

Tom Davies Square
200 Brady St

Wednesday, June 1, 2022

PUBLIC HEARINGS

A0061/2022

**JANET CASTELLAN
DENNIS CASTELLAN**

Ward: 9

PIN 73476 0066, Parcel 49280 SEC SES, Survey Plan 53R-12869 Part(s) 3, Lot Pt 6, Concession 3, Township of Broder, 258 Forest Lake Road, Sudbury, [2010-100Z, RU (Rural)]

For relief from Part 4, Section 4.2, Table 4.1 and Part 9, Section 9.3, Table 9.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit the existing single detached dwelling providing, firstly, eaves to encroach 1.25m into the required interior side yard (9.05m setback), where eaves may encroach 0.6m into the required interior side yard but not closer than 0.6m to the lot line, and secondly, a minimum interior side yard of 8.9m, where 10.m is required.

A0062/2022

**ANGELA TUCAR
MARK DABOUS**

Ward: 9

PIN 73478 0333, Parcel 53M-1231-3, Lot(s) 3, Subdivision 53M-1231, Lot Pt 4, Concession 6, Township of Broder, 22 Pond Hollow 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 hedgerow providing a height of 2.0m to be located in the corner side yard, where hedgerows more than 1.0m in height are not permitted in the corner side yard.

A0064/2022

ROBERT MORAN

Ward: 1

PIN 73588 0460, Parcel 6682 SEC SES, Lot(s) 170, Subdivision M-76, Lot Pt 8, Concession 2, Township of McKim, 27 Gutcher Avenue, Sudbury, [2010-100Z, R2-3 (Low Density Residential Two)]

For relief from Part 4, Section 4.2, subsection 4.2.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached garage providing an accessory lot coverage of 14.3%, where the total lot coverage of all accessory buildings and structures on a residential lot shall not exceed 10%.

A0065/2022

**SANDRA MEWS
AL VARDY**

Ward: 11

PIN 73581 0068, Parcel 9553 SEC SES, Lot Pt 2, Concession 3, Township of McKim, 1075 Lakeshore Drive, Sudbury, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, Table 4.1, Section 4.41, subsections 4.41.2 and 4.41.4 and Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit a two-storey addition to the existing dwelling, firstly, permitting eaves to encroach 1.2m into the required interior side yard, where eaves may encroach 0.6m into the required interior side yard but not closer than 0.6m to the lot line, secondly, providing a 15.0m setback from the high water mark of a lake or river, where no person shall erect any residential building closer than 30.0m to the high water mark of a lake or a river, thirdly, to be 15.0m setback from the high water mark of a lake or a river, where only the accessory structures as set out in subsection 4.41.2, boat launches, marine railways, waterlines and heat pump loops are permitted within 20.0m of a high water mark and the area permitted to be cleared of natural vegetation in Section 4.41.3, and fourthly, providing a minimum interior side yard setback of 1.2m, where 1.8m is required.

A0066/2022

1876313 ONTARIO LIMITED

Ward: 1

PINs 73588 0783 & 73588 0343 & 73588 0175, Parcels 8220 & 16897 & 43251 SEC SES, Survey Plan 53R-6204 Part(s) 9 and 10, Lot(s) 67, 68, and 69, Subdivision M-136, Lot Pt 8, Concession 2, Township of McKim, 831 Lorne Street, 829 Lorne Street, Sudbury, [2010-100Z, C2 (General Commercial)]

For relief from Part 4, Section 4.15, subsection 4.15.5, Section 4.2, subsection 4.2.9 and Part 5, Section 5.3, Table 5.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the development of a one-storey building for retail use, firstly, providing no screening device in the planting strip along the north eastern lot line abutting the R2-3 residential zone, where required planting strips shall contain one or more screening devices, secondly, to permit the refuse storage area to be located in the rear yard and 3.0m from the rear lot line, where refuse storage areas shall be located in the interior yard only and no closer than 15.0m from the rear lot line, thirdly, providing 5 parking spaces for the take-out restaurant, where 8 parking spaces are required, and fourthly, providing 3 parking spaces for the retail use, where 4 parking spaces are required.

A0067/2022

**MARY-CATHERINE TREMBLAY
JOSEPH TREMBLAY**

Ward: 6

PIN 73504 0395, Parcel 48214 SEC SES, Survey Plan 53R-7466 Part(s) 1, Lot(s) Pt 41, Subdivision M-699, Lot Pt 5, Concession 2, Township of Hanmer, 4444 Velvet Court, Hanmer, [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 facilitate the reconstruction of a deck providing no setback from the south interior side yard, where uncovered decks greater than 1.2m in height may encroach 1.2m into the interior side yard but no closer than 1.2m to the interior side lot line.

A0068/2022

DANIEL FORGET

Ward: 3

PINs 73349 0786 & 73349 2151, Parcel 21282 SEC SWS SRO, Surveys Plan 53R-9552 Part(s) 1 & Plan 53R-21210 Part(s) 1 & Plan SR-3264 Part(s) 1, Lot Pt 3, Concession 3, Township of Balfour, 126 Main Street, Chelmsford, [2010-100Z, R1-5 (Low Density Residential One), R3(71) (Medium Density Residential)]

For relief from Part 11, Section 1, subsection (10), paragraph (sss), clauses (ii) and (iii) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit the existing multiple dwelling to provide, firstly, a minimum 0.91m easterly interior side yard and planting strip that would contain landscaped open space as defined in the City's Zoning By-law, whereas a minimum easterly interior side yard of 1.0m and a planting strip containing screening devices as required under Section 4.15.5 and having a width of 1.0m is required, and secondly, to provide a planting strip containing landscaped open space as defined in the City's Zoning By-law having a width of 0.91m and without a fence, whereas a fence having a minimum height of 1.5m is required along the easterly interior side lot line to a depth that is equal to the length of the residential lot situated to the east described as Parcel 25855, Part 1, Plan 53R-6956, Lot 3, Concession 3, Township of Balfour.

THIS APPLICATION WAS DEFERRED FROM THE MEETING OF JANUARY 12, 2022 TO AFFORD THE OWNER THE OPPORTUNITY TO ADDRESS THOSE COMMENTS RECEIVED FROM AGENCIES AND DEPARTMENTS.

A0157/2021

**SCOTT MULLEN
MARIKA RENELLI**

"REVISED"

Ward: 9

PINs 73476 0544 & 73476 0607 & 73476 0543, Parcels 10648 & 53892 SEC SES & 10648A, Survey Plan 53R-17219 Part(s) 2, Part Lot 7, Concession 3 as in LT58823 and Lot Part Bed of Long Lake in front of Lot 7, Concession 3, Part Location CL12643, Township of Broder, 594 Dew Drop Road, Sudbury, [2010-100Z, R1-2 (Low Density Residential One)]

For relief from Part 4, Section 4.41, subsections 4.41.2 and 4.41.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a garage addition to the existing single detached dwelling and leaching bed, firstly, for the garage addition to provide a 7.9m setback from the high water mark of a lake or river, where no person shall erect any residential building closer than 30.0m and to be 7.9m setback from the high water mark of a lake or a river, where only the accessory structures as set out in subsection 4.41.2, boat launches, marine railways, waterlines and heat pump loops are permitted within 20.0m of a high water mark and the area permitted to be cleared of natural vegetation in Section 4.41.3; and, for the leaching bed to provide a 17.8m setback from the high water mark of a lake, river or stream, where no person shall construct a leaching bed closer than 30.0m.

PREVIOUSLY SUBJECT TO MINOR VARIANCE A207/1996 (NOV 4/96)

THIS APPLICATION WAS DEFERRED FROM THE MEETING OF MAY 4, 2022 TO AFFORD THE OWNER THE OPPORTUNITY TO ADDRESS THOSE COMMENTS RECEIVED FROM AGENCIES AND DEPARTMENTS.

A0042/2022

**LYNNE BOURQUE
MIKE BOURQUE**

"REVISED"

Ward: 9

PIN 73479 0311, Parcel 27040, Lot(s) 14, Subdivision M-443, Lot Pt 10, Concession 5, Township of Dill, 0 Whippoorwill Avenue, Sudbury, [2010-100Z, R1-2 (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsection 4.2.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached garage providing maximum height of 5.7912m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

**A REMINDER... THE NEXT SCHEDULED MEETING IS
WEDNESDAY, JUNE 15, 2022**



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

City of Greater Sudbury

APPLICATION FOR MINOR VARIANCE

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

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

PLEASE PRINT: SCHEDULES MAY BE INCLUDED IF NECESSARY.

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

Registered Owner(s): Janet, Dennis Castellan Email: [REDACTED]
Mailing Address: 258 Forest Lake Rd. Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: City of Greater Sudbury Postal Code: P3G 1K8 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: N/A Email: [REDACTED]
Mailing Address: 258 Forest Lake Rd, Sudbury P3G 1K8 Home Phone: [REDACTED]
City: [REDACTED] Postal Code: [REDACTED] Business Phone: [REDACTED]
Fax Phone: [REDACTED]

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

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

Name: N/A
Mailing Address: [REDACTED]
City: [REDACTED] Postal Code: [REDACTED]

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

- 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
(East) Side Yard Setback	10.0m	8.9m	1.1m
Eaves	.6m	9.05	1.25

- b) Is there an eave encroachment? ☒ Yes ☐ No If 'Yes', size of eaves: 0.150 (m)

- c) Description of Proposal: [REDACTED]
Where a 10.0 m side yard setback is required, relief is requested to 8.9m.
Note: eave is .150m

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: [REDACTED]
The house was totally completed in 1991 and a Legal Plan of Survey/Building Location Certificate was prepared post construction/occupancy in 1992. The survey identified a .1m encroachment to the then required 9.0 m setback.

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

PIN(s): 73476 - 0066		Township: Broder	Ward 9
Lot No.: 6	Concession No.: 3	Parcel(s): 49280	
Subdivision Plan No.:	Lot:	Reference Plan No.: 53R-12869	Part(s): 3
Municipal Address or Street(s): 258 Forest Lake Rd, Sudbury P3G 1K8			

7) Date of acquisition of subject land. 1990

8) Dimensions of land affected.

Frontage 90m (m) Depth 255.53m (m) Area 20,274.8 (m²) Width of Street 20 (m)

9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	320 (m ²)	(m ²)
Gross Floor Area:	513 (m ²)	(m ²)
No. of storeys:	one(1)	(m)
Width:	5.5 (m)	(m)
Length:	47.2 (m)	(m)
Height:	8.5 (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
Front:	62.05 Shed: 46.0 (m)	(m)
Rear:	134.1 (m)	(m)
Side:	8.9(East). Shed: 29.5 (m)	8.9 (m)
Side:	33.46 (m)	(m)

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

What type of access to the land?

Municipally owned & operated piped water system ☒

Municipally owned & operated sanitary sewage system ☒

Lake ☐

Individual Well ☐

Communal Well ☐

Individual Septic System ☐

Communal Septic System ☐

Pit Privy ☐

Municipal Sewers/Ditches/Swales ☐

Provincial Highway ☐

Municipal Road ☐

Maintained Yearly ☐

Maintained Seasonal ☐

Right-of-way ☐

Water ☐

If access is by water only, provide parking and docking facilities to be used.

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

The Residence was completed in 1991 (no other additions have occurred since). A free standing shed was built in 2004.

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

Use(s): Single Family Residential Length of time: Since 1991

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

Same as #13 ☐ or, _____

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

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

☐ Yes ☒ No

If "yes", how many? _____

17) Existing uses of abutting properties: Single family Residential

A0061/2022

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

If "yes", indicate the application number(s): _____

or, describe briefly, _____

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

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

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

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

- 21) Is this property located within an area subject to the Greater Sudbury Source Protection Plan?

☐ Yes ☒ No

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Janet & Dennis Castellan (please print all names), the registered owner(s) of the property described as 258 Forest Lake Road 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 Dennis Castellan (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 18 day of April

20 22

(witness)

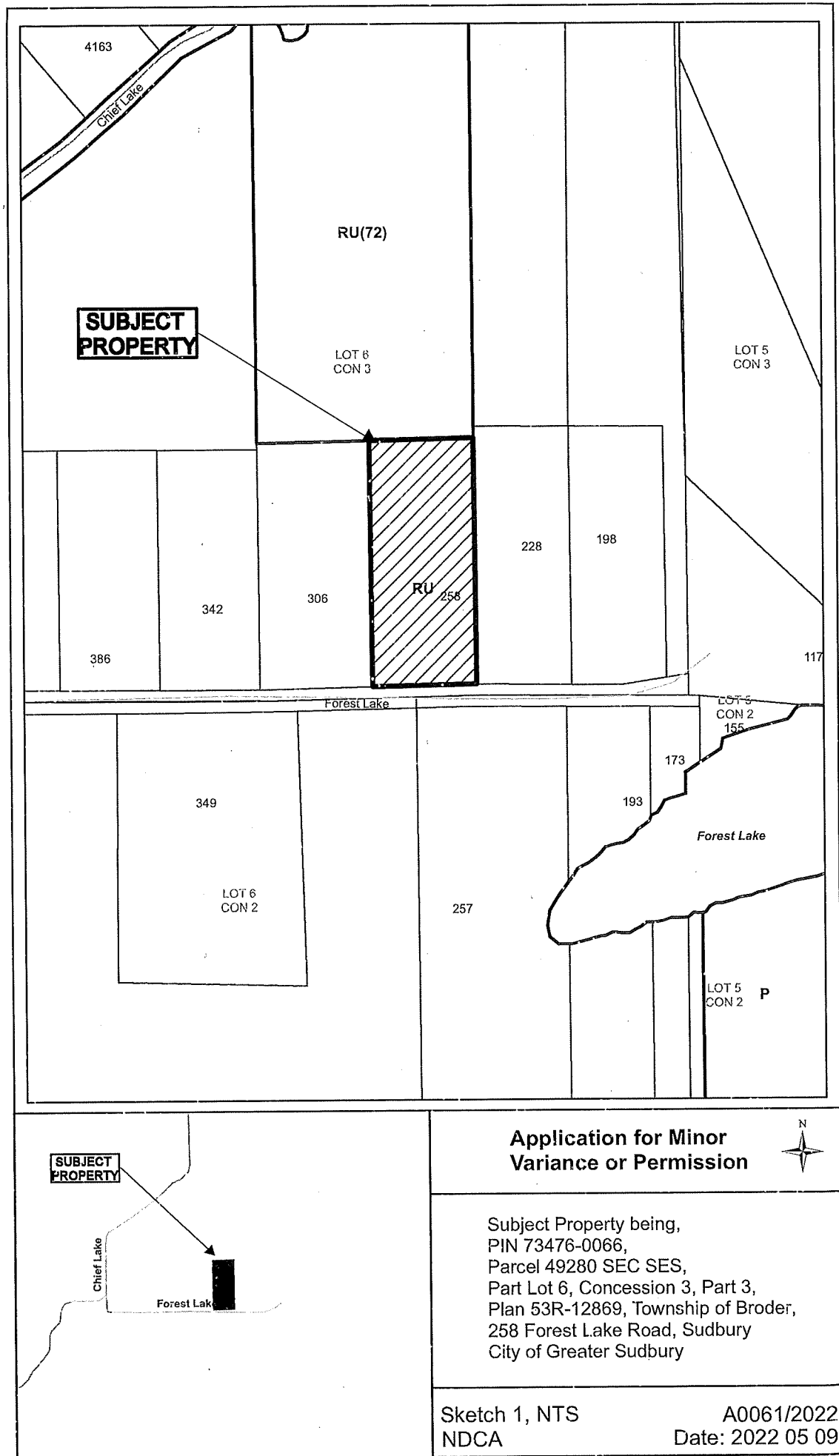
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: _____

*I have authority to bind the Corporation

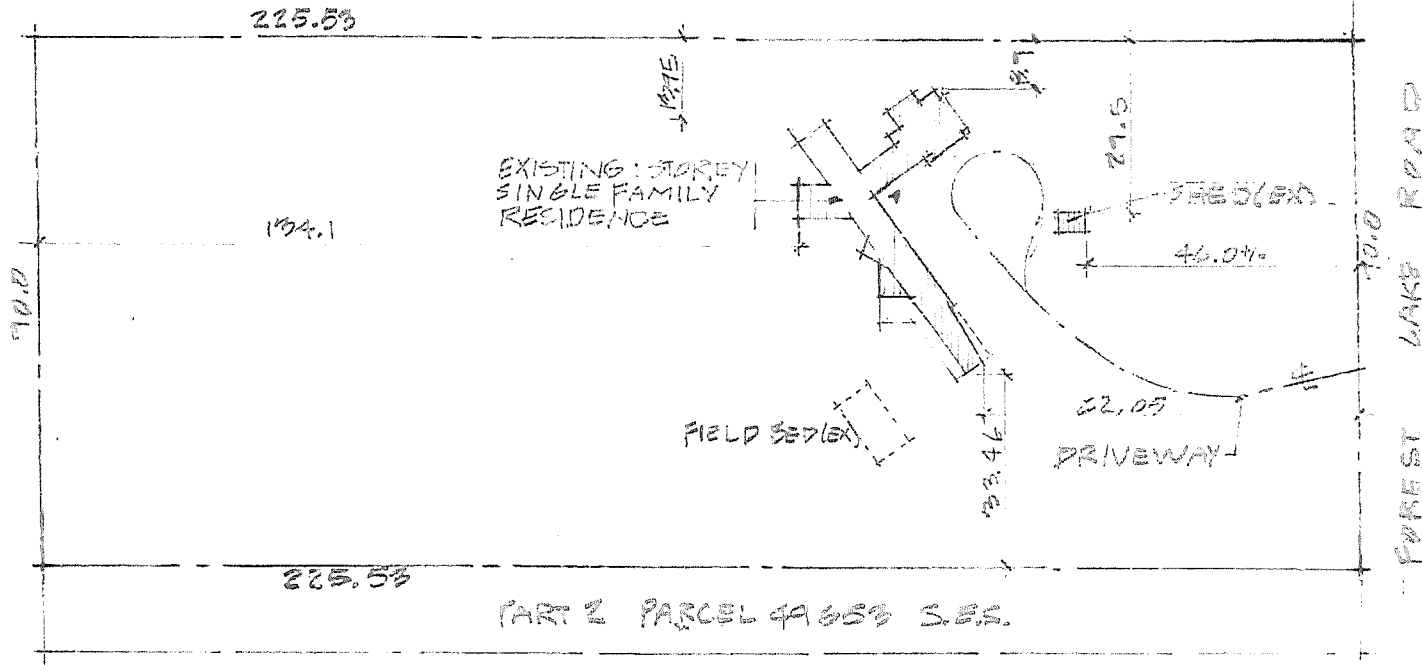
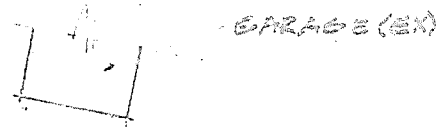
Approved/2022

April 2022





LOT 6 PARCEL 1130 S.E.S



MINOR VARIANCE
APPLICATION SKETCH
JAN, 2022

250 FOREST LAKE ROAD

1:000

A0061/2022
Sketch 2



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

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

Office Use Only 2022.01.01 A 0062/2022
S.P.P. AREA YES ____ NO ____
NDCA REG. AREA YES ____ NO ____

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

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PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Angela Tucan-Martin-Dubois Email: [REDACTED]
Mailing Address: 22 Pond Hollow Drive Home Phone: [REDACTED]
City: Sudbury Postal Code: P3E 6E5 Business Phone: n/a
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: Laurie Tucan Email: [REDACTED]
Mailing Address: 844 Red Deer Lk. Rd. 10. Home Phone: [REDACTED]
22 Pond Hollow Drive Sudbury P3E-6E5 Business Phone: n/a
City: Sudbury Postal Code: P0M 3C0 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: N/A - no mortgage
Mailing Address: [REDACTED]
City: [REDACTED] Postal Code: [REDACTED]

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

- 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
2010 100z 4.2.5			
rear corner side yard hedge	1 meter	2 meters	1 meter
Note: the hedge has a 12' setback from the curb			

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

- c) Description of Proposal:

To maintain the height of a mature heritage cedar hedge as pruning will destroy it. It occupies only the rear portion of the corner side yard and in some Ontario municipalities this area is defined as the rear yard. see attached diagram

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

Rear corner side yard hedge offers privacy from a public mail box. The hedge is a mature existing cedar and would be destroyed by severe pruning.
The hedge does not provide a site line issue, as noted by the by law officer.

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

PIN(s): 73478-0333 Township: Brodeur
 Lot No.: 4 Concession No.: 6 Parcel(s): 53M-1231-3
 Subdivision Plan No.: 53M1231 Lot: 3 Reference Plan No.: 0.11AC78.7 Part(s):
 Municipal Address or Street(s): 22 Pond Hollow Sudbury P3E 6E5

- 7) Date of acquisition of subject land. 1992

- 8) Dimensions of land affected.

Frontage 15.76 (m) Depth 30.0 (m) Area 472.8 (m²) Width of Street 9 (m)

- 9) Particulars of all buildings:

	Existing				Proposed		
Ground Floor Area:	137.4	shed1	shed2	(m ²)	137.4	sheds	no change
Gross Floor Area:	137.4	5.95	1.95	(m ²)	137.4	sheds	no change
No. of storeys:	1.5	1	1		1.5	no change	
Width:	10.71	2.4	9.14	(m)	10.71	sheds	no change
Length:	12.83	2.4	2.13	(m)	12.83	sheds	no change
Height:	6.25	2	2	(m)	6.25	sheds	no change

- 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:	6.26	shed1	shed2	(m)	no change to structures		
Rear:	10.3	3.02	3.02	(m)	hedge existing and proposed		
Side:	1.24	4.98	8.98	(m)	2m height, setbacks; rear 3.02		
Side:	4.72	8.36	7.45	(m)	side 1.38, rear 3.02, side 13.38		

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

What type of access to the land?

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

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

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

1992

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

Use(s): residential

Length of time: 30 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

A0062/2022

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

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

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

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

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

If "Yes", indicate application number(s) and status of application(s): _____

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Angela Tucar, Mark Dabous ^{*} Angela Tucar M. Dabous (please print all names), the registered owner(s) of the property described as 22 Pond Hollow Drive, Sudbury P3E 6E5

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

- appoint and authorize Laurie Tucar as per ^{*} CL Tucar (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 28 day of Apr., 2022

M. Dabous
(witness)

Angela Tucar CL Tucar, Mark Dabous
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: _____


*I have authority to bind the Corporation

Approved/2022

I/We, Laurie Tucar (please print all names),
the registered owner(s) or authorized agent of the property described as _____

in the City of Greater Sudbury:

Dated this 28 day of Apr., 2022


Commissioner of Oaths

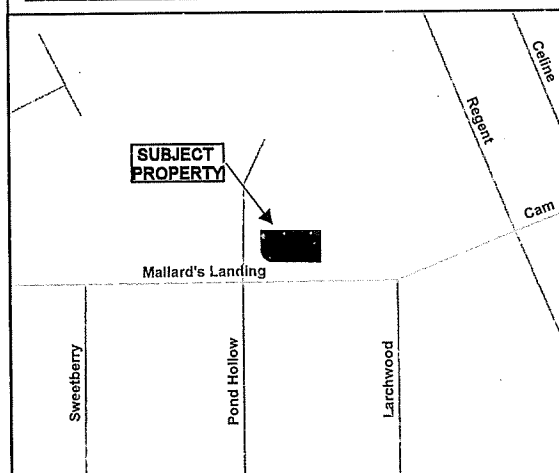
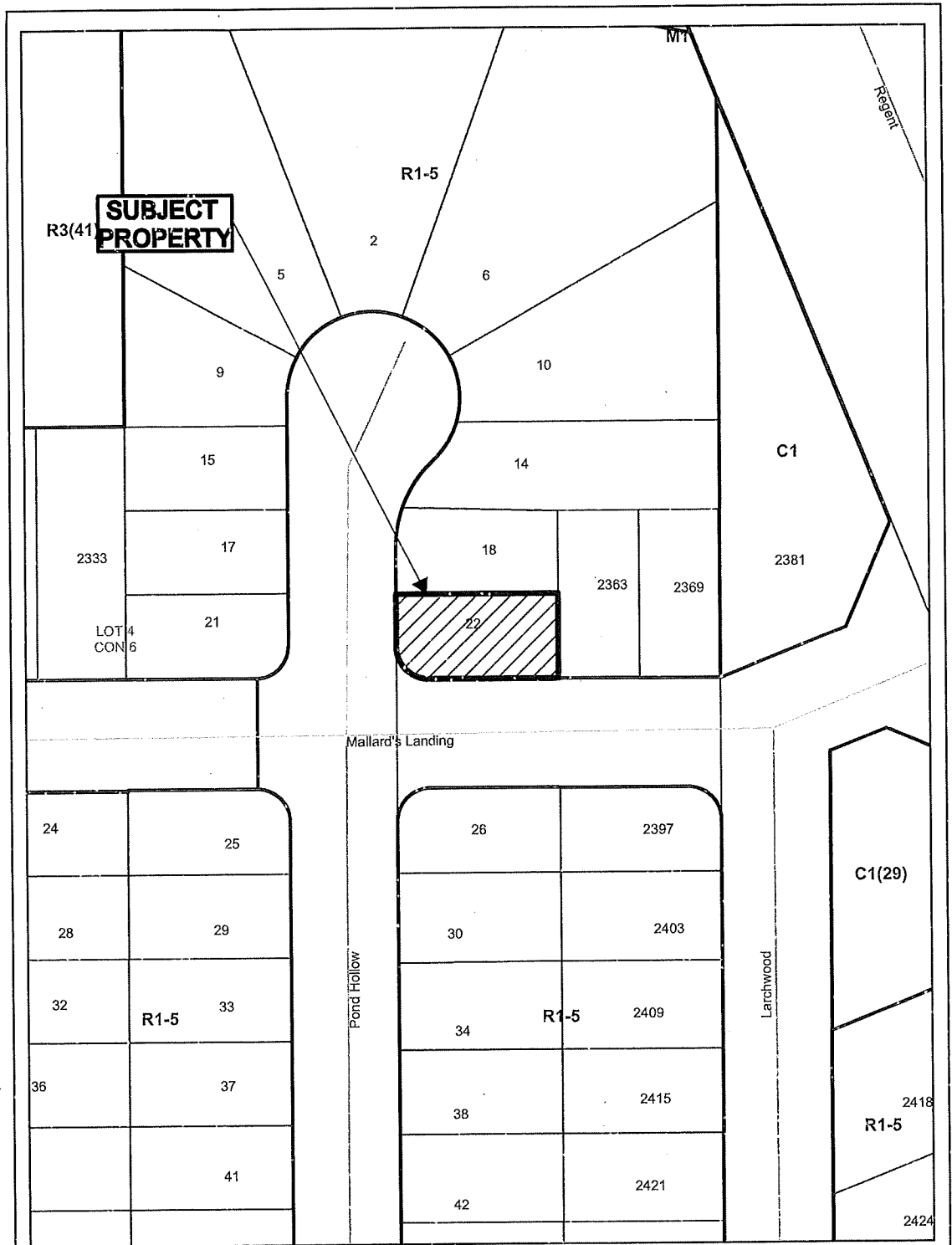
signature of Owner(s) or Signing Officer or Authorized Agent
(*where a Corporation)

Print Name: Laurie Tuckar
 *I have authority to bind the Corporation

- FOR OFFICE USE ONLY**

Date of Receipt:	Hearing Date:	Received By:
Zoning Designation:	Resubmission: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Previous File Number(s):		
Previous Hearing Date:		
Notes:		

10062/2022



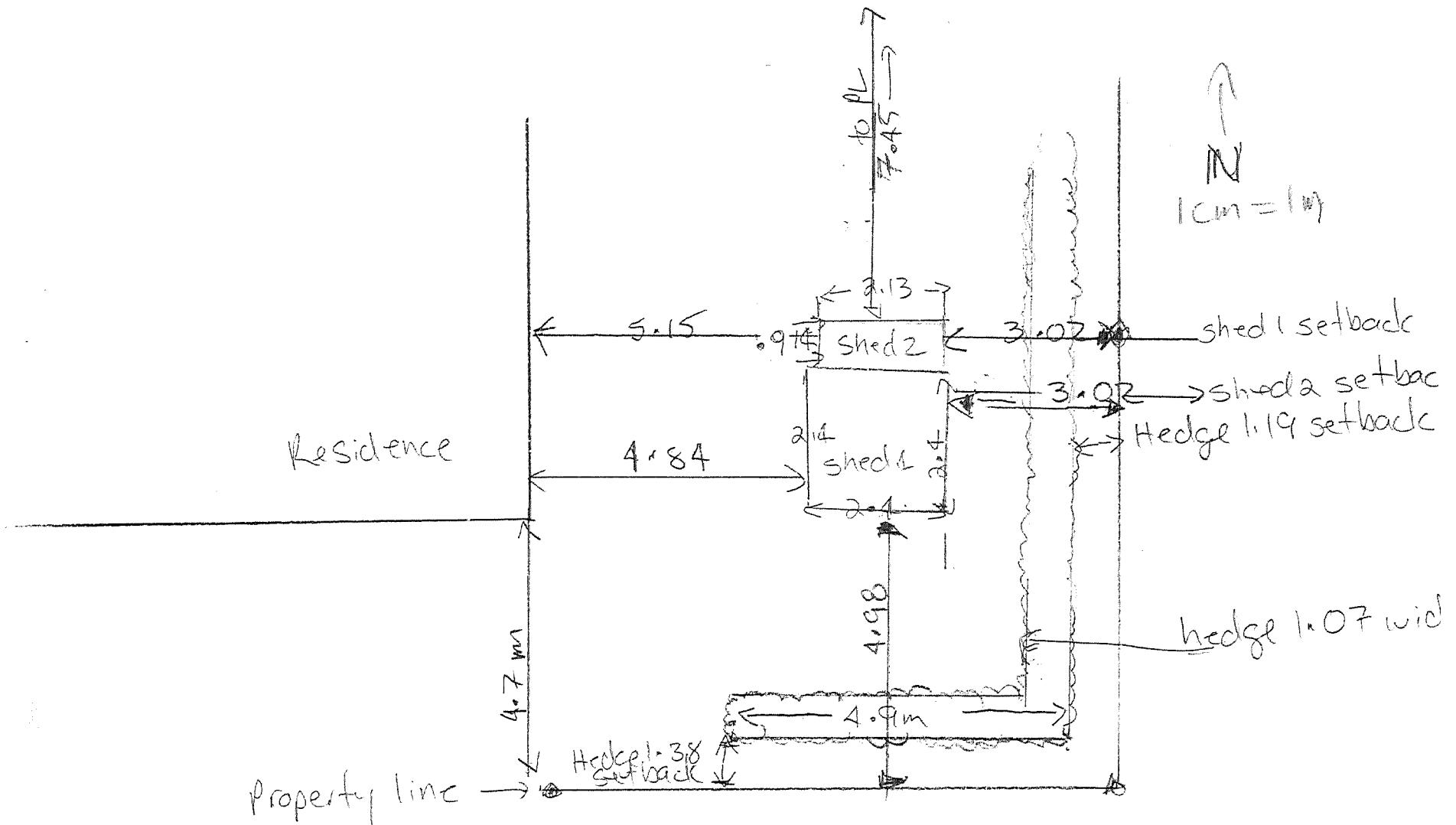
Application for Minor Variance or Permission



Subject Property being,
PIN 73478-0333,
Parcel 53M-1231-3, Lot 3,
Plan 53M-1231,
Part Lot 4, Concession 6,
Township of Broder,
22 Pond Hollow Drive, Sudbury,
City of Greater Sudbury

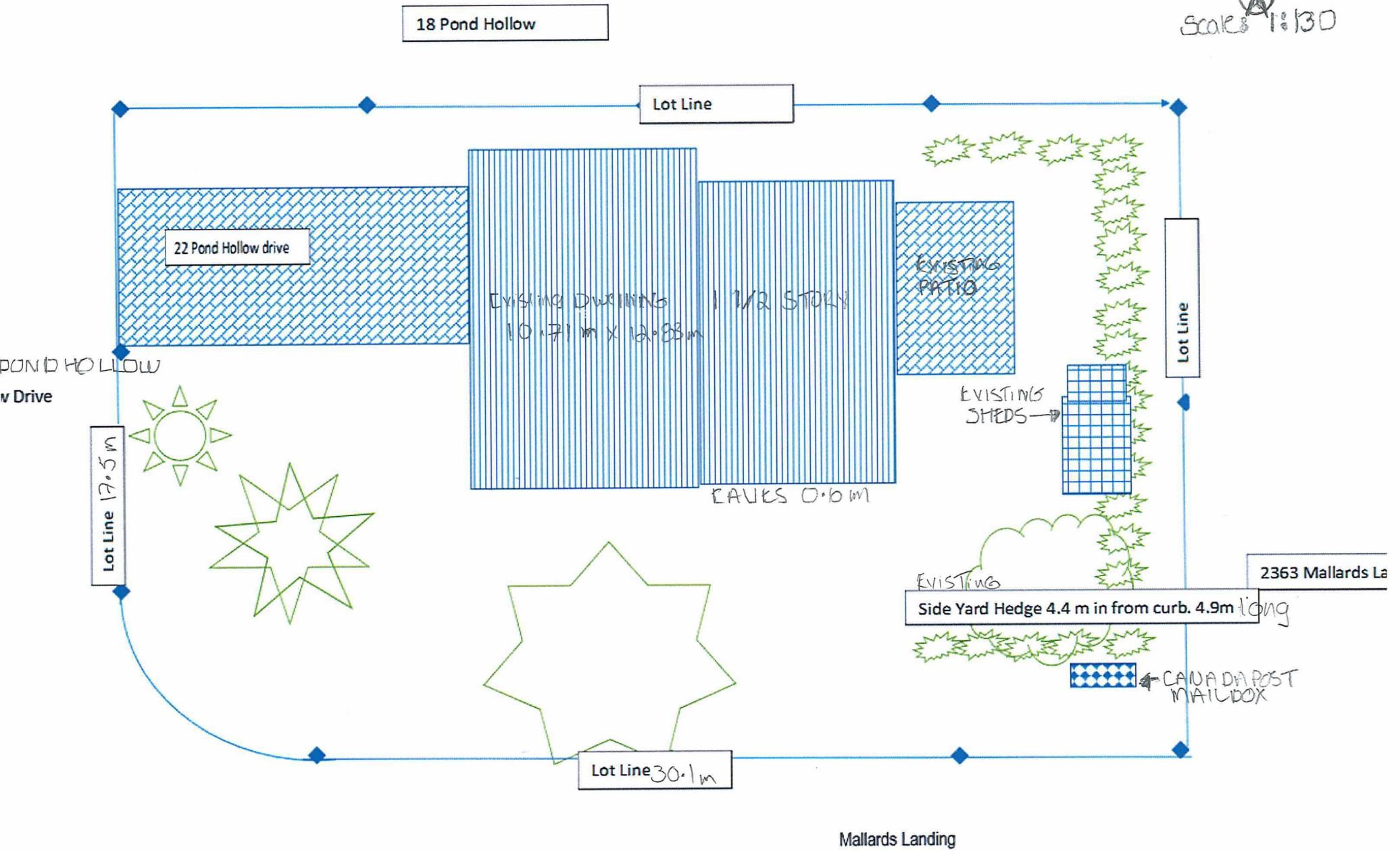
Sketch 1, NTS
NDCA

A0062/2022
Date: 2022 05 09



22 POND HOLLOW SHED/HEDGE DETAIL

A0062/2022
Sketch 2



P O N D H O L
(DEDICATED BY REGIST

N 44°58'30" W
CH=8.485, A=9.425
R=6.000 (P1 & MEAS)

IB
(1400)

N 00°01'30" E 18.050 (P1 & MEAS)
9.760 (P1 & MEAS)
8.290 (P1 & MEAS)

PART

PART 3

SSIB

6.000
(SET P1)

SIB
(1400)

6.000
(P1 & MEAS)

SIB
(1400)

4.654

2.700

PART 3

24.000 (P1 & MEAS)

N 89°58'30" W 60.000 (P1 & MEAS)
(REFERENCE BEARING)

0.30 RESERVE

PART 68

SSIB
(1400)

15.760 (SET P1)

N 00°01'30" E 31.000 (SET P1)

PART 2
53

LOT 2

N 89°58'30" W 30.000 (P1 & MEAS)

6.257

1.273

1.248

2.622

10.358

LOT 3

FOUNDATION ONLY
(UNDER CONSTRUCTION)

PCL
53M-1231-3
S.E.S.

10.301

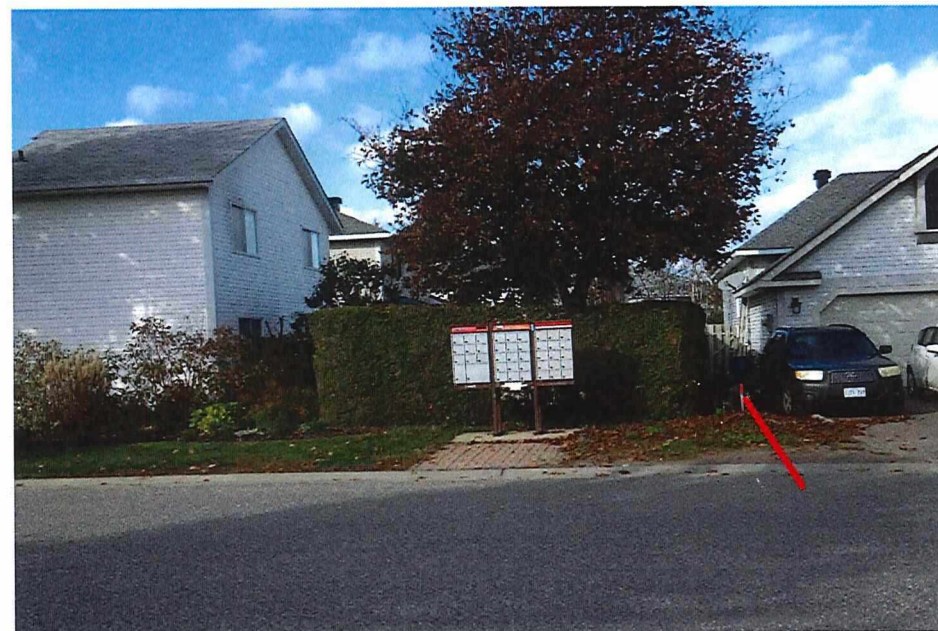
SUBJECT TO EASEMENT
No.'S 739952, 739953, 739954

M A L L A R D' S L A N D I I
(DEDICATED BY REGISTERED PLAN

A0062/2022
Sketch 4



Looking down the side yard (Mallards Landing towards Regent) Note the ample easment between the stree and the hedge



Side yard from Mallards Landing. Neighbours drive on right. Note easment for post box and hedge as a privacy screen. The red line points to the recently surveyed property stake.



Neighbours drive in foreground. Looking towards corner of Mallards and Pond Hollow



A0002/2022
Sketchs



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

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

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

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

PLEASE PRINT: SCHEDULES MAY BE INCLUDED IF NECESSARY.

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

Registered Owner(s): Robert Moran Email: [REDACTED]
Mailing Address: 27 Gatchera Ave. Home Phone: [REDACTED]
City: Sudbury Ont. Postal Code: P3C-3H5 Business Phone: [REDACTED]
Fax Phone: [REDACTED]

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

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

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

- 3) 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 NO MORTGAGE
Mailing Address: _____
City: _____ Postal Code: _____

- 4) Current Official Plan designation: Living Area 1 Current Zoning By-law designation: R-23

- 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>Sec. 2.3 10% Acc.</u>	<u>10%</u>	<u>14.3%</u>	<u>4.3%</u>

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

- c) Description of Proposal: 14.3% Proposed Increase. Exceeding lot coverage

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
I want to build a 7.32 x 7.32m but lot size is small causing it to exceed the 10% accessory

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

PIN(s): _____ Township: Wickham
 Lot No.: 8 Concession No.: 2 Parcel(s): 6682
 Subdivision Plan No.: M76 Lot: 170 Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 27 Gutcher

- 7) Date of acquisition of subject land. -
- 2002

- 8) Dimensions of land affected.

Frontage 10.363 (m) Depth 37.186 (m) Area 385.359 (m²) Width of Street _____ (m)

Particulars of all buildings:	House	Existing	Garage	To be Demol	House	Proposed	Garage - New
Ground Floor Area:	<u>58.2166476</u>	<u>18.581</u>	<u>(m²)</u>		<u>58.2166476</u>	<u>55.51215104</u>	<u>(m²)</u>
Gross Floor Area:	<u>58.2166476</u>	<u>18.581</u>	<u>(m²)</u>		<u>58.2166476</u>		<u>(m²)</u>
No. of storeys:	<u>1</u>	<u>1</u>			<u>1</u>	<u>1</u>	
Width:	<u>6.79704</u>	<u>3.048</u>	<u>(m)</u>		<u>6.79704</u>	<u>7.3152</u>	<u>(m)</u>
Length:	<u>10.4394</u>	<u>6.096</u>	<u>(m)</u>		<u>8.565</u>	<u>7.3152</u>	<u>(m)</u>
Height:	<u>4.572</u>	<u>23.6576</u>	<u>(m)</u>		<u>4.572</u>	<u>200</u>	<u>(m)</u>

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

	House	Existing	Garage To be Demol	Garage New	Proposed House
Front:	<u>4.84632</u>	<u>31.09</u>	<u>(m)</u>	<u>29.261</u>	<u>4.84632</u>
Rear:	<u>21.9456</u>	<u>0</u>	<u>(m)</u>	<u>1.219</u>	<u>21.9456</u>
Side:	<u>2.5906</u>	<u>0.884</u>	<u>(m)</u>	<u>1.8288</u>	<u>2.5906</u>
Side:	<u>0.97536</u>	<u>6.451</u>	<u>(m)</u>	<u>1.219</u>	<u>0.97536</u>

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

What type of access to the land?

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

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

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

1940 House 1945 Garage

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

Use(s): Residential Length of time: 82 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

Approved 4/2022

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

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

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

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

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

If "Yes", indicate application number(s) and status of application(s): _____

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Robert Moran (please print all names), the registered owner(s) of the property described as Robert Moran 27 Gaithe Ave in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

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

Dated this 28 day of April, 2022

[Signature]
(witness)

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

Print Name: Robert Moran

*I have authority to bind the Corporation

20064/2022

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, Robert Moran (please print all names),
the registered owner(s) or authorized agent of the property described as Robert Moran

27 Gaither Ave.

in the City of Greater Sudbury:

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

Dated this

29
28

day of

April

, 20 22

Commissioner of Oaths

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

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

Print Name: Robert Moran

*I have authority to bind the Corporation

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

FOR OFFICE USE ONLY

Date of Receipt: April 29/22 Hearing Date: June 1, 2022

Received By: N. Lewis

Zoning Designation: R2-3 Resubmission: ☐ Yes ☒ No

Previous File Number(s): None

Previous Hearing Date: n/a

Notes:

A0064/2022



Application for Minor Variance or Permission



Subject Property being,
PIN 73588-0460,
Parcel 6682 SEC SES,
Lot 170, Plan M-76,
Part Lot 8, Concession 2,
Township of McKim,
27 Gutcher Avenue, Sudbury,
City of Greater Sudbury

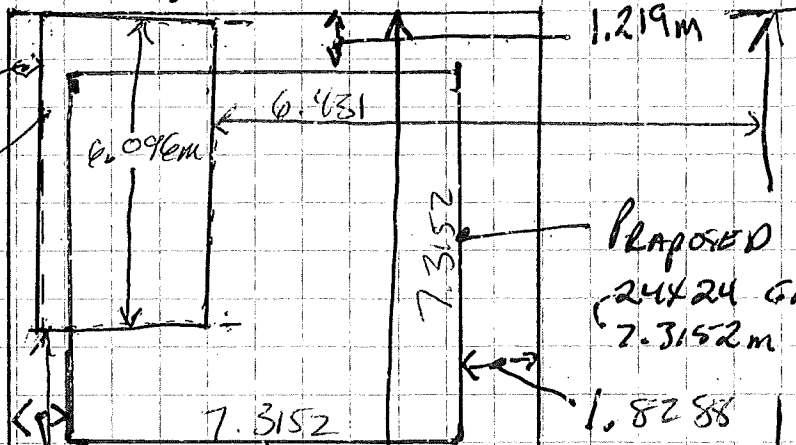
Sketch 1, NTS
NDCA

A0064/2022
Date: 2022 05 05

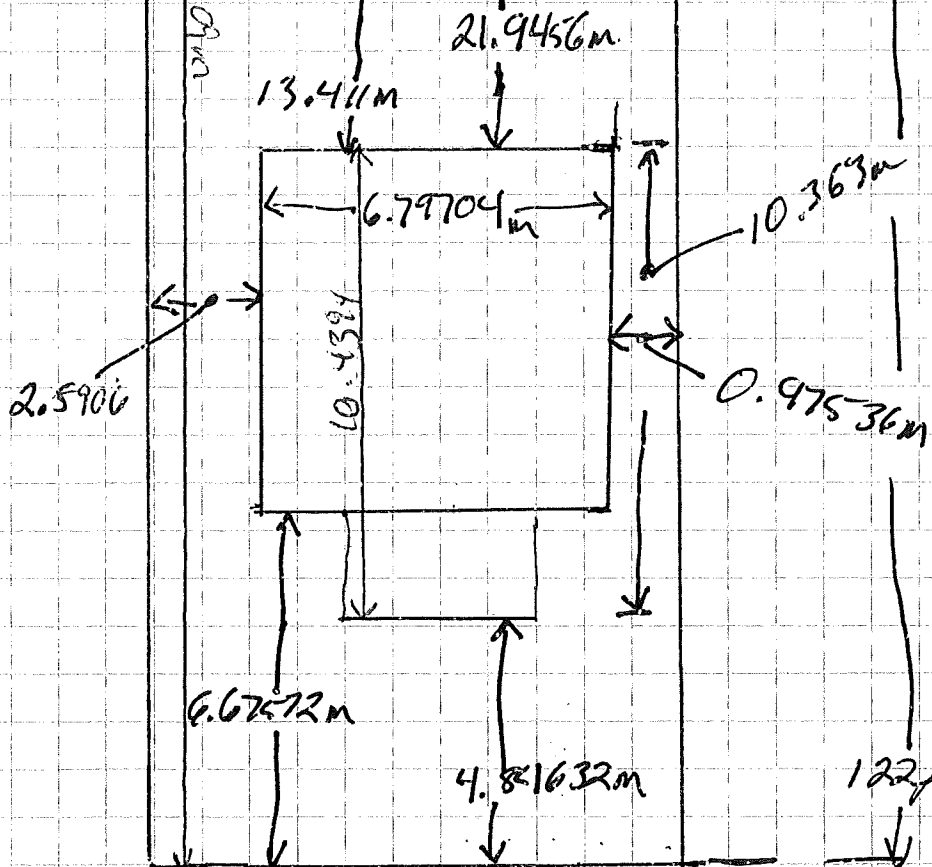
123.0481 LINDSAY

0.884m
GARAGE
TUBE
REMOVED
BEFORE
CONSTRUCTION
OF NEW
GARAGE

PROPOSED
24x24 GARAGE
7.3152m x 7.3152m



LOT 170



33ft - 10.363m
GUTCHER AVE.

A0064/2022
Sketch 2

122ft - 37.186m



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

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

Office Use Only	
2022 01 01	
A0065/2022	
S.P.P. AREA	
YES	✓ NO
NUCA REG AREA	
YES	✓ NO

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

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): SAURA MEWS, ALVARO
Mailing Address: 1075 Lakeshore Dr.
City: Sudbury ON Postal Code: P3B1E3
Email: [REDACTED] Home Phone: [REDACTED]
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: CENTRELINE ARCHITECTURE
Mailing Address: 158 ELGIN ST SUITE 201
City: SUDBURY Postal Code: P3E 3N5
Email: [REDACTED] Home Phone: [REDACTED]
Business Phone: [REDACTED] Fax Phone: [REDACTED]
Note: Unless otherwise requested, all communication will be sent to the agent, if any.

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

Name: First National Financial
Mailing Address: 16 YORK ST SUITE 1900
City: TORONTO ON Postal Code: M5T 0E6

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

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

Variance To	By-law Requirement	Proposed	Difference
SIDE YARD SETBACK	1.8M	1.2M	0.6M
LAKE SETBACK	30M	15M	15M
EAVE ENCROACHMENT	0.6M	1.2M	0.6M
SHORELINE BUFFER	20M	15M	5M

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

- c) Description of Proposal:
A RENNOVATION AND ADDITION TO AN EXISTING DWELLING

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
THE EXISTING BUILDING IS COMPLETELY WITHIN THE LAKE SETBACK AND SHORELINE BUFFER.
THE CONSTRAINTS OF THE NARROW SITE

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

PIN(s): _____ Township: MCKIM
 Lot No.: 2 Concession No.: 3 Parcel(s): _____
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 1075 LAKESHORE DRIVE

7) Date of acquisition of subject land. UNKNOWN

8) Dimensions of land affected

Frontage 16.28 (m) Depth 43.9 (m) Area 647 (m²) Width of Street 8 (m)

9) Particulars of all buildings:	HOUSE	Existing	SAUNA	HOUSE	Proposed	SAUNA
Ground Floor Area:	110		15.49 (m ²)	203		15.49 (m ²)
Gross Floor Area:	212		15.49 (m ²)	429		15.49 (m ²)
No. of storeys:	1		1	2		1
Width:	9.21		3.05 (m)	13.88		3.05 (m)
Length:	14.3		5.08 (m)	15.5		5.08 (m)
Height:	4.34		3.46 (m)	7.35		3.46 (m)

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

	HOUSE	Existing	SAUNA	HOUSE	Proposed	SAUNA
Front:	8.5		34.42 (m)	7.4		34.42 (m)
Rear:	15		2.6 (m)	15		2.6 (m)
Side:	1.2		12.03 (m)	1.2		12.03 (m)
Side:	5.87		1.2 (m)	1.2		1.2 (m)

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

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

What type of access to the land?

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

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

UNKNOWN

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

Use(s): RESIDENTIAL Length of time: UNKNOWN

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

A0065/2022

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

If "yes", indicate the application number(s) _____
or, describe briefly, _____

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

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

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

If "Yes", indicate application number(s) and status of application(s): _____

- 21) Is this property located within an area subject to the Greater Sudbury Source Protection Plan?

☒ Yes ☐ No

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

NICKEL DISTRICT S.P.A

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, SANDRA MEWS, AL VARDY (please print all names), the registered owner(s) of the property described as 1075 Lakeshore Drive
Sudbury ON P3B1E3
in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

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

Dated this 26 day of April, 2022

(Witness)

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

Print Name:

*I have authority to bind the Corporation

A006512022

Sandra Mews
Albert Vardy

Uwe. CENTRELINE ARCHITECTURE

(please print all names).

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

1075 LAKESHORE DRIVE

in the City of Greater Sudbury

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

Dated this 29th day of April, 2022

Commissioner of Oaths

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

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

Print Name: Heath
 I have authority to bind the Corporation ☒

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

FOR OFFICE USE ONLY

Date of Receipt: May 12/22 Hearing Date: June 1, 2022 Received By: N. Lewis

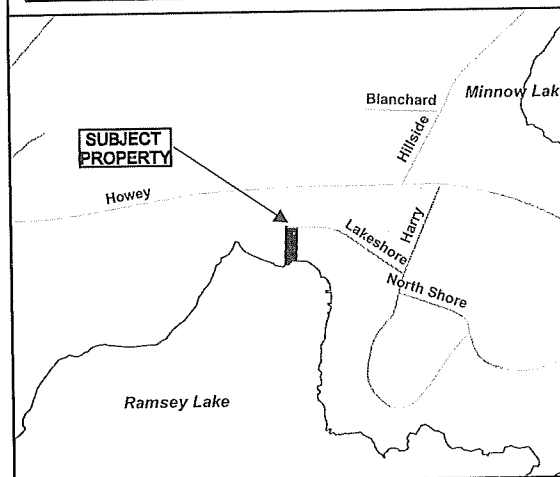
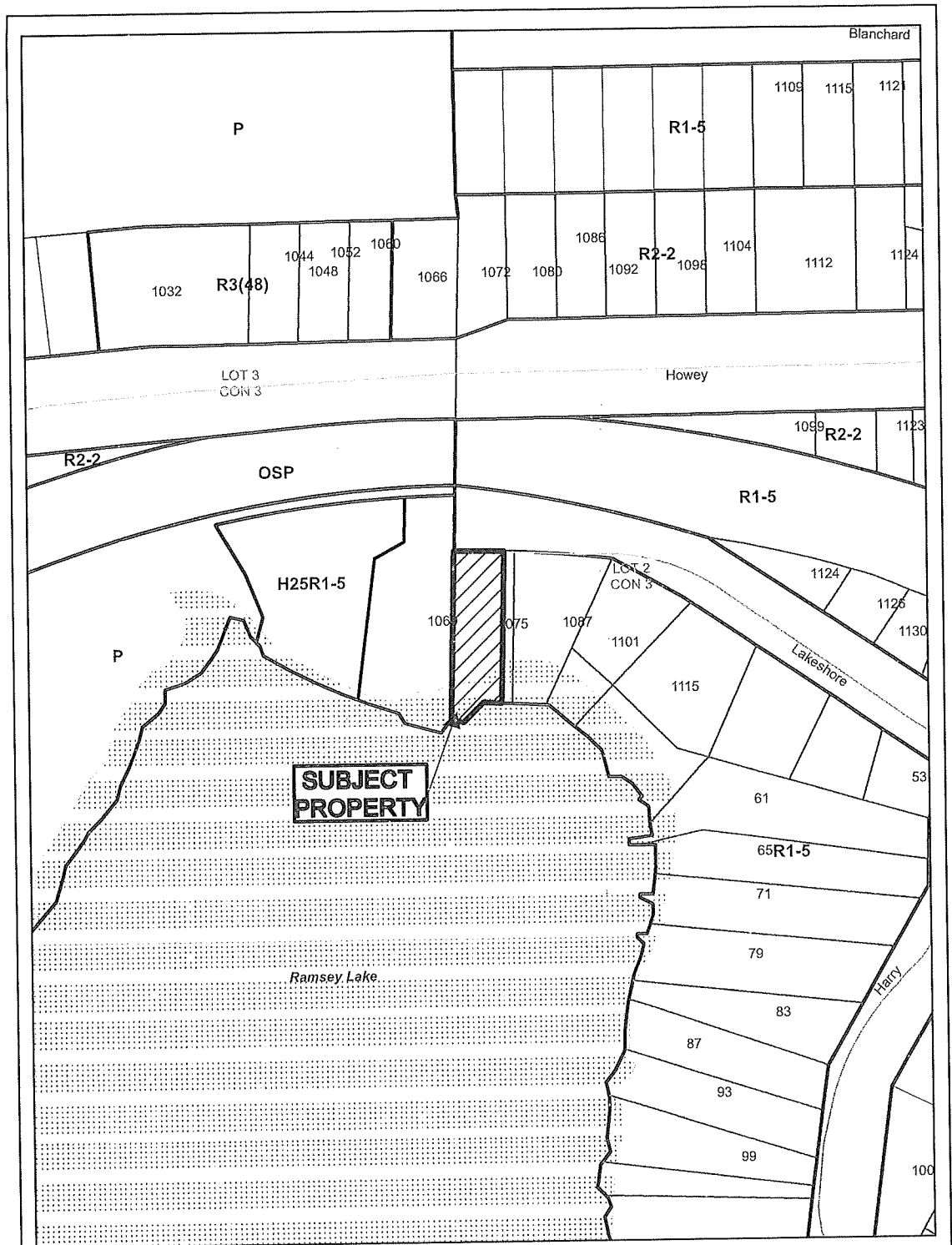
Zoning Designation: R1-5 Resubmission: ☐ Yes ☒ No

Previous File Number(s): None

Previous Hearing Date:

Notes:

10065/2022



Application for Minor Variance or Permission



Subject Property being,
PIN 73581-0068,
Parcel 9553 SEC SES,
Part Lot 2, Concession 3 as in LT 52282,
Township of McKim,
1075 Lakeshore Drive, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0065/2022
Date: 2022 05 13

SB-12 Prescriptive (shar design package) Package: ADDITION Table: 11.1.1.1

C. Project Design Conditions

Climate Zone (US-17) Heating Equipment Efficiency Space Heating Fuel Source
 Zone 1 (4,500 degree days) a) 82% AFUE b) Gas c) Propane d) Solid Fuel
 Zone 2 (4,500 degree days) a) 82% AFUE b) Gas c) Electric d) Biom Energy

Ratio of Windows, Skylights & Glass W, S & G to Wall Area Other Building Characteristics
 Area of walls = 3,212.32 sq ft W, S & G = 11%
 Area of W, S & G = 354.56 sq ft 1/4 inch window average: 0.75 U-value
 d) Ground Source Heat Pump (GSHP)

D. Building Specifications provide values and ratings of the energy efficiency components proposed

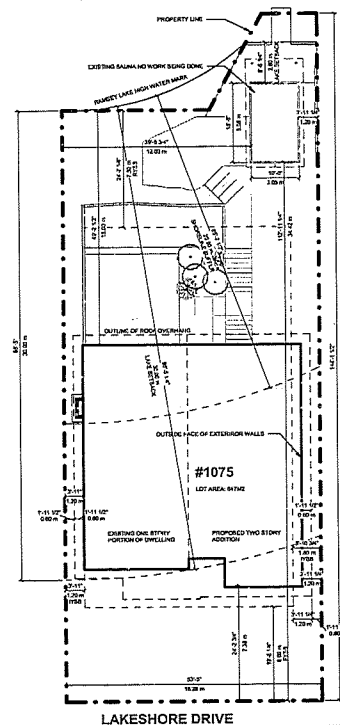
Energy Efficiency Substitutions

ICF 0.1.1.2 (5) & (6) / 2.1.1.3 (5) & (6)
 Combined space heating and domestic water heating systems (3.1.1.2 (7) / 3.1.1.3 (7))
 Airtightness substitution(s)
 Airtightness test required
 Water to Design Guide Attached

Table 2.1.1.4 R. Required: Permitted Substitution:
Table 2.1.1.4 G. Required: Permitted Substitution:
Table 2.1.1.4 H. Required: Permitted Substitution:

Building Component	Minimum R-Value (or Maximum U-Value)	Required	Permitted Substitution	Efficiency Rating
Thermal Insulation	None	None	Windows & Doors: Provide U-value of 0.35 or less	0.29 (1/1)
Ceiling with Attic Space	R-38	R-38	Skylights/Glazed Roofs	
Ceiling without Attic Space	R-51	R-51	Mechanicals	
Exposed Floor	R-25	R-25	Heating Equipment	
Walls Above Grade	R-13	R-13	HRV Efficiency (ASHRAE 62.2)	
Basement Walls	R-10	R-10	DHW Heater (EF)	
Slab (at +0.000 below grade)	R-10	R-10	DHW Heater (EF) (at 42% efficiency)	0.29 (1/1)
Slab (edge only at 0.000 below grade)	R-10	R-10	Combined Heating System	
Slab (at 0.000 below grade, at least 4")	R-10	R-10		

RAMSEY LAKE



LAKESHORE DRIVE

SITE REFERENCE PLAN
 3/22" = 1'-0"

EEDS - WALL

ELEVATION	AREA
11.11' x 11.11'	123.76
11.11' x 11.11'	123.76
11.11' x 11.11'	123.76

EEDS - WINDOWS

No.	WIDTH	HEIGHT	QTY	Area
1	11.11'	11.11'	1	123.76
2	11.11'	11.11'	1	123.76
3	11.11'	11.11'	1	123.76

EEDS - DOORS

No.	TYPE	WIDTH	HEIGHT	AREA
1	11.11'	11.11'	1	123.76
2	11.11'	11.11'	1	123.76

NOTE: CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO ORDERING MATERIALS & COMMENCEMENT OF CONSTRUCTION.

NOT FOR CONSTRUCTION

GENERAL NOTES

1. The drawings are to be used for construction purposes only. They are not to be used for any other purpose.
2. The drawings are to be used for construction purposes only. They are not to be used for any other purpose.
3. The drawings are to be used for construction purposes only. They are not to be used for any other purpose.
4. The drawings are to be used for construction purposes only. They are not to be used for any other purpose.
5. The drawings are to be used for construction purposes only. They are not to be used for any other purpose.

PROJECT STATUS

NO CONSTRUCTION

REVISIONS

May 10, 2022

DESIGNER

ADDISON

PROJECT

VANDY MEADOWS RESIDENCE

RENOVATION ADDITION

PROJECT NUMBER

1011 Lakeshore Dr., Oakbury, OH

PROJECT NAME

Project No. 2022-107

DESIGNED BY

ADDISON

SCALE

As Indicated

COMMENTS

SITE REFERENCE AND

BASEMENT PLAN

SHEET NUMBER

A1-1

ADDISON/2022
 sketch 2



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

12/05/2022

Office Use Only
2022 01 01

A0066/2022

S.P.P. AREA

YES ____ NO ____

NDCA REG. AREA

YES ____ NO ____

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,025.00 (includes \$245.00 legal notice fee)

APPLICATION FEE FOR HEDGEROWS: \$312.00 (includes \$245.00 legal notice fee)

CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): 1876313 ONTARIO LIMITED

Email: [REDACTED]

Mailing Address:

Home Phone:

Business Phone:

City:

Postal Code:

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: TULLOCH Engineering

Email: [REDACTED]

Mailing Address: 1942 Regent Street Unit L

Home Phone:

Business Phone:

City: Sudbury

Postal Code: P3E 5V5

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: N/A

Mailing Address:

City:

Postal Code:

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

- 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. See revised schedule attached

Variance To	By-law Requirement	Proposed	Difference
To allow refuse storage in rear yard where it is only permitted in interior side yard	Interior Side Yard Only	Rear Yard	Refuse located 3.0 metres from the rear lot line
Parking reduction for takeout restaurant use	3 spaces plus 1/10 m ² net floor area (8 spaces)	5 (4 spaces)	3.1 spaces
Parking reduction retail use	1/33 m ² net floor area (4 required)	(3 spaces)	1 space
Landscape Strip abutting R2-3	3.0 wide landscaped strip along the entirety of the R2-3 lot line	0.6m landscaped strip along the entirety of the R2-3 lot line except for the 3.0m section provided along the easterly lot line	3.0 wide landscaped strip along R2-3 lot line

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

- c) Description of Proposal:

Development of a 1-storey (169m²) building for retail purposes.

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

Existing lot configuration, topographic challenges and landscaping requirements.

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

PIN(s): 735880783 & 735880343		Township: MCKIM	
Lot No.:	Concession No.:	Parcel(s):	
Subdivision Plan No.: M136	Lot: 67-69	Reference Plan No.:	Part(s):
Municipal Address or Street(s): GLOVER AVENUE			

- 7) Date of acquisition of subject land. 15/01/2013

- 8) Dimensions of land affected.

Frontage ±36.34	(m)	Depth ±36.7	(m)	Area ±1308	(m ²)	Width of Street	(m)
-----------------	-----	-------------	-----	------------	-------------------	-----------------	-----

- 9) Particulars of all buildings:

	Existing		Proposed
Ground Floor Area:	See site plan (m ²)	169	(m ²)
Gross Floor Area:	" (m ²)	169	(m ²)
No. of storeys:	1	1	
Width:	See site plan (m)	9.22	(m)
Length:	" (m)	18.36	(m)
Height:	" (m)	4.0	(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:	0 (m)	6.0m	(m)
Rear:	0 (m)	21.5 3.0	(m)
Side:	0 (m)	3.0	(m)
Side:	0 (m)	13.8	(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 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.

N/A

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

Use(s): Takeout Restaurant	Length of time:
----------------------------	-----------------

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

Same as #13 ☐ or, Takeout restaurant and retail

- 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: Residential/ Commercial

Addde 12/02/22

- 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, 1876313 ONTARIO LIMITED (please print all

names), the registered owner(s) of the property described as
PCL 16897 SEC 56; LT 67-69 PL M136 MCKIM; GREATER SUDBURY SUBJECT TO AN EASEMENT IN GROSS OVER PART 14, PLAN 53R20767 AS IN 6B331913 & PCL 6220-6EG-6EG-LT-69 PL
M136 MCKIM; GREATER SUDBURY SUBJECT TO AN EASEMENT IN GROSS OVER PART 13, PLAN 53R20767 AS IN 5D331913

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

- appoint and authorize TULLOCH Engineering (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 8th day of APRIL, 20 21

Julia Pollesel
(witness)

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

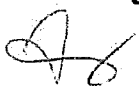
Print Name: JOHN POLLESEL

*I have authority to bind the Corporation

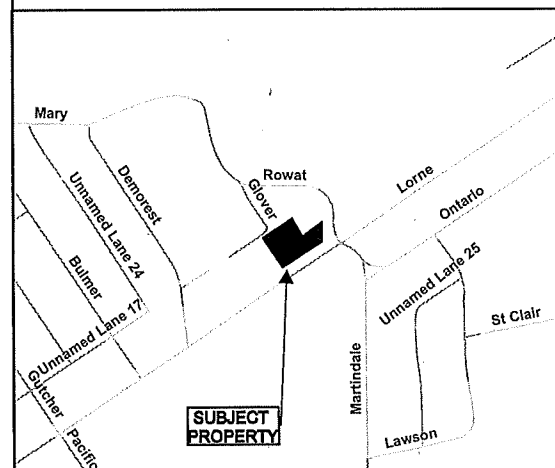
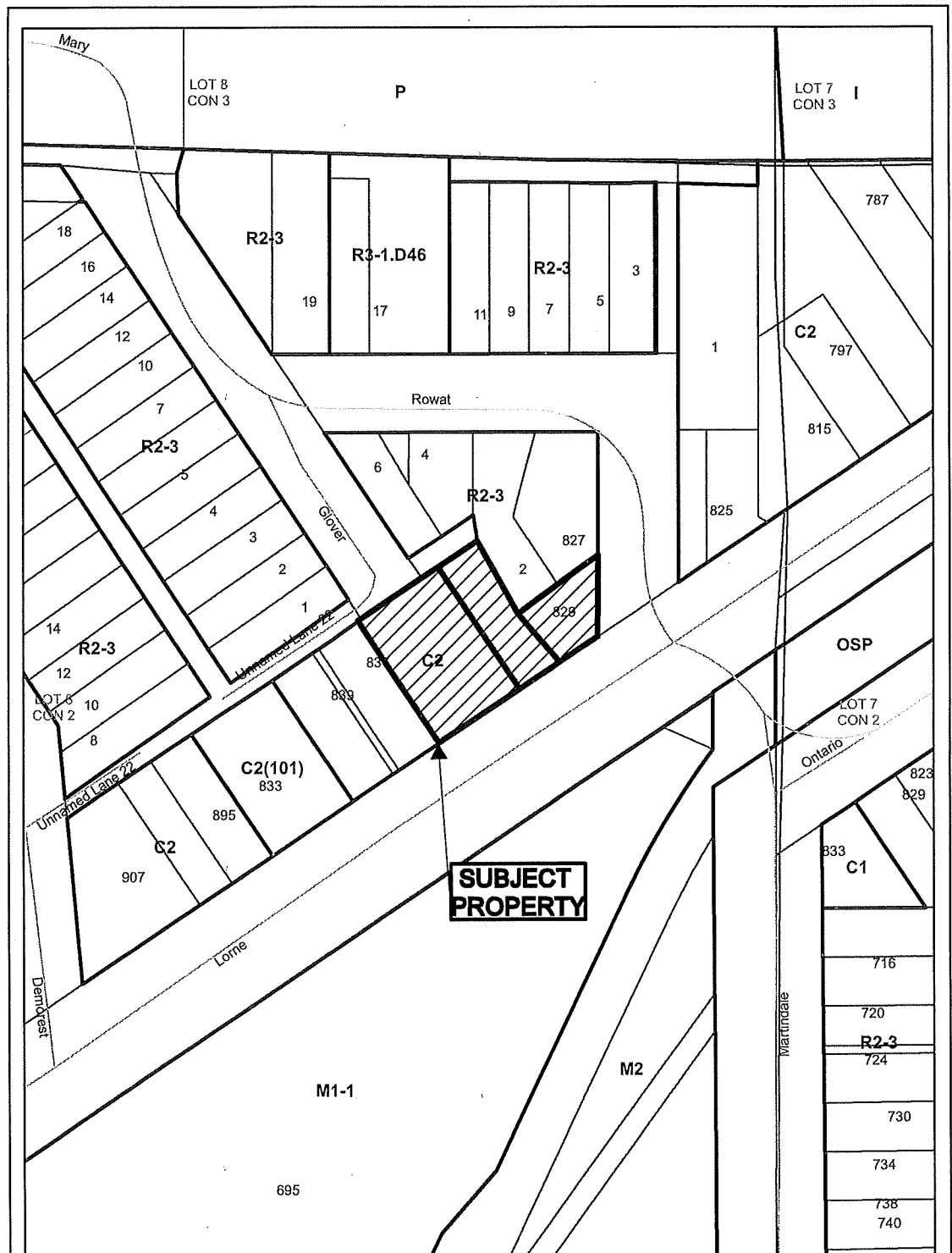
10066/2022

10/6/2022

SCHEDULE A: REQUESTED VARIANCES

VARIANCE TO	BY-LAW REQ	PROPOSED	DIFFERENCE
To allow refuse storage in rear yard where it is only permitted in interior side yard (4.2.9(b)(i)(ii))	Interior Side Yard Only	Rear Yard	Refuse located 3.0 metres from the rear lot line
Parking reduction for takeout restaurant use	3 spaces plus 1/10 m ² net floor area (8 spaces required)	(5 spaces)	3 spaces
Parking reduction for retail use	1/33 m ² net floor area (4 required)	(3 spaces)	1 space
Removed 17/05 Landscape Strip abutting R2-3 	3.0 wide landscaped strip along the entirety of the R2-3 lot line	0.0m landscaped strip along the entirety of the R2-3 lot line except for the 3.0m section provided along the easterly lot line.	3.0 wide landscaped strip along R2-3 the lot line
Relief from Rear Yard Setback	15.0 metres	A rear yard setback of 3.0m where 15.0m is required given location of the refuse storage	12.0 metres
Relief from the required screening device on the easterly planting strip under 4.15.5	A screening device is required	No screening device given topographic/soil issues.	Screening device

Amended 1/2022



Application for Minor Variance or Permission

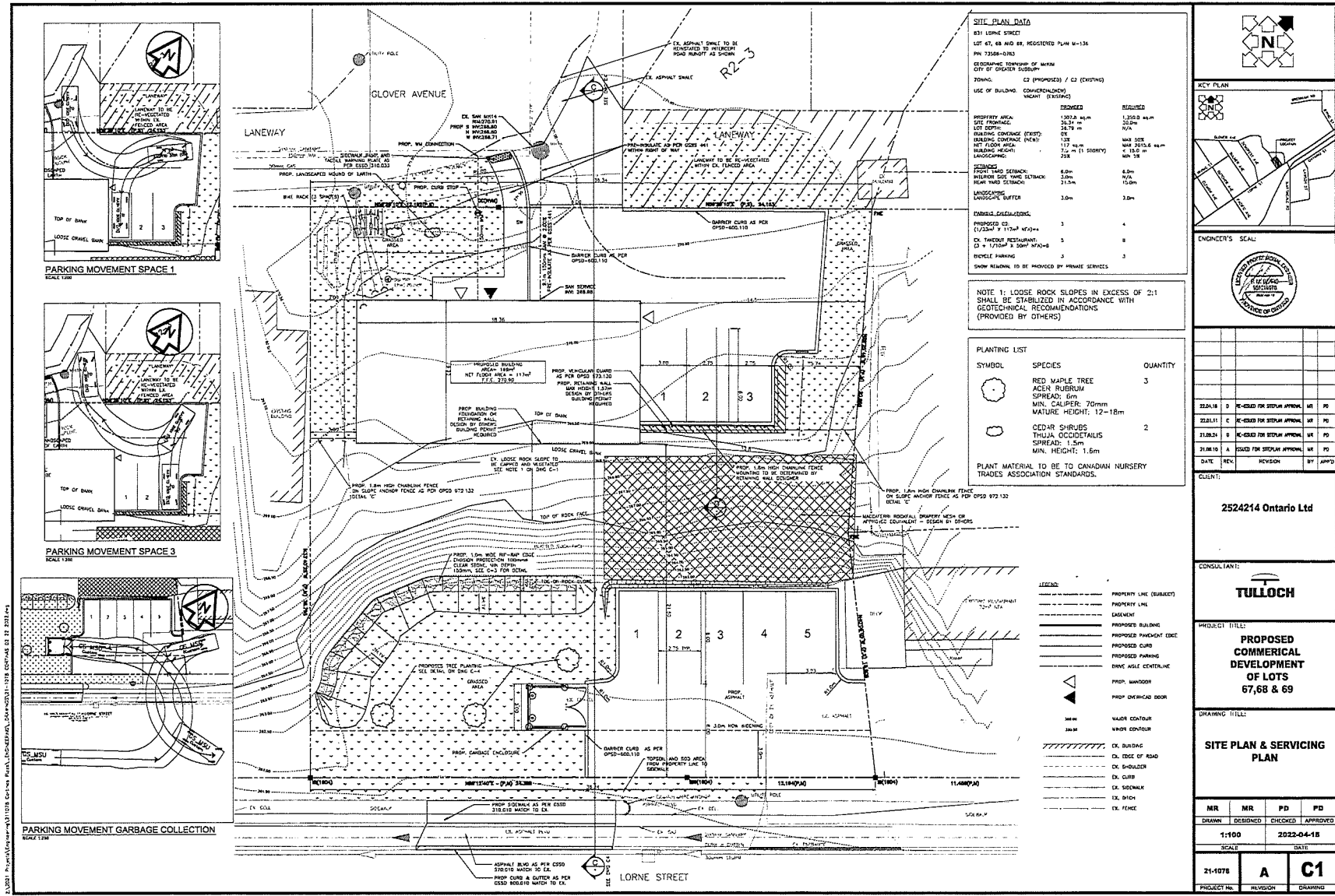


Subject Property being,
PINs 73588-0783, 73588-0343 and
73588-0175, Parcels 8220, 16897 and
43251 SEC SES, Lots 67, 68, and 69,
Plan M-136 and Part Lot 8, Concession 2,
Parts 9 and 10, Plan 53R-6204,
Township of McKim, 831 and
829 Lorne Street, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0066/2022
Date: 2022 05 17

Approved 2022
Sketch 3



KEY PLAN

ENGINEER'S SEAL

2524214 Ontario Ltd

CONSULTANT:

TULLOCH

PROJECT TITLE:

PROPOSED COMMERCIAL DEVELOPMENT OF LOTS 67, 68 & 69

DRAWING TITLE:

SITE PLAN & SERVICING PLAN

MR	MR	PD	PD
DRAWN	DESIGNED	CHECKED	APPROVED
1:100		2023-04-18	
SCALE		DATE	
21-1078	A	C1	
PROJECT NO.	REVISION	DRAWING	



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

City of Greater Sudbury

APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,025.00 (includes \$245.00 legal notice fee)

APPLICATION FEE FOR HEDGEROWS: \$312.00 (includes \$245.00 legal notice fee)

CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): JOSEPH MARY-CAULYING TROMBAY Email: [REDACTED]
Mailing Address: 4444 DELBERT CDE Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: WARRMETH Postal Code: P3A1D3 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: ROYAL BANK OF CANADA
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
ALLOW DECK TO	1.2m	0	1.2m
EXTEND TO			
LOT LINE			
Side Set back.			

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

- c) Description of Proposal:
REPLACE EXISTING DECK WITH SAME STILL GOING TO LOT LINE

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
EXISTING DECK NEEDS REPLACEMENT, WANT TO KEEP AS IS IN SIZE & CONSTRUCTION

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

PIN(s): _____ Township: _____
 Lot No.: 5 Concession No.: 2 Parcel(s): 48 214 S. H. S
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: 5327466 Part(s): 1 & 2
 Municipal Address or Street(s): 74114 DELVET CRT

- 7) Date of acquisition of subject land.
- AUG 31, 1991

- 8) Dimensions of land affected.

Frontage 17.19(m) Depth 40.51(m) Area 693.2(m²) Width of Street 20.12(m)

- 9) Particulars of all buildings:

	Existing				Proposed			
	H.	Deck	Shl	Skz.	H.	Deck	Shl	Skz.
Ground Floor Area:	104.67	13.529	9.29	4.459(m ²)	104.67	13.529	9.29	4.459(m ²)
Gross Floor Area:	104.67	13.529	9.29	4.459(m ²)	104.67	13.529	9.29	4.459(m ²)
No. of storeys:	1		1	1	1		1	1
Width:	8.12	2.774	3.048	1.829(m)	8.12	2.774	3.048	1.829(m)
Length:	12.89	4.877	3.048	2.438(m)	12.89	4.877	3.048	2.438(m)
Height:	5.49	1.52	3.048	2.438(m)	5.49	1.52	3.048	2.438(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			
	H	D	S1	S2	H	D	S1	S2
Front:	7.32	7.32	30.19	33.54(m)	7.32	7.32	30.19	33.54(m)
Rear:	20.33	20.34	7.30	4.57(m)	20.33	20.34	7.30	4.57(m)
Side:	6.28	14.42	13.23	14.14(m)	6.28	14.42	13.23	14.14(m)
Side:	2.93	0.15	0.91	1.22(m)	2.93	0.15	0.91	1.22(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.

House 1989 - Side Deck 1989 - Shed 1 - 2006 - Shed 2 - 2000

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

Use(s): Residential Length of time: 32 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

PRIMARY RESIDENTS

A0067/2022

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

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

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

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

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

If "Yes", indicate application number(s) and status of application(s): _____

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, JOSEPH TREMBLAY, MARY-CATHERINE TREMBLAY (please print all names), the registered owner(s) of the property described as 4444 VOLNEY CRT

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

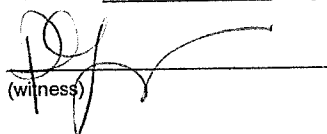
Authority to Enter Land and Photograph

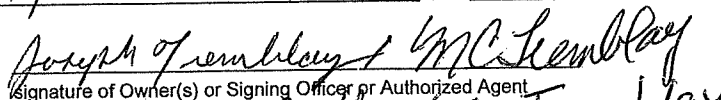
- grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land Tribunal,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

Appointment of Authorized Agent

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

Dated this 2nd day of MAY, 2022


(witness)


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

Print Name: Mary-Catherine Tremblay

*I have authority to bind the Corporation

JOSEPH TREMBLAY

APR 07/2022

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, JOSEPH TREMBLAY/Mary-Catherine Tremblay (please print all names),
the registered owner(s) or authorized agent of the property described as 4444 VELVET CRT

in the City of Greater Sudbury:

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

Dated this 2ND day of MAY, 20 22

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

Print Name: JOSEPH TME
*I have authority to bind the Corporation

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

FOR OFFICE USE ONLY

Date of Receipt: May 3/22 Hearing Date: June 1, 2022 Received By: N. Lewis

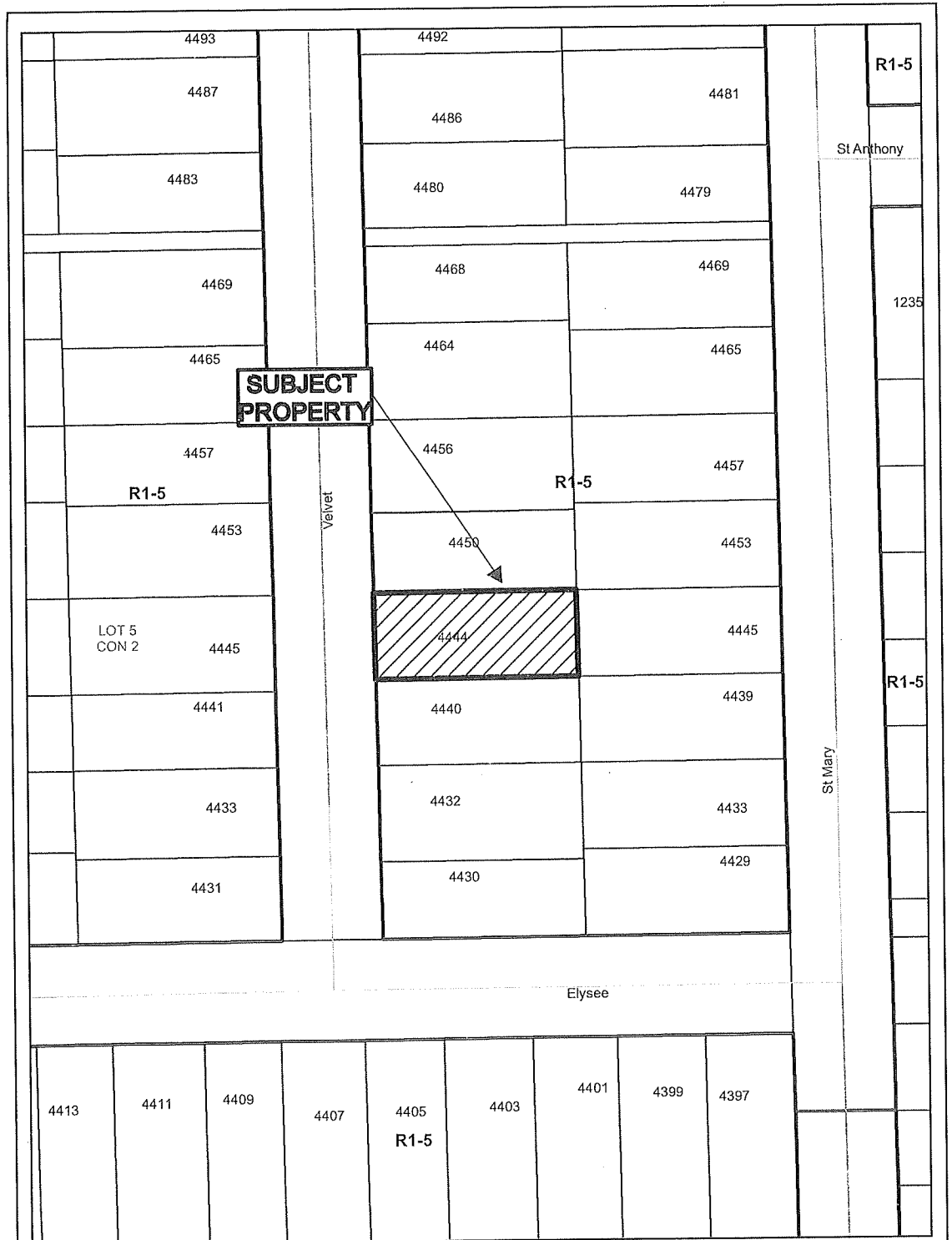
Zoning Designation: R1-S Resubmission: ☐ Yes ☒ No

Previous File Number(s): None

Previous Hearing Date: n/a

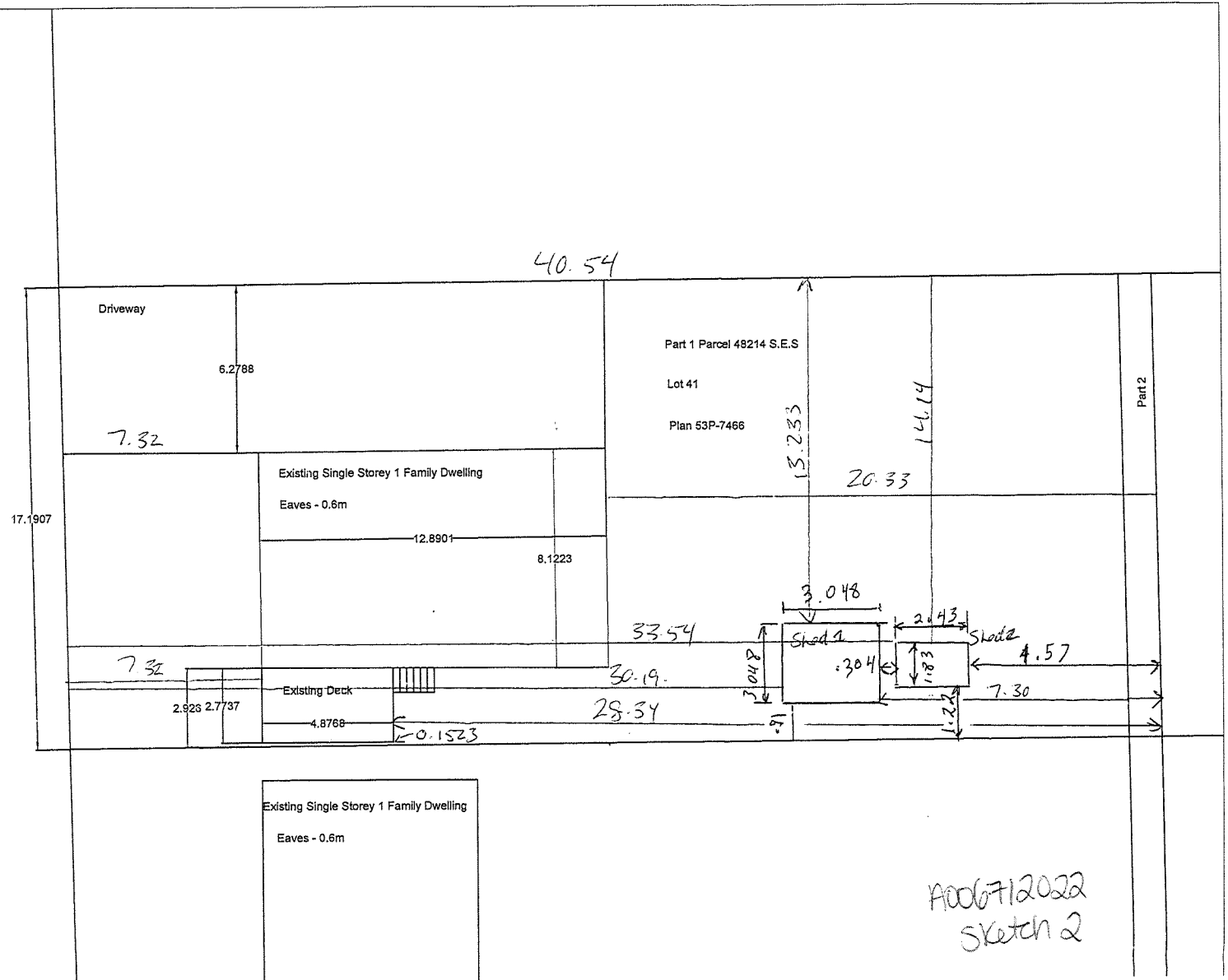
Notes:

AD067/2022



	<p align="center">Application for Minor Variance or Permission</p>
	<p>Subject Property being, PIN 73504-0395, Parcel 48214 SEC SES, Part Lot 41, Plan M-699, Part 1, Plan 53R-7466, Part Lot 5, Concession 2, Township of Hanmer, 4444 Velvet Court, Hanmer, City of Greater Sudbury</p> <p>Sketch 1, NTS NDCA</p> <p align="right">A0067/2022 Date: 2022 05 13</p>

Vetvet Court





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

City of Greater Sudbury

APPLICATION FOR MINOR VARIANCE

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Daniel Forget Email: [REDACTED]
Mailing Address: 101 Worthington St E Box 44 Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: North Bay, Ontario Postal Code: P1B 8G8 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: N/A Email: [REDACTED]
Mailing Address: [REDACTED] Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: [REDACTED] Postal Code: [REDACTED] Fax Phone: [REDACTED]

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

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

Name: Royal Bank Of Canada - 925 Stockdale rd
Mailing Address: [REDACTED]
City: North Bay Postal Code: [REDACTED]

- 4) Current Official Plan designation: Living Area 1 Current Zoning By-law designation: R3(7D)

- 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
First 6 m of Easterly interior side lot line	Opaque Fence	See thru fence	Safety issues.
Length of building (21.75M) on Easterly interior side lot line	1.5 M Fence	<u>Landscaped Open Space</u>	Maintenance & Mr Lefebvre concerns
Easterly interior side yard: <u>69.03m</u>	1M Planting Strip	<u>0.91m Planting Strip</u>	Landscape Open Space definition
<u>planting strip</u>		<u>and Landscaped Open Space</u>	

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

c) Description of Proposal:

Transitioning to a R3 zoning and upon issuance of building permit, the IFC drawings were redline by building Services which triggered this minor variance application. Request the entire Easterly interior side lot line & side yard setback redlines be re-evaluated with adding a 1.5 M fence at length of building. Abandon the planting strip and bedrock, grass and trees.

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

By removing requirement for Add provision that
Referring to the 1m planting strip as I understand the Landscape Open space definition to include Bedrock, grass and trees which is already present on Easterly side yard setback at subject property.

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

PIN(s): 73349-0786 Township: Township of E
 Lot No.: Concession No.: 3 Parcel(s): 21282, Part 1
 Subdivision Plan No.: 53R-9552 Lot: 3 Reference Plan No.: SR-3264 Part(s): 1
 Municipal Address or Street(s):

- 7) Date of acquisition of subject land. 2017

- 8) Dimensions of land affected.

Frontage 34.14 (m) Depth 75.03 (m) Area 2561.52 (m²) Width of Street N/A (m)

- 9) Particulars of all buildings:
- | | Building | Existing | Shed | Building | Proposed | Shed |
|--------------------|----------|------------------------|------|----------|------------------------|------|
| Ground Floor Area: | 325 | 4.47 (m ²) | | 325 | 4.47 (m ²) | |
| Gross Floor Area: | 804 | 4.47 (m ²) | | 804 | 4.47 (m ²) | |
| No. of storeys: | 2 | 1 | | 2 | 1 | |
| Width: | 12.8 | 2.44 (m) | | 12.8 | 2.44 (m) | |
| Length: | 37 | 1.83 (m) | | 37 | 1.83 (m) | |
| Height: | 6 | 2.44 (m) | | 6 | 2.44 (m) | |

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

	Building	Existing	Shed	Building	Proposed	Shed
Front:	7.32	37.5 (m)		7.32	37.5 (m)	
Rear:	35.66	35.7 (m)		35.66	35.7 (m)	
Side:	0.91	1.83 (m)		0.91	1.83 (m)	
Side:	7.9	29.87 (m)		7.9	29.87 (m)	

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

What type of access to the land?

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

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

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

1968

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

Use(s): Rental Apartment building Length of time: since 1968

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

Same as #13 ☐ or, Same as 13

- 15) What is the number of dwelling units on the property? Currently 10

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

how many? Yes, this is part of the process to increase to 11 units.

- 17) Existing uses of abutting properties: Residential

A0068/2022

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

If "yes", indicate the application number(s): _____

or, describe briefly, _____

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

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

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

If "Yes", indicate application number(s) and status of application(s): _____

- 21) Is this property located within an area subject to the Greater Sudbury Source Protection Plan? Unsure
☐ 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, Daniel Forget (please print all names), the registered owner(s) of the property described as 126 Main St W, Chelmsford, Ontario
in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

- appoint and authorize DANIEL FORGET (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 6 day of May, 20 22

SEA
(witness)

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

Print Name: DANIEL FORGET

*I have authority to bind the Corporation

A00682020

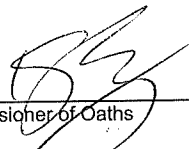
PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, Daniel Forget (please print all names),
 the registered owner(s) or authorized agent of the property described as 126 Main St W, Chelmsford, ON

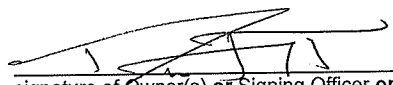
in the City of Greater Sudbury:

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

Dated this 6 day of May, 20 22


 Commissioner of Oaths

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


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

Print Name: DANIEL FORGET
 *I have authority to bind the Corporation

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

FOR OFFICE USE ONLY

Date of Receipt: May 16/22 Hearing Date: June 1, 2022
 Zoning Designation: R3(71) Resubmission: ☐ Yes ☒ No
 Previous File Number(s): None
 Previous Hearing Date: n/a

Received By: N. Lewis

Notes: Subject to Rezoning Application 751-5/20-2

Acc 6/2/2022

8 April 2022
Mr Lefebvre
124 Main St W
Chelmsford, ON

To whom it concerns,

Mr Forget has approached me in ref to his project and explained that rezoning by-law state that it requires a fence with a height of 1.5 meters along the easterly interior side lot line to a depth that is equal to the length of his lot which is approx. 135 ft.

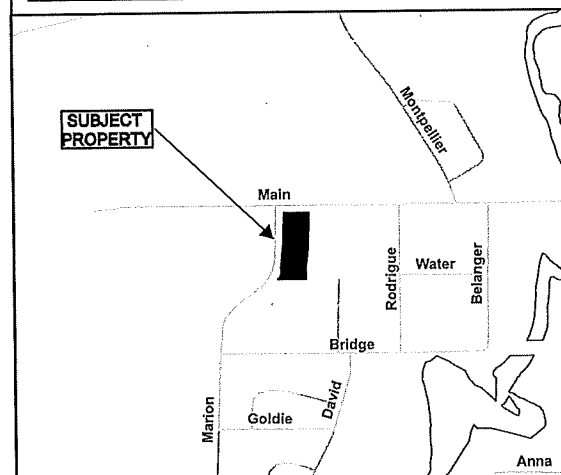
The interior side lot line of his property borders with my property. My first concern is for our property border for the entire length of Mr. Forget's rental building. Due to our unique structure designs of my house and his building (circle and semi-circle respectively), a fence would be odd, restrictive, and an eye sore. Decades ago, I decided to sod a lawn between our properties at essentially the entire length of his building and took the responsibility of maintaining it. Therefore, I strongly disagree with the idea of erecting a fence between our properties at the length of his building.

My second concern, is the border section we share of the first 6.0 m of easterly interior side lot property starting at the front yard. This is the part of front that extend up to entry structure of unit 6. I do agree to fence it due to safety reasons by the elevation height gap. However, I request the fence be see-thru so that we clearly and safely see upcoming traffic when exiting or parking spots.

Respectively,



A006812022



Application for Minor Variance or Permission



Subject Property being,
 PIN 73349-0786 and 73349-2151,
 Parcel 21282 SEC SWS SRO,
 Part Lot 3, Concession 3,
 Part 1 on Plan SR-3264,
 Part 1 on Plan 53R-9552 and
 Part 1 on Plan 53R-21210,
 Township of Balfour,
 126 Main Street, Chelmsford
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

A0068/2022
 Date: 2022 05 17

NOTE:
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO ORDERING
MATERIALS & COMMENCEMENT OF CONSTRUCTION

PROPOSED ALTERNATIVE SEWER/VENT HOOK OR DRAIN

SEWER & DRAIN

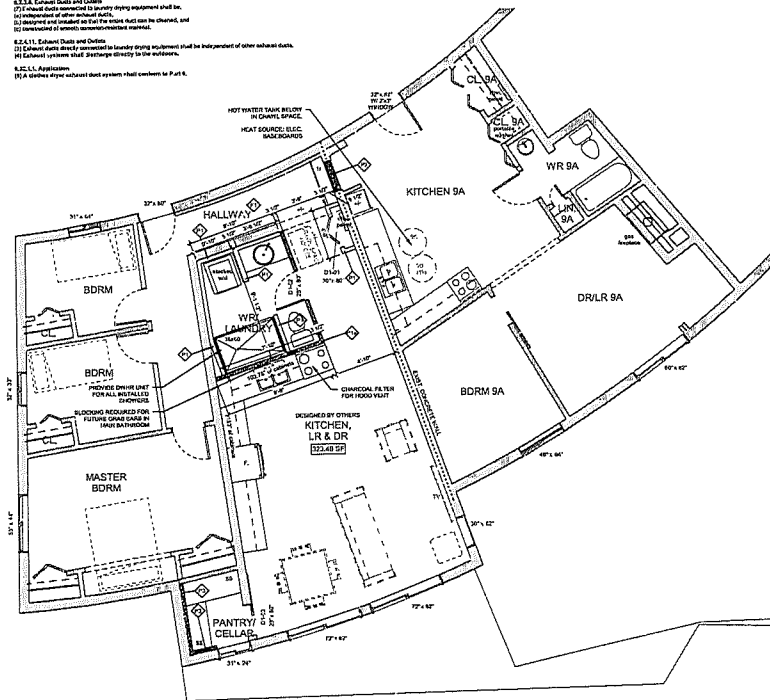
- (1) Sewer & drain connected to sanitary piping equipment shall be:
- (a) independent of other exhaust ducts;
- (b) independent and isolated so that the system must have the exhaust; and
- (c) constructed to prevent cross-contamination.

SEWER & DRAIN

- (1) Exhaust ducts directly connected to laundry drying equipment shall be independent of other exhaust ducts.
- (2) Exhaust system shall discharge directly to the outdoors.

SEWER & DRAIN

- (1) A separate direct exhaust duct system shall conform to Part 6.



10068/2022
Sketch 2

GROUND FLOOR - CONSTRUCTION PLAN
1/4" = 1'-0"



Centraline Architecture
1234 Main St., Suite 201
Burlington, VT 05401
1-800-555-1234
www.centraline.com



ISSUED FOR
CONSTRUCTION
February 16, 2021

REVISIONS

GENERAL NOTES

1. The owner is the primary user of this plan. The owner is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The owner is also responsible for providing all necessary information to the contractor, including but not limited to, site conditions, existing structures, and any other relevant information.
2. The contractor is responsible for interpreting the plan and for providing all necessary materials and labor to complete the project. The contractor is also responsible for obtaining all necessary permits and approvals from the appropriate authorities.
3. The contractor is responsible for ensuring that the project is completed in accordance with the plan and the applicable building codes. The contractor is also responsible for providing all necessary safety measures and for protecting the site and the surrounding area.
4. The contractor is responsible for providing all necessary documentation, including but not limited to, a detailed schedule of work, a list of materials and labor, and a final report.
5. The contractor is responsible for ensuring that the project is completed on time and within budget.

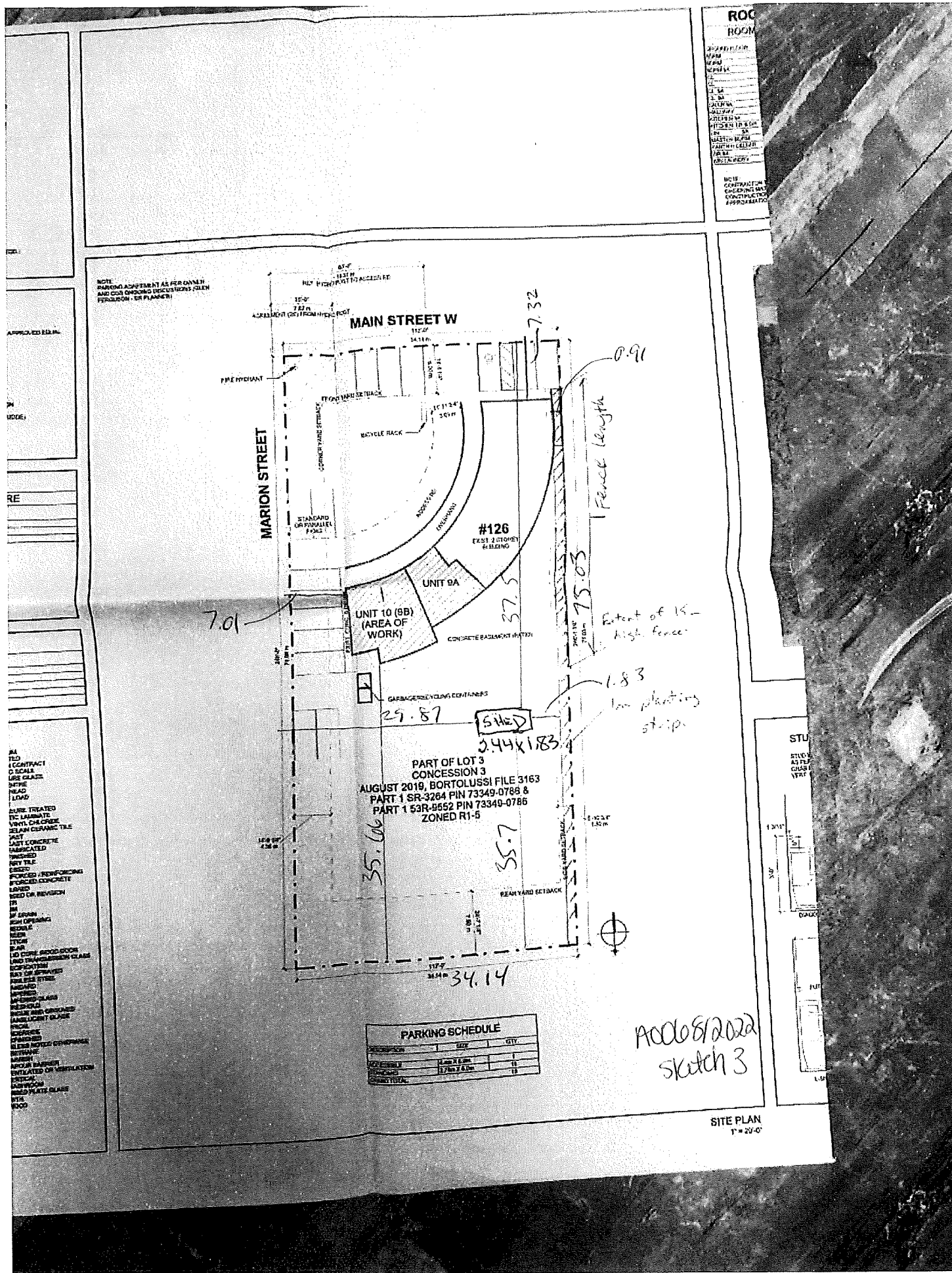
New Residential Unit for
126 MAIN ST. W.

Chatham, Ontario
Project No. 2020-113

DRAWN BY: JV
CHECKED BY: DEG
SCALE: 1/4" = 1'-0"
DRAWING NAME:
GROUND FLOOR PLAN

DRAWING NUMBER:

A1-1





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

REVISED MAY 6/6

Office Use Only 2021.01.01
A0157/2021
S.P.P. AREA YES ____ NO ____
NDCA REG. AREA YES ____ NO ____

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$985.00 (includes \$235.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$299.00 (includes \$235.00 legal notice fee)
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Scott Mullen + Marika Penabli Email: [REDACTED]
Mailing Address: 594 Dew Drop Rd Home Phone: [REDACTED]
City: Sudbury Postal Code: P3G 1L2 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: 3rdLine Studio Inc Email: [REDACTED]
Mailing Address: 289 Cedar Street, Suite 300 Home Phone: [REDACTED]
City: Sudbury Postal Code: P3B 1M8 Business Phone: [REDACTED]
Fax Phone: [REDACTED]

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

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

Name: NA
Mailing Address: [REDACTED]
City: [REDACTED] Postal Code: [REDACTED]

- 4) Current Official Plan designation: Living Area 2 Current Zoning By-law designation: R1-2

- 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
Field Bed Setback	30.0m	17.8m	12.2m
High Water Mark Setback	30.0m	7.9m	22.1m
Shoreline Structure Not Permitted	20.0m	7.9m	12.1m

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

- c) Description of Proposal:
Garage addition on existing residence.

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
The bylaw changes resulted in the proposed new field bed, garage/shop to be located in the above noted set backs

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

PIN(s): 73476-0607 & 73476-0544 Township: Broder Ward:
 Lot No.: 7 Concession No.: 3 Parcel(s): 10648
 Subdivision Plan No.: Lot: Reference Plan No.: 53R-17219 Part(s): 2
 Municipal Address or Street(s): 594 Dew Drop Rd, Sudbury

- 7) Date of acquisition of subject land. May 28, 2010

- 8) Dimensions of land affected.

Frontage 50.5 (m) Depth 35.1 (m) Area 1254.9 (m²) Width of Street 6.4 (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	169.6 (m ²)	39.3 (m ²)
Gross Floor Area:	382.4 (m ²)	78.6 (m ²)
No. of storeys:	2	1
Width:	12.7 (m)	6.0 (m)
Length:	24.0 (m)	7.0 (m)
Height:	9.0 (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:	5.0 (m)	10.9 (m)
Rear:	13.4 (m)	8.7 (m)
Side:	8.4 (m)	32.4 (m)
Side:	15.1 (m)	8.0 (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.

1997

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

Use(s): Residential Length of time: 25 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

A0157/2021

- 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, Scott Mullen & Marika Renelli (please print all names), the registered owner(s) of the property described as 594 Dew Drop Rd, Sudbury in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

- appoint and authorize 3rdLine Studio Inc. - Vivianne Giroux (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 20 day of April, 20 22

Wynne L. Leneve
(witness)

Scott Mullen Marika Renelli
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: Scott Mullen MARIKA RENELLI

*I have authority to bind the Corporation

A015712021

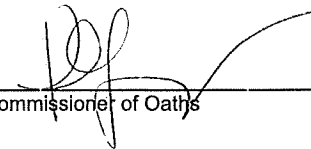
PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, 3rdLine Studio Inc. - Vivianne Giroux (please print all names),
the registered owner(s) or authorized agent of the property described as 594 Dew Drop Rd, Sudbury

in the City of Greater Sudbury:

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

Dated this 6 day of May, 20 22


Commissioner of Oaths


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

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

Print Name: Vivianne Giroux
*I have authority to bind the Corporation

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

FOR OFFICE USE ONLY

Date of Receipt: May 6, 2022 Hearing Date: June 1, 2022

Received By: N. Lewis

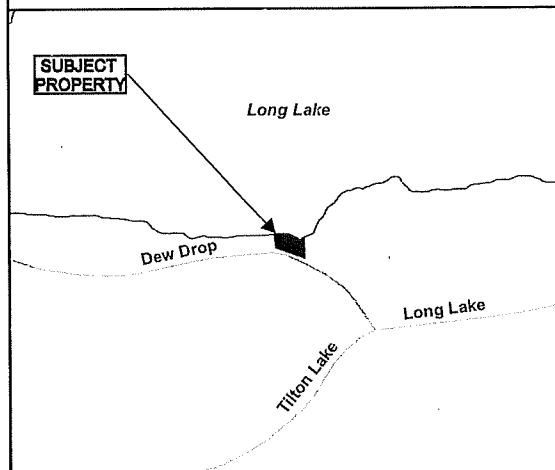
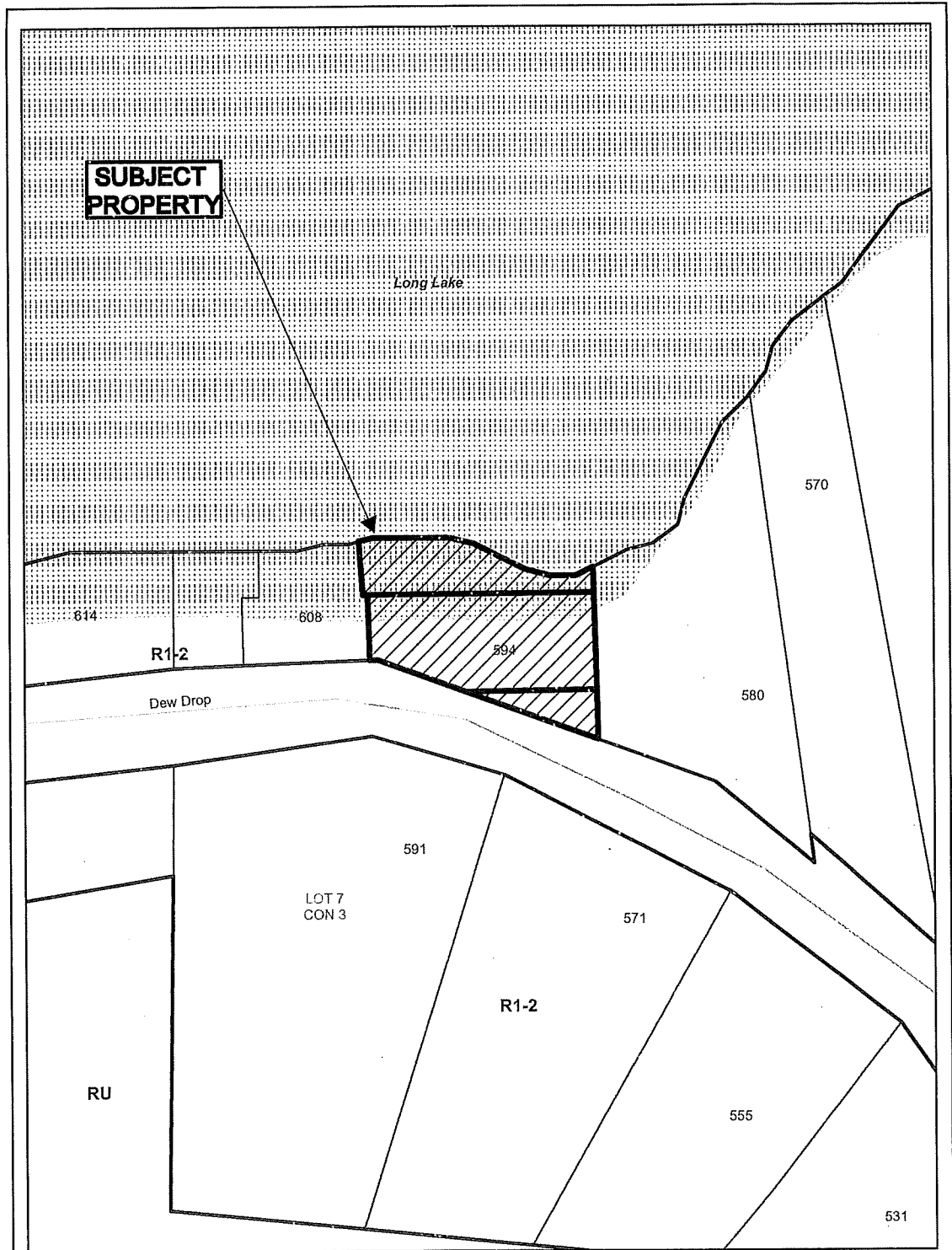
Zoning Designation: R1-2 Resubmission: ☒ Yes ☐ No

Previous File Number(s): A0207/1996

Previous Hearing Date: November 4, 1996

Notes: Original submission was deferred from the January 12, 2022 Committee meeting in order for the applicants to address comments.

A0157/2021



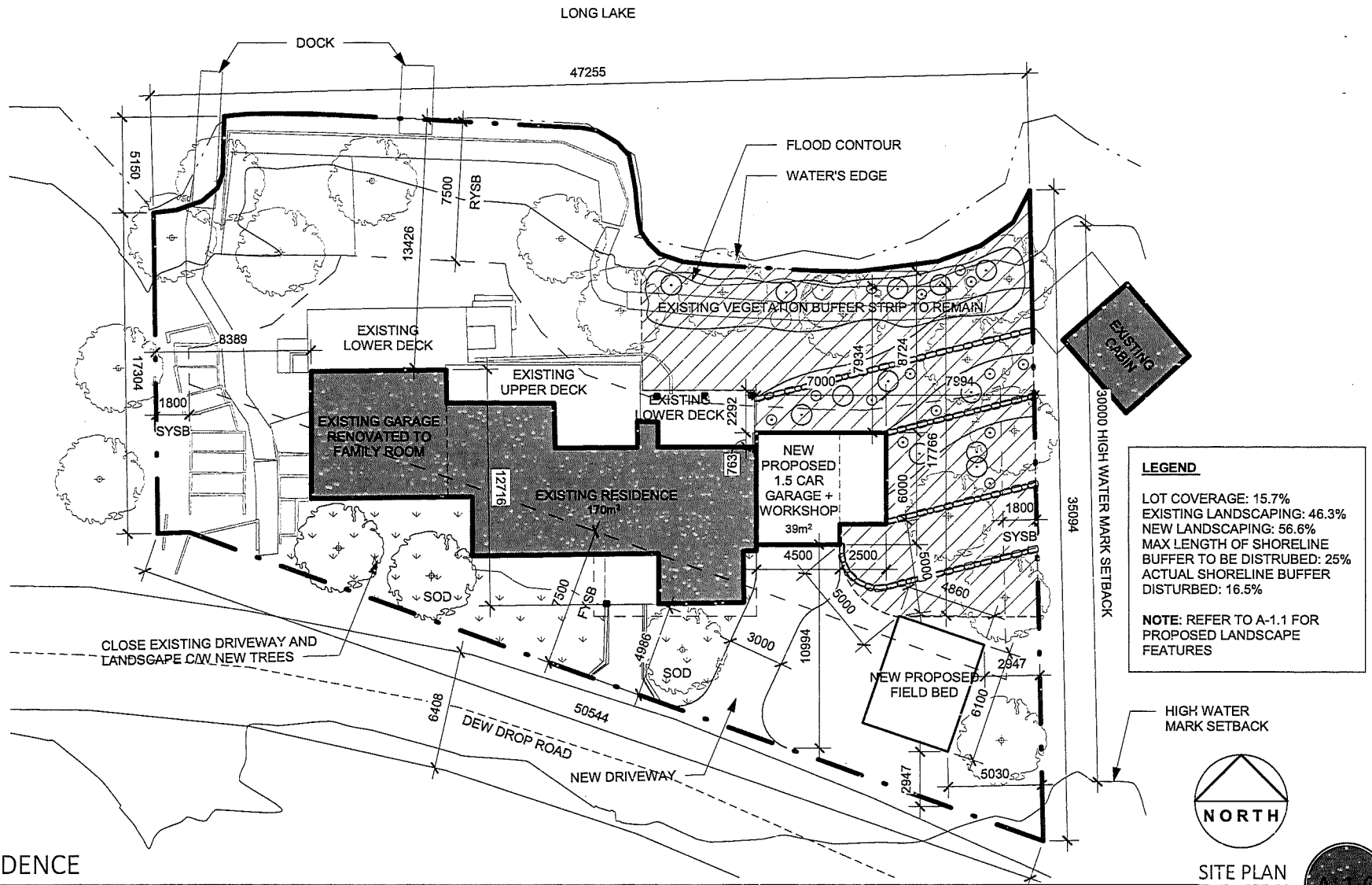
Application for Minor Variance or Permission



Subject Property being
PINs 73476-0544, 73476-0607 and 73476-0543,
Parcels 10648, 10648A and 53982 SEC SES,
Part Lot 7, Concession 3 as in LT58823,
Part Bed of Long Lake in front of Lot 7,
Concession 3, Part Location CL12643,
Part 2, Plan 53R-17219, Township of Broder,
594 Dew Drop Road, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0157/2021
Date: 2021 12 13



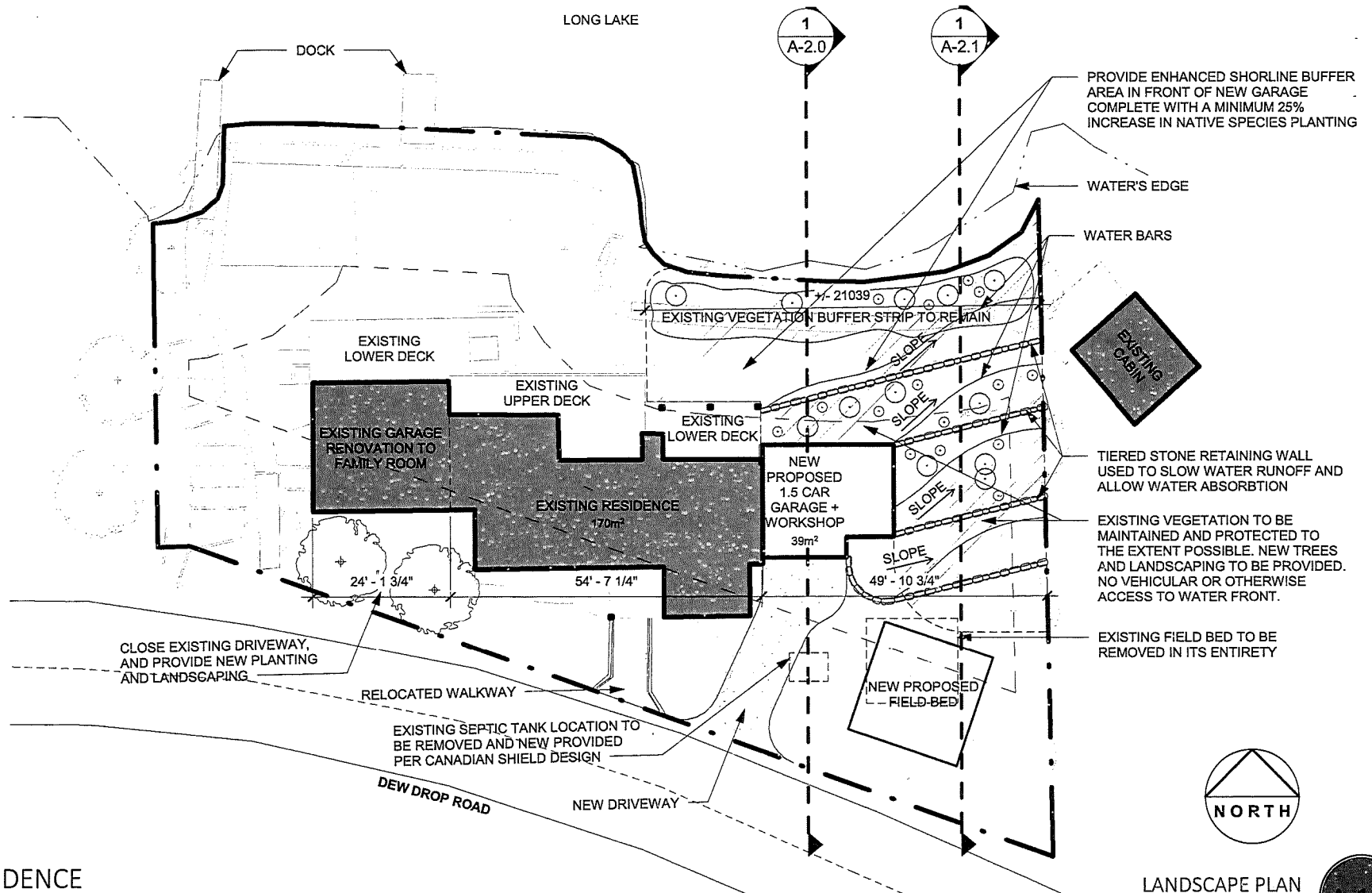
MULLEN RESIDENCE

3RDLINE.STUDIO

269 CEDAR STREET
SUDBURY, ON P3B 1M8
1-705-674-2200

Project No: 2199
Scale: 1 : 250

10/5/2021
sketch 2



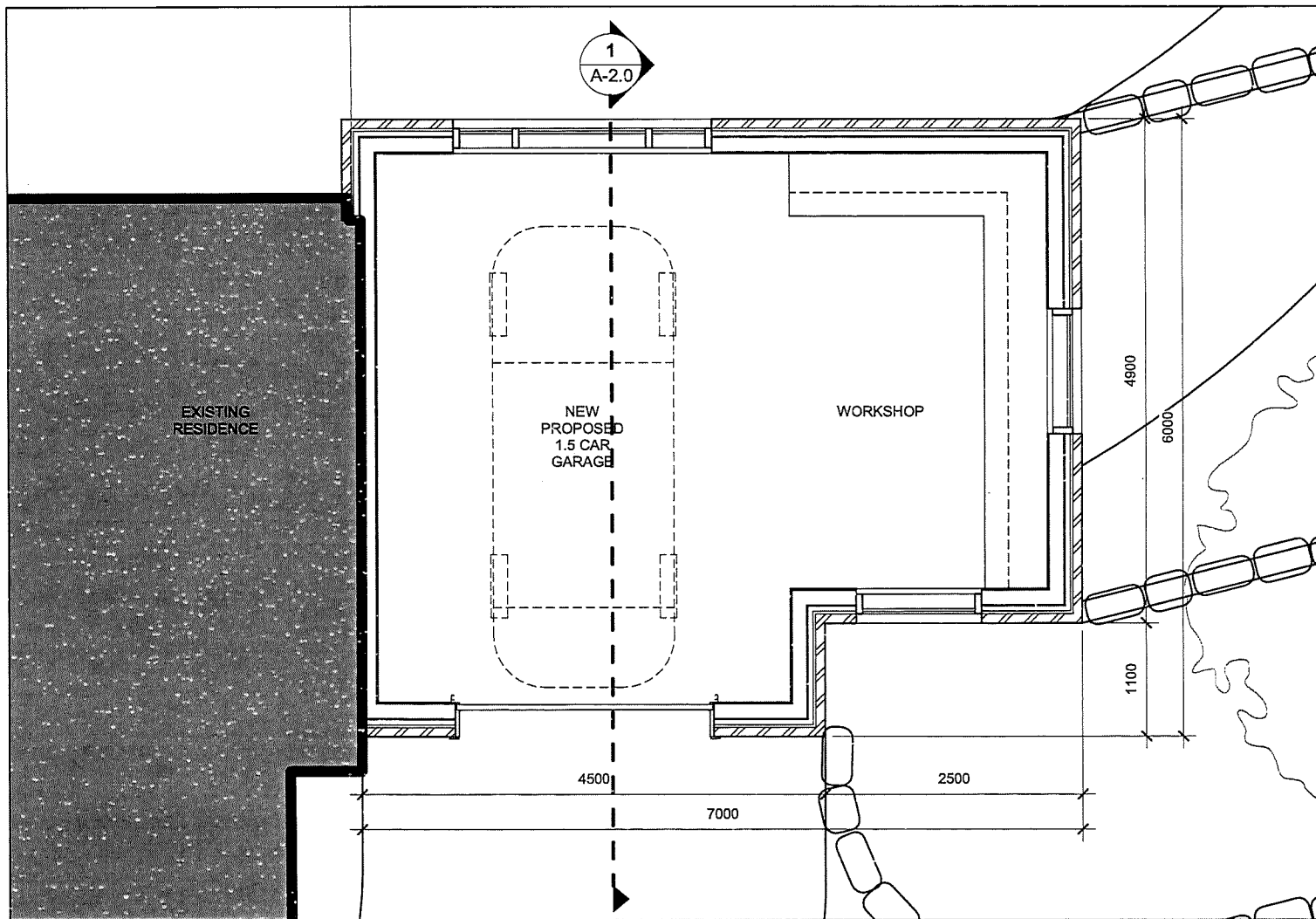
MULLEN RESIDENCE

3RDLINE.STUDIO

289 CEDAR STREET
SUDBURY, ON P3B 1A8
705.674.2000

Project No: 2199
Scale: 1 : 250

10/15/2021
Sketch 3



MULLEN RESIDENCE

3RD LINE STUDIO 289 CEDAR STREET
SACRAMENTO, CA 95811
705.674.2300

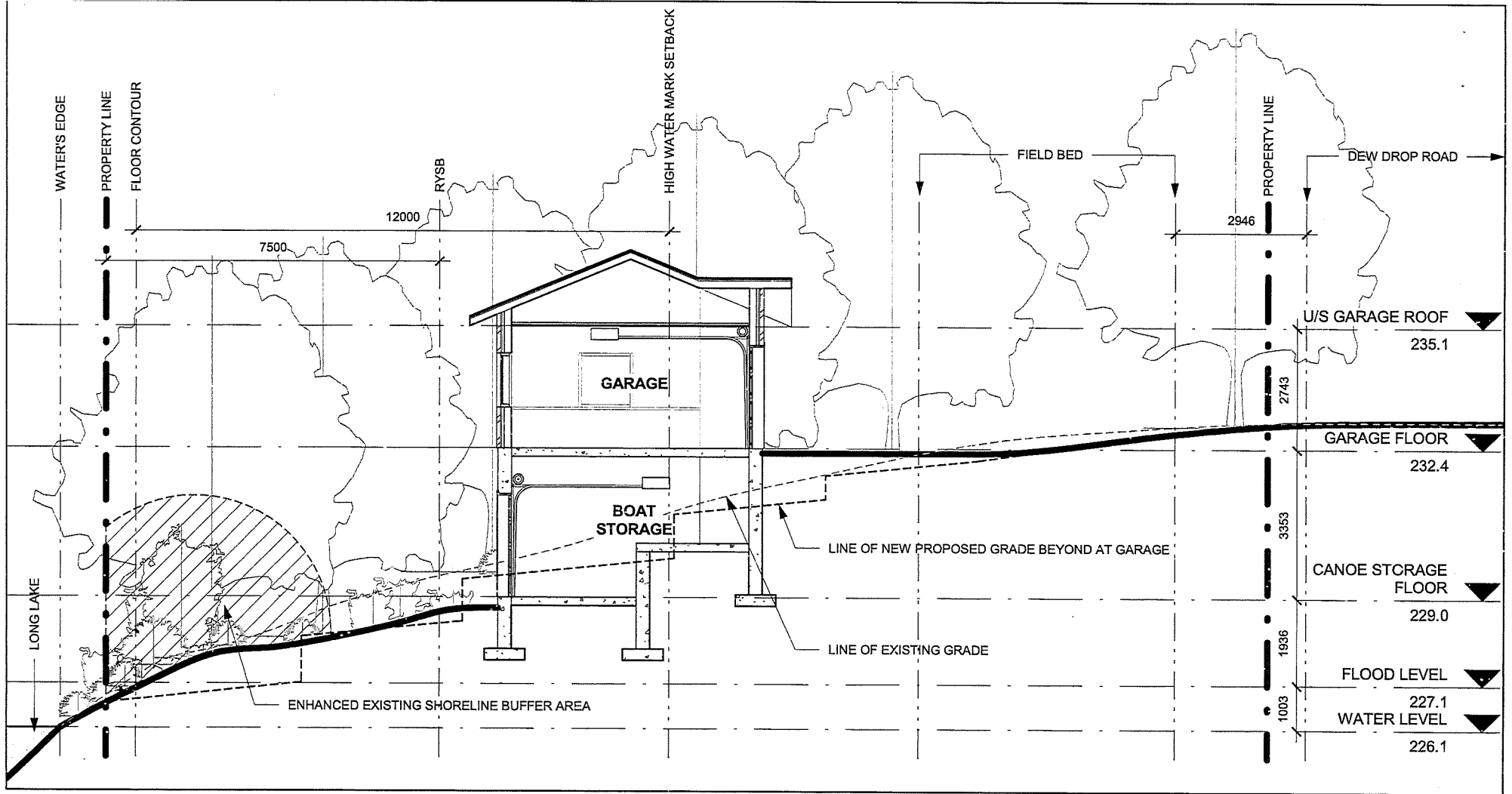
Project No: 2199
Scale: 1:50

FLOOR PLAN

2022 04 26



A015712021
Sketch 4



MULLEN RESIDENCE

3RD LINE STUDIO
 289 CEDAR STREET
 SUDBURY, ON P3B 1A6
 1705.6742300

Project No: 2199
 Scale: 1:100

SITE SECTION

2022 04 26



A05712021
 sketch 5



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

City of Greater Sudbury
APPLICATION FOR MINOR VARIANCE

Office Use Only 2022.01.01	
A0048/2032	
S.P.P. AREA	
YES	NO
NDCA REG. AREA	
YES	NO

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

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): Lynne + Mike Bourque (SENIOR) Email: [REDACTED]
Mailing Address: 2709 SUNSET AVE. Home Phone: [REDACTED]
City: Sudbury Postal Code: P3G 1E9 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.

CORLAND CONTRACTING
Name of Agent: Michael Bourque (JUNIOR) Email: [REDACTED]
Mailing Address: 2224 Hulda Street Home Phone: [REDACTED]
City: Sudbury Postal Code: P3E5E7 Business Phone: [REDACTED]
Fax Phone: [REDACTED]

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

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

Name: N/A NO MORTGAGE
Mailing Address: [REDACTED]
City: [REDACTED] Postal Code: [REDACTED]

- 4) Current Official Plan designation: LIVING AREA 1 Current Zoning By-law designation: R1-2

- 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
Accessory building height	5 metres	5.7912 m	0.7912 m

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

- c) Description of Proposal: 36'x30'x19' detached garage
(10.9728m x 9.144m x 5.7912m)

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
height required exceeds the 5 metre accessory building height restriction
Height needed for storing RV

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

PIN(s): 734790311 Township: DILL
 Lot No.: 4 Concession No.: _____ Parcel(s): 27040
 Subdivision Plan No.: M443 Lot: _____ Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): Whippoorwill Ave.

- 7) Date of acquisition of subject land.
- October 1st 2021

- 8) Dimensions of land affected.

Frontage 40.5384 (m) Depth 34.1376 (m) Area 1384 (m²) Width of Street (m)

- 9) Particulars of all buildings:

	Existing	SFD	DET. GARAGE
Ground Floor Area:	(m ²) <u>777.5448</u>	Proposed	(m ²) <u>100.3</u>
Gross Floor Area:	(m ²) <u>777.5448</u>		(m ²) <u>100.3</u>
No. of storeys:	<u>one</u>		<u>one</u>
Width:	(m) <u>7.56</u>		(m) <u>9.144</u>
Length:	(m) <u>19.99</u>		(m) <u>10.9728</u>
Height:	(m) <u>4.953</u>		(m) <u>5.7912</u>

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

	Existing	SFD	Proposed DET. GARAGE
Front:	(m) <u>6.096</u>		(m) <u>21.9456</u>
Rear:	(m) <u>8.0772</u>		(m) <u>1.2192</u>
Side:	(m) <u>10.26</u>		(m) <u>1.2192</u>
Side:	(m) <u>12.8016</u>		(m) <u>30.1752</u>

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

What type of access to the land?

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

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

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

Construction to commence in May 2022

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

Use(s): empty lot. Residential Length of time: _____

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

Same as #13 ☒ or, Dwelling + Detached Garage

- 15) What is the number of dwelling units on the property?
- 2 plus detached garage
-
- (SFD WITH SECONDARY UNIT)

- 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:
- Dwellings Residential

A0042/2022

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

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

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

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

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

If "Yes", indicate application number(s) and status of application(s): _____

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Lynne and Mike Bourque (s/s) (please print all names), the registered owner(s) of the property described as lot 14 Whippoorwill Ave.
in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

- appoint and authorize Michael Bourque of Corland Contracting Inc. (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 24 day of March, 2022

Bourque
(witness)

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

Print Name: Mike Bourque Lynne Bourque

*I have authority to bind the Corporation

A0042/2022

I/We, Lynne Bourque, Mike Bourque (SA.) (please print all names),
the registered owner(s) or authorized agent of the property described as Lot 14 Whipoorwill Rd.

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

Dated this 5th day of April, 2022

Commissioner of Oaths

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

M. Boumpas President
signature of Owner(s) or Signing Officer or Authorized Agent
(*where a Corporation) corland contracting inc

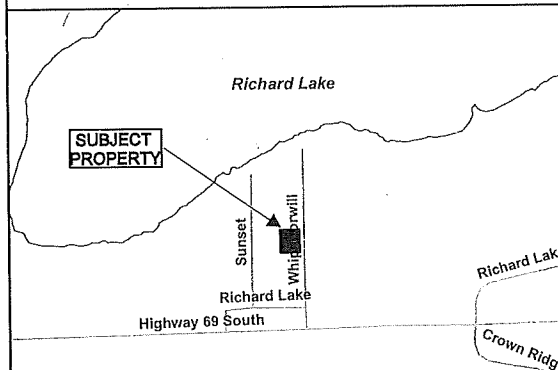
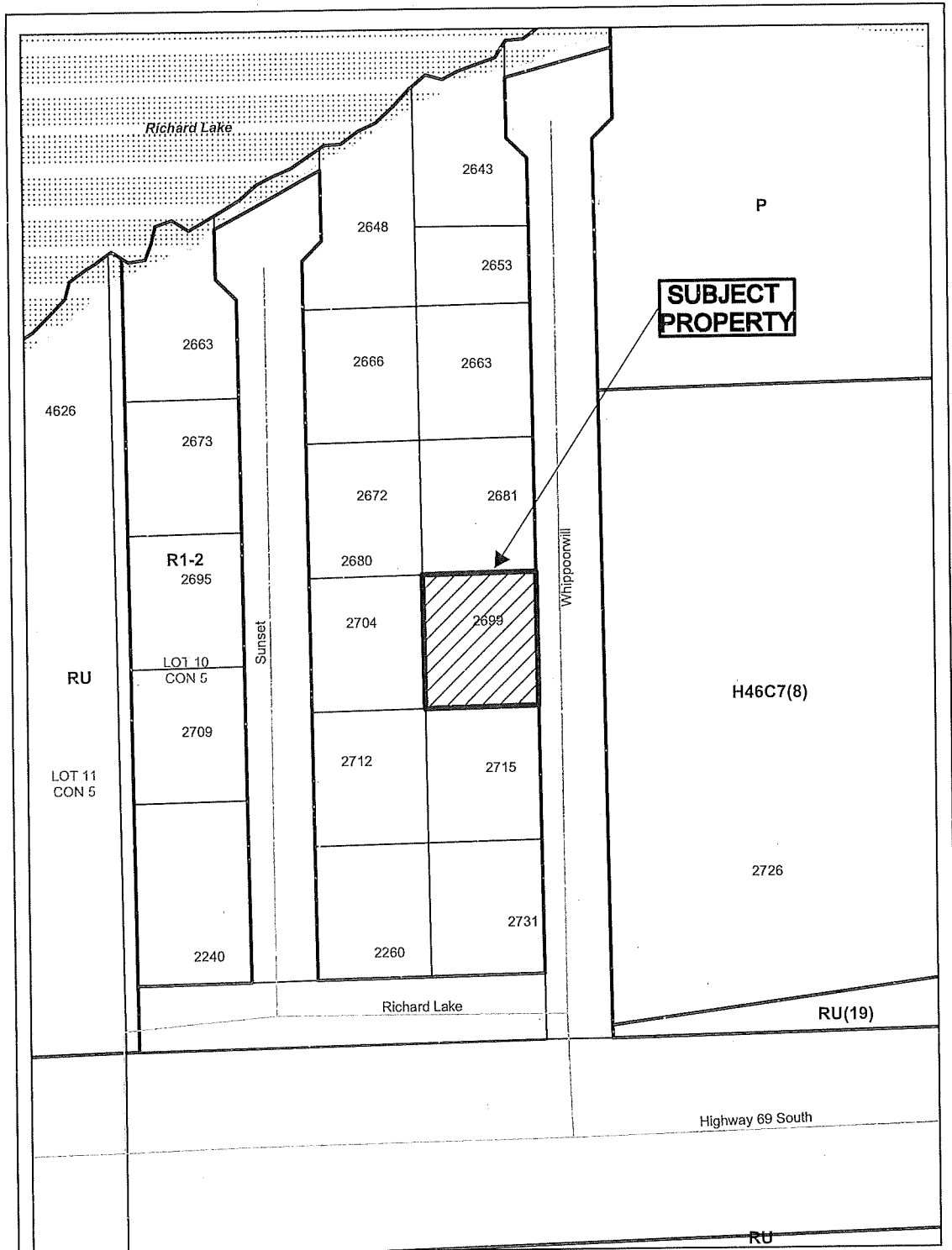
Print Name: Michael Bourque (JR)
 *I have authority to bind the Corporation

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

FOR OFFICE USE ONLY:

[illegible]

A0042/2020



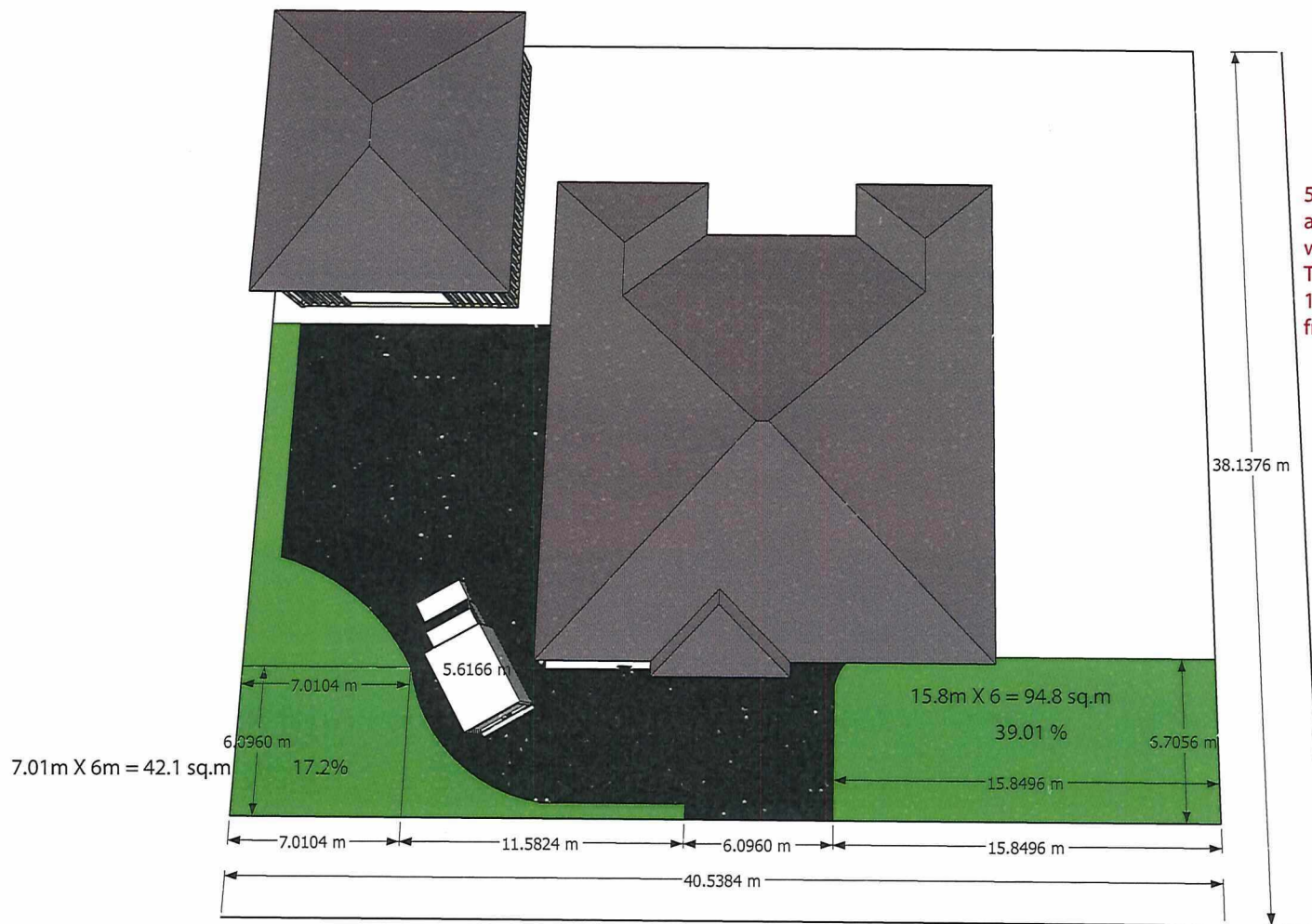
Application for Minor Variance or Permission



Subject Property being,
PIN 73479-0311, Parcel 27040,
Lot 14, Plan M-443,
Part Lot 10, Concession 5,
Township of Dill,
0 Whippoorwill Avenue, Sudbury,
City of Greater Sudbury

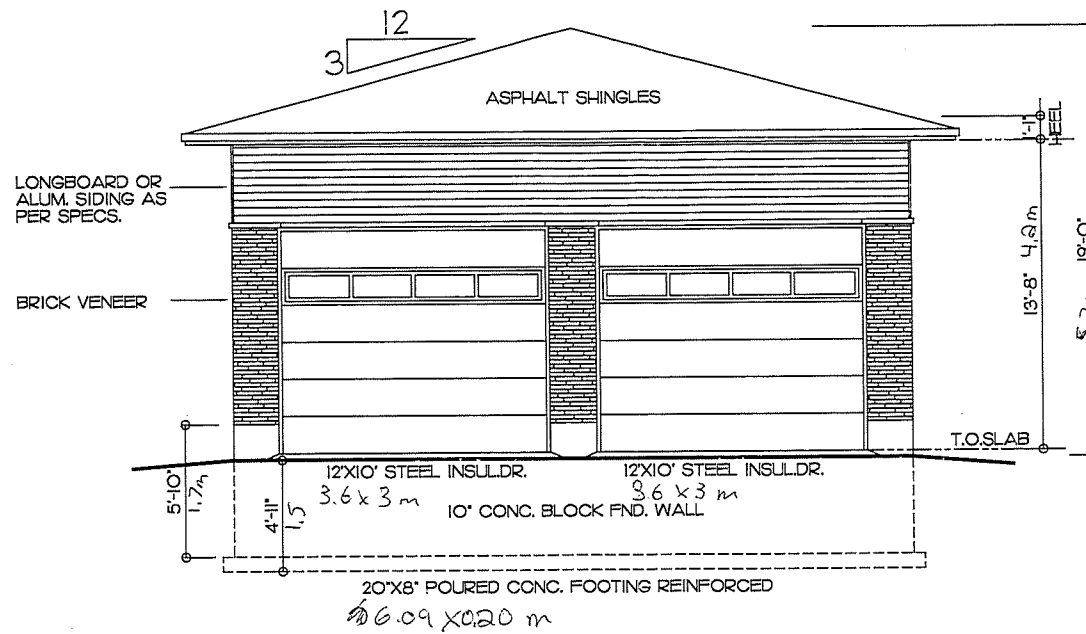
Sketch 1, NTS
NDCA

A0042/2022
Date: 2022 04 19



50% of 243 sq.m is 121.5 sq.m and is required to comply with bylaw.
This plot plan shows a total of 136.9 sq.m of landscaped frontage

Approved/2022
'REVISED'



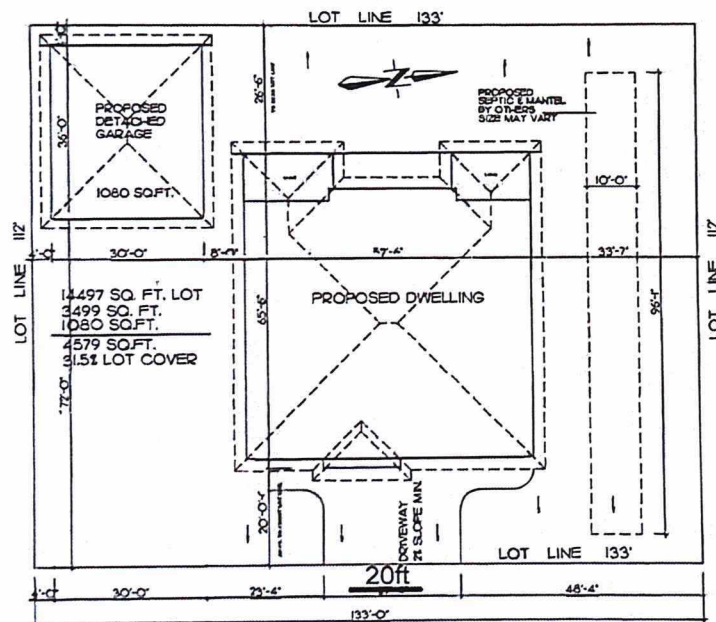
FRONT ELEVATION GARAGE

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

KEZ CAD REGISTERED FIRM - DON 20700 <i>Signature</i> KIMBERLY E. ZARICHNEY ENGINEER & QUALIFIED DESIGNER DON 23040 <small>IF THIS DRAWING IS NOT IN RED OR BLUE INK IT IS VOID</small>	
DRAWING LYNNE ETHIER-BOURQUE	
DATE	SCALE 3/16"=1'-0"
PLAN NAME FRONT ELEVATION	DVL A-3G

A0042/2022
 sketch 3

LT 129307
 PCL 27040 SEC.S.E.S. LT 14
 PL M443
 PIN 734790311
 TWP. OF DILL
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY



WHIPPOORWILL AVENUE



OCT 2021
 SITE PLAN SP-1

A0042/2022
 sketch 4