

Tom Davies Square
200 Brady St

Wednesday, June 9, 2021

PUBLIC HEARINGS**A0066/2021****SARA AMBER MARIE SALACH
MATTHEW DOUGLAS SCHULTZE**

Ward: 10

PIN 73594 0376, Parcel 14361, Lot(s) 102, Subdivision M-205, Lot 5, Concession 1, Township of McKim, 202 Stewart Drive, Sudbury, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.41.2 of By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, as amended, in order to reconstruct an accessory structure being a shed with an enlarged footprint maintaining a 9.48m setback from the high water mark of a navigable waterbody, where an accessory structure is not permitted closer than 12.0m to the high water mark of a navigable waterbody.

THIS APPLICATION WAS DEFERRED FROM THE MEETING OF APRIL 28, 2021 TO AFFORD THE OWNER THE OPPORTUNITY TO ADDRESS THOSE COMMENTS RECEIVED FROM AGENCIES AND DEPARTMENTS.

A0050/2021**HOI CHEU****"REVISED"**

Ward: 10

PIN 73584 0169, Lot(s) PT 35, Subdivision 2S E, Lot 5, Concession 3, Township of McKim, 302 Larch Street, Sudbury, [2010-100Z, C4(1)(Office Commercial)]

For relief from Part 5, Table 5.5 and Section 5.2.3.1 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, in order convert a multiples dwelling into a triplex providing a minimum of three (3) parking spaces with a width of 2.5m and a length of 5.5m, where five (5) parking spaces are required with a width of not less than 2.75m and a length of not less than 6.0m is required.

THIS APPLICATION WAS DEFERRED FROM THE MEETING OF MAY 12, 2021 TO AFFORD THE OWNER THE OPPORTUNITY TO ADDRESS THOSE COMMENTS RECEIVED FROM AGENCIES AND DEPARTMENTS.

A0059/2021**BEHAVIOUR ANALYSIS NORTH INC.****"REVISED"**

Ward: 4

PIN 02135 0206, Lot(s) 20, Subdivision 3S, Lot 6, Concession 4, Township of McKim, 239 Pine Street, Sudbury, [2010-100Z, C4(1)(Office Commercial)]

For relief from Part 4, Section 4.15.1(e), Part 5, Section 5.2.4.3(c)(ii) and Section 5.2.3.5(a) of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, in order to facilitate an addition to an existing commercial building having firstly, no landscaped area along west lot line, where a 3.0 metre-wide landscaped area adjacent to the full length of a lot line shall be required abutting all public roads having a width greater than 10.0m, secondly, to locate parking within 0.0m of the west lot line, where no outdoor parking area shall be permitted within 3.0m to any road having a width of more than 10.0m and, thirdly, to permit an accessible parking space having minimum rectangular dimensions of 4.2m by 6.0m, where an accessible parking space shall have minimum rectangular dimensions of 4.4m by 6.0m.

**A REMINDER... THE NEXT SCHEDULED MEETING IS
THURSDAY, JUNE 24, 2021**



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 2020.01.01
Approved: <u>2020/01/01</u>
S.P.P. AREA YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
NDCA REG. AREA YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): <u>Sara Amber Marie Salach</u>	Email: <u>[REDACTED]</u>
Mailing Address: <u>& Matthew Douglas Schultze</u>	Home Phone: <u>[REDACTED]</u>
<u>202 Stewart Drive</u>	Business Phone: <u>[REDACTED]</u>
City: <u>Sudbury</u>	Postal Code: <u>P3E 2R5</u> Fax Phone: <u>[REDACTED]</u>

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

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

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

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

Name: <u>Same as Owner listed Above</u>
Mailing Address: <u></u>
City: <u></u> Postal Code: <u></u>

- 4) Current Official Plan designation: 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
Required 12M water Frontage Setback	4.41.2	9.48m	2.52m

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

- c) Description of Proposal:

Requesting relief from the 4.41.2 Setback Requirements for Residential Buildings and Accessory Structures By Law to demolish an existing shed, currently located within the required minimum 12M water Frontage Setback. The intent is to build the new, architecturally pleasing shed on the existing shed footprint and extend it in length to create greater functionality. The expansion of the shed in length does not extend towards the water's edge.

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

The property has many rock outcroppings and beautiful gardens throughout, this is the most suitable location to rebuild the shed to avoid rock removals and be away from neighbour's views. Also, there is currently a shed in this location and it is most advantageous to place the accessory building in the same location, given that it has been in this location for approximately 30 years.

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

PIN(s): 73594-0434 Township: McKim Ward: 10
 Lot No.: 102 Concession No.: Parcel(s):
 Subdivision Plan No.: Lot: Reference Plan No.: M-205 Part(s):
 Municipal Address or Street(s): 202 Stewart Drive

- 7) Date of acquisition of subject land. 2018

- 8) Dimensions of land affected.

Frontage 41.658 (m) Depth 60.142 (m) Area (m²) Width of Street 6 (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	Ex. Shed: 8.53 m ² (m ²)	Proposed Shed: 18.6m ² (m ²)
Gross Floor Area:	Ex. Shed: 8.53 m ² (m ²)	Proposed Shed: 18.6m ² (m ²)
No. of storeys:	1	1
Width:	2.7m (m)	3.05m (m)
Length:	3.1m (m)	6.1m (m)
Height:	2.75m (m)	3.9m (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:	38.74m (m)	38.74m (m)
Rear:	9.48m (high water mark) (m)	9.48m (high water mark) (m)
Side:	15.4m (m)	13.29m (m)
Side:	21.96m (m)	19.63m (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.

1967 (House) and 1991 (shed)

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

Use(s): House/Residential Length of time: 64 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

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

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

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

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

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

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

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

We, Sara Amber Marie Salach & Matthew Douglas Schultze (please print all names), the registered owner(s) of the property described as 202 Stewart Drive

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

Dated this 18 day of May, 20 21

Vicky Fletcher
(witness)

Sara Amber Marie Salach & Matthew Douglas Schultze
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: Sara Amber Marie Salach & Matthew Douglas Schultze

*I have authority to bind the Corporation

17th May 2021

I/We, Sara Amber Marie Salach & Matthew Douglas Schultze (please print all names),
the registered owner(s) or authorized agent of the property described as 202 Stewart Drive

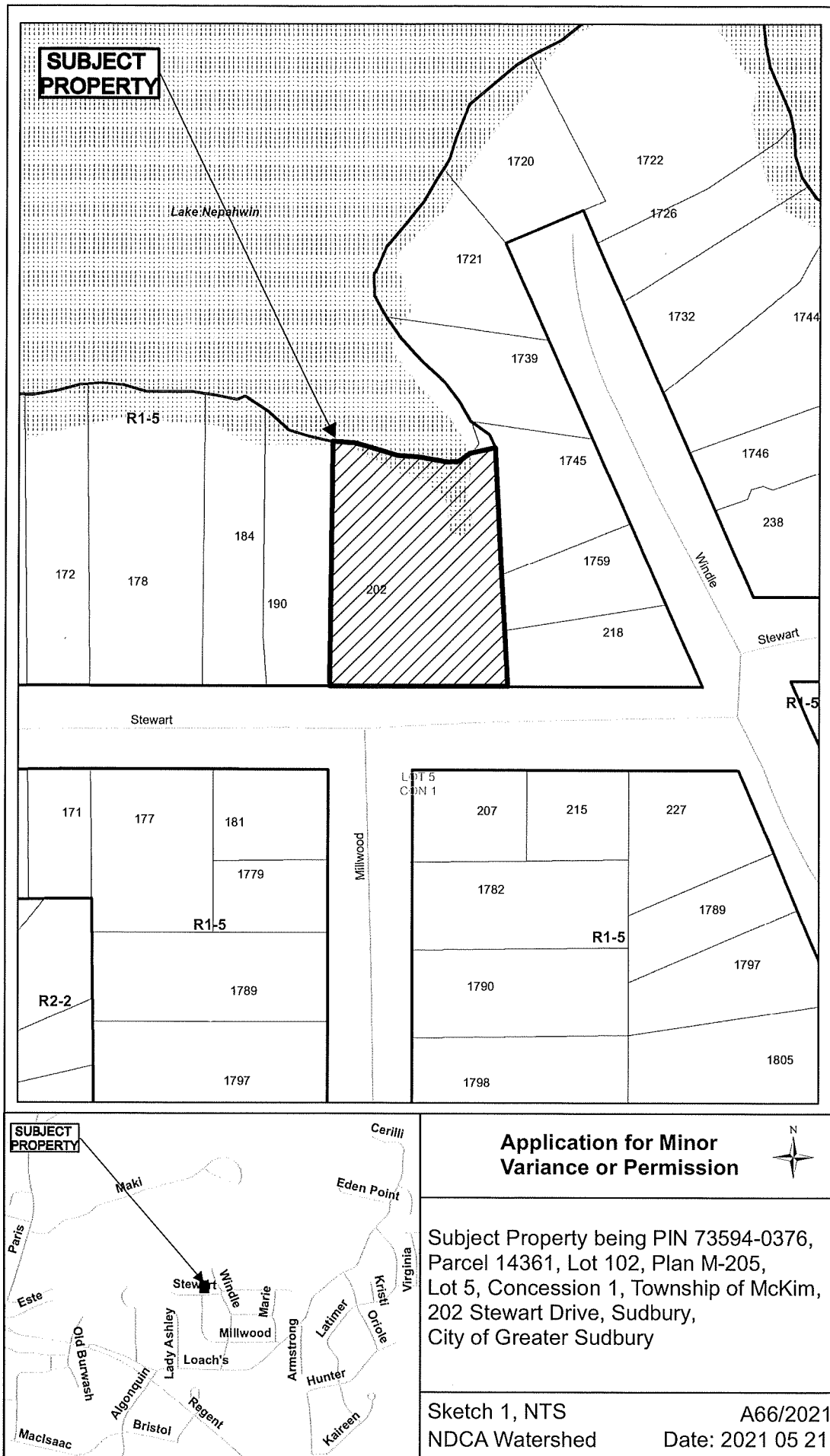
solemnly declare that all of the statements contained in this application and in the Supporting Documentation are true and complete, and I/we make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

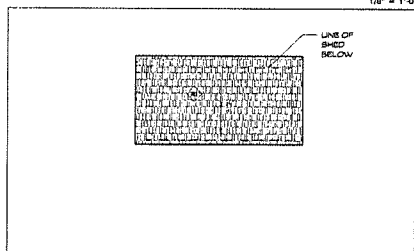
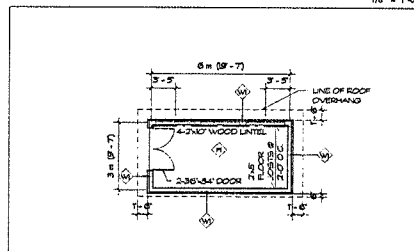
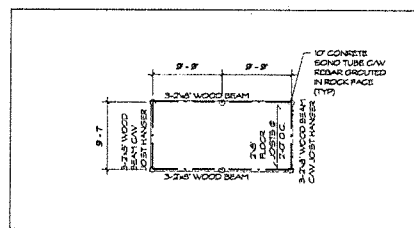
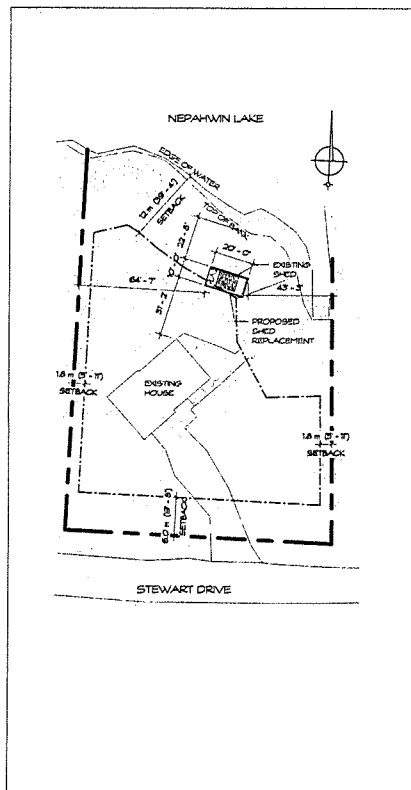
Dated this 17th day of May, 2021

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

FOR OFFICE USE ONLY

[illegible]





CONSTRUCTION ASSEMBLY

EXTERIOR WALLS



- PREFINISHED VERTICAL WOOD SIDING
- 1"X1" HORIZONTAL WOOD SHEATHING @ 16" O.C. MAX
- 1/2" PLYWOOD SHEATHING
- 2"X4" WOOD STUDS @ 16" O.C. MAX
- 1/2" PLYWOOD SHEATHING

FLOOR

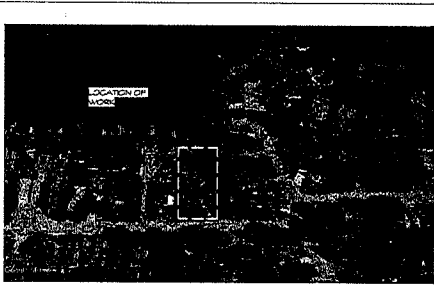


- 3/4" T&G PLYWOOD
- 2"X4" WOOD JOISTS

ROOF



- ASPHALT SHINGLES AS PER SPEC
- 1" LAYER IS LB FELT ON ENTIRE ROOF
- ICE & WATER SHIELD
- 1/2" PLYWOOD ROOF SHEATHING W/ H-GLUE
- 2"X6" @ 16" O.C. ROOF RAFTERS

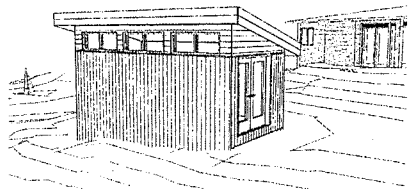
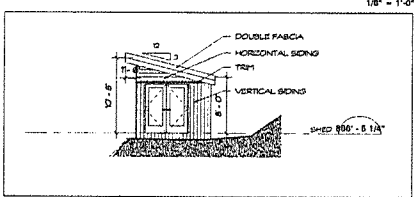
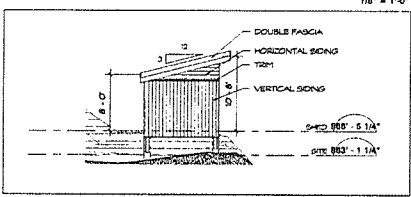
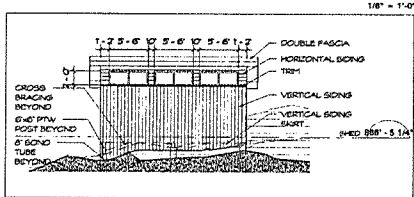
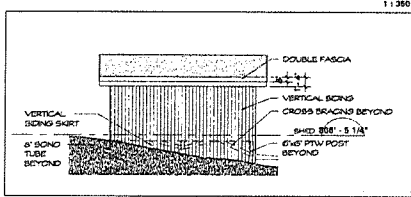


GENERAL CONSTRUCTION NOTES

1. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH REQUIREMENTS OF THE 2012 ONTARIO BUILDING CODE, ONTARIO REGULATION 305/12 (OBC). IT IS ASSUMED THAT THE TRADESPEOPLE AND MATERIAL SUPPLIERS ON THIS PROJECT ARE COMPETENT AND KNOWLEDGEABLE AS IT APPLIES TO THEIR TRADE/FIELD.
2. ALL MATERIAL SUPPLIED FOR THIS PROJECT TO BE IN ACCORDANCE WITH REQUIREMENTS OF THE 2012 ONTARIO BUILDING CODE, ONTARIO REGULATION 333/12 (OBC).
3. GENERAL CONTRACTOR SHALL COMPLY WITH APPLICABLE LEGISLATION FOR WORK, PROCEDURES AND REGULATIONS.
4. PRIOR TO PARTITION LAYOUT, SITE VERIFY ALL FORESEEABLE INTERFERENCE.
5. REFER TO FLOOR PLANS FOR PARTITION TYPES.
6. ALL DIMENSIONS ON FLOOR PLANS ARE NOMINAL.

FRAMING

1. ALL FRAMING LUMBER TO BE #2 KILN DRIED SPRUCE.
2. ALL LOAD BEARING STUD WALLS MUST BE CLADDED (OBC 9.3.2.3.2).
3. PROVIDE DOUBLE FLOOR JOISTS UNDER ALL STUD WALLS RUNNING PARALLEL TO JOIST DIRECTION.
4. CORNERS AND INTERSECTIONS OF STUD WALLS SHALL BE FRAMED TO PROVIDE SUPPORT FOR EDGES OF CLADDING MATERIAL.
5. HOLES DRILLED IN FRAMING MEMBERS SHALL NOT BE GREATER THAN 1/4 DEPTH OF THE MEMBER OR WITHIN 2" OF EDGE OF MEMBER.
6. PROVIDE MIN OF 3/12 OF WOOD BEAMS, OR 1/12 OF MASONRY BEAMS (FULL WIDTH OF BEAM) AT EACH END OF STRUCTURAL BEAMS.
7. PROVIDE TOP BEARING PLATE (FULL WIDTH OF BEAM) BETWEEN WOOD BEAMS AND STEEL COLUMNS.
8. LOADS ARE ALWAYS CENTERED ON BLOCK WALLS, PIERS, AND FOOTINGS.
9. PLYWOOD FLOOR AND ROOF SHEATHING SHALL BE INSTALLED SO THAT THE SURFACE GRAIN RUNS PERPENDICULAR TO SUPPORTING MEMBERS.
10. JOISTS IN ROOF SHEATHING PARALLEL TO ROOF JOISTS SHALL BE STAGGERED.
11. ALLOW 1/8" GAP BETWEEN ROOF SHEATHING IN ALL DIRECTIONS OR UTILIZE BRIDGE TYPE IN CLIPS, TO ALLOW FOR SHRINKAGE AND SWELLING.
12. WHEN 1/2" GAP BETWEEN ROOF JOISTS SPACING IS USED (IN LIEU OF 1/8"), SUBSTITUTE 3/4" FLOOR SHEATHING FOR STANDARD 1/2".
13. WINDOWS SHALL BE INSTALLED WITH THEIR TOPS 7" FROM FLOOR UNLESS OTHER WISE INDICATED ON DRAWINGS.



CONSULTANTS

YELLOWGEGA BELANGER SALACH ARCHITECTURE
255 LARCH STREET
BURLINGTON, ON
N7S 1Y2
TEL: 1-705-675-3365
FAX: 1-705-675-3598



Stewart Drive Shed



ISSUED FOR LUMOR VARIANCE May 17, 2021

203 Stewart Drive, Sudbury, ON

SITE PLAN & SHED PLANS

A-01

A0066/2021
Sketch 2



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

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

*Revised

Office Use Only 2020.01.01	
A0650/2020	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): <u>Hoi Cheu</u>	Email: [REDACTED]
Mailing Address: <u>1961 Hunter St.</u>	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: <u>Sudbury</u>	Fax Phone: [REDACTED]
Postal Code: <u>P3E 2S6</u>	

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

Name of Agent: <u>Shelbey Krahn</u>	Email: [REDACTED]
Mailing Address: <u>1961 Hunter St.</u>	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: <u>Sudbury</u>	Fax Phone: [REDACTED]
Postal Code: <u>P3E 2S6</u>	

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

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

Name: <u>Desjardins</u>	
Mailing Address: <u>2037 Long Lake Rd Unit 1</u>	
City: <u>Sudbury</u>	Postal Code: <u>P3E 6J9</u>

- 4) Current Official Plan designation: Downtown Current Zoning By-law designation: C4(1)

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

Variance To	By-law Requirement	Proposed	Difference
Table 5.5 parking requirements	5	3	2
By-law 5.2.3.1	2.75 x 6 m	2.5 x 5.5 m	0.25 x 0.5 m

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

- c) Description of Proposal:

To make a semi-detached home into a triplex.

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

There is no way to make 5 parking spaces. Being so close to the bus terminal, all the tenants walk or use the city bus to travel.

The two legal parking spaces each have room for two cars to park in tandem, so there is room for 4 cars to park easily.

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

PIN(s): 735840169 Township: McKim Ward: 10
 Lot No.: 5 Concession No.: 3 Parcel(s):
 Subdivision Plan No.: 2S E Lot: PT 35 Reference Plan No.: INST 11558 Part(s):
 Municipal Address or Street(s): 302 Larch St. Sudbury, ON P3B 1M1

- 7) Date of acquisition of subject land. Apr. 28, 2016

- 8) Dimensions of land affected.

Frontage 7.62 (m) Depth 36.58 (m) Area 278.74 (m²) Width of Street 12 (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>80.36 / 4.46</u> (m ²)	<u>80.36 / 4.46</u> (m ²)
Gross Floor Area:	<u>294.31 / 4.46</u> (m ²)	<u>294.31 / 4.46</u> (m ²)
No. of storeys:	<u>3 / 1</u>	<u>3 / 1</u>
Width:	<u>6.77 / 1.83</u> (m)	<u>6.77 / 1.83</u> (m)
Length:	<u>13.45 / 2.44</u> (m)	<u>13.45 / 2.44</u> (m)
Height:	<u>10.36 / 2.5</u> (m)	<u>10.36 / 2.5</u> (m)

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

	Existing	Proposed
Front:	<u>11.79 / 25.85</u> (m)	<u>11.79 / 25.85</u> (m)
Rear:	<u>11.34 / 8.90</u> (m)	<u>11.34 / 8.90</u> (m)
Side:	<u>0.85 / 4.58</u> (m)	<u>0.85 / 4.58</u> (m)
Side:	<u>0 / 0.60</u> (m)	<u>0 / 0.60</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.

1917 / the shed's age is unknown

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

Use(s): triplex Length of time: 5 years and under other owners

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

Same as #13 ☒ or, _____

- 15) What is the number of dwelling units on the property?
- 3

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

☒ Yes ☐ No

If "yes", how many? 2

- 17) Existing uses of abutting properties:
- 300 Larch is single family residential; 310 Larch is a medical clinic with an apartment.

- 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, Hoi Cheu

(please print all

names), the registered owner(s) of the property described as 302 Larch St.

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 Local Planning Appeal Tribunal, the City of Greater Sudbury may not attend at the Local Planning Appeal 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 Shelbey Krahn (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 25th day of March, 2021

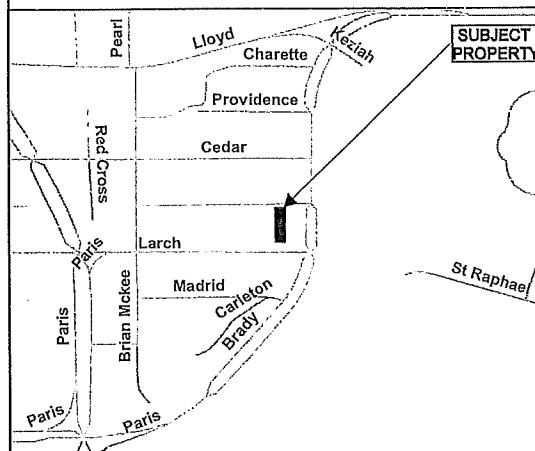
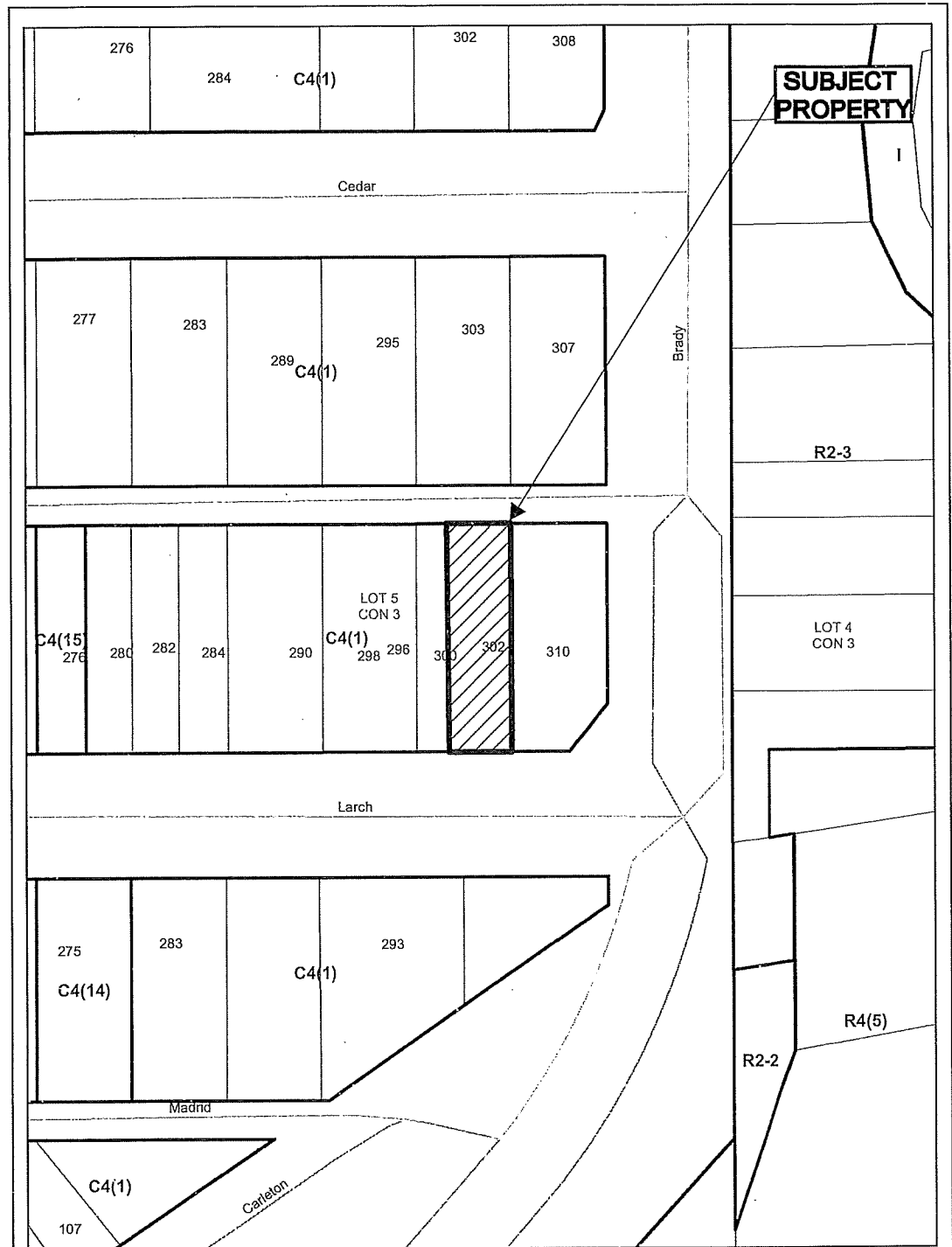
Katya Cheu
(witness)



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

Print Name: Hoi F. Cheu

*I have authority to bind the Corporation



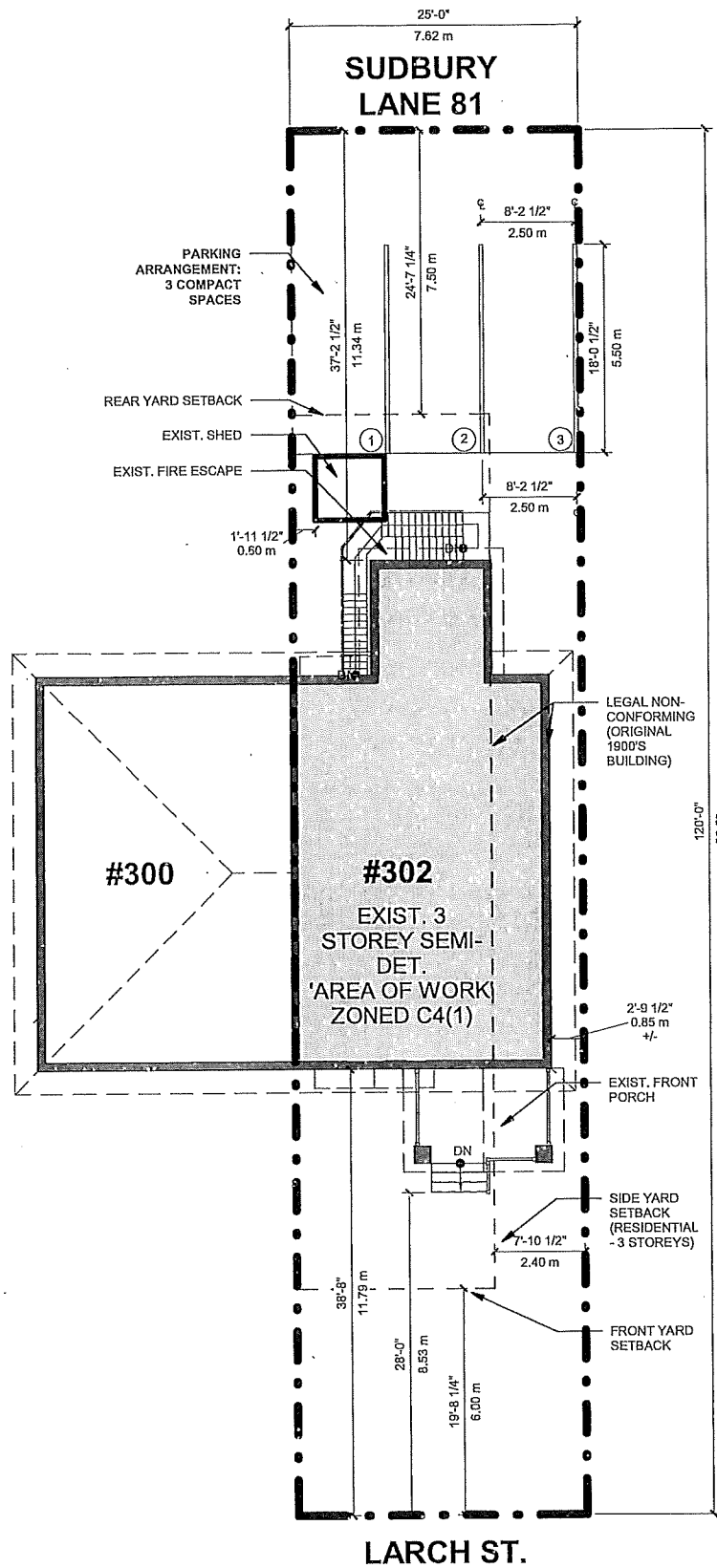
Application for Minor Variance or Permission



Subject Property being PIN 73584-0169,
Part of Lot 35, Plan 2S E, Inst 115558,
Lot 5, Concession 3, Township of McKim,
302 Larch Street, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA Watershed

A50/2021
Date: 2021 04 08



A0050/2021
Sketch 2
Revised

<p>Centrelne Architecture 73 Elm Street, Suite 201 Sudbury, Ontario P3C 1R7</p>	<p>DANIEL GUILLEMETTE LICENCE 7447</p>	<p>This drawing, as an instrument of service, is the property of Centrelne Architecture. The copyright in the same being reserved to them. No reproduction is allowed without the permission of Centrelne Architecture and when made must bear its name. This drawing is not to be scaled. Centrelne Architecture will not be liable for any claims or damages arising from the unauthorized use of this drawing or any portion thereof.</p> <p>REVISION 2</p> <p>April 30th, 2021</p>	<p>TRIPLEX AT 302 LARCH</p> <p>Sudbury, Ontario Project No. 2020-161</p>	<p>DRAWN BY: JV</p> <p>CHECKED BY: DEG</p> <p>SCALE: 1" = 10'-0"</p> <p>SHEET NUMBER:</p>
			<p>DRAWING NAME: REVISED PLOT PLAN</p>	<p>REV 2</p>



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 2020.01.01	
A 0659/202	
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: \$985.00 (includes \$235.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$299.00 (includes \$235.00 legal notice fee)
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Behaviour Analysis North, Inc.

Mailing Address: 239 Pine Street

Home Phone:

Business Phone:

City: Sudbury

Postal Code: P3C 1X4

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: Mr. Nero Contracting

Email:

Mailing Address:

Home Phone:

Business Phone:

City: Sudbury

Postal Code: P3C 4R3

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:

Mailing Address:

City:

Postal Code:

- 4) Current Official Plan designation: DOWNTOWN Current Zoning By-law designation: C4(1)

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

Variance To	By-law Requirement	Proposed	Difference
Refer to Attachment			

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

- c) Description of Proposal:

proposed addition + recognizing existing situation

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

see attachment

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

PIN(s): 02135-0206 Township: MeKim Ward: 4
Lot No.: 6 Concession No.: 4 Parcel(s):
Subdivision Plan No.: 35 Lot: 20 Reference Plan No.: Part(s):
Municipal Address or Street(s): 238 PINE ST. SUDBURY

7) Date of acquisition of subject land. SEPTEMBER 30, 2020

8) Dimensions of land affected.

Frontage 15.24 (m) Depth 36575 (m) Area 557.4 (m²) Width of Street 10.667 (m)

9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	32	(m ²)	38	(m ²)
Gross Floor Area:	209	(m ²)	209	(m ²)
No. of storeys:	2		2	
Width:	7.92	(m)	7.92	(m)
Length:	9.7	(m)	9.7	(m)
Height:	7.5	(m)	7.3	(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:	4.72	(m)	4.72	(m)
Rear:	23.92	(m)	23.92	(m)
Side:	1.22	(m)	1.22	(m)
Side:	1.82	(m)	1.82	(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.

1940's ±

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

Use(s): OFFICE SPACE Length of time: 3 MONTHS

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

Same as #13 ☒ or, WITH WHEEL CHAIR ACCESSIBILITY

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

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

☐ Yes ☒ No

If "yes", how many?

17) Existing uses of abutting properties: COMMERCIAL

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, Kim Morin (please print all names), the registered owner(s) of the property described as Behaviour Analysis North, Inc
239 Pine St.
in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Local Planning Appeal Tribunal, the City of Greater Sudbury may not attend at the Local Planning Appeal 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 MR. NERO CONTRACTING (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 21 day of March, 20 21

Sean Bilinsky
Witness Bilinsky

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

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, KIM MORRIS (please print all names),
the registered owner(s) or authorized agent of the property described as 239 PINE ST.

in the City of Greater Sudbury:

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

Dated this 16th day of March, 2021

Glen Stewart Ferguson,
a Commissioner, etc.,
Province of Ontario,
for the City of Greater Sudbury,
Expires July 21, 2023

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

Print Name: _____

"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: 20 April '21 Hearing Date: 12 May 2021 Received By: Glen F.
Zoning Designation: Resubmission: ☐ Yes ☐ No

Zoning Designation: _____ Resubmission: ☐ Yes ☒ No

Previous File Number(s):

Previous Hearing Date:

Notes:



EDWARD ENGINEERING INC.

SUDBURY, ONTARIO P3E 3Z6

PROJECT _____

REFERENCE _____

SCALE _____ DATE _____

DRAWN _____ CHECKED _____

VARIANCES SOUGHT - QUESTION #5

VARIANCE TO BY-LAW PROPOSED DIFFERENCE
REQUIREMENT

- 1) TABLE 5.4 8 4 +
MEDICAL OFFICE

* INSUFFICIENT LOT AREA TO ACCOMMODATE REQ'D PARKING

- 2) BY-LAW 5.2.4.3(c)(ii)

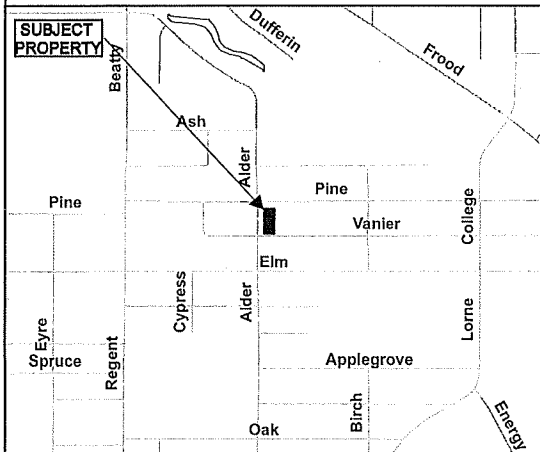
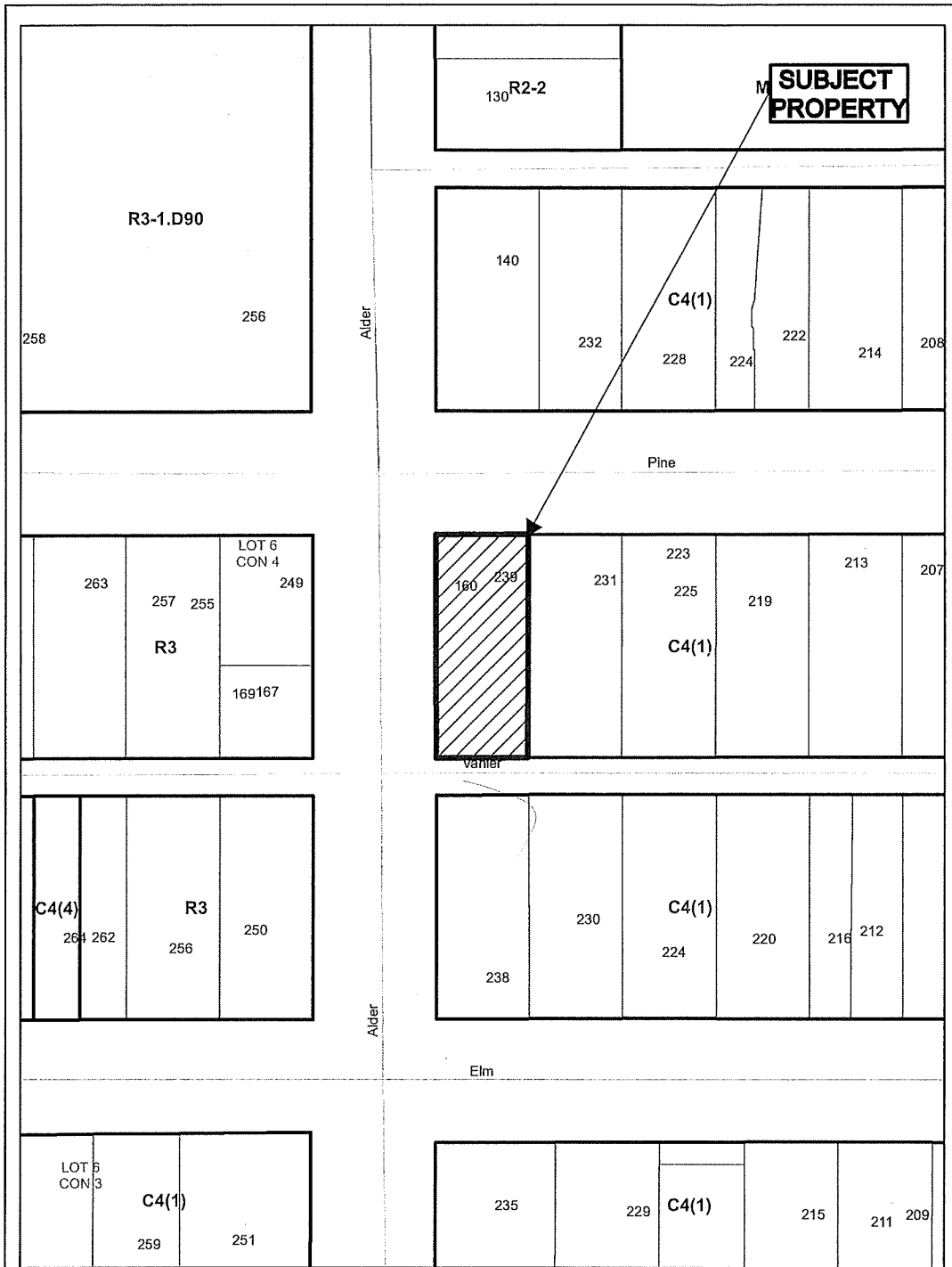
EXISTING PARKING IS WITHIN 3.0M OF
ALDER ST., ON WEST SIDE OF LOT

* INSUFFICIENT LOT AREA TO ACCOMMODATE REQ'D PARKING

- 3) BY-LAW 4.1.5.1(e)

3.0M LANDSCAPED AREA IS NOT PROVIDED
ALONG ALDER, DUE TO BUILDING EXTENSION
AND PARKING ENCROACHMENT

* INSUFFICIENT LOT AREA TO ACCOMMODATE REQ'D
LANDSCAPING



Application for Minor Variance or Permission



Subject Property being PIN 02135-0206,
Lot 25, Plan 3S,
Lot 6, Concession 4, Township of McKim,
239 Pine Street, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA Watershed

A59/2021
Date: 2021 04 27

1220 2440 9750 1830

PINE

3050

CONC STAIR

CONC SIDE WALK

600 WIDE

SOD

PARKING AREA

ASPHALT COVERED

WALK

1370

10360

11125 2440 7925 4725

PROPOSED ADDITION

2440 x 2440

PARKING SPACE - WIDTH

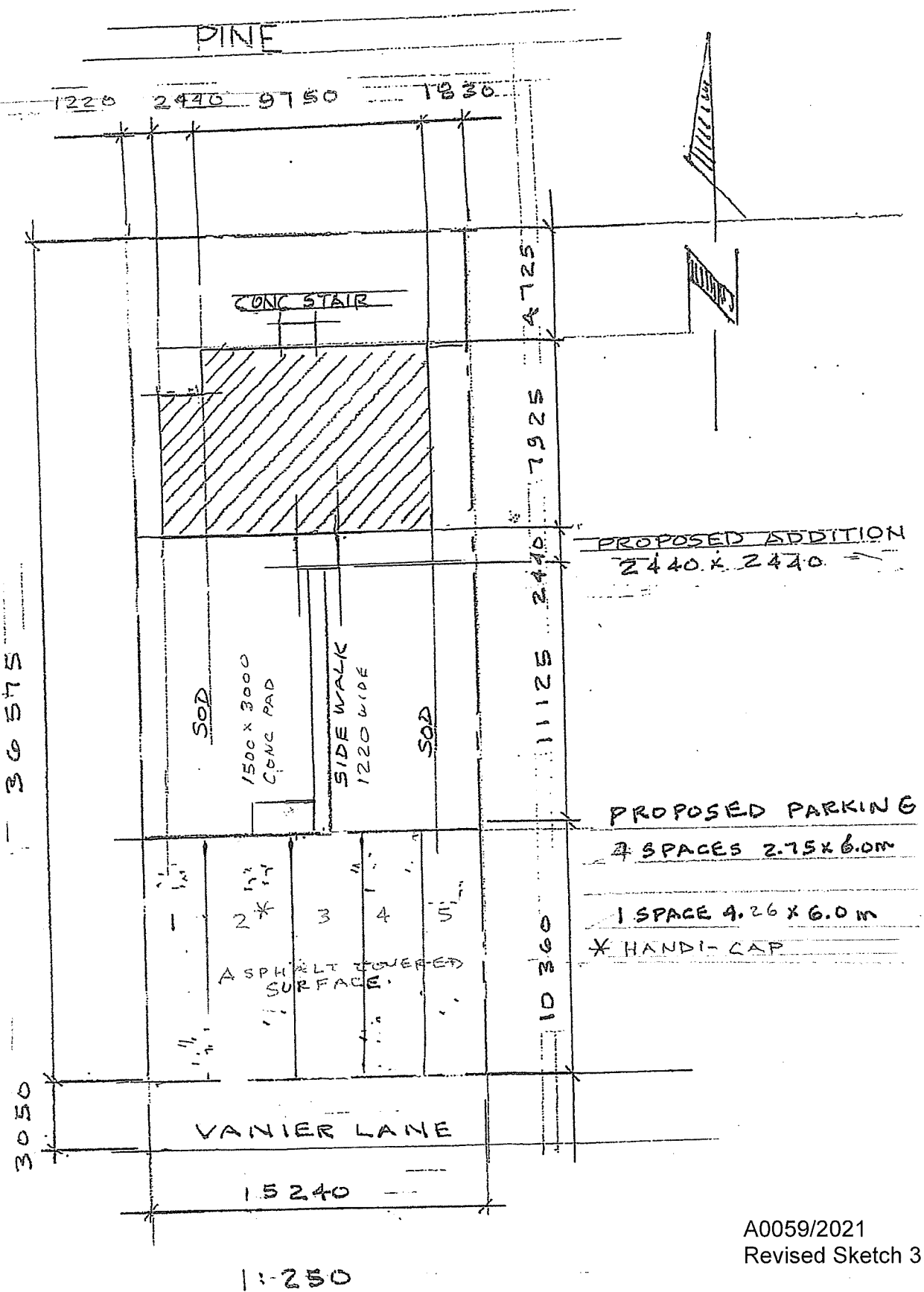
1	2895
2	2740
3	2680
4	2740
5	2815

VANIER LANE

15240

A0059/2021
Revised Sketch 2

ALDER



PROPOSED PLOT PLAN

A0059/2021
Revised Sketch 3

REVISED MAY 13/21