

Tom Davies Square  
200 Brady St

Wednesday, March 9, 2022

PUBLIC HEARINGS

**A0004/2022**

**ALFONSO ARGENTO  
GIUSEPPE ARGENTO**

Ward: 10

PIN 73592 0424, Survey Plan 53R-17620 Part(s) 3, 4, and 5, Lot(s) Pt 6, 7, and 8, Subdivision M-124, Lot Pt 3, Concession 2, Township of McKim, 647 Kirkwood Drive, Sudbury, [2010-100Z, R2-2 (Low Density Residential Two)]

For relief from Part 4, Section 4.41, subsections 4.41.2 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 and uncovered deck on the subject property providing a 19.0m setback from the high water mark of a lake or river, where no person shall erect any residential building closer than 30.0m to the high water mark of a lake or a river.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0013/2004 (MAR 1/04)

**A0012/2022**

**12682184 CANADA INC.**

Ward: 5

PIN 02123 0026, Parcel 12399 SES, Survey Plan 53R-12683 Part(s) 1 & 2, Lot(s) Pt 9, Subdivision M-164, Lot Pt 4, Concession 5, Township of McKim, 377 Lasalle Boulevard, Sudbury, [2010-100Z, R3-1 (Medium Density Residential)]

For relief from Part 4, Section 4.15, subsection 4.15.4, Part 5, Section 5.5, Table 5.5 and Part 6, Section 6.3, Table 6.5 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, to facilitate the conversion of the existing building from five residential units to six residential units providing, firstly, no planting strip at the rear lot line, where a minimum 1.8m wide planting strip is required where a Medium Density Residential zone abuts a Low Density Residential zone and where an opaque fence 1.5m in height is provided, secondly, a minimum of 5 parking spaces, where 9 is required, thirdly, a minimum lot area of 107.5m<sup>2</sup> per unit, where 110.0m<sup>2</sup> is required, and fourthly, a minimum landscaped open space of 19%, where 30% is required.

**A0013/2022**

**2842365 ONTARIO INC.**

Ward: 4

PIN 02136 0224, Lot(s) 131, Except NW corner, Subdivision 1SC, Lot Pt 6, Concession 4, Township of McKim, 0 Bloor Street, Sudbury, [2010-100Z, R2-2 (Low Density Residential Two)]

For relief from Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a semi-detached dwelling providing a minimum lot frontage of 8.8m, where 10.5m is required, and also, a minimum corner side yard setback of 4.195m, where 4.5m is required.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0099/2021 (NOV 1/21) AND MINOR VARIANCE APPLICATIONS A0094/2021 (JULY 21/21) AND A0095/2021 (JULY 21/21)

**A0014/2022**

**TJ HERAULT**

Ward: 7

PIN 73495 0233, Parcel 7194 SEC SES, Lot Pt 5, Concession 2, Township of Garson, 3500 Falconbridge Highway, Garson, [2010-100Z, R3(77) (Medium Density Residential)]

For relief from Part 4, Section 4.8 and Part 6, Section 6.3, Table 6.5 of By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a multiple dwelling on the subject property providing, firstly, a minimum front yard setback of 7.5m, where the established building line of 9.7m is required, and secondly, a minimum lot depth of 30.48m, where 45.0m is required.

**A0017/2022**

**JONATHON TAYLOR**

Ward: 4

PIN 02179 0452, Parcel 15048, Lot(s) 423, 424, and 425, Subdivision M2S, Lot Pt 7, Concession 4, Township of McKim, 602 Ash Street, Sudbury, [2010-100Z, R2-2 (Low Density Residential Two)]

For relief from Part 4, Section 4.2, Table 4.1, and Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the conversion of the existing one-storey single detached dwelling to two-storeys, firstly, providing a minimum front yard setback of 4.6m, where 6.0m is required, secondly, providing an interior side yard setback of 1.5m, where 2.4 m is required, thirdly, to permit the porch to encroach 3.8m into the required front yard and maintaining a 2.2m setback from the front lot line, where porches may encroach 2.4 into the required front yard, fourthly, to permit eaves to encroach 1.7m into the required front yard and 1.2m into the required interior side yard, where eaves may encroach 1.2m into the required front yard and 0.6m into the required interior side yard, but not closer than 0.6m to the lot line.

**THIS APPLICATION WAS DEFERRED FROM THE MEETING OF FEBRUARY 24, 2022 TO IN ORDER FOR THE APPLICANT TO SPEAK WITH STAFF TO ADDRESS COMMENTS.**

**A0008/2022**

**JACK ROCCA**

**"REVISED"**

Ward: 1

PIN 73586 0638, Lot(s) 297, Subdivision 4S, Lot Pt 7, Concession 3, Township of McKim, 331 Regent Street, Sudbury, [2010-100Z, C2 (General Commercial)]

For relief from Part 4, Section 4.2, Table 4.1, Part 5, Section 5.2, subsection 5.2.3.1 and Section 5.5, Table 5.5 and Part 7, Section 7.2, Table 7.1 and Section 7.3, Table 7.3 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, to facilitate the conversion of the existing building by removing a shared housing component having 10 guest rooms in favour of adding two residential dwelling units to the existing three residential dwelling units for a total of five residential dwellings units all contained within the existing building, firstly, providing a maximum net residential density of 87 units per hectare, where a maximum net residential density of 60 units per hectare is permitted, secondly, to recognize an existing minimum front yard setback of 0.06m, where 7.5m is required, thirdly, to recognize an existing southerly interior side yard setback of 0.03m, where 1.2m is required, fourthly, to provide for a minimum of 6 parking spaces, where 8 is required, fifthly, eaves with no setback from the southerly side lot line, where eaves may encroach 0.6m into the required yard but not closer than 0.6m to the lot line, and sixthly, to permit parking space #6 on the sketch submitted with the application to provide a reduced size of 2.9m by 6.0m, where the width of a required parking when the length abuts a wall or barrier shall be 3.0m and a length of 6.0m.

**A REMINDER... THE NEXT SCHEDULED MEETING IS  
WEDNESDAY, MARCH 23, 2022**



Box 6000, Station 'A', 200 Brady Street  
Sudbury ON P3A 6P3  
Tel. (706) 871-2408, Ext. 4376/4348  
Fax (706) 873-2200

Office Use Only 2021.01.01
A0004/2028
S.P.P. AREA YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
NDCA REG. AREA YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

## City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$986.00 (includes \$236.00 legal notice fee)  
APPLICATION FEE FOR HEDGEROWS: \$280.00 (includes \$236.00 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 46 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): Alfonso Argento and Giuseppe (Joe) Argento Email: \_\_\_\_\_  
Mailing Address: 647 Kirkwood Drive Home Phone: \_\_\_\_\_  
Business Phone: \_\_\_\_\_  
City: Sudbury Postal Code: P3E 6J6 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: Belanger Salach Architecture Email: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ Home Phone: \_\_\_\_\_  
647 Kirkwood Drive, Sudbury ON Business Phone: \_\_\_\_\_  
City: Sudbury Postal Code: P3B 1M2 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: Same as listed above  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ Postal Code: \_\_\_\_\_

- 4) Current Official Plan designation: OPA 103 Current Zoning By-law designation: 2010-100Z

- 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
provide relief from non-shoreline structure	2010-100Z (Feb 2022)	19 metres	11 metres
setback of 30 metres to 19 metres from			
water body high water mark			

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

- c) Description of Proposal:

To provide relief of required water body setback for proposed non-shoreline structure, being a single family dwelling. The forthcoming 2010-100Z zoning by-law amendment will require a minimum setback of 30 metres. Currently, 2010-100Z, requires a 12.0 metre setback. We are seeking relief and consideration for a waterbody setback of 19 metres.

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

In order to comply with the forthcoming zoning requirement of a 30 metre setback, there would not be enough depth associated with the property to allow for an appropriately sized residential structure between the balance left between the water body and front yard setbacks. The remaining buildable depth would not adequately accommodate the proposed development.

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

PIN(s): 73592-0142 (LT)	Township: McKim	Ward: 10
Lot No.: 7	Concession No.:	Parcel(s):
Subdivision Plan No.:	Lot:	Reference Plan No.: 53R-17620 Part(s): 3,4
Municipal Address or Street(s): 647 Kirkwood Drive, Sudbury ON		

- 7) Date of acquisition of subject land. 1991

- 8) Dimensions of land affected.

55.44 m (high water mark)

Frontage	41.45 (m)	Depth	62.48 (m)	Area	2082 (m <sup>2</sup> )	Width of Street	7.20 (m)
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- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	N/A (m <sup>2</sup> )	345.0 (m <sup>2</sup> )
Gross Floor Area:	(m <sup>2</sup> )	345 (main) + 403 (lower) = 748.0 (m <sup>2</sup> )
No. of storeys:		1 + walkout basement
Width:	(m)	30.75 (m)
Length:	(m)	12.60 (m)
Height:	(m)	8.5 (m)

\*Proposed Boathouse - 4.9 m wide x 7.9 m long x 3.0 height - 38.7 m<sup>2</sup>

- 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)	21.27 (house above grade) (m)
Rear:	(m)	19.00 (house) -0-(boathouse) (m)
Side:	(m)	1.8 (south) (m)
Side:	(m)	2.16 (north) (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.

Proposed construction start - Summer 2022

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

Use(s): Residential (R1-3) Length of time: ~40 years

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

Same as #13 ☒ or, \_\_\_\_\_

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

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

☐ Yes ☐ No

If "yes", how many? N/A

- 17) Existing uses of abutting properties: Residential (R1-3)

A0004/2022



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

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

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

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

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

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

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

If "yes", provide details on how the property is designated in the Source Protection Plan. Part of Ramsey Lake  
Intake Protection Zone 3 as indicated on IPZ map 1.2 for Ramsey Lake.

#### PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

We, Alfonso Argento and Giuseppe (Joe) Argento (please print all names), the registered owner(s) of the property described as 647 Kirkwood 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 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 Belanger Salach Architecture (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 14 day of December, 20 21

(witness)

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

Print Name: Alfonso Argento

\*I have authority to bind the Corporation

GIUSEPPE ARGENTO

Giuseppe's Witness

Giuseppe Signed January 31, 2022

A0004/2022

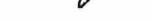
**PART B: OWNER OR AUTHORIZED AGENT DECLARATION**

I/We, Alfonso Argento and Giuseppe (Joe) Argento (please print all names),  
 the registered owner(s) or authorized agent of the property described as 647 Kirkwood Drive

**In the City of Greater Sudbury:**

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

Dated this 14 day of December, 20 21

  
Commissioner of Oaths

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

Tracy Sylvie Rochon, a Commissioner,  
etc., Province of Ontario, for Tofstal Inc.,  
limited to work required pursuant to the  
Construction Lien Act.  
Expires May 2, 2022

Print Name: **Alfonso Argento**

**\*I have authority to bind the Corporation**

Giuseppe Signed January 31, 2022

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.

*Gary Kehr*  
Comissioner of Oaths

**FOR OFFICE USE ONLY**

Date of Receipt: 15 Feb 22 Hearing Date: 9 March 2022 Received By:

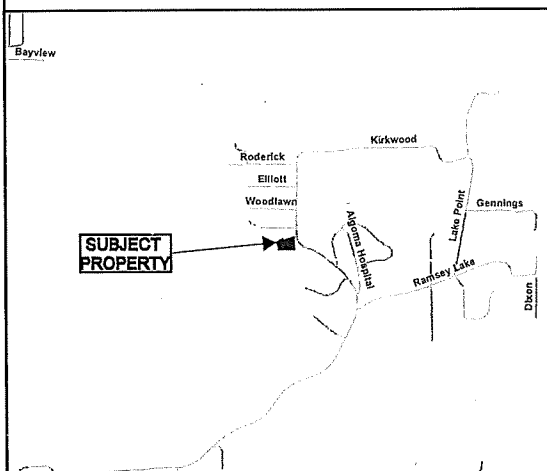
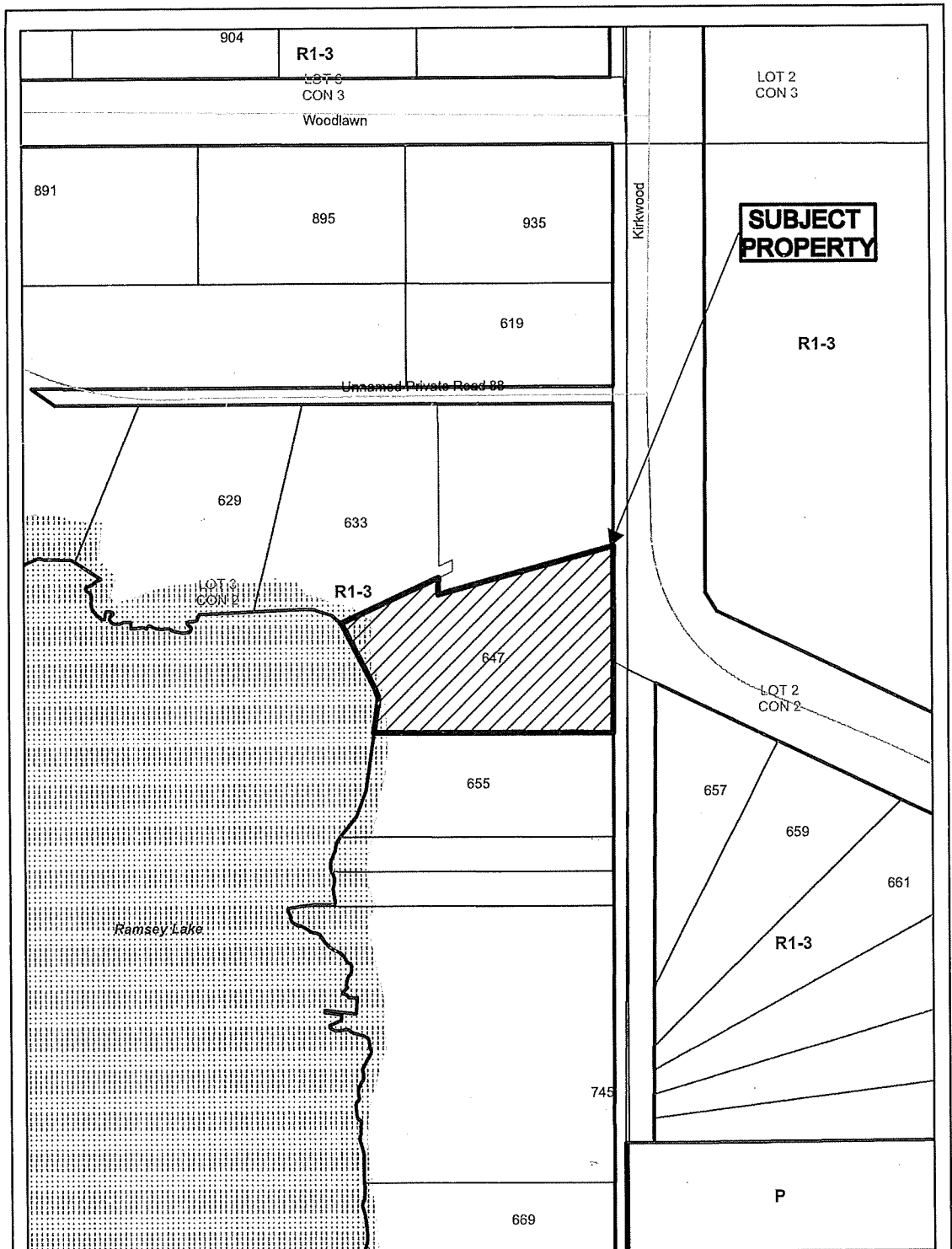
Zoning Designation: R1-3 Resubmission: ☐ Yes ☐ No

Previous File Number(s): B0013/2004

Previous Hearing Date: March 1, 2004

Notes:

10004/2022



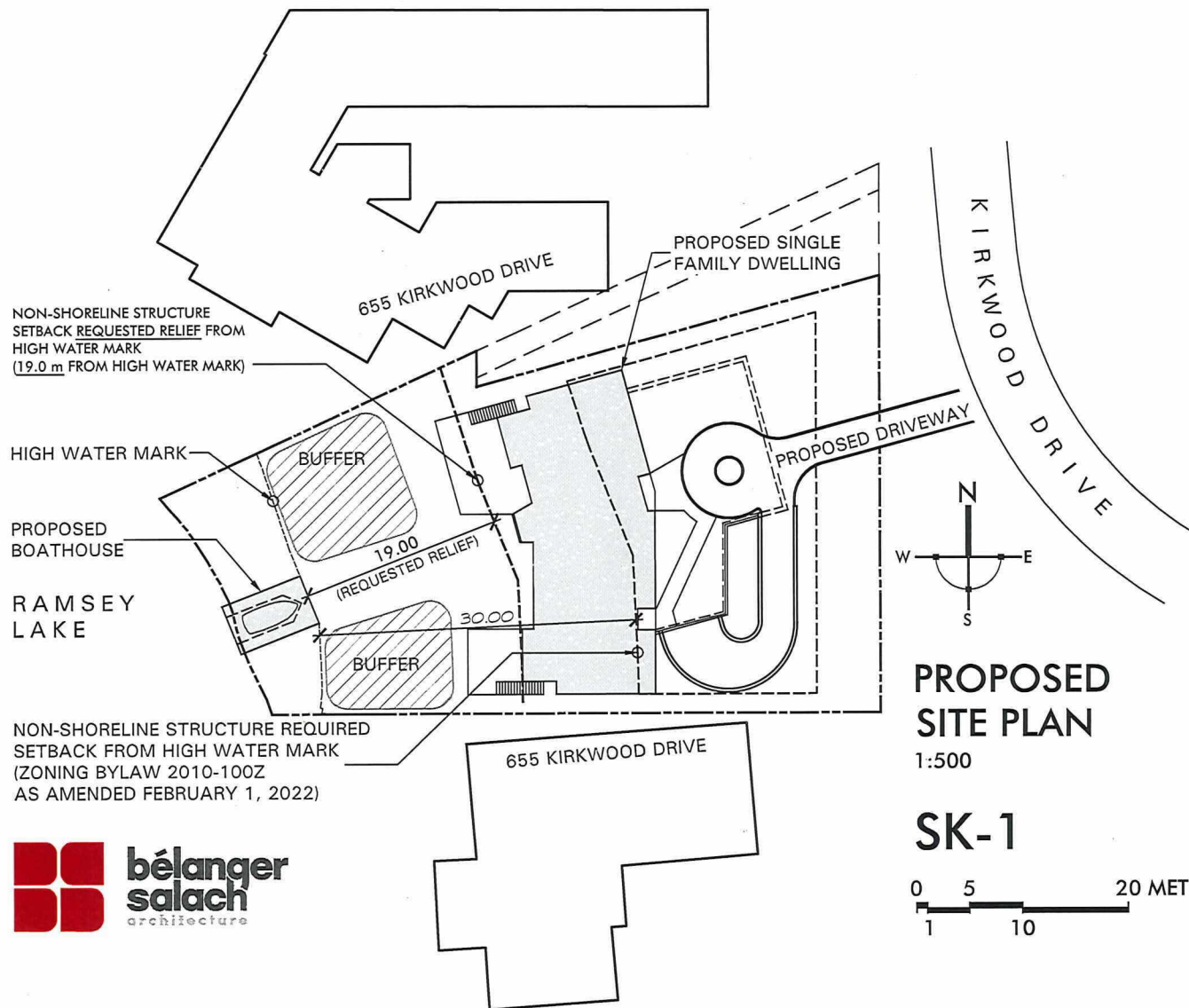
# **Application for Minor Variance or Permission**



Subject Property being  
PIN 73592-0424, Part Lots 6, 7 and 8,  
Plan M-124, being Parts 3, 4 and 5 on  
Plan 53R-17620, Part Lot 3, Concession 2,  
Township of McKim,  
647 Kirkwood Drive, Sudbury,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

A0004/2022  
Date: 2022 01 20



A0004/2022  
Sketch 2







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

City of Greater Sudbury  
APPLICATION FOR MINOR VARIANCE

Office Use Only 2022.01.01
Approved 1/2022
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: \$1,025.00 (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): 12682184 CANADA INC.	Email: [REDACTED]
Mailing Address: O'Neil Drive East	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: Sudbury	Postal Code: P3L 1H6
	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: TULLOCH Engineering	Email: [REDACTED]
Mailing Address: 1942 Regent Street Unit L	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: Sudbury	Postal Code: P3E 5V5
	Fax Phone: [REDACTED]

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

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

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

- 4) Current Official Plan designation: Living Area 1 Current Zoning By-law designation: R3-1 Medium Density Residential

- 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
Reduce Parking	1.5 per unit (9 spaces)	0.75 per unit (5 spaces)	0.75 per unit (4 spaces)
Reduce Minimum Lot Area	110m <sup>2</sup>	107.5m <sup>2</sup>	2.5m <sup>2</sup>
Reduce Minimum Landscaped Open Space	30%	19.0%	11.0%
Reduce Planting Strip where R3-1 zone abuts R1-5 zone	1.8m Landscaped Strip with Fence	0.0m Landscaped Strip with Fence	1.8m landscaped strip

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

- c) Description of Proposal:  
Internal conversion of existing 5-plex to 6-plex.

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
Existing site conditions/building location. See approved site plan attached.

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

PIN(s): 021230026 Township:  
 Lot No.: Concession No.: Parcel(s):  
 Subdivision Plan No.: M164 Lot: Reference Plan No.: Part(s):  
 Municipal Address or Street(s): 377 Lasalle Blvd, Sudbury, P3A1 W7

- 7) Date of acquisition of subject land. 22/12/2021

- 8) Dimensions of land affected.

Frontage 16.3 (m) Depth 39.64 (m) Area 645.336 (m<sup>2</sup>) Width of Street (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	±180.7 (m <sup>2</sup> )	No new development proposed (m <sup>2</sup> )
Gross Floor Area:	±361.4 (m <sup>2</sup> )	" (m <sup>2</sup> )
No. of storeys:	2	"
Width:	±10.96 (m)	" (m)
Length:	±16.43 (m)	" (m)
Height:	±6.0 (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:	7.5 (m)	" (m)
Rear:	15.88 (m)	" (m)
Side:	1.82 (m)	" (m)
Side:	3.52 (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 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 type="checkbox"/>		

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

N/A

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

Use(s): Residential Length of time: 40+ Years

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

Same as #13 ☒ or,

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

- 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

A0012/2022

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

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

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

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

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

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

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

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

#### **PART A: OWNER ACKNOWLEDGEMENT AND CONSENT**

I/We, 12682184 CANADA INC.

(please print all

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

PCL 12399 SEC SES PT LT 9 PLAN M164, PTS 1, 2 53R12683 CITY OF 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 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 14th day of Jan, 20 02

J. Lina Pousse  
(witness)

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

Print Name: Paul Chouhaneau

\*I have authority to bind the Corporation

A0012/2002



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

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 28th day of January, 2002

David T. Mol  
Commissioner of Oaths

**David Glen Tulloch**  
a Commissioner, etc., Province of Ontario,  
for TULLOCH Engineering Inc.  
Expires Feb 20<sup>th</sup>, 2024

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

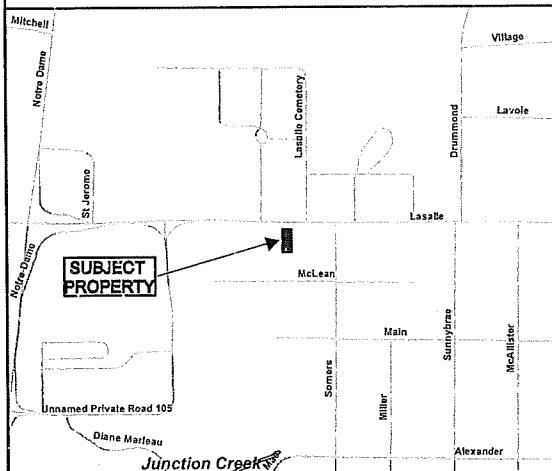
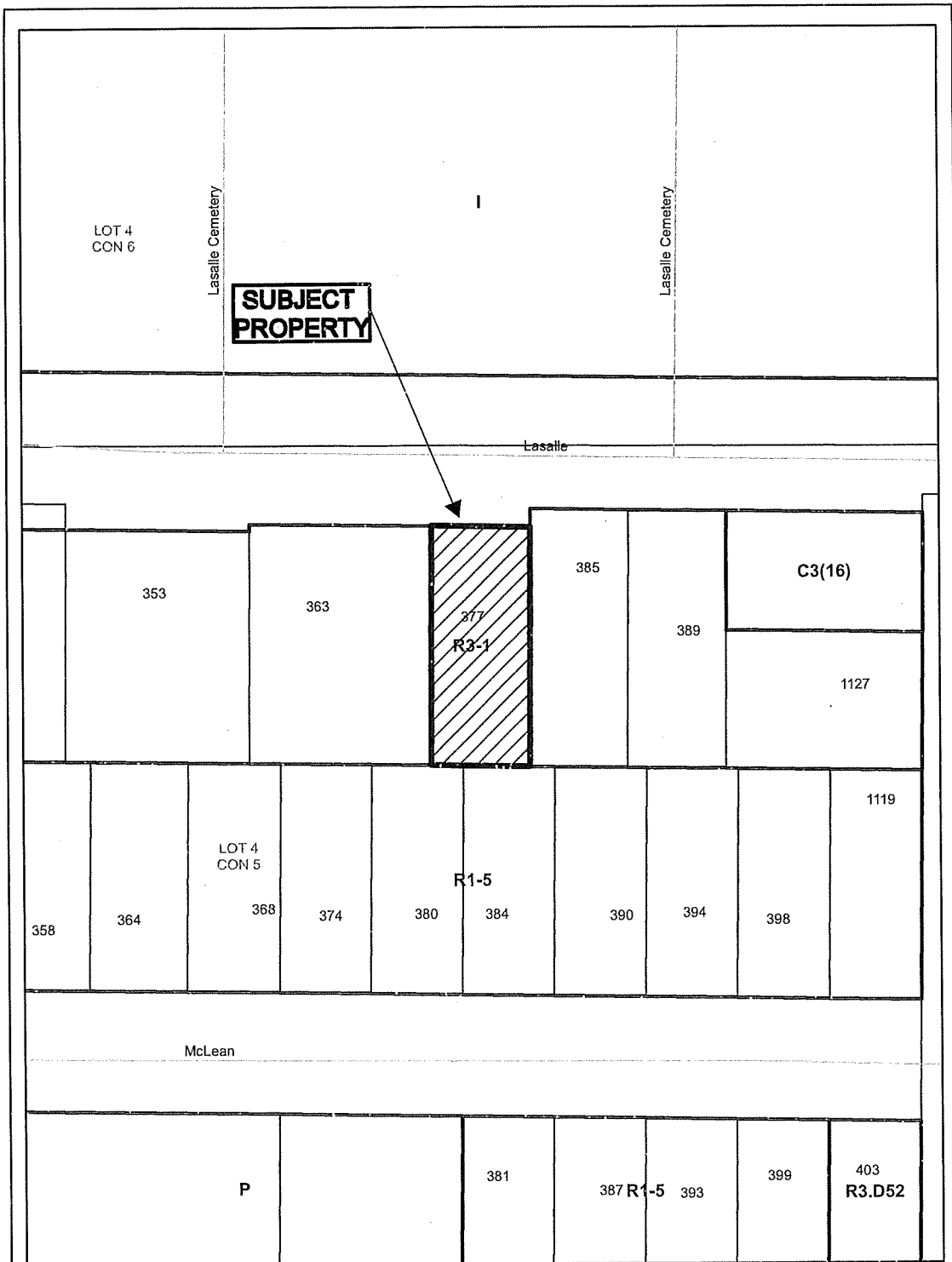
Print Name: Vanessa Smith  
 \*I have authority to bind the Corporation

- \* 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. 11/22	Hearing Date: March 9, 2022	Received By: N. Lewis
Zoning Designation: R3-1	Resubmission: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Previous File Number(s): None		
Previous Hearing Date:		
Notes:		

AM 12/2022



# **Application for Minor Variance or Permission**



Subject Property being,  
PIN 02123-0026,  
Parcel 12399 SEC SES,  
Part Lot 9, Plan M-164,  
Parts 1 and 2, Plan 53R-12683,  
Township of McKim,  
377 Lasalle Blvd, Sudbury  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

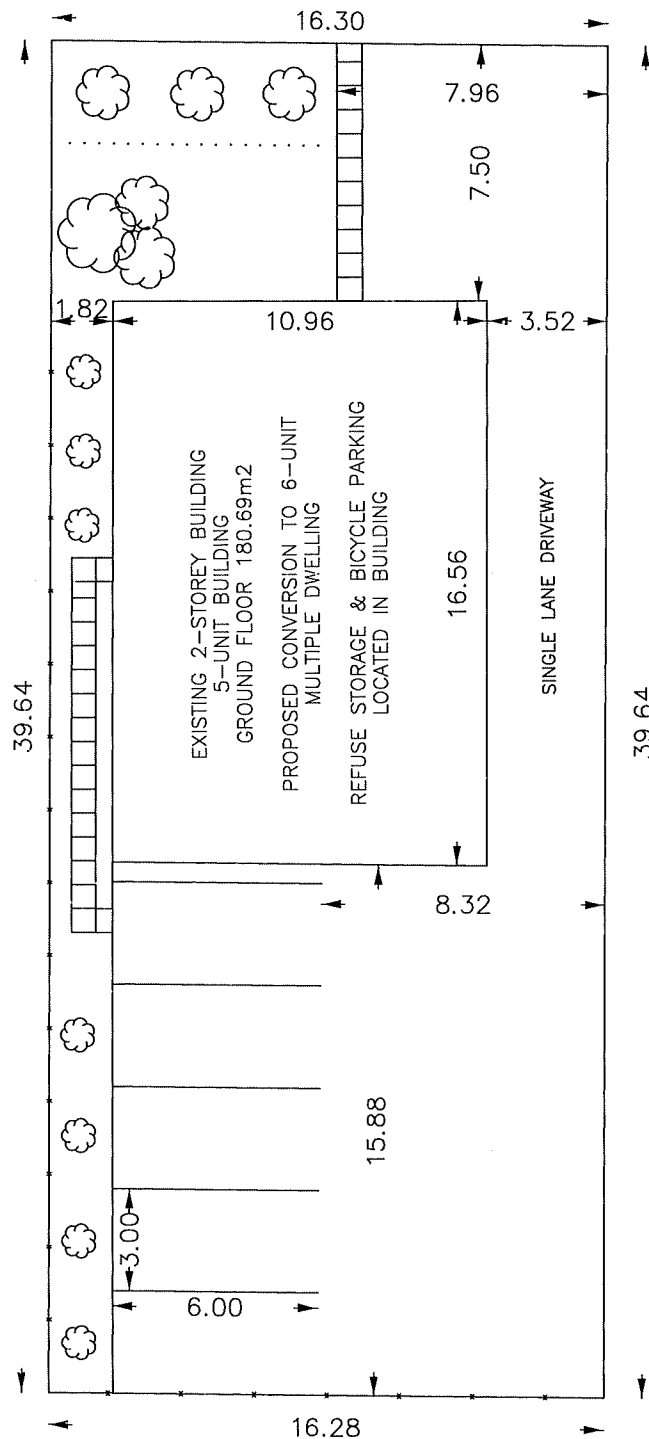
A0012/2022  
Date: 2022 02 15

# CONCEPTUAL SKETCH FOR MINOR VARIANCE

377 LASALLE BLVD  
CITY OF GREATER SUDBURY  
DISTRICT OF SUDBURY

SCALE 1:250

- (1) LOT AREA: 645m<sup>2</sup>
- (2) LANDSCAPED OPEN SPACE: 19%



A0012/2022  
Sketch 2

THE PROPERTY BOUNDARIES ILLUSTRATED ON THIS PLAN HAVE BEEN COMPILED FROM REGISTRY PLANS AND HAVE NOT BEEN CONFIRMED.

THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE.

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF TULLOCH ENGINEERING.  
© TULLOCH ENGINEERING, 2022.

	TULLOCH ENGINEERING INC.	
	1942 REGENT ST.	T. 705 671.2295
	UNIT L	F. 705 671.9477
	SUDBURY, ON	800 810.1937
	PJE-SVS	suibury@tulloch.ca
	DRAWN BY: VS	FILE: 22-0612



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	
A 0013/2022	
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: \$1,025.00 (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):	2842365 Ontario Inc --	Email:	
Mailing Address:	Representative: Gurpremjit Singh	Home Phone:	
	5306 Creditview Road	Business Phone:	
City:	Mississauga, ON	Postal Code:	L5M 5N5
		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:	Kristin Beites	Email:	
Mailing Address:		Home Phone:	
		Business Phone:	
City:	Sudbury, ON	Postal Code:	P3E 1P5
		Fax Phone:	

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

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

Name:	N/A
Mailing Address:	
City:	
Postal Code:	

- 4) Current Official Plan designation: community Current Zoning By-law designation: R2-2

- 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
1. corner lot frontage	10.5m	8.8m *	1.7m
		* previous variance granted 9.1m frontage	
2. corner side yard setback	4.5m	4.195m	0.305m

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

- c) **Description of Proposal:** The full proposal is to create two semi-detached dwellings and two accessory units on a split lot. This variance seeks further relief to the lot frontage and side yard of one of the created lots.

- d) **Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:**  
The site survey came back with less frontage than anticipated, therefore this variance seeks to correct the previously requested lot frontage. Secondly, given the required setback for the corner lot condition, the dwelling units have become very narrow, therefore this variance aims to achieve more living space for the occupants.



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

PIN(s): 021360224		Township: MCKIM	
Lot No.: 131	Concession No.:	Parcel(s):	
Subdivision Plan No.:	Lot:	Reference Plan No.:	Part(s):
Municipal Address or Street(s): 0 Bloor Street			

- 7) Date of acquisition of subject land.

- 8) Dimensions of land affected.

Frontage	8.8m	(m)	Depth	36.5m	(m)	Area	292m <sup>2</sup>	(m <sup>2</sup> )	Width of Street	10m	(m)
----------	------	-----	-------	-------	-----	------	-------------------	-------------------	-----------------	-----	-----

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	(m <sup>2</sup> )	(m <sup>2</sup> )
Gross Floor Area:	(m <sup>2</sup> )	(m <sup>2</sup> )
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)	11.2m (to building) 9.8 (to deck) (m)
Rear:	(m)	9.6m (to building) 7.5m (to stairs) (m)
Side:	(m)	N/A -- shared party wall (m)
Side:	(m)	4.2m (m)

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

Municipally owned & operated piped water system	<input checked="" type="checkbox"/>
Municipally owned & operated sanitary sewage system	<input type="checkbox"/>
Lake	<input type="checkbox"/>
Individual Well	<input type="checkbox"/>
Communal Well	<input type="checkbox"/>
Individual Septic System	<input type="checkbox"/>
Communal Septic System	<input type="checkbox"/>
Pit Privy	<input type="checkbox"/>
Municipal Sewers/Ditches/Swales	<input type="checkbox"/>

- What type of access to the land?

Provincial Highway	<input type="checkbox"/>
Municipal Road	<input type="checkbox"/>
Maintained Yearly	<input checked="" type="checkbox"/>
Maintained Seasonal	<input type="checkbox"/>
Right-of-way	<input type="checkbox"/>
Water	<input type="checkbox"/>
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:
---------	--------	-----------------

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

Same as #13 ☐ or, semi-detached dwelling with an accessory unit

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

- 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: R2-2 on East side, railway across street on West side, railway/ park across street at North, R2-2 across lane at South

A0013/2022

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

If "yes", indicate the application number(s): A0095/2021 & A0094/2021  
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): B0099/2021

- 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, 2842365 Ontario Inc (Representative: Gurpremjit Singh) (please print all names), the registered owner(s) of the property described as 0 Bloor 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**

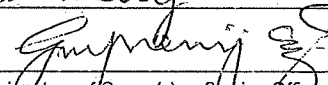
- grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land Tribunal, 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 Kristin Beites (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 11th day of February, 20 22

(witness)

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

Print Name: Gurpremjit Singh

\*I have authority to bind the Corporation

A0013/2022

I/We, 2842365 Ontario Inc (Representative: Gurpremjit Singh) (please print all names),  
the registered owner(s) or authorized agent of the property described as 0 Bloor 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 11th day of February, 20 22

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,

KRISTIN BEITES

Print Name: GARY KEMISH SINGH  
 \*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. 11/22      Hearing Date: March 9, 2022      Received By: N. Lewis

Zoning Designation: R2-2      Resubmission: ☒ Yes    ☐ No

Previous File Number(s): A0094/2021, A0095/2021 and B0094/2021

Previous Hearing Date: July 21/21      July 21/21      Nov 1/21

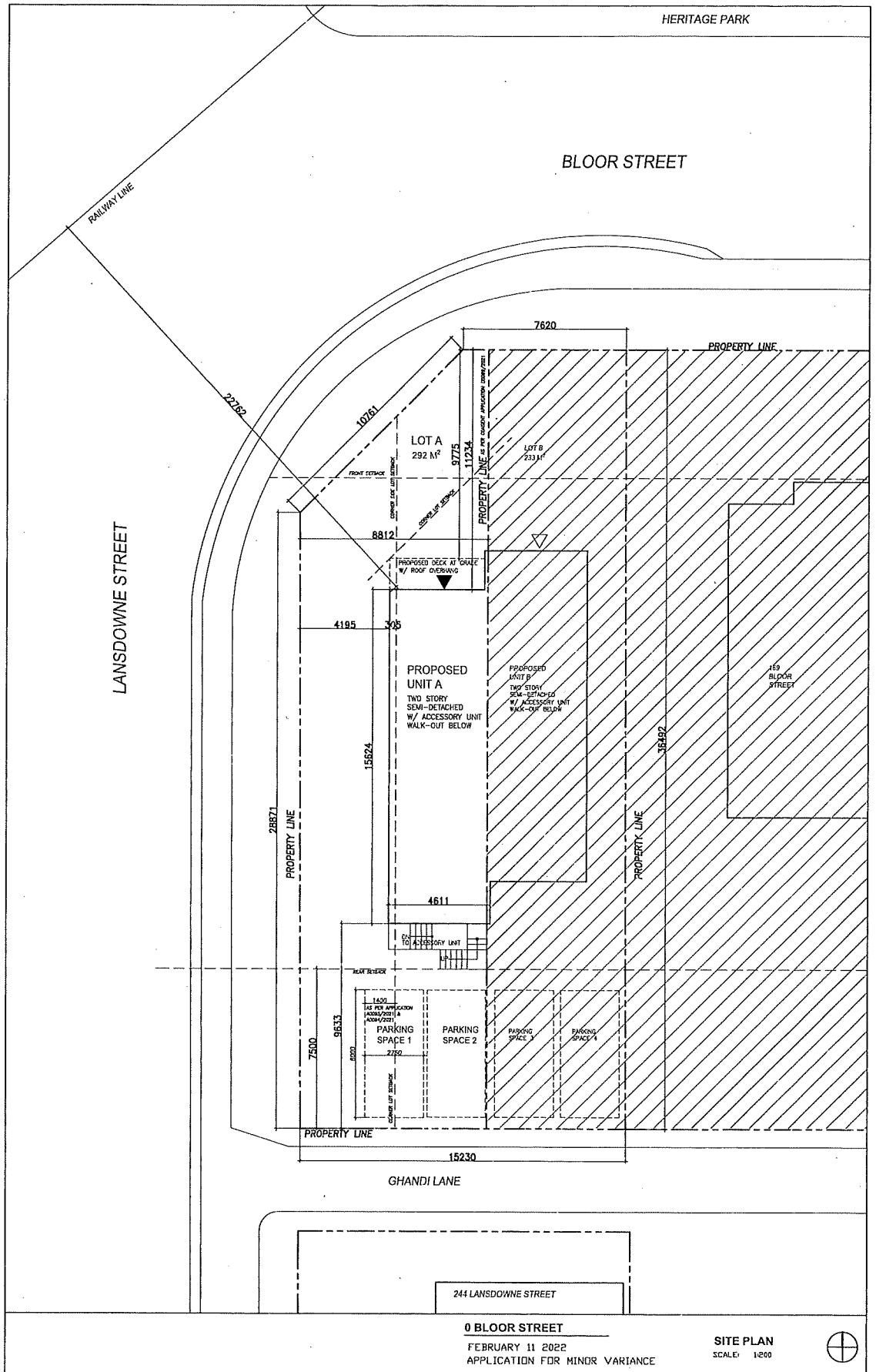
Notes:

Resubmitting of Minor Variance Application A0094/2021 (July 21/21) due to error in lot size and frontage

A0043/2022







A0013/2022  
Sketch 2

0 BLOOR STREET  
FEBRUARY 11 2022  
APPLICATION FOR MINOR VARIANCE

SITE PLAN  
SCALE: 1/200





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 2021.01.01	
A 0014/10022	
S.F.P. AREA	
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
HEDGEROW AREA	
YES <input type="checkbox"/>	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): T.J. Herault Email: [REDACTED]  
 Mailing Address: 1347 Isabelle Blvd Box 130 Home Phone: [REDACTED]  
 City: Sudbury Postal Code: P3A0A3 Business Phone: [REDACTED]  
 Fax Phone: [REDACTED]

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

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

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

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

Name: Caisse Populaire  
 Mailing Address: 5071 Old Hwy 69  
 City: Sudbury Val Caron Postal Code: P3N 1R8

- 4) Current Official Plan designation: Living Area 1 Current Zoning By-law designation: R2-2 -> R3 special

- 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 setback	9.7m*	7.5m	2.2m
* based on established building line (see survey)			
Lot Depth	45M	30.48M	14.52M

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

- c) Description of Proposal: Relief for front yard setback  
Relief for lot Depth

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

*R3 special  
 BAC  
 adopted  
 Jan. 25/22*

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

PIN(s): 734 950 833 Township: Garrison Ward: \_\_\_\_\_  
 Lot No.: 5 Concession No.: \_\_\_\_\_ Parcel(s): 7194  
 Subdivision Plan No.: \_\_\_\_\_ Lot: \_\_\_\_\_ Reference Plan No.: \_\_\_\_\_ Part(s): \_\_\_\_\_  
 Municipal Address or Street(s): 3500 Foremanbury Hwy

- 7) Date of acquisition of subject land.

September 2020

- 8) Dimensions of land affected.

Frontage 26.82 (m) Depth 30.48 (m) Area 817.47 (m<sup>2</sup>) Width of Street \_\_\_\_\_ (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>65.325</u> (m <sup>2</sup> )	<u>237.79</u> (m <sup>2</sup> )
Gross Floor Area:	<u>65.325</u> (m <sup>2</sup> )	<u>237.79</u> (m <sup>2</sup> )
No. of storeys:	<u>1.5</u>	<u>1</u>
Width:	<u>6.7</u> (m)	<u>12.19</u> (m)
Length:	<u>9.75</u> (m)	<u>19.50</u> (m)
Height:	<u>4.5</u> (m)	<u>4.5</u> (m)

See  
Sketches

- 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>6.37</u> (m)	<u>7.5</u> (m)
Rear:	<u>10.97</u> (m)	<u>3.47</u> (m)
Side:	<u>0.1</u> (m)	<u>1.2</u> (m)
Side:	<u>16.5</u> (m)	<u>13.2</u> (m)

Existing  
Building

- 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.

Municipal maintained Road

to Be Demolished

- 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 land - House Length of time: \_\_\_\_\_

to be demolished

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

Same as #13 or, Construct a Residential Building with 4 units

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

1 (to be demolished)

- 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

A0014/2022

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

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

or, describe briefly,

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

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

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

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

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

**Yes**

No

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

Proteinase from B. C. of Grams 11/11/1 + 3

## **PART A: OWNER ACKNOWLEDGEMENT AND CONSENT**

I/We, L. Hunt (please print all)

3800 Federal Highway

**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 22 day of December, 2016

(witness)

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

Print Name: \_\_\_\_\_

**\*I have authority to bind the Corporation**

A0014/2022



IANe, T. Hunt (please print all names),  
the registered owner(s) or authorized agent of the property described as 3500 E. 1st St.

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 13 day of December, 20 21

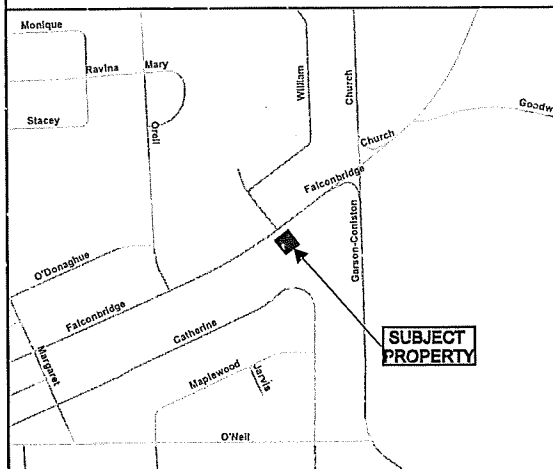
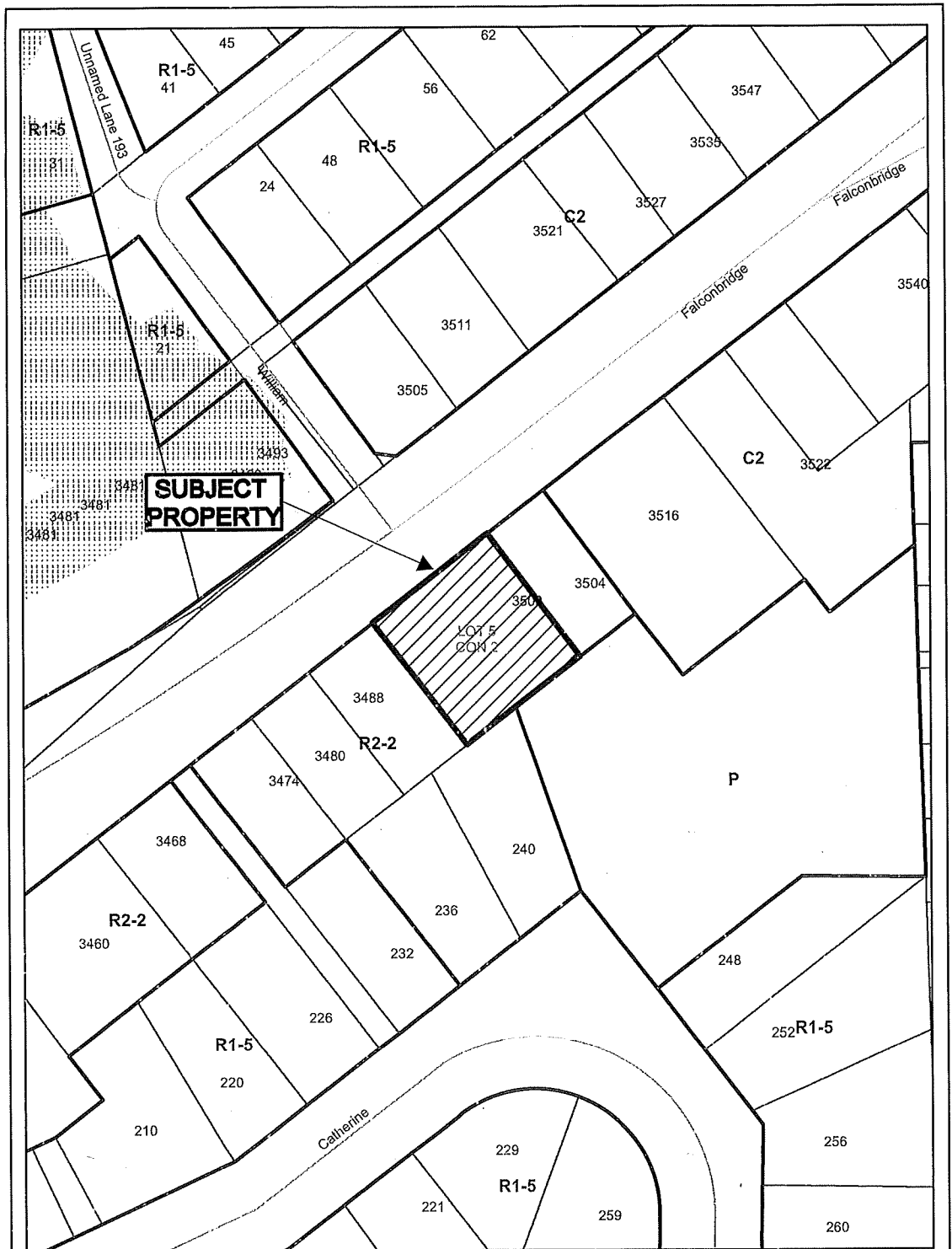
Print Name: J. H. [Signature]  
 \*I have authority to bind the Corporation

\* 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. 9/22 Hearing Date: March 9, 2022 Received By: N. Lewis  
Zoning Designation: Resubmission: Yes No  
Previous File Number(s):  
Previous Hearing Date:  
Notes:  
Property is subject to Rezoning Application No. 751-3/21-001  
SPP matters reviewed in Rezoning Application and did not require a Section 59 Application for this minor variance application.

ADON4/2022



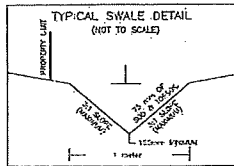
# **Application for Minor Variance or Permission**



Subject Property being,  
PIN 73495-0233,  
Parcel 7194 SEC SES,  
Part Lot 5, Concession 2 as in LT41399,  
Township of Garson,  
3500 Falconbridge Highway, Garson,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

A0014/2022  
Date: 2022 02 15



PROPOSED LOT GRADING PLAN  
PART OF LOT 5  
CONCESSION 2  
TOWNSHIP OF GARSON  
#3500 GARSON FALCONBRIDGE HIGHWAY

SCALE 1:150 METRIC  
0 2 4 6 8 10

OCTOBER 14, 2021

DATE

*A. Bortolussi*  
A. BORTOLUSSI, OLS

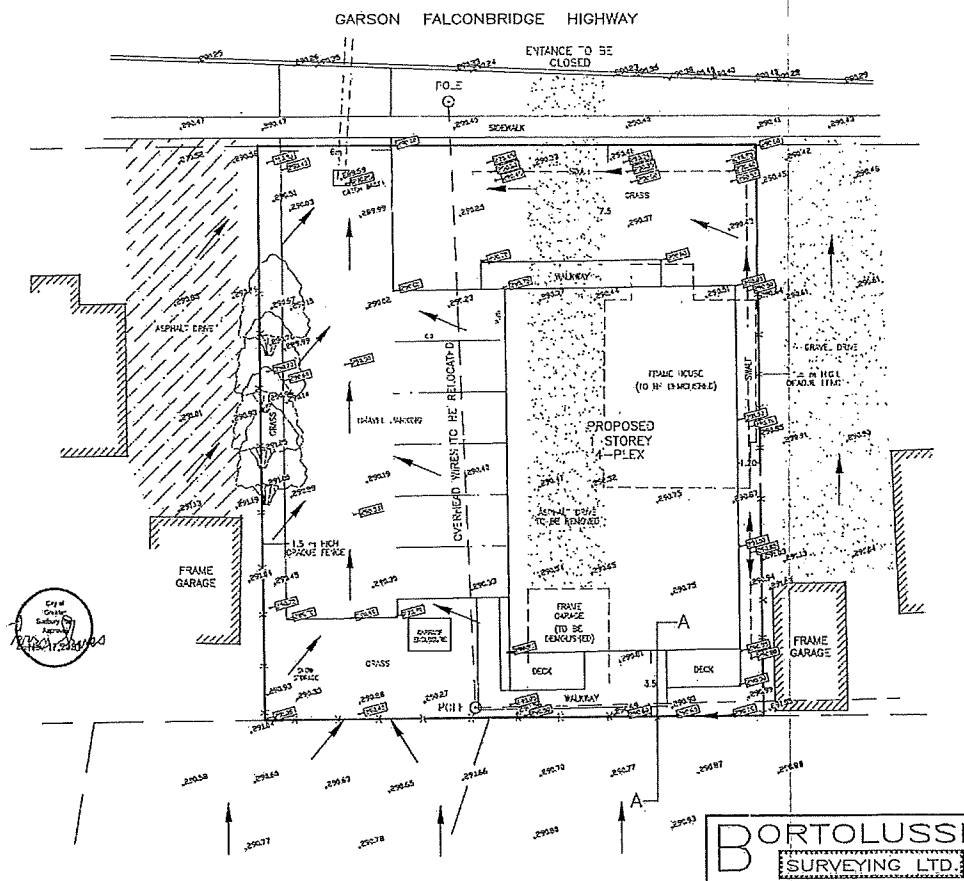
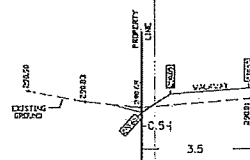
CROSS-SECTION A-A

NOTE: OWNER MUST APPLY AND OBTAIN A PERMIT FROM THE CITY'S TECHNICAL SERVICE DEPARTMENT TO RAISE THE CATCH BASIN IN THE PROPOSED DRIVEWAY.

NOTE: OWNER MUST APPLY AND OBTAIN ALL PERMITS FROM THE CITY'S TECHNICAL SERVICE DEPARTMENT TO CONSTRUCT THE NEW ENTRANCE AND CLOSE THE EXISTING ENTRANCE.

LEGEND

- EXISTING ELEVATION
- DIRECTION OF FLOW
- PROPOSED ELEVATIONS



BORTOLUSSI  
SURVEYING LTD.

A0014/2022  
Sketch 2

**BEARING NOTE:**

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO PART OF THE SOUTHERLY LIMIT OF THE GARSON-FALCONBRIDGE HIGHWAY SHOWN ON PLAN 53R-15544, HAVING A BEARING OF N52°21'40"E.

**SURVEYOR'S CERTIFICATE:****I CERTIFY THAT:**

- 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS REGULATION, AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- 2) THE SURVEY WAS COMPLETED ON MAY 31, 2021.

JUNE 7, 2021

A BORTOLUSSI, OLS

**REPORT**

THIS PLAN & REPORT IS PREPARED FOR: MR TJ HERVULT

**DESCRIPTION:**

PIN 73495-0233, BEING PART OF LOT 5, CONCESSION 2, GEOGRAPHIC TOWNSHIP OF GARSON, KNOWN AS 3500 GARSON-FALCONBRIDGE HIGHWAY

**REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:**  
THERE ARE NO EASEMENTS ON TITLE.

**COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:**

NOT CERTIFIED BY THIS REPORT

**NOTES:**

ALL TIES TAKEN TO THE SIDING  
NOTE THE POLE LINE CROSSING THE PROPERTY

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
1097800



THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR  
IN ACCORDANCE WITH  
REGULATION 1098, SECTION 28(2).

**SURVEYOR'S REAL PROPERTY REPORT****PART OF LOT 5  
CONCESSION 2**

GEOGRAPHIC TOWNSHIP OF GARSON

CITY OF GREATER SUDBURY

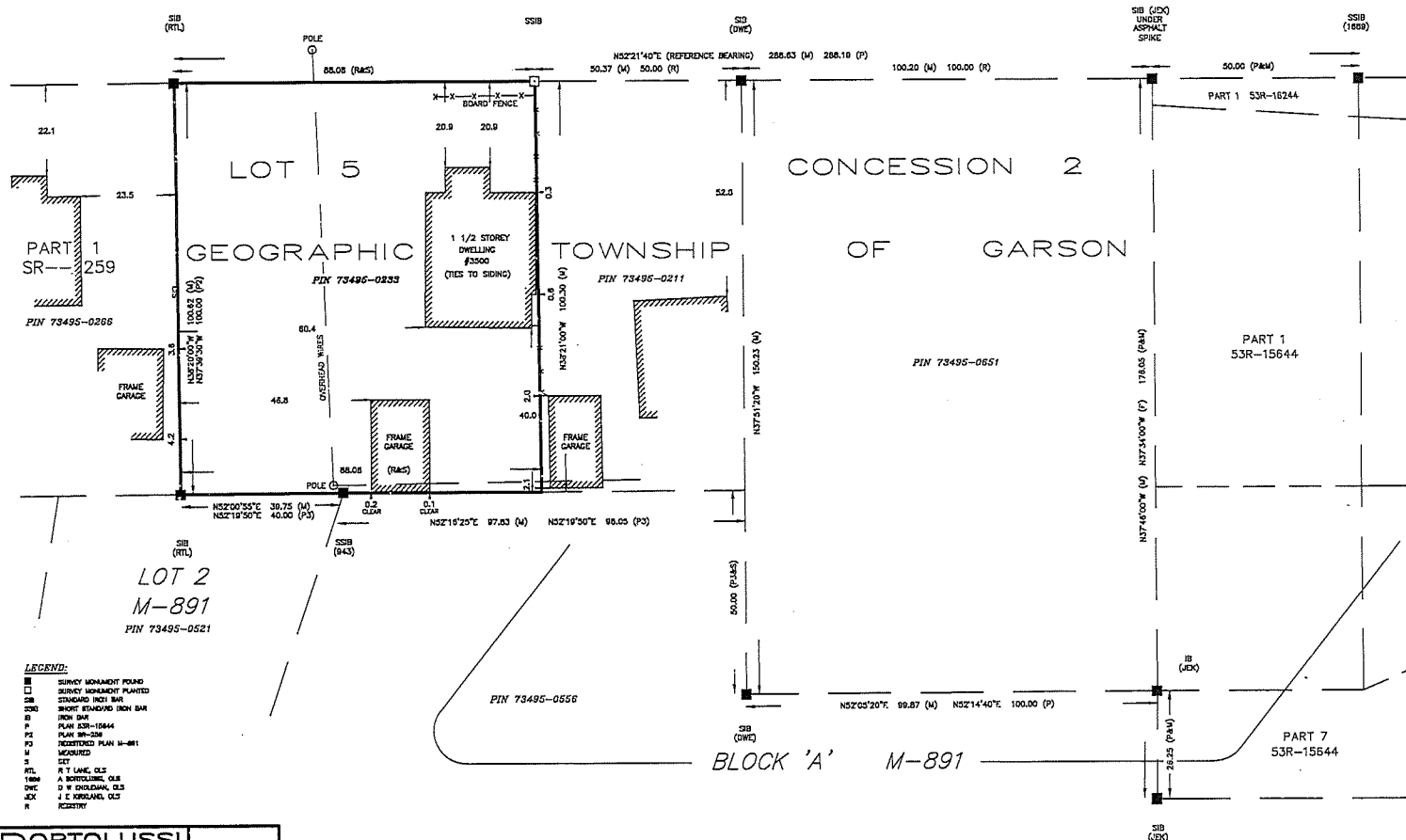
DISTRICT OF SUDBURY

SCALE: 1 INCH = 20 FEET

2021

**GARSON FALCONBRIDGE HIGHWAY**

PIN 73495-0033

**LEGEND:**

- SURVEY MONUMENT FOUND
- SURVEY MONUMENT PLANTED
- ▣ STANDARD IRON BAR
- ▤ SHORT REMAINING IRON BAR
- ▥ IRON BAR
- P PLAN 53R-15544
- P2 PLAN 53R-258
- P3 REGISTERED PLAN M-891
- M MEASURED
- 3 SET
- RTL R.T. LINE, OLS
- YMS A. BORTOLUSSI, OLS
- DNC D. R. DODD, OLS
- JKY J. K. KIRKLAND, OLS
- R REGISTER

**BORTOLUSSI**  
SURVEYING LTD.

FILE: 3388

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

A0014/2022  
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 2022.01.01
A 0017 / 2022
S.P.P. AREA YES ___ NO <input checked="" type="checkbox"/>
NDCA REG. AREA YES ___ NO <input checked="" type="checkbox"/>

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): Jonathon Taylor	Email: [REDACTED]
Mailing Address: 602 Ash St.	Home Phone: [REDACTED]
	Business Phone:
City: Sudbury	Postal Code: P3C 2A8
	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:
	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: Bank of Nova Scotia
Mailing Address: 1094 Barry Downe Rd
City: Sudbury
Postal Code: P3A 3V3

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

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

Variance To	By-law Requirement	Proposed	Difference
House set-back from lot-line	2.4 m	1.5 m	0.9 m
House set-back from street	6 m	4.6 m	1.4 m
Porch set-back from street	3.6 m	2.2 m	1.4 m

- b) Is there an eave encroachment? ☒ Yes ☐ No If 'Yes', size of eaves: 0.3 (m)

- c) Description of Proposal: 2nd story addition to existing single story dwelling

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

Existing building location and nature of addition (2nd storey addition) prevents compliance with by-law

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

PIN(s): 02179-0452 Township: McKim  
 Lot No.: 7 Concession No.: 4 Parcel(s): 15028  
 Subdivision Plan No.: Lot: PTS 423-425 Reference Plan No.: M2S Part(s): W1/2 of Lots 423 and 424, W1/2 of S1/2 of Lot 425  
 Municipal Address or Street(s): 602 Ash Street, Sudbury, ON

- 7) Date of acquisition of subject land. April 2007

- 8) Dimensions of land affected.

Frontage 14.9 (m) Depth 37.2 (m) Area 555.1 (m<sup>2</sup>) Width of Street (m)

- 9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	89.2	(m <sup>2</sup> )	89.2	(m <sup>2</sup> )
Gross Floor Area:	89.2	(m <sup>2</sup> )	178.4	(m <sup>2</sup> )
No. of storeys:	1		2	
Width:	7.3	(m)	7.3	(m)
Length:	11.7	(m)	11.7	(m)
Height:	6.5	(m)	9.8	(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:	4.6	(2.2 - Porch) (m)	4.6	(2.2 - Porch) (m)
Rear:	20.9	(m)	20.9	(m)
Side: West	4.2	(m)	4.2	(m)
Side: East	1.5	(m)	1.5	(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 type="checkbox"/>		

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

Single story dwelling - 1948; Detached Garage - 2018

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

Use(s): Residential

Length of time: 72 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

A0017/2022



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

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

or, describe briefly, \_\_\_\_\_

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

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

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

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

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

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

### **PART A: OWNER ACKNOWLEDGEMENT AND CONSENT**

I/We, Jonathon Taylor (please print all names), the registered owner(s) of the property described as 602 Ash 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 \_\_\_\_\_ (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 16 day of February, 2022

Carla  
(witness)

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

Print Name: Jonathon Taylor

\*I have authority to bind the Corporation

A0017/2022

I/We, Jonathon Taylor (please print all names),  
the registered owner(s) or authorized agent of the property described as 602 Ash 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.

Print Name: Jonathan Taylor  
 \*I have authority to bind the Corporation

**FOR OFFICE USE ONLY**

Date of Receipt: Feb. 11/22      Hearing Date: March 9/22      Received By: N. Lewis

Zoning Designation: R2-2      Resubmission: ☐ Yes ☒ No

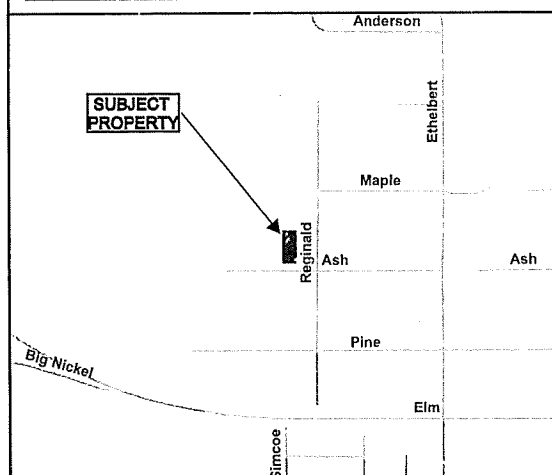
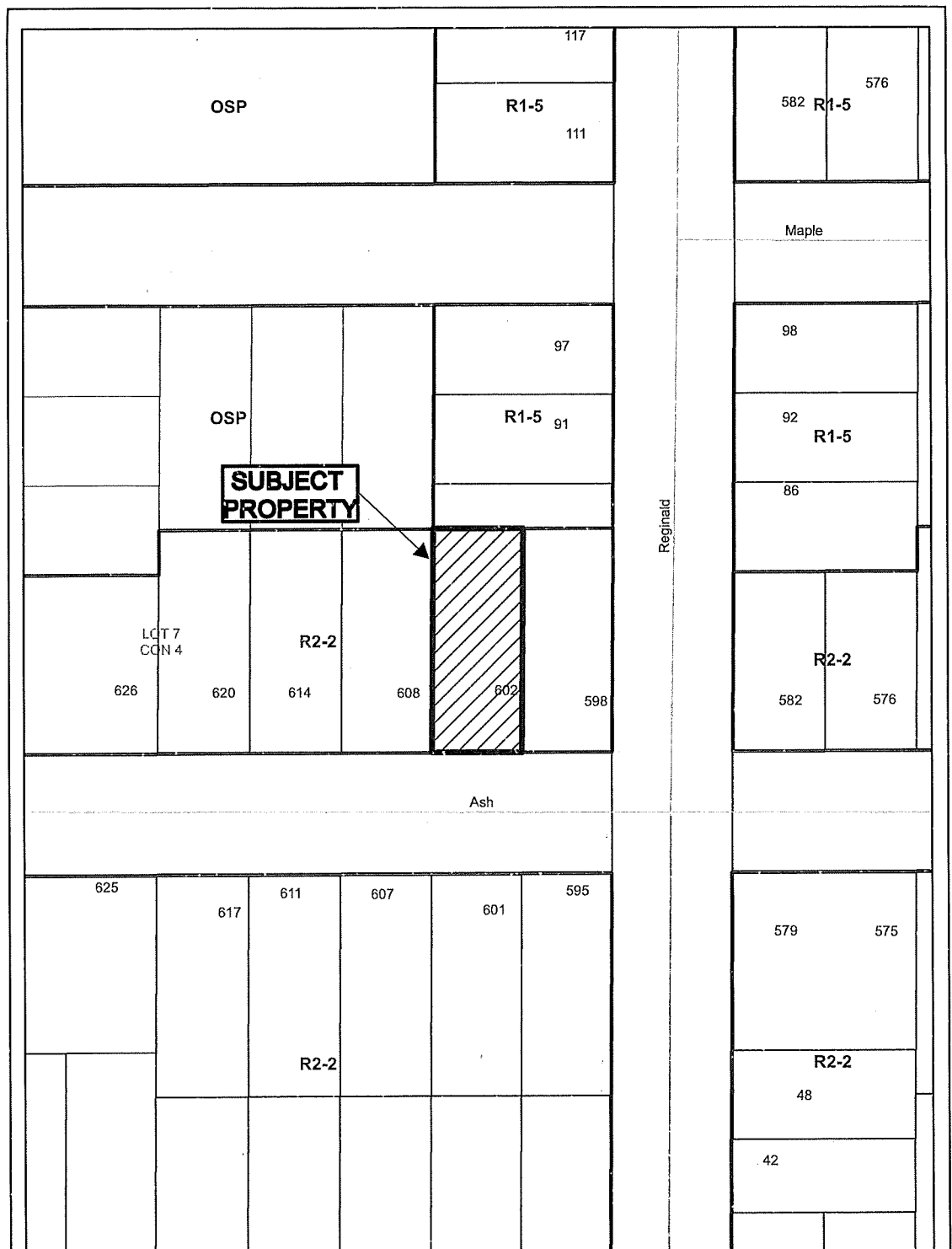
Previous File Number(s): None

Previous Hearing Date: n/a

Notes:

Official Plan designation is Living Area 1

AO 17/2022



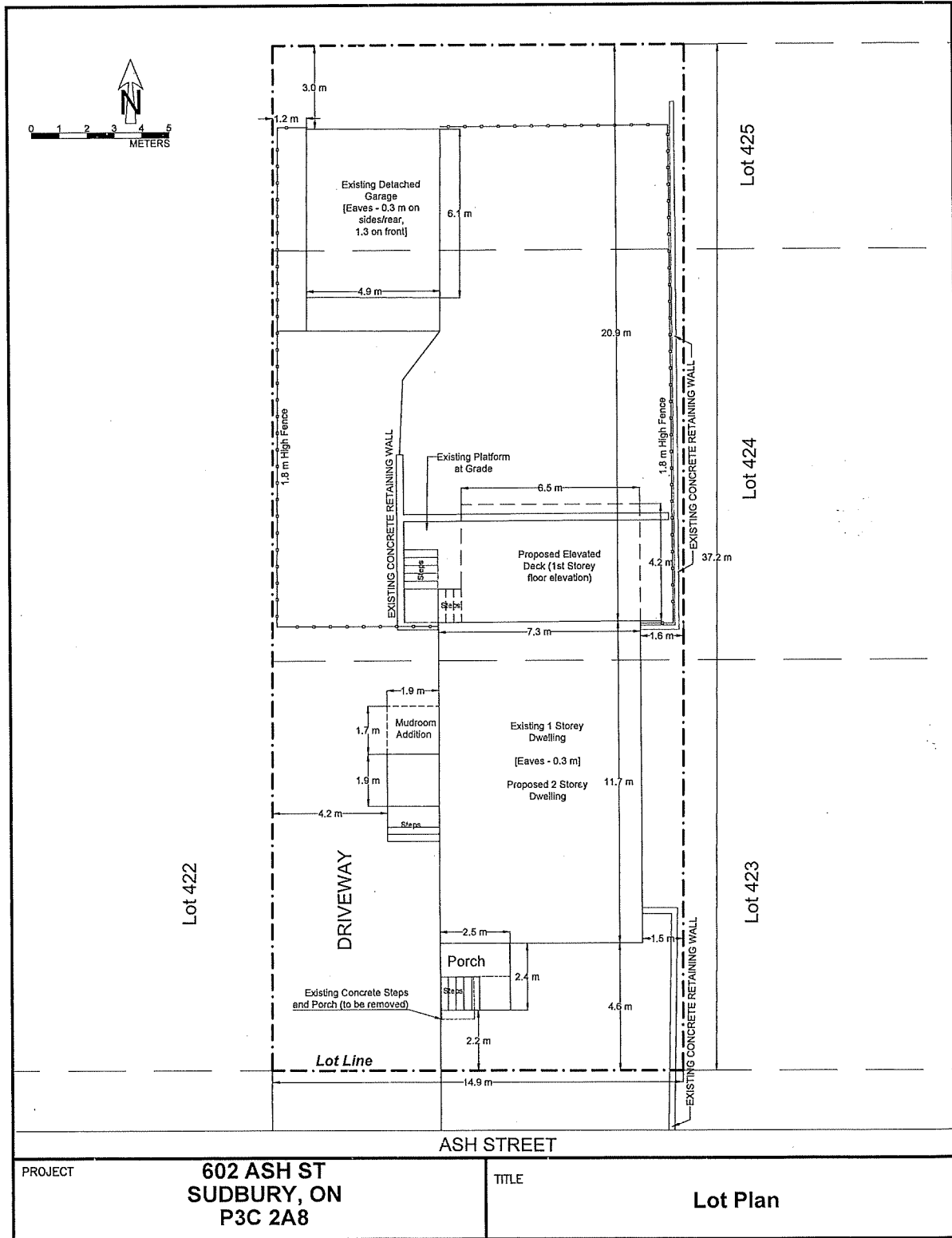
# Application for Minor Variance or Permission



Subject Property being  
PIN 02179-0452, Parcel 15048,  
Part Lots 423, 424 and 425,  
Plan M2S, Part Lot 7, Concession 4,  
Township of McKim,  
602 Ash Street, Sudbury,  
City of Greater Sudbury

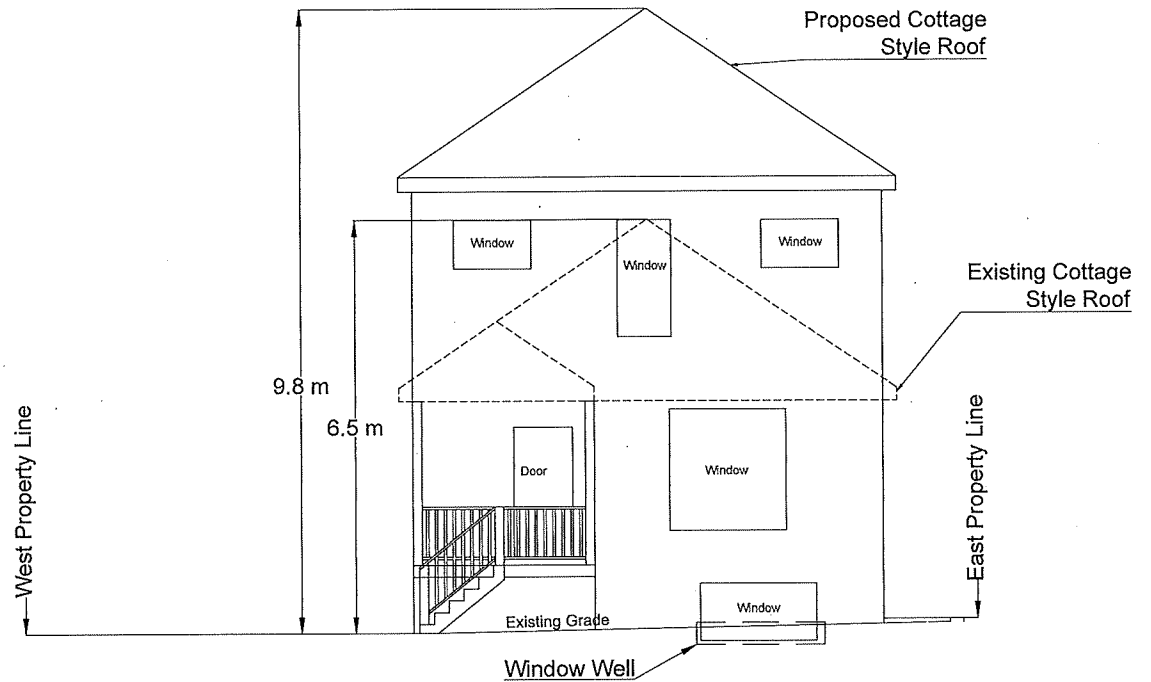
Sketch 1, NTS  
NDCA

A0017/2022  
Date: 2022 02 16

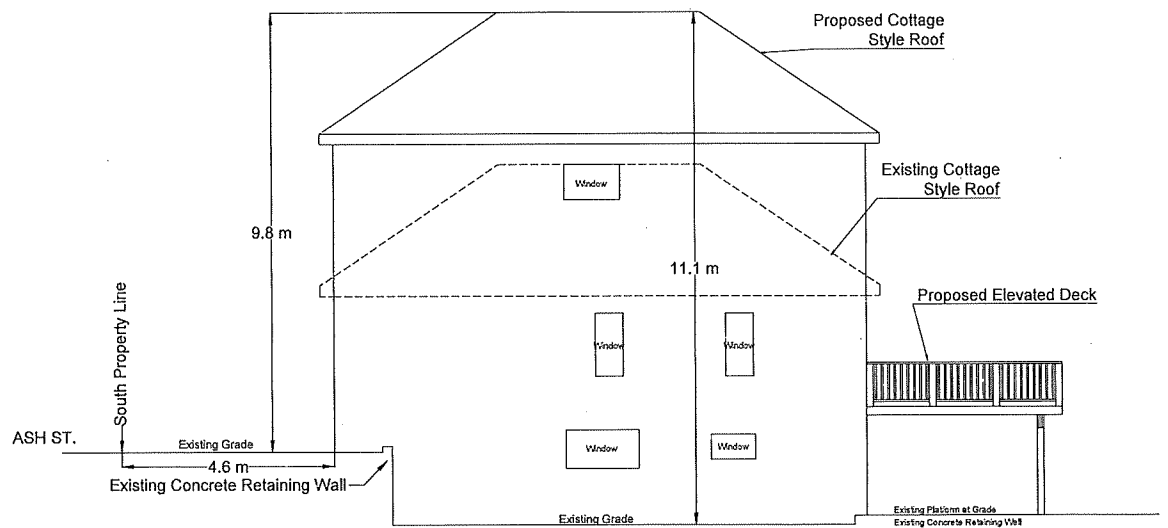


A0017/2022  
Sketch 2

Elevation View - Front of Building - Looking North



Elevation View - East Side of Building - Looking West



PROJECT

602 ASH ST  
SUDBURY, ON  
P3C 2A8

TITLE

Elevation Views

A0017/2022  
Sketch 3



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

3 pkg spaces  
aisle width 3.1m  
office floor space  
or eliminate?  
yards?  
Legal existing?

REVISED

Office Use Only 2020.01.01	
A 0008/2020	
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): Jack Rocca Email: [REDACTED]  
Mailing Address: 87 Baycrest Road Home Phone: [REDACTED]  
City: Sudbury, Ont. Postal Code: P3B 3X7 Business Phone: [REDACTED]  
Fax Phone: [REDACTED]

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

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

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

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

Name: \_\_\_\_\_  
Mailing Address: N/A  
City: \_\_\_\_\_ Postal Code: \_\_\_\_\_

- 4) Current Official Plan designation: Mixed Use Commercial Current Zoning By-law designation: C-2

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

Variance To	By-law Requirement	Proposed	Difference	
① C2 residential density	60 uph	87.00 uph	27.00 uph	R. (5 units)
② Front yard setback	7.5 m	0.06 m	7.44 m	R.
③ Left side yard setback	1.2 m	0.03 m	1.17 m	
④ Parking required	8 spaces	6 spaces	2	
⑤ Eaves encroachment	0.6 m	0.03 m	0.57 m	R.

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

- c) Description of Proposal: Convert 10 renting rooms into 2 apt. units  
Legalize all the apt. units. Front yard should be 0.1 meter,  
is 0.1 m; left side yard should be 1.2 m, is 0.1 m.

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: 8 parking spaces  
are required for 5 residential units. Zoning only allows 3 veh. units.  
Front and left side yard requirements, front should be 6.1 m  
and is 0.06 m, left side yard should be 1.2 m, and is 0.03 m.



331 Regent St. - Jack Rocca

⑥ 5 a).	Variance To	Bylaw Requirement	Proposed	Difference
	Width parking	3 m.	2.9 m.	.1 m.
	Spot No. 6			

A00008/2022

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

PIN(s): 73586-0638 Township: McKim Ward: \_\_\_\_\_  
 Lot No.: \_\_\_\_\_ Concession No.: \_\_\_\_\_ Parcel(s): \_\_\_\_\_  
 Subdivision Plan No.: 45C Lot: 297 Reference Plan No.: \_\_\_\_\_ Part(s): \_\_\_\_\_  
 Municipal Address or Street(s): 331 Regent Street, Sudbury

- 7) Date of acquisition of subject land.
- March 6, 2021

- 8) Dimensions of land affected.

Frontage 15.24 (m) Depth 38.1 (m) Area 580.64 (m<sup>2</sup>) Width of Street 20.1168 (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>278.71</u> (m <sup>2</sup> )	<u>278.71</u> (m <sup>2</sup> )
Gross Floor Area:	<u>same x 2 (Basement)</u> (m <sup>2</sup> )	<u>same x 2 (Basement)</u> (m <sup>2</sup> )
No. of storeys:	<u>1</u>	<u>1</u>
Width:	<u>12.192</u> (m)	<u>12.192</u> (m)
Length:	<u>22.86</u> (m)	<u>22.86</u> (m)
Height:	<u>4.26</u> (m)	<u>4.26</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>0.06</u> (m)	<u>same</u> (m)
Rear:	<u>15.14</u> (m)	<u>same</u> (m)
Side:	<u>2.95</u> (m)	<u>same</u> (m)
Side:	<u>0.03</u> (m)	<u>same</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.

Unknown.

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

Use(s): Residential 3 apts. + 10 renting rooms. Length of time: 15 years plus.

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

Same as #13 ☐ or, Residential, 5 apt. units.

- 15) What is the number of dwelling units on the property?
- 3 apts. + 10 renting rooms.

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

☒ Yes ☐ No

If "yes", how many? 5

- 17) Existing uses of abutting properties:
- Commercial and mixed comm. - residential, residential

A0008/2022

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

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

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

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

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

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

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

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

### PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Jack Rocca (please print all names), the registered owner(s) of the property described as 931 Regent Street, 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 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 NA (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 27 day of January, 20 22

Susan Labella  
(witness)

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

Print Name: Jack Rocca

\*I have authority to bind the Corporation


A0008/2022

I/We, Jack Rocca (please print all names),  
the registered owner(s) or authorized agent of the property described as 331 Regent Street,  
Sudbury  
in the City of Greater Sudbury:

Dated this 22 day of Dec., 20 26

Commissioner of Oaths

FRANK ANZEL

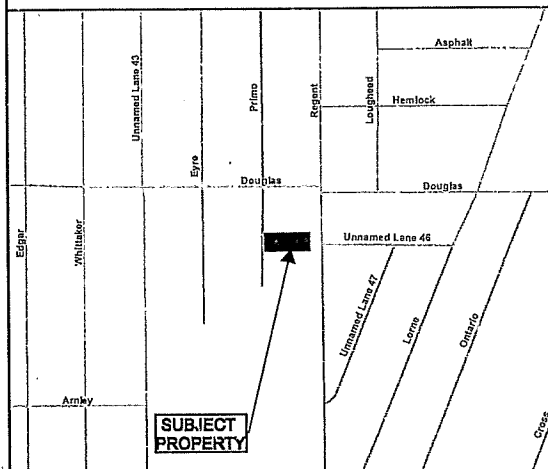
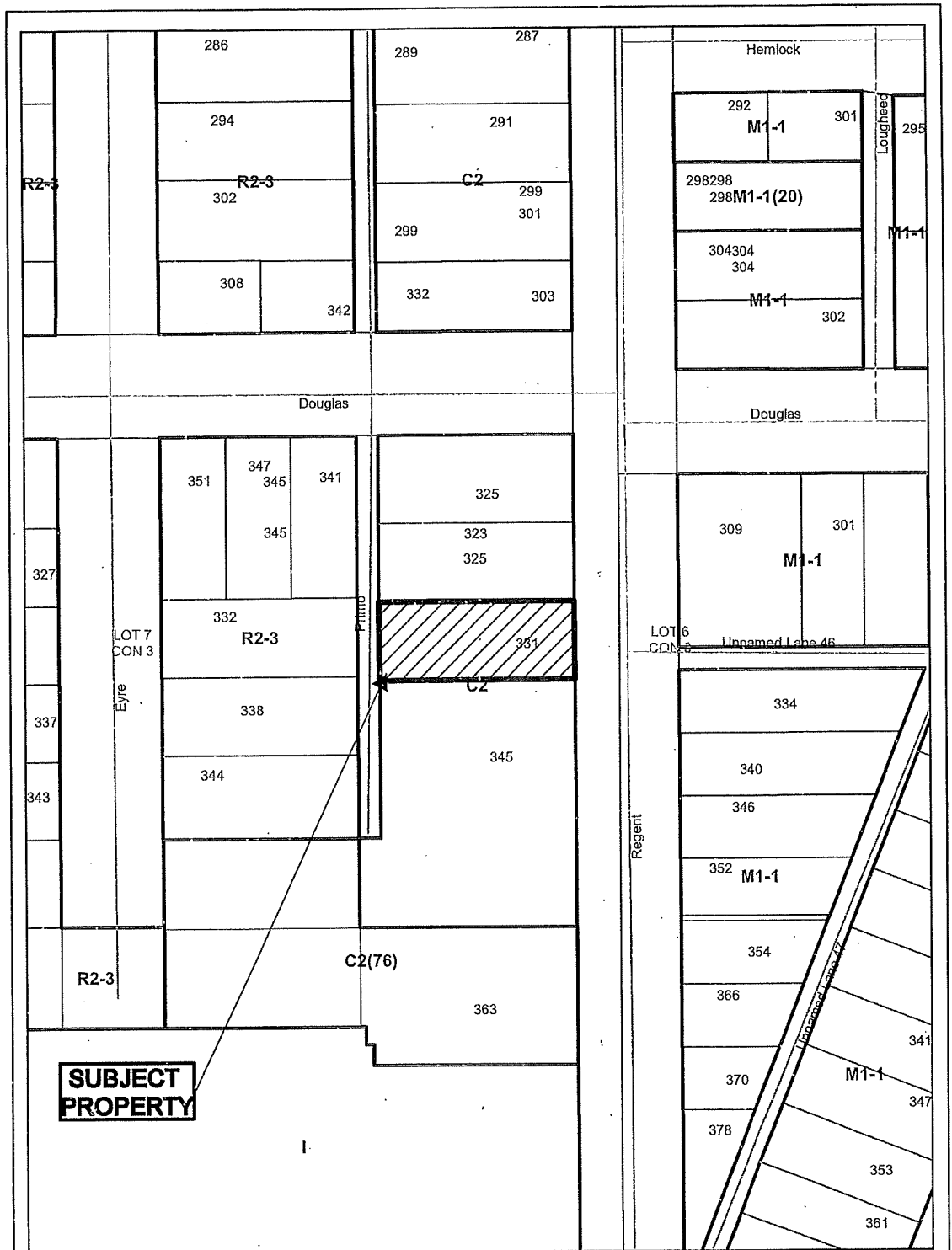
  
signature of Owner(s) or Signing Officer or Authorized Agent  
(\*where a Corporation)

\* 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: 28 Jun 22 Hearing Date: 24 Feb 22 Mar. 9/22 Received By: Mr. L.  
Zoning Designation: CA Resubmission: ☐ Yes ☐ No  
Previous File Number(s): None  
Previous Hearing Date: n/a  
Notes:  
Feb. 18, 2022 - Received revised application to address staff's comments.

August 2022



# Application for Minor Variance or Permission

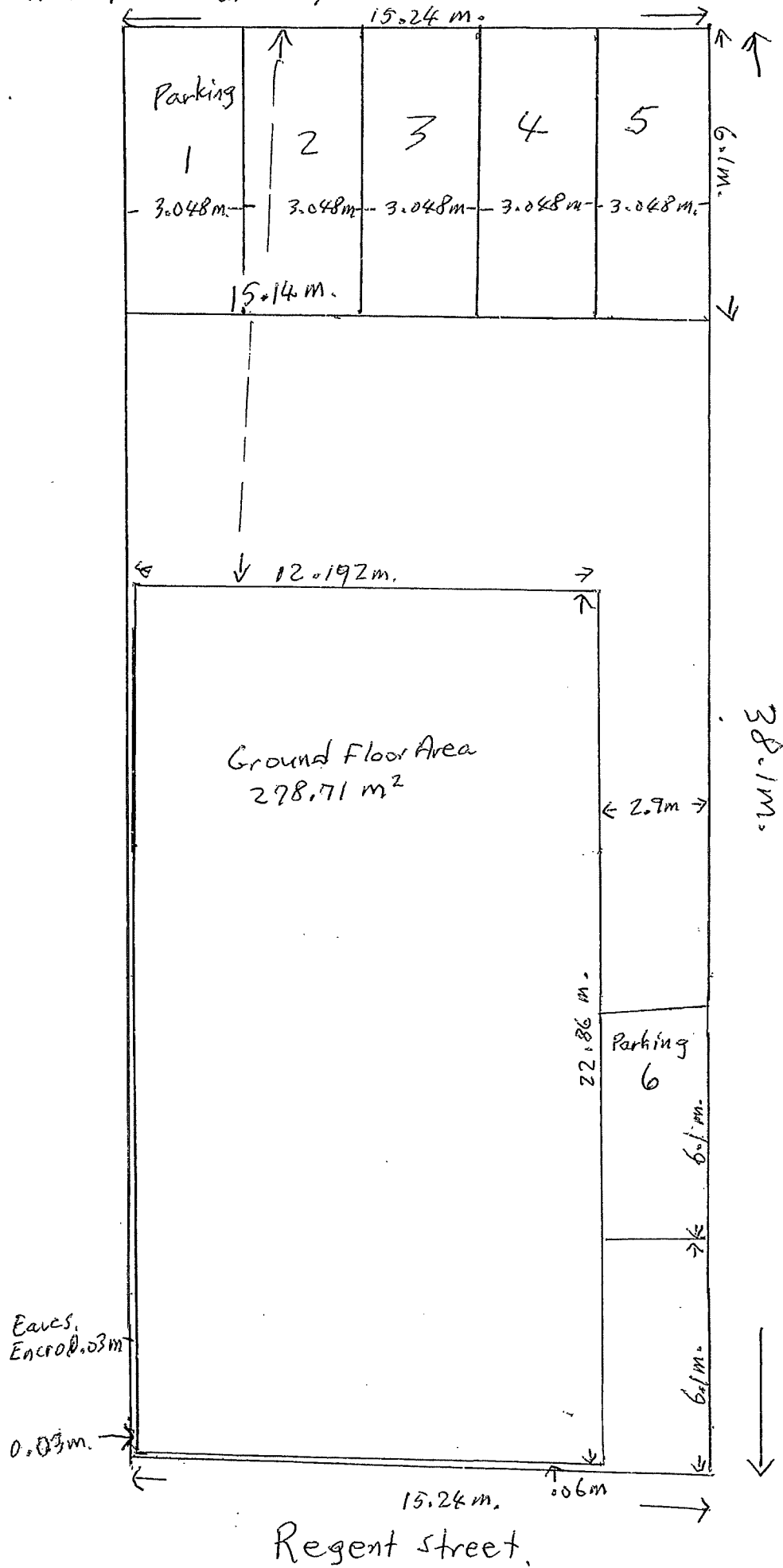


Subject Property being  
PIN 73586-0638, Lot 297, Plan 4S,  
Part Lot 7, Concession 3,  
Township of McKim,  
331 Regent Street, Sudbury  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

A0008/2022  
Date: 2022 02 07

Municipal Laneway



A0008/2022  
Sketch 2  
REVISED