

Tom Davies Square  
200 Brady St

Wednesday, November 8, 2023

**PUBLIC HEARINGS**

**A0119/2023**

**JASON DESFORGE**

Ward: 4

PIN 73347 0113, Parcel 13819 SEC SWS SRO, Lot(s) 52, Subdivision M-289, Lot Part 6, Concession 2, Township of Rayside, 75 Leo Street North, Azilda, [2010-100Z, R1-5 (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, to facilitate the construction of a detached garage providing a maximum height of 5.24m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

**A0120/2023**

**ERIC KOIENGU**

Ward: 6

PIN 73504 1513, Parcel 37474 SEC SES, Survey Plan 53R-7090 Part(s) 1, Lot(s) Part 101, Subdivision M-507, Lot Part 4, Concession 2, Township of Hanmer, 1011 Tilly Street, Hanmer, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsection 4.2.3 and subsection 4.2.4 a) 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 with secondary dwelling unit providing firstly, an accessory lot coverage of 12.6%, where the total lot coverage of all accessory buildings and structures on a residential lot shall not exceed 10% and secondly, a maximum height of 7.41m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B834/76 (28 DEC 76)

**A0121/2023**

**GLORIA HELENE BASSO**

Ward: 9

PINs 73469 0137 & 73469 0143, Parcels 35025 & 35091 SEC SES, Survey Plan SR-2922 Part(s) 30 and 31, Lot Part 12, Concession 2, Township of Cleland, 27 River Bend Road, Sudbury, [2010-100Z, R1-1 (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 approve the lands to be retained, subject of Consent Application B0051/2023, providing a minimum lot area of 3700.0 sq.m., where 4000.0 sq.m. is required.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B51/23 (31 JUL 23)

**THIS APPLICATION WAS DEFERRED FROM THE MEETING OF AUGUST 17, 2023 TO AFFORD THE OWNER THE OPPORTUNITY TO ADDRESS THOSE COMMENTS RECEIVED FROM AGENCIES AND DEPARTMENTS.**

**A0096/2023**

**MIKE FAUGHT  
ROSANNA FAUGHT**

**"REVISED"**

Ward: 10

PIN 73590 0344, Parcel 25043 SEC SES SRO, Lot(s) 64, Subdivision M-487 SRO, Township of McKim, 90 Windsor Crescent, Sudbury, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsection 4.2.3, Table 4.1 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 install a pool, pool enclosure and pool house providing firstly, a pool enclosure in the front yard, maintaining a front yard setback of 0.0m and consisting of a fence with a maximum height of 1.2m, where fences higher than 1.0 m are not permitted within the required front yard, and secondly, a front yard setback of 1.0m for the pool and 0.6m for the pool house, where a minimum front yard setback of 6.0m is required.

**THIS APPLICATION WAS DEFERRED PRIOR THE MEETING OF OCTOBER 25, 2023 TO AFFORD THE OWNER THE OPPORTUNITY TO ADDRESS THOSE COMMENTS RECEIVED FROM AGENCIES AND DEPARTMENTS.**

**A0117//2023**

**PATRICK RILEY**

**"REVISED"**

Ward: 12

PIN 73580 0168, Parcel 4266 SEC SES, Lot(s) 77, Subdivision M-42, Lot Part 4, Concession 4, Township of McKim, 567 Kingsway, Sudbury, [2010-100Z, R3-1 (Medium Density Residential)]

For relief from Part 5, Section 5.2, subsection 5.2.4.3, paragraph d), and Section 5.5, Table 5.5 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, to facilitate the conversion of the existing building from two residential units to three residential units providing, firstly, a minimum of 3 parking spaces, where 4 parking spaces is required and secondly, to permit parking within the required front yard, with the parking spaces being located 2.3m from the front lot line, where parking is not permitted to be within the required front yard in any Residential Zone.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION A169/88 (20 JUN 88)

**A REMINDER... THE NEXT SCHEDULED MEETING IS  
WEDNESDAY, NOVEMBER 22, 2023**



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

## City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

Office Use Only 2023.01.01	
A 0119/2023	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

APPLICATION FEE: \$1,180.00 (includes \$280.00 legal notice fee)  
APPLICATION FEE FOR HEDGEROWS: \$357.00 (includes \$280.00 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): Jasen Desjardis Email: [REDACTED]  
Mailing Address: 75 Leo St N Home: [REDACTED]  
Business Phone: [REDACTED]  
City: Azilda ON Postal Code: P0M 1B0 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: Destinie Fournier Email: [REDACTED]  
Mailing Address: 457 Gordon Lake Rd Home: [REDACTED]  
Business Phone: [REDACTED]  
City: Chelmsford ON Postal Code: P0M 1L0 Fax Phone: [REDACTED]

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

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

Name: Snap Financial  
Mailing Address: 2 Toronto St suite 1010  
City: Toronto ON Postal Code: M5C 2V6

- 4) Current Official Plan designation: Residential Current Zoning By-law designation: R1-5 (low-density residential)

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

Variance To	By-law Requirement	Proposed	Difference
<del>Table 6.2 R1-5 Max height</del>	<del>11m (36.08ft)</del>	5.24m	0.24m
<del>Table 4.2.4 A</del>	5m		

- b) Is there an eave encroachment? Yes No If 'Yes', size of eaves: 0.40 (m)

- c) Description of Proposal: Build 32x40ft detached garage  
(9.75x12.19)m.

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

Exceeds maximum height by-law, Zoning is R1-5, only  
structure height up to 11m are permitted.  
\* Extra storage

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

PIN(s): 733470113 Township: Rauside  
 Lot No.: 6 Concession No.: 2 Parcel(s): 13819  
 Subdivision Plan No.: M289 Lot: 52 Reference Plan No.: M289 Part(s):  
 Municipal Address or Street(s): 75 Leo St N, Azilda ON P0M 1B0

- 7) Date of acquisition of subject land.
- August 30<sup>th</sup> 2006

- 8) Dimensions of land affected.

Frontage 27.95 (m) Depth 49.91 (m) Area 4564.58 (m<sup>2</sup>) Width of Street 7.62 (m)  
91.46 ft 163.74 ft 14,975.66 ft<sup>2</sup> 25 ft

- 9) Particulars of all buildings: Old garage Existing House Proposed Garage.
- |                    | <u>Old garage</u> | <u>Existing House</u> |                   | <u>Proposed Garage</u> |                   |
|--------------------|-------------------|-----------------------|-------------------|------------------------|-------------------|
| Ground Floor Area: | <u>44.22m</u>     | <u>269.19m</u>        | (m <sup>2</sup> ) | <u>390.14m</u>         | (m <sup>2</sup> ) |
| Gross Floor Area:  | <u>44.22m</u>     | <u>269.19m</u>        | (m <sup>2</sup> ) | <u>390.14m</u>         | (m <sup>2</sup> ) |
| No. of storeys:    | <u>1</u>          | <u>1</u>              |                   | <u>1</u>               |                   |
| Width:             | <u>17 ft</u>      | <u>5.18m</u>          | <u>11.21m</u>     | <u>9.75m</u>           | (m)               |
| Length:            | <u>25 ft</u>      | <u>8.58m</u>          | <u>7.31m</u>      | <u>12.19m</u>          | (m)               |
| Height:            | <u>12.6 ft</u>    | <u>3.84m</u>          | <u>3.84m</u>      | <u>5.24m</u>           | (m)               |

\* Old garage to be removed

- 10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines).
- |        | <u>Old Garage</u> | <u>Existing (House)</u> |     | <u>Proposed (Garage)</u> |     |
|--------|-------------------|-------------------------|-----|--------------------------|-----|
| Front: | <u>23.46m</u>     | <u>9.41m</u>            | (m) | <u>34.68m</u>            | (m) |
| Rear:  | <u>17.90m</u>     | <u>33.10m</u>           | (m) | <u>3.04m</u>             | (m) |
| Side:  | <u>1.58m</u>      | <u>7.46m</u>            | (m) | <u>1.21m</u>             | (m) |
| Side:  | <u>17.25m</u>     | <u>9.28m</u>            | (m) | <u>16.93m</u>            | (m) |

\* Old garage to be removed

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

What type of access to the land?

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



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

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

House - 1954 Current garage - over 20yrs (approx 1970's)

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

Use(s): Residential & Storage Length of time: 17yrs approx

- 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 & Park

A0119/2023



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

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

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

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

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

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

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

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

#### PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Jason Desforge (please print all names), the registered owner(s) of the property described as 75 Leo St N, Azilda ON P0M 1B0 in the City of Greater Sudbury:

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

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

##### Authority to Enter Land and Photograph

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

##### Appointment of Authorized Agent

- appoint and authorize Destinie Fournier (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 30<sup>th</sup> day of July, 20 23

X [Signature]  
(witness)

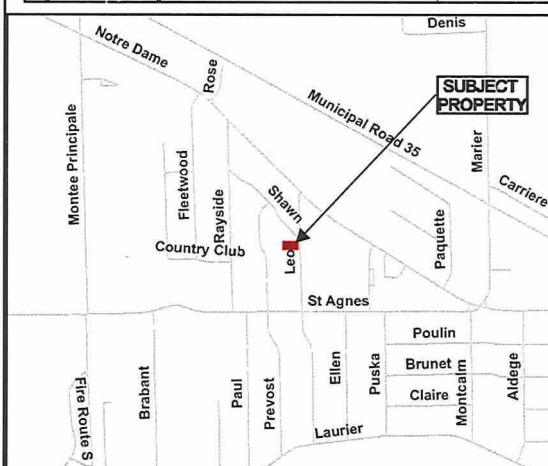
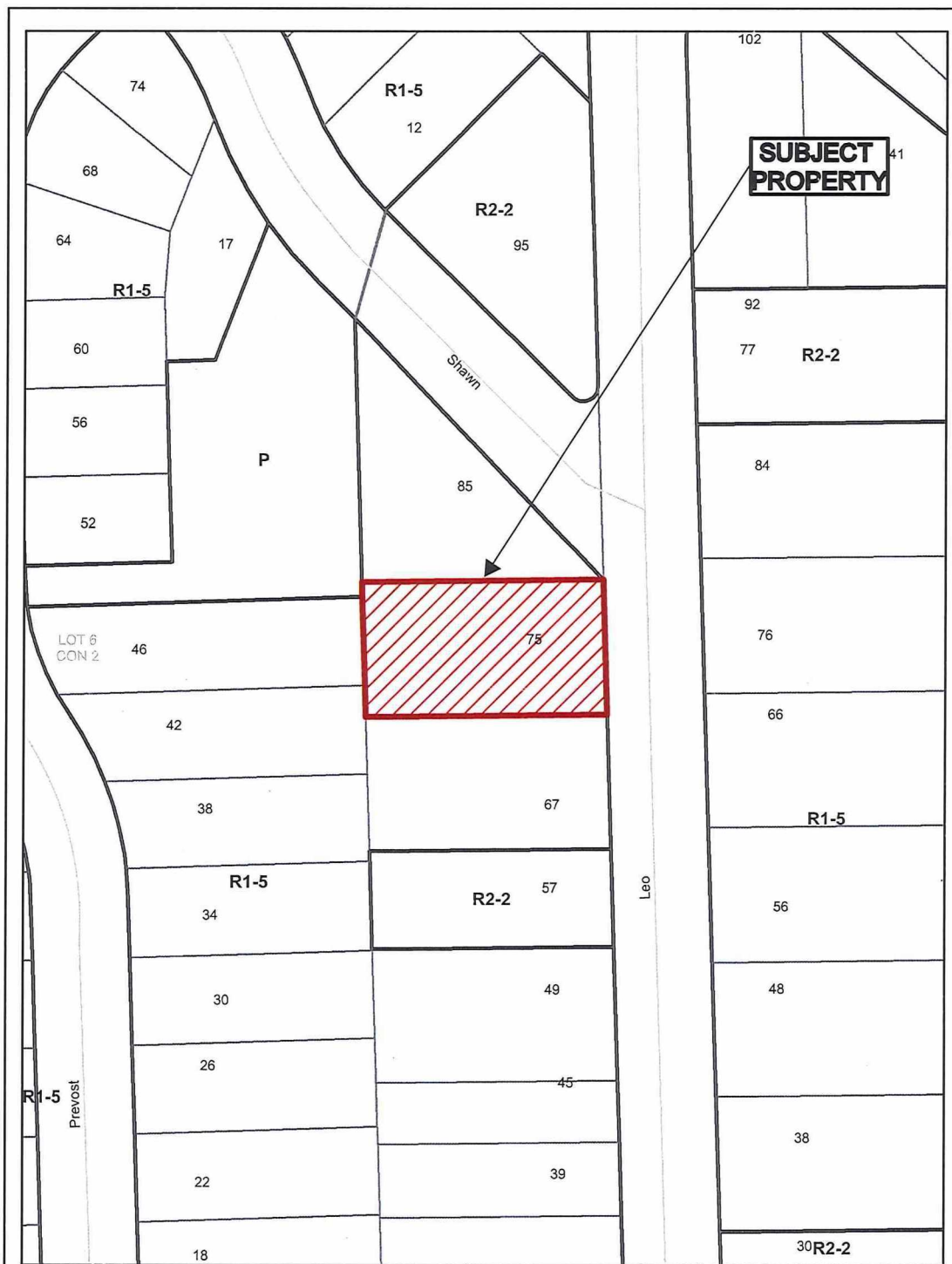
[Signature]  
Signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: Jason Desforge

\*I have authority to bind the Corporation

A0119/2023

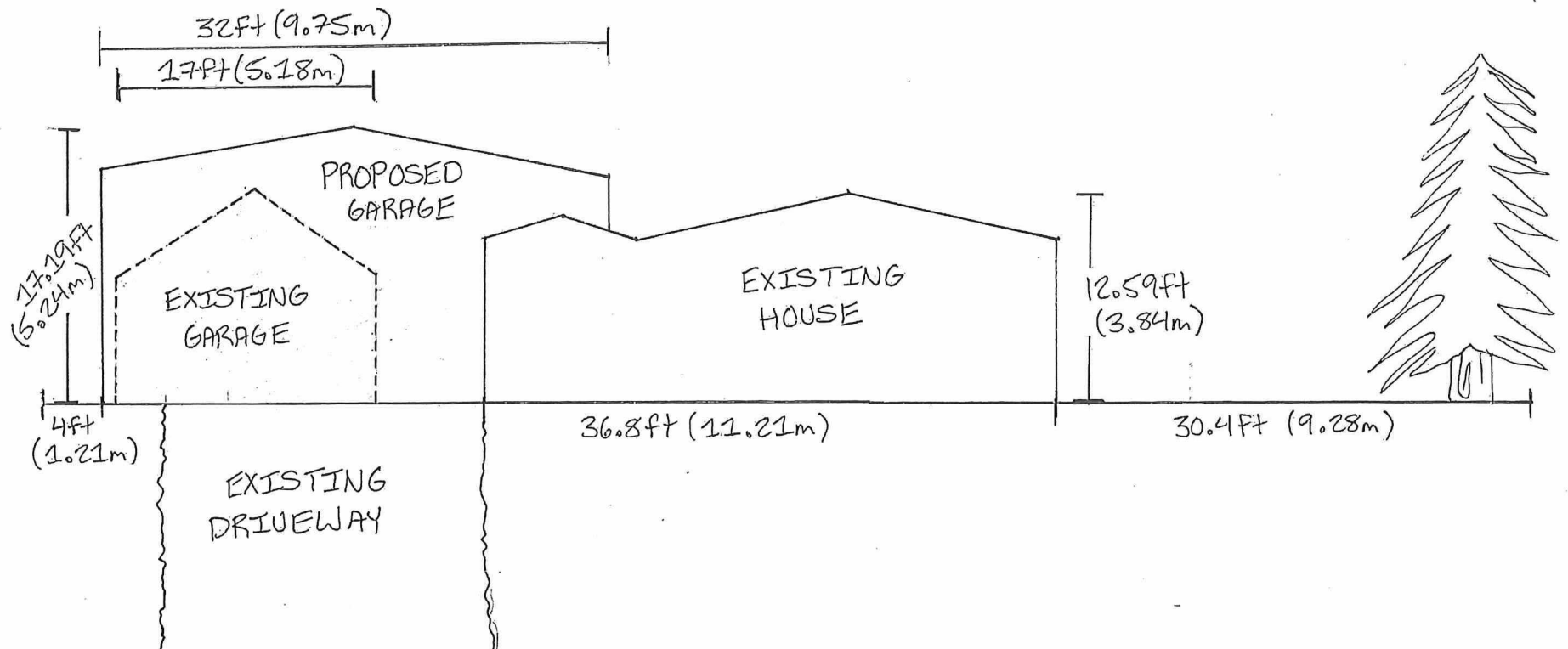
A0119/2023



<p align="center"><b>Application for Minor Variance or Permission</b></p> <p align="right">N ↑</p>	
<p>Subject Property PIN 73347-0113, Parcel 13819 SEC SWS SRO, Lot 52, Plan M-289, Part Lot 6, Concession 2, Township of Rayside, 75 Leo Street North, Azilda, City of Greater Sudbury</p>	
<p>Sketch 1, NTS NDCA</p>	<p>A0119/2023 Date: 2023 10 17</p>



75 Leo St N  
Azilda POM 180



A0119/2023  
sketch 3





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

## City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

Office Use Only 2023.01.01	
A O 120/2023	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

**APPLICATION FEE: \$1,180.00 (includes \$280.00 legal notice fee)**

**APPLICATION FEE FOR HEDGEROWS: \$357.00 (includes \$280.00 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): Eric Koiengu	Email: [REDACTED]
Mailing Address: 1011 Tilly St.	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: Hanmer, ON	Postal Code: P3P-1C4
	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: Leo Chaloux	Email: [REDACTED]
Mailing Address: 18-1771 Maley Drive	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: Sudbury, ON	Postal Code: P3A 4R7
	Fax Phone: [REDACTED]

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

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

Name: Scotiabank   Val Caron Branch
Mailing Address: 3080 Hwy 69 North, Unit # 3
City: Val Caron, ON
Postal Code: P3N 1R8

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

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

Variance To	By-law Requirement	Proposed	Difference
4.2.3 Lot Coverage	max. 10%	12.6 %	2.6%
4.2.4 Height	5.0 meters	7.41	2.41

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

- c) Description of Proposal:

Proposed Detached 2 Story Garage with Secondary Dwelling Unit.  
Removal of existing storage shed.

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

In order to construct a 2 bedroom secondary unit a minimum area required is over 10% lot coverage. Building height required to construct a secondary unit is over 5.0 meters.



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

PIN(s): \_\_\_\_\_ Township: Hanmer  
 Lot No.: \_\_\_\_\_ Concession No.: \_\_\_\_\_ Parcel(s): \_\_\_\_\_  
 Subdivision Plan No.: PT 1 53R7090 Lot: 101 Reference Plan No.: M-507 Part(s): 1  
 Municipal Address or Street(s): 1011 Tilly St. Hanmer, ON

- 7) Date of acquisition of subject land.
- June 21, 2018

- 8) Dimensions of land affected.

Frontage 17.67 (m) Depth 40.53 (m) Area 716.6 (m<sup>2</sup>) Width of Street 20.0 (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>104.33</u> (m <sup>2</sup> )	<u>194.26</u> (m <sup>2</sup> )
Gross Floor Area:	<u>104.33</u> (m <sup>2</sup> )	<u>284.36</u> (m <sup>2</sup> )
No. of storeys:	<u>1</u>	<u>2</u>
Width:	<u>9.14</u> (m)	<u>7.92</u> (m)
Length:	<u>11.43</u> (m)	<u>10.97</u> (m)
Height:	<u>5.5</u> (m)	<u>7.41</u> (m)

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

	Existing	Proposed
Front:	<u>7.39</u> (m)	<u>27.65</u> (m)
Rear:	<u>21.75</u> (m)	<u>1.82</u> (m)
Side:	<u>0.50</u> (m)	<u>1.82</u> (m)
Side:	<u>8.00</u> (m)	<u>7.77</u> (m)

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

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

- What type of access to the land?

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

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

Approximately March 24, 1977

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

Use(s): Residential Length of time: 46 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

- 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

A0120/2023

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

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

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

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

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

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

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

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

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

I/We, Eric Koiengu & Georgina Koiengu (please print all names), the registered owner(s) of the property described as 1011 Tilly Street, Hanmer, ON  
in the City of Greater Sudbury:

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

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


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

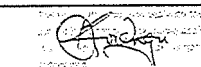
- grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land Tribunal,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

##### **Appointment of Authorized Agent**

- appoint and authorize Leo Chaloux, Nortec Building Consultants (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 October day of 2, 2023

  
(witness)



GEORGINA KOIENGU

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

Print Name: Eric Koiengu & Georgina Koiengu

\*I have authority to bind the Corporation

A0120/2023

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

I/We, Leo Chaloux, Nortec Building Consultants, Agent (please print all names),  
the registered owner(s) or authorized agent of the property described as 1011 Tilly Street, Hanmer, ON

in the City of Greater Sudbury:

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

Dated this 17 day of October, 2023

Commissioner of Oaths

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

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

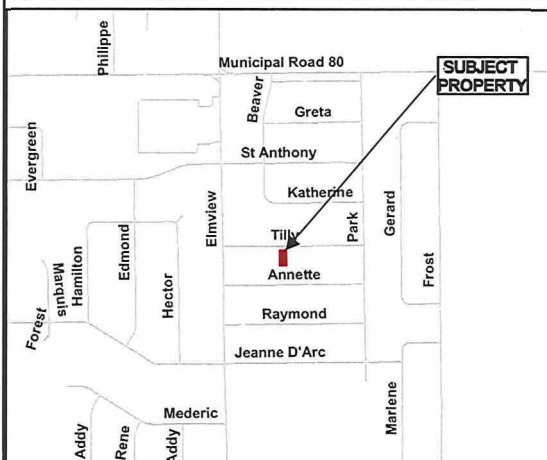
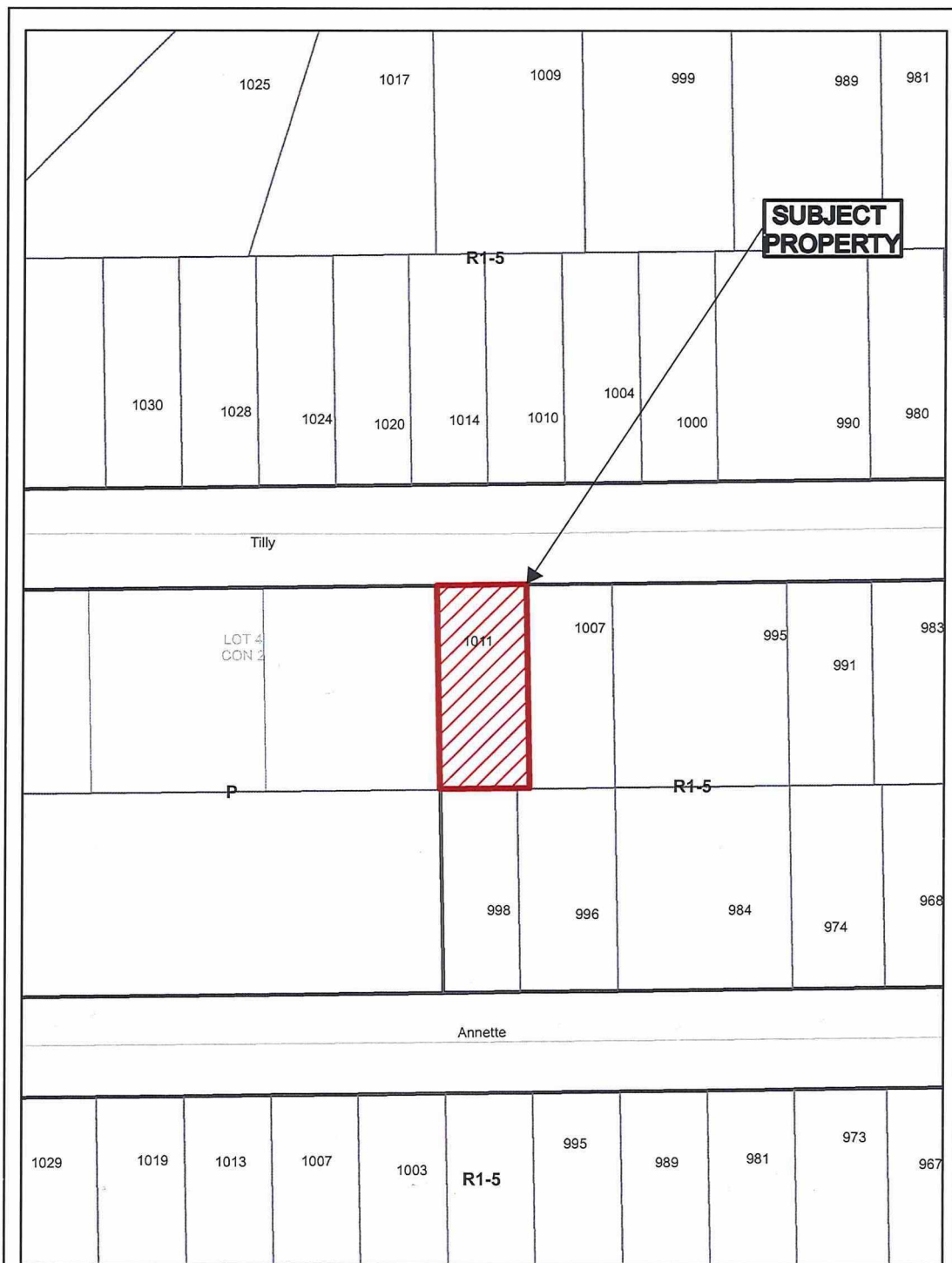
Print Name: LEONAH  
 \*I have authority to bind the Corporation

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

**FOR OFFICE USE ONLY**

Date of Receipt: Oct 17/23 Hearing Date: Nov 8/23 Received By: S. Pinkerton  
Zoning Designation: R1-5 Resubmission: ☐ Yes ☒ No  
Previous File Number(s): See below  
Previous Hearing Date:  
Notes: B0834/1976 (Dec 28/76)

AO120/2023



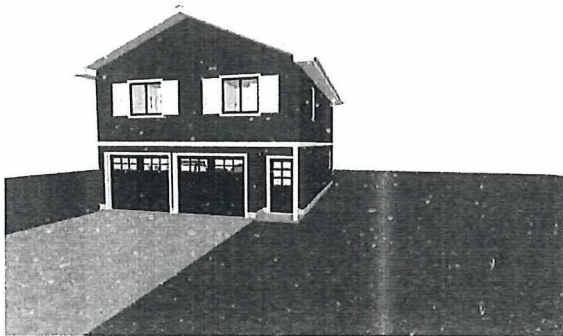
## Application for Minor Variance or Permission



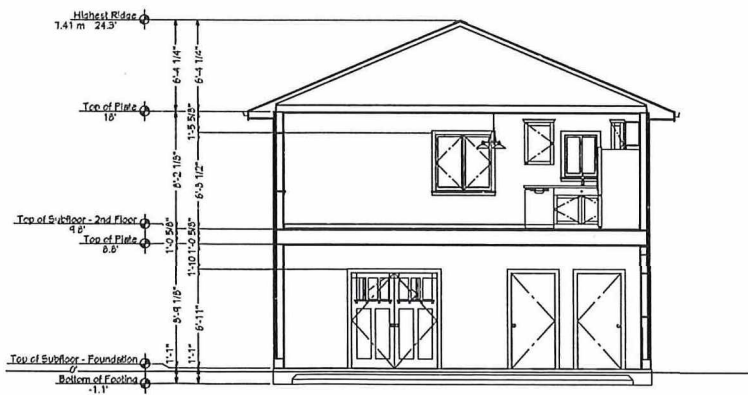
Subject Property PIN 73504-1513,  
Parcel 37474 SEC SES, Part Lot 101,  
Plan M-507, Part 1, Plan 53R-7090,  
Part Lot 4, Concession 2, Township of Hanmer,  
1011 Tilly Street, Hanmer,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

A0120/2023  
Date: 2023 10 23

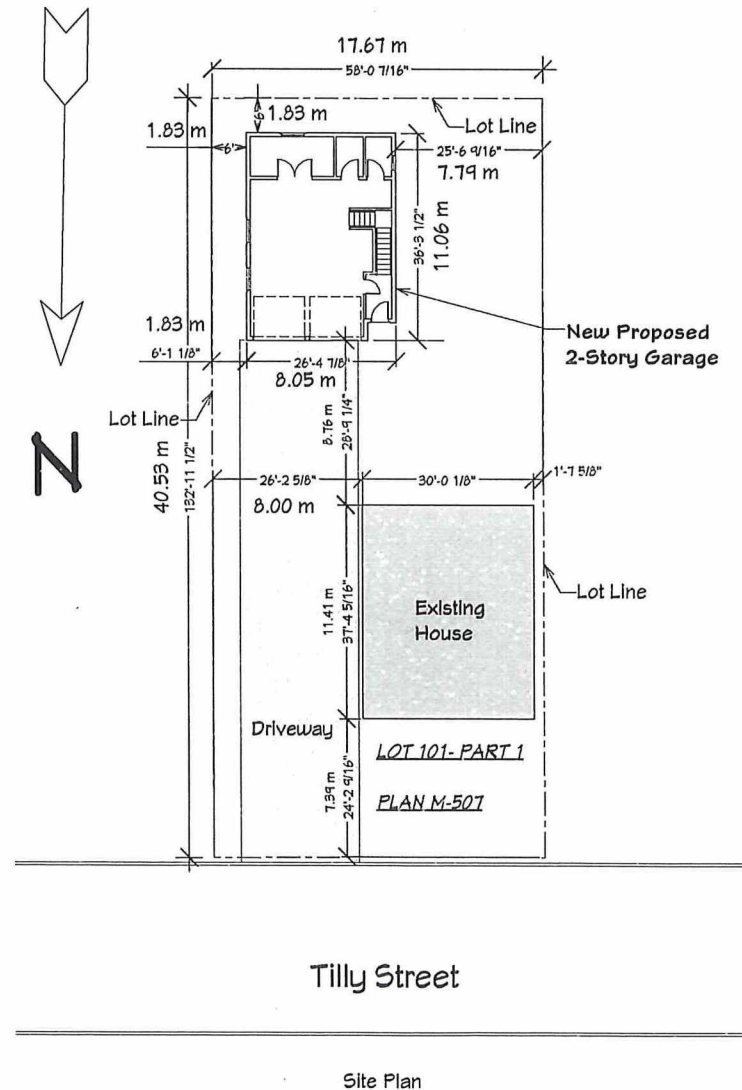


Proposed Garage



Building Section 1

LOT AREA  
7713 SQ.FT. (716.60 SQ.M)  
0.0766 Hectares  
EXIST. BUILDING AREAS 1,123 SQ.FT. (104.33 SQ.M)  
NEW GARAGE BUILDING AREA 968 SQ.FT. (89.93 SQ.M)  
TOTAL BUILDING AREA 2091 SQ.FT. (194.26 SQ.M)  
TOTAL LOT COVERAGE 27.11%



Site Plan

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND FINISHES AND DISCREPANCIES TO THE CONSULTANT PRIOR TO PROCEEDING WITH THE WORK.  
THIS DRAWING SHALL NOT BE SCALED.  
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER RELATED DOCUMENTS AND SPECIFICATIONS.  
ALL DIMENSIONS AND RELATED DOCUMENTS ARE THE PROPERTY OF THE CONSULTANT AND MUST BE RETURNED UPON REQUEST.  
REPRODUCTION OF THE DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE CONSULTANT'S WRITTEN PERMISSION.

1 Issued for Minor Variance Oct 17 2023

Rev. Description Date

△ Revision □ Issued ○ Approved

Drawing Chronology



PLEASE NOTE THAT THIS DRAWING IS NOT VALID UNLESS IT IS SIGNED AND SEALED BY THE DESIGNER. THIS DRAWING MAY NOT BE REPRODUCED WITHOUT THE DESIGNER'S WRITTEN PERMISSION. DIMENSIONS AND DIMENSIONS OF SERVICE ARE THE PROPERTY OF THE DESIGNER AND ARE PROTECTED BY COPYRIGHT.

THE PROJECTOR HAS REVIEWED THE DRAWING AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE. THE PROJECTOR HAS REVIEWED THE DRAWING AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE. THE PROJECTOR HAS REVIEWED THE DRAWING AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE.

**NORTEC**  
Architectural  
Building Designs  
Development

Project For:  
Evo Kibanga  
Proposed Extension of  
1011 Tilly St.  
Hawthorn, Victoria

Drawing Title:

Site Plan

Date: 2023-04-21 Scale:

Designed By: L. Chabreux Drawn By: L. Chabreux

Checked: Sheet No:

Project Number: 2026

SP-1

A012012023  
Sketch 2



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

## City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

Office Use Only 2023.01.01
A0121/2023
S.P.P. AREA YES _____ NO <input checked="" type="checkbox"/>
NDCA REG. AREA YES _____ NO <input checked="" type="checkbox"/>

APPLICATION FEE: \$1,180.00 (includes \$280.00 legal notice fee)  
APPLICATION FEE FOR HEDGEROWS: \$357.00 (includes \$280.00 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): BASSO, HELENE GLORIA	Email: [REDACTED]
Mailing Address: 27 Riverbend Rd	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: Sudbury	Fax Phone: [REDACTED]
Postal Code: P3E 4N1	

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

Name of Agent: TULLOCH Engineering	Email: [REDACTED]
Mailing Address: 1942 Regent Street, Unit L	Home Phone: [REDACTED]
City: Sudbury	Business Phone: [REDACTED]
Postal Code: P3E 5V5	Fax Phone: [REDACTED]

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

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

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

- 4) Current Official Plan designation: Living Area II Current Zoning By-law designation: R1-1

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

Variance To	By-law Requirement	Proposed	Difference
Minimum Lot Area	4000.0m2 (Table 6.2)	3700.0m2	300.0m2

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

- c) Description of Proposal:

Application submitted as a result of a related lot addition application. The lot addition application seeks to consolidate an easterly portion of subject property with vacant abutting lands (being PIN 73469-0448). The benefitting lands form a legal existing undersized lot of record, and the lot addition application would bring such lands into conformity with the minimum lot area requirement for the R1-1 zone. The retained lands, however, would maintain a lot area that is slightly deficient with the minimum lot area requirement for the R1-1 zone, resulting in the submission of this minor variance application.

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

Maximum amount of area afforded to the retained lands. The application is minor and rather technical in nature.



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

PIN(s): 73460-0143 & 73469-0137		Township: Cleland	
Lot No.: 12	Concession No.: 2	Parcel(s): 35091 & 35025	
Subdivision Plan No.:	Lot:	Reference Plan No.: SR2922	Part(s): 30 & 31
Municipal Address or Street(s): 27 Riverbend Rd, Greater Sudbury, P3E4N1			

- 7) Date of acquisition of subject land. 1987

- 8) Dimensions of land affected.

Frontage  $\pm 60.96$  (m)    Depth  $\pm 56.95$  (m)    Area  $\pm 3792$  (m<sup>2</sup>)    Width of Street N/A (m)

- 9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	$\pm 73$	(m <sup>2</sup> )	N/A	(m <sup>2</sup> )
Gross Floor Area:	$\pm 73$	(m <sup>2</sup> )	N/A	(m <sup>2</sup> )
No. of storeys:	1		N/A	
Width:	$\pm 8$	(m)	N/A	(m)
Length:	$\pm 12$	(m)	N/A	(m)
Height:	N/A	(m)	N/A	(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:	$\pm 12$	(m)	N/A	(m)
Rear:	$\pm 40$	(m)	N/A	(m)
Side: EAST	$\pm 10$	(m)	N/A	(m)
Side: WEST	$\pm 40$	(m)	N/A	(m)

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

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

What type of access to the land?

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

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

Unknown

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

Use(s): Residential    Length of time: Unknown

- 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

A0121/2023

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

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

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

If "yes", indicate application number(s) and status of application(s): \_\_\_\_\_  
Application for Consent No. B0051/2023 - Conditional decision received and attached to this submission

- 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, BASSO, HELENE GLORIA (please print all

names), the registered owner(s) of the property described as  
PCL 35091 SEC SES; PT LT 12 CON 2 CLELAND PT 30 SR2922; T/W PT 27 SR2922 AS IN LT276298, EXCEPTING THEREFROM THE LANDS COVERED BY THE WATERS COVERED BY WAHNAPIITAE RIVER; EXCEPTING THE ROW OF THE WAHNAPIITAE POWER COMPANY'S ELECTRICAL TRANSMISSION LINE; GREATER SUDBURY (PIN 73469-0143); PCL 35096 SEC SES; PT LT 12 CON 2 CLELAND PT 31 SR2923; T/W PT 27 SR2923 AS IN LT276294, GREATER SUDBURY (PIN 73469-0143)  
in the City of Greater Sudbury:

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

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

#### Authority to Enter Land and Photograph

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

#### Appointment of Authorized Agent

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

Dated this 29 day of Sept, 20 23

x C. Streich  
(witness)

x Helene Basso  
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: x Helene Basso

\*I have authority to bind the Corporation

A0121/2023

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

I/We, **TULLOCH Engineering** (please print all names),

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

PCL 35091 SEC SECS; PT LT 12 CON 2 CLEAND PT 30 SR2922; TWP PT 27 SR2922 AS IN LT275208; EXCEPTING THEREFROM THE LANDS COVERED BY THE WATERS COVERED BY WAHNAPIAGU RIVER; EXCEPTING THE ROW OF THE WAHNAPIAGU POWER COMPANY'S ELECTRICAL TRANSMISSION LINE; GREATER SUDBURY (PIN 73469-0143) & PCL 35025 SEC SECS; PT LT 12 CON 2 CLEAND PT 31 SR2922; TWP PT 27 SR2922 AS IN LT275374; GREATER SUDBURY (PIN 73469-0137)

in the City of Greater Sudbury:

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

Dated this 18 day of Oct, 2023

X David T. M. L.  
Commissioner of Oaths

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

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

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

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

**FOR OFFICE USE ONLY.**

Date of Receipt: Oct 18/23 Hearing Date: Nov 8/23 Received By: S. Pinkerton

Zoning Designation: R1-1 Resubmission: ☐ Yes ☒ No

Previous File Number(s): See below

Previous Hearing Date:

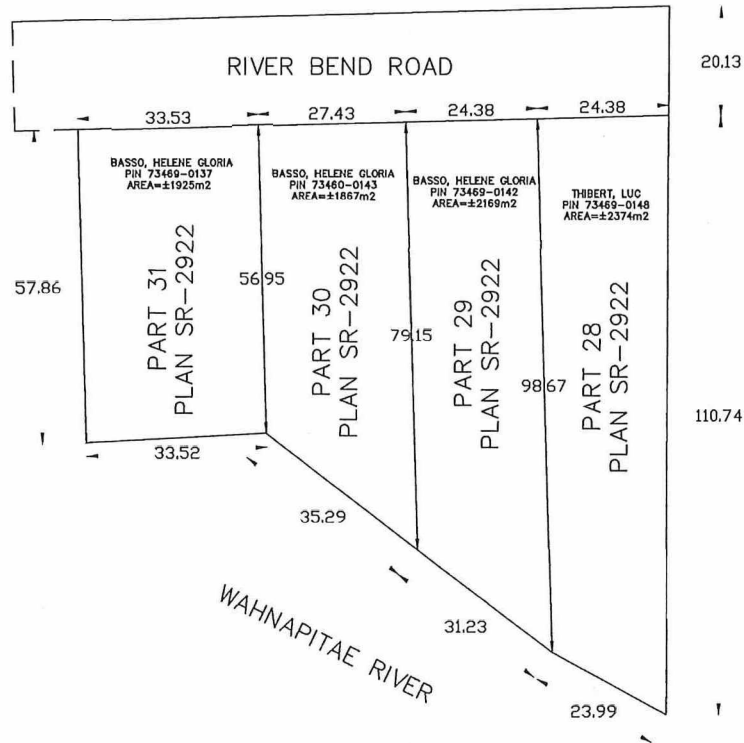
Notes: B0051/2023 (Jul 31/23)

A0121/2023

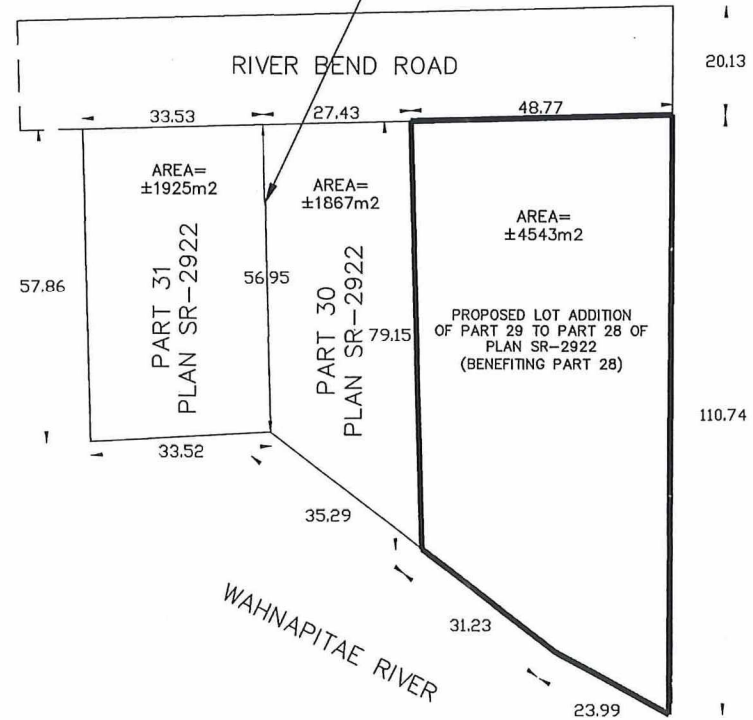




PART 28 - 31 OF PLAN SR-2922  
CONCEPT PLAN  
GEOGRAPHIC TOWNSHIP OF WANUP  
CITY OF GREATER SUDBURY  
2023



PART 30 & 31 OF  
PLAN SR-2922  
TO BE CONSOLIDATED  
TOTAL AREA = ±3792m²



CAUTION

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

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

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF TULLOCH ENGINEERING. © TULLOCH ENGINEERING, 2023.



**TULLOCH**

1942 REGENT STREET SUDBURY, ONTARIO  
UNIT L P3E 5V5

DRAWN BY: AA FILE: 221143

A0121/2023  
Sketch 2



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

\* Revised \*

Office Use Only 2023 01.01	
A0096/2023	
S.P.P. AREA	
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
NDCA REG. AREA	
YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>

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

APPLICATION FEE: \$1,180.00 (includes \$280.00 legal notice fee)  
APPLICATION FEE FOR HEDGEROWS: \$357.00 (includes \$280.00 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): Mike Faught / Rosanna Faught	Email: [REDACTED]
Mailing Address: 90 Windsor Crescent	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: Sudbury	Fax Phone: [REDACTED]
Postal Code: P3E 1Z7	

- 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:
90 Windsor Crescent	Business Phone:
City:	Fax Phone:
Postal Code:	

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

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

Name:
Mailing Address:
City:
Postal Code:

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

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

Variance To	By-law Requirement	Proposed	Difference
setback pool (6M)	2001-1002	1.0M	5.0M
Fence (1.2M)	6M	0	6.0M
Pool Shed	6.0M	0.6M	5.4

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

- c) Description of Proposal:

NEW INSTALL OF FENCE ON PROPERTY LINE ONLY < NEW INSTALL OF INGROUND POOL AND POOL SHED.

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

MINIMUM FENCE HEIGHT REQUIREMENT IS 1.2M FOR A POOL. LOOKING TO EXCEED BY NINE INCHES. REQUIRE A POOL SHED TO HOUSE THE EQUIPMENT  
INGROUND POOL WILL NOT FIT ANYWHERE ON THE PROPERTY EXCEPT FOR THE PROPOSED LOCATION



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

PIN(s): 73590-0344	Township: McKim	
Lot No.: 6	Concession No.: 2	Parcel(s):
Subdivision Plan No.: M487	Lot: 64	Reference Plan No.: Part(s):
Municipal Address or Street(s): 90 Windsor Crescent		

- 7) Date of acquisition of subject land.

- 8) Dimensions of land affected.

Frontage	(m)	Depth	(m)	Area	(m <sup>2</sup> )	Width of Street	(m)
----------	-----	-------	-----	------	-------------------	-----------------	-----

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	180 (m <sup>2</sup> )	14.5 (m <sup>2</sup> )
Gross Floor Area:	360 (m <sup>2</sup> )	32 (m <sup>2</sup> )
No. of storeys:	1	
Width:	14 (m)	5.5 (m)
Length:	13 (m)	6.02 (m)
Height:	3 (m)	3.0 (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:	9.75 (m)	1.0 (m)
Rear:		0.6 (m)
Side:	3.35 (m)	
Side:	1.2 (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"/>		
Pit Privy	<input type="checkbox"/>		
Municipal Sewers/Ditches/Swales	<input type="checkbox"/>		

If access is by water only, provide parking and docking facilities to be used.

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

House (1960)

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

Use(s): Residential

Length of time: 1960

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

Same as #13 ☐ or,

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

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

☐ Yes ☐ No

If "yes", how many?

- 17) Existing uses of abutting properties: Residential

A0096/2023

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

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

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

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

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

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

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

☒ Yes ☐ No

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

### PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Rosanna Fayon, Mike Fayon (please print all names), the registered owner(s) of the property described as 90 WINDSOR CREST DR

in the City of Greater Sudbury:

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

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

#### Authority to Enter Land and Photograph

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

#### Appointment of Authorized Agent

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

Dated this 24<sup>th</sup> day of July, 2023

[Signature]

(witness)

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

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

\*I have authority to bind the Corporation

A0096/2023


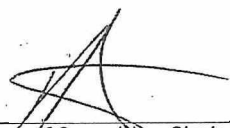
**PART B: OWNER OR AUTHORIZED AGENT DECLARATION**I/We, Mike Faught (please print all names),

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

70 Windsor Cres. Sudbury ON

in the City of Greater Sudbury:

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

Dated this 27th day of July, 20 23  
Commissioner of Oaths  
signature of Owner(s) or Signing Officer or Authorized Agent  
(\*where a Corporation)Print Name: Mike Faught  
\*I have authority to bind the Corporation

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

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

**FOR OFFICE USE ONLY**Date of Receipt: July 24/23 Hearing Date: August 17, 2023 Received By: S. PinkertonZoning Designation: R1-5 Resubmission: ☐ Yes ☒ NoPrevious File Number(s): None

Previous Hearing Date:

Notes:

Resubmission: Aug 25/23Hearing Date: September 13/23Resubmission: Oct 10/23Hearing Date: Nov 8/23A0096/2023

# 90 Windsor Crescent

A0096/2023

CGS: Infrastructure  
Capital Planning  
Services

2023/08/09

Roads  
No concerns.

Transportation and Innovation Support

We note from the sketch provided that the owner has proposed a 2 meter high fence. A review of the sight lines with the proposed fence height shows that sight lines for motorists on Windsor Crescent will not be impacted. However, we do have concerns regarding the impact the 2 meter fence will have on the ability of the adjacent property at 100 Windsor Crescent ability to see oncoming vehicles as they exits their driveway.

Active Transportation  
No concerns.

Site visit confirmed the sight lines for motorist are not impeded. The fence concern from the perspective of the adjacent property @ 100 Windsor will still remain. It should be noted however that the fence line will still fall well back of the existing cedar trees and cedar bushes that are existing on the abutting property line between 100 and 90 Windsor. In the case that the landscape was ever removed, the existing tree line on 100 Windsor would still impede with the original mature pines that were part of this property before its residential existence. Also of note, the requested fence would be 4.5M away from the roadway (Windsor Crescent). Average vehicle length from rear bumper to front windshield will ranger from 3.2m to 4.1m depending on if you were driving a mid size car to a full size truck. Being that this is to the windshield, site lines to the roadway would not change in this perspective. With all these factors in play I'm requesting to build a 1.2M fence where a 1.0M fence is allowed. The 9 inches more of height being requested would seem adequate to address any concerns mentioned above.

ACC096/2023



I've added some pictures that show the sight lines don't interfere with the driveway exit of 100 Windsor.

Google maps has an older fence that used to exist at one time on 90 Windsor crescent. It shows that the old fence that once followed the lot line does not obstruct the exit view of 100 Windsor;

The view from 100 Windsor towards 90 Winsor would not show the fence at all as the existing cedar hedges would block that view completely.



A0096/2023



CGS: Development  
Approvals Section

2023/08/09

The variances being sought would facilitate construction of a swimming pool and pump equipment with an enclosure fence in the front yard of the subject lands that have frontage on Windsor Crescent in Sudbury. The lands are designated Living Area 1 in the City's Official Plan and zoned "R1-5", Low Density Residential One under By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury. Staff notes that the lands form an irregularly pie-shaped lot having a curving front line along Windsor Crescent. The existing residential dwelling is situated on a southerly portion of the lands closer to the rear lot line which forms a point than it is to the front lot line given the irregular shape of the lot. Staff acknowledges that some degree of relief from the applicable development standards of the City's Zoning By-law is warranted given the above noted site context. Staff notes however that the pump equipment (ie. "pool house") would be situated in close proximity to an abutting urban residential lot and there appears to be sufficient area to comply with setback requirements in this regard. There may also be an opportunity to increase the front yard setback to the swimming pool itself so that it would maintain more than a 1 m (3.28 ft) setback. Staff has no issues with an enclosure fence having an increased height in this location provided that Roads staff has reviewed the variance request and also have no concerns. Staff recommends that the application be deferred in order to afford the owner the opportunity to address those comments received from circulated agencies and departments.

## Proposed Changes:

After speaking to Glen Ferguson (CGS Dev)

Altering the dimension of the pool shed and installing the pool pump equipment as seen in the drawing below puts pumping equipment 3.5M away from the abutting residential lot removing the required variance. Having the pool shed 1.2M away from the abutting urban residential lot removes the requirement for a variance. These changes can be seen below in the lot layout drawing.

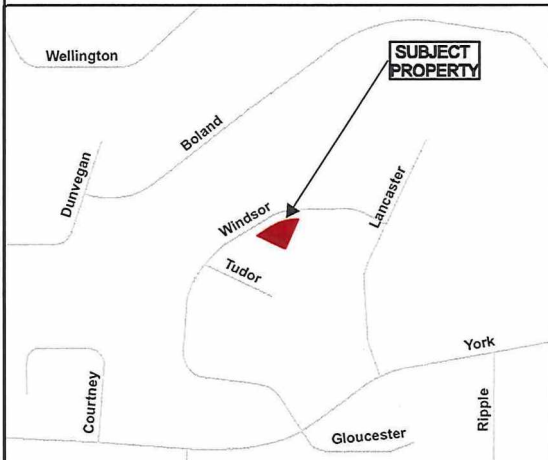
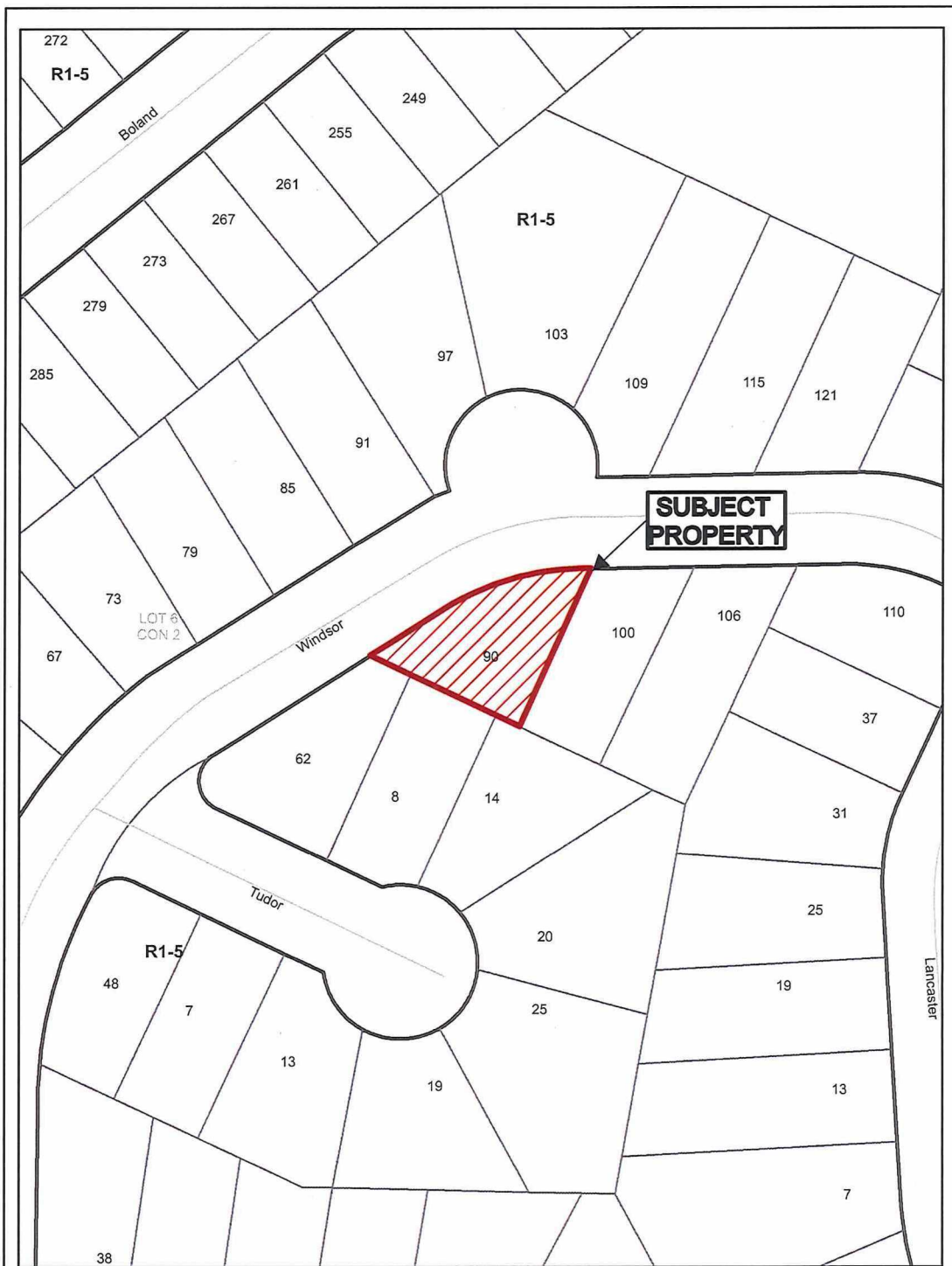
A0096/2023

Drawing Showing proposed changes to address concerns.









### Application for Minor Variance or Permission

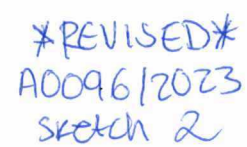


Subject Property being  
PIN 73590-0344,  
Parcel 25043 SEC SES SRO,  
Lot 64, Plan M-487, SRO,  
Township of McKim,  
90 Windsor Crescent, Sudbury,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA, IPZ 3

A0096/2023  
Date: 2023 07 31





\*REVISED\*  
A0096/2023  
Sketch 2



*\*Revised\**



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 2023.01.01	
A 0117/2023	
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: \$1,180.00 (includes \$280.00 legal notice fee)**  
**APPLICATION FEE FOR HEDGEROWS: \$357.00 (includes \$280.00 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): <b>PATRICK RILEY</b>	Email: [REDACTED]
Mailing Address: <b>406 HARESFIELD COURT</b>	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: <b>OTTAWA</b>	Fax Phone: [REDACTED]
Postal Code: <b>K4M 0E2</b>	

- 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: <b>PAUL PELLAND</b>	Email: [REDACTED]
Mailing Address: [REDACTED]	Home Phone: [REDACTED]
<b>210 FIRE ROAD 2</b>	Business Phone: [REDACTED]
City: <b>VAL CARON</b>	Fax Phone: [REDACTED]
Postal Code: <b>P3N 1P3</b>	

**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: <b>NA</b>	
Mailing Address: [REDACTED]	
City: [REDACTED]	Postal Code: [REDACTED]

- 4) Current Official Plan designation: **LIVING AREA 1** Current Zoning By-law designation: **R3-1**

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

Variance To	By-law Requirement	Proposed	Difference
table 5.5 (multiple dwelling) PARKING	4	3	1
5.2.4.3(b) & table 6.5 PARKING	15m	2.3m 4.88x	12.7 10.12x

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

- c) Description of Proposal:

MINOR VARIANCE REDUCING REQUIRED PARKING FROM 4 TO 3 SPACES AND HAVE THE PARKING WITH-IN 15m FRONY YARD, TO CREATE A THIRD BASEMENT UNIT

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

MINOR VARIANCE TO Section 5.2.4.3 and TABLE 6.5 PARKING REQUIREMENT of the City's Zoning By-law  
 FIRST PROPOSED PARKING IS WITH THE FRONT YARD OF 15 m NO ROOM FOR 4 PARKING SPACE ON LOT.

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

PIN(s): 735800168 Township: Mckim  
 Lot No.: Concession No.: Parcel(s): 4266  
 Subdivision Plan No.: M42 Lot: 77 Reference Plan No.: Part(s):  
 Municipal Address or Street(s): 240 FIRE ROAD XX 567 kingsway, Sudbury

- 7) Date of acquisition of subject land. Sept 1, 2020

- 8) Dimensions of land affected.

Frontage 15.24 (m) Depth 36.57 (m) Area 558 (m<sup>2</sup>) Width of Street 15.24 (m)

- 9) Particulars of all buildings:

	Existing (see plot plan attached)	Proposed	(m <sup>2</sup> )
Ground Floor Area:	173 duplex shed 5.67 (m <sup>2</sup> )		(m <sup>2</sup> )
Gross Floor Area:	173 duplex shed 5.67 (m <sup>2</sup> )		(m <sup>2</sup> )
No. of storeys:	1 duplex & shed	basement unit 106m2	(m)
Width:	9.87 duplex, 3.05 shed (m)		(m)
Length:	21.53 duplex, 3.66 shed (m)		(m)
Height:	3.65 duplex, 3.0m shed (m)		(m)

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

	Existing (see plot plan attached)	Proposed	(m)
Front:	2.97 duplex, 27.63 m shed (m)		(m)
Rear:	12.07 duplex, 6.59 shed (m)		(m)
Side:	1.21 duplex, 1.65 m shed (m)		(m)
Side:	4.17 duplex, 9.94 m shed (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.

1945

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

Use(s): TRIPLEX Length of time: 78 YEARS

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

Same as #13 ☐ or, LEGALIZING BASEMENT UNIT

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

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

☐ Yes ☐ No

If "yes", how many? 1 UNIT IN BASEMENT TO BE LEGALIZED

- 17) Existing uses of abutting properties: SINGLE FAMILY AND DUPLEX

A0117/2023

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

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

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

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

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

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

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

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

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

I/We, Patrick Riley (please print all names), the registered owner(s) of the property described as 567 kingsway  
in the City of Greater Sudbury:

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

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

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


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

##### **Appointment of Authorized Agent**

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

Dated this 22 day of September 23

  
(witness)

  
Signature of Owner(s) or Signing Officer or Authorized Agent  
Print Name: Patrick Riley

\*I have authority to bind the Corporation

A0117/2023


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

I/We, Paul Pelland (please print all names),  
the registered owner(s) or authorized agent of the property described as 567 kingsway,

in the City of Greater Sudbury:

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

Dated this 26 day of SEPT, 20 23

  
Commissioner of Oaths

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

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

Paul Pelland

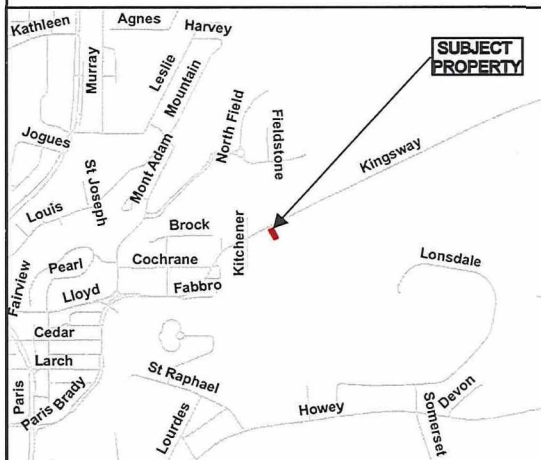
\*I have authority to bind the Corporation

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

**FOR OFFICE USE ONLY**

[illegible]

A0117/2023



### Application for Minor Variance or Permission

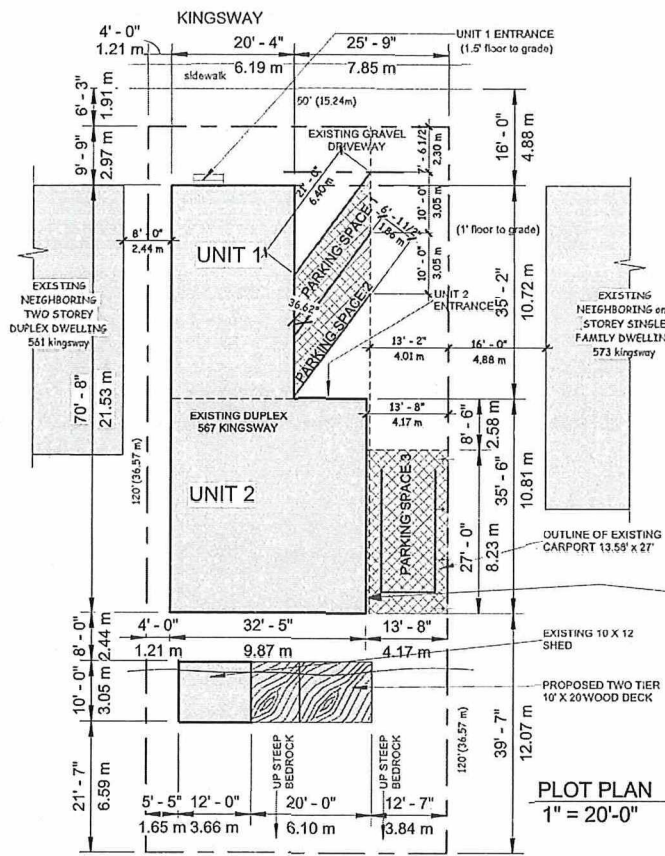


Subject Property PIN 73580-0168,  
Parcel 4266 SEC SES, Lot 77, Plan M-42,  
Part Lot 4, Concession 4, Township of McKim,  
567 Kingsway, Sudbury,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

A0117/2023  
Date: 2023 10 10





# **SITE DATA**

OWNER NAME:  
PATRICK RILEY

LEGAL DESCRIPTION :

PCL 4266 SEC SES; LT 77 PL M42 MCKIM CITY OF GREATER SUDBURY



EXISTING ZONING R3-1  
EXISTING DUPLEX  
PROPOSED THIRD BASEMENT UNIT

LOT AREA: 6009 sq. ft. (558 m<sup>2</sup>)  
BUILDING AREA: 1863 sq. ft. (173 m<sup>2</sup>)  
BUILDING COVERAGE: 31 %  
GROSS FLOOR AREA MAIN FLOOR UNIT 1 & UNIT 2 1863 S.F. (173 m<sup>2</sup>)  
BASEMENT UNIT 3 1150 S.F. (106 m<sup>2</sup>)  
NO OF STOREY: 1 STOREY + BASEMENT  
NO OF DWELLING UNITS: 2 EXISTING

PROPOSED BASEMENT DWELLING UNITS 3  
BUILDING CLASSIFICATION: C  
BUILDING DEFINITION: HOUSE  
PARKING SPACE REQUIRED 4  
PARKING PROVIDED 4 SPACES

ENTRANCE TO PROPOSED BASEMENT UNIT 3

**PLOT PLAN**  
1" = 20'-0"



GOOGLE EARTH



STREET VIEW

I PAUL PELLAND DECLARE THAT I REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF THE FIRM REGISTERED UNDER SUBSECTION 2.17.4 OBC I AM QUALIFIED AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES

INDIVIDUAL BCIN 115884

FIRM BCIN 35810

PAUL PELLAND

1582790 ONTARIO LTD O/A NORTH SOUTH STUDIO

PROJECT  
PROPOSED BASEMENT  
APARTMENT

PATRICK RILEY  
567 KINGSWAY, SUDBURY

ON THIS SHEET  
PLOT PLAN

DRAWN PAUL PELLAND

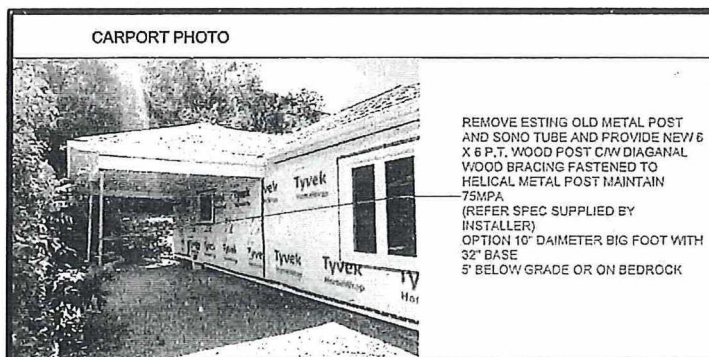
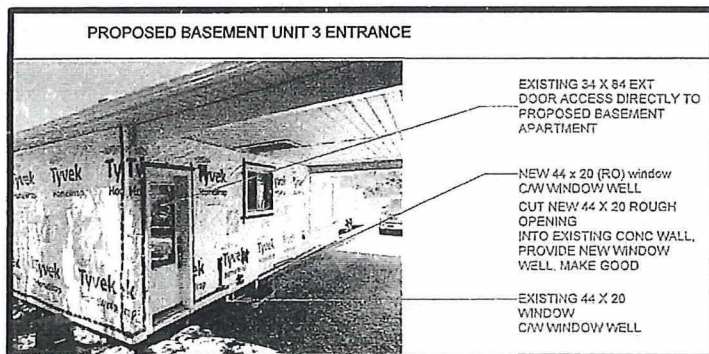
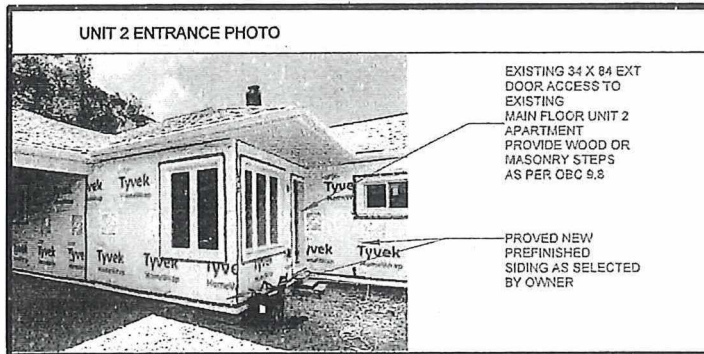
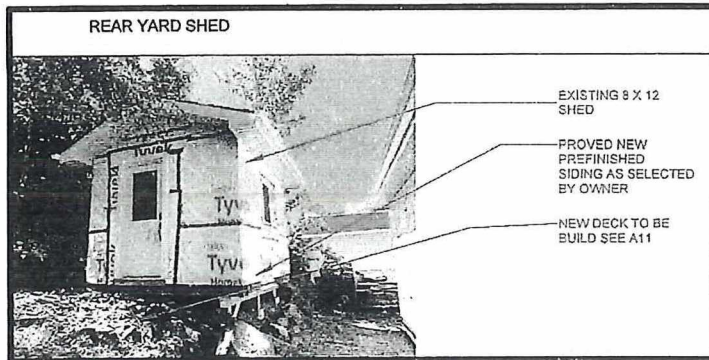
CHECKED AL MCCANN

DATE SEPT 22, 2023

SCALE 1" = 20'-0"

WWW.NORTHSOUTHSTUDIO.ONLINE

REVIEWED  
A0117/2023  
Sketch 2



I PAUL PELLAND DECLARE THAT I REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF THE FIRM REGISTERED UNDER SUBSECTION 2.17.4 OBC I AM QUALIFIED AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES

EMAIL: [REDACTED]

PHONE: [REDACTED]

INDIVIDUAL BCIN 115884

FIRM BCIN 35810

PAUL PELLAND

1582790 ONTARIO LTD O/A NORTH SOUTH STUDIO

**PROJECT**

**PROPOSED BASEMENT APARTMENT**

PATRICK RILEY  
567 KINGSWAY, SUDBURY

ON THIS SHEET

**ELEVATION PHOTOS**

DRAWN	PAUL PELLAND
CHECKED	AL MCCANN
DATE	01/05/22
SCALE	1/4" = 1'-0"