

Tom Davies Square
200 Brady St

Wednesday, July 3, 2024
REVISED

PUBLIC HEARINGS

A0052/2024

DEAFBLIND ONTARIO FOUNDATION

Ward: 8

PIN 73571 0570, Parcel 30766 SEC SES SRO, Lot(s) 139, Subdivision M-511, Lot Part 12, Concession 5, Township of Neelon, 575 Westmount Avenue, Sudbury, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, Table 4.1 and Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of an addition on the existing single detached dwelling providing a minimum rear yard setback of 5.03m with eaves encroaching 0.56m into the proposed 5.03m setback, where a 7.5m rear yard setback is required and where eaves may encroach 1.2m into the required front yard but not closer than 0.6m to the lot line.

A0063/2024

2610026 ONTARIO INC.

Ward: 8

PIN 73571 0029, Parcel 51771 SEC SES, Parts 1-5, 11, 12, 15-17, Plan 53R-16376, except Parts 5-14, Plan 53R-17343, Part Lot 12, Concession 5, Township of Neelon, 1463 Lasalle Boulevard, Sudbury, [2010-100Z, C5 (Shopping Centre Commercial)]

For relief from Part 7, Section 7.3, Table 7.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of an accessory structure being a pergola providing, firstly, a minimum front yard setback of 8.0m, where 10.0m is required, and secondly, a minimum interior side yard setback of 7.0m, where 10.0m is required.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B86/10 (JUL 15/10), B63/02 AND B64/02 (AUG 12/01) AND B118/98 (JAN 25/99) AND MINOR VARIANCE APPLICATION A101/02 (NOV 18/02)

A0067/2024

**AMANDA MONKHOUSE
JOHN MONKHOUSE**

Ward: 2

PIN 73374 0277, SRO, Survey Plan 53R-19185 Part(s) 1, Lot Part 2, Concession 2, Township of Waters, 621 Moxam Landing Road, Lively, [2010-100Z, RU (Rural)]

For relief from Part 4, Section 4.2, subsection 4.2.4 b) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the conversion of the existing single detached dwelling to an accessory structure containing a secondary dwelling unit providing a maximum height of 8.0m, where the maximum height of any building or structure accessory to a residential dwelling shall be 6.5m.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B115/08 (NOV 27/08), B73/93 (MAY 17/93), B116/93 (MAY 17/93) AND B312/93 (SEP 27/93)

THIS APPLICATION WAS DEFERRED FROM THE MEETING OF FEBRUARY 15, 2024 TO AFFORD THE OWNER THE OPPORTUNITY TO ADDRESS THOSE COMMENTS RECEIVED FROM AGENCIES AND DEPARTMENTS.

A0008/2024

2439088 ONTARIO INC.

"REVISED"

Ward: 1

PIN 73586 1414, Survey Plan 53R-20253 Part(s) 1, Lot(s) 80, 81, 82, 83, and 84, Subdivision 29-SB, Lot 7, Concession 3, Township of McKim, 80 Brodie Avenue, Sudbury, [2010-100Z, C2(102) (General Commercial)]

For relief from Part 11, Section 2, subsection 2, paragraph (www), clause i) a) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit the conversion of a commercial unit to a residential dwelling on the main floor of the existing multiple dwelling, providing a maximum of 19 dwelling units, where only 18 dwelling units are permitted.

**A REMINDER... THE NEXT SCHEDULED MEETING IS
WEDNESDAY, JULY 17, 2024**



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	
A0052/2024	
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): DeafBlind Ontario Foundation Email: [REDACTED]
 Mailing Address: 17665 Leslie St, Suite15 Home [REDACTED]
 Busine [REDACTED]
 City: Newmarket ON Postal Code: L3Y 3E3 Fax Ph [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: Brian Buchardt Email: [REDACTED]
 Mailing Address: 2061 Campbell Avenue Home [REDACTED]
575 Westmount Avenue Busine [REDACTED]
 City: Cavan-Monaghan Postal Code: K9J 0E5 Fax P [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: The Toronto Dominion Bank
 Mailing Address: 220 Commerce Valley Dr, 2nd Floor
 City: Markham ON Postal Code: L3T 0A8

- 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
Rear yard building setback	7.5m	5.03m	2.47m

- b) Is there an eave encroachment? Yes No If 'Yes', size of eaves: 0.56 (m)

- c) Description of Proposal:

Proposed building addition to accommodate an elevator (lift) providing the access required for the persons with disabilities residing in the building.

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

The lift or elevator can only be accommodated on the rear elevation of the building (architectural constraint).

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

PIN(s): 735710570		Township: Neelon	
Lot No.: 139	Concession No.: 5	Parcel(s):	
Subdivision Plan No.: M 511	Lot:	Reference Plan No.: PCL 30766	Part(s):
Municipal Address or Street(s): 575 Westmount Avenue			

7) Date of acquisition of subject land. 2022-12-01

8) Dimensions of land affected.

Frontage 28.29 (m) Depth 25.60 (m) Area 654.04 (m²) Width of Street 20.0 (m)

9) Particulars of all buildings:

	House	Garport	shed	BBQ	CONCR	ALL STRUCTURES REMAIN AS EXISTING EXCEPT THE Proposed HOUSE (DWELLING)
Ground Floor Area:	108.14	107.30	35.46	4.88	5.84 (m ²)	108.14 119.57 (m ²)
Gross Floor Area:	108.14	107.30	35.46	4.88	5.84 (m ²)	108.14 119.57 (m ²)
No. of storeys:	one	ONE	ONE	ONE	ONE	one ONE
Width:	8.92	8.92	4.79	2.44	2.74 (m)	12.57 OF ADDITION = 3.67 (m)
Length:	13.11	13.10	7.47	2.44	2.13 (m)	13.11 " 3.35 (m)
Height:	5.49	5.49	5.49	2.44	2.44 (m)	5.49 (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	CAR PORT	Existing shed	BBQ	ALL SETBACKS Proposed ARE AS EXISTING EXCEPT FOR DWELLING
Front:	7.93	9.57	N/A	N/A	7.93 (m)
Rear:	6.80	N/A	N/A	N/A	5.03 (m)
Side:	1.52	4.96	1.79	N/A	1.52 (m)
Side:	9.65	N/A	N/A	N/A	9.65 (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.

1984

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

Use(s): Residential Length of time: 60 years

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: all residential (similarly zone R1-5)

A0052/2024

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, Roxanna Spruyt on behalf of DeafBlind Ontario Foundation (please print all names), the registered owner(s) of the property described as 675 WESTMOUNT AVE

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;

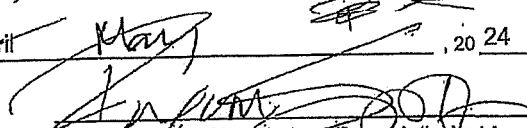
Appointment of Authorized Agent

g) appoint and authorize Brian Buchardt (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 29 day of April, 2024

(witness)

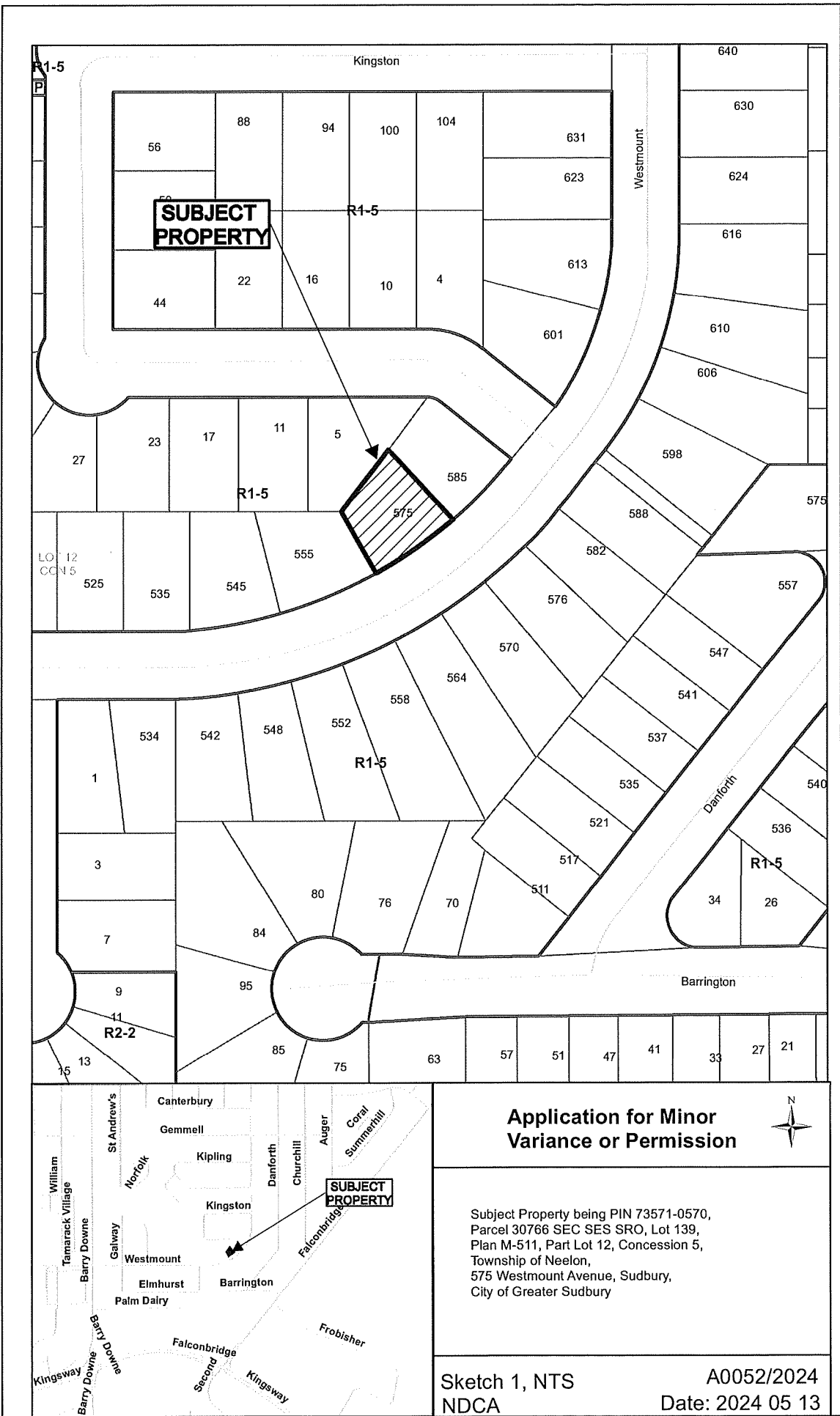
TIMOTHY RICHARDS
HHL LAW FIRM LLP
17360 Yonge Street, Suite 200
Newmarket, ON L3Y 7R6


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

Print Name: Roxanna Spruyt

*I have authority to bind the Corporation

10052/0024



**SUBJECT
PROPERTY**

**SUBJECT
PROPERTY**

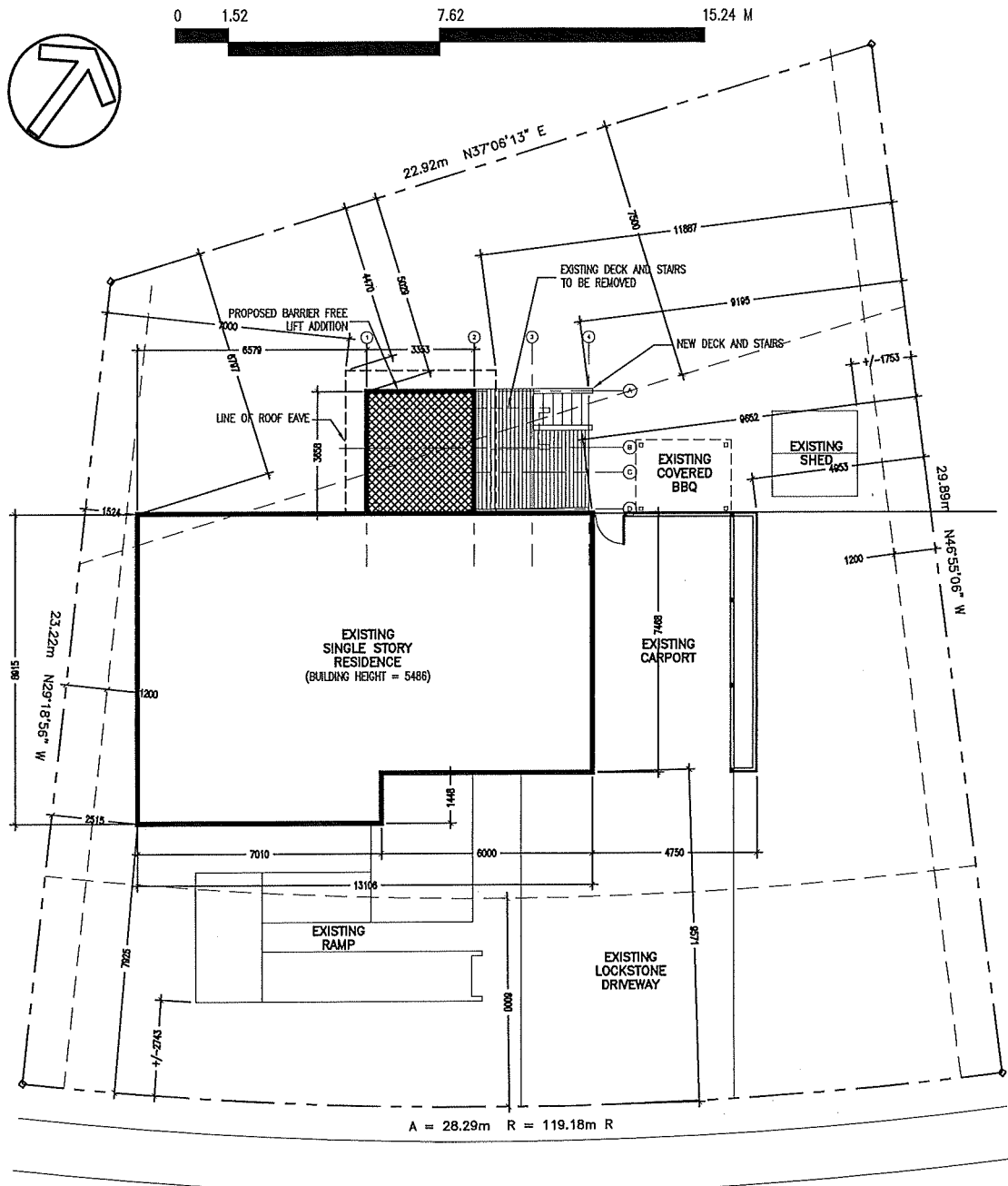
**Application for Minor
Variance or Permission**



Subject Property being PIN 73571-0570,
Parcel 30766 SEC SES SRO, Lot 139,
Plan M-511, Part Lot 12, Concession 5,
Township of Neelon,
575 Westmount Avenue, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0052/2024
Date: 2024 05 13



SITE PLAN

575 Westmount Avenue, Sudbury, ON

May 30, 2024

A0052/2024
Sketch 2



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

Office Use Only 2024.01.01	
A 0063/2024	
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)
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CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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- 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): Z610026 ONTARIO INC. Email: [REDACTED]
 Mailing Address: 2180 YONGE STREET, 15TH FLOOR N Home: [REDACTED]
 City: TORONTO Postal Code: M4P 2V8 Fax: [REDACTED]

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

Name of Agent: JOHN ANDRUS NCTI Email: [REDACTED]
 Mailing Address: BOX 25 Home: [REDACTED]
 City: MARYSTAY Postal Code: P0M 2G0 Fax: [REDACTED]

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

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

Name: None N/A
 Mailing Address: _____
 City: _____ Postal Code: _____

- 4) Current Official Plan designation: MIXED USE COMMERCIAL REGIONAL CENTER Current Zoning By-law designation: C5

- 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	10m	8.0m	2.0m
INTERIOR SIDE YARD SETBACK	10m	7.0m	3.0m

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

c) Description of Proposal:
NEW OUTDOOR PATIO

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

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

PIN(s): _____ Township: NEALON
 Lot No.: PT12 Concession No.: 5 Parcel(s): 5171
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: 53R16376 Part(s): 1, 2, 3 & 7
 Municipal Address or Street(s): 1463 LASALLE BLVD, SUDBURY, ON

P3A 128 → 53R17343
1-4

7) Date of acquisition of subject land. DECEMBER 18, 2017

8) Dimensions of land affected.

Frontage 2 (m) Depth 14 (m) Area 28 (m²) Width of Street _____ (m)

9) Particulars of all buildings:

REMAINING BUILDINGS SEE ATTACHED

	Existing <u>KOUZZINA</u>		Proposed <u>PERGOLA</u>	
Ground Floor Area:	<u>530</u>	(m ²)	<u>NA - NO ROOF</u>	(m ²)
Gross Floor Area:	<u>530</u>	(m ²)	<u>91</u>	(m ²)
No. of storeys:	<u>1</u>		<u>1</u>	
Width:	<u>20</u>	(m)	<u>7</u>	(m)
Length:	<u>25</u>	(m)	<u>13</u>	(m)
Height:	<u>4.5</u>	(m)	<u>4.5</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>13</u>	(m)	<u>13</u>	(m)
Rear:	<u>173.3</u>	(m)	<u>173.3</u>	(m)
Side:	<u>7.8</u>	(m)	<u>7.8</u>	(m)
Side:	<u>171.2</u>	(m)	<u>171.2</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 | <input checked="" type="checkbox"/> | Provincial Highway | <input type="checkbox"/> |
| Municipally owned & operated sanitary sewage system | <input checked="" type="checkbox"/> | Municipal Road | <input type="checkbox"/> |
| Lake | <input type="checkbox"/> | Maintained Yearly | <input checked="" type="checkbox"/> |
| Individual Well | <input type="checkbox"/> | Maintained Seasonal | <input type="checkbox"/> |
| Communal Well | <input type="checkbox"/> | Right-of-way | <input type="checkbox"/> |
| Individual Septic System | <input type="checkbox"/> | Water | <input type="checkbox"/> |
| Communal Septic System | <input type="checkbox"/> | If access is by water only, provide parking and docking facilities to be used. | |
| Pit Privy | <input type="checkbox"/> | _____ | |
| Municipal Sewers/Ditches/Swales | <input checked="" type="checkbox"/> | _____ | |

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

1970's

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

Use(s): RESTAURANT/RETAIL Length of time: 40 + YEARS

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

Same as #13 or, _____

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

0

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

Yes No

If "yes", how many? _____

17) Existing uses of abutting properties:

COMMERCIAL

A0063/2024

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

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

7) Date of acquisition of subject land. _____

8) Dimensions of land affected.

Frontage (m) Depth (m) Area (m²) Width of Street (m)

9) Particulars of all buildings:	Existing	LCBO	Proposed	(m ²)
Ground Floor Area:	933		933	(m ²)
Gross Floor Area:	933		933	(m ²)
No. of storeys:	1		1	
Width:	30		30	(m)
Length:	30		30	(m)
Height:	4.5		4.5	(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:	49.4		49.4	
Rear:	119.3		119.3	
Side:	13.9		13.9	
Side:	154.3		154.3	

~~SEE ATTACHED DISES~~

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

What type of access to the land?

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

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

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

Use(s): _____ Length of time: _____

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: _____

A0063/2024

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

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

7) Date of acquisition of subject land. _____

8) Dimensions of land affected.

Frontage (m) Depth (m) Area (m²) Width of Street (m)

BEER STORE

Particulars of all buildings:	Existing	Area (m ²)	Proposed	Area (m ²)
Ground Floor Area:	582	(m ²)	582	(m ²)
Gross Floor Area:	582	(m ²)	582	(m ²)
No. of storeys:	1		1	
Width:	24	(m)	24	(m)
Length:	28	(m)	28	(m)
Height:	5	(m)	5	(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:	20.1	(m)	20.1	(m)
Rear:	47.5	(m)	47.5	(m)
Side:	15.4	(m)	15.4	(m)
Side:	155.8	(m)	155.8	(m)

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

What type of access to the land?

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

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

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

Use(s): _____ Length of time: _____

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: _____

A0063/2024

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

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

7) Date of acquisition of subject land. _____

8) Dimensions of land affected.

Frontage (m) Depth (m) Area (m²) Width of Street (m)

CANADIAN TIRE

9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	8250 (m ²)	8250 (m²)
Gross Floor Area:	8250 (m ²)	8250 (m²)
No. of storeys:	1	1
Width:	78.6 (m)	78.6 (m)
Length:	106.6 (m)	106.6 (m)
Height:	4.5 (m)	4.5 (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:	87 (m)	87 (m)
Rear:	40.5 (m)	40.5 (m)
Side:	54 (m)	54 (m)
Side:	0 (m)	0 (m)

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

What type of access to the land?

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

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

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

Use(s): _____ Length of time: _____

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: _____

A0063/2024

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, Z610026 ONTARIO INC. (please print all names), the registered owner(s) of the property described as 1763 LASALLE BLVD, # in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

g) appoint and authorize NORTHERN CONSTRUCTION TECHNOLOGY INC. (NCTI) (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.

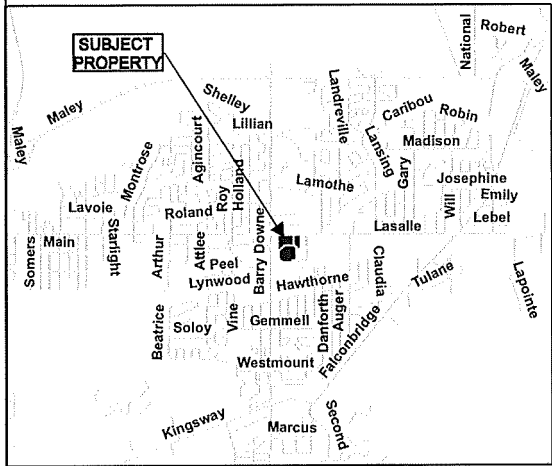
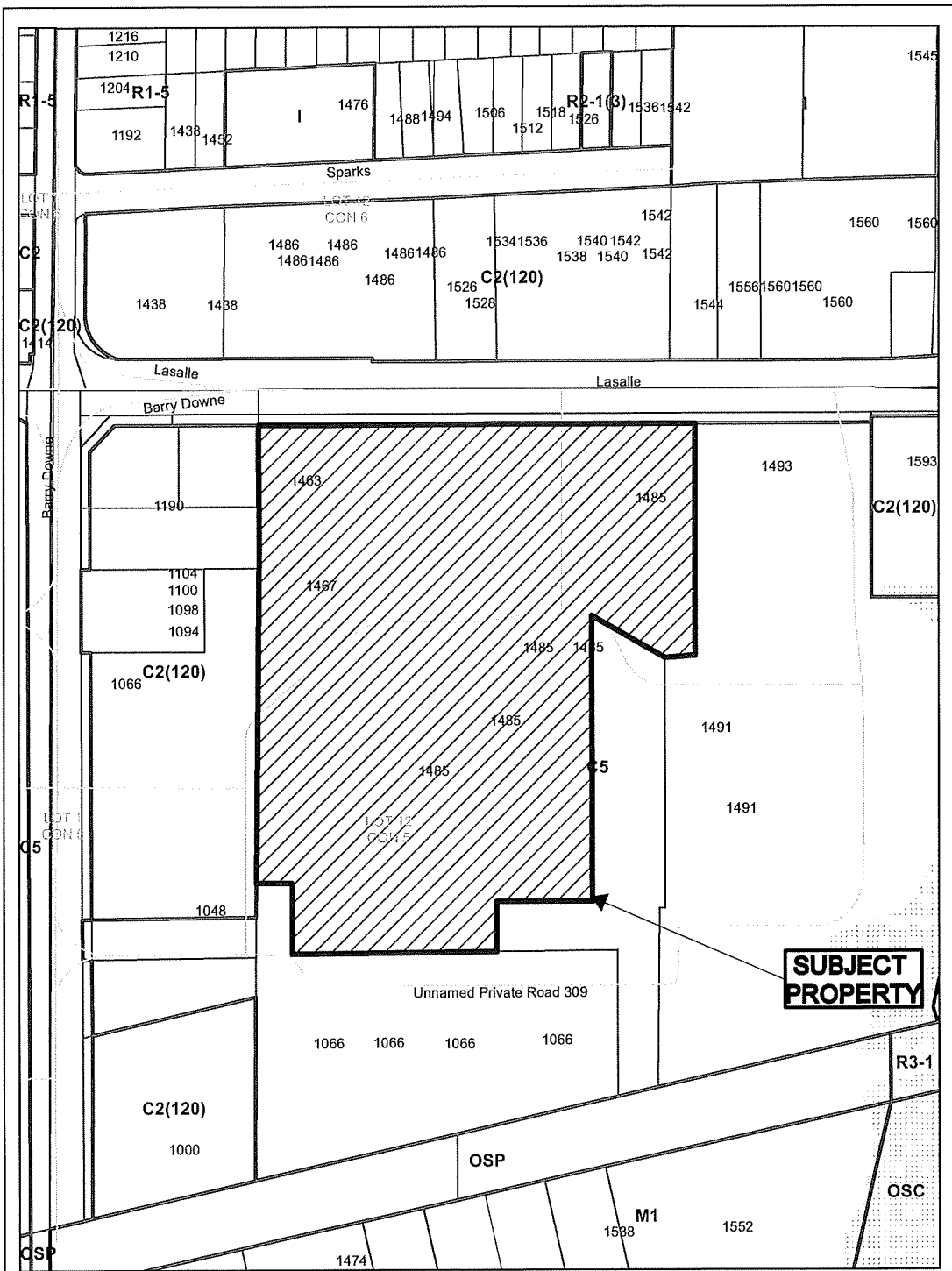
Dated this _____ day of April 16, 2024, 20 _____

(witness) _____ DocuSigned by: Lesley Gibson _____
_____ ner(s) or Signing Officer or Authorized Agent

Print Name: Lesley Gibson

*I have authority to bind the Corporation

A006312024



Application for Minor Variance or Permission



Subject Property being PIN 73571-0029, Parcel 51771 SEC SES, Parts 1-5, 11, 12, 15-17, Plan 53R-16376, except Parts 5-14, Plan 53R-17343, Part Lot 12, Concession 5, Township of Neelon, 1463 Lasalle Boulevard, Sudbury City of Greater Sudbury

Sketch 1, NTS
NDCA

A0063/2024
Date: 2024 06 03

BEAM SCHEDULE

IDENTITY	SIZE
B1	P.T. 2x10 SPF NO. 1 NO.2 EACH SIDE OF 8x8 POST

POST/COLUMN SCHEDULE

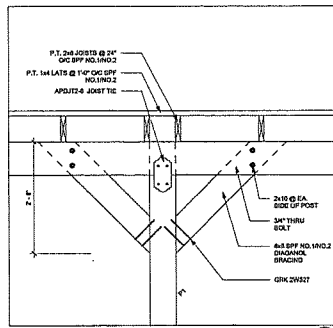
IDENTITY	SIZE
P1	P.T. 8x8 SPF NO. 1 NO.2

HELICAL SCHEDULE

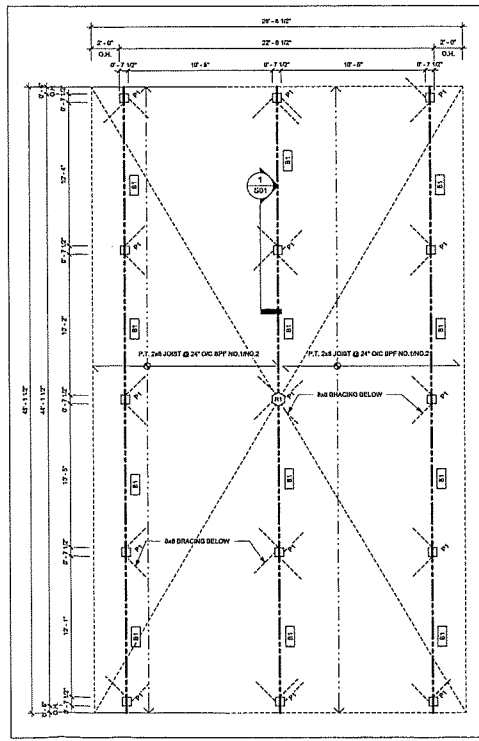
IDENTITY	SIZE
H1	HELICAL PILE, MIN. GV-500 LBS PROVIDED BY OTHER, MIN 2" DIA. DIAMETER, GALVANIZED PRESALTED TO A DEPTH OF MIN. 4'

ROOF ASSEMBLIES:

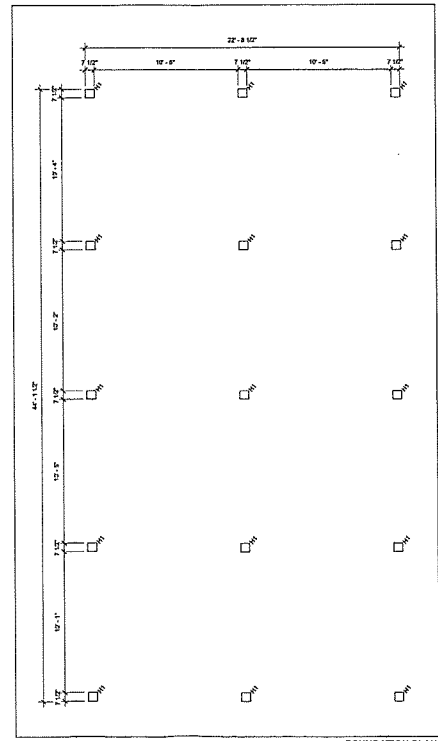
- 1 ECHOLOGA ROOF ASSEMBLY
- 2x8 SPF NO. 1 NO.2 PRESSURE TREATED JOIST @ 24" OC
- 1x4 SPF NO. 1 NO.2 PRESSURE TREATED LATS @ 12" OC



TYP. BRACING DETAIL
3/4" = 1'-0" 1/881



STRUCTURAL PLAN
1/4" = 1'-0"



FOUNDATION PLAN
1/4" = 1'-0"

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE IN FEET AND INCHES TO THE NEAREST 1/8".
 2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS FROM THE SURFACE OF THE FOUNDATION.
 3. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

REVISIONS
 1. REVISIONS TO CONSTRUCTION



MATTHEW ROTTER
 18070 LICENSE NO.
 PROJECT NO. 18070-23
 STRUCTURAL FOUNDATION, ROOF PLAN

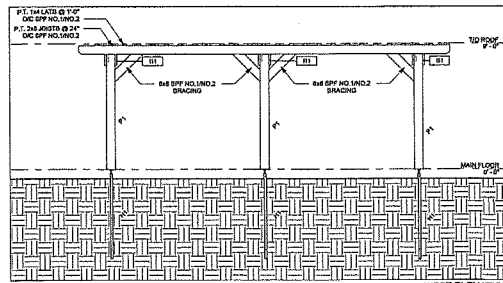
DRAWN: CR
 CHECKED: DL
 SCALE: As Indicated
 SHEET

S01

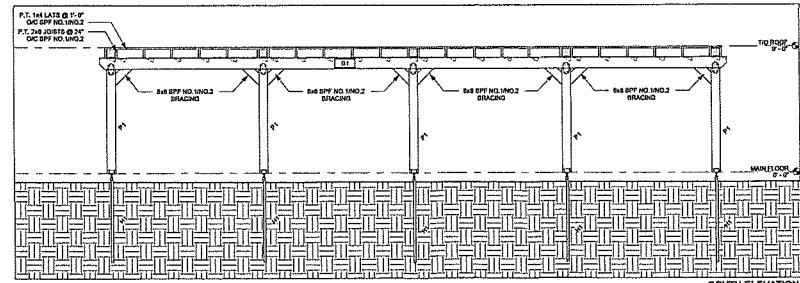
ISSUED FOR CONSTRUCTION - AUGUST 1, 2023

A0063/2024
 sketch 3

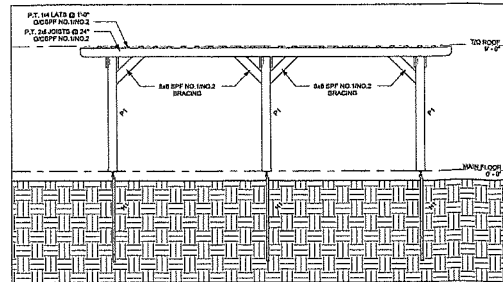
LEGEND	
(R)	ROOF IDENTIFICATION IN SCHEDULE
HI	HELICAL IDENTIFICATION IN SCHEDULE
P1	POST IDENTIFICATION IN SCHEDULE



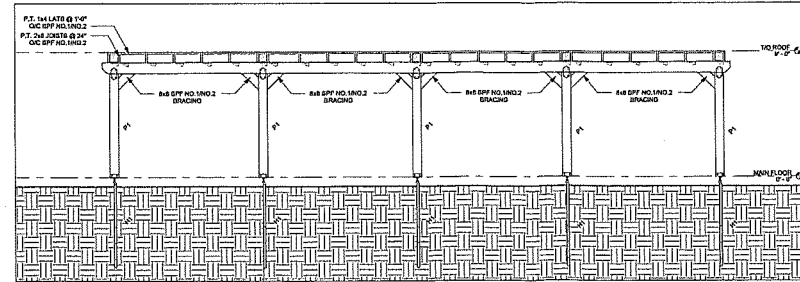
WEST ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"

GENERAL
1. ALL DIMENSIONS SHOWN ON THIS DRAWING ARE TO FACE UNLESS OTHERWISE SPECIFIED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

ISSUED FOR CONSTRUCTION
AUGUST 1, 2023



KOMRI
ENGINEERING



MAXIMUM RELEASES
1401 N. MAIN ST. SUITE 100
COLUMBUS, OH 43215-1000
PROJECT NO. 25493377
STRUCTURAL ELEVATIONS

DRAWN: CB
CHECKED: DL
SCALE: 1/4" = 1'-0"
DATE:

S02

ISSUED FOR CONSTRUCTION - AUGUST 1, 2023

A0063/2024
sketch4

GENERAL REQUIREMENTS

1. ALL DIMENSIONS, DIMENSIONS, OR CONDITIONS SHALL BE REPORTED TO DESIGNER PRIOR TO WORK.
2. CONTRACTOR IS NOT TO PROCEED WITH ANY CHANGES OR MODIFICATIONS TO THE DESIGN UNLESS REVISED AND APPROVED BY HOME ENGINEERING.
3. GENERAL CONTRACTOR SHALL PROVIDE ALL MATERIAL AND LABOR REQUIRED.
4. DO NOT CUT OR REMOVE STRUCTURAL MEMBERS UNLESS EXPLICITLY NOTED ON DRAWINGS OR WITH WRITTEN PERMISSION FROM KOMRI ENGINEERING.
5. TYPICAL DETAILS SHOW STRUCTURAL DETAILS RATHER THAN ACTUAL CONDITIONS.
6. BREAKDOWN OF WORK NOT NECESSARILY COMPLETE AND IS FOR GUIDANCE ONLY.
7. ALL SITE MEASUREMENTS MUST BE COMPLETED BY CONTRACTOR PRIOR TO GRADING MATERIAL OR BEGINNING THE WORK.

CODES AND STANDARDS

GENERAL CONTRACTOR SHALL:

1. COMPLY WITH THE ONTARIO BUILDING CODE REQUIREMENTS OR OTHER AUTHORITIES HAVING JURISDICTION, HEREINAFTER REFERRED TO AS CODES.
2. MEET OR EXCEED REQUIREMENTS OF CONTRACTOR DOCUMENTS, SPECIFIED STANDARDS, CODES AND REFERENCED DOCUMENTS.
3. COMPLY WITH THE ONTARIO OCCUPATIONAL HEALTH AND SAFETY ACT 1991 AND REGULATIONS FOR CONSTRUCTION PROJECTS.

PERMITS AND INSPECTIONS

1. THE CONTRACTOR SHALL OBTAIN AND PAY FOR BUILDING PERMIT AND ASSOCIATED INSPECTIONS.

DESIGN DATA

1. STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2012 SUPPLEMENTED BY THE USER'S GUIDE - 2012 STRUCTURAL COMMENTARIES PART 4 OF DIVISION B, CLIMATE LOCATION: SUDBURY, ONTARIO.

SUBMITTALS

1. SUBMIT FOR REVIEW BEFORE STARTING WORK.
2. SUBMIT SHOP DRAWINGS IN CONFORMANCE WITH THE SEQUENCE OF CONSTRUCTION.
3. SHOP DRAWINGS MUST BE REVIEWED BY CONTRACTOR BEFORE SUBMISSION TO CONSULTANT.
4. SHOP DRAWINGS WITHOUT CONTRACTOR'S SIGNATURE WILL BE REJECTED WITHOUT REASON BEING GIVEN.
5. ANY REVIEW OF SHOP DRAWINGS DOES NOT INCLUDE THE LIABILITY OF ANY OTHER PROFESSIONAL OR QUALIFICATIONS OF ELEMENTS COVERED BY OTHERS AND DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO COMPLETE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. BEFORE RESUBMITTING DRAWINGS ENSURE ALL CORRECTIONS REQUESTED BY PRIOR REVIEWS HAVE BEEN COMPLETED DO NOT ADD DETAILS TO DRAWINGS WHICH HAVE NOT BEEN MARKED AS NOTED.
7. DO NOT BEGIN FABRICATION UNTIL ALL SHOP DRAWINGS HAVE BEEN EXAMINED.
8. PROVIDE FINAL ACCORDS DRAWINGS AND MAKE IT THE RESPONSIBILITY OF THE CONTRACTOR TO DEVELOP AND MAINTAIN A QUALITY CONTROL PLAN ASSOCIATED WITH THE STRUCTURAL WORK, THIS MUST BE PROVIDED TO THE CONSULTANT WHEN REQUESTED.

THIS SHALL INCLUDE:

- 10.1. COLD AND HOT WEATHER CONSTRUCTION PROCEDURES.
- 10.2. THIRD PARTY INSPECTION AND TESTING PROCEDURES.

TEMPORARY WORKS

1. AS STRUCTURAL DRAWINGS SHOW THE COMPLETED STRUCTURE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE, DESIGN AND ERECT ANY TEMPORARY WORKS REQUIRED TO COMPLETE THE WORK.
2. LOADS INDICATED ON DRAWINGS MUST NOT BE EXCEEDED BY CONSTRUCTION LOADS.
3. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND ERECTION OF ALL TEMPORARY WORKS ARE CAUSED OUT BY A PROFESSIONAL ENGINEER LICENSED AND INSURED TO WORK IN ONTARIO.

EXISTING STRUCTURES

1. PRIOR TO CONSTRUCTION VERIFY EXISTING CONDITIONS AND DIMENSIONS.
2. TAKE ALL NECESSARY PRECAUTIONS TO ENSURE EXISTING STRUCTURES DURING CONSTRUCTION.
3. ENSURE ALL TEMPORARY SHORINGS AND BRACINGS IS INSTALLED AND REMOVED TO ENSURE THE INTEGRITY OF EXISTING STRUCTURE.
4. REPORT ANY VARIATIONS IN EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK.

GENERAL NOTES:

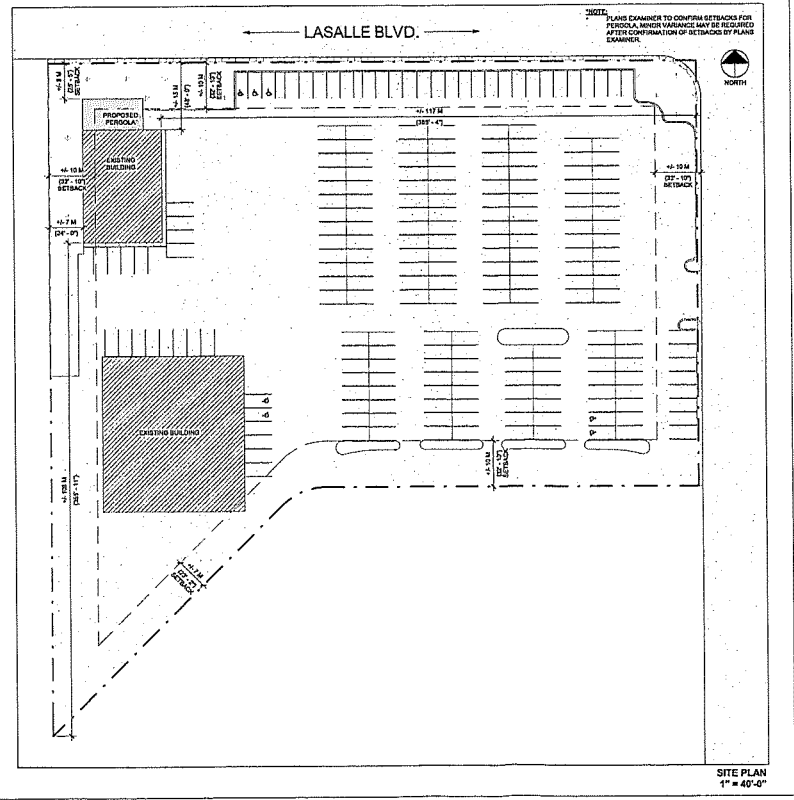
1. EXISTING REFER TO DRAWING PREPARED BY BOYCE/LEIBI SURVEYING FOR GRADING INFORMATION.
2. PROVIDE NEW 2" WIDE WHITE LINE PAINTING ON ALL NEW ASPHALT.
3. ALL SIDEWALKS & PATHWAYS TO BE 6" FIRM WIDE UNLESS OTHERWISE NOTED.
4. CONTRACTOR TO LOCATE ALL UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF WORK.

SITE PLAN LEGEND

- PROPOSED NEW
- DENOTES EXISTING BUILDING
- DENOTES ASPHALT
- DENOTES GRASS
- DENOTES CONCRETE WALKWAY
- DENOTES PROPERTY LINE
- DENOTES SETBACK LINE
- DENOTES REQUIRED LANDSCAPE STRIP BOUNDARY LINE
- DENOTES BARRIER FREE PARKING SPACE - 14'6" x 22'6"
- DENOTES TYPICAL PARKING SPACE 9'6" x 22'6"
- DENOTES BUILDING ENTRANCE

DIMENSIONS ON SITE PLAN TO BE FIELD VERIFIED BY HOME OWNER, CONTRACTOR OR SITE SURVEY. ANY DISCREPANCIES SHALL BE REPORTED TO HOME ENGINEERING.

ZONE *	-C2
TOTAL PROPERTY AREA*	+ 1424.932 SF
PROPOSED NEW BUILDING	+ 4672.8 SF
NEW TOTAL LOT COVERAGE*	+ 13 %
MAXIMUM LOT COVERAGE*	+ 24 %
MAXIMUM HEIGHT*	+ 25' 0"
MINIMUM LOT FRONTAGE*	+ 10' 0"
MINIMUM FRONT YARD*	+ 10' 0"
MINIMUM REAR YARD*	+ 10' 0"
MINIMUM INTERIOR SIDE YARD*	+ 10' 0"
MINIMUM CORNER SIDE YARD*	+ 10' 0"



REGISTRATION
1. REGISTERED PROFESSIONAL ENGINEER
2. REGISTERED PROFESSIONAL ARCHITECT

REGISTRATION NO. 2024-04-11

REGISTRATION NO. 2024-04-11

REGISTRATION NO. 2024-04-11

REGISTRATION NO. 2024-04-11



KOMRI ENGINEERING

MATTHEW HOUTLEDGE
1163 LASALLE BLVD.
PROVINCE OF ONTARIO
REGISTERED PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL ARCHITECT

DRAWN: CS
CHECKED: DL
SCALE: As Indicated
SHEET:

A01

ISSUED FOR CONSTRUCTION - AUGUST 1, 2023

A0003/2024
Sketch 5



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
A 0067/2024
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): John & Amanda Monkhouse (Lauren Bivns) Email: [REDACTED]
 Mailing Address: 621 Moxam Landing Road Home Phone: [REDACTED]
 City: Lively, ON Postal Code: P3Y 1H9 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: _____ Email: _____
 Mailing Address: _____ Home Phone: _____
 City: _____ Postal Code: _____ Business Phone: _____
 Fax Phone: _____

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

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

Name: Sudbury Credit Union
 Mailing Address: 16 Jacobson Drive
 City: Lively, ON Postal Code: P3Y 1M8

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

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

Variance To	By-law Requirement	Proposed	Difference
4.2.4 Height	6.5 (m)	8.078 (m)	1.5 (m)

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

- c) Description of Proposal:

To allow the primary dwelling to become the secondary dwelling. The measurement height will exceed the by-law requirement by 1.3 (m).

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

Current primary dwelling will exceed the zoning by-law measurement when it becomes the secondary dwelling on the property, hence this request.

Sarah Pinkerton

From: john monkhouse <[REDACTED]>
Sent: Sunday, June 16, 2024 3:07 PM
To: Nia Lewis
Cc: Sarah Pinkerton; Amanda Monkhouse
Subject: Re: Minor Variance - 621 Moxam Landing Road

Good Afternoon,

The existing dwelling (built in 2014) is at this height due the unit containing a 2-door garage with an upper level loft containing standard 8' height ceilings with a 6/12 gable roof. The future development on the lot is to build a bungalow home with a walk out basement which will become our new primary residence (home). The garage loft, which will then become the secondary unit, can potentially become a rental unit and/or in-law suite.

1006712024

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

PIN(s): 73374-0074 Township: Waters
 Lot No.: 2 Concession No.: 2 Parcel(s): N/A
 Subdivision Plan No.: N/A Lot: N/A Reference Plan No.: 53R-18969 Part(s): 1
 Municipal Address or Street(s): 621 Moxam Landing Road, Lively, ON P3Y 1H9

7) Date of acquisition of subject land. May 2009

8) Dimensions of land affected.

Frontage 90.7 (m) Depth 402 (m) Area 36,461 (m²) Width of Street 21 (m)

9) Particulars of all buildings:

	Existing (secondary unit - accessory)	Proposed (new SFD)
Ground Floor Area:	<u>104</u> (m ²)	<u>151.80</u> (m ²)
Gross Floor Area:	<u>208</u> (m ²)	<u>303.6</u> (m ²)
No. of storeys:	<u>2</u>	<u>1</u>
Width:	<u>8.534</u> (m)	<u>11.532</u> (m)
Length:	<u>12.192</u> (m)	<u>14.021</u> (m)
Height:	<u>7.8</u> (m)	<u>6.1</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 (secondary unit - accessory)	Proposed (new SFD)
Front:	<u>14</u> (m)	<u>25</u> (m)
Rear:	<u>370</u> (m)	<u>352</u> (m)
Side:	<u>17</u> (m)	<u>17</u> (m)
Side:	<u>47</u> (m)	<u>51</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 | <input type="checkbox"/> | Provincial Highway | <input type="checkbox"/> |
| Municipally owned & operated sanitary sewage system | <input type="checkbox"/> | Municipal Road | <input type="checkbox"/> |
| Lake | <input type="checkbox"/> | Maintained Yearly | <input checked="" type="checkbox"/> |
| Individual Well | <input checked="" type="checkbox"/> | Maintained Seasonal | <input type="checkbox"/> |
| Communal Well | <input type="checkbox"/> | Right-of-way | <input type="checkbox"/> |
| Individual Septic System | <input checked="" type="checkbox"/> | Water | <input type="checkbox"/> |
| Communal Septic System | <input type="checkbox"/> | If access is by water only, provide parking and docking facilities to be used. | |
| Pit Privy | <input type="checkbox"/> | | |
| Municipal Sewers/Ditches/Swales | <input type="checkbox"/> | N/A | |

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

2014

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

Use(s): Primary Dwelling (Residence) Length of time: 2014 to Present

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

Same as #13 or Current Primary dwelling - would become Secondary dwelling

15) What is the number of dwelling units on the property? 1 current - 2 proposed

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

Yes No

If "yes", how many? 2

17) Existing uses of abutting properties: Residential Properties

A0007/2004

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, John & Amanda Monkhouse (please print all names), the registered owner(s) of the property described as Part of Lot 2, Concession 2, Twp of Waters, 53R-19185 (621 Moxam Landing Road, Lively, ON P3Y 1H9) 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;

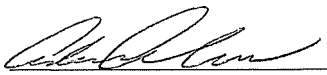
Authority to Enter Land and Photograph

- 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 John & Amanda Monkhouse (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 04 day of June, 2024

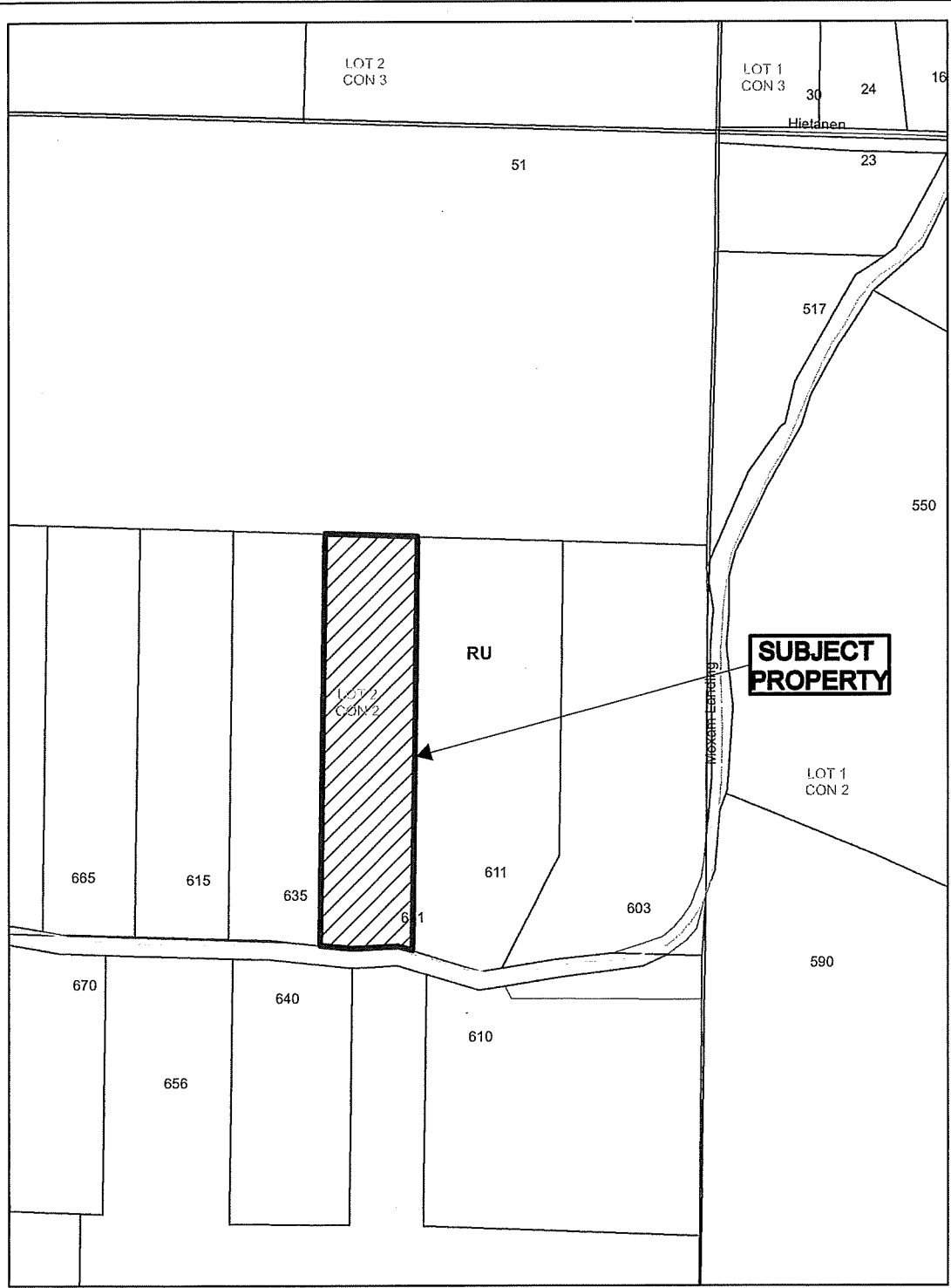

(witness) (ADAM ALEXANDER)


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

Print Name: John & Amanda Monkhouse

10067/2024

*I have authority to bind the Corporation



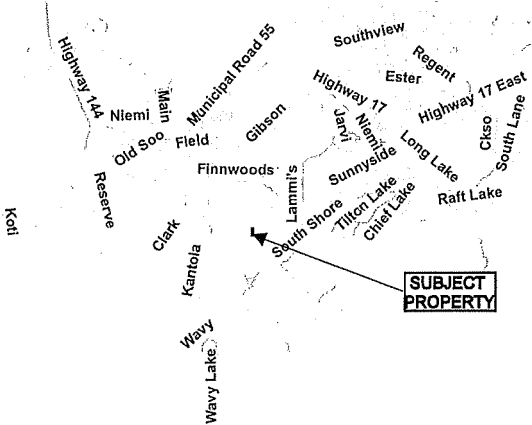
SUBJECT PROPERTY

LOT 2
CON 2

RU

LOT 1
CON 2

**Application for Minor
Variance or Permission**



Subject Property being PIN 73374-0277, SRO,
Part 1, Plan 53R-19185,
Part Lot 2, Concession 2,
Township of Waters,
621 Moxam Landing Road, Lively,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0067/2024
Date: 2024 06 17

53R-19185

PART OF LOT 2
CONCESSION 2
TWP. OF WATERS
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY

1313.26' N 00 45' 40" E
740' N 00 45' 40" E



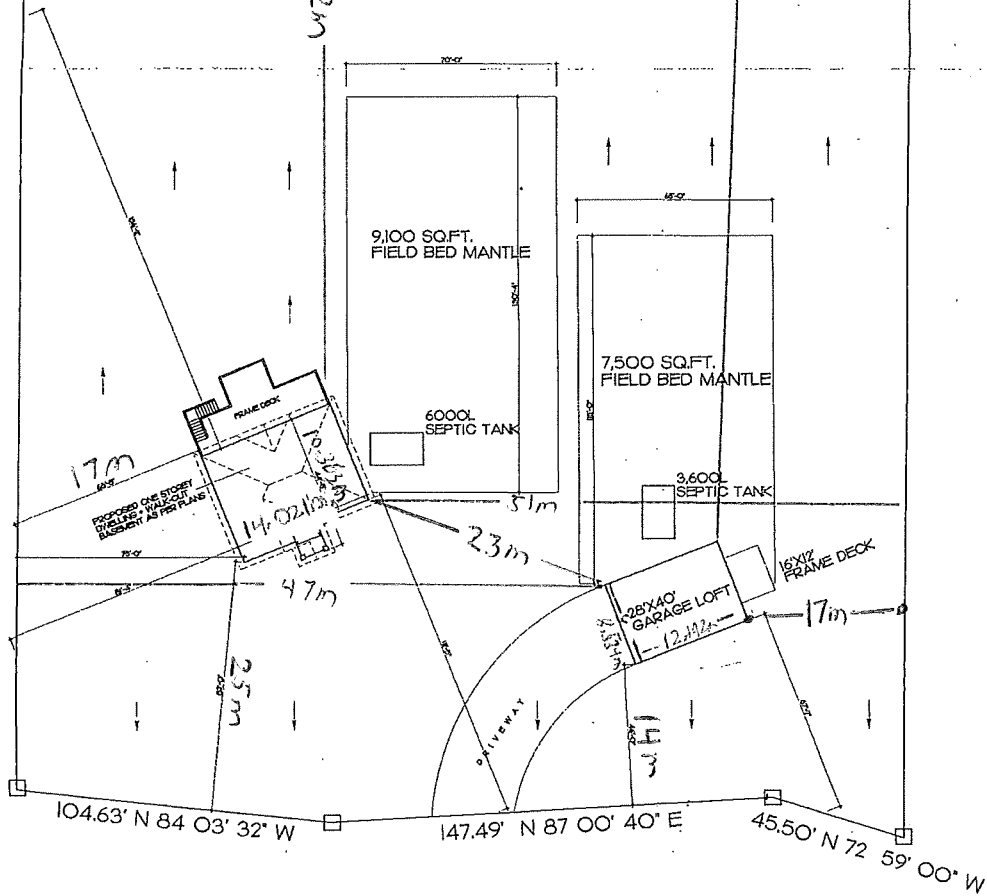
PLAN 53R-18969
PART 1

370m

708' N 00 45' 40" E
1320.38' N 00 45' 40" E

CONCESSION 2
PIN 73374-0074

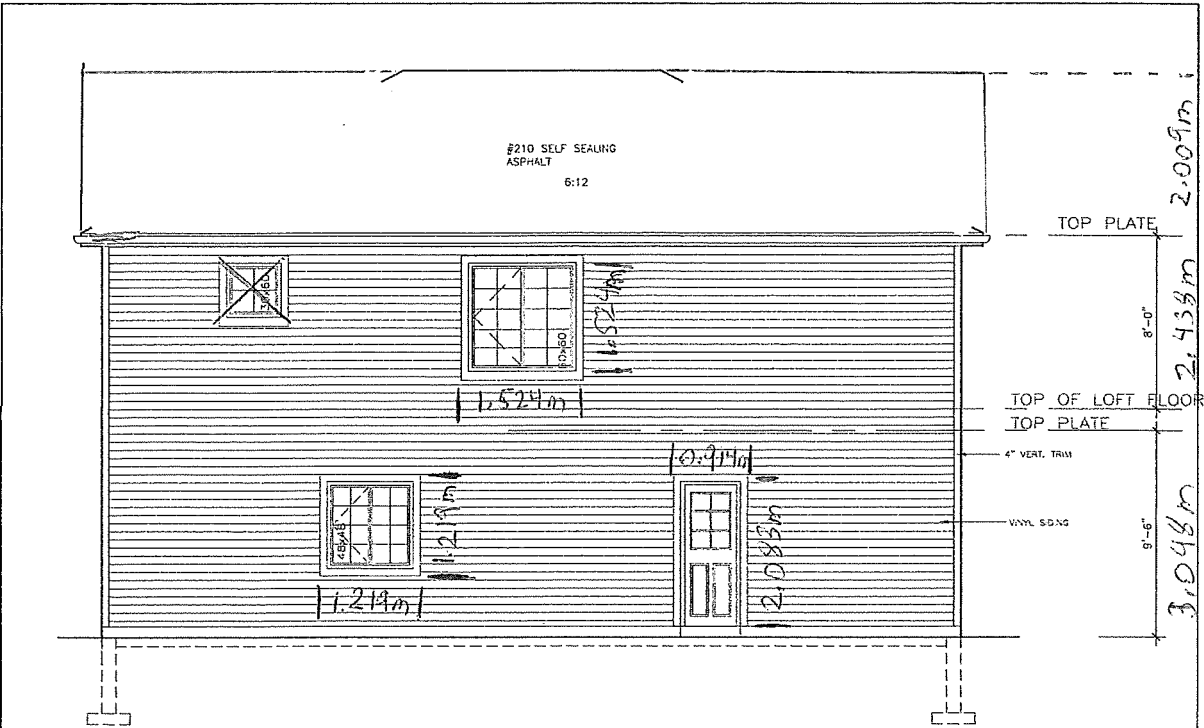
352m



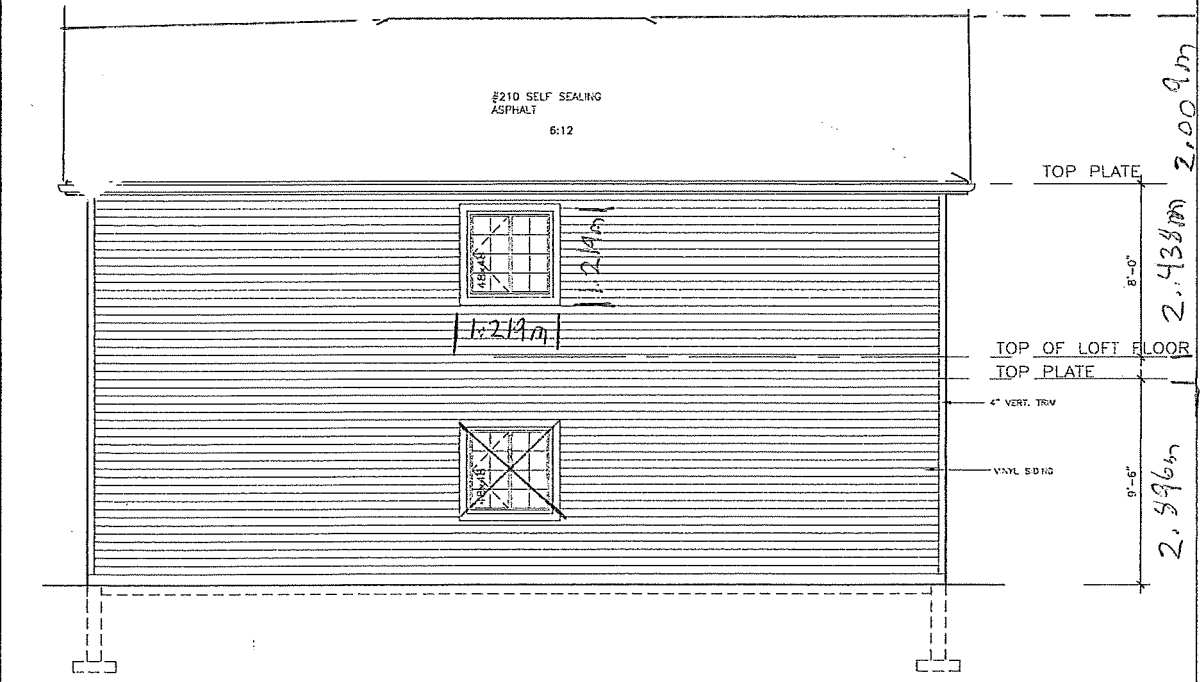
TRAVELLED ROAD KNOWN
AS MOXAM LANDING ROAD

TITLE JOHN MONKHOUSE			
drawn	SS	date FEB 2022	scale 1:100'-0"
check		date	11X17
prep			
PARTIAL SITE PLAN			SP-1

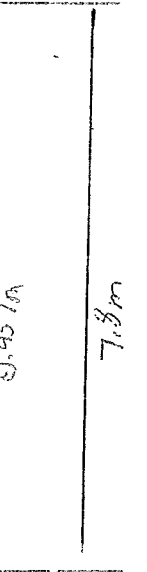
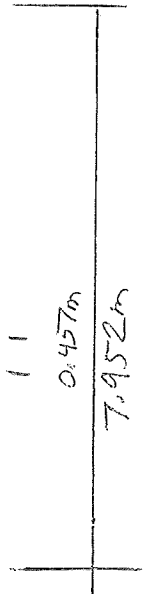
A0067/2024
Sketch 2



SOUTH ELEVATION



NORTH ELEVATION

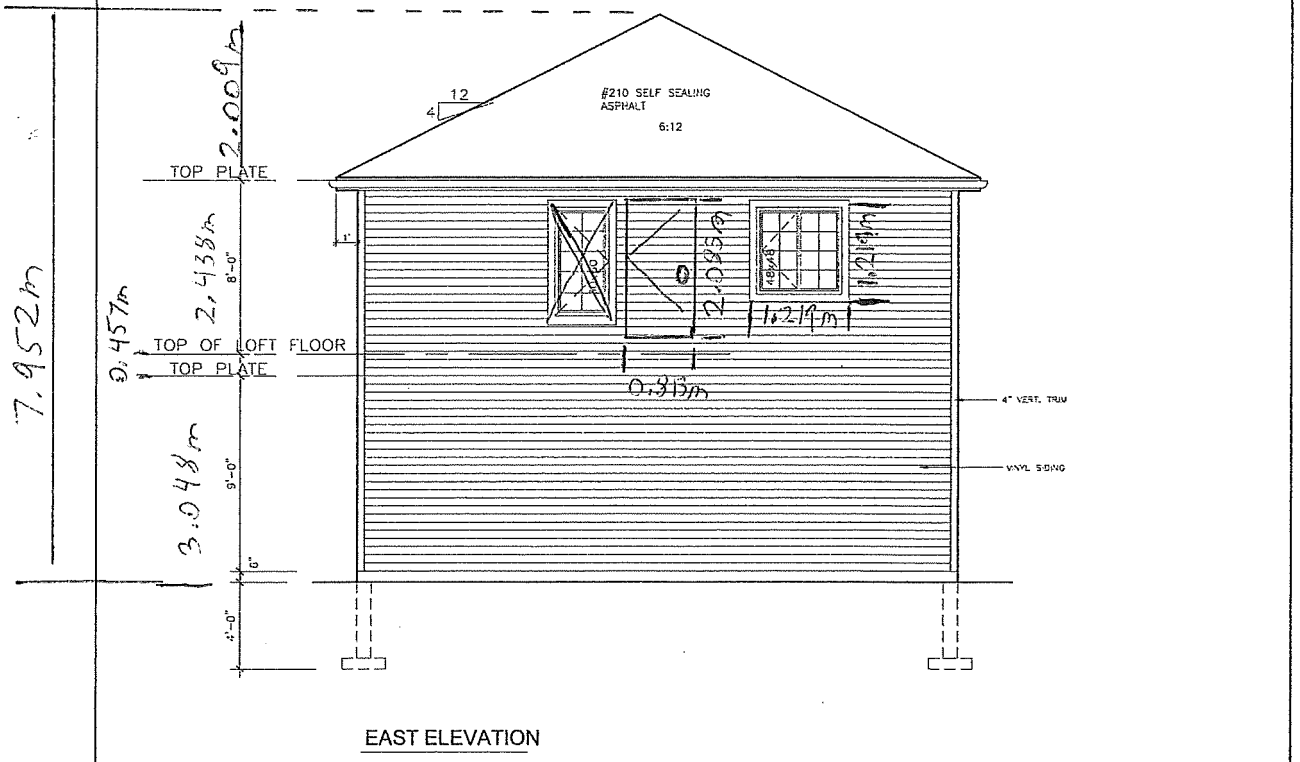
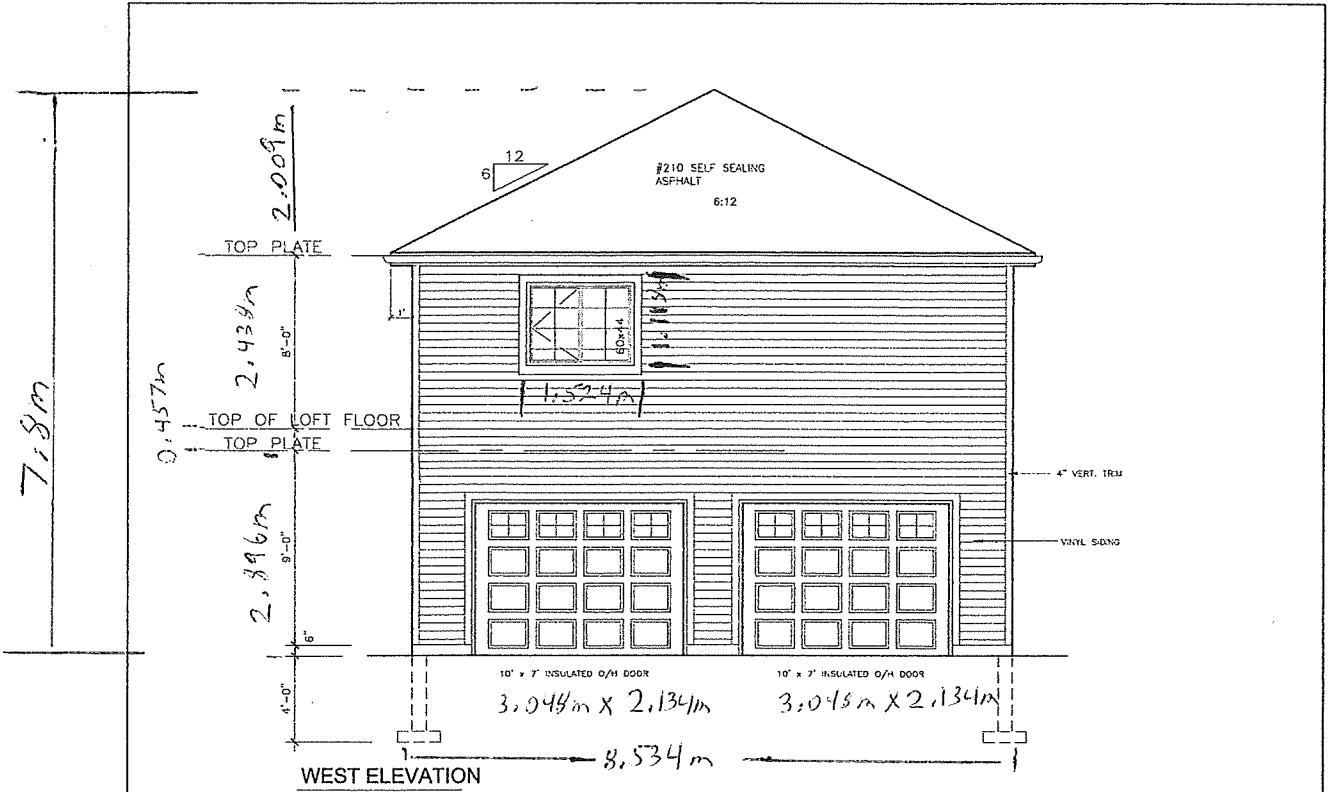


DATE:	JANUARY 26, 2014
DWG. TITLE:	ELEVATIONS
SCALE:	3/16" = 1'-0"
JOB No.	24003
DWG. No.	A-4
DESIGNER:	R.A. JEFFRIES
DRAWN BY:	[REDACTED]
CHECKED BY:	[REDACTED]
DATE:	JANUARY 26, 2014
PROJECT:	MONKHOUSE HOMES
LOCATION:	170 Bonnie Drive, Lively, ON

GARAGE
XXXXX

MONKHOUSE
HOMES
170 Bonnie Drive
Lively, ON

Added 7/20/24
Sketch 3



JOB No. 24003		DWG. No. A-3	
SCALE: 3/16" = 1'-0"			
DWG. TITLE ELEVATIONS		DATE: JANUARY 26, 2014	
R.A. JEFFRIES DESIGN AND DRAFTING 35 DUNDAS ST. W. BARRIE, ONTARIO		BGIN No. 24672	
JANUARY 26, 2014		MONKHOUSE HOMES 170 Bonnie Drive Lively, ON	

GARAGE
XXXXX

A0067/2024
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 2024.01.01	
A0008/2024	
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): 2439088 Ontario Inc. c/o Andrea DeMarco Email: [REDACTED]
 Mailing Address: 378 Whittaker St. Home Phone: [REDACTED]
 City: Sudbury Postal Code: P3C 3X9 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: Geoff McCausland Email: [REDACTED]
 Mailing Address: 128 Pine Street Unit #300 Home Phone: [REDACTED]
80 Brodie Avenue, City of Greater Sudbury Business Phone: [REDACTED]
 City: Sudbury Postal Code: P3C 1X3 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: Northern Credit Union Limited
 Mailing Address: 280 McNaab Street
 City: Sault Ste. Marie Postal Code: P6B 1Y6

- 4) Current Official Plan designation: Mixed-Use Commercial Current Zoning By-law designation: C2(102)

- 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
Permit more residential units	2010-100Z (C2 (102))	19	+1

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

c) Description of Proposal:
Current C2(102) zoning permits 18 apts & limited commercial uses. Minor variance to increase # of apts permitted from 18 to 19 (a 5.56% increase) & provide flexibility to respond to market.

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
Limited to 18 apartments AND commercial, but seeking to convert vacant commercial unit. This change will not impact other zoning standards and will reduce net min. parking required.

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

PIN(s): 735861414 Township: McKim
 Lot No.: _____ Concession No.: _____ Parcel(s): _____
 Subdivision Plan No.: 29SB Lot: 80-84 Reference Plan No.: 53R20253 Part(s): 1
 Municipal Address or Street(s): 80 Brodie Avenue, City of Greater Sudbury

7) Date of acquisition of subject land. Feb.27 2020

8) Dimensions of land affected.

Frontage 33.5 (m) Depth 57 (m) Area 1921 (m²) Width of Street 20 (m)

9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	472.5	(m ²)	472.5	(m ²)
Gross Floor Area:	1418	(m ²)	1418	(m ²)
No. of storeys:	3		3	
Width:	26	(m)	26	(m)
Length:	19	(m)	19	(m)
Height:	10.5	(m)	10.5	(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:	19.26	(m)	19.26	(m)
Rear:	19.26	(m)	19.26	(m)
Side:	2.64	(m)	2.64	(m)
Side:	4.69	(m)	4.69	(m)

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

What type of access to the land?

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

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

43 years

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

Use(s): Mixed-Use Commercial/Residential Length of time: 43 years

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

Same as #13 or,

15) What is the number of dwelling units on the property? 18

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: S-City Parkland, E-R2-2 Residential, W-R2-2, N-R2-2 & C1

Approved 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, Andrea DeMarco & Greg Stitt (2439088 Ontario Inc.) (please print all names), the registered owner(s) of the property described as 80 Brodie Avenue, Sudbury, ON

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 Geoff McCausland (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 22nd day of January, 2024

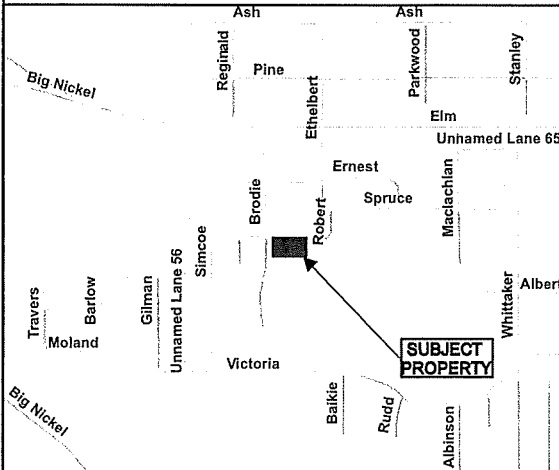
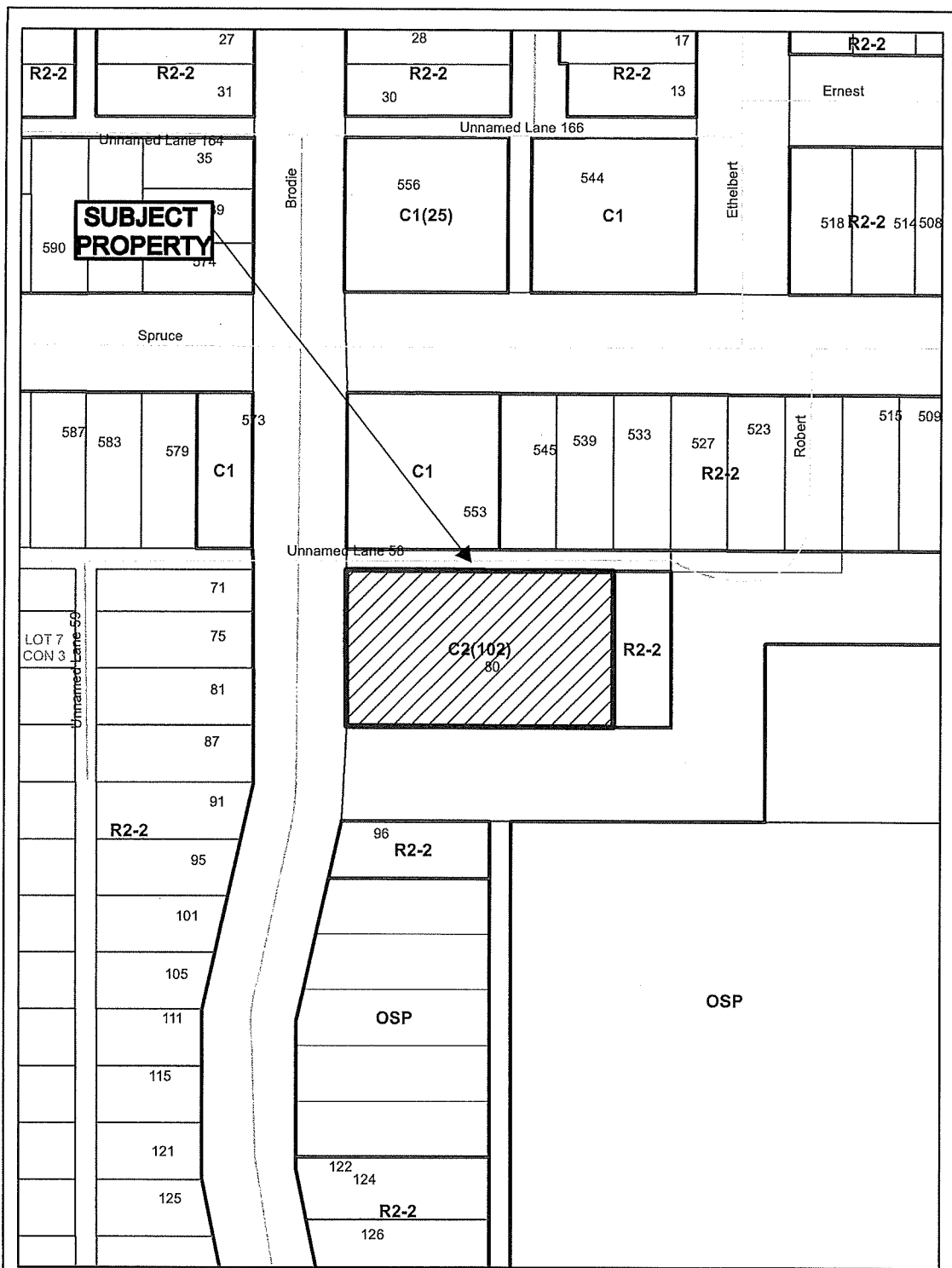
[Signature]
(witness)

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

Print Name: Andrea DeMarco

*I have authority to bind the Corporation

AD0008/2024



Application for Minor
Variance or Permission

Subject Property PIN 73586-1414,
Lots 80, 81, 82, 83, and 84 on Plan 29-SB,
Part 1 on Plan 53R-20253, Lot 7, Concession 3,
Township of McKim, 80 Brodie Avenue, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0008/2024
Date: 2024 01 29

RECEIVED

JUN 19 2024

80 CBA CONSENTS

Approx. 171sqm of landscaped open area provided where 95sqm required under current zoning bylaw.



36sqm less stoop areas (8sqm)
=28sqm landscaped in front yard

6m x 1.8m space for
up to 10x bike parking
Will place a 6-bike
rack in this location.

Existing approx 1m wide
planting strip along rear
yard

Minor Variance
Existing Conditions:

- Existing landscaping highlighted in green
- Approx. Property boundaries indicated in pink.
- All measurements & dimensions estimated using Geowarehouse.

A0008/2024
Sketch 2

