

Tom Davies Square  
200 Brady St

Wednesday, July 13, 2022

**PUBLIC HEARINGS**

**A0090/2022**

**MARY HUMPHREY**

Ward: 9

PIN 73475 0332, Parcel 53M1239-29 SEC SES, Lot(s) 29, Subdivision 53M-1239, Lot Pt 6, Concession 6, Township of Broder, 2180 Gateway Drive, Sudbury, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, Table 4.1 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit an uncovered deck to encroach 2.47m into the required corner side yard, where uncovered decks greater than 1.2m in height are not permitted to encroach into the corner side yard.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATIONS A0029/2004 (APR 19/04) AND A0157/1996 (AUG 26/96)

**A0091/2022**

**MARNI KONTTURI MORGAN  
DAVE KONTTURI**

Ward: 2

PIN 73374 0004, Parcel 8400 SEC SWS, Lot(s) 20, Subdivision M-585, Lot Pt 5, Concession 2, Township of Waters, 45 Makada Drive, Lively, [2010-100Z, R1-1 (Low Density Residential One)]

For relief from Part 4, Section 4.2, Table 4.1, Section 4.41, subsections 4.41.2, 4.41.3 and 4.41.4 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 single detached dwelling with covered porch and conversion of the existing seasonal dwelling into an accessory structure, firstly, providing a minimum front yard setback of 1.25m with eaves encroaching 0.6m into the proposed 1.25m front yard setback, where a minimum front yard setback of 6.0m is required and where eaves may encroach 1.2m into the required front yard but not closer than 0.6m to the lot line, secondly, providing a high water mark setback of 17.54m for the single family dwelling and 10.6m for the proposed accessory structure, where no person shall erect any residential building or other accessory structure closer than 30.0m to the high water mark of a lake or river, thirdly, to permit a maximum length of the cleared area measured at the high water mark of 75% of the length of the shoreline and maximum length of cleared area measured at the high water mark of 34.6m in length, where the maximum length of the cleared area measured at the high water mark shall be 25% of the length of the shoreline of the lot but in no case shall the maximum length of cleared area measured at the high water mark exceed 23 metres in length; and fourthly, for the proposed single detached dwelling to be 17.54m setback from the high water mark of a lake or a river and for the proposed accessory structure to be 10.6m setback from the high water mark of a lake or river, where only the accessory structures as set out in subsection 4.41.2, boat launches, marine railways, waterlines and heat pump loops are permitted within 20.0m of a high water mark and the area permitted to be cleared of natural vegetation in Section 4.41.3.

**A0092/2022**

**DIANE HAMELINCK  
RALPH HAMELINCK**

Ward: 4

PINs 73347 1246 & 73347 1245, Parcels 17305 & 17986 SEC SWS SRO, Lot Pt Broken 8, Concession 6, Township of Snider, 2191 Fire Route P-1, Azilda, [2010-100Z, SLS (Seasonal Limited Service)]

For relief from Part 4, Section 4.41, subsection 4.41.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of an inground pool providing a high water mark setback of 25.172m, where no person shall erect any residential building or other accessory structure closer than 30.0m to the high water mark of a lake or river.

**A0093/2022**

**SHEILA DIMARIO  
LUCIANO DIMARIO**

Ward: 7

PIN 73495 0409, Parcel 42285 SEC SES, Lot(s) 103, Subdivision M-891, Lot Pt 5, Concession 3, Township of Garson, 330 Catherine Drive, Garson, [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 Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a mudroom addition on the existing single detached dwelling providing a minimum front yard setback of 4.95m, where 6.0m is required.

**A0094/2022**

**DENISE COADE**

Ward: 1

PIN 73586 1119, Lot(s) 472, Subdivision 20SB, Lot Pt 7, Concession 3, Township of McKim, 547 Ontario Street, Sudbury, [2010-100Z, R2-2 (Low Density Residential Two)]

For relief from Part 4, Section 4.2, subsection 4.2.3 and Table 4.1 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit an existing shed addition on the existing detached garage providing, firstly, an accessory lot coverage of 16.1%, where the total lot coverage of all accessory buildings and structures on a residential lot shall not exceed 10%, and secondly, a rear yard setback of 0.91m and a west interior side yard setback of 0.70m, with eaves encroaching 0.305m into the proposed 0.70m west interior side yard setback, where accessory buildings and structures greater than 2.5m in height shall be no closer than 1.2m from the rear or side lot line and where eaves may encroach 0.6m into the required interior side yard but not closer than 0.6m to the lot line.

PREVIOUSLY SUBJECT TO MINOR VAIRNACE APPLICATION A107/93 (MAY 25/93)

**A0095/2022**

**CAROLINA BOHRER  
NORMAN DOUCET**

Ward: 10

PIN 73592 0187, Parcel 33662 SEC SES, Survey Plan SR-1228 Part(s) 3, Lot Pts 2 and 3, Concession 2, Township of McKim, 1140 Ramsey Lake Road, Sudbury, [2010-100Z, R1-3 Low Density Residential One]

For relief from Part 4, Section 4.2, subsection 4.2.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached garage providing a maximum height of 7.88m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B578/68 (JAN 6/69) AND MINOR VARIANCE A1/22 (APR 22/22)

**A0096/2022**

**KRISTEN POLLESEL  
STEPHEN PRIMEAU**

Ward: 10

PIN 73582 0226, Parcel 23469 SEC SES, Lot(s) 79 and 80, Part 89 and 90, Subdivision M-124, Lot Pt 3, Concession 3, Township of McKim, 894 Roderick Avenue, Sudbury, [2010-100Z, R1-3 Low Density Residential One]

For relief from Part 4, Section 4.2, subsection 4.2.4 and 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 detached garage providing, firstly, a minimum front yard setback of 4.5m with eaves encroaching 0.61m into the proposed 4.5m front yard setback, where a minimum front yard setback of 6.0m is required and where eaves may encroach 1.2m into the required front yard but not closer than 0.6m to the lot line, and secondly, a maximum height of 8.79m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

**A REMINDER... THE NEXT SCHEDULED MEETING IS  
WEDNESDAY, JULY 27, 2022**



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

Office Use Only	
2022.01.01	
A00401/2022	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

## City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): DAVID HALL / MARY HUMPHREY Email: [REDACTED]  
Mailing Address: 2180 GATEWAY DRIVE Home Phone: [REDACTED]  
City: SUDBURY Postal Code: P3E 6E9 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: NA Email: [REDACTED]  
Mailing Address: [REDACTED] Home Phone: [REDACTED]  
City: [REDACTED] Postal Code: [REDACTED] Business Phone: [REDACTED]  
Fax Phone: [REDACTED]

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

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

Name: RBC  
Mailing Address: 3420 Eglinton  
City: Chelmsford Postal Code: [REDACTED]

- 4) Current Official Plan designation: LIVING AREA 1 Current Zoning By-law designation: R1-G

- 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
SECTION 6.3 TABLE 6.2.2 (1)	7.5 m.	5.03 m	2.47 m.

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

c) Description of Proposal:  
UNCOVERED DECK - ATTACHED

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
DECK TO BE IN LINE WITH HOUSE.

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

PIN(s): 02118-0081 Township: MCKIN  
 Lot No.: 2 Concession No.: 6 Parcel(s): 42468  
 Subdivision Plan No.: M1014 Lot: PT 18 Reference Plan No.: 53R7575 Part(s): 1-3  
 Municipal Address or Street(s):

- 7) Date of acquisition of subject land.
- May 9/22

- 8) Dimensions of land affected.

Frontage 17.53 (m) Depth 38.1 (m) Area 348.39 (m<sup>2</sup>) Width of Street (m)

- 9) Particulars of all buildings: House Existing Rect. Proposed
- |                    | Existing                      | Proposed                     |
|--------------------|-------------------------------|------------------------------|
| Ground Floor Area: | <u>161.09 (m<sup>2</sup>)</u> | <u>14.88 (m<sup>2</sup>)</u> |
| Gross Floor Area:  | <u>283.35 (m<sup>2</sup>)</u> | <u>x (m<sup>2</sup>)</u>     |
| No. of storeys:    | <u>2</u>                      | <u>* (m<sup>2</sup>)</u>     |
| Width:             | <u>9.45 (m)</u>               | <u>3.05 (m)</u>              |
| Length:            | <u>13.72 (m)</u>              | <u>4.88 (m)</u>              |
| Height:            | <u>6.71 (m)</u>               | <u>1.52 (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).

	<u>House</u> Existing	<u>Rect.</u> Proposed
Front:	<u>6.1 (m)</u>	<u>x 19.85 (m)</u>
Rear:	<u>18.25 (m)</u>	<u>15.2 (m)</u>
Side:	<u>1.86 (m)</u>	<u>7.62 (m)</u>
Side:	<u>5.03 (m)</u>	<u>5.03 (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.

2007

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

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

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

Same as #13 ☒ or, \_\_\_\_\_

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

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

☐ Yes ☒ No

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

- 17) Existing uses of abutting properties:
- Residential

Nov 9/2022

- 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, Front yard set back for House

- 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, DAVID HALL / MARY AMBER HUMPHREY (please print all names), the registered owner(s) of the property described as

in the City of Greater Sudbury:

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

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

#### Authority to Enter Land and Photograph

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

#### Appointment of Authorized Agent

- appoint and authorize DAVID E. HALL (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 10<sup>TH</sup> day of MAY, 20 22

[Signature]  
(witness)

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

Print Name: DAVID HALL Mary Amber Humphrey

\*I have authority to bind the Corporation


P0090/2022

I/We, DAVE HALL, MARY HUMPHREY (please print all names),  
the registered owner(s) or authorized agent of the property described as 7180 GATEWAY DRIVE

the registered owner(s) or authorized agent of the property described as 2180 GATEWAY DRIVE  
SADBURY, ON P3E 6E9

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 13<sup>TH</sup> day of JUNE, 20 22

  
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.

D Hall / M Humphrey  
signature of Owner(s) or Signing Officer or Authorized Agent  
(\*where a Corporation)

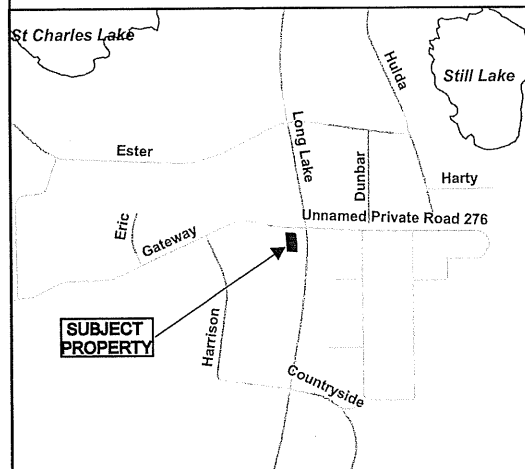
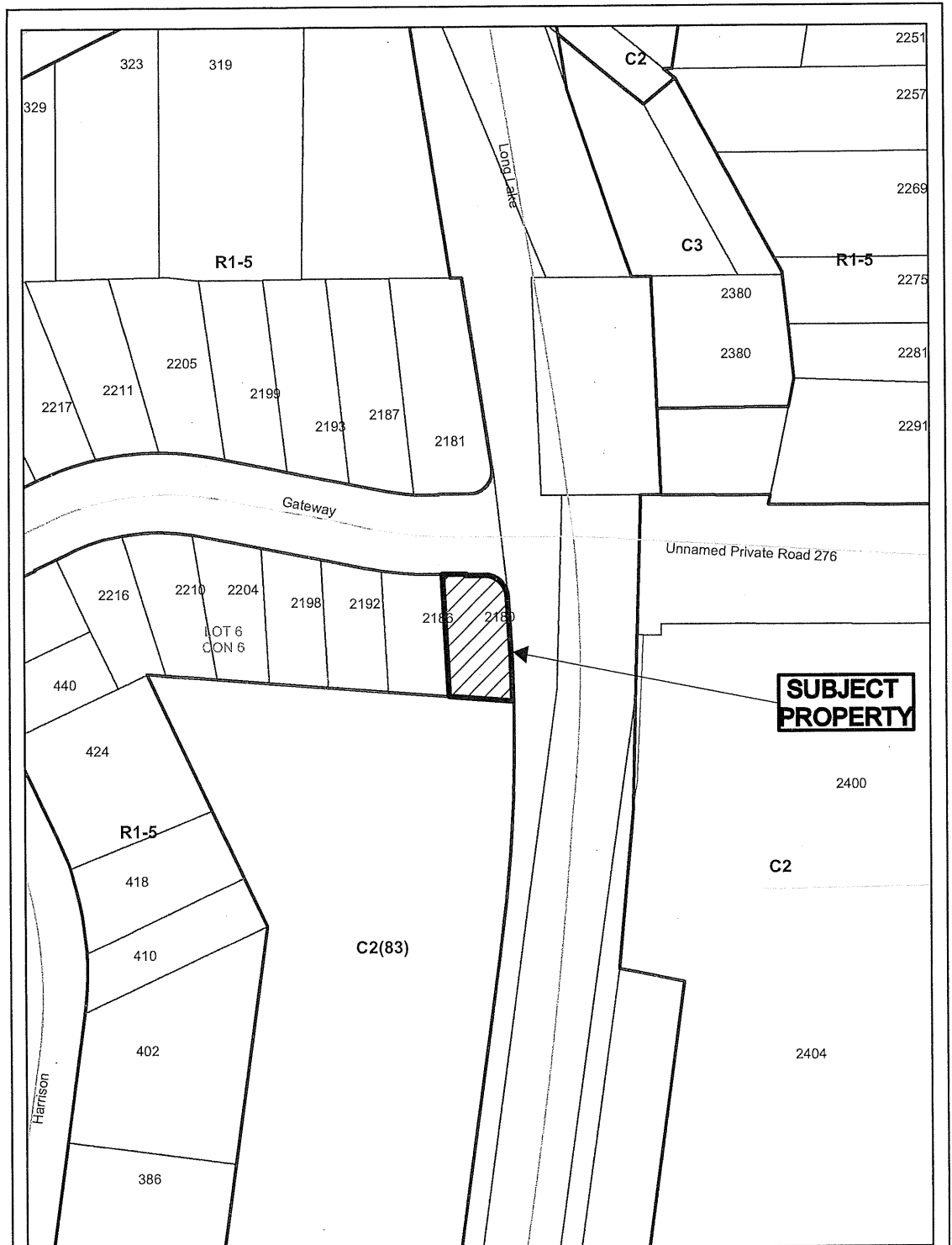
Print Name: D. Hall M. Humphrey  
 \*I have authority to bind the Corporation

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

**FOR OFFICE USE ONLY**

Date of Receipt: June 14/00 Hearing Date: July 13, 2000 Received By: N. Lewis  
Zoning Designation: R1-5 Resubmission: ☐ Yes ☒ No  
Previous File Number(s): A0029/2004 / A0157/1996  
Previous Hearing Date: April 19, 2004 / Aug. 26, 1996  
Notes:

A0090/2022



# **Application for Minor Variance or Permission**



Subject Property being,  
PIN 73475-0332,  
Lot 29, Plan 53M-1239,  
Part Lot 6, Concession 6,  
Parcel 53M1239-29 SEC SES,  
Township of Broder,  
2180 Gateway Drive, Sudbury,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

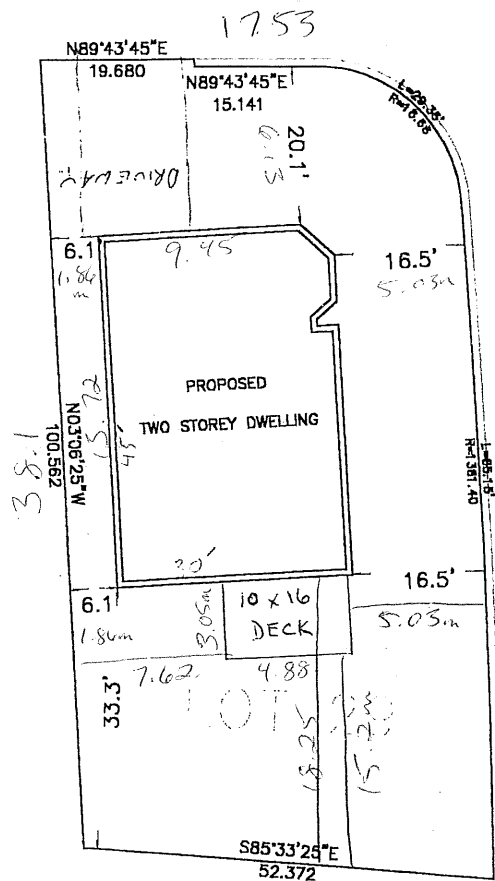
A0090/2022  
Date: 2022 06 24



SCALE 1" = 20'

GEOGRAPHIC TOWNSHIP OF BRODER

07.0354



REGIONAL ROAD 80  
LONG LAKE ROAD

RECEIVED 19 JAN 5 34 PM 1959

A0090/2022  
Sketch 2



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

## City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

Office Use Only 2022.01.01	
<b>A00041/2022</b>	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

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

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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): Marni Kontturi, Morgan Email: [REDACTED]  
Mailing Address: Dave Kontturi Home: [REDACTED]  
Corinna ON Business: [REDACTED]  
City: \_\_\_\_\_ Postal Code: N0V 1G0 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: Chris Ketola Email: [REDACTED]  
Mailing Address: \_\_\_\_\_ Home: [REDACTED]  
18 Agnes st Business: [REDACTED]  
City: Lively Ont Postal Code: P3Y 1E2 Fax Phone: \_\_\_\_\_  
**Note:** Unless otherwise requested, all communication will be sent to the agent, if any.

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

Name: No Mortgage  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ Postal Code: \_\_\_\_\_

- 4) Current Official Plan designation: Rural Current Zoning By-law designation: R1-1

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

Variance To	By-law Requirement	Proposed	Difference
Front Yard	6m	1.25m	4.75m
SFD 4.41.2(A)	30m	17.54m	12.46m
Coast Shoreline Buffer	20m		
Acc. Structure 4.41.2(A)	30m	10.6m	19.4m
Non-Shoreline Structures	Not Permitted	Permit	

Proposed D. Area  
17.54m 2.454  
10.6m 9.4m

4.41.3 a)

4.41.3 a) ii) cleared at high water mark 25%/23m

- b) Is there an eave encroachment? ☒ Yes ☐ No If Yes, size of eaves: 0.6m (m)

- c) Description of Proposal: To Build a SFD and convert existing cottage to shed

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
This is the only location possible  
Cottage is Existing; location to remain

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

PIN(s): \_\_\_\_\_ Township: Waters  
 Lot No.: 20 Concession No.: PCL 8400 Parcel(s): \_\_\_\_\_  
 Subdivision Plan No.: \_\_\_\_\_ Lot: \_\_\_\_\_ Reference Plan No.: \_\_\_\_\_ Part(s): \_\_\_\_\_  
 Municipal Address or Street(s): 45 Makada Dr

- 7) Date of acquisition of subject land.

1926

- (12) 8) Dimensions of land affected.

Frontage 46.6 (m) Depth 36.5 (m) Area 1700.9 (m<sup>2</sup>) Width of Street \_\_\_\_\_ (m)

- 9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	<u>48.8</u>	<u>10</u> (m <sup>2</sup> )	<u>11.41</u>	<u>48.8</u> (m <sup>2</sup> )
Gross Floor Area:	<u>48.8</u>	<u>10</u> (m <sup>2</sup> )	<u>183.41</u>	<u>48.8</u> (m <sup>2</sup> )
No. of storeys:	<u>1</u>	<u>1</u>	<u>2</u>	<u>1</u>
Width:	<u>6m</u>	<u>2</u> (m)	<u>12.19</u>	<u>6m</u> (m)
Length:	<u>7.3m</u>	<u>2.5</u> (m)	<u>9.14</u>	<u>7.3m</u> (m)
Height:	<u>4.8m</u>	<u>2.5</u> (m)	<u>7.31</u>	<u>4.8m</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).

	Existing		Proposed	
Front:	<u>2.5m</u>	<u>26.5</u> (m)	<u>1.25m</u>	<u>25m</u> (m)
Rear:	<u>10.6m</u>	<u>6m</u> (m)	<u>17.54m</u>	<u>10.6m</u> (m)
Side:	<u>7.5m</u>	<u>7.5</u> (m)	<u>15.37m</u>	<u>7.5m</u> (m)
Side:	<u>31.61</u>	<u>34</u> (m)	<u>17.13m</u>	<u>31.61m</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.

1961 Camp

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

Use(s): CampLength of time: 96 Years

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

Same as #13 ☐ or,SFD

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

1 + Construct SFD + Cottage to Shed

- 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:

4 Season Homes11/09/2022

- 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 MARNI KONTTURI-MORAN DAVE KONTTURI (please print all names), the registered owner(s) of the property described as 45 MAKADA DR.  
in the City of Greater Sudbury

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

- acknowledge that personal information collected on this form is collected pursuant to the *Planning Act*, R.S.O. 1990, c.P. 13 for the purpose of processing this planning application;
- acknowledge that it is the practice of the City of Greater Sudbury in accordance with section 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;
- in accordance with the *Municipal Freedom of Information and Protection of Privacy Act* consent to the use and disclosure of this application and any Supporting Documentation, inclusive of any personal information, to any person or entity, in any manner chosen by the City, including copying, posting on the City's website, advertising in a newspaper, routine distribution to members of council and in staff reports, or releasing to a third party upon third party request;
- grant the City permission to reproduce, in whole or in part, the application and Supporting Documentation for internal use, inclusion in staff reports, distribution to the public for the purpose of public consultation or any other use associated with the purpose of review and implementation of the application.

#### Authority to Enter Land and Photograph

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

#### Appointment of Authorized Agent

- appoint and authorize Ghbir Ketola (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 adapt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 20 day of SEPTEMBER, 2021

>> P. KETOLA  
(witness)

Marni Kontturi-Moran / Dave Ketola  
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name MARNI KONTTURI-MORAN

I have authority to bind the Corporation

DAVE KONTTURI

100911 2022

I/We, Chris Ketola (please print all names),

45 Makada, Lively

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 19 day of May, 2022

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

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

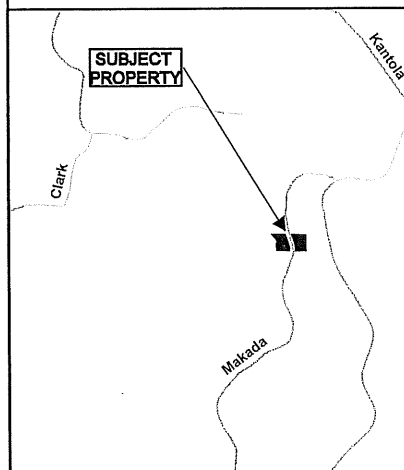
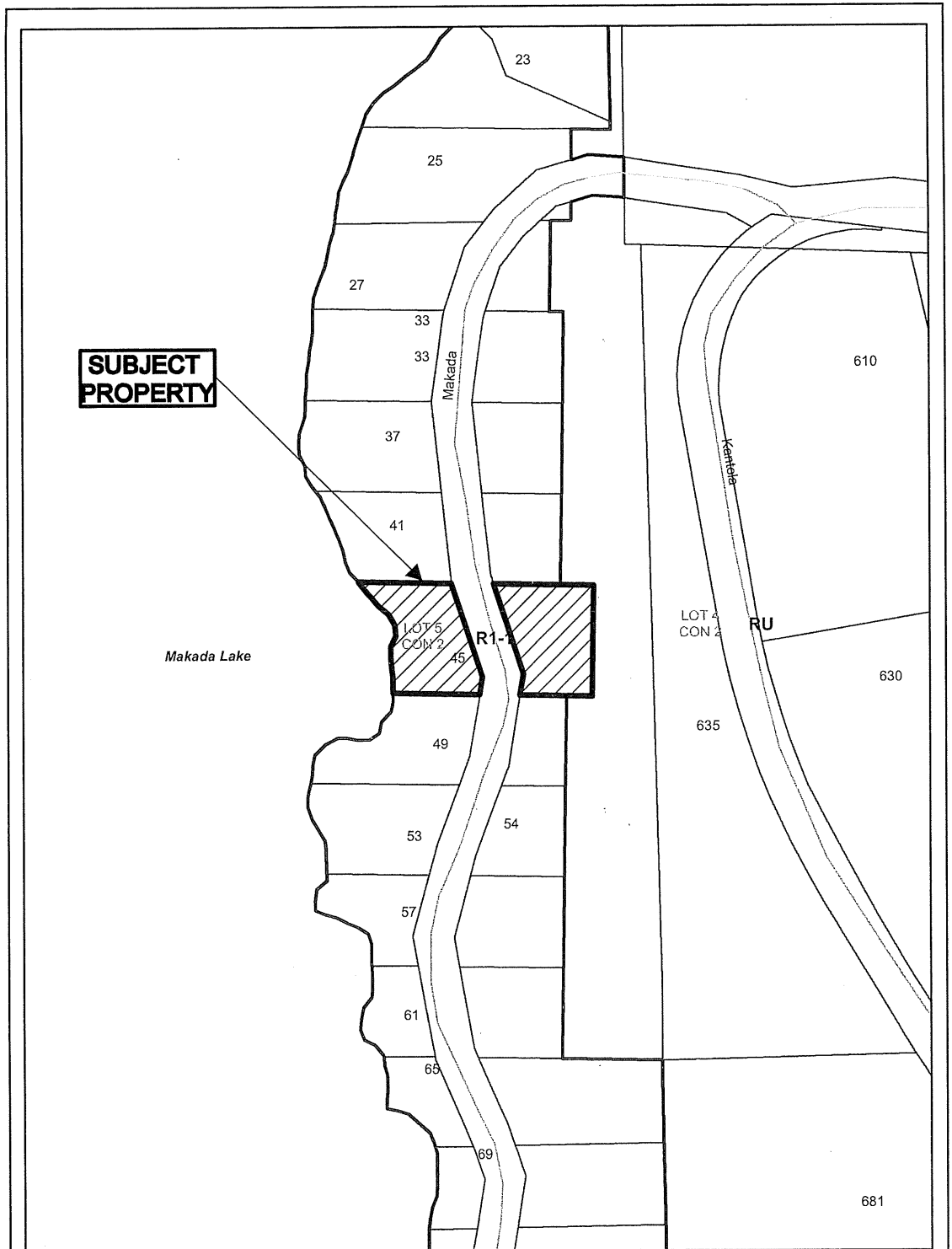
Print Name: Chris Ketola  
 \*I have authority to bind the Corporation

\* 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**

[illegible]

1009/2022



### Application for Minor Variance or Permission



Subject Property being,  
PIN 73374-0004,  
Parcel 8400 SEC SWS,  
Lot 20, Plan M-585,  
Part Lot 5, Concession 2,  
Township of Waters,  
45 Makada Drive, Lively,  
City of Greater Sudbury

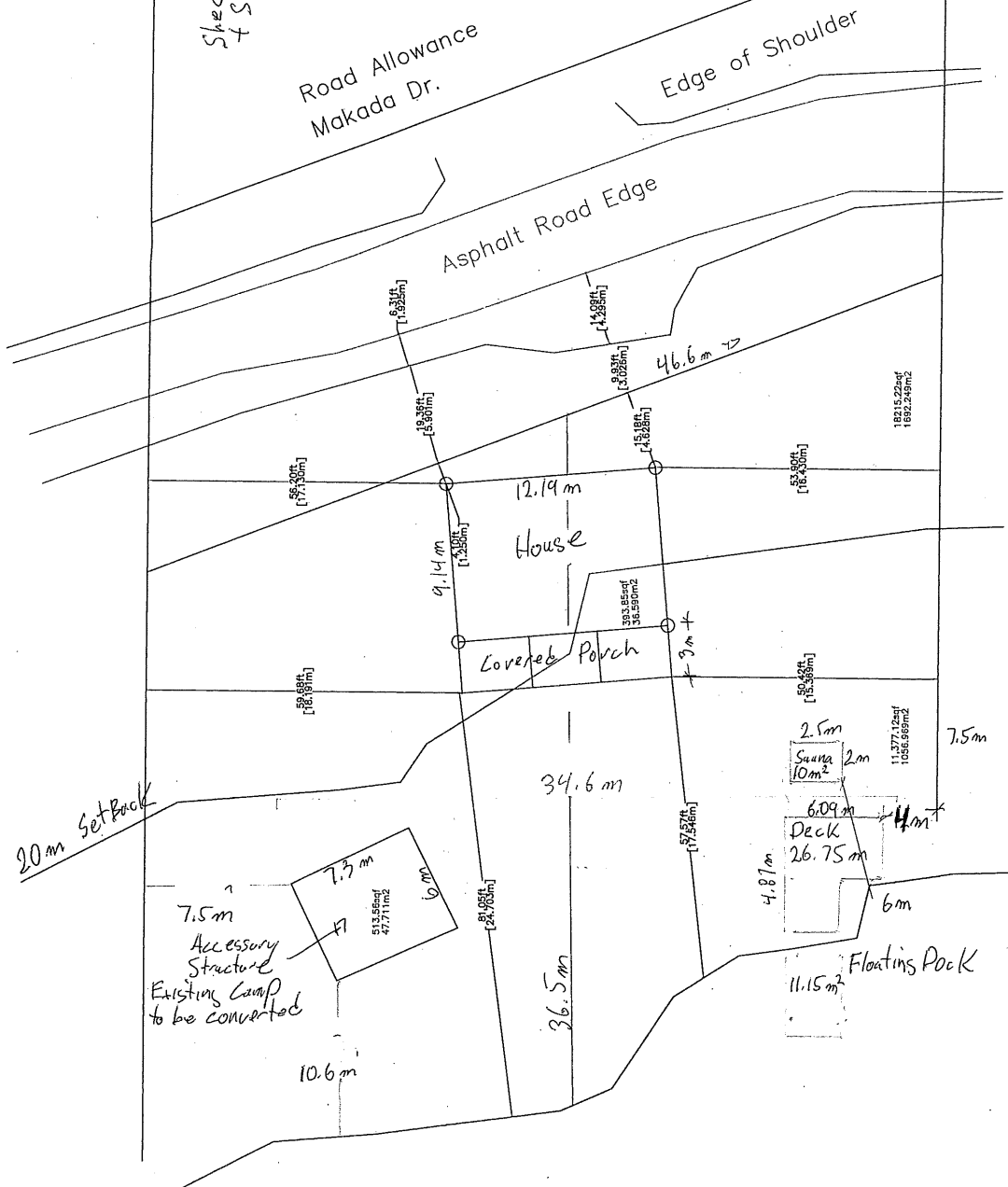
Sketch 1, NTS  
NDCA

A0091/2022  
Date: 2022 06 24

April 2022

Sketch 2

Plot Plan 1 of 2

$$\begin{aligned} 20\text{m Bu After} &= 1056.9 \text{ m}^2 \\ \text{Shed + Corner of House + Deck} &= 47.71 + 36.59 + 10 + 26.75 \\ \text{+ Sauna} &= 121.05 \text{ m}^2 \end{aligned}$$


NOTES:

HORIZONTAL DATUM:  
UTM NAD 83  
(IMPERIAL) CSRS

VERTICAL DATUM:  
GEODETIC (CGVD28)

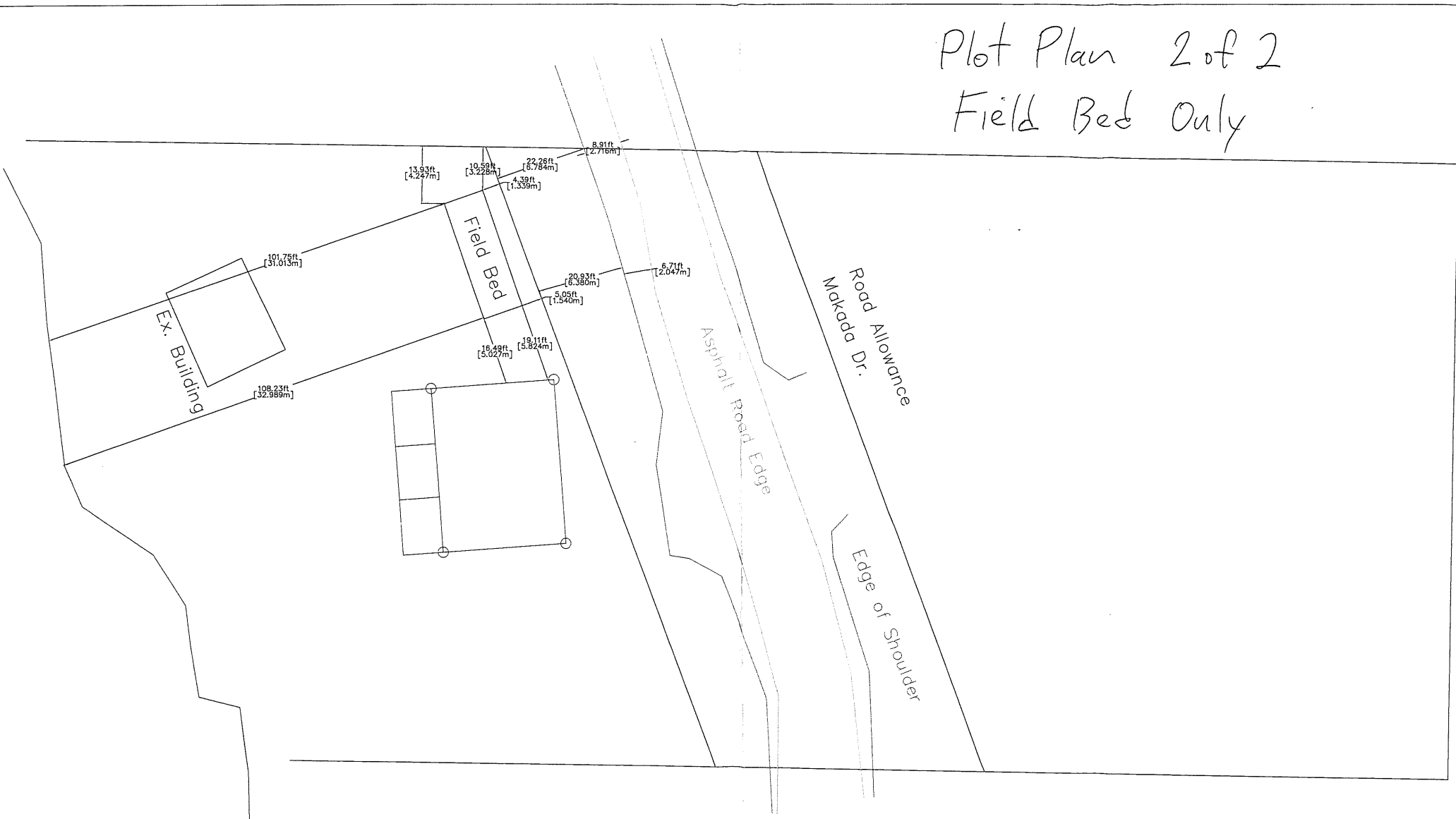


DRAWING NAME: 45 Makada Dr.

PROJECT NUMBER:	FIELD SURVEY DATE:	Various
-----------------	--------------------	---------

SCALE:	N.T.S.	DRAWING DATE:	06-28-2022
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# Plot Plan 2 of 2 Field Bed Only



DRAWING NAME:

45 Makada Dr.

PROJECT NUMBER:

FIELD SURVEY DATE: Various



HORIZONTAL DATUM:

UTM NAD 83  
(IMPERIAL) CSRS

VERTICAL DATUM:

GEODETIC (CGVD28)

NOTES:

A0001/2022  
Sketch 3





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

RECEIVED

JUN 17 2022

BUILDING SERVICES

Office Use Only

2022.01.01

A 0093/2022

S.P.P. AREA

YES \_\_\_ NO ☒

NDCA REG. AREA

YES ☒ NO \_\_\_

## City of Greater Sudbury

### APPLICATION FOR MINOR VARIANCE

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): RALPH HAMMELINK & DIANE HAMMELINK Email: [REDACTED]  
Mailing Address: PO Box 592 Home Phone: [REDACTED]  
City: AZILON, ONTARIO Postal Code: P0M-1B0 Business Phone: [REDACTED]  
Fax Phone: [REDACTED]

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

Name of Agent: NA Email: [REDACTED]  
Mailing Address: [REDACTED] Home Phone: [REDACTED]  
City: [REDACTED] Postal Code: [REDACTED] Business Phone: [REDACTED]  
Fax Phone: [REDACTED]

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

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

Name: Hosper Mortgage  
Mailing Address: 2 St. Clair Ave #1800  
City: Toronto Postal Code: M4V 1L5

- 4) Current Official Plan designation: Rural Current Zoning By-law designation: SLS

- 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
DISTANCE FROM LAKE TO POOL	30m	25.172m	4.828m

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

- c) Description of Proposal: INSTALL 14' x 28' POOL - 82.5' FROM LAKE; APPROXIMATELY 25' ABOVE LAKE LEVEL

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: ZONING BY-LAW CHANGED FEB. 14 2022; NO OTHER PLACE TO PUT THE POOL

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

PIN(s): 733471246 Township: KAYSIDE / BALFOUR  
 Lot No.: 8 Concession No.: 6 Parcel(s): 17986  
 Subdivision Plan No.: \_\_\_\_\_ Lot: \_\_\_\_\_ Reference Plan No.: \_\_\_\_\_ Part(s): \_\_\_\_\_  
 Municipal Address or Street(s): 2191 FIRE ROUTE P.1 A2 RD, ONT

- 7) Date of acquisition of subject land.

FEB 20, 2022

- 8) Dimensions of land affected.

Frontage 36.58 (m) Depth 42.66 (m) Area 1538.55 (m<sup>2</sup>) Width of Street ? (m)

- 9) Particulars of all buildings:

	House	Garage Existing	Shed <del>To be Demol</del>	Pool	Proposed	(m <sup>2</sup> )
Ground Floor Area:	186.64	49.12	7.51	36.33		(m <sup>2</sup> )
Gross Floor Area:	186.64	49.12	7.51	36.33		(m <sup>2</sup> )
No. of storeys:	1 Floor	1	1	Pool		(m)
Width:	9.14	6.71	2.74	4.867		(m)
Length:	20.42	7.82	2.74	8.53		(m)
Height:	6.72	4.57	2.74	Inground		(m)

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

	House	Garage Existing	Shed <del>To be Demol</del>	Pool	Proposed	(m)
Front:	19.02	30.78		10.35		(m)
Rear:	13.72	30.75		25.172		(m)
Side:	1.5	20.92		7.34		(m)
Side:	13.72	8.34		24.97		(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/Swailes ☐

What type of access to the land?

Provincial Highway ☐  
 Municipal Road ☐  
 Maintained Yearly ☐  
 Maintained Seasonal ☒ PRIVATE ROAD  
 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 - 1994; GARAGE 2004; SHED 2004

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

Use(s): PERSONAL DWELLING

Length of time: Since 1994

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

Same as #13 ☒ or, \_\_\_\_\_

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

1

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

☐ Yes ☒ No

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

- 17) Existing uses of abutting properties:

RESIDENTIAL DWELLING

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A0092/2022 JUN 17 2022

BUILDING SERVICES

- 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

We, RALPH & DIANE HAMELWICK (please print all names), the registered owner(s) of the property described as 2191 FIRE ROUTE P-1 AZILDA, ONTARIO in the City of Greater Sudbury:

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

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

#### Authority to Enter Land and Photograph

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

#### Appointment of Authorized Agent

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

Dated this 20 day of June, 20 22

Melanie Latendresse  
(witness)

RECEIVED

JUN 17 2022

R. Hamelwick  
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: Diane Hamelwick/Ralph Hamelwick

\*I have authority to bind the Corporation

10092/2022

## PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, DIANE HAMMELINCK / RALPH HAMMELINCK (please print all names),

the registered owner(s) or authorized agent of the property described as

SWISER CONC. 6LOT 8 PCL 17305; 17986

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

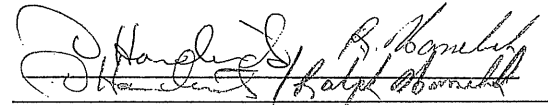
20<sup>th</sup> / 14<sup>th</sup>

day of

JUNE, 20 22

Commissioner of Oaths

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



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

 Print Name: DIANE HAMMELINCK / RALPH HAMMELINCK  
 \*I have authority to bind the Corporation

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

## FOR OFFICE USE ONLY

Date of Receipt:

Hearing Date:

Received By:

Zoning Designation:

Resubmission: ☐ Yes ☐ No

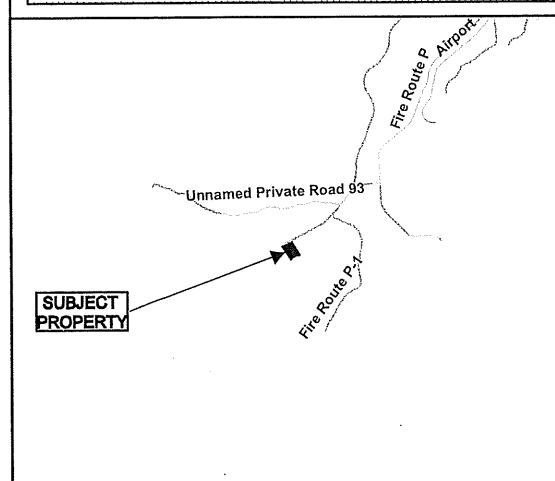
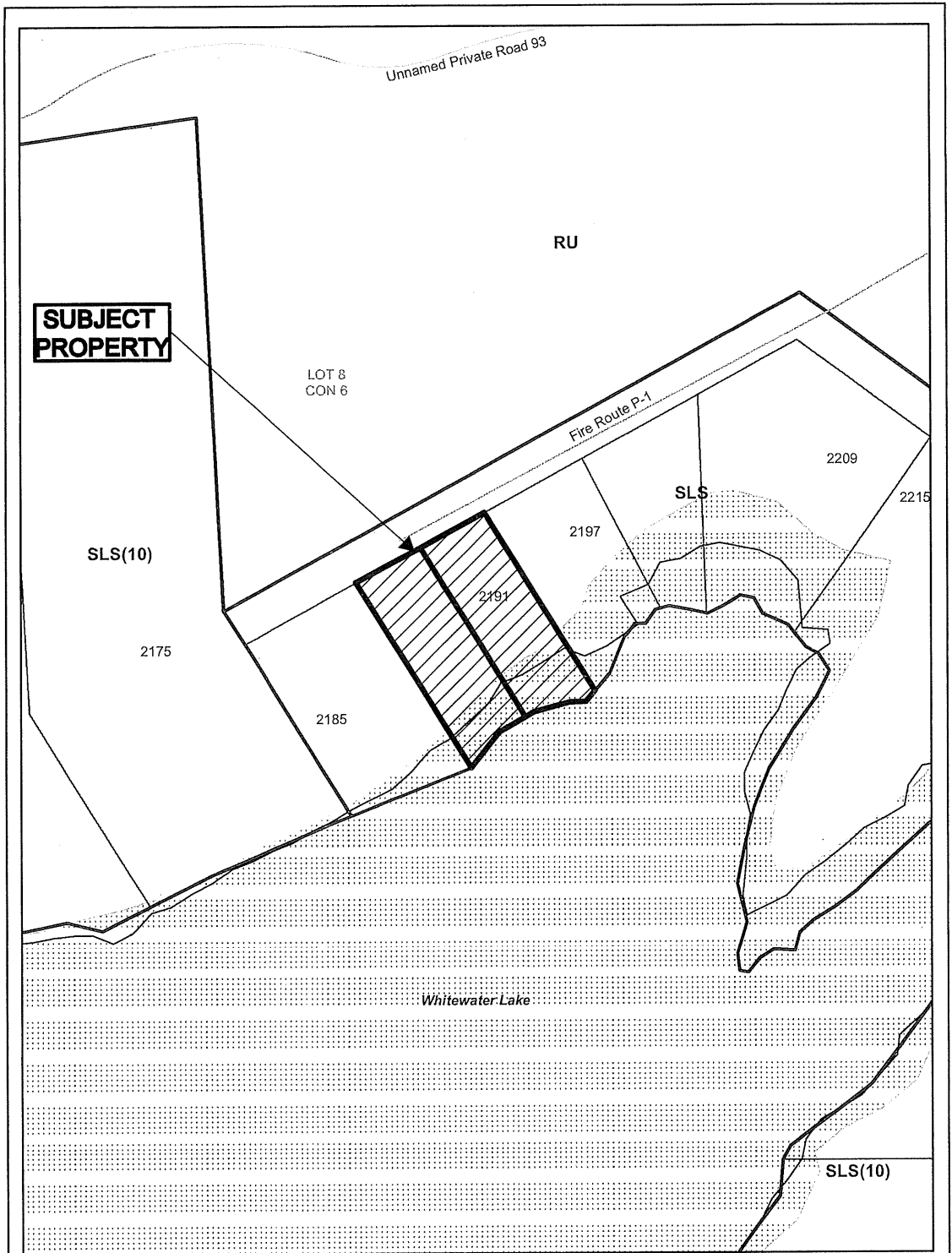
Previous File Number(s):

Previous Hearing Date:

Notes:

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 RECEIVED  
 JUN 17 2022  
 BUILDING SERVICES

10092/2022



# **Application for Minor Variance or Permission**



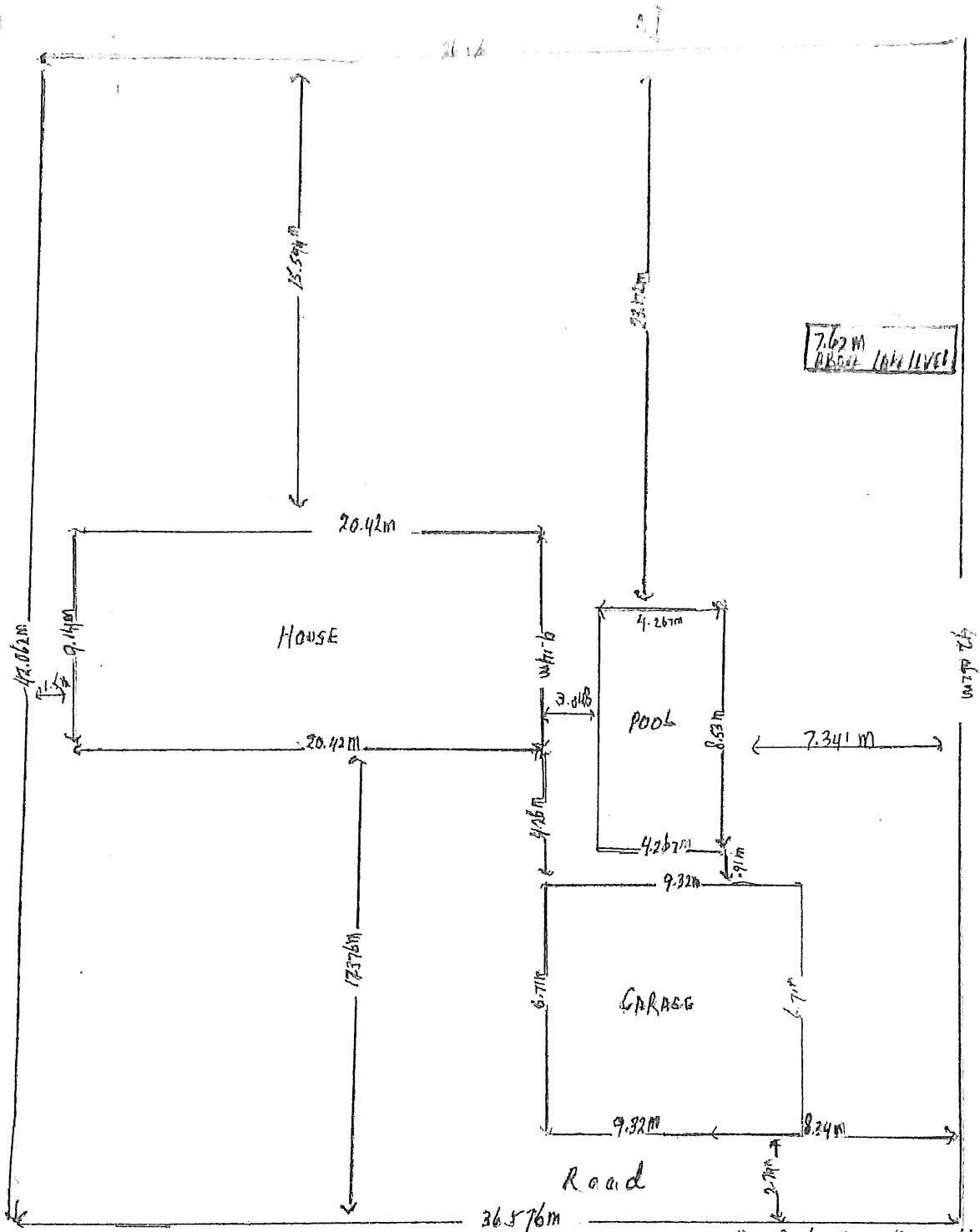
Subject Property being,  
PINs 73347-1246 and 73347-1245,  
Parcels 17305 and 17986 SEC SWS SRO,  
Part Broken Lot 8, Concession 6 as in LT171823  
and LT187749, except LT187749,  
Township of Snider, 2191 Fire Route P-1, Azilda,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

A0092/2022  
Date: 2022 06 24

# WILF WATER LAKE

11/12/2022  
1/24/2023



mailing address.

P.O. Box 592

AZILDA, ONTARIO  
P.O. Box - 180

RALPH/DIANE HAMELICK

2191 FIRE ROUTE P-1

AZILDA, ONTARIO

A009212022  
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
2022.01.01
A 0013/2022
S.P.P. AREA
YES _____ NO <input checked="" type="checkbox"/>
NDCA REG. AREA
YES _____ NO <input checked="" type="checkbox"/>

## City of Greater Sudbury

### APPLICATION FOR MINOR VARIANCE

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Luciano and Sheila DiMario Email: [REDACTED]  
Mailing Address: 330 Catherine Drive Home: [REDACTED]  
Business Phone: \_\_\_\_\_  
City: Carson ON Postal Code: P3L 1G7 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: Luciano D. Mario Email: [REDACTED]  
Mailing Address: 330 Catherine Drive Home: [REDACTED]  
Business Phone: \_\_\_\_\_  
City: Carson ON Postal Code: P3L 1G7 Fax Phone: \_\_\_\_\_  
**Note:** Unless otherwise requested, all communication will be sent to the agent, if any.

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

Name: Sudbury Credit Union  
Mailing Address: 9 Second Ave N  
City: Sudbury Postal Code: P3B 3L7

- 4) Current Official Plan designation: \_\_\_\_\_ Current Zoning By-law designation: \_\_\_\_\_

- 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
6.3 Table 6.3	6.0 m	4.95	1.05

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

- c) Description of Proposal: 8'x10' entry way addition to be built to existing dwelling

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: setback distance to front of lot line

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

PIN(s): \_\_\_\_\_ Township: Garson  
 Lot No.: PT Lots Concession No.: 2 Parcel(s): 42285  
 Subdivision Plan No.: M891 Lot: 103 Reference Plan No.: \_\_\_\_\_ Part(s): \_\_\_\_\_  
 Municipal Address or Street(s): 330 Catherine Drive

- 7) Date of acquisition of subject land.
- June 2021

- 8) Dimensions of land affected.

Frontage 18.29 (m) Depth 30.48 (m) Area 557.78(m<sup>2</sup>) Width of Street 10 (m)

- 9) Particulars of all buildings:
- |                    | <u>Dwelling</u> | <u>Garage</u> | <u>Deck</u>                  | <u>(Mudroom)</u> | Proposed    |                        |
|--------------------|-----------------|---------------|------------------------------|------------------|-------------|------------------------|
| Ground Floor Area: | <u>95.8</u>     | <u>50.2</u>   | <u>23.16 (m<sup>2</sup>)</u> |                  | <u>9.63</u> | <u>(m<sup>2</sup>)</u> |
| Gross Floor Area:  | <u>142.8</u>    | <u>50.2</u>   | <u>23.16 (m<sup>2</sup>)</u> |                  | <u>9.63</u> | <u>(m<sup>2</sup>)</u> |
| No. of storeys:    | <u>1</u>        | <u>1</u>      | <u>1</u>                     |                  | <u>1</u>    |                        |
| Width:             | <u>13.59</u>    | <u>6.82</u>   | <u>7.62 (m)</u>              |                  | <u>2.69</u> | <u>(m)</u>             |
| Length:            | <u>7.16</u>     | <u>7.36</u>   | <u>3.04 (m)</u>              |                  | <u>3.58</u> | <u>(m)</u>             |
| Height:            | <u>3.83</u>     | <u>3.3</u>    | <u>1.77 (m)</u>              |                  | <u>3</u>    | <u>(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).

	<u>Dwelling</u>	<u>Existing Garage</u>	<u>Deck</u>	<u>(Mudroom)</u>	Proposed	
Front:	<u>7.64 m</u>	<u>21.5</u>	<u>14.80 (m)</u>		<u>4.95</u>	<u>(m)</u>
Rear:	<u>15.68 m</u>	<u>1.67</u>	<u>12.64 (m)</u>		<u>22.84</u>	<u>(m)</u>
Side:	<u>1.04 m</u>	<u>10.1</u>	<u>7.01 (m)</u>		<u>7.55</u>	<u>(m)</u>
Side:	<u>3.66 m</u>	<u>1.37</u>	<u>3.66 (m)</u>		<u>7.16</u>	<u>(m)</u>

\* See attached copy

- 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.

1974

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

Use(s): Residential Dwelling Length of time: June 2021

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

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

- 15) What is the number of dwelling units on the property?
- 2
- House & Garage

- 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

A00931 2022



- 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, Luciano D. Mario Sheila D. Mario (please print all names), the registered owner(s) of the property described as 330 Catherine Drive, Garsen

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 Luciano D. Mario (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 16<sup>th</sup> day of June, 20 22

X Bruce Beuhl  
(witness)

X Sheila D. Mario X Luciano D. Mario  
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: LUCIANO DIMARIO SHEILA DIMARIO

\*I have authority to bind the Corporation

A0093/2022

I/We, Luano and Sheila D. Mario (please print all names),  
the registered owner(s) or authorized agent of the property described as 330 Catherine Drive

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 17 day of June, 2022

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

Print Name: Luciano D. Mendez  
 \*I have authority to bind the Corporation

- FOR OFFICE USE ONLY**

Date of Receipt: June 20, 2022 Hearing Date: July 13, 2022 Received By: N. Lewis

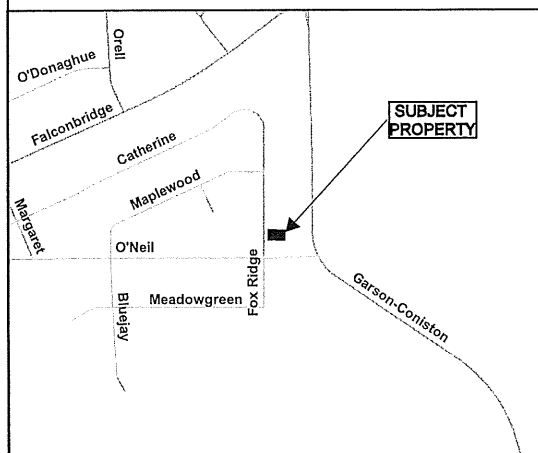
Zoning Designation: B1-S Resubmission: ☐ Yes ☒ No

Previous File Number(s): None

Previous Hearing Date: n/a

Notes:

10043/2022



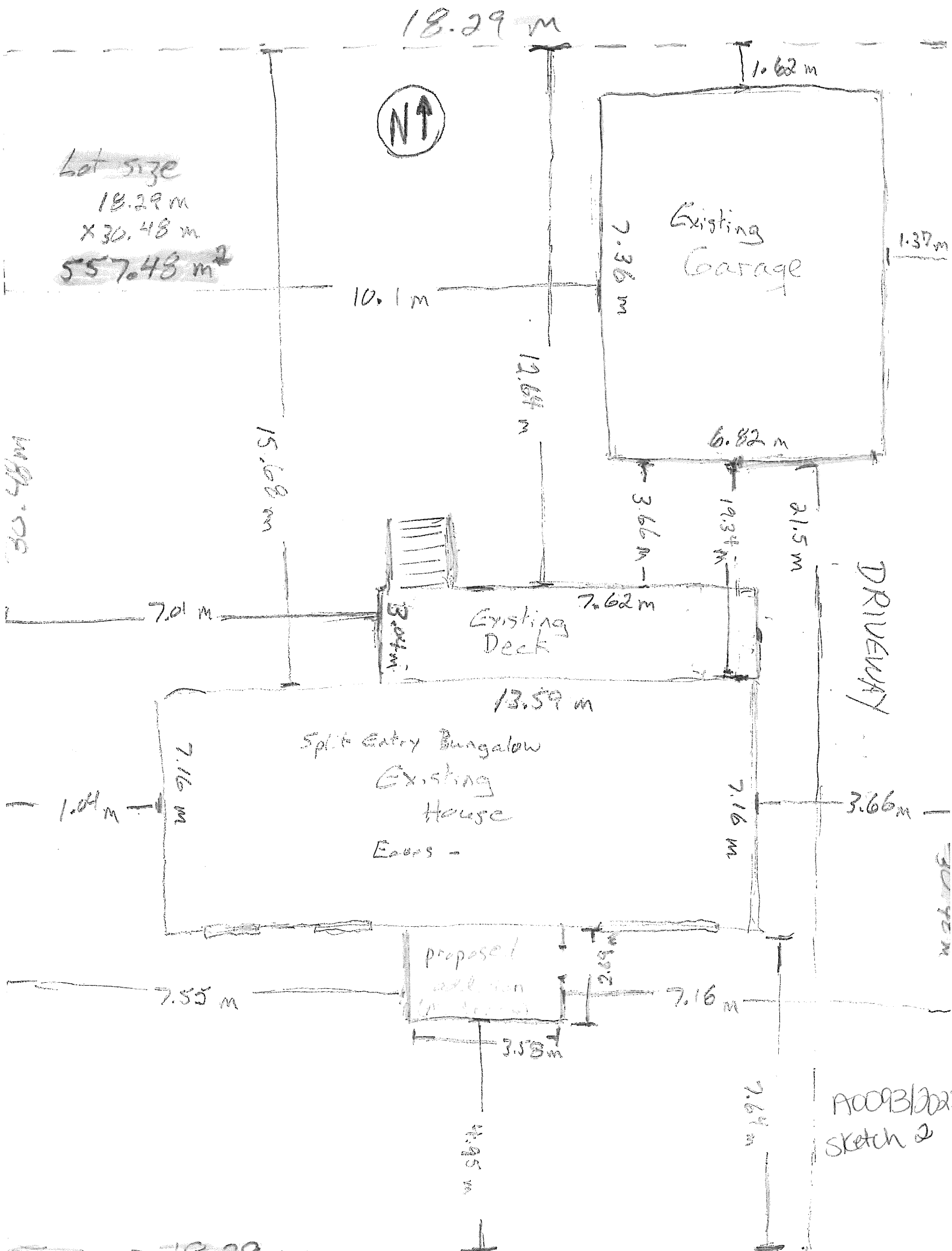
## Application for Minor Variance or Permission



Subject Property being,  
PIN 73495-0409,  
Parcel 42285 SEC SES,  
Lot 103, Plan M-891,  
Part Lot 5, Concession 2,  
Township of Garson,  
330 Catherine Drive, Garson,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

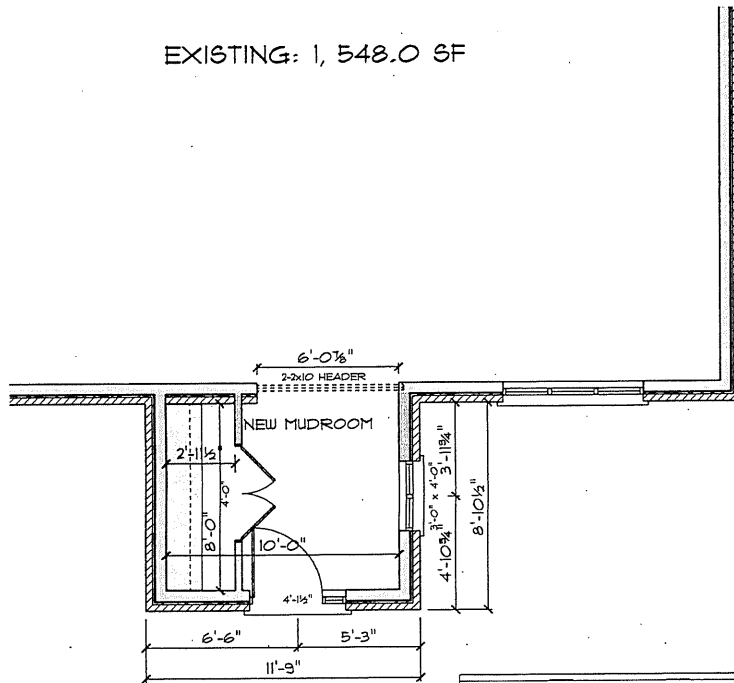
A0093/2022  
Date: 2022 06 24



A0093/2022  
Sketch 2



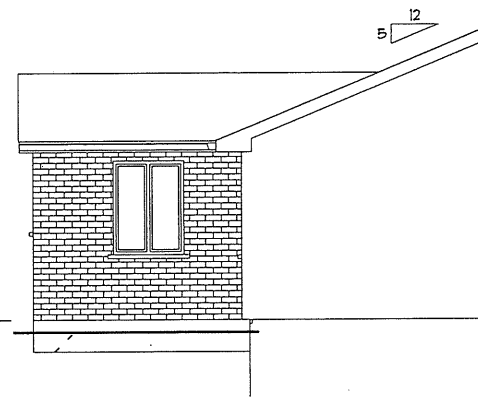
EXISTING: 1, 548.0 SF



## MAIN FLOOR

SCALE: 3/16" = 1'-0"

TOP OF SUBFLOOR



## RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

## FRONT ELEVATION

SCALE: 3/16" = 1'-0"



330 Cathrine dr.

330 CATHRINE DR.  
GARSON  
ON



Residential Design Solutions

Iron Bridge  
On  
POR 1H0

PAGE:

1/1  
REVISIONS 1

DRAWN BY: A.D.

SCALE: 3/16" = 1'-0"

DATE: Monday, June 20, 2022

ADD 3/2022  
Sketch 4



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

Office Use Only 2022.01.01
A0004/2022
S.P.P. AREA YES ___ NO <input checked="" type="checkbox"/>
NDCA REG. AREA YES ___ NO <input checked="" type="checkbox"/>

## City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Denise Coade Email: [REDACTED]  
Mailing Address: 547 Ontario St. Home Phone: [REDACTED]  
Business Phone: [REDACTED]  
City: Sudbury ON Postal Code: P3E-4K5 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: \_\_\_\_\_  
Business Phone: \_\_\_\_\_  
City: \_\_\_\_\_ Postal Code: \_\_\_\_\_ Fax Phone: \_\_\_\_\_

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

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

Name: Scotia Mortgage  
Mailing Address: 57 Durham St. P.O. Box 576  
City: Sudbury Postal Code: P3E-4R3

- 4) Current Official Plan designation: Living Area 1 Current Zoning By-law designation: R2-2

- 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
EXISTING lean to shed	1.2 m side lot	0.70 m	0.5 m
	1.2 m rear lot	0.91 m	0.29 m
Accessory lot coverage	10%	16.1%	6.1%

- b) Is there an eave encroachment? ☒ Yes ☒ No If 'Yes', size of eaves: 0.305 (m)

- c) Description of Proposal: lean to shed built 15 years ago.  
is attached to pre-existing garage

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
Built 15 years ago. was built for added storage  
and acts as a fence/barricade from the laneway

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

Township: McKIM  
 PIN(s):  
 Lot No.: 7 Concession No.: 3 Parcel(s): 102157  
 Subdivision Plan No.: 205 Lot: 472 Reference Plan No.:  
 Municipal Address or Street(s): 547 Ontario St. Sudbury, ON - P3E-4K5

- 7) Date of acquisition of subject land.
- August 11, 1997

- 8) Dimensions of land affected.

Frontage 121.92 (m) Depth 38.53 (m) Area 469.76 (m<sup>2</sup>) Width of Street 30.2 (m)

9) Particulars of all buildings:	House	Existing garage	shed	lean to shed	Proposed
Ground Floor Area:	<u>44.64</u>	<u>42.88</u>	<u>7.81</u> (m <sup>2</sup> )	<u>24.96</u>	(m <sup>2</sup> )
Gross Floor Area:	<u>74.32</u>	<u>42.88</u>	<u>1</u> (m <sup>2</sup> )	<u>24.96</u>	(m <sup>2</sup> )
No. of storeys:	<u>1 1/2 storeys</u>	<u>1</u>	<u>1</u>	<u>1</u>	
Width:	<u>6.3</u>	<u>6.7</u>	<u>4.27</u> (m)	<u>3.9</u>	(m)
Length:	<u>7.1</u>	<u>6.4</u>	<u>1.82</u> (m)	<u>6.4</u>	(m)
Height:	<u>6.7</u>	<u>3.54</u>	<u>2.44</u> (m)	<u>2.44</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).

	House	Existing garage	shed	lean to shed	Proposed
Front:	<u>7.62</u>	<u>31.32</u>	<u>21.80</u> (m)	<u>31.32</u>	(m)
Rear:	<u>23.81</u>	<u>0.91</u>	<u>12.46</u> (m)	<u>0.91</u>	(m)
Side: <u>west</u>	<u>0.8</u>	<u>15.3</u>	<u>0.70</u> (m)	<u>0.70</u>	(m)
Side: <u>east</u>	<u>5.43</u>	<u>0.85</u>	<u>7.22</u> (m)	<u>7.55</u>	(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.

House 1912 garage 1982 lean to shed 2007

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

Use(s): residential Length of time: 1912

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

Same as #13 ☒ or, \_\_\_\_\_

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

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

☐ Yes ☒ No

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

- 17) Existing uses of abutting properties:
- residential

A0094/2022



- 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): A107-93

or, describe briefly, detached garage in required rear yard

- 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, Denise Coade (please print all names), the registered owner(s) of the property described as 547 Ontario St.

in the City of Greater Sudbury:

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

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

#### Authority to Enter Land and Photograph

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

#### Appointment of Authorized Agent

- appoint and authorize \_\_\_\_\_ (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 21 day of June 2022

[Signature]  
(Witness)

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

Print Name: Denise Coade

\*I have authority to bind the Corporation

A009412022

I/We, Denise Coade (please print all names),  
the registered owner(s) or authorized agent of the property described as 547 Ontario St.

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 21 day of June, 2022

Print Name: Denise Cade  
 \*I have authority to bind the Corporation

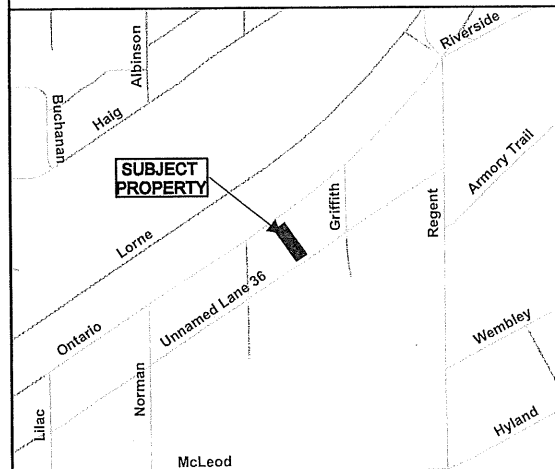
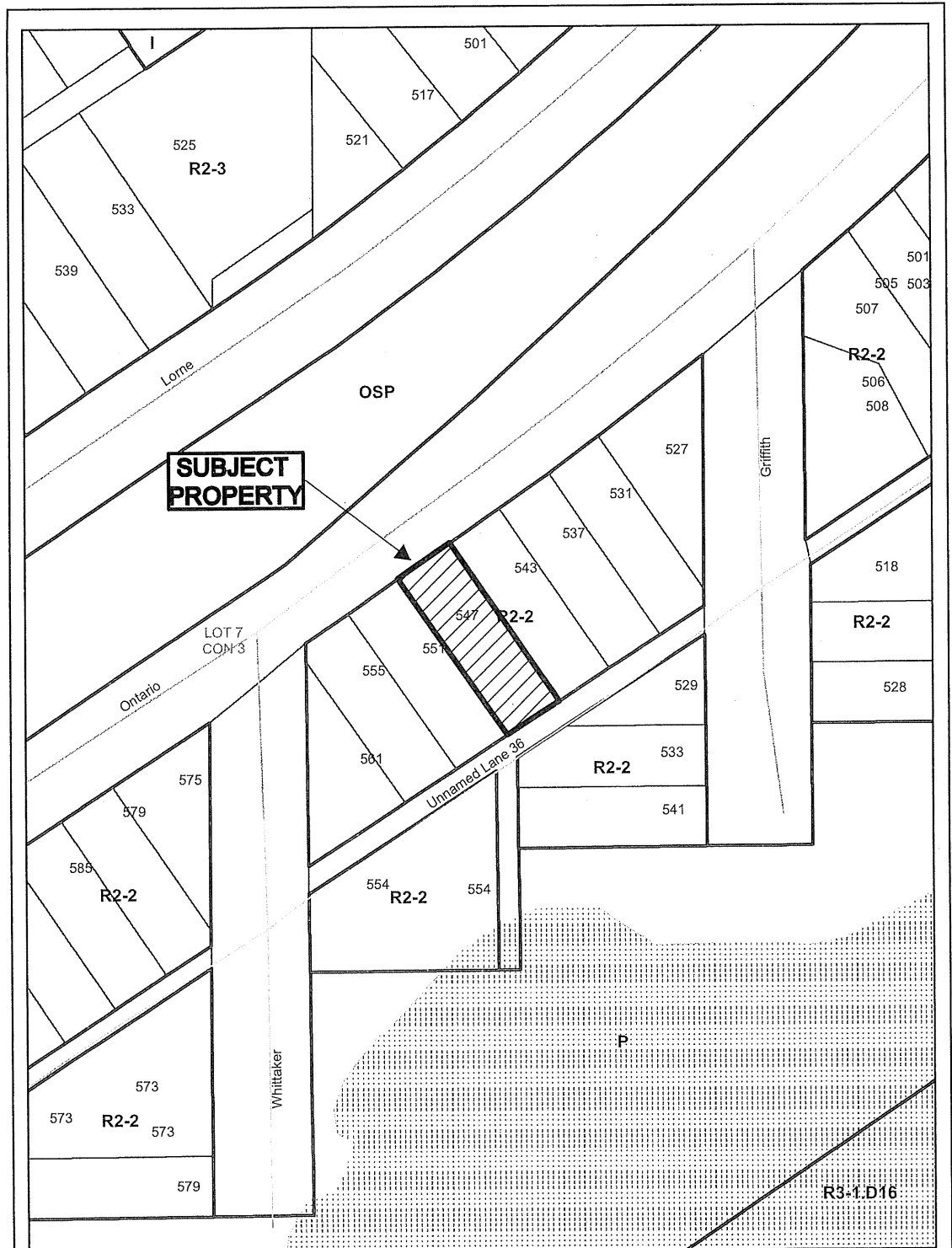
**FOR OFFICE USE ONLY**

Date of Receipt:	Hearing Date:	Received By:
<u>June 27/22</u>	<u>July 13/22</u>	<u>N. Lewis</u>
Zoning Designation:	Resubmission: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<u>R2-2</u>		
Previous File Number(s): <u>A0107/1993</u>		
Previous Hearing Date: <u>May 25, 1993</u>		
Notes:  		
<u>A0094/2022</u>		

For the following reason(s)

For relief section 4.2 Table 4.1 of by law 2010 100Z being the zoning By-law for the city of Greater Sudbury as amended to facilitate the construction of a lean to shed off of the existing garage. Firstly an interior westerly side yard is setback at 0.70m where an accessory building more than 2.5m in height shall be setback at 1.2m from side lot line and secondly is set back at 0.91m from rear lot line and is not closer than 1.2m from the rear lot line.

A0094/2022



# **Application for Minor Variance or Permission**



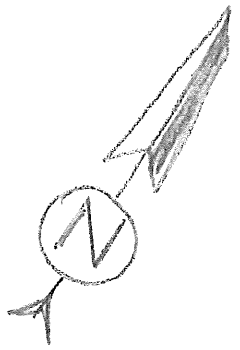
Subject Property being,  
PIN 73586-1119,  
Lot 472, Plan 20SB,  
Part Lot 7, Concession 3,  
Township of McKim,  
547 Ontario Street, Sudbury,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

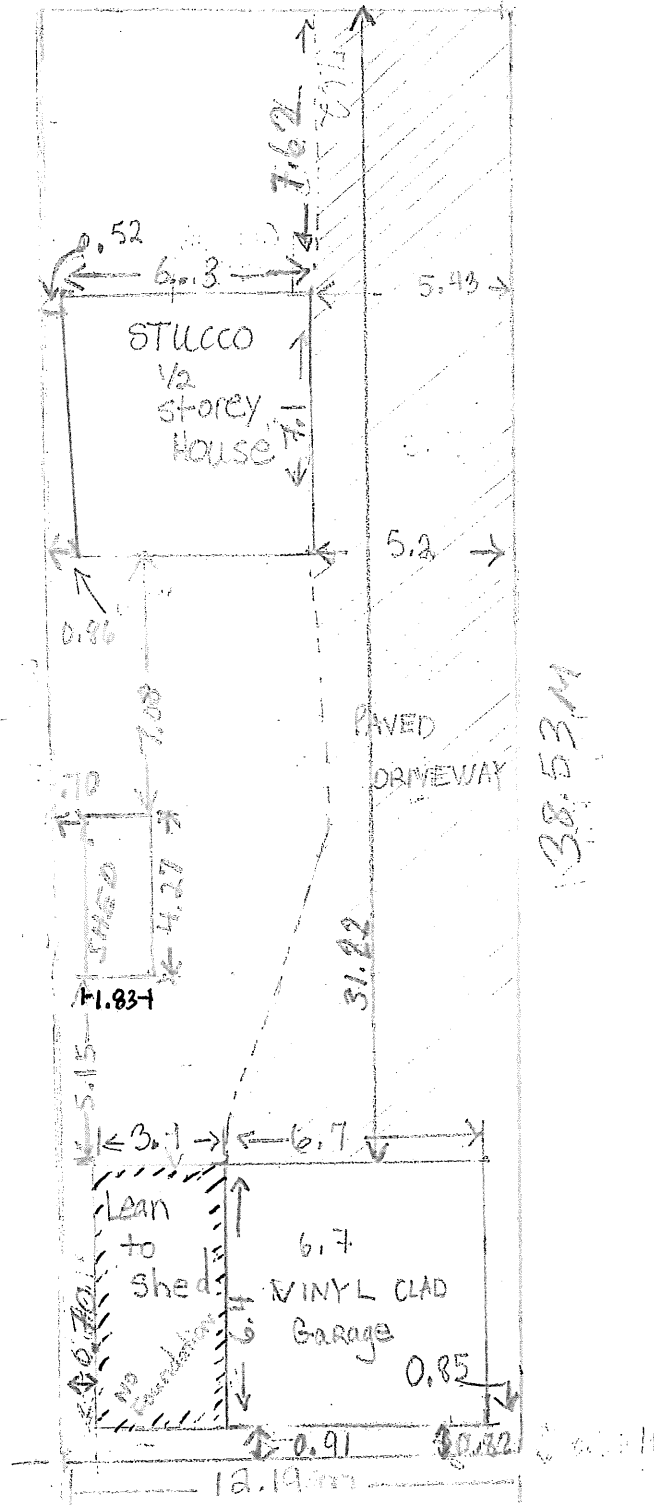
A0094/2022  
Date: 2022 06 27

Lot 472

Scale 1:200



ONTARIO ST



A0094/2022  
Sketch

Sketch 1





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 2021.01.01 <b>A0095/2022</b> 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: \$985.00 (includes \$235.00 legal notice fee)**  
**APPLICATION FEE FOR HEDGEROWS: \$299.00 (includes \$235.00 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): <u>Norman Doucet &amp; Carolina Bohrer</u>	Email: <u>[REDACTED]</u>
Mailing Address: <u>1140 Ramsey Lake Road</u>	Home Phone: <u>[REDACTED]</u>
	Business Phone: <u>[REDACTED]</u>
City: <u>Sudbury</u>	Postal Code: <u>P3E 6J7</u>
	Fax Phone: <u>[REDACTED]</u>

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

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

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

- 3) 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: <u>Royal Bank of Canada</u>	
Mailing Address: <u>10 York Mills Rd. 3rd Floor</u>	
City: <u>Toronto</u>	Postal Code: <u>M2P 0A2</u>

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

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

Variance To	By-law Requirement	Proposed	Difference
Height - Bylaw 2010-100Z	5.00m	7.88m	2.88m

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

- c) Description of Proposal: \_\_\_\_\_

Minor variance approval to facilitate the construction of a new detached garage with a height of 7.88m where 5.00m is required

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

Storage Loft required

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

PIN(s): 73592-0187 Township: McKim Ward:  
 Lot No.: 2 & 3 Concession No.: 2 Parcel(s): 33662  
 Subdivision Plan No.: Lot: Reference Plan No.: 1228, 2515 Part(s): SR-1228 Part 3  
 SR-2515 Part 1  
 Municipal Address or Street(s): 1140 Ramsey Lake Road

- 7) Date of acquisition of subject land. 18-Aug-2016

- 8) Dimensions of land affected.

Frontage 15.5 (m) Depth 79.1max (m) Area 2666.9 (m<sup>2</sup>) Width of Street 20 (m)

9) Particulars of all buildings:	Existing		Proposed	
	House*	Garage		
Ground Floor Area:	94.2 (m <sup>2</sup> )	39.9 (m <sup>2</sup> )	114.507 (m <sup>2</sup> )	
Gross Floor Area:	94.2 (m <sup>2</sup> )	39.9 (m <sup>2</sup> )	114.507 (m <sup>2</sup> )	
No. of storeys:	1 + Basement	1	1+Storage Loft	
Width:	8 (m)	6.23 (m)	12.192 (m)	
Length:	11.7 (m)	6.46 (m)	9.754 (m)	
Height:	5 +/- (m)	4.6 (m)	7.880 (m)	

\* Existing house to be demolished upon construction of new residence

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	
	House*	Garage		
Front:	54.6 (m)	33.5 (m)	44.733 (m)	
Rear:	4.6 (m)	13 (m)	2.777 (m)	
Side:	21.8 (m)	5.28 (m)	1.421 (m)	
Side:	42.6 (m)	11.56 (m)	13.926 (m)	

\* Existing house to be demolished upon construction of new residence

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

What type of access to the land?

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

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

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

1950-1960's

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

Use(s): Residential Home

Length of time: Always

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

Same as #13 ☒ or,

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

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

☐ Yes ☒ No

If "yes", how many?

- 17) Existing uses of abutting properties: Residential

A0095/2022



- 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): 21-1918

or, describe briefly, Building Permit application for main residential dwelling

- 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. IPZ3

#### **PART A: OWNER ACKNOWLEDGEMENT AND CONSENT**

I/We, Norman Doucet and Carolina Bohrer (please print all names), the registered owner(s) of the property described as 1140 Ramsey Lake Road, Sudbury, Ontario, P3E 6J7

in the City of Greater Sudbury:

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

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

#### **Authority to Enter Land and Photograph**

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

#### **Appointment of Authorized Agent**

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

Dated this 20 day of June, 20 22

(witness)

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

Print Name: Carolina Bohrer

\*I have authority to bind the Corporation

110095/2022

## PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, Norman Doucet (please print all names),  
the registered owner(s) or authorized agent of the property described as 1140 Ramsey Lake Road, Sudbury, Ontario, P3E 6J7

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 70 day of June, 20 22

Commissioner of Oaths

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

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

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

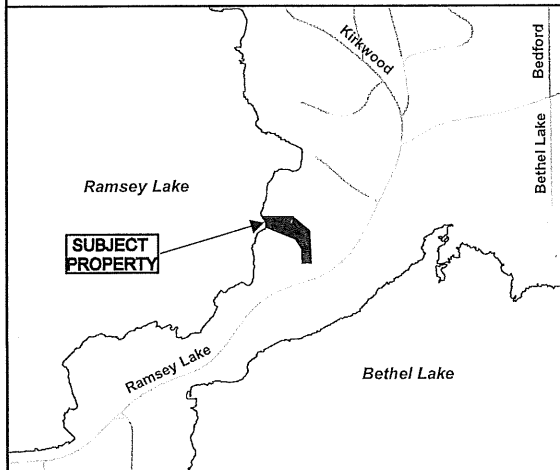
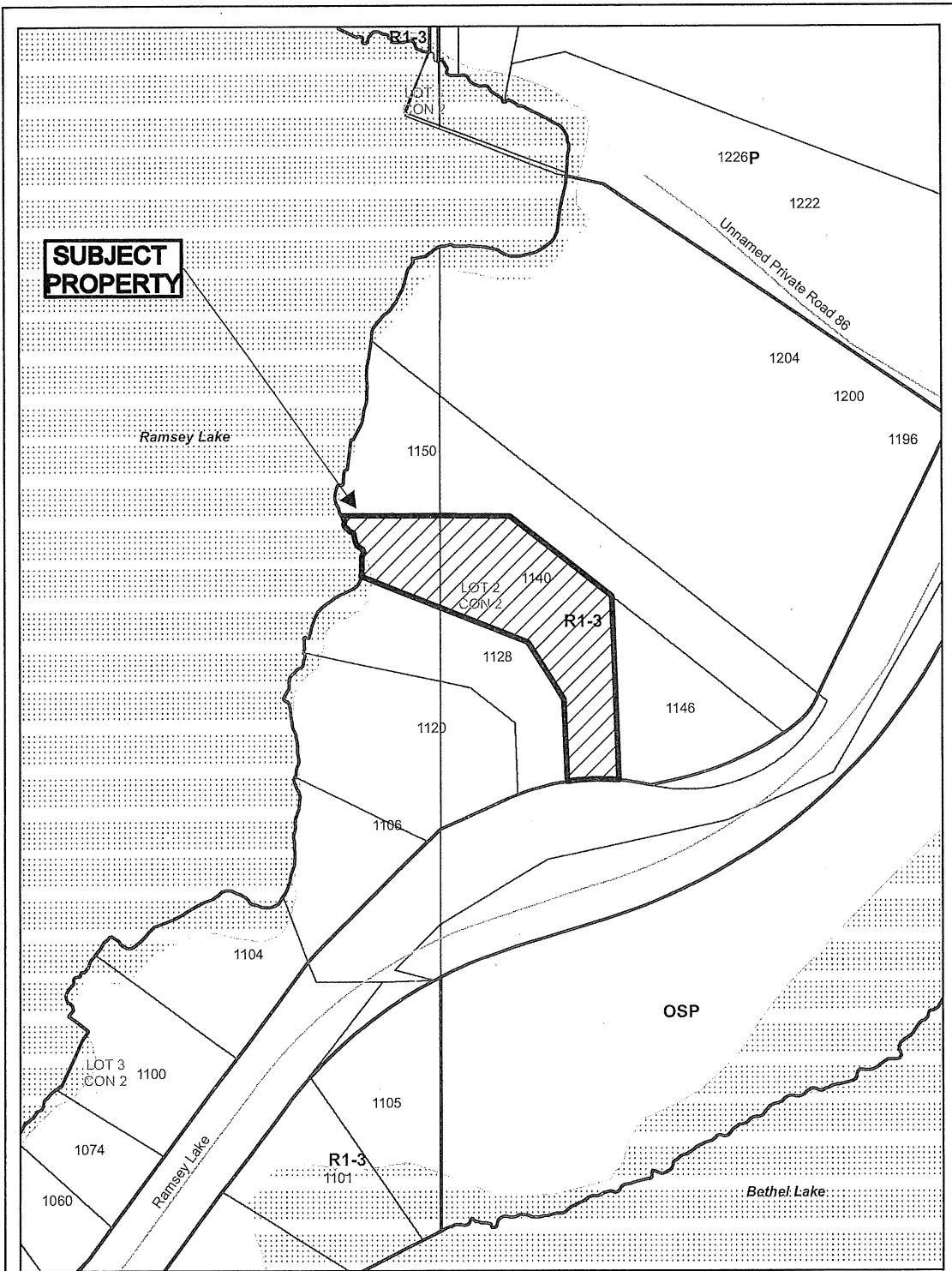
\*I have authority to bind the Corporation

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

**FOR OFFICE USE ONLY**

[illegible]

A0095/2022



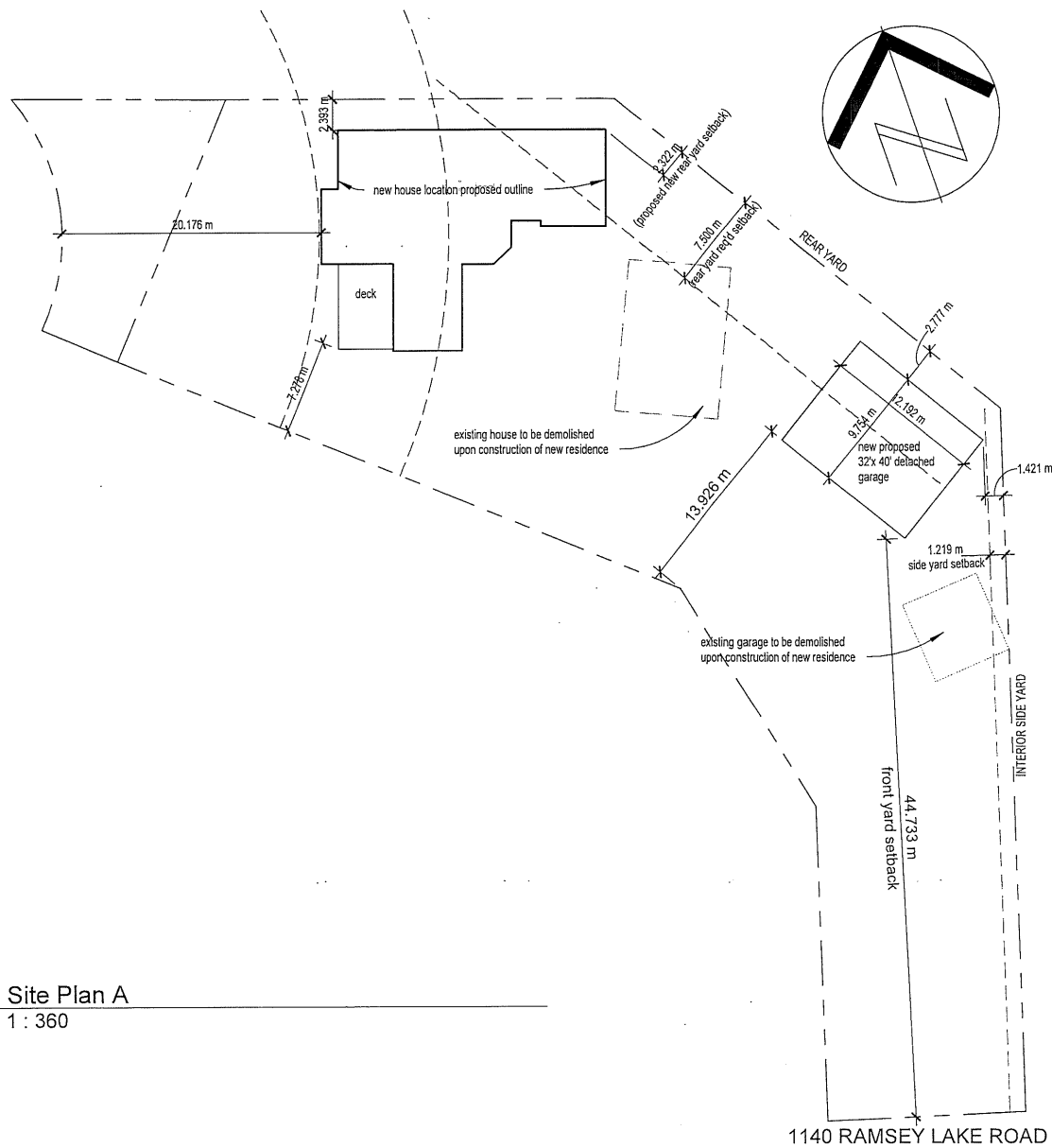
# **Application for Minor Variance or Permission**



Subject Property being,  
PIN 73592-0187, Parcel 33662,  
Part Lot 2, Concession 2, Part 3,  
Plan SR-1228, Part 1, Plan SR2515,  
Township of McKim,  
1140 Ramsey Lake Road, Sudbury,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

A0095/2022  
Date: 2022 06 27



① Site Plan A  
1 : 360

Approved 2022  
Sketch 2

p o c h b e l o i p  
architect • architecte

1140 Ramsey Lake Rd.

PROJECT:  
Doucet Residence

ISSUED FOR - REVISION:

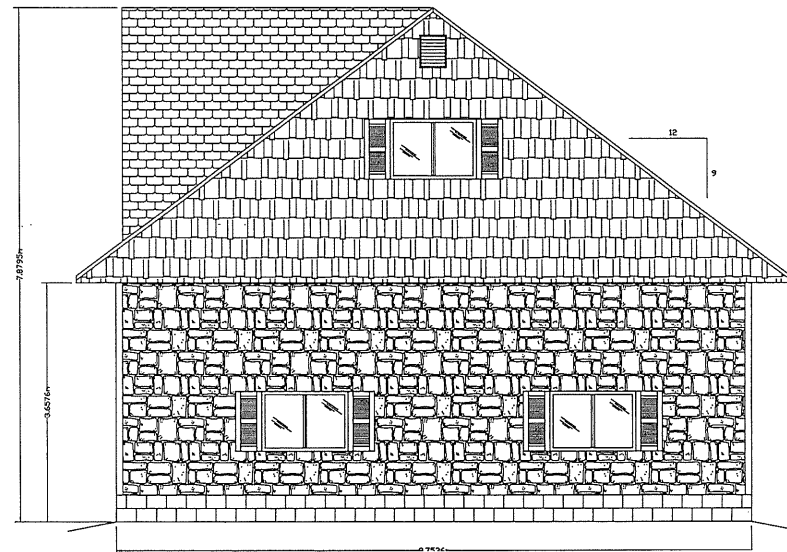
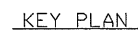
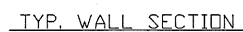
RE	DATE	DESCRIPTION

PROJECT NO: 2021	DATE: Jun 2022
ORIGINAL SCALE: 1" = 30'-0"	
DESIGNED BY: Designer	
DRAWN BY: Author	
CHECKED BY: Checker	

ARCHITECTURAL

TITLE:  
Lot Plan for Garage

SHEET NUMBER:  
S2



10005/2022  
Sketch 3



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

## City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

Office Use Only 2022.01.01	
A00916/2022	
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"/>

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Stephen Primeau/Kristen Pollesel Email: [REDACTED]  
Mailing Address: 894 Roderick Ave Home Phone: [REDACTED]  
City: Sudbury Postal Code: P3E6J5 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: [REDACTED] Email: [REDACTED]  
Mailing Address: [REDACTED] Home Phone: [REDACTED]  
894 Roderick Ave Business Phone: [REDACTED]  
City: [REDACTED] Postal Code: [REDACTED] Fax Phone: [REDACTED]

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

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

Name: IG Private Wealth Management  
Mailing Address: 149 Pine St.  
City: [REDACTED] Postal Code: [REDACTED]

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

- 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
Front Yard Setback	6.0m	4.5m	1.5m
Height	5.0m	8.79m	3.79m

- b) Is there an eave encroachment? ☒ Yes ☐ No If 'Yes', size of eaves: 0.6 (m)

- c) Description of Proposal:

Reduction in Front Yard Setback as driveway is on Admiral Dr  
Increased height to allow for loft storage

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: DRIVEWAY TO HOUSE IS OFF ADMIRAL DR. - CORNER LOT TO ALLOW MORE YARD SPACE FOR KIDS TO PLAY

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

PIN(s): \_\_\_\_\_ Township: McKim  
 Lot No.: 79, 80 Concession No.: \_\_\_\_\_ Parcel(s): \_\_\_\_\_  
 Subdivision Plan No.: \_\_\_\_\_ Lot: \_\_\_\_\_ Reference Plan No.: (42)m-124 Part(s): 89, 90  
 Municipal Address or Street(s): 894 Roderick Ave

- 7) Date of acquisition of subject land. 2019

- 8) Dimensions of land affected.

Frontage 30.48 (m) Depth 118.26 (m) Area 3604.6 (m<sup>2</sup>) Width of Street 7.5 (m)

- 9) Particulars of all buildings: *House* Existing *Garage* Proposed
- |                    |      |                   |      |                   |
|--------------------|------|-------------------|------|-------------------|
| Ground Floor Area: | 222  | (m <sup>2</sup> ) | 176  | (m <sup>2</sup> ) |
| Gross Floor Area:  | 222  | (m <sup>2</sup> ) | 176  | (m <sup>2</sup> ) |
| No. of storeys:    | 1    |                   | 1    |                   |
| Width:             | 21.3 | (m)               | 11.0 | (m)               |
| Length:            | 11.5 | (m)               | 16.0 | (m)               |
| Height:            | 5.6  | (m)               | 8.79 | (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	(m)	Proposed	(m)
Front:	37.94	(m)	4.5	(m)
Rear:	45.72	(m)	106.4	85.6 (m)
Side:	1.24	(m)	1.8	(m)
Side:	1.2	(m)	17.7	(m)

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

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

- What type of access to the land?

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

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

1958

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

Use(s): Residential Length of time: 1958

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

Same as #13 ☐ or, Residential

- 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

Approved 6/2022

- 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. Residential

#### PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Stephen Primeau & Kristen Pollesel (please print all names), the registered owner(s) of the property described as 894 Roderick Ave. Sudbury, ON P3E6J5  
in the City of Greater Sudbury:

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

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Dated this 21 day of June, 2022

[Signature]  
(witness)

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

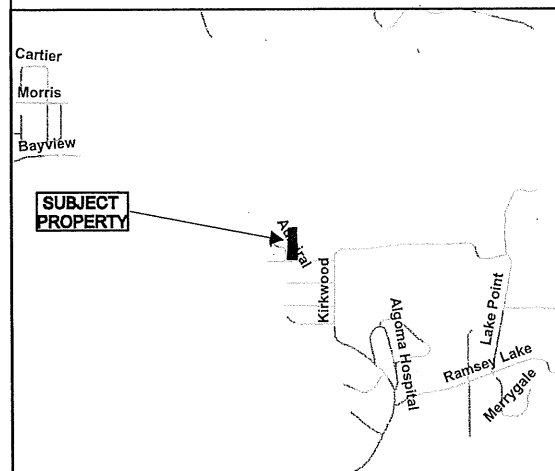
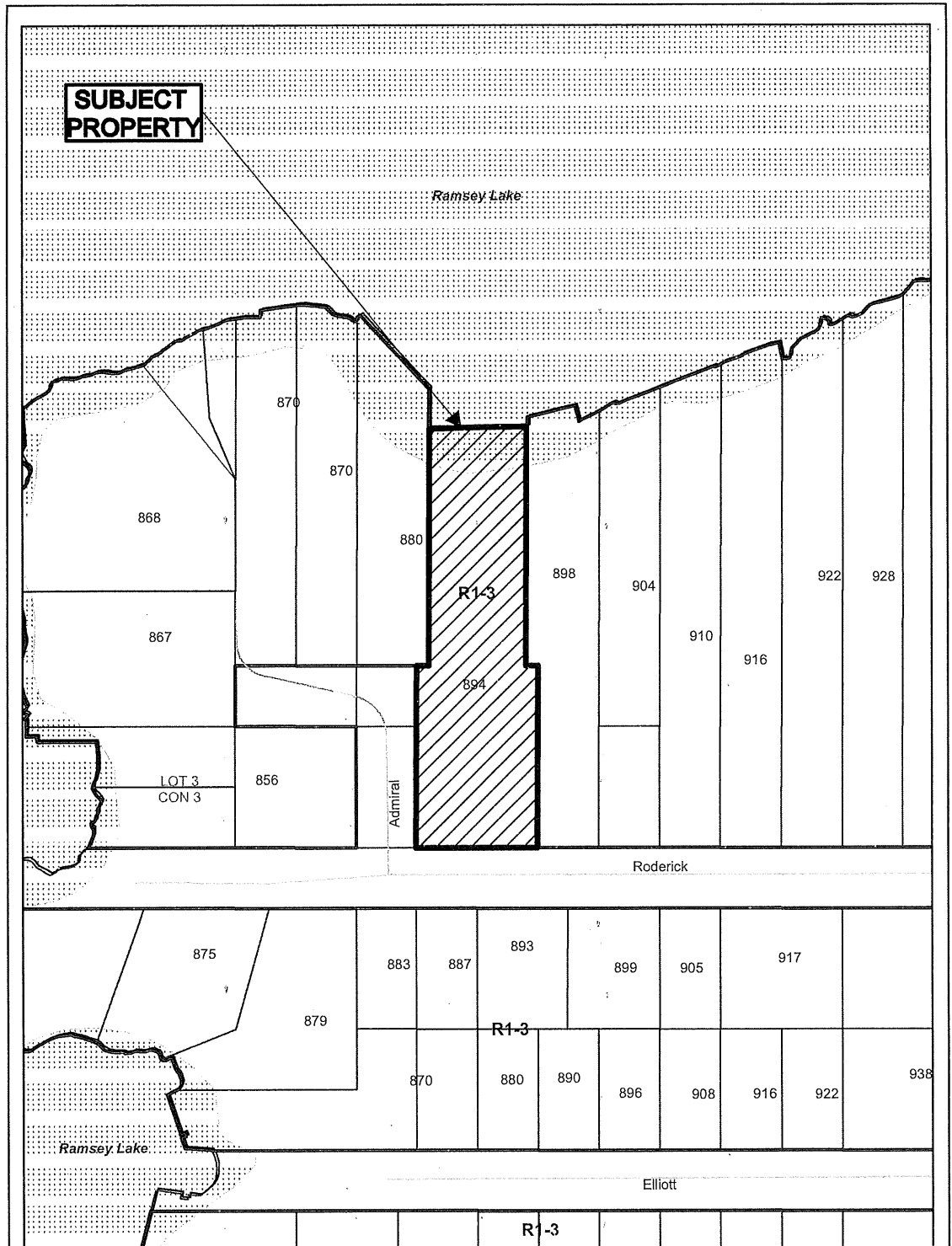
Print Name: Kristen Pollesel

\*I have authority to bind the Corporation

10096/2022







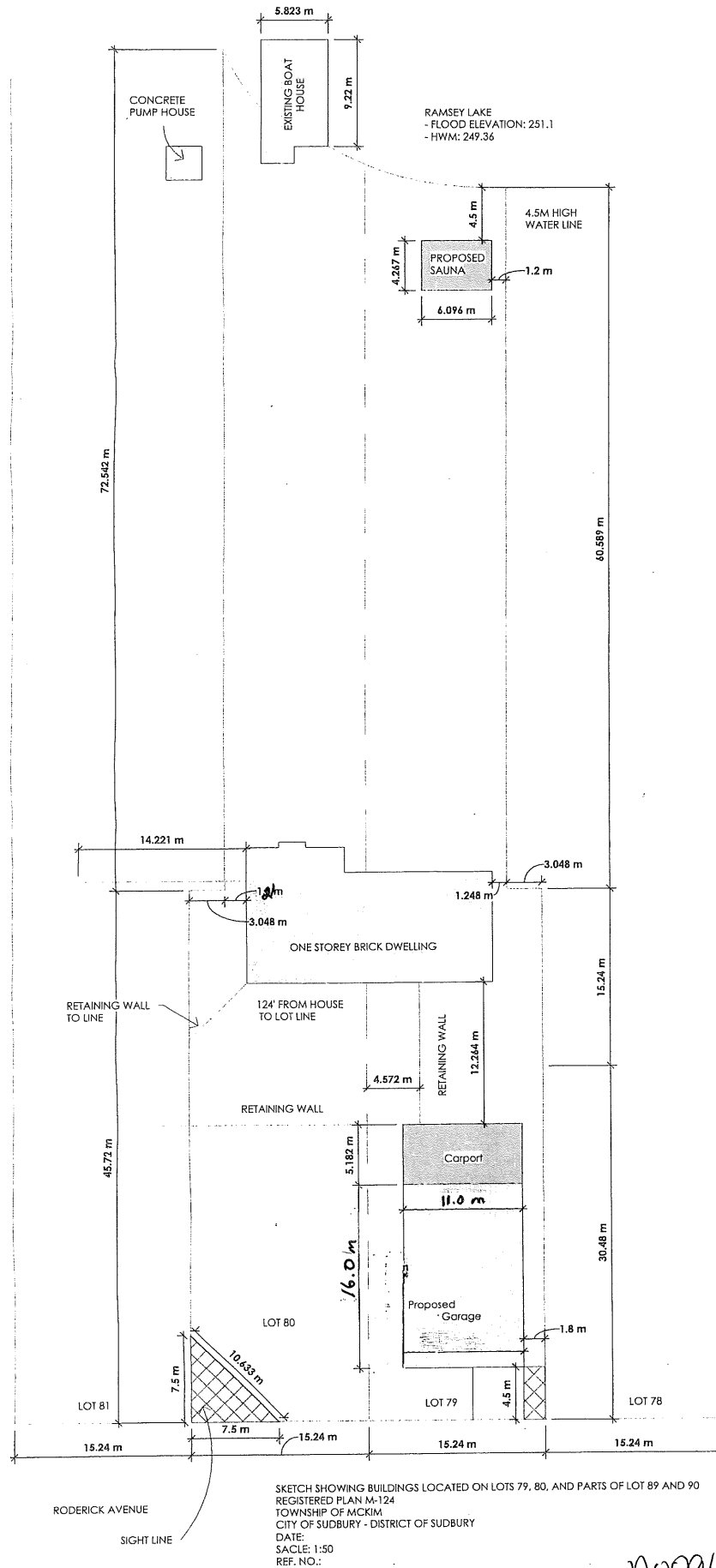
# **Application for Minor Variance or Permission**



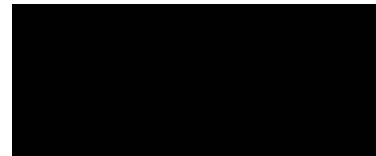
Subject Property being,  
PIN 73582-0226,  
Parcel 23469 SEC SES,  
Lot 79 and 80, Plan M-124,  
Part Lots 89 and 90,  
Plan M-124, Part Lot 3, Concession 3,  
Township of McKim,  
894 Roderick Avenue, Sudbury,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

A0096/2022  
Date: 2022 06 27

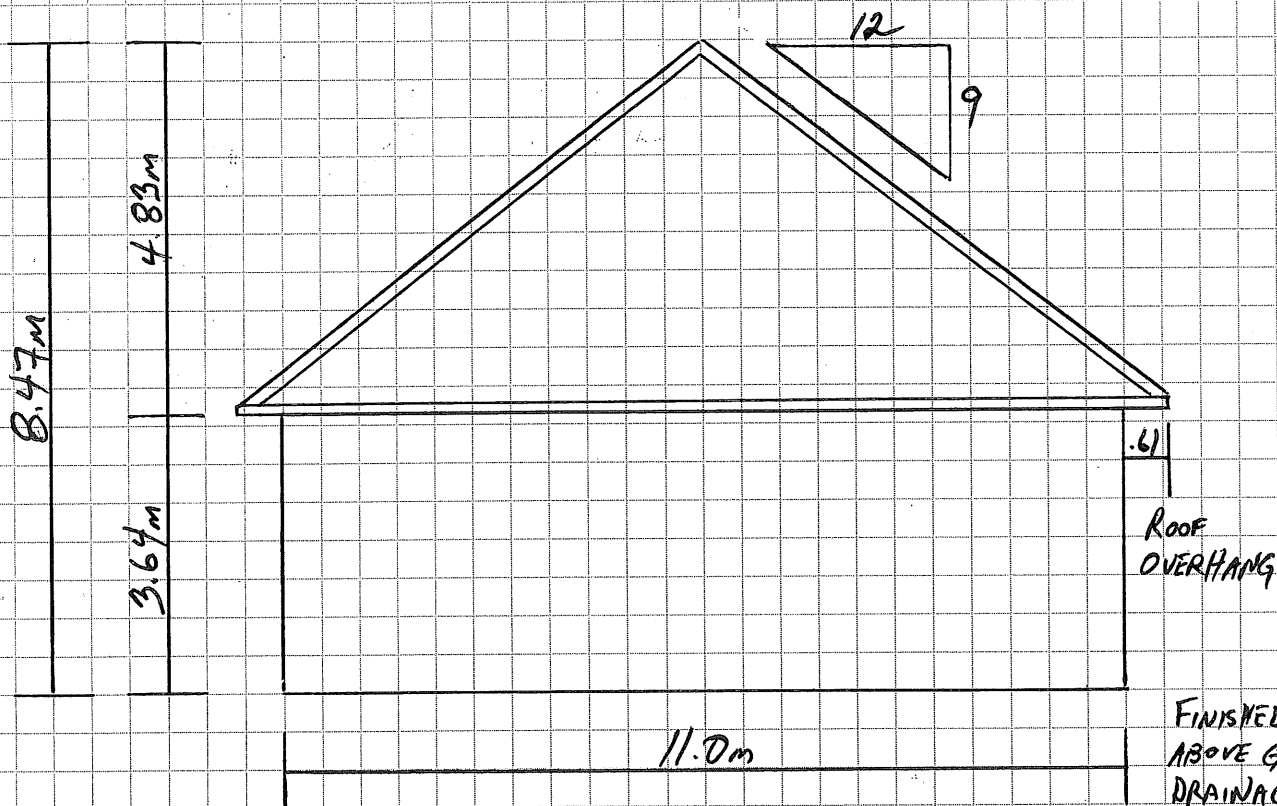


10096/2022  
Sketch 2



PROJECT:	MADE BY:
AREA:	DATE:
SUBJECT:	SHEET OF

STREET VIEW  
1 CM = 1 METER



FINISHED FLOOR .3M  
ABOVE GRADE FOR  
DRAINAGE AWAY FROM  
BUILDING  
000901/2022  
Sketch 3

## PROSPEC STEEL FABRICATION LIMITED

ENGINEERING • FABRICATION • VENTILATION COMPONENTS • MINE FANS  
VENTILATION DOORS • INSTALLATION, ASSEMBLY & SERVICE • LOUVERS/REGULATORS



PROJECT:

MADE BY:

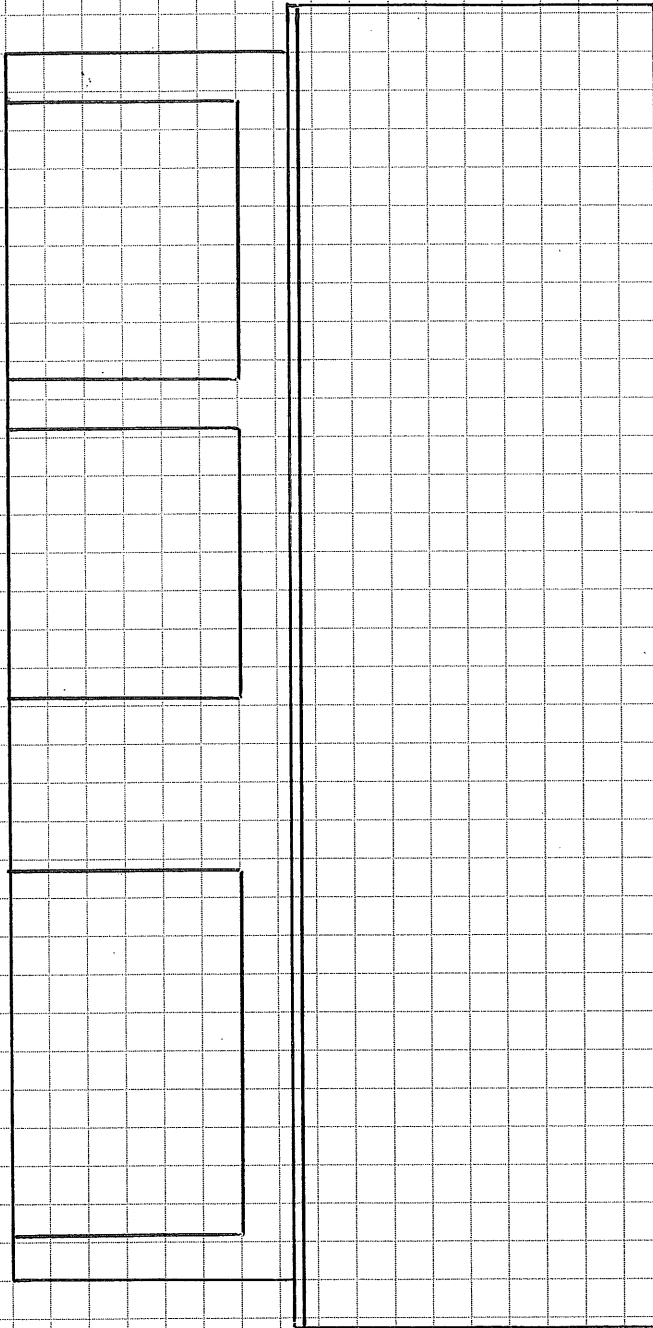
AREA:

DATE:

SUBJECT:

SHEET

OF



A0096/2022  
Sketch 4

# PROSPEC STEEL FABRICATION LIMITED

ENGINEERING • FABRICATION • VENTILATION COMPONENTS • MINE FANS  
VENTILATION DOORS • INSTALLATION, ASSEMBLY & SERVICE • LOUVERS/REGULATORS