

Tom Davies Square  
200 Brady St

Thursday, May 27, 2021

### PUBLIC HEARINGS

#### **A0058/2021**

#### **SHERRILL MCCALL**

Ward: 7

PIN 73496 0479, Survey Plan 53R-17790 Part(s) 1, Lot Part 9, Concession 1, Township of Garson, 1663 O'Neil Drive West, Sudbury, [2010-100Z, R1-1(7) Low Density Residential One]

For relief from Part 4, Section 4.2.4 of By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, as amended, in order to facilitate construction of an accessory structure being a pool cabana with attached deck where the roof will extend from the cabana over the pool deck having a maximum accessory structure height of 6.71 m whereas a maximum accessory building height of 5.0 m is permitted.

#### **A0061/2021**

#### **LYNN RIOPEL**

Ward: 8

PIN 73565 0794, Parcel 12867, Survey Plan 53R-16021 Part(s) 3 & 4, Lot 10, Concession 6, Township of Neelon, 2342 Lasalle Boulevard, 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, in order to facilitate the construction of an addition increasing the height of the existing residential building from one and a half-storeys to two-storeys providing an interior side yard setback of 1.22m where 1.8 m is required.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B134/1996 (JUL 29/96) AND B222/1994 (AUG 8/94) AND MINOR VARIANCE APPLICATION A151/1994 (AUG 8/94)

#### **A0062/2021**

#### **2779349 ONTARIO INC.**

Ward: 1

PIN 73588 1034, Parcel 9954, Survey Plan 53R-18916 Part(s) 1 & 3, Lot(s) 8, Subdivision M160, Lot Part 8, Concession 2, Township of McKim, 64 Copper Street, Sudbury, [2010-100Z, R2-2 (Low Density Residential Two)]

For relief from Part 4, Section 4.25, subsection 4.25.1 and Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z, as amended, to permit the expansion of a legal non-conforming multiple dwelling containing three dwelling units to include covered stairs, with a gross floor area of 491.0m<sup>2</sup> and also, providing a westerly minimum side yard setback of 0.60m where a minimum side yard setback of 2.4m is required.

PREVIOUSLY THE SUBJECT OF MINOR VARIANCE APPLICATIONS A57/13 (JUL 10/83), A9/12 (MAY 28/12), A170/08 (OCT. 20/08) & A289/90 (AUG. 13/90) AND CONSENT APPLICATIONS B189/08 (SEPT. 11/08) & B310/92 & B311/92 (AUG. 24/92).



**A0065/2021**

**CHRISTIAN GUILLOT  
SONIA GUILLOT**

Ward: 11

PIN 02125 0162, Parcel 24352, Lot(s) 28, Subdivision M-286, Lot 1, Concession 5, Township of McKim, 1231 Peel Street, Sudbury, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, as amended, to permit the demolition and reconstruction of an attached garage with a rear yard setback of 4.5m where a minimum rear yard setback of 7.5m is required.

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

**A0050/2021**

**HOI CHEU**

**"REVISED"**

Ward: 10

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

For relief from Part 5, Table 5.5 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, in order convert a duplex into a triplex providing a minimum of three (3) parking spaces, where five (5) parking spaces are required.

**A REMINDER... THE NEXT SCHEDULED MEETING IS  
WEDNESDAY, JUNE 9, 2021**





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

## City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

Office Use Only 2020.01.01	
A 0658/2021	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

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): Sherrill McCall	Email: <u>mccallsherrill@gmail.com</u>
Mailing Address: 1663 O'Neil Drive West	Home Phone: <u>705-507-3187</u>
	Business Phone:
City: Garson	Postal Code: P3L 1L6
	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: <u>mccallsherrill@gmail.com</u>
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:	
Mailing Address:	
City:	Postal Code:

- 4) Current Official Plan designation: Parks & Open Space Current Zoning By-law designation: R1-1 (17)

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

Variance To	By-law Requirement	Proposed	Difference
Height of proposed accessory building	5.0 4.88 m	6.096	1.22 1.22 m
		6.71	1.71

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

- c) Description of Proposal:

Accessory structure to be built; pool cabana with attached deck for swim-spa; roof to extend from cabana area over pool deck.

see back.



- d. Swim spa to be installed flush with deck, resting on concrete slab on ground requiring elevated structure and roof.



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

PIN(s): 734960479 Township: Garrison Ward: 7  
 Lot No.: 9 Concession No.: 1 Parcel(s):  
 Subdivision Plan No.: Lot: Reference Plan No.: RP53R-1790 Part(s): 1  
 Municipal Address or Street(s): 4663 O'Neil Drive W.

- 7) Date of acquisition of subject land. 2005

- 8) Dimensions of land affected.

Frontage 75 (m) Depth 179.57 (m) Area 13467.75 (m<sup>2</sup>) Width of Street (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>122.44</u> (m <sup>2</sup> )	<u>61.32</u> (m <sup>2</sup> )
Gross Floor Area:	<u>186.93</u> (m <sup>2</sup> )	<u>61.32</u> (m <sup>2</sup> )
No. of storeys:	<u>2</u>	<u>1</u>
Width:	<u>17.02</u> (m)	<u>6.71</u> (m)
Length:	<u>12.09</u> (m)	<u>9.14</u> (m)
Height:	<u>8.53</u> (m)	<u>6.096</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>32.08</u> (m)	<u>41.22</u> <u>41.68</u> (m)
Rear:	<u>145</u> (m)	<u>138.35</u> <u>137.89</u> (m)
Side:	<u>30.98</u> (m)	<u>58.57</u> <u>52.8</u> (m)
Side:	<u>26.86</u> (m)	<u>16.43</u> <u>16.43</u> (m)

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

What type of access to the land?

Municipally owned & operated piped water system	<input type="checkbox"/>	Provincial Highway	<input type="checkbox"/>
Municipally owned & operated sanitary sewage system	<input type="checkbox"/>	Municipal Road	<input type="checkbox"/>
Lake	<input type="checkbox"/>	Maintained Yearly	<input type="checkbox"/>
Individual Well	<input 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.

2005

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

Use(s): Residential Length of time: 16 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 and recreational (at back)



- 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, Sherrill McCall (please print all names), the registered owner(s) of the property described as 1663 O'Neil Drive West  
Garson ON P3L 1L6  
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;

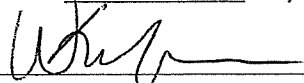
##### **Authority to Enter Land and Photograph**

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

  
(witness)

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




## PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, Sherrill McCall (please print all names),  
the registered owner(s) or authorized agent of the property described as 1663 O'Neil Drive West, Garson ON P3L 1L6

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 April day of 2001, 2001

  
Commissioner of Oaths

**Wendy Rae Kaufman**  
a Commissioner, etc.,  
Province Of Ontario,  
for the City of Greater Sudbury,  
Expires November 18, 2023

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

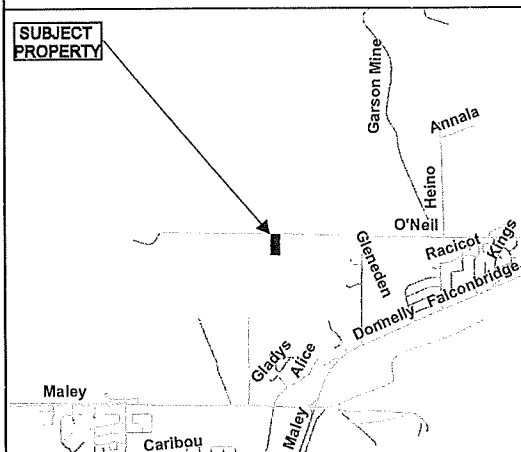
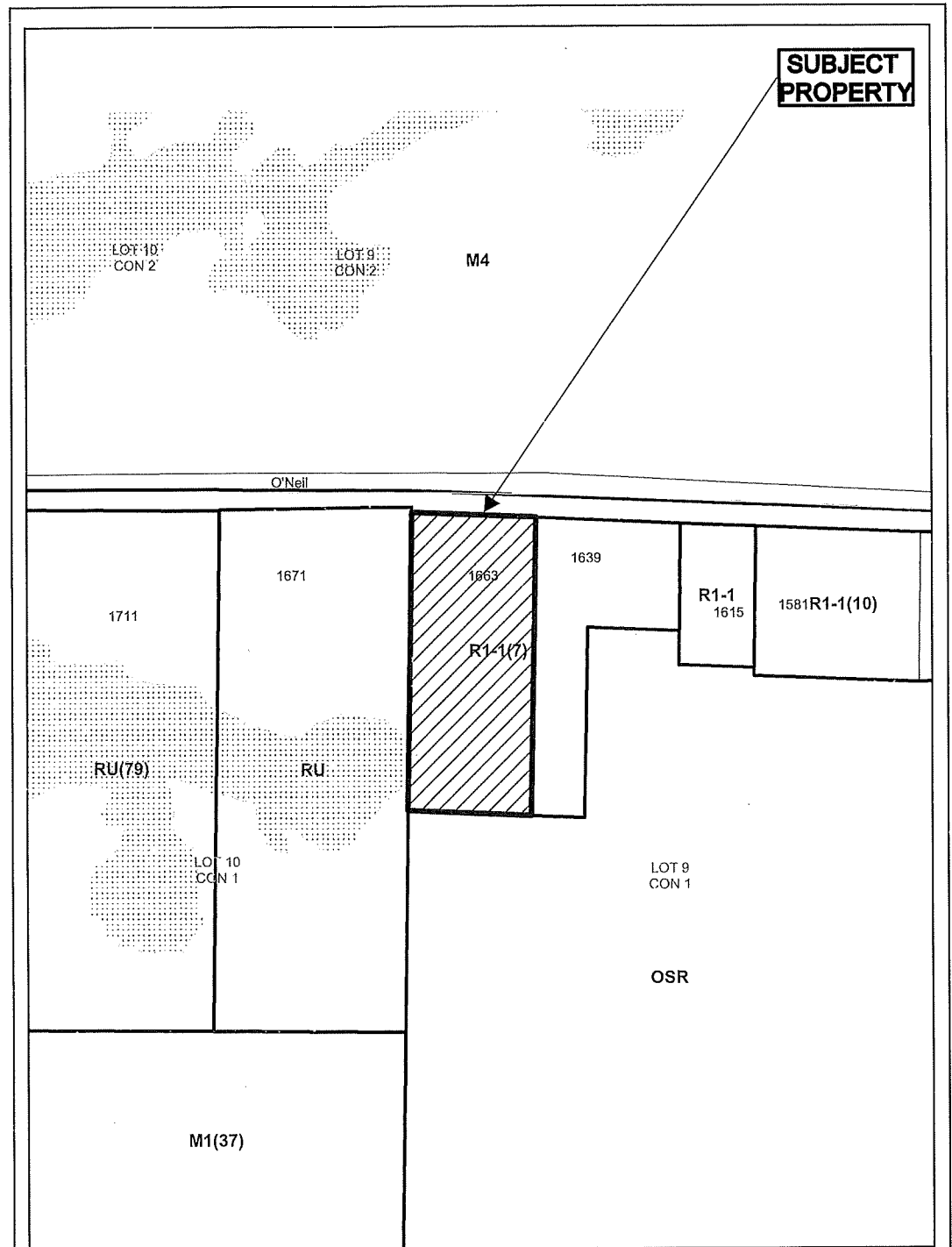
Print Name: Sherrill McCall  
 \*I have authority to bind the Corporation

\* 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:	Hearing Date:	Received By:
Zoning Designation: <b>RA-1(7)</b>	Resubmission: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Previous File Number(s):		
Previous Hearing Date:		
Notes:		





# **Application for Minor Variance or Permission**

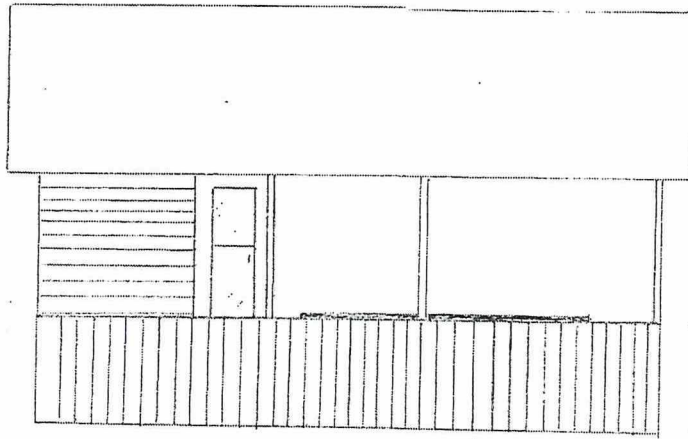


Subject Property being PIN 73496-0479,  
Part 1, Plan 53R-17790,  
Part of Lot 9, Concession 1, Township of Garson,  
1663 O'Neil Drive West, Garson  
City of Greater Sudbury

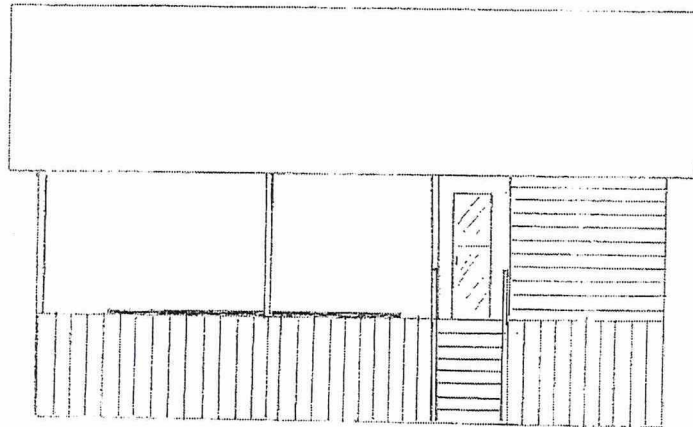
Sketch 1, NTS  
NDCA Watershed

A58/2021  
Date: 2021 05 10

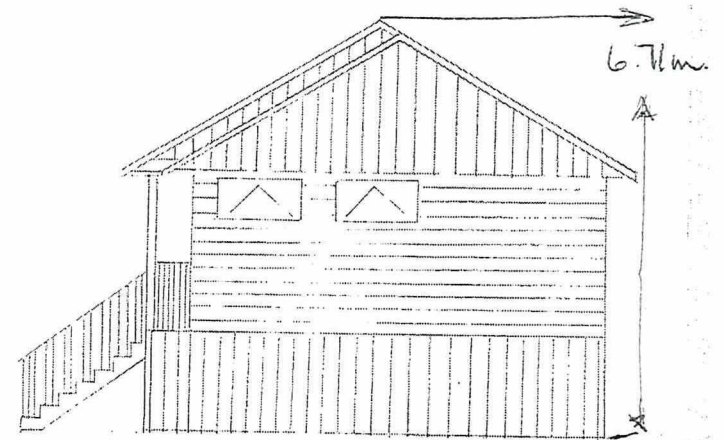




EAST



WEST

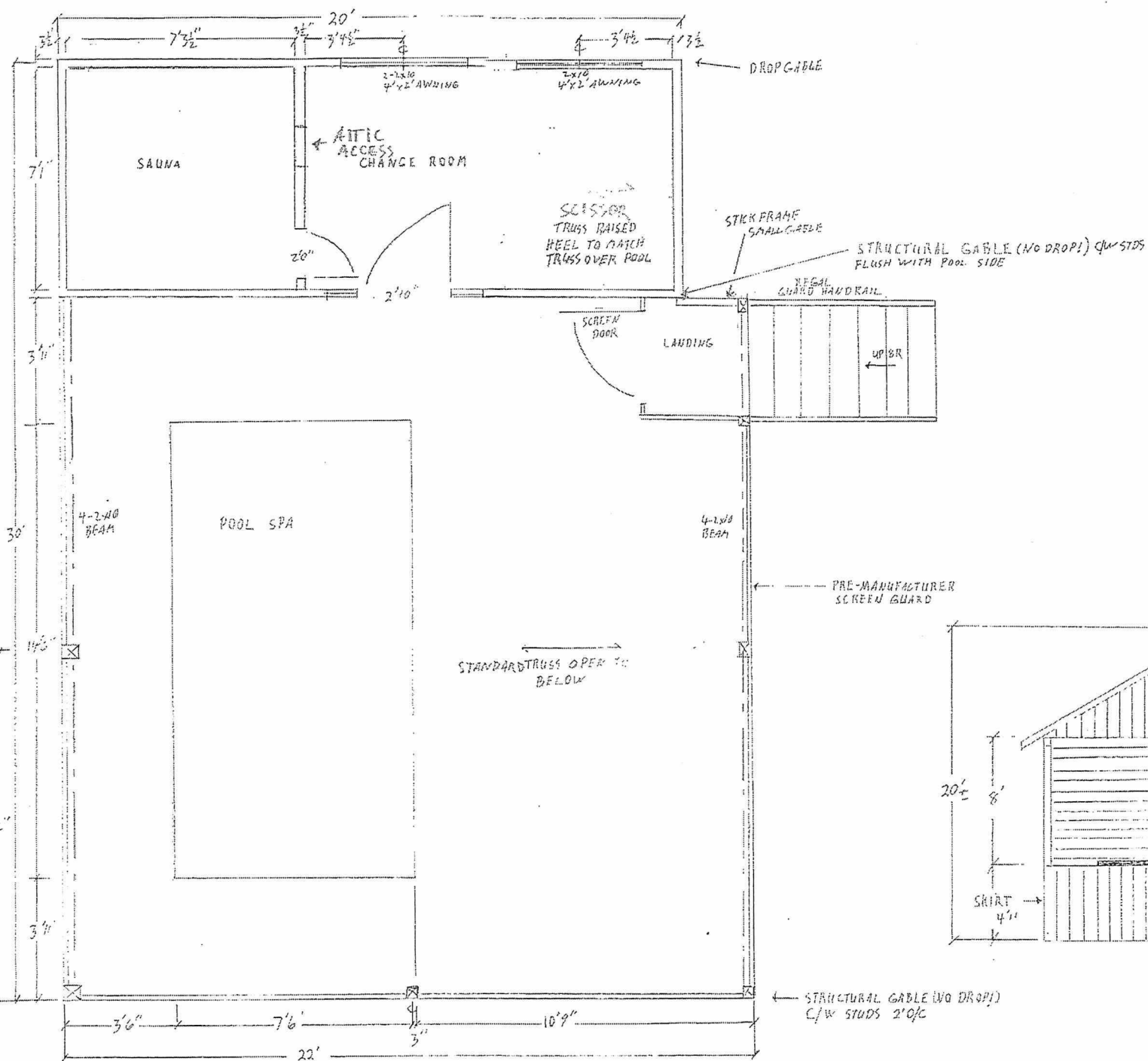


NORTH

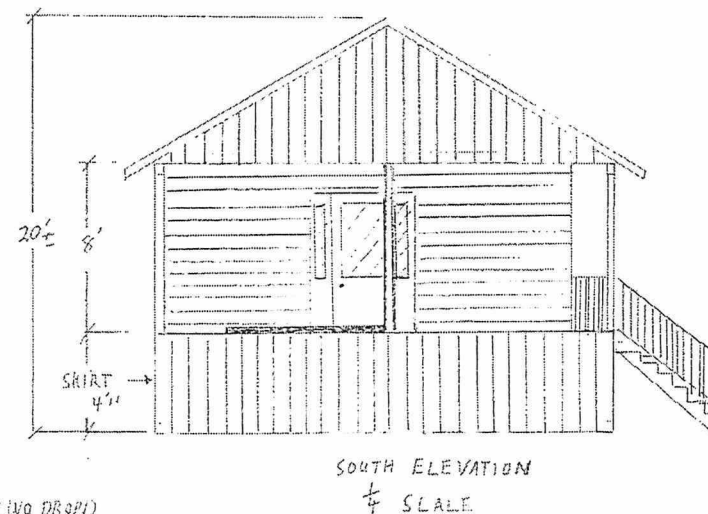
1/4" SCALE ELEVATION

A0058/2021  
Sketch 2



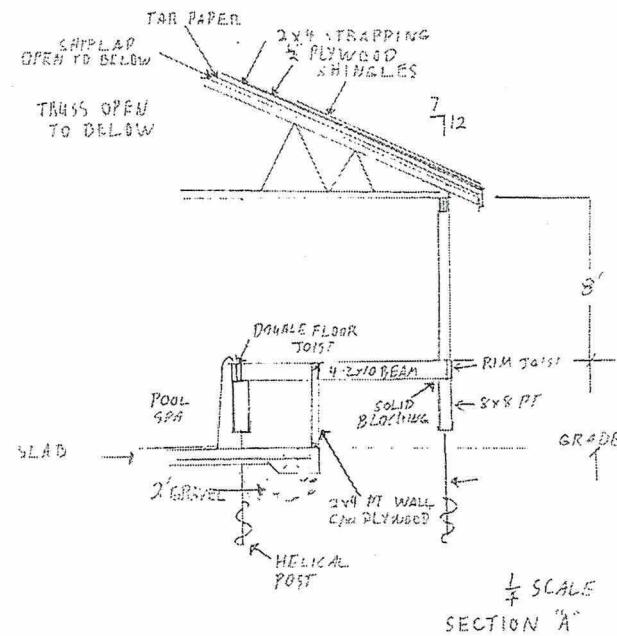
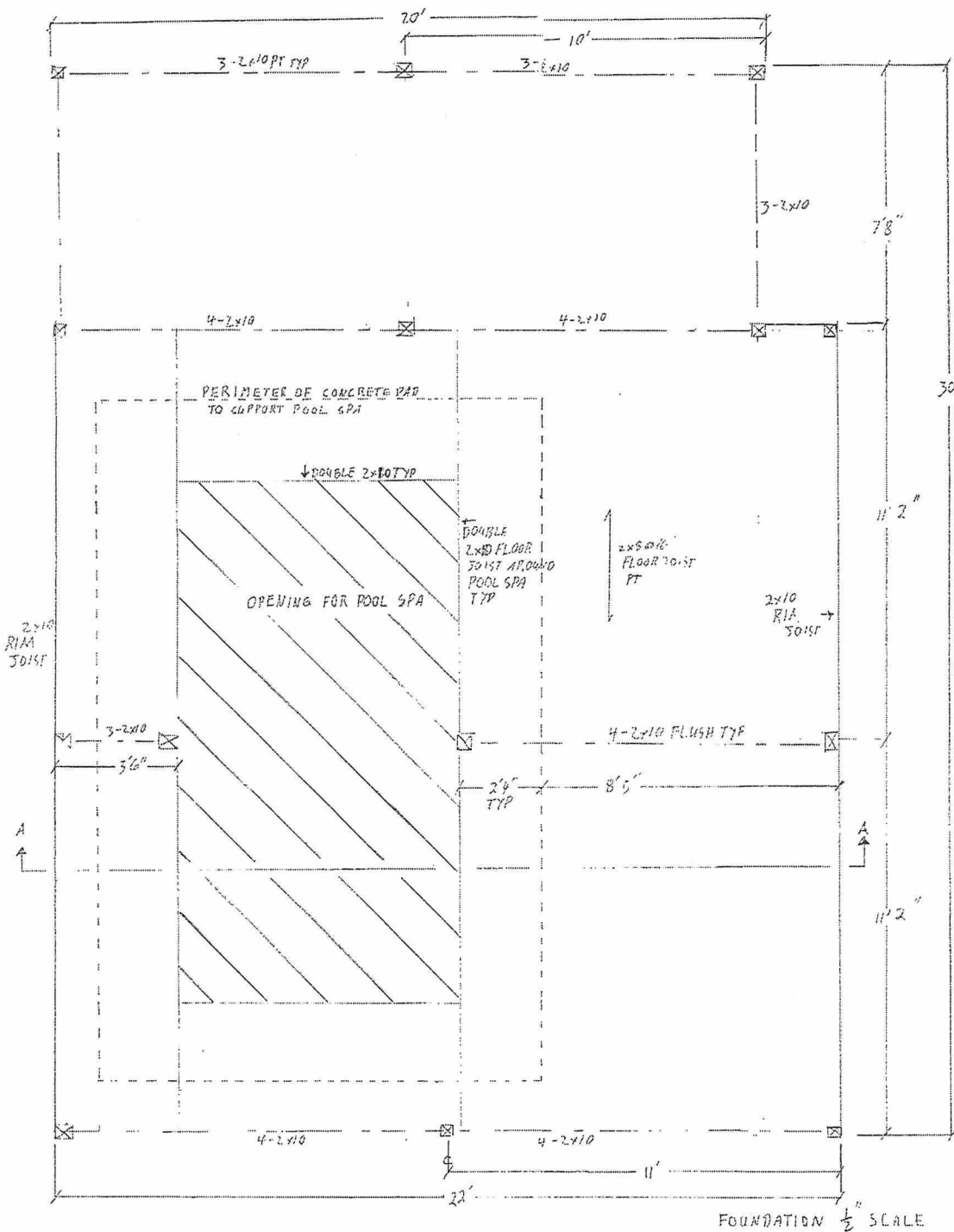


FLOOR PLAN 1/2" SCALE



AC058/2021  
Sketch 3





1/4" SCALE  
SECTION "A"

A0058/2021  
Sketch 4





O'NEIL DRIVE WEST

Scale: 1:2

32.08  
~~41.22~~

Field/Septic Bed

Well

9.14

17.02

30.98

House

6.7

9.6

4.3

Proposed  
6.7 x 9.14

16.43

52.3

1663 O'Neil Drive West  
Property: 75 x 179.57

A0058/2021  
Sketch 5

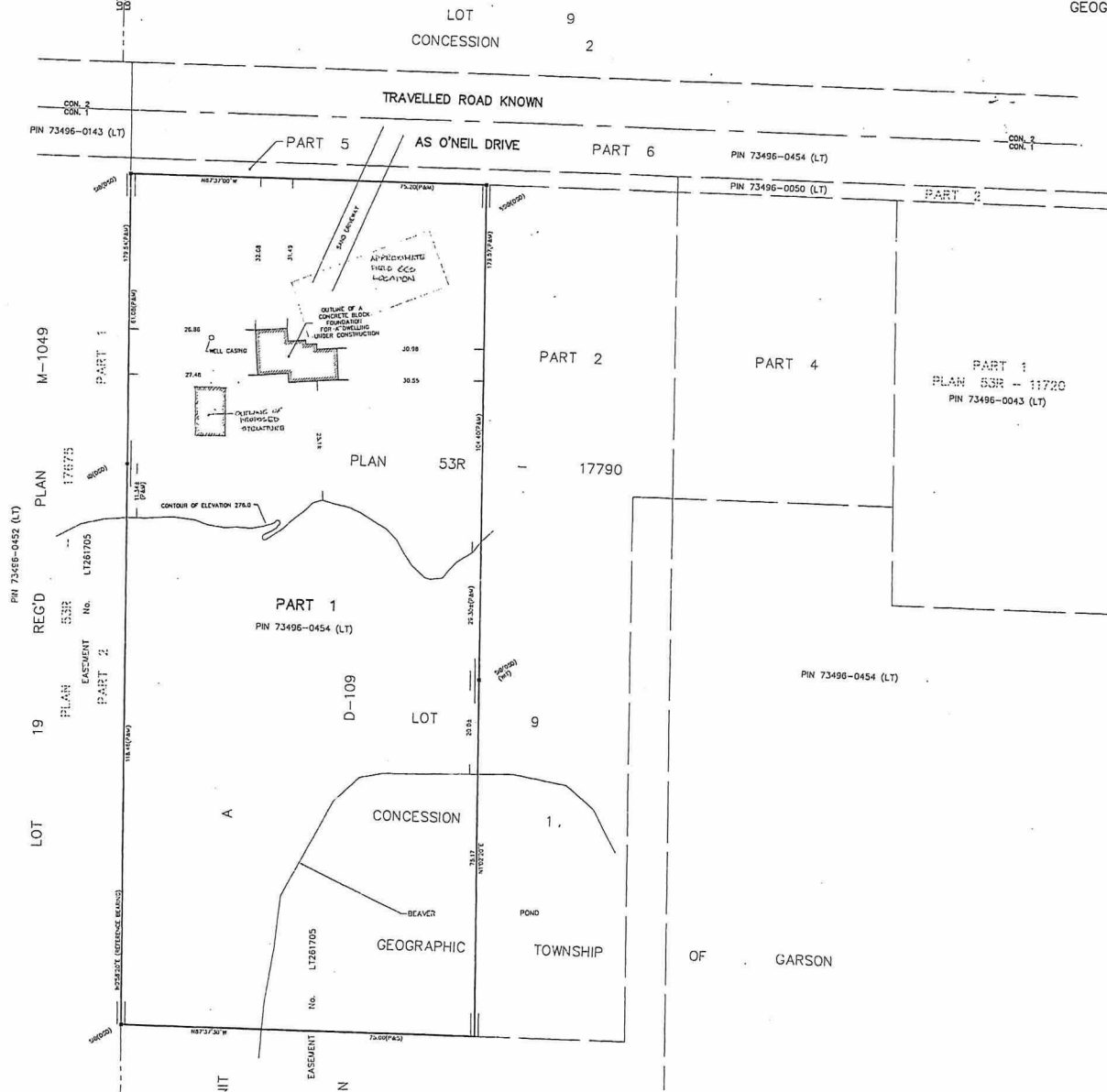


METRIC NOTE  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND  
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SURVEYOR'S REAL PROPERTY REPORT  
PART 1) PLAN OF  
PART OF LOT 9  
CONCESSION 1  
GEOGRAPHIC TOWNSHIP OF GARSON  
CITY OF GREATER SUDBURY  
DISTRICT OF SUDBURY

SCALE 1:400  
0 10 20 METRES

D.S. DORLAND LIMITED  
ONTARIO LAND SURVEYORS



# LEGEND

SB DENOTES STANDARD IRON BAR  
SSB DENOTES SHORT STANDARD IRON BAR  
SI DENOTES IRON BAR  
RD DENOTES ROCK BAR  
RPL DENOTES ROCK PILE  
M DENOTES MONUMENT FOUND  
O DENOTES MONUMENT PLANTED  
DSTD DENOTES DISTURBED MONUMENT  
HST DENOTES NO EVIDENCE FOUND  
WT DENOTES WINDING MONUMENT  
HST DENOTES NOT TO SCALE  
PM DENOTES PROPERTY IDENTIFIER NUMBER  
LT DENOTES LAND TITLE  
PROP DENOTES PROPORTIONED  
M DENOTES MEASURED  
S DENOTES SET  
P DENOTES PLAN 53R-17790  
QU DENOTES QUANTITY UNKNOWN  
DSD DENOTES D.S. DORLAND LIMITED, O.L.S.  
CSD DENOTES COAST GUARD SURVEY OF CANADA DATUM

## NOTE

ALL BEARINGS SHOWN HEREON ARE ASTROPHORIC AND ARE  
REFERRED TO THE NAD83 DATUM OF PART 1, PLAN 53R-17790,  
SHOWN THEREIN TO HAVE A BEARING OF  
NAD83.

THIS PLAN IS NOT VALID UNLESS SCALED AND IS PREPARED FOR  
PURPOSES OF CONTRACTING AND ALL OTHERS CONNECTED WITH  
THIS TRANSACTION AND THE UNDERSIGNED ACCEPTS  
NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

ELEVATIONS SHOWN HEREON ARE CELESTIAL AND ARE REFERRED TO  
CITY OF GREATER SUDBURY BENCHMARK IN COORDINATES HAVING A  
PUBLISHED ELEVATION OF 270.65M C.C.O.

## SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND BY ACCORDANCE  
WITH THE SURVEY ACT, THE SURVEYORS ACT,  
AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 23rd DAY OF  
AUGUST, 2001.

A0058/2021  
Sketch 6





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

## City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

Office Use Only 2020.01.01	
A 00161/2021	
S.P.P. AREA	
YES	NO
NDCA REG. AREA	
YES	NO

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

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PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Lynn Riopel	Email: <u>riopel@acclaimability.com</u>
Mailing Address: 2342 Lasalle Blvd	Home Phone: <u>705-562-2895</u>
	Business Phone: <u>705-675-2400</u>
City: Sudbury	Postal Code: P3A 2B1
	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: <u>riopel@acclaimability.com</u>
Mailing Address: <u>1048 Barry Downe Rd.</u>	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: Sudbury Credit Union
Mailing Address: 1048 Barry Downe Rd
City: Sudbury
Postal Code: P3A 3V3

- 4) Current Official Plan designation: R2-2 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
sideyard setback for a two storey building	5.91feet	4 feet	1.91 feet
	1.8 m	1.22 m	0.58 m

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

- c) Description of Proposal:  
to change from 1.5 storey to 2 storey home

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
The By-law permits a minimum of 1.8m (approx. 5.91 feet) side yard setback for a 2-storey dwelling



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

PIN(s): 73565-0794 Township: Neelon Ward: #8  
 Lot No.: 10 Concession No.: 6 Parcel(s): 13867  
 Subdivision Plan No.: \_\_\_\_\_ Lot: \_\_\_\_\_ Reference Plan No.: 532-16021 Part(s): 3 and 4  
 Municipal Address or Street(s): 2342 Lasalle Boulevard

- 7) Date of acquisition of subject land. March 20, 2014

- 8) Dimensions of land affected.

Frontage 15.24 (m) Depth 38.86 (m) Area 595.22 (m<sup>2</sup>) Width of Street 5.5 (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>66.2</u> (m <sup>2</sup> )	<u>66.2</u> (m <sup>2</sup> )
Gross Floor Area:	<u>132.4</u> (m <sup>2</sup> )	<u>132.4</u> (m <sup>2</sup> )
No. of storeys:	<u>1.5</u>	<u>2</u>
Width:	<u>8.6</u> (m)	<u>8.6</u> (m)
Length:	<u>7.7</u> (m)	<u>7.7</u> (m)
Height:	<u>7.1</u> (m)	<u>7.8</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>10.9</u> (m)	<u>10.9</u> (m)
Rear:	<u>19</u> (m)	<u>19</u> (m)
Side:	<u>5.4</u> (m)	<u>5.4</u> (m)
Side:	<u>1.2</u> (m)	<u>1.2</u> (m)

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

What type of access to the land?

Municipally owned & operated piped water system	<input checked="" type="checkbox"/>	Provincial Highway	<input type="checkbox"/>
Municipally owned & operated sanitary sewage system	<input 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.

1950 for house and garage, added entrance addition in 2017

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

Use(s): duplex dwelling Length of time: 66 yrs

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

Same as #13 ☒ or, duplex dwelling

- 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: duplex on left side, single family dwelling on right



- 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): A0151/1994  
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, Lynn Riopel (please print all names), the registered owner(s) of the property described as 2342 Lasalle Blvd. Sudbury, ON P3A 2B1 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 \_\_\_\_\_ (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 April, 2020

[Signature]  
(witness)

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

Print Name: L

\*I have authority to bind the Corporation



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

I/We, Lynn Riopel (please print all names),  
the registered owner(s) or authorized agent of the property described as 2342 Lasalle Blvd Subdury Ontario P3A2B1


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 27 day of April, 20 20

*[Signature]*  
Commissioner of Oaths

**Nia Sian Lewis,  
a Commissioner, etc.,  
Province of Ontario,  
for the City of Greater Sudbury.  
Expires May 20, 2023.**

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

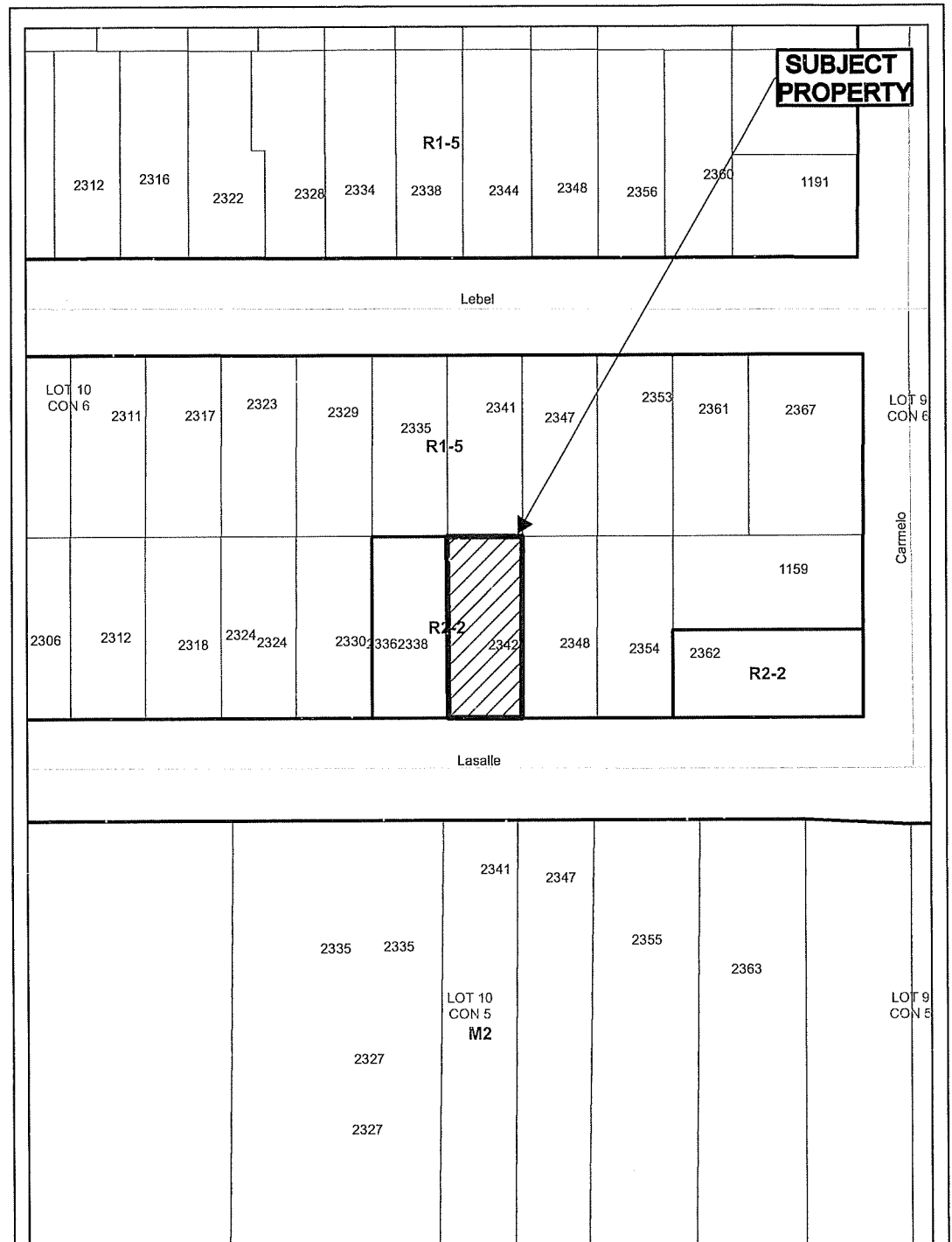
Print Name: \_\_\_\_\_  
 \*I have authority to bind the Corporation

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

**FOR OFFICE USE ONLY**

Date of Receipt: <u>27 April '21</u>	Hearing Date: <u>26 May 2021</u>	Received By: <u>Nia L.</u>
Zoning Designation: <u>R2-2</u>	Resubmission: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Previous File Number(s):		
Previous Hearing Date:		
Notes:		





**SUBJECT  
PROPERTY**

R1-5

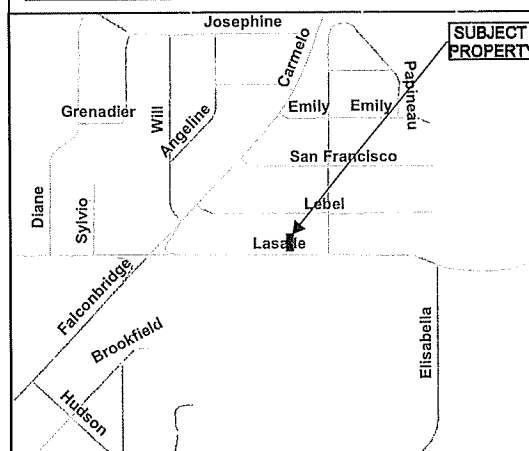
Lebel

R1-5

R2-2

Lasalle

LOT 10  
CON 5  
M2



**SUBJECT  
PROPERTY**

## Application for Minor Variance or Permission



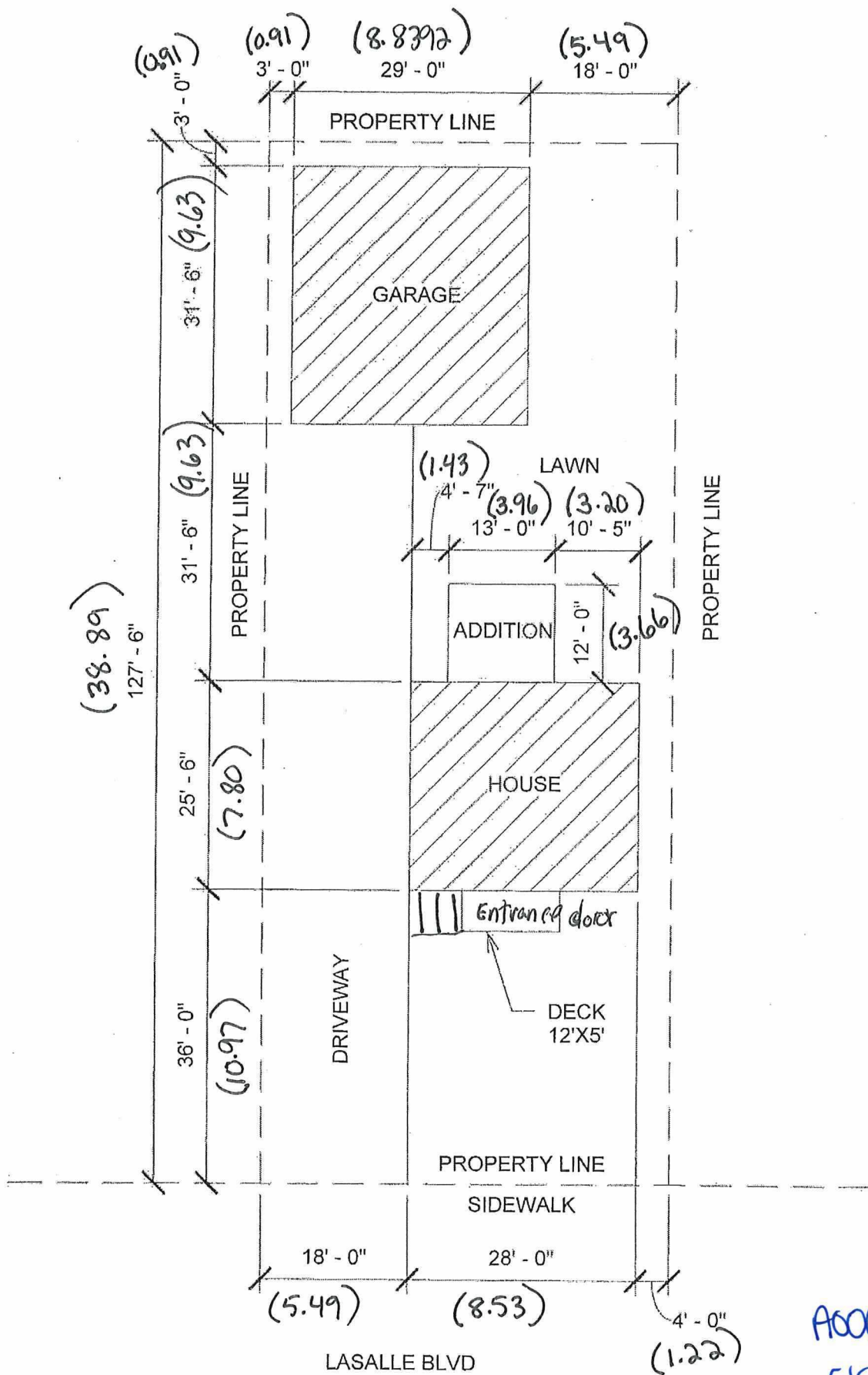
Subject Property being PIN 73565-0794,  
Parcel 12867, Parts 3 & 4, Plan 43R-16021,  
Lot 10, Concession 6, Township of Neelon,  
2342 Lasalle Boulevard, Sudbury,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA Watershed

A61/2021  
Date: 2021 05 10



(metric)



A0061/2021  
Sketch 2





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

## City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

Office Use Only 2020.01.01	
A 0062/2021	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

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): 2779349 ONTARIO INC.

Email: peterlavallo@evanslumber.ca

Mailing Address: 114 Gold Street

Home Phone: 705-671-3067

Business Phone:

City: Sudbury

Postal Code: P3E5Z3

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: Peter Lavallo

Email: peterlavallo@evanslumber.ca

Mailing Address: 114 Gold Street

Home Phone: 705-671-3067

Business Phone: 705-674-1921

City: Sudbury

Postal Code: P3E5Z3

Fax Phone: 705-671-1507

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: 114 Gold Street

City:

Postal Code:

- 4) Current Official Plan designation: LIVING AREA 1 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
MAX. BLG. HEIGHT			
EXPAND LEGAL NON-COMPLYING ISY	2.4m	0.60m	1.8m
\$ GFA	—	491m <sup>2</sup>	—

- b) Is there an eave encroachment?

☒ Yes ☒ No

If 'Yes', size of eaves: 0.45 (m)

- c) Description of Proposal:

Continuation of a previously approved variance allowing a westerly minimum side yard setback of 0.6m to also apply to a proposed roof over previously uncovered stairs to the rear entry doors.  
Clarification that the gross floor area of approved plans is 491 square meters.

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

As previously approved the most westerly entry door is near the building westerly side. A covered rear porch in the existing uncovered stairs location would increase resident safety, particularly in inclement weather. To allow this covered porch to extend over the most westerly door the continuation of the previous variance is needed.



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

PIN(s): 73588 1034 Township: MCKIM Ward: 1  
 Lot No.: 8 Concession No.: 2 Parcel(s): 9954  
 Subdivision Plan No.: M-160 Lot: 8 Reference Plan No.: 53R-18916 Part(s): 1 & 3  
 Municipal Address or Street(s): 64 COPPER ST.

7) Date of acquisition of subject land. October 30th 2020

8) Dimensions of land affected.

Frontage 31.5 ft Depth 119 ± ft Area 3740 ± ft² Width of Street N/A (m)

9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	(m²)	(m²)
Gross Floor Area:	(m²)	491 (m²)
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:	3.35 (m)	3.35 (m)
Rear:	11.71 (m)	9.27 (m)
Side:	0.61 (m)	0.61 (m)
Side:	4.14 (m)	4.14 (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.

Ongoing

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

Use(s): Triplex Dwelling Length of time: 30 yrs ±

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

Same as #13 ☐ or,

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

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

☐ Yes ☐ No

If "yes", how many?

17) Existing uses of abutting properties: Residential



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

If "yes", indicate the application number(s): Most recently A0057/2013  
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, 2779349 ONTARIO INC. (please print all names), the registered owner(s) of the property described as 64 Copper 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 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 Peter Laval (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 30TH day of April, 20 21

(witness)

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

Print Name: Christopher Laval

\*I have authority to bind the Corporation



I/We, 2779349 ONTARIO INC.

\_\_\_\_ (please print all names),

the registered owner(s) or authorized agent of the property described as 64 Copper Street

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 30TH day of APRIL, 20 21

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

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

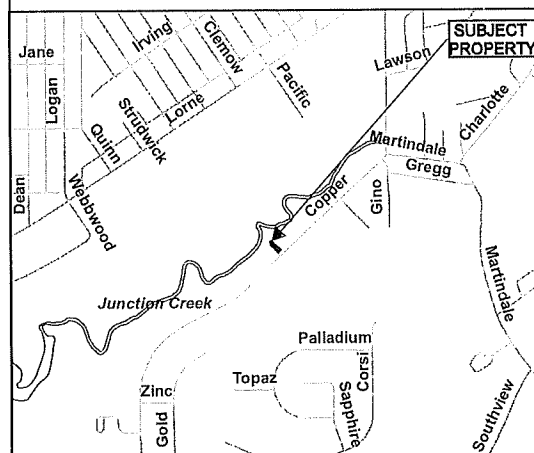
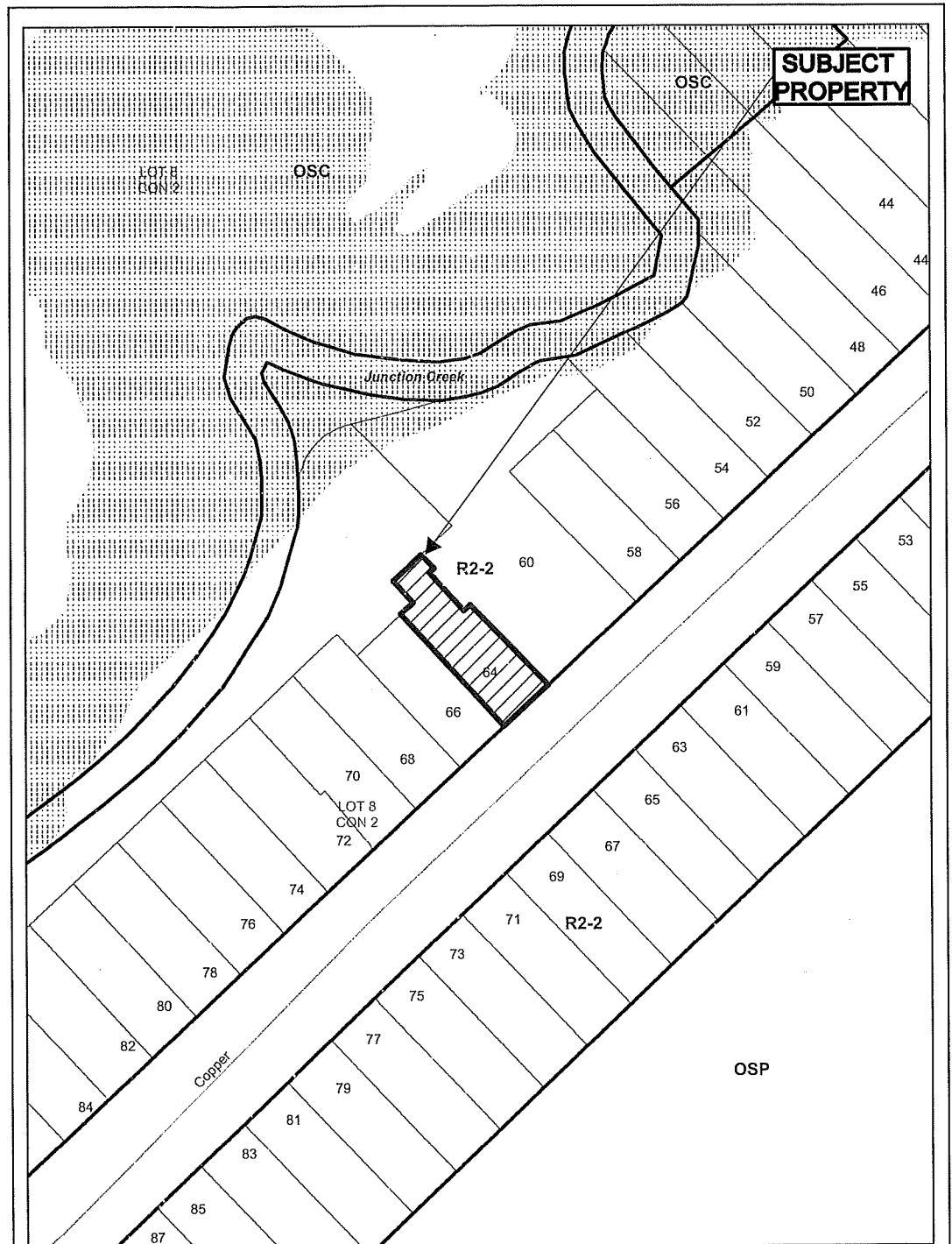
Print Name: Dr Christopher Lavalle  
 \*I have authority to bind the Corporation

\* 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**

[illegible]





# Application for Minor Variance or Permission



Subject Property being PIN 73588-1034,  
Parcel 9954, Part of Lot 32, Plan M-160,  
Parts 1 & 3, Plan 53R-18916,  
Part of Lot 8, Concession 2, Township of McKim,  
64 Copper Street, Sudbury,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA Watershed

A62/2021  
Date: 2021 05 10



LOT

44

REGISTERED

PLAN

M-160

7

SD144199  
R.O.W FOR  
PARKING TO  
BENEFIT PIN  
73588-1034

73588-1036

PIN

OVERHEAD 86W

PART 2  
PLAN  
53R-18916

PART 7  
18916

PART 6  
SD144218 R  
BENEFITS  
73588-1034

OVERHEAD

CONCRETE SIDEWALK

1 STOREY BRICK DWELLING  
ON A CONCRETE BLOCK FOUNDATION  
MUNICIPAL No. 60

LOT

Covered  
Porch

PIN 73588-0281

LOT

34

PLAN

REGISTERED

PART 1

73588-

1034

OUTLINE OF A PROPOSED CONCRETE  
FOUNDATION FOR A PROPOSED 2.8 STOREY  
APARTMENT BUILDING, REPLACING NO. 84  
COPPER ST. APARTMENT BUILDING DESTROYED  
BY FIRE

SUBJECT

PART 5

21.58m

PART 5  
SD144218 R.O.W  
BENEFITS PIN  
73588-1034

PART 5

18916

0.61m

3.46m

3.35m

3.35m

3.35m

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COPPER

(REGISTERED

PIN 73588

STREET

PLAN

M-57)

0146

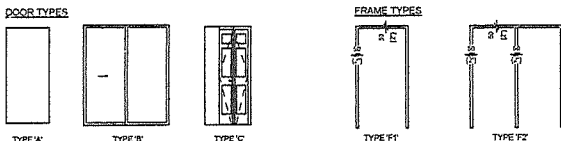
A0062/2021  
Sketch 2



64 COPPER ST, SUDBURY, ON  
KSI-020-235

DOOR SCHEDULE GENERAL NOTES:

1. A HYPHEN (-) IS USED IN ANY COLUMN THAT DOES NOT APPLY TO A PARTICULAR DOOR.  
2. DOOR WIDTH IS THE LEAF SIZE IN INCHES FOR SINGLE DOORS.  
3. FRAME TYPE REFERS TO FRAME ELEVATIONS SHOWN BELOW.  
4. TYPICAL FRAME SECTIONS ARE SHOWN ELSEWHERE IN THIS SCHEDULE OR ON CONSTRUCTION DETAILS. FRAME DEPTH FOR DOORS AND SCREENS SHALL BE DEPTH OF WALL PLUS 1" (23 MM).  
TYPICAL



**FOUNDATION WALL ASSEMBLY:**

**EXTERIOR BLOCK FOUNDATION WALL**

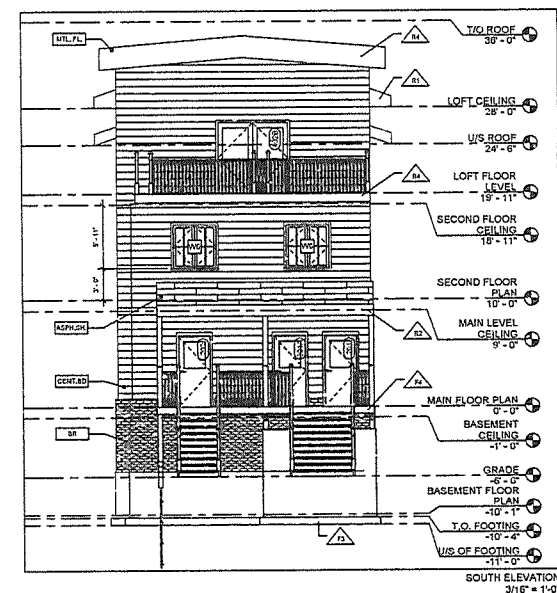
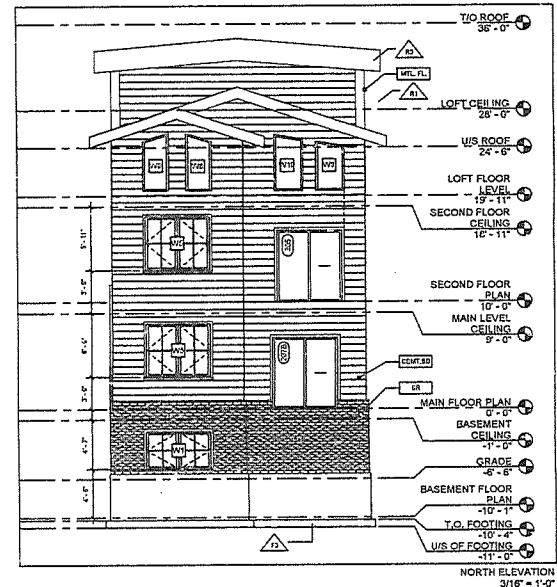
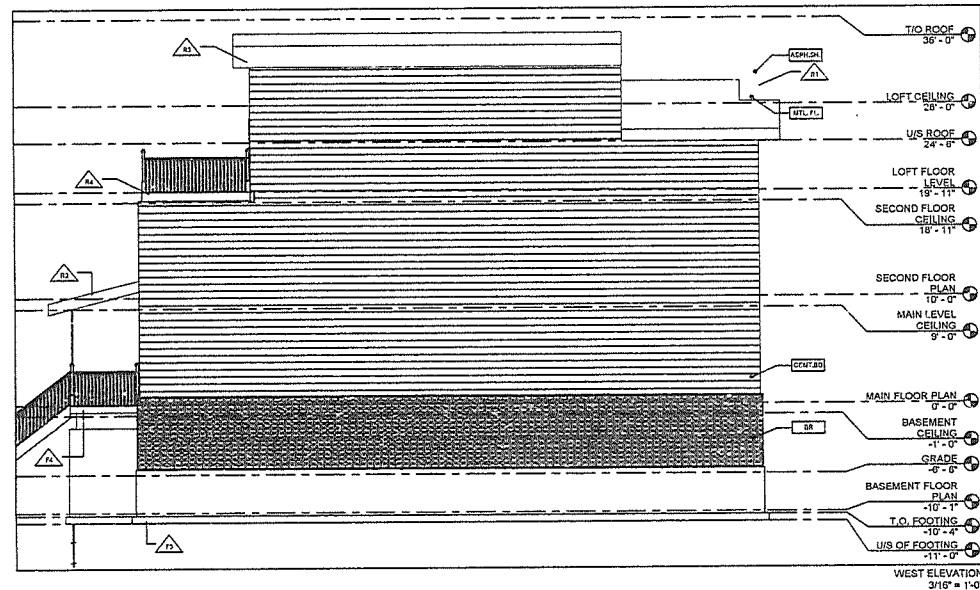
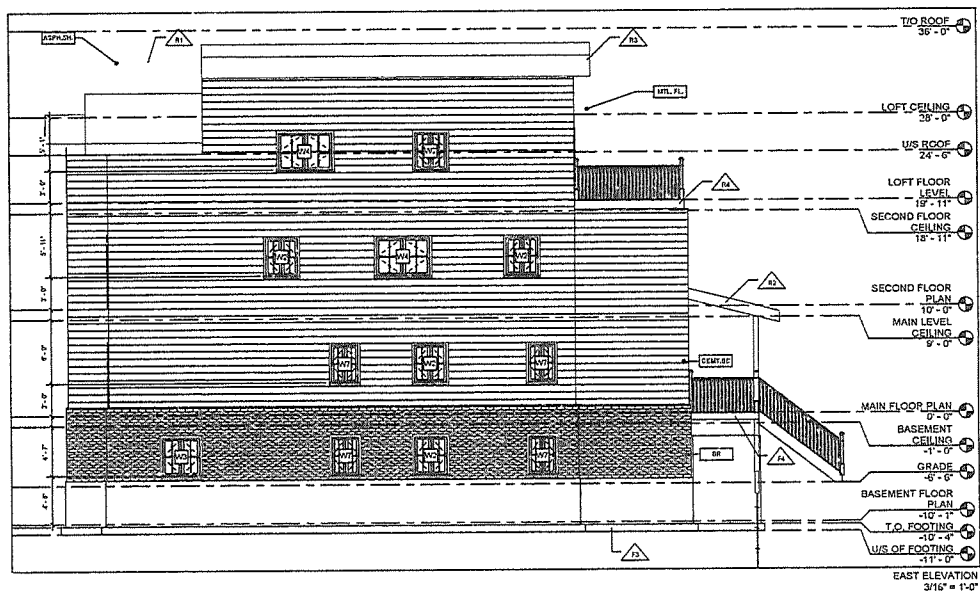
- 2 LAYERS MIN. DAMPROOFING FROM FINISHED GRADE DOWN TO COVER AND OVER CONCRETE FOOTING
- 1/4" MIN. CEMENT FLOTHING WITH COVE AT TOP OF POURED CONCRETE FOOTING
- 10" MIN. CONCRETE BLOCKS, BACKFILLED TO A SUPPORTED HEIGHT OF 5'-11" MAX. ABOVE THE SLAB
- 2x4 WOOD STUDS @ 16" O/C.

WINDOW SCHEDULE		
QTY	IDENTITY	SIZE
1	WN	0'-0" X 3'-0" CASEMENT WINDOW
1	WN	3'-0" X 3'-0" CASEMENT WINDOW
1	WN	3'-0" X 3'-0" CASEMENT WINDOW
1	WN	3'-0" X 3'-0" CASEMENT WINDOW
2	WN	0'-0" X 3'-0" CASEMENT WINDOW
4	WN	2'-0" X 4'-0" CASEMENT WINDOW
4	WN	2'-0" X 3'-0" CASEMENT WINDOW
2	WN	25'-0" X 0'-5" (BOTTOM + 5" SLOPE @ 1:12 PITCH)
1	WN	21'-0" X 0'-5" (BOTTOM + 50'-25" SLOPE @ 1:12 PITCH)
1	WN	21'-0" X 0'-5" (BOTTOM + 5" SLOPE @ 1:12 PITCH)

4. EFFICIENCY RATING REQUIRED FOR NEW WINDOWS & DOORS TO BE .25 MAX. U-VALUE




	DEVOTES BRICK VENEER
	DEVOTES METAL FLASHING
	DEVOTES MARBLE CEMENT BOARD SIDING
	DEVOTES ASPHALT SHINGLES
	FLOOR IDENTIFICATION #1 SCHEDULE
	ROOF IDENTIFICATION IN SCHEDULE
	DOOR IDENTIFICATION IN SCHEDULE
	WINDOW IDENTIFICATION IN SCHEDULE

[illegible]

10

**THE**



KOMRI  
ENGINEERING

CHRISTOPHER LAVALL  
111 COFFEE ST. SUDBURY, ON

DRAWN	DP
CHECKED	KO
SCALE:	3/16" = 1'-0"

A04

ISSUED FOR CONSTRUCTION - JANUARY 14, 2021

PO002/2021 sketch 4



# CONSTRUCTION ASSEMBLIES

## PARTITION ASSEMBLIES NOTES:

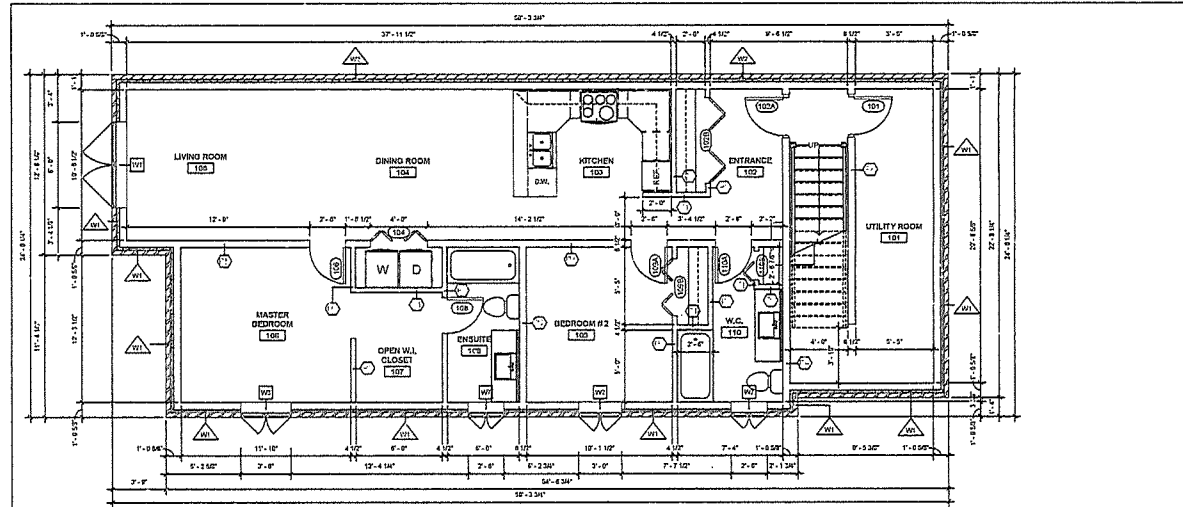
1. ALL INTERIOR PARTITIONS ARE TO BE P1 UNLESS NOTED OTHERWISE.
2. USE WATER RESISTANT GYPSUM WALL BOARD ON ALL WET SIDES OF PARTITIONS & CEMENT BOARD BEHIND ALL WALL MOUNTED TILE WORK.
3. PROVIDE WOOD BLOCKING TO ACCOMMODATE WALL MOUNTED ACCESSORIES. COORDINATE LOCATIONS AS REQUIRED.
4. ALL PARTITIONS TO EXTEND TO TOP OF STRUCTURE UNLESS OTHERWISE NOTED. BRIDGE AS REQUIRED.
5. ALL FLOOR ELEVATIONS ARE REFERENCED TO AND FROM GROUND FLOOR DATUM ELEVATION OF 0.0.
6. ALL EXPOSED VERTICAL CORNERS IN GYPSUM BOARD PARTITIONS SHALL BE FINISHED WITH CORNER GUARDS.
7. ALL DOORS SHALL BE LOCATED 4" FROM WALL FACE TO DOOR FRAME EDGE. TYPICAL UNLESS NOTED OTHERWISE.

## PARTITION ASSEMBLIES:

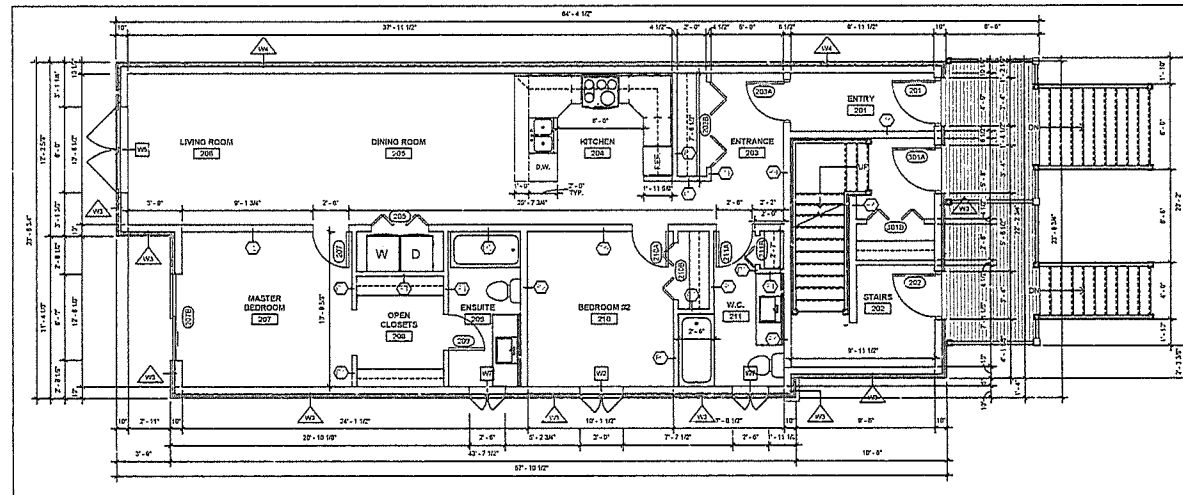
- (P1) TYPICAL INTERIOR WOOD STUD PARTITION**
- 1/2" GYPSUM BOARD ON BOTH SIDES OF
  - 3 1/2" WOOD STUD WALL SYSTEM
  - DOOR ATTENTION TO BE DETERMINED ON SITE BY OWNER.
- (P2) 2x6-11R FIRE RATED PARTITION**
- 5/8" TYPE X GYPSUM BOARD ON BOTH SIDES OF
  - 2x6 WOOD STUD @ 16" O.C.
  - PROVIDE FIRE STOP TO SEAL PARTITION AT BASE AND TOP.
- (P3) 2x4 PLUMBING WALL**
- 1/2" GYPSUM BOARD ON BOTH SIDES OF
  - 2x4 WOOD STUD @ 16" O.C.
- (P4) 2x6 FIRE RATED PARTITION LOAD BEARING**
- 2 LATHES 1/2" GYPSUM BOARD ON BOTH SIDES OF
  - 2x6 WOOD STUD @ 16" O.C. (DOUBLE TOP PLATE)
- (P5) 2x6 TYP. LOAD BEARING PARTITION**
- 1/2" GYPSUM BOARD ON BOTH SIDES OF
  - 2x6 WOOD STUD @ 16" O.C. (DOUBLE TOP PLATE)
- (P6) 2x4 TYP. LOAD BEARING PARTITION**
- 1/2" GYPSUM BOARD ON BOTH SIDES OF
  - 2x4 WOOD STUD @ 16" O.C. (DOUBLE TOP PLATE)

## WALL ASSEMBLIES:

- (W1) DWELLING EXTERIOR W/ BRICK VENEER**
- 3/8" BRICK VENEER
  - 1" AIR SPACE (OPTIONAL, 2-RTED)
  - AIR BARRIER MEMBRANE LAP & SEAL
  - 7/16" OSB SHEATHING
  - 2x6 EXTERIOR LOAD BEARING METAL STUDS AT 16" O.C.
  - FILL W/ SPRAY FOAM INSULATION
  - POLY VAPOUR BARRIER, LAP & SEAL
  - 1/2" GYPSUM BOARD
- (W2) DWELLING EXTERIOR W/ BRICK VENEER (FR. 11R)**
- 4" FIRE RATED BRICK VENEER
  - 1" AIR SPACE (OPTIONAL, 2-RTED)
  - AIR BARRIER MEMBRANE LAP & SEAL
  - 7/16" OSB SHEATHING
  - 2x6 EXTERIOR LOAD BEARING METAL STUDS AT 16" O.C.
  - FILL W/ SPRAY FOAM INSULATION
  - POLY VAPOUR BARRIER, LAP & SEAL
  - 5/8" TYPE X GYPSUM BOARD
- (W3) DWELLING EXTERIOR W/ CEMENT BOARD**
- CEMENT BOARD
  - AIR BARRIER MEMBRANE - LAP AND TAPE
  - 7/16" OSB SHEATHING
  - 2x6 EXTERIOR LOAD BEARING METAL STUDS AT 16" O.C. (SINGLE BOTTOM PLATE) DOUBLE TOP PLATE
  - FILL W/ SPRAY FOAM INSULATION
  - POLY VAPOUR BARRIER (TAPE JOINTS)
  - 1/2" GYPSUM BOARD
- (W4) DWELLING EXTERIOR W/ CEMENT BOARD (FR. 11R)**
- CEMENT BOARD
  - AIR BARRIER MEMBRANE - LAP AND TAPE
  - 7/16" OSB SHEATHING
  - 2x6 EXTERIOR LOAD BEARING METAL STUDS AT 16" O.C.
  - FILL W/ SPRAY FOAM INSULATION
  - POLY VAPOUR BARRIER (TAPE JOINTS)
  - 5/8" TYPE X GYPSUM BOARD



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



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

ISSUED FOR CONSTRUCTION - JANUARY 14, 2021

A0062/2021 sketch 5

CLIENT: LAMAR LUXURY HOMES LTD. 1100 BAYVIEW AVE. UNIT 100 SCARBOROUGH, ONTARIO M1B 3Y1  
PROJECT: 1100 BAYVIEW AVE. UNIT 100  
DESIGNER: KOMRI ENGINEERING  
DATE: 10.01.2021  
SCALE: 1/4" = 1'-0"

REVISIONS



CHRISTOPHER LAVILLE  
64 COPPER ST. SUDBURY, ON  
N4B 0S8  
BASEMENT & MAIN FLOOR PLANS

DRAWN: DP  
CHECKED: KD  
SCALE: 1/4" = 1'-0"  
SHEET

A02



# CONSTRUCTION ASSEMBLIES

## PARTITION ASSEMBLIES NOTES:

1. ALL INTERIOR PARTITIONS ARE TO BE 1/2" UNLESS NOTED OTHERWISE.
2. USE WATER RESISTANT GYPSUM WALL BOARD ON ALL WET SIDES OF PARTITIONS & CEMENT BOARD BEHIND ALL WALL MOUNTED TILE WORK. PROVIDE WOOD BLOCCING TO ACCOMMODATE WALL MOUNTED ACCESSORIES. COORDINATE LOCATIONS AS REQUIRED.
3. ALL PARTITIONS TO EXTEND TO USE OF STRUCTURE UNLESS OTHERWISE NOTED. BRACE AS REQUIRED.
4. ALL FLOOR ELEVATIONS ARE REFERENCED TO AND FROM GROUND FLOOR DATUM ELEVATION OF 65.8.
5. ALL EXPOSED VERTICAL CORNERS IN GYPSUM BOARD PARTITIONS SHALL BE FINISHED WITH CORNER GUARDS.
6. ALL DOORS SHALL BE LOCATED 4" FROM WALL FACE TO DOOR FRAME (DOOR TYPICAL UNLESS NOTED OTHERWISE).

## PARTITION ASSEMBLIES:

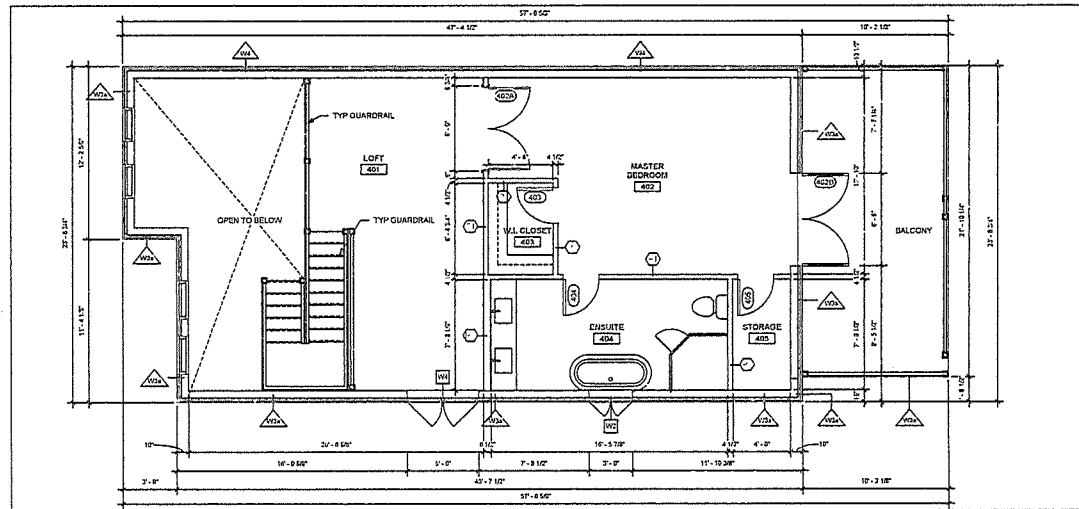
- 1/2" TYPICAL EXTERIOR WOOD STUD PARTITION**
- 1/2" GYPSUM BOARD ON BOTH SIDES OF
  - 3" X 6" WOOD STUD WALL SYSTEM
  - SOUND ATTENUATION TO BE DETERMINED ON SITE BY OWNER.
- 2x6 INS FIRE RATED PARTITION**
- 5/8" TYPE 'X' GYPSUM BOARD ON BOTH SIDES OF
  - 2x6 WOOD STUDS @ 16" O.C.
  - PROVIDE FIRE STOP TO SEAL PARTITION AT BASE AND TOP.
- 2x4 PLUMBING WALL**
- 1/2" GYPSUM BOARD ON BOTH SIDES OF
  - 2x4" WOOD STUDS @ 16" O.C.
- 2x6 FR 1/2" PARTITION LOAD BEARING**
- 2 LAYERS 1/2" GYPSUM BOARD ON BOTH SIDES OF
  - 2x6 WOOD STUDS @ 16" O.C. (DOUBLE TOP PLATE)
- 2x4 TYP. LOAD BEARING PARTITION**
- 1/2" GYPSUM BOARD ON BOTH SIDES OF
  - 2x4" WOOD STUDS @ 16" O.C. (DOUBLE TOP PLATE)
- 2x4 TYP. LOAD BEARING PARTITION**
- 1/2" GYPSUM BOARD ON BOTH SIDES OF
  - 2x4" WOOD STUDS @ 16" O.C. (DOUBLE TOP PLATE)

## FOUNDATION WALL ASSEMBLIES:

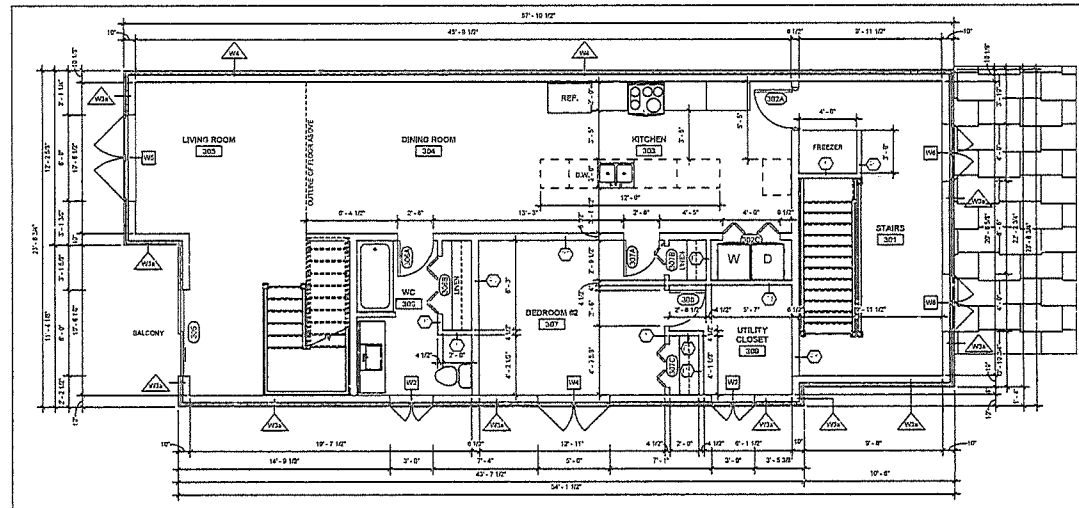
- EXTERIOR BLOCK FOUNDATION WALL**
- 2 LAYERS 1/2" GYPSUM BOARD FROM FINISHED GRADE DOWN TO CONE AND OVER CONCRETE FOOTING
  - 1/2" INS. CONCRETE PARTITIONING WITH GYPSUM AT TOP OF POURED CONCRETE FOOTING
  - 1/2" INS. CONCRETE BLOCK BACKFILLED TO A SUPPORTED HEIGHT OF 6" MIN. ABOVE THE SLAB
  - 3/4" WOOD STUDS @ 16" O.C.
  - FILL W/ EPP FILL INSULATION

## WALL ASSEMBLIES:

- 1/2" DWELLING EXTERIOR WOOD VENEER**
- 5/8" BRICK VENEER
  - 1" AIR SPACE (OPTIONAL 2 COURTS)
  - AIR BARRIER MEMBRANE LAP & SEAL
  - 7/16" OSB SHEATHING
  - 2x6 EPP INS. 1/2" STUD AT 16" O.C.
  - FILL W/ SPRAY FOAM INSULATION
  - POLY VAPOR BARRIER LAP & SEAL
  - 1/2" GYPSUM BOARD
- 1/2" DWELLING EXTERIOR WOOD VENEER (FR 1/2")**
- 5/8" FR 1/2" BRICK VENEER
  - 1" AIR SPACE (OPTIONAL 2 COURTS)
  - AIR BARRIER MEMBRANE LAP & SEAL
  - 7/16" OSB SHEATHING
  - 2x6 EXTERIOR LOAD BEARING METAL STUDS AT 16" O.C.
  - FILL W/ SPRAY FOAM INSULATION
  - POLY VAPOR BARRIER LAP & SEAL
  - 5/8" TYPE 'X' GYPSUM BOARD
- 1/2" DWELLING EXTERIOR WOOD VENEER (FR 1/2")**
- 5/8" FR 1/2" BRICK VENEER
  - 1" AIR SPACE (OPTIONAL 2 COURTS)
  - AIR BARRIER MEMBRANE LAP & SEAL
  - 7/16" OSB SHEATHING
  - 2x6 EXTERIOR LOAD BEARING METAL STUDS AT 16" O.C.
  - FILL W/ SPRAY FOAM INSULATION
  - POLY VAPOR BARRIER LAP & SEAL
  - 5/8" TYPE 'X' GYPSUM BOARD
- 1/2" DWELLING EXTERIOR WOOD VENEER (FR 1/2")**
- 5/8" FR 1/2" BRICK VENEER
  - 1" AIR SPACE (OPTIONAL 2 COURTS)
  - AIR BARRIER MEMBRANE LAP & SEAL
  - 7/16" OSB SHEATHING
  - 2x6 EXTERIOR LOAD BEARING METAL STUDS AT 16" O.C.
  - FILL W/ SPRAY FOAM INSULATION
  - POLY VAPOR BARRIER LAP & SEAL
  - 5/8" TYPE 'X' GYPSUM BOARD



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

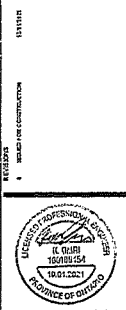


SECOND FLOOR PLAN  
1/4" = 1'-0"

ISSUED FOR CONSTRUCTION - JANUARY 14, 2021

A006021 2021 sketch b

GENERAL  
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2018 INTERNATIONAL BUILDING CODE (IBC).  
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.  
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.  
5. THE CONTRACTOR SHALL MAINTAIN A SAFE WORK SITE AT ALL TIMES.  
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS AND WASTE.  
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ENVIRONMENT.  
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC.  
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ADJACENT PROPERTIES.  
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES.



**KOMRI ENGINEERING**  
CHRISTOPHER L. VALLE  
64 COPPER ST. SEBASTY, ON  
FLORIDA 32959  
SECOND & LOFT FLOOR PLANS

DRAWN: DP  
CHECKED: KD  
SCALE: 1/4" = 1'-0"  
SHEET

**A03**





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

Office Use Only 2020.01.01	
A	006512021
S P P AREA	
YES	NO
NDCA REG AREA	
YES	NO

**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): Christian & Sonia Guillot	Email:
Mailing Address: 1231 Peel Street	Home Phone: 705-665-3364
	Business Phone:
City: Sudbury, ON	Postal Code: P3A 1S1
	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: 2208 LaSalle Blvd.	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: TD Canada Trust
Mailing Address: 2208 LaSalle Blvd.
City: Sudbury, ON
Postal Code: P3A 2A8

- 4) Current Official Plan designation: LOT 28, PLAN M-286 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.

Section 4.25.2

Variance To	By-law Requirement	Proposed	Difference
rear yard setback	7.5 m	4.515 m 4.5 m	2.985 m 3 m

REVISED  
AS NOTED  
Cmb MAY 12/2021  
AS PER BLDG PERMIT  
DRAWINGS.

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

c) Description of Proposal: DEMOLISH EXISTING GARAGE FLAT ROOF DESIGN  
Demolish existing garage  
Construct new garage to replace existing

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

Match existing side yard setback  
MATCH EXISTING SIDE YARD SETBACK

Cmb.  
MAY 12/2021



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

PIN(s): 02125-165LT Township: McKim Ward: Sudbury 11  
 Lot No.: 284 Concession No.: 5 Parcel(s): 24352  
 Subdivision Plan No.: M-2810 Lot: 1 Reference Plan No.: M286 Part(s):  
 Municipal Address or Street(s): 4031 Peel St

- 7) Date of acquisition of subject land. April 13th, 2003

- 8) Dimensions of land affected.

Frontage 30 (m) Depth 22.7 (m) Area 681 (m<sup>2</sup>) Width of Street (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	149.6 (m <sup>2</sup> )	149.6 (m <sup>2</sup> )
Gross Floor Area:	149.6 (m <sup>2</sup> )	149.6 (m <sup>2</sup> )
No. of storeys:	1	1
Width:	11 (m)	11 (m)
Length:	13.6 (m)	13.6 (m)
Height:	4 (m)	4 (m)

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

	Existing	Proposed
Front:	6 (m)	6 (m)
Rear:	6.03 (m)	4.5 (m)
Side:	0 (m)	0 (m)
Side:	7.5 (m)	7.5 (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.

circa 1955

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

Use(s): single family residence Length of time: 18 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:

1.3 Residential

cmh  
MAY 12/2021



- 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, Chris & Sonia Guillot (please print all names), the registered owner(s) of the property described as 1231 Peel St.

in the City of Greater Sudbury:

##### Collection, Use and Disclosure of Information:

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

##### Authority to Enter Land and Photograph

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

##### Appointment of Authorized Agent

- appoint and authorize CHRISTIAN GUILLOT & Sonia Laprise-Guillot (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 reply, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 28 day of MARCH, 2021

Nickolas Guillot  
(witness)

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

Print Name CHRISTIAN GUILLOT Sonia Laprise-Guillot  
I have authority to bind the Corporation

cmg  
MAY 12/2021



INVE. Christian Guillot. (please print all names),  
the registered owner(s) or authorized agent of the property described as

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

  
Commissioner of Oaths

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

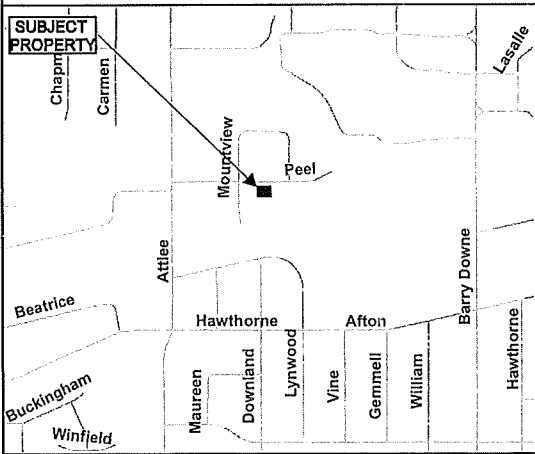
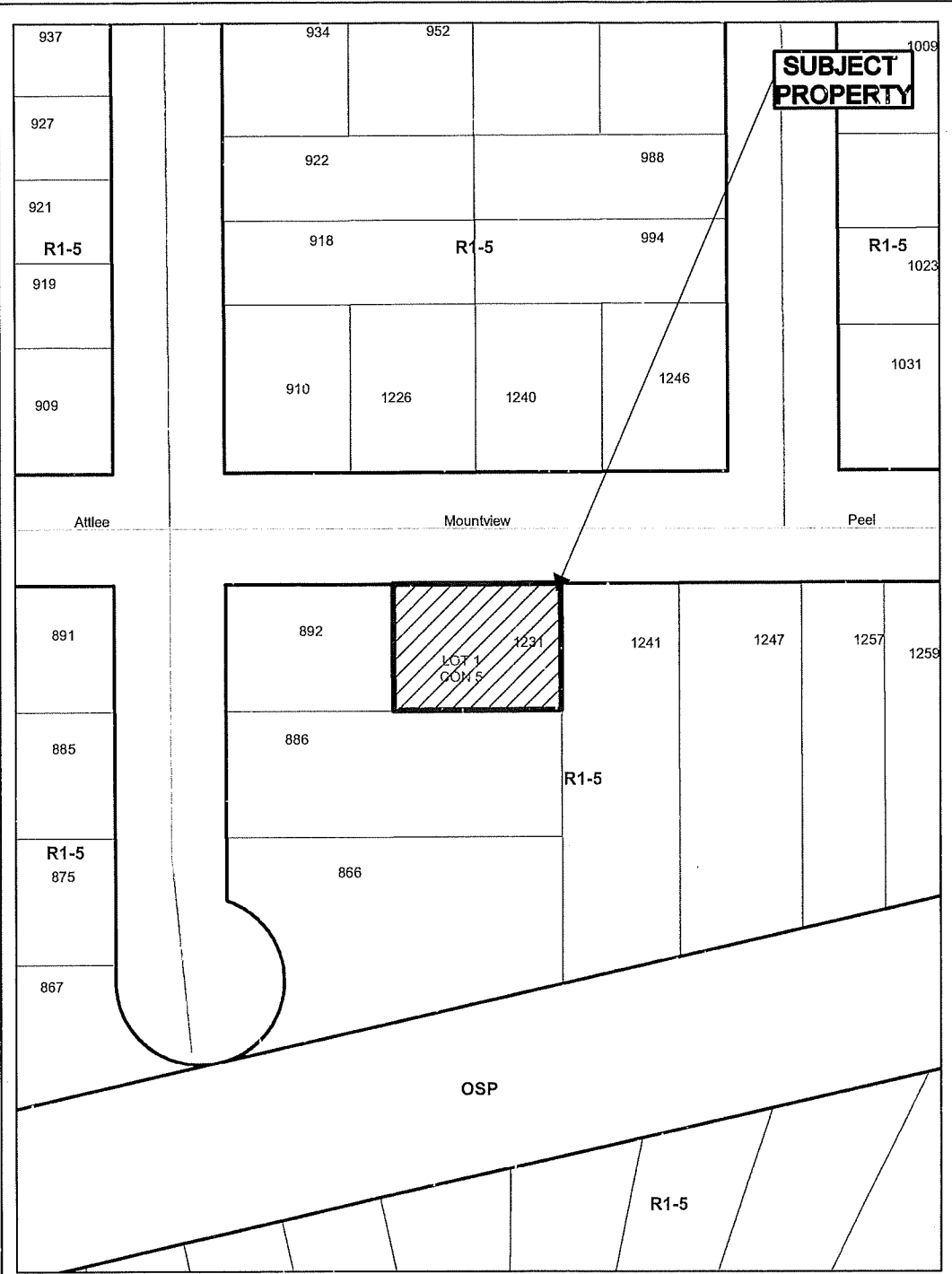
- Where the owner is a firm or corporation, the person signing this instrument shall state that he/she has authority to bind the corporation or affix the corporate seal.

**FOR OFFICE USE ONLY**

[illegible]

6/12/2021





# **Application for Minor Variance or Permission**



Subject Property being PIN 02125-0162,  
Parcel 24352, Lot 28, Plan M-286,  
Lot 1, Concession 5, Township of McKim,  
1231 Peel Street, Sudbury,  
City of Greater Sudbury

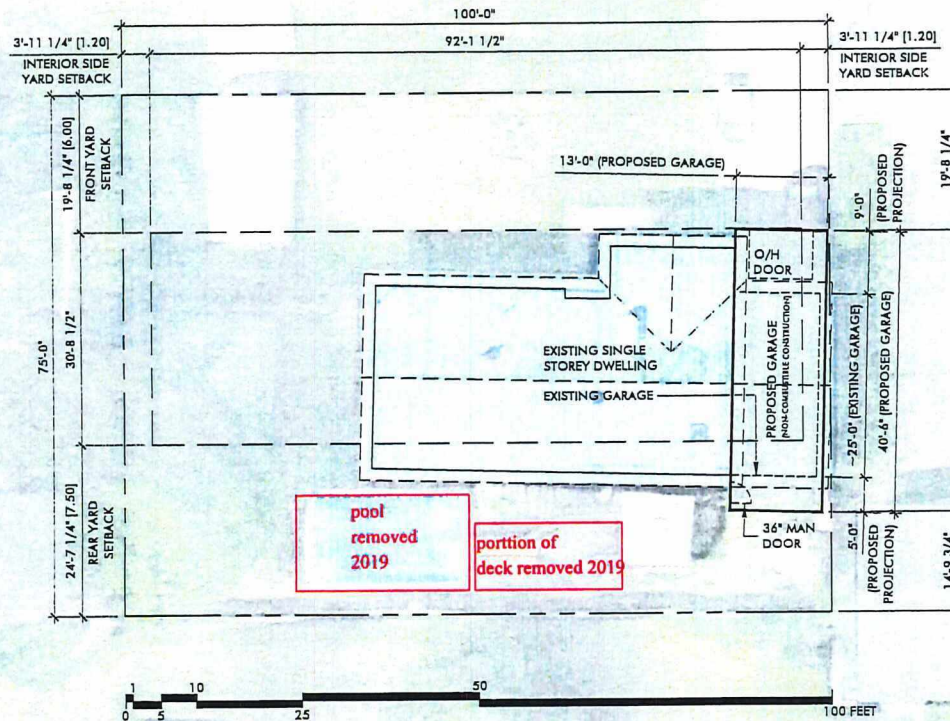
Sketch 1, NTS  
NDCA Watershed

A65/2021  
Date: 2021 05 12





PEEL STREET



PROPOSED GARAGE ADDITION  
BUILDING WITH MINOR VARIANCE

SK-1

ADDOS/2021  
Sketch 2





Box 5000, Station 'A', 200 Brady Street  
Sudbury ON P3A 5P3  
Tel. (705) 671-2489, Ext. 4376/4348  
Fax (705) 673-2200

## City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

Office Use Only 2020.01.01	
A 06 50 / 2021	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

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

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

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

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

Registered Owner(s): <u>Hoi Cheu</u>	Email: <u>hcheu@laurentian.ca</u>
Mailing Address: <u>1961 Hunter St.</u>	Home Phone: <u>705-673-2932</u>
	Business Phone: _____
City: <u>Sudbury</u>	Postal Code: <u>P3E 2S6</u> 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: <u>Shelbey Krahn</u>	Email: <u>shelbey.krahn@gmail.com</u>
Mailing Address: <u>1961 Hunter St.</u>	Home Phone: <u>705-673-2932</u>
	Business Phone: <u>705-919-8788</u>
City: <u>Sudbury</u>	Postal Code: <u>P3E 2S6</u> 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: <u>Desjardins</u>	
Mailing Address: <u>2037 Long Lake Rd Unit 1</u>	
City: <u>Sudbury</u>	Postal Code: <u>P3E 6J9</u>

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

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

Variance To	By-law Requirement	Proposed	Difference
Table 5.5 parking requirements	5	3	2

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

- c) Relaxation of Frontsetback  
The lot is 10m wide and the setback is 10m, so there is room for 4 cars to park easily.

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
There is no way to make 8 parking spaces. Being so close to the bus terminal, all the tenants walk or use the city bus to travel.  
The two legal parking spaces each have room for two cars to park in tandem, so there is room for 4 cars to park easily.



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

PIN(s): 735840169 Township: McKim Ward: 10  
 Lot No.: 5 Concession No.: 3 Parcel(s):  
 Subdivision Plan No.: 2S E Lot: PT 35 Reference Plan No.: INST 11558 Part(s):  
 Municipal Address or Street(s): 303 Larch St. Sudbury, ON P3B 1M1

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

## 8) Dimensions of land affected.

Frontage 7.62 (m) Depth 36.58 (m) Area 278.74 (m<sup>2</sup>) Width of Street 12 (m)

## 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	80.36 / 4.46 (m <sup>2</sup> )	80.36 / 4.46 (m <sup>2</sup> )
Gross Floor Area:	294.31 / 4.46 (m <sup>2</sup> )	294.31 / 4.46 (m <sup>2</sup> )
No. of storeys:	3/1	3/1
Width:	6.77 / 1.83 (m)	6.77 / 1.83 (m)
Length:	13.45 / 2.44 (m)	13.45 / 2.44 (m)
Height:	10.36 / 2.5 (m)	10.36 / 2.5 (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:	11.79 / 25.85 (m)	11.79 / 25.85 (m)
Rear:	11.34 / 8.90 (m)	11.34 / 8.90 (m)
Side:	0.85 / 4.58 (m)	0.85 / 4.58 (m)
Side:	0 / 0.60 (m)	0 / 0.60 (m)

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

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

## What type of access to the land?

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

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

1917 / the shed's age is unknown

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

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

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

Same as #13 ☒ or, \_\_\_\_\_

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

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

☒ Yes ☐ No

If "yes", how many? 2

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



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

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

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

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

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

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

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

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

#### PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Hoi Cheu (please print all names), the registered owner(s) of the property described as 302 Larch St.

in the City of Greater Sudbury:

##### Collection, Use and Disclosure of Information:

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

##### Authority to Enter Land and Photograph

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

##### Appointment of Authorized Agent

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

Dated this 25th day of March, 2021

Katya Cheu  
(witness)

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

Print Name: Hoi F. Cheu

\*I have authority to bind the Corporation



I/we, Shelbey Krahn (please print all names),  
the registered owner(s) or authorized agent of the property described as 302 Larch 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.

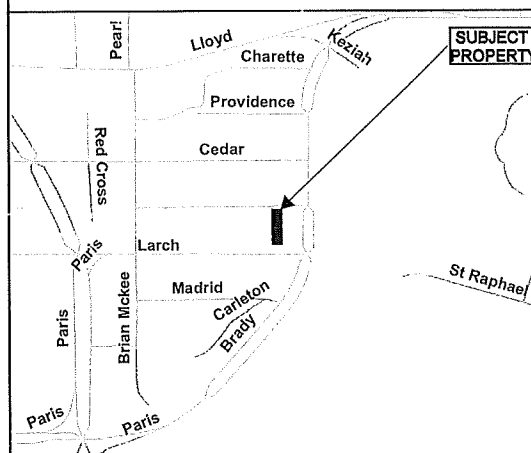
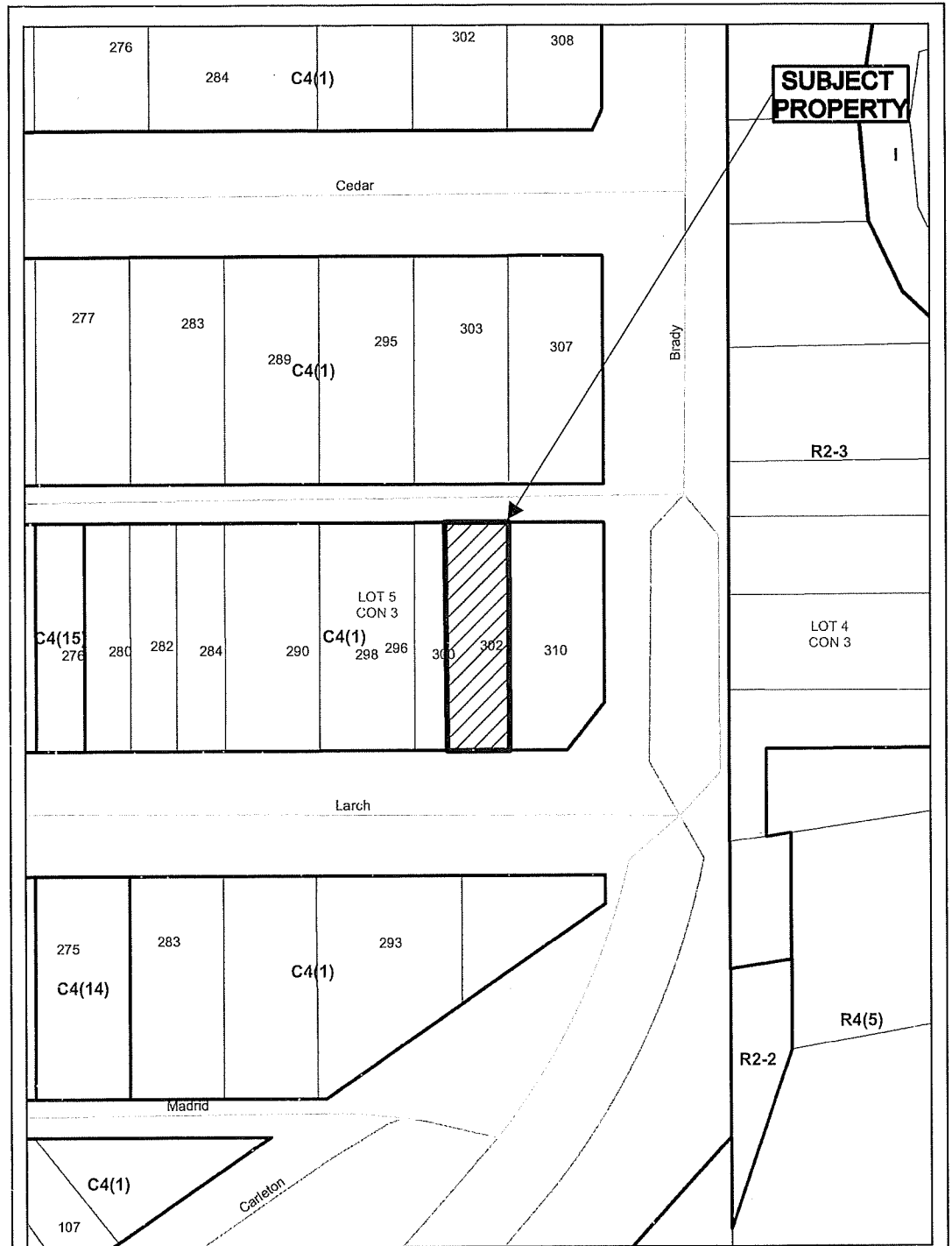
Dated this 26 day of March, 2021

Print Name: Shelbey Krahn  
 \*I have authority to bind the Corporation

**FOR OFFICE USE ONLY**

Date of Receipt: 26 Mar Hearing Date: 28 April 2021 Received By: Wendy  
Zoning Designation: C4C1 Resubmission: ☐ Yes ☐ No  
Previous File Number(s):  
Previous Hearing Date:  
Notes: Application is complete - scheduled for the April 28th meeting





# **Application for Minor Variance or Permission**

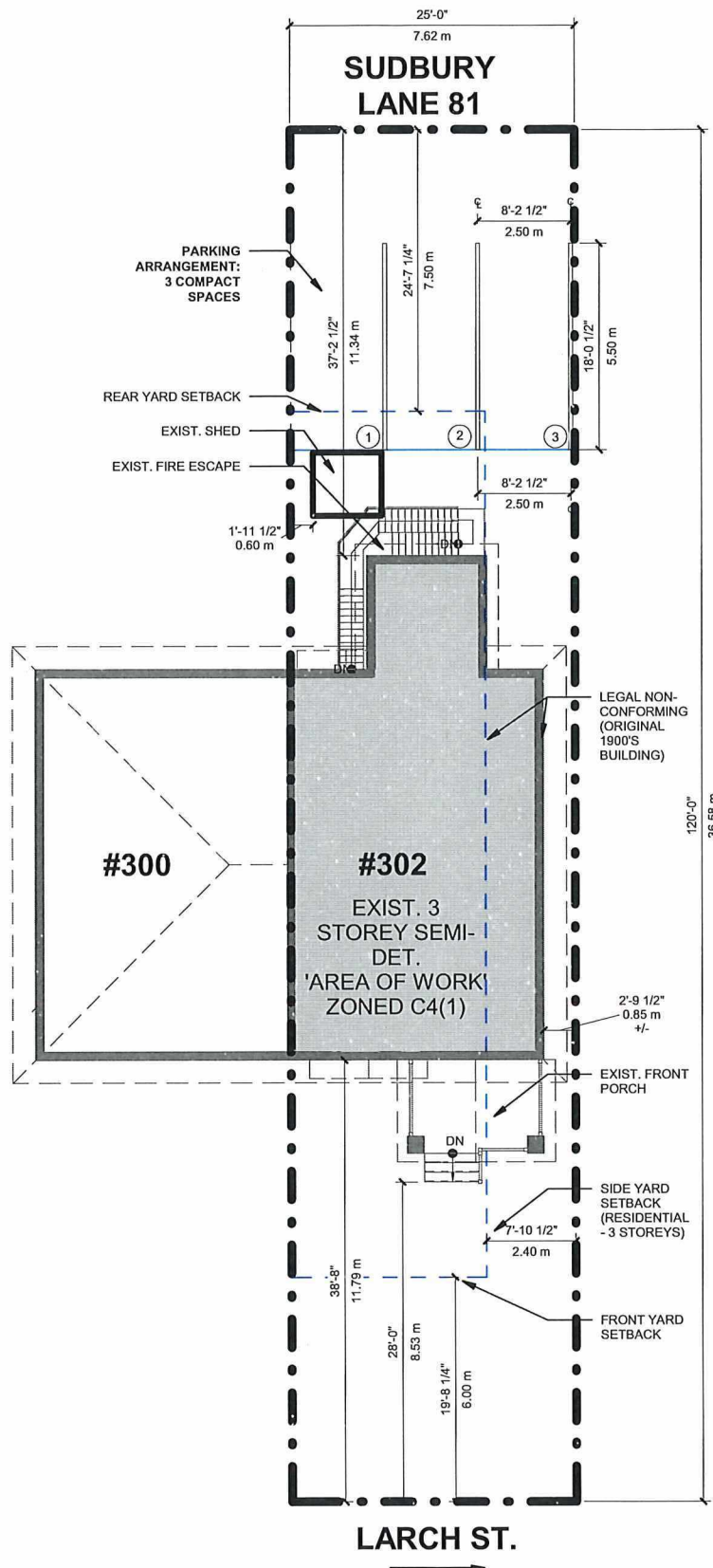


Subject Property being PIN 73584-0169,  
Part of Lot 35, Plan 2S E, Inst 115558,  
Lot 5, Concession 3, Township of McKim,  
302 Larch Street, Sudbury,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA Watershed

A50/2021  
Date: 2021 04 08





A0050/2021  
Sketch 2  
Revised