

Tom Davies Square
200 Brady St

Wednesday, January 8, 2025

PUBLIC HEARINGS

A0108/2024

**YAN CHEN
MARK PRYSTUPA**

Ward: 11

PIN 73582 0316, Surveys Plan 53R-18480 Part(s) 2 & Plan 53R-18658 Part(s) except 1, Lot Part 2 and 3, Concession 3, as in LT43488, Township of McKim, 1069 Lakeshore Drive, Sudbury, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, Table 4.1 and Section 4.41, subsections 4.41.2 and 4.41.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit the existing canopy on the single detached dwelling and existing detached gazebo with eaves the following:

1. for the gazebo with eaves to provide a 1.94m setback from the main building, where gazebos are permitted no closer than 2.0m to the main building;
2. for the gazebo with eaves to provide a 0.67m setback from the interior side lot line with eaves encroaching 0.3m into the 0.67m setback, where accessory buildings and structures greater than 2.5m in height shall be no closer than 1.2m from the side lot line and where eaves may encroach 0.6m into the required yard but no closer than 0.6m to the lot line; and
3. for the existing canopy to provide a 16.54m setback from the high water mark of a lake, where no person shall erect any residential building closer than 30.0m to the high water mark of a lake or a river, and where only the accessory structures as set out in subsection 4.41.2, boat launches, marine railways, waterlines and heat pump loops are permitted within 20.0m of a high water mark and the area permitted to be cleared of natural vegetation in Section 4.41.3.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATIONS A76/23 (EXPIRED), A104/07 (OCT 15/07) AND A392/77 (DEC 12/77) AND CONSENT APPLICATION B168/07 (OCT 2/07)

A0118/2024

**B. SAVILLE
ERIC DUPUIS**

Ward: 6

PIN 73504 2268, Parcel 17364 SEC SES, Lot Part 4, Concession 1, Township of Hanmer, 817 Dominion Drive, Hanmer, [2010-100Z, RU (Rural)]

For relief from Part 4, Section 4.2, Table 4.1 and Part 9, Section 9.3, Table 9.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a garage addition on the existing single detached dwelling providing a minimum interior side yard setback of 1.2m with eaves encroaching 0.45m into the proposed 1.2m setback, where 3.0m is required and where eaves may encroach 0.6 m into the required interior side yard but not closer than 0.6 m to the lot line.

A0119/2024

DALRON LEASING LIMITED

Ward: 12

PIN 02135 0240, Lot(s) 5, 6, and Block B, Subdivision 3-SA, Lot Part 6, Concession 4, Township of McKim, 130 Elm Street, Sudbury, [2010-100Z, C2(89) (General Commercial)]

For relief from Part 5, Section 5.3, Table 5.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit a minimum of 38 parking spaces on the subject property, where a minimum of 57 parking spaces were approved under Minor Variance Application A0102/2019.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION A102/19 (SEP 4/19)

A0120/2024

DALE BONNIS

Ward: 9

PINs 73560 0399 & 73560 0897, Parcel 4364 and 1880 SEC SES, Lot(s) 62 and 63, Subdivision M-23, Lot Part 2, Concession 3, Township of Neelon, 32 East Street, Coniston, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, Table 4.1 and subsection 4.2.10.3 (c), (g), and (h) 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 permit a detached accessory building containing an additional dwelling unit with balcony providing, firstly, a minimum front yard setback of 2.82m with eaves encroaching 0.3m into the proposed 2.82m setback, where 6.0m is required and where eaves may encroach 1.2 m into the required front yard but not closer than 0.6 m to the lot line, secondly, a minimum 1.9m setback from the main building, where 2.4m is required, thirdly, a maximum accessory lot coverage of 28%, where the maximum lot coverage shall not exceed 25% on a parcel of urban residential land, and fourthly, a maximum height of 8.4m, where 8.0m is permitted.

**A REMINDER... THE NEXT SCHEDULED MEETING IS
WEDNESDAY, JANUARY 22, 2025**



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

Office Use Only 2024.01.01	
A 0108/2024	
S.P.P. AREA	
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

City of Greater Sudbury

APPLICATION FOR MINOR VARIANCE

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Mark Prystupa and Yan Chen Email: [REDACTED]
 Mailing Address: 1069 Lakeshore drive Home: [REDACTED]
 Business Phone: _____
 City: Sudbury Postal Code: P3B 1E3 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: Centrelne Architecture Email: [REDACTED]
 Mailing Address: 158 Elgin St., Suite 201 Home: [REDACTED]
 Business Phone: [REDACTED]
 City: Sudbury Postal Code: P3E 3N5 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
Shoreline Buffer Encroachment	20m	16.44m 16.54m	3.56m 3.46m
Shoreline Setback Encroachment	30m	16.44m 16.54m	13.56m 13.46m
Distance between house and gazebo	2m	1.94m	0.06m
Distance of gazebo to side property line	1.2m	0.67m	0.53m

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

c) Description of Proposal:

Construction of canopy off the existing house and gazebo to face the lake.

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

Anything built behind the house facing the lake will encroach both the shoreline buffer and setback.

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

PIN(s): _____ Township: _____
Lot No.: 2 & 3 Concession No.: 3 Parcel(s): _____
Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: 53R18658 Part(s): 2 - 12
Municipal Address or Street(s): 1069 Lakeshore Dr.

7) Date of acquisition of subject land: November 2024

8) Dimensions of land affected.

Frontage 16.9 (m) Depth 72.78 (m) Area 1978 (m²) Width of Street 5 (m)

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

Table with columns: Existing, Proposed. Rows: Type of Building/Structure: House, Ground Floor Area: 288.5 (m²), Gross Floor Area: 599 (m²), No. of storeys: 2, Width: 18.35 (m), Length: 17.84 (m), Height: 9.16 (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.

Table with columns: Existing, Proposed. Rows: Type of Building/Structure, Front: (m), Rear: (m), Side: (m), Side: (m)

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

What type of access to the land?

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

12) Date(s) of construction of all buildings and structures on the subject land. 2019

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

Use(s): Residential Length of time: Pre-1970

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

Same as #13 O 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? O Yes O No

If "yes", how many?

17) Existing uses of abutting properties: Residential

Handwritten signature: A0108/2024

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. Ramsay Lake Intake Protection Zone. Score of 9

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We Mark Prystupa and Yan Chen (please print all names), the registered owner(s) of the property described as 1069 Lakeshore Dr 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 101 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

I appoint and authorize Centrelina Architecture (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 19th day of November, 2024

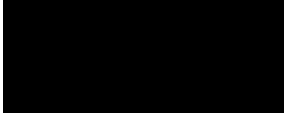
[Address] [Signature]

[Signature] signature of Owner(s) or Signing Officer or Authorized Agent
Print Name: Mark Prystupa Yan Chen
*I have authority to bind the Corporation

A0108/2024



Centreline Architecture
158 Elgin Street, Suite 201
Sudbury, ON P3E 3N5



MEMORANDUM

PROJECT: Faiella – 1069 Lakeshore Drive CA PROJECT No.: 2022-109

To the Committee of Adjustment,

In July 2023, we submitted drawings for a Minor Variance Application to address a roof over an existing patio and a gazebo within the shoreline buffer that were previously built without the necessary permits or variance approvals. During the Minor Variance meeting, City staff noted that there was significant unrecorded landscape work done within the shoreline buffer and recommended that the application be deferred. Since Centreline Architecture did not have additional history of the completed work at the time of the meeting, it was agreed that a deferral would be granted to gather more information.

Upon further discussions with the Owner and City staff and after obtaining documents through a Routine Disclosure, it was determined that landscaping work including retaining walls and sodded areas were part of a 2008 addition that was ultimately approved for permit. According to documents provided by the Owner, this work commenced in 2008 and was completed in 2009, during which time the City of Greater Sudbury conducted routine inspections for the applied permit. We also have photo documentation showing that the landscaping was completed as it stands today since at least 2012. Refer to November 2012 appraisal document.

Although the retaining walls and landscaped areas differ from the submitted drawings, the City did not request as-built drawings for this work, only for the addition itself. Since the landscape work, retaining walls, and steps predate the shoreline buffer bylaw, we believe this should not have been included in the variance and should not have deferred our application, as the work was compliant at the time and is deemed legal non-conforming.

We are only seeking a variance for the 2 gazeboes and canopy and believe that no other variance should be required.

Respectfully,


Dan Guillet
Partner | Senior Technologist

ATTACHMENTS:

Application for Minor Variance
Appraisal Report – Lakeshore 1069 -Faiella
Architectural drawings

5 Pages
7 Pages
2 Pages

A0108/2024

Schedule A

(Additional Building/Structure Dimensions)

9. Particulars of all buildings/structures:

	Existing	Proposed
Type of Building/Structure: _____		Canopy
Ground Floor Area: _____	(m ²) 37.4	(m ²)
Gross Floor Area: _____	(m ²) 37.4	(m ²)
No. of storeys: _____	1	
Width: _____	(m) 7.68	(m)
Length: _____	(m) 4.86	(m)
Height: _____	(m) 6.15	(m)

	Existing	Proposed
Type of Building/Structure: _____		Gazebo with hot tub
Ground Floor Area: _____	(m ²) 7.9	(m ²)
Gross Floor Area: _____	(m ²) 7.9	(m ²)
No. of storeys: _____	1	
Width: _____	(m) 2.83	(m)
Length: _____	(m) 4.5	(m)
Height: _____	(m) 2.66	(m)

	Existing	Proposed
Type of Building/Structure: _____		Gazebo near water
Ground Floor Area: _____	(m ²) 16.72	(m ²)
Gross Floor Area: _____	(m ²) 16.72	(m ²)
No. of storeys: _____	1	
Width: _____	(m) 3.05	(m)
Length: _____	(m) 5.49	(m)
Height: _____	(m) 3.65	(m)

A0108/2024

Schedule B

(Additional Building/Structure Setbacks)

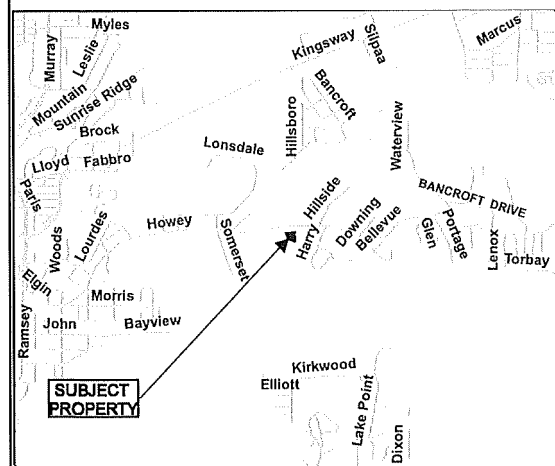
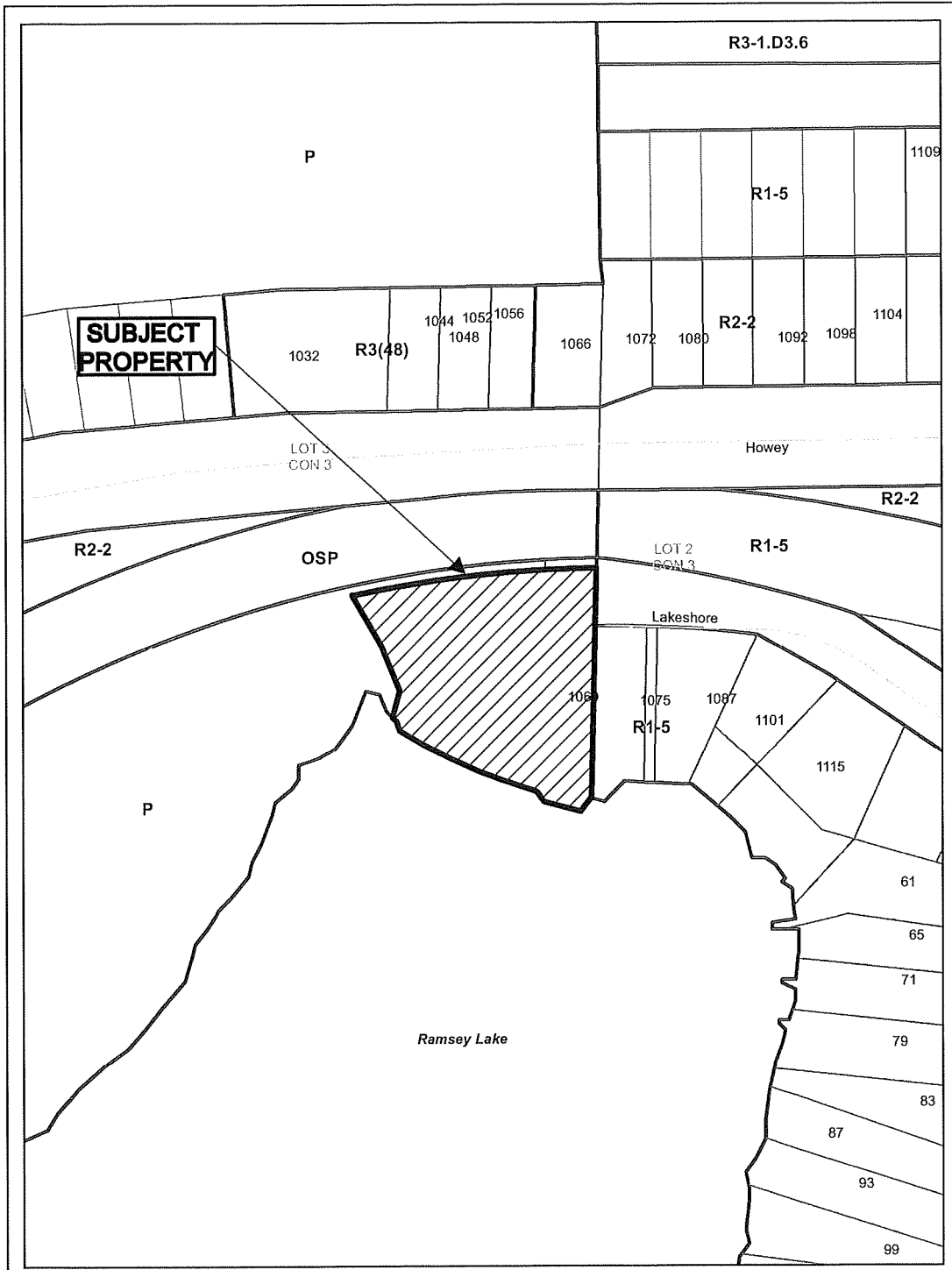
10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines)

	Existing	Proposed
Type of Building/Structure: House	Canopy	
Front: 5.04	(m) -	(m)
Rear: 34.21	(m) 44.21	(m)
Side: 14.27	(m) 16.54m	(m)
Side: 21.29	(m) 4.62	(m)

	Existing	Proposed
Type of Building/Structure:	Gazebo	
Front:	(m) -	(m)
Rear:	(m) 54.72	(m)
Side:	(m) 19.18m	(m)
Side:	(m) 0.67	(m)

	Existing	Proposed
Type of Building/Structure:	Gazebo near water	
Front:	(m) -	(m)
Rear:	(m) 39.21	(m)
Side:	(m) 3.69	(m)
Side:	(m) 15.27m	(m)

A010812024



Application for Minor Variance or Permission



Subject Property being PIN 73582-0316,
 Firstly, Part Lot 3, Concession 3, being Part 2
 on Plan 53R-18480, subject to LT163;
 Secondly, Part Lot 2, Concession 3, as in LT 43488,
 except Part 1 on Plan 53R-18658,
 Township of McKim, 1069 Lakeshore Drive, Sudbury,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

A0108/2024
 Date: 2024 11 15

16' - 11 1/8" U/S TRUSS

8' - 11 1/8" SECOND FLOOR

8' - 0" U/S GRND. FLR. CEILING

0" GROUND FLOOR

-3' - 5" GRADE



NORTH / LAKE FRONT
1" = 10'-0"

16' - 11 1/8" U/S TRUSS

8' - 11 1/8" SECOND FLOOR

8' - 0" U/S GRND. FLR. CEILING

0" GROUND FLOOR

-3' - 5" GRADE



WEST
1" = 10'-0"

A0108/2024
Sketch 3



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

Office Use Only 2024.01.01	
A 0118/2024	
S.P.F. 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): Eric Dupuis & Brandy Saville Email:

Mailing Address: 817 Dominion Dr Home Phone:

City: Sudbury Postal Code: P3J6A6 Business Phone:

Fax Phone: _____

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

Name of Agent: Centrelne Architecture Email:

Mailing Address: 201-158 Elgin Street Home Phone:

City: Sudbury Postal Code: P3E9N5 Business Phone: _____

Fax Phone: _____

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

- 3) Current Official Plan designation: Parks & Open Space & Reserve Current Zoning By-law designation: RU

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

Variance To	By-law Requirement	Proposed	Difference
Side yard setback	3m	1.2m	1.8m

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

- c) Description of Proposal:

Decreasing the required side yard setback of 3m to 1.2m to allow for a garage addition

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

Current 3m setback would not allow for a proper, usable garage space.

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

PIN(s): _____ Township: Hammer
 Lot No.: _____ Concession No.: _____ Parcel(s): 17364
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 817 Dominion Drive

7) Date of acquisition of subject land: June 1, 2014

8) Dimensions of land affected

Frontage ^{30.48} (m) Depth ^{45.72} (m) Area ^{1393.54} (m²) Width of Street ^{4.5} (m)

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

	Existing		Proposed	
Type of Building/Structure:	Split-level dwelling		Garage Addition	
Ground Floor Area:	137.82	(m ²)	57.39	(m ²)
Gross Floor Area:	196.07	(m ²)	57.39	(m ²)
No. of storeys:	2		1	
Width:	10.81	(m)	10.81	(m)
Length:	15.54	(m)	5.37	(m)
Height:	7.46	(m)	4.88	(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:	Split-level dwelling		Garage addition	
Front:		(m)		(m)
Rear:		(m)		(m)
Side:		(m)		(m)
Side:		(m)		(m)

** See Schedule B*

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

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

What type of access to the land?

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

12) Date(s) of construction of all buildings and structures on the subject land. House 1950's Added 1989

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

Use(s): Single-family dwelling Length of time: Since lot creation

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

Same as #13 or _____

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

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: Rural - residential

April 8, 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, Eric Dupuis Brandon Dube (please print all names), the registered owner(s) of the property described as 817 Dominion Drive in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

g) appoint and authorize Centrefine Architecture (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 November day of 28, 2024

Dave Dupuis
(witness)

Eric Dupuis Brandon Dube
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: Eric Dupuis
*I have authority to bind the Corporation

A011812024

Schedule A

(Additional Building/Structure Dimensions)

9. Particulars of all buildings/structures:

	Existing	Proposed
Type of Building/Structure: _____	Covered Deck	
Ground Floor Area: _____	(m ²) 38.25	(m ²)
Gross Floor Area: _____	(m ²) 38.25	(m ²)
No. of storeys: _____	1	
Width: _____	(m) 5.04	(m)
Length: _____	(m) 7.59	(m)
Height: _____	(m) 3.81	(m)

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

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

A0118/2024

Schedule B

(Additional Building/Structure Setbacks)

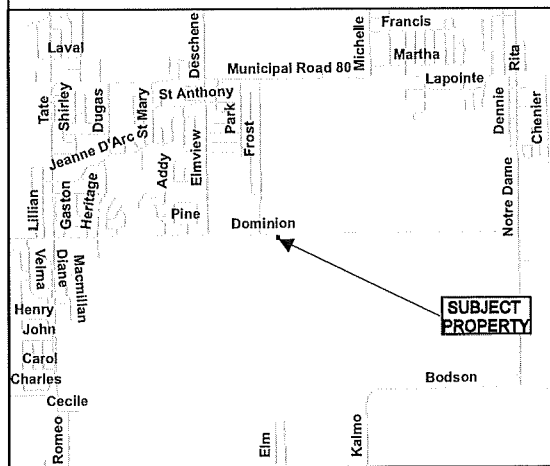
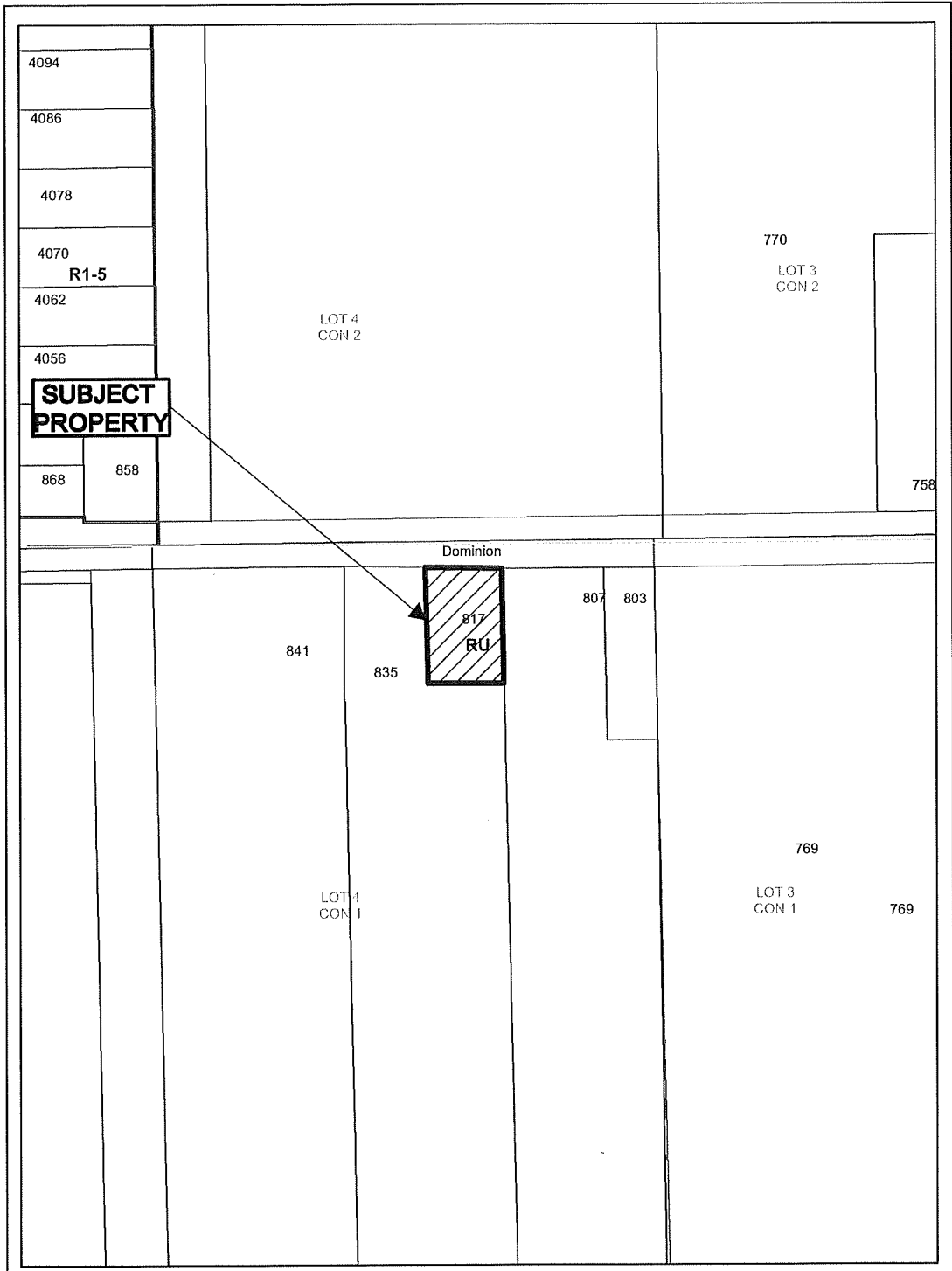
10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines).

	Existing		Proposed
Type of Building/Structure:	Splitlevel dwelling		Covered deck
Front:	18.22	(m)	N/A (m)
Rear:	19 16.90	(m)	11.96 (m)
Side:	8.20	(m)	6.52 (m)
Side:	6.57 6.57	(m)	16.36 (m)

	Existing		Proposed
Type of Building/Structure:			Garage addition
Front:		(m)	18.26 (m)
Rear:		(m)	17.01 (m)
Side:		(m)	N/A (m)
Side:		(m)	1.20 (m)

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

A0118/2024



Application for Minor Variance or Permission



Subject Property being PIN 73504-2268,
 Parcel 17364 SEC SES,
 Part Lot 4, Concession 1,
 Township of Hanmer,
 817 Dominion Drive, Hanmer,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

A0118/2024
 Date: 2024 12 10



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

Office Use Only 2024.01.01	
A 10-11-2024	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

City of Greater Sudbury

APPLICATION FOR MINOR VARIANCE

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Dalron Leasing Limited	Email:
Mailing Address: 130 Elm Street	Home:
	Business:
City: Sudbury	Fax Phone:
Postal Code: On	

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

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

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

- 3) Current Official Plan designation: Commercial ^{Downtown} Current Zoning By-law designation: C2(C9)
- 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
reduction in parking requirements	58	38	20

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

c) Description of Proposal:

given the central location and nature and business hours of the restaurant tenant, the onsite parking is more than sufficient to service the building. at any given time the lot is no more than 60% occupied therefore not requiring the need for any parking at 19 Pine.

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

previous minor variance application was dealt with this item to include 19 Pine. This application is to seek approval to remove 19 Pine as required to meet the parking requirements.
previous minor variance application was to include 19 Pine to meet parking requirements.

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

PIN(s): 02135-0240 Township: McKim
 Lot No.: 5, 6, 43, 44, 47 Concession No.: 4 Parcel(s):
 Subdivision Plan No.: 3S Lot: 47 Reference Plan No.: Part(s):
 Municipal Address or Street(s): 130 Elm Street

7) Date of acquisition of subject land. 2001

8) Dimensions of land affected.

Frontage 30.48 (m) Depth 36.58 (m) Area 1114.84 (m²) Width of Street (m)

9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	946	(m ²)	na	(m ²)
Gross Floor Area:	1632	(m ²)	na	(m ²)
No. of storeys:	2		na	
Width:	30.48	(m)	na	(m)
Length:	36.58	(m)	na	(m)
Height:	5	(m)	na	(m)

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

	Existing		Proposed	
Front:	na	(m)	na	(m)
Rear:	na	(m)	na	(m)
Side:	na	(m)	na	(m)
Side:	na	(m)	na	(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.

circa 1930s

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

Use(s): parking, commercial Length of time: 2001

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

Same as #13 or, parking

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? na

17) Existing uses of abutting properties: commercial

APR 19 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): A0102/2019
or, describe briefly, approved minor variance to allow for reduced parking

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, Dalron Leasing Limited (please print all names), the registered owner(s) of the property described as 130 Elm Street

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

g) appoint and authorize _____ (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 9 day of December, 2024

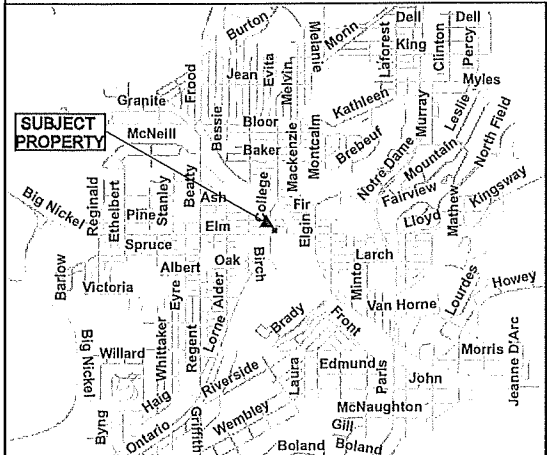
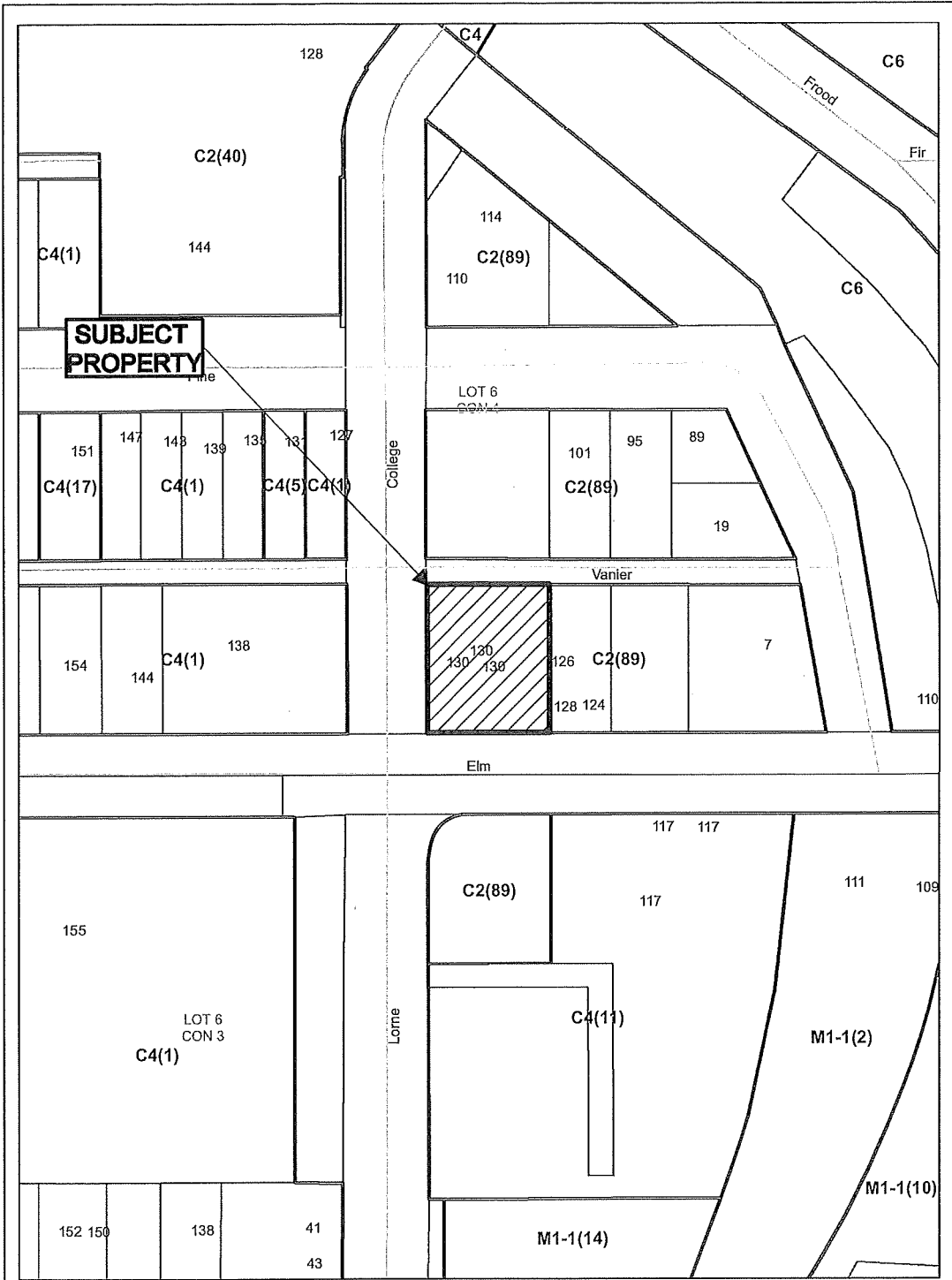
(witness)

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

Print Name: John Arnold

*I have authority to bind the Corporation

A0119/2024



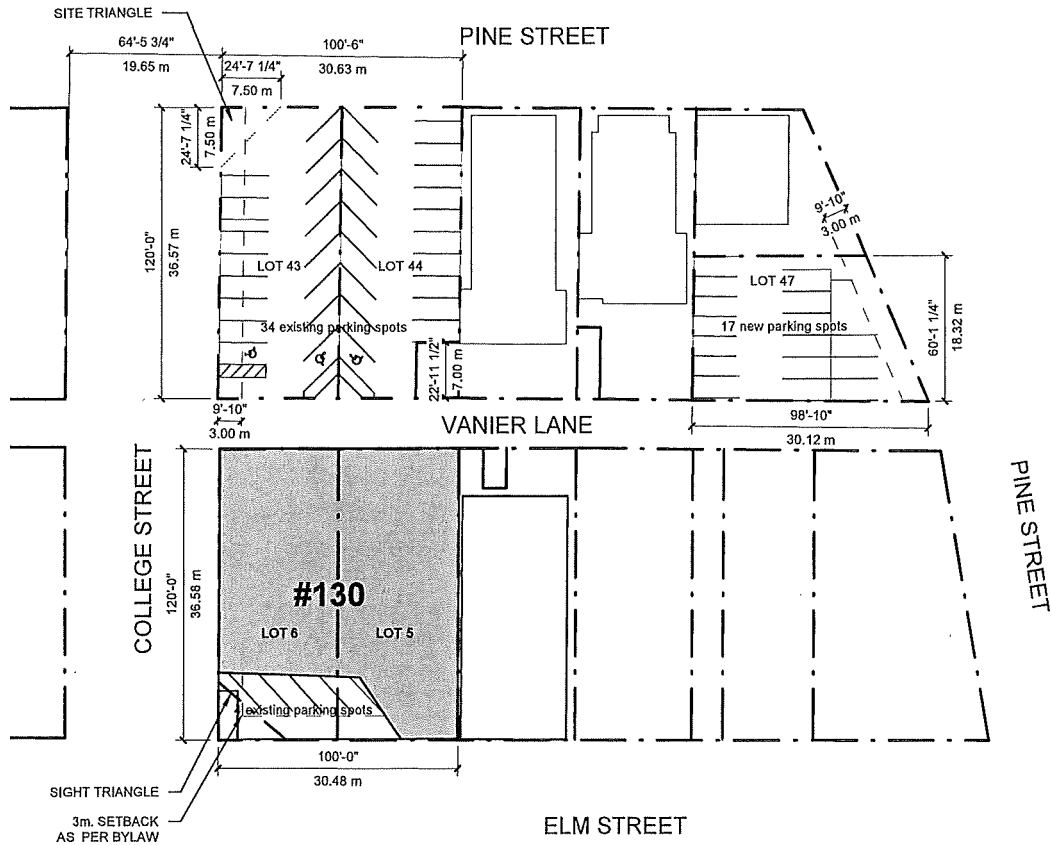
Application for Minor Variance or Permission



Subject Property being PIN 02135-0240,
 Lots 5, 6 and Block B on Plan 3-SA,
 Part Lot 6, Concession 4,
 Township of McKim,
 130 Elm Street, Sudbury,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

A0119/2024
 Date: 2024 12 12



NOTES:

5.2.4.3 Yards where Parking Areas are Permitted

Outdoor parking areas shall be permitted in any part of any yard, except that no part of any parking area shall be located:

- a) Within a sight triangle in accordance with Section 4.35 of this By-law;
- b) In any required front yard or required corner side yard in any Agricultural (A), Rural (RU), Rural Shoreline (RS), Seasonal (SLS), Future Development (FD), Open Space (OS) or any Residential (R) Zone; and,
- c) Closer to any road having a width of more than 10.0 metres, or any Residential Zone than:
 - i) 4.5 metres in an Industrial (M) Zone; or,
 - ii) 3.0 metres in a Commercial (C) or Institutional (I) Zone.

130 Elm Street – Parking Review

ZONED: C2(89)

OCCUPANCY	BYLAW PARKING REQUIREMENTS	REQUIRED
Restaurant (Knowhere Public)	1/12.5 m ² net floor area or 1/3 persons seating capacity, whichever is greater	141 m ² / 12.5 = 11
Business Office(s)	1/30 m ² net floor area	4/- 1,327 m ² / 30 = 44
5.3.1 Notwithstanding Table 5.4, where a commercial use is permitted and the lot is directly abutting GOVA Routes, the number of required parking spaces associated with commercial uses are permitted to be reduced by 10% of the minimum required parking spaces.		56 required
		Subtract 6 parking space
		50 parking spaces required/38 provided
		Shortfall of 12 spaces

APR 19 2024
Sketch 2

	GEOPRAXIS ARCHITECTURE 138 Elm Street, Suite 20 Sudbury, ON P3E 3N5 central@architecturax.ca
PROJECT STATUS MV APPLICATION	ISSUED DATE NOVEMBER 12, 2024
REVISIONS	PROJECT DALRON MV APPLICATION
PROJECT NUMBER Sudbury, Ontario Project No. 2019-103	DRAWN BY / CHECKED BY KB, DEG / KB, DEG
SCALE 1" = 50'-0"	CONTENTS SITE PLAN
SHEET NUMBER SD1-1	

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130 Elm Parking counts		Existing 38	
2024	Time	Vehicle Count	% occupied
02/16	11am	13	34
02/20	1:48pm	19	52
02/21	11:30am	13	34
02/21	5:15pm	13	34
02/22	4:50pm	13	34
02/26	10:41am	14	37
02/26	5:00pm	13	34
02/27	11:02am	14	37
02/27	5:02pm	14	37
02/28	3:16pm	16	42
02/29	11:30am	13	34
02/29	3:10pm	12	32
03/01	10:25am	19	50
03/04	2:41pm	14	37
10/23	9:39am	13	34
12/09	11:19am	13	34

AD119/2024
Sketch 3



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

Office Use Only 2024.01.01	
A018012024	
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): DALE BONNIS Email: [REDACTED]
 Mailing Address: 28 CEDAR ST P.O. BOX 200 Home Phone: [REDACTED]
 City: CONISTON Postal Code: P0M1M0 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: SHERRY DEXTER Email: [REDACTED]
 Mailing Address: 1040 BANCROFT DRIVE Home Phone: [REDACTED]
 City: SUDBURY Postal Code: P3B 1R4 Fax Phone: [REDACTED]
 Note: Unless otherwise requested, all communication will be sent to the agent, if any.

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

Name: DOMINION LENDING
 Mailing Address: 2554 LONG LK RD
 City: GREATER SUDBURY ON Postal Code: P3E 5C2

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

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

Variance To	By-law Requirement	Proposed	Difference
SECONDARY UNIT HEIGHT	8M	8.4m	0.4m
FRONT YARD SETBACK	6M	2.82m	3.18m
BUILDING SEPERATION	2.4 M	1.9m	0.5m
TOTAL ACCESSORY LOT COVERAGE	25%	28%	3%
EAVE ENCROACHMENT	4.1m as per TABLE 4.1	2.5m	1.6

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

c) Description of Proposal: BUILDING NEW SECONDARY UNIT AND I WANT TO MATCH FRONT YARD SETBACK OF EXISTING HOUSE, AND 1M TO CLOSE TO EXISTING HOUSE TO HIGH BECAUSE I WANT TO MATCH THE ROOF PITCH

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
AND ALSO I AM 3% OVER MY TOTAL ACCESSORY LOT COVERAGE

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

PIN(s): _____ Township: Norlan
 Lot No.: 2 Concession No.: 3 Parcel(s): 4364 / 1840
 Subdivision Plan No.: 423 Lot: 62503 Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 32 East

7) Date of acquisition of subject land. NOV 28 / 2024

8) Dimensions of land affected.

Frontage 21.34 (m) Depth 38.10 (m) Area 812.90 (m²) Width of Street _____ (m)

9) Particulars of all buildings:

	Existing <u>HOUSE</u>	Proposed <u>ADU 2 Car</u>
Ground Floor Area:	<u>74.31 (m²)</u>	<u>178.33 (m²)</u>
Gross Floor Area:	<u>129.54 (m²)</u>	<u>356.66 (m²)</u>
No. of storeys:	<u>2</u>	<u>2</u>
Width:	<u>6.25 (m)</u>	<u>9.75 (m)</u>
Length:	<u>11.89 (m)</u>	<u>18.29 (m)</u>
Height:	<u>7.32 (m)</u>	<u>8.36 (m)</u>

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

	House Existing	ADU Proposed
Front:	<u>2.82 (m)</u>	<u>2.82 (m)</u>
Rear:	<u>23.54 (m)</u>	<u>16.99 (m)</u>
Side:	<u>2.13 (m)</u>	<u>7.3 (m)</u>
Side:	<u>12.94 (m)</u>	<u>10.29 (m)</u>

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

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

What type of access to the land?

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

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

HOUSE 1925 GARAGE #1 1985 GARAGE #2 UNKNOWN

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

Use(s): RESIDENTIAL Length of time: ALWAYS

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

Same as #13 or, NEW DETACHED SECONDARY UNIT

15) What is the number of dwelling units on the property? 1

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

If "yes", how many? _____

17) Existing uses of abutting properties: RESIDENTIAL

NOV 20 / 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, DALE BONNIS (please print all names), the registered owner(s) of the property described as 32 EAST CONISTON DR

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 09 day of DECEMBER, 2024

[Signature]
(witness)

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

Print Name: DALE BONNIS

*I have authority to bind the Corporation

AO120/2024

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, Dale Bennis (please print all names), the registered owner(s) or authorized agent of the property described as 32 EAST STREET CONISTON, ONTARIO P0M 1M0 in the City of Greater Sudbury;

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

Dated this 9th day of DECEMBER, 2024

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

Signature of Owner(s) or Signing Officer or Authorized Agent Dale Bennis Print Name: Dale Bennis I have authority to bind the Corporation

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

FOR OFFICE USE ONLY

Form with fields for Date of Receipt (Dec 11/24), Hearing Date (January 8/25), Received By (N. Lewis), Zoning Designation (R1-5), Resubmission (No), Previous File Number(s) (None), Previous Hearing Date (n/a), and Notes (Applicant and agent advised that smaller existing garage will be demolished...)

AW120/2024

Schedule A

(Additional Building/Structure Dimensions)

9. Particulars of all buildings/structures:

	Existing GARAGE		Proposed	
Type of Building/Structure:	DETACHED GARAGE #1		DETACHED GARAGE / DWELLING UNIT ABOVE	
Ground Floor Area:	45.82	(m ²)	178.33	(m ²)
Gross Floor Area:	48.80	(m ²)	356.66	(m ²)
No. of storeys:	1		2	
Width:	6.20	(m)	9.75	(m)
Length:	7.89	(m)	18.29	(m)
Height:	3.66	(m)	8.36	(m)

	Existing		Proposed	
Type of Building/Structure:	DETACHED GARAGE #2		SECOND STORY WOOD BECK	
Ground Floor Area:	27.97	(m ²)	17.86	(m ²)
Gross Floor Area:	27.97	(m ²)	17.86	(m ²)
No. of storeys:	1		1	
Width:	3.76	(m)	3.66	(m)
Length:	7.44	(m)	4.88	(m)
Height:	3.05	(m)	3.25	(m)

	Existing		Proposed	
Type of Building/Structure:	SINGLE FAMILY DWELLING			
Ground Floor Area:	24.31	(m ²)		(m ²)
Gross Floor Area:	129.54	(m ²)		(m ²)
No. of storeys:	2			
Width:	6.25	(m)		(m)
Length:	11.89	(m)		(m)
Height:	7.32	(m)		(m)

A0120/2024

Schedule B

(Additional Building/Structure Setbacks)

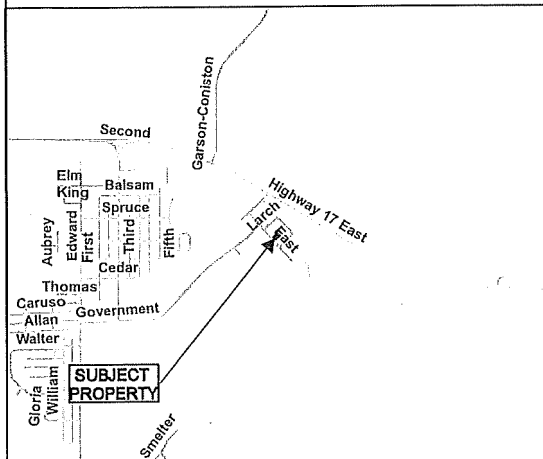
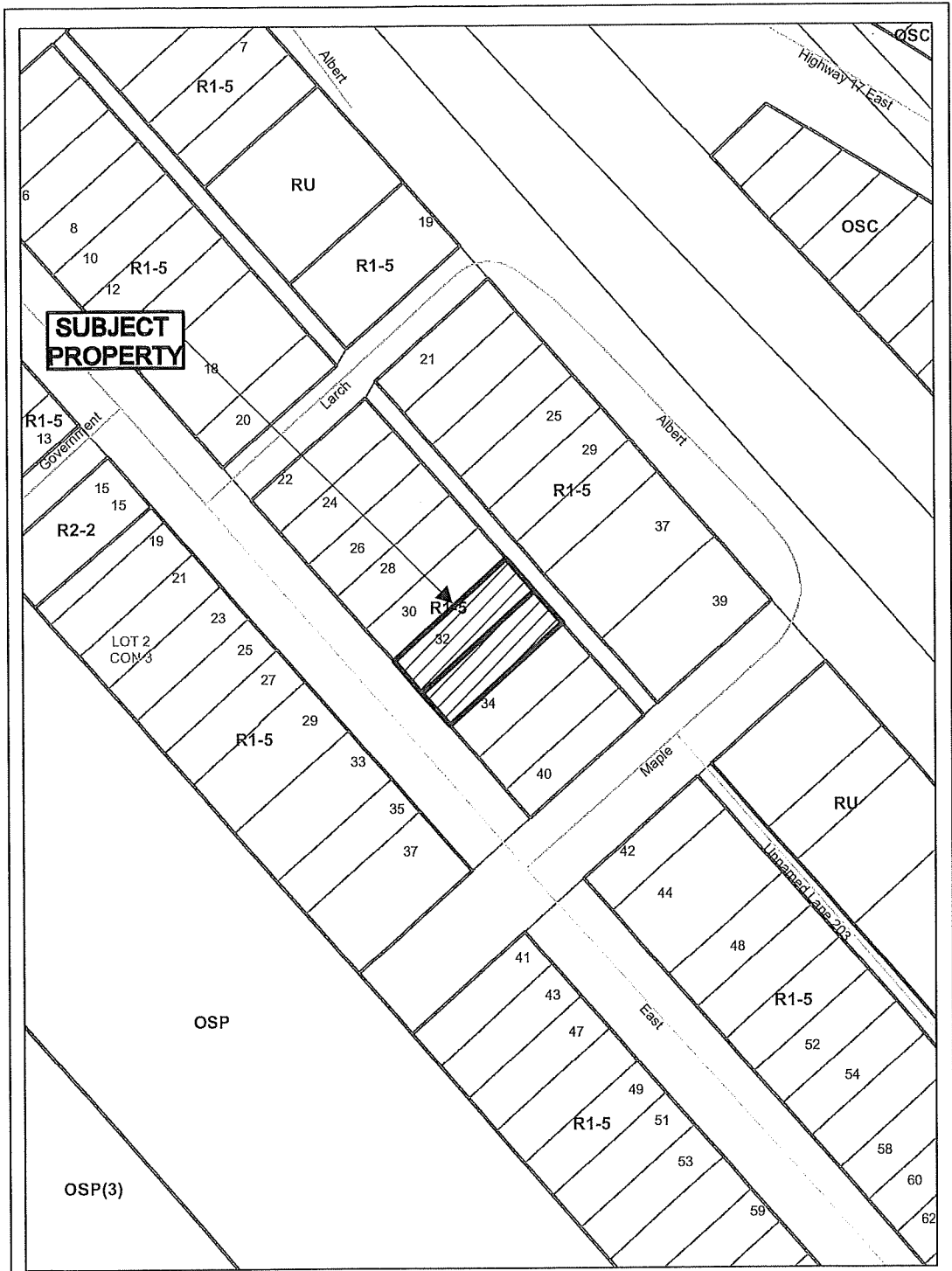
10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines).

	Existing	Proposed
Type of Building/Structure: <i>Garage #1</i>		
Front: <i>29.53</i>	(m)	(m)
Rear: <i>1.25</i>	(m)	(m)
Side: <i>3.05</i>	(m)	(m)
Side: <i>11.92</i>	(m)	(m)

	Existing	Proposed
Type of Building/Structure: <i>Garage #2 to be Demol</i>		
Front: <i>29.53</i>	(m)	(m)
Rear: <i>1.37</i>	(m)	(m)
Side: <i>7.04</i>	(m)	(m)
Side: <i>10.54</i>	(m)	(m)

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

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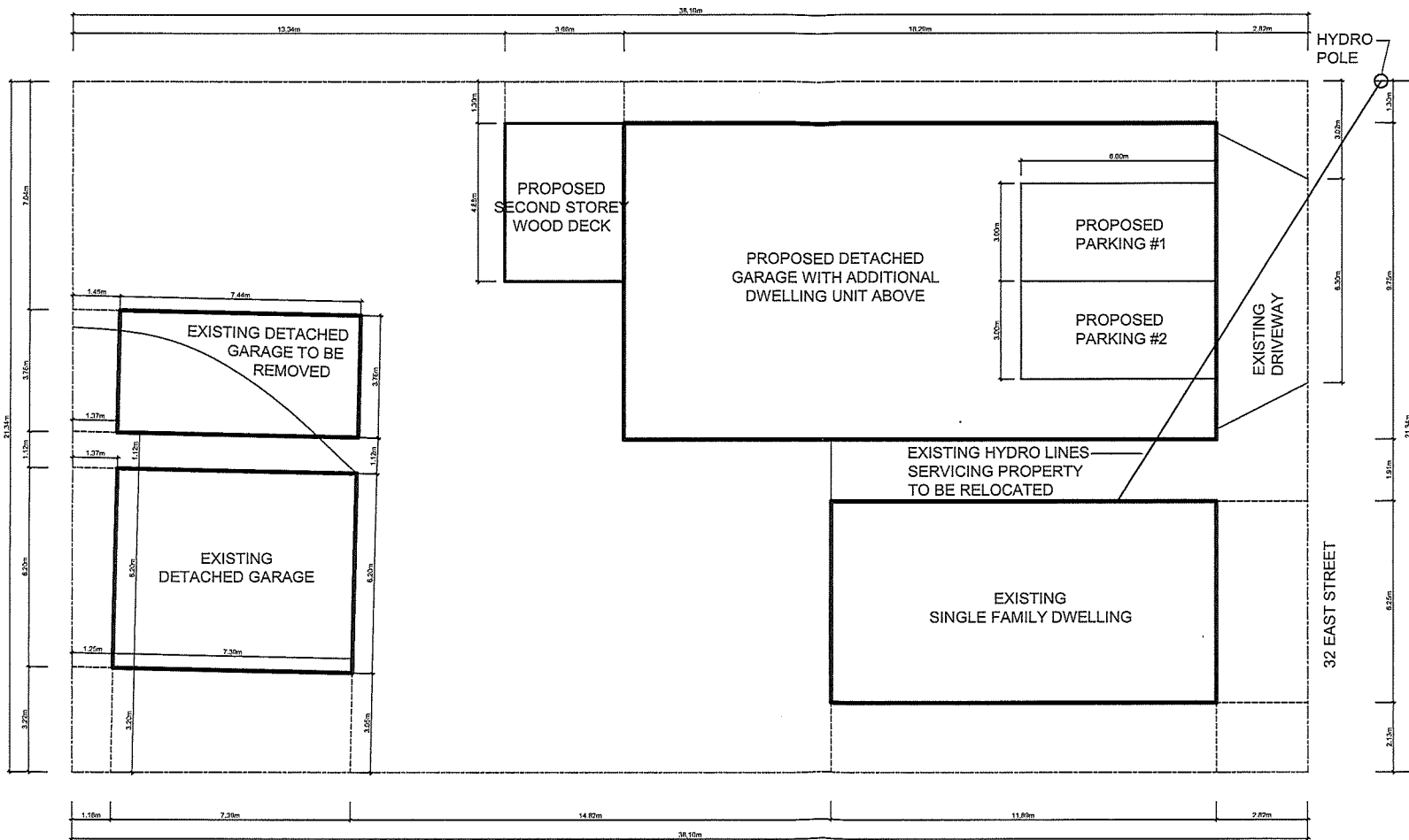
Application for Minor Variance or Permission



Subject Property being PINs 73560-0399 and 73560-0897, Parcel 4364 and 1880 SEC SES, Lots 62 and 63, Plan M-23, Part Lot 2, Concession 3, Township of Neelon, 32 East Street, Coniston, City of Greater Sudbury

Sketch 1, NTS
NDCA

A0120/2024
Date: 2024 12 12



SITE PLAN

SCALE: NOT TO SCALE

LOT AREA: 812.90 m²
 BUILDING COVERAGE: 298.46 m²

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: [Signature] 37093
 BCN

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)
 DESIGNER: DEXTER & SHERMAN
 FIRM NAME: DESIGN 103547
 BCN

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. DRAWINGS ARE NOT TO BE SCALED.
2. THE CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH THE WORK MUST SUBMIT ALL NECESSARY SAMPLES AND SHOP DRAWINGS TO THE DESIGNER FOR APPROVAL. 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.
3. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMIT DOCUMENTS.

OCCUPANCY:

OCCUPANCY : GROUP C RESIDENTIAL
 ADDITIONAL DWELLING UNIT : 1920 SQ.FT.
 DECK AREA : 192 SQ.FT.
 NUMBER OF STREETS : 1
 HEIGHT OF BUILDING : 2 STOREY
 CONSTRUCTION TYPE : COMBUSTIBLE

PROJECT:

Dale & Sandra Bonnis
 32 East Street
 Coniston, Ontario
 POM 1M0

1	04DEC24	FOR PERMIT
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SUBMISSION	DATE	DESCRIPTION
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DRAWN BY:	SHERRY DEXTER
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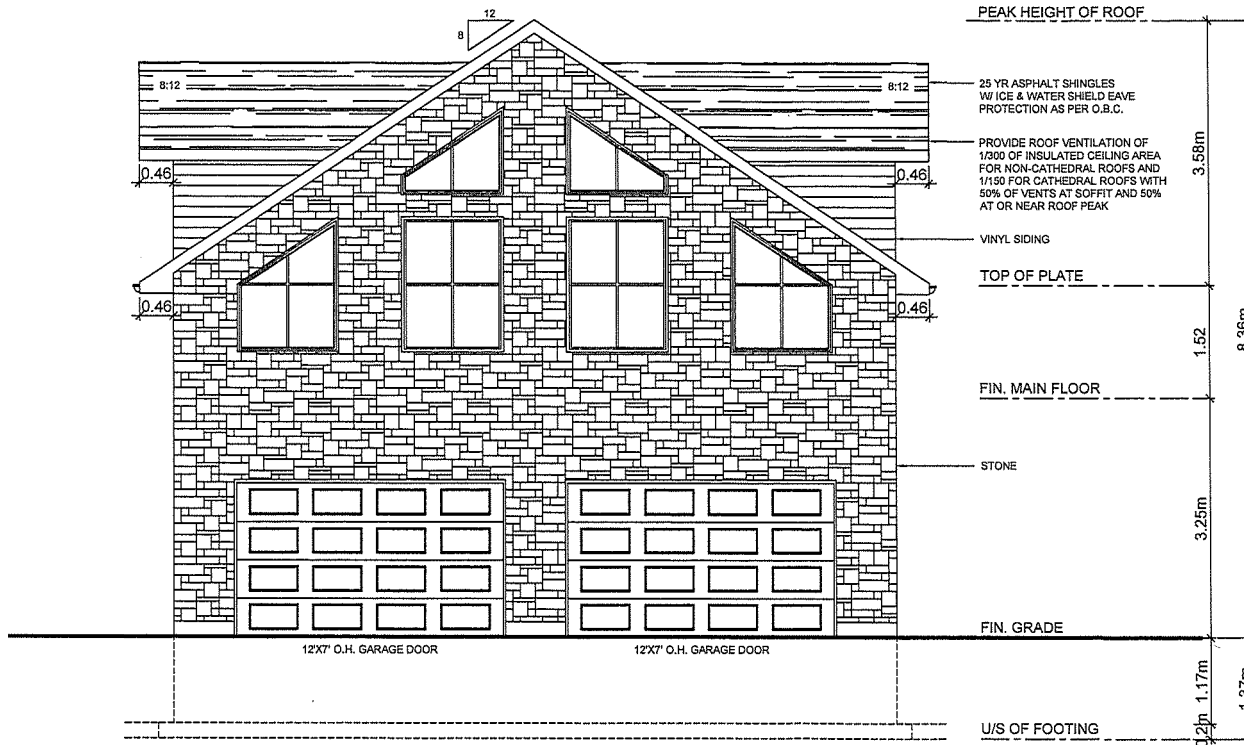
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SCALE:	NOT TO SCALE
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SHEET TITLE:	SITE PLAN
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SHEET NUMBER:	S-1
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A0120/2024
 Sketch 2



FRONT ELEVATION

SCALE: NOT TO SCALE

NOTES:

- ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE.
- ALL DETAILS ARE THE ARTIST'S CONCEPTIONS AND MAY VARY UPON CONSTRUCTION.
- HEIGHTS OF SPLIT STAIRS, BRICK AND GRADE MAY VARY ACCORDING TO BUILDING SITE.
- WINDOW SIZES AND LOCATIONS WILL VARY TO SUIT LOT GRADING.
- WINDOW LOCATIONS AND SIZES TO BE CONFIRMED BY OWNER.
- ALL LIVING AREA WINDWS TO BE EQUAL TO 10% AND BEDROOMS 5% OF AREA.
- MINIMUM ENERGY RATING OF NOT LESS THAN 17 FOR OPERABLE WINDOWS AND SLIDING DOORS AND 27 FOR FIXED WINDWS.
- MINIMUM THERMAL RESISTANCE OF NOT LESS THAN R4 FOR EXTERIOR DOORS.
- SURFACE DRAINAGE MUST BE DIRECTED AWAY FROM THE BUILDING.
- 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.
- ALL EAVES TO BE VENTED STYLE.
- ALL VENTING DESIGNED TO PREVENT ENTRY OF RAIN, SNOW AND INSECTS.
- FORCED ENTRY REQUIREMENTS AS PER THE O.B.C.
- 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 - 3.2.3.1. of the 2006 Ontario Building Code (or 2.17.5.1 of the 1997 Ontario Building Code)

NAME: SHERRY DEXTER
 SIGNATURE: *Sherry Dexter* 3709.3
 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)
 DESIGNER: DEXTER DRAFTING & DESIGN 103547
 FIRM NAME: BCIN

GENERAL NOTES:

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

OCCUPANCY:

OCCUPANCY	: GROUP C RESIDENTIAL
ADDITIONAL DWELLING UNIT	: 1920 SQ.FT.
DECK AREA	: 192 SQ.FT.
NUMBER OF STREETS	: 1
HEIGHT OF BUILDING	: 2 STOREY
CONSTRUCTION TYPE	: COMBUSTIBLE

PROJECT:

Dale & Sandra Bonnis
 32 East Street
 Coniston, Ontario
 POM 1M0

1	04DEC24	FOR PERMIT
SUBMISSION	DATE	DESCRIPTION
DRAWN BY:	SHERRY DEXTER	
CADD FILE NAME:	BONNIS	
SCALE:	NOT TO SCALE	
SHEET TITLE:	FRONT ELEVATION	

SHEET NUMBER: A-1

AG 120/2024
 Sketch 3