

Tom Davies Square
200 Brady St

Wednesday, June 7, 2023
REVISED

PUBLIC HEARINGS

A0057/2023

**DOUGLAS TWILLEY
LAURIE TWILLEY**

Ward: 5

PIN 02122 0091, Parcel 30290 SEC SES, Survey Plan SR-172 Part(s) 1, Lot(s) Part Lot 22, Subdivision M-227, Lot Part 3, Concession 5, Township of McKim, 477 Main Street, Sudbury, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, Table 4.1 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit the construction of an uncovered deck providing a 6.13m encroachment into the required rear yard and maintaining a 1.37m rear yard setback, where uncovered decks greater than 1.2m in height are permitted to encroach 3.6m into the required rear yard but not closer than 3.0m to the rear lot line.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION A17/82 (5 APR 82)

A0058/2023

**JUSTIN LOCHSCHMIDT
MICHELLE LOCHSCHMIDT**

Ward: 2

PIN 73381 0362, Parcel 17430 SEC SWS SRO, Lot(s) Lot 9, Subdivision M-428, Lot Part 2, Concession 3, Township of Graham, 160 Dora Street, Naughton, [2010-100Z, R1-5 (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 7.2m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

A0059/2023

VIRGINIA SCHIRATTI

Ward: 1

PIN 73597 0412, Parcel 18716 SEC SES, Lot(s) 71, Subdivision M-329, Lot Part 8, Concession 1, Township of McKim, 1575 Southview Drive, Sudbury, [2010-100Z, R1-5 (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 7.32m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

A0060/2023**RELIABLE WINDOW CLEANERS SUDBURY LIMITED**

Ward: 1

Firstly, PIN 73586-0639, Lots 294, 295, 296, and Part Lane, Plan 4SC, closed by S100944, Parts 1 and 2 on Plan 53R-15092 subject to S109045 and S109046; and Secondly, PIN 73586-1358, Lot 293, Blocks A and B, Plan 4SC, as in MM2680, save and except Part 1 on Plan 53R-15961; both being Part Lot 7, Concession 3, Township of McKim, 345 Regent Street, Sudbury, [2010-100Z, C2(76) (General Commercial) Special, C2 (General Commercial)]

For relief from Part 5, Section 5.6.5 e) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit the existing two storey warehouse on the subject property providing a minimum loading space front yard setback of 5.97m, where a minimum 10.0m setback from any street line is required.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATIONS A246/94 (5 DEC 94), A190/94 (12 SEP 90), A107/86, A178/85 (7 OCT 85), A153/85 (9 SEP 85) AND A37/14 (13 MAY 74)

A0061/2023**CHRISTINA TOBER**

Ward: 9

PIN 73481 0825, Survey Plan 53R-21069 Part(s) 1, Lot Part 7, Concession 2, Township of Dryden, 368 Dryden Road East, Wahnapiatae, [2010-100Z, RU (Rural)]

For relief from Part 4, Section 4.2, subsection 4.2.10.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit the construction of a secondary dwelling unit in a building accessory to a primary dwelling providing a net floor area of 111.4836 sq. m., being 83 percent of the gross floor area of the primary dwelling, where the maximum net floor area of 45 percent of the gross floor area of the primary dwelling on the lot is permitted for secondary dwelling units in an "RU", Rural zone.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B68/18 (17 SEP 18) AND B88/07 (28 MAY 07)

A0062/2023**5010889 ONTARIO INC.**

Ward: 2

PIN 73374 0156, Parcel 12615 SEC SWS, Lot(s) 44, Subdivision M-297, Lot Part 2, Concession 1, Township of Waters, 21 Uphill Road, Lively, [2010-100Z, SLS (Seasonal Limited Service)]

For relief from Part 4, Section 4.41, subsections 4.41.2 and 4.41.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a single detached dwelling with covered deck providing, firstly, a high water mark setback of 18.29m, 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 secondly, for the proposed single detached dwelling to be 18.29m setback from the high water mark of a lake or a river, where only the accessory structures as set out in subsection 4.41.2, boat launches, marine railways, waterlines and heat pump loops are permitted within 20.0m of a high water mark and the area permitted to be cleared of natural vegetation in Section 4.41.3.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATIONS A82/21 (21 JUL 21), A21/19 (6 MAR 19), AND A165/89 (10 JUL 89)

A0063/2023**CHRIS LACHAPELLE
DENA PARRO**

Ward: 7

PIN 73507 0590, Parcel 4451 SEC SES, Subdivision M-65, Lot Part 170, Township of Capreol, 54 Lakeshore Street, Capreol, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, Table 4.1 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of an uncovered deck providing a 5.117m encroachment into the required front yard and maintaining a 0.883m front yard setback, where uncovered decks greater than 1.2m in height are not permitted to encroach into the front yard.

A0064/2023

**JEFF PERRY
ADRIENNE PERRY**

Ward: 10

PIN 73594-0409, Parcel 11526 SEC SES, Part Lot 40, Plan M-143 as in LT64181, together with LT404267, subject to LT227365 and LT227366, and PIN 73594-0435, Part of Lot 40, Plan M-143, being Parts 3, 4 and 6 on Plan 53R-21350, Part Lot 5, Concession 1, Township of McKim, 260 Maki Avenue, Sudbury, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, Table 4.1, Section 4.41, subsections 4.41.2, 4.41.3 and 4.41.4, and Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit the existing detached garage and the installation of an in ground swimming pool providing, firstly, a minimum interior side yard setback of 0.90m with eaves encroaching 0.6m into the proposed 0.90m interior side yard setback, where a minimum interior side yard setback of 1.2m is required and where eaves may encroach 0.6m into the required interior side yard but not closer than 0.6m to the lot line, secondly, a high water mark setback of 14.32m for the proposed in ground pool, 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 secondly, to permit the proposed pool to be 14.32m setback from the high water mark of a lake, 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.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATIONS A14/20 (10 JUN 20) AND A39/19 (17 APR 19)

A0065/2023

VYTIS LANDS (KAGAWONG) LTD.

Ward: 11

PIN 73572-0601, Lot 24, Plan 53M-1408, subject to an easement in gross over Parts 63, 64, and 66 on Plan 53R-20018 as in SD249279, SD249681, SD249683, and SD249687, Township of McKim, 276 Jeanine Street, Sudbury, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a single detached dwelling providing a minimum rear yard setback of 3.0m, where a minimum rear yard setback of 7.5m is required.

A0066/2023

**JANA MCCOLEMAN
JOEY MCCOLEMAN**

Ward: 8

PIN 73565 0145, Parcel 53M1164-7 SEC SES SRO, Lot(s) Lot 7, Subdivision 53M-1164, Lot 10, Concession 6, Township of Neelon, 1430 Christina Drive, Sudbury, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, as amended, for approval to construct a second storey addition above an existing attached garage on the subject property providing a minimum interior side yard setback of 1.2m, where a minimum of 1.8m setback is required.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION A253/86 (DEC 8/86)

THIS APPLICATION WAS DEFERRED FROM THE MEETING OF APRIL 26, 2023 TO AFFORD THE OWNER THE OPPORTUNITY TO ADDRESS THOSE COMMENTS RECEIVED FROM AGENCIES AND DEPARTMENTS.

A0036/2023

**VICTORIA BARCLAY
JAKE BARCLAY**

"REVISED"

Ward: 9

PIN 73476-0519, Parcel 12678 SEC SES, Part Lot 5, Concession 4, as in LT71496 except LT124466 and Part 1, Plan SR1290; together with LT71496, Township of Broder, 3807 Sunvalley Avenue, Sudbury, [2010-100Z, R1-2 (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 two storey dwelling and septic system providing, firstly, a high water mark setback of 11.47m, 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 secondly, to permit the proposed two storey dwelling to be 11.47m setback from the high water mark of a lake, 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.

THIS APPLICATION WAS DEFERRED PRIOR TO THE MEETING OF APRIL 26, 2023 TO AFFORD THE OWNER THE OPPORTUNITY TO ADDRESS THOSE COMMENTS RECEIVED FROM AGENCIES AND DEPARTMENTS.

A0039/2023

**KAREN HAYES
CHRIS HAYES**

"REVISED"

Ward: 7

PIN: 73511-0180, Parcel 26861 SEC SES, Summer Resort Lot 6, Plan M-561, Part Location CL2955, Part 8, Plan 53R-9850, Part Lot 10, Concession 7, Township of MacLennan, 1751 West Bay Road, Skead, [2010-100Z, R1-1 (12) (Low Density Residential One)]

For relief from Part 4, Section 4.41, subsection 4.41.2 and 4.41.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a single detached dwelling, firstly, providing a high-water mark setback of 15.0m, 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 secondly, for the proposed single detached dwelling to be 15.0m setback from the high water mark of a lake or a river, where only the accessory structures as set out in subsection 4.41.2, boat launches, marine railways, waterlines and heat pump loops are permitted within 20.0m of a high water mark and the area permitted to be cleared of natural vegetation in Section 4.41.3.

THIS APPLICATION WAS DEFERRED PRIOR TO THE MEETING OF MAY 10, 2023 TO AFFORD THE OWNER THE OPPORTUNITY TO ADDRESS THOSE COMMENTS RECEIVED FROM AGENCIES AND DEPARTMENTS.

A0044/2023

**SYLVIO VACHON
COLETTE AUBIN**

"REVISED"

Ward: 4

PIN 73347 1986, Parcel 26773, Surveys Plan 53R-21771 Part(s) 1 & Plan SR-428 Part(s) 16, Lot Part 7, Concession 1, Township of Rayside, 4521 Whitewater Lake Road, Azilda, [2010-100Z, SLS (Seasonal Limited Service)]

For relief from Part 4, Section 4.2, subsection 4.2.3, subsection 4.2.4 a), subsection 4.2.5, Table 4.1, and Part 9, section 9.3, Table 9.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached garage, firstly, providing a maximum accessory lot average of 12%, where the total lot coverage of all accessory buildings and structures shall not exceed 10%, secondly, providing a maximum height of 5.80m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m, thirdly, the existing sheds providing an interior side yard setback of 0.20m and 0.95m respectively, with eaves of the westerly shed encroaching 0.20m into the proposed 0.20m interior side yard setback, where accessory buildings greater than 2.5m in height shall be no closer than 1.2m from the side lot line, and where eaves may encroach 0.6m into the required interior yard but not closer than 0.6m to the lot line, and fourthly, the existing seasonal dwelling providing a minimum interior side yard setback of 2.1m with eaves encroaching 0.4m into the proposed 2.1m interior side yard setback, where 3.0m is required, and where eaves may encroach 0.6m into the required interior yard but not closer than 0.6m to the lot line.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0079/2022 (SEP 26/22)

**A REMINDER... THE NEXT SCHEDULED MEETING IS
THURSDAY, JUNE 22, 2023**



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

City of Greater Sudbury

APPLICATION FOR MINOR VARIANCE

Office Use Only 2023.01.01	
A 0057/2023	
S.P.P. AREA	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
NDCA REG. AREA	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

APPLICATION FEE: \$1,180.00 (includes \$280.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$357.00 (includes \$280.00 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): Douglas & Laurie Twilley Email: [REDACTED]
Mailing Address: 477 Main Street Home Phone: [REDACTED]
City: Greater Sudbury Postal Code: P3B 1T7 Fax Phone: [REDACTED]

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

Name of Agent: _____ Email: _____
Mailing Address: _____ Home Phone: _____
City: _____ Postal Code: _____ Business Phone: _____
Fax Phone: _____
Note: Unless otherwise requested, all communication will be sent to the agent, if any.

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

Name: Simpli Financial
Mailing Address: P.O. Box 115 Commerce Court Postal Stn
City: Toronto Postal Code: M5L 1E5

- 4) Current Official Plan designation: Living Area 1 Current Zoning By-law designation: R1-5

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

Variance To	By-law Requirement	Proposed	Difference
Rear Yard Encroachment	3.6m	6.13	2.53
Rear Lot Line Setback	3m	1.37	1.63

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

- c) Description of Proposal:
To build a detached deck within the required rear yard.

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
We do not have yard space otherwise.

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

PIN(s): RP SR 172 PART 1 PIN Township: MCKIM
 Lot No.: 3 Concession No.: 5 Parcel(s): 30290
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: SR 172 Part(s): 1
 Municipal Address or Street(s): 477 Main Street

- 7) Date of acquisition of subject land.
- October 20, 2000

- 8) Dimensions of land affected.

Frontage 7.57 (m) Depth 22.63 (m) Area 575.98 (m²) Width of Street _____ (m)

- 9) Particulars of all buildings:

	House	Garage	Shed	Deck	Proposed	
Ground Floor Area:	<u>111.48</u>	<u>53.51</u>	<u>7.43 (m²)</u>	<u>28.47</u>		(m ²)
Gross Floor Area:	<u>111.48</u>	<u>53.51</u>	<u>7.43 (m²)</u>	<u>28.47</u>		(m ²)
No. of storeys:	<u>2</u>	<u>1</u>	<u>1</u>	<u>1</u>		
Width:	<u>9.72</u>	<u>7.32</u>	<u>2.4 (m)</u>	<u>3.9</u>		(m)
Length:	<u>11.08</u>	<u>7.32</u>	<u>3.05 (m)</u>	<u>7.3</u>		(m)
Height:	<u>2.42</u>	<u>4.88</u>	<u>2.13 (m)</u>	<u>1.65</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	Shed	Deck	Proposed	
Front:	<u>7.57</u>	<u>7.57</u>	<u>14.88 (m)</u>			(m)
Rear:	<u>5.33</u>	<u>7.18</u>	<u>4.64 (m)</u>	<u>1.37</u>		(m)
Side:	<u>1.57</u>	<u>1.29</u>	<u>1.29 (m)</u>	<u>1.57</u>		(m)
Side:	<u>11.08</u>			<u>21.102</u>		(m)

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

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

What type of access to the land?

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

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

House 1972, Garage 1986

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

Use(s): residential Length of time: 51 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

Aug 5/2023

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

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

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

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

A005712023

I/We, Laurie & Douglas Twilley (please print all names),
the registered owner(s) or authorized agent of the property described as 477 Main Street, CON 5
Lot 3
in the City of Greater Sudbury:

Dated this 4th day of May, 2023

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

Print Name: Laurie Twilley Douglas Twilley
 *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 15/83 Hearing Date: June 7/83 Received By: S. Pinkerton

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

Previous File Number(s): A17/82

Previous Hearing Date: (5 Apr 82)

Notes:

190057/2023



Sketch 1, NTS
NDCA

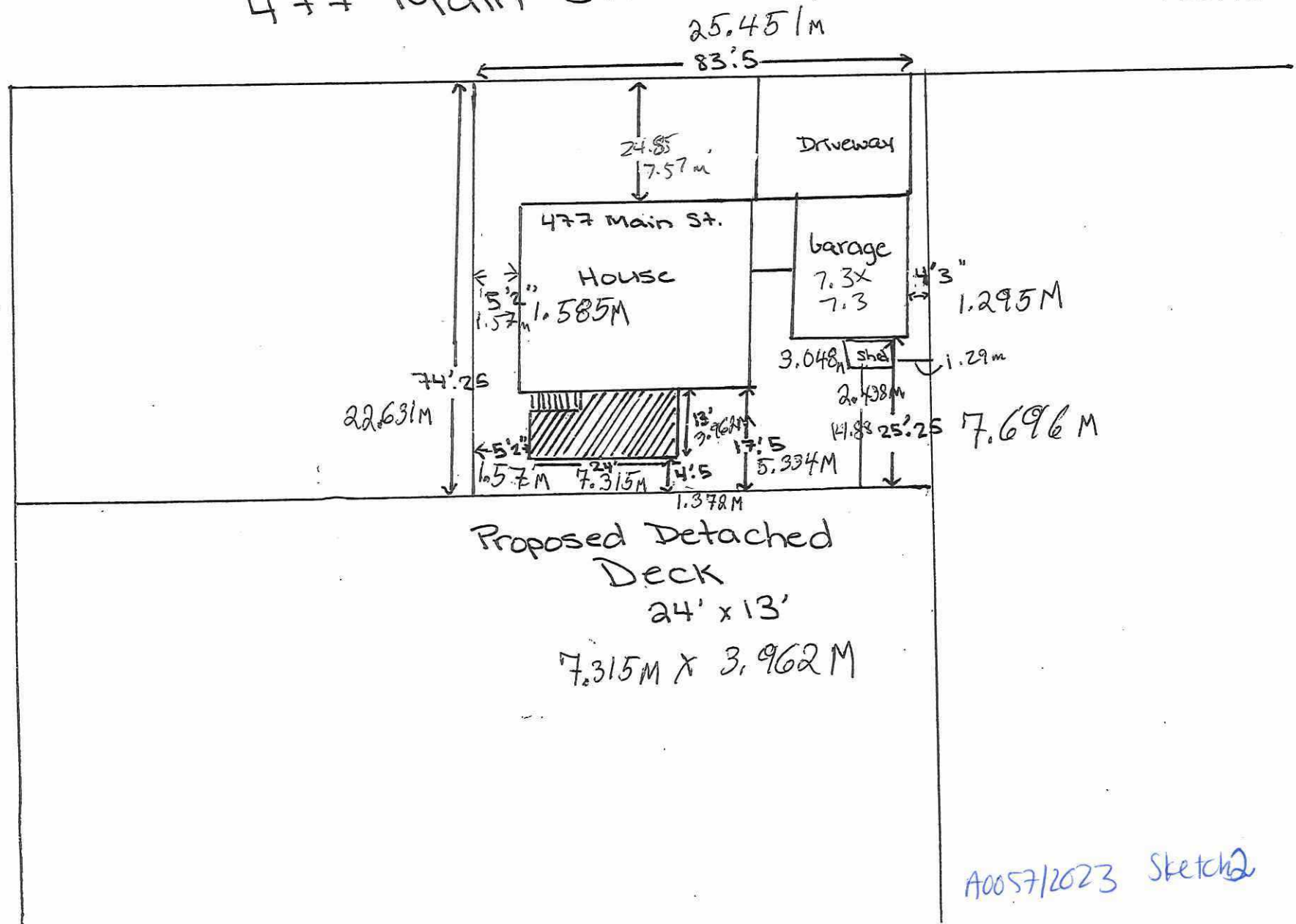
A0057/2023
Date: 2023 05 17

McKIM CON 5 LOT 3
PCL 30290
RP SR172 PART 1 PIN

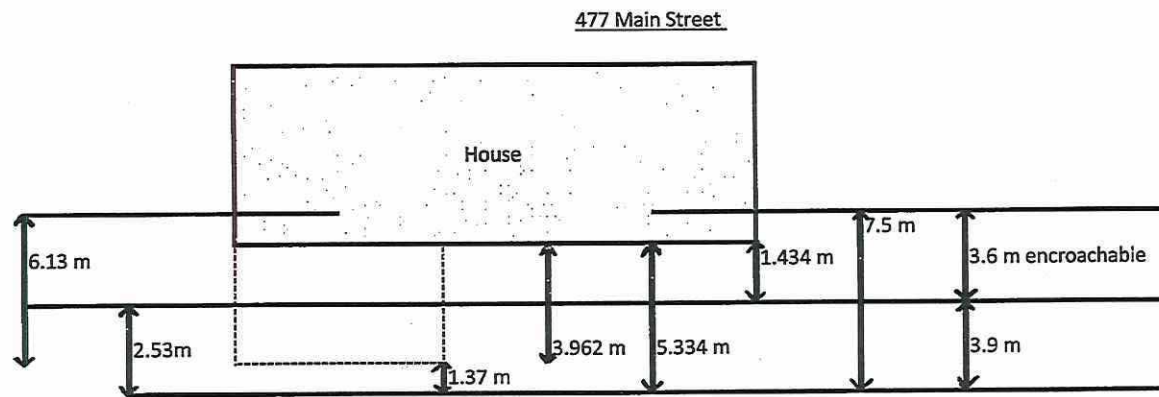
477 Main Street

↑ North

Sunnybrae Street



A0057/2023 Sketch 2



A0057/2023 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 2023.01.01	
A 0058/2023	
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: \$1,180.00 (includes \$280.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$357.00 (includes \$280.00 legal notice fee)
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Justin & Michelle Loeschmidt Email: [REDACTED]
Mailing Address: 160 Dove St Home Phone: [REDACTED]
City: Naughton Postal Code: P0M 2M0 Fax Phone: [REDACTED]

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

Name of Agent: Justin Loeschmidt see above Email: [REDACTED]
Mailing Address: [REDACTED] Home Phone: [REDACTED]
City: [REDACTED] Postal Code: [REDACTED] Fax Phone: [REDACTED]

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

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

Name: RMG Mortgages
Mailing Address: P.O. Box 351 Stn C Kitchener
City: Kitchener Postal Code: N2G 3Y9

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

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

Variance To	By-law Requirement	Proposed	Difference
Height 4.2.4 m	5.0 meters	7.2 meters	2.2 meters

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

- c) Description of Proposal: Detached Garage

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

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

PIN(s): _____ Township: Graham
 Lot No.: 2 Concession No.: 3 Parcel(s): 174 30
 Subdivision Plan No.: M428 Lot: 9 Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 160 Dora St

- 7) Date of acquisition of subject land.
- 2015

- 8) Dimensions of land affected.

Frontage 18.89 (m) Depth 84.85 (m) Area 1618.74 (m²) Width of Street _____ (m)

- 9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	<u>145.67</u>	(m ²)	<u>107.03</u>	(m ²)
Gross Floor Area:	<u>145.67</u>	(m ²)	<u>107.03</u>	(m ²)
No. of storeys:	<u>1</u>		<u>1</u>	
Width:	<u>8.534</u>	(m)	<u>9.754</u>	(m)
Length:	<u>17.069</u>	(m)	<u>10.973</u>	(m)
Height:	<u>6.4</u>	(m)	<u>7.01</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>15.61</u>	(m)	<u>69.31</u>	(m)
Rear:	<u>52.175</u>	(m)	<u>4.572</u>	(m)
Side:	<u>7.27</u>	(m)	<u>4.572</u>	(m)
Side:	<u>2.43</u>	(m)	<u>4.572</u>	(m)

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

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

What type of access to the land?

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

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

1975

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

Use(s): residential sfd Length of time: 42 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

A0058/2023

- 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, Justin Lochschmidt & Michelle Lochschmidt (please print all names), the registered owner(s) of the property described as _____

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

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

Dated this 8th day of May, 20 23

J. Lochschmidt
(witness)

J. Lochschmidt & M. Lochschmidt
Signature of Owner(s) or Signing Officer or Authorized Agent
Print Name: Justin Michelle


*I have authority to bind the Corporation


Lochschmidt

A0058/2023

INVE, Justin Locks Schmidt (please print all names),
the registered owner(s) or authorized agent of the property described as

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.


Commissioner of Oaths


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

Print Name: Justin Lochschmidt
 *I have authority to bind the Corporation

FOR OFFICE USE ONLY

Date of Receipt: May 8/23 Hearing Date: June 7/23 Received By: S. Pincertea

Zoning Designation: R-1-S Resubmission: ☐ Yes ☒ No

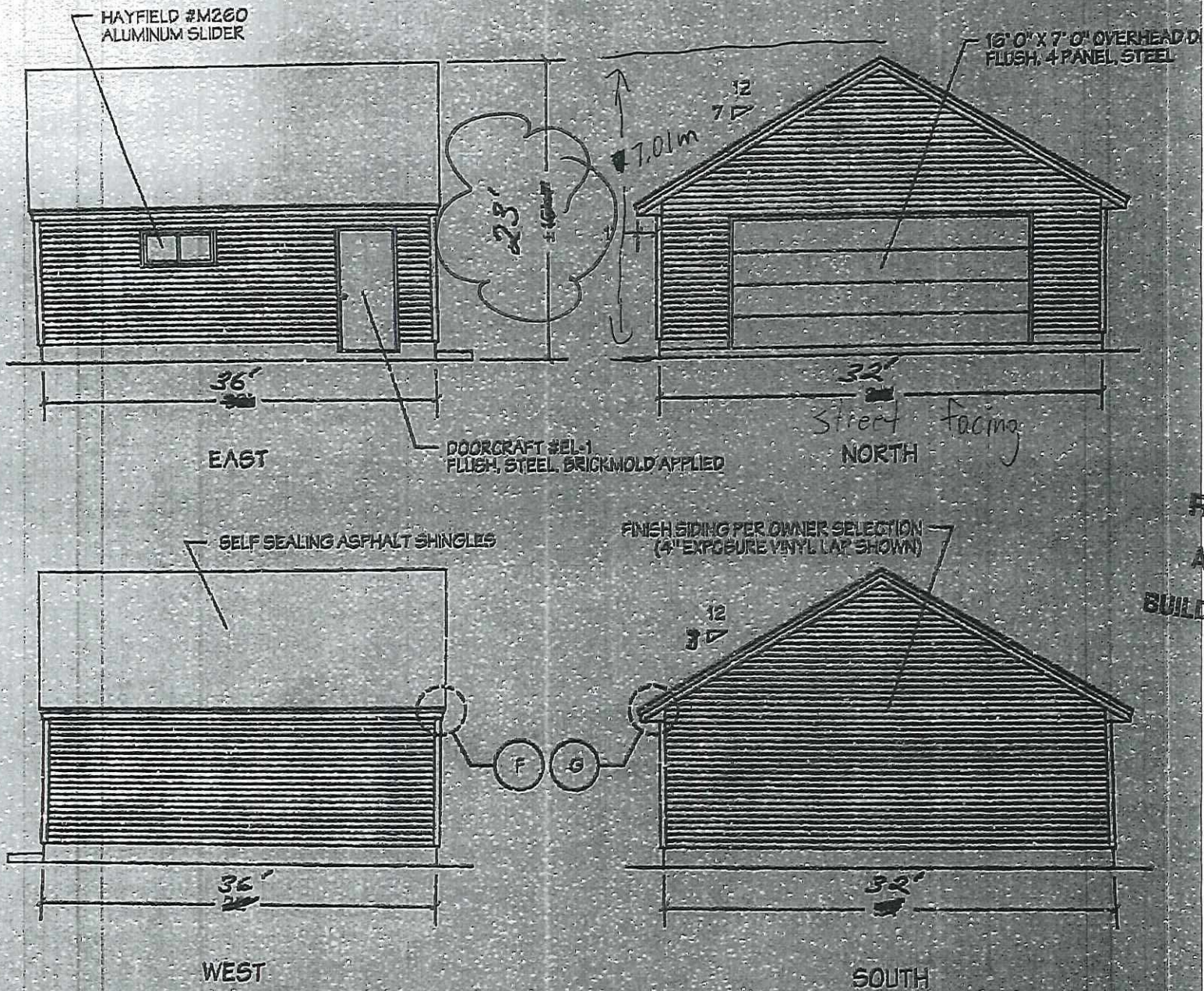
Previous File Number(s): None

Previous Hearing Date:

Notes:

170058/2023





RECEIVED
APR 26 2023
BUILDING SERVICES

23-0419

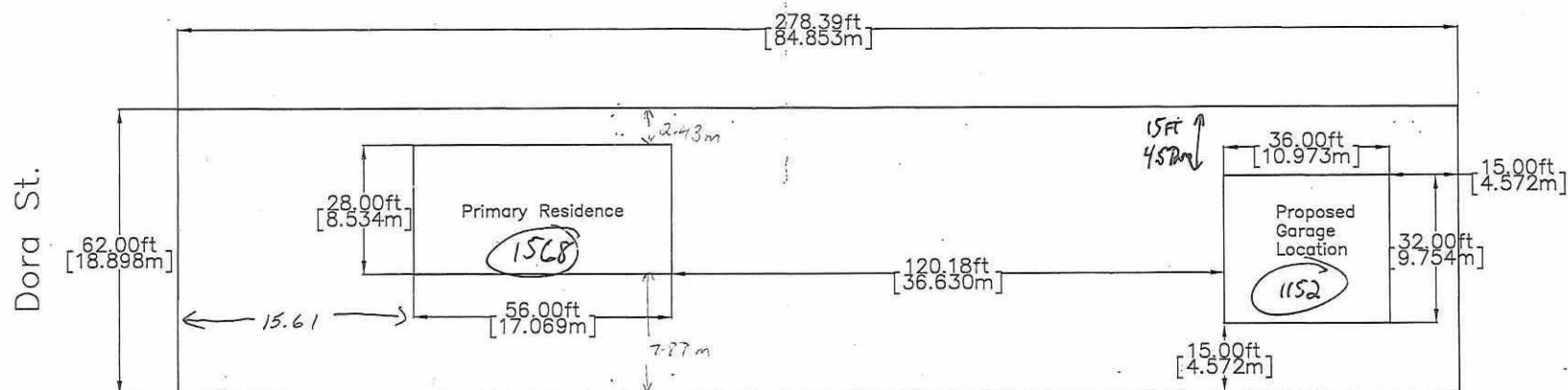
110558/2023
Sketch 2

BUILDING SERVICES

APR 26 2023

RECEIVED

23 - 0419



Acc 58/2023
Sketch 3

DRAWING NAME:		J. Lochschmidt Garage 160 Dora St.
PROJECT NUMBER:	N/A	FIELD SURVEY DATE: 04/23/2023



HORIZONTAL DATUM:	UTM NAD 83 (IMPERIAL) CSRS
VERTICAL DATUM:	GEODETIC (CGVD28)

NOTES:

RECEIVED
APR 26 2023



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 2023.01.01	
A 0059/2023	
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: \$1,180.00 (includes \$280.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$357.00 (includes \$280.00 legal notice fee)
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

\$1180.00

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): VIRGINIA SCHIRATTI Email: [REDACTED]
Mailing Address: 1575 Southview Drive Home [REDACTED]
City: Sudbury Ont. Postal Code: P3E 2L9 Fax Phone: [REDACTED]

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

Name of Agent: JAMES RANGER Email: [REDACTED]
Mailing Address: 1575 Southview Drive Home [REDACTED]
City: SUDBURY, ONT Postal Code: [REDACTED] Fax Phone: [REDACTED]

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

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

Name: Scotia Bank
Mailing Address: 2040 Algonquin Rd Unit 14
City: SUDBURY, ON Postal Code: P3E 4Z6

- 4) Current Official Plan designation: Living Area 1 Current Zoning By-law designation: R-1-S
5) a) Nature and extent of relief from the Zoning By-law for which the application is being made. (If more than five variances are being sought, a schedule may be attached to the application form). Measurements must be in metric.

Variance To	By-law Requirement	Proposed	Difference
4.2.4 (Height).	5m	7.32	2.32.

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

- c) Description of Proposal:

Garage / Studio (Pottery) with 6.7 meter height workshop

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

Garage & workshop/pottery studio require more room to accommodate needs

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

PIN(s): _____ Township: McKim
 Lot No.: 8 Concession No.: 1 Parcel(s): 18716
 Subdivision Plan No.: M329 Lot: 71 Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 1575 Southview Drive Sudbury Ont.

- 7) Date of acquisition of subject land.
- 2001

- 8) Dimensions of land affected.

Frontage 29.99 (m) Depth 36 (m) Area 1440 (m²) Width of Street _____ (m)

- 9) Particulars of all buildings:

	House	Existing	Shed	to be removed	Garage	Proposed	
Ground Floor Area:	<u>83.59</u>		<u>9.29</u>	(m ²)		<u>139.355</u>	(m ²)
Gross Floor Area:	<u>83.59</u>		<u>9.29</u>	(m ²)		<u>139.355</u>	(m ²)
No. of storeys:	<u>1</u>						
Width:	<u>7.62</u>		<u>3.048</u>	(m)		<u>9.144</u>	(m)
Length:	<u>10.97</u>		<u>3.048</u>	(m)		<u>15.24</u>	(m)
Height:	<u>5.859</u>			(m)		<u>7.315</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	Shed	Garage	Proposed	
Front:	<u>10.06</u>		<u>11.582</u>	(m)	<u>35.052</u>	(m)
Rear:	<u>24.689</u>		<u>31.09</u>	(m)	<u>1.83</u>	(m)
Side:	<u>11.11</u>		<u>1</u>	(m)	<u>24.079</u>	(m)
Side:	<u>10.06</u>		<u>28.176</u>	(m)	<u>1.83</u>	(m)

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

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

What type of access to the land?

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

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

1955

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

Use(s): residential Length of time: 1955

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

Same as #13 ☐ or, residential

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

1

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

☐ Yes ☒ No

If "yes", how many? _____

- 17) Existing uses of abutting properties:

residentialA0059/2023

- 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, Virginia A. Schiratti (please print all names), the registered owner(s) of the property described as 1575 Southview Drive SUDBURY, ON. in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

- appoint and authorize James F.D. Ranger (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 12 day of May, 20 23

[Signature]
(witness)

V. Schiratti
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: Virginia Schiratti

*I have authority to bind the Corporation

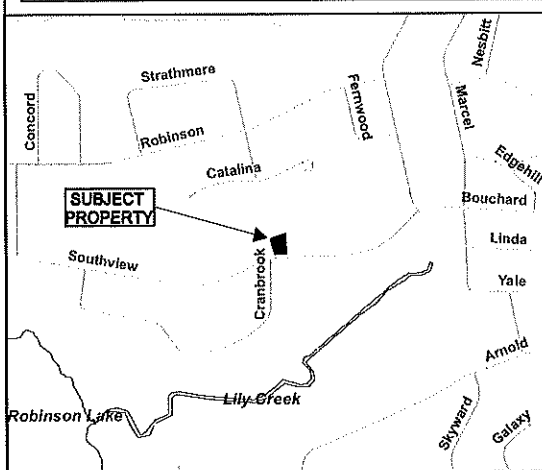
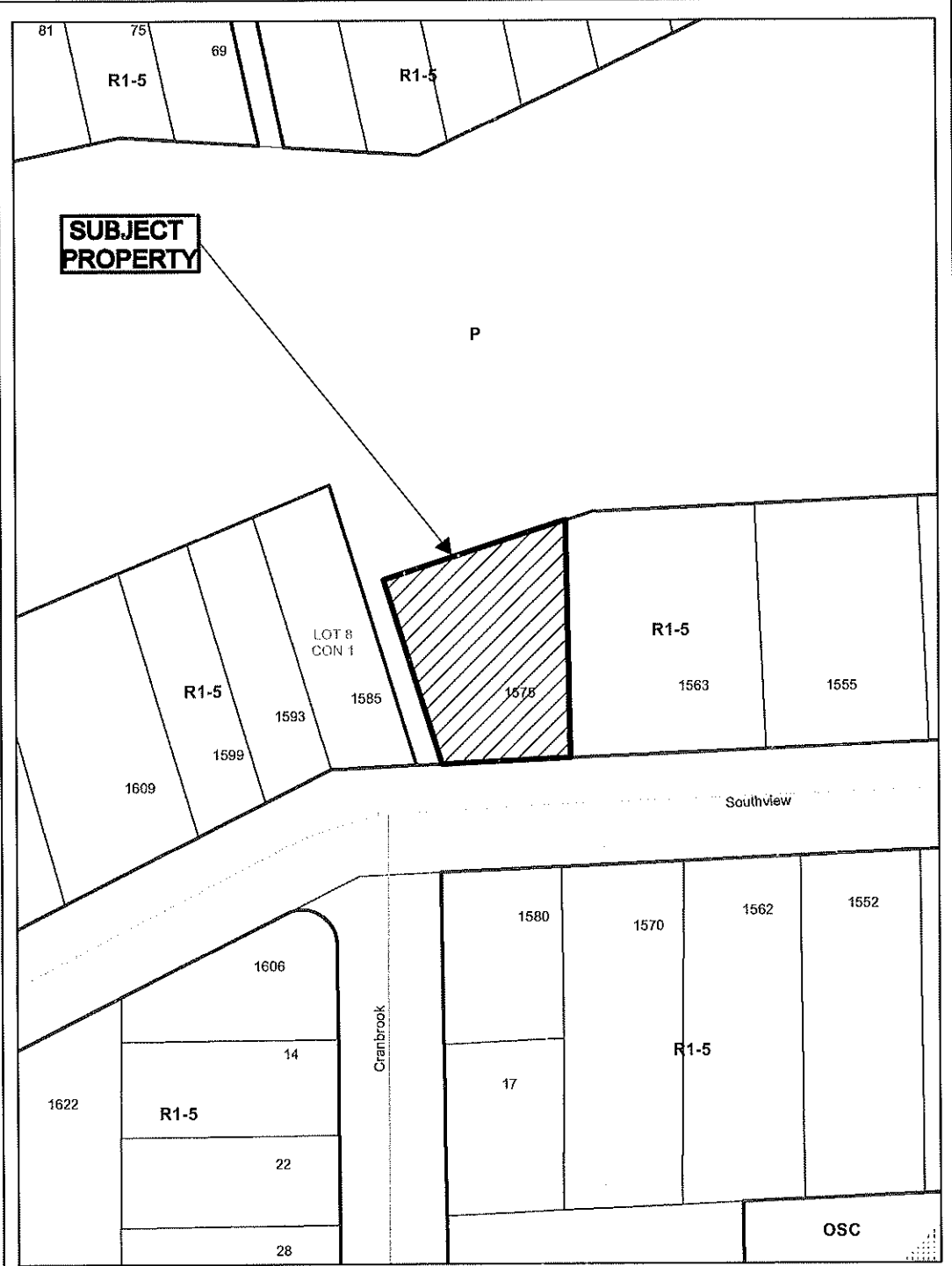
A005912023

I/We, Virginia A. Schiratti James Kanger (please print all names),
the registered owner(s) or authorized agent of the property described as 1575 Southview Dr
SUDBURY, ON
in the City of Greater Sudbury.

Dated this 12 day of May, 20 23

Print Name: James Karger
 *I have authority to bind the Corporation

- 17-0059/2023



Application for Minor Variance or Permission



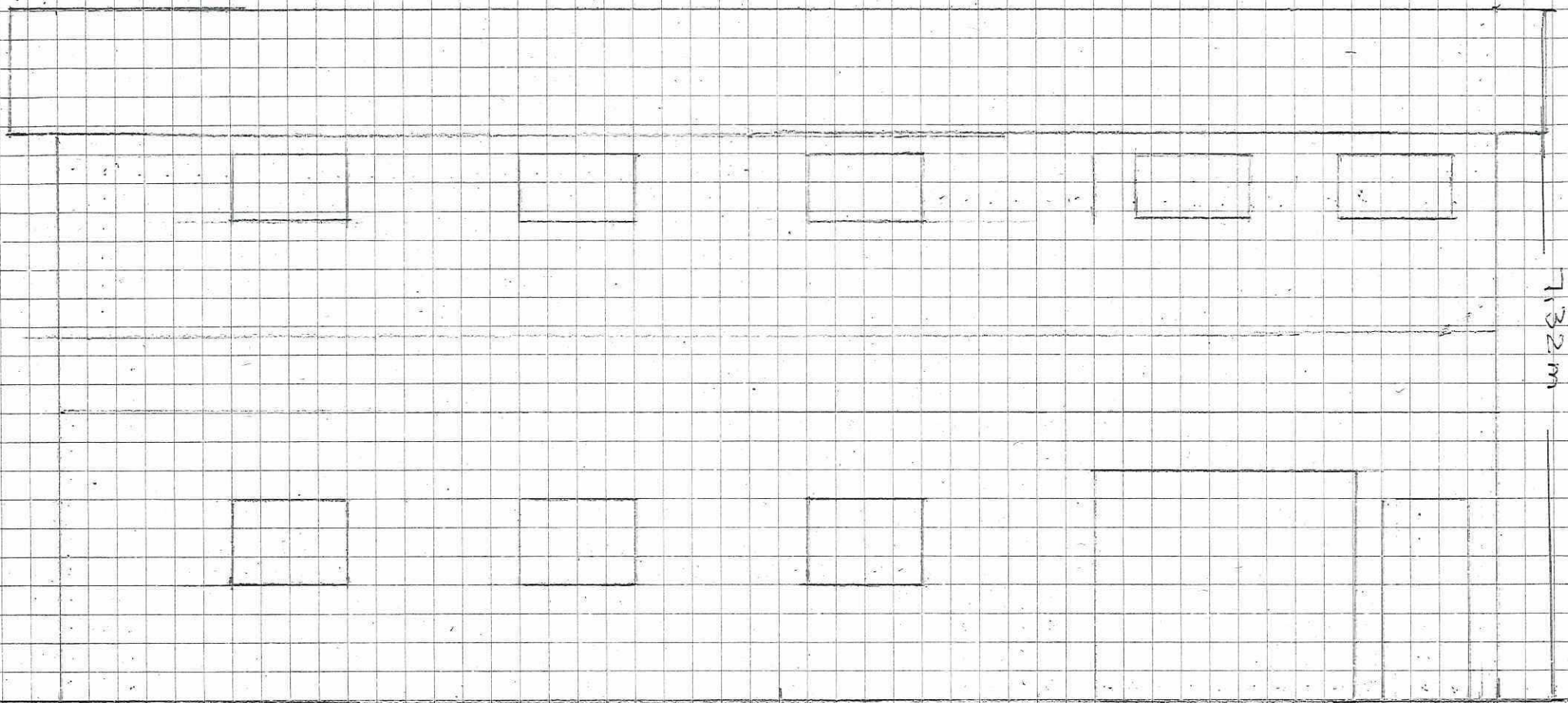
PIN 73597-0412,
Parcel 18716 SEC SES,
Lot 71, Plan M-329,
Lot 8, Concession 1,
Township of McKim,
1575 Southview Drive, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0059/2023
Date: 2023 05 18

1575 Southview Drive
Sudbury, ON

Apr 05/2023
Sketch 3





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

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

Office Use Only 2023.01.01	
A 0060/2023	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

APPLICATION FEE: \$1,090.00 (includes \$260.00 legal notice fee)
A APPLICATION FEE FOR HEDGEROWS: \$332.00 (includes \$260.00 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): Reliable Window Cleaners Sudbury Limited
Mailing Address: 345 Regent Street

City: Sudbury Postal Code: P3C 4E1

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

Name of Agent: Centreline Architecture
Mailing Address: 158 Elgin St.
Suite 201

City: Sudbury Postal Code: P3E 3N5

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

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

Name: N/A

Mailing Address:

City:

Postal Code:

- 4) Current Official Plan designation: Mixed Use Commercial Current Zoning By-law designation: C2/C2 (176)

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

Variance To	By-law Requirement	Proposed	Difference
DISTANCE FROM LOT LINE TO LOADING SPACE	10.00 m	5.97 m	4.03 m

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

- c) Description of Proposal:

TO LEGALIZE THE EXISTING LOADING AREA FOR THE RELIABLE WINDOW CLEANERS LOCATED ON REGENT ST.

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

THE EXISTING LOADING DOCKS FOR THE BUILDING CANNOT BE MOVED AND ARE THE FURTHEST POINT OF THE BUILDING SET BACK FROM REGENT ST.

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

PIN(s): 73586-0639, 73586-1358		Township: McKIM	
Lot No.: 7	Concession No.: 3	Parcel(s): 293,294,295,296	
Subdivision Plan No.:		Lot:	Reference Plan No.:
Municipal Address or Street(s): 345 Regent St, Sudbury, ON		Part(s):	

- 7) Date of acquisition of subject land. APPROXIMATELY 1990

- 8) Dimensions of land affected.

Frontage 76	(m)	Depth 80.58	(m)	Area 4,500	(m ²)	Width of Street 10	(m)
-------------	-----	-------------	-----	------------	-------------------	--------------------	-----

- 9) Particulars of all buildings:

	Existing		Proposed
Ground Floor Area:	1,180 (m ²)		550 (m ²)
Gross Floor Area:	1,898 (m ²)		550 (m ²)
No. of storeys:	2		1
Width:	26.36 (m)		17.61 (m)
Length:	47.14 (m)		31.62 (m)
Height:	6 (m)		3 (m)

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

	Existing		Proposed
Front:	5.48 (m)		41.45 (m)
Rear:	6.22 (m)		7.55 (m)
Side:	0.22 (m)		3.91 (m)
Side:	20.63 (m)		20.63 (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.

1940-1970

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

Use(s): RELIABLE WINDOW CLEANERS SUDBURY Length of time: 60 YEARS

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

Same as #13 ☐ or, _____

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

- 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 AND CEMETARY

A006012023

- 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): UNKNOWN
or, describe briefly, FOR PARKING PRIOR TO US ACQUIRING 353 REGENT WHICH ELIMINATED THE NEED FOR THE VARIANCE

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

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

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

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

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Robert Bertuzzi; Alex Bertuzzi; Keith Welsh (please print all names), the registered owner(s) of the property described as 345 Regent Street in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

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

Dated this FIRST day of MAY, 20 23

(witness)

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

Print Name: Keith Welsh

*I have authority to bind the Corporation

A0060/2023

I/We, Centreline Architecture (please print all names),
the registered owner(s) or authorized agent of the property described as 345 Regent Street

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 3 day of May, 20 23

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: Melissa Furino
 *I have authority to bind the Corporation

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

FOR OFFICE USE ONLY

Date of Receipt: May 16/23 Hearing Date: June 7/23 Received By: S. Pinkerton

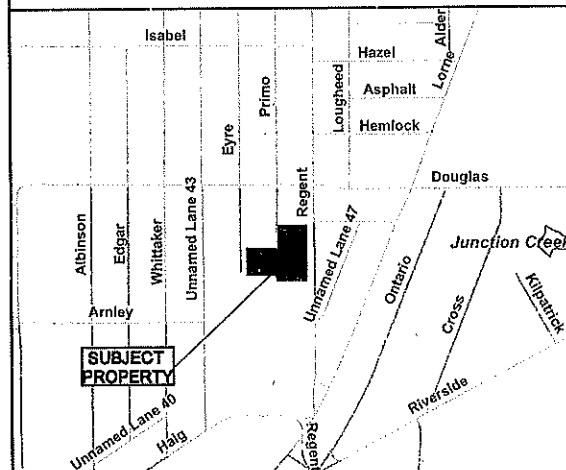
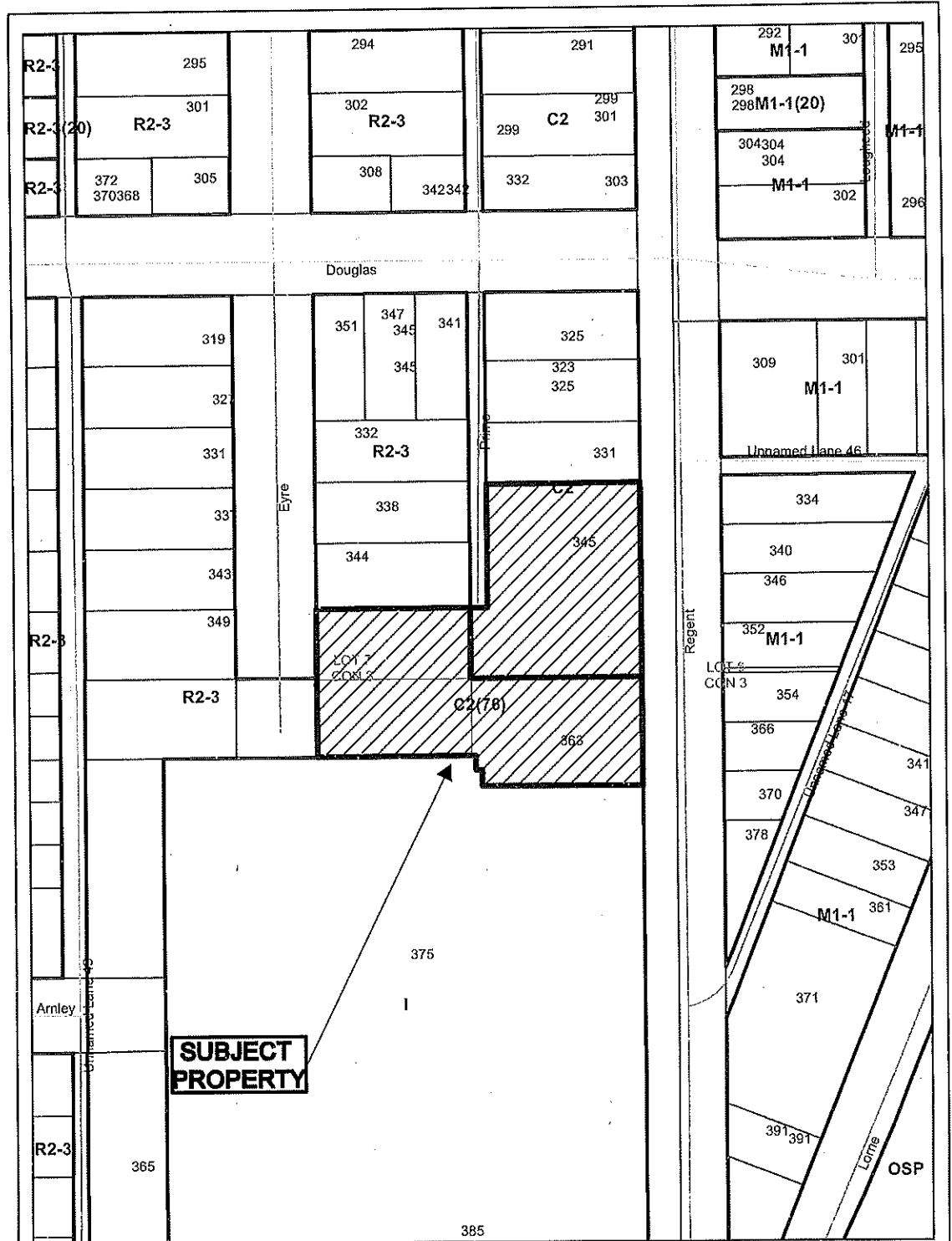
Zoning Designation: C2 + C2(36) Resubmission: ☐ Yes ☒ No

Previous File Number(s): A246/94 A190/94 A178/85 A153/85 A37/74

Previous Hearing Date: (5 Dec 94) (12 Sep 90) (7 Oct 85) (9 Sep 85) (13 May 74)

Notes: A107/86
(Jul 23/86)

A006012023



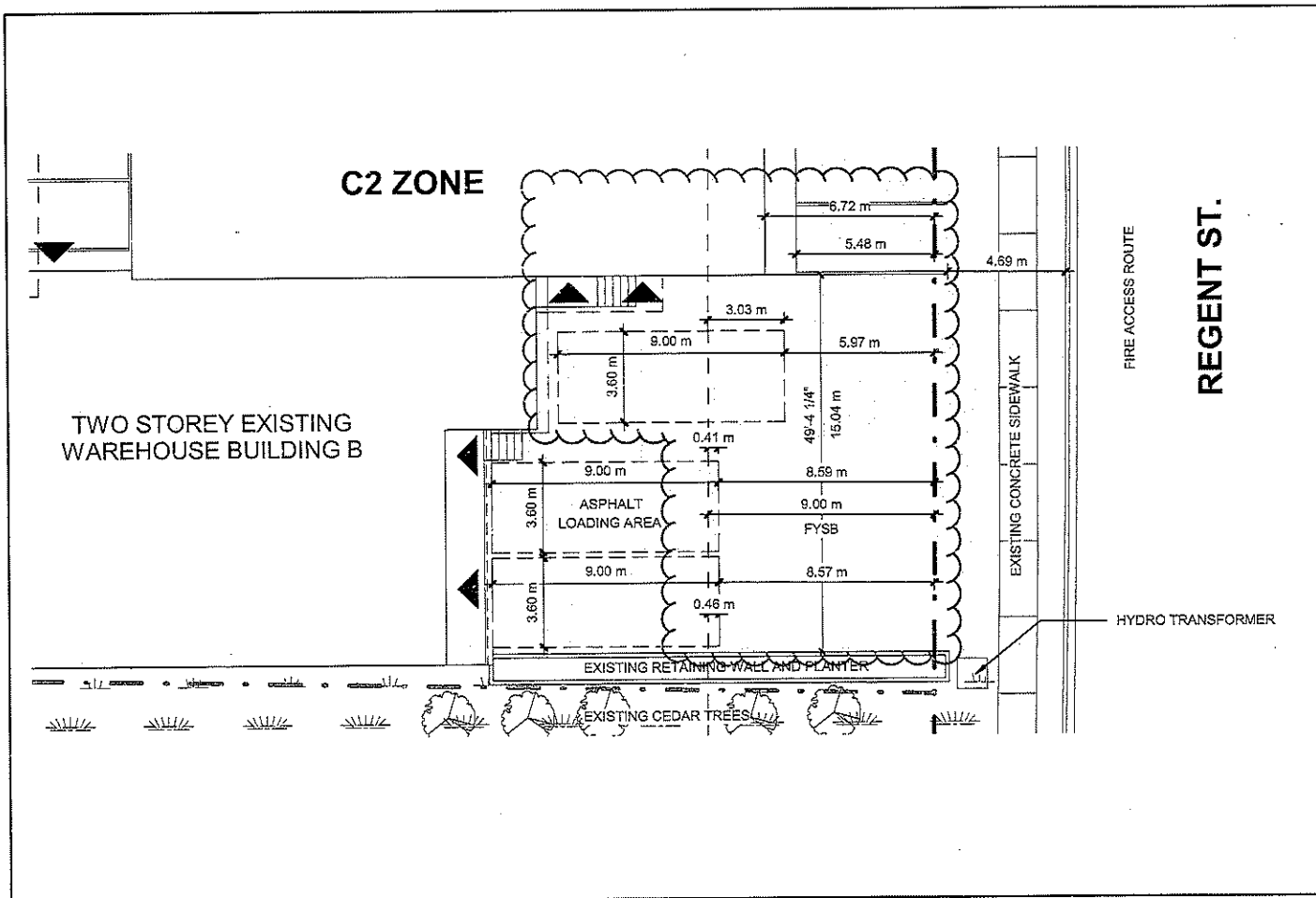
Application for Minor Variance or Permission



Firstly, PIN 73586-0639, Lots 294, 295, 296, and Part Lane, Plan 4SC, closed by S100944, Parts 1 and 2 on Plan 53R-15092 subject to S109045 and S109046; and Secondly, PIN 73586-1358, Lot 293, Blocks A and B, Plan 4SC, as in MM2680, save and except Part 1 on Plan 53R-15961; both being Part Lot 7, Concession 3, Township of McKim, 345 Regent Street, Sudbury City of Greater Sudbury

Sketch 1, NTS
NDCA

A0060/2023
Date: 2023 05 23



SITE PLAN VARRIANCE CALLOUT
1/16" = 1'-0"



CENTRELINE ARCHITECTURE
156 Elgin Street, Suite 101
Sudbury, ON P3C 1R7
centrelinearchitecture.ca

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ISSUED DATE

MAY 10, 2023

PROJECT

RELIABLE CLEANERS ADDITION

345 Regent St, Sudbury, ON

PROJECT NUMBER

Project No. 2021-084

DRAWN BY / CHECKED BY

CB / DG

SCALE

1/16" = 1'-0"

CONTENTS

SITE PLAN FOR MINOR VARIANCE CALLOUT

SHEET NUMBER

SD-02

A0060/2023 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 2023.01.01
A 0064/2023
S.P.P. AREA YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
NDCA REG. AREA YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,090.00 (includes \$260.00 legal notice fee)
A PPLICATION FEE FOR HEDGEROWS: \$332.00 (includes \$260.00 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): CHRISTINA TOBER Email: [REDACTED]
Mailing Address: 368 DRYDEN RDE Home: [REDACTED]
Business Phone: [REDACTED]
City: WAINAPITAE, ON Postal Code: P0M 3C0 Fax Phone: [REDACTED]

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

Name of Agent: ERICH TOBER Email: [REDACTED]
Mailing Address: 368 DRYDEN RDE Home: [REDACTED]
Business Phone: [REDACTED]
City: WAINAPITAE, ON Postal Code: P0M 3C0 Fax Phone: [REDACTED]
Note: Unless otherwise requested, all communication will be sent to the agent, if any.

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

Name: CAISSE ALLIANCE
Mailing Address: 87 ST. DAVID ST. N.
City: NOELVILLE, ON Postal Code: P0M 2N0

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

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

Variance To	By-law Requirement	Proposed	Difference
SIZE OF SECONDARY DWELLING	1640 SQ. FT	1200 SQ. FT	552 SQ. FT
	60.202 SQ. M.	111.4836 SQ. M.	51.2825 SQ. M.
	45%	83%	38%

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

- c) Description of Proposal:
PERMISSION TO BUILD A LARGER SECONDARY DWELLING THAN BY-LAW PERMITS.

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
UNABLE TO BUILD A SUITABLE DWELLING TO ACCOMMODATE THE NEEDS OF AGING PARENTS.

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

PIN(s): 734810825 Township: GREATER SUDBURY
 Lot No.: 7 PT Concession No.: 2 Parcel(s): PART 1
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: 53R21069 Part(s): 1
 Municipal Address or Street(s): 368 DRYDEN RD E

- 7) Date of acquisition of subject land.
- JULY 15, 2021

- 8) Dimensions of land affected.

Frontage 179.527(m) Depth 106.68 (m) Area 24281.1 (m²) Width of Street _____ (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>133.7804</u> (m ²)	<u>111.4836</u> (m ²)
Gross Floor Area:	<u>133.7804</u> (m ²)	<u>111.4836</u> (m ²)
No. of storeys:	<u>1</u>	<u>1</u>
Width:	<u>7.315</u> (m)	<u>9.144</u> (m)
Length:	<u>18.288</u> (m)	<u>12.192</u> (m)
Height:	_____ (m)	_____ (m)

- See attached schedule A

- 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>NORTH</u>	<u>36.2m</u> (m)	<u>36.2m</u> (m)
Rear: <u>SOUTH</u>	<u>50m</u> (m)	<u>50m</u> (m)
Side: <u>WEST</u>	<u>4 acres</u> (m)	<u>21.336</u> (m)
Side: <u>EAST</u>	<u>19.812m</u> (m)	<u>19.812</u> (m)

- See attached schedule A

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

What type of access to the land?

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

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

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

2002

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

Use(s): Dwelling Length of time: 21 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

A0061/2023

- 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, CHRISTINA TOBER (please print all names), the registered owner(s) of the property described as 368 DRIDEN RD E. WAINAPITAE ON
POM 300
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 Erich Tober (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 24 day of April, 2023

G. Gaskell
(witness)

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

Print Name: CHRISTINA TOBER

*I have authority to bind the Corporation

Acc 6/1/2023

1/We, ERICH TOBER (please print all names),

368 DRYDEN RD. E. WAHNAPIITAE, ON Pom 360
in the City of Greater Sudbury:

Dated this 24 12 day of April May, 20 23

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

Print Name: ERIC TOSER
 *I have authority to bind the Corporation

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

FOR OFFICE USE ONLY

Date of Receipt: May 16/23 Hearing Date: June 7, 2023 Received By: S. Pinkerton
Zoning Designation: RU Resubmission: ☐ Yes ☒ No
Previous File Number(s): B68/18 B88/07
Previous Hearing Date: (17 Sep 18) (28 May 07)
Notes:

Aug 6/2023

House 7.315 x 18.288
133.78 sqm

North 38m
South 30m
EAST 4 Acres
WEST 46m

Garage 7.925 x 8.534
67.63 sqm.

North 57.4m
South 24m
EAST 4 Acres.
WEST 35.1m

Shed #1 3.048 x 6.076
18.58 sqm.

North 57.4m
South 31m
EAST 4 Acres

Shed #2 3.048 x 2.438
7.43 sqm

WEST 18.1m
North 60.04
South 26m
EAST 4 ACRES
West 17.9m

NEW House

Living space

12.192 x 9.144
111.48 sqm

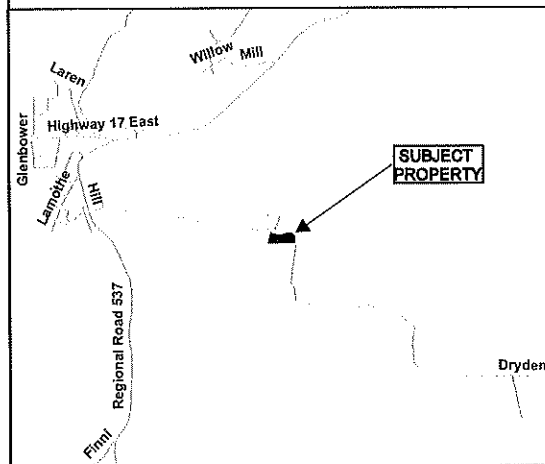
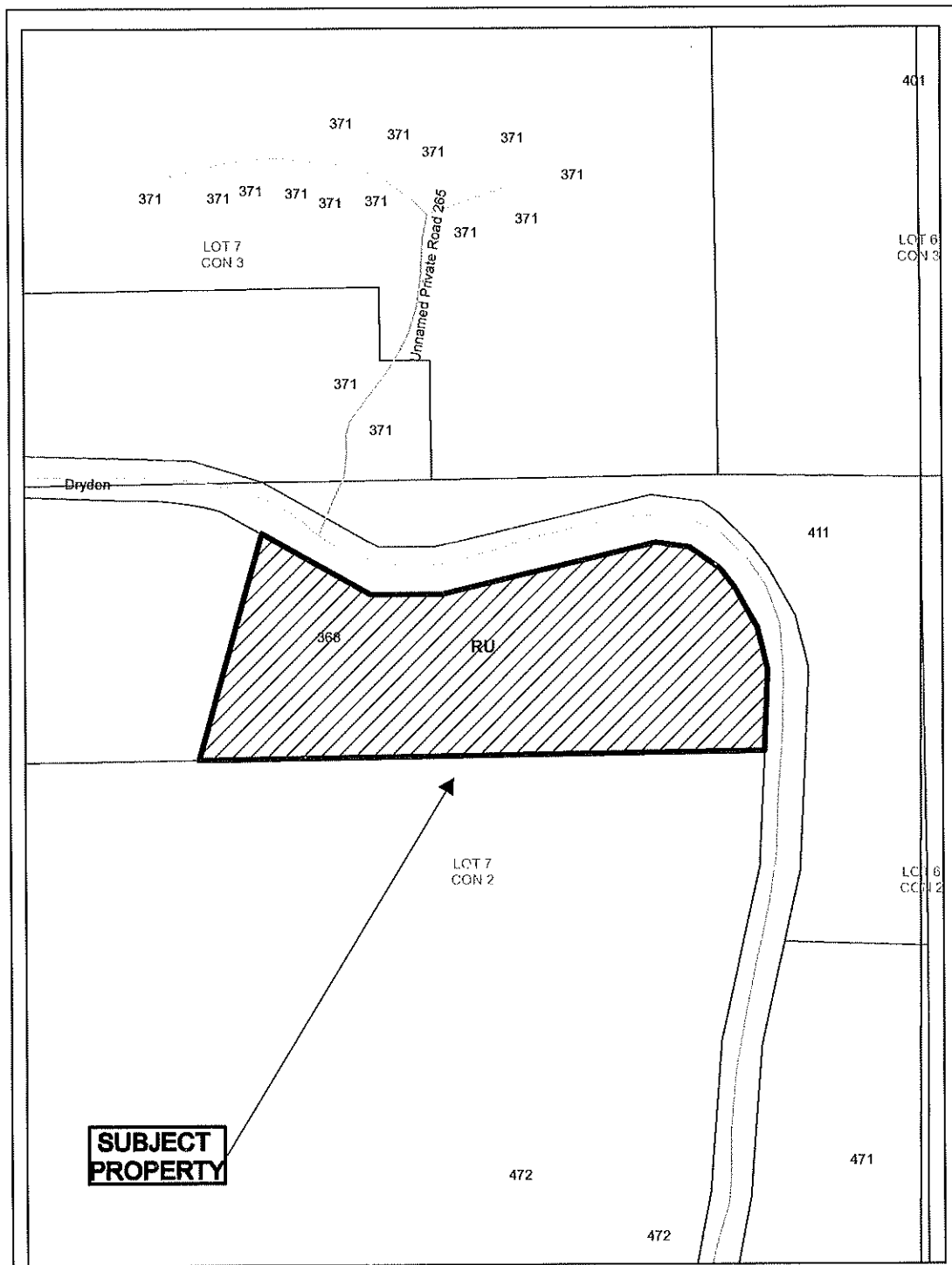
Garage ATTACHED

5.93 x 9.144m

54.223 sqm

NORTH 36.2m
South 36m
EAST 4 ACRES
WEST 11.812

170661/2023



Application for Minor Variance or Permission



PIN 73481-0825,
Part Lot 7, Concession 2,
Part 1 on Plan 53R-21069,
Township of Dryden,
368 Dryden Road East, Wahnapiatae,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0061/2023
Date: 2023 05 19

Noty H

368 DRIVEN RD
WAHNAPIAE, ON
POM 300

1:300

36.2 m

DRIVE WAY

38 m

76.2 m

EAST

4 ACRES

18,239

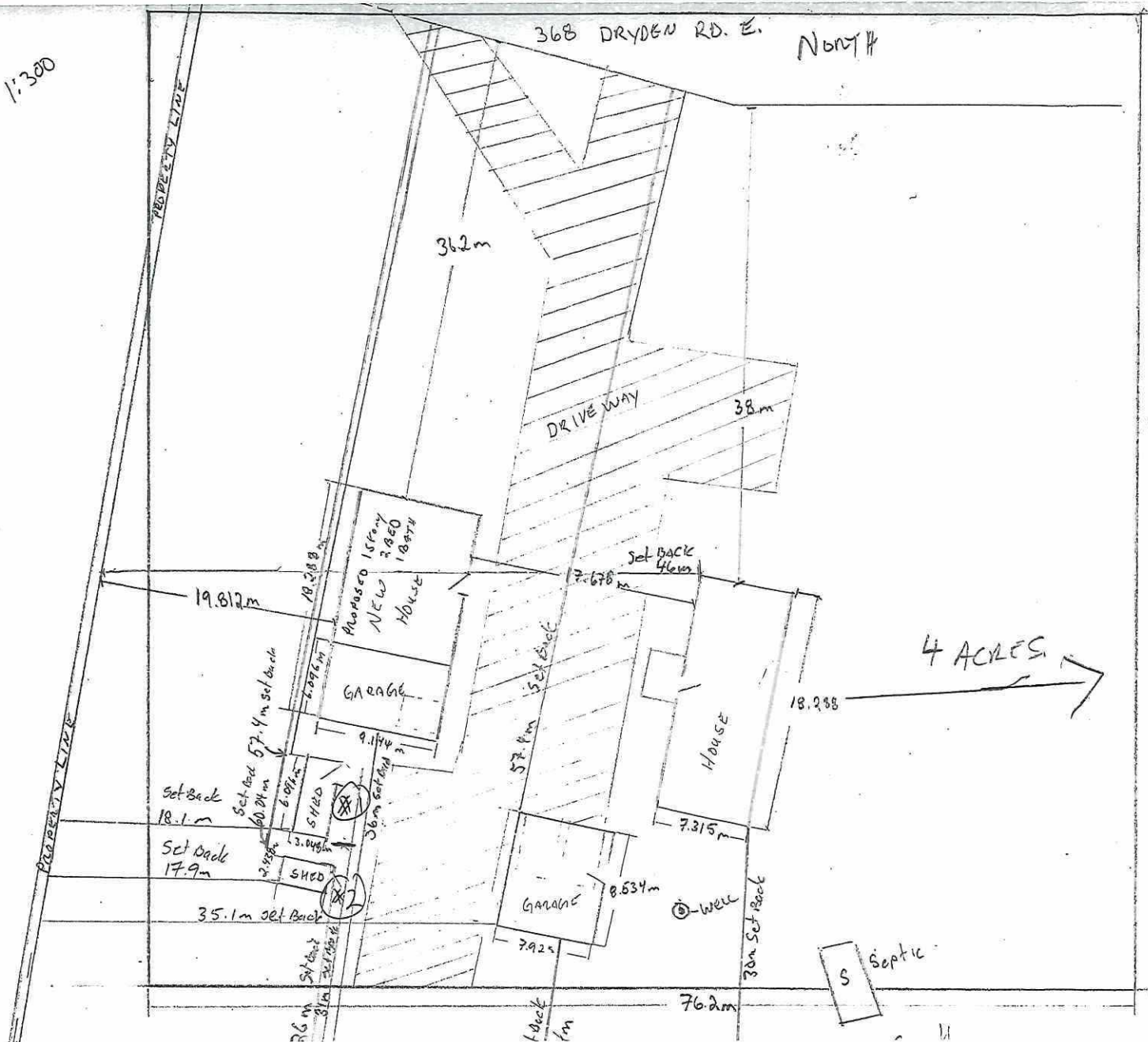
11/04/5

⑤- well

Septic

A0061/2023
Sketch 2.

PAGE 5/6



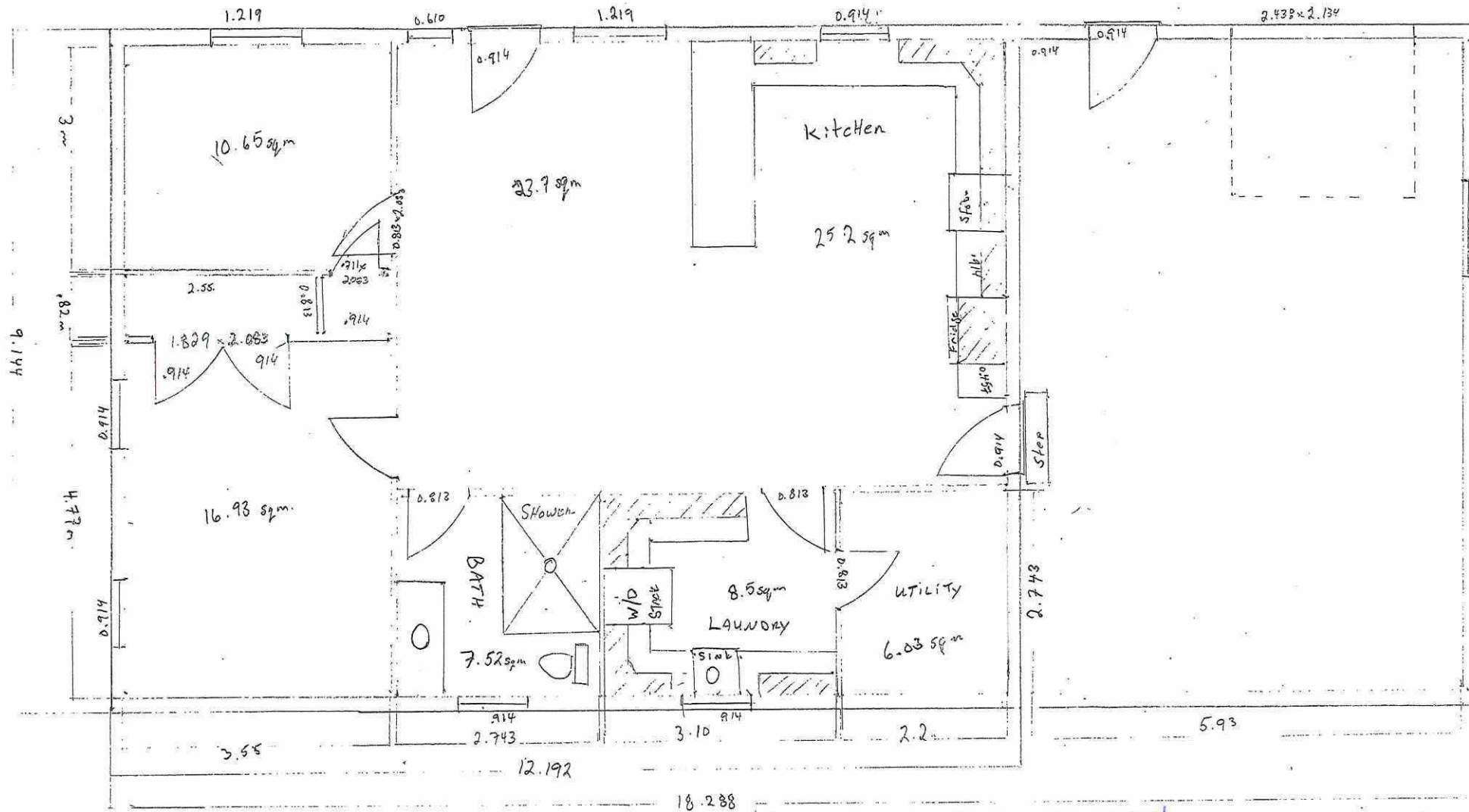
368 DRIVEN RDE
WAH NAPITAE-ON
POM 360

[illegible]

Dec 21

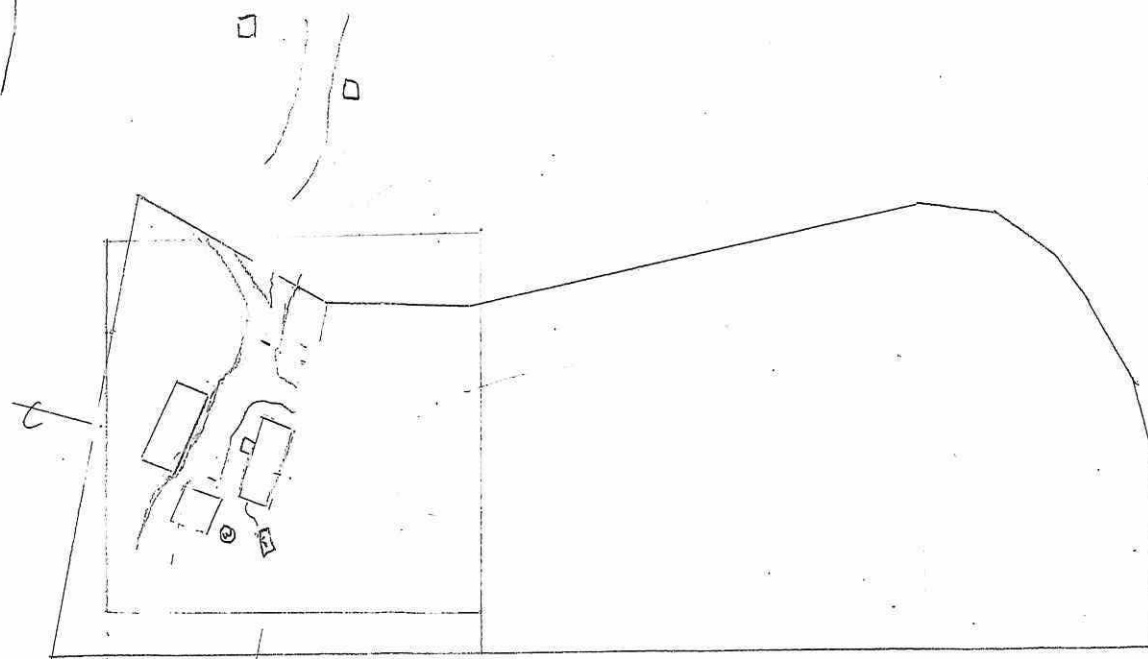
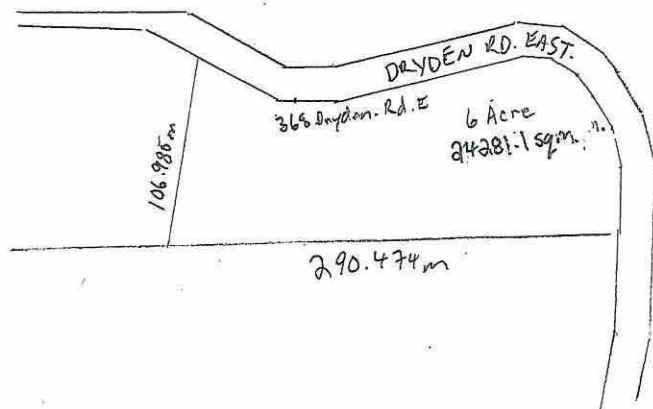
Ratio 1:50 m

368 DRYDEN RD E.
WAHNAPITAE, ON P8M.3C0



A0061/2023 sketchy

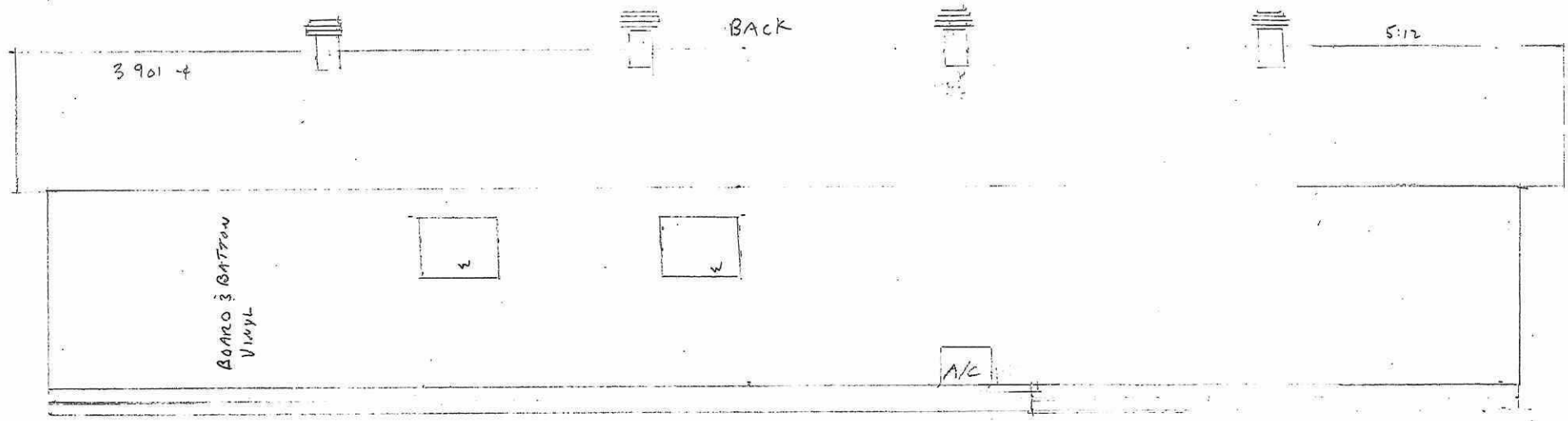
368 DRYDEN RD E
WAHNAPI TAC. ON
POM BLO



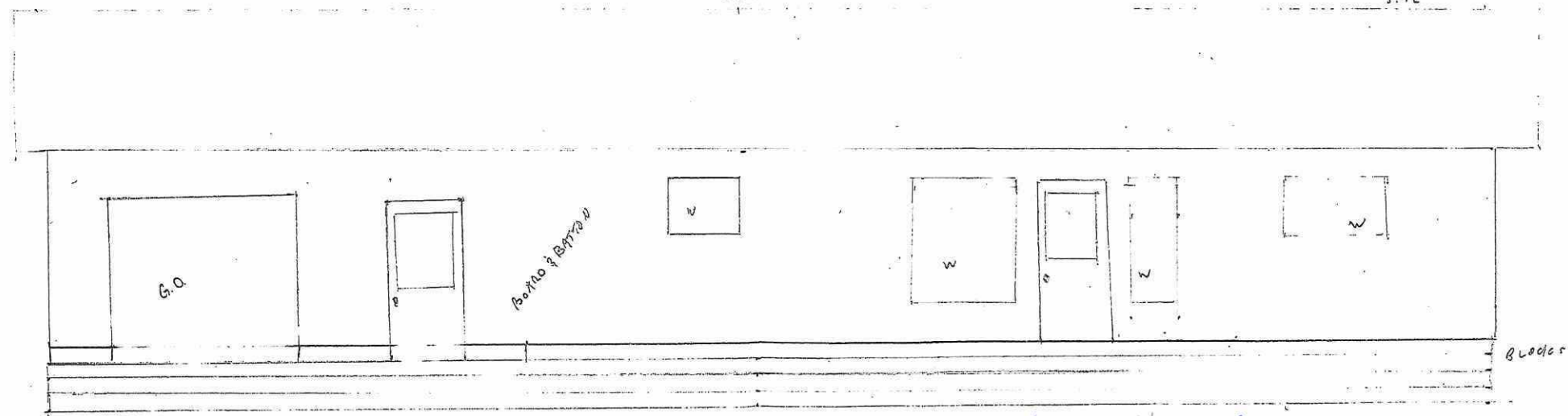
A0061/2023 sketch 5

1:50

368 DRIDEN RDE
WAHNAPIAE, ON P0M3C0



FRONT

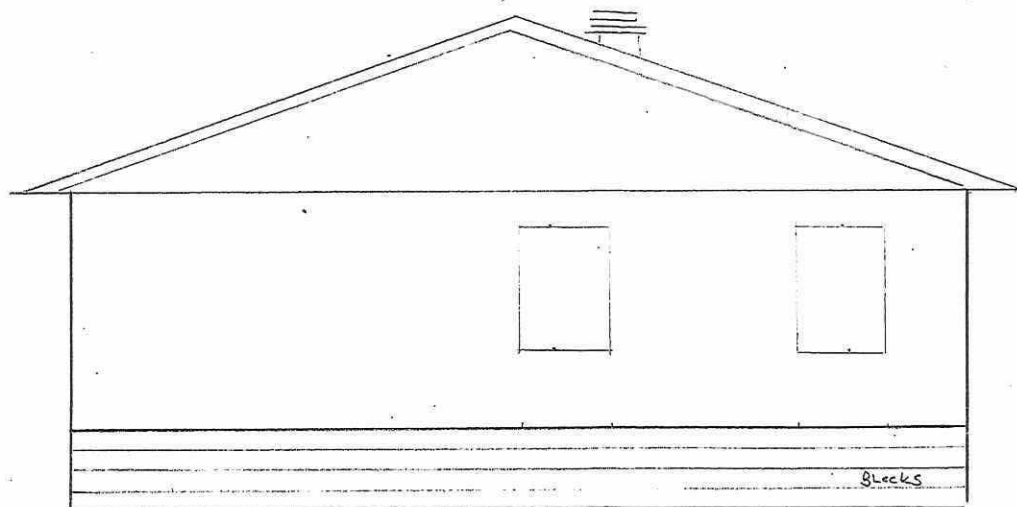
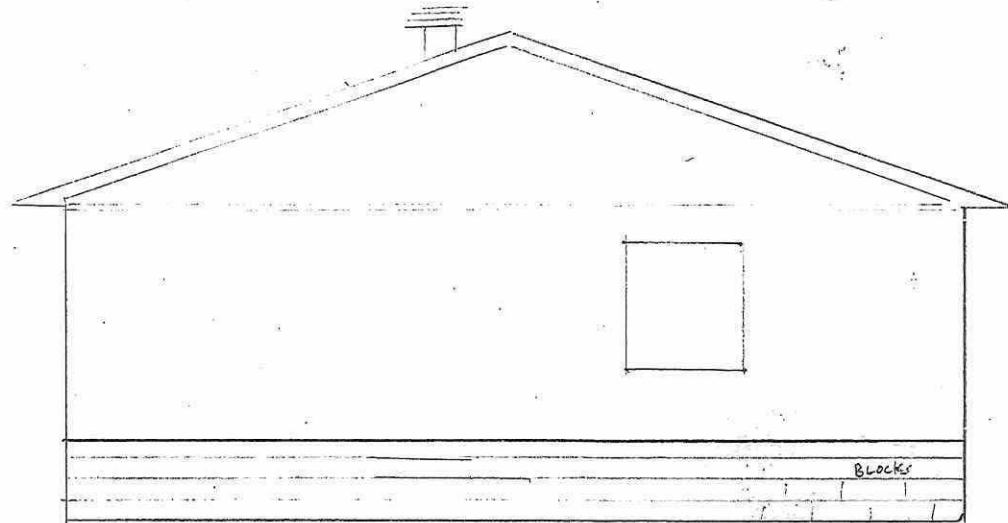


A0061/2023 sketch 6

Mr. St.

1:50

368 DRIDEN RDE
WAHNAPIAE, ON
POM 300



ROAD SIDE

1006/1/2023 Sketch 7

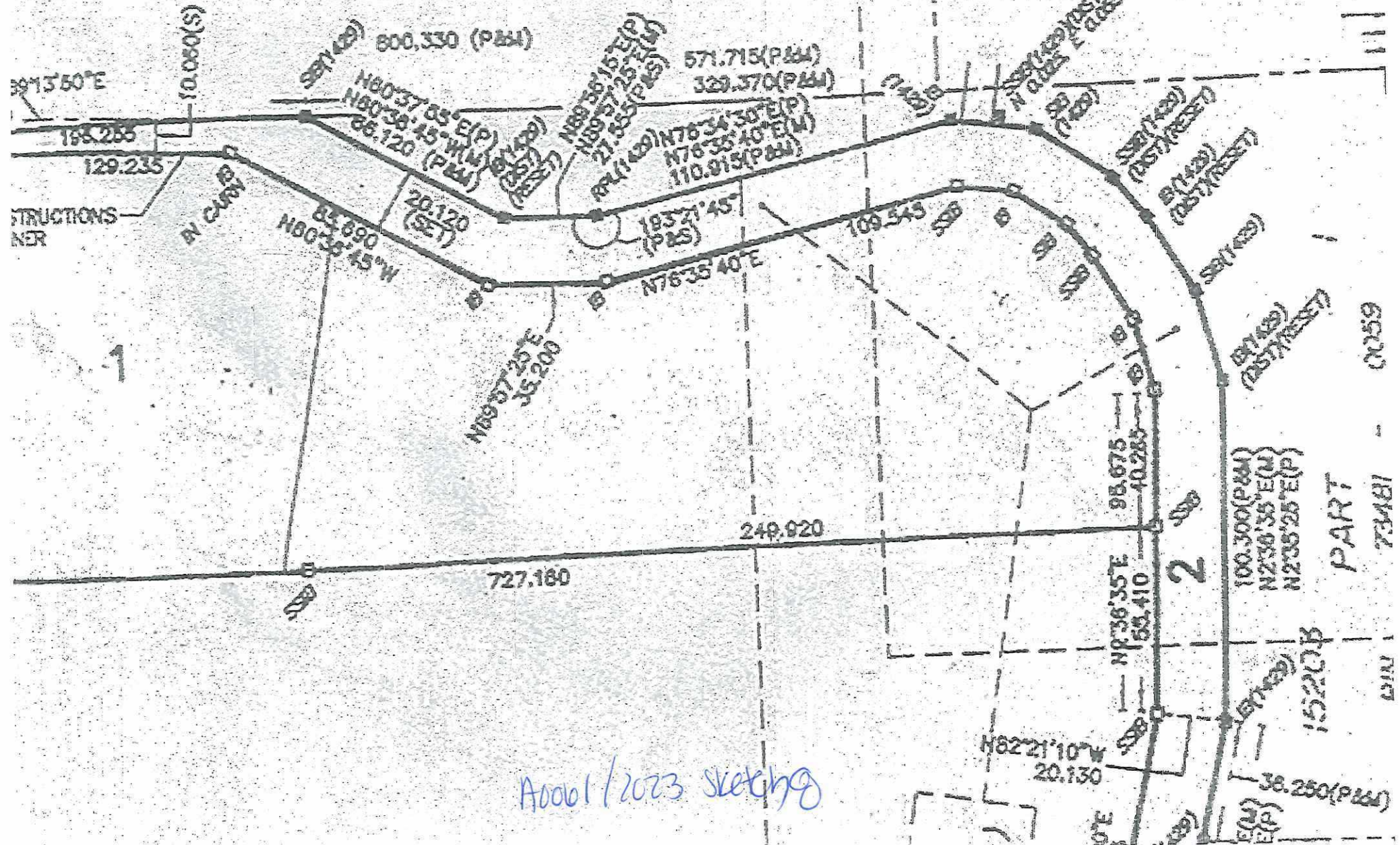
Dec 11

PIN 73481 - 0465

PIN 73481 - 0445

LOT 7

SEE DETAIL A



Approved / 2023 sketch

52' Foot as to
grade

10

64

56

48

40

32

24

16

.254

.406

A0061/2023 Sketch 9



Box 5000, Station 'A', 200 Brady Street
Sudbury ON P3A 5P3
Tel. (705) 671-2459, Ext. 4376/4346
Fax (705) 673-2200

City of Greater Sudbury

APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,180.00 (includes \$280.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$357.00 (includes \$280.00 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): 5010889 Ontario Inc.
Mailing Address: 560 Skead Road

Email:

Home:

Business:

City: Sudbury

Postal Code: P3L 1N2

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:

21 Uphill Lively

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: Desjardins

Mailing Address:

City: Sudbury

Postal Code: P3C 1S8

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

- 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
To construct a 2 story dwelling 18.29 meters where 20 meters is required	41.2	18.29m	11.71m
To construct a 2 story dwelling 18.29 meters where 20 meters is required	4.41.4	18.29m	1.71m

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

- c) Description of Proposal:

To construct a 2 story dwelling 18.29 meters from the street. The street width is now 20 meters from the high water mark.

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

General layout of the property and dimensions of the property does not allow for such development. The intent to build a 2 story dwelling was established in the zoning change.

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

PIN(s): 733740156 Township: of Waters 2
 Lot No.: 2 Concession No.: 1 Parcel(s): 126158274
 Subdivision Plan No.: m297 Lot: 44 Reference Plan No.: m297 Part(s):
 Municipal Address or Street(s): 21 Uphill Lively

- 7) Date of acquisition of subject land, February 28, 2020

- 8) Dimensions of land affected.

Frontage 15.2 (m) Depth 68+/- (m) Area 1033 (m²) Width of Street 15.2 (m)

- 9) Particulars of all buildings:

	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?

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 type="checkbox"/>	Maintained Seasonal	<input type="checkbox"/>
Communal Well	<input type="checkbox"/>	Right-of-way	<input type="checkbox"/>
Individual Septic System	<input type="checkbox"/>	Water	<input type="checkbox"/>
Communal Septic System	<input type="checkbox"/>	If access is by water only, provide parking and docking facilities to be used.	
Pit Privy	<input type="checkbox"/>		
Municipal Sewers/Ditches/Swales	<input type="checkbox"/>		

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

vacant land (existing dwelling recently demolished)

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

Use(s): Seasonal Dwelling Length of time: unknown

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

Same as #13 or,

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

- 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: Seasonal Dwelling

A0062/2023

- 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,

AC082/2021-21 Uphill
445 m 3m from neighbour

- 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, Shawn Rossi

(please print all

names), the registered owner(s) of the property described as Seasonal Dwelling

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, 2023

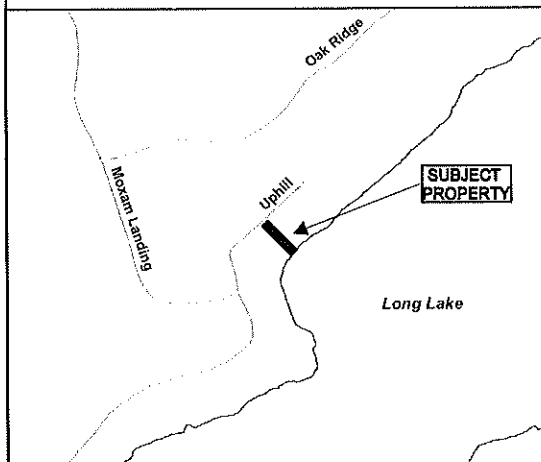
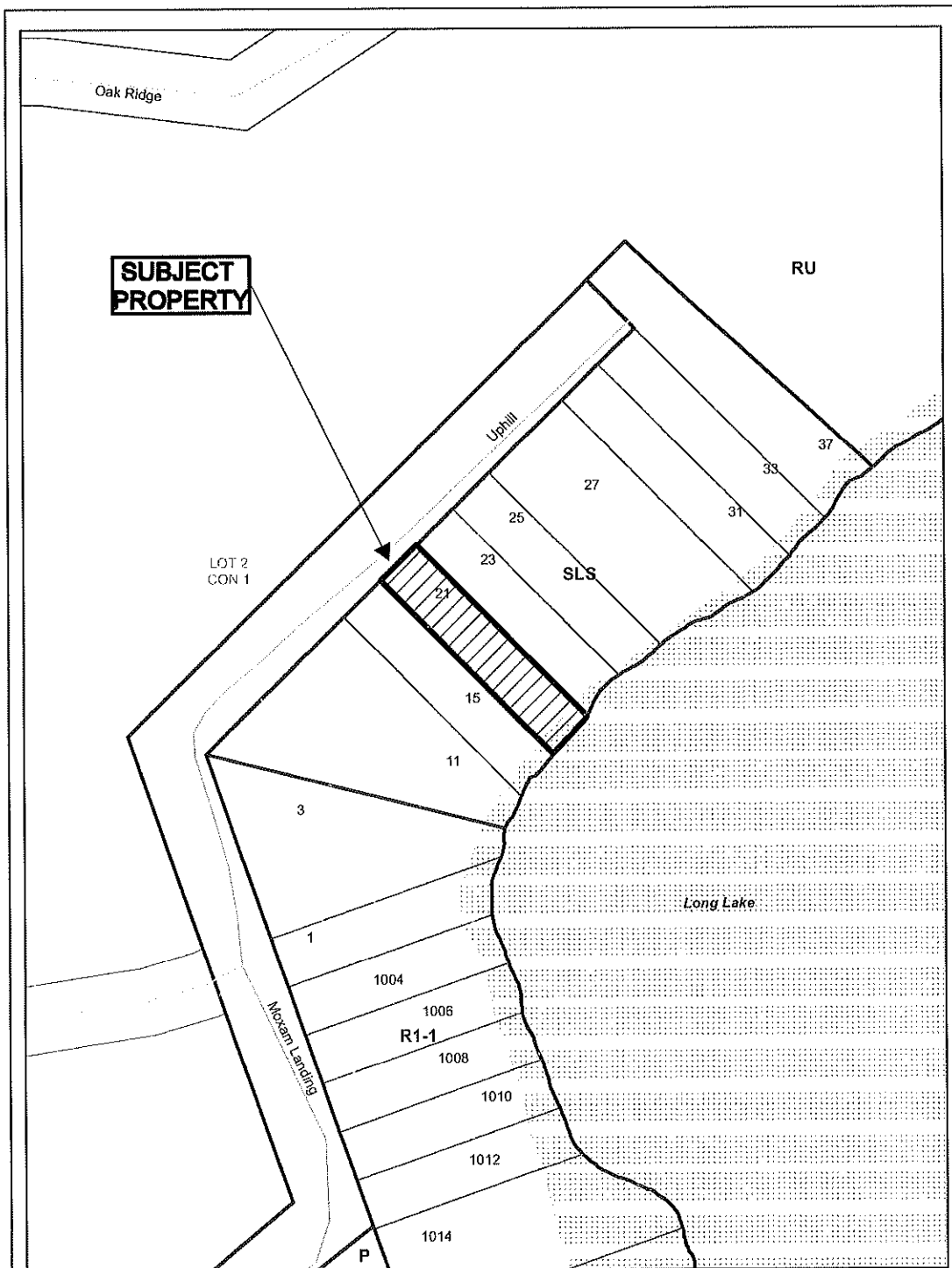
[Signature]
(Witness)

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

Print Name: Shawn Rossi

*I have authority to bind the Corporation

AC062/2023



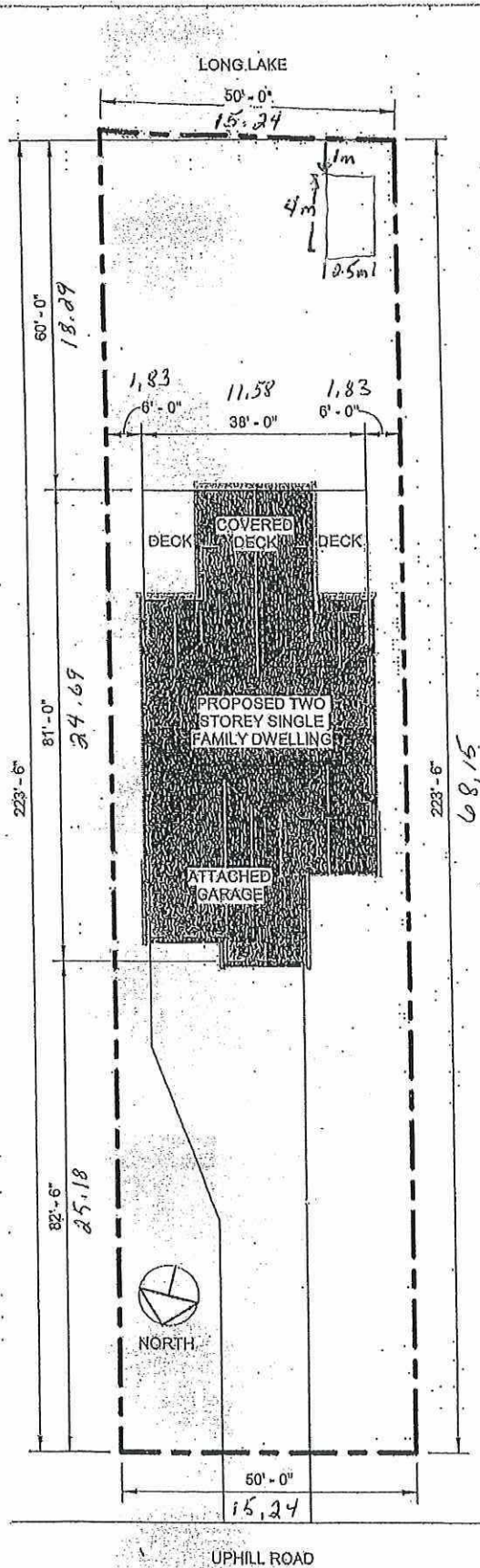
Application for Minor Variance or Permission



PIN 73374-0156,
Parcel 12615 SEC SWS,
Lot 44, Plan M-297,
Lot 2, Concession 1,
Township of Waters,
21 Uphill Road, Lively,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0062/2023
Date: 2023 05 19

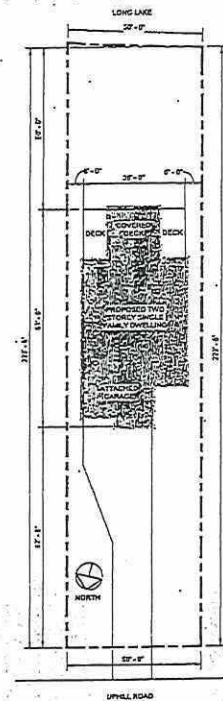
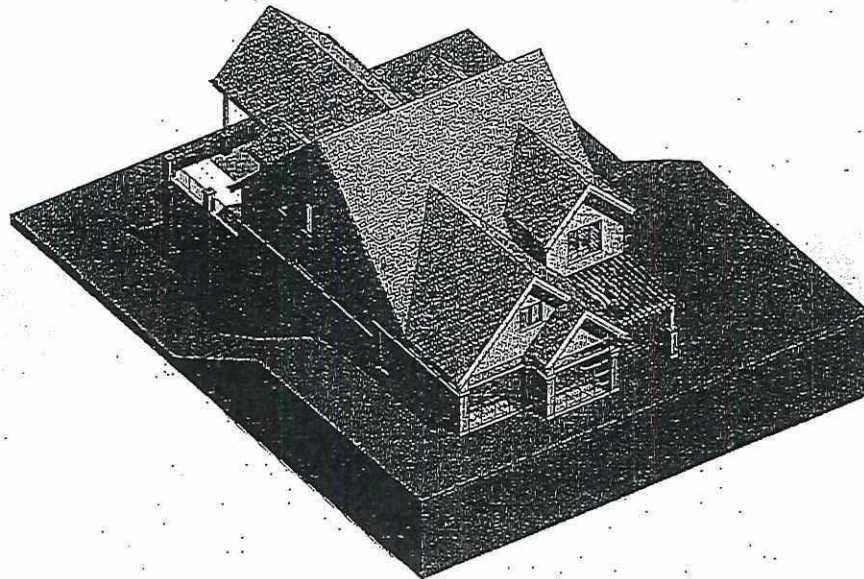


① PLOT PLAN
1" = 20'-0"

10062/2023
Sketch 2

PROPOSED RESIDENCE FOR

ROSSI FAMILY



1 PLOT PLAN
1" = 20'-0"

DRAWING LEGEND	
Sheet Number	Sheet Name
A1	LEGENDS & SCHEDULES
A2	LEGENDS AND TYPICAL DETAILS
A0	PLOT PLAN AND ISOMETRIC VIEWS
M1	HVAC PLANS
A3	BASEMENT PLAN
A4	FIRST FLOOR PLAN
A5	SECOND FLOOR PLAN
A6	ROOF PLAN AND SCHEDULES
A7	ELEVATIONS
A8	ELEVATIONS
A9	ELEVATIONS
A10	SECTIONS
A11	SECTIONS
A12	SECTIONS

<p>1. Title Block</p> <p>2. Revision</p> <p>3. Revision</p> <p>4. Revision</p> <p>5. Revision</p>	<p>6. Project Information</p> <p>PROPOSED RESIDENCE FOR ROSSI FAMILY</p> <p>ON THE SHEET PLOT PLAN AND ISOMETRIC VIEWS</p>	<p>7. Author</p> <p>8. Checker</p> <p>9. Date</p> <p>10/05/2021 1:52:51 pm</p> <p>1" = 20'-0"</p>	<p>11. North South Studio</p> <p>YOUR HOME IS OUR PASSION</p>	<p>12. Sheet Number</p> <p>A0</p>
---	--	---	---	-----------------------------------

A0062/2023
sketch3

INTEGRATION COORDINATE TABLE		
COORDINATES ARE DERIVED FROM GPS OBSERVATION USING REAL TIME NETWORK (RTN) AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE), NAD83 (CSRS) (2010).		
COORDINATE VALUES ARE TO URBAN ACCURACY IN ACCORDANCE WITH SECTION 14 (2) OF O. REG. 216/10.		
OBSERVED REFERENCE POINTS	NORTHING	EASTING
A	5135103.72	492878.59
B	5135241.45	493019.56
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

TOPOGRAPHIC PLAN OF SURVEY OF
LOT 44, REGISTERED PLAN M-297
GEOGRAPHIC TOWNSHIP OF WATERS
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY
TULLOCH GEOMATICS INC., O.L.S.
2021

SCALE 1:200
0 2 4 6 8 METRES

BEARING NOTE:
BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17 (81° WEST LONGITUDE), NAD83 (CSRS) (2010).

CONVERGENCE NOTE:
A CONVERGENCE (ROTATION) FACTOR OF 0°14'50" CLOCKWISE HAS BEEN APPLIED TO THE ASTRONOMICAL BEARINGS OF UNDERLYING PLANS P AND P1 TO ACCOUNT FOR DIFFERENT REFERENCE MERIDIANS.

METRIC:
DISTANCES, ELEVATIONS, AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DISTANCE NOTE:
GROUND DISTANCES SHOWN HEREON CAN BE CONVERTED TO UTM GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999558.

ELEVATION NOTE:
ELEVATIONS SHOWN HEREON ARE GEODETIC, ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM OF 1929 (CGVD29) AND ARE DERIVED FROM VERTICAL CONTROL MONUMENT 00819888004 USING REAL TIME NETWORK (RTN) HAVING AN ELEVATION OF 281.041.

BENCHMARK NOTE:
SITE BENCHMARK IS A SPIKE SET HORIZONTALLY IN UTILITY POLE, HAVING AN ELEVATION OF 244.44.

NOTE:
THE AREA WAS UNDER CONSTRUCTION AT THE TIME OF THE SURVEY.

- LEGEND:**
- DENOTES FOUND MONUMENT
 - DENOTES PLANTED MONUMENT
 - SB DENOTES STANDARD IRON BAR 0.025 x 0.025 x 1.22
 - SSB DENOTES SHORT STANDARD IRON BAR 0.025 x 0.025 x 0.81
 - ID DENOTES IRON BAR 0.015 x 0.015 x 0.61
 - ORP DENOTES OBSERVED REFERENCE POINT
 - PN DENOTES PROPERTY IDENTIFICATION NUMBER
 - WT DENOTES WITNESS
 - M DENOTES MEASURED
 - S DENOTES SET
 - P DENOTES PLAN 53R-13771
 - P1 DENOTES PLAN OF BUILDING LOCATION BY D.S. DORLAND, O.L.S., DATED JUNE 16, 1999, FILE NO. 7057
 - 1400 DENOTES D.S. DORLAND, O.L.S.
 - NVM DENOTES NO VISIBLE MARKINGS
 - FNE DENOTES FOUND NO EVIDENCE
 - AS DENOTES TYPE OF ASPHALT
 - BM DENOTES BENCHMARK
 - CO DENOTES CONCRETE OUTLINE
 - DS DENOTES DOOR SILL ELEVATION
 - EW DENOTES EDGE OF WATER
 - GF DENOTES GARAGE FLOOR ELEVATION
 - UP DENOTES UTILITY POLE
 - RW DENOTES RETAINING WALL
 - NS DENOTES WINDOW SILL ELEVATION
 - WALKWAY DENOTES WALKWAY
 - OVERHEAD UTILITY WIRE DENOTES OVERHEAD UTILITY WIRE
 - WOOD OUTLINE DENOTES WOOD OUTLINE

WATER'S EDGE COORDINATE TABLE		
REFERENCE POINT	NORTHING(a)	EASTING(a)
1	5135121.3	492996.1
2	5135115.4	492981.6
3	5135110.4	492987.7
4	5135107.7	492985.5
5	5135104.8	492982.6
UTM ZONE 17, NAD83 (CSRS) (2010.0)		

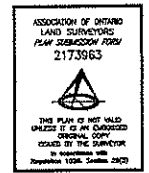
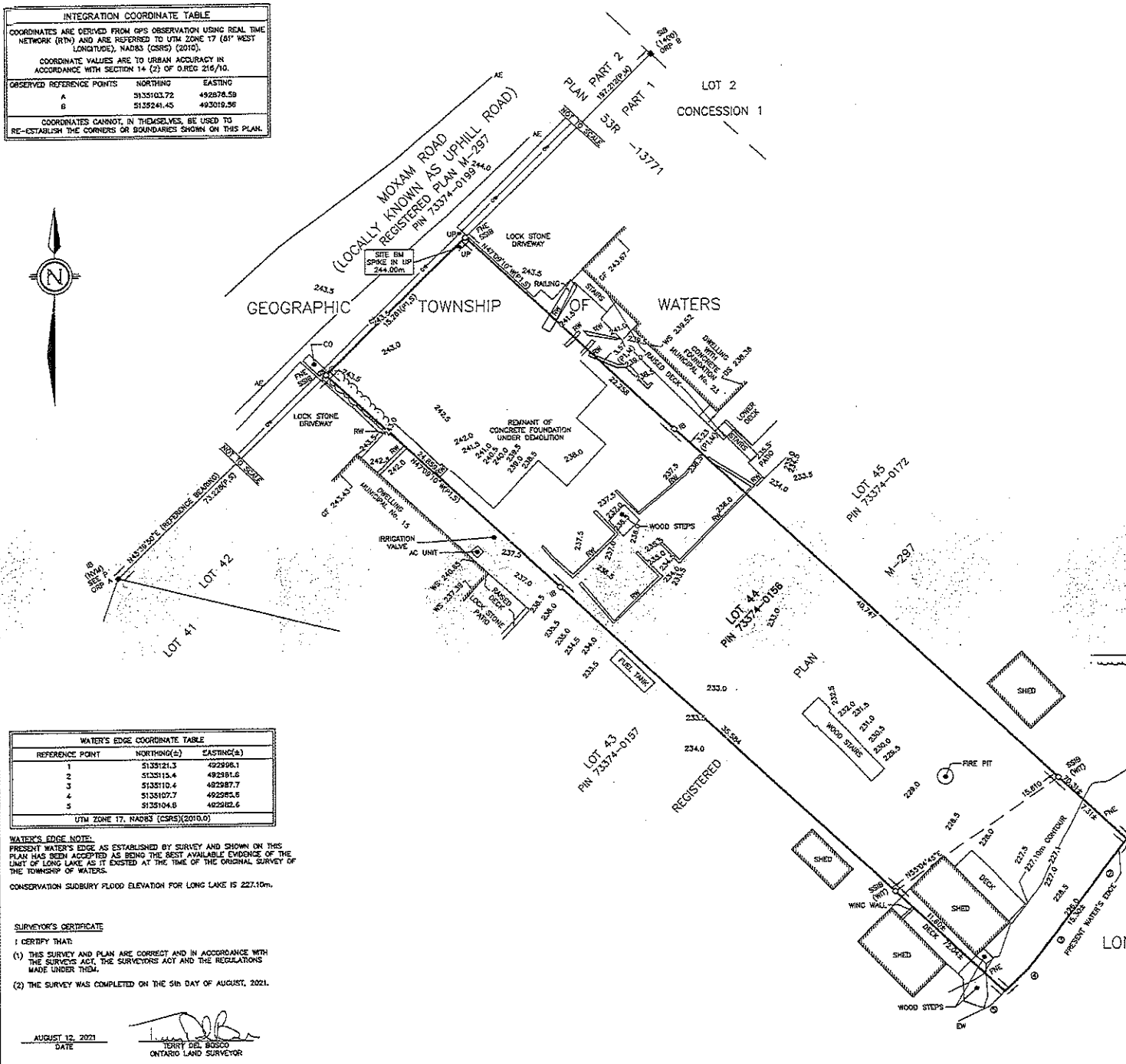
WATER'S EDGE NOTE:
PRESENT WATER'S EDGE AS ESTABLISHED BY SURVEY AND SHOWN ON THIS PLAN HAS BEEN ACCEPTED AS BEING THE BEST AVAILABLE EVIDENCE OF THE UNIT OF LONG LAKE AS IT EXISTED AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF WATERS.

CONSERVATION SUDBURY FLOOD ELEVATION FOR LONG LAKE IS 227.10m.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- (1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 - (2) THE SURVEY WAS COMPLETED ON THE 5th DAY OF AUGUST, 2021.

AUGUST 12, 2021
DATE
TERRY DEL ROSO
ONTARIO LAND SURVEYOR



THE REPRODUCTION, ALTERATION, OR USE OF THIS REPORT IN WHOLE OR IN PART WITHOUT THE EXPRESS PERMISSION OF TULLOCH GEOMATICS INC., O.L.S. IS STRICTLY PROHIBITED. 2021.

	TULLOCH GEOMATICS INC.	
	1942 REGENT ST.	T. 705 671-2295
	SUDBURY, ON	F. 705 671-9477
P.O. BOX 513		800 870-1937
tullochgeomatrics.com		
DRAWN BY: JC		FILE: 21-2749

A0062/2023 SKETCH4



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 2023.01.01
A 0063/2023
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: \$1,180.00 (includes \$280.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$357.00 (includes \$280.00 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): Chris LaChapelle Dena Parro Email: [REDACTED]
Mailing Address: 54 Lakeshore St Home Phone: [REDACTED]
City: Capreol ON Postal Code: P0M1H0 Business Phone: _____
Fax Phone: _____

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

Name of Agent: Dena Parro Email: [REDACTED]
Mailing Address: 54 Lakeshore St Home Phone: [REDACTED]
City: Capreol ON Postal Code: P0M1H0 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: NO mortgage
Mailing Address: _____
City: _____ Postal Code: _____

- 4) Current Official Plan designation: LIVING AREA 1 Current Zoning By-law designation: R1-5

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

Variance To	By-law Requirement	Proposed	Difference
Front Yard Encroachment	6 meters	0.883	5.117

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

c) Description of Proposal: New Deck for the front of House

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
I believe it is too close to street

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

PIN(s): _____ Township: Capreol
 Lot No.: 11 Concession No.: 6 Parcel(s): 4451
 Subdivision Plan No.: M165 Lot: 170 Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 54 Lakeshore St

- 7) Date of acquisition of subject land.
- Nov 16/2021

- 8) Dimensions of land affected.

Frontage 12.19 (m) Depth 31.39 (m) Area 404.9 (m²) Width of Street _____ (m)

- 9) Particulars of all buildings: Shed House Existing Dec Proposed
- | | <u>Shed</u> | <u>House</u> | <u>Dec</u> | <u>Proposed</u> |
|--------------------|--------------|------------------|------------|-----------------|
| Ground Floor Area: | <u>2.97</u> | <u>198.12</u> | | <u>89.7306</u> |
| Gross Floor Area: | <u>2.97</u> | <u>390.144</u> | | <u>89.306</u> |
| No. of storeys: | <u>1</u> | <u>2 storeys</u> | | <u>1</u> |
| Width: | <u>2.438</u> | <u>6.408</u> | | <u>8.839</u> |
| Length: | <u>2.438</u> | <u>9.739</u> | | <u>3.048</u> |
| Height: | <u>2.743</u> | <u>6.0</u> | | <u>1.371</u> |

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

	<u>House</u>	<u>Shed</u>	<u>Dec</u>	<u>Proposed</u>
Front:	<u>3.931</u>	<u>9.540</u>		<u>0.883</u>
Rear:	<u>14.93</u>	<u>0.914</u>		<u>22.806</u>
Side:	<u>3.048</u>	<u>2.682</u>		<u>1.828</u>
Side:	<u>3.048</u>	<u>19.20</u>		<u>1.828</u>

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

What type of access to the land?

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

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

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

(asap - June / July / August 2023) Approx 70 years old

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

Use(s): Dwelling Length of time: 70 years

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

Same as #13 ☒ or, _____

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

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

☐ Yes ☒ No

If "yes", how many? _____

- 17) Existing uses of abutting properties:
- residential

A0063/2023

- 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, Dena Parro & Chris LaChapelle (please print all names), the registered owner(s) of the property described as 54 Lakeshore St
Capreol, ON Pom 1 H0
in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

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

Dated this May 15 day of May 15/2023 May, 2023

[Signature]
(witness)
Lyle Cheredaryk

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

Print Name: Dena Parro / Chris LaChapelle

*I have authority to bind the Corporation


Approved 3/2023

I/We, Dena Pagan (please print all names),

the registered owner(s) or authorized agent of the property described as 54 Lakeshore St
Capraol, ON Pom 1H0

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, 2020


Commissioner of Oaths

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

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

Print Name: Dena Parro
 *I have authority to bind the Corporation

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

FOR OFFICE USE ONLY

Date of Receipt: May 16/23 Hearing Date: June 7, 2023 Received By: S. Pinkerton

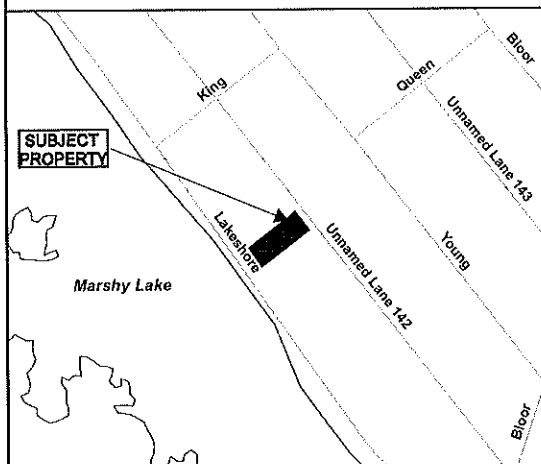
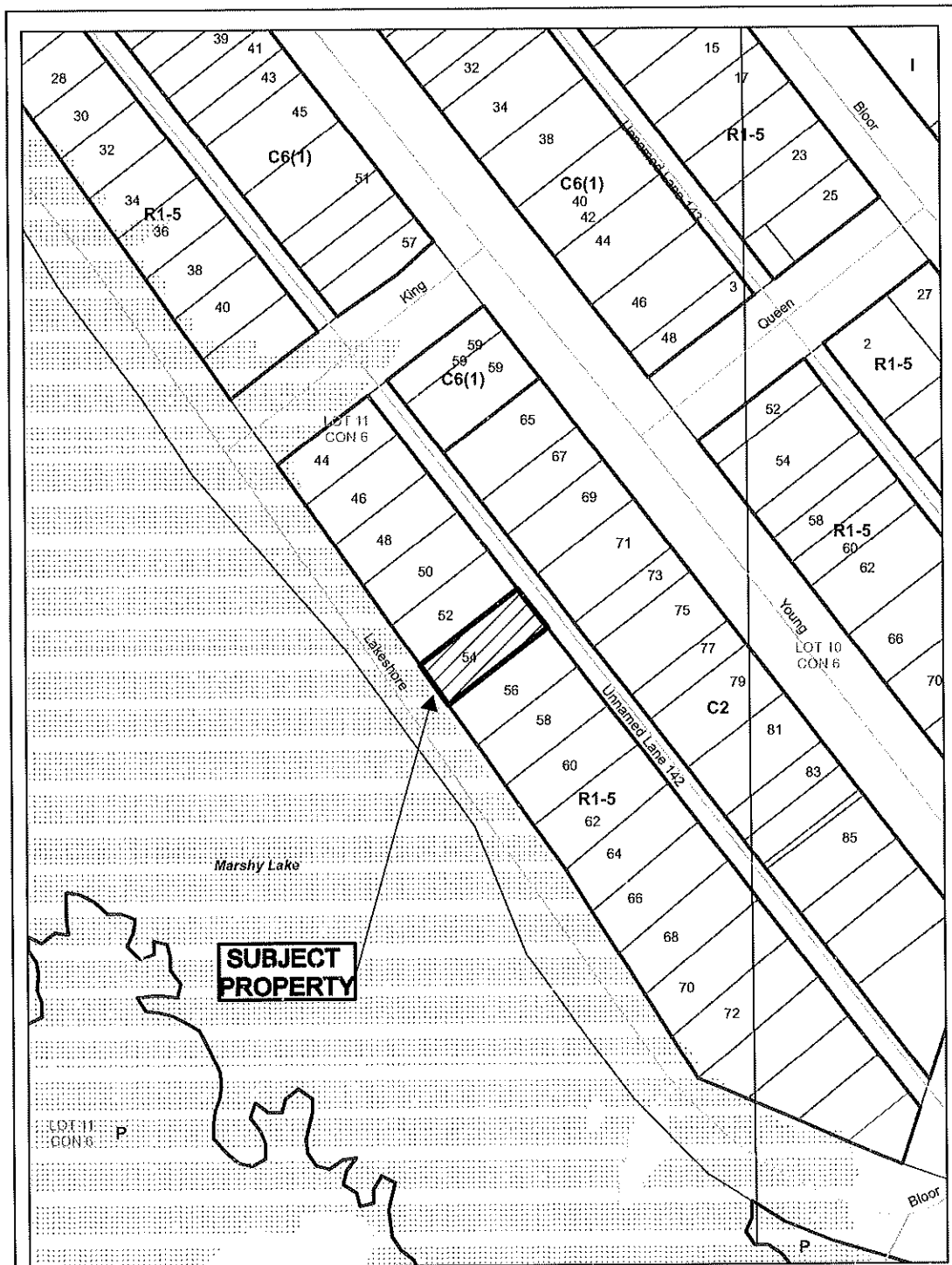
Zoning Designation: R1-S Resubmission: ☐ Yes ☒ No

Previous File Number(s): None.

Previous Hearing Date:

Notes:

140063/2023



Application for Minor Variance or Permission



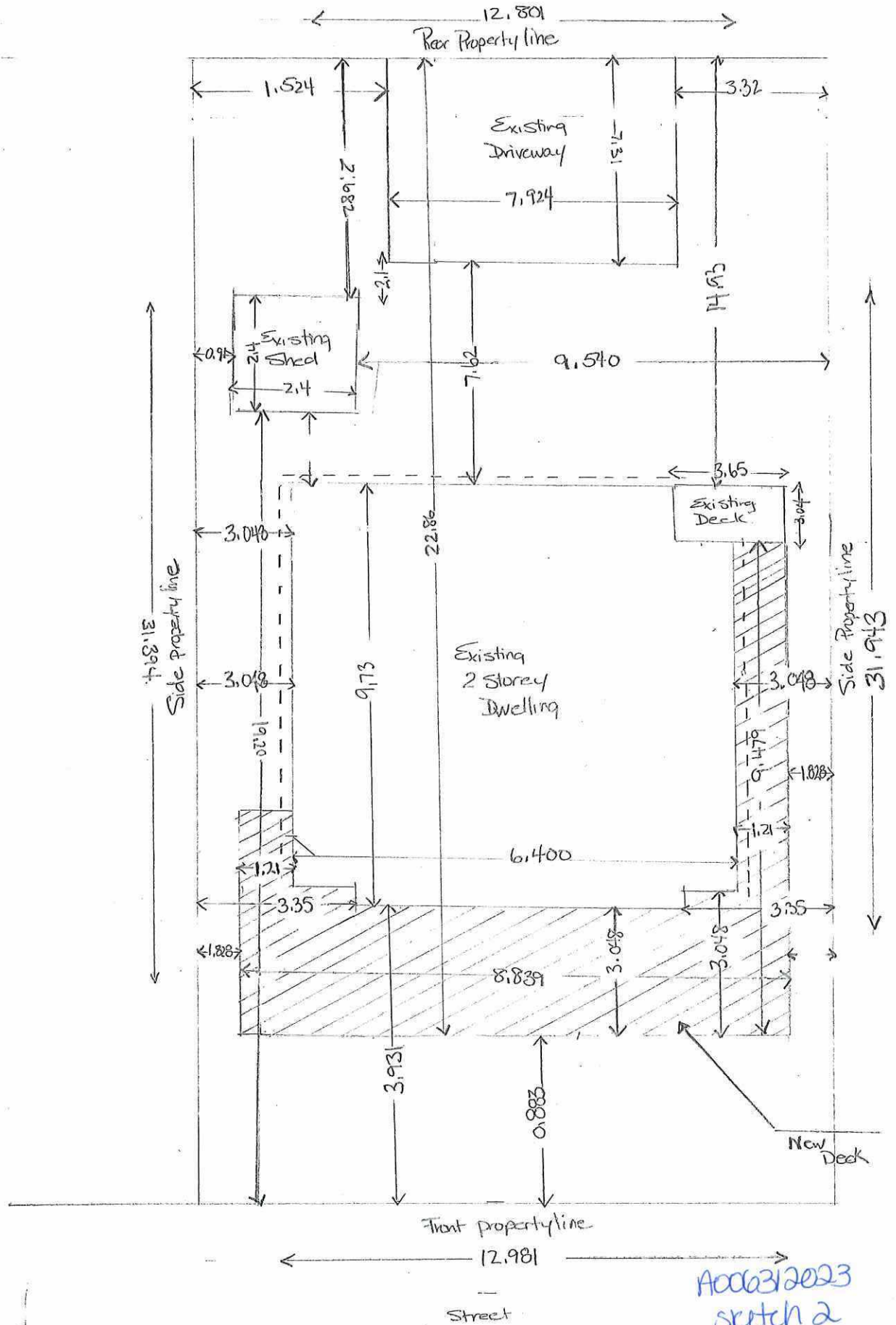
PIN 73507-0590,
Parcel 4451 SEC SES,
Lot 170, Plan M-65,
Township of Capreol,
54 Lakeshore Street, Capreol,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0063/2023
Date: 2023 05 19

54 Lakeshore St
Capitol, ON P0M1H0
Dena Parro / Christa Chapelle

Alley



A0063/2023
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
2023.01.01

A 0064/2023

S.P.P. AREA

YES _____ NO ☒

NDCA REG. AREA

YES ☒ NO _____

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,180.00 (includes \$280.00 legal notice fee)

APPLICATION FEE FOR HEDGEROWS: \$357.00 (includes \$280.00 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): Jeff & Adrienne Perry

Email: [REDACTED]

Mailing Address: 260 Maki Ave.

Home: [REDACTED]

Business Phone: [REDACTED]

City: Sudbury

Postal Code: P3E 2P2

Fax Phone: [REDACTED]

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

Name of Agent: JEFF PERRY

Email: [REDACTED]

Mailing Address: 40, rue Elm St. Unit 166 Sudbury, ON - See above

Home: [REDACTED]

260 maki Ave., Registered Plan M-443 - 260 MAKI

Business Phone: [REDACTED]

City: SUDBURY

Postal Code: P3E 2P2

Fax Phone: [REDACTED]

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

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

Name: Desjardins/Caisse

Mailing Address: 40, rue Elm St. Unit 166 Sudbury, ON

City: Sudbury

Postal Code: P3C 1S8

- 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
pool 4.41.2	30m	14.32m	15.68m
pool 4.41.3	20m	14.32m	5.68m
pool 4.41.4	20m	14.32m	5.68m
garage 6.3	1.2m	0.9m	0.3m
garage 4.2.5	0.6m	0.3m	0.3m

- b) Is there an eave encroachment? ☒ Yes ☐ No If 'Yes', size of eaves: n/a 0.9 (m)

- c) Description of Proposal:

see attached

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

Home was/is constructed on the footprint of a 65 year old existing building within setback requirements with multiple existing municipal easements restricting opportunities for site development.

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

PIN(s): all of 73594-0409		Township: McKim	
Lot No.: 5	Concession No.: 1	Parcel(s):	
Subdivision Plan No.:	Lot: s40	Reference Plan No.:	Part(s):
Municipal Address or Street(s): 260 maki Ave., Registered Plan M-143			

- 7) Date of acquisition of subject land, September 2018

- 8) Dimensions of land affected.

Frontage 15.24 (m) Depth 68 (m) Area 1068 (m²) Width of Street 20 (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	90.5 (m ²)	107 (m ²)
Gross Floor Area:	135 (m ²)	275 (m ²)
No. of storeys:	1	2
Width:	6 (m)	6 (m)
Length:	16 (m)	16 (m)
Height:	7.6 (m)	11 (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:	see attached plans (m)	see attached plans (m)
Rear:	see attached plans (m)	see attached plans (m)
Side:	see attached plans (m)	see attached plans (m)
Side:	see attached plans (m)	see attached plans (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.

1957

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

Use(s): R-1

Length of time: 65 years

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

Same as #13 ☐ or, _____

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

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

☐ Yes ☒ No

If "yes", how many? _____

- 17) Existing uses of abutting properties: R-1

A0064/2023

- 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): A0039/2019, A0014/2020
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, Jeff & Adrienne Perry (please print all names), the registered owner(s) of the property described as 260 Maki Ave.
in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

- appoint and authorize Jeff Perry (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 11 day of May, 20 23

(witness) Adrienne Perry

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

Print Name: Adrienne Perry

*I have authority to bind the Corporation JEFF PERRY

A0064/2023

I/We, Jeff & Adrienne Perry (please print all names),
the registered owner(s) or authorized agent of the property described as 260 Maki Ave.

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 16th day of May, 2023

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

Print Name: JEFF PERRY
 *I have authority to bind the Corporation

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

FOR OFFICE USE ONLY

Date of Receipt: May 16/23 Hearing Date: June 7/23 Received By: S. Pinkerton
Zoning Designation: R1-5 Resubmission: ☐ Yes ☒ No
Previous File Number(s): A14/20 A39/19
Previous Hearing Date: (10 Jun 20) (17 Apr 19)
Notes:

A0004/2023

For relief from part 4, section 4.41, subsections 4.41.2, 4.41.3 and 4.41.4 of by-law 2010-100Z to facilitate the installation of a leisure swimming pool structure providing a high watermark setback of 14.32m where 30m is required and only accessory structures as set out in subsection 4.41.2 are permitted and secondly, to permit the proposed pool addition with a 14.32m setback from the high water mark, where only boat launches, marine railways, waterlines and heat pump loops are permitted within 20m of the high water mark as required by 4.41.4 and the subject area permitted to be cleared of natural vegetation as required in section 4.41.3

In addition, for relief from Part 6, subsection 6.3 Zone Standards, Table 6.2 – Standards for low density residential one (R1) zone, minimum required interior side yard where 1.2m is required, to permit a side yard setback of 0.90m for the southwest corner of the existing garage structure.

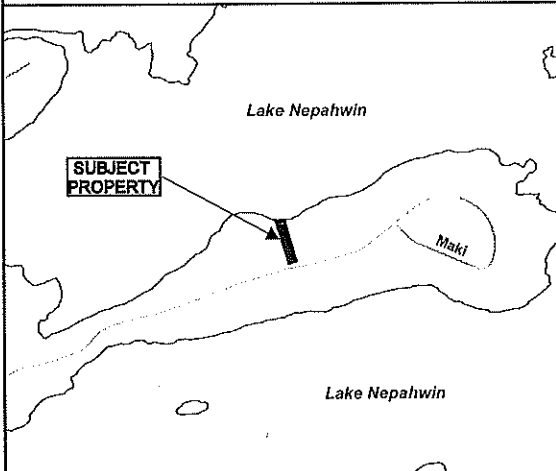
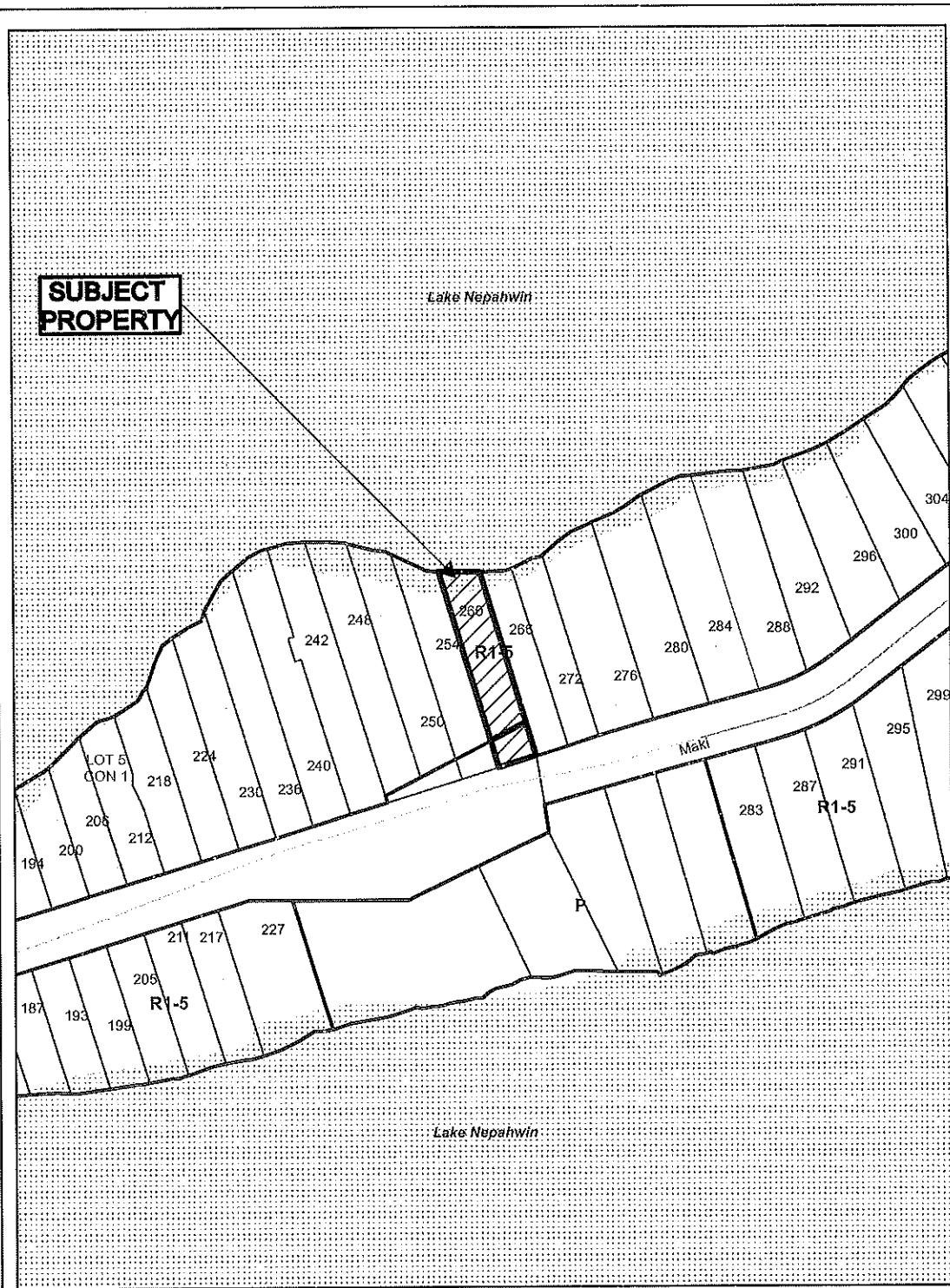
Furthermore, for relief from Part 4, section 4.2.5 Permitted Encroachments, Table 4.1 whereby eaves may encroach 1.2m into the required side yard but not closer than 0.6m to the subject lot line, to permit the eave projection to encroach to 0.3m to the lot line.

Yard Dimensions	front	rear	side	side
main house existing	45.88m	6.38m	1.0m	5.45m
main house proposed	45.88m	6.38m	1.0m	5.45m
garage existing	26.35m	28.85m	0.9m	6.57m
garage proposed	26.35m	28.85m	0.9m	6.57m
storage shed existing	41.87m	24.49m	1.3m	7.87m
storage shed proposed	41.87m	24.49m	1.3m	7.87m

A0064/2023

Yard Dimensions	front	rear	side	side	GndFA	GFA	storeys	width	length	ht
main house existing	45.88m	6.38m	1.0m	5.45m	107sm	275sm	2	6m	16m	11m
main house proposed	45.88m	6.38m	1.0m	5.45m	107sm	275sm	2	6m	16m	11m
garage existing	26.35m	28.85m	0.9m	6.57m	96sm	96sm	1	7.16m	13.4m	2.7m
garage proposed	26.35m	28.85m	0.9m	6.57m	96sm	96sm	1	7.16m	13.4m	2.7m
storage shed existing	41.87m	24.49m	1.3m	7.87m	13.37sm	13.37sm	2	2.31m	5.79m	4.0m
storage shed proposed	41.87m	24.49m	1.3m	7.87m	13.37sm	13.37sm	2	2.31m	5.79m	4.0m

A0064/2023



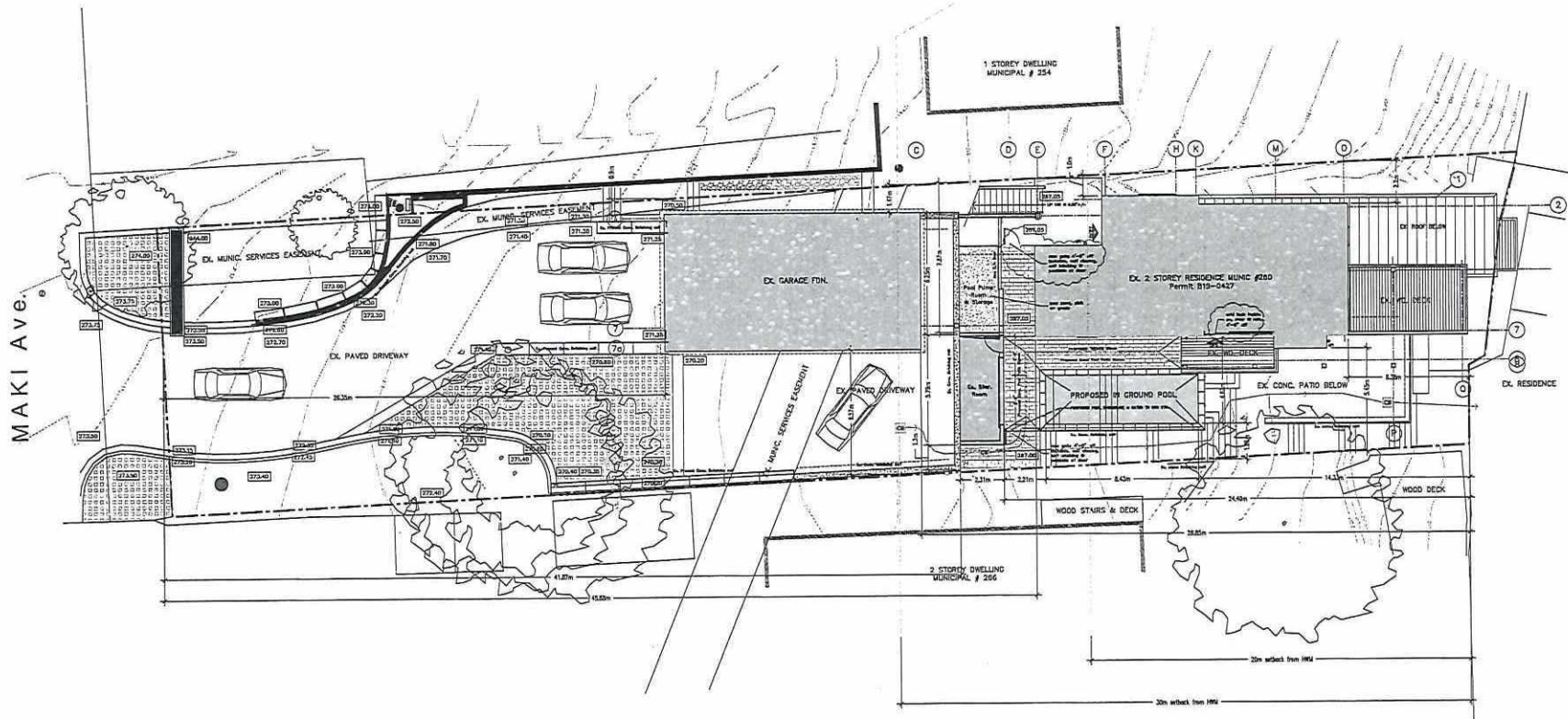
Application for Minor Variance or Permission



PIN 73594-0409, Parcel 11526 SEC SES, Part Lot 40, Plan M-143 as in LT64181, together with LT404267, subject to LT227365 and LT227366, and PIN 73594-0435, Part of Lot 40, Plan M-143, being Parts 3, 4 and 6 on Plan 53R-21350, Part Lot 5, Concession 1, Township of McKim, 260 Maki Avenue, Sudbury, City of Greater Sudbury

Sketch 1, NTS
NDCA

A0064/2023
Date: 2023 05 23



A-01 SITE PLAN

Perry Residence - Propsed Pool Addition - 260 Maki Ave.



Sudbury, Ontario

May 01, 2023

Scale: 1/8" = 1'-0"

perry
perry

ARCHITECTS Inc.

A0064/2023
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 2023.01.01	
A 0065/2023	
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: \$1,180.00 (includes \$280.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$357.00 (includes \$280.00 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): VYTIS LANDS (KAGAWONG) LTD.	Email:
Mailing Address: 942 Montee Principale	Home Phone:
	Business Phone:
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: TULLOCH Engineering	Email:
Mailing Address: 1942 Regent Street Unit L	Home Phone:
	Business Phone:
City: Sudbury	Postal Code: P3E 5V5
	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: NA
Mailing Address: N/A
City: N/A
Postal Code: N/A

- 4) Current Official Plan designation: Living Area 1 Current Zoning By-law designation: R1-5

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

Variance To	By-law Requirement	Proposed	Difference
Rear yard setback	7.5m	3.0m	4.5m

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

- c) Description of Proposal:

Variance to reduce the rear yard setback to construct a single detached dwelling. Relief to permit a 3.0m setback in order to provide flexibility during building placement whereas plot plan currently shows 3.8m.

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

Lot line appeared to be an interior lot line however such is actually a rear lot line given that it does not fall within 45 degrees of parallel.

APPLICATION FOR MINOR VARIANCE

PAGE 2 OF 4

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

PIN(s): 735720601 Township: MCKIM
 Lot No.: Concession No.: Parcel(s):
 Subdivision Plan No.: 53M1408 Lot: LOT 24 Reference Plan No.: Part(s):
 Municipal Address or Street(s): 276 Jeanine Street, Sudbury

- 7) Date of acquisition of subject land. N/A

- 8) Dimensions of land affected.

Frontage ±25.12 (m) Depth ±42 (m) Area ±672 (m²) Width of Street ±20 (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	N/A (m ²)	93.7 (m ²)
Gross Floor Area:	187.4 (m ²)	187.4 (m ²)
No. of storeys:	2	2
Width:	13.5m (m)	13.5m (m)
Length:	±12.9m (m)	±12.9m (m)
Height:	±7 (m)	±7 (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:	N/A (m)	±6.0m (m)
Rear:	±3.8m (m)	±3.8m (m)
Side:	±9.24m (m)	±9.24m (m)
Side:	±1.98m (m)	±1.98m (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.

N/A

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

Use(s): Vacant

Length of time: N/A

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

Same as #13 ☐ or, Residential

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

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

☐ Yes ☒ No

If "yes", how many?

- 17) Existing uses of abutting properties: Residential

A0065/2023

APPLICATION FOR MINOR VARIANCE**PAGE 3 OF 4**

- 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): LOT 24, 53M1408

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, YVTIS LANDS (KAGAWONG) LTD. (please print all names), the registered owner(s) of the property described as

LOT 24, PLAN 53M1408 SUBJECT TO AN EASEMENT IN GROSS OVER PTS 63 & 64 PL 53R20018 AS IN SD249681 SUBJECT TO AN EASEMENT IN GROSS OVER PTS 63 & 64 PL 53R20018 AS IN SD249681 SUBJECT TO AN EASEMENT IN GROSS OVER PTS 63 & 64 PL 53R20018 AS IN SD249681 SUBJECT TO AN EASEMENT IN GROSS OVER PT 66 PL 53R20018 AS IN SD249681 CITY OF GREATER 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;

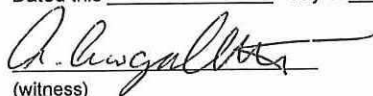
Authority to Enter Land and Photograph

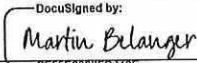
- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land 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 TULLOCH Engineering (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

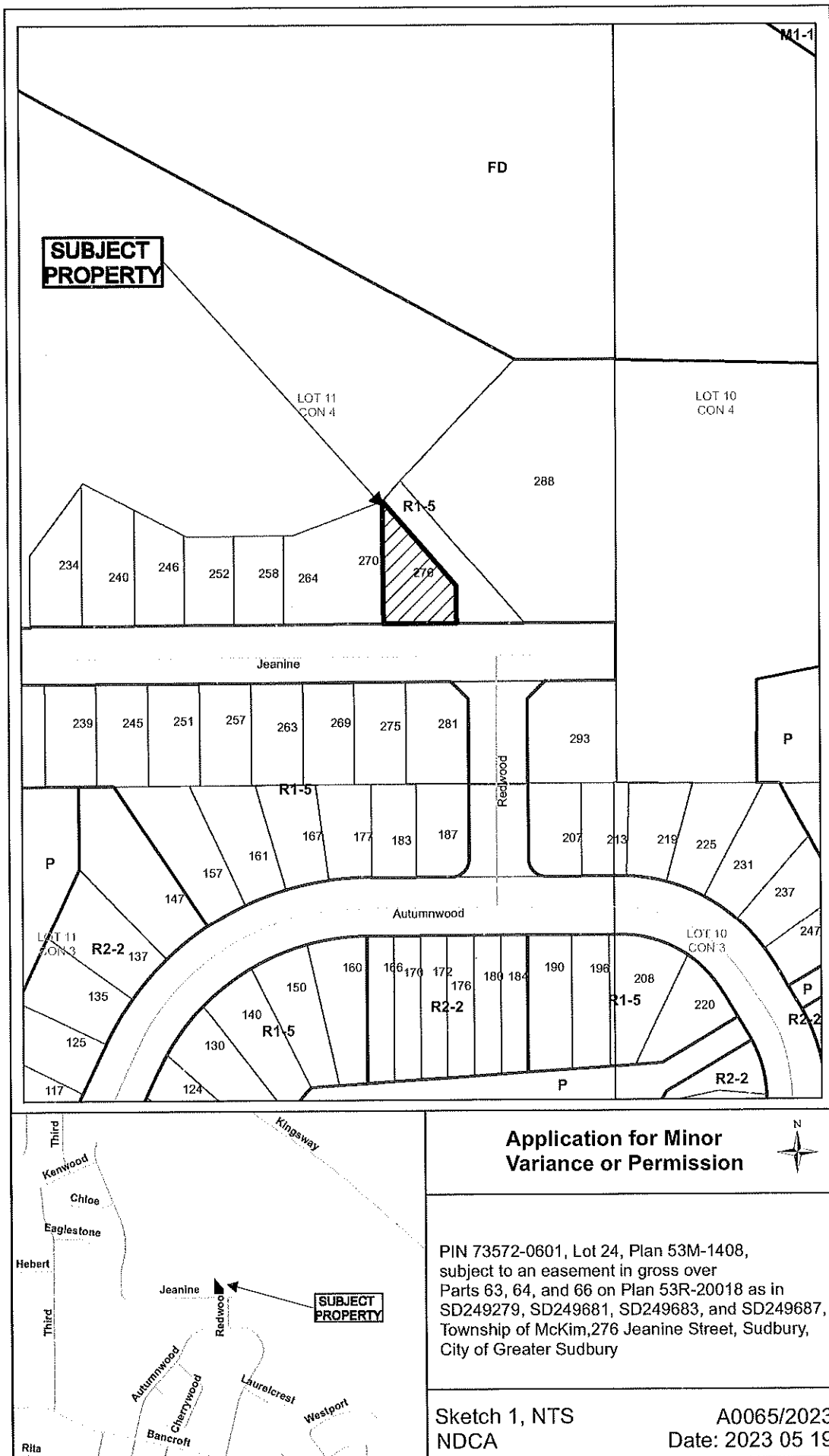
Dated this _____ day of 5/16/2023, 20____


(witness)

DocuSigned by:

signature of Owner(s) or Signing Officer or Authorized Agent
Martin Belanger
Print Name: _____

*I have authority to bind the Corporation

A0065/2023

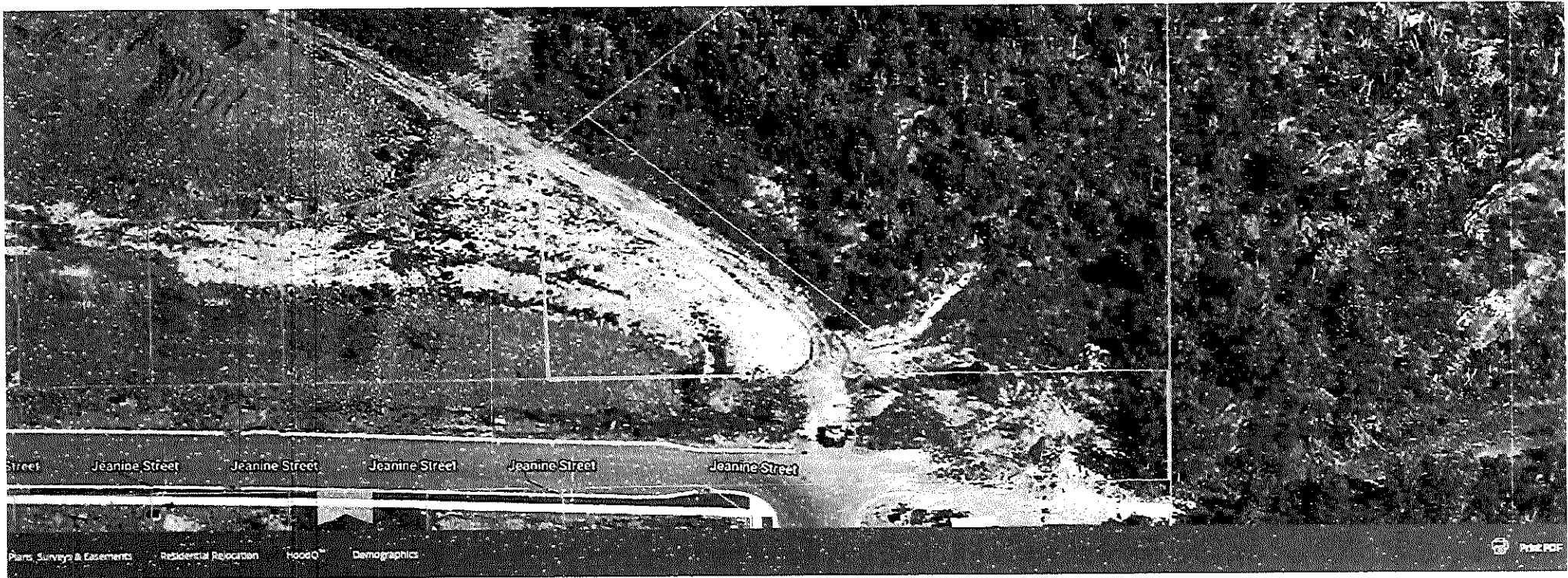


Scale 1' = 20'-0"



ULTIMATE DREAM HOME #23
Canadian Hard of Hearing Association
Sudbury, Ontario

A0065/2023 Sketch 2



276 Jeanine Street, Sudbury



Owner Name

VYTIS LANDS (KAGAWONG) LTD.



Last Sale

N/A



Lot Size

672 m²

116 m

Legal Description #

LOT 34, PLAN 53M1406 SUBJECT TO AN EASEMENT IN GROSS OVER PTS 63 & 64 PL 53R20015-45 IN 53D249670 SUBJECT TO AN EASEMENT IN GROSS OVER PTS 43 & 54 PL 53R20015-45 IN 53D249670 SUBJECT TO AN EASEMENT IN GROSS OVER PTS 43 & 54 PL 53R20015-45 IN 53D249670 CITY OF GREATER SUDBURY

A0065/2023 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
2023.01.01

A 0066/2023

S.P.P. AREA

YES _____ NO ☒

NDCA REG. AREA

YES _____ NO ☒

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,090.00 (includes \$260.00 legal notice fee)

A PPLICATION FEE FOR HEDGEROWS: \$332.00 (includes \$260.00 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): Jana & Joey McColeman

Mailing Address: 1430 Christina Drive

City: Sudbury

Postal Code: P3A 5P7

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

Name of Agent: 3rdLine Studio Inc.

Mailing Address: 289 Cedar Street, Suite 300

City: Sudbury

Postal Code: P3B 1M8

Fax Phone:

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

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

Name: Royal Bank of Canada, New Sudbury Branch

Mailing Address: 1720 Lasalle Blvd

City: Sudbury

Postal Code: P3A 2A1

- 4) Current Official Plan designation: *Living Area 1* Low-Density-Residential 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
Side yard setback at second storey	1.8m	1.2m	0.6m

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

- c) Description of Proposal:

Master Bedroom and ensuite addition above existing garage.

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

Proposed addition is above an existing garage with a sideyard setback of 1.2m

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

PIN(s): 73565-0145 Township: Neelon ward 8
 Lot No.: 10 Concession No.: 6 Parcel(s):
 Subdivision Plan No.: M1164 53M-1164 Lot: 7 Reference Plan No.: 53M-1164-7 Part(s):
 Municipal Address or Street(s): 1430 Christina Drive, Sudbury

- 7) Date of acquisition of subject land.
- Dec. 19, 2011

- 8) Dimensions of land affected.

Frontage +/- 15 (m) Depth +/- 30 (m) Area +/- 450 (m²) Width of Street +/- 10 (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	+/-121.80 (m ²)	same (m ²)
Gross Floor Area:	+/-121.80 (m ²)	+/-167.11 (m ²)
No. of storeys:	<u>1</u>	<u>2</u>
Width:	+/- 12.6 (m)	same (m)
Length:	+/- 15.55 (m)	same (m)
Height:	+/-5.5 (m)	+/-7.0 (m)

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

	Existing	Proposed
Front:	+/-7.0 (m)	same (m)
Rear:	+/-7.5 (m)	same (m)
Side:	+/-1.2 (m)	same (m)
Side:	+/-1.2 (m)	same (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.

1880's

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

Use(s): ResidentialLength of time: 30 years+

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

Same as #13 ☒ or, _____

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

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

☐ Yes ☒ No

If "yes", how many? _____

- 17) Existing uses of abutting properties:
- Residential

A0066/2013

- 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): A0.253/1482
or, describe briefly, northerly side yard of 1.12 m where 1.2 m req'd

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

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

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

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

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

We, Jana and Joseph McColeman, (please print all names), the registered owner(s) of the property described as 1430 Christina Drive, Sudbury in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

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

Dated this 16th day of May, 20 23

Michael Giroux
(witness)

Jana McColeman
signature of Owner(s) or Signing Officer or Authorized Agent
Print Name: J. McColeman Jana McColeman
*I have authority to bind the Corporation

I/We, 3rdLine Studio Inc. - Vivianne Giroux (please print all names),
the registered owner(s) or authorized agent of the property described as 1430 Christina Drive

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

Dated this 17 day of May, 2023

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

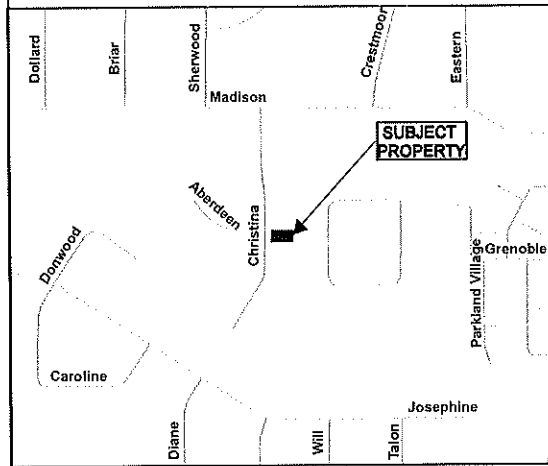
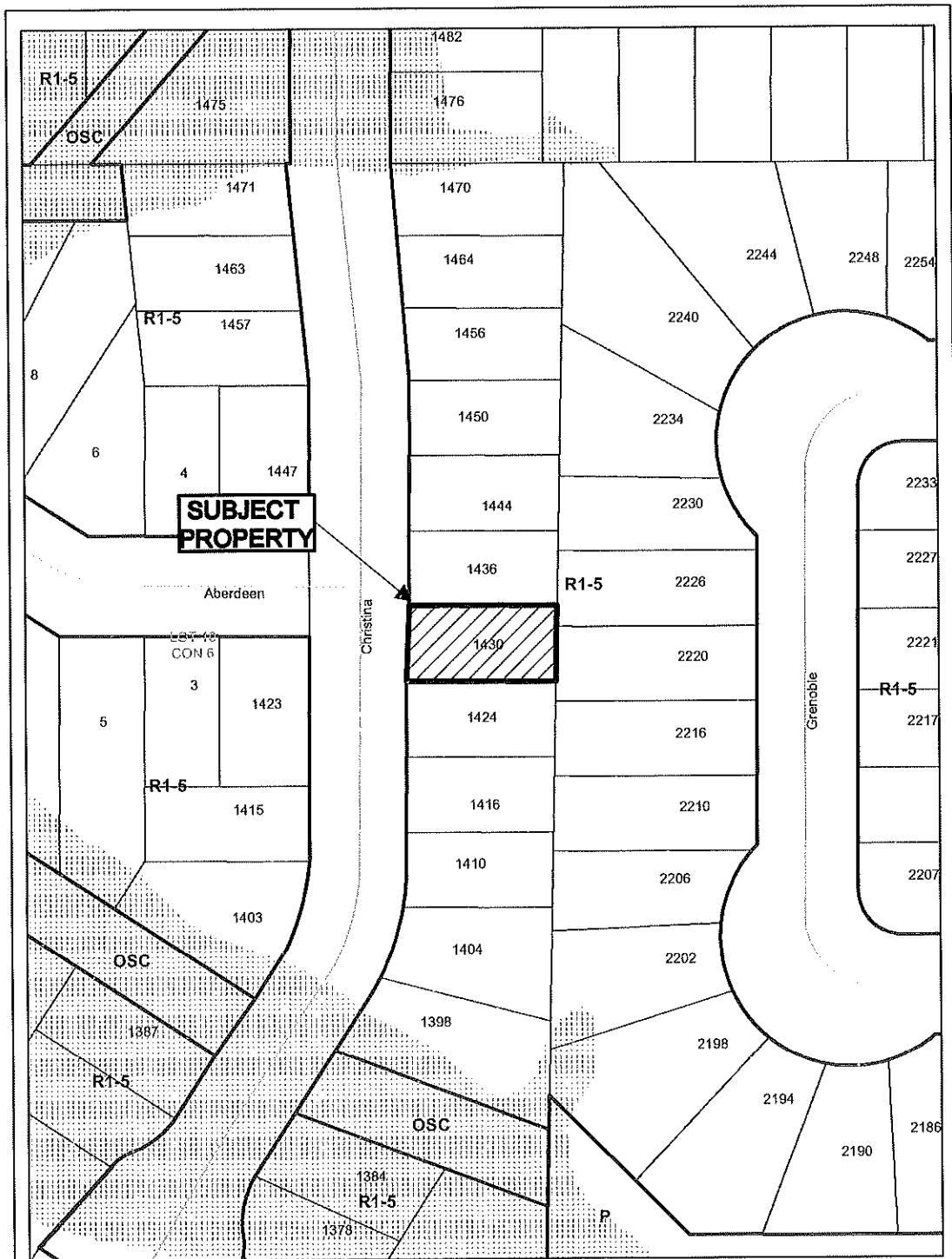
Print Name: Dwianne Collier
 *I have authority to bind the Corporation

- * 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 17/23 Hearing Date: June 7/23 Received By: S. Pinkerton
Zoning Designation: R1-5 Resubmission: ☐ Yes ☒ No
Previous File Number(s): A 253/86
Previous Hearing Date: (Dec 8/86)
Notes:

10066 12023



Application for Minor Variance or Permission



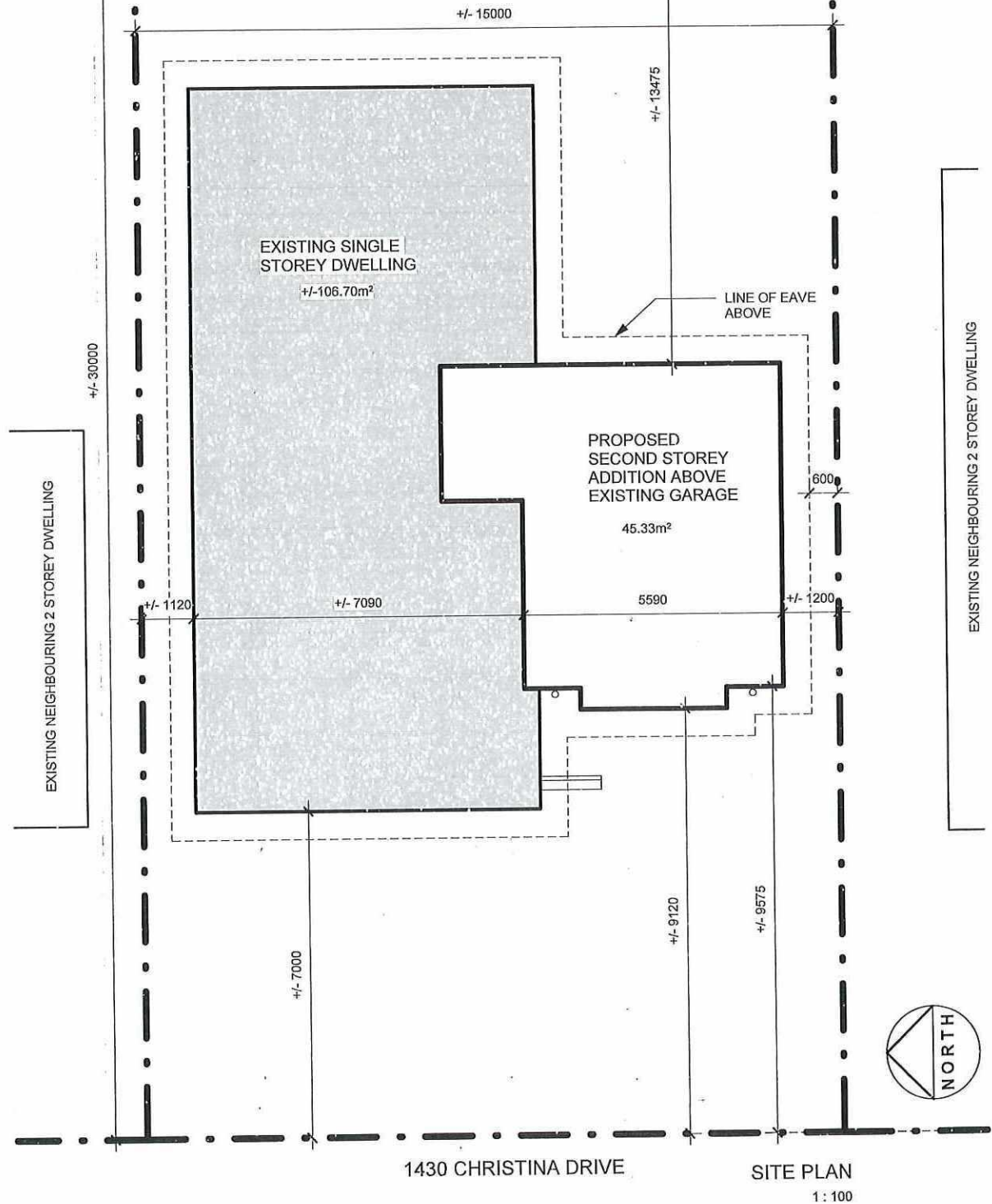
PIN 73565-0145,
Parcel 53M1164-7 SEC SES SRO,
Lot 7, Plan 53M-1164,
Lot 10, Concession 6, Township of Neelon,
1430 Christina Drive, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0066/2023
Date: 2023 05 19

ZONING BYLAW 2010-100Z 1430 CHRISTINA DRIVE, SUDBURY, ON.
LOT ZONE: R1-5

REQUIREMENTS:	MINIMUM:	PROVIDED:
LOT AREA:	465m ²	EXISTING.
LOT FRONTAGE:	15m	EXISTING.
LOT DEPTH:	30m	EXISTING.
FRONT YARD:	6m	EXISTING.
REAR YARD:	7.5m	EXISTING.
SIDE YARD(NORTH):	1.2m	EXISTING.
SIDE YARD (SOUTH):	1.2m + 0.6m 2ND FL.	+/- 1.2m FOR NEW 2ND FL. (VARIANCE REQUIRED)
LOT COVERAGE:	40%	EXISTING
MAXIMUM HEIGHT:	11m	+/- 7.0m



McCOLEMAN RESIDENCE

SITE PLAN

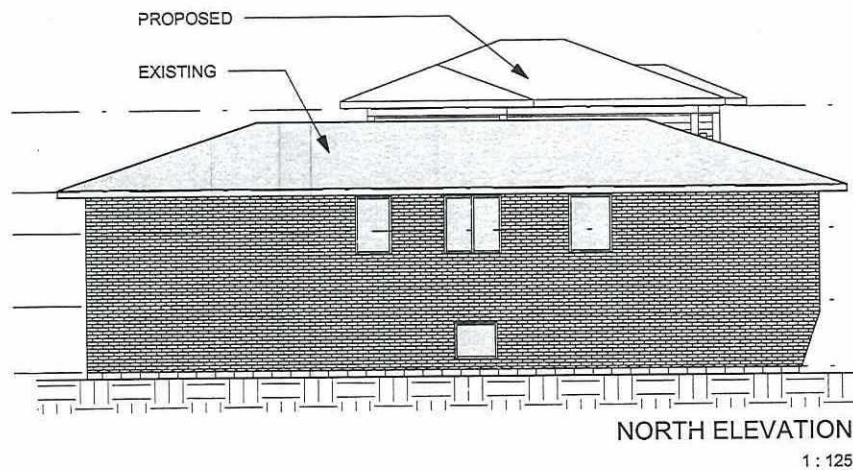
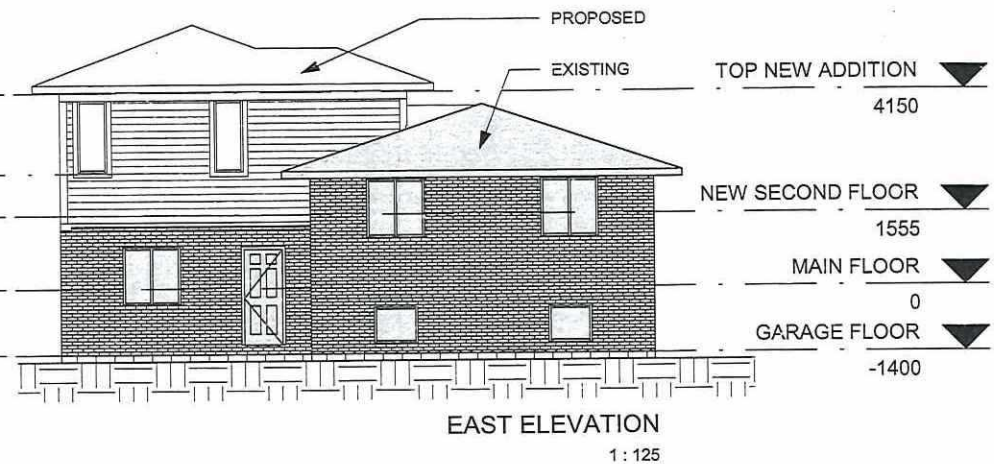
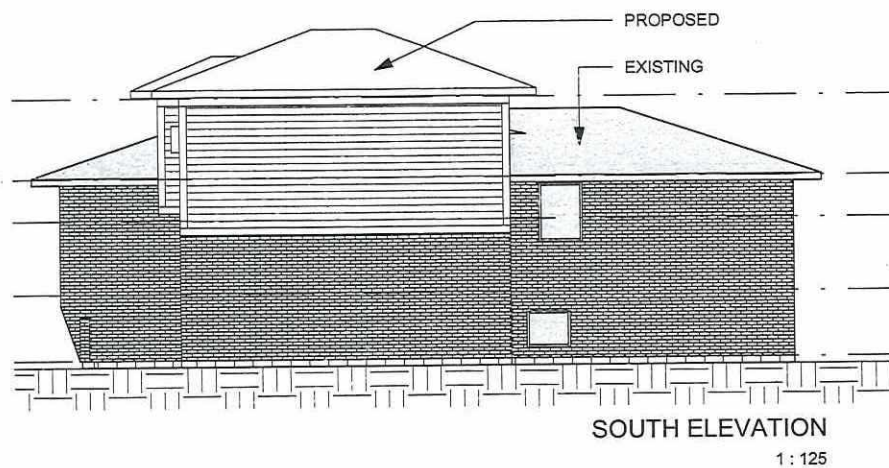
1:100

3RD LINE STUDIO 289 CEDAR STREET SUDBURY, ON N3B 1A8

Project No: 2369

A0066/2023 SK-1.0 2023-05-16

SK-1.0



McCOLEMAN RESIDENCE

3RDLINE.STUDIO 289 CEDAR STREET
SUDBURY, ON P3B 1M8

Project No: 2369

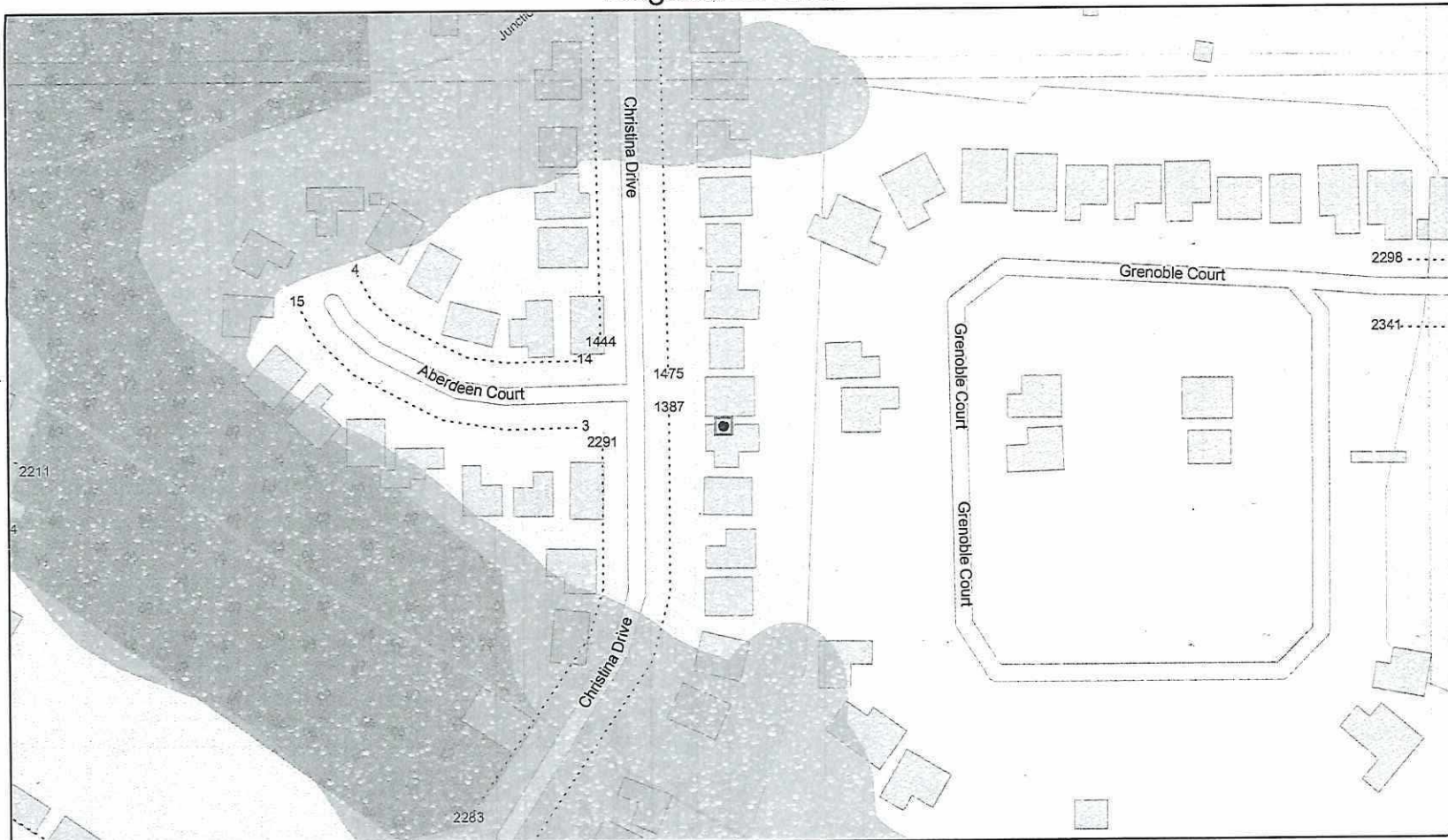
A0066/2023 sketch 3

ELEVATIONS

04/17/23

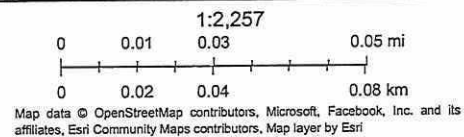
SK-2.0

Regulation Area

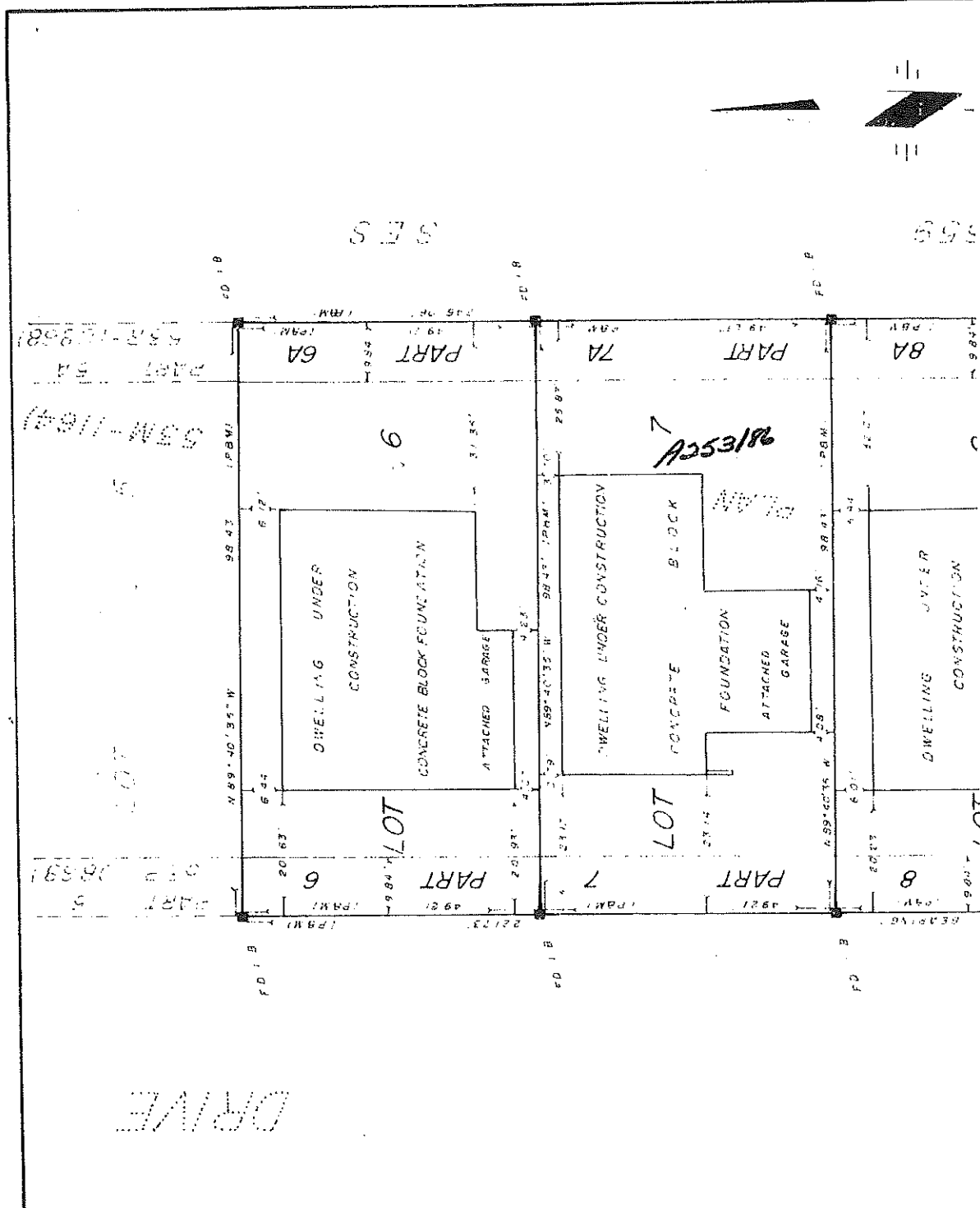


May 17, 2023

Apr 66/2023 Sketch 4



A0066/2023 Sketch 5



BUILDING LOCATION SURVEY OF
 LOTS 6, 7, 8, 9 AND 10
 REGISTERED PLAN 53M-1164
 TOWNSHIP OF NEELON
 CITY OF SUDBURY
 REGIONAL MUNICIPALITY OF SUDBURY
 DISTRICT OF SUDBURY

LEGEND

S I B	DENOTES	STANDARD IRON BAR
S S I B	DENOTES	SHORT STANDARD IRON BAR
I B	DENOTES	IRON BAR
FD	DENOTES	FOUND
PL	DENOTES	PLANTED
WIT	DENOTES	WITNESS
M	DENOTES	MEASURED
S	DENOTES	SET
C	DENOTES	CALCULATED FROM TRAVERSE
R	DENOTES	REGISTERED
PROP	DENOTES	PROPORTIONED
WS	DENOTES	WOOD STAKE
FN	DENOTES	FIELD NOTES BY
P	DENOTES	PLAN 53M-1164
P ₁	DENOTES	PLAN
P ₂	DENOTES	PLAN
P ₃	DENOTES	PLAN

ALL BEARINGS
 FROM THE BEA.
 CHRISTINA
 REGISTERED I

SCALE

DOUGLAS
 3103 HIGHW.

DRAWN BY

CHECKED B



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

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,090.00 (includes \$260.00 legal notice fee)

A PPLICATION FEE FOR HEDGEROWS: \$332.00 (includes \$260.00 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): Victoria and Jake Barclay

Email:

Mailing Address: 3807 Sunvalley Ave.

Home:

Business:

City: Sudbury

Postal Code: P3G 1K3

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: Centreline Architecture

Email:

Mailing Address: 158 Elgin St.

Home:

Suite 201

Business:

City: Sudbury

Postal Code: P3E 3N5

Fax Phone:

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

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

Name: Royal Bank of Canada

Mailing Address: 1879 Regent St. S.

City: Sudbury

Postal Code: P3E 3Z7

- 4) Current Official Plan designation: Living Area II 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
Shoreline Setback	20m	11.47	8.53
High water buffer	30m	11.47	18.53

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

- c) Description of Proposal:

Construct a 2 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.

REVISED

Office Use Only 2023.01.04
A0036/2023
S.P.P. AREA YES _____ NO <input checked="" type="checkbox"/>
NDCA REG. AREA YES <input checked="" type="checkbox"/> NO _____

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

PIN(s): 73476-0S19		Township: Broder	
Lot No.: 5	Concession No.: 4	Parcel(s):	
Subdivision Plan No.:	Lot:	Reference Plan No.:	Part(s):
Municipal Address or Street(s):			

- 7) Date of acquisition of subject land. September 20, 2022

- 8) Dimensions of land affected.

Frontage 38.88 (m) Depth 46.29 (m) Area 1545.53 (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?

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.

Year of construction: 1950

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

Use(s): S.F.D. Length of time: 1950

- 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: Res

A0036/2023

- 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, Victoria and Jake Barclay

(please print all

names), the registered owner(s) of the property described as 3807 Sunvalley Ave.

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

- appoint and authorize 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 11 day of May

, 20 23

(Witness) Tina Whittaker

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

Print Name: Victoria Barclay/Jake Barclay

*I have authority to bind the Corporation

A0036/2023

I/We, Centireline Architecture (please print all names),
the registered owner(s) or authorized agent of the property described as 3807 Sunvalley Ave.

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 11 day of May, 20 23

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

Print Name: Melissa Furino
 *I have authority to bind the Corporation

- FOR OFFICE USE ONLY**

Date of Receipt: May 11/23 Hearing Date: June 7/23 Received By: S. Pinkerton

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

Previous File Number(s): Previous Hearing Apr 26/23

Previous Hearing Date: Resubmission: May 11/23

Notes:

A2036/2023

Application For Minor Variance
3307 Sunvalley Avenue
Sudbury, ON
9)

Particulars of All Buildings:
Existing

	House	Sleep Cabin	Garage	Shed
Ground Floor Area (m ²)	111.92	14.1	44.64	6.29
Gross Floor Area (m ²)	111.92	14.1	44.64	6.29
No. of Storeys	1	n/a	n/a	n/a
Width (m)	12.65	3.75	5.56	2.49
Length (m)	11.27	3.76	8.03	2.53
Height (m)	3.6 approx.	3.6 approx.	3.6 approx.	2.4 approx.

Proposed

	New 2-storey dwelling
Ground Floor Area (m ²)	265.17
Gross Floor Area (m ²)	498.75
No. of Storeys	2
Width (m)	15.96
Length (m)	21.89
Height (m)	8.6 approx.

10)

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

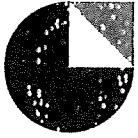
	House	Sleep Cabin	Garage	Shed
Front (m)	11.78	18.72	7.7	3.12
Rear (m)	16.31	12.15	19	28.58
Side (m)	8.97	2.31	2.01	-0.87
Side (m)	17.52	31.92	30.38	36.65

Proposed

	New 2-storey dwelling
Front (m)	8.61
Rear (m)	14.88
Side (m)	1.91
Side (m)	13.76

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

A00316/2023



Centreline Architecture
158 Elgin Street, Suite 201
Sudbury, ON P3E 3N5



centrelinearchitecture.ca

May 11, 2023

Attention: Committee of Adjustments,

Please find enclosed our application for Minor Variance to the property at 3807 Sunvalley Avenue in Sudbury. The project proposed is to demolish the existing one storey single family dwelling and construct a new two storey single family dwelling.

We've taken the comments from the previous submission into consideration and have made some adjustments to address concerns that were discussed. The existing dwelling is currently 11.84m to the southern most section of the water's edge where the proposed dwelling is 11.47m. This is only a 3% decrease in distance to the current location of the dwelling. We'd also like to point out that had the previous water's edge been maintained, the existing and proposed dwelling would be well within the previous 12m setback requirements.

We've also modified the footprint of the dwelling unit to be 2m from the flood plain as per comments from Conservation Sudbury. The intent is that no foundation walls will be within the 2m flood plain setback.

The existing sleep cabin will be converted into a shed as per discussions with Building Services. The building is under 15m² and will be non-habitable, therefore we believe a permit is not required as per the amended Ontario Building Code. The existing shed that is partially off the subject property will be removed.

A new septic system is being proposed and will be installed as close to the road as the building code will allow. We feel that this upgrade is to the benefit of Long Lake as it will be a new certified septic system that meets all the health unit requirements.

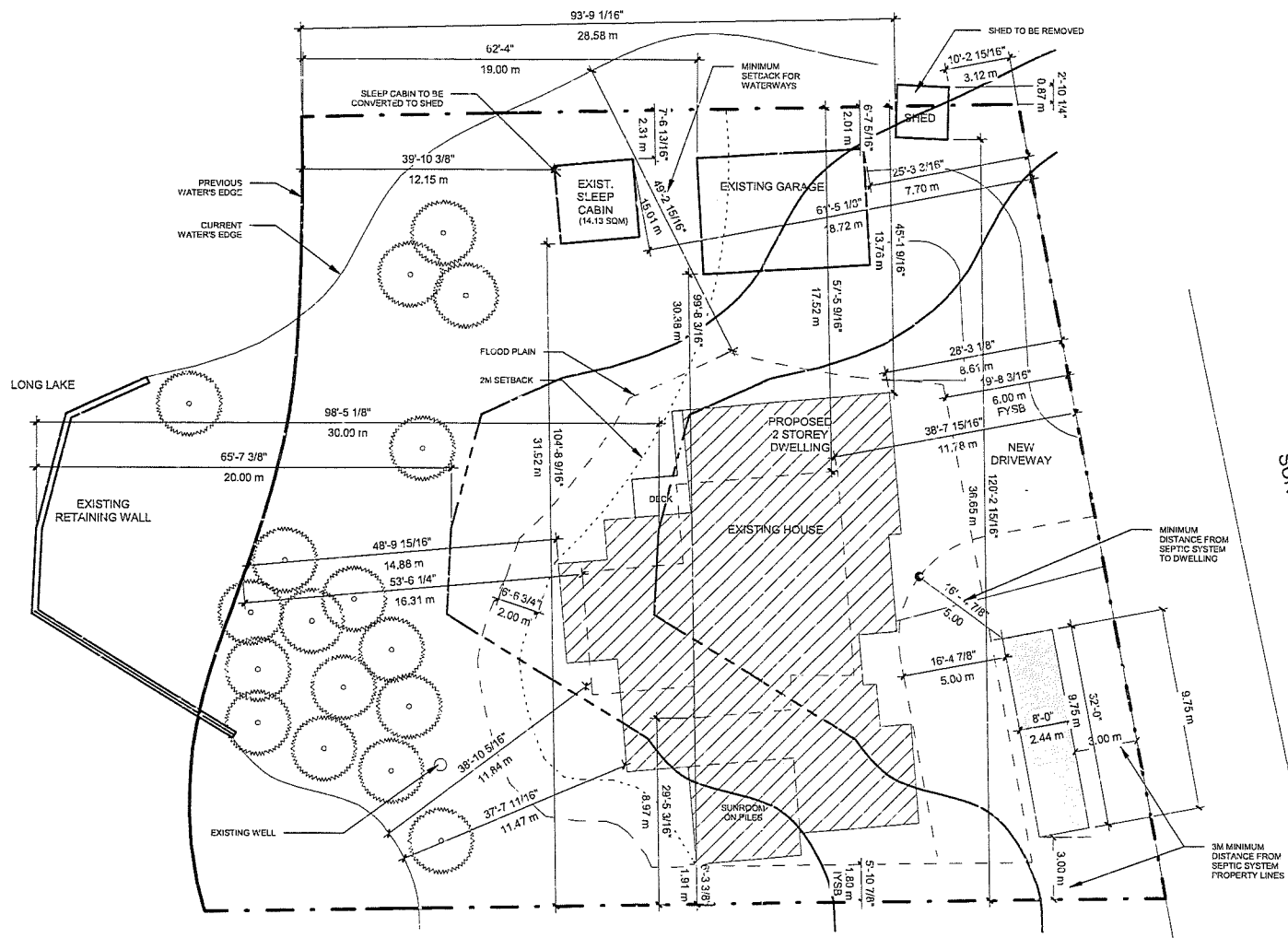
Given all the constraints of the site and the concerns brought up in the previous Minor Variance meeting, we feel that the proposed dwelling respects the feedback provided and that the request remains minor in nature.

Respectfully,



Dan Guillemette LTOAA
Partner | Senior Technologist

A0036/2023



A0036/2023
Sketch 2



CENTRELINE
ARCHITECTURE

158 Elgin Street, Suite 101
Sudbury, ON P3B 1S7
centrelinearchitecture.ca

CLIENT
BARCLAY

Project No. 2022-145

PROJECT
NEW HOUSE

3807 Sunvalley Ave, Sudbury, ON

SCHEMATIC DESIGN OPTION B
SITE PLAN

May 11, 2023

SCALE
1/16" = 1'-0"

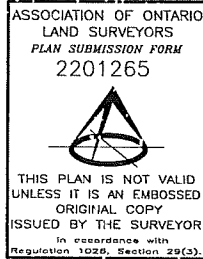
DRAWN BY / CHECKED BY
MAS / DG

SHEET NUMBER

SD-3A

SURVEYOR'S REAL PROPERTY REPORT
**PART OF LOT 5
 CONCESSION 4**
 GEOGRAPHIC TOWNSHIP OF BRODER
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

SCALE : 1 INCH = 30 FEET
 0 15 30 45 60
 2022



LEGEND:

- SURVEY MONUMENT FOUND
- SURVEY MONUMENT PLANTED
- SIB STANDARD IRON BAR
- SSIB SHORT STANDARD IRON BAR
- IB IRON BAR
- P REGISTERED PLAN M-379
- P2 PLAN 53R-19519
- P3 PLAN 53R-1290
- M MEASURED
- S SET
- CM CONCRETE MONUMENT
- 942 O W ENDLEMAN, OLS
- 937 L T LAKE, OLS
- OU ORIGIN UNKNOWN
- /// BROKEN LINE

BEARING NOTE:

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO PART OF THE NORTHERLY LIMIT OF HARJU CRESCENT, REGISTERED PLAN M-379 HAVING A BEARING OF N82°12'00"E

SURVEYOR'S CERTIFICATE:

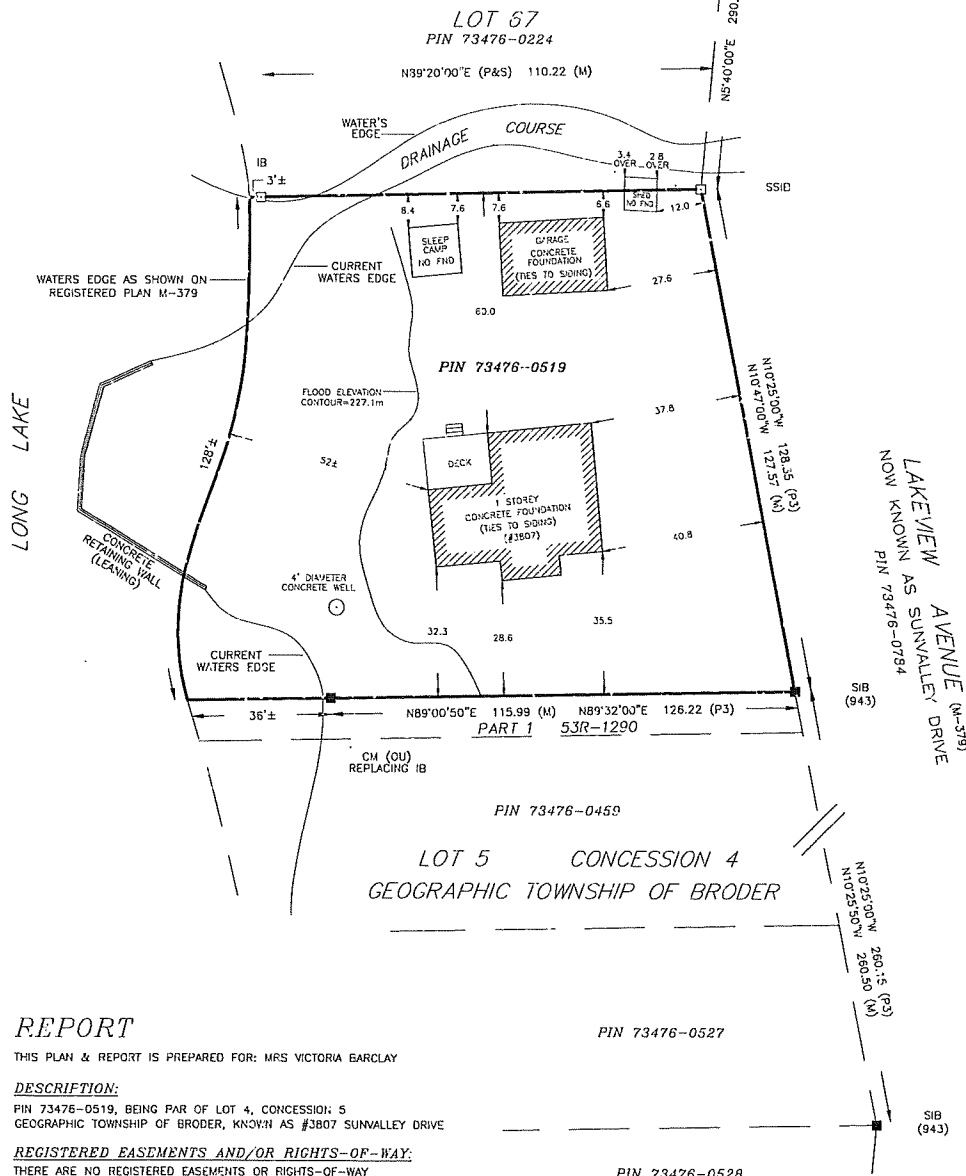
I CERTIFY THAT:

- 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- 2) THE SURVEY WAS COMPLETED ON DECEMBER 6, 2022

DECEMBER 9, 2022

A BORTOLUSSI, OLS

REGISTERED PLAN M-379



REPORT

THIS PLAN & REPORT IS PREPARED FOR: MRS VICTORIA BARCLAY

DESCRIPTION:

PIN 73476-0519, BEING PART OF LOT 4, CONCESSION 5
 GEOGRAPHIC TOWNSHIP OF BRODER, KNOWN AS #3807 SUNVALLEY DRIVE

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:

THERE ARE NO REGISTERED EASEMENTS OR RIGHTS-OF-WAY

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:

NOT CERTIFIED BY THIS REPORT

NOTES:

TIES TAKEN TO THE SIDING

DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN
 BE CONVERTED TO METERS BY MULTIPLYING BY 0.3048

BORTOLUSSI
 SURVEYING LTD.

FILE: 3631

Approved 2023
 sketch 3

* Revised *



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 2023.01.01	
A 0039/2023	
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: \$1,180.00 (includes \$280.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$357.00 (includes \$280.00 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): Karen Hayes / Chris Hayes Email: [REDACTED]
Mailing Address: 118 Mapleton Cres. Home P: [REDACTED]
City: Garrison Postal Code: P3L 1G9 Business P: [REDACTED]
Fax Phone: [REDACTED]

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

Name of Agent: Chris Hayes Email: [REDACTED]
Mailing Address: 118 Mapleton Cres. Home P: [REDACTED]
City: Garrison Postal Code: P3L 1G9 Business Phone: [REDACTED]
Fax Phone: [REDACTED]
Note: Unless otherwise requested, all communication will be sent to the agent, if any.

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

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

- 4) Current Official Plan designation: Rural Current Zoning By-law designation: R1-1 (12)

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

Variance To	By-law Requirement	Proposed	Difference
4.41.2	30m	15m	15m
4.41.4	20m	15m	5m

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

- c) Description of Proposal: To build new house outside of existing foot print of old camp (take down old camp, bathroom shed, outback)

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: The proposal cannot comply with the zoning bylaw because of the new set back regulation (4.41.2) building 30m back from the high water mark. The provision of the new house will be outside of the existing foot print of the existing camp due to lot size of West Bay Road going through the property.

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

PIN(s): 55-19 18 19m (North) 55-19 13 14 210 (South) Township: Macleod
 Lot No.: 6 Concession No.: 7 Parcel(s): 267421
 Subdivision Plan No.: Lot: Reference Plan No.: Part(s): 8
 Municipal Address or Street(s): 1751 West Bray Road

Entire lot size
including Lake
side and west Bay
Road side is
7530 m²

- 7) Date of acquisition of subject land.

- 8) Dimensions of land affected.

Frontage 76.2 (m) Depth 82.3 (North) 54.06 (South) (m) Area 6410 m² Width of Street 7.92 (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	52.03 (m ²)	180.100 (m ²)
Gross Floor Area:	52.03 (m ²)	361.8 (m ²)
No. of storeys:	0	2 (Walkout Basement)
Width:	4.69 (m)	10.94 (m)
Length:	8.53 (m)	16.46 (m)
Height:	4.88 (m)	9.14 (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:	See attached page (m)	(m)
Rear:	(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 ☐
 Municipally owned & operated sanitary sewage system ☐
 Lake ☒
 Individual Well ☐
 Communal Well ☐
 Individual Septic System ☐
 Communal Septic System ☐
 Pit Privy ☐
 Municipal Sewers/Ditches/Swales ☐

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

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

1960

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

Use(s): Camp Length of time: 63 years

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

Same as #13 ☐ or, Home

- 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:

North side is a camp South side is
a home

A0039/2023

- 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, Karen Hayes and Chris Hayes (please print all names), the registered owner(s) of the property described as 1751 West Bruf Road

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

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

Dated this 10 day of May, 2023

Chris McLean
(witness)

CHRIS McLEAN

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

Print Name: KAREN HAYES

*I have authority to bind the Corporation

100 39/2023

I/We, Chris Hayes / Karen Hayes (please print all names),
the registered owner(s) or authorized agent of the property described as 1751 West Bay Rd

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

Dated this 17 day of March, 20 23

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

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

Print Name: Chris Hayes
 *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: Mar 27/23 Hearing Date: Apr 26/23 Received By: S. Pinkerton
Zoning Designation: R-1/A Resubmission: ☐ Yes ☒ No
Previous File Number(s): none.
Previous Hearing Date: Resubmitted : May 10/23.
Notes: New Hearing Date:

A0039/2023

Particulars of all Buildings

Sauna - $6.4\text{m} \times 4.69\text{m} \times 2.44\text{m} = 30.02\text{m}^2$

Camp - $8.53\text{m} \times 6.1\text{m} \times 3.66\text{m} = 52.03\text{m}^2$

Shed - $3.05\text{m} \times 3.66\text{m} \times 3.05\text{m} = 11.16\text{m}^2$

Bathroom - $2.44\text{m} \times 1.52\text{m} \times 2.44\text{m} = 3.71\text{m}^2$

Out House - $0.91\text{m} \times 0.91\text{m} \times 2.44\text{m} = 0.83\text{m}^2$

Proposed new House

$16.46 \times 10.97 \times 9.14 = 362.2\text{m}^2$

Locations of all Buildings

Ex Camp - Rear = 14.63m

- Front = 28m

- South line = 34.4m

- North line = 5.49m

Sauna - Rear = 4.88

- Front = 37.8m

- South line = 31.09m

- North line = 12.82m

Shed - Rear = 30m

- Front = 37.8m

- South line = 35m

- North line = 4.88m

Bathroom - Rear =

- Front = 6.1m

- South line =

- North line =

Out house - Rear = 30m

- Front = 16.7m

- South line = 65m

- North line = 12m

A 0039/2023

Proposed New Home

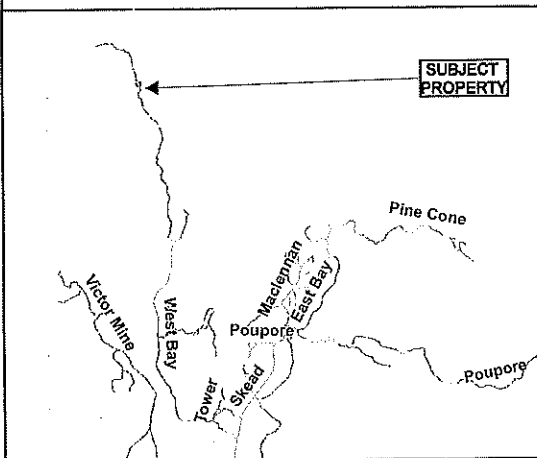
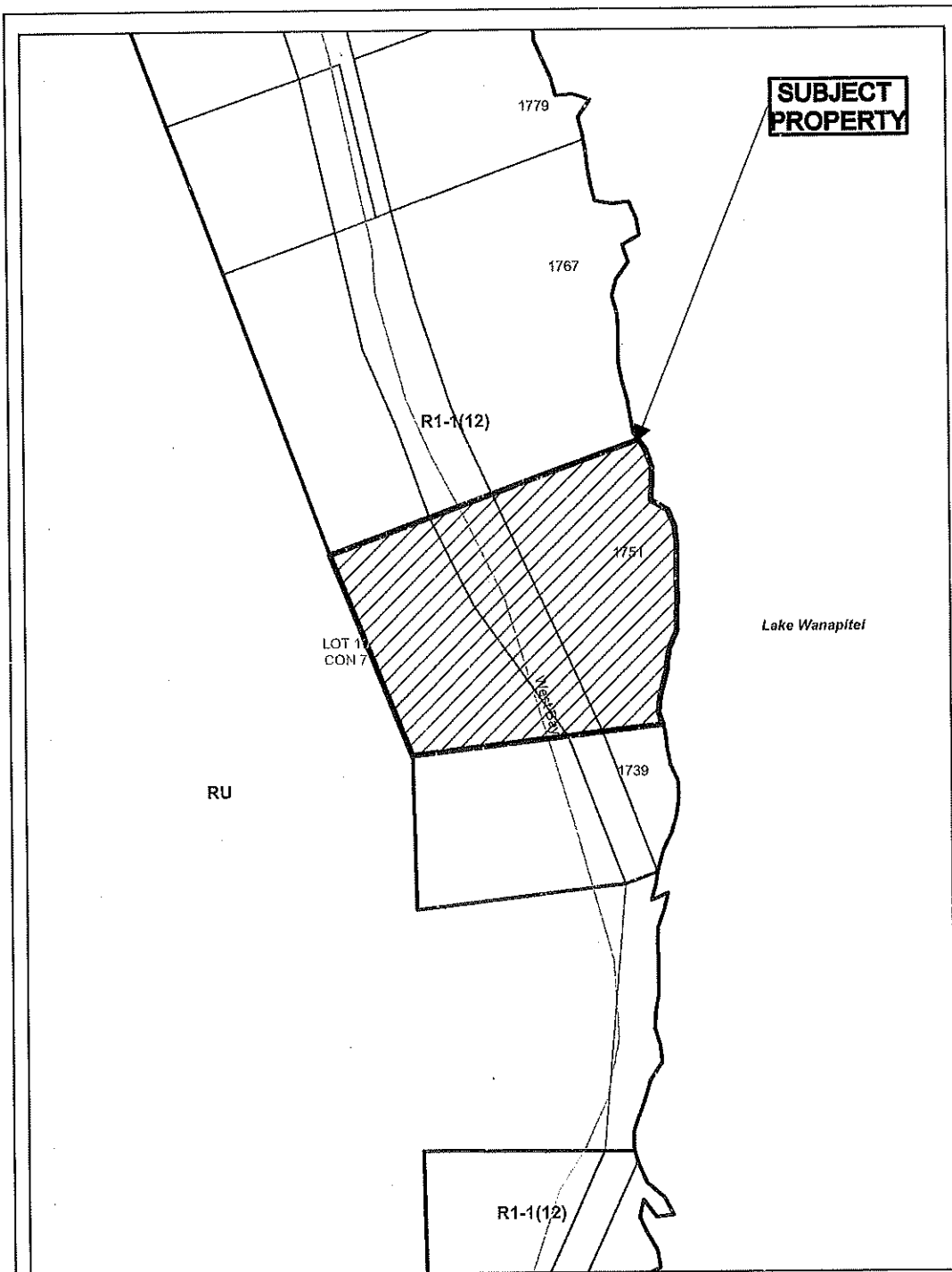
Front = 12.81 m

Rear = 15 m

North line = 2.44 m

South line = 30.02 m

A0039/2023



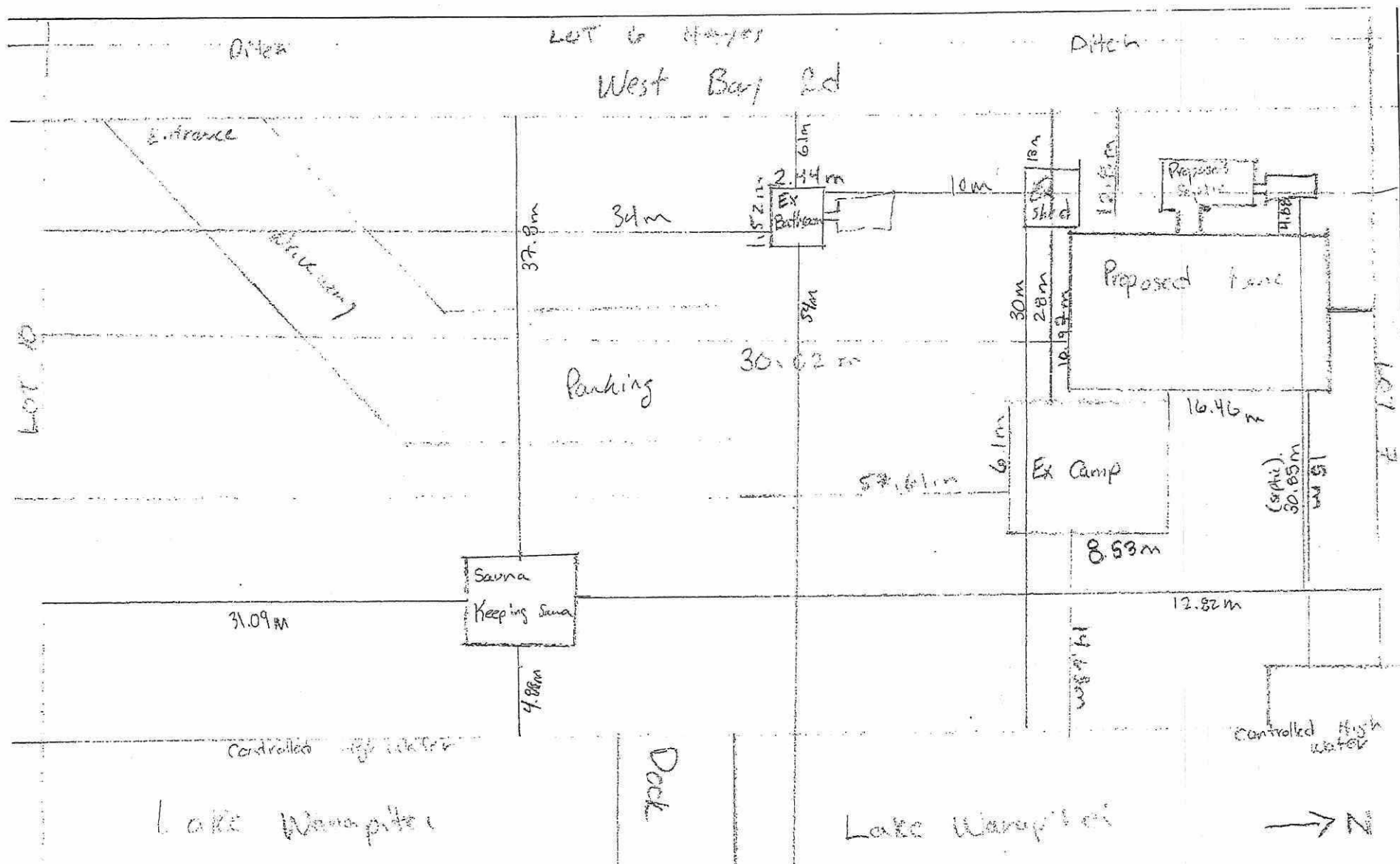
Application for Minor Variance or Permission



Subject Property being PIN 73511-0180,
Parcel 26861 SEC SES, Summer Resort Lot 6,
Plan M-561, Part Location CL2955, Part 8,
Plan 53R-9850, Part Lot 10, Concession 7,
Township of MacLennan,
1751 West Bay Road, Sked,
City of Greater Sudbury

Sketch 1, NTS
NDC Watershed

A0039/2023
Date: 2023 03 31



A0039/2023 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

Office Use Only 2023.01.01	
A 0044/2023	
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: \$1,090.00 (includes \$260.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$332.00 (includes \$260.00 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): Sylvio Vachon / Colette Aubin Email: [REDACTED]
Mailing Address: 4521 Whitewater Lake Road/Fire Route "S" Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: Azilda (Sudbury) Postal Code: P0M 1B0 Fax Phone: [REDACTED]

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

Name of Agent: D.S. Dorland Limited Email: [REDACTED]
Mailing Address: 298 Iarch Street Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: Sudbury Postal Code: P3B 1M1 Fax Phone: [REDACTED]

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

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

Name: no mortgages, charges, etc
Mailing Address: [REDACTED]
City: [REDACTED] Postal Code: [REDACTED]

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

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

Variance To	By-law Requirement	Proposed	Difference
See attached Schedule			
Area of Accessory Buildings	10%	12%	2%
Eave projection on Shed 1	0.60m clear	0.0m clear	0.60m

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

- c) Description of Proposal:

To seek relief from existing setbacks for a proposed new garage and recognise minor sideyard setback requirement deficiencies for several existing structures.

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

Small lot size combined with setbacks reduces building envelope

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

PIN(s): 73347-1986	Township: Rayside
Lot No.: Part of 7	Concession No.: 1
Subdivision Plan No.: N/A	Parcel(s): N/A
Lot: N/A	Reference Plan No.: 53R-21771 / SR-428
Part(s): 1 / 16	
Municipal Address or Street(s): 4521 Whitewater Lake Road	

- 7) Date of acquisition of subject land. March 2, 2015

- 8) Dimensions of land affected.

Frontage 24.5+/- (m) Depth irreg (m) Area 2571+/- (m²) Width of Street 20.12 (m)

- 9) Particulars of all buildings:

	Existing	Proposed (Garage)
Ground Floor Area:	See attached Schedule (m ²)	119.85 (m ²)
Gross Floor Area:	(m ²)	119.85 (m ²)
No. of storeys:		1
Width:	(m)	9.55 (m)
Length:	(m)	12.55 (m)
Height:	(m)	5.80 (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:	SEE ATTACHED SKETCH (m)	(m)
Rear:	(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	<input type="checkbox"/>
Lake	<input type="checkbox"/>	Maintained Yearly	<input type="checkbox"/>
Individual Well	<input checked="" type="checkbox"/>	Maintained Seasonal	<input type="checkbox"/>
Communal Well	<input type="checkbox"/>	Right-of-way	<input checked="" 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.

Existing house and garage 2015 - sheds were already on property when purchase - construction date unknown

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

Use(s): Seasonal Residential Length of time: 60+/- years

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

Same as #13 ☒ or,

- 15) What is the number of dwelling units on the property? 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: same as #13

A0044/2023

- 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, Sylvio Vachon & Colette Aubin (please print all names), the registered owner(s) of the property described as PIN 73347-1986

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

- appoint and authorize D.S. DORLAND LIMITED (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 21st day of March, 20 23

(witness) [Signature]

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

Print Name: Sylvio Vachon
Colette Aubin

*I have authority to bind the Corporation

A004412023

I/We, D.S. Dorland Limited (please print all names),
the registered owner(s) or authorized agent of the property described as PIN 73347-1986(LT)

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 31st day of March, 2023.

Commissioner of Oaths

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

Print Name: Bryan C. Dornand
 *I have authority to bind the Corporation

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

FOR OFFICE USE ONLY

Date of Receipt: April 11/23 Hearing Date: May 10/23 Received By: S. Pinkerton
Zoning Designation: SLS Resubmission: ☐ Yes ☒ No
Previous File Number(s): below
Previous Hearing Date: Deferred May 9/23
Notes: 80079/2022 (Sept 26/22)
* Resubmission: May 11/23
New Hearing Date: June 7/23

A0044/2023

SCHEDULE – APPLICATION FOR MINOR VARIANCE – SYLVIO VACHON & COLETTE AUBIN
ADDITIONAL INFORMATION

QUESTION 5: Nature and extent of relief from ZBL for which the application is being made

Variance To	By-Law Requirement	Proposed	Difference
Proposed Garage – max height	5.00 m	5.80 m	0.80 m
Exist. Seasonal Dwelling – min. side yard setback	3.00 m	2.10 m	0.90 m
Exist Shed 1 – min. side yard setback	1.20 m	0.20 m	1.00 m
Exist Shed 2 - min. side yard setback	1.20 m	0.95 m	0.25 m

QUESTION 9: Particulars of all existing buildings

Existing Seasonal Dwelling

Ground Floor Area – 262.7sq.m. +/-
 Gross Floor Area – 262.7sq.m. +/-
 No. of Storeys - 1
 Width – 14.4m +/-
 Length – 18.9m +/-
 Height – 4.9m +/-

Existing Garage

Ground Floor Area – 113sq.m. +/-
 Gross Floor Area – 113sq.m. +/-
 No. of Storeys – 1
 Width – 9.2m +/-
 Length – 12.3m +/-
 Height – 4.6m +/-

Shed 1

Ground Floor Area – 9.4sq.m. +/-
 Gross Floor Area – 9.4sq.m. +/-
 No. of Storeys - 1
 Width – 3.75m +/-
 Length – 2.5m +/-
 Height – 2.97m +/-

Shed 2

Ground Floor Area – 35.7sq.m. +/-
 Gross Floor Area – 35.7sq.m. +/-
 No. of Storeys - 1
 Width – 2.6m +/-

A0044/2023

Length – 13.5m +/-
Height – 3.15m +/-

Shed 3

Ground Floor Area - 4.1sq.m. +/-

Gross Floor Area – 4.1sq.m. +/-

No. of Storeys - 1

Width -- 1.9m +/-

Length – 2.1m +/-

Height – 2.5m +/-

Note: This shed is in poor condition. Owner is planning on demolishing in near future. No variance being sought for any side yard deficiencies.

A0044/2022

D.S.

**DORLAND
LIMITED**

DAVID DORLAND,
B.Sc., O.L.S.
PRESIDENT

JAMES DORLAND,
B.Sc.E (L.V.S. GEOMATICS)
VICE-PRESIDENT

BRYAN C. DORLAND,
ENGINEER
VICE-PRESIDENT

BUS: (705) 673-2556
1 - 800-461-2593
FAX: (705) 673-1051
E-MAIL: info@dsdorlandlimited.ca
INTERNET: http://www.dsdorlandlimited.ca

ONTARIO LAND SURVEYORS
GEOMATICS PROFESSIONALS

298 LARCH STREET
SUDBURY, ONTARIO
P3B 1M1

May 09, 2023

City of Greater Sudbury
Planning Services Division
Box 5000, Station 'A'
200 Brady Street
Sudbury ON P3A 5P3

File No. 17347

Attention: Sarah Pinkerton, Consent Official

Dear Sarah:

RE: Minor Variance Application A0044/2023
Sylvio Vachon and Colette Aubin

Thank you for discussing this file with me yesterday. My son, Bryan, is off to do a survey in Kenora and he has asked me to assist in his absence.

Please consider this letter our formal request to defer the public hearing for the application as a result of our review of staff comments and our discussions.

I have red lined the additional matters for which we seek relief from By-Laws 2012-67Z and 2010-100Z, on page one of the application.

We have determined that the area of coverage on the accessory buildings is just under 12% where a maximum coverage of 10% is permitted.

With respect to shed number 1, I provide the following information:

This shed is located at a break in the line of a substantial cedar hedge along the westerly property boundary.

It was constructed 29 years ago according to the neighbors Mr. and Mrs. Beaudry. The shed can not be moved because of its location and age.

The relief for the side yard setback is supported by the neighbors per their memo dated May 09, 2023.

In fact, the removal of shed 1 would result in a substantial break of the trees in the hedge and loss of privacy.

ESTABLISHED IN 1977
MAPPING AND PLANNING CONSULTANTS - SPECIALISTS IN UNDERGROUND MINING DEVELOPMENT SURVEYS
PROPRIETORS OF THE RECORDS OF SILVESTER, STULL, DEMOREST, LOWE, MOONEY, ESTE,
LACKSTROM, GRANT, MAHER, JIREADA, BRUCE, ONTARIO LAND SURVEYORS

A0044/2023

In addition, we request relief for the protection of the eaves on this shed number 1 that project to the interior side yard lot line (and encroach 0.1 m +/- m. over the lot line) where a projection not closer to 0.6 m is required.

For the further comfort of the Committee, I would take exception to that portion of Development Approvals comments with respect to the statement that a "reduced interior side yard setback at this magnitude would present access and maintenance land use planning concerns..."

I attach a copy of the City of Greater Sudbury by law 2016 107 which provides for the right of entry upon adjoining land for the purpose of making repairs, which would eliminate this concern.

I understand that the deferral fee is \$730.00 which will be delivered and that the new hearing date would be June 07, 2023.

Yours truly,
D.S. DORLAND LIMITED



D.S. Dorland, B.Sc.,
Ontario Land Surveyor
CC: Sylvio Vachon
CC: Colette Aubin
CC: Luc & Suzanne Beaudry
CC: Bryan Dorland

DSD/nha

H:\17347 - VACHON\CORRESPONDENCE\17347- 05.09.2023 - CGS - SARAH PINKERTON.DOCX

A0044/2023

By-Law 2016-107

**A Bylaw of the City of Greater Sudbury to
Regulate the Right of Entry upon Adjoining Land for
the Purpose of Making Repairs, Alterations or Improvements
to Buildings, Fences or Other Structures**

Whereas section 132 of the *Municipal Act, 2001*, S.O. 2001, c. 25, authorizes municipalities to pass by-laws authorizing entry upon adjoining lands by persons who require that access to effect maintenance, repairs or alterations to buildings, fences or other structures;

And Whereas Council of the City of Greater Sudbury deems it advisable to enact such a by-law;

Now therefore the Council of the City of Greater Sudbury hereby enacts as follows:

Right of Entry

1. Within the geographic limits of the City of Greater Sudbury, an owner or occupant of land is hereby authorized to enter adjoining lands for the making of repairs or alterations or improvements to a building, fence or other structure on the land of the said owner or occupant provided said access in only to the extent necessary to carry out the repairs or alterations.

Conditions of Entry

2.-(1) The authority to enter adjoining land provided for in Section 1 of this By-law is subject to strict compliance with the following terms and conditions:

- (a) the power of entry conferred herein shall only be exercised by the owner or occupant of adjoining land or the duly authorized agent thereof;
- (b) a person exercising the power of entry must display or, on request, produce proper identification;
- (c) the person proposing to exercise the power of entry shall provide reasonable notice of the proposed entry to the occupier of the adjoining lands in accordance with section 3;
- (d) the right of entry conferred herein shall only apply to the implementation of the works described in the notice of proposed entry;
- (e) the owner or occupant exercising the right of entry under section 1 must restore the adjoining land in so far as is practical, to its original condition and shall provide compensation for any damages caused by the entry; and

A0044/2023

- (f) access to the building, fence or structure requiring repair or alteration must not otherwise be feasible from the lands of the owner or occupant thereof or from a public street.

Notice of Proposed Entry

3.-(1) For the purposes of this Section 3, "Business Days" shall mean Monday to Friday except for statutory and civic holidays.

(2) Except with the consent of the owner of the adjacent land, any owner wishing to exercise his or her rights under section 1 of this By-law shall provide the owner of the adjacent land with reasonable notice of his or her intention to enter, which for the purposes of this By-law shall be five (5) Business Days, unless in the circumstances such notice is not possible and in such case, shall provide such notice as is reasonable in the circumstances.

(3) Any notice under subsection 3(2) shall include:

- (a) a description of the proposed work to be performed;
- (b) a proposed date of entry; and
- (c) the expected duration of the work, which duration shall not exceed that period of time reasonably required to diligently and expeditiously complete the works described in the notice.

(4) Notice given under subsection 3(2) is sufficiently given for the type of land described in Column A of the chart below, by a method described in the corresponding line or lines in Column B of the chart below, and is deemed effective on the date described in Column C corresponding to the Type of Service described, whether or not the notice is actually received:

Column A Type of Land	Column B Type of Service	Column C When Service is Deemed Effective
Adjacent Land which is not vacant land	Hand delivery to a person ordinarily resident on the adjacent land	Immediately upon delivery
	Delivery to a mailbox erected on the adjacent land	On the fifth Business Day after delivery to the mail box
	Posting it on the entranceway to the primary building on the adjacent land	On the fifth Business Day after posting on the primary building
Adjacent Land which is vacant land	Prepaid first class mail to the owner of the adjacent vacant lands as recorded in the City's assessment rolls	On the fifth Business Day after mailing

A0044/2023

No Right of Entry into a Building

4. Nothing in this By-law authorizes entry into a building.

Not a Release

5.-(1) Nothing in this By-law in any way relieves the person purporting to exercise the right of entry conferred under this By-law in accordance with the terms and conditions provided for in this By-law:

- (a) from any liability for any damage or injury to any person or property caused by or arising in any way out of the exercise of the said right of entry or any activity in relation thereto; or
- (b) from the requirement to obtain any permit or approval or to comply with any applicable law, by-law or regulation with respect to the proposed works.

(2) Nothing in this By-law affects a right to bring a civil action for damages or other relief arising out of the entry upon any adjoining property.

Repeal

6.-(1) By-law 2003-238L and any by-law amending the said By-law 2003-238L is hereby repealed.


(2) Where a by-law is repealed by this By-law, the repeal does not:

- (a) affect the previous operation of any By-law so repealed; or
- (b) affect any right, privilege, obligation or liability acquired, accrued, accruing, or incurred under the By-law so repealed.


Effective

7. This By-law shall come into full force and effect upon passage.

Read and Passed in Open Council this 14th day of June, 2016



Mayor



Clerk

A0044/2023

**SUBJECT
PROPERTY**

Fire Route R

RU

LOT 7
CON 1

1

Fire Route S

4537

4545

4529

Eugenie

SLS

5

4521

Whitewater Lake

6

7

8

9

**SUBJECT
PROPERTY**

Application for Minor Variance or Permission



St Agnes

Whispering Willows
Fire Route P Airport
Eugenie

Fire Route P/Q
Fire Route R

Fire Route S

Parkview

Brabant

Hollybrook

Paul

Rayside

Prevost

Subject Property being PIN 73347-1986,
Parcel 26773, Part 16 on Plan SR-428,
Part 1 on Plan 53R-21771,
Part Lot 7, Concession 1, Township of Rayside,
4521 Whitewater Lake Road, Azilda,
City of Greater Sudbury

Sketch 1, NTS
NDCA Watershed

A0044/2023
Date: 2023 04 06

