

Tom Davies Square
200 Brady St

Wednesday, June 5, 2024
REVISED

PUBLIC HEARINGS

A0049/2024

MIGHTY OAK CAPITAL INC

Ward: 1

PIN 73586 0616, Lot(s) 157, Subdivision 4-SC, Lot Part 7, Concession 3, Township of McKim, 266 Eyre Street, Sudbury, [2010-100Z, R2-3 (Low Density Residential Two)]

For relief from Part 6, Section 6.3, Table 6.4 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, to facilitate the conversion of the existing building from four residential units to six residential units providing, firstly, a minimum lot area of 96.7sq.m per unit, where 140.0sq.m is required, and secondly, six dwelling units, where not more than 4 dwelling units is permitted.

A0051/2024

MICHAEL REID

Ward: 9

PIN 73476 0815, Surveys Plan 53R-21049 Part(s) 1 & Plan 53R-11154 Part(s) except 1, Lot(s) 47 and Part 48, Subdivision M-379, Lot Part 5, Concession 4, Township of Broder, 47 Harju Crescent, Sudbury, [2010-100Z, R1-2 (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsection 4.2.4 a) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached garage providing a maximum height of 5.49m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B28/18 (MAY 28/18) AND B35/87 (FEB 12/87) AND MINOR VARIANCE APPLICATION A39/88 (FEB 22/88)

A0053/2024

DALRON CONSTRUCTION LIMITED

Ward: 9

PIN 73475 0147, Parcel 50031 SEC SES, Surveys Plan 53R-14222 Part(s) 4-11 & Plan 53R-12895 Part(s) 1 and 2 & Plan 53R-12987 Part(s) 3 & Plan 53R-10956 Part(s) 1 & Plan SR-1339 Part(s) 4, Lot Part 5, Concession 6, Township of Broder, 2040 Algonquin Road, Sudbury, [2010-100Z, C2 (General Commercial)]

For relief from Part 7, Section 7.3, Table 7.3 of By-law 2010-100Z, as amended, for approval to construct an addition on the existing north westerly commercial building on the subject property, identified on the sketch as building 1, providing a minimum front yard setback of 3.0m, where a minimum 15.0m setback is required.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION A0159/1994 (Aug 8/94), SIGN VARIANCE APPLICATIONS A0081/2014 (Aug 6/14), A0134/2013 (Oct 23/13), A0084/2013 (Aug 14/13), A0119/2004 (Jan 10/05) – Denied, A0236/1995 (Jan 22/96), A0219/1992 (Aug 17/92) AND CONSENT APPLICATIONS (LEASE) B0157/2007 (Aug 15/07), B0092/2019 (Oct 14/19) AND CONSENT APPLICATIONS: B0005/1993 (Feb 8/93), B0485/1992 (Jan 25/93), B0285/1992 (Aug 17/92), B0284/1992 (Aug 17/92), B0387/1991 (Oct 7/91), B0189/1990 (Apr 23/90), B0480/1988 (Nov 28/88), B0296/1988 (Jul 11/88), B0146/1986 (Jun 30/86), B0481/1978 (Mar 19/79) AND B0448/1978 (Nov 27/78)

A0054/2024

**DOMINIQUE GAUDET-MARTEL
ALAIN MARTEL**

Ward: 3

PIN 73367 0054, Parcel 13736 SEC SWS SRO, Lot Part 7, Concession 6, Township of Fairbank, 2187 Vermilion Lake Road, Chelmsford, [2010-100Z, R1-1 (Low Density Residential One)]

For relief from Part 4, Section 4.41, subsection 4.41.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the installation of a pool providing a 20.2m setback from the high water mark of a lake, where no person shall erect any residential building or other accessory structure closer than 30.0m to the high water mark of a lake or river.

A0055/2024

**DARLENE PAQUIN
KENNETH WARD**

Ward: 4

PIN 02134 0037, Parcel 19161 SEC SES, Lot(s) 34, Subdivision M-309, Lot Part 7, Concession 4, Township of McKim, 427 McNeill Boulevard, Sudbury, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.25, subsection 4.25.1 and Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of an uncovered deck providing a minimum front yard setback of 2.99m, where a building or structure may be enlarged, reconstructed, repaired and/or renovated provided that the enlargement, reconstruction, repair and/or renovation does not further reduce the existing 3.06m front yard setback.

A0057/2024

**JEANETTE ROY
LUCIEN ROY**

Ward: 6

PIN 73506 0172, Parcel 34677 SEC SES SRO, Survey Plan SR-2379 Part(s) 1, Lot Part 4, Concession 3, Township of Hanmer, 1024 Gravel Drive, Hanmer, [2010-100Z, RU (Rural)]

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 accessory building containing a secondary dwelling unit providing an accessory lot coverage of 16%, where the total lot coverage of all accessory buildings and structures on a residential lot shall not exceed 10%.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION A136/77 (MAY 24/77)

THIS APPLICATION WAS DEFERRED FROM THE MEETING OF MARCH 13, 2024 TO AFFORD THE OWNER THE OPPORTUNITY TO ADDRESS THE COMMENTS RECEIVED FROM AGENCIES AND DEPARTMENTS.

A0016/2024

CHARLOTTE BALEZ

"REVISED"

Ward: 9

PIN 73472 0126, Parcel 26851 SEC SES, Survey Plan SR-11 Part(s) 1, Lot Part 12, Concession 1, Township of Broder, 2944 South Shore Road, Sudbury, [2010-100Z, R1-1 (Low Density Residential One)]

For relief from Part 4, Section 4.41, Subsections 4.41.2, 4.41.3 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 single detached dwelling and septic bed, firstly, providing a high water mark setback of 11.3m and permitting it to be within 20.0m of the high water mark of a lake, where no person shall erect any residential building or other accessory structure closer than 30.0m to the high water mark of a lake or river and where only the accessory structures as set out in subsection 4.41.2, boat launches, marine railways, waterlines and heat pump loops are permitted within 20.0m of a high water mark and the area permitted to be cleared of natural vegetation in Section 4.41.3, secondly, to permit a maximum of 48% (195.83 sq.m) of the required shoreline buffer area to be cleared of natural vegetation, where a maximum of 25%, but in no case shall exceed a maximum of 276.0m² of the required shoreline buffer area is permitted, and thirdly, to permit a maximum of 77% (16.0m) of the length of the shoreline at the high water mark to be cleared of natural vegetation, where the maximum length of the cleared area measured at the high water mark shall be 25% of the length of the shoreline of the lot but in no case shall the maximum length of cleared area measured at the high water exceed 25.0 metres in length.

**A REMINDER... THE NEXT SCHEDULED MEETING IS
THURSDAY, JUNE 20, 2024**



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

Office Use Only 2024.01.01	
A0049/2024	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): <u>Mighty Oak Capital INC</u>	Email: <u>[REDACTED]</u>
Mailing Address: <u>1176 Northgate Crescent</u>	Home Phone: <u>[REDACTED]</u>
City: <u>Oshawa</u>	Business Phone: <u>[REDACTED]</u>
Postal Code: <u>L1G 7C5</u>	Fax Phone: <u>[REDACTED]</u>

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

Name of Agent: <u>Belanger Salach Architecture</u>	Email: <u>[REDACTED]</u>
Mailing Address: <u>255 Larch Street</u>	Home Phone: <u>[REDACTED]</u>
City: <u>Sudbury ON</u>	Business Phone: <u>[REDACTED]</u>
Postal Code: <u>P3B 1M2</u>	Fax Phone: <u>[REDACTED]</u>

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

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

Name: <u>Mortgage Holder National Bank</u>	
Mailing Address: <u>800 Rue Saint-Jacques</u>	
City: <u>Montreal</u>	Postal Code: <u>H3C 1A3</u>

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

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

Variance To	By-law Requirement	Proposed	Difference
Maximum number of dwellings on lot in R2-3 zone	Table 6.1(1)	6	4
Minimum lot area of 140.0 sq.m per unit	Table 6.4	96.7m2	43.3m2

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

c) Description of Proposal:
The Owner purchased the property with 5 rental units in the building and would like to renovate to accommodate a 6th unit.

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
The Owner engaged Komri Engineering to complete the renovation plans and was made aware that the existing zoning provisions did not allow for a 5 or 6 units. the building currently does not comply and this application seeks to legalize the 5th unit and provide approval for the 6th unit.
The parking at the front yard is existing and 2 new spots will be created with the removal of the existing shed in the back yard.

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

PIN(s): 73586 - 0616 Township: MCKIM
 Lot No.: 157 Concession No.: Parcel(s): 4SC
 Subdivision Plan No.: Lot: Reference Plan No.: Part(s):
 Municipal Address or Street(s): 266 Eyre Street, Sudbury ON

7) Date of acquisition of subject land. September 29, 2020

8) Dimensions of land affected.

Frontage 15.24 (m) Depth 38.1 (m) Area 581 (m²) Width of Street 6 approx (m)

9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	150	(m ²)	150	(m ²)
Gross Floor Area:	450	(m ²)	450	(m ²)
No. of storeys:	2 + basement		2 + basement	
Width:	10.4	(m)	10.4	(m)
Length:	17.9	(m)	17.9	(m)
Height:	approx.	(m)	approx.	(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:	6.1	(m)	6.1	(m)
Rear:	14.1	(m)	14.1	(m)
Side:	1.8	(m)	1.8	(m)
Side:	3.05	(m)	3.05	(m)

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

What type of access to the land?

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

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

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, Same-residential

15) What is the number of dwelling units on the property? Currently 5

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

If "yes", how many? 6

17) Existing uses of abutting properties: Residential

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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, Mighty Oak Capital INC (please print all names), the registered owner(s) of the property described as 266 Eyre Street, Sudbury, P3C4B4

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 Belanger Salach 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 8 day of April, 2024

(witness)

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

Print Name: Josh Oakes

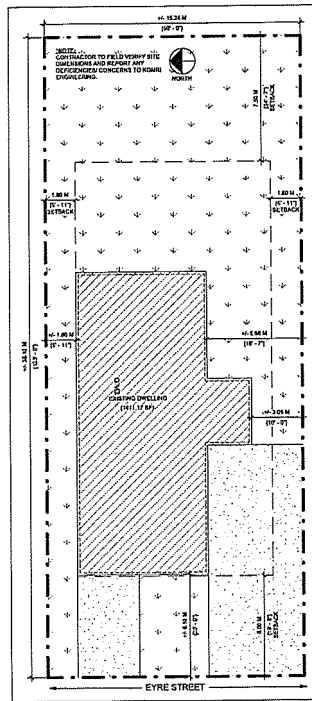
*I have authority to bind the Corporation

A0049/2024

NORTHERN QUALITY MAINTENANCE - APT. RENO

266 EYRE STREET, SUDBURY, ONTARIO
PROJECT NO. KSI-022-330

ISSUED FOR CONSTRUCTION - SEPTEMBER 18, 2023



SITE PLAN
1" = 10'-0"

NUMBER	DOOR TYPE	WIDTH	HEIGHT	DOOR MATERIAL	ROOM	FRAME TYPE	FLOOR MAT	FINISH	GLASS	TYPE	COMMENTS
101A	A	3'-0"	8'-0"	HM	PT	F1	SM	PT	-	GLASS	USE BEST DOOR BY MANUFACTURER
101B	A	3'-0"	8'-0"	HM	PT	F1	SM	PT	-	GLASS	USE BEST DOOR BY MANUFACTURER
101C	B	2'-0"	8'-0"	HM	PT	F1	SM	PT	-	GLASS	USE BEST DOOR BY MANUFACTURER
101D	B	2'-0"	8'-0"	HM	PT	F1	SM	PT	-	GLASS	USE BEST DOOR BY MANUFACTURER
101E	B	2'-0"	8'-0"	HM	PT	F1	SM	PT	-	GLASS	USE BEST DOOR BY MANUFACTURER
101F	B	2'-0"	8'-0"	HM	PT	F1	SM	PT	-	GLASS	USE BEST DOOR BY MANUFACTURER

NUMBER	NAME	FLOOR	WALL	CEILING	CEILING	CEILING	CEILING	CEILING	CEILING	CEILING	COMMENTS
101	ENTRANCE	CS	HS	CS	PT	CS	PT	CS	PT	PT	PAINT WALL & CEILING
101	KITCHEN	CS	HS	CS	PT	CS	PT	CS	PT	PT	PAINT WALL & CEILING
101	BATH	CS	HS	CS	PT	CS	PT	CS	PT	PT	PAINT WALL & CEILING
101	BEDROOM	CS	HS	CS	PT	CS	PT	CS	PT	PT	PAINT WALL & CEILING
101	HALLWAY	CS	HS	CS	PT	CS	PT	CS	PT	PT	PAINT WALL & CEILING
101	STORAGE	CS	HS	CS	PT	CS	PT	CS	PT	PT	PAINT WALL & CEILING

- SYMBOL LEGEND**
- (PH) PARTITION IDENTIFICATION IN SCHEDULE
 - (D) DOOR IDENTIFICATION IN SCHEDULE
 - (W) WALL IDENTIFICATION IN SCHEDULE
 - (P) POST IDENTIFICATION IN SCHEDULE
 - SHOWAR WINDOW
 - SHOWAS WINDOW AS
 - ELEVATION REFERENCE
 - DETAIL REFERENCE
 - DETAIL NUMBER
 - BUILDING SECTION REFERENCE
 - SECTION NUMBER
 - SECTION IN SHEET
 - ROOM NAME
 - ROOM NAME & NUMBER REFERENCE
 - NORTH ARROW

- CONSTRUCTION ASSEMBLIES**
- PARTITION ASSEMBLIES NOTES:**
- ALL MEET TO ANY OVERHANG INDICATES THAT MEASUREMENT SHOULD BE FIELD VERIFIED AND MAY HAVE TO BE ADJUSTED TO ACCOMMODATE SITE CONDITIONS (E.G. WIT TO THOSE ENGINEERS AS REQUIRED IF DESIGN INTENT CANNOT BE MAINTAINED)
 - USE WATER RESISTANT OVERLAY WALL BOARD ON ALL SET BACKS OF PARTITIONS & CEILING BOARD BEHIND ALL WALL MOUNTED TIE WORK
 - PROVIDE WOOD BRACKETS TO ACCOMMODATE WALL MOUNTED IN ACCESSORIES
 - CONCRETE LOCATIONS ARE REQUIRED
 - ALL PARTITIONS TO EXTEND TO TOP OF STRUCTURE UNLESS OTHERWISE NOTED; BRACE AS REQUIRED
 - ALL FLOOR ELEVATIONS ARE REFERENCED TO AND FROM FINISH FLOOR FINISH UNLESS OTHERWISE NOTED
 - ALL CEILING FINISHES, CEILING OR SPRING BOARD PARTITIONS SHALL BE FINISHED WITH CONCRETE SLAB
 - ALL PARTITIONS SHALL BE LOCATED AT LEAST 1/2" FROM WALL TO DOOR FRAME CODE TYPICAL UNLESS NOTED OTHERWISE

- WALL FINISHING**
- NEW WALLS SEE WALL SCHEDULE
 - EXISTING WALLS
 - DEMOLITION

- PRODUCT SELECTION:**
- SMOKE AND CO DETECTORS:**
- SMOKE DETECTORS TO BE BEST PRACTICE AND OPERATIONAL
 - SMOKE DETECTORS TO BE BEST PRACTICE AND OPERATIONAL
 - SMOKE DETECTORS TO BE BEST PRACTICE AND OPERATIONAL
 - SMOKE DETECTORS TO BE BEST PRACTICE AND OPERATIONAL

- ABBREVIATIONS:**
- | | | | |
|----|------------------------|----|----------------|
| CS | CONCRETE | HM | WOOD |
| LA | LAMINATE WOOD FLOORING | HS | HOLLOW METAL |
| CS | CONCRETE | PT | PAINT |
| W | WOOD | - | NOT APPLICABLE |

- GENERAL REQUIREMENTS**
- GENERAL CONTRACTOR & SUBCONTRACTOR SHALL EXAMINE THE BIDDING, VERIFY ALL DIMENSIONS, DRAWING DETAILS TO ACCURACY AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO WORK
 - CONTRACTOR IS TO PROCEED WITH ANY CHANGES OR MODIFICATIONS TO THE DESIGN UNLESS REVIEWED AND APPROVED BY THE ARCHITECT
 - GENERAL CONTRACTOR SHALL PROVIDE ALL MATERIAL AND LABOR REQUIRED
 - RELATIONSHIP OF WORK IS NOT NECESSARILY COMPLETE AND FOR CLARIFICATION ONLY
 - ALL BIDDING MEASUREMENTS MUST BE CONFIRMED BY CONTRACTOR PRIOR TO ORDERING MATERIAL OR BEGINNING THE WORK

- CODE AND STANDARDS**
- CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE REQUIREMENTS OR OTHER AUTHORITY HAVING JURISDICTION
 - MEET OR EXCEED REQUIREMENTS OF CONTRACT DOCUMENTS, SPECIFIED STANDARDS, CODES AND REFERENCED DOCUMENTS
 - COMPLY WITH THE ONTARIO OCCUPATIONAL HEALTH AND SAFETY ACT 1995 AND REGULATIONS FOR CONSTRUCTION PROJECTS

- PERMITS AND INSPECTIONS**
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR BUILDING PERMIT AND ASSOCIATED INSPECTIONS

- DESIGN DATA**
- STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2012 SUPERSEDED BY THE USER'S LOCAL JURISDICTIONAL CODES (WHERE APPLICABLE)

- SUBMITTALS**
- SUBMIT FOR REVIEW BEFORE STARTING WORK
 - SUBMIT BIDDING DRAWINGS IN COMPLIANCE WITH THE REQUIREMENTS OF CONSTRUCTION
 - PROOF DRAWINGS MUST BE PROVIDED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK
 - CONTRACTOR SHALL SUBMIT FOR REVIEW AND APPROVAL ALL DIMENSIONS AND CALCULATIONS OF ELEMENTS SUBMITTED BY OTHERS AND DOES NOT RELY ON THE CONTRACTOR OF THE RESPONSIBILITY TO COMPLETE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS
 - CONTRACTOR SHALL SUBMIT FOR REVIEW AND APPROVAL ALL DIMENSIONS AND CALCULATIONS OF ELEMENTS SUBMITTED BY OTHERS AND DOES NOT RELY ON THE CONTRACTOR OF THE RESPONSIBILITY TO COMPLETE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS

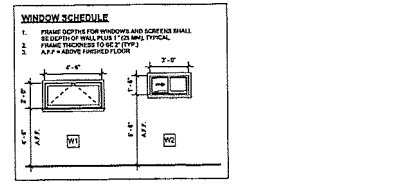
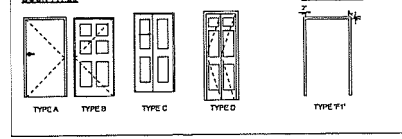
- WINDOWS & DOORS**
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE FOLLOWING ITEMS PRIOR TO ORDERING:
 - SIZE AND TYPE OF WINDOW AND DOOR
 - DIRECTION OF SWING FOR OPERABLE
 - OPERATING METHOD
 - FINISH MATERIALS
 - INSTALLATION DETAILS
 - ALL WINDOW AND DOOR SCHEDULES TO BE PROVIDED BY MANUFACTURER
 - ALL WINDOW AND DOOR SCHEDULES TO BE PROVIDED BY MANUFACTURER
 - ALL WINDOW AND DOOR SCHEDULES TO BE PROVIDED BY MANUFACTURER

- TEMPORARY WORKS**
- AS STRUCTURAL DRAWINGS SHOW THE COMPLETED STRUCTURE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE OTHER AND EXISTING TEMPORARY WORKS REQUIRED TO COMPLETE THE WORK
 - CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND REVIEW OF ALL TEMPORARY WORKS ARE CARRIED OUT THROUGHOUT THE PROJECT

- EXISTING STRUCTURES**
- BEFORE CONSTRUCTION VERIFY EXISTING CONDITIONS AND DIMENSIONS
 - VERIFY ALL EXISTING STRUCTURES ARE PROTECTED DURING CONSTRUCTION
 - REMOVE ALL TEMPORARY WORKS AND BRACKETS AS INSTALLED AND REMOVE TO ENSURE THE INTEGRITY OF EXISTING STRUCTURE
 - REPORT ANY VARIATIONS IN EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK

- WOOD NOTES**
- ALL FRAMING TO COMPLY WITH THE PART 9 REQUIREMENTS OF THE ONTARIO BUILDING CODE
 - PROTECT ALL EXISTING WOOD FROM DAMAGE AND ALL NEW WOOD SHALL BE PROTECTED FROM DAMAGE
 - REMOVE ALL EXISTING WOOD FROM DAMAGE AND ALL NEW WOOD SHALL BE PROTECTED FROM DAMAGE
 - REMOVE ALL EXISTING WOOD FROM DAMAGE AND ALL NEW WOOD SHALL BE PROTECTED FROM DAMAGE
 - REMOVE ALL EXISTING WOOD FROM DAMAGE AND ALL NEW WOOD SHALL BE PROTECTED FROM DAMAGE

- DOOR SCHEDULE GENERAL NOTES:**
- A WINDOW IS NOT TO BE ORDERED UNLESS IT IS A PARTICULAR DOOR
 - DOOR WITH A 1/2" GAP SIZE IN PLACE OF A WINDOW
 - REMOVE THE WINDOW TO MAKE ROOM FOR DOOR
 - TYPICAL FRAME SECTIONS ARE SHOWN ELSEWHERE IN THIS SCHEDULE OR ON CONSTRUCTION DETAILS - FRAME SECTIONS FOR DOORS AND WINDOWS SHALL BE DEPTH OF WALL PLUS 1/2" PER SIDE TYPICAL



WINDOW SCHEDULE

- FRAME DEPTH FOR WINDOWS AND SCREWS SHALL BE DEPTH OF WALL PLUS 1/2" TO EACH SIDE TYPICAL
- FRAME DEPTH TO BE 2" (TYP)
- ALL WINDOW SCHEDULES SHALL BE 2" DEPTH

NORTHERN QUALITY MAINTENANCE - APT. RENO
 266 EYRE STREET, SUDBURY, ONTARIO
 PROJECT NO. KSI-022-330

INFORMATION & SCHEDULES

DRAWN BY: INCB
 CHECKED BY: DP/KO
 SCALE: As Indicated
 SHEET: A01

A0049/2024
Sketch 3

CONSTRUCTION ASSEMBLIES

PARTITION ASSEMBLIES NOTES:

1. ** MEET TO ANY DIMENSION INDICATED THAT MEASUREMENT SHOULD BE FIELD WORKED AND NOT WANT TO BE ADJUSTED TO ACCOMMODATE SITE CONDITIONS. REPORT TO OWNER.
2. EMPLOYERS AS REQUIRED BY DESIGN INTENT CANNOT BE IMPLEMENTED.
3. USE WALL MOUNTING SYSTEMS TO ACCOMMODATE THE WEIGHT OF PARTITIONS & CEILING JOINTS. WALL MOUNTING IS THE PREFERRED METHOD.
4. PROVIDE WOOD FINISHING TO ACCOMMODATE WALL MOUNTING ACCESSORIES. COORDINATE LOCATIONS AS REQUIRED.
5. ALL PARTITIONS TO LATCH TO JOIST OR STRUCTURE UNLESS OTHERWISE NOTED. BRACE.
6. ALL FLOOR ELEVATIONS ARE REFERENCED TO AND FROM FINISH FLOOR FINISH ELEVATION OF 0'S.
7. ALL EXTERIOR CORNERS IN OPTIMUM BOARD PARTITIONS SHALL BE FINISHED WITH CORNER GUARDS.
8. ALL DOOR FRAMES TO BE LOCATED 4" FROM WALL FACE TO DOOR FRAME EDGE TYPICAL UNLESS NOTED OTHERWISE.

PARTITION ASSEMBLIES:

TYPICAL 1/2" GYP BOARD PARTITION

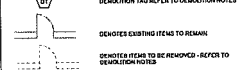
- 1. 1/2" GYP BOARD SHEATHING ON BOTH SIDES OF 2x4 STUDS @ 16" O.C.
- 2. TYPICAL 1/2" GYP BOARD PARTITION FINISHES
- 3. 2" RIGID INSULATION @ 16" O.C.
- 4. 1/2" GYP BOARD SHEATHING ON INTERIOR SIDE
- 5. 1/2" GYP BOARD SHEATHING ON INTERIOR SIDE

UNUSUAL PARTITION PARTITIONING DETAIL

- 1. 1/2" GYP BOARD SHEATHING ON INTERIOR SIDE OF FINISH ROOM
- 2. 2x4 WOOD STUD SYSTEM @ 16" O.C.
- 3. 1/2" RIGID INSULATION @ 16" O.C. BEHIND STUDS
- 4. 1/2" GYP BOARD SHEATHING ON INTERIOR SIDE
- 5. PROVIDE THE STOP TO SLIP PARTITION AT BASE AND TOP.

DEMOLITION LEGEND

DEMOLITION TAG REFER TO DEMOLITION NOTES



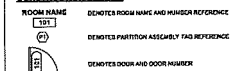
DEMOLITION NOTES (GENERAL):

1. REFER TO DEMOLITION FLOOR PLAN AND COORDINATE WORK BETWEEN TRADES.
2. REFER TO THE DEMO TAGS FOR ADDITIONAL DEMOLITION NOTES AND REQUIREMENTS.
3. ALL ELECTRICAL DEVICES SUBJECT TO DUST AND DEBRIS ARE TO BE REMOVED PRIOR TO DEMOLITION. MAKE SURE ALL ELECTRICAL DEVICES ARE PROPERLY DISCONNECTED AND TAGGED PRIOR TO DEMOLITION. MAKE SURE ALL ELECTRICAL DEVICES ARE PROPERLY DISCONNECTED AND TAGGED PRIOR TO DEMOLITION.
4. MECHANICAL DEVICES ARE TO BE CAPED OR DEMOLISHED TO PREVENT THE SPREAD OF DUST TO THE REST OF THE BUILDING DURING DEMOLITION.
5. ALL REMOVED ITEMS NOT BE USED IN NEW CONSTRUCTION OR TURN OVER TO OWNER. BRUSH DEBRIS TO SITE.
6. PROTECT EXISTING STRUCTURE, MECHANICAL, ELECTRICAL AND OTHER PERMANENT FEATURES FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION OF THE WORK. ALL DAMAGE TO POLYETHYLENE AND PLYWOOD INSULATION.
7. PROTECT EXISTING MECHANICAL AND ELECTRICAL SYSTEMS TO REMAIN. REMOVE WALL MOUNTING ENCLOSURE AT THESE SYSTEMS WHEN EXPOSED TO THE ELEMENTS.

DEMOLITION NOTES (TAGS):

- 1. CONTRACTOR TO REMOVE EXISTING DOORS, WINDOWS & ALL RELATED COMPONENTS TO ITS ENTIRETY. MAKE GOOD ON ALL SURFACES IN PREPARATION OF NEW.
- 2. CONTRACTOR TO REMOVE WALL IN ITS ENTIRETY, INCLUDING BUT NOT LIMITED TO ROOFING AND CEILING MAKE GOOD ON ALL SURFACES IN PREPARATION OF NEW.
- 3. CONTRACTOR TO REMOVE AND REMOVE ALL RELATED ITEMS TO ITS ENTIRETY. MAKE GOOD ON ALL SURFACES IN PREPARATION OF NEW. CAP OFF ALL PENETRATIONS IN ROOFING REFER TO DEMO TAGS MAKE GOOD ON ALL SURFACES IN PREPARATION OF NEW.
- 4. CONTRACTOR TO HEAVILY SANDPAPER & CREATE OFFERING OF 6" x 4" x 4" MAKE GOOD ON ALL SURFACES IN PREPARATION OF NEW. REFER TO CONSTRUCTION LEGEND.
- 5. CONTRACTOR TO CREATE OPENING THROUGH CONCRETE. REFER TO WINDOW SCHEDULE FOR ADDITIONAL INFORMATION. MAKE GOOD ON ALL SURFACES IN PREPARATION OF NEW.
- 6. CONTRACTOR TO SITE COORDINATE EXTENT OF DEMOLITION TO ALLOW FOR RENOVATION.

CONSTRUCTION LEGEND



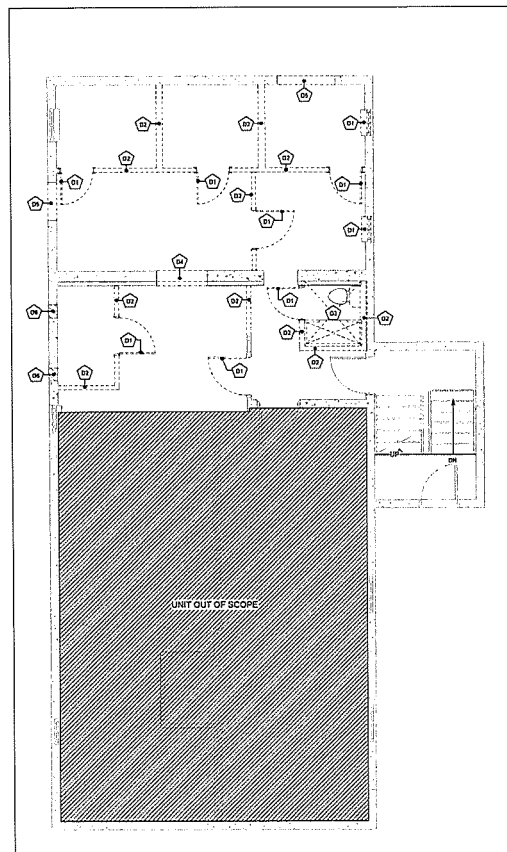
CONSTRUCTION ASSEMBLIES

PARTITION ASSEMBLIES NOTES:

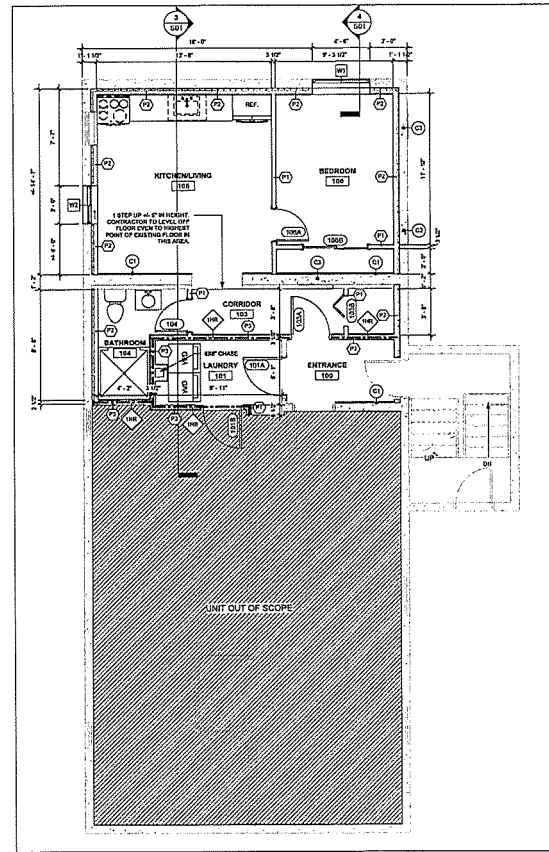
1. ALL FINISH ELEVATIONS ARE REFERENCED TO AND FROM FINISH FLOOR FINISH ELEVATION OF 0'S.
2. ALL EXTERIOR CORNERS IN OPTIMUM BOARD PARTITIONS SHALL BE FINISHED WITH CORNER GUARDS.
3. ALL DOOR FRAMES TO BE LOCATED 4" FROM WALL FACE TO DOOR FRAME EDGE TYPICAL UNLESS NOTED OTHERWISE. SEE DETAIL BELOW.

CONSTRUCTION NOTES (TAGS):

- 1. CONTRACTOR TO PROVIDE 1/2" WOOD STRAPPING @ 16" O.C. & 1/2" GYP BOARD SHEATHING ON EXTERIOR WALL SURFACE.
- 2. CONTRACTOR TO INSTALL FINISH OF EXTERIOR WALL MATCH MATERIALS WITH LINE AND KIND OF QUALITY MAKE GOOD ON ALL SURFACES IN PREPARATION OF NEW.
- 3. CONTRACTOR TO INSTALL NEW 2x4 FLOOR JOIST REFER TO TYPICAL FLOOR JOIST SPLASH DETAIL FOR ADDITIONAL INFORMATION.



BASEMENT FLOOR DEMO PLAN
1/4" = 1'-0"



BASEMENT FLOOR PLAN
1/4" = 1'-0"

1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

KOMRI ENGINEERING

10000 100TH AVE, SUITE 100
DENVER, CO 80231
TEL: 303.751.1000
WWW.KOMRIENGINEERING.COM

DATE: 09/18/2024
SCALE: As Indicated
SHEET: 1 OF 1

A02

ISSUED FOR CONSTRUCTION - SEPTEMBER 18, 2023

A0049/2024
Sketch 4

CONSTRUCTION LEGEND

- ROOM NAME IDENTIFIER ROOM NAME AND NUMBER REFERENCE
 (101)
 PARTITION ASSEMBLY TAG REFERENCE
 (A)
 IDENTIFIER DOOR AND DOOR NUMBER

CONSTRUCTION ASSEMBLIES

- PARTITION ASSEMBLY NOTES:**
 1. ALL FLOOR ELEVATIONS ARE REFERENCED TO AND FROM GROUND FLOOR DATUM
 2. ALL PARTITION WALLS, CORNERS IN GYPSON BOARD PARTITIONS SHALL BE FINISHED WITH COMPLEX GUARDS
 3. ALL DOORS SHALL BE LOCATED 1" FROM WALL FACE TO DOOR FRAME EDGE
 TYPICAL UNLESS NOTED OTHERWISE. SEE DETAIL BELOW.

CONSTRUCTION NOTES/TAGS:

- (1) CONTRACTOR TO PROVIDE 1/2" WOOD STRAPPING @ 16" O.C. & 1/2" GYPSON BOARD SHEATHING ON EXTERIOR WALL SURFACE.
 (2) CONTRACTOR TO INFILL PORTION OF EXISTING WALL, MATCH MATERIALS WITH LIKE TYPE OF QUALITY MAKE GOOD ON ALL SURFACE TYPE DEVIATION OF NEW.
 (3) CONTRACTOR TO INFILL NEW 3/4" FLOOR JOIST REFER TO TYPICAL FLOOR JOIST BRIDGE DETAIL FOR ADDITIONAL INFORMATION.

BEAM SCHEDULE

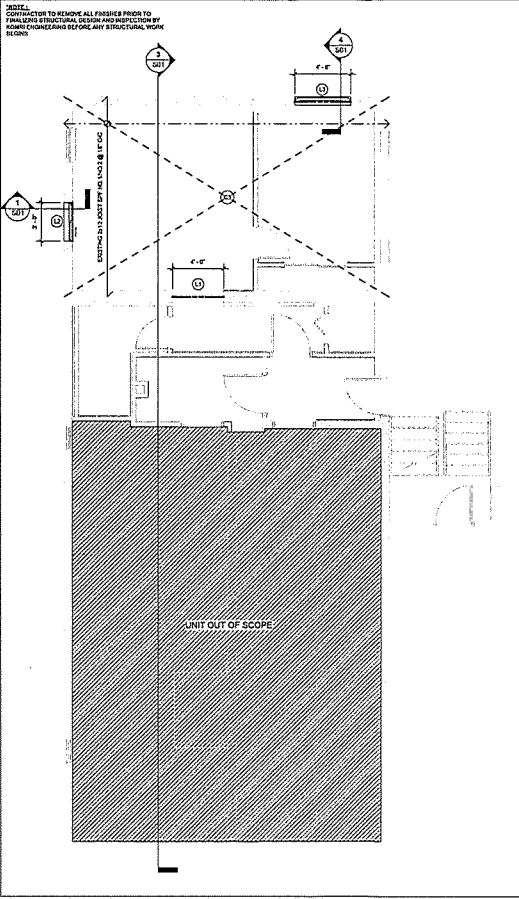
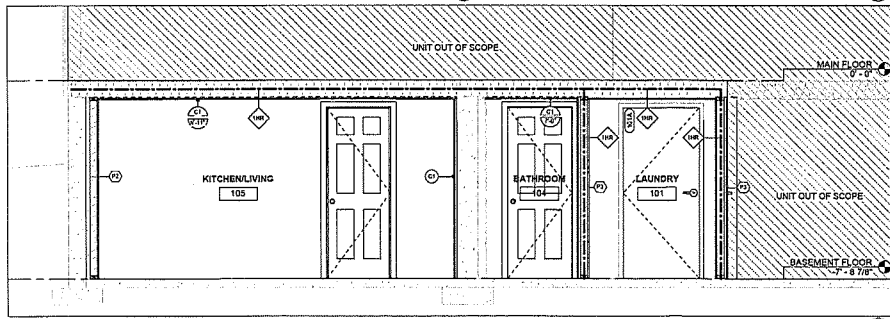
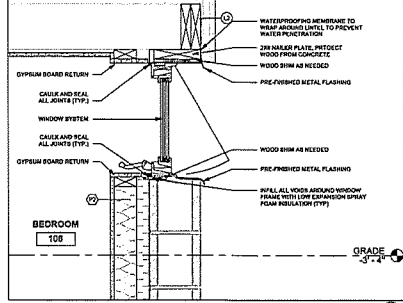
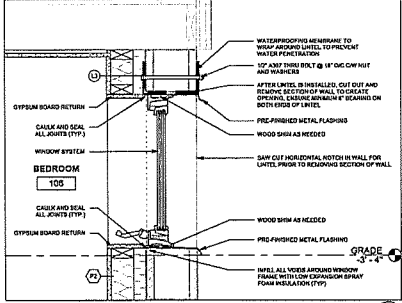
IDENTITY	SIZE
B1	4 PLY 2x8 SPT NO 1NO 2

LINTEL SCHEDULE

IDENTITY	SIZE
L1	3 PLY 2x4 RH 6000 (MATCH EXISTING FLOOR JOIST)
L2	3 PLY 2x4 RH 6000 (MATCH EXISTING DOUBLE END JOIST)
L3	2 - 1x3x8" BACK TO BACK GANTRY BEAMS PER SIDE

POST SCHEDULE

IDENTITY	SIZE
P1	3 PLY 2x4 SPT NO 1NO 2



NOTES:
 1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE PRIOR TO CONSTRUCTION.
 2. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
 3. ALL MATERIALS SHALL BE AS SHOWN OR APPROVED BY THE ARCHITECT.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL CODES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
 6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT AREAS AT ALL TIMES.
 8. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
 10. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.

REVISIONS:
 1. REVISION 1: 10/15/2024
 2. REVISION 2: 10/15/2024

KOMRI ENGINEERING

PORTER QUALITY MAINTENANCE - APT. BLDG
 111 FINE STREET, SACRAMENTO, CALIFORNIA
 PROJECT NO. 24020333

DESIGN BY: INCB
 CHECKED BY: DPNKO
 SCALE: As Indicated
 SHEET: 10/15/2024

S01

ISSUED FOR CONSTRUCTION - SEPTEMBER 18, 2023

A0049/2024
 sketch 6



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

Office Use Only 2024.01.01	
A 0051/2024	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

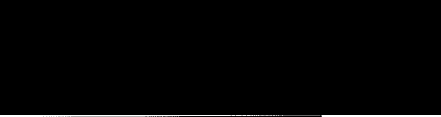
City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

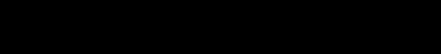
APPLICATION FEE: \$1,360.00 (includes \$320.00 legal notice fee)
 APPLICATION FEE FOR HEDGEROWS: \$409.00 (includes \$320.00 legal notice fee)
 CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY


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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Michael Reid Email: 

Mailing Address: 47 Hobson Crescent Home Phone: 

City: Sudbury Postal Code: P3G1K3 Fax Phone: 

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

Name of Agent: _____ Email: _____

Mailing Address: _____ Home Phone: _____

City: _____ Postal Code: _____ Business Phone: _____

Fax Phone: _____

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

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

Name: None

Mailing Address: _____

City: _____ Postal Code: _____

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
<u>4.2.4A</u>	<u>5m</u>	<u>5.49</u>	<u>.49</u>

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

c) Description of Proposal: Build Detached garage 5.49 High

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

Nia Lewis

From: mike reid [REDACTED]
Sent: Friday, May 10, 2024 7:05 PM
To: Nia Lewis
Subject: Re: Application for Minor Variance - 47 Harju Crescent

Need the hight to fit a 4 post car hoist for vehicle storage and repair. I have multiple vintage vehicles.

Get [Outlook for iOS](#)

From: Nia Lewis <Nia.Lewis@greatersudbury.ca>
Sent: Friday, May 10, 2024 3:36:20 PM
To: [REDACTED]
Subject: Application for Minor Variance - 47 Harju Crescent

Hi Mike,

I am in receipt of your Application for Minor Variance for height relief of 5.49m for the proposed garage. Would you please expand on your reason why you cannot comply with the Zoning By-law max height provision of 5.0m? Currently your response is "hoist in garage".

This information is relief upon by our commenting agencies and the Committee of Adjustment and it would assist them in their review to have more context.

Thank you,

Nia Lewis
Consent Official/Secretary-Treasurer of the Committee of Adjustment
City of Greater Sudbury
200 Brady Street
P.O. Box 5000, Station A
Sudbury, ON P3A 5P3
Phone [\(705\) 674-4455 ext. 4315](tel:(705)674-4455)
Fax [\(705\) 673-2200](tel:(705)673-2200)
nia.lewis@greatersudbury.ca

"This email is intended for the use of the individual to whom it is addressed. The message may contain information that is privileged, confidential and exempt from disclosure. If the e-mail recipient of this message is not the intended recipient, note that any dissemination, distribution, disclosure or copying of this e-mail is strictly prohibited. If you have received this e-mail in error, please reply immediately to the sender."

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

PIN(s): 73476-0293 Township: Broder
 Lot No.: 77 Concession No.: _____ Parcel(s): _____
 Subdivision Plan No.: M379 Lot: 47/48 Reference Plan No.: 53R-21099 Part(s): 1
 Municipal Address or Street(s): 417 Harju crescent

7) Date of acquisition of subject land. Nov 2008

8) Dimensions of land affected.

Frontage 39.3 (m) Depth 53.519 (m) Area 2209.7 (m²) Width of Street 7 (m)

9) Particulars of all buildings:

	House	shed	Existing shed	shed	Det Garage. Proposed	
Ground Floor Area:	215	12	18	21 (m ²)	133.96	(m ²)
Gross Floor Area:	215	12	18	21 (m ²)	133.96	(m ²)
No. of storeys:	1	1	1	1	1	
Width:	16.57	2.6	3	3 (m)	10.78	(m)
Length:	11.58	4.6	6	7 (m)	12.2	(m)
Height:	6	3.0	2.4	2.1 (m)	5.08	(m)

to be removed

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

	House	shed	Existing shed	shed	Det Garage. Proposed	
Front:	8.1	10.9	10.9	10.9 (m)	26.9	(m)
Rear:	31.2	14.88	11.58	12 (m)	19.78	(m)
Side:	3.1	4.4	10.9	3.4 (m)	2.1	(m)
Side:	16.9	2.9	2.3	30.5 (m)	23.7	(m)

to be removed

11) What types of water supply, sewage disposal and storm drainage are available? What type of access to the land?

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

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): Single family home Length of time: 56 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: Homes

0005/0004

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, Michael Reid (please print all names), the registered owner(s) of the property described as 47 Holly Crescent

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

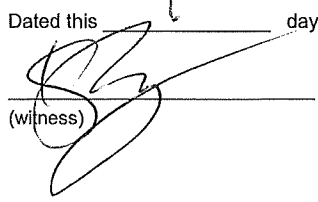
Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

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

Dated this 6 day of May, 2024


(witness)


signature of Owner(s) or Signing Officer or Authorized Agent
Print Name: Michael Reid

*I have authority to bind the Corporation

A0051/2024

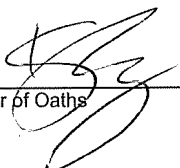
PART B: OWNER OR AUTHORIZED AGENT DECLARATION

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

47 Horju Crescent
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, 2024



Commissioner of Oaths

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



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

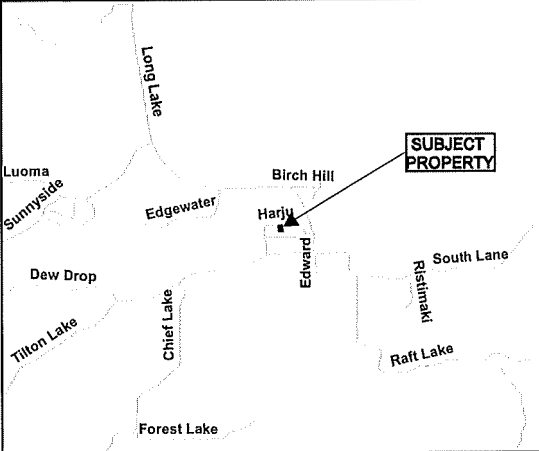
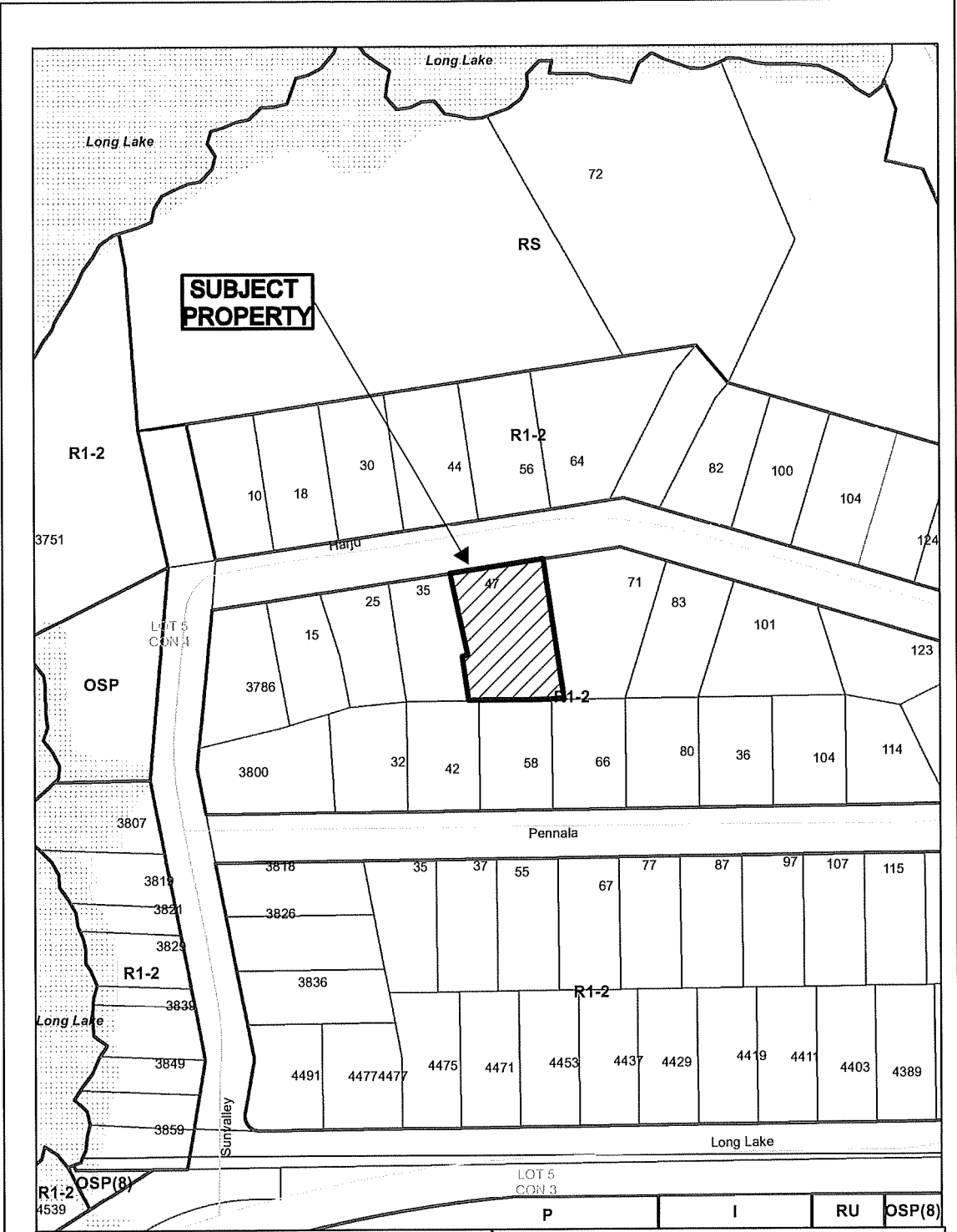
Print Name: Michael Reid
*I have authority to bind the Corporation

* 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: <u>10 May '24</u>	Hearing Date: <u>5 June '24</u>	Received By: <u>N. Lewis</u>
Zoning Designation: <u>R1-2</u>	Resubmission: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Previous File Number(s): <u>See below</u>		
Previous Hearing Date:		
Notes:		
<u>00035/1987 (Feb 12/87) - Severance of Pt 1, Plan 53R-11154 (lot consolidation)</u>		
<u>A0034/1988 (Feb 22/88) - Frontage / Depth / Lot Area / Front Yard / Side Yard</u>		
<u>00028/2018 (May 28/18) - Consolidation - Pt 1, Plan 53R-21049</u>		

A0051/2024



**Application for Minor
Variance or Permission**



Subject Property being PIN 73476-0815, SRO, Lot 47 and Part Lot 48, Plan M-379, Part 1, Plan 53R-21049, except Part 1, Plan 53R-11154, Part Lot 5, Concession 4, Township of Broder, 47 Harju Crescent, Sudbury, City of Greater Sudbury

Sketch 1, NTS
NDCA

A0051/2024
Date: 2024 05 09

Front

1.83

5.49

3.66

3.05
+
3.05
DOOR

3.05
+
3.05
DOOR

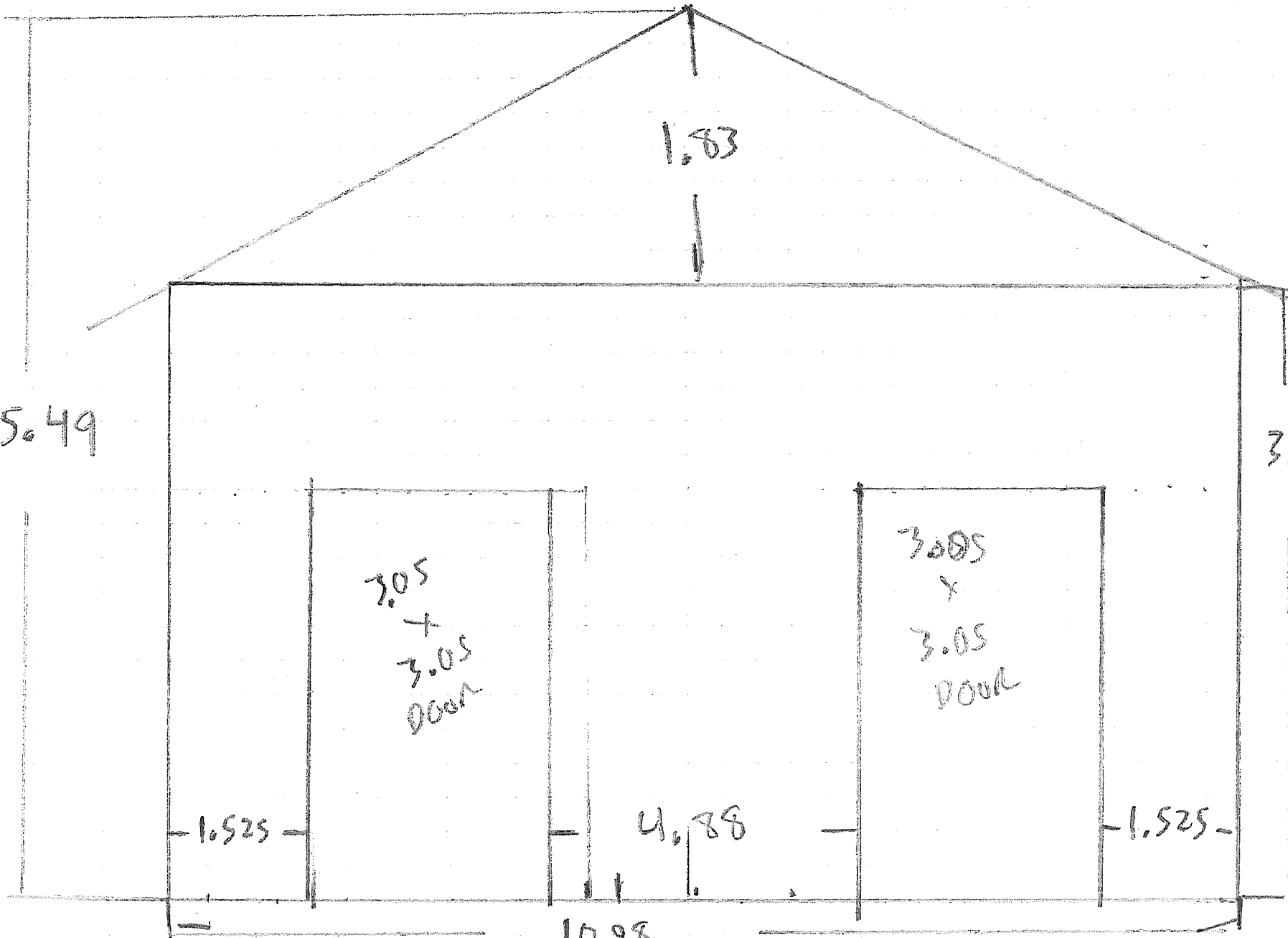
1.525

4.88

1.525

10.98

A005/2024
Sketch 3





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

Office Use Only 2024.01.01	
A 0053/2024	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): <u>Dalron Leasing Limited</u>	Email:	[REDACTED]
Mailing Address: <u>130 Elm Street</u>	Home	[REDACTED]
	Busine	[REDACTED]
City: <u>Sudbury, ON</u>	Postal Code: <u>P3C 1T6</u>	Fax PH

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: <u>Bélanger Salach Architecture</u>	Email:	[REDACTED]
Mailing Address: <u>255 Larch Street</u>	Home	[REDACTED]
<u>2040 Algonquin Rd, Sudbury, ON P3E 4Z6</u>	Busine	[REDACTED]
City: <u>Sudbury, Ontario</u>	Postal Code: <u>P3B 1M2</u>	Fax PH

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

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

Name: <u>n/a</u>
Mailing Address: <u>n/a</u>
City: <u>n/a</u>
Postal Code: <u>n/a</u>

4) Current Official Plan designation: General Commercial Current Zoning By-law designation: C-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
Alter distance of Front Property Line Setback	15m	3m	12m

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

c) Description of Proposal:
Expansion of existing building therefore requiring an alteration in the property line setback.

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
Building expansion towards front property line to expand market space. Expansion in this area maintain paths of travel and parking requirements.

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

PIN(s): _____ Township: Broder
 Lot No.: 5 Concession No.: 6 Parcel(s): _____
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 2040 Algonquin Rd, Sudbury, ON P3E 4Z6

7) Date of acquisition of subject land. 1995

8) Dimensions of land affected.

Frontage ±77.8 (m) Depth ±226 (m) Area ±18241 (m²) Width of Street 24.5 (m)

9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	1444.9	(m ²)	1788.795	(m ²)
Gross Floor Area:	1444.9	(m ²)	1788.795	(m ²)
No. of storeys:	1-Storey		1-Storey	
Width:	29.3	(m)	29.3	(m)
Length:	49.8	(m)	61.8	(m)
Height:	6	(m)	6	(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:	15.0	(m)	3.0	(m)
Rear:	205.7	(m)	205.7	(m)
Side:	3.1	(m)	3.1	(m)
Side:	40.3	(m)	40.3	(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.

Smith's (1995) Tim Hortons (1995) Rogers (1995) Quiznos (2003) Scotiabank (2000) Mary Browns (2003) Canadian Tire Gas Klosk (2008) Canadian Tire Gas Bar (2008)

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

Use(s): General Commercial (C2) Length of time: 29 yrs.

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

Same as #13 or, _____

15) What is the number of dwelling units on the property? 0

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

If "yes", how many? _____

17) Existing uses of abutting properties: General Commercial (C2)

A0053/2024

9) Particulars of all buildings: Tim Hortons		Existing	Proposed
Ground Floor Area:	300.4	(m ²)	300.4 (m ²)
Gross Floor Area:	300.4	(m ²)	300.4 (m ²)
No. of storeys:	1-Storey		1-Storey
Width:	18.8	(m)	18.8 (m)
Length:	15.5	(m)	15.5 (m)
Height:	6	(m)	6 (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:	96.3	(m)	96.3 (m)
Rear:	115.1	(m)	115.1 (m)
Side:	11.1	(m)	11.1 (m)
Side:	43.0	(m)	43.0 (m)

9) Particulars of all buildings: Rogers		Existing	Proposed
Ground Floor Area:	1811.2	(m ²)	1811.2 (m ²)
Gross Floor Area:	1811.2	(m ²)	1811.2 (m ²)
No. of storeys:	1-Storey		1-Storey
Width:	29.7	(m)	29.7 (m)
Length:	71.7	(m)	71.7 (m)
Height:	6	(m)	6 (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:	117.3	(m)	117.3 (m)
Rear:	38.0	(m)	38.0 (m)
Side:	4.5	(m)	4.5 (m)
Side:	36.2	(m)	36.2 (m)

9) Particulars of all buildings: Quiznos		Existing	Proposed
Ground Floor Area:	369.9	(m ²)	369.9 (m ²)
Gross Floor Area:	369.9	(m ²)	369.9 (m ²)
No. of storeys:	1-Storey		1-Storey
Width:	16.9	(m)	16.9 (m)
Length:	21.7	(m)	21.7 (m)
Height:	6	(m)	6 (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:	165.7	(m)	165.7 (m)
Rear:	23.0	(m)	23.0 (m)
Side:	33.4	(m)	33.4 (m)
Side:	55.7	(m)	55.7 (m)

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9) Particulars of all buildings: Scotiabank		Existing	Proposed
Ground Floor Area:	<u>426.7</u>	(m ²)	<u>426.7</u> (m ²)
Gross Floor Area:	<u>426.7</u>	(m ²)	<u>426.7</u> (m ²)
No. of storeys:	<u>1-Storey</u>		<u>1-Storey</u>
Width:	<u>25.0</u>	(m)	<u>25.0</u> (m)
Length:	<u>17.1</u>	(m)	<u>17.1</u> (m)
Height:	<u>6</u>	(m)	<u>6</u> (m)

10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines).		Existing	Proposed
Front:	<u>159.0</u>	(m)	<u>159.0</u> (m)
Rear:	<u>17.9</u>	(m)	<u>17.9</u> (m)
Side:	<u>60.8</u>	(m)	<u>60.8</u> (m)
Side:	<u>23.2</u>	(m)	<u>23.2</u> (m)

9) Particulars of all buildings: Mary Browns		Existing	Proposed
Ground Floor Area:	<u>698.2</u>	(m ²)	<u>698.2</u> (m ²)
Gross Floor Area:	<u>698.2</u>	(m ²)	<u>698.2</u> (m ²)
No. of storeys:	<u>1-Storey</u>		<u>1-Storey</u>
Width:	<u>32.0</u>	(m)	<u>32.0</u> (m)
Length:	<u>24.7</u>	(m)	<u>24.7</u> (m)
Height:	<u>6</u>	(m)	<u>6</u> (m)

10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines).		Existing	Proposed
Front:	<u>152.6</u>	(m)	<u>152.6</u> (m)
Rear:	<u>0.8</u>	(m)	<u>0.8</u> (m)
Side:	<u>93.1</u>	(m)	<u>93.1</u> (m)
Side:	<u>106.8 0</u>	(m)	<u>106.8 0</u> (m)

A0053/2024

9) Particulars of all buildings: Gas Bar		Existing	Proposed
Ground Floor Area:	210.1	(m ²)	210.1 (m ²)
Gross Floor Area:	210.1	(m ²)	210.1 (m ²)
No. of storeys:	1- Storey		1-Storey
Width:	18.4	(m)	18.4 (m)
Length:	11.4	(m)	11.4 (m)
Height:	6	(m)	6 (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:	33.0	(m)	33.0 (m)
Rear:	169.7	(m)	169.7 (m)
Side:	62.2	(m)	62.2 (m)
Side:	458.6 $\text{\textcircled{Q}}$	(m)	458.6 $\text{\textcircled{Q}}$ (m)

9) Particulars of all buildings: Gas Kiosk		Existing	Proposed
Ground Floor Area:	146.6	(m ²)	146.6 (m ²)
Gross Floor Area:	146.6	(m ²)	146.6 (m ²)
No. of storeys:	1- Storey		1-Storey
Width:	15.8	(m)	15.8 (m)
Length:	9.3	(m)	9.3 (m)
Height:	6	(m)	6 (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:	53.7	(m)	53.7 (m)
Rear:	149.5	(m)	149.5 (m)
Side:	62.7	(m)	62.7 (m)
Side:	460.2 $\text{\textcircled{Q}}$	(m)	460.2 $\text{\textcircled{Q}}$ (m)

A0053/2024

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

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

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

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

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

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

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Dalron Leasing Limited (please print all names), the registered owner(s) of the property described as 2040 Algonquin Rd, Sudbury

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

g) appoint and authorize Bélanger Salach 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 16 day of May, 20 24

TR
(witness)

John Arnold
signature of Owner(s) or Signing Officer or Authorized Agent
Print Name: John Arnold

*I have authority to bind the Corporation

A0053/2024

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, Belanger Salach Architecture (please print all names), the registered owner(s) or authorized agent of the property described as 2040 Algonquin 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 16 day of May, 20 24

Tracy Rochon Commissioner of Oaths Tracy Sylvie Rochon a Commissionner, etc.,, Province of Ontario,, for Belanger Salach Architecture. Expires June 10, 2025

Signature of Louis Belanger signature of Owner(s) or Signing Officer or Authorized Agent (*where a Corporation) Print Name: Louis Belanger *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 17/24 Hearing Date: June 5/24 Received By: S. Pinkerton Zoning Designation: OC2 Resubmission: Yes No N. Lewis Previous File Number(s): See schedule

PREVIOUS MINOR VARIANCE APPLICATIONS:

A0159/1994 (Aug 8/94) 8.1m setback from Regent - only applicable to restaurant/drive-thru depicted in sketch provided with this application.

PREVIOUS SIGN VARIANCE APPLICATIONS:

A0081/2014 (Aug 6/14) A0134/2013 (Oct 23/13) A0084/2013 (Aug 14/13) A0119/2004 (Jan 10/05) - Denied A0236/1995 (Jan 22/96) A0219/1992 (Aug 17/92)

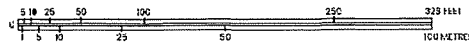
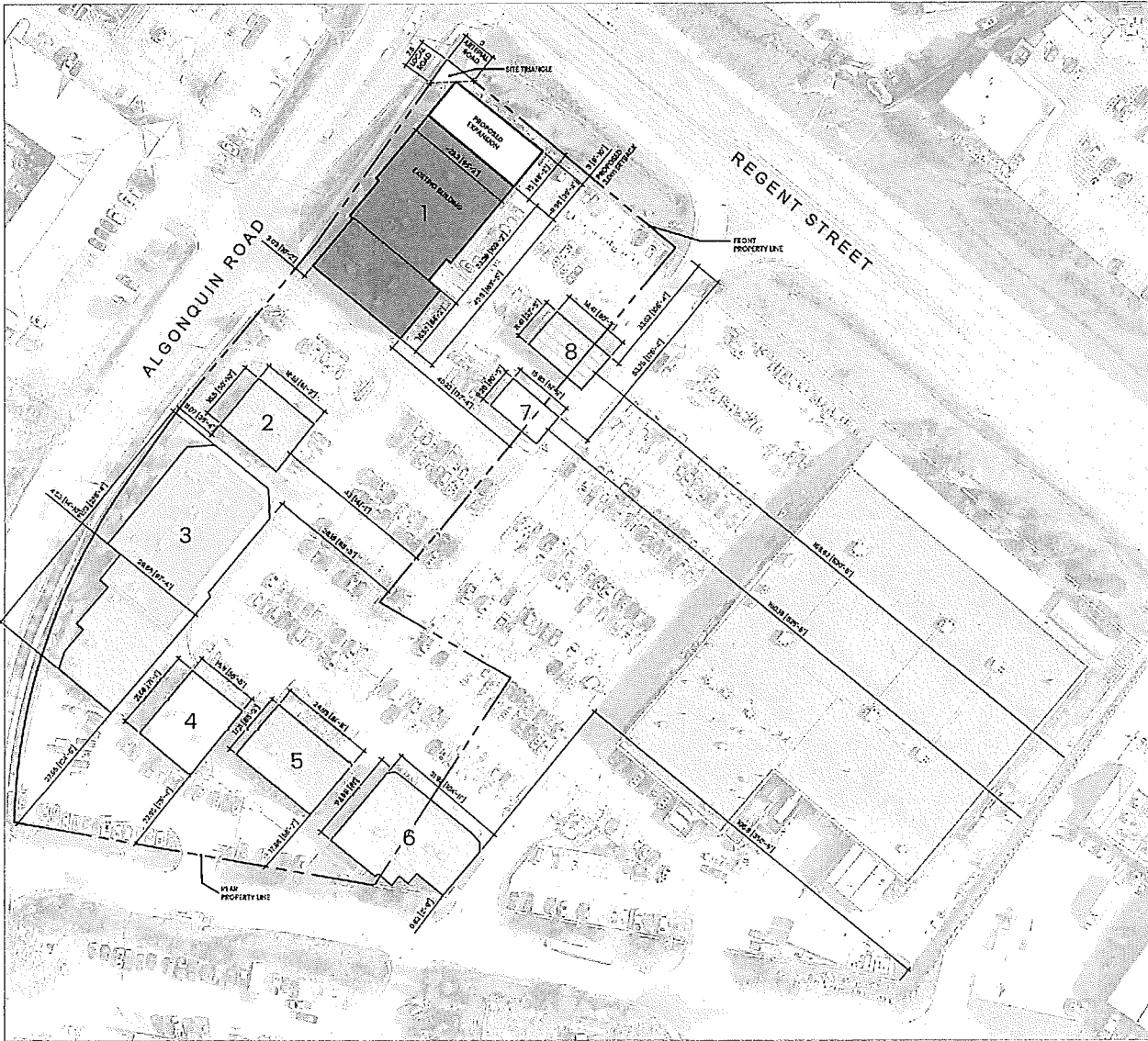
PREVIOUS CONSENT APPLICATIONS (LEASE):

B0157/2007 (Aug 15/07) - CT Gas Bar/Kiosk - Parts 1&2, Plan 53R-18448 B0092/2019 (Oct 14/19) -Tim Hortons - Parts 1&2, Plan 53R-21955

PREVIOUS CONSENT APPLICATIONS:

B0005/1993 (Feb 8/93) ROW - Part 4, SR-1339 in favour of Parts 1&3, 53R-14060 B0485/1992 (Jan 25/93) ROW - Part 4, SR-1339 in favour of Centra Gas B0285/1992 (Aug 17/92) Hydro Easement - Parts 4-8, 11-13 & 15, 53R-14222 B0284/1992 (Aug 17/92) Lot Creation - Parts 12-15, 53R-14222 B0387/1991 (Oct 7/91) ROW - Part 3, Plan 53R-12987 in favour of Parcel 49294 SES B0189/1990 (Apr 23/90) Lot Creation - Part 1, SR-1339 T/W ROW Parts 1&2, 53R-12895 B0480/1988 (Nov 28/88) ROW - lapsed B0296/1988 (Jul 11/88) Lot Creation S/T Easement - lapsed B0146/1986 (Jun 30/86) ROW - Part 1, Plan 53R-10956 in favour of Part 2 on Plan SR-1339 B0481/1978 (Mar 19/79) Lot Creation - Part 1, 53R-8384 T/W ROW over Part 4, SR-1339 B0448/1978 (Nov 27/78) Lot Creation - Part 5, SR-1339 T/W ROW over Part 4 of SR-1339 & Part 1 of

A0053/2024



A0053/2024
sketch a



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

Office Use Only 2024.01.01	
Act 64/2024	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Alain Martel et Dominique Gaudet-Martel Email: [REDACTED]
 Mailing Address: 2187 Vermilion Lake Road Home Phone: [REDACTED]
 Business Phone: [REDACTED]
 City: Chelmsford Postal Code: P0M 1L0 Fax Phone: _____

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

Name of Agent: _____ Email: _____
 Mailing Address: _____ Home Phone: _____
2187 Vermilion Lake Road 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: National Bank of Canada
 Mailing Address: 151 Algonquin Blvd East
 City: Timmins, Ontario Postal Code: P4N 1A6

- 4) Current Official Plan designation: living area 2 Current Zoning By-law designation: R1-1

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

Variance To	By-law Requirement	Proposed	Difference
<u>Pool</u> <u>4.41.2 (a)</u>	<u>30m</u>	24.9 <u>20.2</u>	5.7 <u>9.8</u>

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

c) Description of Proposal: adding water above low buffer area & high water mark

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: > See page 2 addendum
garage in the way & shed
also will not have enough room for a vehicle to go by

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

PIN(s): _____ Township: Fairbank
 Lot No.: 7 Concession No.: 6 Parcel(s): 13736
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 2187 Vermilion Lake Road

7) Date of acquisition of subject land. May 31, 2019

8) Dimensions of land affected.

Frontage 22.6 (m) Depth 64 (m) Area 1299 (m²) Width of Street _____ (m)

9) Particulars of all buildings:

All attached paper

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

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:	_____ (m)	_____ (m)
Rear:	_____ (m)	_____ (m)
Side:	_____ (m)	_____ (m)
Side:	_____ (m)	_____ (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 1954 garage about 1964 Shed + gazebo recent.

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

Use(s): residential Length of time: 1954

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

A0054/2024

#9 Particulars of all buildings

Existing

Proposed

Lot size 68 .28 x 22.86

	house	garage	shed	gaziboo	pool
ground area	124.68	55.83	9.05	11.16	23.65
gross area	312.16				
# of storeys	2	1	1	1	1
with	7.49	4.95	2.46	3.05	5.49
length	16.45	11.28	3.68	3.66	5.49
height		2.46	2.46	2.46	1.32

#10 set backs

	house	garage	shed	gaziboo	pool
front	19.18	19.99	31.53	49.62	40.44
rear	30.50	35.2	32.34	12.88	20.2
Wilson side (west)	3.56	16.39	17.15	18.29	15.85
Karan Side (east)	11.95	1.52	2.03	1.52	1.52

5 d

Provide reason why the proposal cannot comply with the provisions of the zoning by-law:

We are unable to installed a pool in the front yard because of the spetic bed.
The only place we have available is were we are plaining to installed the pool.
We are pass the 20 water mark, but inside the 30 meter form shoreline.

We would like this location, because we will still have enough room to go with a vehicle to remove the boat lift and the docks in the fall.

A0054/2024

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

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

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

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

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

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

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Alain Martel et Dominique Gaudet-Martel (please print all names), the registered owner(s) of the property described as 2187 Vermilion Lake Road, Chelmsford, Ontario _____ in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

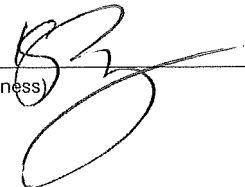
Authority to Enter Land and Photograph

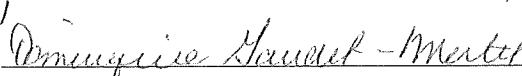
- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land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

Appointment of Authorized Agent

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

Dated this 9 day of May, 2024

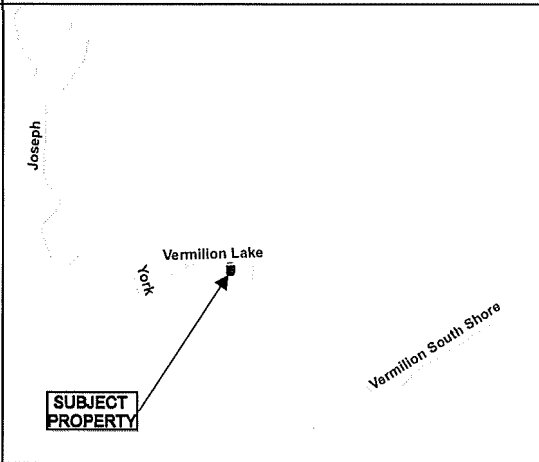
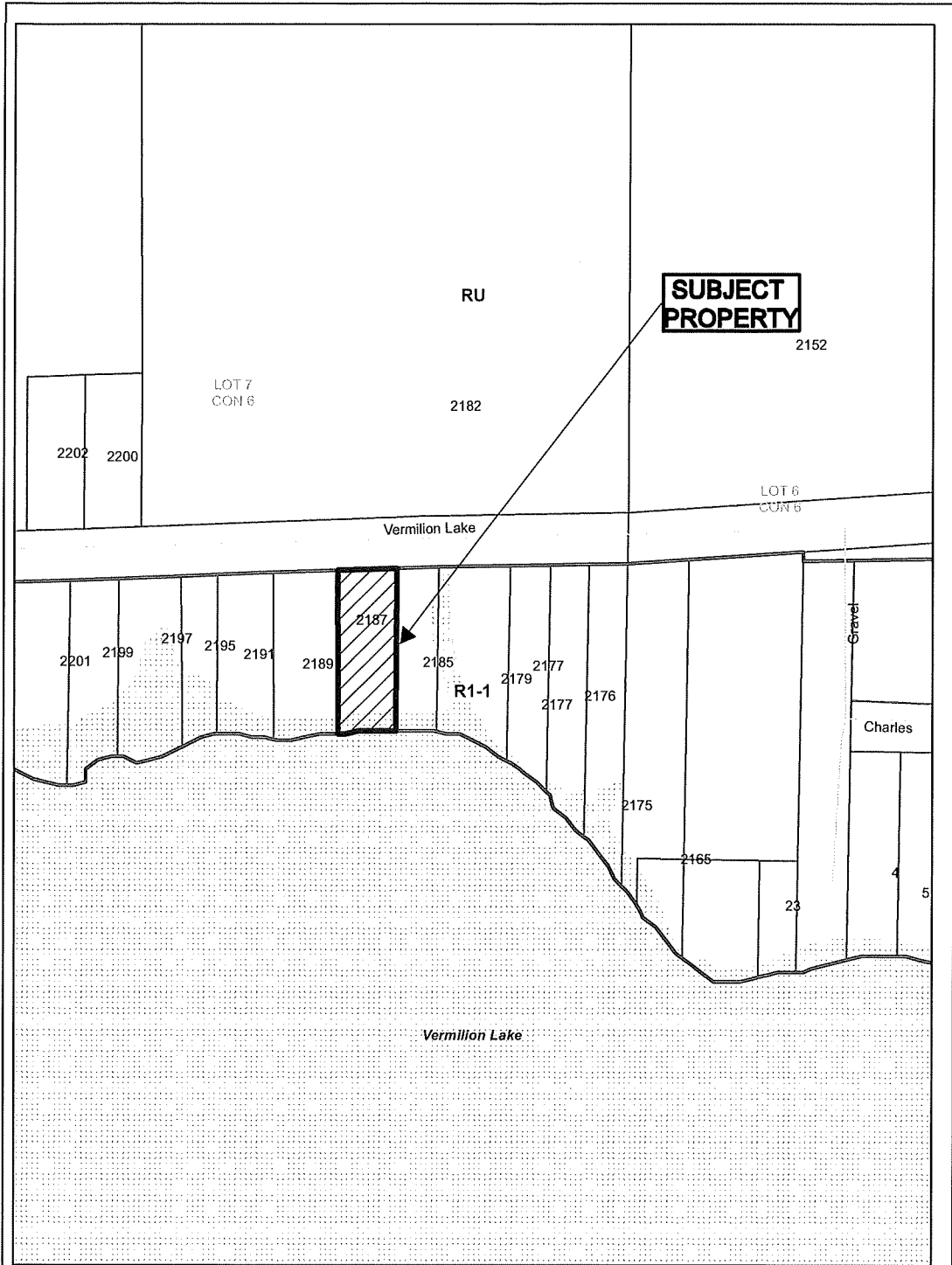

(witness)


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

Print Name: Dominique Gaudet-Martel + Alain Martel

*I have authority to bind the Corporation

A0054/2024



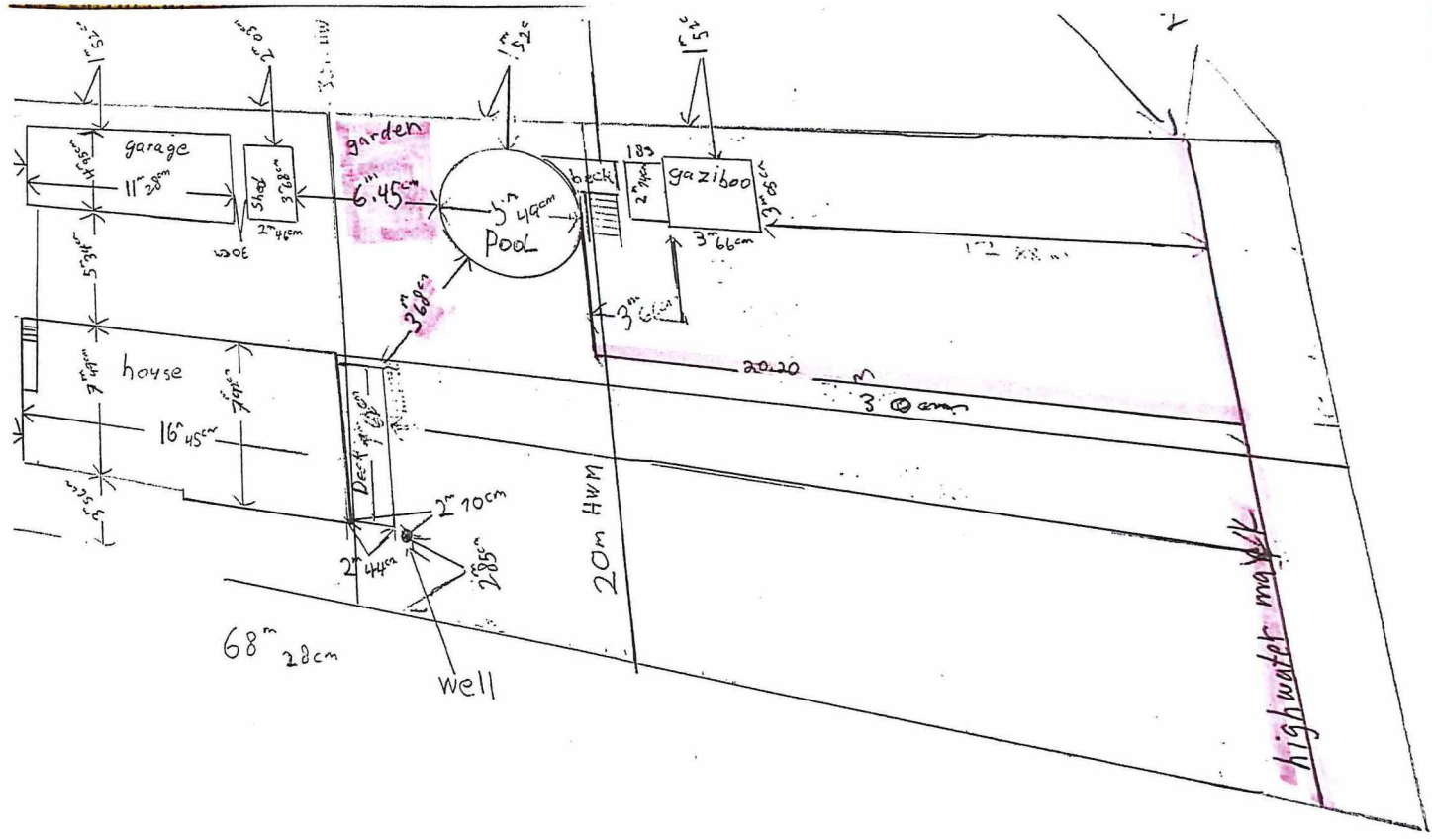
**Application for Minor
Variance or Permission**



Subject Property being PIN 73367-0054,
Parcel 13736 SEC SWS SRO,
Part Lot 7, Concession 6,
Township of Fairbank,
2187 Vermillion Lake Road, Chelmsford,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0054/2024
Date: 2024 05 16



A0034/2024
Sketch 2



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

Office Use Only 2024.01.01	
A0055/2024	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

City of Greater Sudbury

APPLICATION FOR MINOR VARIANCE

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Darlene Paquin / Kenneth Ward Email: [Redacted]
 Mailing Address: 427 McNeill Blvd. Home: [Redacted]
 City: Sudbury, ON Postal Code: P3C 2H4 Fax: [Redacted]

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

Name of Agent: Darlene Paquin Email: [Redacted]
 Mailing Address: 427 McNeill Blvd. Home: [Redacted]
 City: Sudbury ON Postal Code: P3C 2H4 Fax: [Redacted]

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

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

Name: Computershare Trust Company of Canada
 Mailing Address: 390 Bay St. Suite 1800
 City: Toronto Postal Code: M5H 2Y2

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
Table 6.2 / ^{Section} 4.25.1(a)	6 = 1.2 = 4.8	2.99m	1.81
4.25.1(a)	3.06	2.99	0.07

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

c) Description of Proposal: Build 26' x 6' ^{UNCOVERED} deck (3 stairs) 1m

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

RE: Minor Variance - 427 McNeill Blvd

WLFN Reception [REDACTED]

Wed 2024-05-22 8:37

To: Nia Lewis <Nia.Lewis@greatersudbury.ca>

You don't often get email from [REDACTED]. [Learn why this is important](#)

Nia,

My house located at 427 McNeill Boulevard has less than the required setback and lot frontage. I would like to request an increase in my lot coverage as well as an increase in my gross floor area to build a 26' x6' uncovered deck. The reason I am building an uncovered deck is I like to sit outside and enjoy the fresh air.

Any questions, please call me at my work number [REDACTED]

From: Nia Lewis <Nia.Lewis@greatersudbury.ca>

Sent: Tuesday, May 21, 2024 2:57 PM

To: WLFN Reception [REDACTED]

Cc: Sarah Pinkerton <Sarah.Pinkerton@greatersudbury.ca>

Subject: RE: Minor Variance - 427 McNeill Blvd

The e-mail below is from an **EXTERNAL** source. Please do not open attachments or click links.

Hi Darlene,

Further to our discussion this morning and further to the email below, please provide me with a revised email to expand on the reason why the proposal cannot comply with the provisions of the Zoning By-law.

Thank you,

Nia Lewis
Consent Official/Secretary-Treasurer of the Committee of Adjustment
City of Greater Sudbury
200 Brady Street
P.O. Box 5000, Station A
Sudbury, ON P3A 5P3
Phone [\(705\) 674-4455 ext. 4315](tel:(705)674-4455)
Fax [\(705\) 673-2200](tel:(705)673-2200)
nia.lewis@greatersudbury.ca

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

PIN(s): _____ Township: McKim
 Lot No.: 7 Concession No.: 4 Parcel(s): 19161
 Subdivision Plan No.: M309 Lot: 34 Reference Plan No.: _____
 Municipal Address or Street(s): 427 McNeill Blvd.

7) Date of acquisition of subject land. August 28, 2020 464.5152

8) Dimensions of land affected.

Frontage 15.24 (m) Depth 30.48 (m) Area 464.5152 (m²)

9) Particulars of all buildings:

	House	Existing Garage	Proposed	
Ground Floor Area:	<u>84.975</u>	<u>26.52 (m²)</u>	<u>0</u>	(m ²)
Gross Floor Area:	<u>84.975</u>	<u>26.52 (m²)</u>	<u>15.06</u>	(m ²)
No. of storeys:	<u>1</u>	<u>1</u>	<u>1</u>	
Width:	<u>8.25</u>	<u>3.9 (m)</u>	<u>1.9</u>	(m)
Length:	<u>10.3</u>	<u>6.8 (m)</u>	<u>7.9248</u>	(m)
Height:	<u>8.438</u>	<u>5 (m)</u>	<u>0.91</u>	(m)

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

	House	Existing Garage	Proposed	
Front:	<u>4.82</u>	<u>18.67 (m)</u>	<u>2.99</u>	(m)
Rear:	<u>17.41</u>	<u>4.71 (m)</u>	<u>26.23</u>	(m)
Side:	<u>0.82</u>	<u>11.12 (m)</u>	<u>2.07</u>	(m)
Side:	<u>4.12</u>	<u>.22 (m)</u>	<u>5.12</u>	(m)

- 11) What types of water supply, sewage disposal and storm drainage are available? What type of access to the land?
- | | | | |
|---|-------------------------------------|--|-------------------------------------|
| Municipally owned & operated piped water system | <input checked="" type="checkbox"/> | Provincial Highway | <input type="checkbox"/> |
| Municipally owned & operated sanitary sewage system | <input checked="" type="checkbox"/> | Municipal Road | <input type="checkbox"/> |
| Lake | <input type="checkbox"/> | Maintained Yearly | <input checked="" type="checkbox"/> |
| Individual Well | <input type="checkbox"/> | Maintained Seasonal | <input type="checkbox"/> |
| Communal Well | <input type="checkbox"/> | Right-of-way | <input type="checkbox"/> |
| Individual Septic System | <input type="checkbox"/> | Water | <input type="checkbox"/> |
| Communal Septic System | <input type="checkbox"/> | If access is by water only, provide parking and docking facilities to be used. | |
| Pit Privy | <input type="checkbox"/> | | |
| Municipal Sewers/Ditches/Swailes | <input checked="" type="checkbox"/> | | |

12) Date(s) of construction of all buildings and structures on the subject land.
1956

13) Existing use(s) of the subject property and length of time it / they have continued.
 Use(s): Single family residence Length of time: 68 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

A0055/2024

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

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

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

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

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

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

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Darlene Paquin / Kenneth Ward (please print all names), the registered owner(s) of the property described as 427 McNeill Blvd.

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

g) appoint and authorize Darlene Paquin (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 10th day of May, 2024

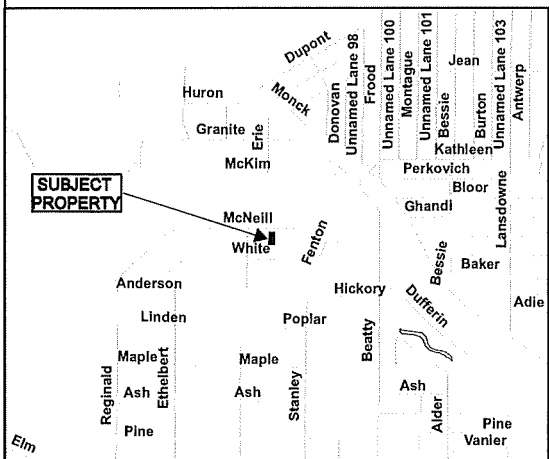
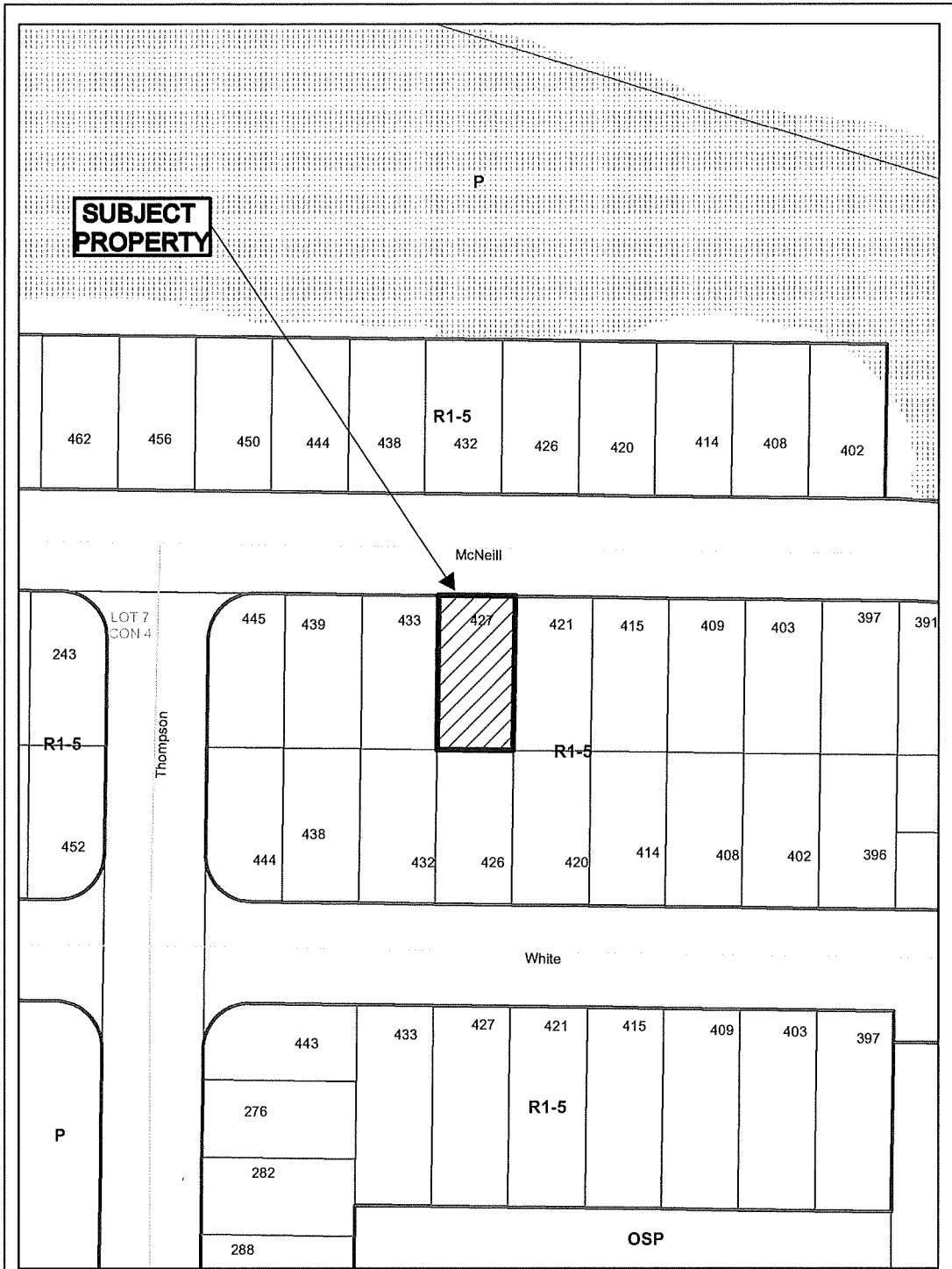
[Signature]
(witness)

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

Print Name: _____

*I have authority to bind the Corporation

A0055/2024

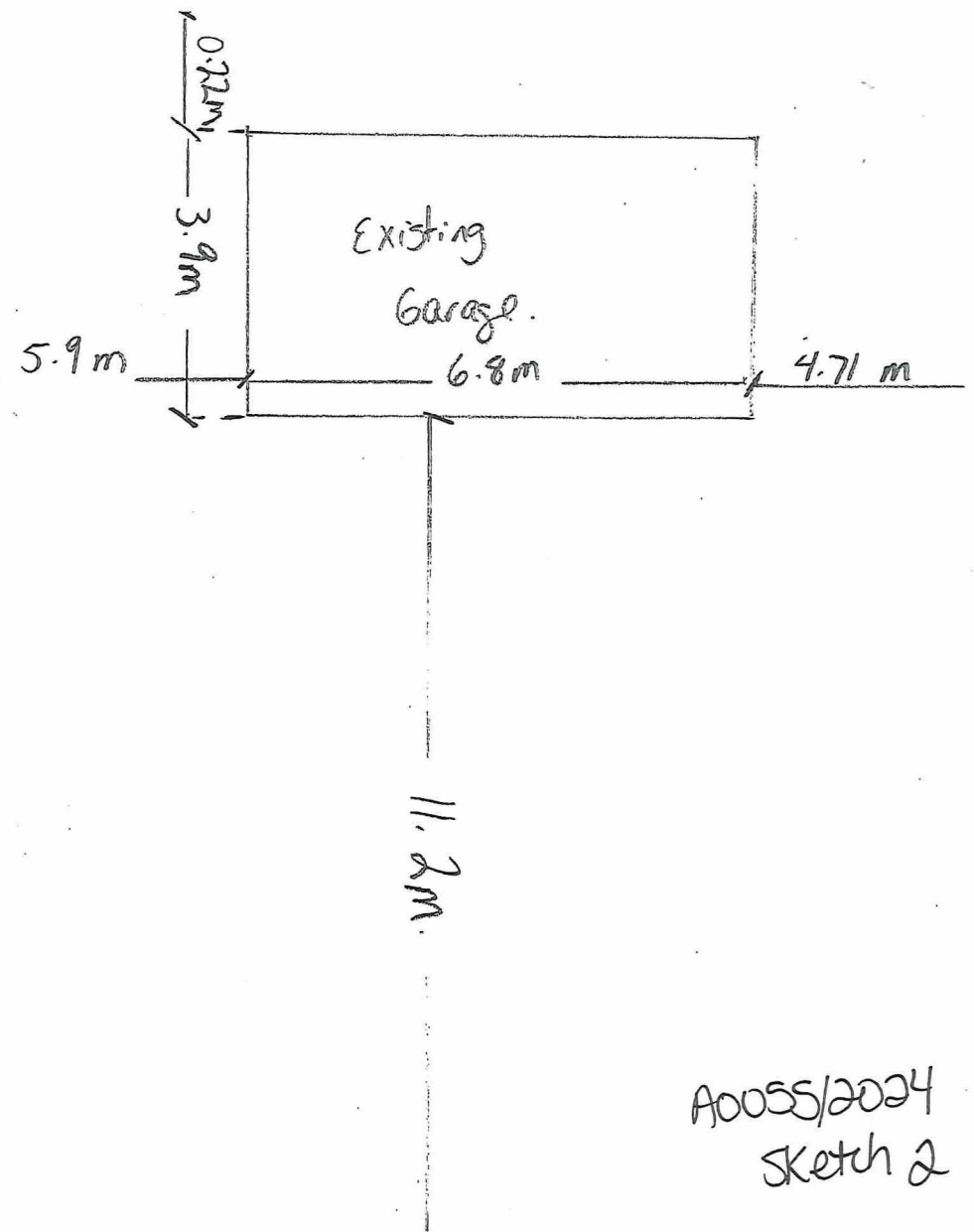
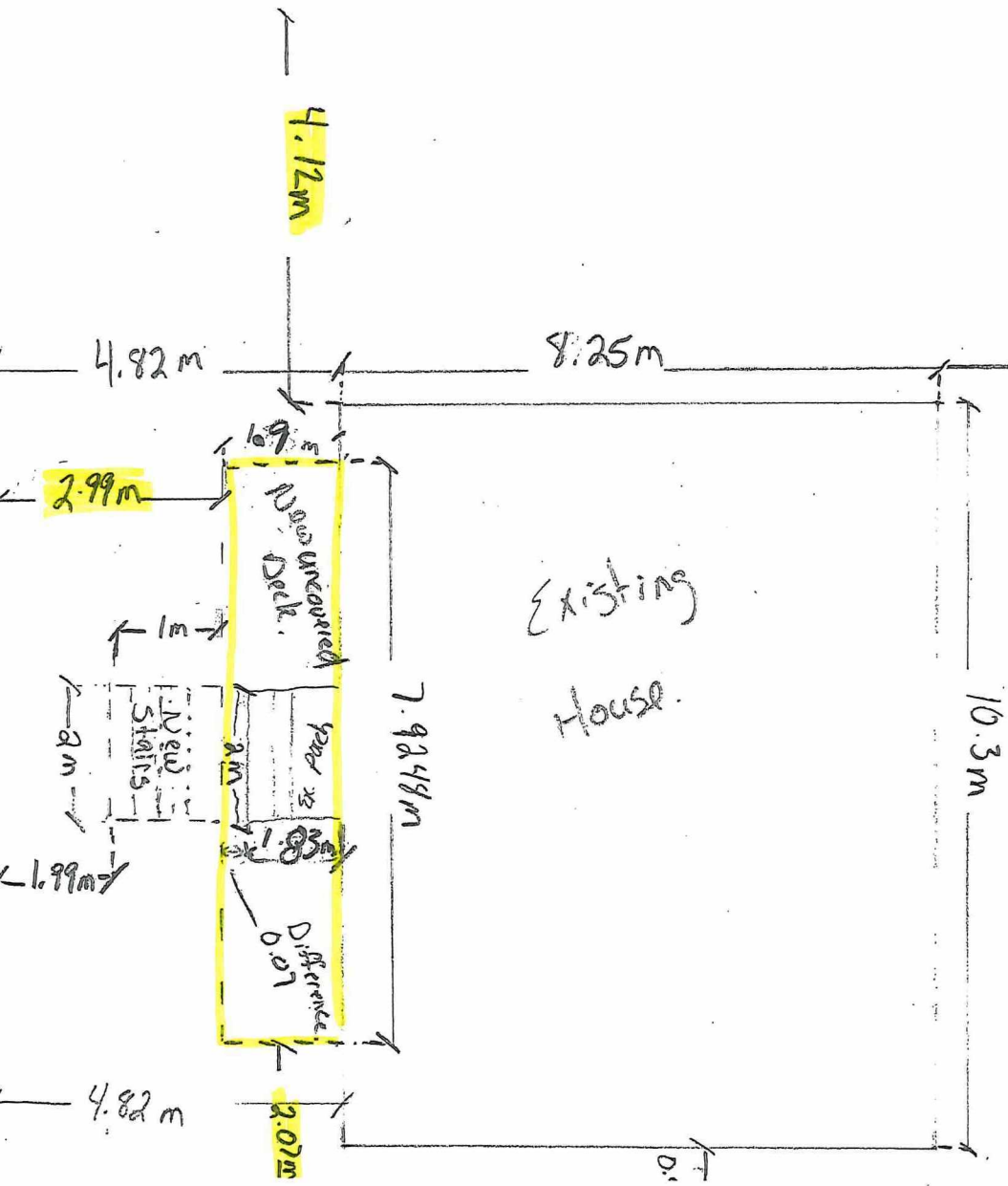


Application for Minor
Variance or Permission

Subject Property being PIN 02134-0037,
Parcel 19161 SEC SES, Lot 34,
Plan M-309, Part Lot 7, Concession 4,
Township of McKim,
427 McNeill Boulevard, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0055/2024
Date: 2024 05 16



A0055/2024
Sketch 2



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

Office Use Only 2024.01.01	
A0057/2024	
S.P.P. AREA	
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
NDCA REG. AREA	
YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>

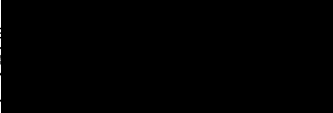
City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

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

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): Lucien Roy + JEANETTE Roy Email: 
 Mailing Address: 1024 GRAVEL DR Home Phone: _____
 City: HANMER ON. Postal Code: P3P1R8 Business Phone: _____
 Fax: _____

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: None
 Mailing Address: _____
 City: _____ Postal Code: _____

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
SECTION 4.2.3	10%	15% 11%	6% 5%

b) Is there an eave encroachment? Yes No If 'Yes', size of eaves: 16" - 38 (m)

c) Description of Proposal: add secondary unit to accommodate a living space for me and the wife who is suffering of alzheimers to accommodate a member of the family to live in the house to help

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: with the case of the To Big of Foot Print of other Building

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

PIN(s): _____ Township: HANMER.
 Lot No.: 4 Concession No.: 4 Parcel(s): 34677
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: SR2379 Part(s): 1
 Municipal Address or Street(s): 1024 GRAVEL dr

7) Date of acquisition of subject land. March 25/1975

8) Dimensions of land affected.

Frontage 25.9 (m) Depth 73.2 (m) Area 1896 (m²) Width of Street 8.54 (m)

9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>Main House 67 (m²)</u>	<u>GARAGE 83 (m²)</u>
Gross Floor Area:	<u>73.2 (m²)</u>	<u>SHEED 74 (m²)</u>
No. of storeys:	<u>1 with a Basement</u>	<u>NEW UNIT To Be Built</u>
Width:	<u>7.32 (m)</u>	<u>52 (m)</u>
Length:	<u>9.15 (m)</u>	<u>52 (m)</u>
Height:	<u>8 feet Wall 3.7 (m)</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).

	Existing	Proposed
Front:	<u>MAIN HOUSE 9.13 (m)</u>	<u>GARAGE REAR 32.9 FRONT 30.5 (m)</u>
Rear:	<u>56.73 To The end of lot (m)</u>	<u>EAST 1.2 WEST 16.24 (m)</u>
Side:	<u>EAST Side 9.74 (m)</u>	<u>SHEED REAR 4.88 FRONT 62.22 (m)</u>
Side:	<u>WEST 5.8 (m)</u>	<u>EAST 11.9 WEST 1.83 (m)</u>

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

- Municipally owned & operated piped water system
 - Municipally owned & operated sanitary sewage system
 - Lake
 - Individual Well POINT
 - Communal Well
 - Individual Septic System already have permit to hook up to it
 - 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.

GARAGE 1978 date? SHEED EXISTING HOUSE IN THE SIXTIES WHEN I BOUGHT THE PROPERTY

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

Use(s): FROM 1978 LIVING IN Length of time: 49 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:

Rural

1005712004

7)

EXISTING (Lucien Roy)
see attachment

Proposed

	House	Garage	Big Shed	SMALL Shed	SU. New
GROSS	67M ²	83M ²	74.2M ²	11.15M ²	52.M ²
GROUND	67M ²	83M ²	74.2M ²	11.15M ²	52.M ²
#STORIES	1	1	1	1	1
Width	7.32M	8.54M	6.1M	3.04M	4.27M
Length	9.15M	9.76M	12.2M	3.66M	12.2M
Height	4.68M	4.68M	4.68M	3.04M	4.68M

Existing

Proposed

0)

	House	Garage	Big Shed	Small Shed	Small Unit New
FRONT	9.15M	20.3M	62.22M	59.06M	34.66M
REAR	56.1M	43.17M	4.88M	11.13M	26.37M
SIDE	9.74M	1.28M	11.9M	5.18M	1.38M
SIDE	5.8M	16.08M	1.83	11.28M	20.25M

Questions # 9 and 10 of the form

LUCIEN ROY 1024 GRAVEL DR.
P3P1R8

A005712024

Received May 21, 2024
LUCIEN ROY

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): IT WAS FARM LAND WHEN I BUILT THE GARAGE HAD TO CHANGE FROM 12.19 M TO 10.2 METERS FROM LOT LINE

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. there is a Big well point at the corner of Deschene Rd and Gravel Dr.

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, LUCIEN A ROY - JEANNETTE ROY (please print all names), the registered owner(s) of the property described as 1024 GRAVEL DR. HAMMER ON P3P1R8 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;
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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

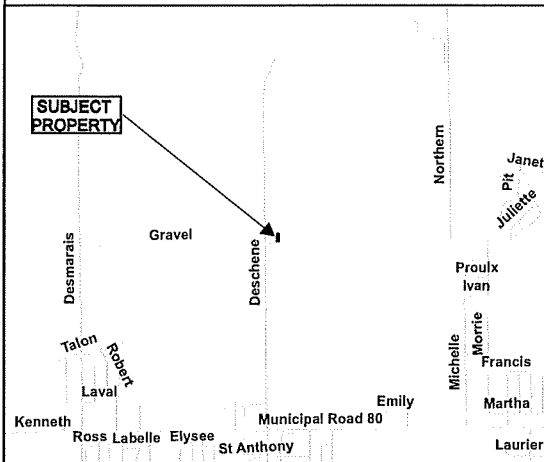
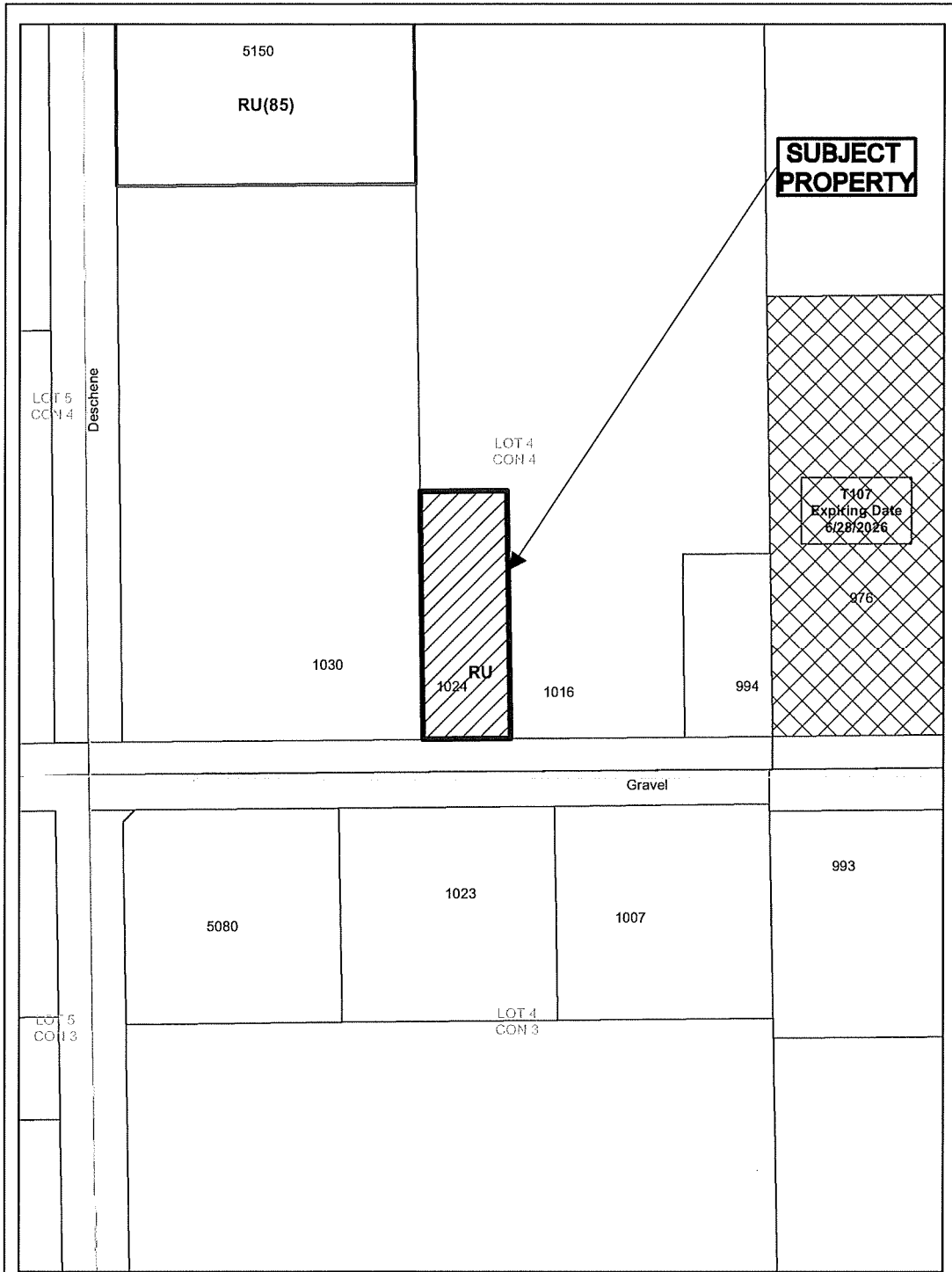
g) appoint and authorize Lucien A Roy LUCIEN A ROY (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals 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 14th day of May, 2024

[Signature]
(witness)

[Signature]
signature of Owner(s) or Signing Officer or Authorized Agent
Print Name: Jeannette Roy Lucien A Roy
*I have authority to bind the Corporation
Jeannette Roy

A005712024



Application for Minor Variance or Permission



Subject Property being PIN 73506-0172,
Parcel 34677 SEC SES SRO,
Part 1 on Plan SR-2379 subject to LT176707,
Part Lot 4, Concession 3,
Township of Hanmer, 1024 Gravel Drive, Hanmer,
City of Greater Sudbury

Sketch 1, NTS
NDCA

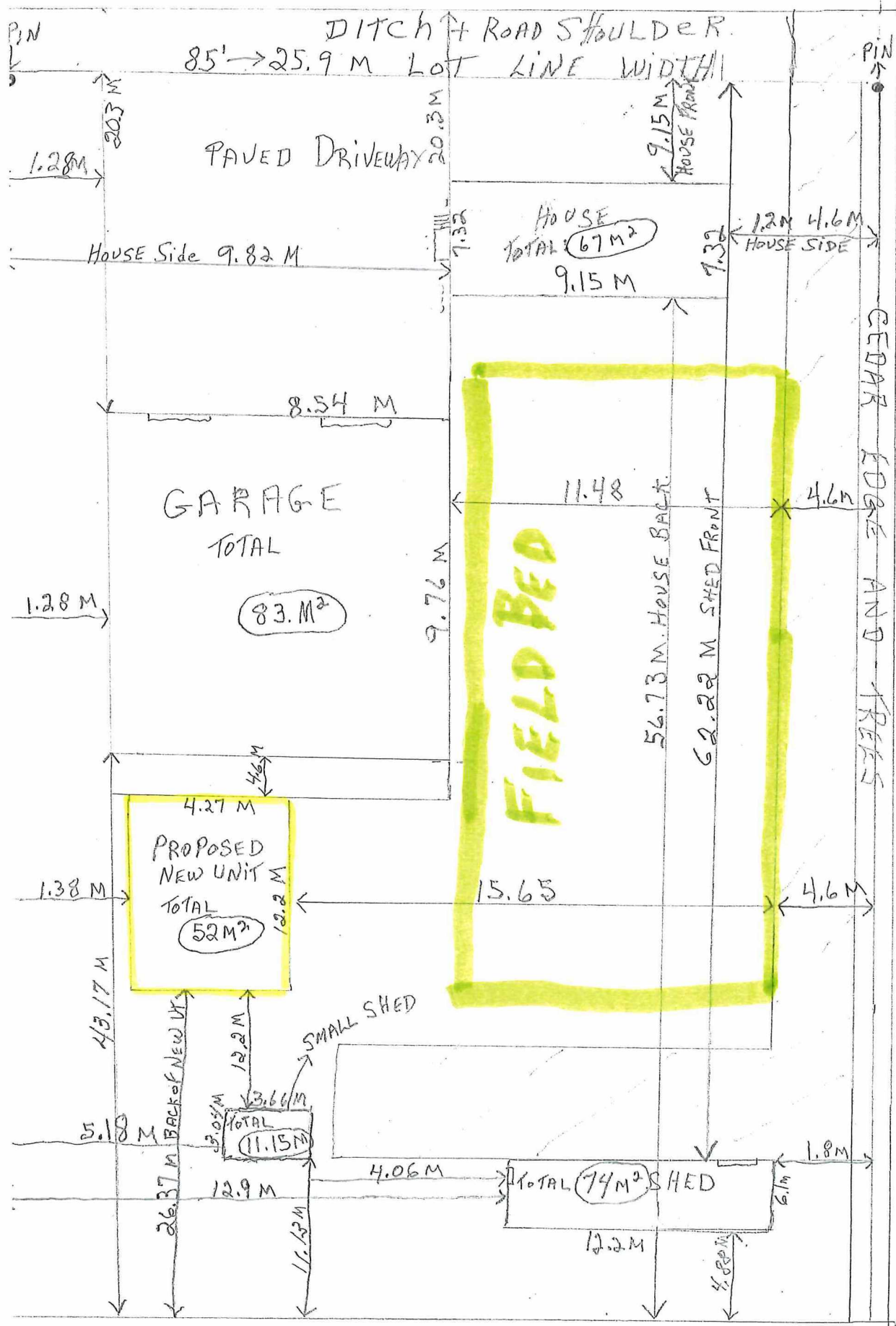
A0057/2024
Date: 2024 05 21

1024 GRAVEL Dr. P3PIR8 See attached sheet.

ROAD

ROAD

Received
May 21, 2024
N. Lewis



A0057/2024
Sketch 2



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

REVISED
 May 13, 2024

Office Use Only 2024.01.01
A 0016/2024
S.P.P. AREA YES ___ NO <input checked="" type="checkbox"/>
NDCA REG. AREA YES <input checked="" type="checkbox"/> NO ___

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Charlotte Balez En [REDACTED]
 Mailing Address: 79 Lady Ashley Crt Ho
Sudbury BU [REDACTED]
 City: Sudbury Postal Code: P3E 5Z8 Fa [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 Em [REDACTED]
 Mailing Address: 158 Elgin St., Suite 201 Ho
2944 South Shore Road Bus
 City: Sudbury Postal Code: P3E 3N5 Fax [REDACTED]
 Note: Unless otherwise requested, all communication will be sent to the agent, if any.

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

Name: None
 Mailing Address: _____
 City: _____ Postal Code: _____

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

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

Variance To	By-law Requirement	Proposed	Difference
Shoreline Setback - house	20m	11.3m	8.7m
High water buffer - house	30m	11.3m	18.7m
<u>see attached spreadsheet</u>			

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

c) Description of Proposal:
Construct a single storey dwelling and septic system within the required 30m setback.

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
The proposed structure was located to ensure it is outside the floodplain for Long Lake and the drainage creek to the north due to the high water mark. A basement isn't possible therefore the footprint of structure needed to be increased to accommodate services spaces and basement amenities.

variance
to

SHORELINE BUFFER	
REQUIRED	
AREA	409.31 sm
EXISTING	
AREA	248.72 sm
PROPOSED	
AREA	213.48 sm
SHORELINE BUFFER VEGETATION CLEARANCE	
REQUIRED	
NOT EXCEEDING 25%	102.33 sm
EXISTING	
39.23%	160.59 sm
PROPOSED	
47.84%	195.83 sm
BUILDING LENGTH	
REQUIRED	
NOT EXCEEDING 25% OF SHORELINE LENGTH (20.9m)	
EXISTING	
49.76%	10.4 m
PROPOSED	
76.55%	16 m

variance
to

difference = 35.24 sm

409.31 TOTAL SHORELINE BUFFER

248.72 EXISTING NATURAL VEGETATION

213.48 PROPOSED NATURAL VEGETATION

difference = 35.24 sm

A0016/2024

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

PIN(s): 73472-0126 Township: Sudbury Ontario
 Lot No.: Concession No.: Parcel(s):
 Subdivision Plan No.: Lot: Reference Plan No.: Part(s):
 Municipal Address or Street(s): 2944 South Shore Road

7) Date of acquisition of subject land. 1983

8) Dimensions of land affected.

Frontage 20.37 (m) Depth 53.05 (m) Area 1071 (m²) Width of Street 6 (m)

9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	Refer to attached (m ²)	(m ²)
Gross Floor Area:	spreadsheet (m ²)	(m ²)
No. of storeys:		
Width:	(m)	(m)
Length:	(m)	(m)
Height:	(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:	Refer to attached (m)	(m)
Rear:	spreadsheet (m)	(m)
Side:	(m)	(m)
Side:	(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 | <input type="checkbox"/> | Provincial Highway | <input type="checkbox"/> |
| Municipally owned & operated sanitary sewage system | <input type="checkbox"/> | Municipal Road | |
| Lake | <input type="checkbox"/> | Maintained Yearly | <input type="checkbox"/> |
| Individual Well | <input type="checkbox"/> | Maintained Seasonal | <input checked="" type="checkbox"/> |
| Communal Well | <input type="checkbox"/> | Right-of-way | <input type="checkbox"/> |
| Individual Septic System | <input checked="" type="checkbox"/> | Water | <input type="checkbox"/> |
| Communal Septic System | <input type="checkbox"/> | If access is by water only, provide parking and docking facilities to be used. | |
| Pit Privy | <input type="checkbox"/> | | |
| Municipal Sewers/Ditches/Swales | <input type="checkbox"/> | | |

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

1952

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

Use(s): Residential Length of time: 1953

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

A0016/2024

Application For Minor Variance
 2944 South Shore Road
 Sudbury, ON
 9)

Particulars of All Buildings:

Existing	House	Workshop	Sauna
Ground Floor Area (m ²)	51.7	19.4	4.82
Gross Floor Area (m ²)	51.7	19.4	4.82
No. of Storeys	1	n/a	n/a
Width (m)	5	4.29	2.46
Length (m)	10.39	5.57	3.72
Height (m)	3.6 approx.	3.6 approx.	3.6 approx.

Proposed

Proposed	New single-storey dwelling
Ground Floor Area (m ²)	134.1
Gross Floor Area (m ²)	146.3
No. of Storeys	1
Width (m)	9.1
Length (m)	16
Height (m)	4.6

10)

Location of All Buildings and Structures on or Proposed For The Subject Lands (Specify Distances From Side, Rear and Front Lot Lines.)

Existing	House	Workshop	Sauna
Front (m)	35.61	20.14	38
Rear (m)	10.66	25.16	9.2
Side (m)	1.5	14.07	0.5
Side (m)	1.94	2.24	17.6

Proposed

Proposed	New single storey dwelling
Front (m)	25.1
Rear (m)	15.8
Side (m)	1.5
Side (m)	1.94

*A negative distance denotes the encroachment of the building into crown land from the property line.

A0016/2024

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

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

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

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

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

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

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Charlotte Balez (please print all names), the registered owner(s) of the property described as 2944 South Shore Rd, Broder CON 1, Lot 12 PCL 26851 RP SR11 Part 1 Long Lake 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;

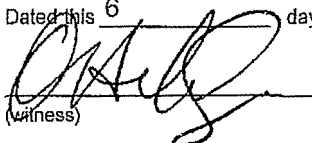
Authority to Enter Land and Photograph

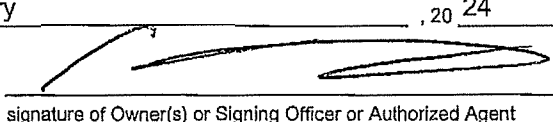
- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land 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 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 6 day of February, 2024


(witness)


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

Print Name: Charlotte Balez

*I have authority to bind the Corporation

Acc 6/2024

From: Tom Nelson [REDACTED]

Date: April 15, 2024 at 8:19:25 PM CDT

To: [REDACTED]

Subject: A0016/2024

Hi Charlotte,

Please feel free to use this email in support of your application for Minor Variance/Permission under section 45 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended.

Catherine Nelson and I have the property located at 2932 South Shore Road, Sudbury adjoining Charlotte Balez's property located at 2944 South Shore Road, Sudbury. These two properties have been in each of our respective families since the 1930's. The shoreline including our property, Charlotte Balez's property and Paul Shaw's property, which adjoins Charlotte Balez's property, is the only relatively untouched shoreline remaining in the bay. The owners of all three properties have maintained the natural shoreline unlike the property owners on either side. As long as Charlotte Balez has been the current owner of 2944 South Shore Road, Sudbury, she has been a good steward of maintaining the natural shoreline.

Please consider this email in support of approval of the Minor Variance/Permission as requested in Charlotte Balez's application.

If you should require further information, please feel free to contact us at [REDACTED]

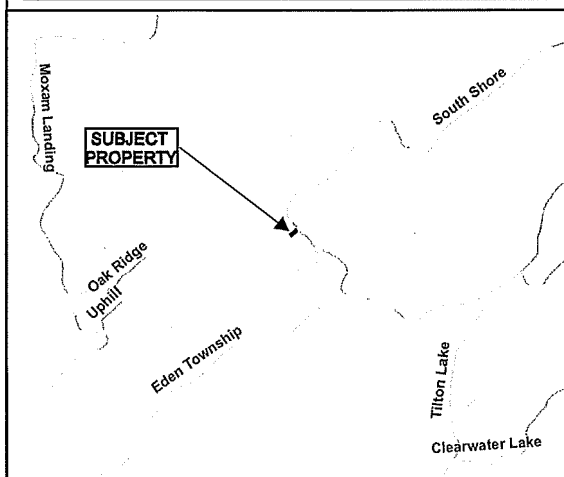
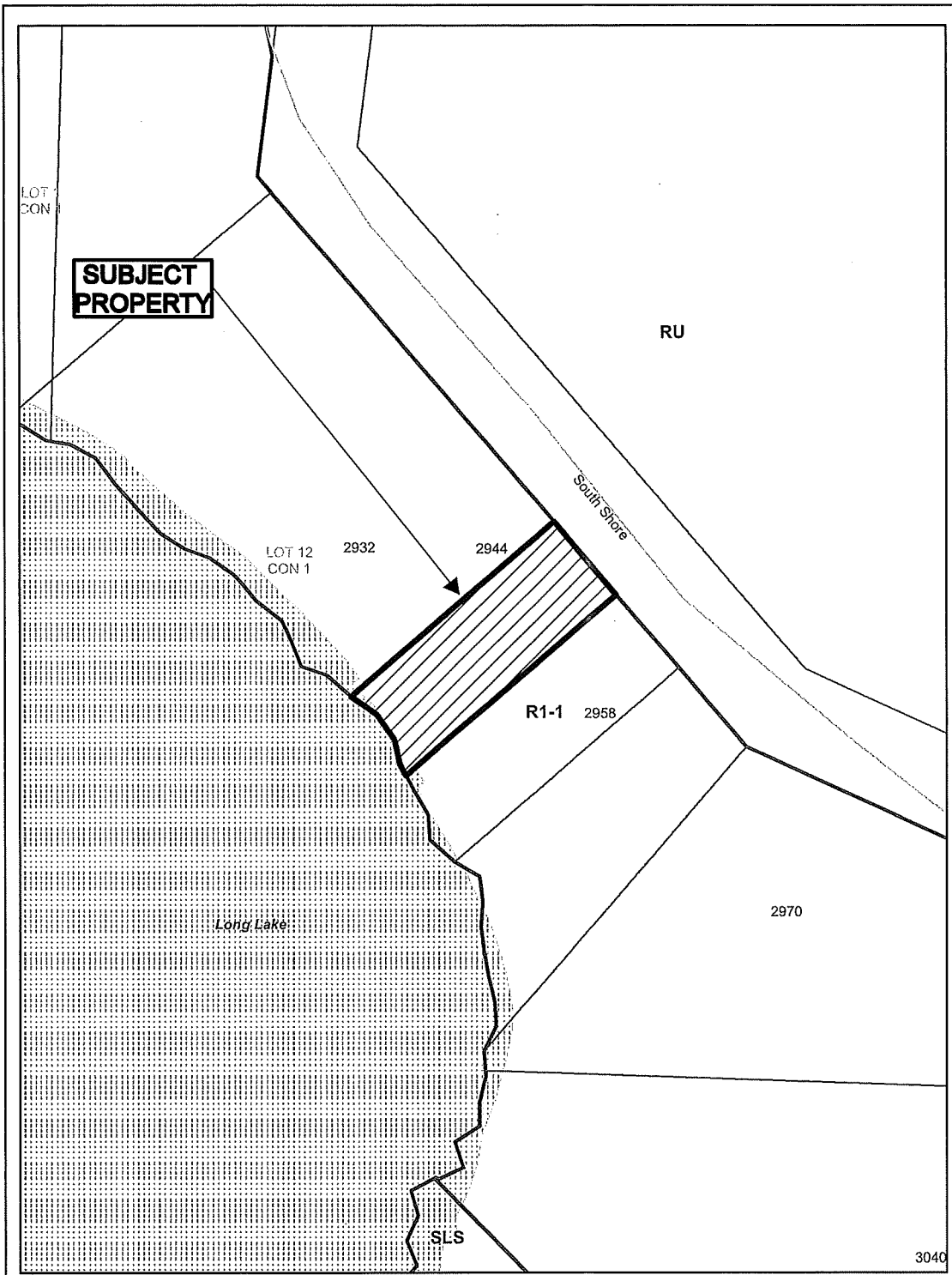
Thank you.

Sincerely,

Thomas R. and Catherine A. Nelson
2932 South Shore Road
Sudbury, Ontario P3G 1M2

Sent from my iPhone

A0016/2024



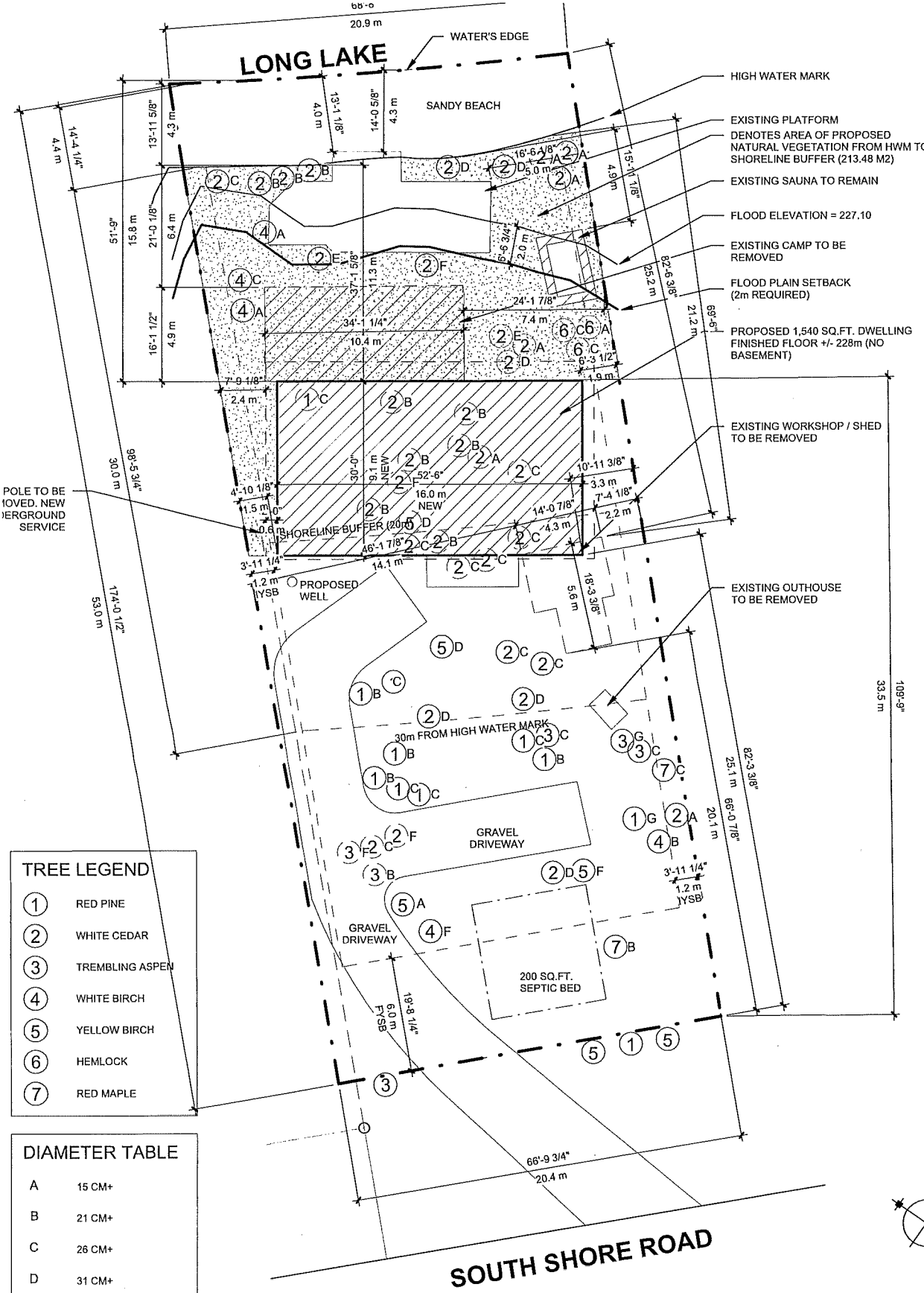
Application for Minor Variance or Permission



Subject Property being PIN 73472-0126,
 Parcel 26851 SEC SES, Part 1, Plan SR-11,
 Part Lot 12, Concession 1, Township of Broder,
 2944 South Shore Road, Sudbury,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

A0016/2024
 Date: 2024 02 27



TREE LEGEND

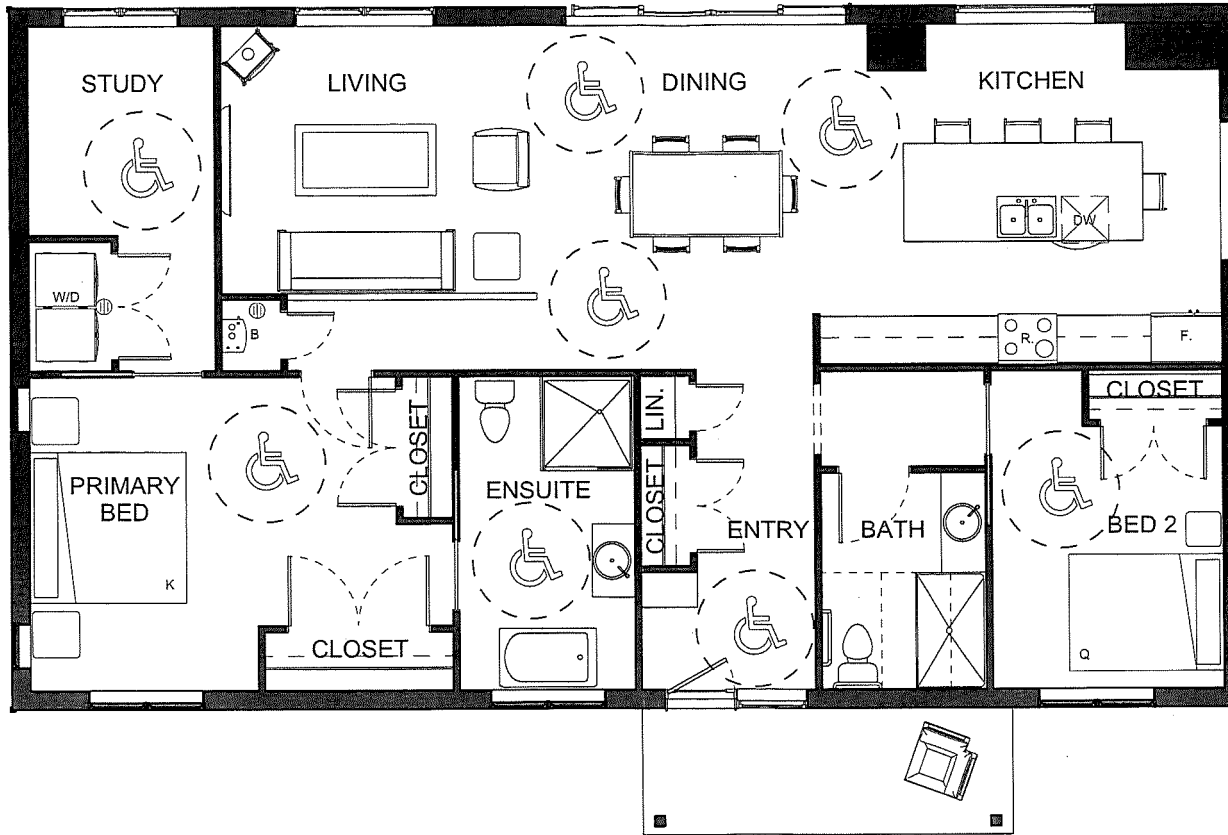
- ① RED PINE
- ② WHITE CEDAR
- ③ TREMBLING ASPEN
- ④ WHITE BIRCH
- ⑤ YELLOW BIRCH
- ⑥ HEMLOCK
- ⑦ RED MAPLE

DIAMETER TABLE

A	15 CM+
B	21 CM+
C	26 CM+
D	31 CM+
E	36 CM+
F	41 CM+
G	45 CM+

CONSERVATION FILE NO. 34906

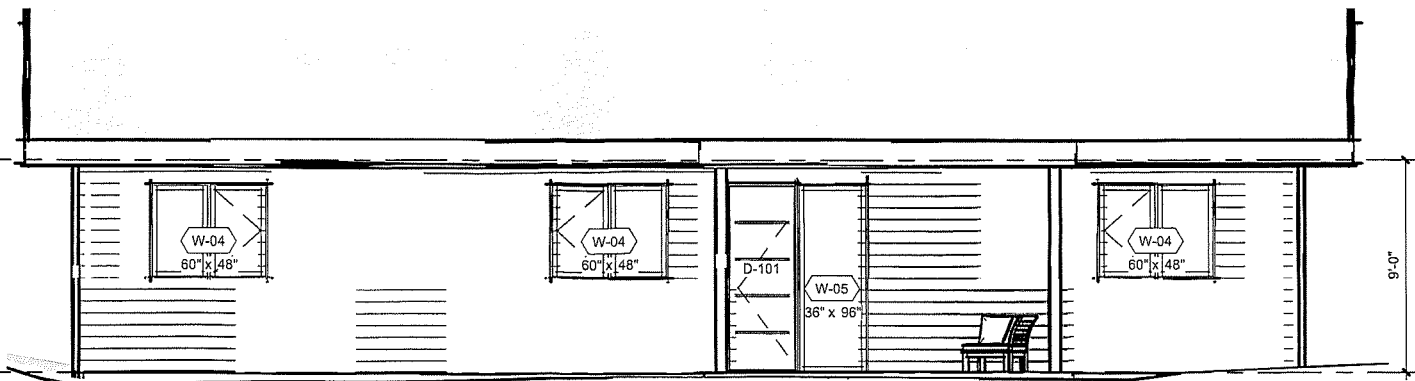
*Approved 2024
Sketch 2*



*Approved 2024
 Sketch 3*

755' - 4 11/16" U/S GRND. FLR. CEILING
230.24 m

746' - 4 11/16" GROUND FLOOR
227.50 m



front
3/16" = 1'-0"

755' - 4 11/16" U/S GRND. FLR. CEILING
230.24 m

746' - 4 11/16" GROUND FLOOR
227.50 m



rear
3/16" = 1'-0"

CENTRELINE
ARCHITECTURE
158 Elgin Street, Suite 101
Sudbury, ON P3E 1E7
centrelincarchitecture.ca

CLIENT
C&P Balez

Project No. 2023-118

PROJECT
Proposed Lake Home for
Mr. & Mrs. Balez

2944 South Shore Road, Sudbury, ON

ISSUED FOR COORDINATION
ELEVATIONS

May 13, 2024

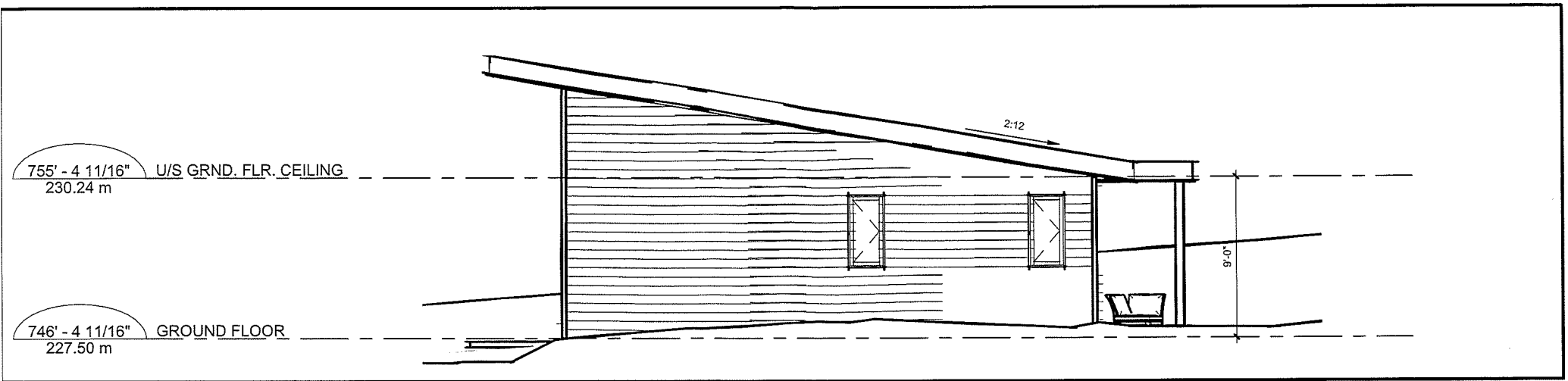
SCALE
3/16" = 1'-0"

DRAWN BY / CHECKED BY
MES / DEG

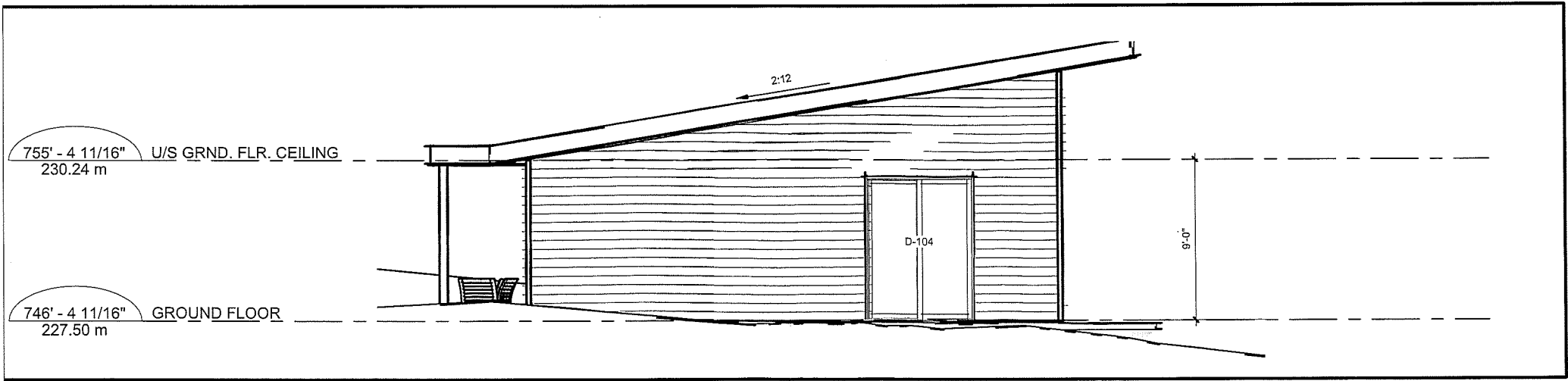
SHEET NUMBER

SD-3A

A0016/2024
Sketch 4



left
3/16" = 1'-0"



right
3/16" = 1'-0"

CENTRELINE
ARCHITECTURE
158 Elgin Street, Suite 101
Sudbury, ON P3E 1S7
centrelinearchitecture.ca

CLIENT
C&P Balez

Project No. 2023-118

PROJECT
Proposed Lake Home for
Mr. & Mrs. Balez

2944 South Shore Road, Sudbury, ON

ISSUED FOR COORDINATION
ELEVATIONS

May 13, 2024

SCALE
3/16" = 1'-0"

DRAWN BY / CHECKED BY
MES / DEG

SHEET NUMBER
SD-4A

*AO3/16/2024
Sketch 5*