REV BY	APP'D BY	DATE
			0	ISSUED FOR CONSTRUCTION	KP	AB	2024-11-13



DRAWN BY	DATE DRAWN	CHECKED BY	DATE CHECKED	APPROVED BY	DATE APPROVED	SCALE	DRAWING NUMBER	REVISION
K.PROULX	2024-10-30	K.BEITES	2024-11-06	A.B0220	2024-11-13	3/8" = 1'-0"	4057-A1	0

CLIENT NAME	KEVIN CRONIER
SITE	843 MARLBOROUGH DR. SUDBURY, ON
PROJECT DESCRIPTION	GARAGE SECONDARY UNIT
DRAWING DESCRIPTION	EXISTING AND PROPOSED LAYOUTS

AO 112/2024
Sketch 3

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND FABRICATION.
2. ALL WORK, FABRICATION, AND CONNECTIONS SHALL BE IN CONFORMANCE WITH THE OBC AND APPLICABLE CSA STANDARDS, WHERE THE DRAWING DEVIATES FROM THE OBC AND APPLICABLE STANDARDS, THE MORE STRINGENT SHALL GOVERN. ALL SPECIFIED AND PROPRIETARY PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION.
3. FINISHES SHALL BE COMPLETED PER OBC AND WEATHER TIGHT COMPLETE WITH APPROPRIATE DRIP EDGES, FLASHING, WATER & ICE SHIELD, DOWNSPOUTS WITH SPLASH PANS, ETC. AS REQUIRED AND EXPECTED BY OBC CONSTRUCTION PRACTICES.
4. IF ANY MODIFICATIONS ARE REQUIRED WHICH DO NOT FOLLOW THE DRAWING INSTRUCTIONS CONTACT ENGINEER FOR APPROVAL PRIOR TO PROCEEDING WITH THESE CHANGES.
5. ELECTRICAL AND MECHANICAL ARE NOT INCLUDED WITH THIS DRAWING. PROPER E.S.A. INSPECTIONS ARE TO BE COMPLETED, AND ALL WORK TO COMPLY WITH O.B.C. (LATEST EDITION).
6. CONTRACTOR SHALL ENSURE ELECTRIC SMOKE AND CO DETECTOR VISUAL COMPONENT.
7. ANY WOOD IN CONTACT WITH CONCRETE OR THE GROUND SHALL BE PRESERVE TREATED. ALL TIMBER SHALL BE PRESERVATIVE TREATED IN ACCORDANCE WITH CSA SPECIFICATION OBC M WOOD PRESERVATIVE. AS PER CATEGORY 1231 REQUIREMENTS FOR SPECIES AND PRESERVATION TYPE. SHOULD UNREATED WOOD BE USED, THE WOOD SHALL BE SEPARATED FROM THE CONCRETE BY A 2 MIL POLYETHYLENE FILM, #20 OR OTHER DAMPROOFING MATERIAL.
8. CLEAN & MAKE GOOD ALL TRADES TO MATCH NEW AND EXISTING FINISHES, INCLUDING ANY DAMAGE CAUSED BY CONSTRUCTION.
9. ATTIC ACCESS HATCH SHALL BE PROVIDED. HATCH SHALL BE 20"x20" WITH WEATHER STRIPPING & BACKED WITH RCI INSULATION.
10. WHERE REQUIRED THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING. THE SHORING LOADS SHALL BE ASSESSED AND CONSTRUCTED BY A COMPETENT PERSON.
11. SHOULD AT ANY TIME ANY DETAILS CONTAINED WITHIN THIS DRAWING PACKAGE ARE NOT UNDERSTOOD FULLY, CONTACT ENGINEER FOR GUIDANCE AND/OR CLARIFICATION.

FRAMED CONSTRUCTION NOTES:

1. ALL FRAMING LUMBER SHALL BE GRADE NO. 1/2 SPF LND.
2. JOISTS TO HAVE A MINIMUM 1/2" END BEARING BEAMS TO HAVE A MINIMUM 3/4" END BEARING.
3. DOUBLE STUDS TO BE AT ALL OPENINGS, DOUBLE RM JOISTS WHICH SUPPORT LINTELS IN EXT WALLS, AND DOUBLE HEADER JOISTS AROUND FLOOR OPENINGS WHEN THEY ARE BETWEEN 2'-11" AND 10' 0".
4. METAL HANGERS TO BE USED FOR JOISTS AND BEAMS WHEN THEY ARE FRAMING INTO THE SIDE OF BEAMS, TRIMMERS AND HEADERS.
5. WALLS TO REQUIRE BLOCKING AT THEIR MIDSPAN, STAGGER BLOCKING UP AND DOWN TO PERMIT OPTIMAL NAILING.
6. ISB'S UP BEAMS SHALL BE CONSTRUCTED PER OBC REQUIREMENTS, REFER TO OBC CL. 9.3.3.8 FOR REFERENCE.
7. ALL NAILS SHALL BE 3" ANNEX NAILS.

WALL ASSEMBLY LEGEND

*REFER TO PLANS AND SECTIONS FOR THE LOCATION OF THE WALL ASSEMBLIES. ADDITIONAL DETAILS PROVIDED WITHIN PROJECT DRAWING PACKAGE OF ANY WALLS NOT LISTED

TAG	DESCRIPTION	NOTES
W1	<p>1/2" GYPSUM WALL BOARD 2x4 WOOD STUDS @ 19" OC 1/2" GYPSUM WALL BOARD</p>	2 X 4 INTERIOR WALLS
W2	<p>EX. SIDING EX. SHEATHING + AIR BARRIER EX. 2x4" WOOD STUDS @ 16" O/C BUILT OUT WALLS FOR MIN. R22 INSULATION</p>	EXTERIOR WALL

DOOR SCHEDULE & LINTEL DETAILS

*REFER TO PROPOSED LAYOUT PLAN VIEW FOR THE LOCATION OF DOORS

DIMENSIONS	DETAIL
LINTEL MIN REQUIREMENTS	NONE
NOTES	INTERIOR HOLLOW CORE DOOR
TAG	D

*DOOR SIZES MAY BE ADJUSTED TO ACCOMMODATE OWNER'S PREFERENCE AS LONG AS THEY MEET OBC MIN REQUIREMENTS

CEILING TYPES

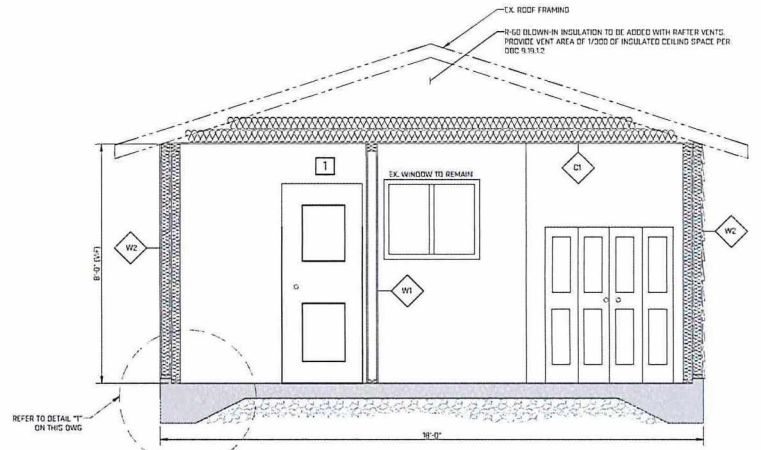
- EX. CEILING JOISTS OR TRUSSES
- 2 MIL POLYETHYLENE DAMPER RESISTENT CHANNEL @ 24" C/C
- 1/2" GYPSUM BOARD

WINDOW SCHEDULE & LINTEL DETAILS

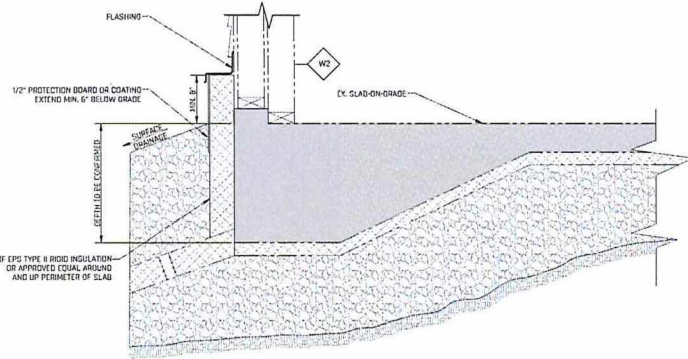
*REFER TO NEW MAIN FLOOR PLAN VIEW FOR THE LOCATION OF WINDOWS

DIMENSIONS	DETAIL 1	DETAIL 2
TAG	1	2
LINTEL MIN REQUIREMENTS	2 PLY 2" X 6"	2 PLY 2" X 6"

*LOCATION OF WINDOWS, AND HEIGHT OF WINDOWS MAY BE ALTERED TO THE OWNERS PREFERENCE, HOWEVER SHOULD THE WIDTH OF WINDOW CHANGE CONTACT ENGINEER TO ENSURE APPROPRIATE LINTEL IS INSTALLED.

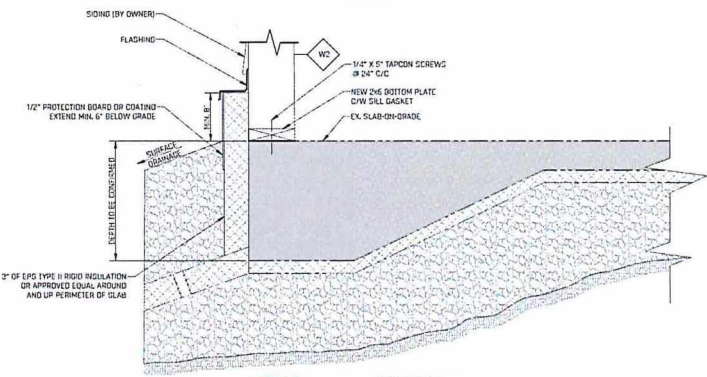


SECTION A-A



DETAIL "1" - SLAB ON GRADE

SCALE: NTS



SECTION B-B

SCALE: NTS



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REFERENCE DRAWING NO	REF DWG REV	REFERENCE DRAWING TITLE	REVISION	REVISION DESCRIPTION	REV BY	APP'D BY	DATE
			0	ISSUED FOR CONSTRUCTION	KP	AB	2024-11-13



CLIENT NAME	KEVIN CRONIER
SITE	843 MARLBOROUGH DR. SUDBURY, ON
PROJECT DESCRIPTION	GARAGE SECONDARY UNIT
DRAWING SUBSCRIPTION	SECTIONS, DETAIL AND GENERAL NOTES
DRAWN BY	K. PROULX
DATE DRAWN	2024-10-30
CHECKED BY	K. BEITES
DATE CHECKED	2024-11-06
APPROVED BY	A. BOZZO
DATE APPROVED	2024-11-06
SCALE	1/2" = 1'-0"
DRAWING NUMBER	4057-A2
REVISION	0

AO 11/2/2024
Sketch 4



Box 5000, Station 'A', 200 Brady Street
 Sudbury ON P3A 5P3
 Tel. (705) 671-2489, Ext. 4378/4346
 Fax (705) 673-2200

Office Use Only 2024.01.01	
A 01372084	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>

NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

City of Greater Sudbury

APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,360.00 (includes \$320.00 legal notice fee)
 APPLICATION FEE FOR HEDGEROWS: \$409.00 (Includes \$320.00 legal notice fee)
 CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY

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

Registered Owner(s): FEDMON RENTALS INC.	Email:	
Mailing Address: 1682 SKYWARD DRIVE	Home	
	Busine	
City: Sudbury	Postal Code: P3E 1M1	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: Rohit Walla (C.R. Design)	Email:	
Mailing Address: 2200 Lakeshore Blvd. West, Unit 3609	Home	
	Busin	
City: Toronto	Postal Code: M8V 1A4	Fax Phone:

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

- 3) Current Official Plan designation: LIVING AREA 1 Current Zoning By-law designation: R3-1.D78

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

Variance To	By-law Requirement	Proposed	Difference
2.2.(ii) Dwelling units per hectare	R3-1.D78	R3-1.D88	10 units per hectare(2 units total)
6.2 - Permitted Uses - (Note: Wherever a zone symbol on the Schedules to this By-law is followed by a period, a letter "D" and a number, please also refer to Section 2.2 of this By-law with respect to the maximum number of dwelling units permitted on a lot.	" "	" "	" "

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

- c) Description of Proposal:

Create two additional dwelling units in the basement of a legal 18 unit building constructed in 1990.

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

The current zoning density of R3-1.D78 only allows for 18 dwelling units based on the size of the lot. Please note that a typical R3-1 zoned lot with no density restriction would allow for a maximum of 30 dwelling units with a minimum lot area of 110m2 per unit. The proposal we have has a lot area of 113.6m2 per unit, which is more than the minimum required for a typical R3-1 lot.

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

PIN(s): 73595-0227 Township: MCKIM
 Lot No.: 6 Concession No.: 1 Parcel(s): 21691
 Subdivision Plan No.: D-73 Lot: 59 Reference Plan No.: Par(s):
 Municipal Address or Street(s): 59 Walford Road

7) Date of acquisition of subject land: January 31, 1990

8) Dimensions of land affected.

Frontage 32.3 (m) Depth 67.92 (m) Area 2283.5 (m²) Width of Street 18 (m)

9) Particulars of all buildings and structures (if more room is needed, please fill out Schedule A, attached):

	Existing		Proposed	
Type of Building/Structure:				
Ground Floor Area:	523	(m ²)	523	(m ²)
Gross Floor Area:	1569	(m ²)	1569	(m ²)
No. of storeys:	3		3	
Width:	22.86	(m)	22.86	(m)
Length:	22.86	(m)	22.86	(m)
Height:	11	(m)	11	(m)

10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines). If more room is needed, please fill out Schedule B, attached.

	Existing		Proposed	
Type of Building/Structure:	18 Unit Building		20 Unit Building	
Front:	10.67	(m)	10.67	(m)
Rear:	34.54	(m)	34.54	(m)
Side:	7.01	(m)	7.01	(m)
Side:	2.43	(m)	2.43	(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="radio"/> | Provincial Highway | <input type="radio"/> |
| Municipally owned & operated sanitary sewage system | <input checked="" type="radio"/> | Municipal Road | <input type="radio"/> |
| Lake | <input type="radio"/> | Maintained Yearly | <input checked="" type="radio"/> |
| Individual Well | <input type="radio"/> | Maintained Seasonal | <input type="radio"/> |
| Communal Well | <input type="radio"/> | Right-of-way | <input type="radio"/> |
| Individual Septic System | <input type="radio"/> | Water | <input type="radio"/> |
| Communal Septic System | <input type="radio"/> | If access is by water only, provide parking and docking facilities to be used. | |
| Pit Privy | <input type="radio"/> | | |
| Municipal Sewers/Ditches/Swales | <input type="radio"/> | | |

12) Date(s) of construction of all buildings and structures on the subject land, 1990

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

Use(s): Residential Length of time: Since 1990 (34 years)

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

Same as #13 or, _____

15) What is the number of dwelling units on the property? 18

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: (To the left - Multi unit Residential building) (To the right - SFD)

A0113/2024

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

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

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

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

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

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

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Fedmon Rentals Inc (please print all names), the registered owner(s) of the property described as 59 Walford Road

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

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

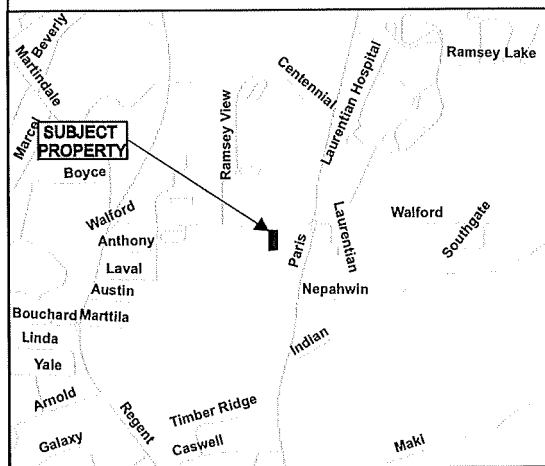
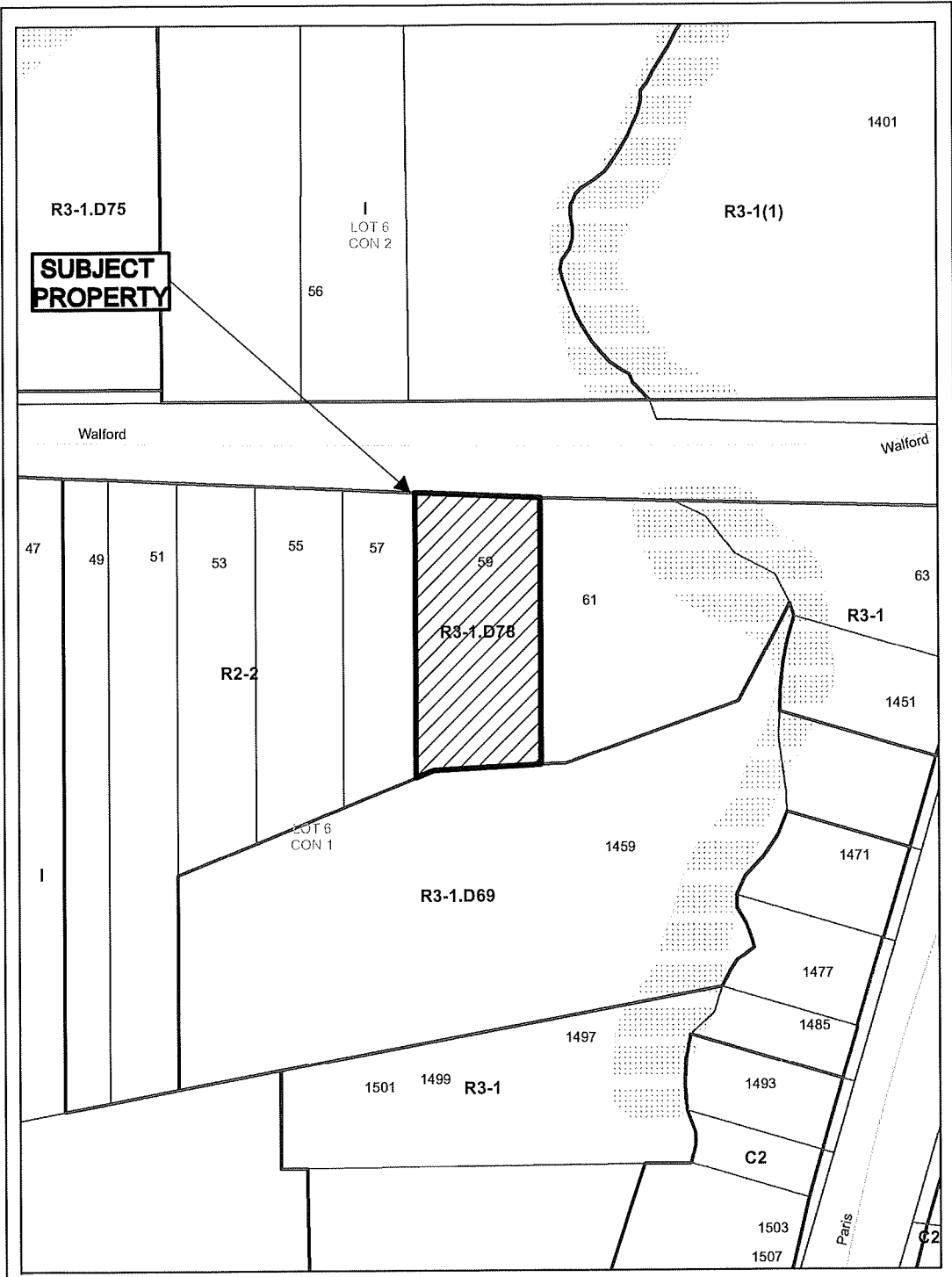
Dated this 22nd day of November, 2024

Michelle Morris
Michelle Morris, Nov 22, 2024 15:31 EST
(witness)

Denis Montini
Denis Montini, Nov 22, 2024 15:30 EST
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: Denis Montini
*I have authority to bind the Corporation

AM 23/2024



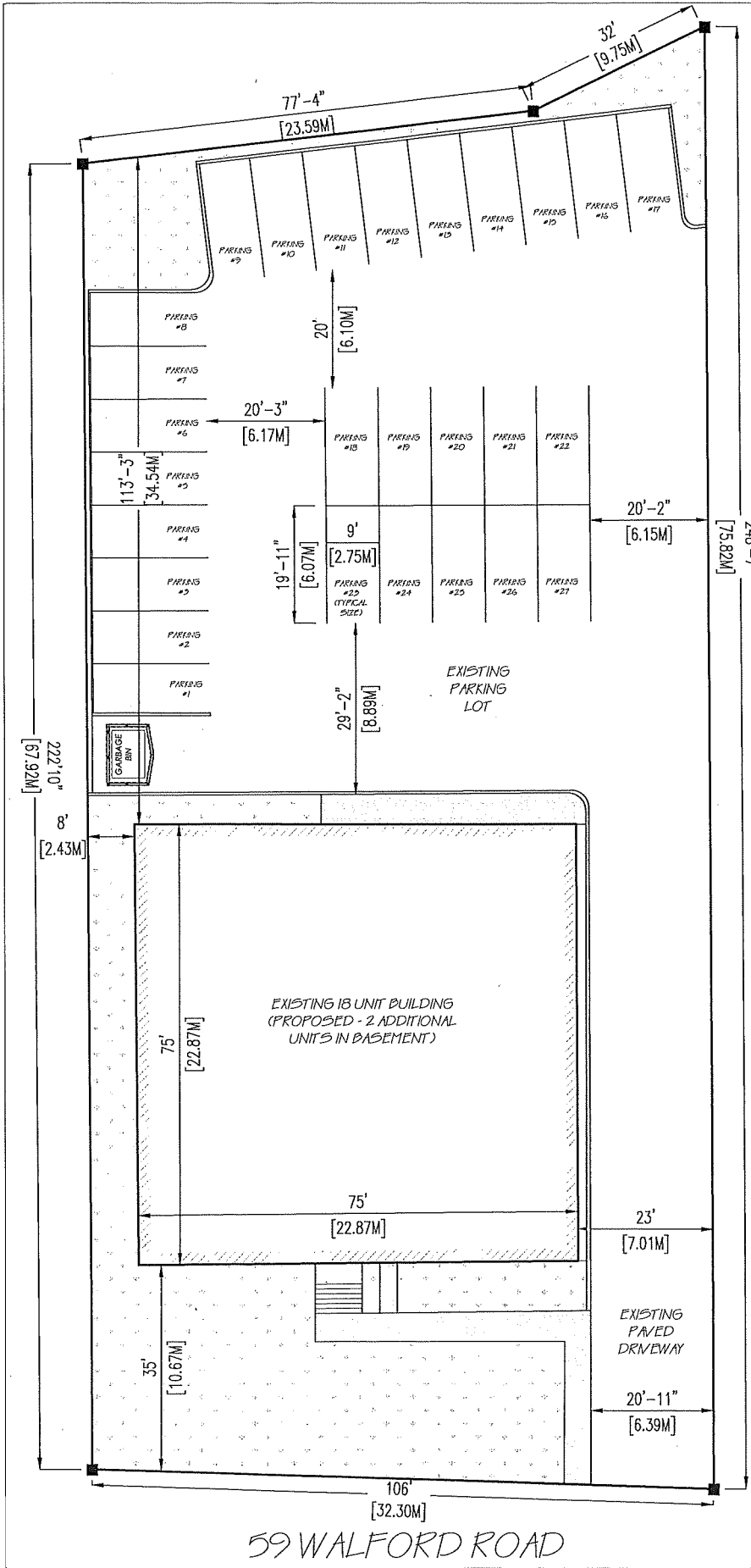
Application for Minor Variance or Permission



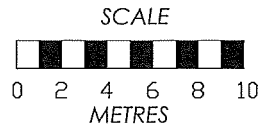
Subject Property being PIN 73595-0227,
 Parcel 21691 SEC SES,
 Part Lot 6, Concession 1,
 Township of McKim,
 59 Walford Road, Sudbury,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

A0113/2024
 Date: 2024 11 26



SITE STATISTICS			
LOT AREA	22835 M ² (22830 SQ. FT.)	LOT AREA PER UNIT	NUMBER OF UNITS
DENSITY-CURRENT ZONING REQUIREMENT	D.7B (78 UNITS PER HECTARE)	128.2 M ² /UNIT	18
DENSITY-PROPOSED ZONING CHANGE	D.8B (88 UNITS PER HECTARE)	113.6 M ² /UNIT	20
PARKING REQUIREMENTS			
NUMBER OF UNITS	NUMBER OF PARKING SPACES REQUIRED	PARKING SPACES PER UNIT	BYLAW PERMITTED REDUCTION
18 (EXISTING)	27 EXISTING PARKING SPACES (APPROVED UNDER BUILDING PERMIT 93-1581)	15 SPACES PER UNIT	
20 (PROPOSED)	38 PARKING SPACES	15 SPACES PER UNIT	S.5.1.1. (10% REDUCTION OF REQUIRED PARKING - ON GOVA ROUTE C3 LESS PARKING SPACES REQUIRED)
20 (PROPOSED)	27 PARKING SPACES -AFTER S.5.1.1. REDUCTION	1.35 SPACES PER UNIT	
NO CHANGE TO NUMBER OF PARKING SPACES ON PROPERTY ONCE S.5.1.1. BYLAW REDUCTION IS APPLIED			

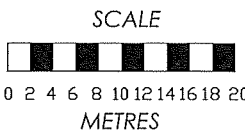
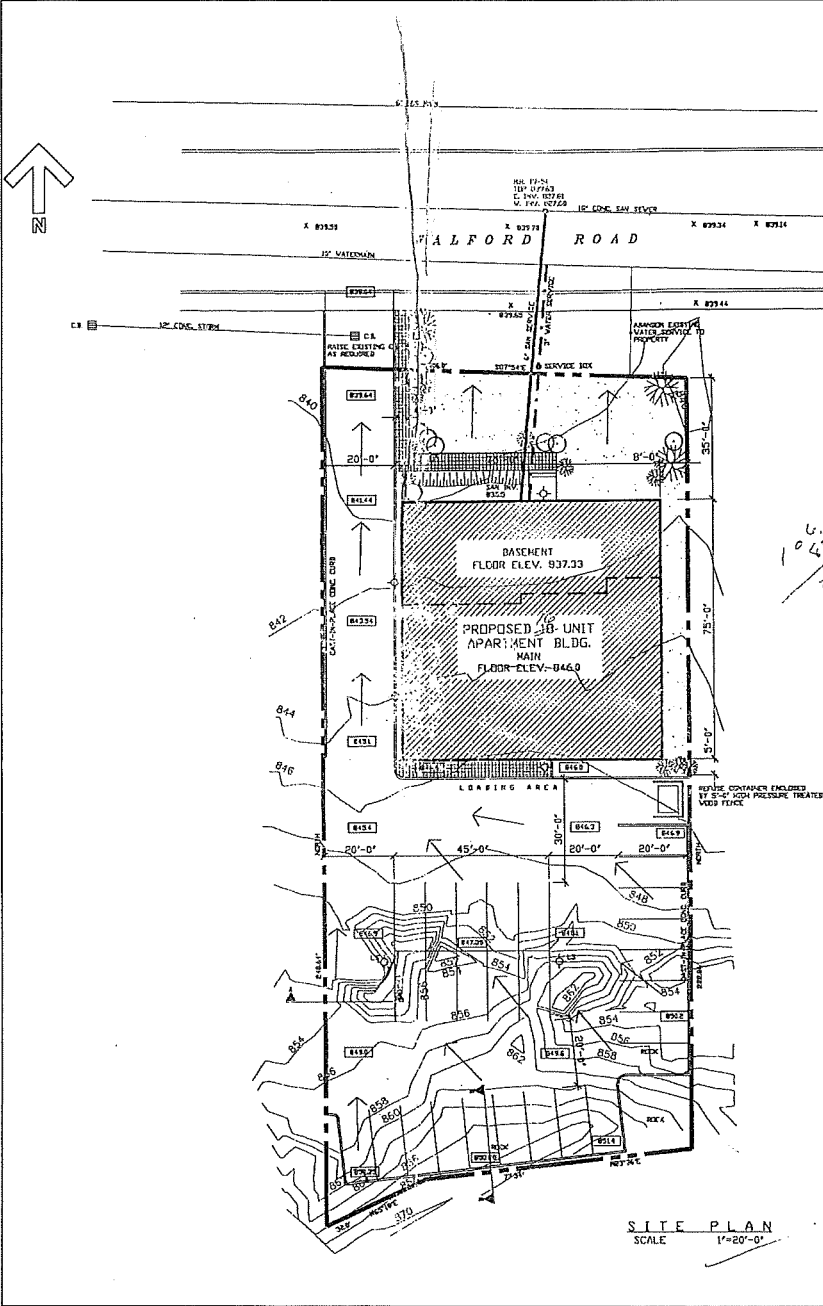


CR Design

PROJECT	CREATE 2 ADDITIONAL DWELLING UNITS	DATE	2024-11-22
ADDRESS	59 WALFORD ROAD, SUDBURY	SCALE	1:100
SHEET	Site Plan	DATE	2024-11-22
		BY	SP1

Nov 13/2024
Sketch 2


59 WALFORD ROAD



CR Design

NO. 2023	DATE	BY
CREATE 2 ADDITIONAL DWELLING UNITS	05/01/2024	SP2
59 WALFORD ROAD, SUDBURY		
Original 1990 Approved Site Plan	2024-11-22	SP2

ADD 3/2024
Sketch 3


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

Office Use Only	
2024.01.01	
A 01410084	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

City of Greater Sudbury

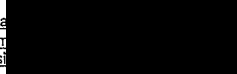
APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,360.00 (includes \$320.00 legal notice fee)
 APPLICATION FEE FOR HEDGEROWS: \$409.00 (includes \$320.00 legal notice fee)
 CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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

PLEASE PRINT: SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Daniel Auger & Holly Pakes Email: 
 Mailing Address: 2321 Hwy 537 Home Phone: _____
 City: Sudbury Ont. Postal Code: P3E4N1 Business Phone: _____
 Fax Phone: _____

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

Name of Agent: _____ Email: _____
 Mailing Address: _____ Home Phone: _____
 Business Phone: _____
 City: _____ Postal Code: _____ Fax Phone: _____

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

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

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

Variance To	By-law Requirement	Proposed	Difference
Height of structure	6.5M	7.47M	0.97m

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

c) Description of Proposal:
Height of storage shed is slightly higher than city by law allowable.

- 5) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
height is required for potential storage items.

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

PIN(s): _____ Township: Cleland
 Lot No.: 7 Concession No.: 4 Parcel(s): 28961
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 2321 Hwy 537 Sudbury ONTARIO P3E4N1

7) Date of acquisition of subject land: April 27, 2018

8) Dimensions of land affected.
 Frontage 288.26 (m) Depth 207.06 (m) Area 17482.4 (m²) Width of Street 15 (m)

9) Particulars of all buildings and structures (if more room is needed, please fill out Schedule A, attached):

	Existing	Proposed
Type of Building/Structure:		
Ground Floor Area:	_____ (m ²)	_____ (m ²)
Gross Floor Area:	_____ (m ²)	_____ (m ²)
No. of storeys:		
Width:	_____ (m)	_____ (m)
Length:	_____ (m)	_____ (m)
Height:	_____ (m)	_____ (m)

See Attached

10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines). If more room is needed, please fill out Schedule B, attached.

	Existing	Proposed
Type of Building/Structure:		
Front:	_____ (m)	_____ (m)
Rear:	_____ (m)	_____ (m)
Side:	_____ (m)	_____ (m)
Side:	_____ (m)	_____ (m)

See Attached

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

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

What type of access to the land?

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

12) Date(s) of construction of all buildings and structures on the subject land: 1970's to current

13) Existing use(s) of the subject property and length of time it / they have continued.
 Use(s): Residential home Length of time: 1970's

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 / Bush

A011412024

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, Daniel Auger & Holly Parkes (please print all names), the registered owner(s) of the property described as 2321 Hwy 531 Sudbury Ont. P3E4N1 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 Holly Parkes (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 November, 2024

Maegan Engler (witness)

Holly Parkes signature of Owner(s) or Signing Officer or Authorized Agent
Print Name: Holly Parkes DAN Auger
*I have authority to bind the Corporation

AD 14/2024

Schedule A

(Additional Building/Structure Dimensions)

9. Particulars of all buildings/structures:

	Existing	Proposed
Type of Building/Structure:	Garage 1	
Ground Floor Area:	64.47 (m ²)	/
Gross Floor Area:	64.47 (m ²)	/
No. of storeys:	1	/
Width:	7.47 (m)	/
Length:	8.63 m (m)	/
Height:	3.90 M (m)	/

	Existing	Proposed
Type of Building/Structure:	House	
Ground Floor Area:	128.25 (m ²)	/
Gross Floor Area:	128.25 (m ²)	/
No. of storeys:	1	/
Width:	7.62 (m)	/
Length:	14.78 (m)	/
Height:	4.90 M (m)	/

	Existing	Proposed
Type of Building/Structure:	DECK	
Ground Floor Area:	58.56 (m ²)	/
Gross Floor Area:	58.56 (m ²)	/
No. of storeys:	1	/
Width:	7.1 M (m)	/
Length:	8 (m)	/
Height:	2.1 M (m)	/

AO 14/2024

Schedule A

(Additional Building/Structure Dimensions)

9. Particulars of all buildings/structures:

Existing		Proposed	
Type of Building/Structure:	Pool House		
Ground Floor Area:	41.40 (m ²)		(m ²)
Gross Floor Area:	41.40 (m ²)		(m ²)
No. of storeys:	1		
Width:	3 M (m)		(m)
Length:	13.8 M (m)		(m)
Height:	3.60 M (m)		(m)

Existing		Proposed	
Type of Building/Structure:	SHED # 1		
Ground Floor Area:	19.38 (m ²)		(m ²)
Gross Floor Area:	19.38 (m ²)		(m ²)
No. of storeys:	1		
Width:	3.1 (m)		(m)
Length:	6.25 (m)		(m)
Height:	3.23 M (m)		(m)

Existing		Proposed	
Type of Building/Structure:	Garage # 2		
Ground Floor Area:	165.80 (m ²)		(m ²)
Gross Floor Area:	165.80 (m ²)		(m ²)
No. of storeys:	1		
Width:	7.32 (m)		(m)
Length:	22.65 (m)		(m)
Height:	3.88 M (m)		(m)

A0114/2024

Schedule A

(Additional Building/Structure Dimensions)

9. Particulars of all buildings/structures:

	Existing	Proposed
Type of Building/Structure:	Garage 3	
Ground Floor Area:	172.90 ^v (m ²)	
Gross Floor Area:	172.90 (m ²)	
No. of storeys:	1	
Width:	23.62 (m)	
Length:	7.32 (m)	
Height:	3.88 M (m)	

	Existing	Proposed
Type of Building/Structure:	Shed # 2	
Ground Floor Area:	72.76 (m ²)	
Gross Floor Area:	72.76 (m ²)	
No. of storeys:	1	
Width:	8.53 (m)	
Length:	8.53 (m)	
Height:	3.76 M (m)	

	Existing	Proposed
Type of Building/Structure:		STORAGE SHED
Ground Floor Area:		202.85 (m ²)
Gross Floor Area:		202.85 (m ²)
No. of storeys:		1
Width:		21.58 (m)
Length:		9.4 (m)
Height:		7.47 m (m)

A0114/2024

Schedule B

(Additional Building/Structure Setbacks)

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
Type of Building/Structure:	Garage 1	
Front:	12.36 m (m)	
Rear:	145.65 m (m)	
Side:	15.67 m (m)	
Side:	236.77 m (m)	

	Existing	Proposed
Type of Building/Structure:	House	
Front:	10.34 (m)	
Rear:	133.30 m (m)	
Side:	32.08 m (m)	
Side:	1216.94 m (m)	

	Existing	Proposed
Type of Building/Structure:	Deck	
Front:	13.34 (m)	
Rear:	135.87 m (m)	
Side:	33.21 m (m)	
Side:	190.33 m (m)	

A0114/2024

Schedule B

(Additional Building/Structure Setbacks)

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
Type of Building/Structure:	Pool House	
Front:	26.42 (m)	
Rear:	115.49 m (m)	
Side:	31.76 m (m)	
Side:	167.05 m (m)	

	Existing	Proposed
Type of Building/Structure:	Shed #1	
Front:	36.88 (m)	
Rear:	117.83 m (m)	
Side:	107.1 m (m)	
Side:	184.24 m (m)	

	Existing	Proposed
Type of Building/Structure:	Garage #2	
Front:	27.68 (m)	
Rear:	1104.89 m (m)	
Side:	42.07 m (m)	
Side:	113.83 m (m)	

AO 114/2024

Schedule B

(Additional Building/Structure Setbacks)

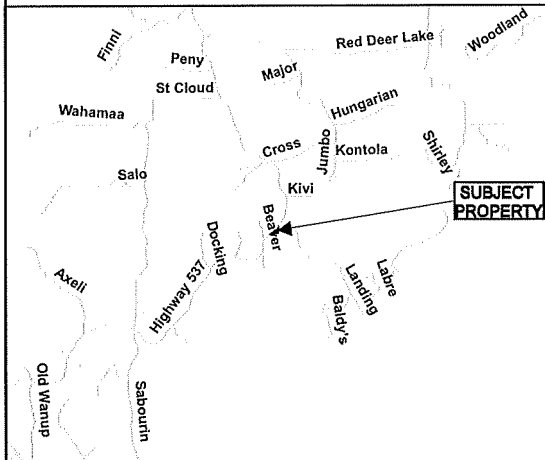
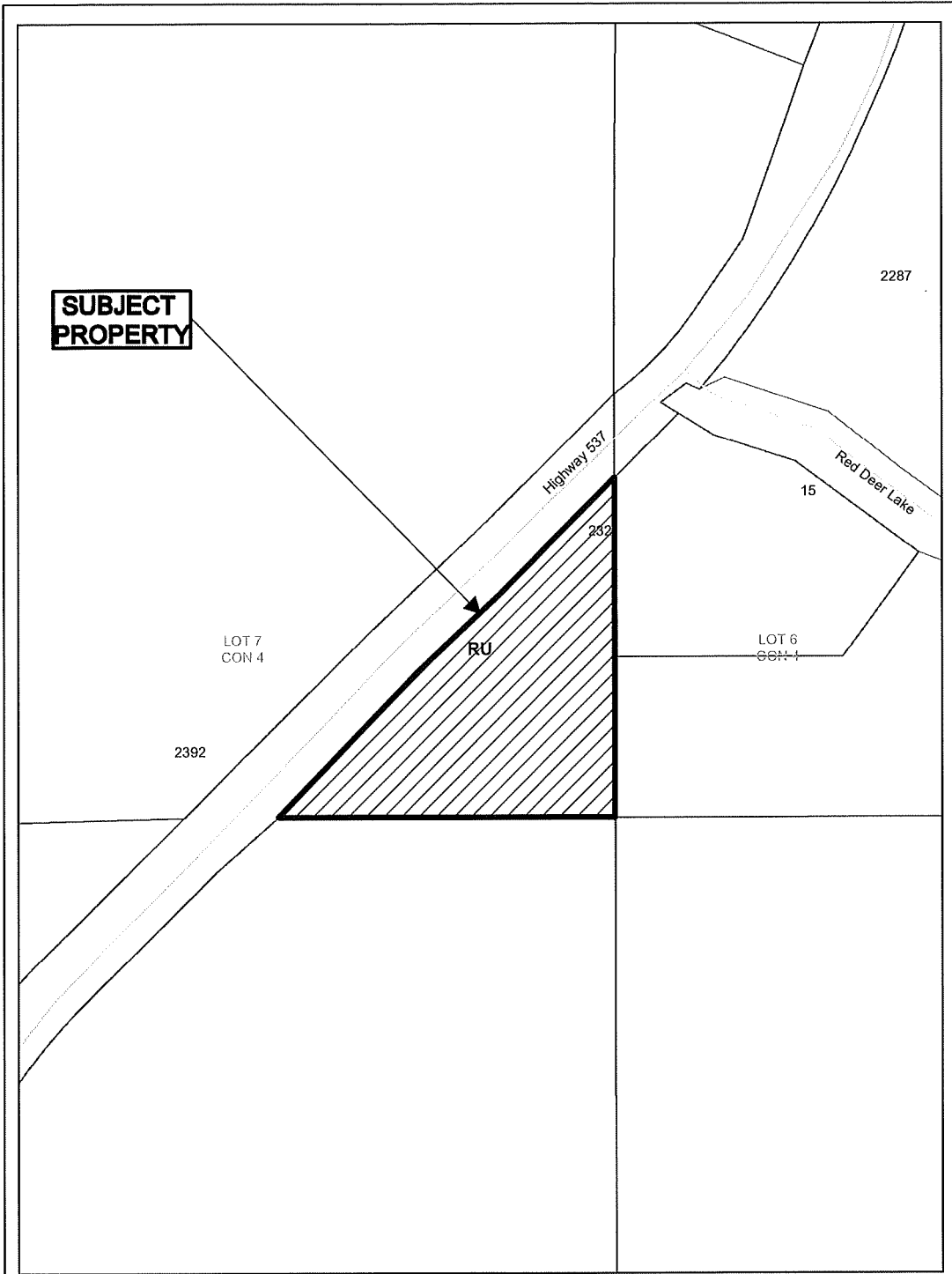
10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines).

	Existing	Proposed
Type of Building/Structure:	Garage #3	
Front:	40.14 (m)	
Rear:	68.83 m (m)	
Side:	35.48 m (m)	
Side:	111.94 m (m)	

	Existing	Proposed
Type of Building/Structure:	SHED # 2	
Front:	22.43 m (m)	
Rear:	104.01 m (m)	
Side:	68.89 m (m)	
Side:	142.99 m (m)	

	Existing	Proposed
Type of Building/Structure:		STORAGE SHED
Front:		35.97 (m)
Rear:		60.2 m (m)
Side:		52.73 (m)
Side:		76.20 (m)

A014/2024



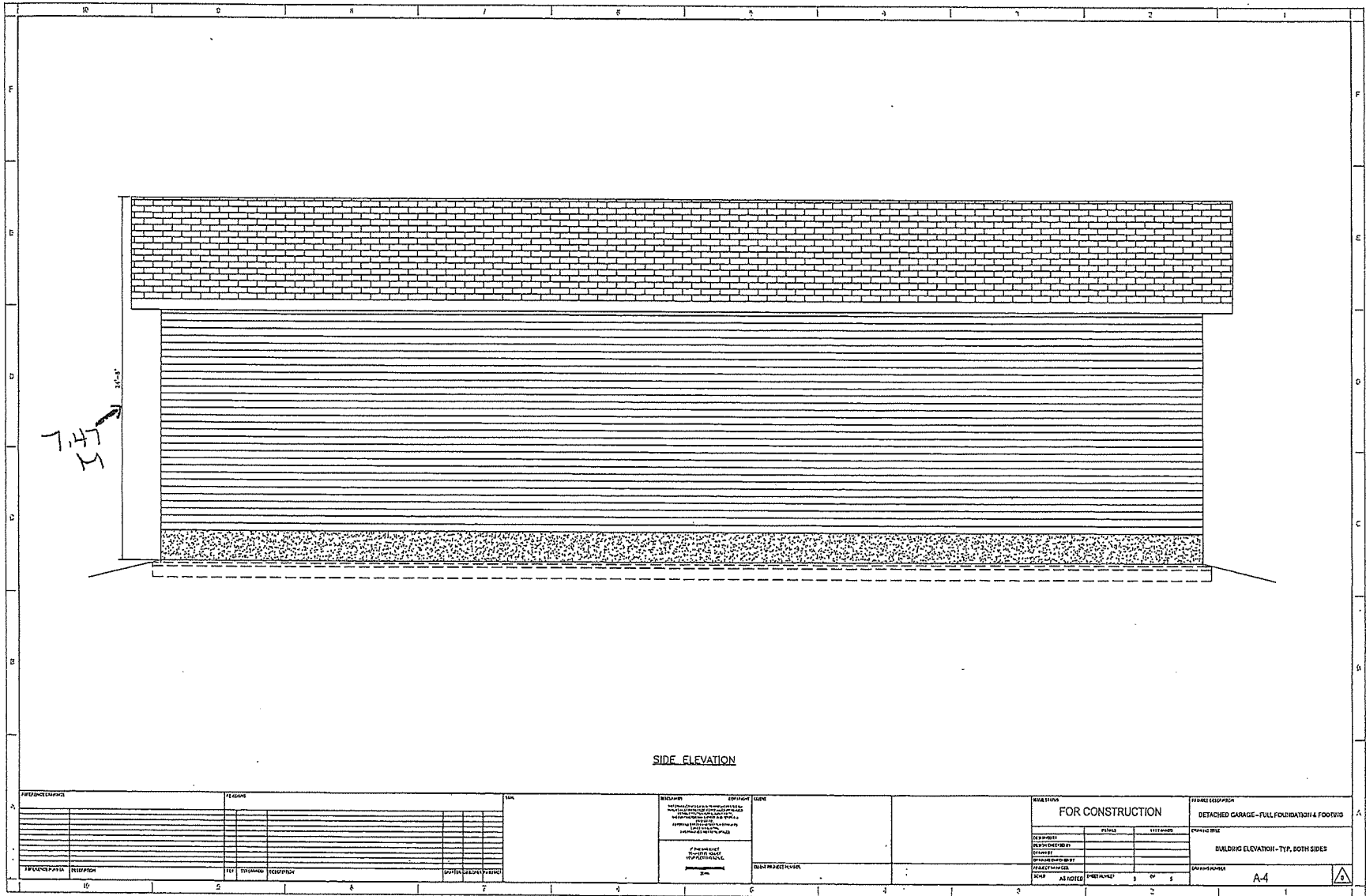
Application for Minor Variance or Permission



Subject Property being PIN 73480-0152, Parcel 28961 SEC SES, Part Lot 7, Concession 4, as in LT189163, except Unit 1 on Expropriation Plan D298, Township of Cleland, 2321 Highway 537, Wahnapiatae, City of Greater Sudbury

Sketch 1, NTS
NDCA

A0114/2024
Date: 2024 11 29



A011412024
 sketch 4

REVISED



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

Office Use Only 2024.01.01	
A0101/2024	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>

NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

City of Greater Sudbury

APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,360.00 (includes \$320.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$409.00 (includes \$320.00 legal notice fee)
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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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): Jennifer Jocko & Brad Lefebvre Email: [Redacted]

Mailing Address: 3978 Ristimaki Road Home: [Redacted]

City: Sudbury Postal Code: Business: [Redacted]

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: Bélanger Salach Architecture Email: [Redacted]

Mailing Address: 255 Larch Street Home: [Redacted]

City: Sudbury Postal Code: P3B 1M2 Business: [Redacted]

Fax Phone:

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

- 3) Current Official Plan designation: Rural Current Zoning By-law designation: RU

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

Variance To	By-law Requirement	Proposed	Difference
4.2.10.3. e) + d)	<30m separation	97m	67m
4.2.10.3 e)	Rear/Interior	Front Yard	---
	Side Yard		

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

- c) Description of Proposal:

To maintain both the existing one storey house and the new one storey house on the property. The existing one storey house is intended to be used as a secondary dwelling (in-law suite or guest house).

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

The Zoning By-law states that a secondary dwelling be no more than 30m from the primary dwelling, though this proposal would see maintaining the existing house as a secondary dwelling unit which is 97m from the new primary dwelling.

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

PIN(s): _____ Township: _____
 Lot No.: _____ Concession No.: _____ Parcel(s): _____
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: _____ Part(s): 2
 Municipal Address or Street(s): 3978 Ristimaki Road

7) Date of acquisition of subject land: June 15, 2023

8) Dimensions of land affected.

Frontage ±656 (m) Depth ±386 (m) Area ±25,625 (m²) Width of Street 6.5 (m)

9) Particulars of all buildings and structures (if more room is needed, please fill out Schedule A, attached):

	Existing	Proposed
Type of Building/Structure:	Secondary Dwelling	Primary Dwelling
Ground Floor Area:	167 (m ²)	587 (m ²)
Gross Floor Area:	167 (m ²)	587 (m ²)
No. of storeys:	1 storey	1 storey
Width:	13.0 (m)	33.0 (m)
Length:	14.0 (m)	16.5 (m)
Height:	6.0 (m)	6.0 (m)

10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines). If more room is needed, please fill out Schedule B, attached.

	Existing	Proposed
Type of Building/Structure:	Secondary Dwelling	Primary Dwelling
Front:	18 (m)	100 (m)
Rear:	330 (m)	205 (m)
Side:	77 (m)	149 (m)
Side:	537 (m)	480 (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. July 24, 2023

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

Use(s): Residential Length of time: _____

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

Same as #13 or, _____

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

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

If "yes", how many? _____

17) Existing uses of abutting properties: Residential

A010112024

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, Jennifer Jocko and Brad Lefebvre (please print all names), the registered owner(s) of the property described as 3978 Ristimaki Road, Sudbury ON

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

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

Dated this 27 day of Spetember, 2024.

[Signature]
(witness)

J. Jocko B. Lefebvre
signature of owner(s) or Signing Officer of Authorized Agent

Print Name: Jennifer Jocko & Brad Lefebvre
*I have authority to bind the Corporation

AO 10/1/2024

Schedule A

(Additional Building/Structure Dimensions)

9. Particulars of all buildings/structures:

	Existing	Proposed
Type of Building/Structure: <u>Shed A</u>		
Ground Floor Area: <u>23</u>	<u>(m²)</u>	<u>(m²)</u>
Gross Floor Area: <u>28</u>	<u>(m²)</u>	<u>(m²)</u>
No. of storeys: <u>1</u>		
Width: <u>4.4</u>	<u>(m)</u>	<u>(m)</u>
Length: <u>6.4</u>	<u>(m)</u>	<u>(m)</u>
Height: <u>2.7</u>	<u>(m)</u>	<u>(m)</u>

	Existing	Proposed
Type of Building/Structure: <u>Shed B</u>		
Ground Floor Area: <u>23</u>	<u>(m²)</u>	<u>(m²)</u>
Gross Floor Area: <u>28</u>	<u>(m²)</u>	<u>(m²)</u>
No. of storeys: <u>1</u>		
Width: <u>5.0</u>	<u>(m)</u>	<u>(m)</u>
Length: <u>5.6</u>	<u>(m)</u>	<u>(m)</u>
Height: <u>3.6</u>	<u>(m)</u>	<u>(m)</u>

	Existing	Proposed
Type of Building/Structure: <u>Shed C</u>		
Ground Floor Area: <u>39</u>	<u>(m²)</u>	<u>(m²)</u>
Gross Floor Area: <u>39</u>	<u>(m²)</u>	<u>(m²)</u>
No. of storeys: <u>1</u>		
Width: <u>6.4</u>	<u>(m)</u>	<u>(m)</u>
Length: <u>7.2</u>	<u>(m)</u>	<u>(m)</u>
Height: <u>2.7</u>	<u>(m)</u>	<u>(m)</u>

	Existing	Proposed
Type of Building/Structure: _____ <u>Garage</u>		
Ground Floor Area: _____	<u>(m²) 149</u>	<u>(m²)</u>
Gross Floor Area: _____	<u>(m²) 149</u>	<u>(m²)</u>
No. of storeys: _____	<u>1</u>	
Width: _____	<u>(m) 9.5</u>	<u>(m)</u>
Length: _____	<u>(m) 15.6</u>	<u>(m)</u>
Height: _____	<u>(m) 6.3</u>	<u>(m)</u>

A0101/2024

Schedule B

(Additional Building/Structure Setbacks)

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

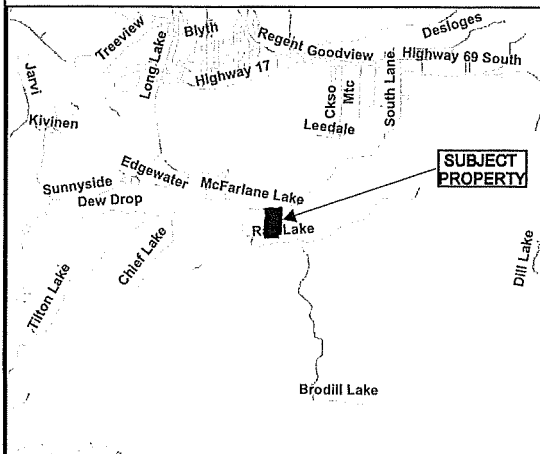
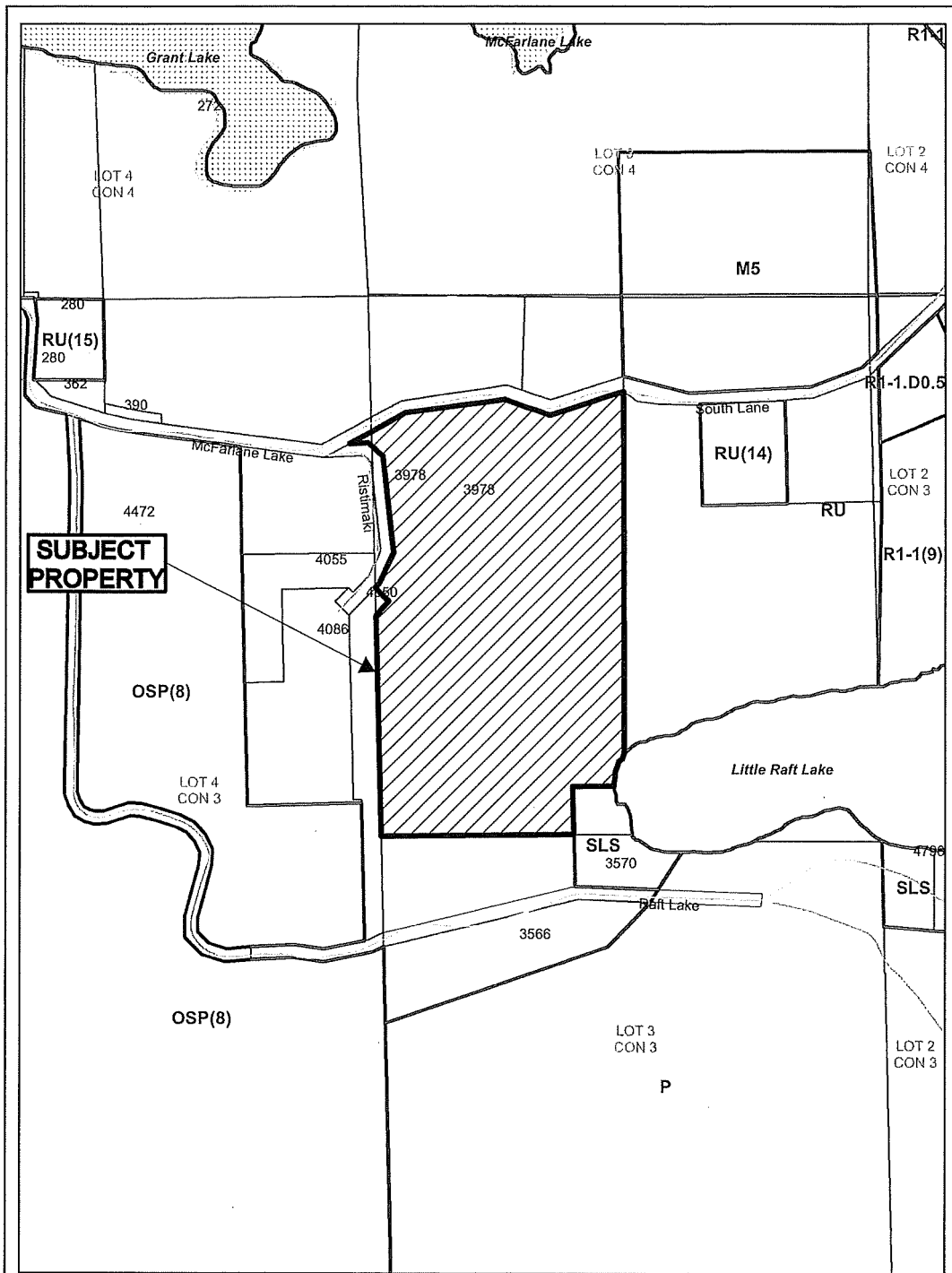
	Existing	Proposed
Type of Building/Structure: <u>Shed A</u>		
Front: <u>30</u>	<u>(m)</u>	<u>(m)</u>
Rear: <u>32</u>	<u>(m)</u>	<u>(m)</u>
Side: <u>62</u>	<u>(m)</u>	<u>(m)</u>
Side: <u>572</u>	<u>(m)</u>	<u>(m)</u>

	Existing	Proposed
Type of Building/Structure: <u>Shed B</u>		
Front: <u>34</u>	<u>(m)</u>	<u>(m)</u>
Rear: <u>326</u>	<u>(m)</u>	<u>(m)</u>
Side: <u>69</u>	<u>(m)</u>	<u>(m)</u>
Side: <u>567</u>	<u>(m)</u>	<u>(m)</u>

	Existing	Proposed
Type of Building/Structure: <u>Shed C</u>		
Front: <u>62</u>	<u>(m)</u>	<u>(m)</u>
Rear: <u>293</u>	<u>(m)</u>	<u>(m)</u>
Side: <u>104</u>	<u>(m)</u>	<u>(m)</u>
Side: <u>536</u>	<u>(m)</u>	<u>(m)</u>

	Existing	Proposed
Type of Building/Structure: _____ <u>Garage</u>		
Front: _____	<u>(m) 100</u>	<u>(m)</u>
Rear: _____	<u>(m) 241</u>	<u>(m)</u>
Side: _____	<u>(m) 163</u>	<u>(m)</u>
Side: _____	<u>(m) 480</u>	<u>(m)</u>

A0101/2024



Application for Minor Variance or Permission



Subject Property being PIN 73477-0308,
 Parts 2 and 6 on Plan 53R-21845,
 Part Lots 3 and 4, Concession 3,
 Township of Broder,
 3978 Ristimaki Road, Sudbury,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

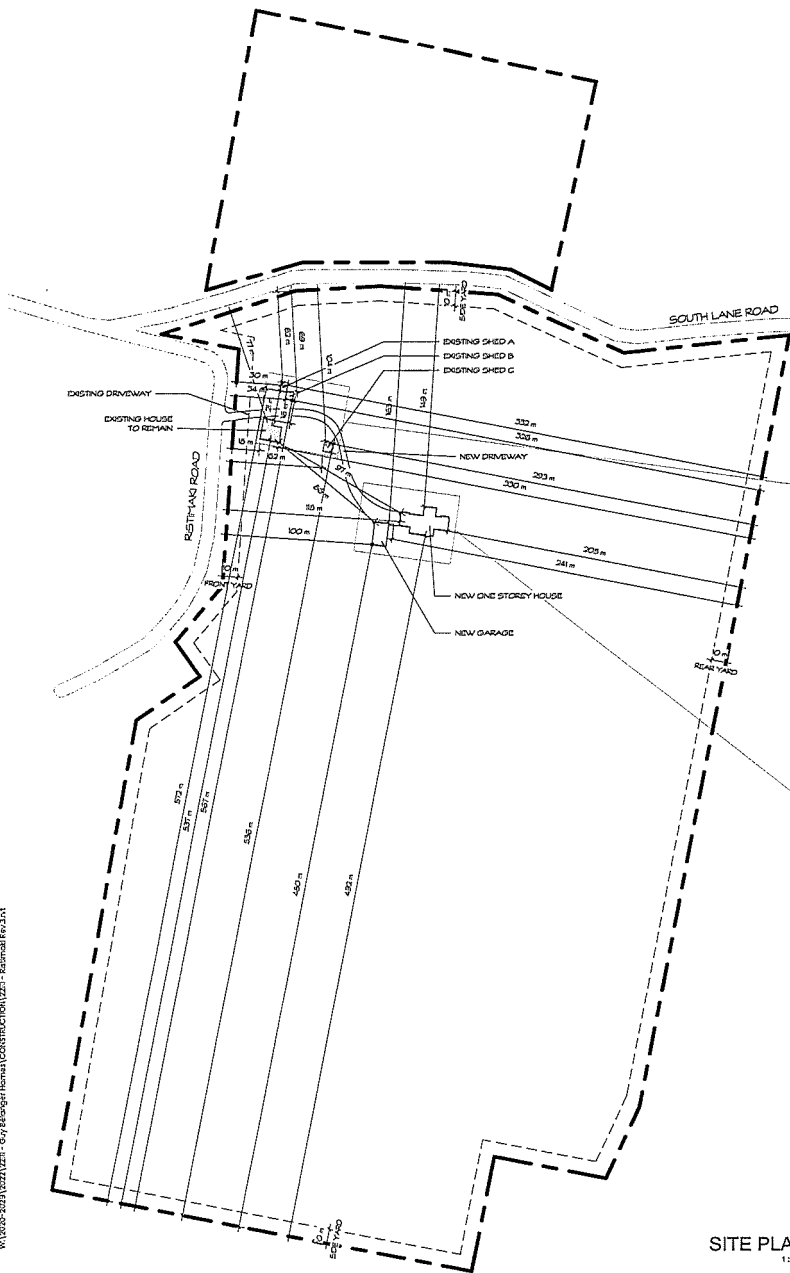
A0101/2024
 Date: 2024 10 21

SITE PLAN DATA

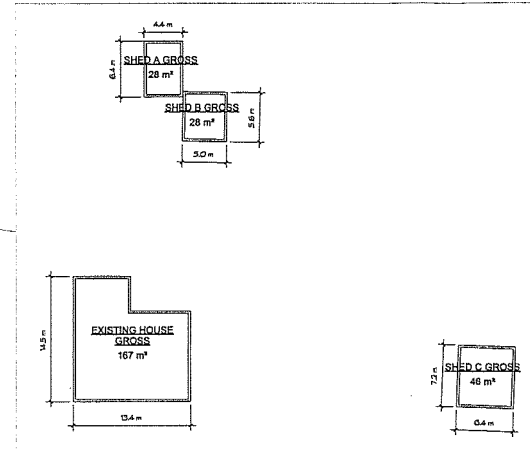
GEOGRAPHIC TOWNSHIP OF BADDER
CITY OF GREATER SUDBURY

ZONING RU
USE OF BUILDING RESIDENTIAL

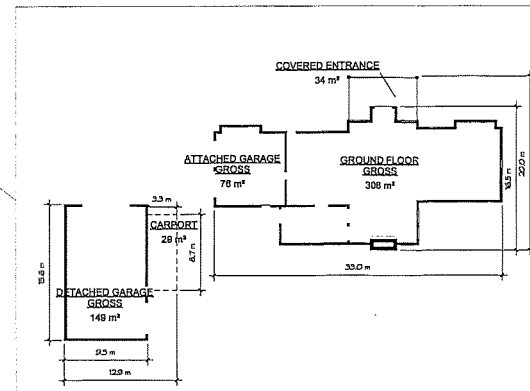
	EXISTING	PROPOSED	TOTAL
SITE DEVELOPMENT	332 sqm	408 sqm	570 sqm
BUILDING COVERAGE	0.0%	1.0%	2.2%
GROSS FLOOR AREA	152 sqm	410 sqm	570 sqm
BUILDING HEIGHT	1 storey (5m)	1 storey (5m)	1 storey (5m)
FRONT YARD SETBACK	10.0 m	10 m	10 m
SIDE YARD SETBACK	10.0 m	10.0 m / 237 m	10.0 m / 237 m
REAR YARD SETBACK	10.0 m	330 m	205 m
BUILDING SEPARATION	> 5.0 m		57.0 m



SITE PLAN
1:1500



GROSS BUILDING EXISTING AREA PLAN
1:250



GROSS BUILDING AREA PLAN
1:250

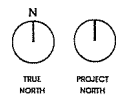
RISTIMAKI ROAD
RESIDENCE

3878 Ristimaki Rd,
Sudbury, ON

Issued to Reflect
Existing House

REVISIONS

NO.	DESCRIPTION	DATE
1	Issued for Construction	03-29-20
2	Revision 1	05-17-202
3	Revision 2	08-09-20
4	Revision 3	08-09-20
5	Issued to Reflect Existing House	08-19-202
6	Re-issued to Reflect Existing House	11-03-202



CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ZONING BY-LAW AND THE SUBDIVISION ACT AND THE PROCEEDINGS OF THE MUNICIPAL COUNCIL OF THE CITY OF SUDBURY.

THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS INFORMATION.

PROJECT NO. 2311
DRAWN BY JS
CHECKED BY TK

SCALE As Indicated

Site Plan

A-1.0

REVISED
A0101/2024
Sketch 2