

Tom Davies Square
200 Brady St

Wednesday, November 6, 2024

PUBLIC HEARINGS

A0093/2024

**SANDRA VALADE
JEAN MARC VALADE**

Ward: 9

PIN 73473 0291, Surveys Plan 53R-9364 Part(s) 1 and 2 & Plan 53R-9433 Part(s) 1, 3 and 4 & Plan 53R-19707 Part(s) 1, Lot Part 9, Concession 3, Township of Broder, 3956 Orange Road, Sudbury, [2010-100Z, R1-2 (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsection 4.2.4 a), and Table 4.1, and Section 4.41, subsection 4.41.2 and Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, for the following:

1. to facilitate the construction of an addition on the existing single detached dwelling providing a high water mark setback of 21.8m, where no person shall erect any residential building or other accessory building or structure closer than 30.0m to the high water mark of a lake or river;
2. to permit an existing detached garage (identified as "Garage 1" on the site plan) to provide a maximum height to 5.9m, where the maximum height of any accessory building on a residential lot shall be 5.0m; and,
3. to permit an existing detached garage (identified as "Garage 2" on the site plan) to provide a front yard setback of 2.4m with an eaves encroachment, where 6.0m is required and where eaves may encroach 1.2m into the required front yard but not closer than 0.6m to the lot line.

PREVIOUSLY SUBJECT TO APPLICATIONS B0018/2011 (MAY 3/11), B0151/1981 AND B0152/1981 (AUG 4/81) AND B0068/1981 (MAY 11/81)

A0094/2024

**JOSEE CARMEN DECHEVIGNY-LECLAIR
ALAIN ADRIEN LECLAIR**

Ward: 8

PIN 73565 0554, Parcel 26042 SEC SES SRO, Lot(s) 148, Subdivision M-381, Lot Part 10, Concession 4, Township of Neelon, 1539 Sherwood Avenue, Sudbury, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsection 4.2.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached garage providing accessory lot coverage of 14%, where the total lot coverage of all accessory buildings and structures on a residential lot shall not exceed 10%.

A0095/2024

FARZAD SEYEDROUGHANI

Ward: 10

PIN 73594 0326, Parcel 17578 SEC SES, Lot(s) 35, Subdivision M-205, Lot Part 5, Concession 1, Township of McKim, 227 Stewart Drive, 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, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of an addition on the existing single detached dwelling providing a rear yard setback of 1.8m, where 7.5m is required.

A0096/2024

ANDREW HIRVI

Ward: 9

PIN 73476 0365, Parcel 29340 SEC SES SRO, Lot(s) 5 and 6, Subdivision M-664, Lot Part 6, Concession 3, Township of Broder, 3951 Chief Lake Road, Sudbury, [2010-100Z, R1-2 (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsection 4.2.4 a) 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 detached garage providing a maximum height of 7.0m, whereas a maximum accessory building height of 5.0m on a residential lot is permitted.

A0097/2024

**MADELEINE SUTTON
WILLIAM SUTTON
TIFFANY SUTTON**

Ward: 2

PIN 73599 0375, Parcel 40716 SEC SES SRO, Lot(s) 63, Subdivision M-1023, Lot Part 12, Concession 2, Township of McKim, 34 Collins Drive, Copper Cliff, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, Table 4.1 and Section 4.25, subsection 4.25.1 b) and Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the enclosure of the existing porch on the existing single detached dwelling providing, firstly, an increase in gross floor area of a legally existing building, where enlargement, reconstruction, repair and/or renovation shall not increase the gross floor area of a building or structure located within the minimum required front yard setback, and secondly, a minimum front yard setback of 1.8m with eaves encroaching 0.3m into the proposed 1.8 front yard setback, where 6.0m is required and where eaves may encroach 1.2m into the required front yard but not closer than 0.6m to the lot line.

A0098/2024

**CHANTAL ST PIERRE
CLEMENT HUARD**

Ward: 7

PIN 73509 0304, Survey Plan 53R-13272 Part(s) 2, Lot Part 5, Concession 2, Township of Capreol, 1779 Cote Boulevard, Hanmer, [2010-100Z, A (Agricultural)]

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 7.62m, where the maximum height of any building or structure accessory to a residential dwelling shall be 6.5m.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B589/1990 (Jan 7/91) AND B77/05 (Aug 8/05)

A0099/2024

DIONELLO DEVELOPMENTS INC.

Ward: 12

PIN 02133 0231, Parcel 2600 SEC SES, Lot(s) 888, Subdivision M-100, Lot Part 6, Concession 4, Township of McKim, 458 Mabel Avenue, 460 Mabel Avenue, Sudbury, [2010-100Z, R2-3 (Low Density Residential Two)]

For relief from Part 4, Section 4.15, subsection 4.15.1 e) and 4.15.2 and Part 5, Section 5.2, subsection 5.2.4.3 d) of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a secondary dwelling unit within a semi-detached dwelling providing, firstly, no landscaped area adjacent to the lot line abutting Mabel Avenue, where a 3.0m wide landscaped area adjacent to the full length of the lot line shall be required abutting all public roads having a width greater than 10.0m, secondly, a minimum of 23% landscaped open space, where a minimum of 50% of all required corner side yards shall be maintained as landscaped open space in low density residential two zones, and thirdly, two required parking spaces, identified as numbers "1" and "2" on the site plan submitted with the application, within the corner side yard providing a corner side yard setback of 0.61m, where outdoor parking areas shall not be located within any required corner side yard in a residential zone.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATIONS A37/72 (MAY 15/72), A118/71 (AUG 23/71) AND A829/70 (JUN 15/70)

THIS APPLICATION WAS DEFERRED FROM THE MEETING OF JUNE 20, 2024 TO IN ORDER TO AFFORD THE OWNER THE OPPORTUNITY TO ADDRESS THOSE COMMENTS RECEIVED FROM AGENCIES AND DEPARTMENTS.

A0028/2024

**KIRA BRODHAGEN
RYAN BRODHAGEN**

"REVISED"

Ward: 4

PIN 02134 0175, Parcel 14314 SEC SES, Lot(s) 51, Subdivision M-26, Lot Part 7, Concession 4, Township of McKim, 95 Beatty Street, Sudbury, [2010-100Z, R2-3 (Low Density Residential Two)]

For relief from Part 5, Section 5.5, Table 5.5 and Part 6, Section 6.3, Table 6.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a multiple dwelling containing 4-units providing, firstly, a reduction of 100% of the parking requirements for units that are subject to an affordable housing agreement with the City, where a reduction of 25% may be applied to units that are subject to an affordable housing agreement with the City, secondly, a minimum lot area of 110.0 sq.m per unit, where 140.0 sq.m per unit is required, thirdly, a minimum lot frontage of 14.79m, where 18.0m is required, and fourthly, a minimum corner side yard of 3.0m, where 4.5m is required.

**A REMINDER... THE NEXT SCHEDULED MEETING IS
WEDNESDAY, NOVEMBER 20, 2024**

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

PIN(s): 73473-0291 Township: Broder
 Lot No.:⁹ Concession No.:³ Parcel(s):
 Subdivision Plan No.: Lot: Reference Plan No.: Part(s):¹
 Municipal Address or Street(s): 3956 Orange Road, Sudbury, ON

7) Date of acquisition of subject land: 1997 04 01

8) Dimensions of land affected.

Frontage^{36.6} (m) Depth^{86.5} (m) Area^{4,436.9} (m²) Width of Street^{8m +/-} (m)

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

	Existing	Proposed
Type of Building/Structure:	residence	addition to the existing residence
Ground Floor Area:	196.2 (m ²)	196.2 + 37.2 = 233.4 (m ²)
Gross Floor Area:	196.2 (m ²)	233.4 (m ²)
No. of storeys:	1	1
Width:	12.0 (m)	16.6 (m)
Length:	22.9 (m)	22.9 (m)
Height:	7.5 (m)	7.5 (m)

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

	Existing	Proposed
Type of Building/Structure:	residence	
Front:	48.89 (m)	48.89 (m)
Rear:	22.97 (m)	21.87 (m)
Side:	3.66 (m)	3.66 (m)
Side:	13.44 (m)	13.44 (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="radio"/> | Provincial Highway | <input type="radio"/> |
| Municipally owned & operated sanitary sewage system | <input type="radio"/> | Municipal Road | <input checked="" 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 type="radio"/> |
| Individual Septic System | <input checked="" type="radio"/> | Water | <input type="radio"/> |
| Communal Septic System | <input 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. residence 1984, sauna pre1993, garage 1 pre1996, garage 2 pre2015

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

Use(s): residence Length of time: 40 years

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

Same as #13 or, _____

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

A00931/2024

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): unknown

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.

_____ This part of the application has been completed on the next page.

~~.....PART A: OWNER ACKNOWLEDGEMENT AND CONSENT.....~~
We, _____ (please print all names), the registered owner(s) of the property described as _____

_____ 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 _____ day of _____, 20____.

_____ (witness)

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

Print Name: _____
*I have authority to bind the Corporation

A0093/2024

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Jean Marc Valade & Sandra Valade (please print all names), the registered owner(s) of the property described as 3956 Orange Road, Sudbury, ON

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 SRDLINE STUDIO - Tim Jamos (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 27th day of SEPTEMBER, 2024

Warden
(witness)

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

Print Name: JEAN-MARC & SANDRA VALADE
*I have authority to bind the Corporation

10093/2024

Schedule A

(Additional Building/Structure Dimensions)

9. Particulars of all buildings/structures:

	Existing	Proposed
Type of Building/Structure: <u>garage 1</u>		n/a
Ground Floor Area: <u>66.3</u>	(m ²)	n/a (m ²)
Gross Floor Area: <u>132.6</u>	(m ²)	n/a (m ²)
No. of storeys: <u>2</u>		n/a
Width: <u>9.0</u>	(m)	n/a (m)
Length: <u>9.10</u>	(m)	n/a (m)
Height: <u>5.9</u>	(m)	n/a (m)

	Existing	Proposed
Type of Building/Structure: <u>garage 2</u>		n/a
Ground Floor Area: <u>37.2</u>	(m ²)	n/a (m ²)
Gross Floor Area: <u>37.2</u>	(m ²)	n/a (m ²)
No. of storeys: <u>1</u>		n/a
Width: <u>5.14</u>	(m)	n/a (m)
Length: <u>7.32</u>	(m)	n/a (m)
Height: <u>4.1</u>	(m)	n/a (m)

	Existing	Proposed
Type of Building/Structure: <u>sauna</u>		
Ground Floor Area: <u>25.2</u>	(m ²)	(m ²)
Gross Floor Area: <u>25.2</u>	(m ²)	(m ²)
No. of storeys: <u>1</u>		
Width: <u>4.10</u>	(m)	(m)
Length: <u>6.20</u>	(m)	(m)
Height: <u>4.8</u>	(m)	(m)

A0093/2024

Schedule B

(Additional Building/Structure Setbacks)

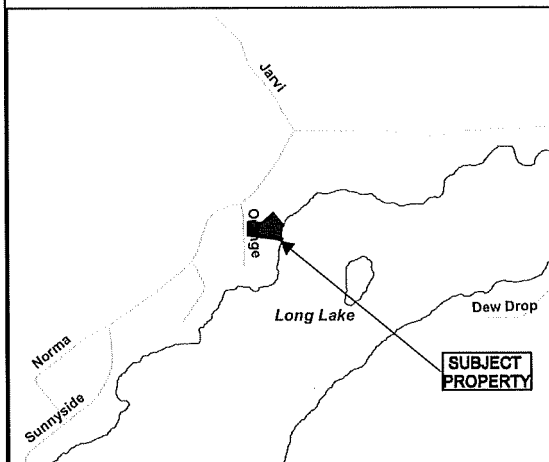
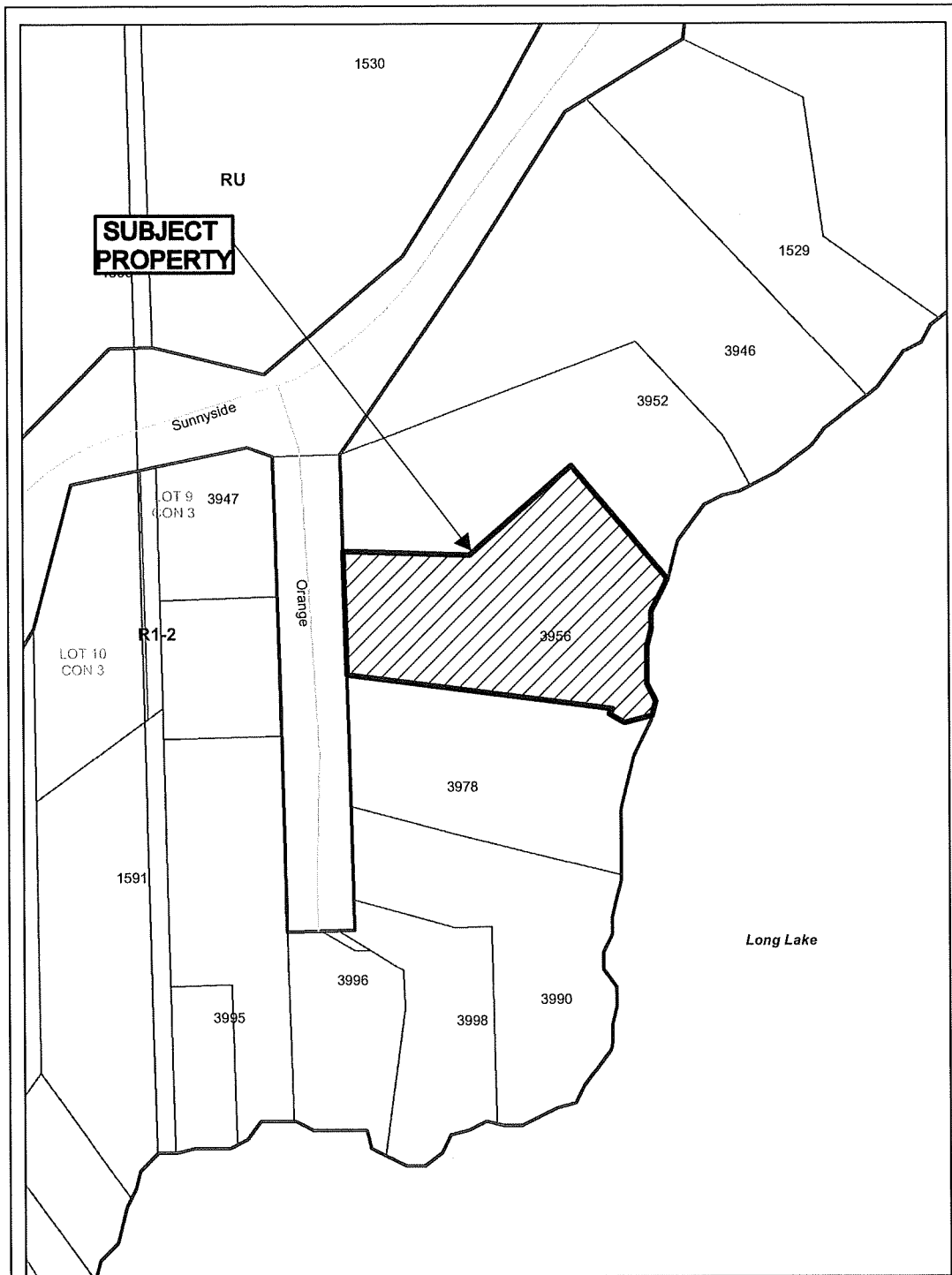
10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines).

	Existing	Proposed
Type of Building/Structure: <u>garage 1</u>		
Front: <u>14.54</u>	<u>(m) n/a</u>	<u>(m)</u>
Rear: <u>70.98</u>	<u>(m) n/a</u>	<u>(m)</u>
Side: <u>9.0</u>	<u>(m) n/a</u>	<u>(m)</u>
Side: <u>19.49</u>	<u>(m) n/a</u>	<u>(m)</u>

	Existing	Proposed
Type of Building/Structure: <u>garage 2</u>		
Front: <u>2.49</u>	<u>(m) n/a</u>	<u>(m)</u>
Rear: <u>79.57</u>	<u>(m) n/a</u>	<u>(m)</u>
Side: <u>2.83</u>	<u>(m) n/a</u>	<u>(m)</u>
Side: <u>28.89</u>	<u>(m) n/a</u>	<u>(m)</u>

	Existing	Proposed
Type of Building/Structure: <u>sauna</u>		
Front: <u>79.34</u>	<u>(m) n/a</u>	<u>(m)</u>
Rear: <u>1.38</u>	<u>(m) n/a</u>	<u>(m)</u>
Side: <u>0.78</u>	<u>(m) n/a</u>	<u>(m)</u>
Side: <u>4.77</u>	<u>(m) n/a</u>	<u>(m)</u>

A0093/2024



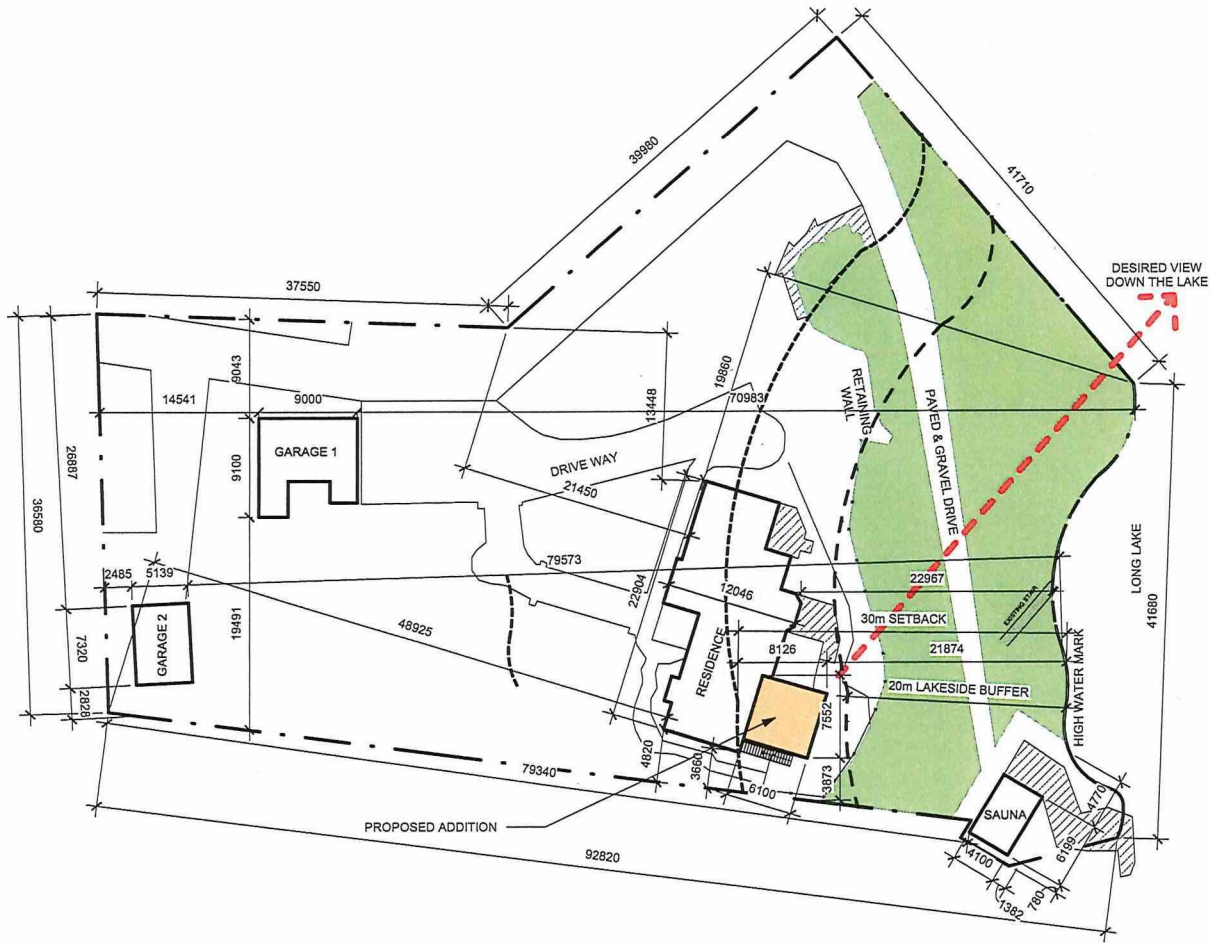
**Application for Minor
Variance or Permission**









Subject Property being PIN 73473-0291,
 Parts 1 & 2, Plan 53R-9364,
 Parts 1, 3 & 4, Plan 53R-9433,
 Part 1, Plan 53R-19707,
 Part Lot 9, Concession 3,
 Township of Broder,
 3956 Orange Road, Sudbury,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

A0093/2024
 Date: 2024 10 11



SITE LEGEND

-  DENOTES NEW BUILDING ADDITION
-  DENOTES EXISTING BUILDING
-  DENOTES EXISTING DECKING
-  DENOTES WATERFRONT SETBACK
-  DENOTES LAKESIDE BUFFER
-  DENOTES PROPERTY LINE



SCALE 1:400

SITE DATE TAKEN FROM SURVEY PREPARED BY D.S. DORLAND, DATED 2024 05 24

2459 - VALADE RESIDENCE, 3956 ORANGE RD, SUDBURY

SITE PLAN - DIMENSIONS TO ALL BUILDINGS



*A0003/2024
Sketch 2*








valade residence
garage elevation
/ building height
reference



P0003/2024
sketch 3



SITE LEGEND

-  DENOTES NEW BUILDING ADDITION
-  DENOTES EXISTING BUILDING
-  DENOTES EXISTING DECKING
-  DENOTES WATERFRONT SETBACK
-  DENOTES PROPERTY LINE
-  NORTH
-  SCALE 1:400

SITE DATE TAKEN FROM SURVEY PREPARED BY D.S. DORLAND,
DATED 2024 05 24

2459 - VALADE RESIDENCE, 3956 ORANGE RD, SUDBURY

SITE PLAN

SP-1.0

3RDLINE.STUDIO 200 CEDAR STREET SUDBURY, ON P3B 1A8

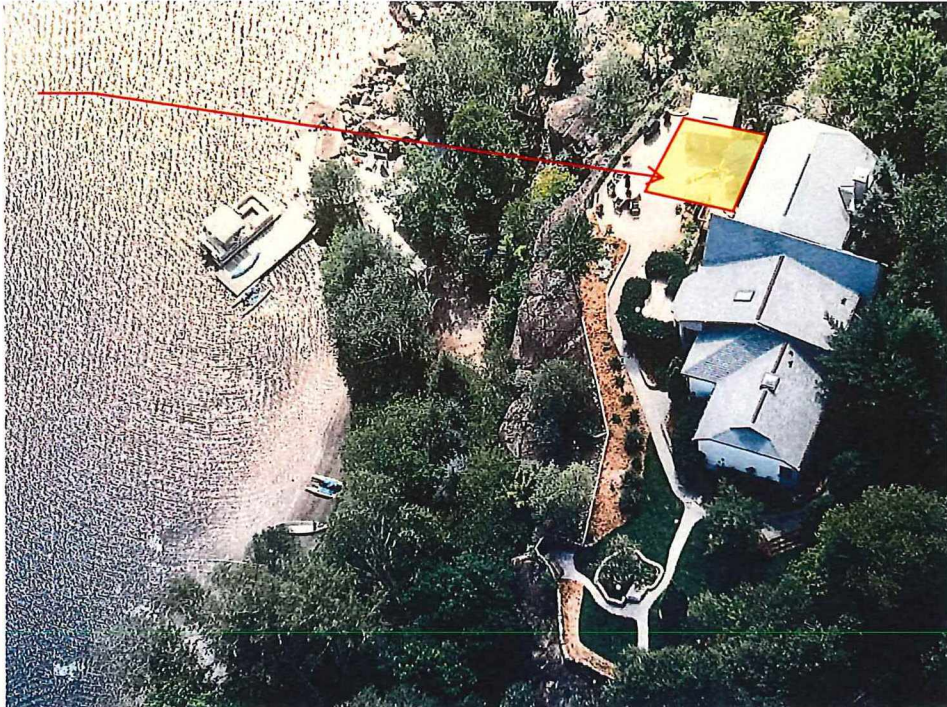
Project No: 2459

2024.10.04

A0093/2024
Sketch 4

10001312024
Sketch 5

proposed
addition
location



valade residence - aerial view (above)
- desired view down the lake (below)



1009312024
Sketch 6

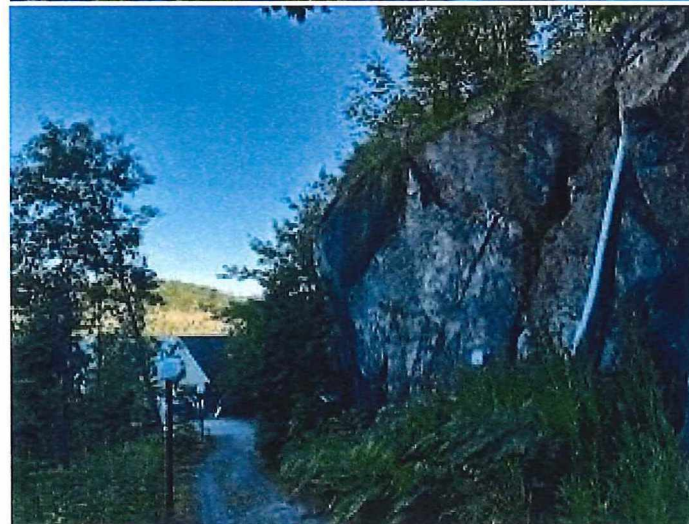
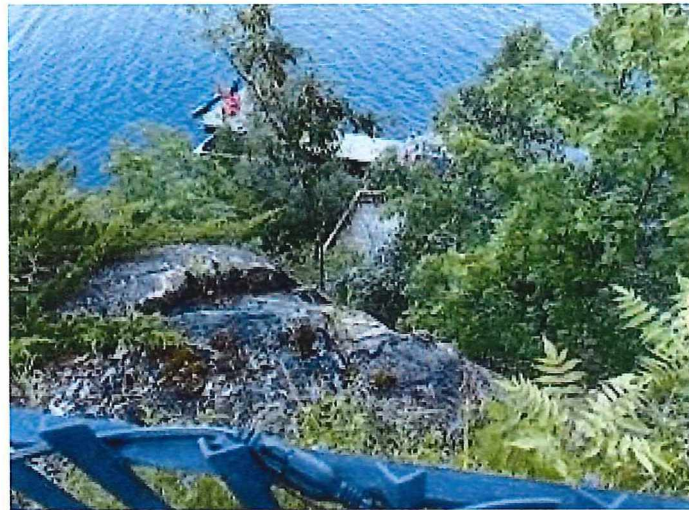
proposed
addition
location




valade residence - view from the lake

valade residence

views walking
through the existing
lakeside buffer



110093/2024
Sketch 7


Greater Sudbury
 www.greatersudbury.ca
 Box 5000, Station 'A', 200 Brady Street
 Sudbury ON P3A 5P3
 Tel. (705) 671-2488, Ext. 4378/4348
 Fax (705) 673-2200

Office Use Only	
2024 01 01	
A0094/2024	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>

NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

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): Alain Adrien Leclair / Josee Carmen DeChavigny-Leclair Email: [REDACTED]
 Mailing Address: 1539 Sherwood Avenue Home: [REDACTED]
 Business Phone: _____
 City: Sudbury Postal Code: P3A 4L1 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: Rohit Walia (C.R. Design) Email: [REDACTED]
 Mailing Address: 2200 Lakeshore Blvd West - 3609 Home: [REDACTED]
 Business Phone: _____
 City: Toronto Postal Code: M8V 1A4 Fax Phone: _____

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

- 3) Current Official Plan designation: Living Area 1 Current Zoning By-law designation: R1-5

- 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
4.2.3. - Lot Coverage - 10% Accessory Structures	75.25m2 (10%)	100.33m2 (13.33%)	25.08m2 (3.33%)

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

- c) Description of Proposal:

Construct a detached garage that is 10.97m (36') x 9.14m (30') in the rear yard of the property.
 Note: the existing deck / pool and sheds have been removed from the rear yard to facilitate the construction of the detached garage.

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

~~The owner would like a garage that can fit two or possibly three vehicles inside and also have room for storage of personal belongings. The owner's have four children in total and could use extra space. There will not be any type of work / business activity done in the garage. It is for personal use only. All other aspects of the garage will comply with the zoning bylaw.~~

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

PIN(s): 73565-0554 Township: Neelon
 Lot No.: 148 Concession No.: Parcel(s): 26042
 Subdivision Plan No.: Lot: Reference Plan No.: M381 Part(s):
 Municipal Address or Street(s): 1539 Sharwood Avenue

7) Date of acquisition of subject land: April 2005

8) Dimensions of land affected.

Frontage 18.46 (m) Depth 45.72 (m) Area 752.515 (m²) Width of Street 10 (m)

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

	Existing		Proposed	
Type of Building/Structure:	House		Detached Garage	
Ground Floor Area:	97	(m ²)	100.33	(m ²)
Gross Floor Area:	97	(m ²)	100.33	(m ²)
No. of storeys:	1		1	
Width:	10.8	(m)	10.97	(m)
Length:	9.67	(m)	9.14	(m)
Height:	5.5	(m)	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). If more room is needed, please fill out Schedule B, attached.

	Existing		Proposed	
Type of Building/Structure:	House		Detached Garage	
Front:	10.78	(m)	33.53	(m)
Rear:	25.17	(m)	3.05	(m)
Side:	1.33	(m)	1.52	(m)
Side:	4.22	(m)	3.96	(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="radio"/> | Provincial Highway | <input type="radio"/> |
| Municipally owned & operated sanitary sewage system | <input checked="" type="radio"/> | Municipal Road | <input type="radio"/> |
| Lake | <input 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 type="radio"/> |
| Individual Septic System | <input type="radio"/> | Water | <input type="radio"/> |
| Communal Septic System | <input 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 checked="" type="radio"/> | | |

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

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

Use(s): Sfd Length of time: Since built

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: SFD

A0094/2024

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, Alain Adrien Leclair and Josee Carmen DeChevigny-Leclair (please print all names), the registered owner(s) of the property described as 1539 Sherwood Avenue

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 Rohit Walia (C.R. Design) (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.

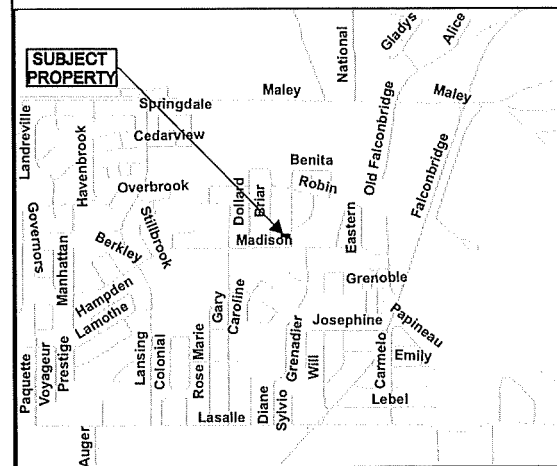
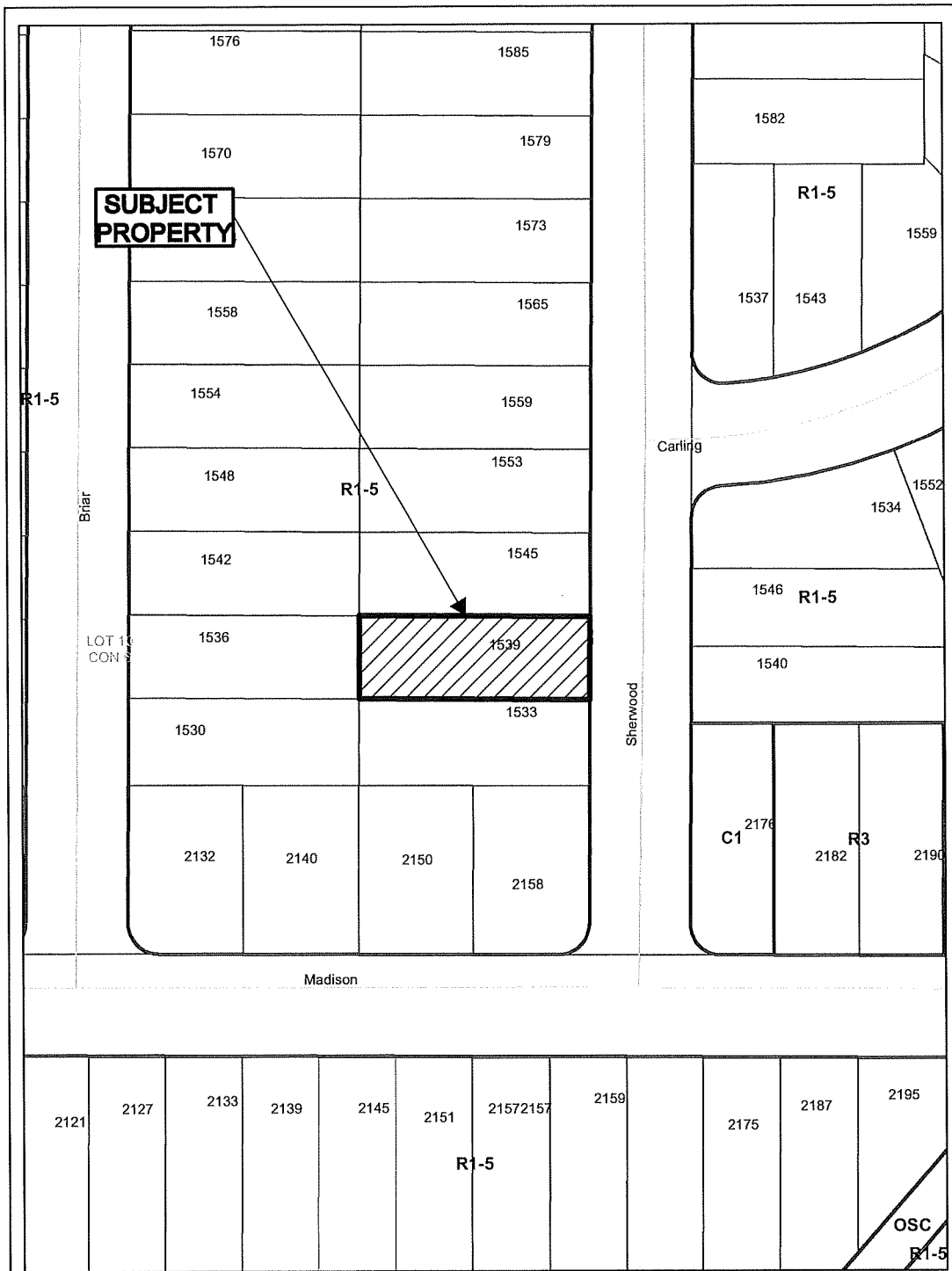
Dated this 9th day of October, 2024

Michelle Morris
Michelle Morris (Oct 9, 2024 10:15 EDT)
(witness)

AL
Alain Leclair (Oct 9, 2024 10:30 EDT)
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: _____
*I have authority to bind the Corporation

10094/2024



Application for Minor
Variance or Permission

Subject Property being PIN 73565-0554,
Parcel 26042 SEC SES SRO,
Lot 148, Plan M-381,
Part Lot 10, Concession 4,
Township of Neelon,
1539 Sherwood Avenue, Sudbury,
City of Greater Sudbury

Sketch 1, NTS A0094/2024
NDCA Date: 2024 10 17



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	
A0095/2024	
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): <u>Farzad Seyed Raouhani</u>	Email:
Mailing Address: <u>227 Stewart Drive - Sudbury, ON</u>	Home Phone:
City: <u>Sudbury</u>	Business Phone:
Postal Code: <u>P3E-2R7</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: _____	Email: _____
Mailing Address: _____	Home Phone: _____
City: _____	Business Phone: _____
Postal Code: _____	Fax Phone: _____

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

3) Current Official Plan designation: living area 1 Current Zoning By-law designation: R1-5

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
Rear yard setback	7.5m	1.8m	5.7m

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

c) Description of Proposal:

Building a garage (attached) to and second floor to an existing house

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

there is no room to build it on the property because of the easement

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

PIN(s): _____ Township: Mckim
 Lot No.: 5 Concession No.: 1 Parcel(s): 17578
 Subdivision Plan No.: M205 Lot: 35 Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 227 Stewart

7) Date of acquisition of subject land: oct 2019

8) Dimensions of land affected.

Frontage 21 (m) Depth 26.3 (m) Area 553.6 (m²) Width of Street _____ (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
Ground Floor Area:	<u>See schedule A</u> (m ²)	<u>60 m²</u> (m ²)
Gross Floor Area:	_____ (m ²)	_____ (m ²)
No. of storeys:	<u>2</u>	_____
Width:	<u>6m</u> (m)	<u>6m</u> (m)
Length:	<u>11.2 (8.8)</u> (m)	<u>11.2 (8.8)</u> (m)
Height:	_____ (m)	<u>11m</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). If more room is needed, please fill out Schedule B, attached.

Type of Building/Structure:	Existing	Proposed
Front:	<u>grage and second floor</u> <u>4.5</u> (m)	<u>4.5</u> (m)
Rear:	_____ (m)	_____ (m)
Side:	_____ (m)	_____ (m)
Side:	_____ (m)	_____ (m)

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

What type of access to the land?

- | | | | |
|---|-------------------------------------|--|-------------------------------------|
| Municipally owned & operated piped water system | <input checked="" type="checkbox"/> | Provincial Highway | <input type="checkbox"/> |
| Municipally owned & operated sanitary sewage system | <input checked="" type="checkbox"/> | Municipal Road | <input type="checkbox"/> |
| Lake | <input type="checkbox"/> | Maintained Yearly | <input checked="" type="checkbox"/> |
| Individual Well | <input type="checkbox"/> | Maintained Seasonal | <input type="checkbox"/> |
| Communal Well | <input type="checkbox"/> | Right-of-way | <input type="checkbox"/> |
| Individual Septic System | <input type="checkbox"/> | Water | <input type="checkbox"/> |
| Communal Septic System | <input type="checkbox"/> | If access is by water only, provide parking and docking facilities to be used. | <input type="checkbox"/> |
| 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. house 1957 - sheds unknown.

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

Use(s): residential Length of time: Since 1957.

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

A0095/2024

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, FARZAD SEYEDROUGHANI (please print all names), the registered owner(s) of the property described as 227 Stewart Dr. S 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 11 day of Oct, 2024.

(witness) 



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

Print Name: FARZAD SEYEDROUGHANI

*I have authority to bind the Corporation

10095/2024

Schedule A

(Additional Building/Structure Dimensions)

9. Particulars of all buildings/structures:

	House Existing	Add'n Proposed	
Type of Building/Structure:			
Ground Floor Area:	107.8	107.8 60 m ²	(m ²)
Gross Floor Area:	107.8	120	(m ²)
No. of storeys:	1	2	
Width:	7.9	6	(m)
Length:	13.7	8.8	(m)
Height:	5.7	7.5	(m)

	Shed 1 Existing	Add'n Proposed	
Type of Building/Structure:			
Ground Floor Area:	11		(m ²)
Gross Floor Area:	11		(m ²)
No. of storeys:	1		
Width:	3.7		(m)
Length:	3.7		(m)
Height:	2.6		(m)

	Shed 2 Existing	Add'n Proposed	
Type of Building/Structure:			
Ground Floor Area:	9.25		(m ²)
Gross Floor Area:	9.25		(m ²)
No. of storeys:	1		
Width:	2.5		(m)
Length:	3.7		(m)
Height:	2.6		(m)

A0095/2024

Schedule B

(Additional Building/Structure Setbacks)

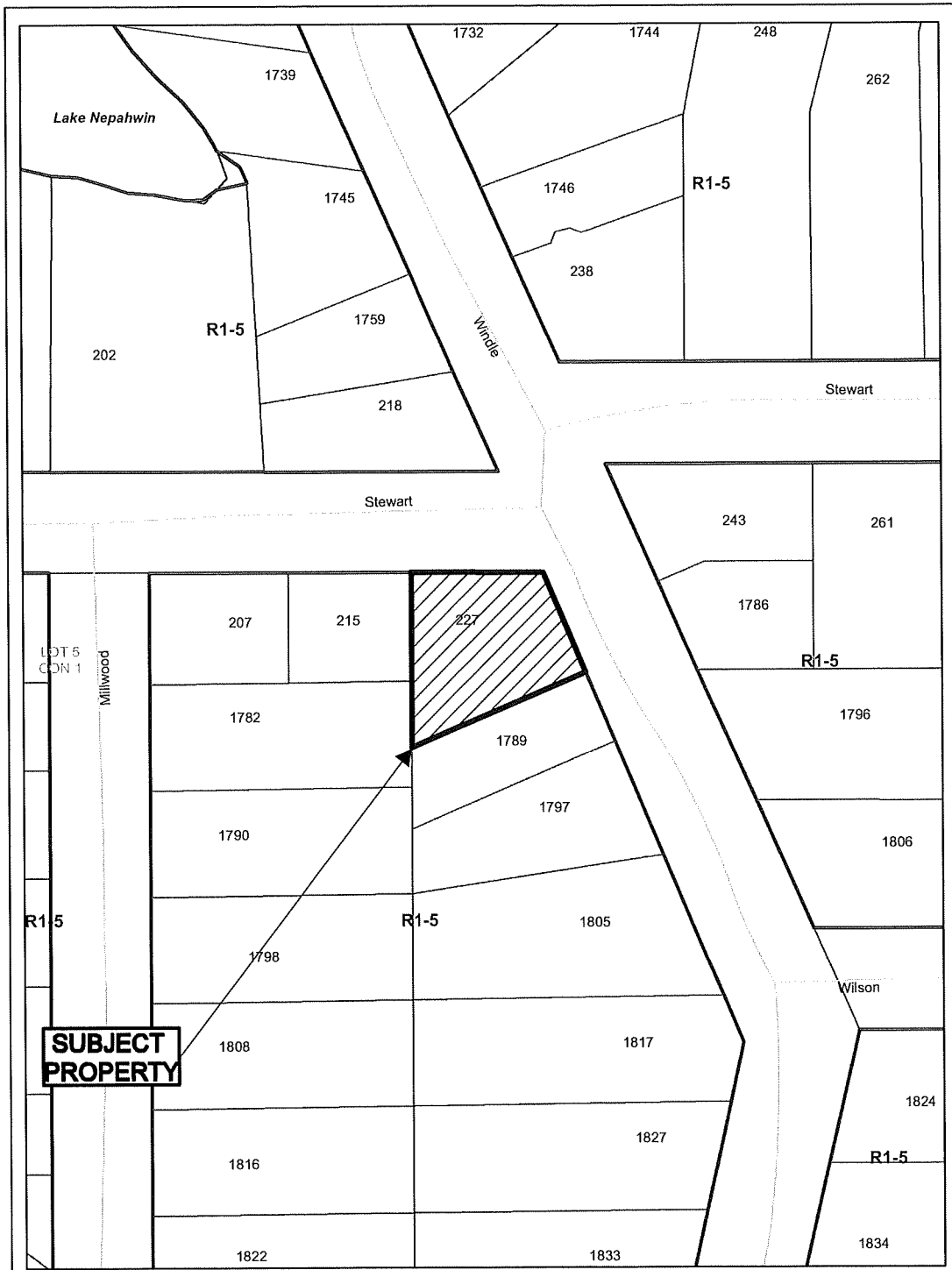
10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines).

	Existing		Proposed
Type of Building/Structure: <u>House</u>			<u>Add'n.</u>
Front:	<u>7.3</u>	(m)	<u>20.5</u> (m)
Rear:	<u>2.8</u>	(m)	<u>1.8</u> (m)
Side:	<u>9.4</u>	(m)	<u>15.5</u> (m)
Side:	<u>4.6</u>	(m)	<u>4.6</u> (m)

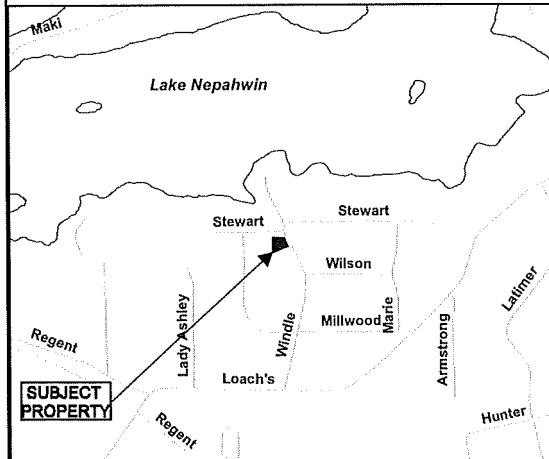
	Existing		Proposed
Type of Building/Structure: <u>Shed 1</u>			
Front:	<u>29.6</u>	(m)	(m)
Rear:	<u>2</u>	(m)	(m)
Side:	<u>7.7</u>	(m)	(m)
Side:	<u>25.3</u>	(m)	(m)

	Existing		Proposed
Type of Building/Structure: <u>Shed 2</u>			
Front:	<u>29.0</u>	(m)	(m)
Rear:	<u>2.8</u>	(m)	(m)
Side:	<u>2.6</u>	(m)	(m)
Side:	<u>29m</u>	(m)	(m)

A0095/2024



SUBJECT PROPERTY



SUBJECT PROPERTY

Application for Minor Variance or Permission

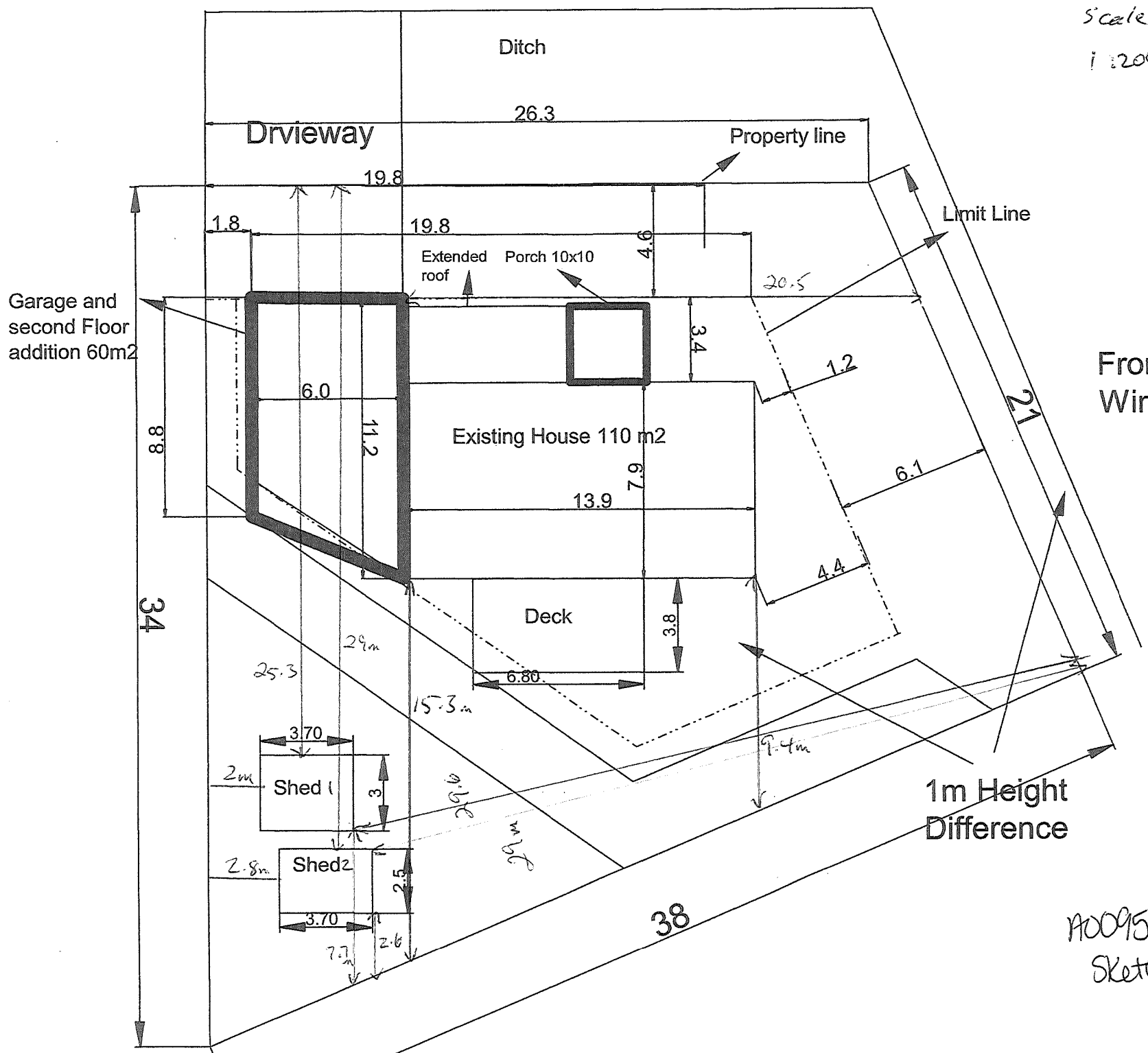


Subject Property being PIN 73594-0326,
 Parcel 17578 SEC SES,
 Lot 35, Plan M-205, except LT195654,
 Part Lot 5, Concession 1,
 Township of McKim,
 227 Stewart Drive, Sudbury,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

A0095/2024
 Date: 2024 10 17

Scale
1:200



Front Line :
Windle Dr

1m Height
Difference

A0095/2024
Sketch 2



10/09/2024
Sketch 3



Box 5000, Station 'A', 200 Brady Street
Sudbury ON P3A 5P3
Tel. (705) 871-2488, Ext. 4378/4348
Fax (705) 873-2200

Office Use Only	
2024.01.01	
A0010/2024	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

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): Andrew Hirvi
Mailing Address: 3951 Chief Lake Road
City: Sudbury Postal Code: P3G 1K7

Email: [Redacted]
Home Phone: [Redacted]
Business Phone: [Redacted]
Fax Phone: [Redacted]

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

Name of Agent: Rohit Walia (C.R. Design)
Mailing Address: 2200 Lakeshore Blvd West - 3609
City: Toronto Postal Code: M8V 1A4

Email: [Redacted]
Home Phone: [Redacted]
Business Phone: [Redacted]
Fax Phone: [Redacted]

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

- 3) Current Official Plan designation: Living Area 2 Current Zoning By-law designation: R1-2

- 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.(a) - Height - 5.0 Metres Accessory Structures	5.0 Metres	7.0 Metres	2.0 Metres

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

- c) Description of Proposal:

Construct a detached garage that is 18.28m (60') x 12.19m (40') with a height of 7 metres in the rear yard of the property.
Note: the existing garage will be demolished and driveway relocated in order to facilitate the construction of the new detached garage.

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

The owner would like a garage that can fit his pontoon boat and other seasonal equipment and also have room for storage of personal belongings. There is a future possibility of creating a secondary dwelling unit in part of the building for the owner's mother to reside. There will not be any type of work/business activity done in the garage, the structure being constructed is for personal use only

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

PIN(s): 73476-0365		Township: Broder	
Lot No.: 5 and 6	Concession No.:	Parcel(s): 29340	
Subdivision Plan No.:	Lot:	Reference Plan No.: M864	Part(s):
Municipal Address or Street(s): 3951 Chief Lake Road			

7) Date of acquisition of subject land: SEPTEMBER 2021

8) Dimensions of land affected.

Frontage	53.30 (m)	Depth	63.92 (m)	Area	3395.00 (m ²)	Width of Street	10 (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	
	House	Detached Garage	House	Detached Garage
Ground Floor Area:	96 (m ²)	222 (m ²)		
Gross Floor Area:	96 (m ²)	311 (m ²)		
No. of storeys:	1	1 and 2 storeys		
Width:	12.74 (m)	18.29 (m)		
Length:	7.52 (m)	12.19 (m)		
Height:	5.5 (m)	7 (m)		

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	
	House	Detached Garage	House	Detached Garage
Front:	19.26 (m)	49.80 (m)		
Rear:	36.10 (m)	2.00 (m)		
Side:	16.47 (m)	28.63 (m)		
Side:	23.50 (m)	6.36 (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="radio"/>	Provincial Highway	<input type="radio"/>
Municipally owned & operated sanitary sewage system	<input type="radio"/>	Municipal Road	<input type="radio"/>
Lake	<input type="radio"/>	Maintained Yearly	<input checked="" type="radio"/>
Individual Well	<input checked="" type="radio"/>	Maintained Seasonal	<input type="radio"/>
Communal Well	<input type="radio"/>	Right-of-way	<input type="radio"/>
Individual Septic System	<input checked="" type="radio"/>	Water	<input type="radio"/>
Communal Septic System	<input 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: House / sheds - unknown

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

Use(s): <u>Sfd</u>	Length of time: <u>Since built</u>
--------------------	------------------------------------

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: SFD

10096/2024

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, Andrew Hirvi (please print all

names), the registered owner(s) of the property described as 3951 Chief Lake Road

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

Dated this 11th day of October, 202024

Frank Wendorf
FRANK WENDORF (RCA 11, 2014 11, 11, 11)
(witness)

Andrew Hirvi
ANDREW HIRVI (RCA 11, 2024 11, 11, 11)
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: Andrew Hirvi
*I have authority to bind the Corporation

ACC 96/2024

Schedule A

(Additional Building/Structure Dimensions)

9. Particulars of all buildings/structures:

	Existing	Proposed
Type of Building/Structure: <u>PORCH / DECK</u>		
Ground Floor Area: <u>7.8</u>	<u>(m²)</u>	<u>(m²)</u>
Gross Floor Area: <u>7.8</u>	<u>(m²)</u>	<u>(m²)</u>
No. of storeys: <u>1</u>		
Width: <u>3.75</u>	<u>(m)</u>	<u>(m)</u>
Length: <u>2.5</u>	<u>(m)</u>	<u>(m)</u>
Height: <u>3</u>	<u>(m)</u>	<u>(m)</u>

	Existing	Proposed
Type of Building/Structure: <u>SHED 1</u>		
Ground Floor Area: <u>9.3</u>	<u>(m²)</u>	<u>(m²)</u>
Gross Floor Area: <u>9.3</u>	<u>(m²)</u>	<u>(m²)</u>
No. of storeys: <u>1</u>		
Width: <u>3.05</u>	<u>(m)</u>	<u>(m)</u>
Length: <u>3.05</u>	<u>(m)</u>	<u>(m)</u>
Height: <u>2.75</u>	<u>(m)</u>	<u>(m)</u>

	Existing	Proposed
Type of Building/Structure: <u>SHED 2</u>		
Ground Floor Area: <u>14.9</u>	<u>(m²)</u>	<u>(m²)</u>
Gross Floor Area: <u>14.9</u>	<u>(m²)</u>	<u>(m²)</u>
No. of storeys: <u>1</u>		
Width: <u>3.05</u>	<u>(m)</u>	<u>(m)</u>
Length: <u>4.88</u>	<u>(m)</u>	<u>(m)</u>
Height: <u>2.75</u>	<u>(m)</u>	<u>(m)</u>

A00916/2024

Schedule B

(Additional Building/Structure Setbacks)

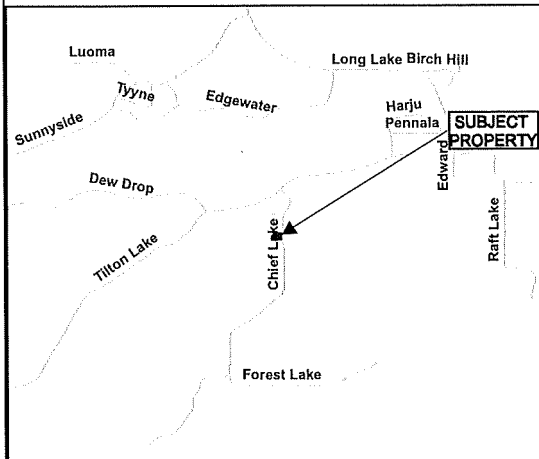
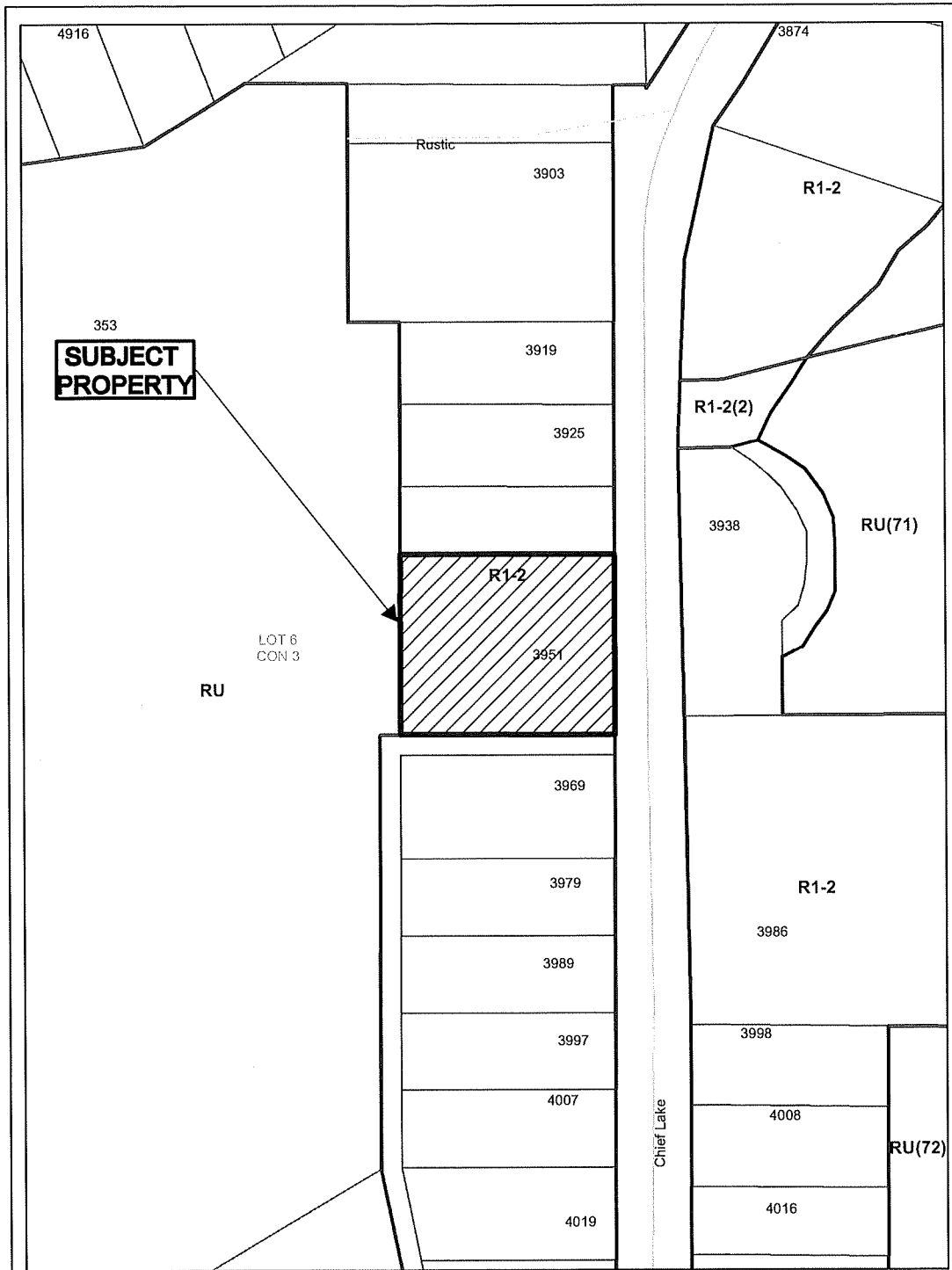
- 10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines).

	Existing	Proposed
Type of Building/Structure: PORCH/DECK		
Front: 21.83	(m)	(m)
Rear: 39.42	(m)	(m)
Side: 29.46	(m)	(m)
Side: 20	(m)	(m)

	Existing	Proposed
Type of Building/Structure: SHED 1		
Front: 34.44	(m)	(m)
Rear: 26.10	(m)	(m)
Side: 21.79	(m)	(m)
Side: 28.10	(m)	(m)

	Existing	Proposed
Type of Building/Structure: SHED 2		
Front: 32.75	(m)	(m)
Rear: 26.19	(m)	(m)
Side: 32.56	(m)	(m)
Side: 17.09	(m)	(m)

10096/2024



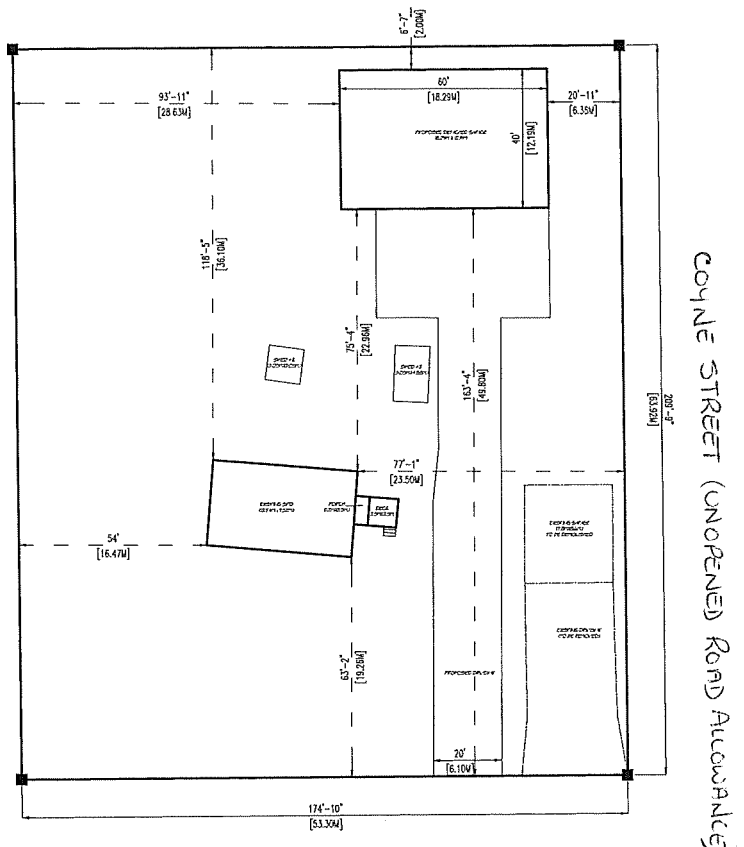
Application for Minor Variance or Permission



Subject Property being PIN 73476-0365,
 Parcel 29340 SEC SES SRO,
 Lots 5 & 6, Plan M-664,
 Part Lot 6, Concession 3,
 Township of Broder,
 3951 Chief Lake Road, Sudbury,
 City of Greater Sudbury

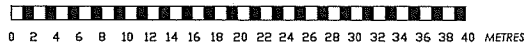
Sketch 1, NTS
 NDCA


A0096/2024
 Date: 2024 10 17



3951 CHIEF LAKE ROAD

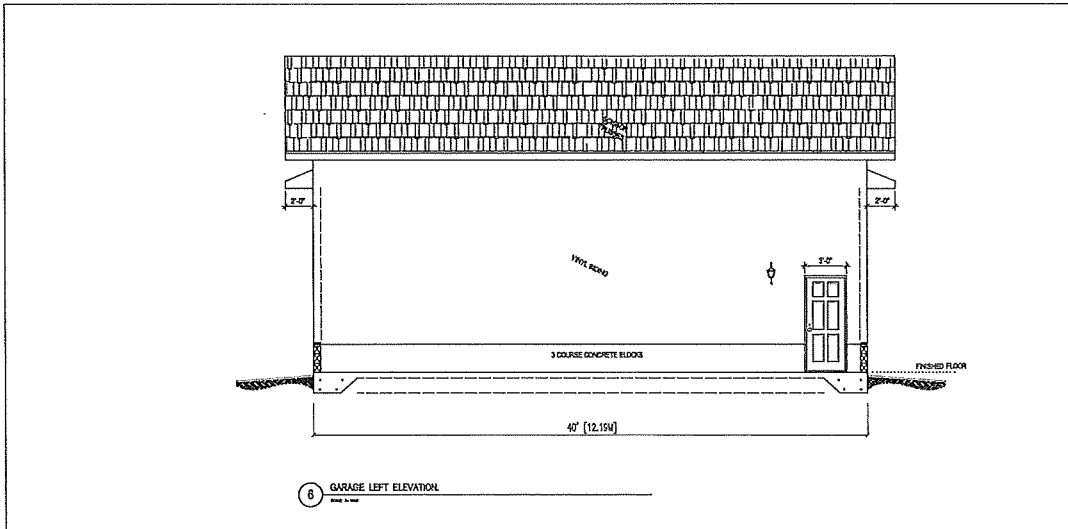
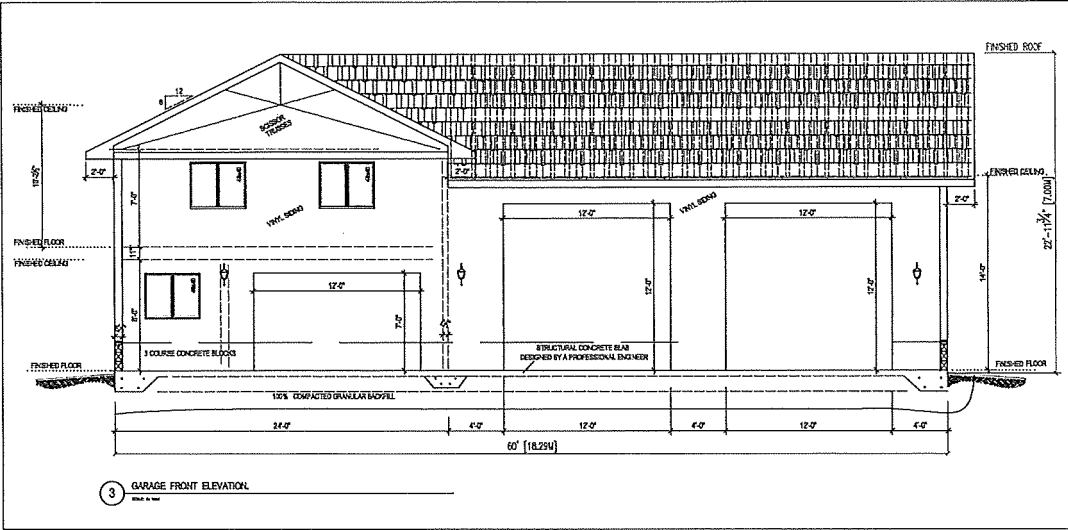
SETBACKS FOR STRUCTURES NOT SHOWN ABOVE (METRES)			
	FRONT	REAR	SIDE
FORCH	81.83	39.42	29.46
SHED 1	24.44	26.10	21.77
SHED 2	32.72	26.19	32.96




CR Design

Detached Garage	DATE	REV
3951 Chief Lake Road, Sudbury		
Site Plan	DATE	REV
	2024-10-09	
	1022-11-02	

*AD0916/2024
sketch 2*



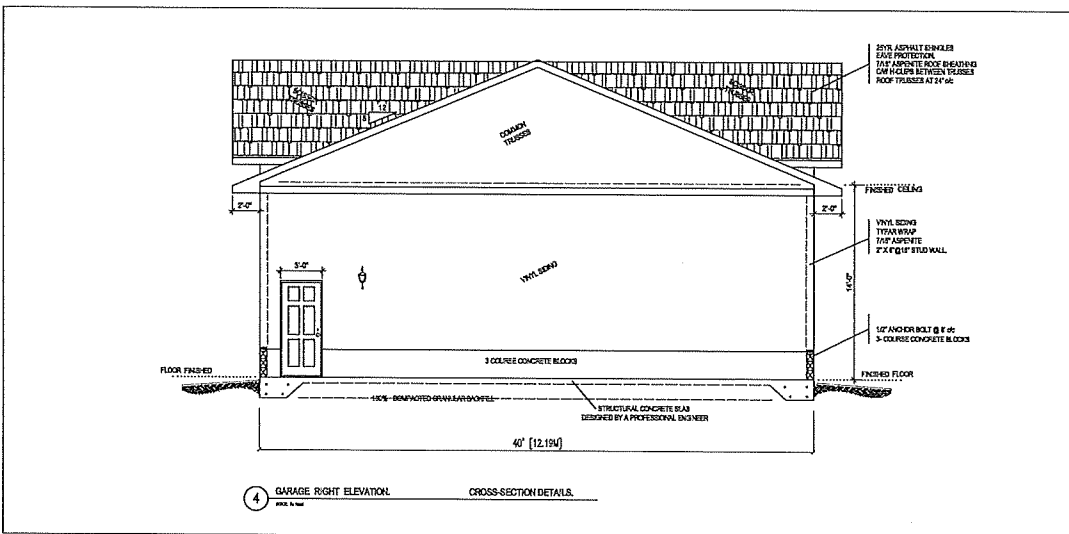
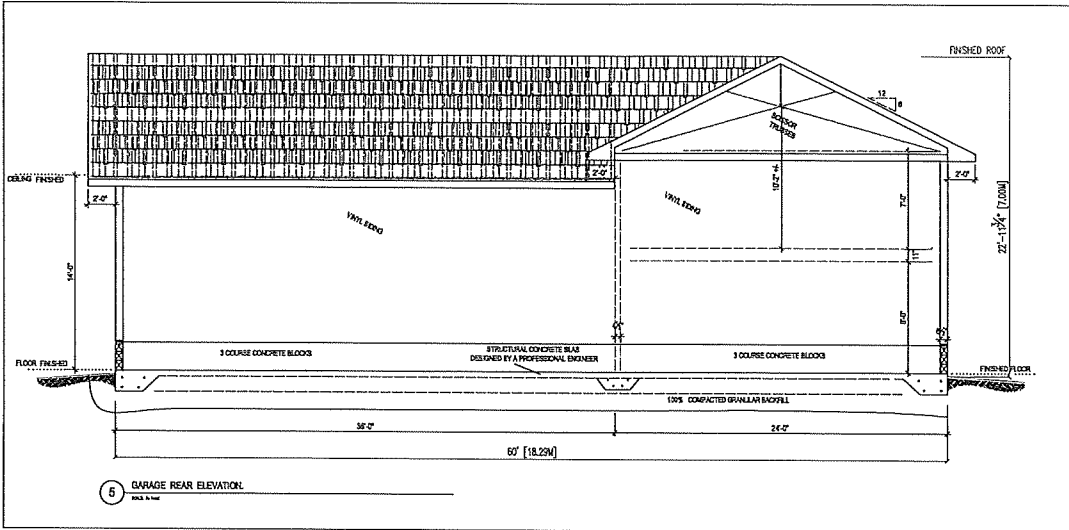
SCALE



3951 CHIEF LAKE ROAD

		DATE	1/11/2024
		PROJECT	Detached Garage
3951 Chief Lake Road, Sudbury		SCALE	1/16" = 1'-0"
		DATE	2024-10-09
Elevations -1		NO.	E1

A0096/2024
Sketch 3



SCALE



0 2 4 6 8 10 12 14 16 18 20 METRES

3951 CHIEF LAKE ROAD



PROJECT	DATE	SCALE
Detached Garage	RW	1/8" = 1' = 0"
	DESIGN	
	RW	
ADDRESS	DATE	SCALE
3951 Chief Lake Road, Sudbury	2024-10-09	1/8" = 1' = 0"
TITLE	SCALE	
Elevations -2	1/8" = 1' = 0"	
		E2

A00916/2024
Sketch 4



Greater Grand
Sudbury
 www.greatersudbury.ca
 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	
A009712024	
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): William Sutton, Madeline Sutton Email: [Redacted]
 Mailing Address: 8 Olive St. Box 593 Home [Redacted]
 City: Copper Cliff Postal Code: P0M1N0 Fax [Redacted]

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

Name of Agent: William Sutton Email: [Redacted]
 Mailing Address: 8 Olive St Box 593 Home [Redacted]
 City: Copper Cliff Postal Code: P0M1N0 Fax Phone: [Redacted]

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

3) Current Official Plan designation: LIVING AREA 1 Current Zoning By-law designation: R1-5

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
4.2.5.1 (b) GROSS FLOOR AREA	NOT PERMITTED	6.69 ^m	6.69 ^m
TABLE 6.2 FRONT YARD SETBACK	6m	1.82	4.18

b) Is there an eave encroachment? Yes No If 'Yes', size of eaves: .279 (m)

c) Description of Proposal:
Close in Front Porch - New Door - 2 windows

5) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
Does not meet 6m front yard set back

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

PIN(s): _____ Township: MCKINN
 Lot No.: 12 Concession No.: 4 Parcel(s): 40716
 Subdivision Plan No.: M1023 Lot: 63 Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 34 COLLINS DR. COPPER CLIFF

7) Date of acquisition of subject land: Nov 14, 2029

8) Dimensions of land affected.

Frontage 18.9 (m) Depth 36.6 (m) Area 730.9 (m²) Width of Street 15.2 (m)

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

	Existing	Proposed
Type of Building/Structure:	<u>2 Storey House</u>	<u>Frost Panch Enclosed</u>
Ground Floor Area:	<u>100.6892 (m²)</u>	<u>Existing 6.69 included (m²)</u>
Gross Floor Area:	<u>167.6892 (m²)</u>	<u>6.69 (m²)</u>
No. of storeys:	<u>2</u>	<u>1</u>
Width:	<u>8.0722 (m)</u>	<u>3.657 (m)</u>
Length:	<u>12.33 (m)</u>	<u>1.82 (m)</u>
Height:	<u>7.3152 (m)</u>	<u>3.281 (m)</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.

	Existing	Proposed
Type of Building/Structure:	<u>House</u>	<u>Existing Panch Closed in</u>
Front:	<u>1.8288 (m)</u>	<u>1.8288 (m)</u>
Rear: <u>North</u>	<u>20.59 (m)</u>	<u>32.919 (m)</u>
Side: <u>East</u>	<u>5.80 (m)</u>	<u>8.1548 (m)</u>
Side: <u>West</u>	<u>4.8768 (m)</u>	<u>7.0870 (m)</u>

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. 1912 - 1975

13) Existing use(s) of the subject property and length of time it / they have continued.
Use(s): Single Family home Length of time: Since Built

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: Single Family Homes

ADD 9/7/2024

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, William Sutton, Madeleine Sutton, Tiffany Sutton (please print all names), the registered owner(s) of the property described as 34 Collins Drive

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 William Sutton (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 15 day of October, 2024

M. Jurin (witness) William Sutton, Madeleine Sutton, Tiffany Sutton signature of Owner(s) of Signing Officer or Authorized Agent

Print Name: _____
*I have authority to bind the Corporation

William Sutton Madeleine Sutton Tiffany Sutton

A0097/2024

Schedule A

(Additional Building/Structure Dimensions)

9. Particulars of all buildings/structures:

	Existing	Proposed
Type of Building/Structure: <u>Greenhouse</u>		
Ground Floor Area: <u>3.597</u>	(m ²)	(m ²)
Gross Floor Area: <u>3.597</u>	(m ²)	(m ²)
No. of storeys: <u>1</u>		
Width: <u>1.650</u>	(m)	(m)
Length: <u>2.180</u>	(m)	(m)
Height: <u>2.8</u>	(m)	(m)

	Existing	Proposed
Type of Building/Structure: <u>Shed #1</u>		
Ground Floor Area: <u>29.266</u>	(m ²)	(m ²)
Gross Floor Area: <u>29.266</u>	(m ²)	(m ²)
No. of storeys: <u>1</u>		
Width: <u>4.580</u>	(m)	(m)
Length: <u>6.390</u>	(m)	(m)
Height: <u>4.267</u>	(m)	(m)

	Existing	Proposed
Type of Building/Structure: <u>Shed #2</u>		
Ground Floor Area: <u>31.130</u>	(m ²)	(m ²)
Gross Floor Area: <u>31.130</u>	(m ²)	(m ²)
No. of storeys: <u>1</u>		
Width: <u>5.660</u>	(m)	(m)
Length: <u>5.550</u>	(m)	(m)
Height: <u>4.267</u>	(m)	(m)

A0097/2024

Schedule A

(Additional Building/Structure Dimensions)

9. Particulars of all buildings/structures:

	Existing	Proposed
Type of Building/Structure:	<u>Deck</u>	
Ground Floor Area:	<u>19.544</u> (m ²)	(m ²)
Gross Floor Area:	<u>19.544</u> (m ²)	(m ²)
No. of storeys:	<u>N/A</u>	
Width:	<u>3.56</u> (m)	(m)
Length:	<u>5.49</u> (m)	(m)
Height:	<u>N/A</u> (m)	(m)

	Existing	Proposed
Type of Building/Structure:	<u>Deck Stairs</u>	
Ground Floor Area:	<u>3.84</u> (m ²)	(m ²)
Gross Floor Area:	<u>N/A</u> (m ²)	(m ²)
No. of storeys:	<u>N/A</u>	
Width:	<u>1.2</u> (m)	(m)
Length:	<u>3.2</u> (m)	(m)
Height:	<u>N/A</u> (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)

A009712024

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>Greenhouse</u>		
Front:	<u>33.226</u>	(m)	(m)
Rear:	<u>1.7</u>	(m)	(m)
Side:	<u>West side 8.1</u>	(m)	(m)
Side:	<u>East side 10.763</u>	(m)	(m)

	Existing		Proposed
Type of Building/Structure:	<u>Shed #1</u>		
Front:	<u>29.277</u>	(m)	(m)
Rear:	<u>5.420</u>	(m)	(m)
Side:	<u>West 17.200</u>	(m)	(m)
Side:	<u>East 3.800</u>	(m)	(m)

	Existing		Proposed
Type of Building/Structure:	<u>Shed #2</u>		
Front:	<u>29.277</u>	(m)	(m)
Rear:	<u>5.000</u>	(m)	(m)
Side:	<u>West 3.710</u>	(m)	(m)
Side:	<u>East 11.790</u>	(m)	(m)

A0097/2024

Schedule B

(Additional Building/Structure Setbacks)

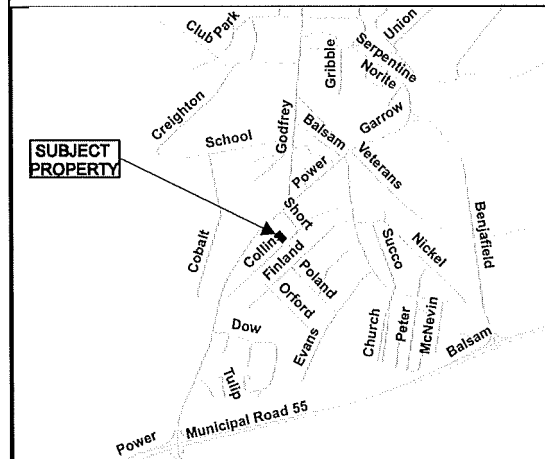
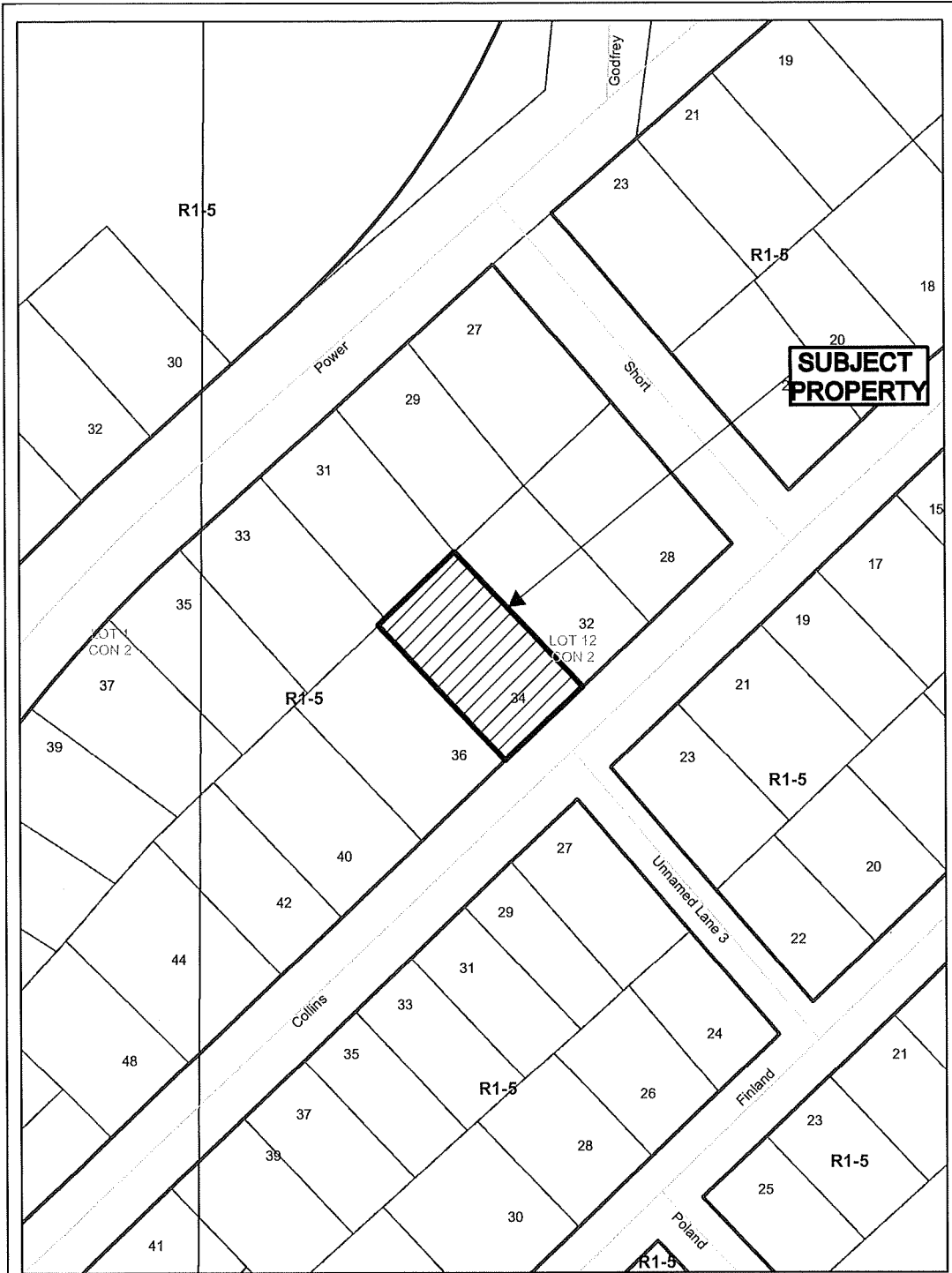
10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines).

	Existing		Proposed
Type of Building/Structure:	Deck		
Front:	15.987	(m)	(m)
Rear:	17.030	(m)	(m)
Side: West	8.680	(m)	(m)
Side: East	5.800	(m)	(m)

	Existing		Proposed
Type of Building/Structure:	Stairs to Deck		
Front:	19.547	(m)	(m)
Rear:	13.83	(m)	(m)
Side: West	12.97	(m)	(m)
Side: East	5.8	(m)	(m)

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

A009712024



Application for Minor Variance or Permission



Subject Property being PIN 73599-0375,
 Parcel 40716 SEC SES SRO,
 Lot 63, Plan M-1023,
 Part Lot 12, Concession 2,
 Township of McKim,
 34 Collins Drive, Copper Cliff,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA
 A0097/2024
 Date: 2024 10 18



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	
A0098/2024	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

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

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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): Clement Huang, Chung SPICER Email:

Mailing Address: 1719 Cole Blvd Home:

City: Hammer Postal Code: P3P 0B7 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: N/A Home Phone: _____

City: _____ Postal Code: _____ Business Phone: _____

Fax Phone: _____

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

- 3) Current Official Plan designation: RURAL/AGR RESERVE Current Zoning By-law designation: A

- 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
4.2.4b) Garage Height	6.5m	7.62m	1.12

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

- c) Description of Proposal:

I WOULD LIKE TO INCREASE THE HEIGHT OF THE GARAGE BECAUSE I WOULD LIKE TO FIT MY RV AND NEED A 12 FOOT DOOR

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

MY MAX HEIGHT IS 6.5 METERS AND I WOULD NEED 7.62 METERS
I WOULD LIKE TO INCREASE THE HEIGHT OF THE GARAGE BECAUSE I WOULD LIKE TO FIT MY RV AND NEED A 12 FOOT DOOR.

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

PIN(s): 73509-0304 Township: Capreol
Lot No.: P445 Concession No.: 2 Parcel(s):
Subdivision Plan No.: Lot: Reference Plan No.: 53R-13212 Part(s): 2
Municipal Address or Street(s): 1779 Cote Blvd

7) Date of acquisition of subject land:

8) Dimensions of land affected.

Frontage 50.29 (m) Depth 80.47 (m) Area 4049 (m²) Width of Street 3.05 (m)

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

Table with columns for Existing and Proposed buildings. Rows include Type of Building/Structure, 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 for Existing and Proposed buildings. Rows include Type of Building/Structure, 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 radio button selection.

12) Date(s) of construction of all buildings and structures on the subject land. House 2003.

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

Use(s): Family Dwellings Length of time: 21 years

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

Same as #13 or, same.

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 / Farm.

Handwritten date: 1009/8/2024

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, Clement Harris, Christal StPietro (please print all names), the registered owner(s) of the property described as 1779 Cote Blvd, Hammer, ONTARIO P3P 0B2. 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 Clement Harris (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.

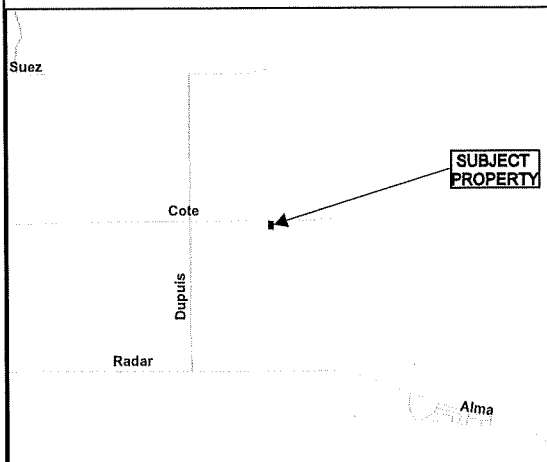
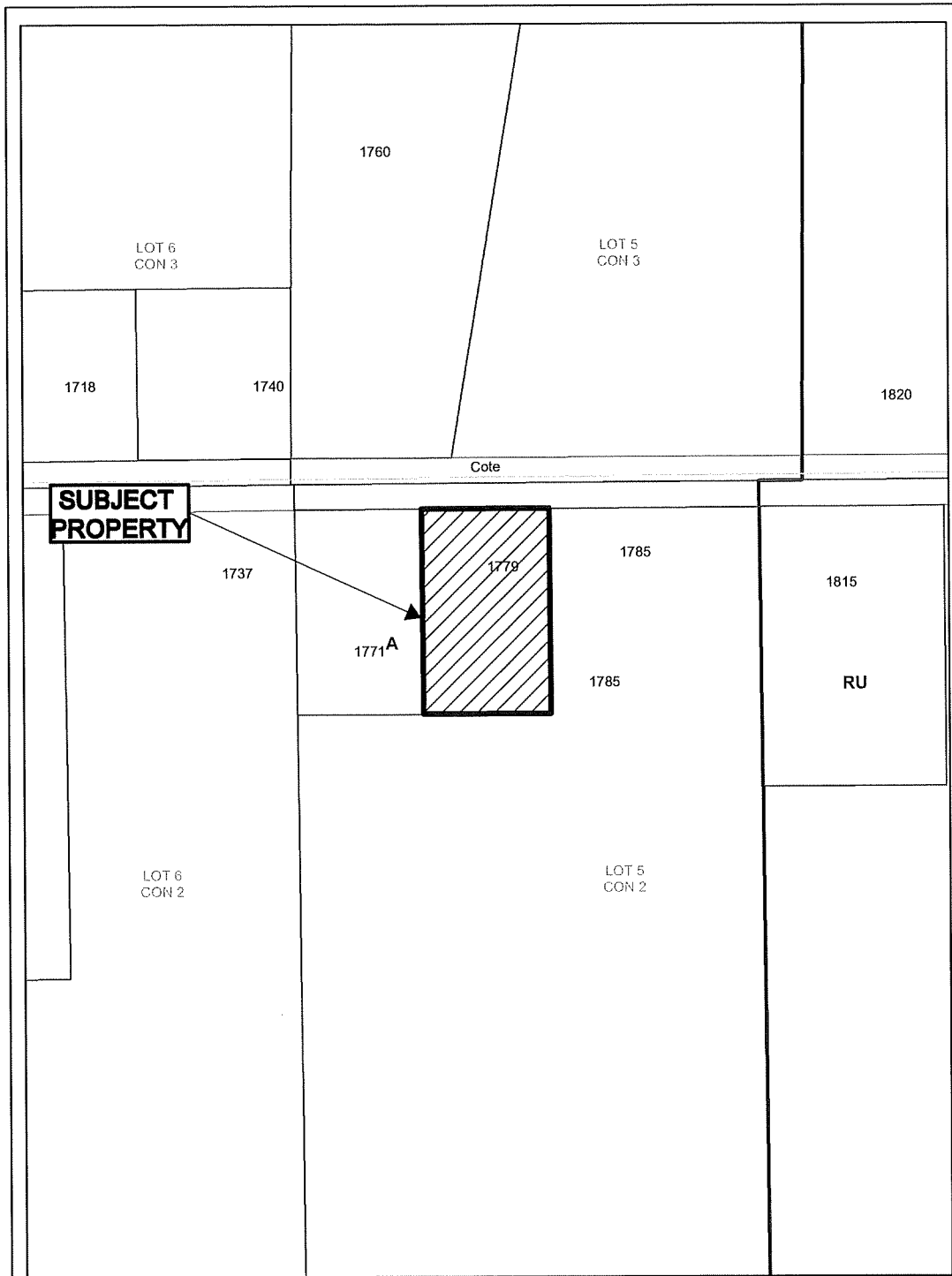
Dated this 15 day of OCTOBER, 2024.


(witness) [Signature]

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

Print Name: _____
*I have authority to bind the Corporation

A0098/2024



**Application for Minor
Variance or Permission** 

Subject Property being PIN 73509-0304,
being Part 2, Plan 53R-13272,
Part Lot 5, Concession 2,
Township of Capreol,
1779 Cote Boulevard, Hanmer,
City of Greater Sudbury

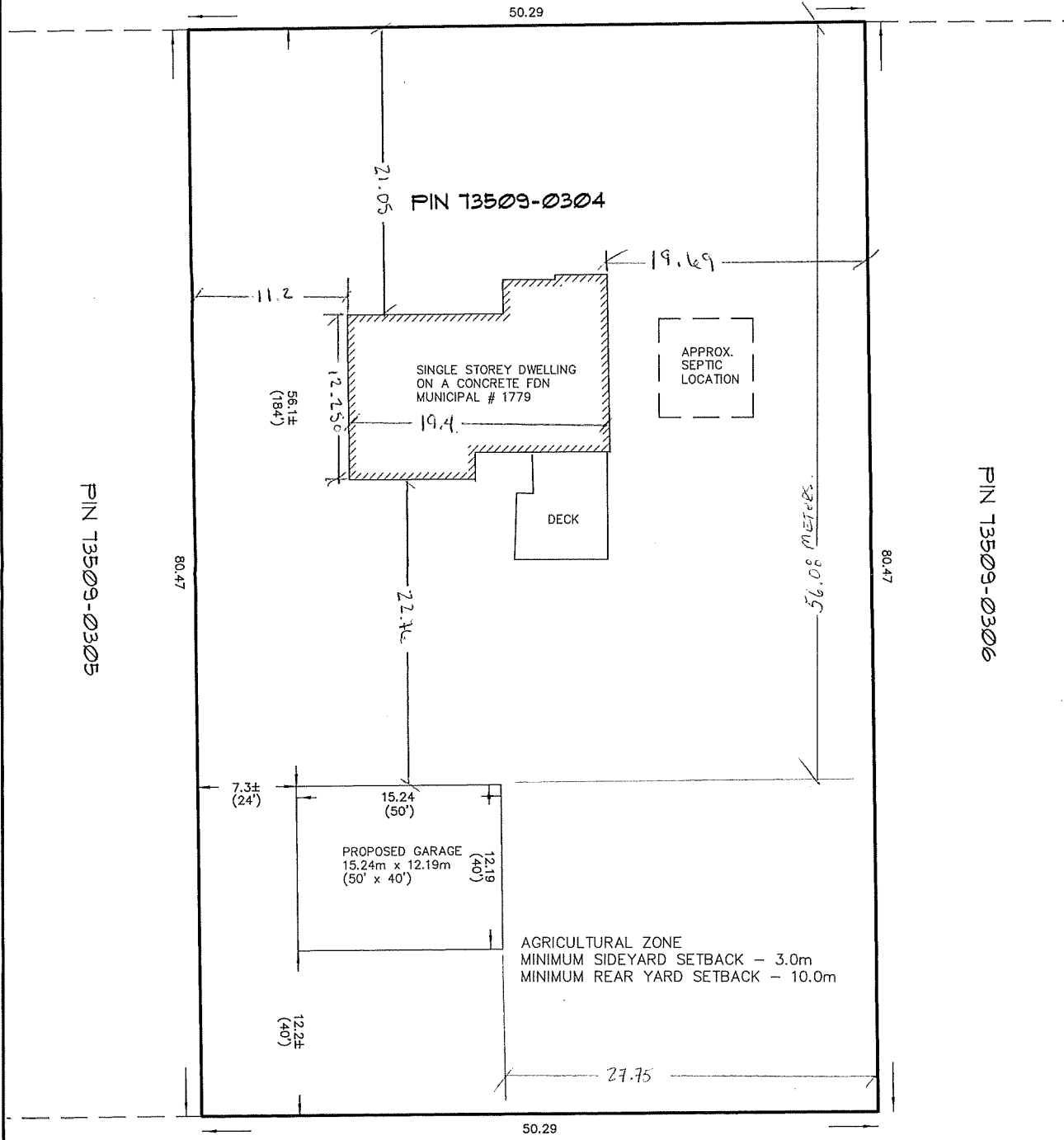
Sketch 1, NTS A0098/2024
NDCA Date: 2024 10 21

SKETCH FOR BUILDING PERMIT
PIN 73509-0304
 GEOGRAPHIC TOWNSHIP OF CAPREOL
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

"CAUTION"

- A) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
- B) THIS SKETCH IS PROTECTED BY COPYRIGHT ©

TRAVELLED ROAD KNOWN AS COTE BOULEVARD
 PIN 73509-0160

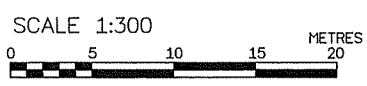


D.S.
DORLAND
 LIMITED

ONTARIO LAND SURVEYORS
 GEOMATICS PROFESSIONALS

298 LARCH STREET
 SUDBURY, ONTARIO, P3B 1M1
 PHONE (705) 673-2556 FAX (705) 673-1051
 WWW.DSDORLANDLIMITED.CA

PREPARED BY : WJM	SCALE : 1:300 METRIC
CHECKED : SJG/J.Dortland	CAD FILE : 18737 SKETCH.dwg
DATE : JULY 4, 2023	P.S. TAB : SKETCH



NOTES

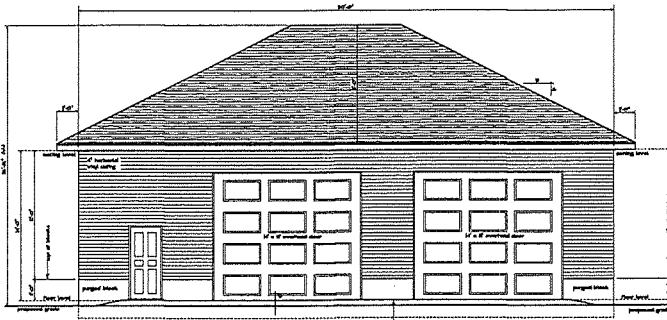
INFORMATION SHOWN HEREON IS DERIVED FROM FIELD SURVEY.

THIS SKETCH IS AN ORIGINAL IF EMBOSSED BY A SURVEYOR'S SEAL, OR IF IT IS A PDF CERTIFIED IN AN ELECTRONIC VERSION.

MEASUREMENTS SHOWN HEREON ARE IN METRES.

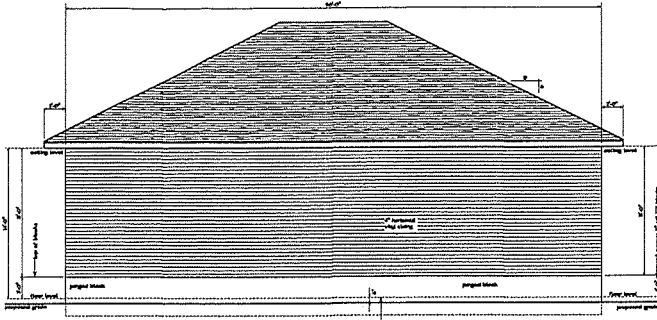
A0098/2024
 sketch 2

7.62 meter



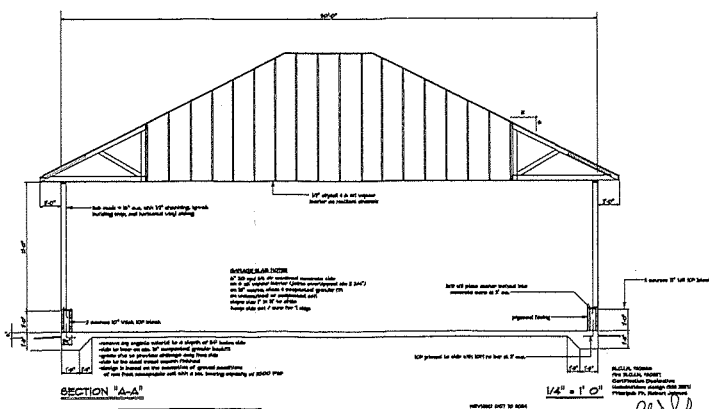
FRONT ELEVATION

1/4" = 1' 0"



REAR ELEVATION

1/4" = 1' 0"



SECTION "A-A"

1/4" = 1' 0"

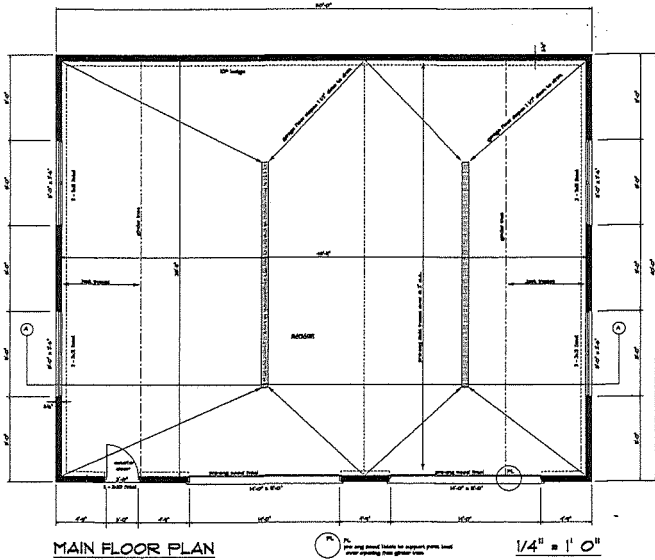
FOUNDATION NOTES:
 1. All foundation work shall be in accordance with the International Building Code (IBC) and the International Residential Code (IRC).
 2. All foundation work shall be designed and constructed to support the full design load of the structure above.
 3. All foundation work shall be constructed on undisturbed earth or on a compacted fill base.
 4. All foundation work shall be constructed with a minimum of 4" concrete walls and a minimum of 12" concrete footings.
 5. All foundation work shall be constructed with a minimum of 4" concrete walls and a minimum of 12" concrete footings.
 6. All foundation work shall be constructed with a minimum of 4" concrete walls and a minimum of 12" concrete footings.

THIS IS A PRELIMINARY DRAWING. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS DRAWING SHALL BE MADE BY THE ARCHITECT. ANY CHANGES TO THIS DRAWING SHALL BE MADE BY THE ARCHITECT.

REVISIONS: SEE TO ADD
 1. Add notes for foundation work.
 2. Add notes for foundation work.
 3. Add notes for foundation work.

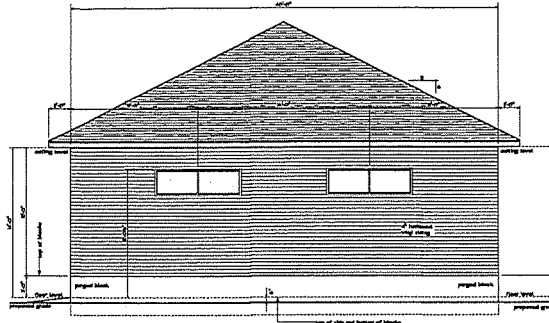
DATE: 10/15/2024
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

A0098/2024
 sketch 3



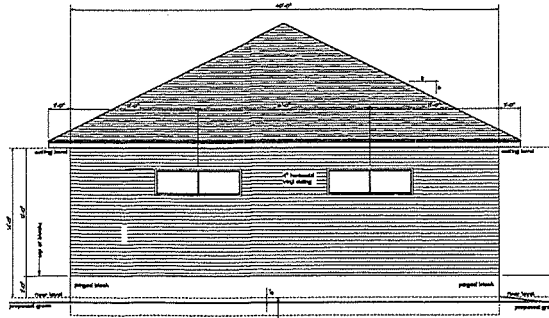
50 x 40 GARAGE FOR...

CLEMENT HUARD



RIGHT ELEVATION

1/4" = 1' 0"



LEFT ELEVATION

1/4" = 1' 0"

NOTES: SEE ALL NOTES ON SHEET 100-001 FOR GENERAL NOTES AND SPECIFICATIONS. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.

DESIGNED BY: [Signature]
DATE: 10/18/2024

100-001-03
CLEMENT HUARD
10/18/2024

10098/2024
Sketch 4



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

Office Use Only 2024.01.01
A0099/2024
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): Dionello Developments Inc (Anthony Davis?) Em: [redacted]
 Mailing Address: 1024 TOYA COURT, HEWITT ON H: [redacted]
 City: HEWITT Postal Code: P3P0C1 Business Phone: _____ 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: _____
 City: _____ Postal Code: _____ Business Phone: _____
 Fax Phone: _____

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

3) Current Official Plan designation: LIVING AREA 1 Current Zoning By-law designation: R2-3

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
Landscape for Road	3 metres	0	3 metres
Parking in corner side yard	Not Permitted	Permitted	/
Shed in front yard	6 metres	3-10 metres	2.40 metres
corner side yard landscape	50%	22.8%	27.2%

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

c) Description of Proposal:
See Schedule A - shed has been removed entirely and will not be put back

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

October 11, 2024

Attachment to Dionello Developments Inc (Anthony Davis) Minor Variance or Permission Application

c) Description of the Proposal:

Currently the property is 2 units, 2 semi detached homes connected. I would like to add a secondary unit in the basement of 458 Mabel. However, due to the current parking requirements we do not meet these standards. I would like to make three parking spaces in the back yard. There is currently enough room but due to current setbacks, we require a variance. The current tenants have been parking this way for many years with no complaints or disruption to the other people. I bought this building just over a year ago and am just finding out now that the parking in the back is not zoned properly for 3 spaces. Please also consider that the corner store, is the property directly beside 458 Mabel. It is zoned commercial and is also shares the alley way with 458 Mabel. They have ample parking and have high foot traffic and 458 Mabel is right next door, so adding another unit and more parking will not affect the neighborhood.

I would also like to ask for a variance for the landscaping for the parking as there is a portion of the yard that requires landscaping but I would like to be considered parking. Lastly, the front yard has a shed that the tenant uses. This is a small 7'x7' shed, I would like to request a variance to allow this shed. This has been this way for many years and no one has complained. The tenant has become accustomed to it and to remove it would create lots of visible clutter on the property. It does not block any site lines and helps deter theft in the area. This area is known for having a higher-than-average crime.

5) Provide reason why the proposal cannot comply with the provisions of the zoning by law:

The current parking area with the current set backs will only allow parking for 2 vehicles. We have the space to make three parking spaces but with set backs and landscaping it is not possible. I bought the building under the assumption that the previous basement unit was a legal unit, however it was not. So I am trying to get a building permit to make it legal, it is currently vacant. It was only found out after the tenant moved out and the basement flooded, I pulled a permit for weeping tile and found it was not a legal unit. Since it was being used as an apartment previously, this back parking area already houses three vehicles. The previous owners have a gravel driveway with three parking spaces. Hence the landscaping variance I am requesting as well. I would like to be transparent and make everything legal that the previous owners got away with for decades. I am just finding out the basement unit was not legal. The shed on the other side of the property is key as there was always a shed on the property. The tenants have become accustomed to it and it relieves any theft of bikes and outside items, and outside clutter. The tenants moved it to its current location as it continued to get broken into on the other side as it faces the corner store which attracts interesting characters. The shed would be located in the "front yard" which is not allowed in the bylaws. This is a corner lot and the shed is not very visible.

A0099/2024

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

PIN(s): 02133-0231 Township: McKIM
 Lot No.: 6 Concession No.: 4 Parcel(s):
 Subdivision Plan No.: M100 Lot: 888 Reference Plan No.: Part(s):
 Municipal Address or Street(s): 458-460 MABEL AVE, SUSSEX

7) Date of acquisition of subject land: May 17th 2022

8) Dimensions of land affected.

Frontage 10 (m) Depth 36.6 (m) Area 366 (m²) Width of Street - (m)

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

	Existing	Proposed
Type of Building/Structure:	<u>Semi detached dwelling</u>	
Ground Floor Area:	<u>204.26</u> (m ²)	/ (m ²)
Gross Floor Area:	<u>408.53</u> (m ²)	/ (m ²)
No. of storeys:	<u>1</u>	/
Width:	<u>20.85</u> 8.29 (m)	/ (m)
Length:	<u>20.28</u> 10.99 (m)	/ (m)
Height:	<u>7.62</u> (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). If more room is needed, please fill out Schedule B, attached.

	Existing	Proposed
Type of Building/Structure:	<u>Semi detached dwelling</u>	
Front:	<u>5.67</u> 6.64 (m)	/ (m)
Rear:	<u>4.52</u> 10.13 (m)	/ (m)
Side:	<u>0</u> 0.84 (m)	/ (m)
Side:	<u>0</u> 0.94 (m)	/ (m)

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

What type of access to the land?

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

12) Date(s) of construction of all buildings and structures on the subject land. 1971

13) Existing use(s) of the subject property and length of time it / they have continued.
 Use(s): Residential Length of time: Approx 1970's

14) Proposed use(s) of the subject property.
 Same as #13 or, _____

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

16) If this application is approved, would any existing dwelling units be legalized? Yes No
 If "yes", how many? 1

17) Existing uses of abutting properties: Residential and MultiFamily and commercial

A0099/2024

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, Anthony Davis - Dionello Developments Inc (please print all names), the registered owner(s) of the property described as 458 Mabel - 460 Mabel

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 11th day of October, 2024.

(Witness)

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

Print Name: Anthony Davis
*I have authority to bind the Corporation

10009/2024

Schedule A

(Additional Building/Structure Dimensions)

9. Particulars of all buildings/structures:

	Existing	Proposed
Type of Building/Structure: <u>Shed</u>		
Ground Floor Area: <u>4.83</u>	(m ²)	(m ²)
Gross Floor Area: <u>4.53</u>	(m ²)	(m ²)
No. of storeys: <u>1</u>		
Width: <u>2.13</u>	(m)	(m)
Length: <u>2.13</u>	(m)	(m)
Height: <u>2.43</u>	(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)

	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)

A0099/2024

Schedule B

(Additional Building/Structure Setbacks)

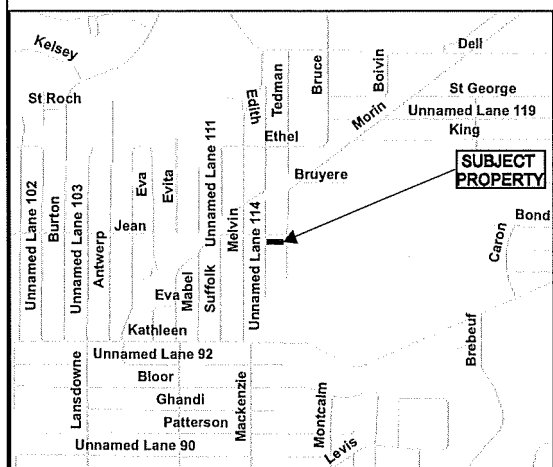
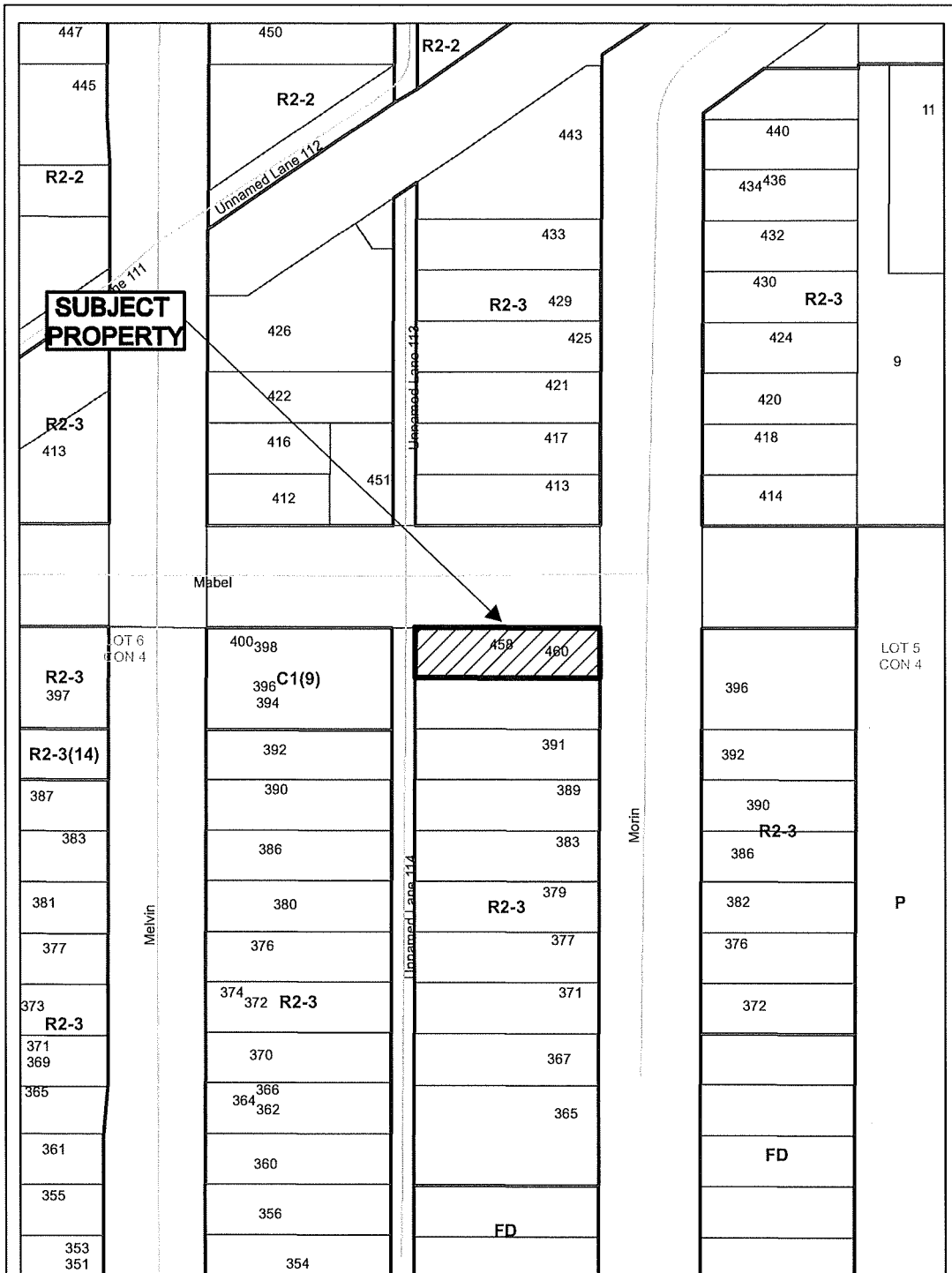
10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines).

	Existing	Proposed
Type of Building/Structure:	<i>Shed</i>	
Front:	<i>2.93</i> (m)	(m)
Rear:	(m)	(m)
Side:	<i>1.22</i> (m)	(m)
Side:	<i>6.35</i> (m)	(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)

A0099/2024



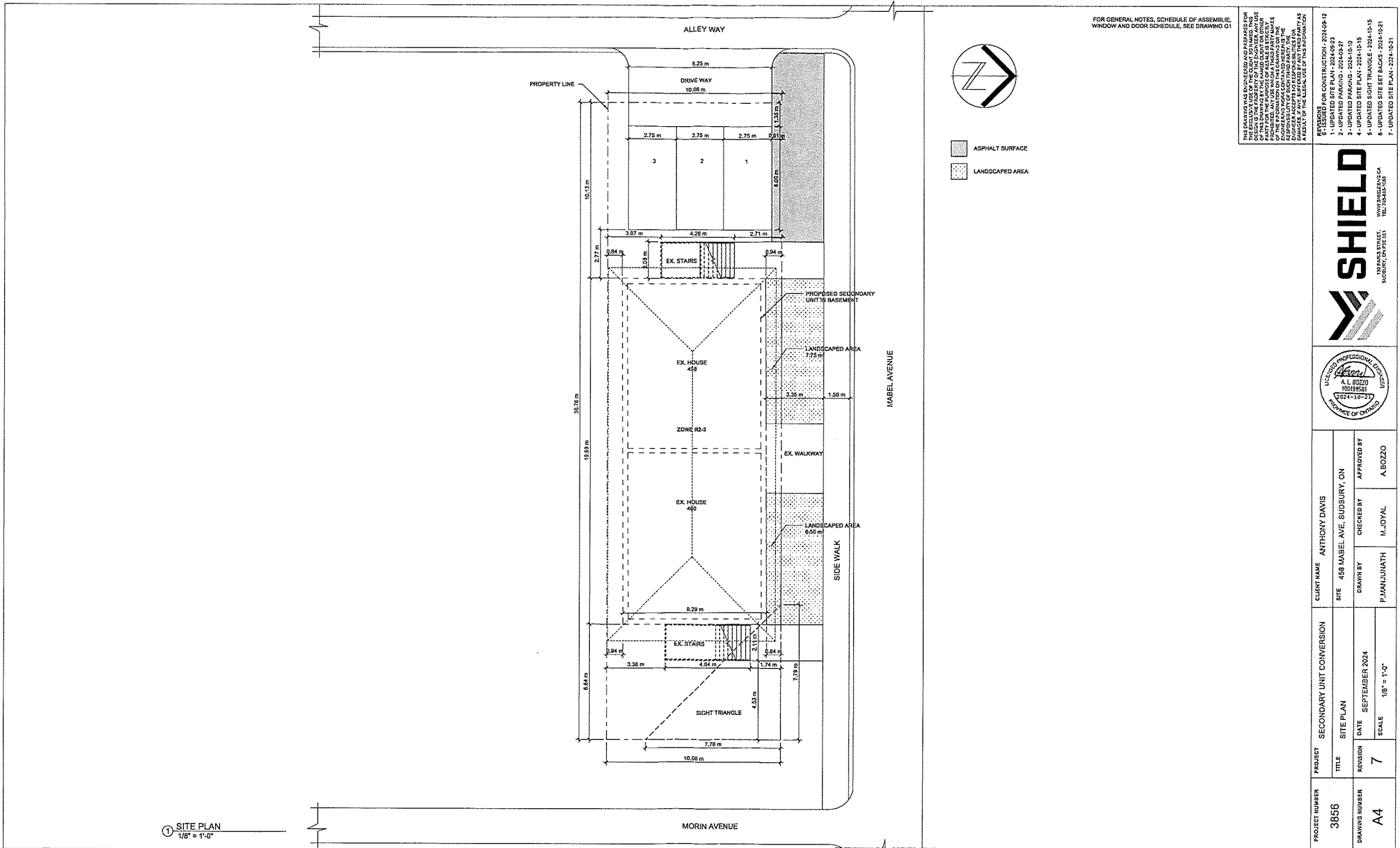
Application for Minor
Variance or Permission

Subject Property being PIN 02133-0231,
Parcel 2600 SEC SES, Lot 888, Plan M-100,
Part Lot 6, Concession 4,
Township of McKim,
458 and 460 Mabel Avenue, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0099/2024
Date: 2024 10 18

A009 9/2024
Sketch 2



1 SITE PLAN
1/8" = 1'-0"

FOR GENERAL NOTES, SCHEDULE OF ASSEMBLY, WINDOW AND DOOR SCHEDULE, SEE DRAWING 01



- ASPHALT SURFACE
- LANDSCAPED AREA

THIS DRAWING WAS PREPARED AND PREPARED FOR THE PROJECT BY THE ARCHITECT AND ENGINEER. THE ARCHITECT AND ENGINEER HAS REVIEWED THE DRAWING FOR CONFORMANCE WITH THE REQUIREMENTS OF THE REGULATION ON PROFESSIONAL PRACTICE. THE ARCHITECT AND ENGINEER DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION OR DATA PROVIDED BY ANY THIRD PARTY. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE LEGAL USE OF THE INFORMATION.

- REVISIONS FOR CONSTRUCTION - 2024-09-12
- 1- UPDATED SITE PLAN - 2024-09-23
 - 2- UPDATED PARKING - 2024-09-27
 - 3- UPDATED PARKING - 2024-10-09
 - 4- UPDATED SITE PLAN - 2024-10-15
 - 5- UPDATED SITE PLAN - 2024-10-15
 - 6- UPDATED SITE SET BACKS - 2024-10-31
 - 7- UPDATED SITE PLAN - 2024-10-31

SHIELD
132 HAZEL STREET
SCARBOROUGH, ONTARIO M1V 5E1
WWW.SHIELDSCA.COM
TEL: 1548-5038

REGISTERED PROFESSIONAL ENGINEER
(Signature)
A. L. BOZZO
10019581
2024-10-13
PROVINCE OF ONTARIO

PROJECT NUMBER	3856	CLIENT NAME	ANTHONY DAVIS
TITLE	SECONDARY UNIT CONVERSION	SITE	458 LABEL AVE, SUDBURY, ON
REVISION NUMBER	A4	DRAWN BY	P. JONUNATHI
DATE	SEPTEMBER 2024	CHECKED BY	M. JOYAL
SCALE	1/8" = 1'-0"	APPROVED BY	A. BOZZO



Greater Sudbury
www.greatersudbury.ca
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	
A0028/2024	
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): Brodhagen, Kira; Brodhagen, Ryan	Email: [REDACTED]
Mailing Address: 570 Church Crescent Mount Forest	Home Phone: _____
	Business Phone: _____
City: Mount Forest	Postal Code: N0G 2L2
	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: TULLOCH	Email: [REDACTED]
Mailing Address: 1942 Regent Street, Unit L	Home Phone: _____
	Business Phone: _____
City: Sudbury	Postal Code: P3E 5V5
	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: None
Mailing Address: None
City: None
Postal Code: None

4) Current Official Plan designation: Living Area 1 Current Zoning By-law designation: R2-3

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

Variance To	By-law Requirement	Proposed	Difference
Minimum Lot Area (Table 6.4)	140m ² /unit	110m ² /unit	30m ² /unit
Minimum Corner Side Yard Setback (Table 6.4)	4.5m	3.0m	1.5m
Parking Reduction (%) when tied to an affordable housing agreement with CGS (Table 5.5)	25% (4 spaces)	100% (0 spaces)	75% (4 spaces)
Minimum Lot Frontage (Table 6.4)	18.0m	14.79m	3.21m

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

c) Description of Proposal:
Application for Minor Variance to facilitate the development of a four unit affordable housing multiple dwelling.
See planning justification

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
Existing topographic constraints to the subject property, lot area, proximity to unopened road allowance.

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

PIN(s): 021340175		Township:	
Lot No.: 51	Concession No.:	Parcel(s): 14314	
Subdivision Plan No.: M26	Lot:	Reference Plan No.:	Part(s):
Municipal Address or Street(s): 95 Beatty Street, Sudbury, ON			

7) Date of acquisition of subject land, January 4th, 2022

8) Dimensions of land affected.

Frontage ~~14.8m~~ 14.79 (m) Depth 30.5 (m) Area 451.9 (m²) Width of Street 20 (m)

9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	±85.6 (m ²)	±166.25 (m ²)
Gross Floor Area:	±171 (m ²)	±312.5 (m ²)
No. of storeys:	2	2
Width:	±7.4 (m)	±10 (m)
Length:	±12.3 (m)	±15.6 (m)
Height:	2 storeys (15 metres) (m)	2 storeys (11 metres) (m)

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

	Existing	Proposed
Front:	±4.58 (m)	±7.3 (m)
Rear:	±18.78 (m)	±7.5 (m)
Side:	±2.93 (m)	±1.8 (m)
Side:	0 (m)	±3 (m)

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

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

What type of access to the land?

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

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

Unknown

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

Use(s): Single Detached Dwelling Length of time: Unknown

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

Same as #13 or, 4 Unit Multiple Dwelling

15) What is the number of dwelling units on the property? Currently One (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: Low to Medium Density Residential, Commercial, Open Space, Downtown

A0028/2024

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, Brodhagen, Kira; Brodhagen, Ryan (please print all names), the registered owner(s) of the property described as PCL 14314 SEC SES LOT 51, PLAN M26 CITY OF SUDBURY

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 TULLOCH (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 _____

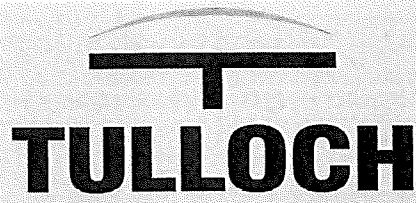
X **Signature:** Aaron Ariganello **Signature:** Kira Brodhagen **Signature:** [Signature]
Aaron Ariganello (Mar 1, 2024 11:34 EST) Kira Brodhagen (Mar 1, 2024 11:40 EST) Ryan Brodhagen (Mar 1, 2024

(witness) **Email:** _____ of Owner(s) _____

Print Name: _____

*I have authority to bind the Corporation

A0028/2024



Planners | Surveyors | Biologists | Engineers

March 18, 2024
Project #231246

Attn: Committee of Adjustment

City of Greater Sudbury Planning Services Division
200 Brady Street
Sudbury, ON
P3A 5P3

Re: 95 Beatty Street, Sudbury - Minor Variance Application Grading Letter

Dear Committee of Adjustment,

Introduction

I write to you today in support of a minor variance application for the consideration of a parking exemption for a proposed fourplex development at 95 Beatty Street, Sudbury ON (Property Identification Number 02134-0175). Due to the current topography of the Subject Property, significant blasting would be required to construct a driveway to facilitate parking on the Subject Property.

A high-level grading was completed to calculate the estimated rock blasting cut quantity to determine an Opinion of Probable Cost to meet the *City of Greater Sudbury's Lot Grading Policy* and *Site Plan Control Guide*. The results of such grading determined that the rock blasting required would be prohibitive to development.

In the following pages, I aim to explain the rationale and calculations behind this variance application from an engineering perspective.

Rock Blasting required for Driveway

A high-level civil design of the existing grades and the requirements to construct a driveway per the City of Greater Sudbury Lot Grading Policy, dated January 27th, 2005 (herein referred to as the Lot Grading Policy) and the Site Plan Control Guide, dated January 13, 2022 was completed based on TULLOCH completing the topographic survey, dated November 27th, 2023. A copy of the topographic survey PDF with markups are attached to this letter.

A002812024

The current grades between Beatty St. and the Subject Property are approximately 45% to 55% and would require blasting to decrease the slope of the driveway from 2% to 10%. This would require rock blasting on the entire subject site to continue to meet the grades as per the *Lot Grading Policy*. A summary of the existing conditions and the required slopes is presented in *Table 1* below.

Table 1: Existing Grade Conditions and Requirements to Construct a Driveway for Parking on 95 Beatty Street

Item	Existing Conditions	Required Slopes	City of Greater Sudbury References
Driveway	Back of Curb along Beatty Street to the East Property Line ranges from 45% to 55%	2% to 10%	Lot Grading Policy Section 3.2
Parking Lots	Slopes generally range on the Subject Property from 5% to 20%	Maximum 4% to 8%	Site Plan Control Guide, Appendix D, Section 7.1. 8)
Front Yard and Rear Yard Slopes		2% to 7%	Lot Grading Policy Section 3.1
Side Yard Slopes		5% to 33%	Lot Grading Policy Section 3.1

Based on the grading criteria above, the required rock blasting cut elevation was estimated at each of the four property corners and ranges from 2.52 m to 4.71 m (8.3 ft to 15.5 ft), resulting in an approximate volume of 1,800 m³ (63,558 ft³). A summary of the estimated rock blasting cut elevation at each of the four property corners is presented in *Table 2* below.

The rock blasting cut volumes only consider the grading and not any additional blasting that may be required for the building foundation. The calculations are attached to this letter.

Table 2: Estimated Rock Cut Elevations at Property Corners

Property Corner	Estimated Rock Blasting Cut Elevation
Northwest	2.52 m (8.3 ft)
Northeast	2.60 m (8.5 ft)
Southeast	2.76 m (9.0 ft)
Southwest	4.71 m (15.5 ft)

Opinion of Probable Cost

Based on the above, the Class D Opinion of Probable Cost to complete this rock blasting to construct the driveway (only) is **\$167,000**, which includes the cost of Rock Blasting, Offsite Disposal & Rock Face Certification and the Engineering costs associated with obtaining a Site

A0028/2024

Alteration Permit. Such costing does not include any site alteration required to construct a physical parking area or retaining walls.

Recommendation and Closure

The Owner of 95 Beatty St. wants to contribute to addressing our city's pressing need for affordable housing. However, a critical obstacle stands in the way – the additional finances associated with providing parking spaces to meet the *City of Greater Sudbury's Lot Grading Policy* and *Site Plan Control Guide* for the driveway. Based on a high-level grading design, it would be cost prohibitive to blast 1,800 m³ (63,558 ft³) of rock in order to construct a driveway that meets the *City of Greater Sudbury's Lot Grading Policy* and *Site Plan Control Guide* in order to accommodate parking spaces for the proposed fourplex affordable housing at 95 Beatty Street.

Thank you for your consideration. Please do not hesitate to contact me if you have any questions.

Sincerely yours,



Kayla Schmidt, M.A.Sc., P.Eng.
Project Manager | Civil Engineer

Attached:

- i. High-Level Rock Cut Blasting Volume to Construct a Driveway for Parking at 95 Beatty Street
- ii. Topographic Plan of Survey Grading Needs Sketch

A0028/2024

High-Level Rock Cut Blasting Volume to Construct a Driveway for Parking at 95 Beatty Street

Property Address: 95 Beatty Street, Sudbury ON
 Property Identification Number: 02134-0175
 Notes: In Support of Minor Variance

Created By: K. Schmidt
 Date: March 1, 2024

Design Criteria per City of Greater Sudbury Lot Grading Policy and Site Plan Control Guide
 Front & Rear Yards to have a slope of 2 to 7%
 Sideyards have a slope of 5% to 33%
 Minimum 2% from the building
 Driveway is 2 to 10%

Slope & Grade Formula
 $m = \frac{\Delta y}{\Delta x} = \frac{y_2 - y_1}{x_2 - x_1}$

$y_2 = (m \cdot \Delta x) + y_1$
 $y_1 = y_2 - (m \cdot \Delta x)$

Where:
 m = slope

Δy = change in vertical elevation (rise)
 y_1 = Vertical Elevation Point 1
 y_2 = Vertical Elevation Point 2
 Δx = change in horizontal distance (run)
 x_1 = Horizontal Elevation Point 1
 x_2 = Horizontal Elevation Point 2

Abbreviations	
m	meters
m ³	cubic meters
mASL	meters above sea level
ft	feet
ft ³	cubic feet

Table 1: Existing Elevations & Lengths						
Elevations		Length of Property Lines			Slopes	
Description	Elevation (mASL)	Description	Length (m)	Length (ft)	Description	Slopes (also know as Grades)
NE Corner	274.30	North	30.59	100.3	North	5%
NW Corner	275.75	West	14.80	48.5	West	19%
SW Corner	278.50	South	30.59	100.3	South	9%
SE Corner	275.63	East	14.80	48.5	East	9%
Back of Curb (perpendicular to the NE Corner)	271.12	Back of Curb (perpendicular to the NE Corner)	5.84	19.2	Back of Curb (perpendicular to the NE Corner)	54%
Back of Curb (perpendicular to the SE Corner)	272.75	Back of Curb (perpendicular to the SE Corner)	6.06	19.9	Back of Curb (perpendicular to the SE Corner)	48%

Proposed Grades and Elevations (to Meet City's Requirements if Parking is required)																	
SE Corner to Back of Curb			NE Corner to Back of Curb			NE Corner to NW Corner			SE Corner to SW Corner			SW Corner to NW Corner			SE Corner to NE Corner		
Description	Value	Unit	Description	Value	Unit	Description	Value	Unit	Description	Value	Unit	Description	Value	Unit	Description	Value	Unit
Ex. SE Back of Curb	272.75	mASL	Ex. NE Back of Curb	271.12	mASL	Proposed NE Corner	271.70	mASL	Proposed SE Corner	272.87	mASL	Proposed SW Corner Elevation	273.79	mASL	Proposed SE Corner Elevation	272.87	mASL
Proposed Grade from Back of Curb to SE Corner	2%		Proposed Grade from Back of Curb to NE Corner	10%		Proposed Grade NE to NW Corner	5%		Proposed Grade SE to SW Corner	3%		Proposed NW Corner Elevation	273.23	mASL	Proposed NE Corner Elevation	271.70	mASL
Length	6.06	m	Length	5.84	m	Length	30.59	m	Length	30.59	m	Length	14.80	m	Length	14.80	m
Elevation difference (Δy)	0.1212	m	Elevation difference (Δy)	0.584	m	Elevation difference (Δy)	1.5295	m	Elevation difference (Δy)	0.5177	m	Elevation difference (Δy)	0.56	m	Elevation difference (Δy)	1.17	m
Ex. SE Corner Elevation	275.63	mASL	Ex. NE Corner Elevation	274.30	mASL	Ex. NW Corner Elevation	275.75	mASL	Ex. SW Corner Elevation	278.50	mASL	Grade	4%		Grade	8%	
Proposed SE Corner Elevation	272.87	mASL	Proposed NE Corner Elevation	271.70	mASL	Proposed NW Corner Elevation	273.23	mASL	Proposed SW Corner Elevation	273.79	mASL						
SE Cut Elevation	2.76	m	NE Cut Elevation	2.60	m	NW Cut Elevation	2.52	m	SW Cut Elevation	4.71	m						
	9.0	ft		8.5	ft		8.3	ft		15.5	ft						

High-Level Rock Blasting Volume Required For Parking					
Subject Property Only (assume average cut height and right rectangular prism for high level volume calculations)			Estimated Extra Average depth required for finished grading (sub-base fill and final grades)		
Description	Value	Unit	Description	Value	Unit
Length of Property	30.59	m	Estimated Extra Average depth required for grading + house	0.3	m
Width of Property	14.80	m	Area of Site	452.73	m ²
Average Height (SE to SW)	3.73	m	Area of ROW Infront of the Site	89.69	m ²
Average Height (NE to NW)	2.56	m	Total Area	542.42	m ²
Average Cut Height	3.15	m	Extra Blasting Volume	162.73	m ³
Cut Rock Blasting Volume for 95 Beatty Property	1424.11	m ³	TOTAL ESTIMATED ROCK BLASTING CUT VOLUME (Round up to nearest 100)	1,600	m³
Between Subject Property and Back of Curb (City's Right of Way) (assume triangular prism for high level volume calculations)					
Description	Value	Unit			
a	14.80	m			
b	5.84	m			
c	6.06	m			
h	2.76	m			
Cut Rock Blasting Volume on City's Right of Way	195.50	m ³			

Right rectangular prism
 Solve for volume -

$$V = whl$$

l Length

w Width

h Height

Triangular prism
 Solve for volume -

$$V = \frac{1}{2} h \sqrt{a^2 + (a-b)^2 + 2(ab)^2} + 2(ha^2) + 2(hb^2)$$

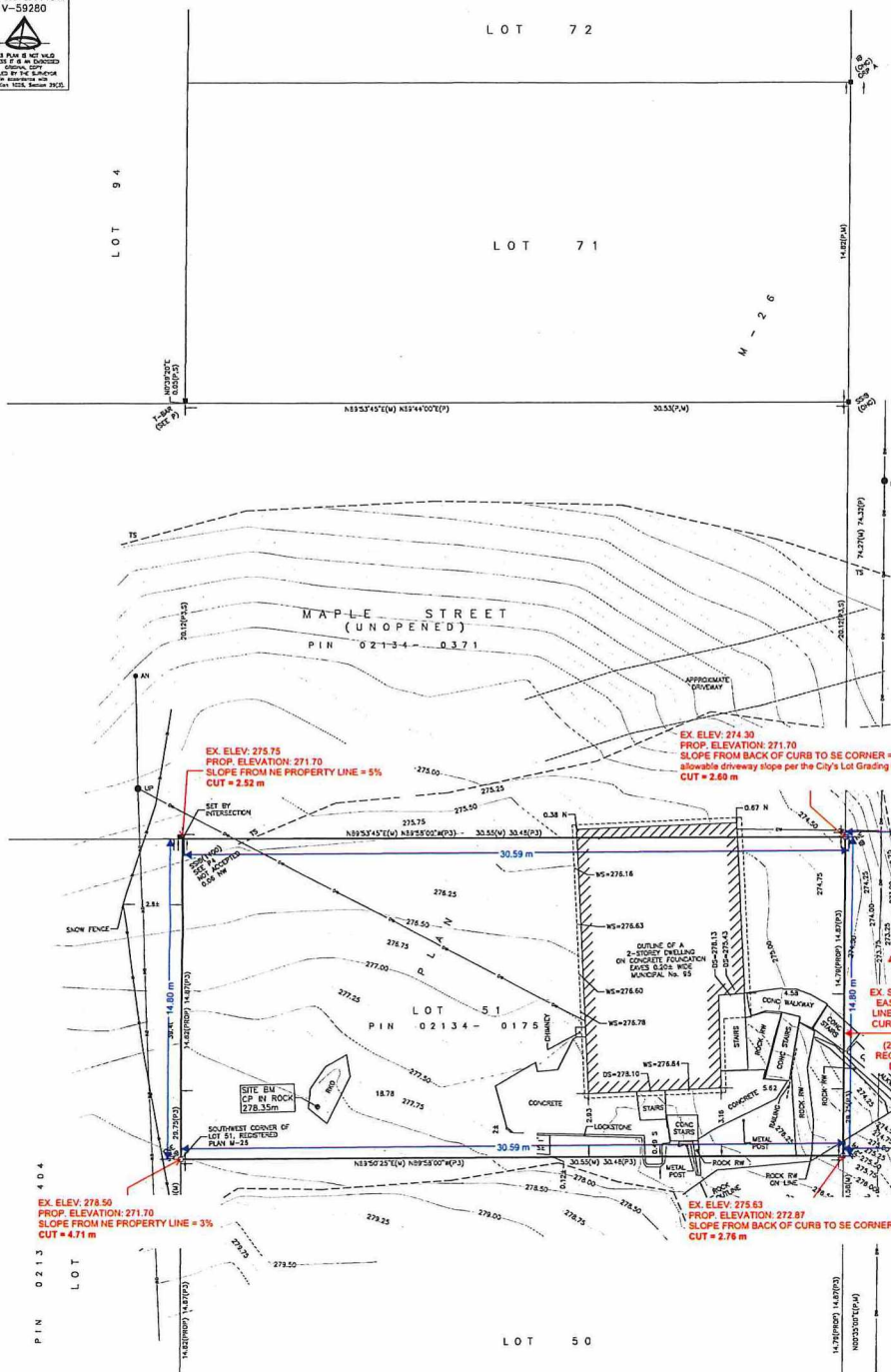
a Base side

b Base side

c Base side

h Height

1002812024



THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm IN WIDTH BY 814mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:100.

BEARING NOTE:
BEARINGS ARE FROM GRID AND ARE DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17 (81° WEST LONGITUDE) MAGN (GCS) (2011), HAVING A BEARING OF 9023300° AS SHOWN HEREON.

METRIC:
ELEVATIONS AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DISTANCE NOTE:
DISTANCES SHOWN HEREON CAN BE CONVERTED TO UTM GRID BY MULTIPLYING BY A CORRECTED SCALE FACTOR OF 0.999552.

ROTATION NOTE:
A ROTATION OF 0°02'00" CLOCKWISE HAS BEEN APPLIED TO THE ASTROMERIC BEARINGS OF INSTRUMENT PLANS P, P1 AND P3 TO ACCORD TO DIFFERENT REFERENCE MERIDIANS.

ELEVATION NOTE:
ELEVATIONS SHOWN HEREON ARE GEODETIC, AND ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM OF 1928 (CGVD28) AND ARE DERIVED FROM VERTICAL CONTROL MONUMENT 82782927C USING REAL TIME NETWORK (RTN) HAVING AN ELEVATION OF 316.622m.

BENCHMARK NOTE:
SITE BM IS A CONCRETE PIN (CP) SET VERTICALLY IN ROCK HAVING AN ELEVATION OF 278.32m.

NOTE:
NO UNDERGROUND LOCATES WAS COMPLETED.

EX. ELEV. 275.75
PROP. ELEVATION: 271.70
SLOPE FROM NE PROPERTY LINE = 5%
CUT = 2.52 m

EX. ELEV. 274.30
PROP. ELEVATION: 271.70
SLOPE FROM BACK OF CURB TO SE CORNER = 10% (max allowable driveway slope per the City's Lot Grading Policy)
CUT = 2.60 m

EX. ELEV. 271.12

REFER TO PHOTO 1 OF THE FRONT OF THE PROPERTY

BEAUTY STREET (REGISTERED PLAN M-26)
FORMERLY KNOWN AS REGENT STREET
P.I.N. 02134-0273

EX. SLOPE BETWEEN EAST PROPERTY LINE AND BACK OF CURB - 45% to 55%
(2% to 10% IS REQUIRED FOR A DRIVEWAY)

GRADES WOULD BE INTO BACK OF CURB

EX. ELEV. 272.75

EX. ELEV. 278.50
PROP. ELEVATION: 271.70
SLOPE FROM NE PROPERTY LINE = 3%
CUT = 4.71 m

EX. ELEV. 275.63
PROP. ELEVATION: 272.87
SLOPE FROM BACK OF CURB TO SE CORNER = 2%
CUT = 2.76 m



PHOTO 1: EXISTING 95 BEAUTY ST. FRONT YARD (FACING WEST) PHOTO TAKEN ON FEBRUARY 13, 2024

- LEGEND:**
- M DENOTES FOUND MONUMENT
 - U DENOTES PLANTER MONUMENT
 - S38 DENOTES SHORT STANDARD IRON BAR 0.015 x 0.015 x 0.81
 - B DENOTES IRON BAR 0.015 x 0.015 x 0.81
 - PFL DENOTES ROCK PLUS 0.015 x 0.015 x 0.18
 - P DENOTES SURVEYORS REAL PROPERTY MARK BY COLLIVE HOLDEN COSGRUP, O.L.S., DATED DECEMBER 4, 1990, FILE NO. 90-148
 - P1 DENOTES BUILDING LOCATION SURVEY BY COLLIVE HOLDEN COSGRUP, O.L.S., DATED DECEMBER 20, 1991, FILE NO. 91-17
 - P2 DENOTES SURVEY RECORDS OF LAKE AND LAKE LTD, O.L.S., DATED JUNE 7, 1991, FILE NO. 395-15
 - P3 DENOTES REGISTERED PLAN M-26
 - P4 DENOTES SURVEY RECORDS OF S.E. DORLAND, O.L.S., FILE NO. 5912, DATED AUGUST, 1983
 - M DENOTES MEASURED
 - U DENOTES SET
 - PROP DENOTES PROPOSED
 - 100 DENOTES 100mm
 - CHG DENOTES COLLIVE HOLDEN COSGRUP, O.L.S.
 - NO DENOTES NO EVIDENCE
 - OSP DENOTES OBSERVED REFERENCE POINT
 - AE DENOTES EDGE OF ASPHALT
 - AN DENOTES ANCHOR
 - CONC DENOTES CONCRETE
 - CU DENOTES CONCRETE CURTNER
 - ED DENOTES CONCRETE CURB
 - DOOR DENOTES DOOR
 - POB DENOTES ROCK OUTLINE
 - POF DENOTES ROCK FOUNDATION
 - WE DENOTES WINDOW WELL
 - UP DENOTES UTILITY POLE

INTERSECTION COORDINATE TABLE

OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING REAL TIME NETWORK (RTN) SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE), MAGN (GCS) (2011).

COORDINATE VALUES ARE TO UTM ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF OREG 216/710.

POINT	NORTHING	EASTING
OSP A	5148132.78	488443.07
OSP B	5149252.32	488444.32

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

A002812024

PLANNING JUSTIFICATION

BRIEF

95 BEATTY STREET, GREATER SUDBURY
MINOR VARIANCE

MARCH 2024

Prepared by: TULLOCH
Prepared for: BRODHAGEN, KIRA JOHANNA MONA; BRODHAGEN, RYAN JAMES

A0028/2024

1.0 INTRODUCTION

TULLOCH is retained by the owner(s) of 95 Beatty Street (being PIN 02134-0175) in the City of Greater Sudbury to facilitate the submission of an application for minor variance in relation to the development of a four (4) unit, two (2) storey multiple dwelling at 95 Beatty Street in Sudbury. The multiple dwelling is intended to be developed as affordable housing units, and therefore an affordable housing agreement with the City would be required.

The following variances from *Zoning By-Law 2010-100Z* are being sought to facilitate the proposed development:

1. Relief from **Table 5.5: Residential Parking Requirements For All Zones Except the Downtown Commercial (C6) Zone** to permit a 100% parking reduction for units subject to an affordable housing agreement with the City of Greater Sudbury, *whereas a 25% reduction is permitted.*
2. Relief from **Table 6.4 – Standards for Low Density Residential Two Zone: R2-3** to permit a minimum lot area of $\pm 110\text{m}^2/\text{unit}$, where $140\text{m}^2/\text{unit}$ is required.
3. Relief from **Table 6.4 – Standards for Low Density Residential Two Zone: R2-3** to permit a 3.0 metre (m) minimum corner side yard setback, where 4.5 metres (m) is required.
4. Relief from **Table 6.4 – Standards for Low Density Residential Two Zone: R2-3** to permit a minimum frontage of 14.8m for a multiple dwelling where 18.0m is required.

2.0 SUBJECT PROPERTY & SURROUNDING CONTEXT

The subject property is located along Beatty Street in Sudbury, just north of Elm Street, and $\pm 230\text{m}$ west of Sudbury's 'Downtown' Official Plan (OP) land use designation (see *Figure 1*). The property currently features a single detached dwelling. The property is legally described as follows:

PCL 14314 SEC SES LOT 51, PLAN M26 CITY OF SUDBURY

The parcel has a total area of $\pm 452\text{m}^2$ with $\pm 14.79\text{m}$ of road frontage along Beatty Street, and a depth of $\pm 30.54\text{m}$. The property is topographically constrained, with a considerable grade change between the subject lands and the Beatty Street right-of-way (see *Figure 3*).

The property is currently zoned R2-3 (Low Density Residential Two) in Zoning By-law 2010-100z and designated Living Area I in *Schedule 1b* of the City of Greater Sudbury's Official Plan (OP). Beatty Street is fully serviced by municipal water and sanitary sewer and classified as a 'Collector' road on OP *Schedule 7*. The nearest transit stop is located $\pm 250\text{-metres}$ from the property and is serviced via GOVA Transit Route 104. Street parking is presently prohibited along both sides of Beatty Street per *By-Law 2010-1*.

The surrounding area largely comprises of low to medium density housing types. The immediate surrounding area can be described as follows:

NORTH: Low and medium density housing types

EAST: Low and medium density housing types, service and office commercial

SOUTH: Low density housing types, mix of commercial uses

WEST: Low and medium density housing types, medical (commercial)

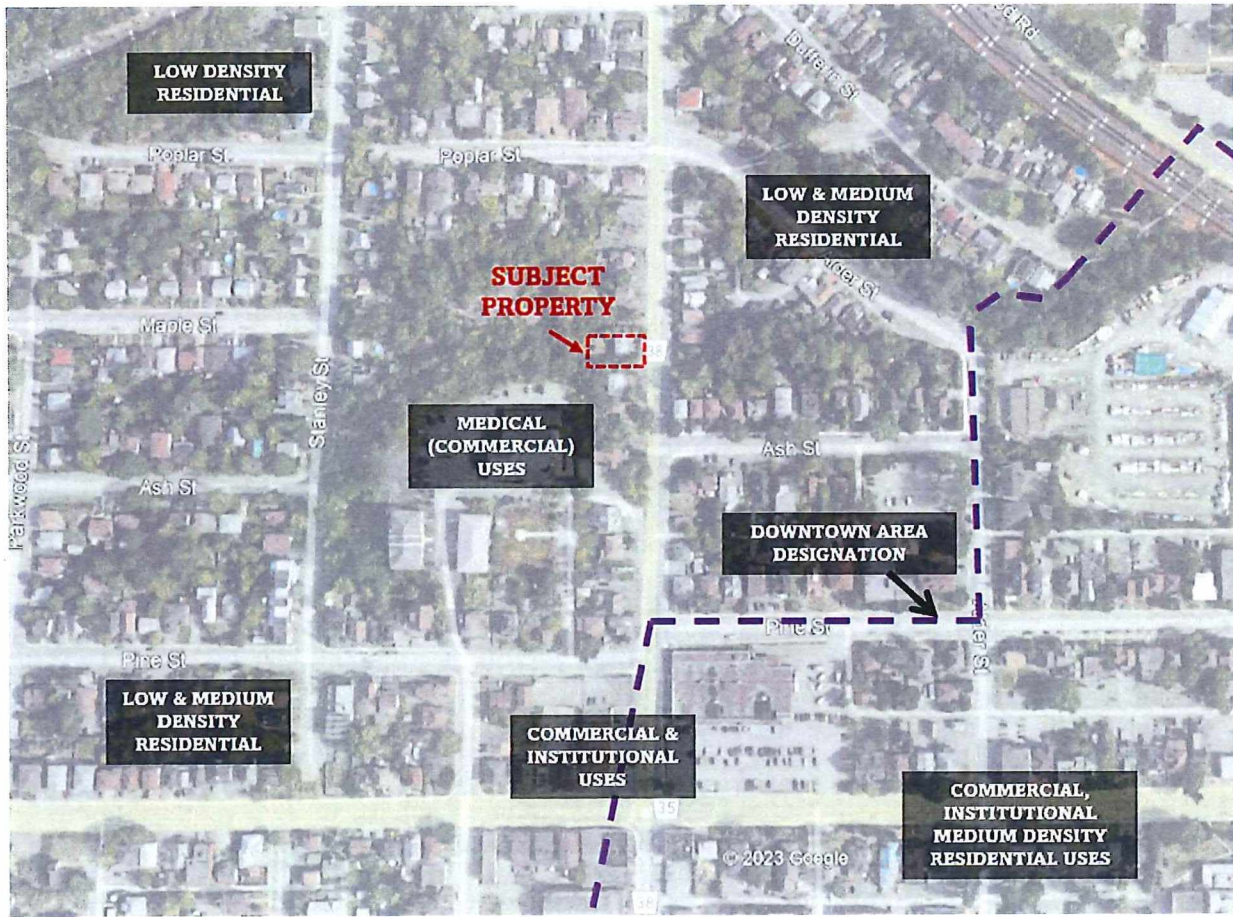


Figure 1: Location of Subject Lands and Surrounding Land Uses



Figure 2: Subject Property as seen from 336 Pine Street Parking Lot, facing east



Figure 3: View of Subject Property from Beatty Street



Figure 4: View of subject property looking south-west



Figure 5: View of the subject property & CGS unopened road allowance facing west

3.0 PROPOSED DEVELOPMENT & ZONING RELIEFS

The owner is proposing to demolish the existing single detached dwelling to construct a two (2) storey multiple dwelling, featuring four (4) affordable housing units. The multiple dwelling would be approximately 16-metres long by 10-metres wide and have a ground floor area of approximately 312.5m² (See Figure 6).

The proposed development will require some relief from the *City of Greater Sudbury Zoning By-Law 2010-100Z*. These reliefs include a reduction in the minimum lot area per unit, a reduction in frontage requirements for multiple dwellings, a reduction in the minimum required corner side yard setback (adjacent to the unopened road allowance), and permission to allow a 100% parking reduction for up to 4-units subject to an affordable housing agreement with the City of Greater Sudbury. The need for the reliefs is primarily the result of the property’s size, the abutting unopened road allowance and existing topographic constraints.

As part of the application, a preliminary grading assessment was undertaken to investigate the feasibility of providing the required parking given the site’s existing topographic constraints and the City’s *Lot Grading Policy*. The conclusions of the grading letter are discussed in *Section 5.0* of this report.

Table 1 provides a summary of the reliefs required for the proposed development in comparison to the requirements of the *City of Greater Sudbury Zoning By-Law 2010-100Z*.

Table 1: Proposed Reliefs from Zoning By-law 2010-100Z

Variance To	Zoning By-Law	By-Law Requirement	Proposed	Difference
Minimum Lot Area	R2-3 Minimum Lot Area Requirement: 140m ² /unit	140m ² /unit	±110m ² /unit	±30m ² /unit
Minimum Frontage	R2-3 Minimum for Multiple Dwellings: 18.0m	18.0m	14.8m	3.2m
Minimum Corner Side Yard Setback	R2-3 Corner Side Yard Setback Requirement: 4.5m	4.5m	±3.0m	1.50m
Decrease in parking requirements	Table 5.5 Residential Parking Requirements: 1.5/unit A reduction of 25% may be applied to units that are subject to an affordable housing agreement with the City of Greater Sudbury (up to 4-units)	4.5 parking spaces with a 25% reduction	0 parking spaces with a 100% reduction	4.5 parking spaces

4.0 PLANNING JUSTIFICATION

It is the author's opinion that the proposed minor variances represent good planning and meet the four tests as outlined under *Section 45(1)* of the *Planning Act*. The four tests in the *Planning Act* and related analysis are provided below.

4.1 IS THE APPLICATION MINOR IN NATURE?

The test of whether the requested variance is minor in nature has been assessed by examining the applicable zoning provisions as well as how the proposed reliefs will affect the surrounding neighbourhood. The main consideration in determining whether a variance application is minor is determining the degree of adverse impact that will occur if the variance is granted. If the variance does not produce an unacceptable adverse impact, then it likely meets the test for minor.

MINIMUM LOT FRONTAGE

Per **Table 6.4** in the zoning by-law, the R2-3 'Low Density Residential Two' zone requires that lots with multiple dwellings have a minimum lot frontage of 18.0m. The existing lot has a frontage of 14.8m. Relief is requested to reduce the zoning requirement in order to facilitate the 4-unit multiple dwelling. Despite a proposed reduction in the minimum frontage the multiple dwelling can be developed and still provide for appropriate landscaped open space, planting strips, and front, interior side yard and rear yard setbacks that complement the surrounding built form. Additionally, the surrounding community provides for lot frontages similar or same as proposed.

MINIMUM LOT AREA

Per **Table 6.4** in the zoning by-law, the R2-3 'Low Density Residential Two' zone permits multiple dwellings provided a minimum lot area of 140m² per unit, containing not more than four (4) dwelling units.

Relief is requested to reduce this requirement to $\pm 110\text{m}^2$ per unit. This reduction is requested to utilize the property more efficiently by achieving a density and built-form that is currently permitted as-of-right in the R2-3 zone. Despite a reduction in area per unit, appropriate landscaped open space, planting strips, and front, interior side yard and rear yard setbacks can still be achieved. Given that the application also requests a 100% parking reduction, the outdoor green space/amenity area on the property would be maximized (to the greatest extent possible) with a landscaped open space of $\pm 46\%$ for the enjoyment and use of residents.

CORNER SIDE YARD SETBACK

Per **Table 6.4** in the zoning by-law, the R2-3 'Low Density Residential Two' zone requires a minimum corner side yard setback of 4.5 metres. Given the property's existing constraints, the reduction in the corner side yard setback from 4.5 metres to 3.0 metres is requested to make the most efficient use of the existing property. It is noted that this relief is largely technical in nature due to the unopened road allowance adjacent to the property. Should the construction of a road occur in the future, sufficient setbacks, and landscaped strips can still be provided.

PARKING

Per **Table 5.5** in the zoning by-law, multiple dwellings are required to provide 1.5 parking spaces per unit and a 25% reduction may be applied for units subject to an affordable housing agreement. The application proposes a 100% parking reduction for the four (4) units, which would be subject to an affordable housing agreement with the City. Given the topographic constraints/ grading challenges discussed throughout the Grading Letter and the locational context of the area which is transit supportive, walkable and in proximity to the Downtown and the Kathleen Street Commercial Corridor, the 100% parking reduction is appropriate, and minor in nature.

Given all the above, the requested reliefs can be considered minor in nature as they are unlikely to produce adverse impact to surrounding uses.

The lot area, frontage, and corner side yard setback reductions are largely technical in nature and will not impact the surrounding neighbourhood or its built form given the proposal provides for a similar built form, housing type (up to 4-units), height, landscaped open space and setbacks as surrounding uses provide.

The parking reduction can be considered minor given that the potential for adverse impacts have been mitigated through the property being located in an area supportive of alternative transportation methods and car-free living, and through tying the development to an affordable housing agreement. Further the prohibition of on-street parking on Beatty Street will aid in mitigate any concerns regarding street parking.

4.2 IS THE APPLICATION DESIRABLE FOR THE APPROPRIATE DEVELOPMENT OF THE LANDS?

The requested reliefs are necessary for the development of the four-unit multiple dwelling and to proceed through the Affordable Housing Agreement process given that 4-units is the minimum unit count to required to be eligible for the program.

Beyond this, the reliefs required to facilitate the development are appropriate given such reliefs provide for the highest and best use of the property, cognizant of the 4-unit max permitted in the R2-3 zone. Given the subject property's proximity to the Downtown designation and public transit (primarily along Elm Street), it is the author's opinion that a reduction in the Greater Sudbury Zoning By-law Residential Parking requirements is appropriate for the best development and use of the property. More specifically,

- The parking relief is predicated on the proximity to the Central Business District, availability of public transit, and its walkable location which thereby reduces the need for tenants to have a personal automobile;
- The development provides increased density in a central city location that aligns with the housing objectives of the City and further strengthens the Downtown core;
- The development provides for a similar built form, lot frontage, height, landscaped open space and setbacks as surrounding uses provide; and,
- The grading challenges and financial implications of providing the required parking given existing topographic constraints.

As discussed in the accompanying Grading Letter, the topographic survey completed by TULLOCH revealed that the existing slope on the east side of the property ranges from 45% to 55% whereas, a maximum of 10% for new driveways is required, per **Section 3.2** of the *City of Greater Sudbury Lot Grading Policy*. To meet City requirements to accommodate a proper driveway, the cost to lower the site would be prohibitive to redevelopment. Therefore, it is the author's opinion that a 100% reduction in parking is desirable for the appropriate development of the subject property, with respect to feasibility, constructability, and desire to develop affordable housing units in this appropriate location.

4.3 DOES THE APPLICATION CONFORM TO THE GENERAL INTENT OF THE ZONING BY-LAW?

The requested variances conform to the general intent of the Zoning By-law. The property is zoned R2-3 'Low Density Residential Two' per the zoning by-law. Multiple dwellings, with a maximum of 4 dwelling units, are permitted in the R2-3 zone. As demonstrated under *subsection 5.1*, the proposed variances are minor and maintain screening/buffering to maintain compatibility, as intended by the Zoning By-law. The unique topography of this property requires some flexibility from zoning standards in order to develop the parcel with a highest and best use of lands. Moreover, it remains the intent of the Zoning By-law to promote parking reductions for developments subject to affordable housing agreements. Therefore, it is the author's opinion that the application conforms to the general intent of the City of Greater Sudbury Zoning By-law.

4.4 DOES THE APPLICATION CONFORM TO THE GENERAL INTENT OF THE OFFICIAL PLAN?

The proposed variances conform to the general intent of the OP. The subject property is designated Living Area 1 per *Schedule 1A* of the OP. The below policies are applicable when evaluating if the application conforms to the general intent of the OP:

- 3.2.1** *Low density housing is permitted in all Living Area designations...*
- 3.2.3** *New residential development must be compatible with the existing physical character of established neighbourhoods, with consideration given to the size and configuration of lots, predominant built form, building setbacks, building heights and other provisions applied to nearby properties under the Zoning By-law.*

The development is consistent with the intent of the Living Area 1 designation as it would facilitate the introduction of affordable dwelling units within the existing residential area, with access to public transit, and other amenities (as discussed throughout this brief). The development maintains the existing neighbourhood character given it provides for setbacks, height, and built form that is similar to existing dwellings in the surrounding area, and provides a use (4-units) that is both common and compatible with the existing physical character of the established neighbourhood, per **Section 3.2.3**.

Section 11.3.2 provides policies that require land use to support transit needs within the City of Greater Sudbury. Its policies include:

- 11.3.2.1** *Urban design and community development that facilitate the provision of public transit will be promoted.*

11.3.2.2

Development proposals will be reviewed to ensure efficient transit routing so that all dwellings in the development are ideally within 500 metres walking distance of a bus stop.

The application is consistent with OP policy **11.3.2**, which supports development that facilitates the increased and effective use of the existing transit system. The proposed 4-unit development is located within 250-metres to transit stops on Elm Street, which are serviced by GOVA transit route 104 and is in proximity to the Central Business District.

Section 14.3 of the OP outlines considerations for good community and neighbourhood design. It promotes design features such as:

14.3.1

The city will encourage community and neighbourhood design that:

c) fosters active transportation and public transit;

Given the requested parking relief, the application promotes active transportation and public transit usage, per **Section 14.3.1(c)**, by directing intensification to walkable areas in proximity to public transit stops, and pedestrian friendly sidewalk infrastructure.

Section 17.1 of the OP outlines policies designed to improve the availability of housing for current and future residents in Greater Sudbury.

17.1(b)

Encourage diversity in the supply of housing by promoting a full range of housing types, including housing that is affordable and appropriate to low income groups and people with special needs;

The City's Official Plan and Affordable Housing Community Improvement Plan seek to facilitate the development of affordable housing units and direct those units to locations where they will benefit from proximity to public and private facilities and services as well as maximize the use of existing infrastructure. The proposed development aims to integrate and encourage diversity in housing supply by strategically developing affordable housing units that are appropriate for low-income groups, and people with special needs in a location suitable for such. The requested parking reduction conforms to the intent of the Official Plan by facilitating an affordable housing agreement with the City of Greater Sudbury.

5.0 CONCLUSION

Given the analysis contained herein, the requested reliefs and proposed four-unit dwelling are appropriate and compatible with both the immediate surrounding area and the broader context of the nearby commercial areas. The development is located in an area with full municipal sewer and water infrastructure, near transit and the proposed use is permitted in the policy framework of the Official Plan and Zoning By-law. The Official Plan supports achieving the highest and best use of residential land in close proximity to Downtown while optimizing the usage of the nearby active transportation and public transportation networks. They are necessary to enable the feasible development of 4 affordable housing multiple dwelling units in this location, as desired through Official Plan intent.

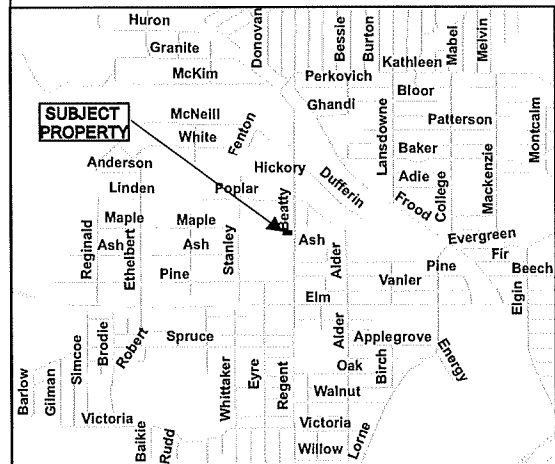
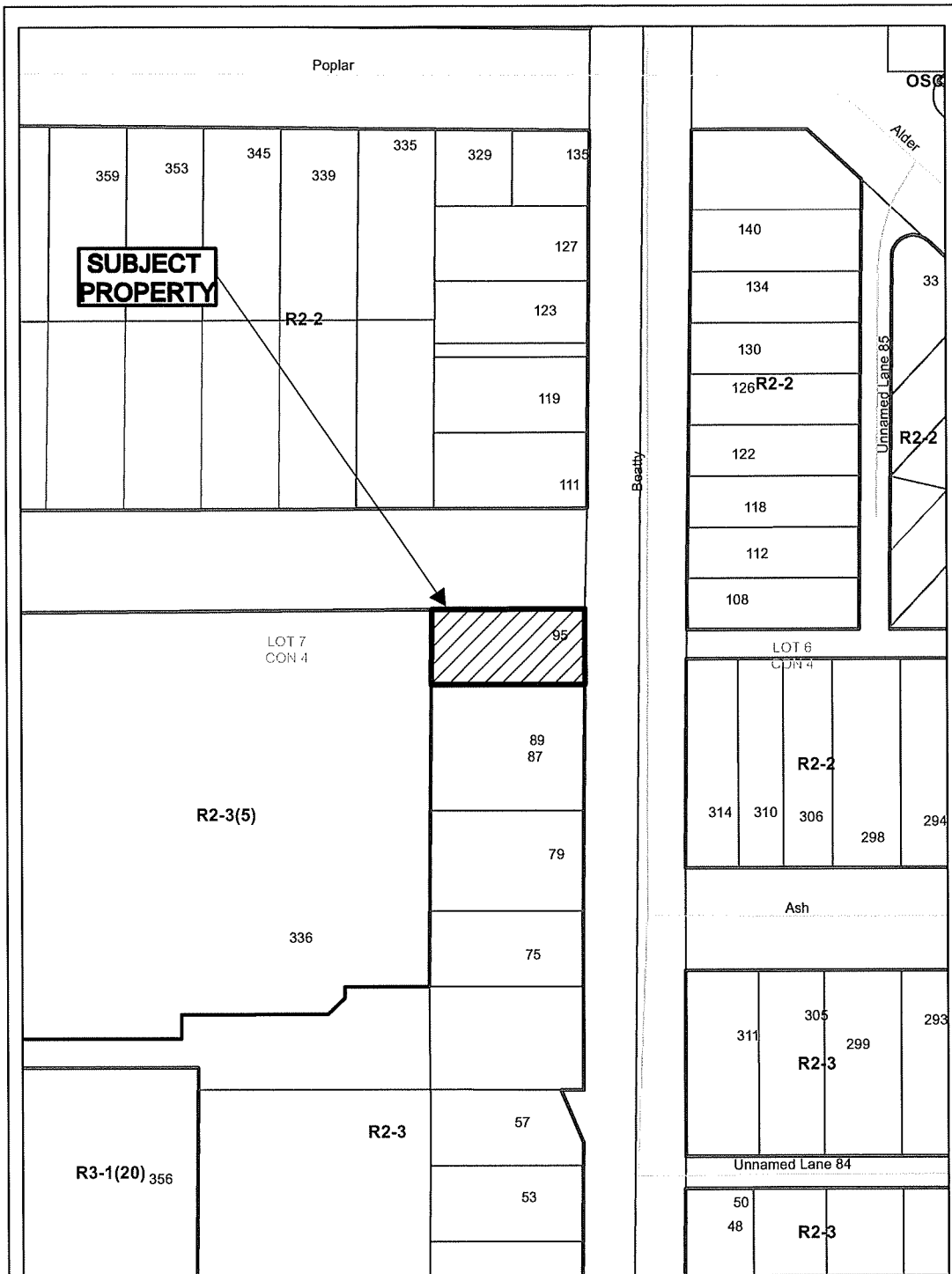
As such, it is the author's opinion that the proposed variances are appropriate for the subject property, given that:

1. The proposed variances are minor in nature;
2. The proposed development and variances are an appropriate use of lands;
3. The proposed variances meet the general intent and purpose of the Zoning By-law; and
4. The proposed variances meet the general intent and purpose of the Official Plan

Respectfully submitted,



Vanessa Smith, M.Pl, RPP
Land Use Planner | Project Manager



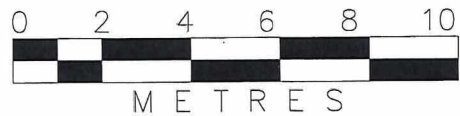
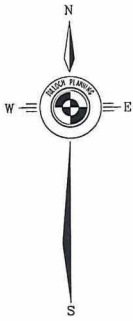
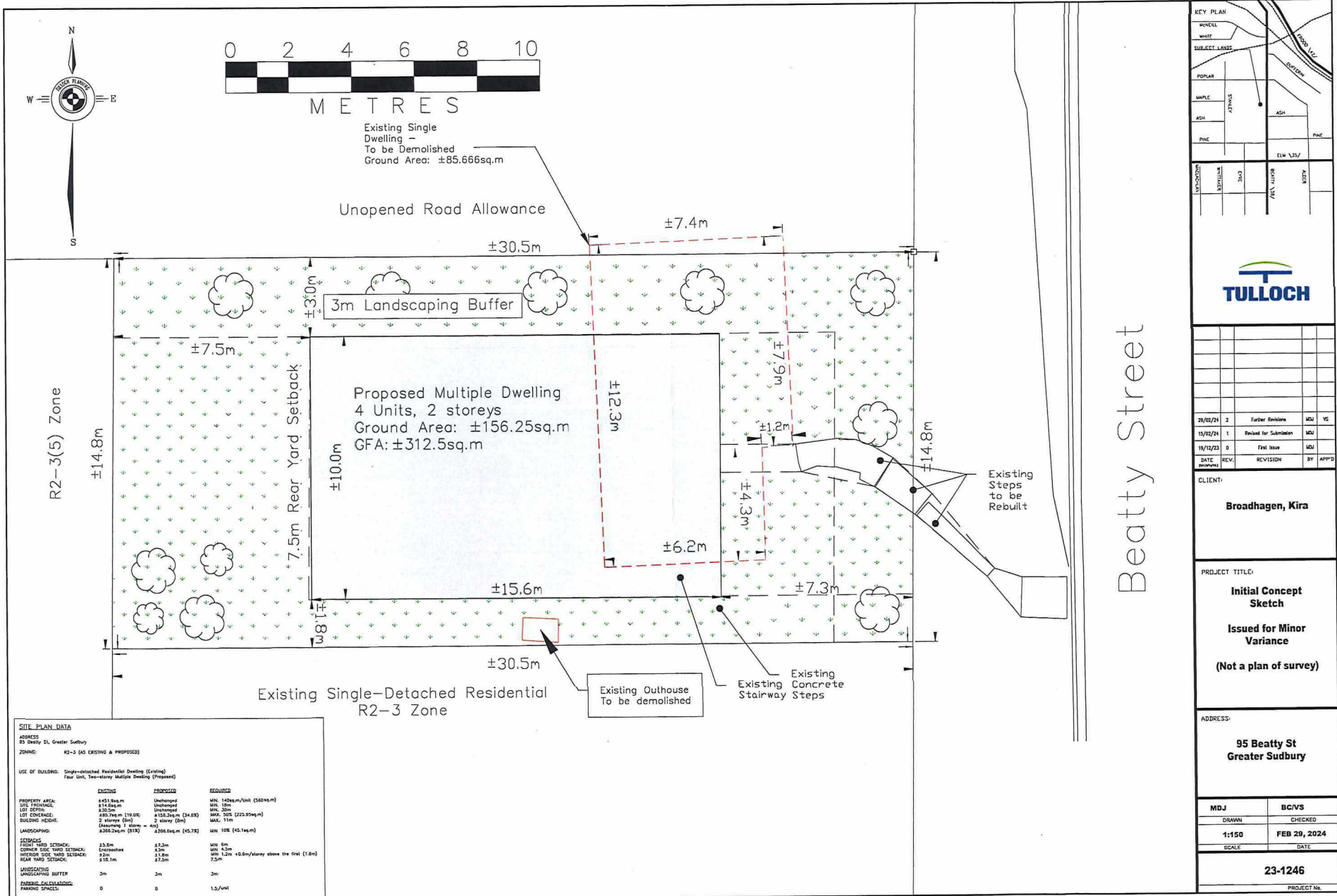
**Application for Minor
Variance or Permission**

N

Subject Property being PIN 02134-0175,
Parcel 14314 SEC SES, Lot 51, Plan M-26,
Part Lot 7, Concession 4, Township of McKim,
95 Betty Street, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0028/2024
Date: 2024 05 31



Existing Single Dwelling - To be Demolished
Ground Area: ±85.666sq.m

Unopened Road Allowance

3m Landscaping Buffer

Proposed Multiple Dwelling
4 Units, 2 storeys
Ground Area: ±156.25sq.m
GFA: ±312.5sq.m

Existing Steps to be Rebuilt

Existing Single-Detached Residential R2-3 Zone

Existing Outhouse To be demolished

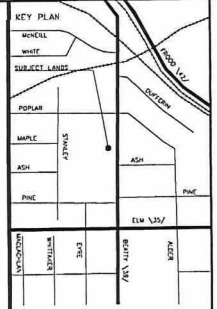
Existing Concrete Stairway Steps

SITE PLAN DATA

ADDRESS: 95 Betty St, Greater Sudbury
ZONING: R2-3 (AS EXISTING & PROPOSED)

USE OF BUILDING: Single-detached Residential Dwelling (Existing)
Four Unit, Two-storey Multiple Dwelling (Proposed)

	EXISTING	PROPOSED	REQUIRED
PROPERTY AREA	±451.86sq.m	Undeveloped	MIN: 140sq.m/Unit (340sq.m)
LOT DIMENSION	±14.8m	Undeveloped	MIN: 10m
LOT DEPTH	±10.0m	Undeveloped	MIN: 10m
LOT COVERAGE	±85.74sq.m (19.0%)	±156.25sq.m (34.6%)	MAX: 50% (223.95sq.m)
BUILDING HEIGHT	2 storey (6m)	2 storey (6m)	MAX: 11m
LANDSCAPING	±205.25sq.m (45%)	±305.62sq.m (67.7%)	MIN: 10% (45.1sq.m)
SETBACKS			
FRONT YARD SETBACK	23.2m	23.2m	MIN: 6m
CORNER SIDE YARD SETBACK	Exempt	2.5m	MIN: 4.5m
HYPERION SIDE YARD SETBACK	2m	2.5m	MIN: 1.2m ±0.6m/storey above the first (1.0m)
REAR YARD SETBACK	±16.1m	±7.5m	7.5m
LANDSCAPING BUFFER	3m	3m	3m
PARKING CALCULATION			
PARKING SPACES	0	0	1.5/Unit



DATE	REV.	REVISION	BY	APP'D
29/02/24	2	Further Revisions	MDJ	YS
15/02/24	1	Revised for Submission	MDJ	
15/12/23	0	First Issue	MDJ	

CLIENT:
Broadhagen, Kira

PROJECT TITLE:
Initial Concept Sketch
Issued for Minor Variance
(Not a plan of survey)

ADDRESS:
**95 Betty St
Greater Sudbury**

MDJ	BC/VS
DRAWN	CHECKED
1:150	FEB 29, 2024
SCALE	DATE
23-1246	
PROJECT No.	

A002812024
Sketch 2