

Tom Davies Square
200 Brady St

Wednesday, February 5, 2025

PUBLIC HEARINGS

A0001/2025

1000933828 ONTARIO LIMITED

Ward: 9

PIN 73481 0485, Parcel 6053 SEC SES, Lot(s) 5, Block A, Subdivision M-9, Lot Part 9, Concession 3, Township of Dryden, 11 Hill Street, Wahnapiatae, [2010-100Z, C1 (Local Commercial)]

For relief from Part 4, Section 4.2, subsection 4.2.4 c) and Part 7, Section 7.3, Table 7.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached garage on the subject property providing a maximum height of 8.6m, where 8.0m is permitted.

A0003/2025

DEVLA PROPERTIES INC.

Ward: 8

PIN 73570 0144, Parcel 23846 SEC SES SRO, Lot(s) Block B, Subdivision M-518, Lot 11, Concession 3, Township of Neelon, 870 Auger Avenue, Sudbury, [2010-100Z, R3(102) (Medium Density Residential)]

For relief from Part 4, Section 4.2, Table 4.1 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit the proposed 2.2m tall retaining wall to be located adjacent to Lots 190, 191 and 192, Plan M-518, to provide a 0.0m interior side yard setback, where an accessory structure 2.5m and less in height shall be no closer than 0.6m from the side lot line.

PREVIOUSLY SUBJECT TO REZONING APPLICATIONS 751-6/17-013 (NOV 20/17) AND 751-6/24-016 (OCT 7/24)

**A REMINDER... THE NEXT SCHEDULED MEETING IS
THURSDAY, FEBRUARY 20, 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 2025.01.01	
A000-1120035	
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: \$1,400.00 (includes \$330.00 legal notice fee)
 APPLICATION FEE FOR HEDGEROWS: \$422.00 (includes \$330.00 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): 1600933828 ONTARIO LTD. Email:

Mailing Address: 21 HILL STREET Home Phone:

City: WAHNAPIPAE Postal Code: P0M 3C0 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: SHERRY DEXTER Email:

Mailing Address: 1640 BANCROFT DRIVE Home Phone:

City: SUDBURY Postal Code: N3B 1R4 Fax Phone:

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

- 3) Current Official Plan designation: Town Centre Current Zoning By-law designation: C1

- 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	8m	8.56m	0.56m

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

- c) Description of Proposal:

CONSTRUCTION OF DETACHED GARAGE

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

TO ALLOW FOR ADEQUATE INTERIOR MAIN FLOOR HEIGHT BELOW BEAMS AND TO ALLOW FOR ADEQUATE INTERIOR SECOND FLOOR HEIGHT DUE TO TRUSS DESIGN

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

PIN(s): _____ Township: DRYDEN
 Lot No.: 59 Concession No.: 3 Parcel(s): 6653
 Subdivision Plan No.: M9 Lot: 5 Reference Plan No.: M9 Part(s): _____
 Municipal Address or Street(s): 11 HILL STREET

7) Date of acquisition of subject land: Aug 1st, 2024

8) Dimensions of land affected.

Frontage 20.117 (m) Depth 50.222 (m) Area 1011.714 (m²) Width of Street _____ (m)

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

Type of Building/Structure:	Existing		Proposed	
		To be demolished		
Type of Building/Structure:	<u>DUPLEX</u>	<u>Shed</u>	<u>DETACHED GARAGE</u>	
Ground Floor Area:	<u>90.219</u>	<u>11.76</u> (m ²)	<u>143.07</u>	(m ²)
Gross Floor Area:	<u>169.342</u>	<u>11.76</u> (m ²)	<u>286.141</u>	(m ²)
No. of storeys:	<u>2</u>	<u>1</u>	<u>2</u>	
Width:	<u>6.49</u>	<u>2.4</u> (m)	<u>10.668</u>	(m)
Length:	<u>14.681</u>	<u>4.9</u> (m)	<u>13.411</u>	(m)
Height:	<u>6.985</u>	<u>2.4</u> (m)	<u>8.56</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). If more room is needed, please fill out Schedule B, attached.

Type of Building/Structure:	Existing		Proposed	
		To be demolished		
Type of Building/Structure:	<u>DUPLEX</u>	<u>Shed</u>	<u>DETACHED GARAGE</u>	
Front:	<u>3.045</u>	<u>19.9</u> (m)	<u>29.261</u>	(m)
Rear:	<u>31.867</u>	<u>25.47</u> (m)	<u>7.62</u>	(m)
Side:	<u>1.68</u>	<u>1.2</u> (m)	<u>7.01</u>	(m)
Side:	<u>11.36</u>	<u>16.5</u> (m)	<u>2.438</u>	(m)

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

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

What type of access to the land?

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

12) Date(s) of construction of all buildings and structures on the subject land. 1958 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: 9 YEARS

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

Same as #13 or, _____

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

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

If "yes", how many? _____

17) Existing uses of abutting properties: RESIDENTIAL

A0001/2025

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, 1000 933 828 ONTARIO LTD. - JUSTIN CLOUTIER (please print all names), the registered owner(s) of the property described as 17 HILL STREET WARRAPITAE, 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

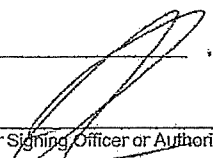
- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land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

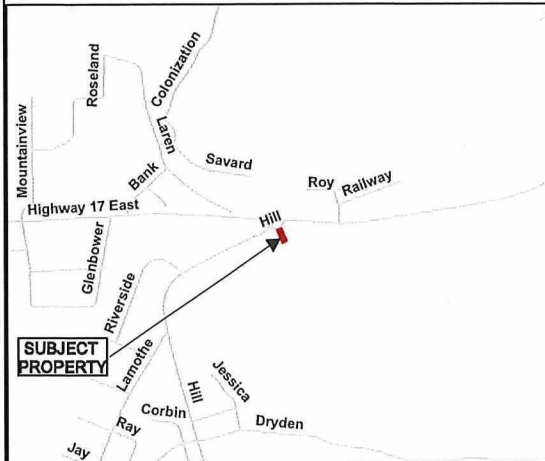
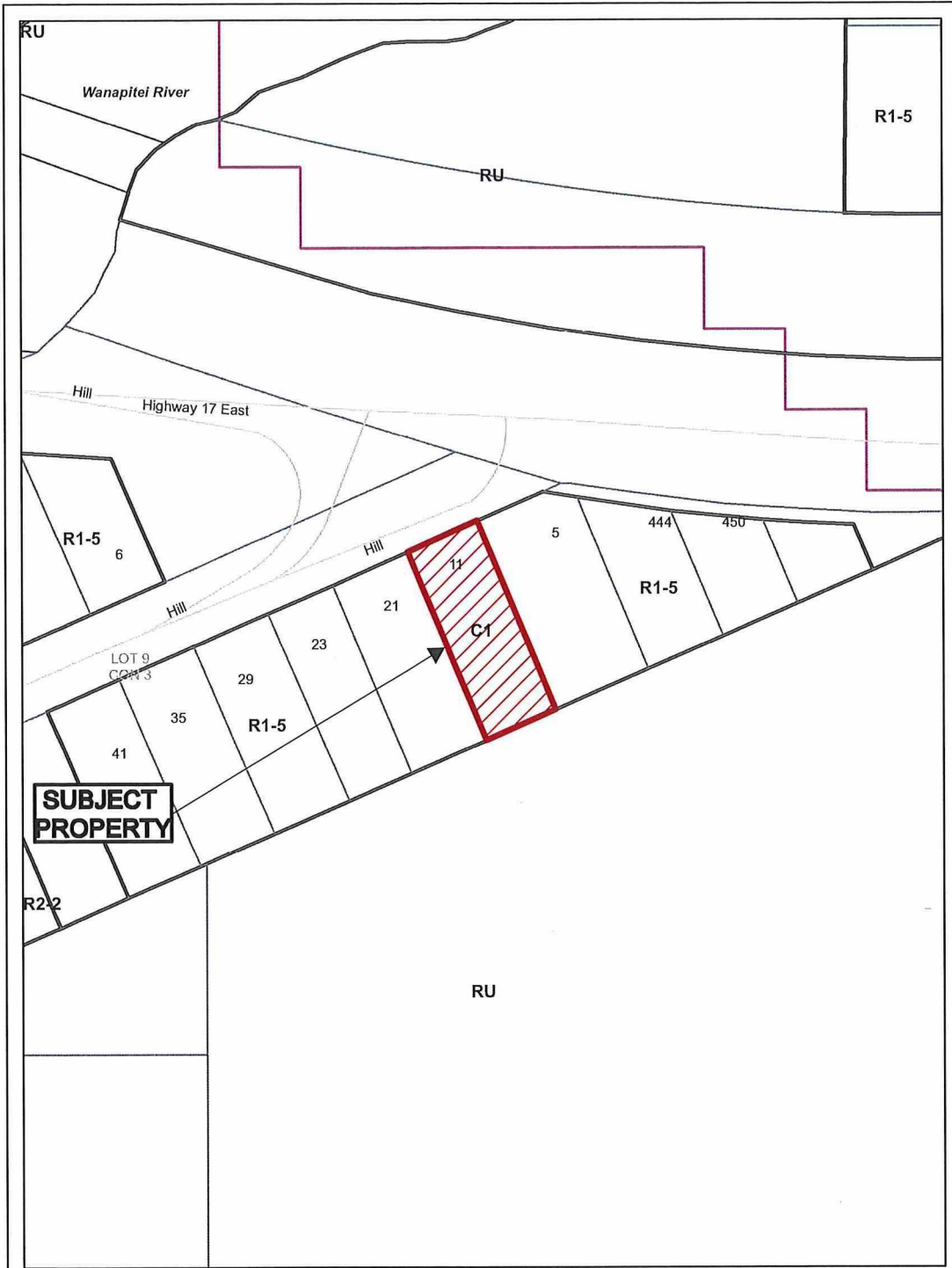
g) appoint and authorize SHERRY DEXTER (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents 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 13 day of JANUARY, 2025

(witness) 

signature of Owner(s) or Signing Officer or Authorized Agent 
Print Name: JUSTIN CLOUTIER
*I have authority to bind the Corporation

A0001/2025



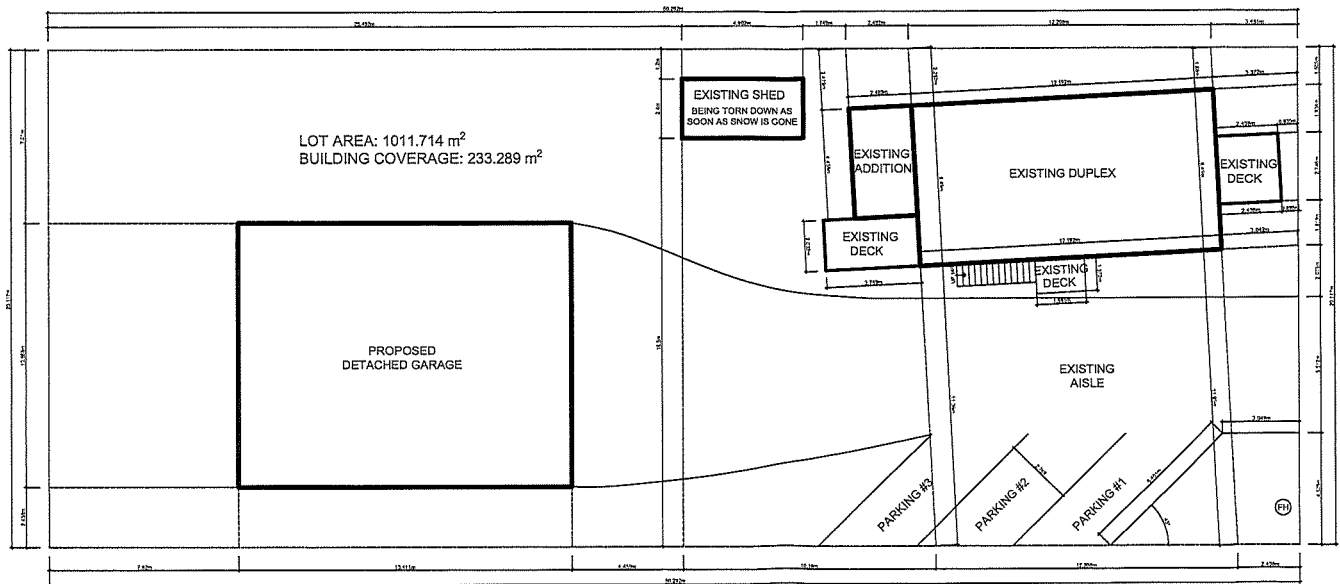
**Application for Minor
Variance or Permission**



Subject Property being PIN 73481-0485,
Parcel 6053 SEC SES,
Lot 5, Block A, Plan M-9,
Part lot 9, Concession 3,
Township of Dryden,
11 Hill Street, Wahnapiatae,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0001/2025
Date: 2025 01 15



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under Division C - 3.2.5.1. of the 2006 Ontario Building Code (or 2.17.5.1 of the 1997 Ontario Building Code)

NAME: SHERRY DEXTER
SIGNATURE: *Sherry Dexter* 37093
BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C - 3.2.4.1. of the 2006 Ontario Building Code (or 2.17.4.1. of the 1997 Ontario Building Code)
FIRM NAME: DEXTER DESIGN 103547
BCIN

- GENERAL NOTES:
1. THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS, DETAILS AND SPECIFICATIONS ON SITE AND REPORT ALL DISCREPANCIES IN WRITING TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
 2. DRAWINGS ARE NOT TO BE SCALED.
 3. THE CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH THE WORK MUST SUBMIT ALL NECESSARY SAMPLES AND SHOP DRAWINGS TO THE DESIGNER FOR APPROVAL.
 4. ALL CONCEPTS, DESIGNS, DETAILS, DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND AS SUCH, THEY ARE NOT INTENDED FOR USE ON OTHER PROJECTS OR EXTENSIONS OF THE SPECIFIED PROJECT WHATSOEVER.
 5. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMIT DOCUMENTS.

OCCUPANCY: GROUP C RESIDENTIAL
AREA: 1,540 SQ.FT.
NUMBER OF STORIES: 1
HEIGHT OF BUILDING: 2 STOREY
CONSTRUCTION TYPE: COMBUSTIBLE

PROJECT:
1000933828 Ontario Ltd.
11 Hill Street
Wahnapiatae, Ontario
POM 3C0

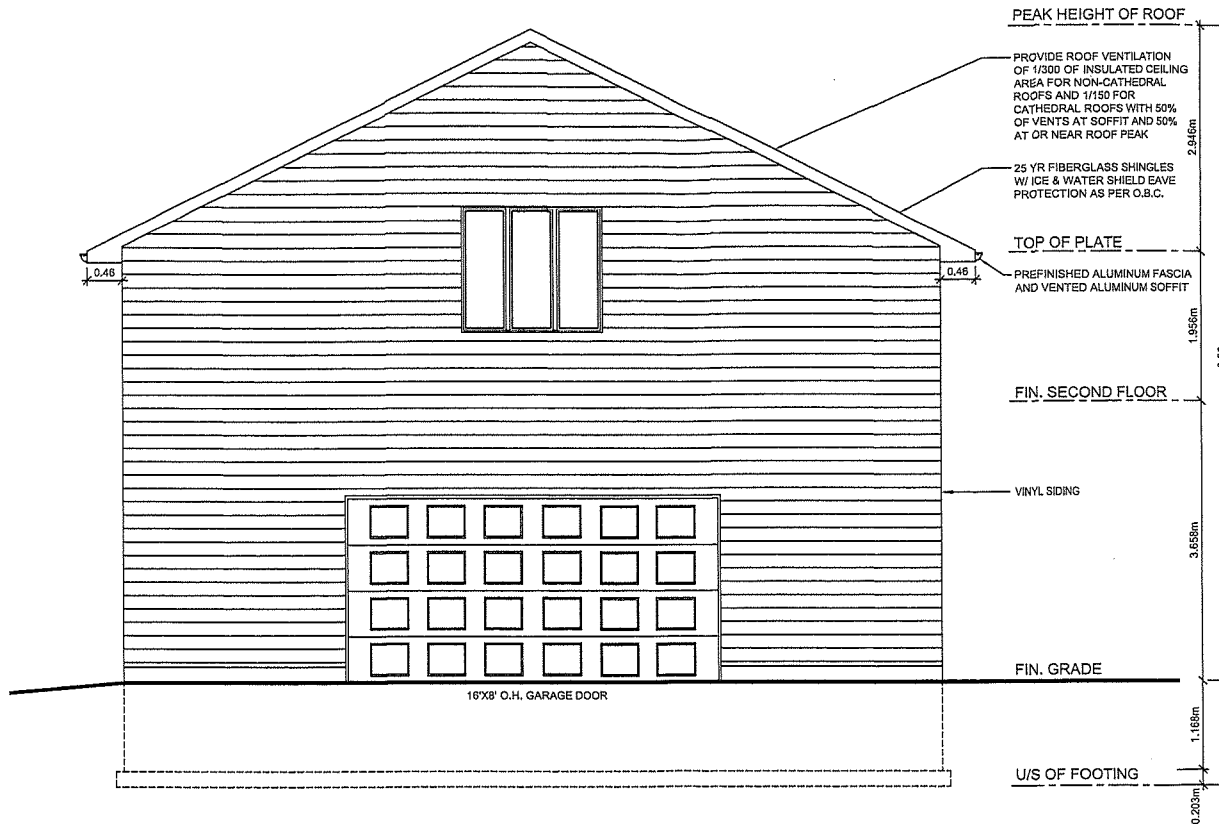
3	17JAN25	FOR REVISION
2	16JAN25	FOR REVISION
1	03DEC24	FOR PERMIT

SUBMISSION DATE DESCRIPTION
DRAWN BY: SHERRY DEXTER
CAD FILE NAME: CLOUTIER
SCALE: 1/16" = 1'-0"

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
S-1

Approved
Sketch 2



FRONT ELEVATION

NOTES:

1. ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE.
2. ALL DETAILS ARE THE ARTIST'S CONCEPTIONS AND MAY VARY UPON CONSTRUCTION.
3. HEIGHTS OF SPLIT STAIRS, BRICK AND GRADE MAY VARY ACCORDING TO BUILDING SITE.
4. WINDOW SIZES AND LOCATIONS WILL VARY TO SUIT LOT GRADING.
5. WINDOW LOCATIONS AND SIZES TO BE CONFIRMED BY OWNER.
6. ALL LIVING AREA WINDOWS TO BE EQUAL TO 10% AND BEDROOMS 5% OF AREA.
7. MINIMUM ENERGY RATING OF NOT LESS THAN 17 FOR OPERABLE WINDOWS AND SLIDING DOORS AND 27 FOR FIXED WINDOWS.
8. MINIMUM THERMAL RESISTANCE OF NOT LESS THAN R4 FOR EXTERIOR DOORS.
9. SURFACE DRAINAGE MUST BE DIRECTED AWAY FROM THE BUILDING.
10. ATTIC VENTILATION TO BE SUPPLIED BY UNDER EAVES VENTING AND ROOF VENTS (COMBINES VENT AREA TO E MIN 1/300TH OF INSULATED CEILING AREA) AND BE PROTECTED AT PERIMETER WITH FOAM CHANNELS TO ENSURE AIR FLOW OVER TOP OF WALLS.
11. ALL EAVES TO BE VENTED STYLE.
12. ALL VENTING DESIGNED TO PREVENT ENTRY OF RAIN, SNOW AND INSECTS.
13. FORCED ENTRY REQUIREMENTS AS PER THE O.B.C.
14. STEP FOOTINGS AS REQUIRED TO SUIT ON SITE CONDITIONS TOP OF FOOTING MAX. RISE 24" PER STEP ON FIRM SOILS AND MIN. RUN BETWEEN STEPS 23 5/8" PER STEP

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION

Required unless design is exempt under Division C - 3.2.2.1. of the 2006 Ontario Building Code (or 2.17.5.1 of the 1997 Ontario Building Code)

SHERY DEXTER
NAME
Shery 57093
SIGNATURE BCIN

REGISTRATION INFORMATION

Required unless design is exempt under Division C - 3.2.4.1. of the 2006 Ontario Building Code (or 2.17.4.1. of the 1997 Ontario Building Code)

DEXTER DESIGN
FIRM NAME 103547
BCIN

GENERAL NOTES:

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5. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMIT DOCUMENTS.

OCCUPANCY:

OCCUPANCY AREA : GROUP C RESIDENTIAL
NUMBER OF STREETS : 1,540 SQ.FT.
HEIGHT OF BUILDING : 1
CONSTRUCTION TYPE : 2 STOREY COMBUSTIBLE

PROJECT:

1000933828 Ontario Ltd.
11 Hill Street
Wahnapitae, Ontario
POM 3C0

1	03DEC24	FOR PERMIT
DATE	DATE	DESCRIPTION

DRAWN BY: SHERY DEXTER
CAD FILE NAME: CLOUTIER
SCALE: 3/16" = 1'-0"

SHEET TITLE
FRONT ELEVATION

SHEET NUMBER
A-4

A0001/2025
sketch 3



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 2025.01.01
A0003/2025
S.P.P. AREA YES ___ NO <input checked="" type="checkbox"/>
NDCA REG. AREA YES ___ NO <input checked="" type="checkbox"/>

APPLICATION FEE: \$1,400.00 (includes \$330.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$422.00 (includes \$330.00 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): Devla Properties Inc. Email: [REDACTED]
 Mailing Address: 1049 Notre Dame Avenue - Unit 1 Home Phone: _____
Business Phone: _____
 City: Sudbury Postal Code: P3A 0E2 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: TULLOCH Email: [REDACTED]
 Mailing Address: 131 Fielding Road Home Phone: _____
Business Phone: _____
 City: Sudbury Postal Code: P3Y 1L7 Fax Phone: _____

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

- 3) Current Official Plan designation: Living Area I R3(102) (Medium Density)
 Current Zoning By-law designation: Residential Special

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

Variance To	By-law Requirement	Proposed	Difference
Minimum interior side yard setback for a 2.2m tall retaining wall adjacent to Lots 190, 191 & 192, Plan M-518	1.2m	0m	1.2m

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

c) Description of Proposal:

See attached cover letter.

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

See attached cover letter.

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

PIN(s):73570-0144 Township:Neelon
 Lot No.:11 Concession No.:5 Parcel(s):23846
 Subdivision Plan No.:M-518 Lot:Block B Reference Plan No.: Part(s):
 Municipal Address or Street(s):870 Auger Avenue

7) Date of acquisition of subject land: 02/20/2024

8) Dimensions of land affected.

Frontage +/- 76.46 (m) Depth +/- 197.55 (m) Area 1.82ha ~~(74)~~ 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:	Surplus institutional building		See site plan
Ground Floor Area:	+/- 1,670.82 (m ²)	See site plan	(m ²)
Gross Floor Area:	+/- 1,670.82 (m ²)	See site plan	(m ²)
No. of storeys:	1		2
Width:	Irregular (m)	See site plan	(m)
Length:	Irregular (m)	See site plan	(m)
Height:	N/A (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:	Same as above		Same as above
Front:	+/- 14.98 (m)	Same	(m)
Rear:	+/- 105.37 (m)	+/- 7.54	(m)
Side:	+/- 18.73 (m)	+/- 12.05	(m)
Side:	+/- 15.15 (m)	+/- 3.05	(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: Unknown

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

Use(s): Surplus institutional building (former school) Length of time: Unknown

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

Same as #13 or, Residential - see site plan

15) What is the number of dwelling units on the property? 0

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 - see site plan

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, Devla Properties Inc. (please print all

names), the registered owner(s) of the property described as PCL 23846 SEC SES SRO; BLK B PL M518 NEELON; GREATER SUDBURY (PIN 73570-0144)

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

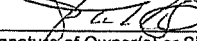
- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land 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 TULLOCH (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 15 day of January, 2025.

X
(witness) _____

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

Print Name: X Peter Nault
*I have authority to bind the Corporation



Planners | Surveyors | Biologists | Engineers

January 17, 2025
P240875

Development Approvals – Planning Services
Tom Davies Square – City of Greater Sudbury
200 Brady Street
Sudbury, ON
P3A 5P3

Re: 870 Auger Avenue – Minor Variance

Dear Planning Services,

TULLOCH is retained by the current owner of those lands known municipally as 870 Auger Avenue in Sudbury to submit an application for minor variance to permit the development of a 2.2-metre tall retaining wall having a minimum interior side yard setback of 0m adjacent to Lots 190, 191 & 192, Plan M-518. The subject application is directly related to Building Services comments on the related site plan control application (SPCA 2024-017) dated December 10, 2024.

Per Question #5 on the related minor variance application form, it was found (through detailed design) that the proposed retaining wall is necessary for the appropriate development of the lands given grading. The variance will not negatively impact adjacent single detached dwellings as Lots 190, 191 & 192, on Plan M-518 are situated at a higher elevation than the subject property. Therefore, the only units interacting with the retaining wall face will be those on the subject lands (870 Auger Avenue).

It is the author's opinion that the proposal would not introduce a land use conflict with neighboring residential uses and that such is minor in nature.

Please find attached the following documents and supporting information in support of a complete application:

- 2025 City of Greater Sudbury Minor Variance Application Form
- Site Plan (dated November 20, 2024)

We understand this application requires an application fee. For payment of this fee, please contact us at [REDACTED]

Sudbury Office 131 Fielding Rd., Lively, ON. P3Y 1L7
T: [REDACTED] TF: 800.797.2997



We trust this submission package will enable the City of Greater Sudbury to schedule the subject application for the next available Committee of Adjustments meeting.

Should there be any questions with respect to the above, please do not hesitate to contact the undersigned directly.

Respectfully submitted,



Vanessa Smith, M.Pl., RPP
Senior Planner | Project Manager

