

Tom Davies Square  
200 Brady St

Wednesday, March 29, 2023

PUBLIC HEARINGS

**A0023/2023**

**CHRISTINE HURST  
STEVE BILTON**

Ward: 6

PIN 73504-1667, Parcel 35179 SEC SES SRO, Lot 19, Plan M-507, Part Lot 4, Concession 2, Township of Hanmer, 1005 Service Road, Hanmer [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 5, Section 5.4.3.1 a) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to approve the lands to be retained subject of a Consent Application B0009/2023, providing a minimum driveway width of 2.74m, where 3.0m is required.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B24/13 (APR 11/13) AND  
CONCURRENT CONSENT APPLICATION B9/23

**A0024/2023**

**201 OAK STREET HOLDINGS CORP**

Ward: 1

PIN 73585-1034, Lot 49 Block 'C', Plan 3S, Lot 6, Concession 3, Township of McKim, 201 Oak Street, Sudbury [2010-100Z, C4(1)(Office Commercial)]

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 two uncovered decks to encroach 2.25m and 1.58m into the required interior side yard, where uncovered decks greater than 1.2m in height may encroach 1.2m into the required yard but no closer than 1.2m to the interior side lot line.

**A REMINDER... THE NEXT SCHEDULED MEETING IS  
THURSDAY, APRIL 13, 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 0023/2023	
S.P.P. AREA	
YES <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>

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): CHRISTINE HVEST & STEVE BLTON  
Mailing Address: 5792 ONWATIN LAKE RD.

Email: [REDACTED]

Home Phone: [REDACTED]

Business Phone: 705

City: HAMMER, ONT

Postal Code: P3P-1J5

Fax Phone: [REDACTED]

1J5

- 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: STEVE BLTON  
Mailing Address: 5792 ONWATIN LAKE RD.

Email: [REDACTED]

Home Phone: [REDACTED]

Business Phone: [REDACTED]

City: HAMMER

Postal Code: P3P-1J5

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: BANK OF MONTREAL - VAL CARON  
Mailing Address: 2996 AD HUY - 69

City: VAL CARON

Postal Code: P3N-1E3

- 4) Current Official Plan designation: LIVING AREA 2 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
MINIMUM DRIVEWAY WIDTH	3m	2.74m	0.26m

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

- c) Description of Proposal:

REQUIRE 2.74 WIDTH OF DRIVEWAY TO GO TO THE BACK & PARK

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

SIDE OF THE HOUSE IMPEDES THE SIDE 2.74m TO THE SIDE (BY-LAW 3m.) of HOUSE FROM LOT 4NE

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

PIN(s): 73504 1667 Township: HANMER  
 Lot No.: 4 Concession No.: 2 Parcel(s): 35179  
 Subdivision Plan No.: M-507 Lot: 19 Reference Plan No.: \_\_\_\_\_ Part(s): \_\_\_\_\_  
 Municipal Address or Street(s): 1005 SERVICE RD HANMER.

- 7) Date of acquisition of subject land.
- 2008

- 8) Dimensions of land affected.

Frontage 31.7 (m) Depth 44.23 (m) Area 1400.98 (m<sup>2</sup>) Width of Street \_\_\_\_\_ (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>970.3 m</u> (m <sup>2</sup> )	<u>NO CHANGE</u> (m <sup>2</sup> )
Gross Floor Area:	<u>160.6 m</u> (m <sup>2</sup> )	<u>NO CHANGE</u> (m <sup>2</sup> )
No. of storeys:	<u>1</u>	<u>NO CHANGE</u>
Width:	<u>7.31 m</u> (m)	<u>NO CHANGE</u> (m)
Length:	<u>11.1 m</u> (m)	<u>NO CHANGE</u> (m)
Height:	<u>10 ft</u> (m)	<u>NO CHANGE</u> (m)

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

	Existing	Proposed
Front:	<u>7.98 m</u> (m)	<u>NO CHANGE</u> (m)
Rear:	<u>29.01 m</u> (m)	<u>NO CHANGE</u> (m)
Side:	<u>29.5 m</u> (m)	<u>25.27 m</u> (m)
Side:	<u>25.98 m</u> (m)	<u>NO CHANGE</u> (m)

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

What type of access to the land?

Municipally owned & operated piped water system ☒  
 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.

1973

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

Use(s): RESIDENTIAL Length of time: 50 yrs.

- 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:

RESIDENTIAL.A0023/2023

- 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):

B0009: 2023

- 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, CHRISTINE INKST & STEVE BILTON (please print all names), the registered owner(s) of the property described as 1005 SERVICE 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 STEVE BILTON (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 6 day of MARCH, 2023

Christine Inkst  
(witness)

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

Print Name: STEVE BILTON CHRISTINE INKST

\*I have authority to bind the Corporation

A0023/2023



## PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, ~~CHRISTINE HART~~ STEVE BILTON (please print all names),



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

1005 BELVIEW RD  
HAMMER.

in the City of Greater Sudbury:

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

Dated this 6 day of MARCH, 2023

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

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

Print Name: STEVE BILTON

\*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: March 6/23 Hearing Date: Mar 29/23

Received By: S. Pinkerton

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

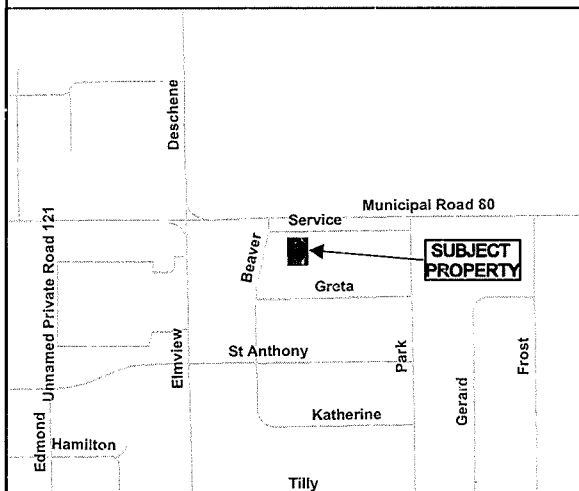
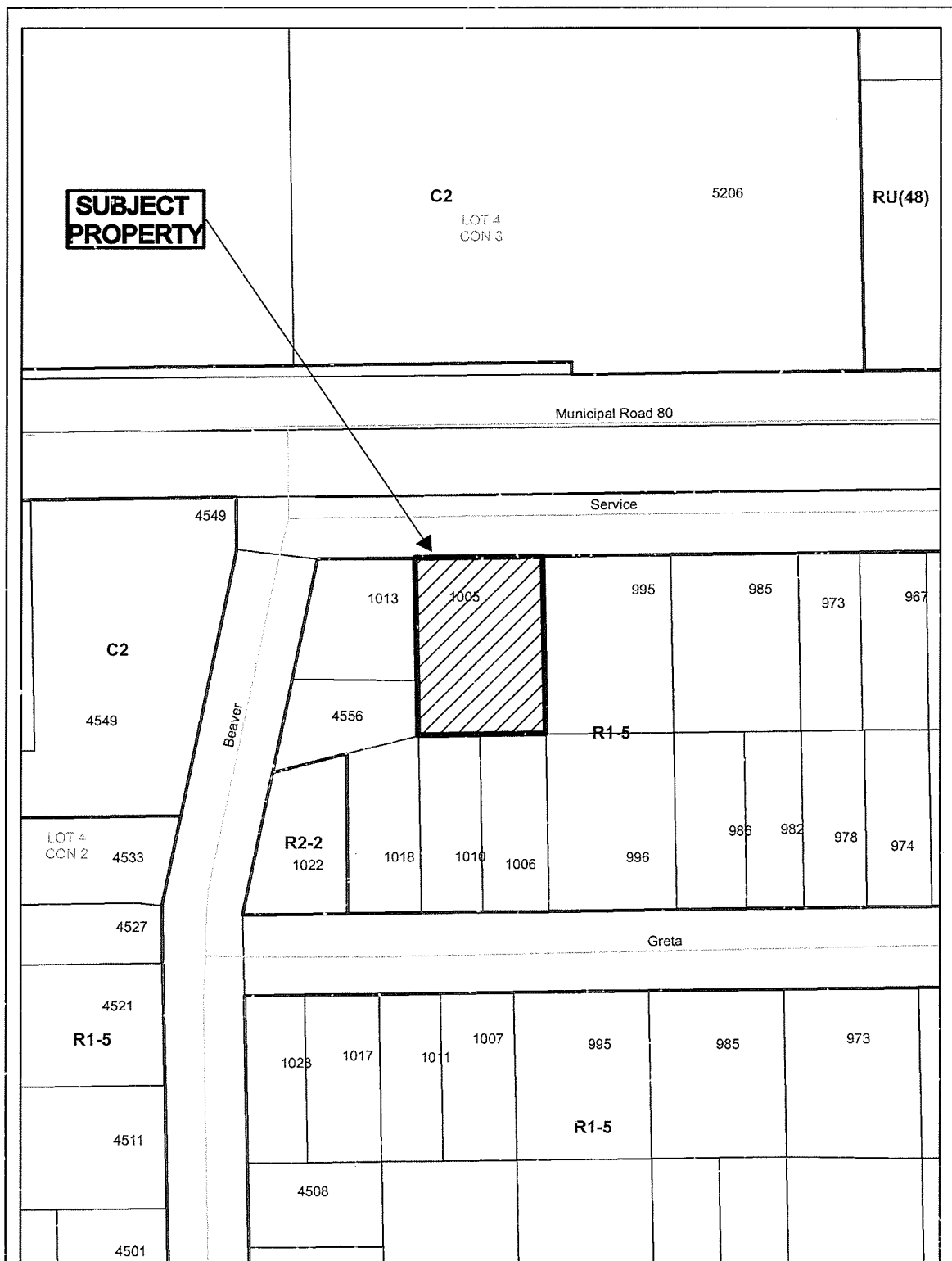
Previous File Number(s): See below

Previous Hearing Date:

Notes: B24/13 (APR 11/13)

B9/23 (APR 3/23) current

A0023/2023



## Application for Minor Variance or Permission



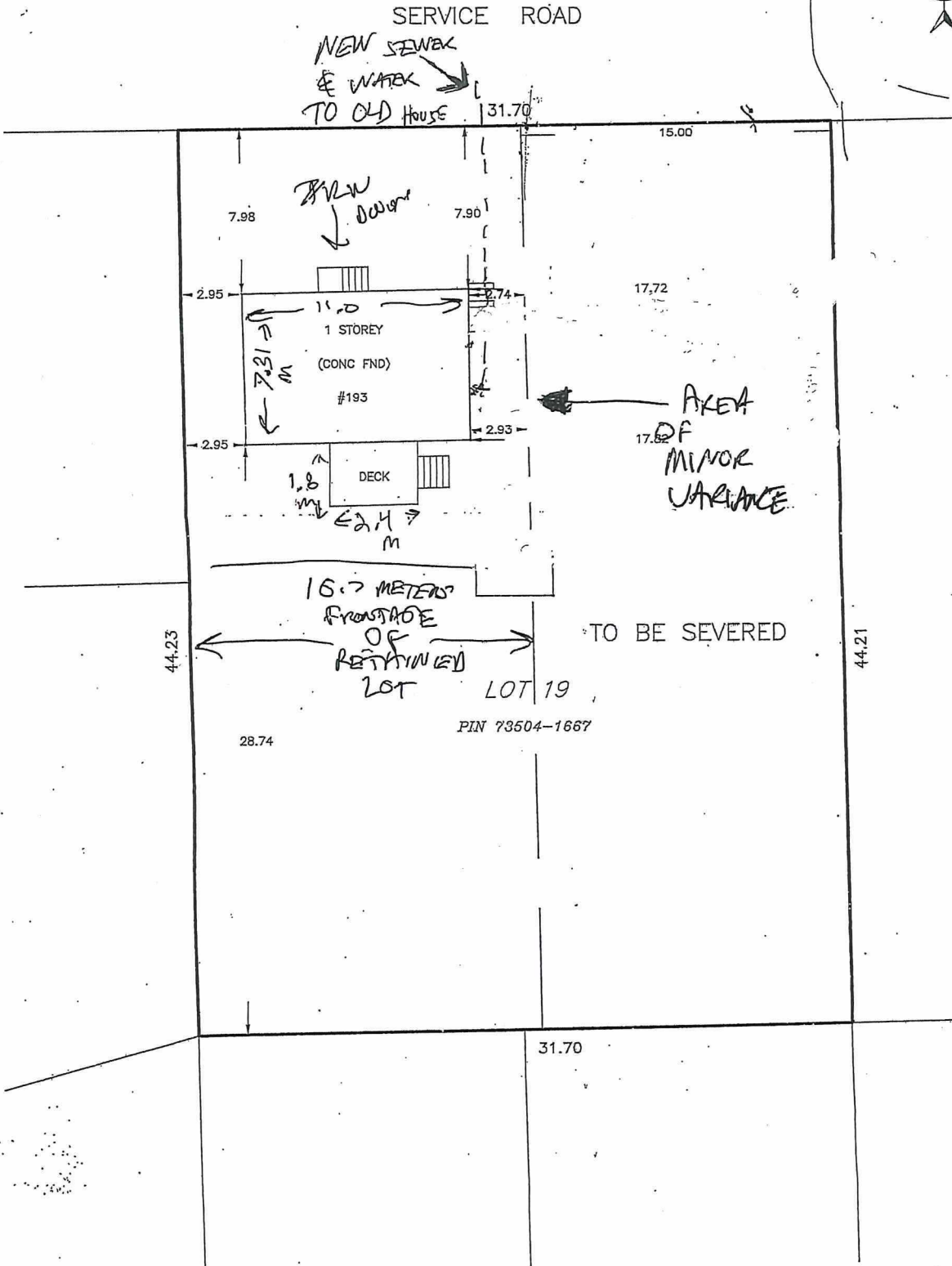
Subject Property,  
PIN 73504-1667,  
Parcel 35179 SEC SES SRO,  
Lot 19, Plan M-507,  
Part Lot 4, Concession 2,  
Township of Hanmer,  
1005 Service Road, Hanmer,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

A0023/2023  
Date: 2023 03 10

SKETCH OF  
LOT 19  
REGISTERED PLAN M-507

SCALE : 1 : 250 metric



A0023/2023  
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	
2022.01.01	
A0024/2023	
S.P.P. AREA	
YES	NO
NDCA REG. AREA	
YES	NO

**City of Greater Sudbury**  
**APPLICATION FOR MINOR VARIANCE**

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

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

**PLEASE PRINT. SCHEDULES MAY BE INCLUDED IF NECESSARY.**

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

Registered Owner(s):	201 oak street holdings corp	Email:	
Mailing Address:	203-220 wyecroft road	Home Phone:	
		Business Phone:	
City:	oakville	Postal Code:	L6K3V1
		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:	Karim Omri	Email:	
Mailing Address:	166 Douglas Street - unit 2	Home Phone:	
		Business Phone:	
City:	Sudbury	Postal Code:	P3E1G1
		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: Mark Gordon, Neil Cawse + Jeremy Thompson  
Mailing Address: 166 Douglas Street - unit 2  
City: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Current Official Plan designation: Residential 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
Deck setbacks requirement	2.4m	0.15m	2.25m

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

c) Description of Proposal:  
Building two decks for the front and back side of building.

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
The entrance to the back units need stairs and in order to meet code, the stairs will need to exceed the setbacks.

private mortgage  
Mark Gordon  
30 Queen Marys  
Drive, Etobicoke  
Neil Cawse  
2440 Winton Park  
Drive Oakville  
Fountain head  
Capital Inc  
25 St Andrew  
jardentoronto



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

PIN(s): 73585-1034 Township: McKim  
 Lot No.: 49 Concession No.: 1 Parcel(s): 35 H  
 Subdivision Plan No.: \_\_\_\_\_ Lot: \_\_\_\_\_ Reference Plan No.: \_\_\_\_\_ Part(s): \_\_\_\_\_  
 Municipal Address or Street(s): 701 Oak St, Sidney

- 7) Date of acquisition of subject land:
- 2020 02 04

- 8) Dimensions of land affected.

Frontage 15.24 (m) Depth 36.62 (m) Area 558.075 (m<sup>2</sup>) Width of Street +/- 10 (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>N/A</u> <u>294.41</u> (m <sup>2</sup> )	<u>+/- 294.41</u> Same as existing (m <sup>2</sup> )
Gross Floor Area:	<u>N/A</u> <u>1026.43</u> (m <sup>2</sup> )	<u>+/- 1026.43</u> Same as existing (m <sup>2</sup> )
No. of storeys:	<u>N/A</u> <u>3</u>	<u>3</u> Same as existing
Width:	<u>N/A</u> <u>13.61</u> (m)	<u>13.61</u> Same as existing (m)
Length:	<u>N/A</u> <u>27.44</u> (m)	<u>27.44</u> Same as existing (m)
Height:	<u>N/A</u> <u>6.71</u> (m)	<u>+/- 6.71</u> Same as existing (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>3.05</u> (m)	<u>3.05</u> [Same as existing] (m)
Rear:	<u>6.13</u> (m)	<u>3.73</u> (m)
Side:	<u>1.21</u> (Right) (m)	<u>0.18</u> (Right) (m)
Side:	<u>0.43m</u> (Left) (m)	<u>0.43</u> (left) [Same as existing] (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/Swailes ☐

What type of access to the land?

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

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

unknown 1950-19 to assumed

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

Use(s): N/A Multi family Length of time: N/A since construction

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

Same as #13 ☒ or, N/A

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

15

- 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:

church + multi family

no change  
simple decks to  
access

A0024/2023

- 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, Robert Kelava / 201 Oak Street Hamilton (please print all names), the registered owner(s) of the property described as 201 OAK 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 Karim Omri (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 JANUARY, 20 23

[Signature]  
Witness:  
[Signature]

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

Print Name: Karim Omri ROBERT KELAVA

\*I have authority to bind the Corporation

A0024/2023

I/We, Karim Omri (please print all names),  
the registered owner(s) or authorized agent of the property described as 201 Oak Street, Sudbury Ontario

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 28 day of February, 2023

~~Isabelle neron~~  
Commissioner of Oaths

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

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

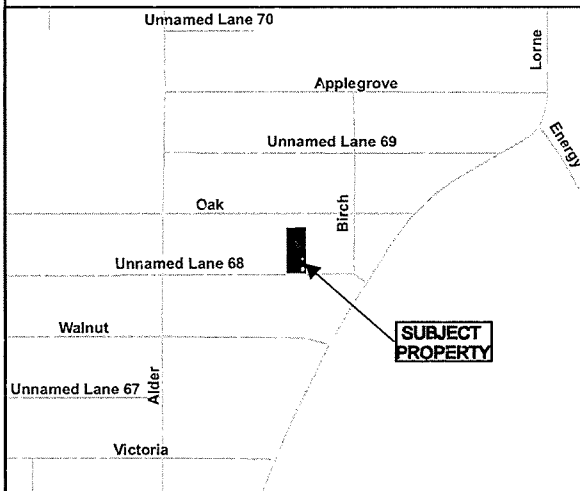
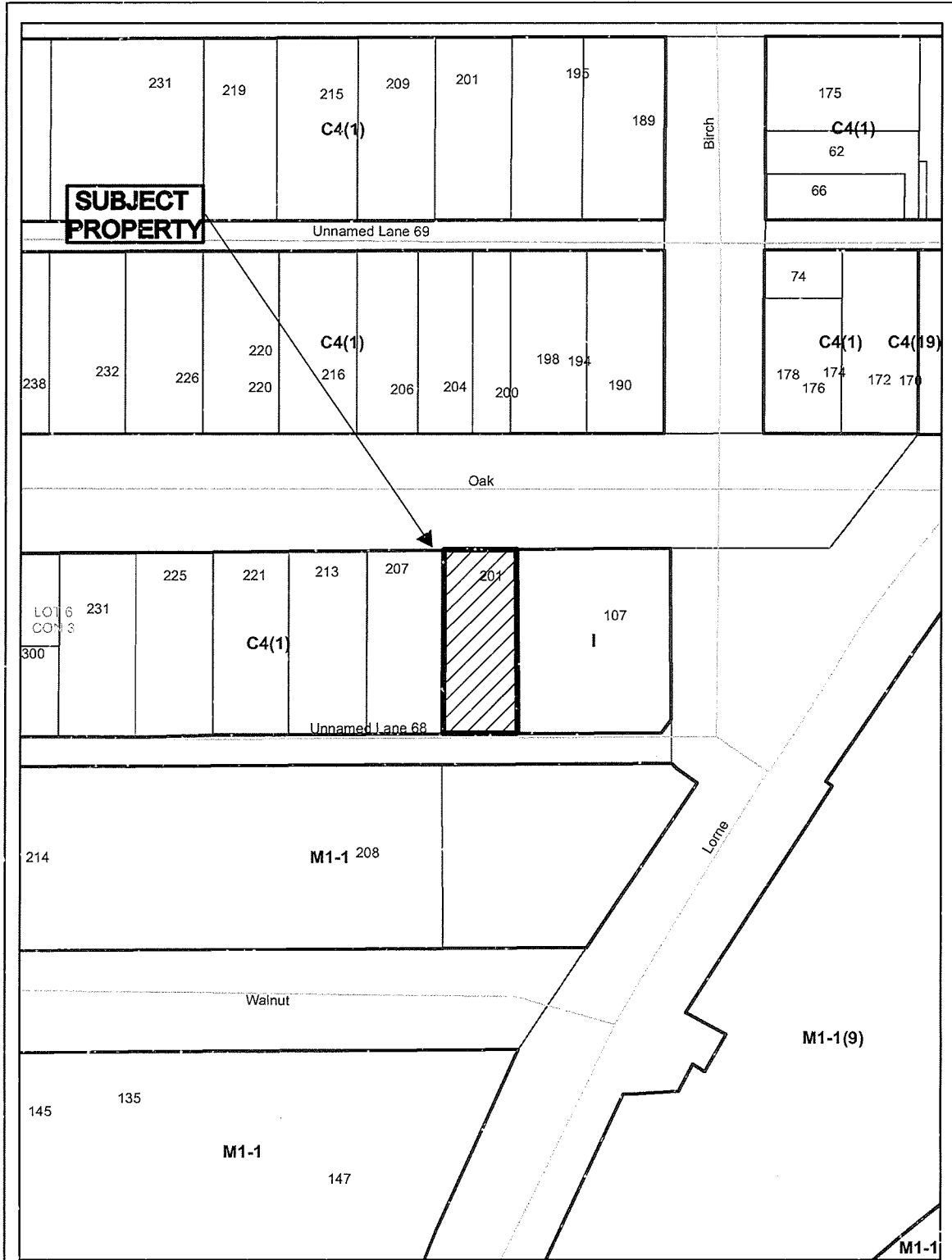
Print Name: Karim Omri  
 \*I have authority to bind the Corporation

\* 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: Feb 28/23 Hearing Date: March 29, 2023 Received By: S. Pinkerton  
Zoning Designation: C4(D) Resubmission: ☐ Yes ☒ No  
Previous File Number(s): none  
Previous Hearing Date:  
Notes:

A0024/2023



## Application for Minor Variance or Permission



Subject Property,  
PIN 73585-1034,  
Lot 49 Block 'C', Plan 3S,  
Lot 6, Concession 3,  
Township of McKim,  
201 Oak Street, Sudbury,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

A0024/2023  
Date: 2023 03 10

# GENERAL REQUIREMENTS

1. GENERAL CONTRACTOR & SUBCONTRACTOR SHALL EXAMINE THE SITE, VERIFY ALL DIMENSIONS, UNKNOWN DETAILS TO ADEQUATELY BE IDENTIFIED AND REPORTED TO THE OWNER PRIOR TO WORK.
2. ALL DIMENSIONS SHALL BE VERIFIED BY THE OWNER PRIOR TO WORK.
3. CONTRACTOR IS NOT TO BE RESPONSIBLE FOR CHANGES OR ADDITIONS TO THE DESIGN UNLESS PROVIDED AND APPROVED BY KOMRI ENGINEERING.
4. GENERAL CONTRACTOR SHALL PROVIDE ALL MATERIAL AND LABOR REQUIRED.
5. BREAKDOWN OF WORK IS NOT NECESSARILY COMPLETE AND IS FOR GUIDANCE ONLY.
6. ALL SITE MEASUREMENTS SHALL BE COMPLETED BY CONTRACTOR PRIOR TO COMMENCING MATERIAL OR BEGINNING THE WORK.

## CODE AND STANDARDS

1. COMPLY WITH THE EXISTING BUILDING CODE REQUIREMENTS OR OTHER APPLICABLE HAVING JURISDICTION.
2. REPEATER REFERRED TO AS CODE.
3. MEET OR EXCEED REQUIREMENTS OF CONTRACT DOCUMENTS, REFERENCED STANDARDS, CODES AND REFERENCED DOCUMENTS.
4. COMPLY WITH THE EXISTING OCCUPATIONAL HEALTH AND SAFETY ACT 1981 AND REGULATIONS FOR CONSTRUCTION PROJECTS.

## PERMITS AND INSPECTIONS

1. THE CONTRACTOR SHALL OBTAIN AND PAY FOR BUILDING PERMIT AND ASSOCIATED INSPECTIONS.

## DESIGN DATA

1. STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE EXISTING BUILDING CODE 2013 SUPPLEMENTED BY THE USERS.
2. CLIMATE: 1981 U.S. STRUCTURAL CODE, PART 1 OF 2013.
3. CLIMATE LOCATION: SUDURY, ONTARIO.

## SUBMITTALS

1. SUBMIT FOR REVIEW BEFORE STARTING WORK.
2. SUBMIT SHOP DRAWINGS IN CONFORMANCE WITH THE REQUIREMENTS OF CONSTRUCTION.
3. SHOP DRAWINGS MUST BE REVIEWED BY CONTRACTOR BEFORE SUBMISSION TO CONSULTANT.
4. SHOP DRAWINGS WITHOUT CONTRACTOR STAMPS WILL BE RETURNED WITHOUT BEING REVIEWED.
5. REVIEW OF SHOP DRAWINGS DOES NOT INCLUDE DETAILED REVIEW OF DIMENSIONS OR CALCULATIONS OF ELEMENTS ENGINEERED BY OTHERS AND DOES NOT PRELIMINARY REVIEW OF THE RESPONSIBILITY TO COMPLETE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. BEFORE RECOMMENDING DIMENSIONS, ALL CONSTRUCTION REQUIRED BY PRIOR REVIEWS HAVE BEEN COMPLETED.
7. DO NOT ADD DETAILS TO DRAWINGS WHICH HAVE NOT BEEN REVIEWED AS NOTED.
8. DO NOT BEGIN FABRICATION UNTIL ALL SHOP DRAWINGS HAVE BEEN EXAMINED.
9. PROVIDE FINAL RECORDS AND NOTIFICATION AFTER ALL CONSTRUCTION IS COMPLETE.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY AND MAINTAIN A QUALITY CONTROL PLAN ASSOCIATED WITH THE STRUCTURAL WORK. THIS SHALL BE PROVIDED TO THE CONSULTANT WHEN REQUESTED.
11. THIS SHALL INCLUDE:
  - FIELD AND NOT WEATHER CONSTRUCTION PROCEDURES
  - TYPICAL FIT INSPECTION AND TESTING PROCEDURES

## CONCRETE NOTES

1. CONCRETE IS SPECIFIED AS PER THE "PERFORMANCE SPECIFICATION" ALTERNATIVE AS OUTLINED IN CSA A23.1, TABLE 2.
2. THE CONTRACTOR AND CONCRETE SUPPLIER TO MEET ALL CERTIFICATION, DOCUMENTATION AND QUALITY CONTROL REQUIREMENTS.
3. CONCRETE TO BE COMPRESSIVE STRENGTH OF 28 MPa MINIMUM (2800 PSI) AT 28 DAYS.
4. THE CONCRETE SUPPLIER TO BE CERTIFIED BY THE REGISTERED CONCRETE ASSOCIATION OF ONTARIO.
5. THE CONTRACTOR AND THE CONCRETE SUPPLIER ARE TO ENSURE THAT THE PLASTIC AND IMPROVED SAL PROPERTIES MEET THE REQUIREMENTS FOR PLACING, FINISHING AND THE OWNERS PERFORMANCE REQUIREMENTS.
6. CONCRETE TO BE PORTLAND CEMENT TYPE OR MIXED PORTLAND CEMENT OR EQUIVALENT BY EQUIVALENT CLASS.
7. PLACE CONCRETE AT A GLIDE AS POSSIBLE TO FINAL LOCATION TO AVOID SEGREGATION. VIBRATE ALL CONCRETE.
8. FORM THE SURFACE OF ALL STRUCTURAL CONCRETE MEMBERS.
9. FORMS TO BE REMOVED OR BUILDING TO BE SUBMITTED TO KOMRI ENGINEERING FOR APPROVAL PRIOR TO CONSTRUCTION.

## TEMPORARY WORKS

1. AS STRUCTURAL DRAWINGS SHOW THE COMPLETED STRUCTURE, IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE, DESIGN AND ERECT ANY TEMPORARY WORKS REQUIRED TO COMPLETE THE WORK.
2. LOADS & ERECTED ON DRAWINGS MUST NOT BE EXCEEDED BY CONSTRUCTION LOADS.
3. CONTRACTOR IS RESPONSIBLE TO ENSURE THE DESIGN AND REVIEW OF ALL TEMPORARY WORKS ARE CARRIED OUT BY A PROFESSIONAL ENGINEER LICENSED AND INSURED TO WORK IN ONTARIO.

## EXISTING STRUCTURES

1. PRIOR TO CONSTRUCTION VERIFY EXISTING CONDITIONS AND DIMENSIONS.
2. PROTECT ALL EXISTING STRUCTURES TO REMAIN. EXISTING STRUCTURES ARE PROTECTED DURING CONSTRUCTION.
3. EXPOSE ALL TEMPORARY BRACING AND BRACKS ARE INSTALLED AND REMOVED TO MAINTAIN THE INTEGRITY OF EXISTING STRUCTURE.
4. REPORT ANY VARIATIONS IN EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK.

## WOOD NOTES

1. ALL FINISH TO COMPLY WITH THE PART REQUIREMENTS OF THE EXISTING BUILDING CODE.
2. PRIOR TO STARTING CONSTRUCTION, ENSURE ALL DIMENSIONS ARE FIELD VERIFIED.
3. DETAILS ALL FINISHES AS PER DRAWINGS. SPACE ALL MEMBERS AS PROPOSED. SQUARELY SPACE MEMBERS IN PLACE TO EXHIBIT PLUMB LINE. PERMANENTLY FIELD IN STRUCTURE.
4. ALL MATERIALS SHALL BE PROTECTED FROM ENVIRONMENTAL DAMAGES. STORE OFF GROUND AND COVER WITH WATERPROOF TARP.
5. MATERIALS:
  - DIMENSIONAL LUMBER: SPF NO. 140.2
  - PRESTRESSED WOOD BOARD: CSA G40.7
  - PLYWOOD: CSA G31.1
  - PAULS: CSA B15.1.1
  - CONNECTORS: HANGERS: EMBOSON 410K-10C

# SYMBOL LEGEND

- BEAM IDENTIFICATION IN SCHEDULE
- SHOW AS
- BEAM IDENTIFICATION IN SCHEDULE
- SHOW AS
- DETAIL REFERENCE
- DETAIL NUMBER
- SHEET DETAIL IS SHOWN
- WALL PHASING
- EXISTING WALLS

## SITE PLAN LEGEND

- PROPOSED NEW
- EXISTING GRAVEL
- EXISTING ASPHALT
- EXISTING GRASS
- EXISTING PROPERTY LINE
- EXISTING SETBACK LINE

## FLOOR ASSEMBLIES:

1. 1" FLOOR: 1" TREATED DECK BOARD
2. 2" FLOOR: 2" TREATED DECK BOARD
3. 3" FLOOR: 3" TREATED DECK BOARD

DIMENSIONS ON SITE PLAN TO BE FIELD VERIFIED BY HOME OWNER, CONTRACTOR OR SITE SURVEY. ANY DISCREPANCIES SHALL BE REPORTED TO KOMRI ENGINEERING.

ZONE #	-C4
TOTAL PROPERTY AREA=	± 558.075m <sup>2</sup>
PROPOSED NEW DWELING=	± 295.007m <sup>2</sup>
NEW TOTAL LOT COVERAGE=	52.3%
MAXIMUM LOT COVERAGE=	55%
MAXIMUM HEIGHT=	3.4m
MINIMUM LOT FRONTAGE=	1.6m
MINIMUM FRONT YARD=	6m
MINIMUM REAR YARD=	7.5m
MINIMUM INTERIOR SIDE YARD=	0.6m
MINIMUM CORNER SIDE YARD=	4.5m

## POST/COLUMN SCHEDULE

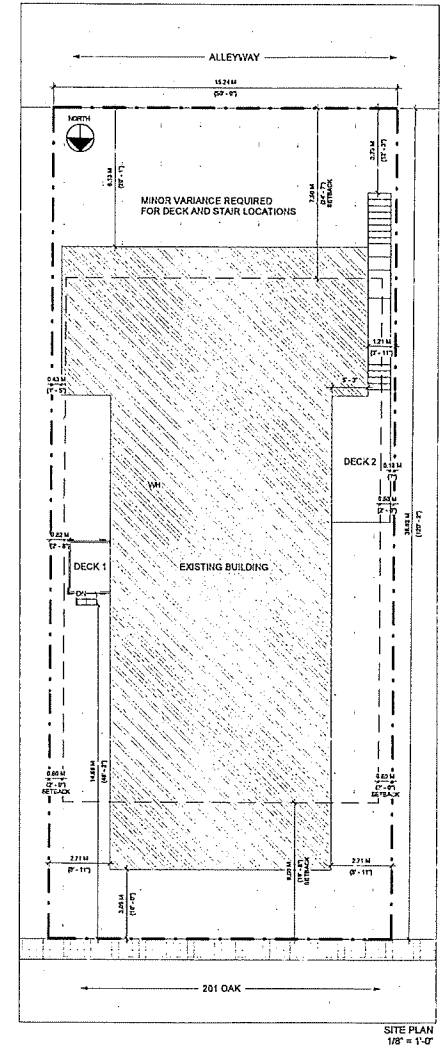
COUNT	IDENTITY	SIZE
1	P1	64 P 7.5" X 14.0" 2
1	P2	64 P 7.5" X 14.0" 2

## FOOTING SCHEDULE

COUNT	IDENTITY	SIZE
1	F1	CONCRETE CROWN BLOCK

## BEAM SCHEDULE

COUNT	IDENTITY	SIZE
1	B1	3 PLY 24 P 31" X 14.0" 2



ISSUED FOR CONSTRUCTION - JANUARY 31, 2023

KOMRI  
ENGINEERING

WHITEHALL APARTMENTS  
PROJECT NO. 18402-148  
INFORMATION SHEET

DRAWN: [blank]  
CHECKED: [blank]  
SCALE: As Indicated  
SHEET: [blank]

A01

A0024/2023  
Sketch - 2