

Tom Davies Square
200 Brady St

Wednesday, July 31, 2024

PUBLIC HEARINGS**A0070/2024****JACK ROCCA**

Ward: 10

PIN 73584 0340, Lot(s) 3, Subdivision 52-S, Lot Part 5, Concession 3, Township of McKim, 36 Riverside Drive, Sudbury, [2010-100Z, R2-3 (Low Density Residential Two)]

For relief from Part 4, Section 4.2, Table 4.1 and Part 6, Section 6.3, Table 6.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit an existing multiple dwelling containing 4 units providing, firstly, a minimum lot frontage of 13.73m, where 18.0m is required, secondly, a minimum lot depth of 22.18m, where 30.0m is required, thirdly, a minimum 76.0 sq.m lot area per unit, where 140.0 sq.m lot area per unit is required, fourthly, a minimum front yard setback of 4.0m with eaves encroaching 0.4m into the proposed 4.0m setback, where 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, fifthly, a minimum rear yard setback of 6.09m, where 7.5m is required, sixthly, an easterly minimum side yard setback of 0.73m, where 1.2m is required, and seventhly, a westerly minimum side yard setback of 0.0m, where 1.2m is required.

PREVIOUSLY SUBJECT TO MINOR VARIANCE A0033/2019 *WITHDRAWN, NO DECISION ISSUED.

A0071/2024**ANGELE BARRETTE
ALAIN BARRETTE**

Ward: 6

PIN 73504 2004, Parcel 25171 SEC SES SRO, Survey Plan 53R-14566 Part(s) 2, Lot(s) Part 4, Subdivision M-506, Lot Part 6, Concession 3, Township of Hanmer, 4609 Fergus Avenue, Val Theresé, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, Table 4.1, Section 4.15, subsections 4.15.1 and 4.15.2 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 firstly, the construction of detached garage providing a front yard setback of 1.5m with eaves encroaching 0.3m into the proposed 1.5m front yard, where a 6.0m front 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, secondly, a 1.5m wide landscaped open space adjacent to the full length of the lot line abutting August Street, where a 3.0m wide landscaped area adjacent to the full length of the lot line shall be required abutting all public roads having a width greater than 10.0m, thirdly, a minimum of 27% landscaped open space, where a minimum of 50% of all required front yards shall be maintained as landscaped open space in low density residential one zones, and fourthly, to permit an existing an uncovered deck providing a 0.9m setback from the interior side lot line, where uncovered decks 1.2m or less in height above finished grade may encroach 1.2m into the required interior side yard but no closer than 1.2m to the interior side lot line.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B121/93 (25 MAY 93)

A0072/2024

THOMAS JULIAN PARKMAN

Ward: 1

PIN 73586 0227, Lot(s) 222, Subdivision 29-SB, Lot Part 7, Concession 3, Township of McKim, 503 Victoria Street, Sudbury, [2010-100Z, R2-2 (Low Density Residential Two)]

For relief from Part 5, Section 5.2, subsection 5.2.4.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a secondary dwelling unit in the existing semi-detached dwelling providing the required parking space within the required corner side yard, where no part of any parking areas shall be located in any required corner side yard in a Residential (R) Zone.

A0073/2024

**DEBRA PRESNIAK
JANICE GILES
MYKEL GILES**

Ward: 11

PIN 02132 0530, Parcel 27931 SEC SES SRO, Lot(s) 113, Subdivision M-382, Lot Part 2, Concession 5, Township of McKim, 1073 Hawthorne 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 existing detached accessory structure being a carport providing an interior side yard setback of 0.2794m, where a carport can be no closer than 0.6m from the interior side lot line.

A0074/2024

**NANCY BARON-BLAKE
DANNY BLAKE**

Ward: 11

PIN 73578 0332, Parcel 11795 SEC SES, Lot(s) 12, Subdivision M-158, Lot Part 12, Concession 3, Township of Neelon, 54 St Denis Street, 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 existing detached accessory structure being a shed with eaves providing an interior side yard setback of 0.76m with eaves encroaching 0.3m into the proposed 0.76m side yard, where an accessory building greater than 2.5m in height may be no closer than 1.2m from the 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.

A0075/2024

2114115 ONTARIO INC.

Ward: 8

PIN 73565 0962, Survey Plan 53R-18400 Part(s) 1, 2, 4, 5, 6, and 7, Lot Part 10, Concession 6, Township of Neelon, 1739 Old Falconbridge Road, Sudbury, [2010-100Z, M2 (Light Industrial)]

For relief from Part 4, Section 4.37, subsection 4.37.2 a) 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 accessory building providing a minimum railroad setback of 5.0m, where all buildings and structures shall be setback 15.0m from any lot line abutting a railroad right-of-way.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0002/2008 (FEB 4/08)

**A REMINDER... THE NEXT SCHEDULED MEETING IS
THURSDAY, AUGUST 15, 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	
A0070/3034	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Jack Rocca Email: [REDACTED]
 Mailing Address: 2 E Finburgh Street Home Phone: [REDACTED]
 Business Phone: _____
 City: Sudbury Postal Code: P9E 1G3 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: _____
 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: Royal Bank of Canada
 Mailing Address: 10 York Mills Rd., 3rd Floor
 City: Toronto Postal Code: M2P 0A2

4) Current Official Plan designation: Living Area 1 Current Zoning By-law designation: R2-3

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
<u>See Schedule</u>			

b) Is there an eave encroachment? Yes No If 'Yes', size of eaves: 0.3556 (m)

c) Description of Proposal: Legalize existing 4 residential units, since 1993, with lot variances as attached schedule, with existing building attached to 38 Riverside Drive

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: Property is 324.35 sq.m., where 560 sq.m. is required.

Schedule

36 Riverside Dr., Sudbury

5)a) Variance To	By-law Requirement	Proposed	Difference
Lot Frontage	17.98 m	13.73 m.	4.25 m.
Lot Depth	29.87 m.	22.18 m.	7.69 m.
Lot Area	560	304.35 ^{sq.} m.	sq.m., 255.75 ^{sq.} m.
Rear Yard Setback	7.62 m.	6.09 m	1.53 m.
Driveway Side	1.2 m.	.75 m.	0.45 m.
Other Side	1.2 m.	0 m.	1.2 m.
Front Yard Set Back	6.0 m.	4.20 m.	2.0 m.

P.S. { Required lot area in 1993, when the property was converted to a 4 plex : 378 sq.m.
 For 3 rooms 90 sq.m. x 3 = 270 sq.m.
 4 rooms + over 1 = 108 sq.m. = 108 sq.m.
 - Existing lot area is 304.35 sq.m.
 → Therefore, existing lot area in 1993 was :
 $378 \text{ sq.m.} \div 304.35 \text{ sq.m.} \times 100 = 80.5\%$ of required area.

A0070/2024

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

PIN(s): 73584340 Township: McKim Ward: 10
 Lot No.: 5 Concession No.: 3 Parcel(s): 116738
 Subdivision Plan No.: 52 S Lot: Ph Lt 3 Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 36 Riverside Drive, Sudbury Ont. P3E 1G6

7) Date of acquisition of subject land. March 12, 2018

8) Dimensions of land affected.

Frontage 13.73 (m) Depth 21.8 (m) Area 304.35 (m²) Width of Street 20.1 (m)

9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	<u>132.29</u>	(m ²)	<u>132.29</u>	(m ²)
Gross Floor Area:	<u>336.68</u>	(m ²)	<u>336.68</u>	(m ²)
No. of storeys:	<u>1</u>		<u>1</u>	
Width:	<u>13.0</u>	(m)	<u>13.0</u>	(m)
Length:	<u>12.09</u> m.	(m)	<u>12.09</u> m. (<u>12.09</u>)	(m)
Height:	<u>3.0</u> m.	(m)	<u>3</u> m.	(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>4.0</u> (<u>4.0</u>)	(m)	<u>4.0</u> (<u>4.0</u>)	(m)
Rear:	<u>6.09</u>	(m)	<u>6.09</u>	(m)
Side:	<u>0.73</u> (<u>0.73</u>)	(m)	<u>0.73</u> (<u>0.73</u>)	(m)
Side:	<u>0</u>	(m)	<u>0</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 type="checkbox"/> | | |

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

1945

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

Use(s): Fourplex Length of time: 1993

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

Same as #13 or, _____

15) What is the number of dwelling units on the property? 4

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

If "yes", how many? 3

17) Existing uses of abutting properties: triplex and 15plex

A0070/2024

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, Jack Rocca (please print all names), the registered owner(s) of the property described as 36 Riverside Drive, Sudbury in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

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

Dated this 8 day of July, 2024

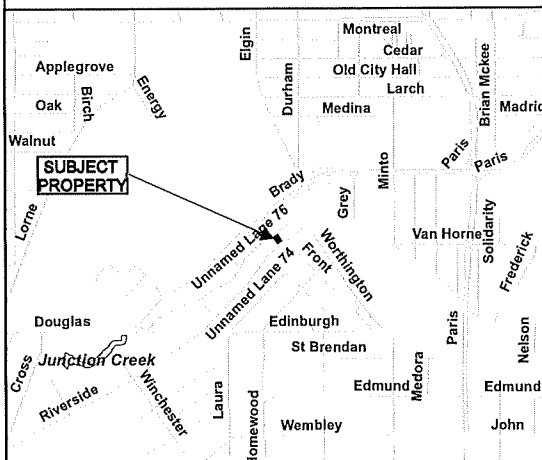
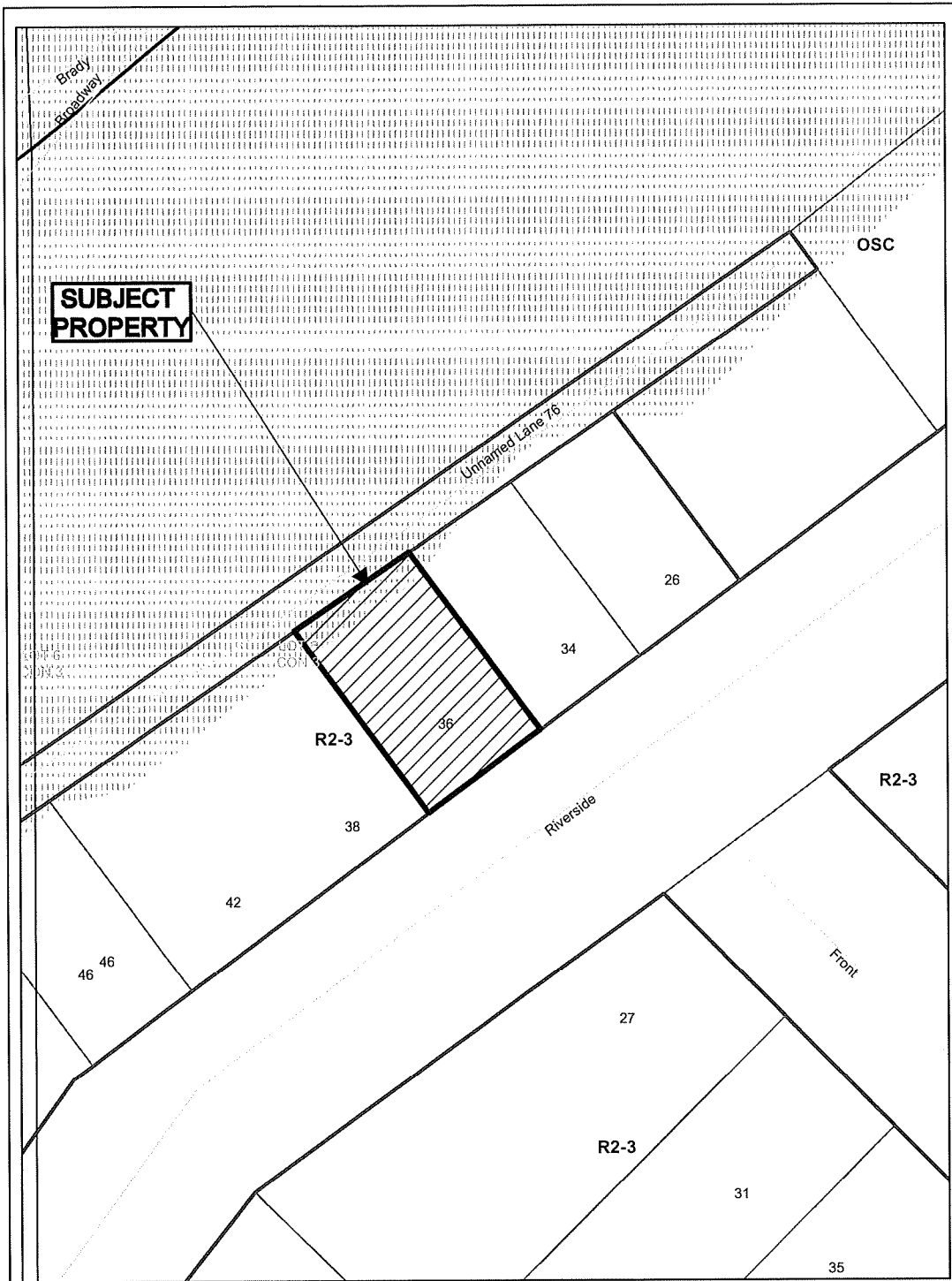
(witness) [Signature]

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

Print Name: Jack Rocca

*I have authority to bind the Corporation

A0070/2024



Application for Minor Variance or Permission



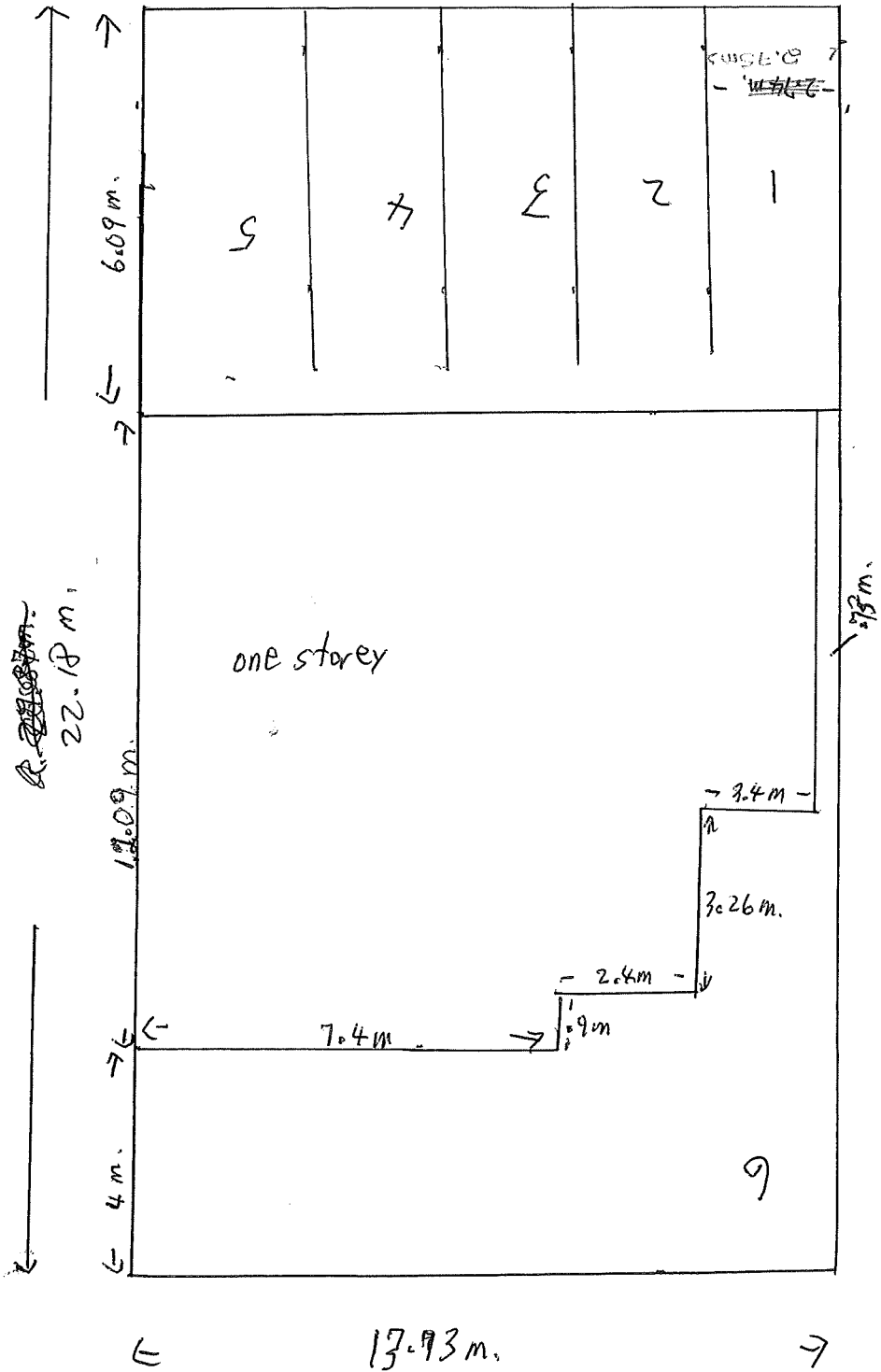
Subject Property being PIN 73584-0340,
Part Lot 3, Plan 52-S,
Part Lot 5, Concession 3,
Township of McKim,
36 Riverside Drive, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0070/2024
Date: 2024 06 28



St. Catherine



Riverside Drive

A0070/2024
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 0071/2024	
S.P.P. AREA	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
NDCA REG. AREA	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

City of Greater Sudbury
APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,360.00 (includes \$320.00 legal notice fee)
 APPLICATION FEE FOR HEDGEROWS: \$409.00 (includes \$320.00 legal notice fee)
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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): Alain Barrette Angele Barrette Email: [REDACTED]
 Mailing Address: 4609 Fergus Ave Home Phone: [REDACTED]
 City: Val-Therres ON Postal Code: P3P 1S3 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: Sudbury Credit Union
 Mailing Address: 9 2nd Ave N
 City: Greater Sudbury ON Postal Code: P3B 3L7

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
Front yard set back	6m	1.5	4.5
Uncovered deck interior setback	1.2m	0.9m	0.3m
4.15.2 - Landscape Open Space	50%	27%	23%
4.15.1 - Landscaped Area	3.0m	1.5m	1.5m

b) Is there an eave encroachment? Yes No If 'Yes', size of eaves: 0.5 (m)

c) Description of Proposal: To build a detached garage within front yard setback requirement

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
Due to previous severance of lot the front of lot is changed to the side and there is no other place to build a garage due to how the house is situated on the lot

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

PIN(s): _____ Township: Hammer
 Lot No.: 6 Concession No.: 3 Parcel(s): 25171 16
 Subdivision Plan No.: M 506 Lot: Pt 4 Reference Plan No.: 53 R145 Part(s): 2
 Municipal Address or Street(s): 4609 Fergus Ave U

7) Date of acquisition of subject land. 1998

8) Dimensions of land affected.

Frontage 23.8 (m) Depth 34.4 (m) Area 818.6 (m²) Width of Street 20 (m)

9) Particulars of all buildings:

	house	shed Existing	Temporary shelter (m ²)	garage	Proposed	(m ²)
Ground Floor Area:	91 m ²	12.9 m ²	14.6 (m ²)	53.3 m ²		(m ²)
Gross Floor Area:	91 m ²	12.9 m ²	14.6 (m ²)	53.3 m ²		(m ²)
No. of storeys:	1	1	1	1		
Width:	7.4 m	3.6 m	2.4 (m)	7.3 m		(m)
Length:	12.3 m	3.6 m	6.1 (m)	7.3 m		(m)
Height:	5.1	3 m	2.4 (m)	4.5 m		(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		(m)
Front:	10.6	29.2	7.4 (m)	1.5		(m)
Rear:	10.9	1.2	24.4 (m)	25.2		(m)
Side:	10.8	1.2	8.8 (m)	8.8		(m)
Side:	4.8	18.2	8.1 (m)	6.9		(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 | |
| 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 type="checkbox"/> | | |

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

house approx 1970 shed unknown shelter 2018

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

Use(s): residential Length of time: approx 54 years

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

Same as #13 or, _____

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

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

If "yes", how many? _____

17) Existing uses of abutting properties: residential

A0071/2024

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): 1519 August date unknown application unknown

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, Alain Barrette Angele Barrette (please print all names), the registered owner(s) of the property described as 4609 Fergus 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 Alain Barrette (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 2 day of July, 2024

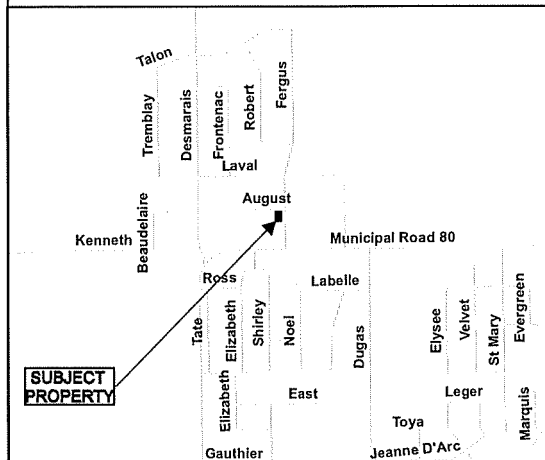
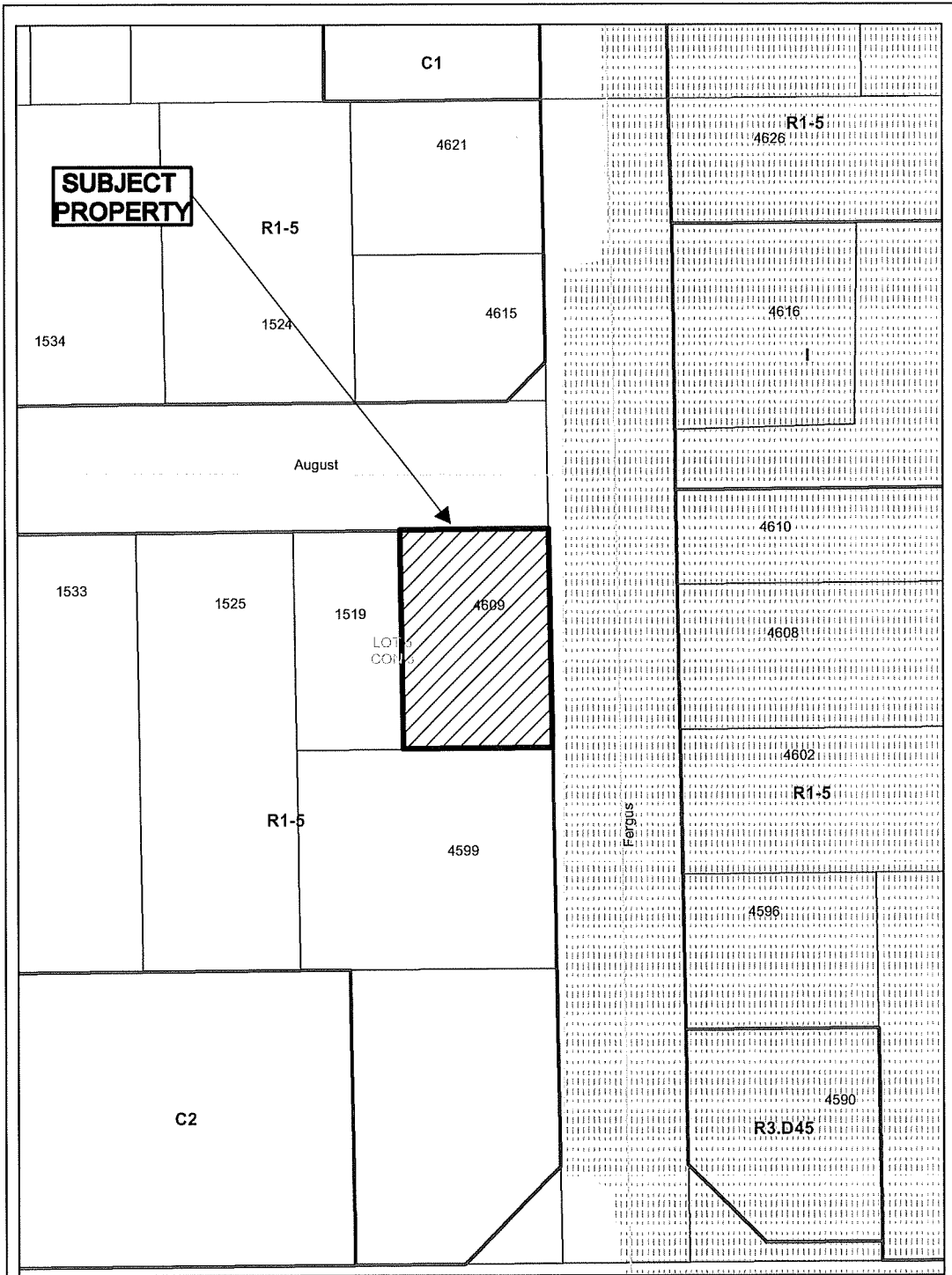
Alain Barrette
(witness)

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

Print Name: Alain Barrette Angele Barrette

*I have authority to bind the Corporation

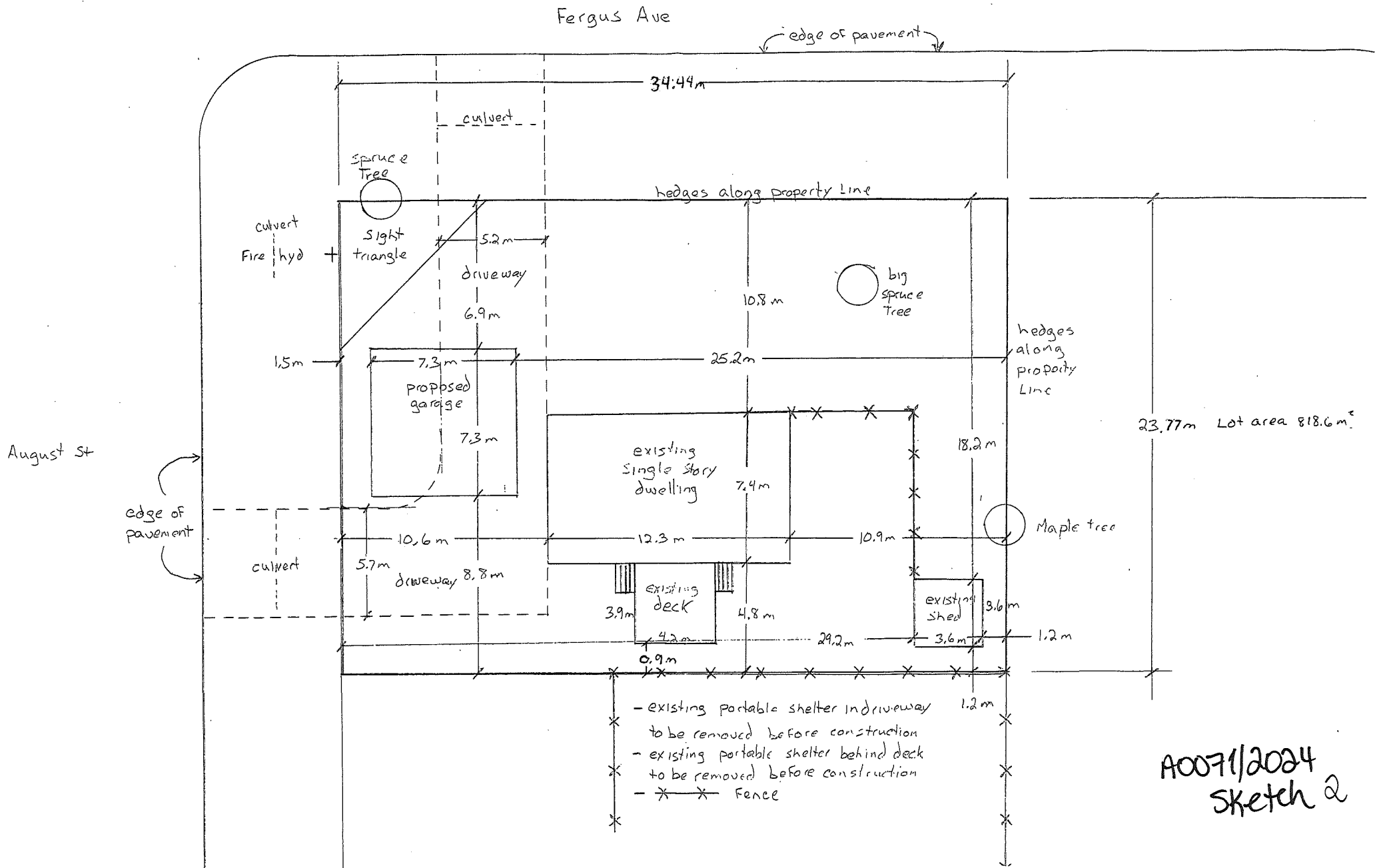
A0071/2024



Application for Minor
Variance or Permission

Subject Property being PIN 73504-2004,
Parcel 25171 SEC SES SRO,
Part Lot 4, Plan M-506, Part 2, Plan 53R-14566,
Part Lot 6, Concession 3,
Township of Hanmer,
4609 Fergus Avenue, Val Therese,
City of Greater Sudbury

Sketch 1, NTS A0071/2024
NDCA Date: 2024 07 09



A0071/2024
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	
A0072/0004	
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): THOMAS JULIAN PARKMAN Email: [REDACTED]
 Mailing Address: 3828 LONG LAKE RD Home: [REDACTED]
 Business Phone: _____
 City: SUDBURY Postal Code: P3G 1J8 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: A.L. PERMITS C/O ANGELA LANTEIGNE Email: [REDACTED]
 Mailing Address: 460 BOYCE ST Home: [REDACTED]
503 VICTORIA STREET Business: [REDACTED]
 City: SUDBURY Postal Code: P3E 2G7 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: CIBC
 Mailing Address: Commerce Court Postal station PO Box 115
 City: Toronto, ON Postal Code: M5L 2E5

- 4) Current Official Plan designation: RESIDENTIAL 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
5.4.1 Location of Parking	Not permitted in corner side yard	3m x 6m Parking area in corner side yard	3m x 6m
<u>5.2.4.3 Location of Parking</u>	Not Permitted	Permit	

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

c) Description of Proposal:
 PROPERTY OWNER CONSTRUCTING SECONDARY UNIT IN EXISTING SEMI-DETACHED DWELLING ON A CORNER LOT WHICH REQUIRES ONE ADDITIONAL PARKING SPACE... UNDER BY-LAW 2010-100Z.

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
 CORNER LOT DOES NOT PROVIDE ENOUGH SPACE TO ACCOMMODATE THE ADDITIONAL REQUIRED PARKING SPACE WITHOUT LOCATING IT IN THE REQUIRED CORNER SIDE YARD. THE EXISTING PARKING SPOTS FOR THE EXISTING SEMI-DETACHED DWELLINGS ARE ALSO LOCATED IN THE REQUIRED SIDE YARD AND HAVE EXISTED FOR AT LEAST 50+ YEARS.

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

PIN(s):	Township: MCKIM		
Lot No.: 7	Concession No.: 3	Parcel(s):	
Subdivision Plan No.: 29S	Lot: 222	Reference Plan No.:	Part(s):
Municipal Address or Street(s): 503 VICTORIA STREET			

7) Date of acquisition of subject land. September 27, 2023

8) Dimensions of land affected.

Frontage 20.11 (m) Depth 33.528 (m) Area 492.37 (m²) Width of Street 10 (m)

9) Particulars of all buildings:	Existing		Proposed	
	<u>SEMI-D</u>	<u>SITED</u>	<u>SEMI-D</u>	<u>SITED</u>
Ground Floor Area:	<u>131.36</u>	<u>8.86</u> (m ²)	<u>No change</u>	<u>No change</u> (m ²)
Gross Floor Area:	<u>131.36</u>	<u>8.86</u> (m ²)	<u>187.10</u>	<u>No change</u> (m ²)
No. of storeys:	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>
Width:	<u>7.62</u>	<u>2.43</u> (m)	<u>No change</u>	<u>No change</u> (m)
Length:	<u>22.30</u>	<u>3.65</u> (m)	<u>No change</u>	<u>No change</u> (m)
Height:	<u>5.48</u>	<u>2.74</u> (m)	<u>No change</u>	<u>No change</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>7.86</u>	<u>28.66</u> (m)	<u>No change</u>	<u>No change</u> (m)
Rear:	<u>4.86</u>	<u>0.6</u> (m)	<u>No change</u>	<u>No change</u> (m)
Side:	<u>0.9</u>	<u>0.9</u> (m)	<u>No change</u>	<u>No change</u> (m)
Side:	<u>4.17</u>	<u>6.41</u> (m)	<u>No change</u>	<u>No change</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.

1950

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

Use(s): SEMI-DETACHED UNDER 1 OWNERSHIP Length of time: 2ND UNIT CREATED IN 1962

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

Same as #13 or, SEMI-DETACHED WITH SECONDARY UNIT

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

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

If "yes", how many? _____

17) Existing uses of abutting properties: RESIDENTIAL - MIX OF SINGLE FAMILY, TWO UNIT AND MULTI-UNIT

A0072/2024

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, THOMAS JULIAN PARKMAN (please print all names), the registered owner(s) of the property described as 503 VICTORIA STREET

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

g) appoint and authorize A. L. PERMITS C/O ANGELA LANTEIGNE (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 27th day of June, 20 24

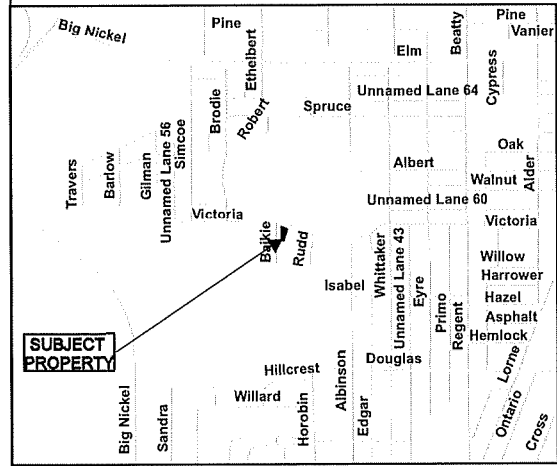
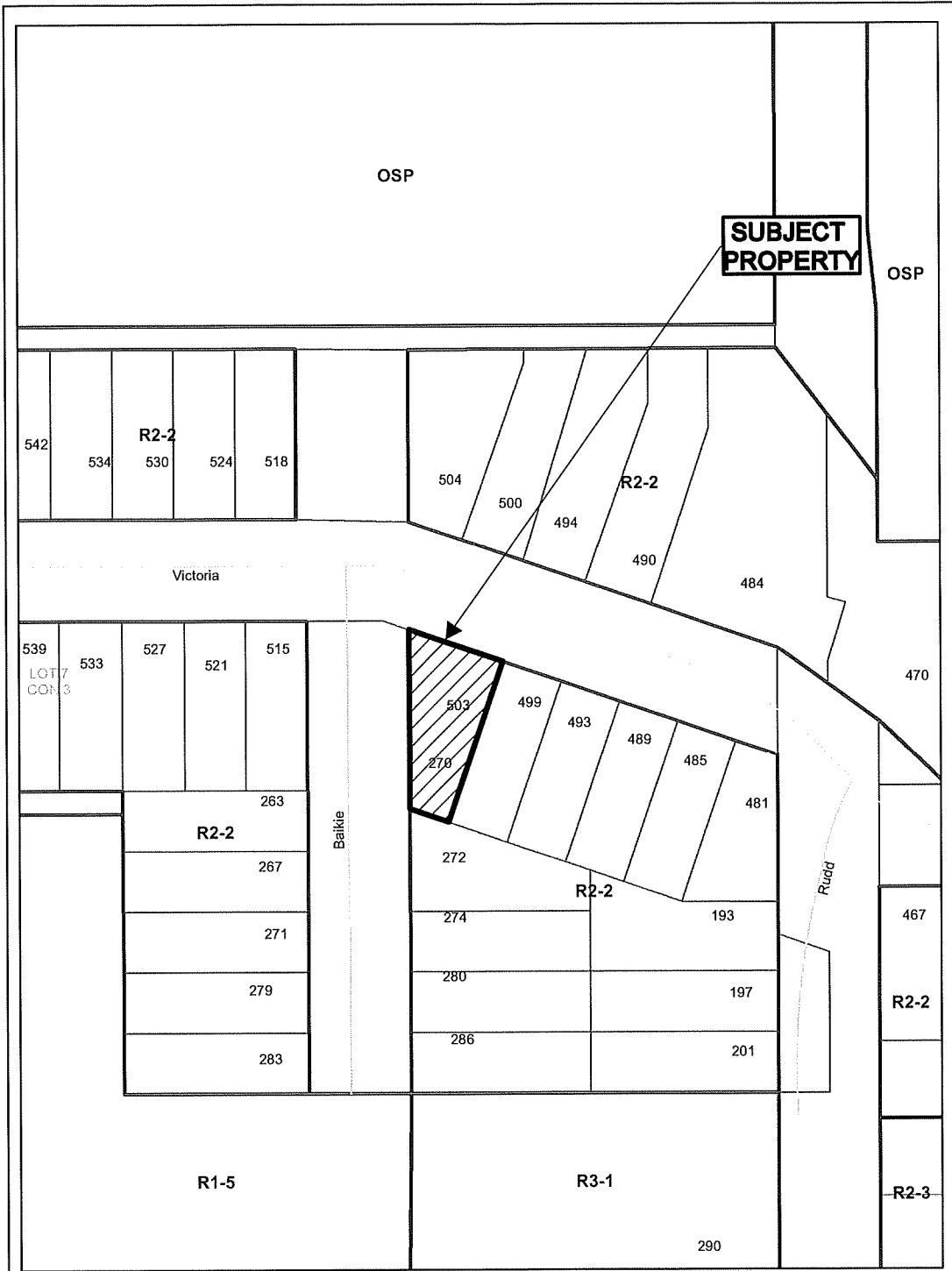

(witness)

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

Print Name: Thomas Parkman

*I have authority to bind the Corporation

A0072/2024



Application for Minor Variance or Permission

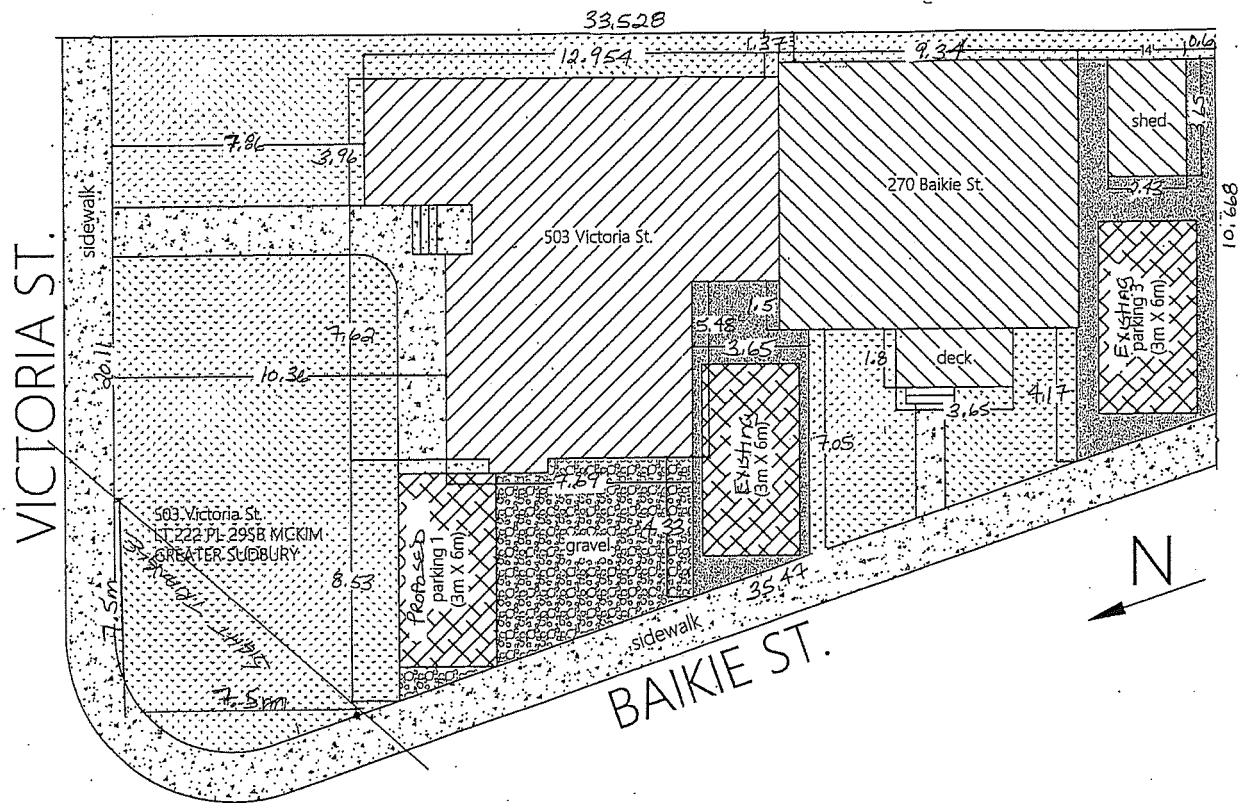
N

Subject Property being PIN 73586-0227,
 Lot 222, Plan 29-SB,
 Part Lot 7, Concession 3,
 Township of McKim,
 503 Victoria Street, Sudbury,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

A0072/2024
 Date: 2024 07 10

up-to-date survey not available - dimensions provided by property owner



A0072/2024
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
ADD 73/2024
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

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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.

JANICE GILES

Registered Owner(s): DEBRA PRESNIAK MYKEL GILES Email: [REDACTED]
 Mailing Address: 1073 HAWTHORNE DRIVE Home Phone: [REDACTED]
 Business Phone: _____
 City: SUDBURY ONTARIO Postal Code: P3A1K1L 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: DEBRA PRESNIAK Email: _____
 Mailing Address: SEE ABOVE 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: N/A - NONE
 Mailing Address: _____
 City: _____ Postal Code: _____

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
<u>SIDEYARD STEPBACK</u>	<u>0.6</u>	<u>0.2794</u>	<u>0.32</u>

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

c) Description of Proposal: ERECTED A CARPORT 20 FT BY 12 FT WITH METAL ROOFING AND OPEN END AND SIDES.

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
ERRONEOUSLY PLACED 3 6x6 POSTS TOO CLOSE TO LOT LINE. SHOULD HAVE BEEN 2 FEET (0.61 METERS) MINIMUM. ACCIDENTALLY LOCATED THEM .28 (11") FROM LOT LINE. BUILDING PERMIT BY ACC-2023-00263 METERS

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

PIN(s): 02132-0530 Township: MCKIM
 Lot No.: 2 Concession No.: 5 Parcel(s): 27931
 Subdivision Plan No.: M381 Lot: 113 Reference Plan No.: Part(s):
 Municipal Address or Street(s): 1073 HAWTHORNE DR

7) Date of acquisition of subject land. January 5, 1990

8) Dimensions of land affected.

Frontage 15.24 (m) Depth 59.97 (m) Area 913.9428 (m²) Width of Street (m)

9) Particulars of all buildings:	SFD	Existing	SHEB	CARPORT	Proposed
	Ground Floor Area:	86.499	(11.276 x 7.67)	8.88 (m ²)	6.1 x 3.7
Gross Floor Area:	173.00	86.499 + 86.501	8.88 (m ²)		22.237 (m ²)
No. of storeys:	m ²	ONE	1		1
Width:		7.67	2.4 (m)	3.7 m	(m)
Length:		11.276	3.7 (m)	6.01 m	(m)
Height:		3.7	2.44 (m)	2.74	19th Highside (m)

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

	SFD	Existing	SHEB	CARPORT	Proposed
Front:	8.25 M		19.2 (m)	17.22 M	(m)
Rear:	44.05 M		37.43 (m)	36.74	(m)
Side:	7.6 M		1.08 (m)	2.294	(m)
Side:	3.21		11.76 (m)	11.2606	(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.

1963

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

Use(s): PRIMARY PRIVATE RESIDENCE Length of time: 61 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: Residential + parkland

A0073/2024

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, DEBRA PRESNIAK, JANICE GILES, MYKEL GILES (please print all names), the registered owner(s) of the property described as 1023 HAWTHORNE DRIVE

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

g) appoint and authorize Debra Presnick (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 7th day of July, 2024

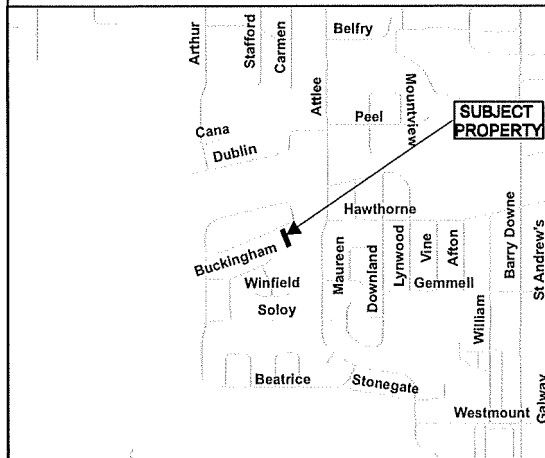
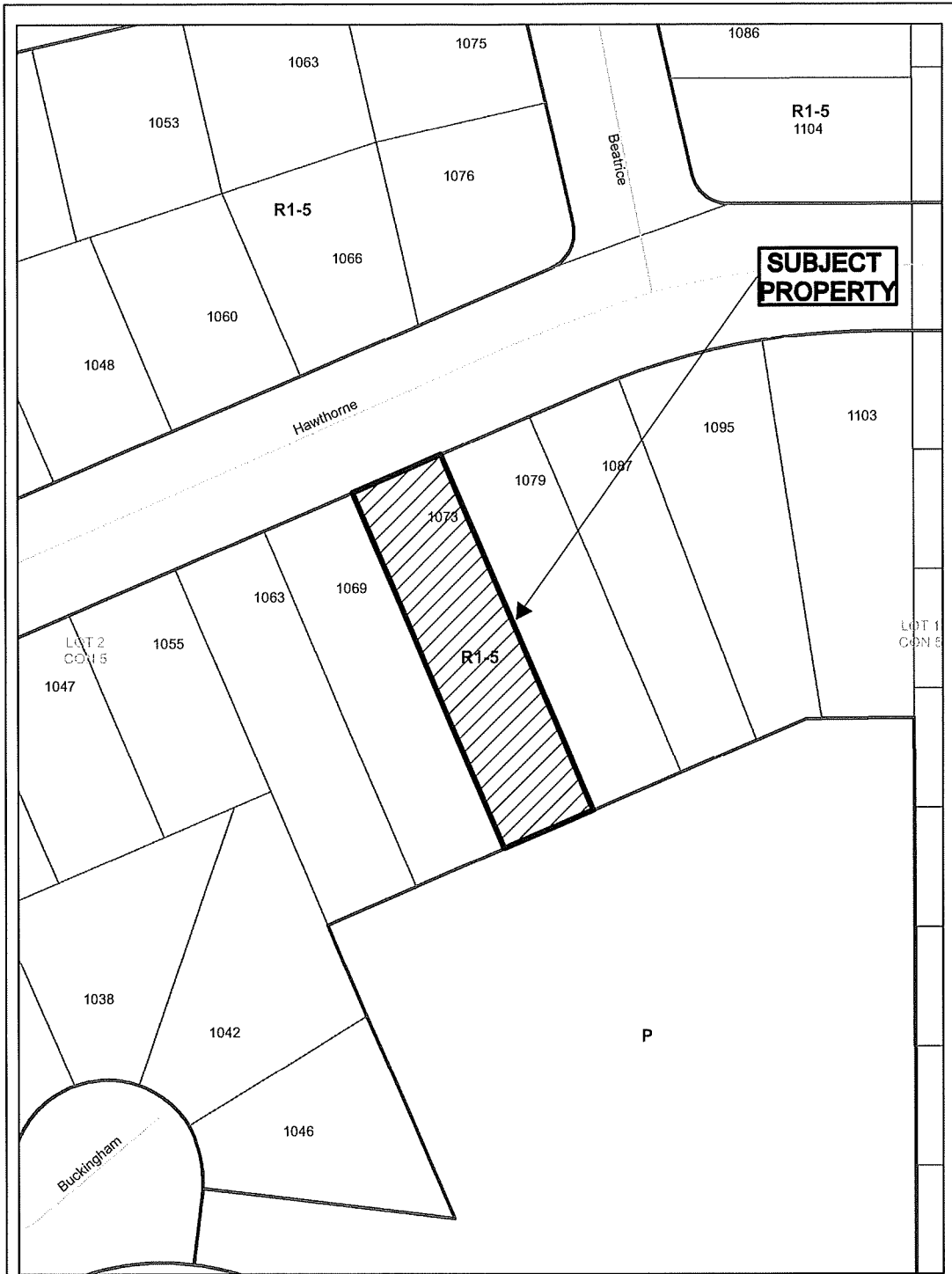
J. Brown
(witness)

Debra Presnick, Janice Giles, Mykel Giles
signature of Owner(s) or Signing Officer/ or Authorized Agent

Print Name: DEBRA PRESNIAK, JANICE GILES, Mykel Giles

*I have authority to bind the Corporation

A007312024



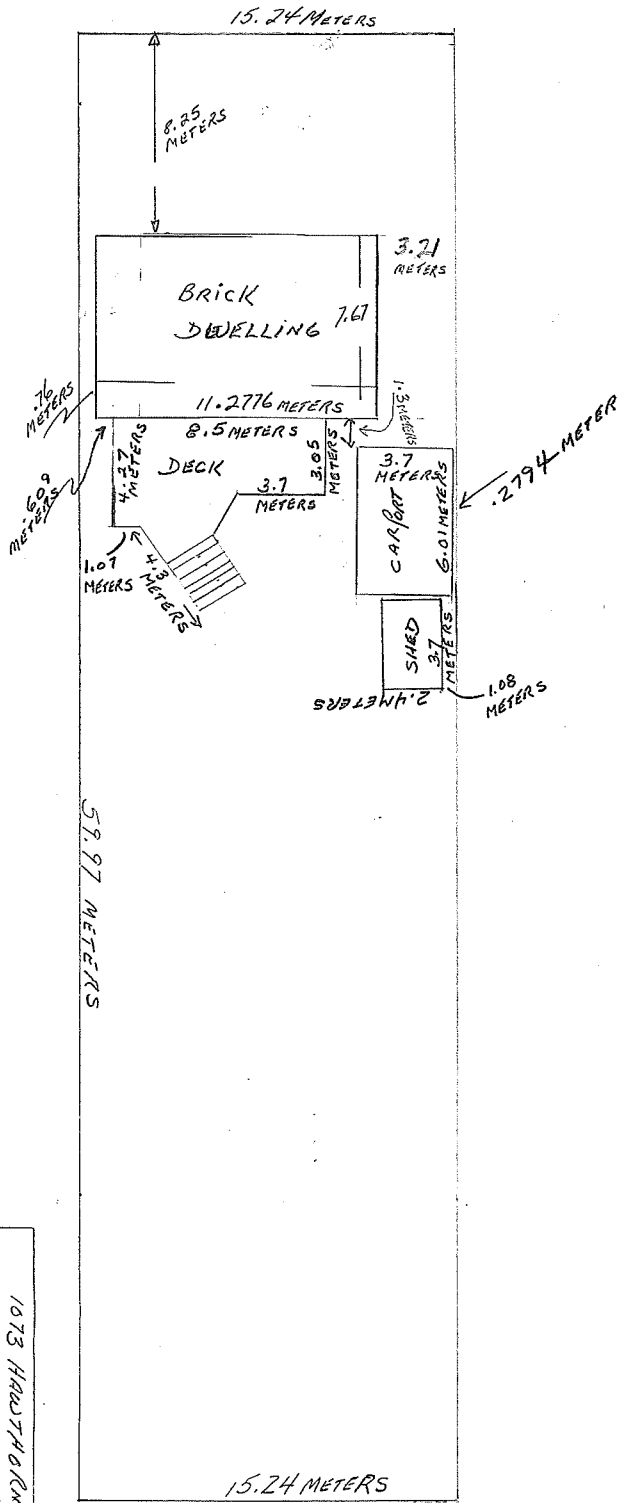
Application for Minor Variance or Permission



Subject Property being PIN 02132-0530,
 Parcel 27931 SEC SES SRO,
 Lot 113, Plan M-381,
 Part Lot 2, Concession 5,
 Township of McKim,
 1073 Hawthorne Drive, Sudbury,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA
 A0073/2024
 Date: 2024 07 10

HAWTHORNE DRIVE



1073 HAWTHORNE DRIVE
GREATER SUBURBAN
PSA 11K1
SCALE 1" = 200
THIS IS NOT A LEGAL SURVEY

A0073/2024
Sketch 2



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

Office Use Only 2024.01.01	
A0074/2024	
S.P.P. AREA	
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
NDCA REG. AREA	
YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>

City of Greater Sudbury
APPLICATION FOR MINOR VARIANCE

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

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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): Nancy Baron-Blake/Danny Blake Email: [REDACTED]
 Mailing Address: 54 St. Denis St. Home Phone: [REDACTED]
 Business Phone: [REDACTED]
 City: Sudbury Postal Code: P3B 3K2 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: _____
54 St. Denis St. 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: Caisse Populaire Desjardins / City of Greater Sudbury Housing Services
 Mailing Address: 1380 Lesalle Blvd. / 200 Brady st.
 City: Sudbury / Sudbury Postal Code: P3A 1Z6 / P3A 5P3

- 4) Current Official Plan designation: M158 Living area Current Zoning By-law designation: R5-1 Low density

- 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
<i>Side yard</i> Existing shed setback	1.22 m	0.76 m	0.46 m
Eaves encroachment	0.62 to lot line	0.46 to ld line	0.14

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

- c) Description of Proposal: 0.3m

Shield was built with permits in 2011 according to property line. A survey was done in 2022 for a new house build and the set back is only 0.62 feet to property line on the north side. Therefore, the shed is too close to the property line by 0.5 feet. The shed is not preventing passage to another property as it is on the back portion of said property.

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

The zoning by-law states that any built structure must be at least 4 feet from property line.

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

PIN(s): 73578-0332		Township: Neelon	
Lot No.: 12	Concession No.: 3	Parcel(s): 11795	
Subdivision Plan No.: M-158	Lot: 12	Reference Plan No.:	Part(s):
Municipal Address or Street(s): 54 St. Denis St.			

7) Date of acquisition of subject land. 01 November 2019

8) Dimensions of land affected.

Frontage 15.24 (m) Depth 22.25 (m) Area 339.65 (m²) Width of Street 10 (m)

9) Particulars of all buildings:

	Existing	Proposed	
Ground Floor Area:	83,229 (H), 26.76 (S) <u>24.19 (m²)</u>	Same	(m ²)
Gross Floor Area:	83,229 (H), 26.76 (S) <u>24.19 (m²)</u>	Same	(m ²)
No. of storeys:	1	Same	
Width:	8.75 (H), 3.66 (S) <u>2.83 (m)</u>	Same	(m)
Length:	12.5 (H), 7.31 (S) <u>8.53 (m)</u>	Same	(m)
Height:	4.21(H), 3.04 (S) <u>4.21 (m)</u>	Same	(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>6.0</u> (m)	Same	(m)
Rear:	<u>7.12</u> (m)	Same	(m)
Side:	<u>10.64</u> (m)	Same	(m)
Side:	<u>0.97</u> (m)	Same	(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 type="checkbox"/>		

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

House 2023, Shed 2021

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

Use(s): Living (house), storage (shed) Length of time: House (less than 1 yr), Shed (3 yrs)

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

A0074/2024

A0074/2024

Question 5) c) Description of Proposal:

Shed was built with permit in 2021 according to property line. A survey was done in 2023 for a new house build and the shed is only 2.5 feet to property line on the North side. Therefore, the shed is too close to the property line by 1.5 feet. The shed is not preventing passage to another property as it on the back portion of the property.

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

The zoning by-law state that any built structure must be at least 4 feet from property line.

A0074/2024

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. Ramsey

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Nancy Baron-Blake / Danny Blake (please print all names), the registered owner(s) of the property described as 54 St. Denis St.

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

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

Dated this 5th day of JULY, 2024

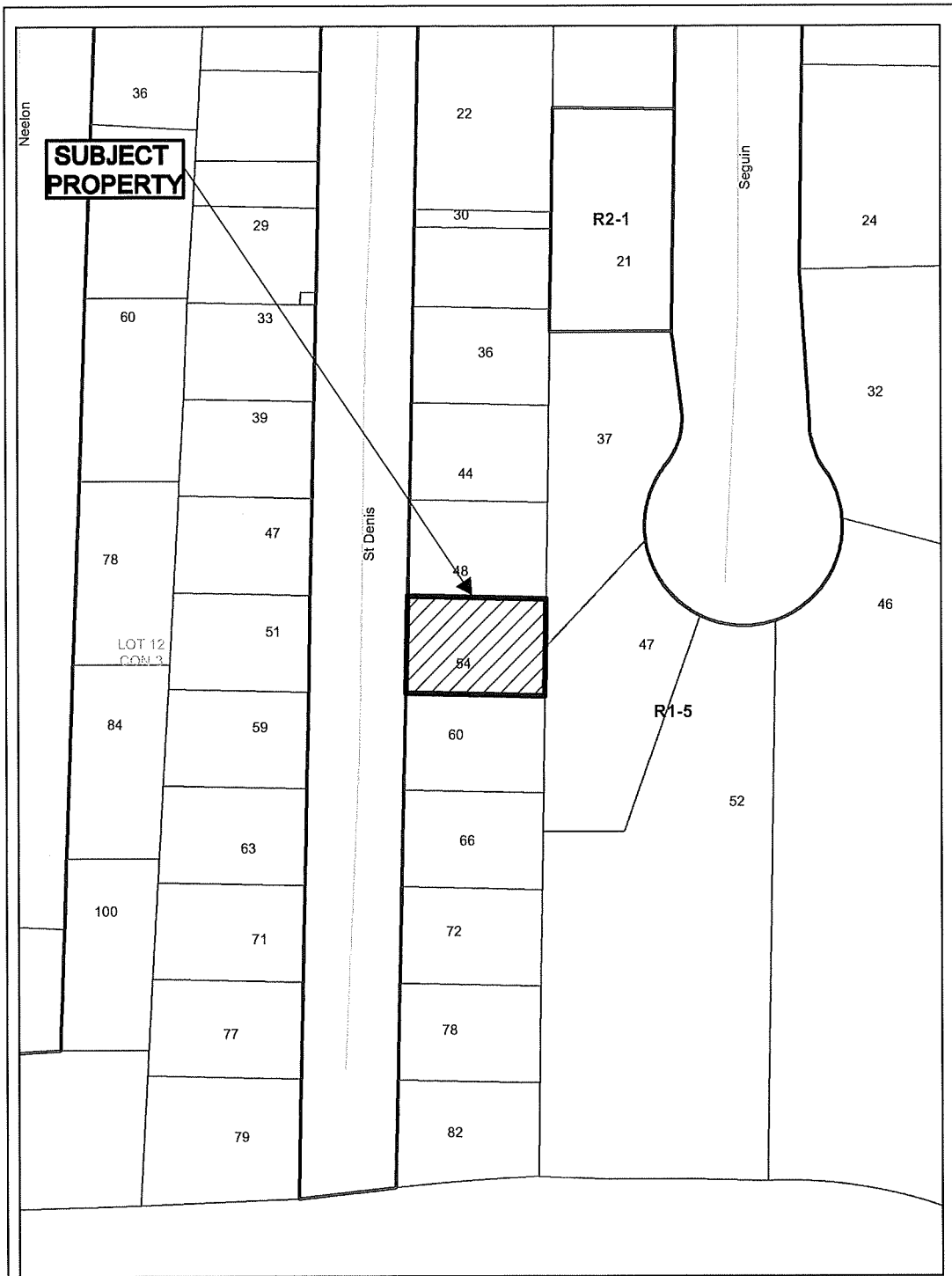
(witness) [Signature]

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

Print Name: Danny Blake Nancy Baron-Blake

*I have authority to bind the Corporation

A0074/2024



**Application for Minor
Variance or Permission**

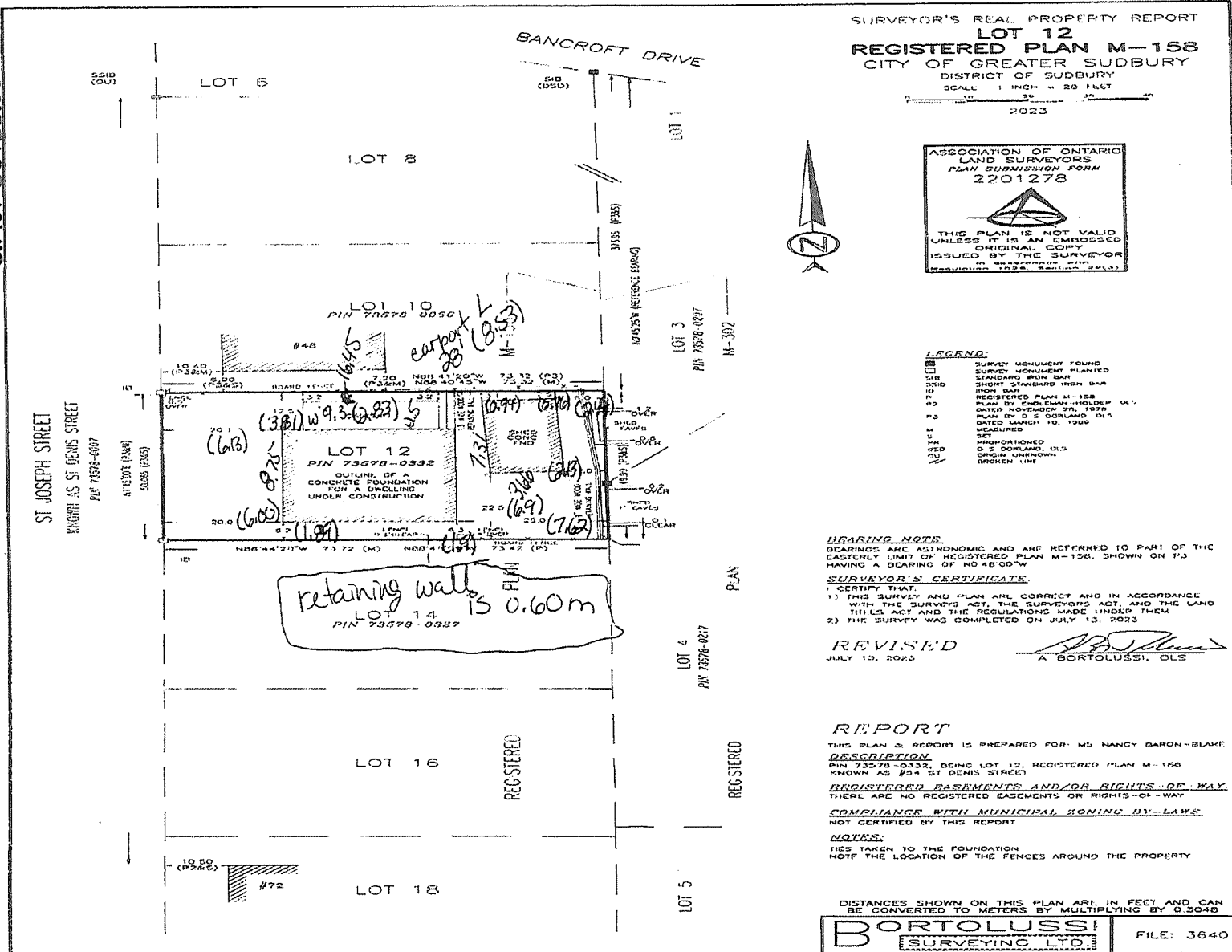
N

Subject Property being PIN 73578-0332,
Parcel 11795 SEC SES, Lot 12, Plan M-158,
Part Lot 12, Concession 3,
Township of Neelon,
54 St Denis Street, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0074/2024
Date: 2024 07 12

Plan with carport dimensions and setbacks



A0074/2024
 Sketch 3



Box 5000, Station 'A', 200 Brady Street
 Sudbury ON P3A 5P3
 Tel. (705) 671-2489, Ext. 4376/4346
 Fax (705) 573-2200

Office Use Only 2024.01.01	
A0075/2024	
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) + 320.00 NDCA Fees
 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): 2114115 ONT INC. Email: [Redacted]
 Mailing Address: 33 Sinclair Blvd Home Phone: [Redacted]
60 PEAVINGT RD Business Phone: [Redacted]
 City: Burlington ON Postal Code: N7S 7X6 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. *S.S.*

Name of Agent: Stephen Skjonsby Email: [Redacted]
 Mailing Address: WOLF Home Phone: [Redacted]
1739 Old Falcon bridge Rd Business Phone: [Redacted]
 City: Sudbury Postal Code: P3A 4R7 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: Parvot
 Mailing Address: 1235 North Service Rd
 City: Burlington Postal Code: L6M 2W2

- 4) Current Official Plan designation: General Industrial Current Zoning By-law designation: M2 *S.S.*

- 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
<u>15m exclusion zone to CN R.R.</u>	<u>15m</u>	<u>5m setback</u>	<u>10.0m</u> <i>S.S.</i>

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

c) Description of Proposal: We are proposing to construct a 17m x 12m fabric covered cold storage at 1739 Old Falcon bridge Rd.

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

Existing 15m exclusion zone covers significant portion of proper

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

PIN(s): 73565-0962 Township: Neelon
Lot No.: Pt Lot 10 Concession No.: Con 6 Parcel(s):
Subdivision Plan No.: SD 95689 Lot: Reference Plan No.: S3R-19400 Part(s): 1, 2, 4 to 7
Municipal Address or Street(s): 1739 Old Falconbridge Road.

S.S.

7) Date of acquisition of subject land.

Leased

8) Dimensions of land affected.

Frontage 50 (m) Depth 175 (m) Area 4006 (m^2) Width of Street 17 (m)

9) Particulars of all buildings:

Table with 2 columns: Existing and Proposed. Rows include Ground Floor Area, Gross Floor Area, No. of storeys, Width, Length, and Height.

(2.5m container on each side)

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

Table with 2 columns: Existing and Proposed. Rows include Front, Rear, Side, and Distance from side.

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

What type of access to the land?

- List of infrastructure options with checkboxes: Municipally owned & operated piped water system, Provincial Highway, etc.

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

Sept 3 2024

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

Use(s): Cold Storage Length of time: Structure can be relocated.

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

Same as #13 or,

15) What is the number of dwelling units on the property? none

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

If "yes", how many?

17) Existing uses of abutting properties: Industrial

A0075/2024

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): B0002/2008 S.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, 2114115 Ont. Inc. S.S. (please print all names), the registered owner(s) of the property described as 1739 Old Falconbridge Road in the City of Greater Sudbury: S.S.

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;

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Appointment of Authorized Agent

g) appoint and authorize Stephen Skjonsby (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 11th day of July, 2024

(witness) _____

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

Print Name: DEAN GUCH

*I have authority to bind the Corporation

A0075/2024

Nia Lewis

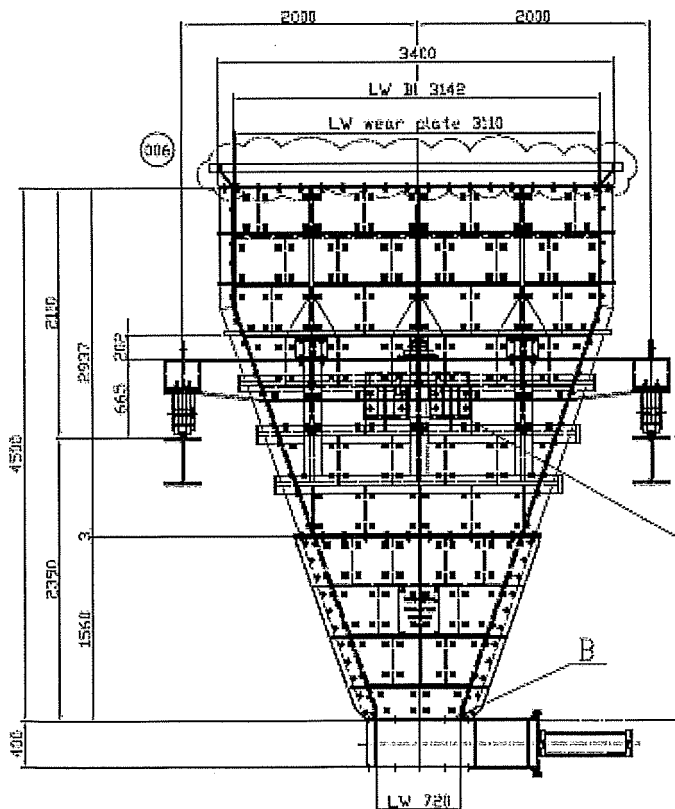
From: Stephen Skjonsby [REDACTED]
Sent: Monday, July 15, 2024 3:13 PM
To: Nia Lewis
Cc: Vladimir Pajic; Neal Armstrong
Subject: 1739 Old Falconbridge Road Application For Minor Variance - Description of Proposal

Good Afternoon Nia,

Thank you for taking the time to clarify the application process for our proposed cold storage enclosure.

After considerable internal review and an exhaustive selection of various building designs – we selected a 17 m wide x12 m deep fabric covered structure provided by XL Shelter from Beamsville, ON. The structure is proposed to rest on two reinforced 40 ft shipping containers. We selected this design for the following reasons:

- XL Shelters is highly experienced in building these structures, utilizing Ontario sourced materials, with detailed engineering designs capable of the snow loads experienced in Northern Ontario.
- XL Shelters has an exemplary safety record and provides a warranty far exceeding their peers. They have been awarded several provincial and municipal contracts for their track record.
- Placing the truss members on 40 ft containers will afford 8 m of center clearance in the structure. This will afford the opportunity for us to store the HPGR feed chute for the lamgold Cote Lake Mine. Optimizing performance of this feed chute locally is an integral part of lamgold selecting Weir to install this product at their facility.



- We need the opportunity to store consumable items held in consignment in a more organized fashion that currently afforded. Some of our consumable parts shipped to clients off site can not be exposed to

UV damage – and as such we have been spending considerable efforts in time and materials in using tarps.



- Some of the products that we distribute to customers in the mining industry are site specific and require secured storage to ensure process availability should a critical component require replacement. There will be controlled access to this building to ensure components are not vandalized.
- The use of the storage container covered buildings will eliminate any foundation requirements, and can be relocated to another property if desired at a later date. We are utilizing this design as a framework for future storage facilities adjacent to mining facilities in which we work from.

We looked at several other options to try to utilize our existing buildings – but due to growth in the business, we need additional space. We are concerned about keeping the building recessed from the CN rail line – which is why it will be positioned 5 meters away from the lot line, and it will only be used for the storage of components being shipped to mining customers in Eastern North America.

The Weir Groups purpose is to enable sustainable and efficient delivery of the natural resources essential to create a better future. The proposed building adjacent to our heated shop will ensure our local facility remains competitive in providing support to the local mining operations that benefit from utilizing our energy efficient products. By having skilled maintenance personnel available in Sudbury – we enable a successful mining supply business that will allow the Sudbury economy to prosper in the decades ahead.

Please feel to contact me at your earliest convenience.

Stephen Skjonsby
Operational Readiness

A0075/2024

Weir
1739 Old Falconbridge Road |
Sudbury, ON P3A 4R7 | Canada



Click to get your copy
of the Warman® Slurry
Pumping Handbook

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WARMAN®**

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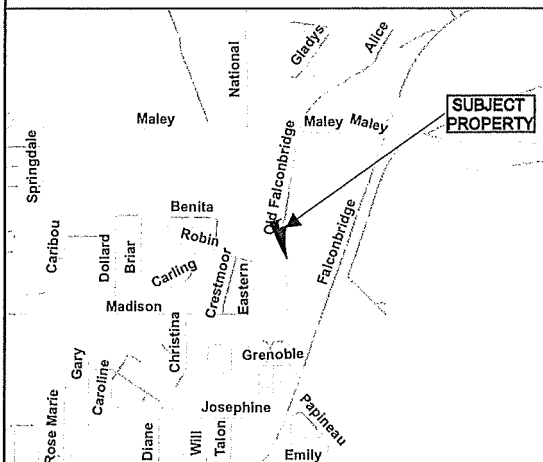
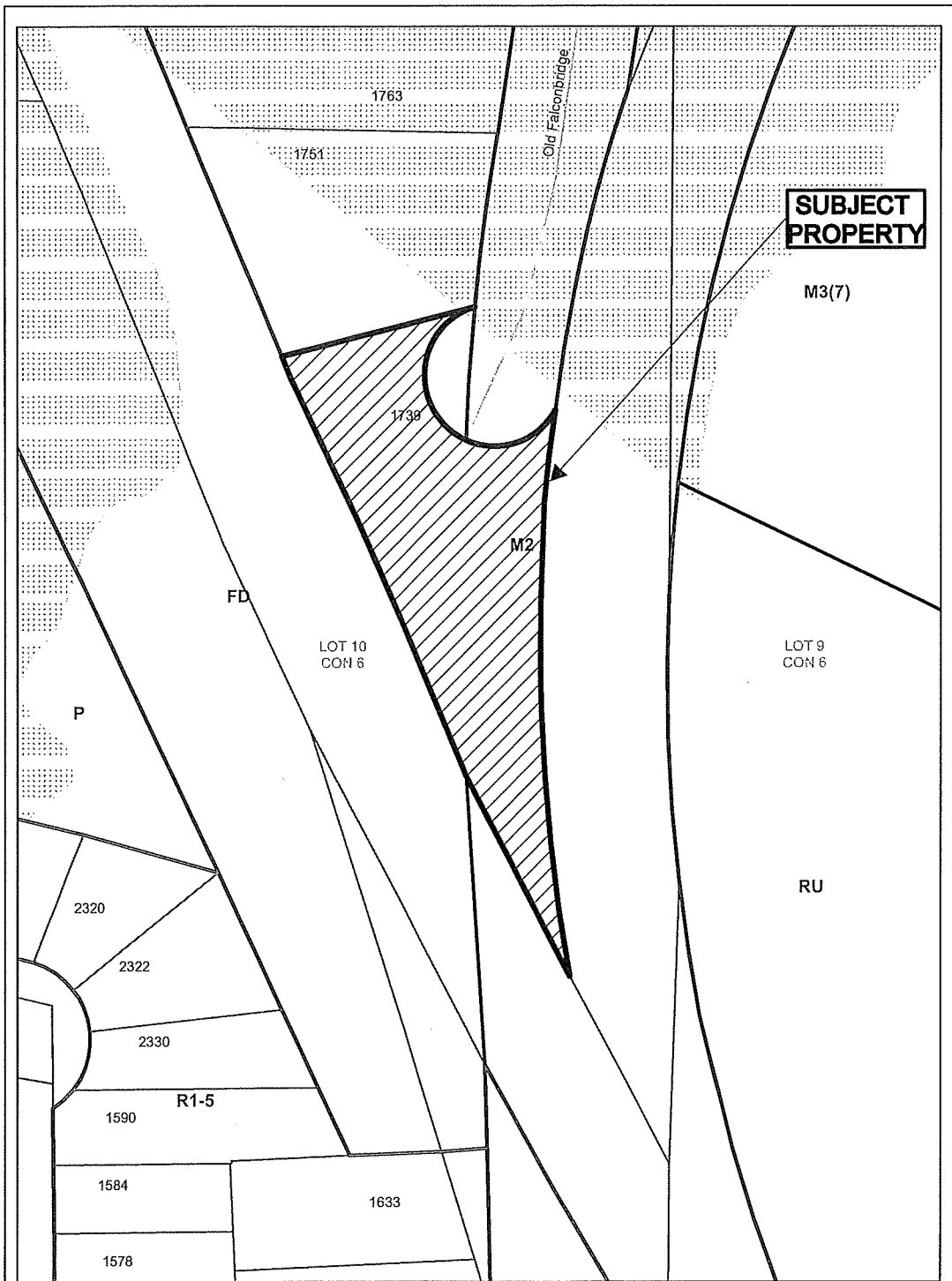
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Attachments are opened at your own risk and you are advised to scan incoming email for viruses before opening any attached files. We give no guarantee that any communication is virus-free and accept no responsibility for virus contamination or other system loss or damage of any kind.

CONFIDENTIAL - Access on a need to know basis

A0075/2024



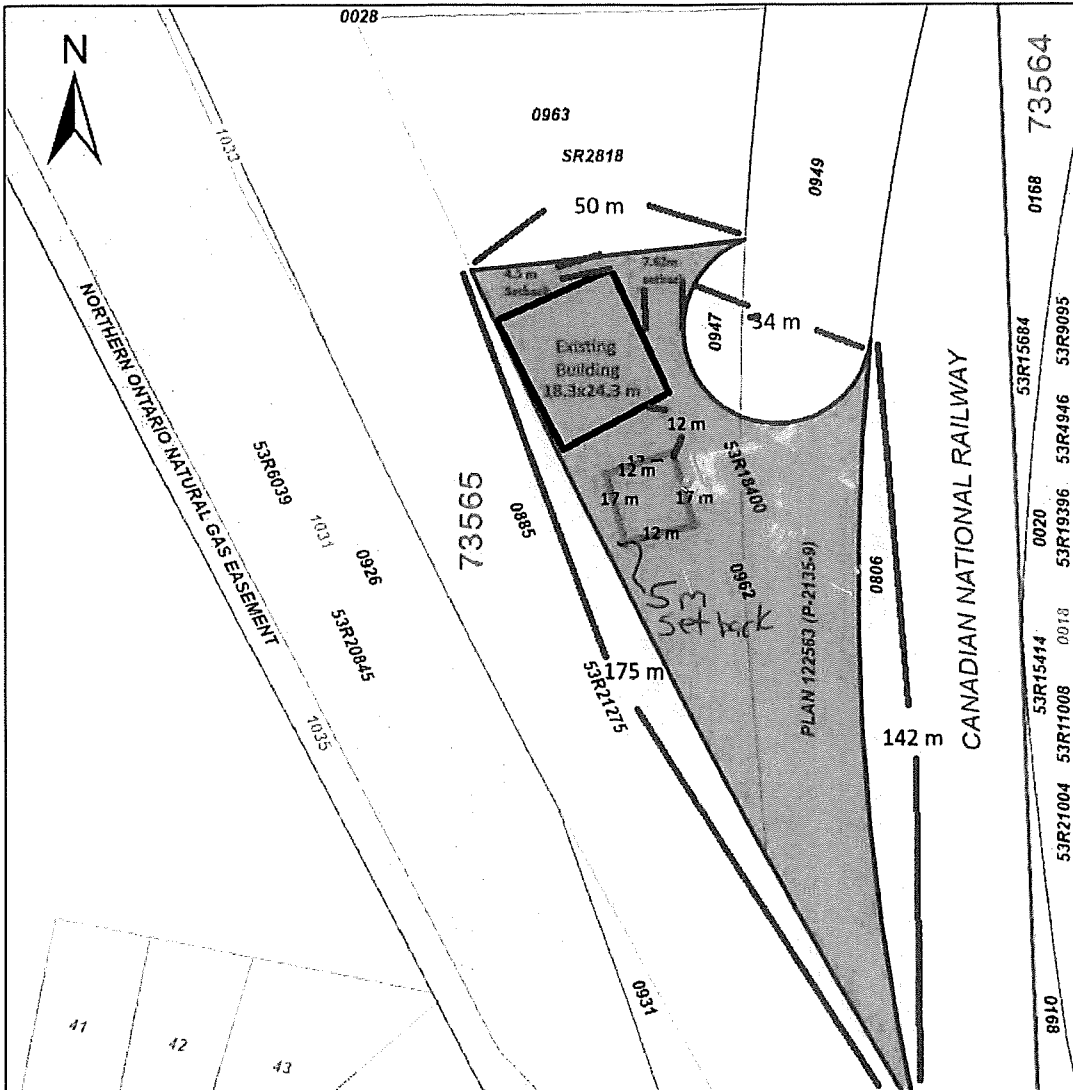
**Application for Minor
Variance or Permission**



Subject Property being PIN 73565-0962,
Parts 1, 2, 4, 5, 6 and 7, Plan 53R-18400,
Part Lot 10, Concession 6,
Township of Neelon,
1739 Old Falconbridge Road, Sudbury,
City of Greater Sudbury

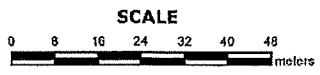
Sketch 1, NTS
NDCA

A0075/2024
Date: 2024 07 16



ServiceOntario

PRINTED ON 26 JUN, 2024 AT 13:08:53
FOR SKJONSBY



PROPERTY INDEX MAP SUDBURY(No. 53)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

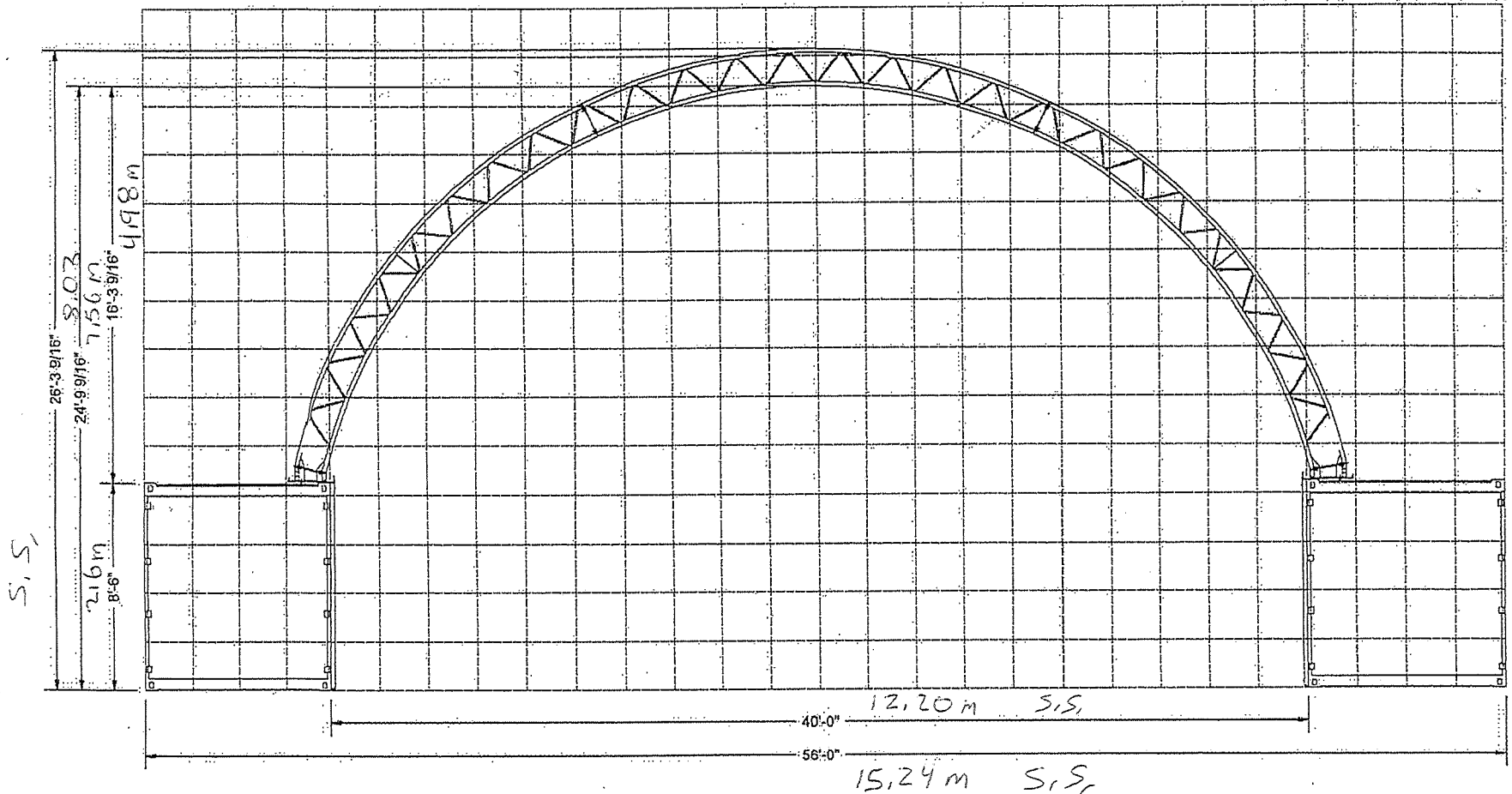
ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED



A007572024
Sketch 2

40 FT CONTAINER TRUSS PROFILE



XL SHELTER A Division of OutFront Portable Solutions Inc. 4664 Ontario St. Beamsville ON	PART NUMBER 40 FT CONTAINER TRUSS PROFILE		DWG NO. OFPS13-	DO NOT SCALE DWG:	PRINT 11 x 17	REV -
	CATEGORY					
	DRAWN Nick.Auld		STATUS		SHEET 1 OF 1	

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A007512024
Sketch 3