

Tom Davies Square  
200 Brady St

Wednesday, February 1, 2023

**PUBLIC HEARINGS****A0001/2023****TRACY GAGNON**

Ward: 5

PIN 73501 1313, Parcel 40243 SEC SES SRO, Survey Plan 53R-5909 Part(s) 1, Lot(s) Part 1, Subdivision M-389, Lot Part 7, Concession 6, Township of Blezard, 3025 Leo Avenue, Val Caron, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, Subsection 4.2.5, Table 4.1 and Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, firstly, to permit an existing opaque fence 2.13m in height providing a front yard setback of 0.3m, where fences more than 1.0m in height are not permitted in the required front yard and where any portion of a fence above 2.0m in height shall not be opaque; and secondly, to permit two existing sheds providing a front yard setback of 5.68m and 1.96m, where accessory buildings and structures are not permitted within the minimum front yard setback of 6.0m.

PREVIOUSLY SUBJECT TO MINOR VARIANCE A232/91 (SEP 9/91) AND B143/75 (MAY 12/75)

**A0002/2023****SARAH DICKIESON  
JAMES DICKIESON**

Ward: 2

PIN 73377 0670, Parcel 23253 SEC SWS SRO, Lot(s) 633, Subdivision M-924, Lot Part 6, Concession 6, Township of Waters, 275 Birch Street, Lively, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, Table 4.1 and Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a two-storey addition at the rear of the existing single detached dwelling providing a minimum corner side yard setback of 3.48m with eaves encroaching 0.45m into the proposed 3.48m corner side yard setback, where 4.5m is required and where eaves may encroach 1.2m into the required corner side yard, but not closer than 0.6m to the lot line.

**A0003/2023****DANIELLE GIGNAC  
RICHARD LABRANCHE**

Ward: 7

PIN 73513-0086, Parcel 12172 SEC SES, Part Summer Resort location 35 MacLennan in Lake Wahnapiatae as in LT68527, Part Lot 35, Plan M-137, Part 2 on Plan 53R-9630, Part Lot 6, Concession 5, Township of MacLennan, 62 Silverbirch Crescent, Skead, [2010-100Z, R1-1 (Low Density Residential One)]

For relief from Part 4, Section 4.3 and Section 4.41, subsections 4.41.2, 4.41.3 and 4.41.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of multiple additions on the front and rear of the existing single detached dwelling including covered decks, a mud room and attached garage providing, firstly, 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, secondly, a 17.738m setback from the high water mark of a lake or river, where no person shall erect any residential building closer than 30.0m to the high water mark of a lake or a river, and thirdly, to be 17.738m setback from the high water mark of a lake or a river, where only the accessory structures as set out in subsection 4.41.2, boat launches, marine railways, waterlines and heat pump loops are permitted within 20.0m of a high water mark and the area permitted to be cleared of natural vegetation in Section 4.41.3.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B188/95 (JUL 10/95)

**A0004/2023**

**JAMIE CORSI  
PAUL CORSI**

Ward: 2

PIN 73366 0091, Parcel 17977 SEC SWS, Lot Part 11, Concession 1, being Summer Resort Location T.R. 40 as in WP8382, Township of Fairbank, 1946 Fairbank East Road, Whitefish, [2010-100Z, SLS(4)(Seasonal Limited Service)]

For relief from Part 4, Section 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 an accessory building in the form of a boathouse providing a maximum accessory building height of 9.14 m on a residential lot, whereas a maximum accessory building height of 5.0 m on a residential lot is permitted.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION A0019/2021 (Mar 17/21)

**A REMINDER... THE NEXT SCHEDULED MEETING IS  
THURSDAY, FEBRUARY 23, 2023**



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

## City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Tracy Gagnon Email: [REDACTED]  
Mailing Address: 3025 Leo Ave Home: [REDACTED]  
City: Val Caron Postal Code: P3N-1C2 Fax Phone: [REDACTED]

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

Name of Agent: Rene Gagnon Email: [REDACTED]  
Mailing Address: 1380 lasalle BLVD Home: [REDACTED]  
City: Val Caron Postal Code: P3N-1C2 Fax Phone: [REDACTED]  
Note: Unless otherwise requested, all communication will be sent to the agent, if any.

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

Name: Caisse Desjardins  
Mailing Address: 1380 lasalle BLVD  
City: Sudbury Postal Code: P3A1Z6

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

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

Variance To	By-law Requirement	Proposed	Difference
Height of fence (OPACULE)	1.00	2.13	1.13
SHED 1	NO ENCROACH	5.68	0.32
SHED 2	" " " "	1.96	4.04
FENCE IN FRONT YARD	NOT PERMITTED	0.30	5.70

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

- c) Description of Proposal: LEAVE FENCE AT 2.13m

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

HAS BEEN THERE FOR 15 YEARS  
PRIVACY BECAUSE OF HOT TUB. ROAD TO THE ARENA IS  
VERY BUSY.

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

PIN(s): 73501-1313 Township: Bleazard  
 Lot No.: 1 Concession No.: 36265 Parcel(s): 40243  
 Subdivision Plan No.: M-389 Lot: 1 Reference Plan No.: 53R-5909 Part(s): 1  
 Municipal Address or Street(s): 3025 Leo AVE Val Caron

- 7) Date of acquisition of subject land.
- May 1991

- 8) Dimensions of land affected.

Frontage 25.42 (m) Depth 27.42 (m) Area 695.96 (m<sup>2</sup>) Width of Street (m)

- 9) Particulars of all buildings:

	Existing				Proposed	
Ground Floor Area:	<u>15.9</u>	<u>3.3</u>	<u>15.9</u>	<u>3.3</u>		
Gross Floor Area:						
No. of storeys:	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>		
Width:	<u>7.3</u>	<u>6.1</u>	<u>2.4</u>	<u>1.8</u>		
Length:	<u>12.2</u>	<u>6.1</u>	<u>3.1</u>	<u>1.8</u>		
Height:	<u>4.5</u>	<u>4.0</u>	<u>2.1</u>	<u>2.4</u>		

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

	Existing				Proposed	
Front:	<u>8.9</u>	<u>16.8</u>	<u>10.5</u>	<u>21.2</u>		
Rear:	<u>9</u>	<u>1.22</u>	<u>11.9</u>	<u>2.28</u>		
Side:	<u>6.9</u>	<u>1.22</u>	<u>5.4</u>	<u>1.96</u>		
Side:	<u>8.1</u>	<u>19.5</u>	<u>18.4</u>	<u>23.3</u>		

*Please see attached Schedule A.*

- 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-1976, Garage-1997, 6x6 shed-1994, 8x8 steel shed-2012, deck and fence 2007.

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

Use(s): Home dwelling Length of time: 32 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? 1

- 17) Existing uses of abutting properties:
- Dwellings

A0001/2023

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

If "yes", indicate the application number(s):

or, describe briefly, EVERTROUGHS ON GARAGE

- 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, Tracy Gagnon (please print all names), the registered owner(s) of the property described as 3025 Leo Ave Val Caron in the City of Greater Sudbury;

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

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

#### Authority to Enter Land and Photograph

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

#### Appointment of Authorized Agent

- appoint and authorize René Gagnon (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 1<sup>st</sup> day of December, 20 22

(witness)

Derek Buchanan

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

Print Name: Tracy Gagnon

\*I have authority to bind the Corporation

A0001/2023

INWe, RENE GAGNON (please print all names),  
the registered owner(s) or authorized agent of the property described as 3025 LEO AVE

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

day of

, 20

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

Print Name: RENE GAGNON  
 \*I have authority to bind the Corporation

**FOR OFFICE USE ONLY**

Date of Receipt: Jan 3/23 Hearing Date: Feb 1/23 Received By: S. Pinkerton  
Zoning Designation: R1-5 Resubmission: ☐ Yes ☒ No  
Previous File Number(s): See below  
Previous Hearing Date:  
Notes: A0232/1991 (Sep 9/91)  
B0143/1975 (May 12/75)

A0001/2023

# 10 Schedule A.

	House.	Garage.	shed 1	shed 2
Front	8.08	12.5	5.68	1.96
Rear	6.9	1.22	✓	23 +/-
Side	10.78	1.22	12.07	2.28
Side	7.32	19.1	10 +/-	21.34 +/-

Willing to remove sheds if needed.

W



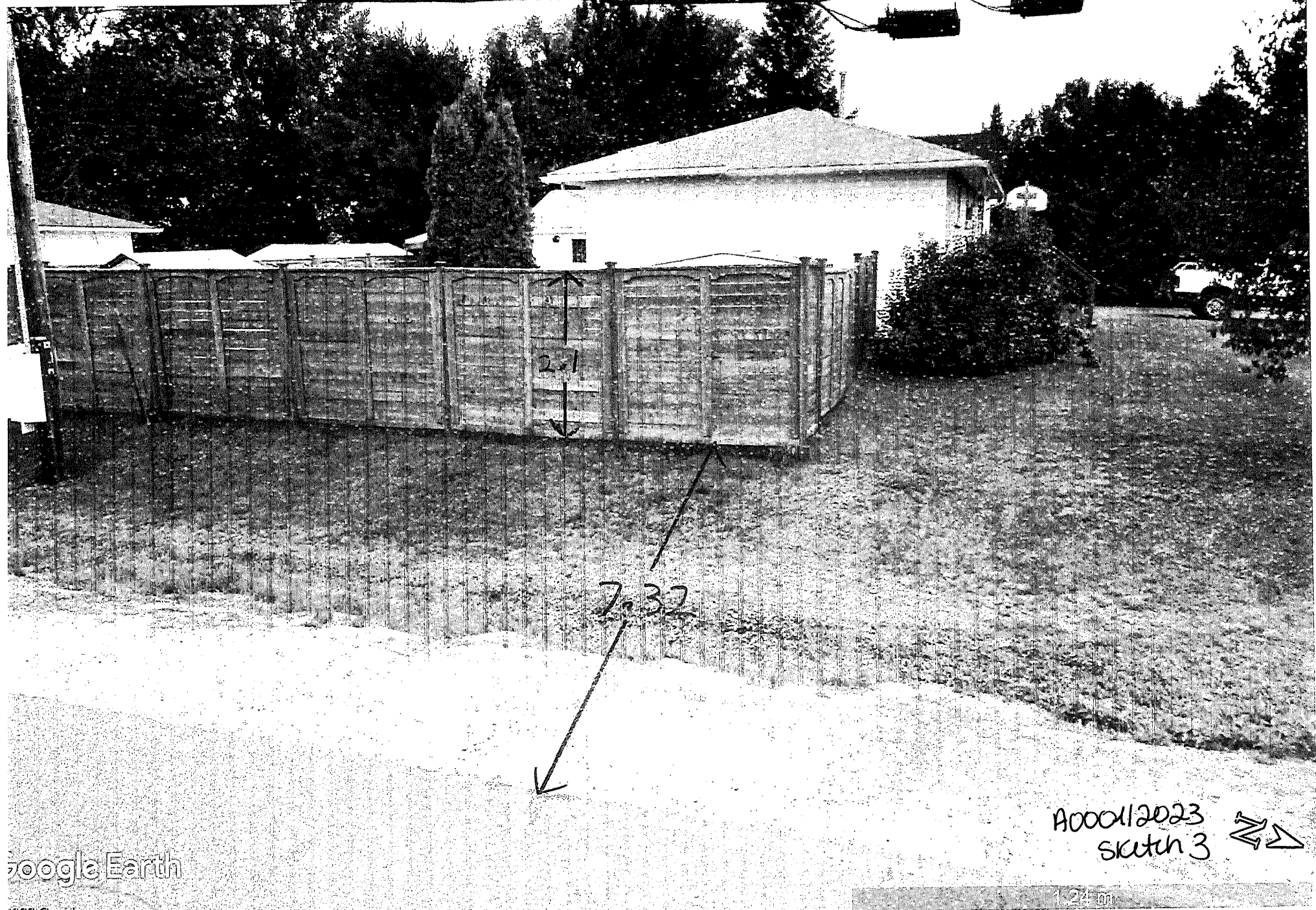




# Untitled Map

Write a description for your map.

Legend



Google Earth

© 2022 Google

A0001/2023  
sketch 3



1.24 m



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

Office Use Only	
2022.01.01	
A0002/2022	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

## City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,025.00 (includes \$245.00 legal notice fee)  
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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): James and Sarah Dickieson Email: [REDACTED]  
Mailing Address: 275 Birch Street Home Phone: [REDACTED]  
City: Lively Postal Code: P3Y 1M8 Business Phone: [REDACTED]  
Fax: [REDACTED]

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

Name of Agent: NONE Email: [REDACTED]  
Mailing Address: [REDACTED] Home Phone: [REDACTED]  
City: [REDACTED] Postal Code: [REDACTED] Business Phone: [REDACTED]  
Fax Phone: [REDACTED]

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

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

Name: NONE  
Mailing Address: [REDACTED]  
City: [REDACTED] Postal Code: [REDACTED]

- 4) Current Official Plan designation: Living Area I Current Zoning By-law designation: R1-5

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

Variance To	By-law Requirement	Proposed	Difference
Reduced Yard Setback (side)	4.57	3.48	1.09

- b) Is there an eave encroachment? ☒ Yes ☐ No If 'Yes', size of eaves: 0.45 (m)

- c) Description of Proposal: Two story addition at the back of our house. Current house is setback 3.48m from the property line at side of house. We want to build addition inline with current house.

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: Existing house built in 1980's setback from property line at side of house less than required. Addition can only be built inline with existing house.

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

PIN(s): 7337-0670 Township: Waters  
 Lot No.: 6 Concession No.: 6 Parcel(s): 2553  
 Subdivision Plan No.: M-924 Lot: 133 Reference Plan No.:  Part(s):   
 Municipal Address or Street(s): 275 Birch St, Lively, ON

- 7) Date of acquisition of subject land.
- November 2011

- ✓ 8) Dimensions of land affected.

Frontage 15.85 (m) Depth 31.08 (m) Area 492.6 (m<sup>2</sup>) Width of Street 11.5 (m)

- ✓ 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>50.32</u> (m <sup>2</sup> )	<u>40.8</u> (m <sup>2</sup> )
Gross Floor Area:	<u>100.64</u> (m <sup>2</sup> )	<u>81.6</u> (m <sup>2</sup> )
No. of storeys:	<u>2</u>	<u>2</u>
Width:	<u>6.8m</u> (m)	<u>6.8</u> (m)
Length:	<u>7.44m</u> (m)	<u>6</u> (m)
Height:	<u>7.62</u> (m)	<u>7.62</u> (m)

(+) Mutual Garage 3.73m by 7.3m

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

	Existing	Proposed
Front:	<u>4.42</u> (m)	<u>N/A</u> (m)
Rear:	<u>17.54</u> (m)	<u>11.45</u> (m)
Side: (South)	<u>3.48m</u> (m)	<u>3.48</u> (m)
Side: (North)	<u>5.6</u> (m)	<u>5.6</u> (m)

Existing Mutual Garage (W) 18.73 (W) 6.5M (S) 12.1m (S) N/A

- 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.

1950's

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

Use(s): Residential Length of time: 1950's

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

Same as #13 ☒ or,

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

One

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

☐ Yes ☒ No

If "yes", how many?

- 17) Existing uses of abutting properties:

Residential

A0002/2023

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

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

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

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

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

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

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

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

#### PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, James and Sarah Dickieson (please print all names), the registered owner(s) of the property described as 275 Birch St, Lively, ON  
in the City of Greater Sudbury:

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

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

##### Authority to Enter Land and Photograph

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

##### Appointment of Authorized Agent

- appoint and authorize James Dickieson (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<sup>th</sup> day of December, 20 22

\*Hedryn Smorhay  
(witness)

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

Print Name: \_\_\_\_\_

\*I have authority to bind the Corporation

A000212023

I/We, James and Sarah Dickerson (please print all names),  
the registered owner(s) or authorized agent of the property described as 275 Birch St Lively ON

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

Dated this 05  
20 day of December January, 2022 23.

Commissioner of Oaths

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

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

Print Name:

\*I have authority to bind the Corporation

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

**FOR OFFICE USE ONLY**

Date of Receipt: Jan. 5/23

Hearing Date: February 1, 2023

Received By: N. Lewis

Zoning Designation: R1-5

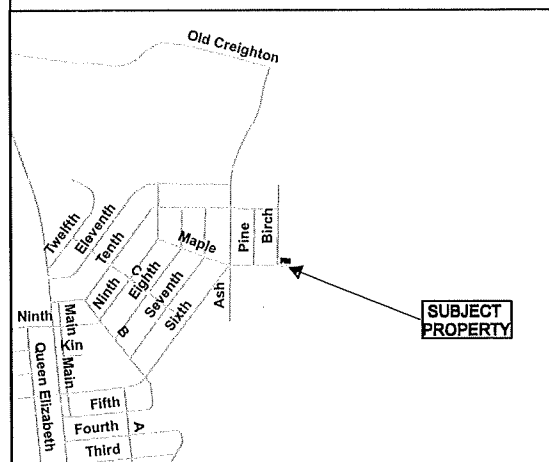
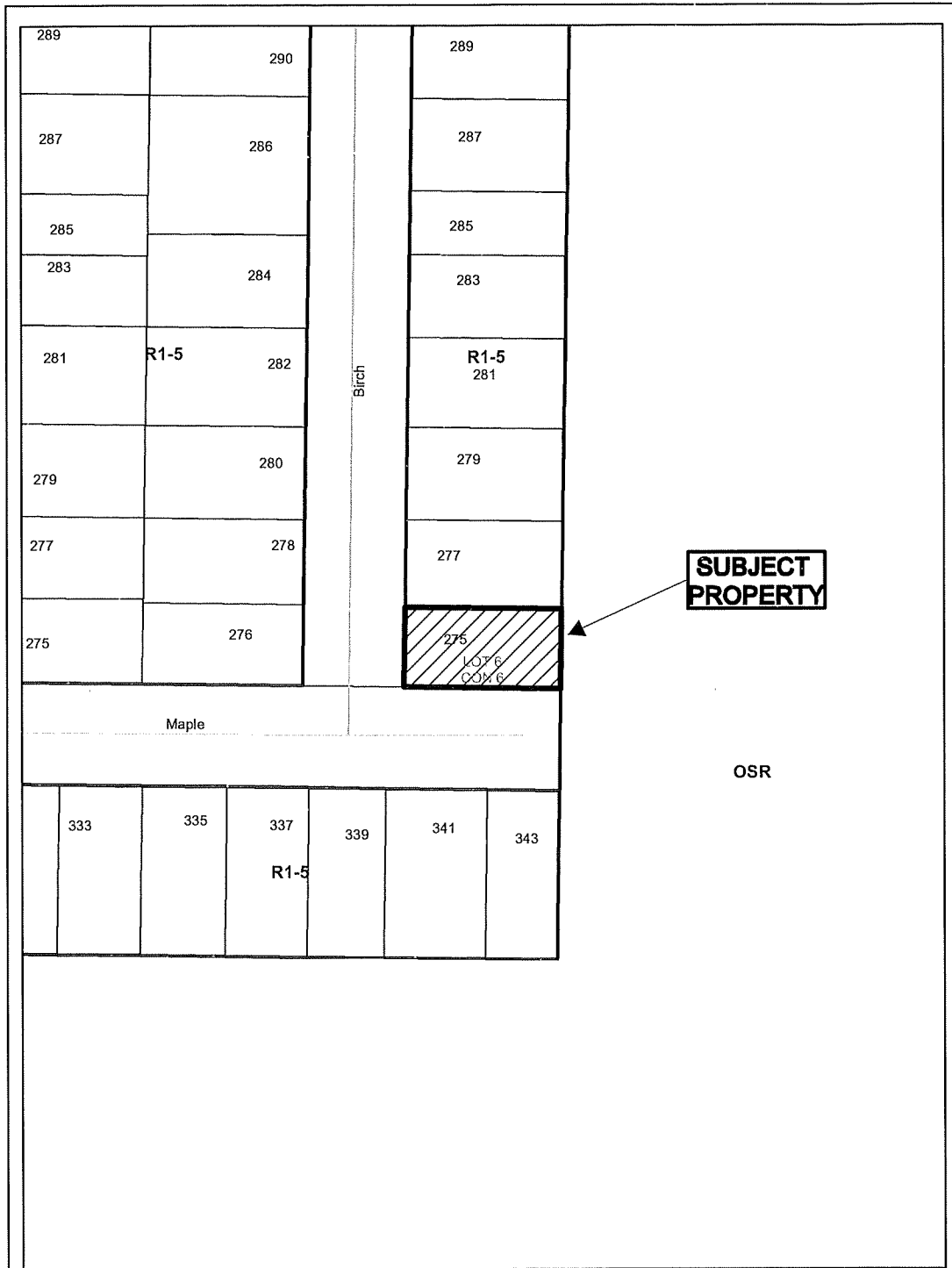
Resubmission: ☐ Yes ☒ No

Previous File Number(s): None

Previous Hearing Date: n/a

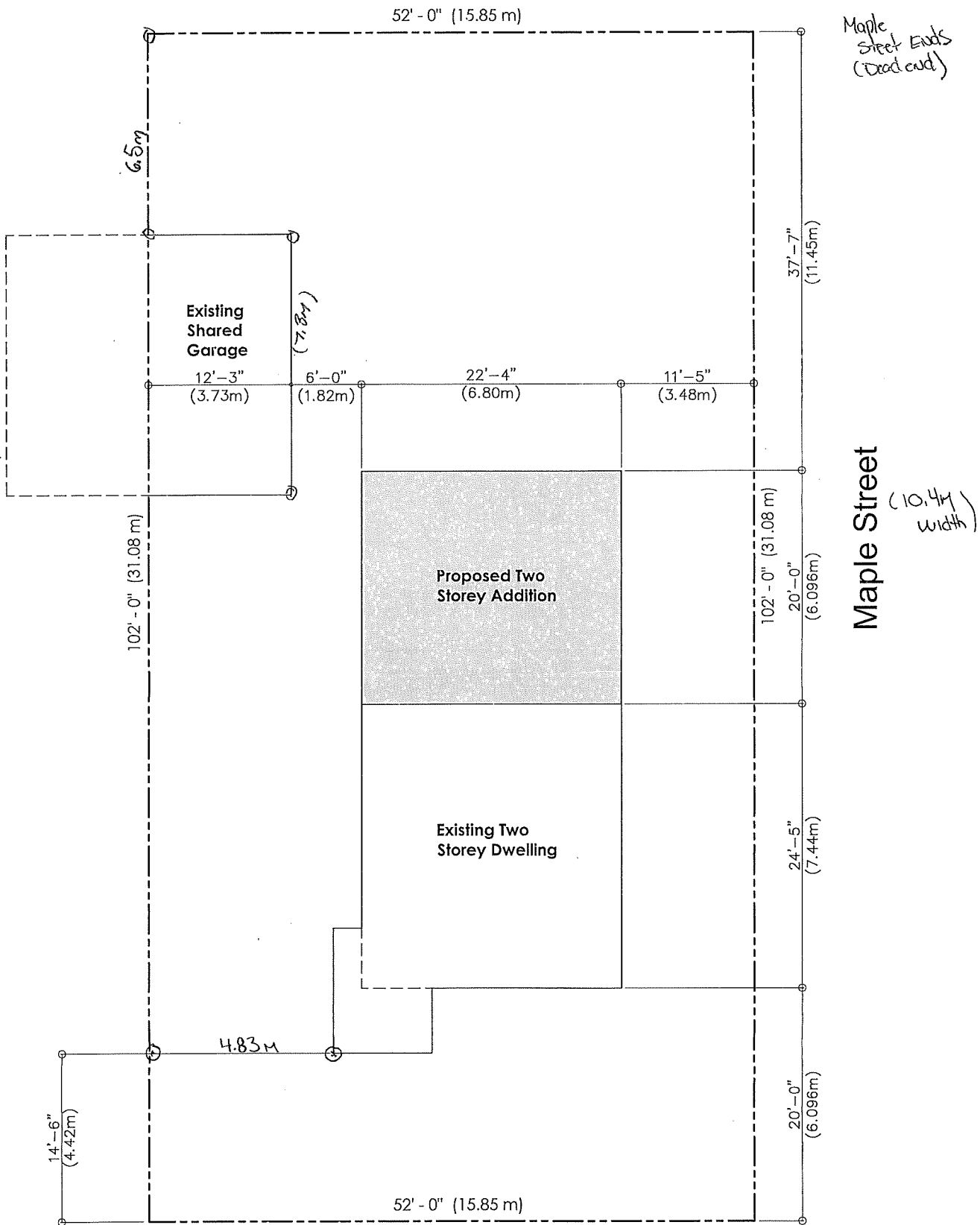
Notes:

10002/2023



<p><b>Application for Minor Variance or Permission</b></p>	
<p>Subject Property, PIN 73377-0670, Parcel 23253 SEC SWS SRO, Lot 633, Plan M-924, Part Lot 6, Concession 6, Township of Waters, 275 Birch Street, Lively, City of Greater Sudbury</p>	
<p>Sketch 1, NTS NDCA</p>	<p>A0002/2023 Date: 2023 01 16</p>

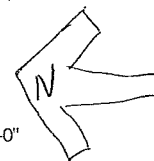




Birch Street  
(11.5 m width of street)

**275 Birch Street**

Site Plan 1/8" = 1'-0"



A0002/2023  
Sketch 2





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

## City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

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

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

### PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Richard Labrante / Danielle Gignac Email: [REDACTED]  
Mailing Address: 62 Silver Birch Crescent Home: [REDACTED]  
City: Sudbury Postal Code: P5M 2Y0 Fax Phone: [REDACTED]

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

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

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

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

Name: Desjardins Lasalle  
Mailing Address: 1380 Lasalle Blvd  
City: Sudbury Postal Code: P3A 1Z6

- 4) Current Official Plan designation: Living Area 2 Current Zoning By-law designation: R1-1

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

Variance To	By-law Requirement	Proposed	Difference
4.3 Access onto assumed road	not permitted	Permit	—
4.4.2 30 m High Water Setback	30.0 m	<del>18.5</del> 17.738	<del>11.27</del> 12.262
4.4.3 20 m shoreline buffer	20.0 m	<del>18.5</del> 17.738	<del>11.27</del> 2.262
4.4.1.1 Shoreline Structures	not permitted	Permit	—

- b) Is there an eave encroachment? ☒ Yes ☐ No If 'Yes', size of eaves: 3.05 (m)

- c) Description of Proposal: Square off front section of home. Re-construct with full basement and 2 storeys with covered deck on first storey and walk-out balcony on 2nd storey. Add Mud Room to back of house and Garage.

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: Eaves on proposed addition will be on shoreline buffer area 2.62 metres.

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

Part Summer Resort Location 735  
 PIN(s): 73513-0086 Township: MacLennan  
 Lot No.: 6 Concession No.: 5 Parcel(s): 12172  
 Subdivision Plan No.: M-137 Lot: 35 Reference Plan No.: 53R-9630 Part(s): 2  
 Municipal Address or Street(s): 62 Silver Birch Crescent, Skead

- 7) Date of acquisition of subject land. July 15/2005

- 8) Dimensions of land affected.

Frontage 47.40 (m) Depth 201.17 (m) Area 9535.45 (m<sup>2</sup>) Width of Street 3.774 (m)

- 9) Particulars of all buildings:

	Existing House	Proposed House
Ground Floor Area:	59.98 (m <sup>2</sup> )	268.80 <del>157.1</del> (m <sup>2</sup> )
Gross Floor Area:	171.84 (m <sup>2</sup> )	476.32 <del>313.3</del> (m <sup>2</sup> )
No. of storeys:	1	2
Width:	11.58 (m)	17.68 (m)
Length:	11.73 (m)	20.27 (m)
Height:	6.1 (m)	11 (m)

see attached for other existing and proposed

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

	Existing house	Proposed house
Front:	0.788 (m)	Setback 17.738 <del>17.738</del> (m)
Rear:	190.04 (m)	176.18 <del>176.18</del> (m)
Side:	19.188 (m)	13.18 (m)
Side:	8.50 (m)	1.9 <del>2.3</del> (m)

Measurements include covered deck & Mudroom

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

What type of access to the land?

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

- 12) Date(s) of construction of all buildings and structures on the subject land. House 1955 shed #1 existing when purchased (unknown) Shed #2 existing unknown shed #3 Existing Portable Garage 2015

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

Use(s): residential home Length of time: 1971 - present

- 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

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

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

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

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

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

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

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

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

#### PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Richard Labranche and Danielle Gignac (please print all names), the registered owner(s) of the property described as 62 Silver Birch Crescent, S. Road, On, P0M 2Y0 in the City of Greater Sudbury:

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

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

#### Authority to Enter Land and Photograph

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

#### Appointment of Authorized Agent

- appoint and authorize Richard Labranche (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 4 day of January, 2023

[Signature]  
(witness)

Richard Labranche & Danielle Gignac  
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: Richard Labranche DANIELLE GIGNAC

\*I have authority to bind the Corporation

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

I/We, Richard Labrecque and Danielle Gignac (please print all names),  
the registered owner(s) or authorized agent of the property described as 62 Silver Birch

Crescent, Shead, Ontario, P0M 2Y0

in the City of Greater Sudbury:

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

Dated this 4 day of January, 20 23

Commissioner of Oaths

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

Richard Labrecque & Danielle Gignac  
Richard Labrecque & Danielle Gignac  
signature of Owner(s) or Signing Officer or Authorized Agent  
(\*where a Corporation)

Print Name: Richard Labrecque & DANIELLE GIGNAC  
\*I have authority to bind the Corporation

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

**FOR OFFICE USE ONLY**

Date of Receipt: January 11/23 Hearing Date: February 1, 2023

Received By: N. Lewis

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

Previous File Number(s): B0188/1995

Previous Hearing Date: July 10, 1995

Notes:

A0003/2023

**Application for minor variances**

**Question #9**

**Particulars of Buildings**

**Existing**

**Shed#1**

3.66 W x 3.66 L x 3.66 H

Gross floor area 13.40 meters

**Existing**

**Shed #2**

4.27 W x 7.62 L x 2.44 H

Cross floor area 32.54 meters

**Existing**

**Shed#3**

2.44 W x 4.88 L x 3.35 H

Gross floor area 11.91 meters

**Existing**

**Portable Garage**

3.66 W x 12.192 L X 3.048 H

Gross floor area 44.62 meters

**Proposed Garage - Garage will be attached to single detached dwelling**  
10.91 W x 12.19 L x 5 meters height  
Gross floor area 132.99 meters

**Question #10 Location of all buildings and structures. Existing and proposed**

**Existing**

**Shed # 1**

Front 47.5 meters, side 5.007 meters, side 24 meters and rear 166 meters

**Existing**

**Shed # 2**

Front 66.19 meters, side 9.71 meters, side 24 meters and rear 147 meters

**Existing**

**Shed # 3**

Front 8.41 meters, side 11.22 meters, side 18.08 meters and rear 191 meters

AUG03/2023

**Existing**

**Portable garage**

Front 91.62 meters, side 4.284 meters, side 31.21 meters and rear 116.86 meters

**HOUSE AND ATTACHED GARAGE**

**Existing**

Front 0.788 meters, side 19.188 meters, side 8.50 meters and rear 190.04 meters

**Proposed** 17.738

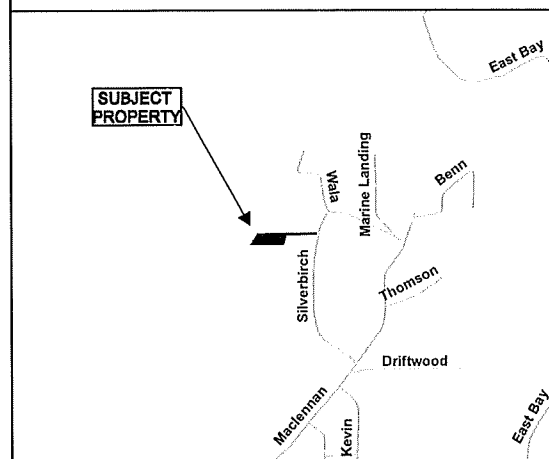
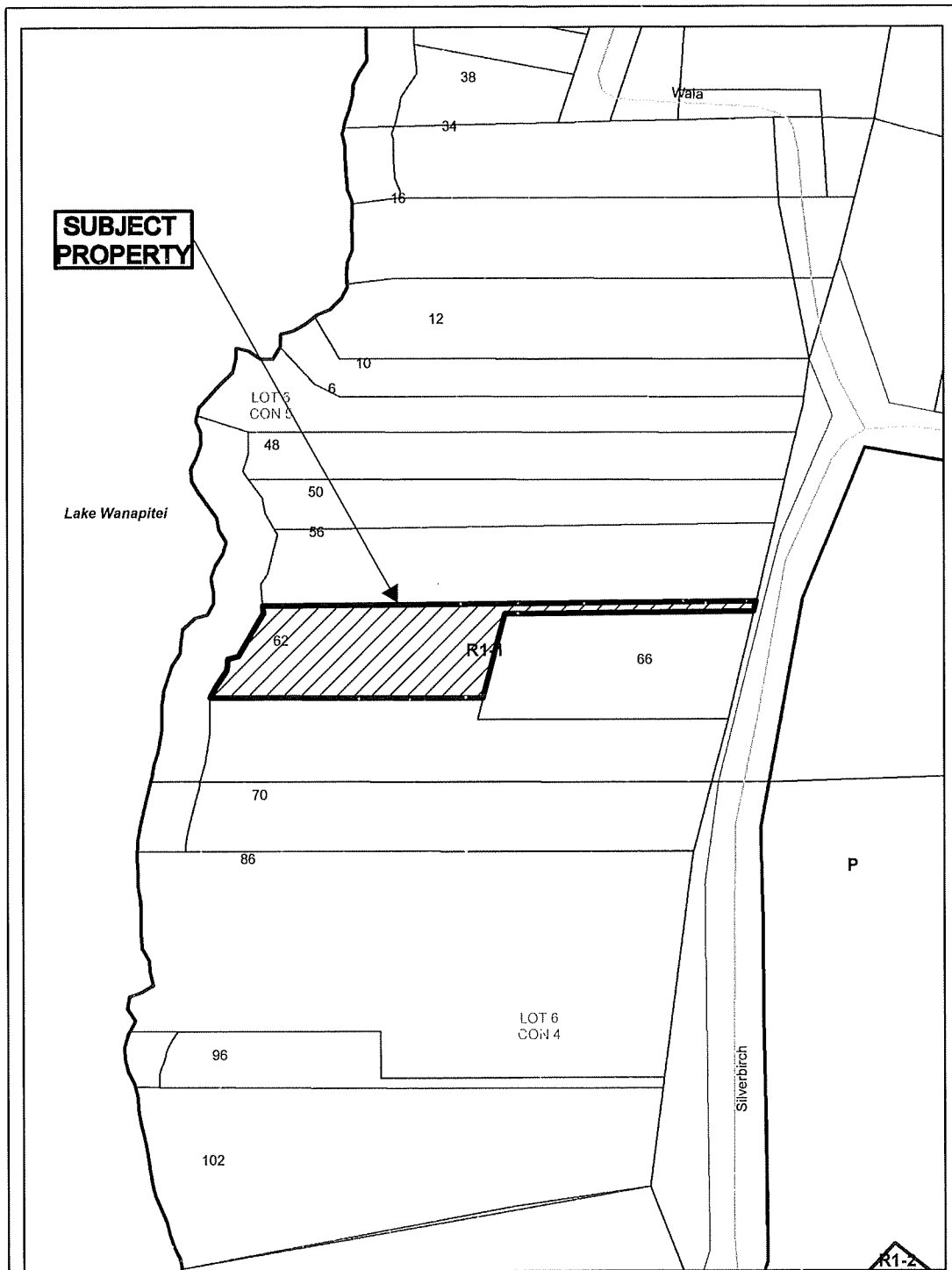
Front setback ~~2.262~~ meters, side 13.18 meters, side ~~8.364~~ 1.9 meters and rear ~~192.44~~ 176.18 meters.

Measurements include covered deck and mudroom.

**Proposed Garage**

Front 19.65 meters, side 1.9 meters, side 21.57 meters and rear 176.18 meters

A0003/2023



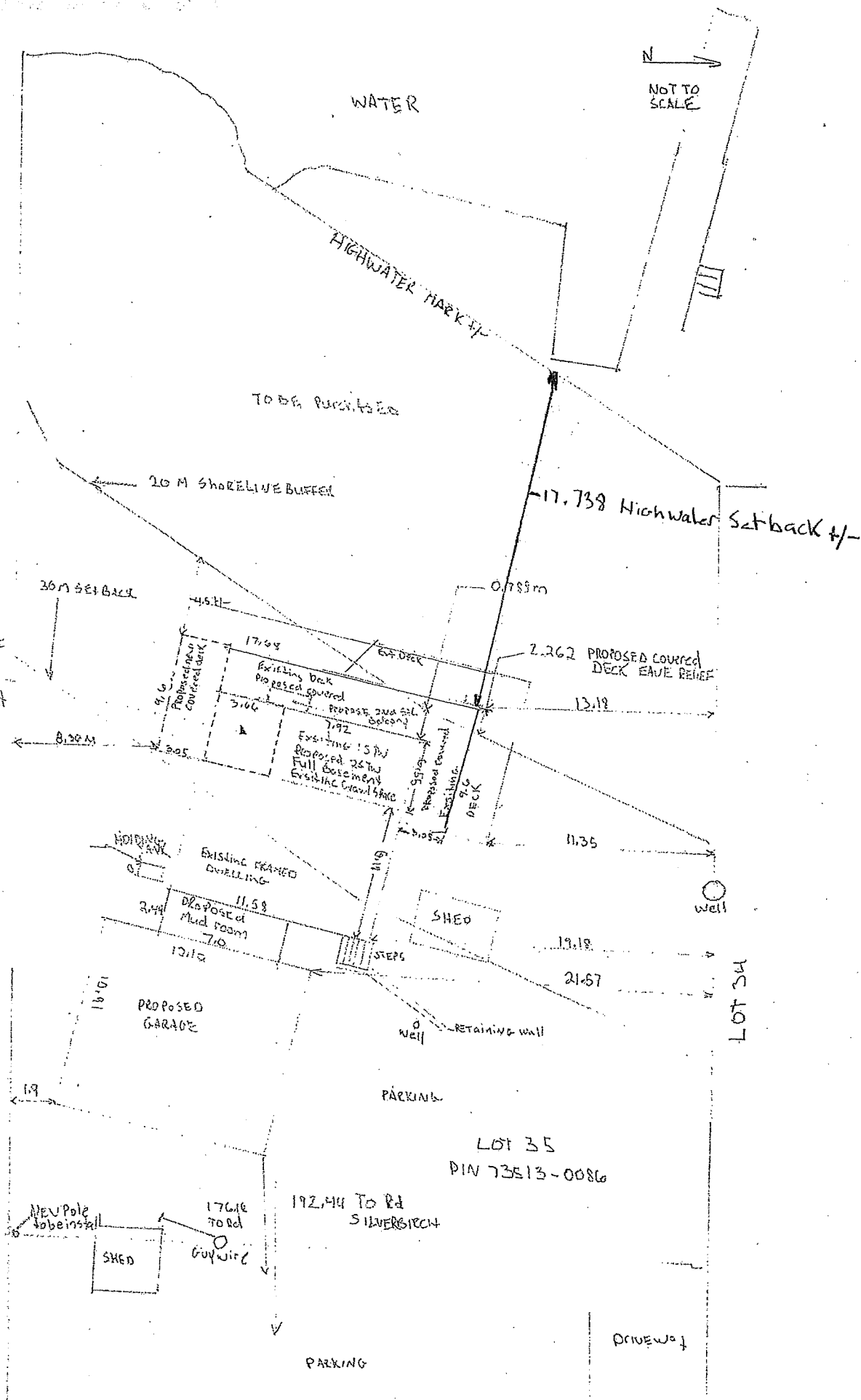
### Application for Minor Variance or Permission

Subject Property,  
PIN 73513-0086, Parcel 12172 SEC SES,  
Part Summer Resort Location 35 MacLennan in  
Lake Wahnapiatae as in LT68527, Part Lot 35,  
Plan M-137, Part 2 on Plan 53R-9630,  
Part Lot 6, Concession 5, Township of MacLennan,  
62 Silverbirch Crescent, Skead,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

A0003/2023  
Date: 2023 01 16

LOT 35  
PIN 73513-0282



A0003/2023  
Sketch 2



TO BE PURCHASED

not to  
scale

- 20 m LINE

### 30 METRE Line

5.147m

Proposed  
2nd Storey  
Balcony

0.788 M

—2.262 PROPOSED EAVE RELIEF

PROPOSED SQUARE  
OFF 2ND ST.  
ADDITION  
with Barcon

PROPOSED Holding time

FRAME DWELL  
Existing

12

Owell

PROPOSED  
GARAGE

PARKING

HYDRO POLE

HYDRO-WIRE

DRIVEWAY

PARKING

203M

-176.57 m

-190A

118 m.

LOT 35

PLAN M-137  
PIN 73513-6080

PORTABLE  
GARAGE

16.859

LOT 35  
NEIGHBOR

PIN  
73513-0995  
Residential

NEW  
FILTER BED  
TO  
BE INSTALLED!

10 M

DRIVEWAY

LOT 34  
Residential

A0003/2023  
Sketch 3



Ministry of Natural Resources and  
Forestry

Northeast Region

3767 Highway 69 South, Suite 5  
Sudbury ON P3G 1E7  
Tel: 705-564-7823  
Fax: 705-564-7879

Ministère des Richesses naturelles et  
des Forêts

Région Nord-est

3767 Route 69 Sud, bureau 5  
Sudbury ON P3G1E7  
Tel: 705-564-7823  
Téléc: 705-564-7879



December 22, 2022

Richard LaBranche  
62 Silverbitch Crescent  
Skead, ON  
P0M 2Y0

**Subject: Letter of Authority for the Purpose of Building Renovations at 62  
Silverbitch Crescent, Lot 6, Con. 5, MacLennan Township; District of  
Sudbury.**

---

The Ministry of Natural Resources and Forestry (MNRF) Sudbury District office wishes to acknowledge your request dated December 5, 2022, proposing to extend the eaves of your current dwelling located on Wahnapiatae Lake in MacLennan Township. Please consider this as your letter of authority to complete the proposed work as per the submitted sketch.

This Letter of Authority does not relieve you from the responsibility of obtaining other authorizations that may be required by other agencies/Ministries.

This Letter of Authority will expire on **December 31, 2023** and will only be valid as long as your application to purchase the Crown Shoreline Reserve fronting the above noted property remains active. Should you require additional time, please contact the Sudbury District office in writing, prior to the expiry date.

If you have any questions and/or concerns, please feel free to contact Dave Bishop at [REDACTED] or by email at [dave.bishop@ontario.ca](mailto:dave.bishop@ontario.ca).

Yours Truly,

*David Bishop*

David Bishop  
IRM Technical Specialist  
Sudbury District  
Ministry of Natural Resources and Forestry

A0003/2023



## Application for Work Permit Part 1

### 1. Applicant Information

Applicant (e. g., landowner, licensee, permittee, etc.) (Cannot be a subcontractor)

Last Name Labranche	First Name Richard	Middle Initial W
Business Telephone Number [REDACTED] ext. [REDACTED]	Residence Telephone Number [REDACTED]	
Mailing Address Unit Number 62	Street Number 62	Street Name Silverbitch Crescent
City/Town Skead	Province Ontario	Postal Code P0M 2Y0

### 2. Site Contractor or Person in Charge

Last Name Labranche	First Name Richard	Middle Initial W
Business Telephone Number [REDACTED] ext. [REDACTED]	Residence Telephone Number [REDACTED]	Radio Contact Available <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailing Address Unit Number 62	Street Number 62	Street Name Silverbrich Crescent
City/Town Skead	Province Ontario	Postal Code P0M 2Y0

### 3. Type of Work Proposed

Indicate and complete the appropriate additional part(s)

☒ Building Construction ☐ Work on Shorelands ☐ Work within a Waterbody ☐ Roads or Trails or Water Crossing

### 4. Location of Work Permit Area

Township, Municipality, Basemap No. or Lot and Concession, Location, Subdivision or Mining Claim or U.T.M. No.

Township MacLennan, Municipality of Sudbury, Lot No 6, Concession No 5, Subdivision plan No M-137

Other (i.e. Waterbody) describe

Wanapitei Lake

Camp Location N/A	Number of Workers on Site 2
----------------------	--------------------------------

### 5. Private Land

Private Lands of - Applicant

☒ Yes ☐ No ☐ Other (specify) \_\_\_\_\_

### 6. Effective Dates (s)

Start Date (yyyy/mm/dd) 2023/06/01	Finish Date (yyyy/mm/dd) 2023/10/31
---------------------------------------	--

### 7. Equipment Information

Equipment to be used (specify)

Excavator and Backhoe

### 8. Signature

Personal Information on this form is collected under the authority of Section 13 of the *Public Lands Act*, R.S.O. 1990 and Ontario Regulation 453/96 as amended and Ontario Regulation 975 as amended, and the information will be used for the purposes of the Act and Regulations. Questions about this information should be directed to the local MNRF office. MNRF office addresses and phone numbers are listed on the reverse of this form. I/We hereby agree to rely solely upon the terms and conditions of the written work permit issued pursuant to this application. Any changes, amendments to the written work permit must be approved in writing by MNRF.

I certify the information given in this application is true.

Signature of Applicant 	Position Owner	Date (yyyy/mm/dd) 2022/11/30
Signature of Contractor (if applicable)	Position	Date (yyyy/mm/dd)
Date Application Received in Office (yyyy/mm/dd)		

Note: The issuance of this permit does not relieve the applicant from the responsibility of acquiring any other agency, board, government, or other approvals as may be required.

If an applicant requires a copy of this application, the applicant should retain copy prior to submitting.

A0003/2023



This portion is broken into 2 parts: **Part A** dealing with proposed construction on private property in territory without municipal organization that has been designated as a restricted area; and, **Part B** dealing with structures on Crown Land.

### A. On Private Property in a Restricted Area

(i.e. under Section 13 of the *Public Lands Act*)

1. Please check

☐ New Building ☒ Addition/Alternation

2. Size of Building (include a detailed sketch)

11.66X11.58 meters

3. Intended use

residential

4. Include a sketch showing the relation of property boundaries to the proposed structures.

5. The following improvements now exist on the lot

Description of **Existing** Improvements

planted trees, new shed and repaired deck

Size/Dimensions

8x12 shed 16x20 deck

### B. On Crown Land

1. Please check

☐ New Building ☐ Addition/Alternation

2. Size of all building(s) (include detailed sketch of location and dimensions)

8x12 shed, 11x 21 sauna

2a. Type of Materials to be Used (i.e. Crown Timber or Purchased, Manufactured Material)

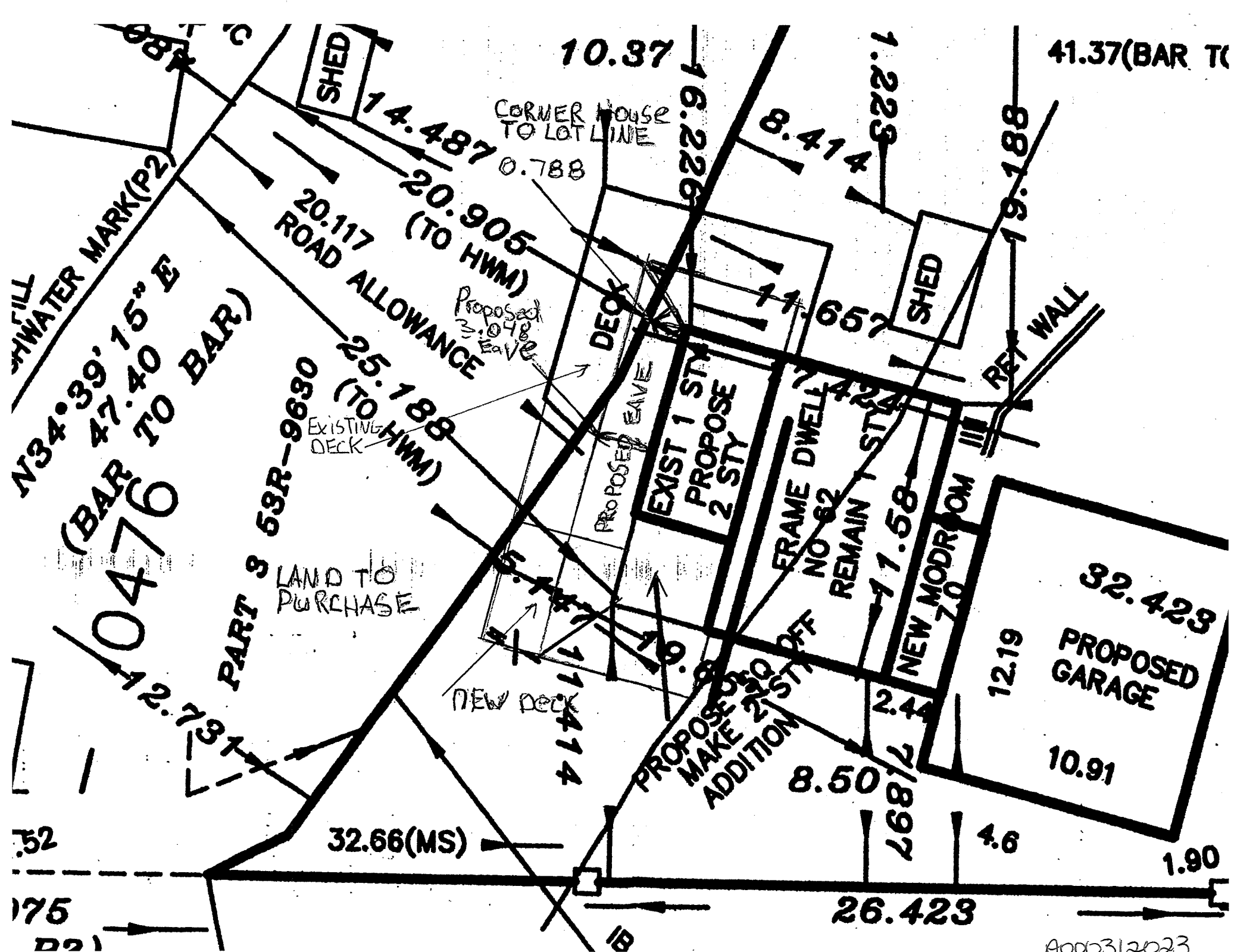
purchased timber

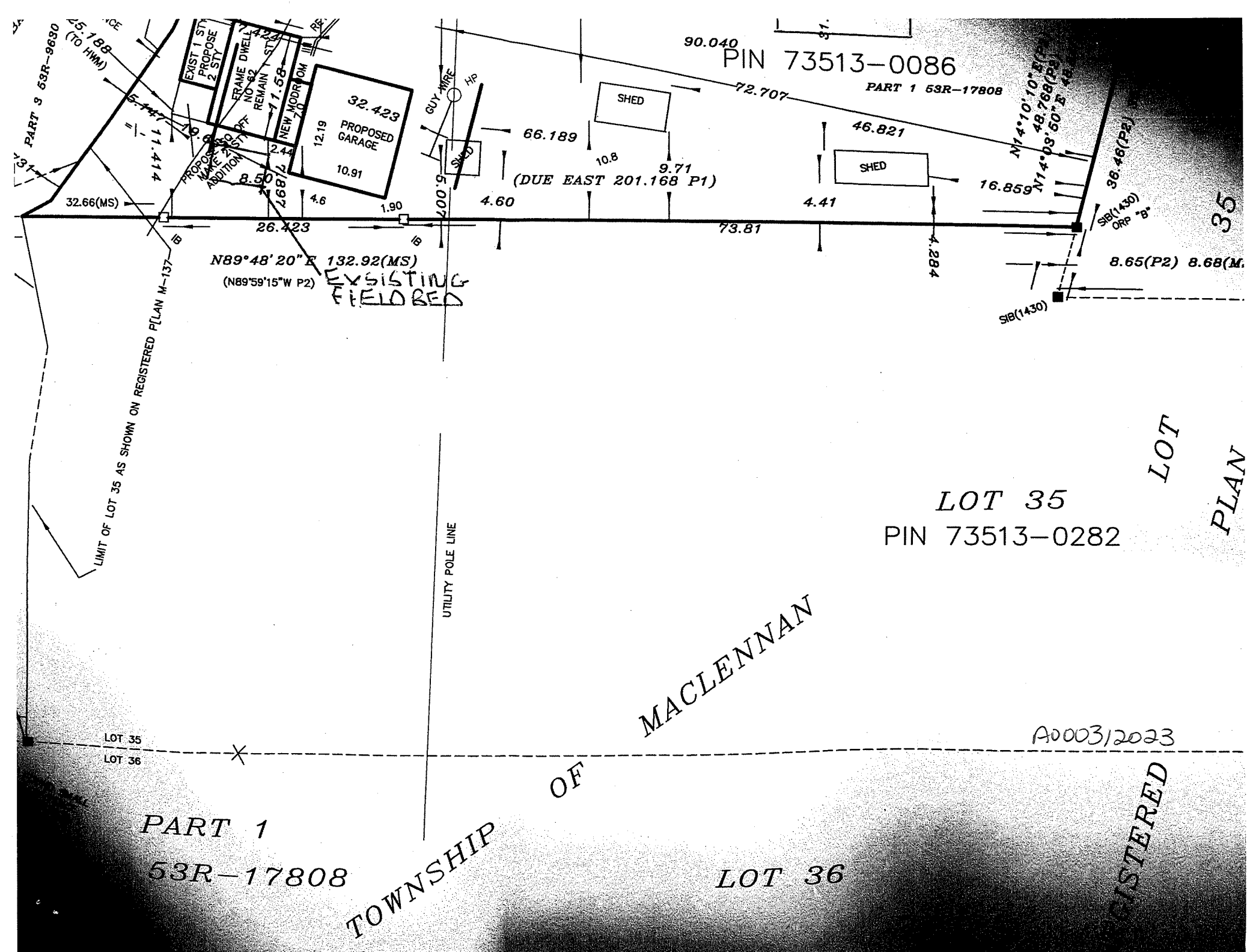
3. Intended use

residential covered deck

4. Length of Time Building Required

indefinetly





## Application to construct on MNR road allowance

This application is in conjunction with the application to purchase lake frontage/road allowance. We need permission to encroach 2.26 meters onto MNR property for our eaves only. As part of our application to the greater city of Sudbury we require your permission to build.

As shown in drawings the building and deck are existing. We are asking your permission for encroachment of the eaves prior to December 22, 2022, as this is the deadline for the variances applications. Attached are the surveys and proposed addition. Thank-you for your time.

Regards,

Richard Labranche & Danielle Gignac

A000312023



**For Ministry use only**

File number: \_\_\_\_\_

**Type of occupational authority**

- ☐ Purchase/patent  
☐ Lease  
☐ License of occupation  
☐ Easement  
☐ Land use permit

**Type of applicant**

- ☐ Personal  
☐ Corporation  
☐ Municipality

**Please type or print. Once the form is completed, please contact your local MNRF District Office to determine the appropriate contact for submission.**

**Section 1. Applicant information**

Name of applicant (Applicant must show given names in full. No initials)

Richard Labranche

Mailing address (Street, PO Box or R.R. Number)

62 Silverbirch Crescent

City, town or village

Skead

Province

Ontario

Postal code

P0M 2Y0

Preferred telephone number during business hours

Email address

- I/We either: ☐ am/are an employees(s) of the Ministry of Natural Resources and Forestry, OR  
☒ am/are not an employees(s) of the Ministry of Natural Resources and Forestry

**Section 2. Complete this section if more than one applicant**

**Additional applicant 1:**

Check one of the following:

- ☐ Joint tenants ☐ Tenants in common ☒ Other: Spouse

Name of applicant (Applicant must show given names in full. No initials)

Danielle Gignac

Mailing address (Street, PO Box or R.R. Number)

62 Silverbirch Crescent

City, town or village

Skead

Province

Ontario

Postal code

P0M 2Y0

Preferred telephone number during business hours

Email address

A0003/2023

**Additional applicant 2:**

Check one of the following:

☐ Joint tenants ☐ Tenants in common ☐ Other: \_\_\_\_\_

Name of applicant (Applicant must show given names in full. No initials)

Mailing address (Street, PO Box or R.R. Number)

City, town or village	Province	Postal code
Preferred telephone number during business hours	Email address	

**Section 3. Purpose for which the Crown land is required**State specific use  
Please refer to attachment.**Section 4. Requested duration of occupation**

Bought property 7/2005 and will continue to live on property indefinitely.

**Section 5. Description of Crown land required**Sketch attached? ☒ Yes ☐ No

Lot 6	Conc. 5	Township MacLennan	County, district or regional municipality Greater city of Sudbury	Registered plan number 53R-9630
Location Part 3 of 53R-9630			Size in hectares 0.0954	U.T.M. grid number See Survey?

Preliminary description  
Existing north west corner of dwelling is 0.788 meters from road allowance. Proposing 3.048 meters of encroachment of eaves only. Corner of dwelling and foundation will remain the same. Eaves will be for covered deck which is already existing. See attached survey.

**Section 6. Applicant's or corporation's acknowledgement and declaration**

Note: All named applicants must sign form.

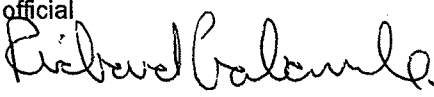
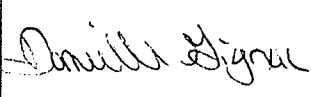
In making this application, I/we acknowledge that:

- I/We understand that this application, including all information contained herein, is a public record and, as such, is accessible by the public upon request.
- Any occupational authority or patent that may be issued in respect of this application will contain such terms, conditions, reservations, exceptions and covenants as may be considered appropriate by the Ministry or required by law.

I/We solemnly declare that:

- I/We make this application on my/our own behalf. I am/We are neither interposing for an employee of, or a person holding office under, the Ministry of Natural Resources and Forestry, nor do I/we intend to hold the subject lands in trust for such employee or person;
- I am/We are least 18 years of age on the date this form is signed;
- All statements made and information given in respect of this application, as well as any supporting documentation, are true and correct.

A0003/2023

Signature of applicant/corporation official 	Date signed (yyyy/mm/dd) 2022/11/30	Signature of applicant 	Date signed (yyyy/mm/dd) 2022/11/30
Signature of applicant/corporation official	Date signed (yyyy/mm/dd)	Signature of applicant	Date signed (yyyy/mm/dd)
Signature of applicant/corporation official	Date signed (yyyy/mm/dd)	Signature of applicant	Date signed (yyyy/mm/dd)

### Section 7. Complete this section also if applicant is a corporation

Jurisdiction of incorporation

I hereby declare that the herein named corporation is eligible to hold land in Ontario.	Initials and surname of corporation official (please print)	Signature of corporation official
I have the authority to bind the herein named corporation.		

### Section 8. Collection of personal information

The Ministry of Natural Resources and Forestry is collecting your personal information under the authority of Section 2, 16, 17, 20, 21 of the *Public Lands Act*.

It will be used for the purposes of identification, enforcement and administration of occupational authority or issuance of letters patent. Personal information may be shared with the Ministry of Government and Consumer Services for land registration in local Land Registry Offices, the Municipal Property Assessment Corporation for assessment purposes, the Ministry of Energy, Northern Development and Mines for their purposes of managing dispositions under the *Mining Act* and Ontario Ministry of Agriculture, Food and Rural Affairs for dispositions related to agriculture.

For information about collection, use and sharing practices, contact the District Manager in your local MNRF office.

<b>For Ministry use only</b>		
Recommendations		
MNRF district office contact name	MNRF district office phone number	MNRF district address

Section 3. attachment

We need to repair existing structure which was constructed in 1955. This section of the home needs to be demolished and rebuilt. As part of the new construction the new eaves will encroach 2.26 meters onto MNR road allowance. As the city of greater Sudbury considers this to be within the 20-meter shoreline buffer. We need to apply for purchase of crown land and permit to construct.

We are trying to meet the December 22, 2022, deadline for variances applications with the city of Sudbury. We are simultaneously applying for a building permit with the MNR with hopes of approval prior to the December 22nd variances applications deadline.

There are 2 attached surveys of the property and buildings which shows existing deck and proposed covered deck.

Regards,

Richard Labranche & Danielle Gignac



Box 6000, Station 'A', 200 Brady Street  
Sudbury ON P3A 5P3  
Tel. (705) 671-2489, Ext. 4376/4348  
Fax (705) 673-2200

Office Use Only 2022 01 01	
A000418023	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

City of Greater Sudbury  
APPLICATION FOR MINOR VARIANCE

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): PAUL AND JAMIE CORSI Email: [REDACTED]  
Mailing Address: 158 PALLADIUM PLACE Home Phone: [REDACTED]  
City: SUDBURY Postal Code: P3E 6H5 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: PAUL CORSI Email: [REDACTED]  
Mailing Address: SEE ABOVE Home Phone: [REDACTED]  
City: SUDBURY Postal Code: [REDACTED] Business Phone: [REDACTED]  
Fax Phone: [REDACTED]

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

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

Name: ROYAL BANK  
Mailing Address: 1879 EGLINTON ST  
City: SUDBURY Postal Code: P3E 3Z7

- 4) Current Official Plan designation: Mining/Mineral Reserve Current Zoning By-law designation: SLS (H)

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

Variance To	By-law Requirement	Proposed	Difference
4.2.4 HEIGHT.	SM	9.14	4.14 M.

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

- c) Description of Proposal: INCREASE THE TOTAL HEIGHT OF THE ROOF  
HOUSE TO 25'

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

ADDITIONAL STORAGE REQUIRED.

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

PIN(s): 73366 0091 Township: FAIRBANK WARD 2  
 Lot No.: 1 Concession No.: 1 Parcel(s):  
 Subdivision Plan No.: Lot: Reference Plan No.: Part(s):  
 Municipal Address or Street(s): 1046 FAIRBANK RD EAST

- 7) Date of acquisition of subject land.
- JAN 9, 2015

- 8) Dimensions of land affected.

Frontage 92 (m) Depth 70 (m) Area 6440 (m<sup>2</sup>) Width of Street 6 (m)

- 9) Particulars of all buildings:

	COITAGE	SPUNK Existing	BOAT HOUSE Proposed	BOAT HOUSE Proposed	
Ground Floor Area:	<u>104.75</u>	<u>9.84</u>	<u>66.91</u> (m <sup>2</sup> )	<u>66.91</u>	<u>126.36</u> (m <sup>2</sup> )
Gross Floor Area:	<u>209.50</u>	<u>9.84</u>	<u>66.91</u> (m <sup>2</sup> )		
No. of storeys:	<u>2</u>	<u>1</u>	<u>1</u>	<u>2</u>	
Width:	<u>12.9</u>	<u>4.10</u>	<u>12.19</u> (m)		<u>12.19</u> (m)
Length:	<u>8.1</u>	<u>2.40</u>	<u>4.27</u> (m)		<u>4.27</u> (m)
Height:	<u>7.01</u>	<u>4.90</u> (m)			<u>7.17</u> (m)

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

	COITAGE	SPUNK Existing	BOAT HOUSE Proposed	BOAT HOUSE Proposed	
Front:	<u>4.9</u>	<u>14.0</u>	<u>11.0</u> (m)	<u>11.0</u>	
Rear:	<u>3.8</u>	<u>1.8</u>	<u>3.0</u> (m)	<u>3.0</u>	
Side:	<u>5.2</u>	<u>6.1</u>	<u>3.66</u> (m)	<u>3.66</u>	
Side:	<u>21.7</u>	<u>87.0</u>	<u>67.0</u> (m)	<u>67.0</u>	

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

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

What type of access to the land?

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

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

2022

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

Use(s): SEASONAL DWELLING Length of time: 30 years

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

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

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

1

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

Yes

No ☒

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

- 17) Existing uses of abutting properties:

SEASONAL DWELLINGS

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

If "yes", indicate the application number(s): 1

or, describe briefly, TO INCREASE FLOOR AREA OF SENSITIVE BUILDING.

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, Paul & Janice Corsi (please print all names), the registered owner(s) of the property described as 1949 FAIRBANK RD. EAST

In the City of Greater Sudbury:

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

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

##### Authority to Enter Land and Photograph

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

##### Appointment of Authorized Agent

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

Dated this 13<sup>th</sup> day of January, 2023

[Signature]  
(witness)

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

Print Name: Paul Corsi Janice Corsi

\*I have authority to bind the Corporation

A0004/2023


INVE, Paul Corsi ~~Jane H. Corsi~~ (please print all names),  
the registered owner(s) or authorized agent of the property described as 1946 FAIRBANK RD

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

Dated this 3<sup>rd</sup> day of January, 2023.

Commissioner of Oaths

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

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

Print Name: PAUL CORSI  
 I have authority to bind the Corporation                     

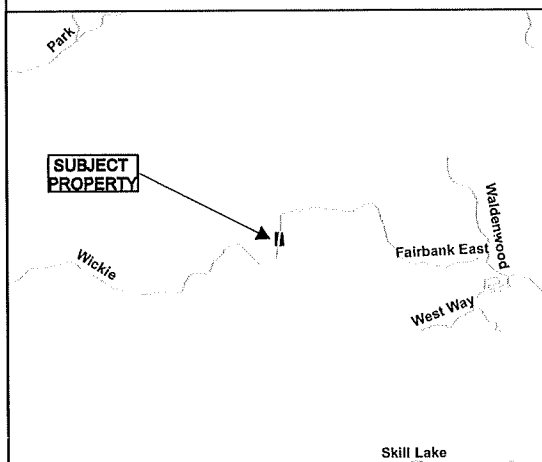
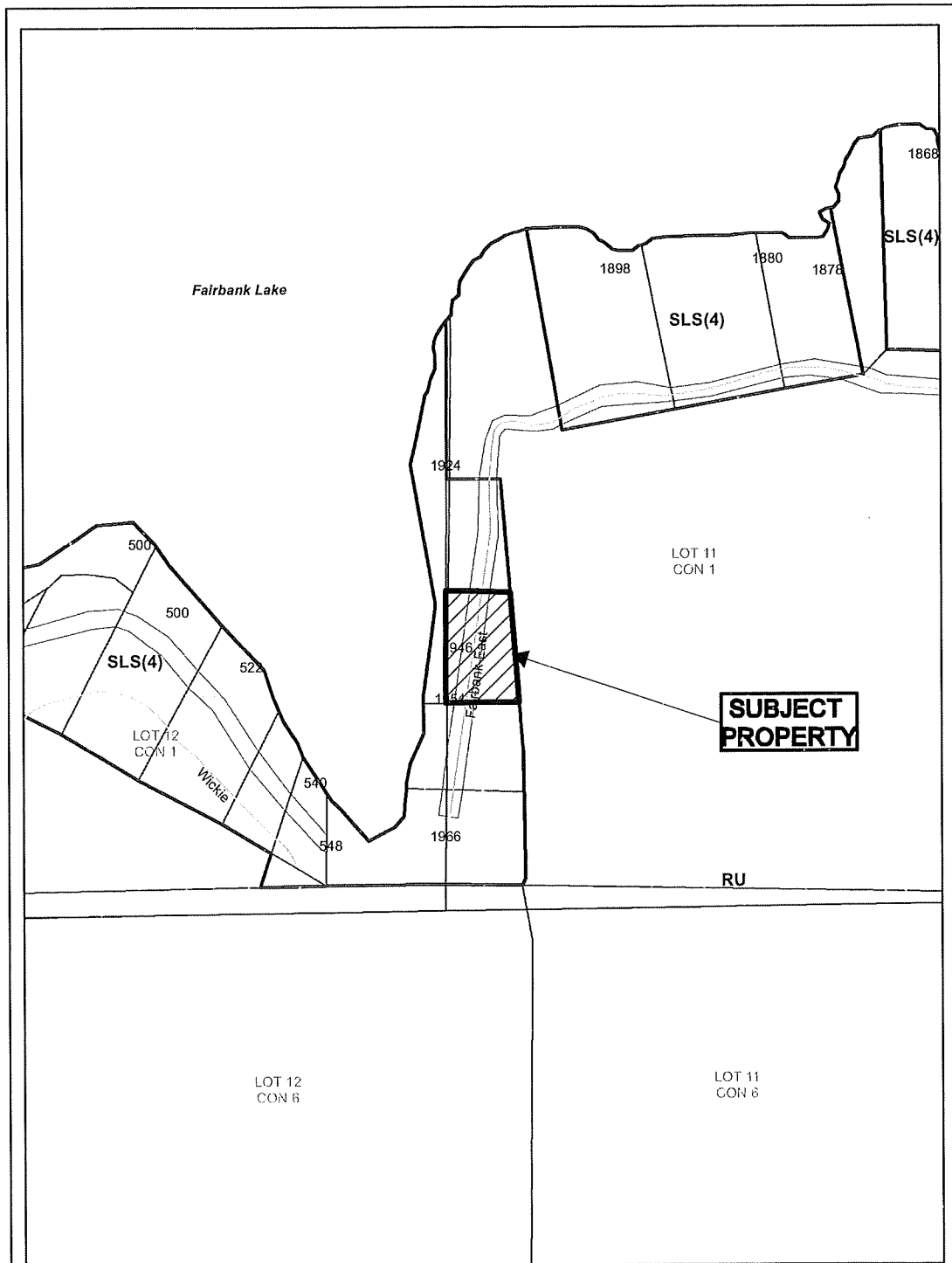
- \* Where the owner is a firm or corporation, the person signing this instrument shall state that he/she has authority to bind the corporation or affix the corporate seal.

**FOR OFFICE USE ONLY**

Date of Receipt: Jan. 6/23 Hearing Date: Feb. 1, 2023 Received By: N. Lewis  
Zoning Designation: SLS(4) Resubmission: Yes ☒ No  
Previous File Number(s): A0019/2021  
Previous Hearing Date: March 17, 2021  
Notes:

PRO04/2023





## Application for Minor Variance or Permission

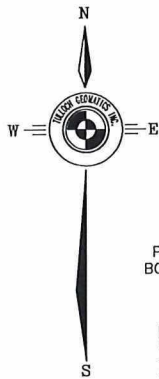


Subject Property,  
PIN 73366-0091,  
Parcel 17977 SEC SWS,  
Part Lot 11, Concession 1,  
being Summer Resort Location T.R. 40,  
as in WP8382, Township of Fairbank,  
1946 Fairbank East Road, Whitefish,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

A0004/2023  
Date: 2023 01 16

SKETCH OF  
 SUMMER RESORT LOCATION T.R.40  
 PART OF LOT 11, CONCESSION 1  
 GEOGRAPHIC TOWNSHIP OF FAIRBANK  
 CITY OF GREATER SUDBURY  
 DISTRICT OF SUDBURY  
 TERRY DEL BOSCO, O.L.S.  
 AUGUST 18, 2021



PROPOSED  
 BOAT HOUSE  
 4.3±\*12.2±

FAIRBANK LAKE

3.05\*4.57  
 TEMPORARY ACCESS  
 FOR CONSTRUCTION OF BOATHOUSE  
 TO BE RETURNED TO  
 ORIGINAL STATE

LOT 12

SAUNA  
 2.4\*4.1±

SHORE LINE BUFFER  
 12.0±

PIN 73366-00260

4.8\*4.6±  
 SUN-ROOM

FRAME  
 COTTAGE  
 8.1\*12.9±

4.3±  
 LOT LINE

5.0±  
 LOT LINE

4.9±  
 (ROAD)

FAIRBANK LAKE ROAD EAST

TRAVELLED ROAD

PIN 73366-0090

SUMMER RESORT  
 LOCATION T.R. 40

LOT 11

PIN 73366-0004

CONCESSION 1

**LOT SUMMARY**

AREA OF CAMP: 105±SQ.M.  
 AREA OF SUN ROOM: 23±SQ.M.  
 AREA OF SAUNA: 10±SQ.M.  
 AREA OF BOAT HOUSE: 52±SQ.M.  
 TEMPORARY ACCESS: 14±SQ.M.  
 TOTAL AREA: 204±

AREA OF LOT: 1638±SQ.M.  
 AREA OF 12 METER SHORELINE BUFFER: 1175±SQ.M.

LOT COVERAGE: 12.5±%  
 12 METER SHORELINE BUFFER COVERAGE: 14.1±%



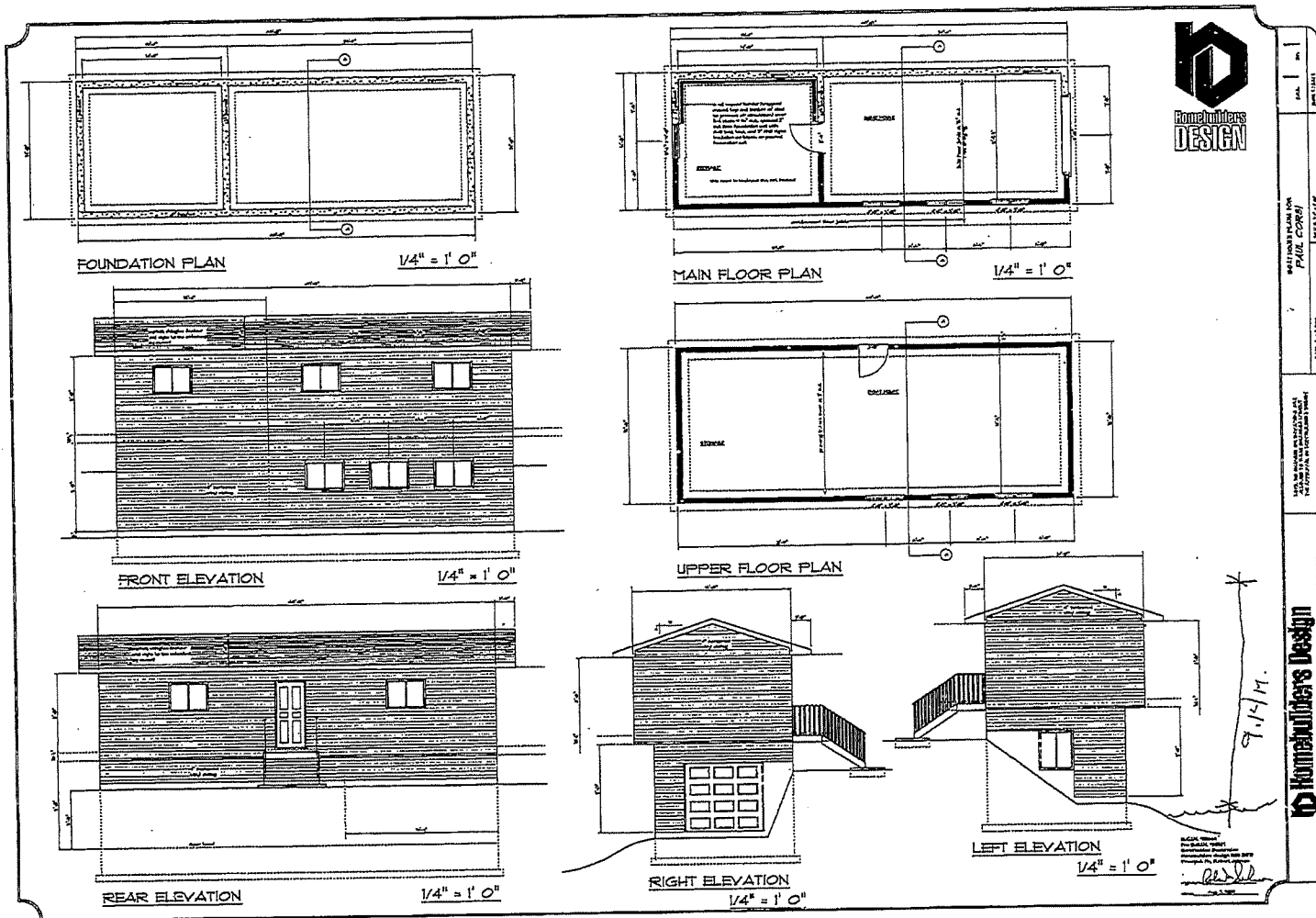
1942 REGENT STREET SUDBURY, ONTARIO  
 UNIT L P3E 5V5 705-671-2295  
 FILE 212123 Aug 18, 2021 PREPARED BY TDB

SCALE 1 : 400



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

A0004/2023  
 sketch 2



A0004/2023  
 sketch 3