



## APPLICATIONS FOR MINOR VARIANCE

---

Tom Davies Square  
200 Brady St

Wednesday, November 22, 2023

### PUBLIC HEARINGS

**A0122/2023**

**DORA RAYMOND  
JOE RAYMOND**

Ward: 8

PIN 73570 0439, Parcel 39805 SEC SES SRO, Lot(s) 27, Subdivision M-1012, Lot Part 11, Concession 5, Township of Neelon, 1809 Huntington Drive, Sudbury, [2021-111, R2-2 (Low Density Residential Two)]

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 6.4m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

**A0123/2023**

**KRYSTAL VANCLIEAF**

Ward: 12

PIN 02115 0163, Parcel 42565 SEC SES SRO, Lot(s) 115, Subdivision M-1014, Lot Part 2, Concession 6, Township of McKim, 1437 Dearbourne Drive, Sudbury, [2021-111, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, Table 4.1 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit the existing storage shed providing an interior side yard setback of 0.43m, where an accessory building greater than 2.5m in height shall be no closer than 1.2m from the side lot line.

**A0124/2023**

**CARY WILLIAM CLEMENT**

Ward: 11

PINs 73578 0278 & 73578 0232, Parcels 14168 & 17714 SEC SES, Lot(s) Part 68 and 69, Subdivision M-201, Lot Part 12, Concession 3, Township of Neelon, 2009 Randolph Street, 2013 Randolph Street, Sudbury, [2021-111, R1-5 (Low Density Residential One)]

For relief from Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to approve a lot to be retained subject to Consent Application B0080 /2023, providing a minimum lot frontage of 14.48m, where 15.0m is required.

**A REMINDER... THE NEXT SCHEDULED MEETING IS  
WEDNESDAY, DECEMBER 6, 2023**



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	
A0122/2023	
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): Dora Raymond Email: [REDACTED]  
Joe Raymond Home [REDACTED]  
 Mailing Address: 1909 Huntington Drive Business Phone: [REDACTED]  
 City: Sudbury Postal Code: P3A 4W4 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: Matt Roll Email: [REDACTED]  
 Mailing Address: 484 Maple Street Home Phone: [REDACTED]  
 City: Sudbury Postal Code: P3C 2B4 Business Phone: [REDACTED]  
 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: NA  
 Mailing Address: [REDACTED]  
 City: [REDACTED] Postal Code: [REDACTED]

- 4) Current Official Plan designation: Living Area 1 Current Zoning By-law designation: R2-2

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

Variance To	By-law Requirement	Proposed	Difference
Increase Height 4.2.4(A)	5m	6.4m	1.372m

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

c) Description of Proposal: Increase height allow as per zoning  
in case of fire

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: Chanel roof  
pitch on current build which pushed height of roof  
over height allowance

BP-Ace-2023-00085

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

PIN(s): \_\_\_\_\_ Township: Neelon  
 Lot No.: 11 Concession No.: 5 Parcel(s): 29805  
 Subdivision Plan No.: M1012 Lot: 27 Reference Plan No.: \_\_\_\_\_ Part(s): \_\_\_\_\_  
 Municipal Address or Street(s): 1809 Huntington Drive

7) Date of acquisition of subject land. 1994

8) Dimensions of land affected.

Frontage 16.3 (m) Depth 33.3 (m) Area 541.6 (m<sup>2</sup>) Width of Street \_\_\_\_\_ (m)

9) Particulars of all buildings:	SFD		DET GAR	
	Existing	Proposed	Existing	Proposed
Ground Floor Area:	<del>41.62</del> <u>142.33</u> (m <sup>2</sup> )	<u>41.62</u> (m <sup>2</sup> )		
Gross Floor Area:	<u>142.33</u> (m <sup>2</sup> )	<u>41.62</u> (m <sup>2</sup> )		
No. of storeys:	<u>2</u>	<u>1</u>		
Width:	<del>4.98</del> <u>9.8</u> (m)	<u>4.98</u> (m)		
Length:	<del>14</del> <u>14</u> (m)	<u>8.63</u> (m)		
Height:	<del>6.4</del> <u>10.2</u> (m)	<u>6.4</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).

	SFD		DET GAR	
	Existing	Proposed	Existing	Proposed
Front:	<del>18.9</del> <u>6.9</u> (m)	<u>19m</u> (m)		
Rear:	<u>7.5</u> <u>17m</u> (m)	<u>5.95</u> <u>5.95</u> (m)		
Side:	<del>1.2</del> <u>1.5</u> (m)	<u>1.2</u> (m)		
Side:	<u>1.2</u> (m)	<u>10.7</u> (m)		

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

What type of access to the land?

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

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

Original Dwelling - early 70's, Garage-detached 2023

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

Use(s): Single Family Length of time: \_\_\_\_\_

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: R2-2

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, Dora & Joe Raymond (please print all names), the registered owner(s) of the property described as 1809 Huntington Drive in the City of Greater Sudbury:

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

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

**Authority to Enter Land and Photograph**

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

**Appointment of Authorized Agent**

g) appoint and authorize Matt Bell (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 day of October, 2023

Jay Humbert  
(Witness)

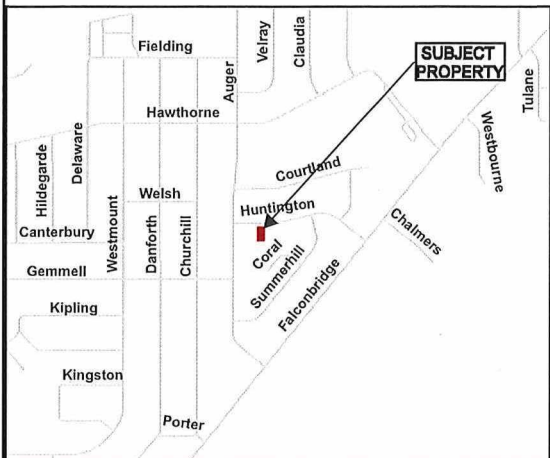
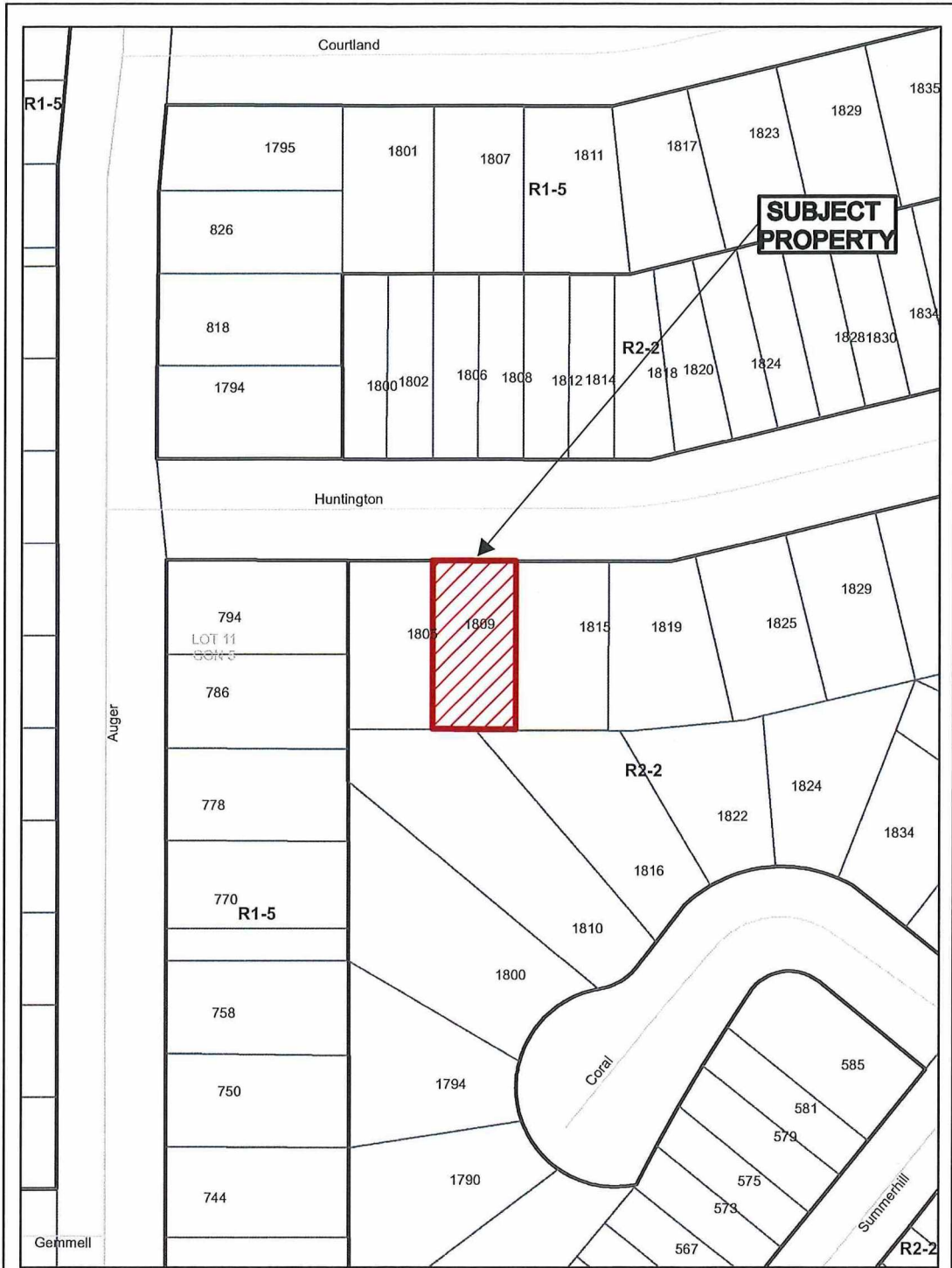
[Signature]  
Signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: JH RAYMOND

\*I have authority to bind the Corporation Dora Raymond

A0122/2023





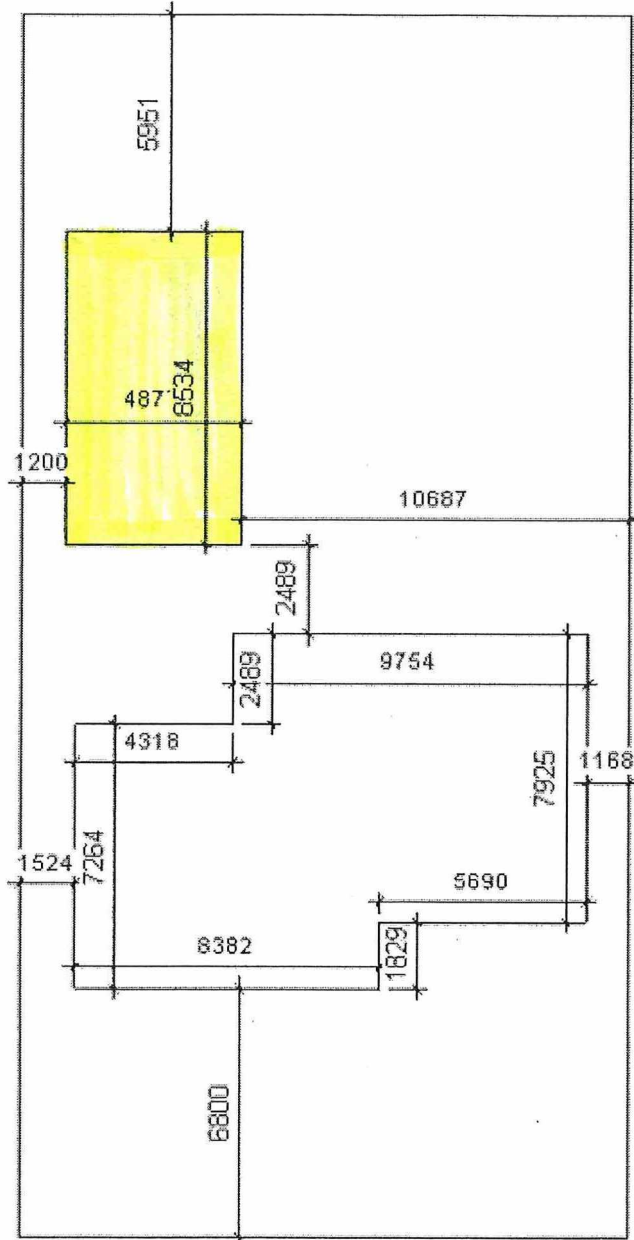
### Application for Minor Variance or Permission



Subject Property PIN 73570-0439,  
 Parcel 39805 SEC SES SRO, Lot 27, Plan M-1012,  
 Part Lot 11, Concession 5, Township of Neelon,  
 1809 Huntington Drive, Sudbury,  
 City of Greater Sudbury

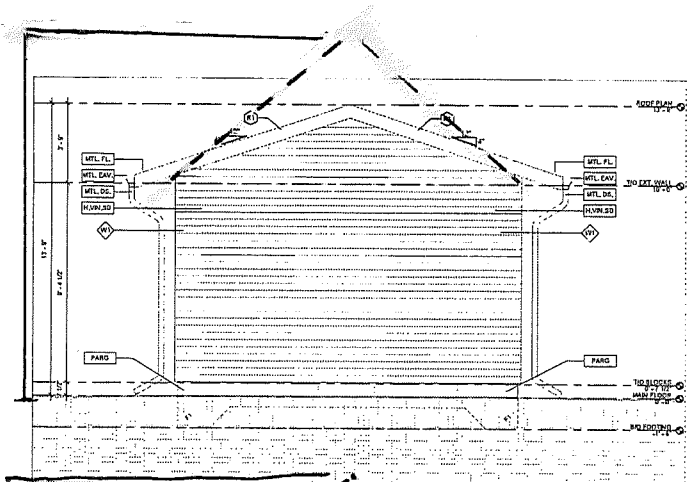
Sketch 1, NTS  
 MNR

A0122/2023  
 Date: 2023 10 31

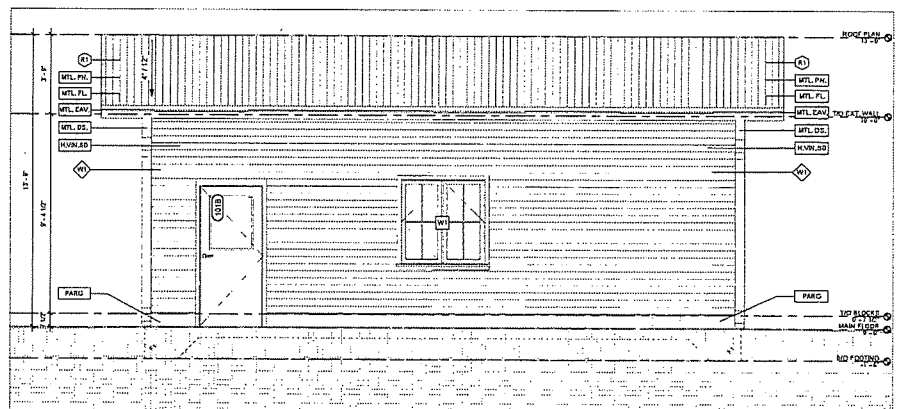


A0122/2023  
 sketch 2

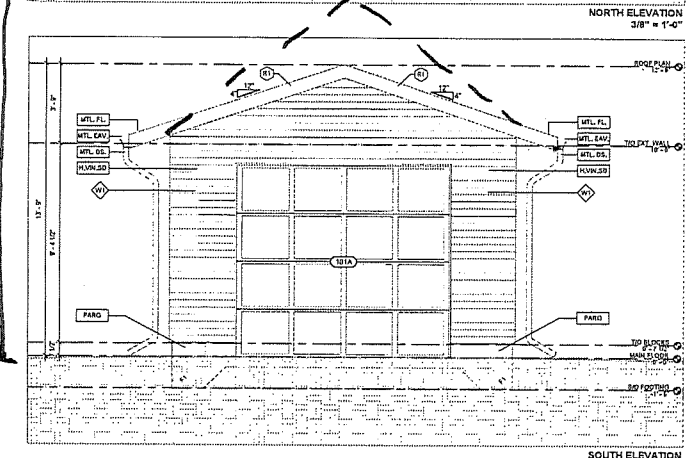
LEGEND	
	DENOTES METAL ROOFING
	DENOTES METAL FLASHING
	DENOTES METAL EAVSTROUGHT
	DENOTES METAL DOWN SPOUT
	DENOTES HORIZONTAL VINYL SIDING BY OWNER
	DENOTES PARING LAYER
	ROOF IDENTIFICATION IN SCHEDULE
	WALL IDENTIFICATION IN SCHEDULE
	DOOR IDENTIFICATION IN SCHEDULE
	WINDOW IDENTIFICATION IN SCHEDULE
	FOOTING IDENTIFICATION IN SCHEDULE



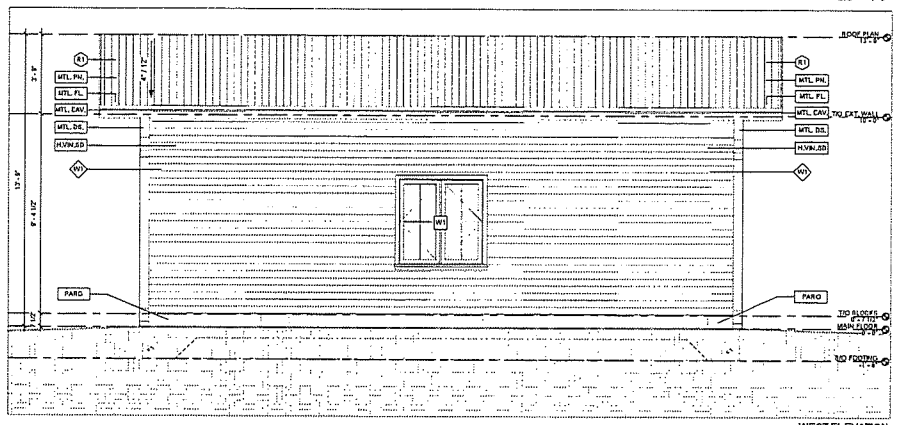
NORTH ELEVATION  
3/8" = 1'-0"



EAST ELEVATION  
3/8" = 1'-0"



SOUTH ELEVATION  
3/8" = 1'-0"

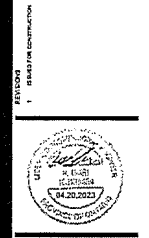


WEST ELEVATION  
3/8" = 1'-0"

6.4  
M

6.4  
M

1. I HAVE CHANGED TO THE DESIGN AND CONSTRUCTION OF THIS PROJECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
2. I HAVE NOT BEEN ADVISED BY ANY OTHER PERSON OF ANY FACTS OR CIRCUMSTANCES WHICH MIGHT AFFECT THE DESIGN OR CONSTRUCTION OF THIS PROJECT.  
3. I HAVE NOT BEEN ADVISED BY ANY OTHER PERSON OF ANY FACTS OR CIRCUMSTANCES WHICH MIGHT AFFECT THE DESIGN OR CONSTRUCTION OF THIS PROJECT.  
4. I HAVE NOT BEEN ADVISED BY ANY OTHER PERSON OF ANY FACTS OR CIRCUMSTANCES WHICH MIGHT AFFECT THE DESIGN OR CONSTRUCTION OF THIS PROJECT.



MATT BELL  
1159 HURONTARIO DR. SUDBURY, ONTARIO  
PROJECT NO. 23-0024  
ELEVATIONS

DRAWN BY: IN  
CHECKED BY: DP/KO  
SCALE: As Indicated  
SHEET:

A04

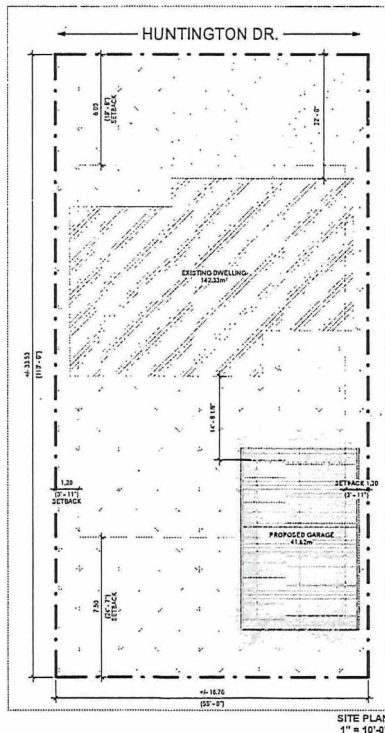
ISSUED FOR CONSTRUCTION - APRIL 20, 2023

A0122/2023  
Sketch 3

# MATT BELL

1809 HUNTINGTON DR, SUDBURY, ONTARIO  
PROJECT NO. KSI-023-098

ISSUED FOR CONSTRUCTION - APRIL 20, 2023



**SYMBOL LEGEND**

**VIEW NAME**  
1.100 SECTION NUMBER, TITLE AND SCALE REFERENCE  
1.100 SECTION NUMBER, TITLE AND SCALE REFERENCE

**VIEW NAME**  
1.100 SECTION NUMBER, TITLE AND SCALE REFERENCE

**ROOM NAME**  
1.100 ROOM NAME AND NUMBER

**FLOOR**  
0.00 ELEVATION REFERENCE TO LEVEL AS NOTED

**BUILDING SECTION REFERENCE**  
TYP SECTION NUMBER  
A.100 SHEET SECTION IS SHOWN

**NORTH**  
NORTH ARROW

**WALL IDENTIFICATION IN SCHEDULE**

**FLOOR IDENTIFICATION IN SCHEDULE**

**DOOR IDENTIFICATION IN SCHEDULE**

**UNIT IDENTIFICATION IN SCHEDULE**

**WINDOW IDENTIFICATION IN SCHEDULE**

**WALL PHASING**  
NEW WALL/SEE WALL SCHEDULE

**WALL ASSEMBLIES:**

**DETACHED GARAGE WALL ASSEMBLY**

- HORIZONTAL SIDING BY OWNER
- 1/2" SFF INSULATION VERTICAL WALL STRAPPING @ 16" OC
- 1/2" SFF INSULATION HORIZONTAL WALL STRAPPING @ 16" OC
- 1/2" SFF INSULATION TOP PLATE @ 16" OC (DOUBLE TOP PLATE) CW BRACING INDICATED
- 1/2" SFF INSULATION 1/2" BATT INSULATION (R-13)
- 1/2" POLYURETHANE BARRIER LAP & SEAL
- 1/2" GYPSUM BOARD SHEATHING

**FLOOR ASSEMBLIES:**

**F.1 CONCRETE GARAGE FLOOR**

- FRESH AS SCHEDULED
- 4" CONCRETE SLAB ON GRADE - REINFORCED W/ WAF 8.8 @ 18" ON CENTER
- 1/2" POLYURETHANE BARRIER LAP & SEAL
- 1/2" GYPSUM BOARD SHEATHING @ 24" OC

**ROOF ASSEMBLIES:**

**R.1 DIMENSIONAL PLYWOOD TRUSS WITH MANUFACTURED TRUSS**

- METAL ROOFING
- CONSTRUCTION FELT PAPER
- EXTERIOR FINISH AS PER DETAIL
- 1/2" POLYURETHANE BARRIER LAP & SEAL
- 1/2" SFF INSULATION 1/2" BATT INSULATION (R-13)
- 1/2" POLYURETHANE BARRIER LAP & SEAL
- CEILING AS SCHEDULED

**CEILING ASSEMBLIES:**

**C.1 TYPICAL GYPSUM BOARD CEILING**

- 1/2" RESILIENT CHANNEL @ 24" OC
- 1/2" GYPSUM BOARD SHEATHING

**ROOM FINISH SCHEDULE GENERAL NOTES:**

- REFER TO DOOR SCHEDULE, SPECIFICATIONS, DRAWINGS AND DETAILS FOR SPECIAL CONDITIONS NOT INDICATED ON THIS SCHEDULE. FINISHES SHALL BE ALSO PROVIDED AS SHOWN ON THESE DOCUMENTS.
- THE CEILING MATERIAL COLUMN ON THE SCHEDULE INDICATES THE MATERIAL AND THE FRESH OUT OF PLY WHEN NO CEILING IS INDICATED. THE FINISH INDICATED IS TO BE APPLIED TO THE UNDERSIDE OF THE STRUCTURE ABOVE INCLUDING ALL FRAMING MEMBERS AND EXPOSED MECHANICAL AND ELECTRICAL SERVICES.
- ALL CEILING AND SEALANTS TO MATCH COLOUR OF MATERIAL ON WHICH IT OCCURS UNLESS OTHERWISE APPROVED.
- DOORS, FRAMES AND SCREENS ARE TO BE FINISHED AS PER DOOR SCHEDULE AND DRAWINGS. REFER TO ABBREVIATIONS FOR ABBREVIATIONS OF MATERIALS, FINISHES, ETC. USED IN THE ROOM FINISH AND DOOR SCHEDULES, AND TECHNICAL SECTIONS OF THE SPECIFICATION. ABBREVIATIONS MAY ALSO BE DEFINED IN THE SPECIFICATION SECTIONS WHERE THEY ARE USED.

**PRODUCT SELECTION:**

**ATRIUM ACCESS MATS:**

LOW PROFILE ATRIUM ACCESS HATCH BY ATRIUM HATCH INC. ON APPROVED EQUAL.

**ABBREVIATIONS:**

ROOM FINISH SCHEDULE	DOOR SCHEDULE
PC POLYURETHANE CONCRETE	VN VINYL
CB CONCRETE BOARD	AL ALUMINUM
PT FAN FINISH	PA PAINT
NA NOT APPLICABLE	OL OILING TYPE 1
	NT NOT APPLICABLE

**WINDOW SCHEDULE**

- FRAME DEPTH FOR WINDOWS AND SCREENS SHALL BE DEPTH OF WALL PLUS 1/2" MIN. TYPICAL.
- FRAME THICKNESS TO BE 2" (TYP.)
- ALL DIMENSIONS SHOWN ON DRAWINGS ARE WINDOW SIZES. WINDOW OPENINGS MUST BE CALCULATED BY CONTRACTOR.
- A, F, - ABOVE FINISHED FLOOR

**GENERAL REQUIREMENTS**

- GENERAL CONTRACTOR & SUBCONTRACTOR SHALL EXAMINE THE SITE, VERIFY ALL DIMENSIONS, DRAWING DETAILS TO ASCERTAIN THE EXTENT AND NATURE OF WORK.
- ALL DISCREPANCIES, OMISSIONS OR CONFLICTS SHALL BE REPORTED TO DESIGNER PRIOR TO WORK.
- CONTRACTOR IS NOT TO PROCEED WITH ANY CHANGES OR MODIFICATIONS TO THE DESIGN UNLESS REVIEWED AND APPROVED BY DESIGNER.
- GENERAL CONTRACTOR SHALL PROVIDE ALL MATERIAL AND LABOR REQUIRED.
- BEFORE WORK IS STARTED, CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

**CODES AND STANDARDS**

GENERAL CONTRACTOR SHALL COMPLY WITH THE CANADIAN BUILDING CODE REQUIREMENTS OR OTHER AUTHORITIES HAVING JURISDICTION. HEREAFER REFERRED TO AS CODE. MEET OR EXCEED REQUIREMENTS OF CONTRACT DOCUMENTS, SPECIFIED STANDARDS, CODES AND REFERENCED DOCUMENTS. COMPLY WITH THE ENTIRE OCCUPATIONAL HEALTH AND SAFETY ACT 1991 AND REGULATIONS FOR CONSTRUCTION PROJECTS.

**PERMITS AND INSPECTIONS**

- THE CONTRACTOR SHALL OBTAIN AND PAY FOR BUILDING PERMIT AND ASSOCIATED INSPECTIONS.

**DESIGN DATA**

- STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2012 SUPPLEMENTED BY THE USER'S GUIDE - NBC 2015 STRUCTURAL COMMENTARIES (PART 4 OF SERIES 8).
- CONCRETE DESIGN - SUDBURY, ONTARIO

**SUBMITTALS**

- SUBMIT FOR REVIEW BEFORE STARTING WORK.
- SUBMIT SHOP DRAWINGS IN CONFORMANCE WITH THE SCHEDULE OF CONSTRUCTION.
- SHOP DRAWINGS MUST BE REVIEWED BY CONTRACTOR BEFORE SUBMISSION TO CONSULTANT.
- SHOP DRAWINGS WITHOUT CONTRACTOR STAMPS WILL BE RETURNED WITHOUT BEING REVIEWED.
- OUR REVIEW OF SHOP DRAWINGS DOES NOT INCLUDE CHECKING OF DIMENSIONS OR CALCULATIONS OF ELEMENTS ENGINEERED BY OTHERS AND DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO COMPLETE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- BEFORE SUBMITTING DRAWINGS INDICATE ALL CORRECTIONS REQUIRED BY PRIOR REVIEWS HAVE BEEN COMPLETED.
- DO NOT ADD STAMPS TO DRAWINGS UNLESS THEY HAVE NOT BEEN STAMPED AS NOTED.
- PROVIDE FINAL RECORD DRAWINGS AFTER ALL CORRECTIONS ARE MADE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A QUALITY CONTROL PLAN ASSOCIATED WITH THE STRUCTURAL WORK. THIS MUST BE PROVIDED TO THE CONSULTANT WHEN REQUESTED.
- THIS SHOP DRAWING IS TO BE USED FOR CONSTRUCTION PURPOSES ONLY.
- COLD AND HOT WEATHER CONSTRUCTION PROCEDURES.
- THIS SHOP DRAWING IS TO BE USED FOR CONSTRUCTION PURPOSES ONLY.

**CONCRETE NOTES**

- CONCRETE IS SPECIFIED AS PER THE "PERFORMANCE SPECIFICATION" ALTERNATIVE AS OUTLINED IN CSA A23.1, TABLE 1.
- THE CONTRACTOR AND CONCRETE SUPPLIER TO MEET ALL IDENTIFICATION, DOCUMENTATION AND QUALITY CONTROL REQUIREMENTS.
- CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 28 MPa (MINIMUM) TO BE TESTED AS PER PERFORMANCE SPECIFICATION.
- THE CONCRETE SUPPLIER TO BE CERTIFIED BY THE RELEVANT CONCRETE ASSOCIATION OF CANADA.
- CONCRETE SHALL BE DELIVERED TO THE SITE WITH ALL NECESSARY DOCUMENTATION AND TEST RESULTS.
- MEET ALL REQUIREMENTS FOR PLACING, FINISHING AND THE OWNER'S PERFORMANCE REQUIREMENTS.
- CONCRETE TO BE PLACED IN CONCRETE TYPE OR UNLESS NOTED OTHERWISE OR REQUIRED BY EXPOSURE CLASS.
- PLACE CONCRETE AS CLOSE AS POSSIBLE TO FINAL LOCATION TO AVOID SEGREGATION. VIBRATE ALL CONCRETE FROM THE SIDES OF ALL STRUCTURAL CONCRETE MEMBERS.
- PERMIT DRAWING FOR BUILDING TO BE SUBMITTED TO AGRU ENGINEERING FOR APPROVAL PRIOR TO CONSTRUCTION.

**WINDOWS & DOORS**

- PER THE GENERAL CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE FOLLOWING ITEMS PRIOR TO ORDERING:
  - COLOR OF WINDOW AND DOOR
  - DIRECTION OF SWING FOR OPERABLE
  - GRID PATTERN (IF APPLICABLE)
  - ORIGINAL ACTION ENGINEERING (SEE REG 8.5.1 SPECIFICATIONS TO BE PROVIDED BY MANUFACTURER)
- RESISTANCE TO FORCED ENTRY APPLIES TO ALL TYPES OF ENTRANCE DOORS NOT DWELLING UNITS AND ATTACHED GARAGE. SEE ONLY REG 8.5.1 SPECIFICATIONS TO BE PROVIDED BY MANUFACTURER.
- EFFICIENCY RATING REQUIRED FOR NEW WINDOWS & DOORS TO BE 35 MAXIMUM.

**TEMPORARY WORKS**

- ALL TEMPORARY DRAWINGS SHOW THE COMPLETED STRUCTURE. IF THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMITS AND ERECT ANY TEMPORARY WORKS REQUIRED TO COMPLETE THE WORK.
- ALL TEMPORARY WORKS SHALL BE REMOVED AND REPAIRS MADE TO THE COMPLETED STRUCTURE.
- CONTRACTOR IS RESPONSIBLE TO ENSURE THE DESIGN AND REVIEW OF ALL TEMPORARY WORKS ARE CARRIED OUT BY A PROFESSIONAL ENGINEER LICENSED AND INSURED TO WORK IN ONTARIO.

**WOOD NOTES**

- ALL FRAMING TO COMPLY WITH THE PART 9 REQUIREMENTS OF THE ONTARIO BUILDING CODE.
- PRIOR TO STARTING CONSTRUCTION ENSURE ALL DIMENSIONS ARE FIELD VERIFIED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL DIMENSIONS AND SPECIFICATIONS FOR BRIDGEWORK SPACE ALL DIMENSIONS AS SPECIFIED. SECURELY BRACE MEMBERS IN PLACE TO RESIST PLUMB UNTIL PERMANENTLY FIELD IN STRUCTURE.
- ALL MATERIALS SHALL BE PROTECTED FROM ENVIRONMENTAL DAMAGES, STORE OFF GROUND AND COVER WITH WATERPROOF TARP.

**MATERIALS**

- DIMENSIONAL LUMBER SFF NO.10.0
- DIAMETER STRAND BARS - CSA 0407
- PLYWOOD - CSA 0111
- WELD - CSA 0115
- CONNECTOR SHANGHAI - SIMPSON STRONGTIE

**DOOR SCHEDULE GENERAL NOTES:**

- A (WHEN H) IS USED IN ANY COLUMN THAT DOES NOT APPLY TO A PARTICULAR DOOR.
- DOOR TYPE REFERS TO DOOR ELEVATIONS SHOWN BELOW. THE PREFIX "2" INDICATES A PAIR OF DOORS. SEE REG. 8.5.1 FOR DOUBLE DOOR TYPES.
- WOOD OR HOLLOW METAL. SEE ALSO DETAIL DRAWINGS.
- GLASS IN DOORS SHALL BE TYPICALLY EXCEPT THAT FOR FREE BATED DOORS IT SHALL BE WIRED GLASS. SEE ALSO DETAIL DRAWINGS.
- FRAME TYPES REFER TO FRAME ELEVATIONS SHOWN BELOW.
- TYPICAL FRAME SECTIONS ARE SHOWN ELSEWHERE IN THE SCHEDULE OR ON CONSTRUCTION DETAILS. FRAME DEPTH FOR DOORS AND SCREENS SHALL BE DEPTH OF WALL PLUS 1/2" MIN. TYPICAL.
- ALL EXTERIOR DOORS AND FRAMES ARE TO BE INSULATED AND WEATHERSTRIPPED UNLESS NOTED OTHERWISE.

**DOOR TYPES**

**FRAME TYPES**

**ROOM FINISH SCHEDULE**

NUMBER	NAME	FLOOR FINISH	BASE FINISH	WALL MATERIAL	WALL FINISH	CEILING MATERIAL	CEILING FINISH	CEILING HEIGHT	COMMENTS
101A	CONCRETE	PC			PT	OL	PT		

**DOOR AND FRAME FINISH SCHEDULE**

NUMBER	DOOR TYPE	WIDTH	HEIGHT	DOOR MATERIAL	DOOR FINISH	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	GLASS	FINISH	COMMENTS
101B	A	10'-0"	8'-0"	AL	PT	PT	VN	-	OL-1	-	

MATT BELL  
1809 HUNTINGTON DR, SUDBURY, ONTARIO  
PROJECT NO. KSI-023-098

INFORMATION SHEET

DRAWN IN  
CHECKED DRPW  
SCALE As Indicated  
SHEET

A01

ISSUED FOR CONSTRUCTION - APRIL 20, 2023

Handwritten: A0122/2023 sketch 4







**FLOOR ASSEMBLIES:**

1. FINISH AS SCHEDULED  
 2. 8" CONCRETE SLAB ON GRADE, REINFORCED WITH WF 10M BARS  
 3. 10 MIL POLY VAPOR BARRIER MEMBRANE - SEAL JOINTS (TYP.)  
 4. 2" RIGID INSULATION (R10) WITH 1/2" MIN. 20# EPS COMPRESSION CAPACITY  
 5. GRANULAR A (15" MIN.) & GRANULAR B TYPE 3 (2" MIN.)

**ROOF ASSEMBLIES:**

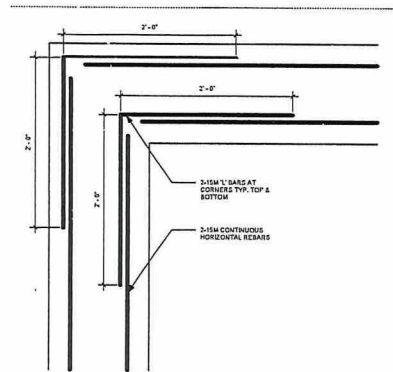
1. DOWNLAP PRE-ENGINEERED TRUSS BY MANUFACTURER  
 2. METAL ROOFING  
 3. 1/2" WOOD STRAPPING @ 12" O.C.  
 4. SAE STEEL BRACING PERIMETER AS PER DETAIL  
 5. CONSTRUCTION FELT PAPER  
 6. 1/2" WOOD SHEDDING COW "N" CLIPS  
 7. PRE-ENGINEERED TRUSS @ 24" O.C.  
 8. FLEED W/ BLOWN INSULATION (R-35) & BATT INSULATION (R-35)  
 9. 6 MIL POLY VAPOR BARRIER - LAP & SEAL  
 10. CEILING AS SCHEDULED

**INTEL SCHEDULE**

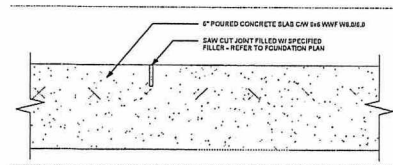
IDENTITY	SIZE
L1	3-PLY 2x6 SPP NO.1 AND 2
L2	2-PLY 2x12 SPP NO.1 AND 2

**FOOTING SCHEDULE**

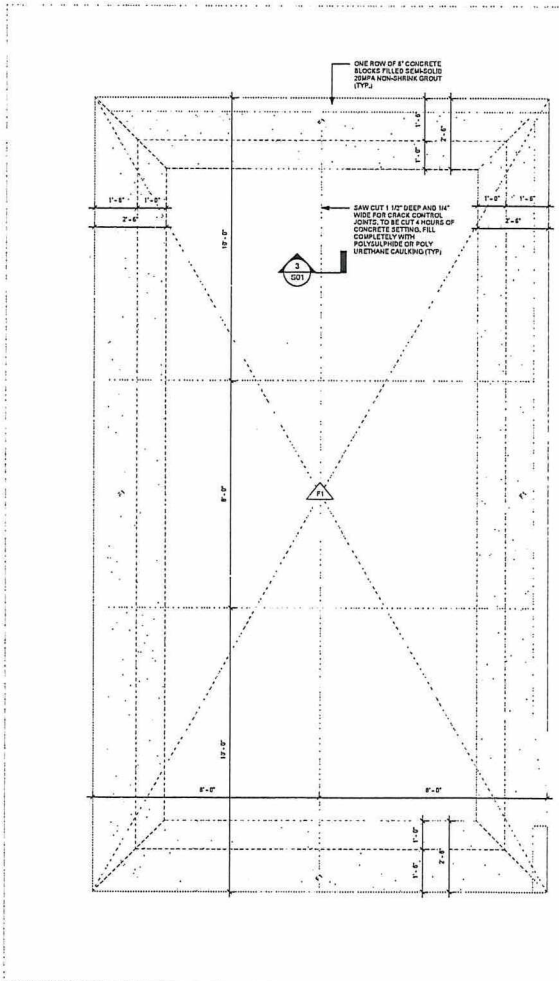
IDENTITY	SIZE
F1	11/4" DEEP & 1" WIDE THICKENED EDGE SLAB ON 4" 10M BARS TOP & BOTTOM CONTINUOUS & 10M STRUTS @ 48" O.C.



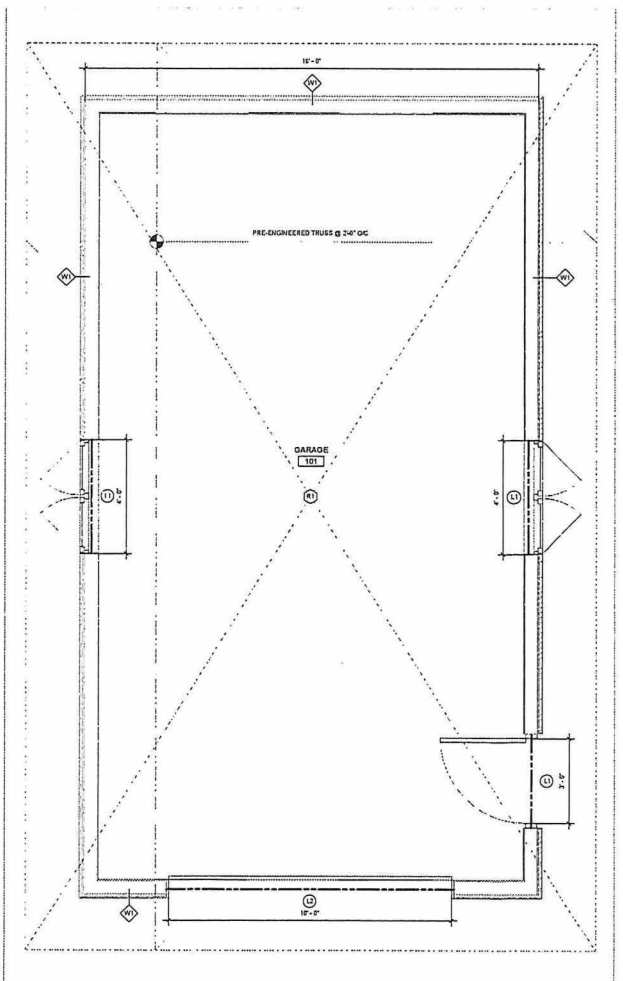
TYP. CORNER LAP FOR HORIZONTAL STEEL REINF  
 1 1/2" = 1'-0"



TYP. SAW CUT DETAIL  
 3" = 1'-0"



BIO FOOTING  
 1/2" = 1'-0"



MAIN FLOOR STRUCTURAL PLAN  
 1/2" = 1'-0"

GENERAL  
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE (CNBC) AND ALL APPLICABLE REGULATIONS.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.  
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

REVISIONS

NO.	DESCRIPTION	DATE
1	TRANS FOR CONSTRUCTION	04.20.2023

DATE: 04.20.2023  
 PROJECT NO: 2023-001

**KOMRI ENGINEERING**

MAT BELL  
 100 HURONTARIO ST. ONTARIO  
 PROJECT NO. 2023-001  
 STRUCTURAL PLANS

DRAWN: IN  
 CHECKED: DP/ND  
 SCALE: As Indicated  
 SHEET: 7

**S01**

ISSUED FOR CONSTRUCTION - APRIL 20, 2023

A012212023  
 sketch 8



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	
A0123/2023	
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): <u>Krystal Vanclief</u>	Email: <span style="background-color: black; color: black;">[REDACTED]</span>
Mailing Address: <u>1437 Dearbourne Drive</u>	Home Phone: <span style="background-color: black; color: black;">[REDACTED]</span>
	Business Phone:
City: <u>Sudbury</u>	Postal Code: <u>P3A5E6</u>
	Fax Phone:

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

Name of Agent:	Email:
Mailing Address:	Home Phone:
	Business Phone:
City:	Postal Code:
	Fax Phone:

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

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

Name: <u>TD Canada Trust</u>
Mailing Address: <u>2208 Lasalle</u>
City: <u>Sudbury</u> Postal Code: <u>P3A 2A8</u>

- 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
<u>bylaw 201442</u>	<u>1.2m</u>	<u>0.43m</u>	<u>0.77m</u>
<u>↳ 20101002 → side yard setback</u>			

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

- c) Description of Proposal: Keep existing storage shed located 0.43m from neighbouring property line.

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
No room to move shed. Shed has been at same location for 30+ years and neighbour whose property line is shared with shed does not have any issue with the shed. Yard becomes sloped in backyard +0.

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

PIN(s): 02115-0163 Township: Mckim  
 Lot No.: 2 Concession No.: 6 Parcel(s): 42565  
 Subdivision Plan No.: M1014 Lot: 115 Reference Plan No.: \_\_\_\_\_ Part(s): \_\_\_\_\_  
 Municipal Address or Street(s): 1437 Dearbourne Drive

7) Date of acquisition of subject land. 2008

8) Dimensions of land affected.

Frontage 16.33 (m) Depth 30.48 (m) Area 497.70 (m<sup>2</sup>) Width of Street n/a (m)

9) Particulars of all buildings:

	Existing house		<del>Proposed</del> existing shed	
Ground Floor Area:	<u>110.92</u>	(m <sup>2</sup> )	<u>7.43</u>	(m <sup>2</sup> )
Gross Floor Area:	<u>204.38</u>	(m <sup>2</sup> )	<u>7.43</u>	(m <sup>2</sup> )
No. of storeys:	<u>backsplit 74 level</u>		<u>1</u>	
Width:	<u>8.45</u>	(m)	<u>3.04</u>	(m)
Length:	<u>13.10</u>	(m)	<u>2.43</u>	(m)
Height:	<u>4.87</u>	(m)	<u>3.35</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 house		<del>Proposed</del> existing shed	
Front:	<u>6.05</u>	(m)	<u>10.32</u>	(m)
Rear:	<u>11.33</u>	(m)	<u>17.73</u>	(m)
Side:	<u>6.54</u>	(m)	<u>0.43</u>	(m)
Side:	<u>1.34</u>	(m)	<u>12.86</u>	(m)

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

What type of access to the land?

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

house -> 1979 shed -> 1980's, shed fixed in 2019 (new roof) because snow crushed old one

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

Use(s): storage shed Length of time: 15 yrs by me; 30+ yrs total by family

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: shed -> storage house -> living with family  
residential

A0123/2023

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, Krystal Vanclieaf (please print all names), the registered owner(s) of the property described as 1437 Dearbourne Drive

in the City of Greater Sudbury:

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

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

**Authority to Enter Land and Photograph**

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

**Appointment of Authorized Agent**

g) appoint and authorize \_\_\_\_\_ (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 25<sup>th</sup> day of October, 2023

Jay Thomson  
(Witness)

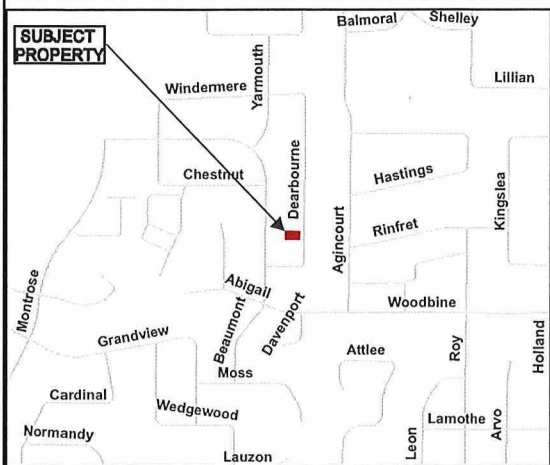
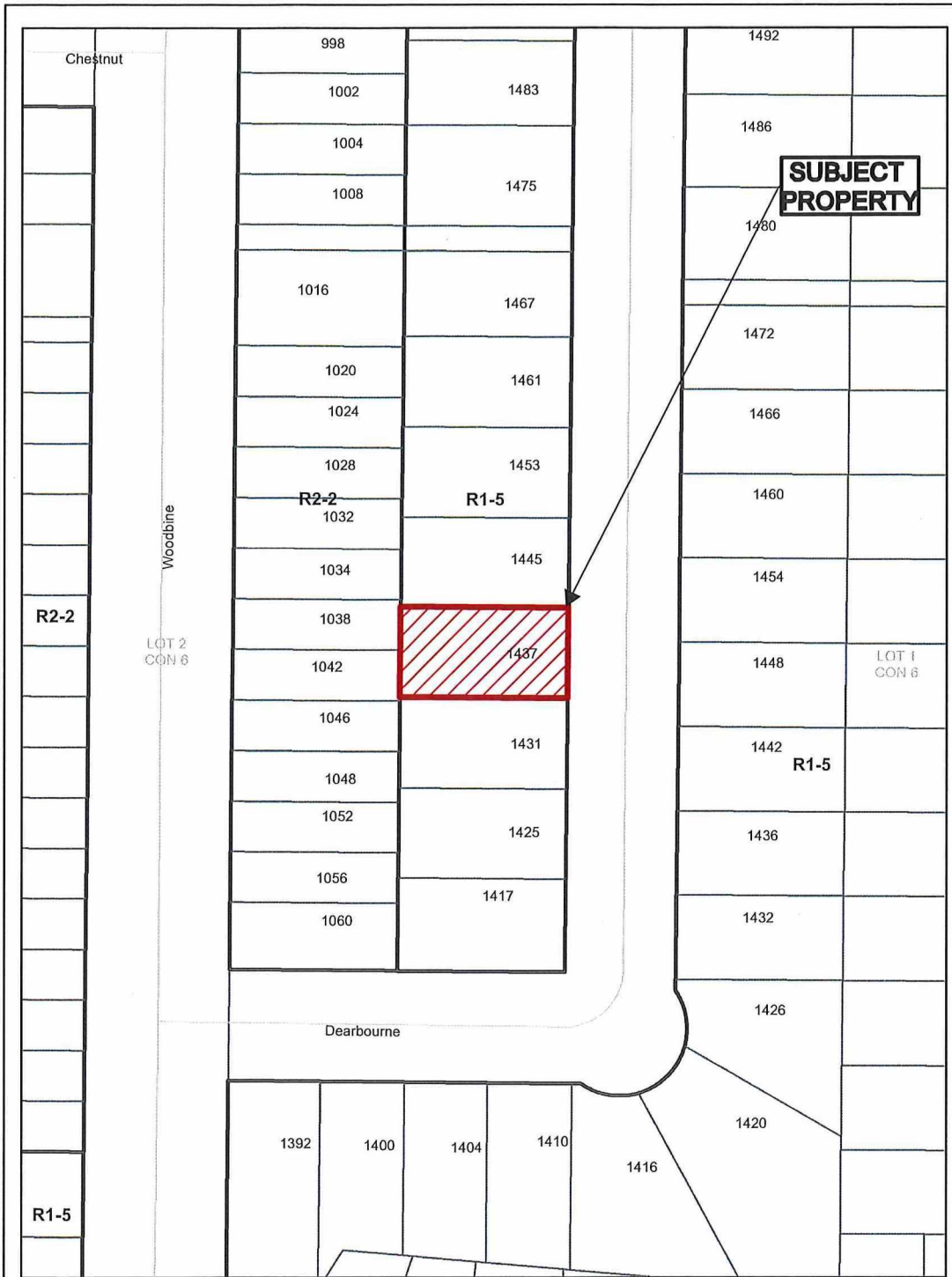
Krystal Vanclieaf  
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: Krystal Vanclieaf

\*I have authority to bind the Corporation

A0123/2023





**Application for Minor Variance or Permission**



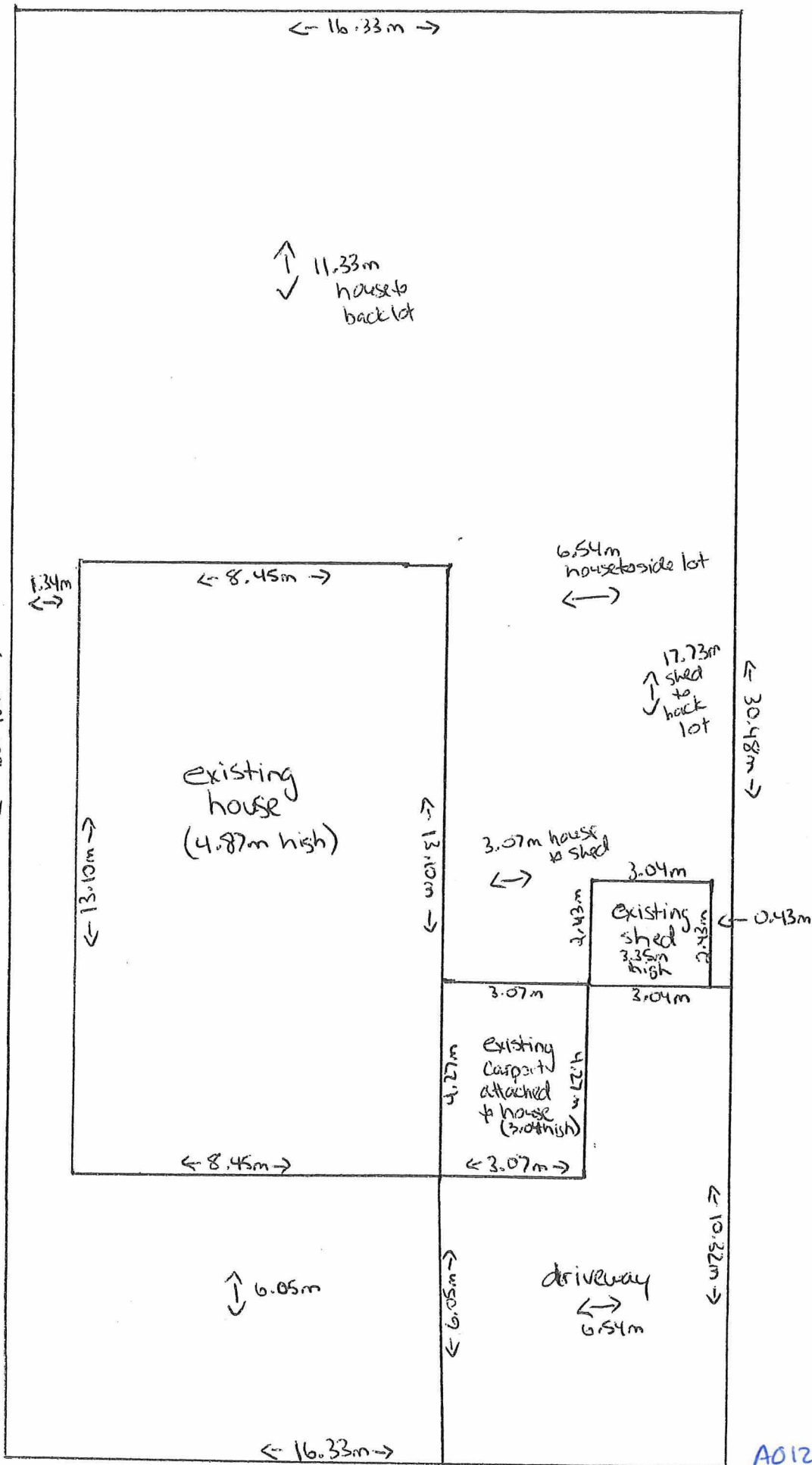
Subject Property PIN 02115-0163,  
Parcel 42565 SEC SES SRO, Lot 115, Plan M-1014,  
Part Lot 2, Concession 6, Township of McKim,  
1437 Dearbourne Drive, Sudbury,  
City of Greater Sudbury

Sketch 1, NTS  
MNR

A0123/2023  
Date: 2023 10 31

1 inch = 3.04 m

N →



1437 Dearbourne Drive

A0123/2023  
sketch 2



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

Office Use Only 2023.01.01	
A 0124/2023	
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): Cary William Clement	Email: [REDACTED]
Mailing Address: 2009 Randolph St	Home Phone: [REDACTED]
	Business Phone:
City: Sudbury	Postal Code: P3B 1X7
	Fax Phone:

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

Name of Agent: David Dorland	Email: [REDACTED]
Mailing Address: 298 Larch St	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: Sudbury	Postal Code: P3B 1M1
	Fax Phone:

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

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

Name: Bank of Montreal
Mailing Address: 79 Durham St
City: Sudbury
Postal Code: P3E 3M5

- 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
Lot Frontage	15.0m	14.48m	0.52m

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

c) Description of Proposal:  
 \_\_\_\_\_  
 \_\_\_\_\_

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
 The lot was created in 1950, legal non-conforming  
 \_\_\_\_\_  
 \_\_\_\_\_

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

PIN(s): 73578-0278 & 73578-0232 Township: Neelon Ward 11  
 Lot No.: 12 Concession No.: 3 Parcel(s): 14168 & 17714  
 Subdivision Plan No.: M-201 Lot: Part of 68 Reference Plan No.: Part(s):  
 Municipal Address or Street(s): 2009 & 2013 Randolph St

7) Date of acquisition of subject land. 2005

8) Dimensions of land affected.

Frontage 14.48 (m) Depth 39.62 (m) Area 571 (m<sup>2</sup>) Width of Street 20.12 (m)

9) Particulars of all buildings:

	House	Existing Garage	Proposed
Ground Floor Area:	95 +/- (m <sup>2</sup> )	48 +/- (m <sup>2</sup> )	Same (No Change) (m <sup>2</sup> )
Gross Floor Area:	190 +/- (m <sup>2</sup> )	48 +/- (m <sup>2</sup> )	(m <sup>2</sup> )
No. of storeys:	1	1	
Width:	10 +/- (m)	5.6 +/- (m)	(m)
Length:	10 +/- (m)	8.6 +/- (m)	(m)
Height:	4.6 +/- (m)	3.6 +/- (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).

	House	Existing Garage	Proposed
Front:	7.65 (m)	20.17 (m)	No Change (m)
Rear:	21.09 (m)	10.79 (m)	(m)
Side:	1.10 (m)	1.20 (m)	(m)
Side:	2.85 (m)	7.64 (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.

Unknown (around 1950-1960)

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

Use(s): Residential Length of time: 60+ years

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

Same as #13  or, \_\_\_\_\_

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

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

If "yes", how many? \_\_\_\_\_

17) Existing uses of abutting properties: Residential

AO 124/2023

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): Concurrent 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, Cary William Clement (please print all names), the registered owner(s) of the property described as Part of Lot 68, plan M-201, 2009 Randolph St in the City of Greater Sudbury:

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

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

**Authority to Enter Land and Photograph**

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

**Appointment of Authorized Agent**

g) appoint and authorize David Dorland (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 25 day of October 2023

Melissa P...  
(witness)

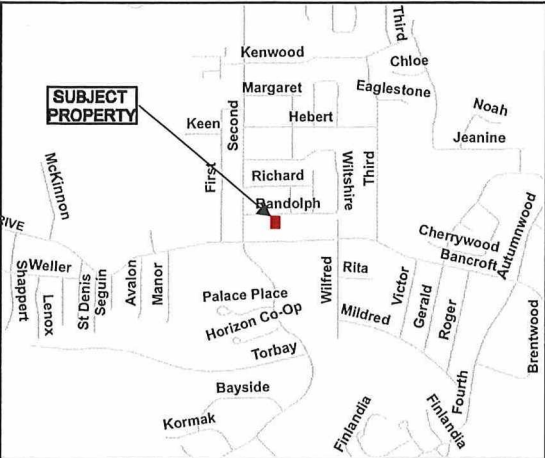
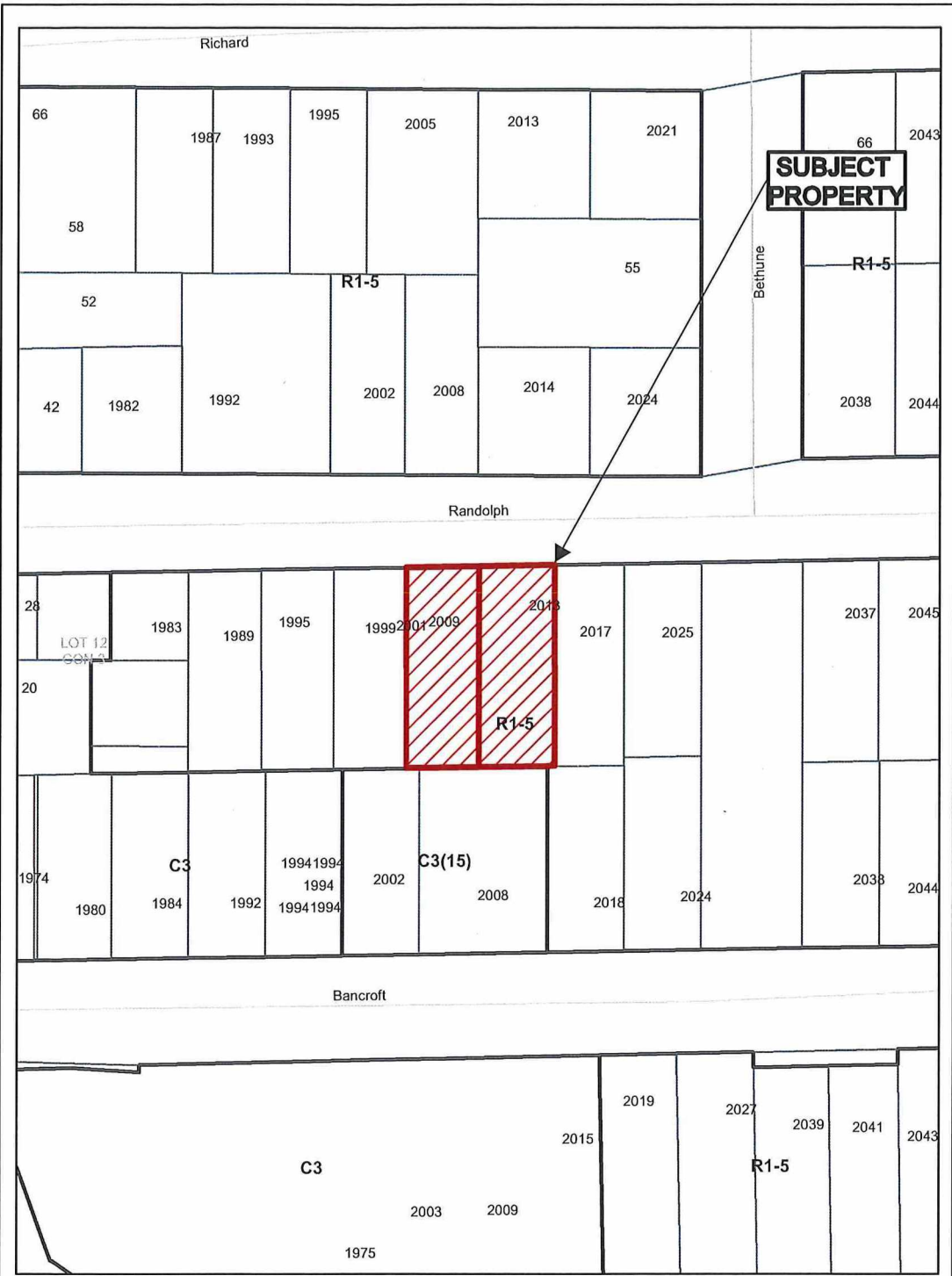
Cary Clement  
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: CARY CLEMENT

\*I have authority to bind the Corporation

AO124/2023





**Application for Minor Variance or Permission**



Subject Property PINs 73578-0278 and 73578-0232, Parcels 14168 and 17714 SEC SES, Part Lots 68 and 69, Plan M-201, Part Lot 12, Concession 3, Township of Neelon, 2009 & 2013 Randolph Street, Sudbury, City of Greater Sudbury

Sketch 1, NTS  
MNR

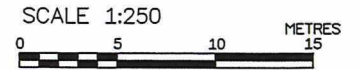
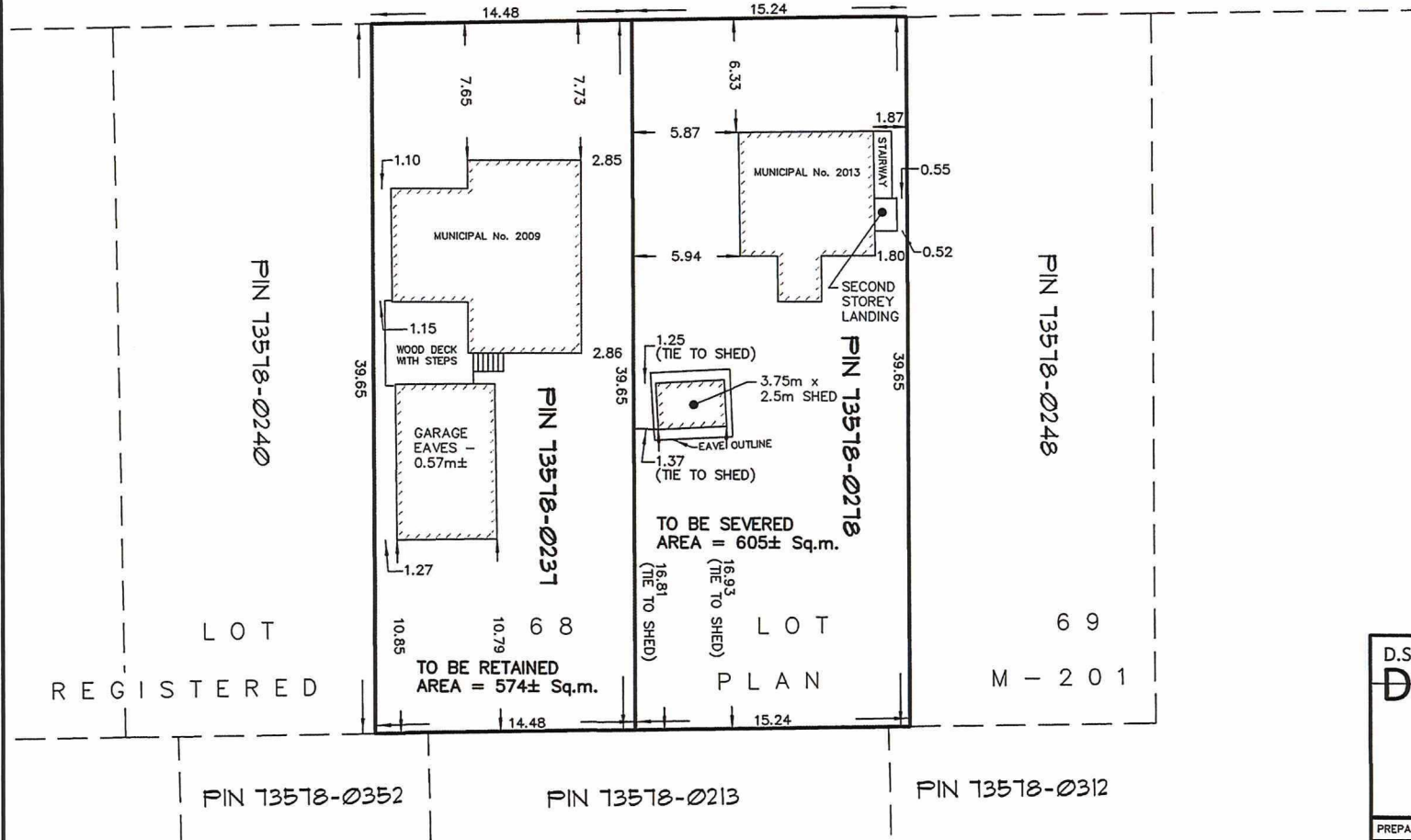
A0124/2023  
Date: 2023 11 03

SKETCH FOR PLANNING ACT APPLICATION  
 PART OF LOT 68  
 AND  
 PART OF LOT 69  
 REGISTERED PLAN M-201  
 GEOGRAPHIC TOWNSHIP OF NEELON  
 CITY OF GREATER SUDBURY  
 DISTRICT OF SUDBURY

RANDOLPH STREET  
 (FORMERLY JAMES STREET)  
 PIN 13578-0371

**NOTE**

THIS IS NOT A PLAN OF SURVEY AND  
 SHOULD ONLY BE USED FOR THE PURPOSE  
 STATED IN THE TITLE BLOCK.



D.S.	<b>DORLAND</b>	ONTARIO LAND SURVEYORS GEOMATICS PROFESSIONALS
	LIMITED	
298 LARCH STREET SUDBURY, ONTARIO, P3B 1M1		
PHONE	[REDACTED]	
WWW.DSDORLANDLIMITED.CA		
PREPARED BY : WJM	SCALE : 1:250 METRIC	
CHECKED : ****	CAD FILE : 18367 SKETCH.dwg	
DATE : OCTOBER 30, 2023	P. SPACE TAB : CONSENT SKETCH	

A0124/2023  
 sketch 2