

Tom Davies Square  
200 Brady St

Wednesday, January 22, 2025

PUBLIC HEARINGS

**A0115/2024**

**SUZANNE LEBLANC  
RICHARD LEBLANC**

Ward: 6

PIN 73504 1262, Parcel 39818 SEC SES SRO, Lot(s) 72, Subdivision M-699, Lot Part 5, Concession 2, Township of Hanmer, 1194 Evergreen Court, Hanmer, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, to approve the lands to be retained, subject of Consent Application B0079/2024, providing a 12.78m lot frontage, where 15.0m is required.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B79/24 (OCT21/24)

**A0121/2024**

**KATHLEEN BISSET  
TRISTAN LEGARE**

Ward: 10

PIN 73585 0403, Parcel 5329 SEC SES, Lot(s) 313, Subdivision M-95, Lot Part 6, Concession 3, Township of McKim, 121 Kingsmount Boulevard, Sudbury, [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 third-storey addition on the existing single detached dwelling providing a 1.0m minimum interior side yard setback with eaves encroaching 0.3m into the proposed 1.0m setback, where 2.4m minimum interior side yard setback is required and where eaves may encroach 0.6m into the required interior side yard but not closer than 0.6 m to the lot line.

**A0122/2024**

**AMY FRESCURA  
BEAU FRESCURA**

Ward: 9

PIN 73472 0161, Parcel 22576 SEC SES SRO, Survey Plan 53R-9720 Part(s) Broder Location DE 146 Part 3, Lot(s) 57, Subdivision M-480, Lot Part 12, Concession 1, Township of Broder, 3140 South Shore Road, Sudbury, [2010-100Z, SLS (Seasonal Limited Service)]

For relief from Part 4, Section 4.2, Table 4.1 and Section 4.41, subsection 4.41.2 (c) and Part 9, Section 9.3, Table 9.3 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, to facilitate the following, firstly, the construction of a single detached dwelling providing a north interior side yard setback of 2.42m with eaves encroaching 1.01m into the proposed 2.42m setback and a south interior side yard setback of 1.53m with eaves encroaching 0.73m into the proposed 1.53m setback, where a minimum 3.0m interior side yard setback is required and where eaves may encroach 0.6 m into the required interior yard but not closer than 0.6 m to the lot line, and secondly, a leaching bed providing a 12.0m setback from the high water mark, where no person shall construct a leaching bed closer than 30.0 m from the high water mark of a lake.

**A REMINDER... THE NEXT SCHEDULED MEETING IS  
WEDNESDAY, FEBRUARY 5, 2025**

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

Office Use Only	
2024.01.01	
A0115/2024	
S.P.P. AREA	
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
NDCA REG. AREA	
YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>

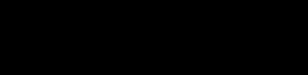
**City of Greater Sudbury**  
**APPLICATION FOR MINOR VARIANCE**

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

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

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

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

Registered Owner(s): Suzanne & Richard Heblan Email:   
 Mailing Address: 4401 Elyse Crescent Home Phone: \_\_\_\_\_  
 Business Phone: \_\_\_\_\_  
 City: Hammer ON Postal Code: R3P 1B3 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: N/A Email: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ Home Phone: \_\_\_\_\_  
 Business Phone: \_\_\_\_\_  
 City: \_\_\_\_\_ Postal Code: \_\_\_\_\_ Fax Phone: \_\_\_\_\_

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

3) Current Official Plan designation: Living Area 1 Current Zoning By-law designation: R-15

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 <sup>for retained lot</sup>	By-law Requirement	Proposed	Difference
reduce frontage from 15m to 12.4m to allow the water main to be located in the severed lot	15m	12.78m	2.7m

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

c) Description of Proposal:  
reduce frontage in the principal lot to allow the second water main to be in the severed lot

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

although many lots had a water main in the principle lot allowing for future severance, the bylaw's no longer permit this. I need to change my severance sketch to allow 1 of the water main to be in the severed lot.

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

PIN(s): 733 504 1262 Township: Honimac  
Lot No.: 5 Concession No.: 2 Parcel(s): 39819 SEG SES 5R0  
Subdivision Plan No.: M-699 Lot: 72 Reference Plan No.: \_\_\_\_\_ Part(s): \_\_\_\_\_  
Municipal Address or Street(s): \_\_\_\_\_

7) Date of acquisition of subject land: MAY 24 / 2024

8) Dimensions of land affected:  
Frontage 12.78 (m) Depth 48.46 (m) Area 750.5 (m<sup>2</sup>) Width of Street 20.0 (m)

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

	Existing	Proposed
Type of Building/Structure:	<u>House</u>	
Ground Floor Area:	<u>102.76</u> (m <sup>2</sup> )	<u>N/A</u> (m <sup>2</sup> )
Gross Floor Area:	<u>102.76</u> (m <sup>2</sup> )	
No. of storeys:	<u>2</u>	
Width:	<u>7.49</u> (m)	
Length:	<u>13.72</u> (m)	
Height:	<u>5.74</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.

	Existing	Proposed
Type of Building/Structure:	<u>House</u>	
Front:	<u>12.19</u> (m)	<u>N/A</u> (m)
Rear:	<u>22.55</u> (m)	
L Side:	<u>5.5</u> (m)	<u>5.5</u> (m)
R Side:	<u>2.49</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. UNKNOWN

13) Existing use(s) of the subject property and length of time it / they have continued.  
Use(s): Residential Length of time: over 50 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? 2

17) Existing uses of abutting properties: residential

A0115/2024

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

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

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

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

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, Suzanne and Richard Leblanc (please print all names), the registered owner(s) of the property described as 1194 Evergreen Court, Hammer 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 Suzanne Leblanc (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 18 day of December, 2024.

Madhe Richard  
(witness)

Suzanne Leblanc / Richard Leblanc  
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: Suzanne Leblanc & Richard Leblanc  
\*I have authority to bind the Corporation

A0115/2024



## Schedule A

(Additional Building/Structure Dimensions)

9. Particulars of all buildings/structures:

	Existing		Proposed
Type of Building/Structure:	<u>Deck</u>		<u>N/A</u>
Ground Floor Area:	<u>20.5</u>	(m <sup>2</sup> )	(m <sup>2</sup> )
Gross Floor Area:	<u>20.5</u>	(m <sup>2</sup> )	(m <sup>2</sup> )
No. of storeys:	<u>1</u>		
Width:	<u>3.35</u>	(m)	(m)
Length:	<u>6.09</u>	(m)	(m)
Height:	<u>1</u>	(m)	(m)

	Existing		Proposed
Type of Building/Structure:	<u>Shed 1</u>		<u>N/A</u>
Ground Floor Area:	<u>5.59</u>	(m <sup>2</sup> )	(m <sup>2</sup> )
Gross Floor Area:	<u>5.59</u>	(m <sup>2</sup> )	(m <sup>2</sup> )
No. of storeys:	<u>1</u>		
Width:	<u>2.44</u>	(m)	(m)
Length:	<u>2.44</u>	(m)	(m)
Height:	<u>2.44</u>	(m)	(m)

	Existing		Proposed
Type of Building/Structure:	<u>Shed 2</u>		
Ground Floor Area:	<u>7.54</u>	(m <sup>2</sup> )	(m <sup>2</sup> )
Gross Floor Area:	<u>7.54</u>	(m <sup>2</sup> )	(m <sup>2</sup> )
No. of storeys:	<u>1</u>		
Width:	<u>2.44</u>	(m)	(m)
Length:	<u>3.48</u>	(m)	(m)
Height:	<u>2.74</u>	(m)	(m)

*ADHS/2024*

## Schedule B

(Additional Building/Structure Setbacks)

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

	Existing	Proposed
Type of Building/Structure:	<u>Deck</u>	
Front:	<u>15.37</u> (m)	(m)
Rear:	<u>27.0</u> (m)	(m)
Side:	<u>17.15</u> <del>27.5</del> (m)	<u>2.5</u> (m)
Side:	<u>9.98</u> (m)	(m)

(Signature)

	Existing	Proposed
Type of Building/Structure:	<u>Shed 1</u>	
Front:	<u>77.0</u> (m)	(m)
Rear:	<u>2.02</u> (m)	(m)
Side:	<u>18.54</u> <del>3.54</del> (m)	<u>3.54</u> (m)
Side:	<u>9.5</u> (m)	(m)

(Signature)

	Existing	Proposed
Type of Building/Structure:	<u>Shed 2</u>	
Front:	<u>43.0</u> (m)	(m)
Rear:	<u>2.0</u> (m)	(m)
Side:	<u>28.48</u> <del>2.5</del> (m)	<u>2.5</u> (m)
Side:	<u>4.54</u> (m)	(m)

(Signature)

A0115/2024

December 20, 2024

Sir/Madam:

My name is Suzanne Leblanc and I am a senior resident living in Hanmer. I am applying for a minor variance for the frontage of my property. I have sent in a consent form for severance of my lot. During this process, we found out that both water mains in the driveway has to be addressed. We could move one of the water mains to the severed lot which would take time and money that I don't have or we can move the lot line a couple of meters into my lot.

I have attached a photo showing the lot line and where the 2 mains are in my driveway. I have also included my proposed sketch for the severance that was included with my consent to sever and have indicated what change I am asking permission for.

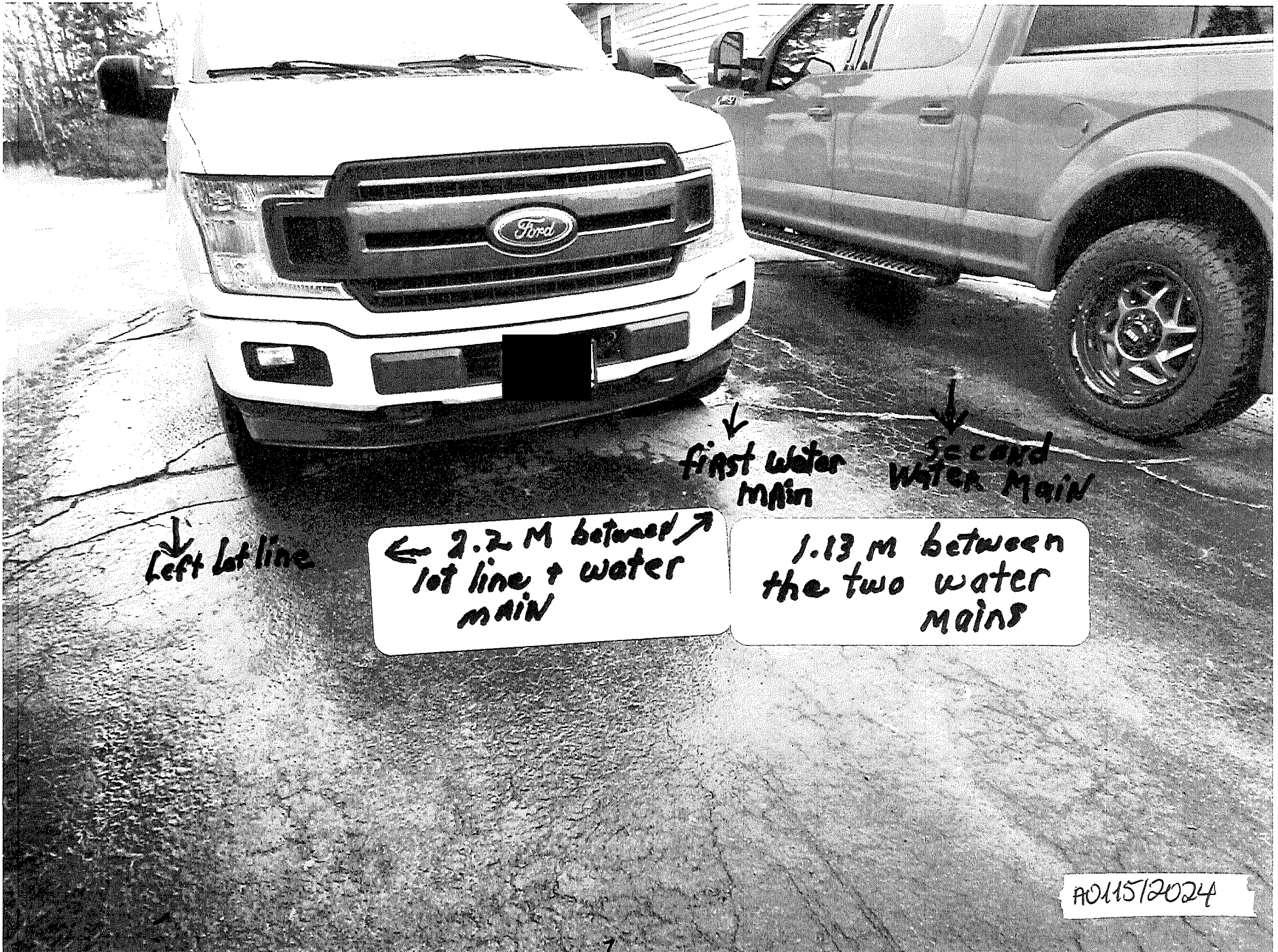
The reason I would like only this small portion to be removed and added to the severed lot is because if we move the lot line all the way to the back of the lot, I would loss access to the backyard and would have to remove my deck. So, if we can remove this small portion only, then the water main will be on the severed lot and I will still have access to my back yard. I hope this makes sense. I would appreciate anything you can do to help me with my dilemma.

Thank you for your consideration,



Sue Leblanc

A0119/2024



↓  
left lot line

← 2.2 M between  
lot line + water  
main →

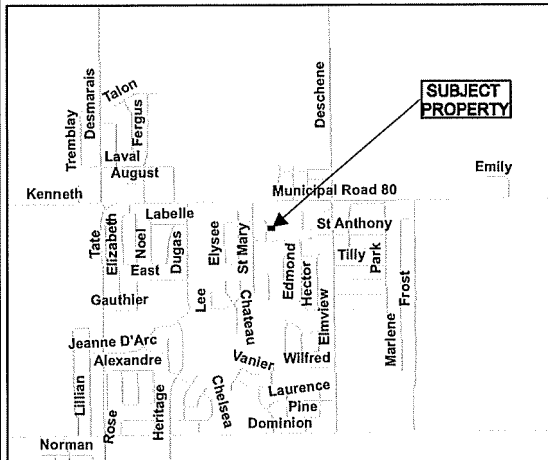
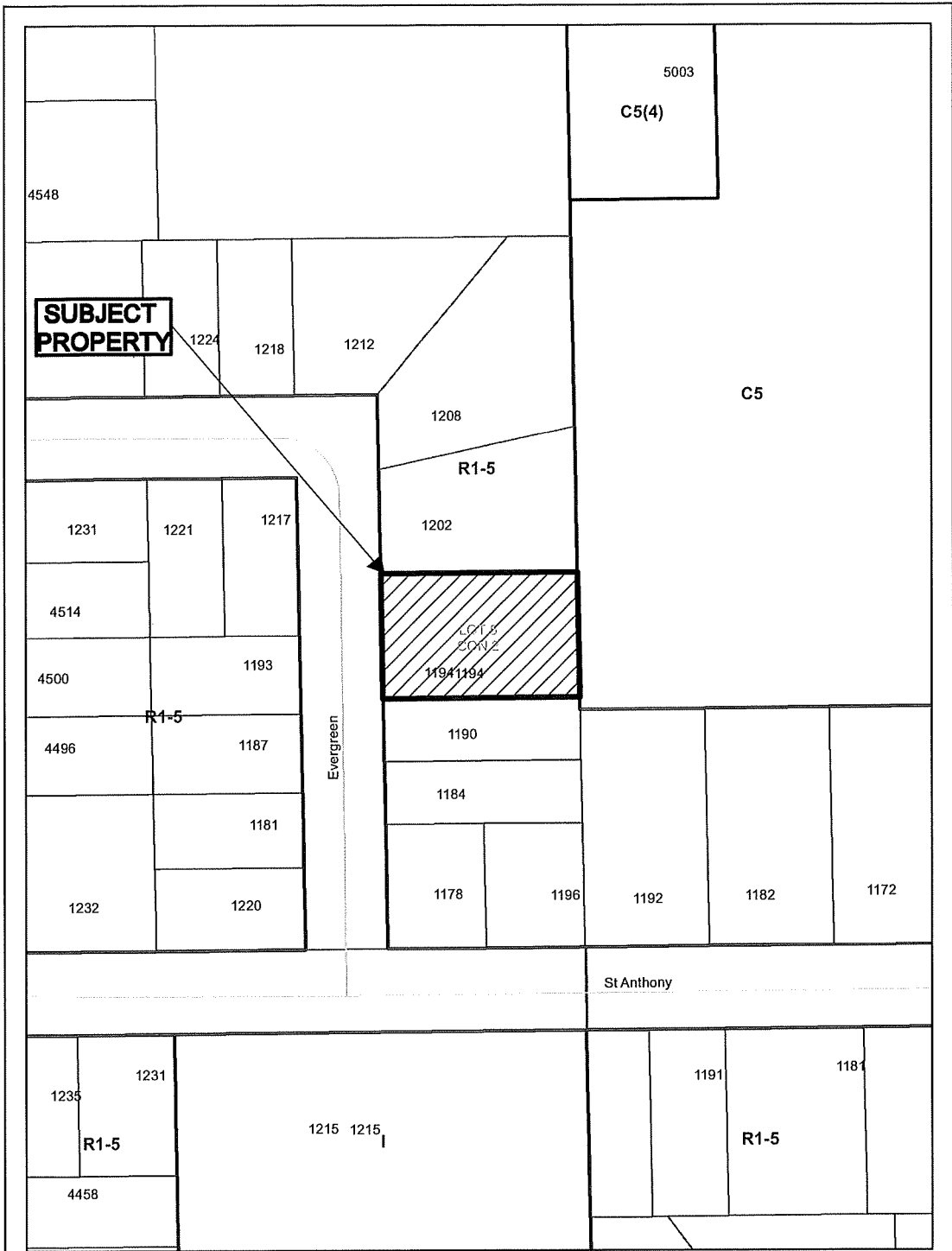
↓  
first water  
main

↓  
second  
water main

1.13 m between  
the two water  
mains

10/15/2024

7

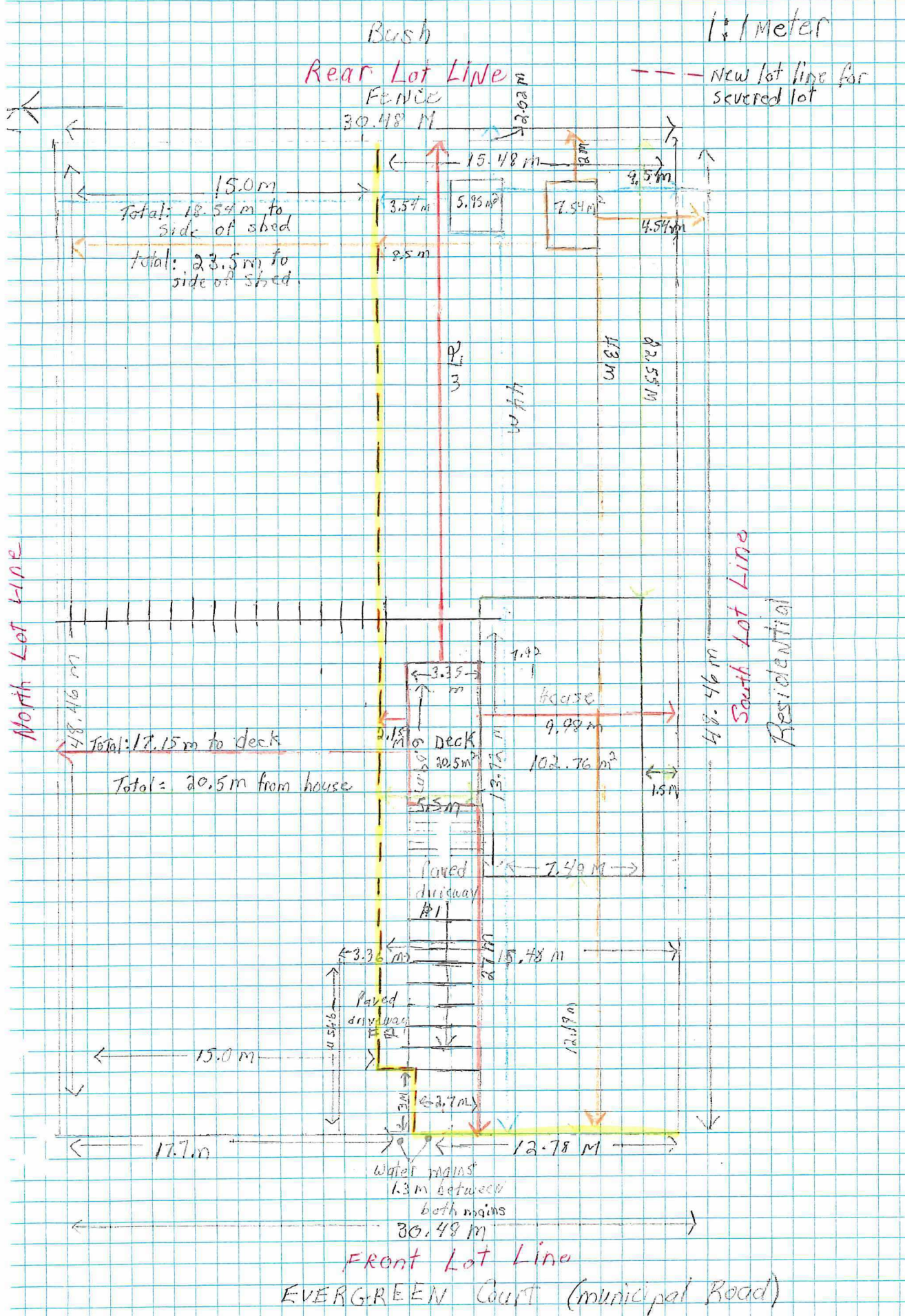


Application for Minor  
Variance or Permission N  
↑

Subject Property being PIN 73504-1262,  
Parcel 39818 SEC SES SRO,  
Lot 72, Plan M-699,  
Part Lot 5, Concession 2,  
Township of Hanmer,  
1194 Evergreen Court, Hanmer,  
City of Greater Sudbury

Sketch 1, NTS A0115/2024  
NDCA Date: 2024 12 31

# 1194 Evergreen Court



1:1 Meter

--- New lot line for severed lot

North Lot Line

South Lot Line Residential

FRONT Lot Line  
EVERGREEN Court (municipal Road)

April 2024  
Sketch 2



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

Office Use Only 2024.01.01	
AD12/12024	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
-----	
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

**City of Greater Sudbury**

**APPLICATION FOR MINOR VARIANCE**

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

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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): Tristan Legare, Kathleen Bisset Email: [REDACTED]  
 Mailing Address: 121 Kingsmount Blvd Home Phone: [REDACTED]  
 City: Sudbury Postal Code: P3E1K8 Business Phone: [REDACTED]  
 Fax Phone: \_\_\_\_\_

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

Name of Agent: \_\_\_\_\_ 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) Current Official Plan designation: Living Area 1 Current Zoning By-law designation: R1-5

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

Variance To	By-law Requirement	Proposed	Difference
Side Yard Setback	<del>1.8m</del> <u>2.4</u>	1m	<del>0.8m</del> <u>1.4</u>
Eaves Encroachment	<u>1.8</u>	<u>0.7</u>	<u>1.1</u>

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

- c) Description of Proposal:

Adding a third story onto an existing two-storey structure that has an existing side yard set back of 1m.

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

Existing structure doesn't comply with existing side-yard setback

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

PIN(s): 73585-0403 LT Township: McKim  
 Lot No.: 6 Concession No.: 3 Parcel(s): 5329, SES  
 Subdivision Plan No.: M95 Lot: 313 Reference Plan No.: Part(s):  
 Municipal Address or Street(s): 121 Kingsmount Blvd, Sudbury ON P3E 1K8

7) Date of acquisition of subject land: June, 2024

8) Dimensions of land affected.

Frontage 12.2 (m) Depth 36.6 (m) Area 446.5 (m<sup>2</sup>) Width of Street 9.2 (m)

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

	Existing	Proposed
Type of Building/Structure:	Single-family dwelling / <u>Shed</u>	Single-family dwelling
Ground Floor Area:	57.6	<u>1288</u> (m <sup>2</sup> ) 101.5 (m <sup>2</sup> )
Gross Floor Area:	121.6	<u>1288</u> (m <sup>2</sup> ) 226.4 (m <sup>2</sup> )
No. of storeys:	2	<u>3</u>
Width:	10.2	<u>12.4</u> (m) 10.2 (m)
Length:	11.3	<u>11.2</u> (m) 15.7 (m)
Height:	7.8	<u>13</u> (m) 8.6 (m)

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

	Existing	Proposed
Type of Building/Structure:	single-family dwelling / <u>Shed</u>	single-family dwelling <u>SE</u>
Front:	5.1m	<u>33.9</u> (m) 5.1m <u>122.9</u> (m)
Rear:	20.1	<u>15.5m</u> (m) 15.6m <u>L</u> (m)
Side:	1m	<u>14.9m</u> (m) 1m <u>L</u> (m)
Side:	1m	<u>14.9m</u> (m) 1m (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. 1935

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

Use(s): Single-family residential Length of time: 89 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: Single-family residential

A0121/2024

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

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

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

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

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

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

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

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

**PART A: OWNER ACKNOWLEDGEMENT AND CONSENT**

I/We, Tristan Legare and Kathleen Bisset (please print all names), the registered owner(s) of the property described as 121 Kingsmount Blvd 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;

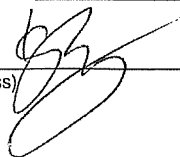
**Authority to Enter Land and Photograph**

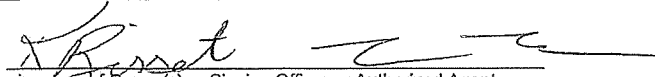
- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land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

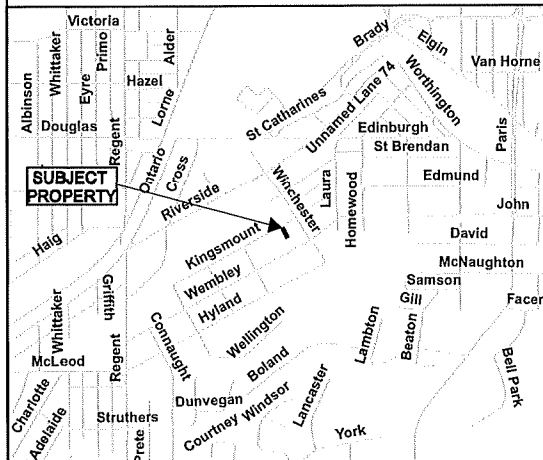
Dated this 16th day of December, 2024.

(witness) 

  
signature of Owner(s) or Signing Officer or Authorized Agent  
Print Name: Tristan Legare, Kathleen Bisset  
\*I have authority to bind the Corporation

A0121/2024





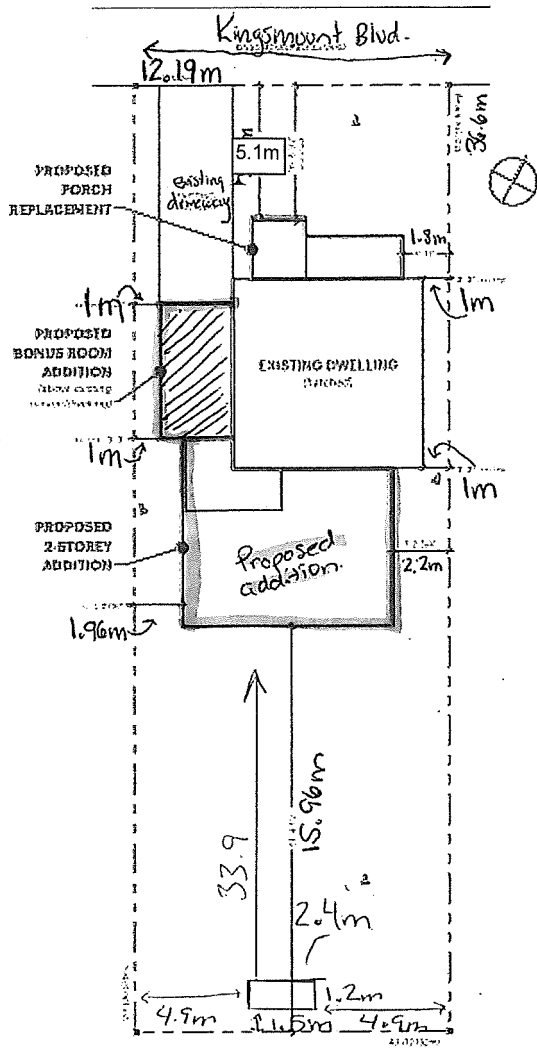
## Application for Minor Variance or Permission




Subject Property being PIN 73585-0403,  
 Parcel 5329 SEC SES, Lot 313, Plan M-95,  
 Part Lot 6, Concession 3,  
 Township of McKim,  
 121 Kingsmount Boulevard, Sudbury,  
 City of Greater Sudbury

Sketch 1, NTS  
 NDCA

A0121/2024  
 Date: 2024 12 17



 - proposed room that requires minor variance application.

LOT 123 KINGSMONT BLVD. 4000  
 Legal address: Parcel 8229 SES CO LG PLANS LT 313  
 Maitland Greater Suburb  
 Zoning: R15 - Low Density Residential Use  
 Area: 4.870 sqm (106 sq ft)

**DOOR SCHEDULE**

01	External	1.8m x 2.4m
02	Internal	1.8m x 2.4m
03	Internal	1.8m x 2.4m
04	Internal	1.8m x 2.4m
05	Internal	1.8m x 2.4m
06	Internal	1.8m x 2.4m
07	Internal	1.8m x 2.4m
08	Internal	1.8m x 2.4m
09	Internal	1.8m x 2.4m
10	Internal	1.8m x 2.4m

**WINDOW SCHEDULE**

11	External	1.8m x 2.4m
12	External	1.8m x 2.4m
13	External	1.8m x 2.4m
14	External	1.8m x 2.4m
15	External	1.8m x 2.4m
16	External	1.8m x 2.4m
17	External	1.8m x 2.4m
18	External	1.8m x 2.4m
19	External	1.8m x 2.4m
20	External	1.8m x 2.4m

**ROOF SCHEDULE**

21	External	1.8m x 2.4m
22	External	1.8m x 2.4m
23	External	1.8m x 2.4m
24	External	1.8m x 2.4m

**CONSTRUCTION**

- 201 EXTERIOR WALL
  - 100 Brickwork
  - 101 Brickwork
  - 102 Brickwork
  - 103 Brickwork
  - 104 Brickwork
  - 105 Brickwork
  - 106 Brickwork
  - 107 Brickwork
  - 108 Brickwork
  - 109 Brickwork
  - 110 Brickwork
- 202 EXTERIOR CEILING
  - 111 Brickwork
  - 112 Brickwork
  - 113 Brickwork
  - 114 Brickwork
  - 115 Brickwork
  - 116 Brickwork
  - 117 Brickwork
  - 118 Brickwork
  - 119 Brickwork
  - 120 Brickwork
- 203 EXTERIOR FLOOR
  - 121 Brickwork
  - 122 Brickwork
  - 123 Brickwork
  - 124 Brickwork
  - 125 Brickwork
  - 126 Brickwork
  - 127 Brickwork
  - 128 Brickwork
  - 129 Brickwork
  - 130 Brickwork
- 204 EXTERIOR ROOF
  - 131 Brickwork
  - 132 Brickwork
  - 133 Brickwork
  - 134 Brickwork
  - 135 Brickwork
  - 136 Brickwork
  - 137 Brickwork
  - 138 Brickwork
  - 139 Brickwork
  - 140 Brickwork
- 205 EXTERIOR WALL
  - 141 Brickwork
  - 142 Brickwork
  - 143 Brickwork
  - 144 Brickwork
  - 145 Brickwork
  - 146 Brickwork
  - 147 Brickwork
  - 148 Brickwork
  - 149 Brickwork
  - 150 Brickwork

A0121/2024  
 Sketch 2



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

Office Use Only	
2024.01.01	
A0-122/1204	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

**City of Greater Sudbury**

**APPLICATION FOR MINOR VARIANCE**

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

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): Beau & Amy Frescura Email: [REDACTED]  
 Mailing Address: 3140 South Shore Rd Home Phone: [REDACTED]  
 City: Sudbury Postal Code: P3G1M2 Business Phone: [REDACTED]  
 Fax Phone: [REDACTED]

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

Name of Agent: \_\_\_\_\_ 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) Current Official Plan designation: Rural Current Zoning By-law designation: SLS

- 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
Part 9, Section 9.3 Table 9.3 - Min. Interior side yard - North	3.0m	2.42m	0.58m
Part 9 Section 9.3 Table 9.3 - min. interior side yard - South	3.0m	1.53m	1.47m
Part 4, section 4.2 table 4.1 eaves South	3.0m	2.21m	0.79m
Part 4, section 4.2 table 4.1 eaves North	3.0m	1.4m	1.6m
4.41.2c) teaching bed shall be no closer than 30m to the high water mk	30.0m	12.m (from end of teaching bed)	18m

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

- c) Description of Proposal: North (right side of house 1.01m  
South (left side of house 0.73m

Please see attached document

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

Please see attached document

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

PIN(s):73472-0161 Township:Broder  
 Lot No.:12 Concession No.:1 Parcel(s):22576 525  
 Subdivision Plan No.:m-480 Lot:57 Reference Plan No.:53R-9720 Part(s):3  
 Municipal Address or Street(s):3140 South Shore Rd, Sudbury, ON, P3G1M2

7) Date of acquisition of subject land: Nov 2011

8) Dimensions of land affected.

Frontage 22.86 (m) Depth 92.05 (m) Area 2104 (m<sup>2</sup>) Width of Street 28.65 (m)

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

	Existing	Proposed
Type of Building/Structure:	House/Bungalow	House/Bungalow
Ground Floor Area:	80 (m <sup>2</sup> )	195.25 (m <sup>2</sup> )
Gross Floor Area:	130 (m <sup>2</sup> )	220.82 (m <sup>2</sup> )
No. of storeys:	1	1
Width:	8 (m)	18.85 (m)
Length:	9 (m)	17.50 (m)
Height:	5.1 (m)	10.69 (m)

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

	Existing	Proposed
Type of Building/Structure:	House/Bungalow	House/Bungalow
Front:	45 (m)	41.27 (m)
Rear:	40 (m)	33.28 (m)
Side:	5 (m)	1.53 (m)
Side:	5 (m)	2.42 (m)

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

What type of access to the land?

- |   |                                  |  |                       |
|---|----------------------------------|--|-----------------------|
| Municipally owned & operated piped water system     | <input type="radio"/>            | Provincial Highway   | <input type="radio"/> |
| Municipally owned & operated sanitary sewage system | <input type="radio"/>            | Municipal Road   | <input type="radio"/> |
| Lake  | <input checked="" type="radio"/> | Maintained Yearly  | <input 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 checked="" 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 checked="" type="radio"/> | Private - right a way  |                       |

12) Date(s) of construction of all buildings and structures on the subject land. House 1962

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

Use(s): Residence Length of time: Since 1962

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: Same

- 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, Beau & Amy Frescura (please print all names), the registered owner(s) of the property described as 3140 South Shore Rd, Sudbury, On, P3G1M2

in the City of Greater Sudbury:

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

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#### Appointment of Authorized Agent

- appoint and authorize Beau Frescura (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 23<sup>rd</sup> day of December, 2024.

R. White  
(witness)

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

Print Name: 1

\*I have authority to bind the Corporation



## Schedule A

(Additional Building/Structure Dimensions)

9. Particulars of all buildings/structures:

	Existing	Proposed
Type of Building/Structure: <u>Sauna</u>		
Ground Floor Area: <u>36.03</u>	<u>(m<sup>2</sup>)</u>	<u>(m<sup>2</sup>)</u>
Gross Floor Area: <u>36.03</u>	<u>(m<sup>2</sup>)</u>	<u>(m<sup>2</sup>)</u>
No. of storeys: <u>1</u>		
Width: <u>5.18</u>	<u>(m)</u>	<u>(m)</u>
Length: <u>6.95</u>	<u>(m)</u>	<u>(m)</u>
Height: <u>3.9</u>	<u>(m)</u>	<u>(m)</u>

	Existing	Proposed
Type of Building/Structure: <u>Garage</u>		
Ground Floor Area: <u>118.72</u>	<u>(m<sup>2</sup>)</u>	<u>(m<sup>2</sup>)</u>
Gross Floor Area: <u>118.72</u>	<u>(m<sup>2</sup>)</u>	<u>(m<sup>2</sup>)</u>
No. of storeys: <u>1</u>		
Width: <u>9.75</u>	<u>(m)</u>	<u>(m)</u>
Length: <u>12.19</u>	<u>(m)</u>	<u>(m)</u>
Height: <u>5.6</u>	<u>(m)</u>	<u>(m)</u>

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

# Schedule B

(Additional Building/Structure Setbacks)

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

	Existing	Proposed
Type of Building/Structure: <u>Sauna</u>		
Front: <u>7</u>	<u>(m)</u>	<u>(m)</u>
Rear: <u>78.05</u>	<u>(m)</u>	<u>(m)</u>
Side: <u>1.90</u>	<u>(m)</u>	<u>(m)</u>
Side: <u>15.78</u>	<u>(m)</u>	<u>(m)</u>

	Existing	Proposed
Type of Building/Structure: <u>Garage</u>		
Front: <u>78.57</u>	<u>(m)</u>	<u>(m)</u>
Rear: <u>1.32</u>	<u>(m)</u>	<u>(m)</u>
Side: <u>1.90</u>	<u>(m)</u>	<u>(m)</u>
Side: <u>11.23</u>	<u>(m)</u>	<u>(m)</u>

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

**Attached – Application for Minor Variance Beau & Amy Frescura 3140 South Shore Rd**

c) Description of Proposal

- Demolition of existing home
- Demolition of existing septic system
- Rebuilding new home
- Install new septic system

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

We have outgrown our 860sq ft home and we have decided to rebuild a new forever home.

The new build is a bungalow with a walkout which will accommodate our family as we age. We have set it up to be able to accommodate aging parents when the time comes. The style and size are in-line with our neighbours home and will blend in well with neighbouring properties. We have reduced the size of our plans numerous times and have tried to maximize sun exposure and lake views to reduce our overall energy costs. The home is designed by a reputable architect who has made the main floor suitable for us to live in our home well into our older years with any accessibility needs. Our current home was built in the early 1960's and requires substantial work to modernize it and bring it up to today's standards.

Since we are on a seasonal road, the side yard setbacks are slightly larger. We are asking for a minor variance on both interior side yards, for an eave encroachment as well as for the location of our septic system as per 4 a.

With regards to the variance for our septic system. We already have an approved septic permit from the Sudbury and District Health Unit, Permit 104-22-SP003 which was approved in 2022. The septic calculation, design and permit was all done through a reputable and well-known septic installer (Bruce Tait Construction). When we applied for the permit, we were going to move forward with our COA application and building permit, but my wife had some severe health challenges which made us delay things to focus on her health. More recently, she has had more serious health challenges and is currently going through intense chemotherapy. Given her health, we are trying to move forward with our new home, knowing it will be newer, with more up to date heating and ventilation systems and up to today's building code standards.

Had we been able to build the home when we acquired our septic permit, we would have been ok with the older septic system setbacks. We are limited to where we can put the septic system as we have a garage and driveway on the roadside. Our architect, septic designer and surveyor (Terry Del Bosco of Tulloch Engineering all agreed that we would have the least environmental impact by setting the house as far back as we could (while leaving enough room to access the garage doors with our vehicles and boats) and having the septic system encroach within the required setbacks. Our current septic system is under sized, nearing its lifespan and runs partly under our driveway.

Another issue we have is the aggressive milfoil that has moved into our bay. We have resided here since 2011 and there were no signs of milfoil. We have had to extend our water line twice and its current

location is already choking our water intake due to the spread of milfoil. We had to hire a professional diver to come find the water intake and clean the filter this year as we had lost water pressure. This is our main and only source of drinking water. For reference our water line is over 200 feet from the shoreline. We're not comfortable extending it past that as many people fish in our bay and we don't want to risk damages from anchors or fishing gear. I mention this as when we rebuild our home, we are going to need to put in a well to ensure we don't run into long term issues with our water intake. The well contractor suggested the only suitable place to drill the well will be on the roadside where the current septic systems leaching bed ends. The rules state that there needs to be an acceptable distance between your water source and your septic system, which is why we are applying for a variance for the location of the leaching bed to be on the lakeside of our property as we have no other places to drill a well.

Our neighbour has a newer septic system on the lakeside within this buffer zone. His system is well maintained and there are no issues with it. He also has minor variances on the sides of his home. We are trying to build our house in a similar location to them to keep it consistent.

We have spoken to our neighbours within 60m of us and they are all ok with our proposed new home plans. They fully support our minor variance application, and they are all excited for us as this will further increase the property values on our road.

In summary, and in regard to 8.4.1(3) of the General Policies, we have made every reasonable attempt to minimize our overall house footprint, while still achieving the desired functionality that we require. Our lot is only 75 feet wide so we have maximized the house setbacks on each side and also pushed the house as far back (closer to the road) as we can, while still being able to bring our vehicles and boats into the existing garage. This proposed redevelopment will be a significant net improvement as we will have a properly functioning septic system and leaching bed that is to current standards and efficiency. In speaking with our team of professionals, we felt that moving the house further away from the buffer zone and having the leaching bed there would have a more positive environmental impact than applying for a setback to move the house closer to the lake and the leaching bed on the roadside as we would not be able to drill a well. Once the work is complete, we intend to plant aquatic plants that will further aid in the buffer zone. Our Long Lake Stewardship typically offers these plants every year and we have planted some in the past. Also, we only need to remove one cedar tree with our project and once built we fully intend to replant trees and other plants/shrubs that will attract bees and help our environment. We have started talking with a landscape architect that will help us with this as well as with some ground coverage shrubs.

We are aware of a neighbouring property that recently went through this same process (Application A0016/2024). They also had a challenging property and had setbacks approved that were very close to the high-water mark. We have reviewed their application and comments and have used it as a benchmark for our application to ensure that we have done our best to respect the environment.

If you have any further questions, please feel free to reach out.



# Sewage System Permit

## POST THIS NOTICE ON SITE

Public Health Sudbury & Districts

1300 Paris Street, Sudbury, ON P3E 3A3

Telephone: 705.522.9200, ext. 398 / Fax: 705.677.9607

Permit Number: 104-22-SP003

Date Issued: May 30, 2022

Owners' Name:

Beau Frescura

Agents' Name:

Bruce Tait, Bruce Tait Construction Ltd.

### Legal Description:

District:

Sudbury

Municipality:

City of Greater Sudbury

Township:

Broder

Lot:

Pt lot 12

Concession:

1

Parcel:

22576

Plan:

M480  
53R9720, Part 3

Sublot:

57

Street Address: 3140 South Shore Road

Other:

### Work Authorized By Permit:

# of bedrooms: 3

# of bathrooms: 1.5

Approval for a:

Class 4 Filter Bed

Consisting of:

Septic Tank Capacity:

4500 L

Filter Bed Area:

33 m<sup>2</sup>

Holding Tank Capacity:

L

Contact Area:

100 m<sup>2</sup>

Leaching Bed Distribution Pipe:

m

Soil Mantle Area:

300 m<sup>2</sup>

Soil Mantle Area:

m<sup>2</sup>

Stone Layer Area:

m<sup>2</sup>

Shallow Buried Trench:

m

Sand Layer Area:

m<sup>2</sup>

Soil Mantle Area:

m<sup>2</sup>

Comments:

Substantial Inspection Notification: At least 5 days notice must be given to the Sewage System Inspector prior to backfilling.

Note: At least one set of approved drawings, specifications and plans must be maintained at the construction site. No changes or additions to this project may be undertaken without prior written approval of the Inspector.

The owner/agent and contractor share responsibility for ensuring that all work is carried out in accordance with this Permit, the Building Code Act, and Public Health Sudbury & Districts' By-laws.

Permit Recommended By:

Alan Ferguson, BSc, BHS (Public Health), CPHI(C.)

Signature:

# Application for a Permit to Construct or Demolish

This form is authorized under subsection 8(1.1) of the *Building Code Act, 1992*

**COPY**

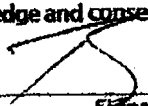
For use by principal authority			
Application number:		Permit number (if different):	
Date received (YYYY-MM-DD):		Roll number:	
Application submitted to: <b>Public Health Sudbury &amp; Districts</b> (Name of municipality, upper-tier municipality, board of health or conservation authority)			
<b>A. Project information</b>			
Building number, street name: <b>3140 SOUTH SHORE</b>		Unit number:	Lot/con.:
Municipality:		Postal code:	
Plan number/other description:			
Project value est. \$:		Area of work (m <sup>2</sup> ):	
<b>B. Purpose of application</b>			
<input type="checkbox"/> New construction <input type="checkbox"/> Addition to an existing building <input type="checkbox"/> Alteration/repair <input type="checkbox"/> Demolition <input type="checkbox"/> Conditional permit			
Proposed use of building: <b>SEPTIC UPDATE - NEW BUILD IN 2023-24 SEASON (POSSIBLE)</b>			
Current use of building: <b>RESIDENTIAL</b>			
Description of proposed work: <b>SEPTIC SYSTEM</b>			
<b>C. Applicant</b>			
Applicant is: <input type="radio"/> Owner OR <input checked="" type="radio"/> Authorized agent of owner			
Last name: <b>Tait</b>		First name: <b>Bruce</b>	
Corporation or partnership: <b>Bruce Tait Construction Ltd.</b>			
Street address: <b>29 Bruce Street</b>		Unit number:	Lot/con.:
Municipality: <b>Sudbury</b>		Postal code: <b>P3E 4N1</b>	Province: <b>ON</b>
Email:	Telephone:	Fax: <b>705-522-2929</b>	Cell:
Last name: <b>FRESCHERA</b>		First name: <b>Beau</b>	
Corporation or partnership:			
Street address: <b>3140 South Shore Rd</b>		Unit number:	Lot/con.:
Municipality: <b>Sudbury</b>		Postal code: <b>P3G 1M2</b>	Province: <b>ON</b>
Email:	Telephone:	Fax:	Cell:

<b>E. Applicant (Required)</b>			
Last name:	First name:	Corporation or partnership (if applicable):	
Street address:		Unit number:	Lot/con.:
Municipality:	Postal code:	Province:	
Email:	Telephone:	Fax:	Cell:
<b>F. Warranty Corporation (Ontario New Home Warranty Program)</b>			
i. Is proposed construction for a new home as defined in the <i>Ontario New Home Warranties Plan Act</i> ? If no, go to section G.		<input type="radio"/> Yes	<input type="radio"/> No
ii. Is registration required under the <i>Ontario New Home Warranties Plan Act</i> ?		<input type="radio"/> Yes	<input type="radio"/> No
iii. If yes to (ii) provide registration number(s):			
<b>G. Required schedules</b>			
i) Attach schedule 1 for each individual who reviews and takes responsibility for design activities.			
ii) Attach schedule 2 where application is to construct on-site, install or repair a sewage system.			
<b>H. Completeness and compliance with applicable law</b>			
i. This application meets all the requirements of clauses 1.3.1.3 (5) (a) to (d) of Division C of the <i>Building Code</i> (the application is made in the correct form and by the owner or authorized agent, all applicable fields have been completed on the application and required schedules, and all required schedules are submitted). Payment has been made of all fees that are required, under the applicable by-law, resolution or regulation made under clause 7(1)(c) of the <i>Building Code Act, 1992</i> , to be paid when the application is made.		<input type="radio"/> Yes	<input type="radio"/> No
ii. This application is accompanied by the plans and specifications prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> .		<input type="radio"/> Yes	<input type="radio"/> No
iii. This application is accompanied by the information and documents prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> which enable the chief building official to determine whether the proposed building, construction or demolition will contravene any applicable law.		<input type="radio"/> Yes	<input type="radio"/> No
iv. The proposed building, construction or demolition will not contravene any applicable law.		<input type="radio"/> Yes	<input type="radio"/> No
<b>I. Declaration of applicant</b>			
I, <u>Bruce Tait</u>		declare that:	
(print name)			
1. The information contained in this application, attached schedules, attached plans and specifications, and other attached documentation is true to the best of my knowledge.			
2. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership.			
<u>Mar 28/22</u>		<u>[Signature]</u>	
Date (YYYY-MM-DD):		Signature of applicant	

Personal information contained in this form and schedules is collected under the authority of subsection 8(1.1) of the *Building Code Act, 1992*, and will be used in the administration and enforcement of the *Building Code Act, 1992*. Questions about the collection of personal information may be addressed to: a) the Chief Building Official of the municipality or upper-tier municipality to which this application is being made, or, b) the Inspector having the powers and duties of a chief building official in relation to sewage systems or plumbing for an upper-tier municipality, board of health or conservation authority to whom this application is made, or, c) Director, Building and Development Branch, Ministry of Municipal Affairs and Housing 777 Bay St., 2nd Floor, Toronto, M5G 2E5 (416) 585-6666.

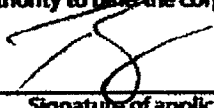
## Schedule 1: Designer Information

Use one form for each individual who reviews and takes responsibility for design activities with respect to the project.

<b>A. Project Information</b>			
Building number, street name: <u>3140 SOUTH SHORE</u>		Unit number:	Lot/con.:
Municipality:		Postal code:	
Plan number/other description:			
<b>B. Individual who reviews and takes responsibility for design activities</b>			
Name: Bruce Tait		Firm: Bruce Tait Construction Ltd.	
Street address: 29 Bruce Street		Unit number:	Lot/con.:
Municipality: Sudbury		Postal code: P3E 4N1	Province: ONTARIO
Email:	Telephone:	Fax: 705-522-2929	Cell:
<b>C. Design categories for the individual identified in Section B. (Building Code Table 3.5.2.1. of Division C)</b>			
<input type="checkbox"/> House	<input type="checkbox"/> HVAC: House	<input type="checkbox"/> Building structural	
<input type="checkbox"/> Small buildings	<input type="checkbox"/> Building services	<input type="checkbox"/> Plumbing: House	
<input type="checkbox"/> Large buildings	<input type="checkbox"/> Detection, lighting and power	<input type="checkbox"/> Plumbing: All buildings	
<input type="checkbox"/> Complex buildings	<input type="checkbox"/> Fire protection	<input checked="" type="checkbox"/> On-site sewage systems	
Description of designer's work: <p style="text-align: center; font-size: 2em; font-family: cursive;">SEPTIC SYSTEM</p>			
<b>D. Declaration</b>			
I, <u>Bruce Tait</u> declare that (choose one as appropriate): <small>(print name)</small>			
I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.			
Individual BCIN: <u>13567</u>			
Firm BCIN: <u>17288</u>			
I review and take responsibility for the design and am qualified in the appropriate category as an "other designer" under subsection 3.2.5. of Division C, of the Building Code.			
Individual BCIN: _____			
Basis for exemption from registration: _____			
The design work is exempt from the registration and qualification requirements of the Building Code.			
Basis for exemption from registration and qualification: _____			
I certify that:			
1. The information contained in this schedule is true to the best of my knowledge.			
2. I have submitted this application with the knowledge and consent of the firm.			
<u>MAR 28/22</u> Date (YYYY-MM-DD):		 Signature of designer	

NOTE: 1. For the purposes of this form, "individual" means the "person" referred to in Clause 3.2.4.7(1) (d) of Division C, Article 3.2.5.1. of Division C, and all other persons who are exempt from qualification under Subsections 3.2.4. and 3.2.5. of Division C.  
2. Schedule 1 is not required to be completed by a holder of a license, temporary license, or a certificate of practice, issued by the Ontario Association of Architects. Schedule 1 is also not required to be completed by a holder of a license to practise, a limited license to practise, or a certificate of authorization, issued by the Association of Professional Engineers of Ontario.

## Schedule 2: Sewage System Installer Information

<b>A. Project Information</b>			
Building number, street name: <u>3140 South Shore</u>		Unit number:	Lot/con.:
Municipality:		Postal code:	
Plan number/other description:			
<b>B. Sewage system permit</b>			
Is the installer of the sewage system engaged in the business of constructing on-site, installing, repairing, servicing, cleaning or emptying sewage systems, in accordance with Building Code Article 3.3.1.1, Division C?			
<input checked="" type="radio"/> Yes (Continue to section C) <input type="radio"/> No (Continue to section E) <input type="radio"/> Installer unknown at time of application (Continue to section E)			
<b>C. Registered installer information (unless answer to B is "Yes")</b>			
Name: Bruce Tait Construction Ltd.		BCIN: 17288	
Street address: 29 Bruce Street		Unit number:	Lot/con.:
Municipality: Sudbury	Postal code: P3E 4N1	Province: ONTARIO	
Email:	Telephone:	Fax: 705-522-2929	Cell:
<b>D. Qualified supervisor information (unless answer to section B is "Yes")</b>			
Name of qualified supervisor(s) Bruce Tait		Building Code identification number (BCIN) 13567	
<b>E. Declaration</b>			
I, <u>Bruce Tait</u> (print name) declare that:			
<input type="checkbox"/> I am the applicant for the permit to construct the sewage system. If the installer is unknown at time of application, I shall submit a new Schedule 2 prior to construction when the installer is known;			
<b>OR</b>			
<input type="checkbox"/> I am the holder of the permit to construct the sewage system, and am submitting a new Schedule 2, now that the installer is known.			
I certify that:			
1. The information contained in this schedule is true to the best of my knowledge.			
2. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership.			
<u>Mar 28/22</u> Date (YYYY-MM-DD):		 Signature of applicant	

# RESIDENTIAL SEWAGE APPLICATION

Health Protection Division  
 1300 Paris Street, Sudbury, ON P3E 3A3  
 Tel: 705.522.9200, ext. 398  
 Fax: 705.677.9607



**Public Health  
 Santé publique**  
 SUDBURY & DISTRICTS

Please print clearly	For office use only
<b>Property description</b>	
District: _____ Municipality: _____ Township: _____	Permit No.: _____
House No./Street/Road: _____ City: _____	Date received: (YYYY-MM-DD) _____
Lot: _____	Receipt No.: _____
Plan No.: _____	Fee amount: _____
PIN: _____	Method of payment:
Lot dimensions:	<input type="checkbox"/> Cash
Frontage (m): _____ Depth (m): _____ Area (m): _____	<input type="checkbox"/> Debit
Is the property or part of the property in a flood plain? <input type="radio"/> Yes <input type="radio"/> No	<input type="checkbox"/> Cheque
	<input type="checkbox"/> Visa
	<input type="checkbox"/> MasterCard
	<input type="checkbox"/> Money order

FRESCURA BEAU  
 FRESCURA AMY  
 3140 SOUTH SHORE RD  
 BRODER CON 1 FT LOT 12 PLAN  
 M480 LOT 57 AND RP 53R0720  
 PART 3 PCL 22578 LONG LAKE  
 IRREG 19851.008F 80.00FR

**Water supply (Check type proposed/existing)**

Municipal     Drilled well     Point     Dug well    Depth of well: \_\_\_\_\_ [m]

Other (State): Draw from lake

**Zoning approval: Check 1, 2 or 3 below**

**1.** The property is located in a Township under the jurisdiction of the Sudbury East Planning Board, the Manitoulin Planning Board, or the Ministry of Municipal Affairs & Housing.  
 Letter of conformity Attached

**2.** The property is located in an "Organized Township"  
 To be stamped by local Building Department and/or signed by the Building Inspector.

**CGS BUILDING SERVICES**

**Date:** April 4, 2022 Zoned SLS *AM*

Seasonal Dwelling Permitted. No new permit submitted to date.

No person shall construct a leaching bed closer than 30.0m from the high water mark of a lake, river or stream.

**3.** Located in an "Unorganized Township"  
 Township not under the jurisdiction of a Planning Board or Ministry of Municipal Affairs & Housing.

No Stamp or Zoning Conformity Required

Site evaluation		Sub-surface / Conditions observed		
Date (YYYY-MM-DD): _____	Time: _____	Rock & GWT	-0-	Soil Type <i>SANDY</i>
Name: <i>B. TAIT</i>			-0.6-	
Signature: <i>[Signature]</i>			-0.9-	
		-1.2-		
		-1.5-		

**Plumbing**  
Complete the following table

Description	Total # x	Fixture units	=	Total fixture units
Example only: Potato peeler	2	3	=	6
Bathroom group (1 water closet, 1 hand basin, and 1 bathtub/shower)	1	6	=	6
Water closets (Flush tank toilet)	1	4	=	4
Each sink or wash basin	3	1.5	=	4.5
Bathtub and/or shower	1	1.5	=	1.5
Dishwasher	1	1.5	=	1.5
Clothes washing machine	1	1.5	=	1.5
Single or double laundry tub	1	1.5	=	1.5
Other: _____			=	
Other: _____			=	
Total fixture units:				= 20.5

**Single-family residence**

1. Number of bedrooms: 3

2. Total floor area: 217m<sup>2</sup> m<sup>2</sup>

3. Total fixture units: 20.5

4. Daily sewage flow: 1800 L/D

Calculation of total daily sewage flow (DSF) see page 9 in information package.

**OR**

**Multiple-family dwelling**

1. Number units/apartments: \_\_\_\_\_

2. Number of units with floor area greater than 200 m<sup>2</sup>: \_\_\_\_\_

3. Number of units with total fixture units greater than 20: \_\_\_\_\_

4. Number bedrooms per unit: \_\_\_\_\_  
(e.g. 3-2 bedroom 2-1 bedroom)

Daily sewage flow: \_\_\_\_\_

Calculation of daily sewage: \_\_\_\_\_

Sewage system to be constructed in: a) Existing on-site soils  OR Imported fill   
 b) Percolation time of existing soils (Attach perc. test logs or grain size analysis report): T = 25 Min/cm  
 c) Percolation time of imported fill: T = 5 Min/cm Name of pit providing fill: JAIT PIT #1

**Proposed to construct:**

**Replace septic tank only** Concrete  Polyethylene  Size (L) \_\_\_\_\_  
 **Class 4 leaching bed**  
 Use existing septic tank  OR New CSA standard: Concrete  Polyethylene  Size (L) \_\_\_\_\_  
 Total length of pipe (m) \_\_\_\_\_ Number of runs of pipe \_\_\_\_\_ Header  OR Distribution box   
 Dug into existing soil  OR Raised  Method of detection: \_\_\_\_\_  
 Soil mantle required? No  Yes  If yes, state percolation time of mantle \_\_\_\_\_ Min/cm Mantle area (m<sup>2</sup>) \_\_\_\_\_  
 Is a pump required?  Yes  No If yes, state discharge/cycle (L) \_\_\_\_\_

**Class 4 filter bed: Proof of approved filter material must be provided**  
 Use existing septic tank  OR New CSA standard: Concrete  Polyethylene  Size (L) 4500L  
 Filter bed area (m<sup>2</sup>) 33m<sup>2</sup> Contact area (m<sup>2</sup>) 100m<sup>2</sup>  
 Dug into existing soil  OR Raised  Method of detection: REBAR  
 Soil mantle required? No  Yes  If yes, state percolation time of mantle 7-12 Min/cm Mantle area (m<sup>2</sup>) 300m<sup>2</sup>  
 Is a pump required?  Yes  No If yes, state discharge/cycle (L) \_\_\_\_\_

**Class 4 type A dispersal bed: Proof of approved sand material must be provided**  
 Use existing septic tank  OR New CSA standard: Concrete  Polyethylene  Size (L) \_\_\_\_\_  
 Stone layer area (m<sup>2</sup>) \_\_\_\_\_ Sand layer area (m<sup>2</sup>) \_\_\_\_\_ Soil mantle area (m<sup>2</sup>) \_\_\_\_\_  
 Percolation time of mantle \_\_\_\_\_ Manufacturer's name and model \_\_\_\_\_

**Other system**  
 Describe: \_\_\_\_\_  
 Is a pump required?  Yes  No If yes, state discharge/cycle (L) \_\_\_\_\_

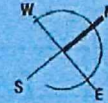
**Class 5 (Holding tank)** State O.B.C. exemption: \_\_\_\_\_ (Attach pump-out contract with licensed sewage hauler)  
 Tank is: Concrete  Polyethylene  Other: \_\_\_\_\_ Size (L) \_\_\_\_\_  
 Alarm must be audio and visual Describe: \_\_\_\_\_

**Prior to construction, arrange for an inspector to inspect the proposed site and approve the sewage system proposal.**

**Directions to property (Show highways, roads, signs, landmarks, etc. to follow)**  
 Extraordinary travel costs by air, water, etc. are to be incurred by the applicant.

TANK to HOUSE - 1.6m  
 to LOT LINE - 3.2m  
 to LAKE - 4.3m

BED to HOUSE - 5.1m  
 to LOT LINE - 3m  
 to LAKE - 4.1m



LONG LAKE

MANTLE  
 36' x 90' = 300m<sup>2</sup>

CONTACT  
 AREA  
 30' x 30' = 100m<sup>2</sup>

FILTER - 12' x 30' = 33m<sup>2</sup>

4400L  
 Tank

4 RUNS - 3FT  
 CENTRES  
 TRACEABLE CORNERS

●●●●●  
 SILT FENCE  
 SEED + STRAW  
 FINISH

DRAWING LEGEND	
PROPERTY LINE	---
MUNICIPAL SETBACKS	---
EXISTING TO BE REMOVED	---
HOUSE FOOTPRINT	---
GROUND FLOOR ACCESS POINT	▶
LOWIN LEVEL ACCESS POINT	▷

SOUTH SHORE ROAD

Enhanced Site Plan  
 The Frescura Home

3140 South Shore Road, Sudbury, ON

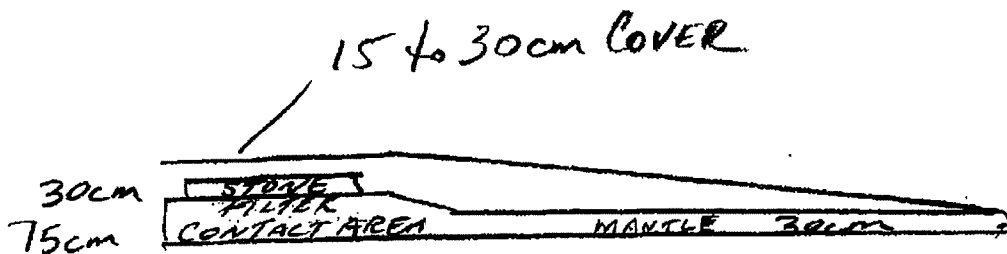
Proj #: 1848 Rev: DDR6

SCALE: 1:200  
 FEBRUARY 08, 2022



A0122/2024

Side view/Cross section diagram required



Insert diagram

**Agent authorization**

I, the owner hereby authorize: (Print agent's name) Bruce Tait

to act as the official agent respecting the attached application for a permit under Part 8 of the Ontario Building Code.

- Public Health Sudbury & Districts is hereby authorized to release any permits, documents, or information respecting the subject property to the said agent.
- I understand that it will be the owner/agent and contractor that share responsibility for ensuring that all work is carried out in accordance with this Permit, the *Building Code Act* and Public Health Sudbury & Districts' by-laws.

2021-11-01

**Note:**

- The public health inspector will return all applications that are incomplete or unsigned.
- This application cannot be altered and must be completed in full. Additional information or revised calculations/diagrams may be submitted on separate work sheets.
- This application does not constitute a permit.
- No work shall commence until a permit has been issued.

Proposal meets Ontario Building Code requirements:  Yes  No

Comments:

\_\_\_\_\_  
Sewage system inspector's signature

\_\_\_\_\_  
Date (YYYY-MM-DD)

Sewage system inspector's notes:

To meet public health requirements, any personal information on this form is collected under the authority of one or more of the following (as amended) and related regulations: Health Protection and Promotion Act, R.S.O. 1990; Smoke Free Ontario Act, S.O. 2017; Side Cancer Prevention Act, 2013, S.O. 2013; Healthy Menu Choices Act, 2015, S.O. 2015; Safe Drinking Water Act, 2002, S.O. 2002; Ontario Building Code Act, 1992, S.O. 1992; Funeral, Burial and Cremation Services Act, 2002, S.O. 2002; Environmental Protection Act, R.S.O. 1990; Regulated Health Professions Act, 1991, S.O. 1991; and is in compliance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990 and the Personal Health Information Protection Act, 2004, S.O. 2004. Questions about this collection should be directed to the Program Manager at Public Health Sudbury & Districts, 1300 Paris Street, Sudbury, ON P9E 3A5, 705.622.8200, ext. 398.

O: June 2002  
R: April 2020

**RE: NDCA Permit Application - 3140 South Shore Road**

Melanie Venne <Melanie.Venne@ConservationSudbury.ca>

Mon 2022-04-04 5:23 PM

To: Bruce Tait <[REDACTED]>

Hi Carol,

This location is sufficiently far away from the floodplain that a permit is not required from Conservation Sudbury.

Please ensure that the appropriate sediment and erosion control is in place during construction and re-seed as soon as construction is complete.

Melanie Venne, MES

Conservation Sudbury - Office and Communication Coordinator

401-199 Larch St, Sudbury ON

705-674-5249 ext 200

From: Bruce Tait <[REDACTED]>

Sent: Monday, April 04, 2022 4:01 PM

To: ndca <ndca@conservationsudbury.ca>

Subject: NDCA Permit Application - 3140 South Shore Road

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon,

Please see attached completed application for 3140 South Shore Road.

Thank you,

Carol

**BRUCE TAIT CONSTRUCTION LTD.**

29 BRUCE STREET

SUDBURY, ONTARIO

P3E 4N1

TEL- 705-522-5001

FAX- 705-522-2929



Internal Use Only
File No:
Inquiry Received:

401-199 Larch Street, Ontario P3E 5P9 Tel: 705-674-5249 Email: [ndca@ConservationSudbury.ca](mailto:ndca@ConservationSudbury.ca)

## Permit Application Form

*Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*  
Nickel District Conservation Authority (NDCA, o/a Conservation Sudbury) – Ontario Regulation 156/06

In accordance with the provisions of Section 28 of the *Conservation Authorities Act* permission must be obtained prior to any site grading and the temporary or permanent placing, dumping, or removal of any material whether originating in the site or elsewhere; straightening, changing, diverting, or interfering in any way with the existing channel of a river, creek, stream, or watercourse, interference in any way with a wetland; or, development, defined as the construction, erection or placing of a building or structure of any kind or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof.

**\*Submission of a complete application does not imply permission. Do not start the project until you have a permit\***

**Landowner Information:**

Name Beau Frescura Phone [REDACTED]  
 Email Address [REDACTED] Cell [REDACTED]  
 Mailing Address 3140 South Shore Rd, Sudbury, ON, P3G1M2  
 Optional: I assign authority to the agent listed below to act on my behalf Signature \_\_\_\_\_

**Agent Information: (if necessary)**

Name Bruce Tait Construction Ltd. Phone 705-522-5001  
 Email Address [REDACTED] Cell \_\_\_\_\_

**Location of Proposed Works (please attach a copy of your Tax Bill if possible)**

Municipal Address 3140 South Shore Road  
 Township BRODER Lot 12 Concession 1 Plan M480 Lot PT Lot 1  
 Waterbody/Watercourse (if known) \_\_\_\_\_

- Are any of these features found on or near your property:
- |   |  |
|---|--|
| <input type="checkbox"/> Steep slopes (greater than 3 horizontal: 1 vertical) | <input type="checkbox"/> Streams         |
| <input type="checkbox"/> None   | <input type="checkbox"/> Wetland / swamp |
|   | <input type="checkbox"/> Unsure          |



Have applications been made previously to the NDCA/City of Greater Sudbury/ Ministry of Natural Resources/ Other agencies for this property?  Yes  No

If yes, provide details: Public Health Sudbury & District

Describe the proposed project, then fill in the detailed section(s) below as they apply to the project (List the purpose of the project, proposed methods, proposed use and any other relevant details). Attach additional pages if necessary.

SEPTIC SYSTEM UPDATE TO POSSIBLY ACCOMMODATE AN UPDATED HOME OF SAME SIZE IN THE FUTURE

Proposed Start Date: FALL 22

Proposed Finish Date: FALL 22

**1) Septic system**

New installation or  Repair/replace

Proposed method of sediment and erosion control protection (ex: sediment fence, straw blankets, etc): \_\_\_\_\_

SEED + STRAW FINISH

Timeline for stabilization/erosion control of work area: 1 WEEK

**Required information:** Site plan showing location of tank, leaching bed and mantle, setbacks from streambanks, wetland/swamp, distance from annual high water mark (for lakes), sediment and erosion protection, include all setbacks listed on page 5 of this application.

**2) Placement or removal of material (e.g. fill), site grading**

Placement  Removal  Site Grading

Type of fill material: SAND, GRAVEL, TOPSOIL, SOIL

Amount of fill (m<sup>3</sup>): 150 cu m Length of Area (m): 28m

Depth of fill (m): 0.25m to 1.3m Width of area (m): 11m

If fill is being removed from site, where is it being placed: AGGREGATE SITE FOR REUSE

Proposed method of sediment and erosion control protection (ex: sediment fence, straw blankets, etc): \_\_\_\_\_

SILT FENCE - SEED + STRAW ONCE COMPLETED

**Required information:** Site plan showing location of fill placement and/or removal, erosion and sediment control protection, include all setbacks listed on page 5 of this application.



**3) Accessory structure**

- Shed                       Garage                       Gazebo                       Deck                       Sauna  
 Boathouse                       Other, specify: \_\_\_\_\_

How is the proposed structure going to be anchored to the ground: \_\_\_\_\_

Is the proposed structure going to have power:                       Yes     No

Is fill (gravel, topsoil, etc) required for this project                       Yes     No

Provide details of fill required (amount, type, location, erosion and sediment control plan): \_\_\_\_\_

**\*Also complete section 2 for landscaping plan if required.**

**Required information:** Elevation survey (if available), floor plan of accessory structure, construction drawings showing foundation details, site plan including all setbacks listed on page 5 of this application.

**4) Constructing, rebuilding or altering a dwelling**

- Construction of new single family dwelling                       Addition to existing dwelling  
 Change in the use of dwelling                       Change in the number of dwelling units/bedrooms in a building

Existing/Proposed floor area (m<sup>2</sup>): \_\_\_\_\_                      Floor area of addition (m<sup>2</sup>): \_\_\_\_\_

Current use of building: \_\_\_\_\_                      Proposed use of building: \_\_\_\_\_

**\*Also complete section 2 for landscaping plan if required.**

**Required information:** Elevation survey (if available), floor plan, construction drawings showing foundation details, site plan including all setbacks listed on page 5 of this application.



5) Altering a watercourse or shoreline

- Infrastructure (bridge, culvert, utility crossing)
- Stream realignment/diversion
- Shoreline hardening (retaining wall, revetment)
- Install boat launch, ramp or dock
- Shoreline rehabilitation (plantings, bioengineering, slope softening)
- Other, please specify: \_\_\_\_\_

**\*\*If proposed project falls within the infrastructure category, please contact the office for an additional page of detail required**

Proposed method of sediment and erosion control protection (ex: sediment fence, turbidity curtain, etc): \_\_\_\_\_

Is fill (gravel, topsoil, etc.) required for this project :  Yes  No

Provide details of fill required (amount, type, location, erosion and sediment control plan): \_\_\_\_\_

**\*Also complete section 2 for landscaping plan if required.**

**Required information:** Elevation survey (if available), current stream profile & proposed stream profile (if applicable), sediment and erosion control protections, site plan including all setbacks listed on page 5 of this application.

**Required Information – The following must be attached to be processed for review**

- Application Form** (must be complete)
- Payment** - \$100 non-refundable deposit (see full fee schedule at [bit.ly/s28fees](http://bit.ly/s28fees))  
Pay by cheque or online payment via credit card. You will be contacted by email following initial review of the application to discuss
- Site Plan** drawing showing appropriate details (see page 5 of application for required details)
- Photo(s)** of the proposed work location (may be required)

**How to Submit:** Submit via email at [NDCA@ConservationSudbury.ca](mailto:NDCA@ConservationSudbury.ca) or by Mail/Courier/In person at address on first page of application

By signing this application, I provide my consent to Conservation Sudbury and its officers to enter my private property, other than a dwelling or building. I understand that this entry is required for the purpose of considering my application for permission under Ontario Regulation 156/06 made pursuant to Section 28 of the *Conservation Authorities Act*. Furthermore, I understand that it is my responsibility to notify all occupants of my property that this consent has been provided.

I, Bruce Tait declare that I am the landowner / authorized agent and that the above information is correct to the best of my knowledge and believe that all of the above noted, attached, and/or supporting documentation and information is correct and true.

Signature

Date MAR 31/22

3140 South Shore Rd, Greater   Q



PROPOSED AREA

0 20 40m

TANK to HOUSE - 1.6m  
 to LOT LINE - 3.2m  
 to LAKE - 4.3m

BED to HOUSE 5.1m  
 to LOT LINE - 3m  
 to LAKE 4.1m +



LONG LAKE

MANTLE, 36' x 90' = 300m<sup>2</sup>

CONTACT AREA 36' x 30' = 100m<sup>2</sup>

FILTER - 12' x 30' = 33m<sup>2</sup>

4400L Tank

4 RUNS - 3FT CENTRES TRACEABLE CORNERS

SILT FENCE  
 SEED + STRAW FINISH

DRAWING LEGEND	
PROPERTY LINE	---
MUNICIPAL STRUCKS	---
EXISTING TO BE REMOVED	---
HOUSE FOOTPRINT	---
GROUND FLOOR ACCESS POINT	▶
LEVEL LEVEL ACCESS POINT	▷

SOUTH SHORE ROAD

Enhanced Site Plan  
 The Frescura Home  
 3140 South Shore Road, Sudbury, ON

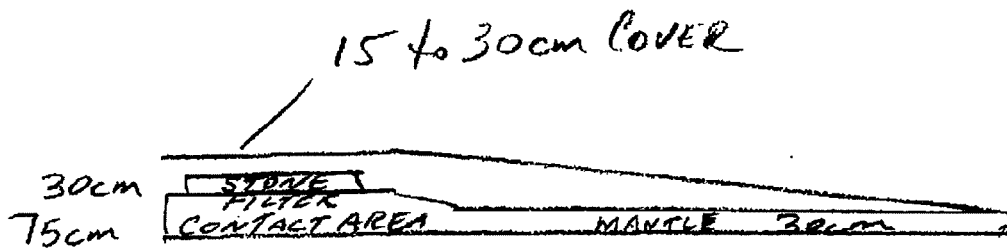
Proj #: 1848 Rev: DDR6

SCALE: 1:200  
 FEBRUARY 09, 2022

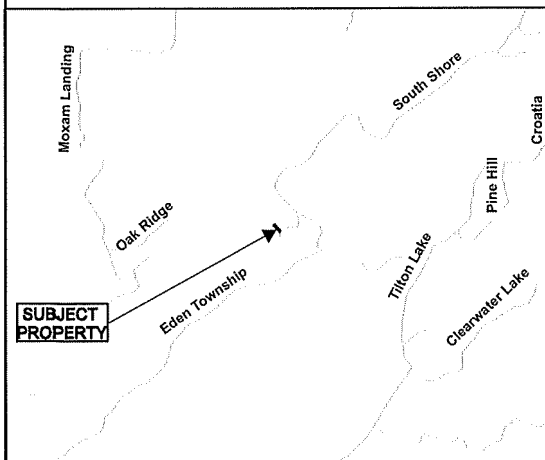
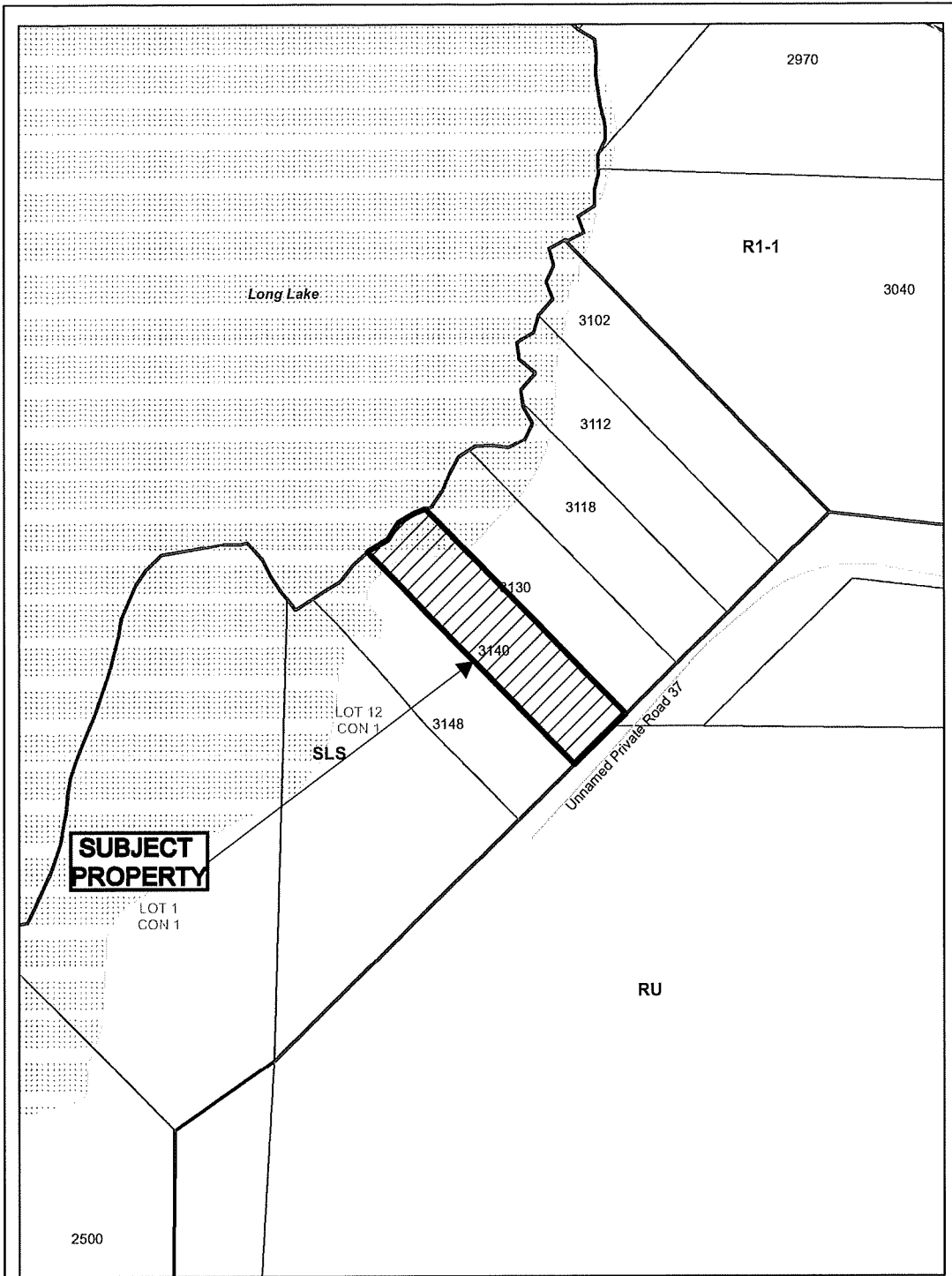


A0122/2024

Side view/Cross section diagram required



Insert diagram



### Application for Minor Variance or Permission



Subject Property being PIN 73472-0161,  
 Parcel 22576 SEC SES SRO,  
 Lot 57, Plan M-480, Part Lot 12, Concession 1,  
 Location DE146 Part 3 on Plan 53R-9720,  
 Township of Broder,  
 3140 South Shore Road, Sudbury,  
 City of Greater Sudbury

Sketch 1, NTS  
 NDCA

A0122/2024  
 Date: 2025 01 03

