

Tom Davies Square
200 Brady St

Wednesday, November 20, 2024

PUBLIC HEARINGS

A0083/2024

INTEGRITY FIRST HOLDINGS INC.

Ward: 1

PIN 73585 0863, Lot(s) 28, Subdivision 31-SA, Lot Part 6, Concession 3, Township of McKim, 20 Cypress Street, Sudbury, [2010-100Z, C4(1)(Office Commercial)]

For relief from Part 5, Section 5.2, subsection 5.2.3.5, Table 5.2 and Section 5.5, Table 5.5 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit the conversion of the existing legal non-conforming 11-unit multiple dwelling to 13 providing, firstly, 2 required parking spaces, where 20 are required, and secondly, no accessible parking spaces, where 1 is required.

A0100/2024

EMILIE TRUDEL

Ward: 9

PIN 73480 0217, Parcel 10482 SEC SES, Lot Part 2, Concession 5, Township of Cleland, 605 Kontola Road, Wahnapiatae, [2010-100Z, SLS (Seasonal Limited Service)]

For relief from Part 4, Section 4.2, subsection 4.2.4 a) and Section 4.41, subsections 4.41.2 and 4.41.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, for the following:

1. the reconstruction of an existing seasonal dwelling providing a setback of 16.0m to the high water mark, where a residential building shall be no closer than 30.0m to the high water mark and where the only permitted structures within 20.0m of the high water mark are the permitted accessory structures set out in 4.41.2 of the Zoning By-law, boat launches, marine railways, waterlines and heat pump loops;
2. the existing shed providing a setback of 23.0m to the high water mark, where an accessory building or structure shall be no closer than 30.0m to the high water mark and where the only permitted structures within 20.0m of the high water mark are the permitted accessory structures set out in 4.41.2 of the Zoning By-law, boat launches, marine railways, waterlines and heat pump loops; and,
3. the construction of detached garage providing a maximum height of 8.0m, where the maximum height of any accessory building on a residential lot is 5.0m.

A0102/2024

MICHELLE ASHLEY

Ward: 9

PIN 73461 0269, Survey Plan 53R-21769 Part(s) 1 and 3, Lot Part 10, Concession 1, Township of Cleland, 0 Sabourin Road, Wanup, [2010-100Z, RU (Rural)]

For relief from Part 4, Section 4.2, subsection 4.2.4 b) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached garage providing a maximum height of 7.5m, where the height of any building or structure accessory to a residential dwelling shall be 6.5 metres.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B89/22 (OCT 3/22)

**A REMINDER... THE NEXT SCHEDULED MEETING IS
WEDNESDAY, DECEMBER 4, 2024**



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 2024.01.01	
A0083/2024	
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: \$1,360.00 (includes \$320.00 legal notice fee)
 APPLICATION FEE FOR HEDGEROWS: \$409.00 (includes \$320.00 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): Integrity First Holdings Inc. C/O Michael Chow Email: [REDACTED]
 Mailing Address: _____ Home Phone: _____
 _____ Business Phone: _____
 City: Welland Postal Code: L3C 4W9 Fax Phone: _____

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

Name of Agent: Centreline Architecture C/O Kate Bowman Email: [REDACTED]
 Mailing Address: Suite 201-158 Elgin Street Home Phone: _____
 _____ Business Phone: [REDACTED]
 City: Sudbury Postal Code: P3E 3N5 Fax Phone: _____

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

3) Current Official Plan designation: DOWNTOWN Current Zoning By-law designation: C4(1) OFFICE COMMERCIAL

4) 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
Accessible Parking Requirements (Residential), Table 5.2	One (1)	Zero (0)	Negative One (-1)
Residential Parking Requirements, Table 5.5	1.5x13 units = 20	2 (2)	Negative Fourteen (-18)

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

c) Description of Proposal:

20 Cypress is found to be a legal non-conforming 11-unit apartment building (as per CGS letter dated October 13, 2023). As such, the existing available parking is unable to meet the requirements of the Zoning By-law. As the Owner, I am proposing the variance to allow the existing six (6) parking spots. The intention is to complete, with permit, 2 additional units within the same building which increases the parking demand by three (3) stalls of which would be included in the variance.

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

Legal non-conforming building as it stands already does not permit the number of required parking spaces as per the Zoning By-laws as there is limited site available outside of the existing building footprint.

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

PIN(s): _____ Township: NEELON
Lot No.: 12 Concession No.: 3 Parcel(s): 15104
Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: 31-S Part(s): _____
Municipal Address or Street(s): 20 CYPRESS STREET, SUDBURY, ON P3C 1MP

7) Date of acquisition of subject land: _____

8) Dimensions of land affected.

Frontage +/- 16 (m) Depth +/- 31.4 (m) Area +/- 504 (m^2) Width of Street +/- 15 (m)

9) Particulars of all buildings and structures (if more room is needed, please fill out Schedule A, attached):

Table with 2 columns: Existing, Proposed. Rows include Type of Building/Structure, Ground Floor Area, Gross Floor Area, No. of storeys, Width, Length, Height.

10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines). If more room is needed, please fill out Schedule B, attached.

Table with 2 columns: Existing, Proposed. Rows include Type of Building/Structure, Front, Rear, Side, Side.

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. 1939

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

Use(s): MULTI-RESIDENTIAL Length of time: 85-YEARS

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

Same as #13 or, _____

15) What is the number of dwelling units on the property? ELEVEN (11) EXISTING, TWO ADDITIONAL PROPOSED

16) If this application is approved, would any existing dwelling units be legalized? Yes No

If "yes", how many? TWO ADDITIONAL UNITS WILL BE LEGALIZED AND WILL COMPLETE THE PERMIT PROCESS (IN ADDITION THE EXISTING 11 UNITS)

17) Existing uses of abutting properties: C4 (NORTH) / I (EAST / P (SOUTH) / C4 (WEST)

ADD 83/2024

APPLICATION FOR MINOR VARIANCE

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, ~~Michael Luan Chow, Pei-Ju Tsai~~ Integrity First Holdings Inc. (please print all names), the registered owner(s) of the property described as 20 Cypress Street, Sudbury ON, P3C 1M9

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;

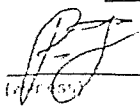
Authority to Enter Land and Photograph

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

Dated this 9/3/2024 | 1:39 PM EDT, 2024, day of _____, 20_____.



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

Print Name Michael Luan Chow
I have authority to bind the Corporation

A0083/2024

To The Minor Variance Committee Members

2024 10 28
Michael Chow, Pei-Ju Tsa
20 Cypress Street
Sudbury ON
P3C 1M9

City of Greater Sudbury
Box 5000 Station A
200 Brady Street
Sudbury ON
PA 5P

This application for a Minor Variance is for the property located at 20 Cypress Street in Sudbury, Ontario (Neelon Con 3 Lot 12, Plan M141 Lot 2, PCL 15104).

On October 13, 2023, my Lawyer received the attached letter from the City of Greater Sudbury who deemed this property legal non-conforming. The building currently houses eleven (11) residential units.

As you'll note from the attached diagrams and images, the existing property and building size do not permit the required number of parking spaces for 11 units in the C4 Zone in which the property is located. The CGS By-law (Table 5.5) notes that this property should accommodate 1.5 parking spaces per unit or, 20 parking spaces total. Currently, the site permits two (2) onsite parallel spaces at the rear of the building. Additionally, there are 4 more parking spaces at the front of the building, with approximately $\frac{1}{3}$ of these occupying crown land. See attachment entitled "SD-2A". I feel it important to acknowledge that the four front spaces bridge the existing property line and sit partially on what appears to be City property. It is my intention to continue to use this land and maintain it as the previous owners of this building before me dating back to the 1980s have been doing.

This Variance is asking for relief from the 1.5 parking spaces per unit and relief from the required accessible parking spaces as per Table 5.2 in the City Bylaws in order to allow the construction of two (2) additional rental units in the building. This would bring the total to 13 residential rental units.

This would make my request a relief for (13 units x 1.5 spaces per unit) = 14 parking spaces as well as reduction in accessible parking spaces from one (1) to zero (0). I would be offering just under 0.46 (13/6) parking spaces per unit. To help compensate for this reduction, I've noted that there is currently a requirement for 0.5 bicycle parking

A0083/2024

Finally, I fully believe my plans for this property align with Greater Sudbury's Sudbury Official Plan as this property sits within the Downtown area; "the Central Business District...characterized by a mix of higher density land uses" and "is the place where people live. Compact, walkable and transit supportive...". Section 4.2.1.1 "Downtown Residential Development" notes that "increasing the number of people living Downtown will enhance the existing community dynamic and expand the residential constituency."

I cannot emphasize enough that in order to execute any part of the above plan requires the city's full cooperation and support. I hope the COA panel members help to forward those objectives by making decisions that align with those aforementioned objectives.

Sincerely,

Michael Chow, Pei-Ju Tsai, Owners

A0083/2024

October 13, 2023

Real Estate Lawyers.ca
321 Cityview Blvd. Unit 3
Vaughn, Ontario
L4H 3S7

PO BOX 5000 STN A
200 BRADY STREET
SUDBURY ON P3A 5P3

Attention: Ada Balaj, Lawyer

CP 5000 SUCCA
200, RUE BRADY
SUDBURY ON P3A 5P3

Dear Ms. Balaj:

**Re: Letter of Opinion – Eleven Dwelling Units
NEELON CON 3 LOT 12, PLAN M141 LOT 2, PCL 15104
20 Cypress Street, Sudbury, Ontario**

705.671.2489

www.greatersudbury.ca
www.grandsudbury.ca

Further to your letter of request dated September 7, 2023, (Appendix "A"), requesting an opinion of this office with respect to your assertion that the above-referenced property has legal existing non-conforming status with respect to the use as an eleven-unit structure, we offer the following:

We have reviewed the zoning and zoning by-laws that have applied to this property and building since the structure's approximate construction in 1939:

- City of Sudbury Zoning By-law 58-104; effective August 26, 1958; C2, General Commercial
- City of Sudbury Zoning By-law 62-192; effective February 28, 1963; C1; General Commercial District
- City of Sudbury Zoning By-law 95-500Z; effective July 12, 1995; R1; Single Residential
- City of Greater Sudbury Zoning By-law 2010-100Z; effective October 27, 2010; R1-5, Low Density Residential One

We have reviewed your submitted copy of the Income Tax Return for 2022 related to this matter.

We have reviewed your submitted copy of the property insurance assessment for the subject property dated January 7, 2023.

We have reviewed your submitted copy of the parcel registry for the subject property.

We have reviewed your submitted copy of the Environmental Assessment for the subject property dated June 9, 2022.

We have reviewed your submitted copy of the Property Search Request from our office relating to the subject property including the attached property survey dated June 9, 1986, acknowledging the building as apartments.

We have reviewed your submitted copy of the Assignment of Agreement of Purchase and Sale relating to the subject property dated May 22, 2022, acknowledging the building as twelve (12) units.

We have reviewed your submitted copies of Vernon's Directory for commencing in 1939 and ending in 2014 relating to the subject property finding the building identified as King George Apartments commencing in 1939. However, the reporting of the number of units identified in the submission does not exceed eleven (11) units until approximately 1996 at which time the reporting of units is increased to twelve (12) units.

As you are aware:

Under Section 34(9) of the Planning Act which reads:

No by-law passed under this section applies,

“to permit the use of any land, building or structure for any purpose prohibited by the by-law if such land, building or structure was lawfully used for such purpose on the day of the passing of the by-law so long as it continues to be used for that purpose.”

As such:

We have reviewed the Fire Insurance Maps of 1957 finding the property at the time to be reported as 20 Cypress Street and identified as the King George Apartments. Unfortunately, the map does not identify the number of units contained within the building at the time. (Appendix "B")

We have reviewed permit records, and unfortunately; we find no records associated with the construction of or alterations to this building that would support the increase in the number of units.

We have reviewed archive records from Development Approvals, and unfortunately; we find no records of an application under the Planning Act associated with the subject property.

We have reviewed records from Greater Sudbury Fire Services finding the Fire Safety Plan approved in 2015 reporting the building as having 11 units. (Appendix "C")

However, we offer that Fire Inspections are a summary of a visual inspection for providing Fire Safety recommendations under the Ontario Fire Code only and do not determine the legal status of the building.

2
A0083/2024

Based on the balance of information provided as well as our property research we find the information appears to be in alignment. Therefore, based on the total information we are prepared to agree with your assertion that this property has "legal existing" status with respect to the use, lot, and building as an eleven-unit dwelling under the current CGS Zoning By-law 2010-100Z.

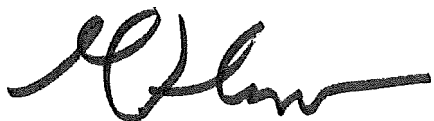
Further, as you are aware, legally we reserve our judgment pending any new information provided from whatever source that would show that the "legal existing" status was intact through the benefit of permit or otherwise in alignment with Section 34(9) of the Planning Act.

Notwithstanding, if the objective is to obtain a clear title for the building on this property, you could avail yourself of a Building Permit Application by contacting 705-674-4455 Extension 4278 to legalize works previously completed without the benefit of a permit including the provision of any respective as-built drawings for the interior construction, heating system, and plumbing systems contained therein.

Additionally, we recommend a joint inspection be conducted with Greater Sudbury Fire Services to ensure that all measures of fire and life safety are maintained under both the Ontario Building Code and Ontario Fire Code

I trust this meets with your request of this office for a Letter of Opinion in our role as Administrator of Zoning By-law 2010-100Z as per Part 1, Section 1.2 of that by-law, however, should you have any further questions please do not hesitate to contact this office.

Yours very truly



**GUIDO A. MAZZA, P.ENG.
DIRECTOR OF BUILDING SERVICES/
CHIEF BUILDING OFFICIAL**

GAM/dc
Attachments

cc: Alex Singbush, Manager of Development Approvals
Stefany Mussen, Manager of Bylaw and Corporate Security
Phil Doiron, Chief Fire Prevention Officer
Andre- Guillot, Manager of Building Inspection Services

A0083/2024

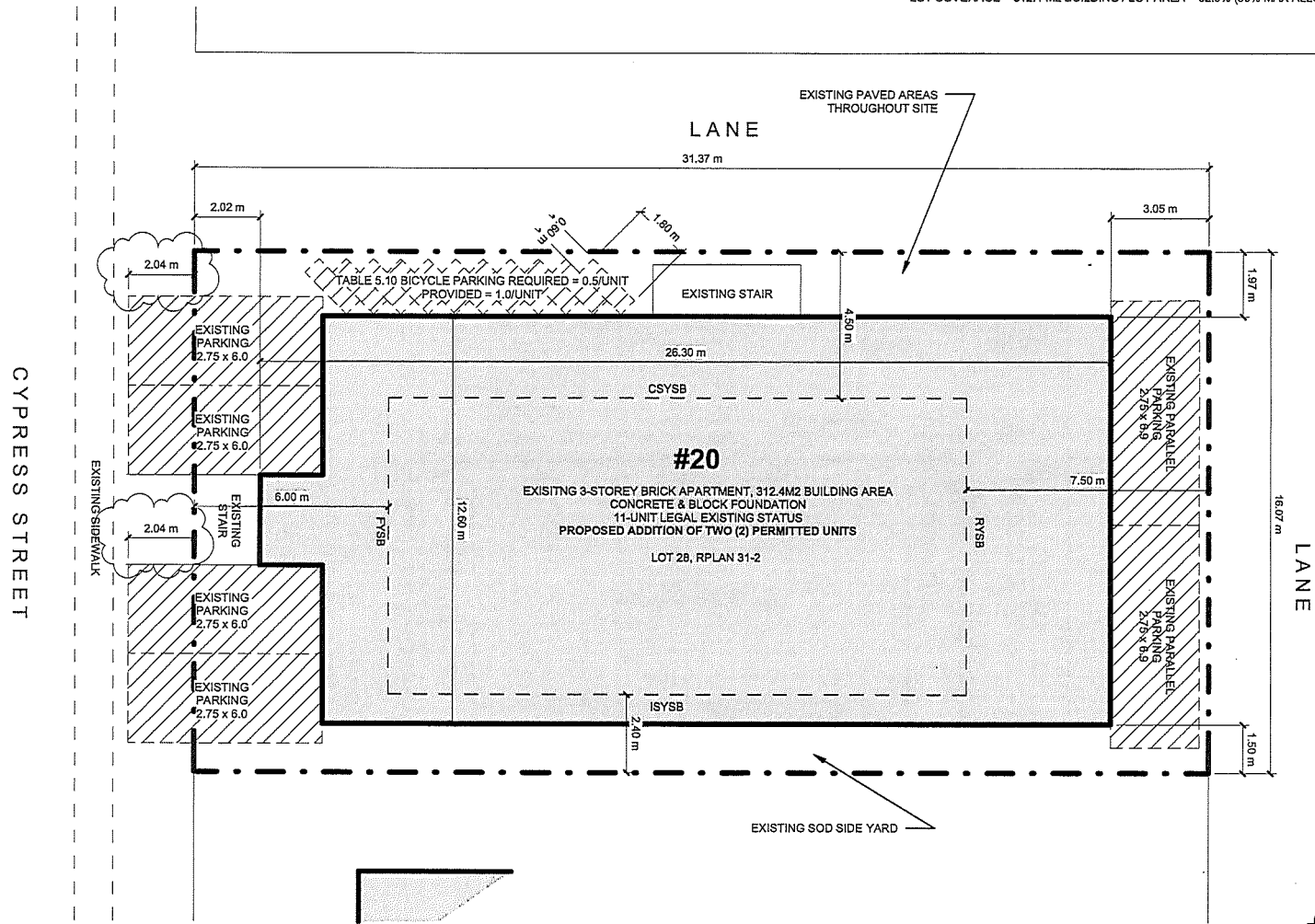
LOT AREA = 504 M2 (540 M2 REQUIRED)
 LOT COVERAGE = 312.4 M2 BUILDING / LOT AREA = 62.0% (50% MAX ALLOWED)



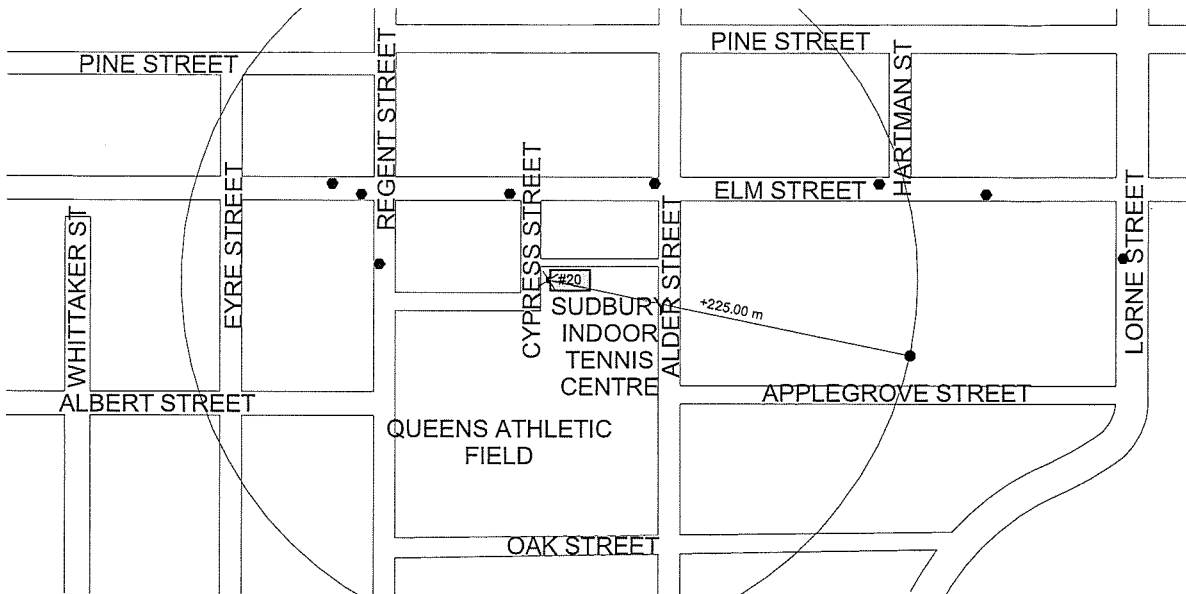
CENTRALINE ARCHITECTURE
 158 Elgin Street, Suite 101
 Sudbury, ON P3C 1R7
 centralinearchitectura.ca

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PROJECT STATUS	MINOR VARIANCE APP
ISSUED DATE	July 30, 2024
REVISIONS	1 ENCROACHMENT UPDATE SEPT. 2024
PROJECT	20 CYPRESS MULTI UNIT
	20 CYPRESS ST., SUDBURY, ON
PROJECT NUMBER	Project No. 2024-074
DRAWN BY / CHECKED BY	KB / KB
SCALE	1 : 125
CONTENTS	PLOT PLAN
SHEET NUMBER	SD-2A



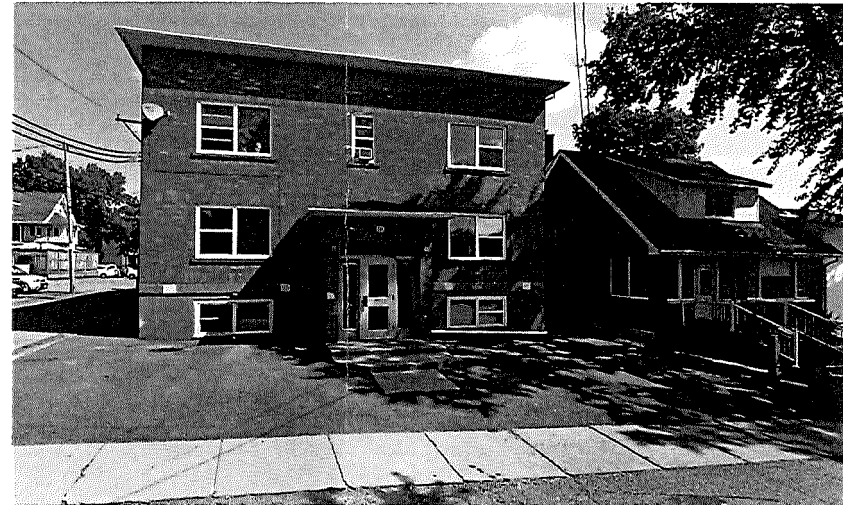
A0083/2024
Sketch 2

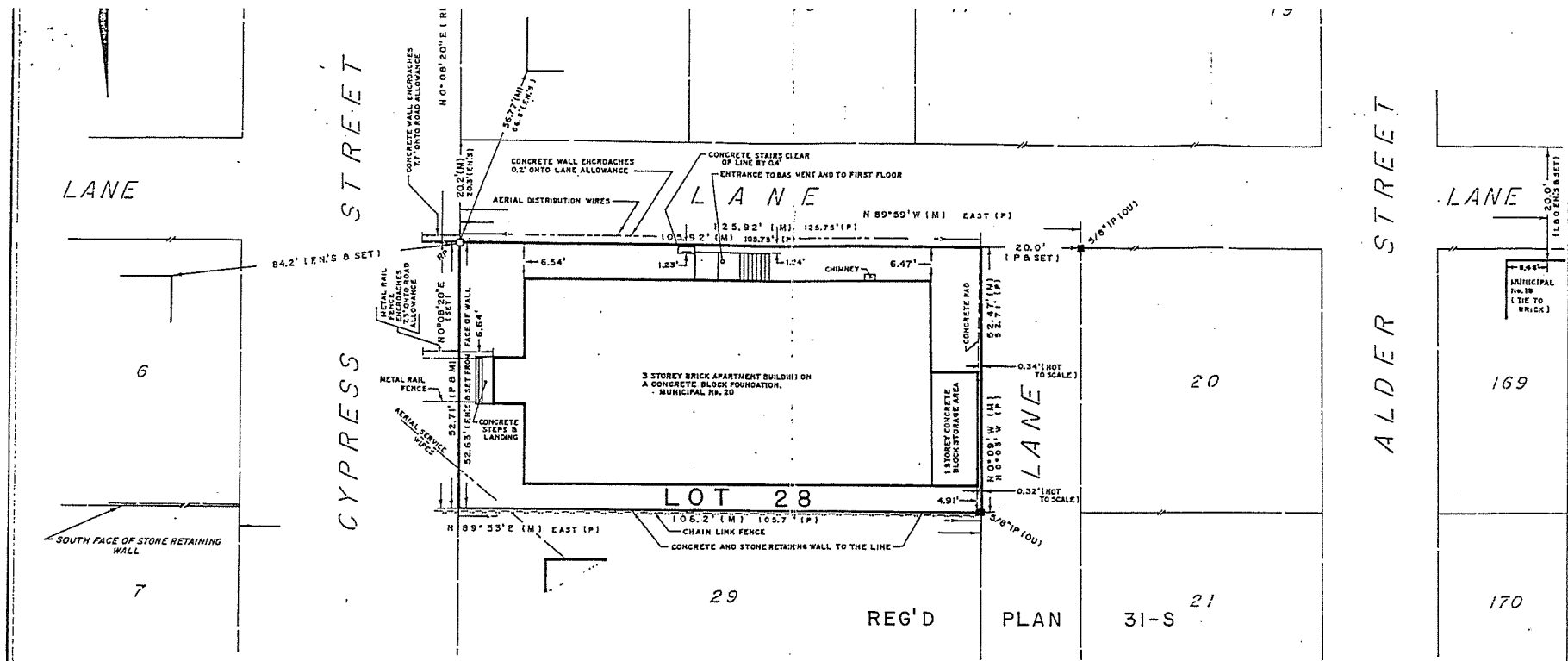


● GOVA BUS STOP

SITE REFERENCE KEY PLAN

1 : 3000





PLAN
OF BUILDING LOCATION SURVEY OF
**LOT 28, REGISTERED
PLAN 31-S**
TOWNSHIP OF MCKIM
CITY OF SUDBURY
REGIONAL MUNICIPALITY OF SUDBURY
DISTRICT OF SUDBURY

NOTE:
PLAN 31-S IS A PLAN OF SUBDIVISION PREPARED BY DEMOREST, STULL & LOW, DATED DECEMBER 7, 1908 AND REGISTERED JULY 12, 1909 IN THE LAND REGISTRY OFFICE AT SUDBURY.

NOTE
BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF LOT 15, REGISTERED PLAN 31-S AS SHOWN ON PLAN OF SURVEY BY D.S. DORLAND O.L.S., DATED JANUARY 30, 1986 HAVING A BEARING OF N0°08'20"E.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY
THAT THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE _____ DAY OF MAY 1986.
JUNE 9, 1986
DATE PETER M. BULL, O.L.S.

SCALE 1" = 20'

NOTE
THIS PLAN IS NOT VALID UNLESS SIGNED AND SEALED

© PETER M. BULL, O.L.S., 1986

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF PETER M. BULL, O.L.S.

LEGEND

- DENOTES SURVEY MONUMENT FOUND.
- DENOTES SURVEY MONUMENT PLANTED.
- IP DENOTES IRON PIPE.
- OU DENOTES ROCK PLUG.
- M DENOTES ORIGIN UNKNOWN.
- F.M.S. DENOTES MEASURED.
- P DENOTES LAKE & OGDON LTD., FIELD NOTES.
- D.S.D. DENOTES REGISTERED PLAN 31-S.
- DENOTES D.S. DORLAND, O.L.S.

PETER M. BULL SURVEYING LTD.
ONTARIO LAND SURVEYOR
303-174 LARCH STREET SUDBURY, ONTARIO P3E 1G6

DATE: JUNE 9, 1988 PL BY: V.L. CH'D BY: P.M.B. FILE No. 0234

June 9, 1988
DATE

A00831/2024
Sketch 4



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 2024.01.01	
A 010012024	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>

APPLICATION FEE: \$1,360.00 (includes \$320.00 legal notice fee)
 APPLICATION FEE FOR HEDGEROWS: \$409.00 (includes \$320.00 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): Emilie Trudel Email: [REDACTED]
 Mailing Address: 605 Kantola Rd Home [REDACTED]
 Business Phone: [REDACTED]
 City: Wahnapitae ON Postal Code: P0M 3C0 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) Current Official Plan designation: Rural Current Zoning By-law designation: SLS

4) 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
Garage Height 4.24	5m	8m	3m
Camp High Water Setback	30m	30 16m	22m
Shed High Water Setback 4.41.2a	30m	23m	
shoreline Structure 4.41.4 (camp and shed)	Not Permitted	Permit	

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

c) Description of Proposal:

Requesting garage above allowed Height. Storage loft on top of back. Replace old camp with new camp on same footings.

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

Garage height to be 26' 4 1/8". Second story storage loft.
Camp to be on same footings. From 509 square feet to a bit smaller 416 square feet. Location of camp existing.
To demolish the old wood shed

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

PIN(s): 734800217 Township: Cleland
 Lot No.: 2 Concession No.: 5 Parcel(s): 10482
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 605 Kantola Rd

7) Date of acquisition of subject land: September 19th 2024

8) Dimensions of land affected.

Frontage 100 (m) Depth 108.5 (m) Area 10850 (m²) Width of Street 0 (m)

9) Particulars of all buildings and structures (if more room is needed, please fill out Schedule A, attached):

Type of Building/Structure:	Existing		Proposed	
	Camp	Garage	Camp	Garage
Ground Floor Area:	<u>161.25</u>	-	<u>126.8</u>	<u>119</u>
Gross Floor Area:	<u>161.25</u>	-	<u>126.8</u>	<u>179</u>
No. of storeys:	<u>1</u>	-	<u>1</u>	<u>2</u>
Width:	<u>6.2</u> <u>2.5</u>	-	<u>4.9</u>	<u>9.8</u>
Length:	<u>6.9</u> <u>2.5</u>	-	<u>7.9</u>	<u>12.2</u>
Height:	<u>4.6</u>	-	<u>5</u>	<u>8</u>

10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines). If more room is needed, please fill out Schedule B, attached.

Type of Building/Structure:	Existing		Proposed	
	Camp	Garage	Camp	Garage
Front:	<u>33</u>	-	<u>30</u>	<u>90</u>
Rear:	<u>81</u>	-	<u>81</u>	<u>10</u>
Side:	<u>61</u>	-	<u>61</u>	<u>23</u>
Side:	<u>20</u>	-	<u>20</u>	<u>62</u>

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

What type of access to the land?

- | | | | |
|---|----------------------------------|--|----------------------------------|
| Municipally owned & operated piped water system | <input type="radio"/> | Provincial Highway | <input type="radio"/> |
| Municipally owned & operated sanitary sewage system | <input type="radio"/> | Municipal Road | <input type="radio"/> |
| Lake | <input checked="" type="radio"/> | Maintained Yearly | <input checked="" type="radio"/> |
| Individual Well | <input type="radio"/> | Maintained Seasonal | <input type="radio"/> |
| Communal Well | <input type="radio"/> | Right-of-way | <input checked="" type="radio"/> |
| Individual Septic System | <input type="radio"/> | Water | <input type="radio"/> |
| Communal Septic System | <input checked="" type="radio"/> | If access is by water only, provide parking and docking facilities to be used. | |
| Pit Privy | <input type="radio"/> | | |
| Municipal Sewers/Ditches/Swales | <input type="radio"/> | | |

12) Date(s) of construction of all buildings and structures on the subject land. as soon as permits are approved

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

Use(s): Camp Length of time: approx 1944 ~ 80 years

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

Same as #13 or, Seasonal residence

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

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: Crown on the left and behind. Seasonal camp on the right side.

A0100/2024

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, Emilie Trudel (please print all names), the registered owner(s) of the property described as 605 Kentoka Rd Wahnapitae 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 15th day of October, 2024.

(witness) [Signature]

[Signature]
signature of Owner(s) or Signing Officer or Authorized Agent
Print Name: Emilie Trudel
*I have authority to bind the Corporation

AO100/2024

Schedule B

(Additional Building/Structure Setbacks)

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
Type of Building/Structure: <u>Casero</u>		
Front: <u>15</u> <u>32</u>	(m)	(m)
Rear: <u>84</u>	(m)	<u>not moving</u>
Side: <u>48</u>	(m)	(m)
Side: <u>38</u>	(m)	(m)

	Existing	Proposed
Type of Building/Structure: <u>Wooden shed</u>		
Front: <u>21</u>	(m)	<u>To be removed</u>
Rear: <u>75</u>	(m)	(m)
Side: <u>70</u>	(m)	(m)
Side: <u>42</u>	(m)	(m)

	Existing	Proposed
Type of Building/Structure: <u>Shed</u>		<u>No change</u>
Front: <u>39.0</u>	(m)	(m)
Rear: <u>78.0</u>	(m)	(m)
Side: <u>60.0</u>	(m)	(m)
Side: <u>37.0</u>	(m)	(m)

A0100/2024

Schedule A

(Additional Building/Structure Dimensions)

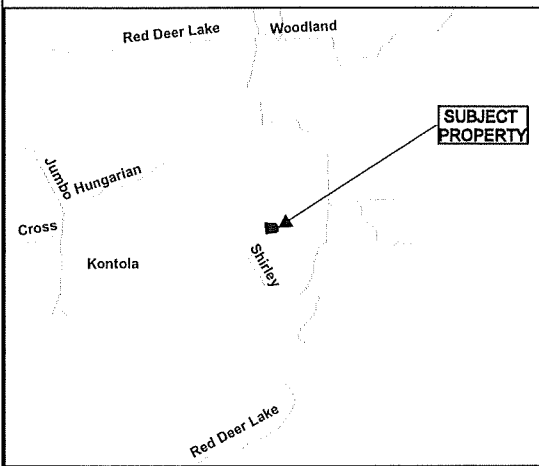
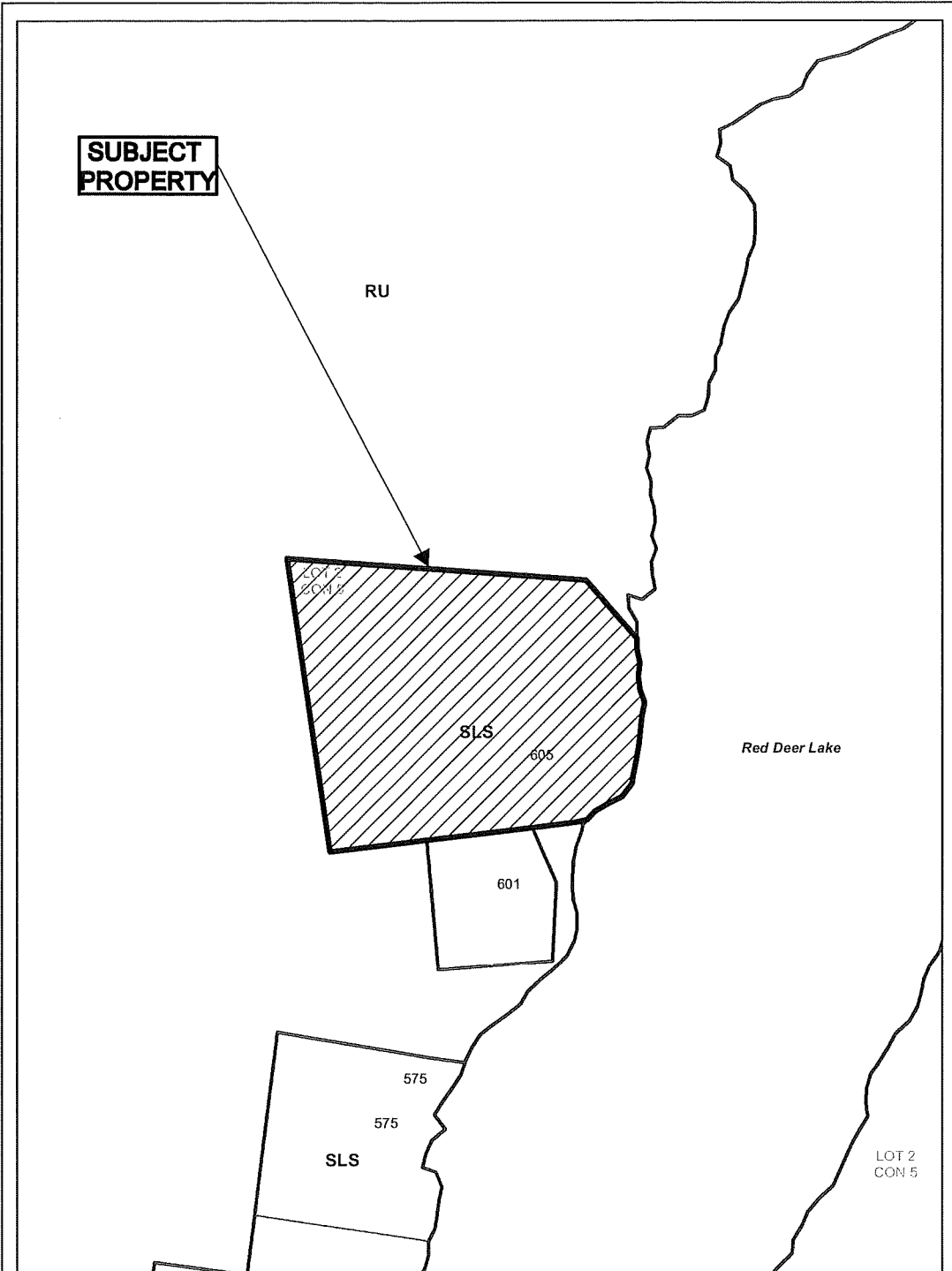
9. Particulars of all buildings/structures:

	Existing		Proposed
Type of Building/Structure:	<u>Crazebo</u>		<u>11</u>
Ground Floor Area:	<u>33.25</u> 10.15	(m ²)	(m ²)
Gross Floor Area:	<u>33.25</u> 10.15	(m ²)	(m ²)
No. of storeys:	<u>1</u>		
Width:	<u>3.5</u>	(m)	<i>Same does not change</i>
Length:	<u>2.9</u>	(m)	
Height:	<u>3</u>	(m)	

	Existing		Proposed
Type of Building/Structure:	<u>Wooden shed</u>		<u>To be Removed</u>
Ground Floor Area:	<u>36.9</u> 11.2	(m ²)	(m ²)
Gross Floor Area:	<u>36.9</u> 11.2	(m ²)	(m ²)
No. of storeys:	<u>1</u>		
Width:	<u>3.35</u>	(m)	
Length:	<u>3.35</u>	(m)	
Height:	<u>2.5</u>	(m)	

	Existing		Proposed
Type of Building/Structure:	<u>Sned</u>		<u>No change</u>
Ground Floor Area:	<u>11.2</u>	(m ²)	(m ²)
Gross Floor Area:	<u>11.2</u>	(m ²)	(m ²)
No. of storeys:	<u>1</u>		
Width:	<u>3.35</u>	(m)	
Length:	<u>3.35</u>	(m)	
Height:		(m)	

AD100/2024



Application for Minor Variance or Permission

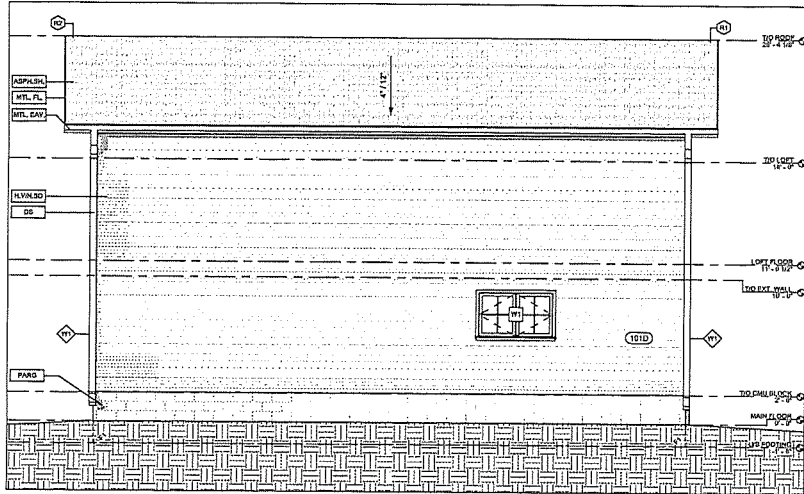


Subject Property being PIN 73480-0217,
 Parcel 10482 SEC SES,
 Part Lot 2, Concession 5,
 Township of Cleland,
 605 Kontola Road, Wahnapiatae,
 City of Greater Sudbury

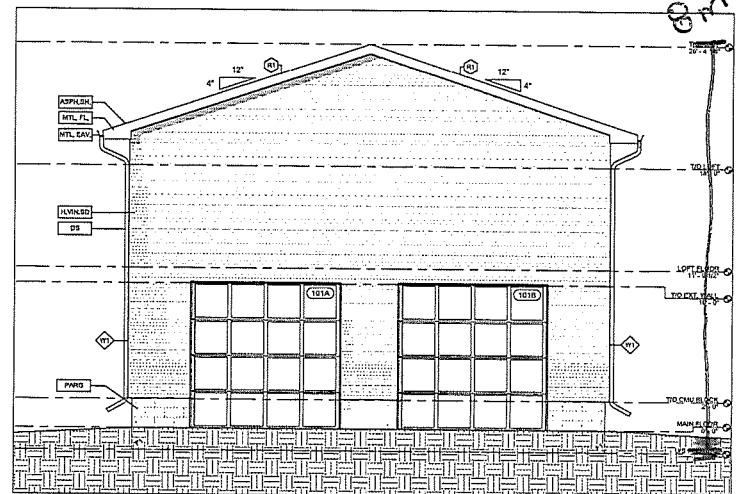
Sketch 1, NTS
 NDCA

A0100/2024
 Date: 2024 10 18

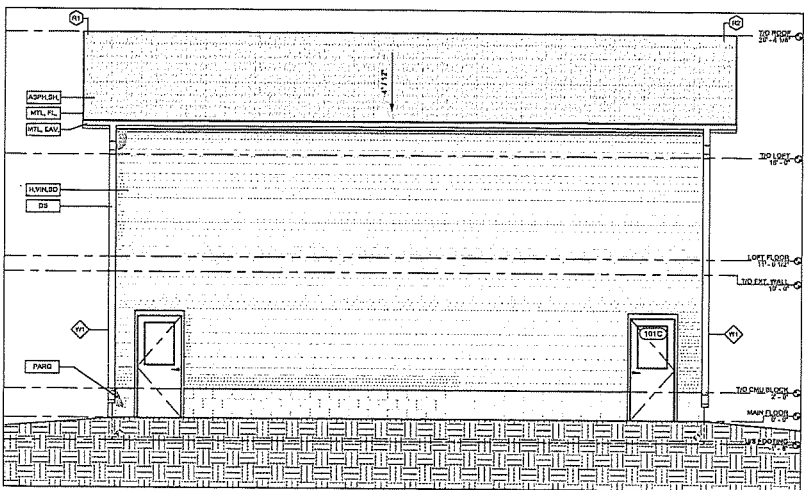
LEGEND	
	DENOTES METAL FLASHING
	DENOTES 25 YEAR ASPHALT SHINGLES
	DENOTES HORIZONTAL VINYL SIDING BY OTHER
	DENOTES METAL FLASHING CAVITY
	DENOTES PARAPET
	DENOTES METAL DOWN SPOUT
	ROOF IDENTIFICATION IN SCHEDULE
	FOUNDATION IDENTIFICATION IN SCHEDULE
	WALL IDENTIFICATION IN SCHEDULE
	DOOR IDENTIFICATION IN SCHEDULE
	WINDOW IDENTIFICATION IN SCHEDULE
	FOOTING IDENTIFICATION IN SCHEDULE



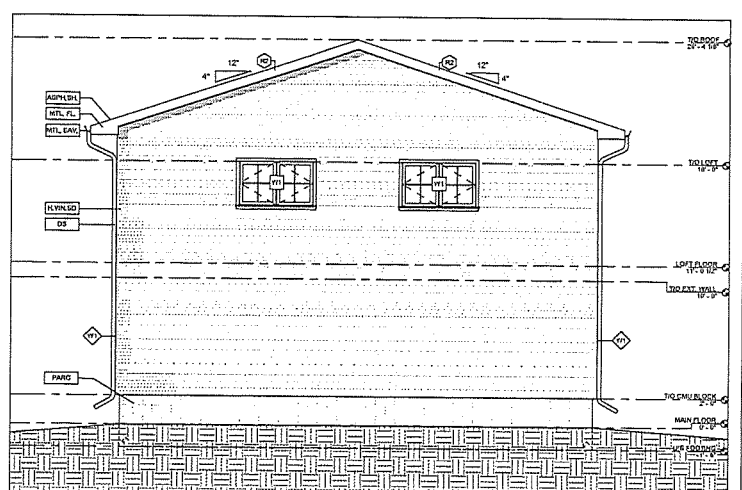
WEST ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"

ISSUED FOR CONSTRUCTION - OCTOBER 10TH, 2024

NOT TO SCALE
THIS DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS FROM THE FIELD AND SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS FROM THE FIELD AND SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS FROM THE FIELD AND SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES.

PROJECT NO. 2324-011
DATE: 10/10/24
DESIGNED BY: OPIKO
CHECKED BY: OPIKO
SCALE: 1/4" = 1'-0"
SHEET: 1

COMPILED BY: OPIKO
DATE: 10/10/24

KOMRI ENGINEERING

EMILE TRUDEL
135 KORTOLA ROAD, LIVERY ON
PROJECT NO. 2324-011
ELEVATIONS

DRAWN BY: OPIKO
CHECKED BY: OPIKO
SCALE: 1/4" = 1'-0"
SHEET: 1

A05

A000/2024 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 2024.01.01
A0102/2024
S.P.P. AREA YES ___ NO <input checked="" type="checkbox"/>
NDCA REG. AREA YES ___ NO <input checked="" type="checkbox"/>

APPLICATION FEE: \$1,360.00 (includes \$320.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$409.00 (includes \$320.00 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): MICHELLE ASHLEY Email: [REDACTED]
Mailing Address: P.O. Box 241, 147, Simon Lake Dr. Home Phone: [REDACTED]
Business Phone: _____
City: Naughton, ON Postal Code: P0M2M0 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) Current Official Plan designation: RURAL Current Zoning By-law designation: RURAL

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

Variance To	By-law Requirement	Proposed	Difference
4.2.4. b	6.5	7.5	1.0

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

c) Description of Proposal:

To build a garage with the height of 7.5 m.

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

To include a loft for storage for future equipment

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

PIN(s): 73461-0269 LT Township: CLELAND
Lot No.: PT Lot 10 Concession No.: 1... Parcel(s):
Subdivision Plan No.: Lot: Reference Plan No.: 53R-21769 Part(s): 1 & 3
Municipal Address or Street(s): SABOURIN RD, WANUP, ON

7) Date of acquisition of subject land: FEBRUARY 13, 2023

8) Dimensions of land affected.
Frontage 52.5 (m) Depth 563.3 (m) Area 20,888.3 (m^2) Width of Street 19.9 (m)
105.6

9) Particulars of all buildings and structures (if more room is needed, please fill out Schedule A, attached):

Table with columns Existing and Proposed. Rows include Type of Building/Structure (GARAGE), Ground Floor Area, Gross Floor Area, No. of storeys, Width, Length, and Height.

10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines). If more room is needed, please fill out Schedule B, attached.

Table with columns Existing and Proposed. Rows include Type of Building/Structure (GARAGE), Front, Rear, Side, and Side distances.

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

What type of access to the land?

- List of options for water supply, sewage disposal, storm drainage, and access to the land with checkboxes.

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

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

Use(s): RESIDENTIAL Length of time: 1.5 years

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

Same as #13 or, &

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

16) If this application is approved, would any existing dwelling units be legalized? Yes No

If "yes", how many?

17) Existing uses of abutting properties: RESIDENTIAL

AP102/2024

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, MICHELLE ASHLEY (please print all names), the registered owner(s) of the property described as Pin # 73469 - 0120 LT CLELAND PT LOT 10 CONCESSION 1 ... O SABBURIN RD 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 28 day of OCTOBER, 2024.

Ven Paul
(witness)

Michelle Ashley
signature of Owner(s) or Signing Officer or Authorized Agent
Print Name: Michelle Ashley
*I have authority to bind the Corporation

A010212024

Schedule A

(Additional Building/Structure Dimensions)

9. Particulars of all buildings/structures:

	Existing	Proposed
Type of Building/Structure:		HOUSE
Ground Floor Area:	(m ²)	458 (m ²)
Gross Floor Area:	(m ²)	513 (m ²)
No. of storeys:		1 + left
Width:	(m)	22.9 (m)
Length:	(m)	20.0 (m)
Height:	(m)	10.97 (m)

	Existing	Proposed
Type of Building/Structure:		
Ground Floor Area:	(m ²)	(m ²)
Gross Floor Area:	(m ²)	(m ²)
No. of storeys:		
Width:	(m)	(m)
Length:	(m)	(m)
Height:	(m)	(m)

	Existing	Proposed
Type of Building/Structure:		
Ground Floor Area:	(m ²)	(m ²)
Gross Floor Area:	(m ²)	(m ²)
No. of storeys:		
Width:	(m)	(m)
Length:	(m)	(m)
Height:	(m)	(m)

A0102/2024

Schedule B

(Additional Building/Structure Setbacks)

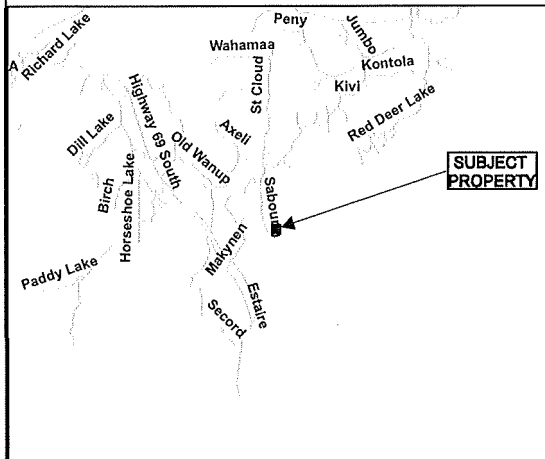
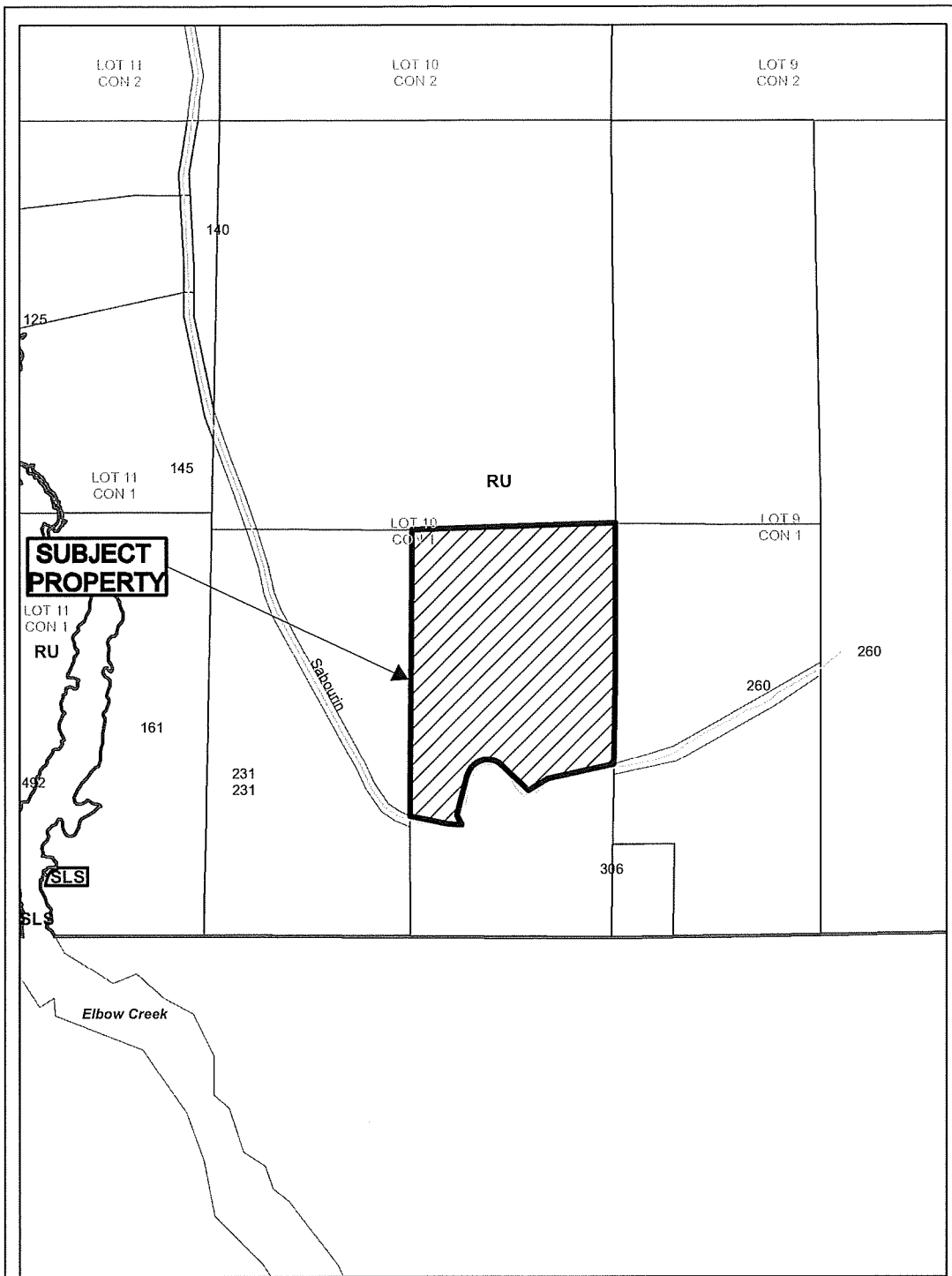
10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines).

	Existing	Proposed
Type of Building/Structure:		HOUSE
Front:	(m)	190.0 (m)
Rear:	(m)	353.39 (m)
Side:	(m)	15.0 (m)
Side:	(m)	363.3 (m)

	Existing	Proposed
Type of Building/Structure:		
Front:	(m)	(m)
Rear:	(m)	(m)
Side:	(m)	(m)
Side:	(m)	(m)

	Existing	Proposed
Type of Building/Structure:		
Front:	(m)	(m)
Rear:	(m)	(m)
Side:	(m)	(m)
Side:	(m)	(m)

A0102/2024



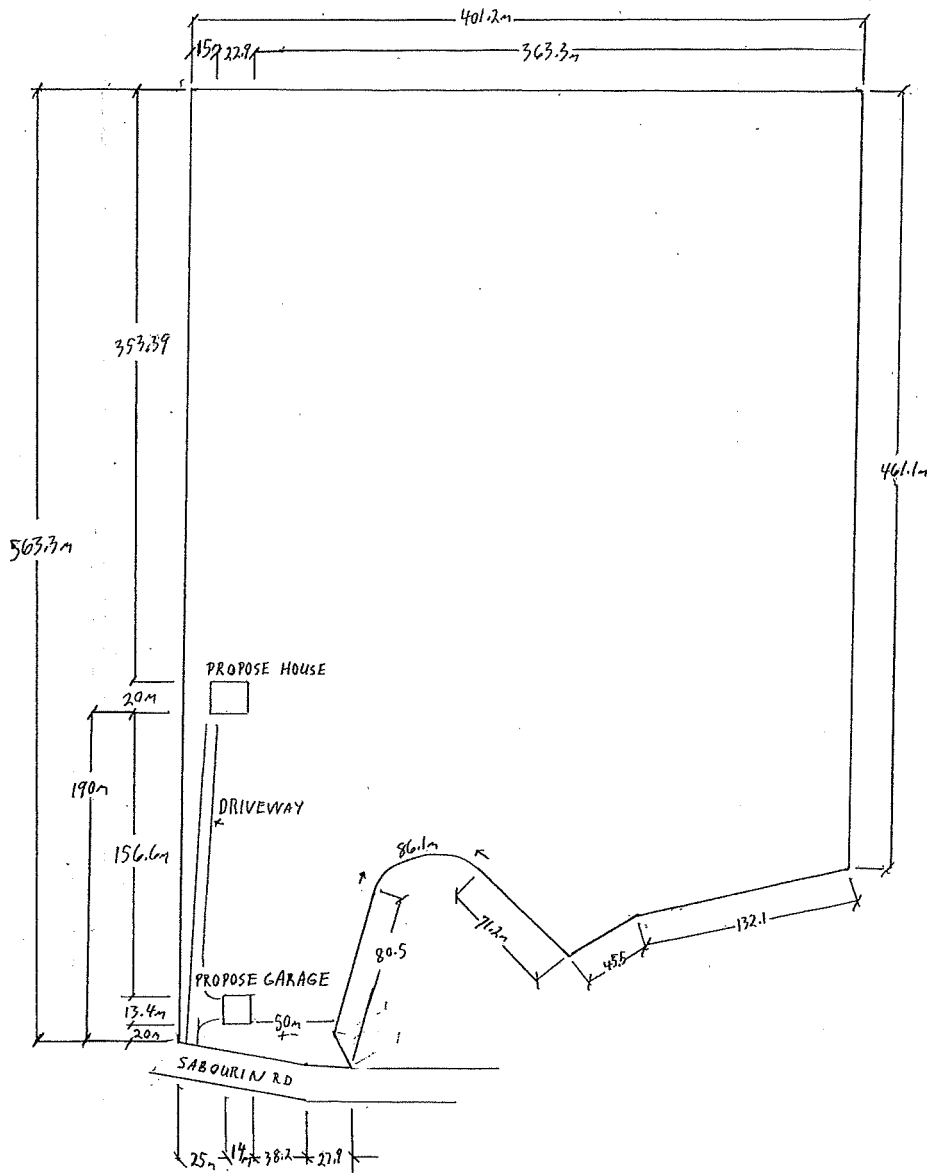
Application for Minor Variance or Permission



Subject Property being PIN 73461-0269, Part Lot 10, Concession 1, Parts 1 and 3, Plan 53R-21769, Township of Cleland, 0 Sabourin Road, Wanup, City of Greater Sudbury

Sketch 1, NTS
NDCA

A0102/2024
Date: 2024 11 01



A0102/0024
 Sketch 2