

Tom Davies Square  
200 Brady St

Wednesday, November 10, 2021

### PUBLIC HEARINGS

#### **A0133/2021**

#### **SHARPE FARM SUPPLIES LTD.**

Ward: 4

PIN 73347 0736, Parcel 30147, Survey Plan 53R-12839 Part(s) 1, Lot Pt 7, Concession 3, Township of Rayside, 434 Montee Principale, Azilda, [2010-100Z, RU(31) (Rural)]

For relief from Part 9, Section 9.3, Table 9.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit an existing accessory building, being a storage building, providing a maximum lot coverage of 15.5%, where 10% is permitted.

#### **A0134/2021**

#### **JOHN MCCORMICK**

Ward: 3

PINs 73354 0796 & 73354 0138 & 73354 0260, Parcels 23767 & 9445 SEC SWS, Survey Plan 53R-4645 Part(s) 1, Lots Pt 10, Pt Broken 10, Concession 4, Township of Dowling, 3 Marina Road, Onaping, [2010-100Z, RU (Rural), SLS (Seasonal Limited Service)]

For relief from Part 9 Section 9.3, Table 9.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to approve a severed lot following a severance, which is subject of a proposed Consent Application, providing a minimum lot frontage of 25.0m where 45.0m is required.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0057/2008 (MAR 31/08), B0058/2008 (MAR 31/08), B0059/2008 (MAR 31/08), B0060/2008 (MAR 31/08), B0045/2001 (MAR 6/02), AND B0046/2001 (MAR 6/02)

#### **A0137/2021**

#### **SHAUN MCGLADE MAZIE MCGLADE**

Ward: 7

PIN 73519 0088, Parcel 53M1229-22 SEC SES SRO, Lot(s) 22, Subdivision 53M-1229, Township of Rathburn, 1931 Bushy Bay Road, Sudbury, [2010-100Z, SLS (8) (Seasonal Limited Service)]

For relief from Part 11, Section 4, subsection 4, paragraph (h) 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 to the seasonal dwelling providing a minimum front yard setback of 18.3m, where 20.0m is required.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION A0127/2021 (OCT 14/21)

**A REMINDER... THE NEXT SCHEDULED MEETING IS  
WEDNESDAY, NOVEMBER 24, 2021**



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

Office Use Only 2021.01.01
A 0133/2001
S.P.P. AREA YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
NDCA REG. AREA YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

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

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

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

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

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

Registered Owner(s): Paul Sharpe of Sharpe Farm Supplies Ltd. Email: [REDACTED]  
Mailing Address: 7707 Mill Road Home Phone: [REDACTED]  
Business Phone: [REDACTED]  
City: Guelph Postal Code: N1H 6J1 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: John Vanderweerd of HFH Inc. Email: [REDACTED]  
Mailing Address: 6006 hwy 6 Home Phone: [REDACTED]  
Business Phone: [REDACTED]  
City: Elora Postal Code: N0B 1S0 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  
Mailing Address: 190 Main St E  
City: Listowel, Ontario Postal Code: N4W 3H4

- 4) Current Official Plan designation: Agricultural Reserve Current Zoning By-law designation: Rural (RU 31)

- 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
Lot Coverage	Table 9.3	15.5% (1,252.87m <sup>2</sup> )	10.0% (808.26m <sup>2</sup> )

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

- c) Description of Proposal:

RELIEF FROM TABLE 9.3 TO PERMIT MINIMUM LOT COVERAGE WITH AN INCREASED TOTAL COVERAGE OF 15.5% (1,252.87m<sup>2</sup>) INSTEAD OF THE MAXIMUM PERMITTED COVERAGE OF 10.0% (808.26m<sup>2</sup>)

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

The building is existing on the site and was slated to be demolished. During construction of the new building, it was determined the existing building was useful.

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

PIN(s):	Township: Rayside	Ward:
Lot No.: 7	Concession No.: 3	Parcel(s): Part 1, Plan 53R-12839
Subdivision Plan No.:	Lot:	Reference Plan No.:
Municipal Address or Street(s): 434 MONTEE PRINCIPALE, AZILDA, ONTARIO		

- 7) Date of acquisition of subject land.

- 8) Dimensions of land affected.

Frontage 60.96 (m) Depth 132.588 (m) Area 8,082.56 (m<sup>2</sup>) Width of Street 20.12 (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	741.7 + 447.97 = 1,189.67 (m <sup>2</sup> )	(m <sup>2</sup> )
Gross Floor Area:	741.7 + 447.97 = 1,189.67 (m <sup>2</sup> )	(m <sup>2</sup> )
No. of storeys:	1	
Width:	22.6 & 12.19 (m)	(m)
Length:	44.323 & 36.58 (m)	(m)
Height:	7.3 & 5.5 (m)	(m)

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

	Existing	Proposed
Front:	50.84 & 50.05 (m)	(m)
Rear:	37.43 & 35.93 (m)	(m)
Side:	3.10 & 45.72 (m)	(m)
Side:	35.25 & 3.048 (m)	(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.

2021 for the new building and unknown for the storage shed

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

Use(s): Animal feed store Length of time: 20+

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

Same as #13 ☒ or, \_\_\_\_\_

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

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

☐ Yes ☐ No

If "yes", how many? n/a

- 17) Existing uses of abutting properties: Agricultural

A0133/2021

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

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

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

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

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

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

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

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

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

#### PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, PAUL SHARPE of Sharpe Farm Supplier (please print all names), the registered owner(s) of the property described as 434 Maple Princeps, Arvida 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

- g) appoint and authorize HFH Inc. (John Vanderweerd) (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 6 day of October, 2021

(witness)

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

Print Name:

PAUL SHARPE

\*I have authority to bind the Corporation

A0133/2021

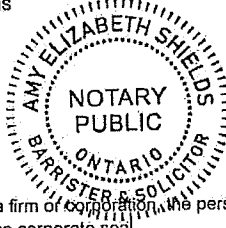
I/We, John Vanderwoerd (please print all names),  
the registered owner(s) or authorized agent of the property described as \_\_\_\_\_

in the City of Greater Sudbury:

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

Dated this 7<sup>th</sup> day of October, 2021

Commissioner of Oaths  
Amy Shields



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

Print Name: JOHN VANDERWOERD  
 \*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: 7 Oct '21      Hearing Date: 10 Nov '21      Received By:

Zoning Designation: B1(34) Resubmission: ☐ Yes ☐ No

Previous File Number(s):

Previous Hearing Date:

Notes:

AO133/2021

**SUBJECT  
PROPERTY**

RU

446

Montee Principale

LOT 7  
CON 3

434

RU(31)

434

LOT 6  
CON 3

A

422

A

**SUBJECT  
PROPERTY**

Fire Route T

Bonin

Labine

Placide

Montee Principale

Paul Rayside

Leo

Ellen

Brinét

Municipal Road 35

Noire Dame

Marier

Fire Route L

St Agnes

**Application for Minor  
Variance or Permission**



Subject Property being  
PIN 73347-0736, Parcel 30147,  
Part Lot 7, Concession 3, Part 1,  
Plan 53R-12839, Township of Rayside,  
434 Montee Principale, Azilda  
City of Greater Sudbury

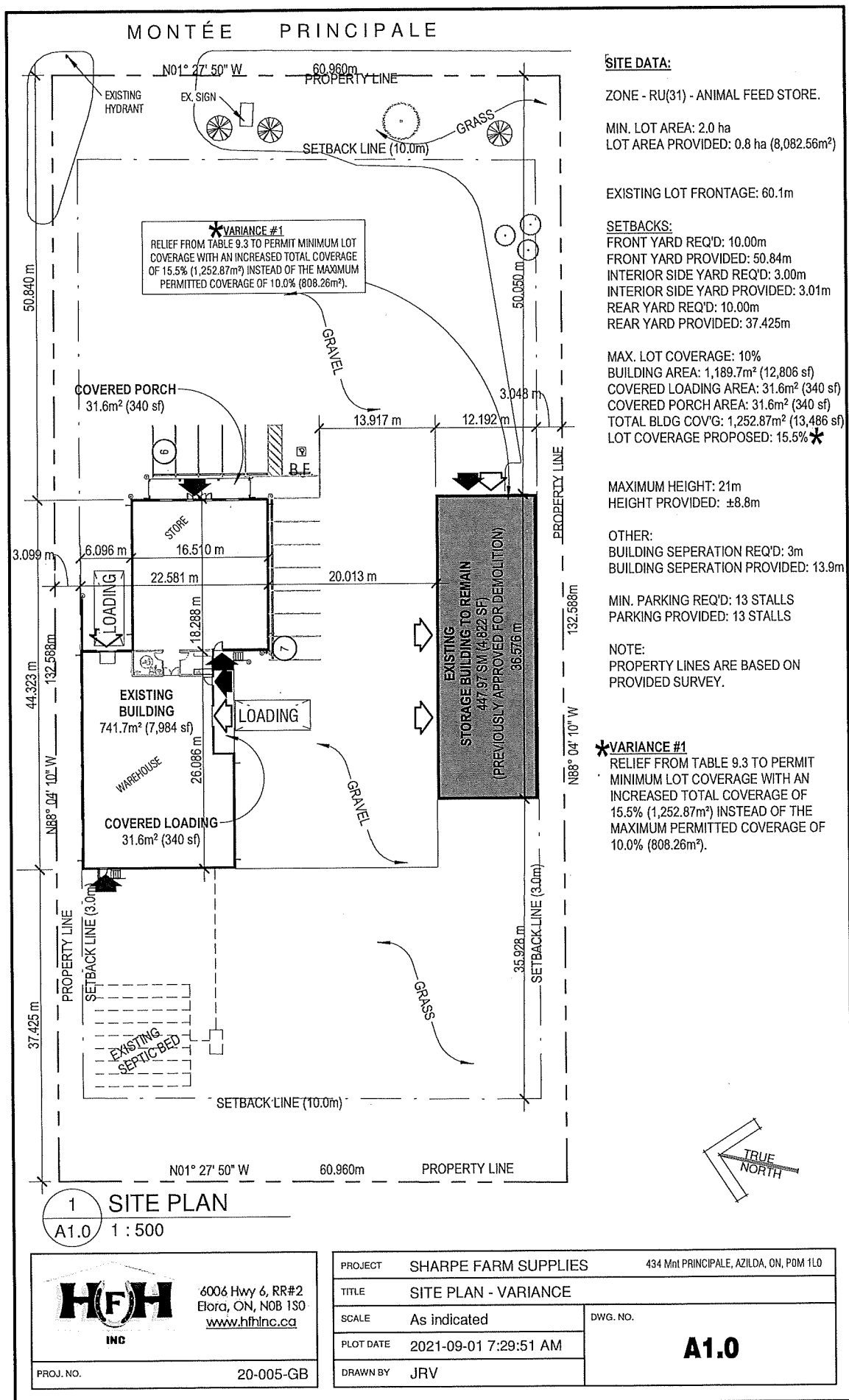
Sketch 1, NTS

A133/2021

NDCA

Date: 2021 10 20

A0133/2021  
Sketch 2





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

Office Use Only 2020.01.01
<b>A0134/2021</b>
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: \$985.00 (includes \$235.00 legal notice fee)  
APPLICATION FEE FOR HEDGEROWS: \$299.00 (includes \$235.00 legal notice fee)  
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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

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

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

Registered Owner(s): JOHN MCCORMICK	Email: [REDACTED]
Mailing Address: 3 MARINA ROAD	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: ONAPING	Postal Code: P0M 2R0
	Fax Phone: [REDACTED]

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

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

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

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

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

- 4) Current Official Plan designation: Rural Current Zoning By-law designation: SLS

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

Variance To	By-law Requirement	Proposed	Difference
Reduce lot frontage	45.0m	25.0m	20.0m

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

- c) Description of Proposal:

Minor variance application required to facilitate severance application given that the severed lot 1 has frontage at the end of Marina Road.

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

Proposed lot will have 25.25m of street frontage on Marina Road in addition to 45.0m of water frontage on Windy Lake.

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

PIN(s): 733540138, 733540260, 733540796		Township: DOWLING	Ward:
Lot No.:	Concession No.:	Parcel(s):	
Subdivision Plan No.:	Lot:	Reference Plan No.:	Part(s):
Municipal Address or Street(s): 3 Marina Road, Onaping			

- 7) Date of acquisition of subject land. SEPT 15, 2021

- 8) Dimensions of land affected.

25.25 (Street Frontage) (LOT 1)	(m)	153.07 (Irreg) Depth (LOT 1)	(m)	Area 0.93 (LOT 1)	(m <sup>2</sup> )	Width of Street 20	(m)
---------------------------------------	-----	---------------------------------	-----	-------------------	-------------------	--------------------	-----

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	No existing structures on proposed lot 1 (m <sup>2</sup> )	No new development proposed (m <sup>2</sup> )
Gross Floor Area:	(m <sup>2</sup> )	(m <sup>2</sup> )
No. of storeys:		
Width:	(m)	(m)
Length:	(m)	(m)
Height:	(m)	(m)

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

	Existing	Proposed
Front:	No existing structures on proposed lot 1 (m)	No new development proposed. (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 type="checkbox"/>	Provincial Highway	<input type="checkbox"/>
Municipally owned & operated sanitary sewage system	<input type="checkbox"/>	Municipal Road	
Lake	<input checked="" 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 checked="" type="checkbox"/>		
Municipal Sewers/Ditches/Swales	<input type="checkbox"/>		

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

N/A

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

Use(s): Resource-based Recreational	Length of time: +30 Years
-------------------------------------	---------------------------

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

Same as #13 ☒ or,

- 15) What is the number of dwelling units on the property? Two dwellings across PINS 733540138, 733540260, 733540796, none on proposed lot 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: Marina, Resource-based recreational, residential

A0134/2021

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

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

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

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

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

- 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, John McCormick (please print all

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

PT LT 10 CON 4 DOWLING AS IN WP2770 EXCEPT LT26821, LT39529, LT41401 PTS 1, 2 & 3 53R18893, TAV LT26861(LT678910); PT LT 10 CON 4 DOWLING BEING PARTS 6, 7, 8, 9, 10, 11, 13 & 14 53R18893; SUBJECT TO AN EASEMENT OVER PT 4 53R18893 IN FAVOUR OF PT LT 10 CON 4 AS IN WP4024 AS IN SD173028 SUBJECT TO AN EASEMENT AS IN LT26821 SUBJECT TO AN EASEMENT AS IN LT39529 SUBJECT TO AN EASEMENT AS IN LT41401 CITY OF GREATER SUDBURY

in the City of Greater Sudbury:

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

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

#### Authority to Enter Land and Photograph

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

#### Appointment of Authorized Agent

- appoint and authorize 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 22 day of sept, 2021

Lina Puro  
(witness)

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

Print Name: JOHN MCCORMICK

\*I have authority to bind the Corporation

AD134/2021

**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

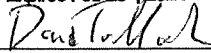
PT LT 10 CON 4 DOWLING AS IN WP2770 EXCEPT LT26821, LT39529, LT41401 PTS 1, 2 & 3 53R18893; TAV LT26861 (LT878910); PT LT 10 CON 4 DOWLING BEING PARTS 6, 7, 8, 9, 10, 11, 12 & 14 53R18893; SUBJECT TO AN EASEMENT OVER PT 4 53R18893 IN FAVOUR OF PT LT 10 CON 4 AS IN WP4024 AS IN SD173028 SUBJECT TO AN EASEMENT OVER PT 4 53R18893 IN FAVOUR OF PT LT 10 CON 4 PTS 1, 2 & 3 53R18893 AS IN SD173028 SUBJECT TO AN EASEMENT AS IN LT26821 SUBJECT TO AN EASEMENT AS IN LT643970 SUBJECT TO AN EASEMENT AS IN LT638847 CITY OF GREATER SUDBURY

in the City of Greater Sudbury:

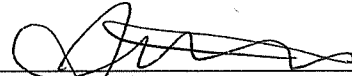
solemnly declare that all of the statements contained in this application and in the Supporting Documentation are true and complete, and I/we make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Dated this 23 day of Sept, 20 21

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



Commissioner of Oaths


signature of Owner(s) or Signing Officer or Authorized Agent  
(\*where a Corporation)Print Name: Vernese Smith

\*I have authority to bind the Corporation

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

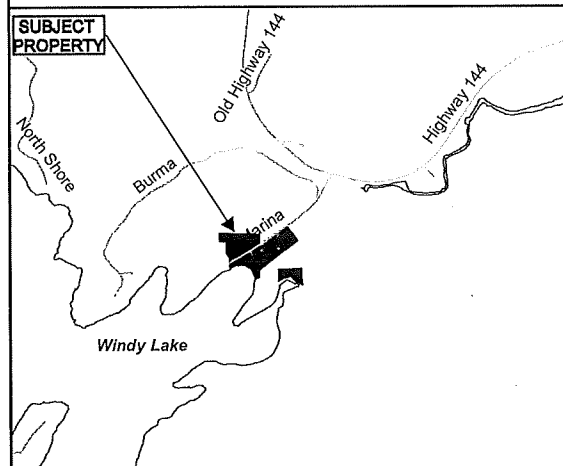
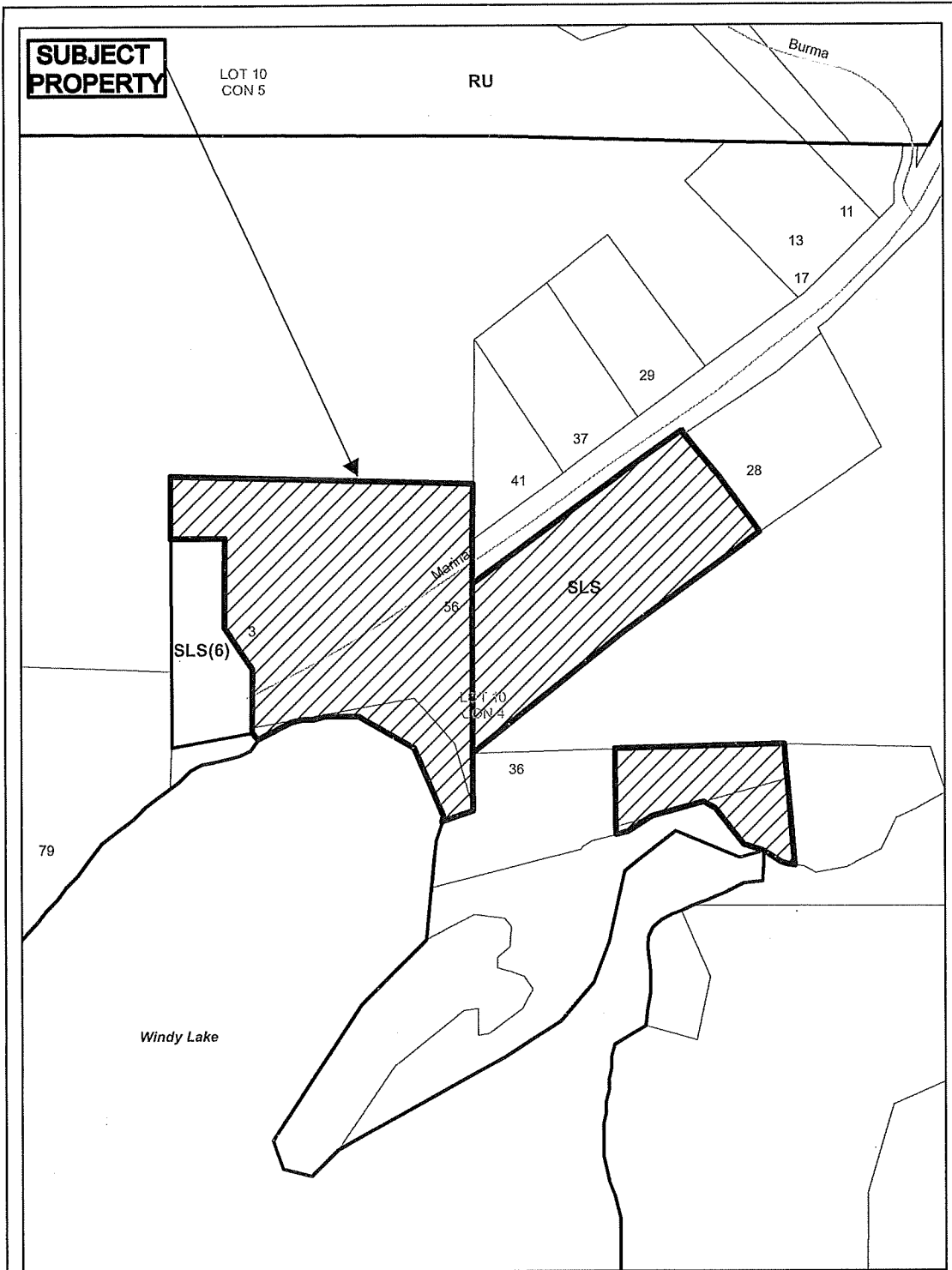
**FOR OFFICE USE ONLY**Date of Receipt: 20 Oct '21 Hearing Date: 10 Nov 2001 Received By:Zoning Designation: R1/SLS Resubmission: ☐ Yes ☐ No

Previous File Number(s):

Previous Hearing Date:

Notes:

A0134/2021



### Application for Minor Variance or Permission



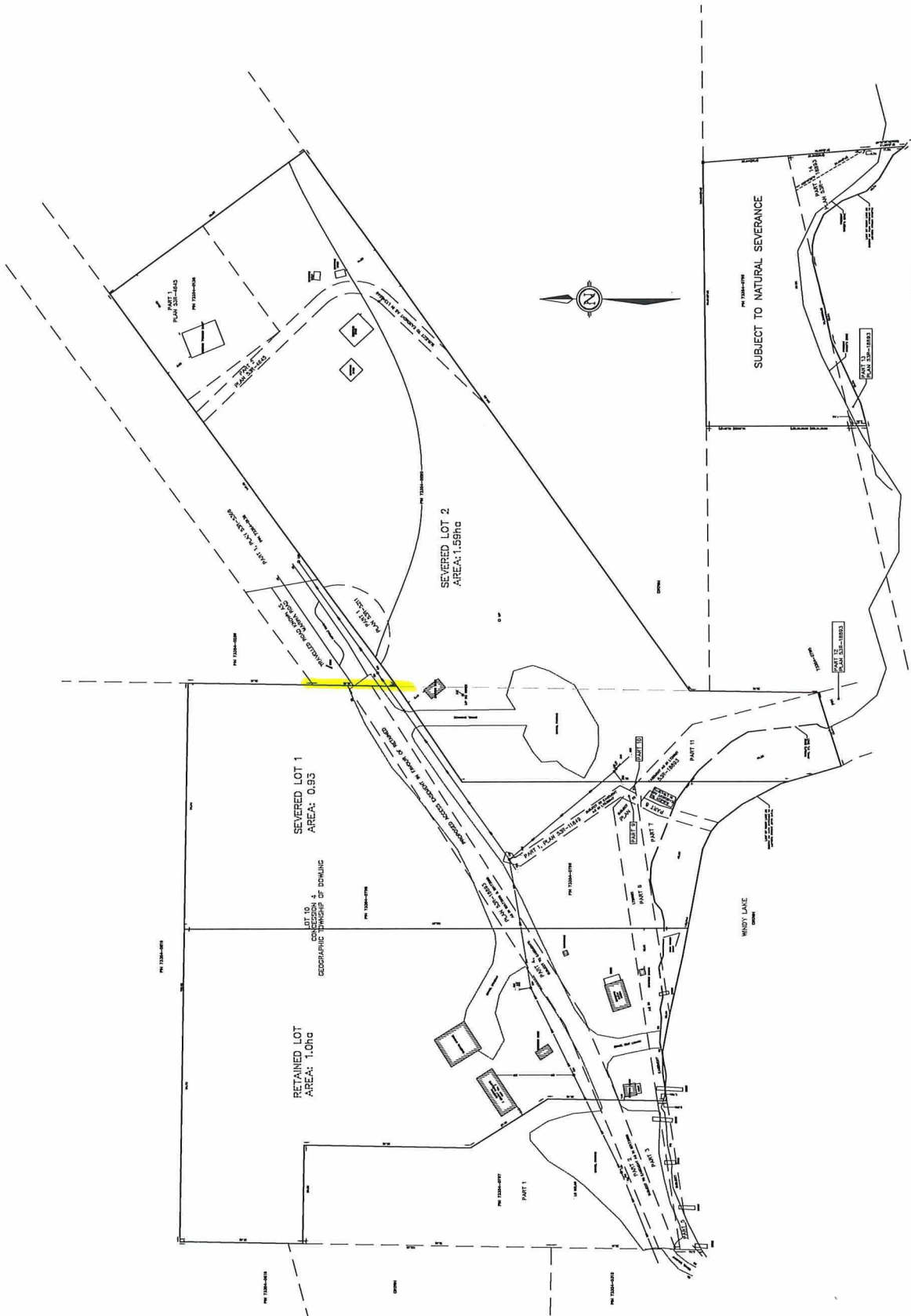
Subject Property being  
 PINs 73354-0138, 73354-0260 and  
 73354-0796 – Parcels 23767 and  
 9445 SEC SWS, Part Lot 10,  
 Concession 4, being Part 1, Plan 53R-4645,  
 Part Broken Lot 10, Concession 4 as in WP5180  
 and Part Lot 10, Concession 4 as in WP2770,  
 Township of Dowling, 3 Marina Road, Onaping,  
 City of Greater Sudbury

Sketch 1, NTS  
 NDCA

A134/2021  
 Date: 2021 10 27

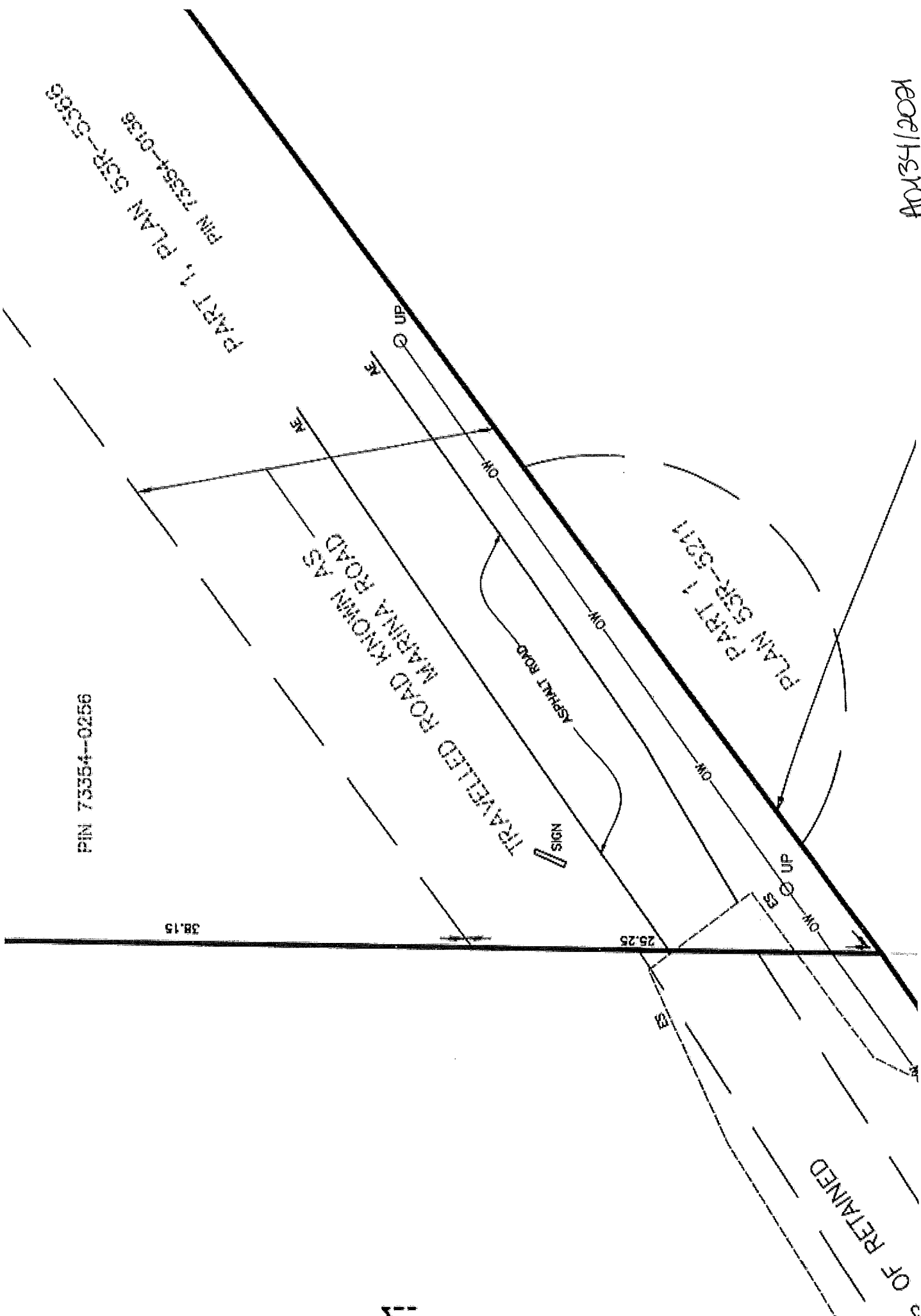
SKETCH FOR CONSENTS  
3 MARINA ROAD  
CITY OF GREATER SUDBURY  
SCALE 1:250  
TULLOCH ENGINEERING INC.  
2021

NOTES:  
1. THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT REPRESENT A FINAL DESIGN.  
2. THE SKETCH IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.  
3. THE SKETCH IS NOT TO BE USED FOR ANY OTHER PURPOSE.



A0134/2021  
Sketch 2

APR 34/2021  
Sketch 3



PART 1, PLAN GSR--5366  
PIN 73354-0136

PART 1, PLAN GSR--5211

TRAVELLED ROAD KNOWN AS  
MARINA ROAD  
ASPHALT ROAD  
SIGN

3 OF RETAINED

PIN 73354-0256

38.15

25.25



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 2021.01.01	
A0134/3021	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

- ☒ 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): Shaun & Mazie McGlade Email: [REDACTED]  
Mailing Address: 2855 valleyview road Home Phone: [REDACTED]  
Business Phone: [REDACTED]  
City: Val Caron Postal Code: p3n1r2 Fax Phone: [REDACTED]

- ☒ 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: [REDACTED] Email: [REDACTED]  
Mailing Address: [REDACTED] Home Phone: [REDACTED]  
1931 Bushey Bay Boad Business Phone: [REDACTED]  
City: [REDACTED] Postal Code: [REDACTED] Fax Phone: [REDACTED]

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

- ☒ 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: [REDACTED]  
Mailing Address: [REDACTED]  
City: [REDACTED] Postal Code: [REDACTED]

- ☒ Current Official Plan designation: Rathburn township Current Zoning By-law designation: seasonal SLS(8)

- ☒ 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
required set-back	20.0m	18.3m	1.7m

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

- c) Description of Proposal:

Building addition to existing camp structure and portion (2m to 3.5m) of the addition is closer than 20m as stated for front yard for SLS(8) zoning.

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

based on location of the existing camp, the location of the existing sewer bed, shoreline orientation, lake high water mark, and size of addition - the front right corner of addition encroach SLS(8) 20m front yard requirement.

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

PIN(s): JD47 TA45 TWP#17310 Township: Rathburn Ward: 7  
 Lot No.: 22 Concession No.: Parcel(s): 53M1229-22  
 Subdivision Plan No.: 53M1229 Lot: 22 Reference Plan No.: Part(s):  
 Municipal Address or Street(s): 1931 Bushey Bay Boad

7) Date of acquisition of subject land. 2000

8) Dimensions of land affected.

Frontage 44 (m) Depth 100 (m) Area 4400 (m<sup>2</sup>) Width of Street 6 (m)

9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	69 (m <sup>2</sup> )	65 (m <sup>2</sup> )
Gross Floor Area:	69 (m <sup>2</sup> )	65 (m <sup>2</sup> )
No. of storeys:	one	one
Width:	7.3 (m)	6.5 (m)
Length:	9.7 (m)	10.2 (m)
Height:	5.2 (m)	6.4 (m)

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

	Existing	Proposed
Front:	23 (m)	18.3 (small portion only) (m)
Rear:	69 (m)	67 (m)
Side:	10.6 (m)	10.6 (m)
Side:	20 (m)	14.1 (m)

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

What type of access to the land?

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

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

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

2001

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

Use(s): camp - seasonal

Length of time: 21 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: camps / cottages

Ad 37/2021

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

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

or, describe briefly, just got verbally approval on Oct.14, 2021 for a variance for garage height - waiting for final approval

- 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**

We, Shaun McGlade & Mazie McGlade (please print all names), the registered owner(s) of the property described as 1931 Bushey Bay Road 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 Shaun McGlade (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 19th day of October, 2021

→ [Signature]  
(witness)

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

Print Name: Mazie McGlade Shaun McGlade

\*I have authority to bind the Corporation

ADL31/2021

## PART B: OWNER OR AUTHORIZED AGENT DECLARATION


I/We, Shaun McGlade (please print all names),  
the registered owner(s) or authorized agent of the property described as 1931 Bushey Bay Road

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 26TH day of OCTOBER, 20 21

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

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

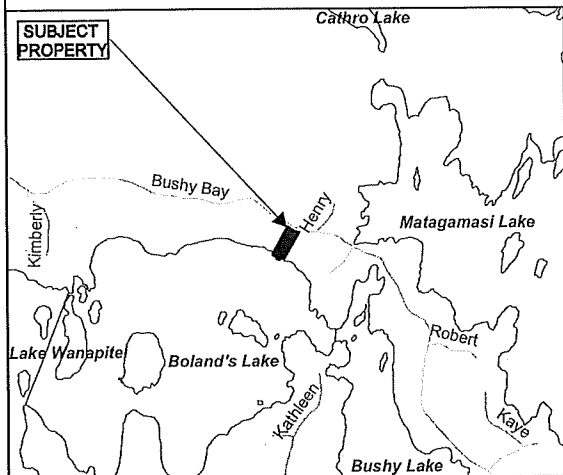
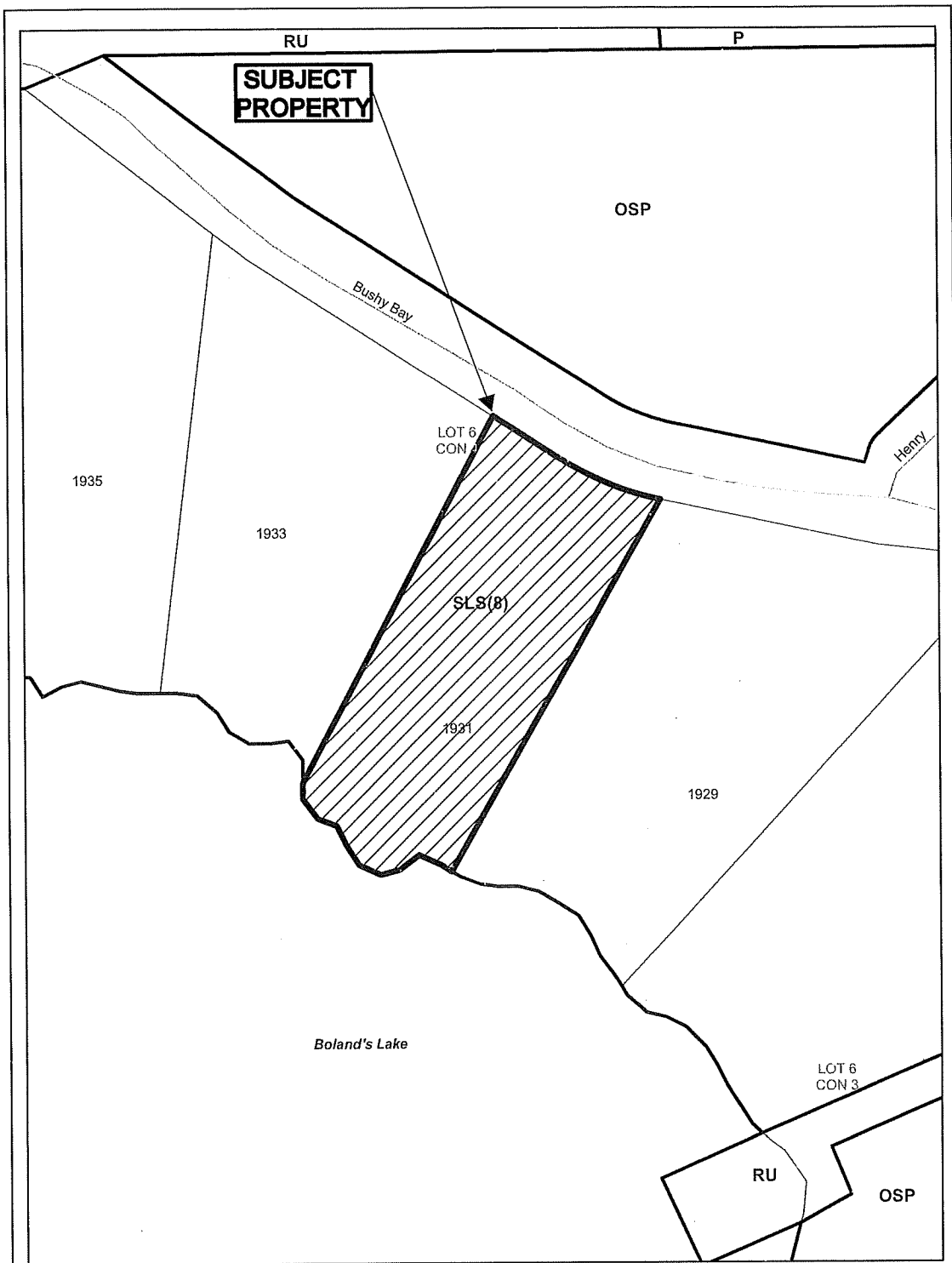
Print Name: \_\_\_\_\_  
 \*I have authority to bind the Corporation

\* 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. 26/21 Hearing Date: Nov 10, 2021 Received By: N. Lewis  
Zoning Designation: SLS(8) Resubmission: ☐ Yes ☒ No  
Previous File Number(s): A0127/2021  
Previous Hearing Date: October 14, 2021  
Notes:

10/37/2021



# **Application for Minor Variance or Permission**



Subject Property being PIN 73519-0088,  
Parcel 53M1229-22 SEC SES SRO,  
Lot 22, Plan 53M-1229,  
Township of Rathburn,  
1931 Bushy Bay Road, Wahnapiatae  
City of Greater Sudbury

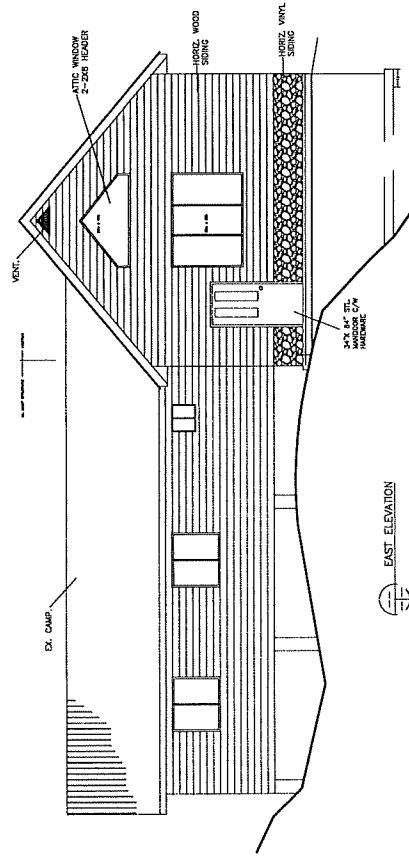
Sketch 1, NTS  
NDCA

A137/2021  
Date: 2021 10 27

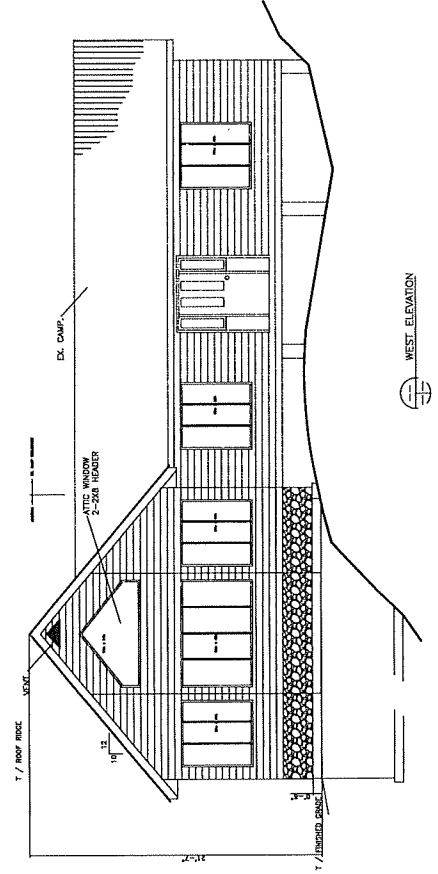




AD37/2021  
Sketch 4



EAST ELEVATION

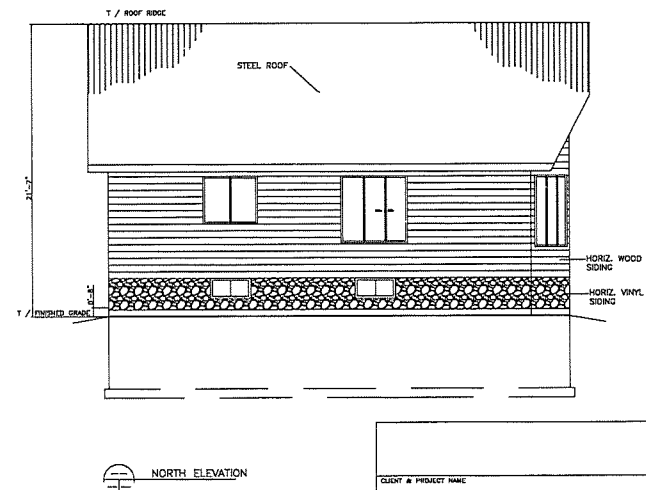
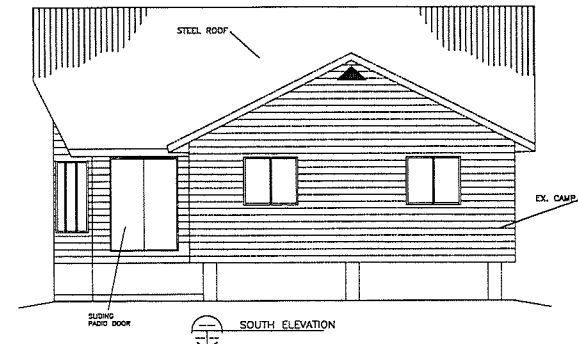
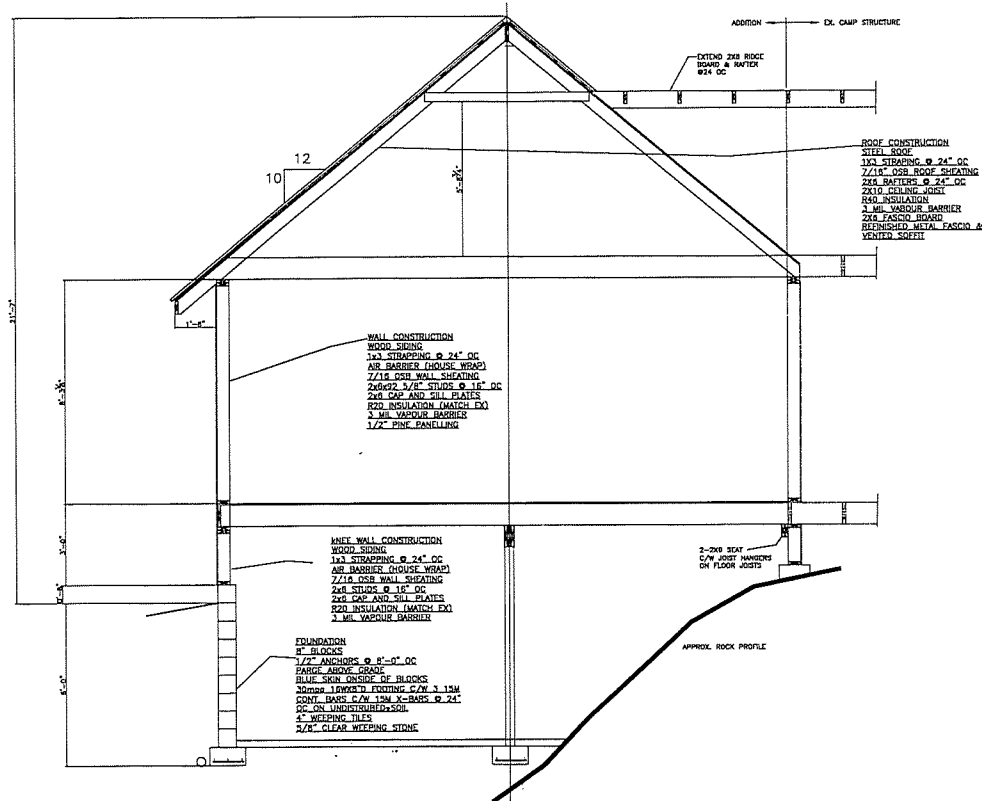


WEST ELEVATION

CLIENT & PROJECT NAME		MCGRADE'S CAMP	
DRAWING DESCRIPTION		CAMP ADDITION 1931 BUSHEY BAY ROAD WEST & EAST ELEVATIONS	
DESIGNED BY	SKETCHED BY	DATE	SCALE
APPROVED BY	APPROVED BY	21-08-17	1/4" = 1'-0"
DRAWING NO.		52	

REVISIONS/ISSUE		DATE
1	ISSUED FOR CONSTRUCTION	21-08-17
2	ISSUED FOR CONSTRUCTION	21-08-17
3	ISSUED FOR CONSTRUCTION	21-08-17
4	ISSUED FOR CONSTRUCTION	21-08-17
5	ISSUED FOR CONSTRUCTION	21-08-17
6	ISSUED FOR CONSTRUCTION	21-08-17
7	ISSUED FOR CONSTRUCTION	21-08-17
8	ISSUED FOR CONSTRUCTION	21-08-17
9	ISSUED FOR CONSTRUCTION	21-08-17
10	ISSUED FOR CONSTRUCTION	21-08-17

AD13712021  
Sketch 5



NO.	DESCRIPTION	DATE	BY
S2	FLOOR PLAN		
S4	WEST & EAST ELEVATIONS	0	ISSUED FOR CONSTRUCTION
	DESCRIPTION		
	REVISIONS/ISSUE		

CLIENT & PROJECT NAME			
MCGLADE'S CAMP			
DRAWING DESCRIPTION			
CAMP ADDITION			
1931 BUSHEY BAY ROAD			
X-SECTION & ELEVATIONS			
DESIGNED BY:	DRAWN BY:	CHECKED BY:	
S.MCGLADE	S.MCGLADE		
APPROVED BY:			
SCALE:	1/4" = 1'-0"	DATE:	21-09-17
DRAWING NO.	S3	REV.	0