

#### APPLICATIONS FOR MINOR VARIANCE

Tom Davies Square 200 Brady St

Thursday, October 12, 2023

#### **PUBLIC HEARINGS**

#### A0113/2023

#### **AMANDA ROUSSELLE**

Ward: 4

PIN 73347 0341, Parcel 18359 SEC SWS SRO, Survey Plan SR-51 Part(s) 7, Lot Part 6, Concession 1, Township of Rayside, 65 Paul Street, Azilda, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, Table 4.1 and Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to approve the lands to be severed subject of Consent Application B0071/2023, providing firstly, a minimum lot frontage of 14.25m, where 15.0m is required, and secondly, to permit eaves to encroach 0.61m into the required interior side yard, where eaves may encroach 0.6m into the required interior side yard, but not closer than 0.6m to the lot line.

#### A0114/2023

#### 1039512 ONTARIO LTD.

Ward: 1

PIN 73587 0349, Parcel 23076 SEC SES, Survey Plan 53R-13123 Part(s) 4, 6, 7, 10, 11, 12, 13, 14 and 15, Lot(s) 186, 187 and 188, Subdivision M-133, Lot Part 9, Concession 2, Township of McKim, 0 Ronald Avenue, Sudbury, [2010-100Z, R2-3 (Low Density Residential Two)]

For relief from Part 4, Section 4.2, subsection 4.2.6 c), Section 4.15, subsection 4.15.2 and Part 6, Section 6.3, Table 6.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, in order to construct an approximate 379 sq.m. dwelling with attached garage on the subject property providing firstly, a maximum garage width of 86% of the lot frontage, where a maximum garage width of 50% is permitted facing a front lot line, secondly, to allow 0% landscaping where a minimum of 50% of all required front yards shall be maintained as landscaped open space, and thirdly, a minimum interior side yard setback of 1.2m, where 1.8m is required.

A REMINDER... THE NEXT SCHEDULED MEETING IS WEDNESDAY, OCTOBER 25, 2023



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

## NDCA REG. AREA YES NO

### **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

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PΙ	EASE PRINT. SCHEDULES MAY BE I	NCLUDED, IF NEC	CESSARY.		
1)	The undersigned hereby applies to the Commi of the Planning Act R.S.O. 1990, c.P. 13 for re	ttee of Adjustment of the lief, as described in thi	ne City of Greater So s application, from the	udbury under Section 45 he By-Law, as amended.	
	Registered Owner(s): Amanda Rou Mailing Address: 65 Paul St	sselle POBXIDIS	Email: Home Business Pr	lane.	
	CHYATILDA, ON	Postal Code: POIVI	Fax Phone:	ione.	
2)	If the application will be represented by someone prepared and submitted by someone other that Name of Agent:  Mailing Address:  City:  Note: Unless otherwise requested, all communications.	n the registered owner  (L)  (Cor)  Postal Code: \$73 \( \tilde{F}_2 \) \( \tilde{F}_3 \) \( \tilde{F}_	(s), please spe <u>cify.</u> Email:  Home  Business Pl  T.3 Fax Phone:	none:	 
3)	Names and mailing addresses of any mortgage to ensure that any individual, company, financia notified of this application).	ees, holders of charges Il institution holding a r	s or other encumbra nortgage, etc. on the	nces. (Give full particulars e subject lands can be	
	Name: Mailing Address:				·····
	City:	Postal Code:			
4)	Current Official Plan designation: Living A	Current	Zoning By-law desig	gnation: R1-5	
	Nature and extent of relief from the Zoning E variances are being sought, a schedule be in metric.	By-law for which the ap may be attached to the	plication is being ma	nde. (If more than five a). Measurements must	
	Variance To	By-law Requirement	Proposed	Difference	
	Frontage	15m	14.25m	0.75m	
	b) Is there an eave encroachment? $\tilde{Y}$	es) No	If 'Yes', size of ea	ives: (),61 (m	1)
	c) Description of Proposal: 14,35×	46.48 m lot	to build	detached SFD	
	d) Provide reason why the proposal cannot co	mply with the provision	ns of the Zoning By-		
	existing house	is just over	the 15mm	ark (right on i	Eactually)

6)	Legal Description (include	e any abutting property reg	istered under the sa	ame ownership).		
	PIN(s):					é
	Lot No.;	Concession No.:	Towns Parcel			
	Subdivision Plan No.:	Lot:		ence Plan No.:	Dod(a)	
	Municipal Address or Str		TROICIC	ince i lattivo	Part(s):	
7)	Date of acquisition of su	bject land. 1989	7			
8)	Dimensions of land affect	ted.				
	Frontage 30,48 (r	n) Depth 45,72	m) Area /3	93,55(m²) N	idth of Street	1 (m)
9)	Particulars of all bulldings Ground Floor Area:	Existing	(m²)		Proposed 256.	(m²)
	Gross Floor Area: No. of storeys:		(m <sup>2</sup> )		256.	$0.5 \text{ (m}^2)$
	Width: Length:	1/1/	(m)	***************************************	11.27	(m)
	Length: Height:	10/19	706 (m)		22.7	(m)
			5,5 (m)	7.5	m .457	(m)
10)	Location of all buildings ar	d structures on or propos	ed for the subject la	ands (specify distant	ces from side, rear a	nd front
	lot lines). Front:	Existing			Proposed	
	Rear:	——————————————————————————————————————	(m)		7.6	(m)
	Side:		(m)		15.4	(m)
	Side:	N//A	(m)		18	(m)
	What types of water supplification are available?  Municipally owned & operation of the communation of the community of the communit	ated piped water system ated sanitary sewage sys	-5/-	Provincial Highw Municipal Road Maintained S Maintained S Right-of-way Water If access is b	rearly	parking
2) [	rate(s) of construction of a	all buildings and structure	s on the subject la	nd. N/A		
13) E	xisting use(s) of the subje	ect property and length of	time it / they have	continued.		
_	se(s): Side	yand	Length o	f time: 33	ears	
4) Pi	roposed use(s) of the sub	ject property.		11 .		
S	ame as #13 or,	detached S	FD will	n attack	d garage	
		ling units on the property				

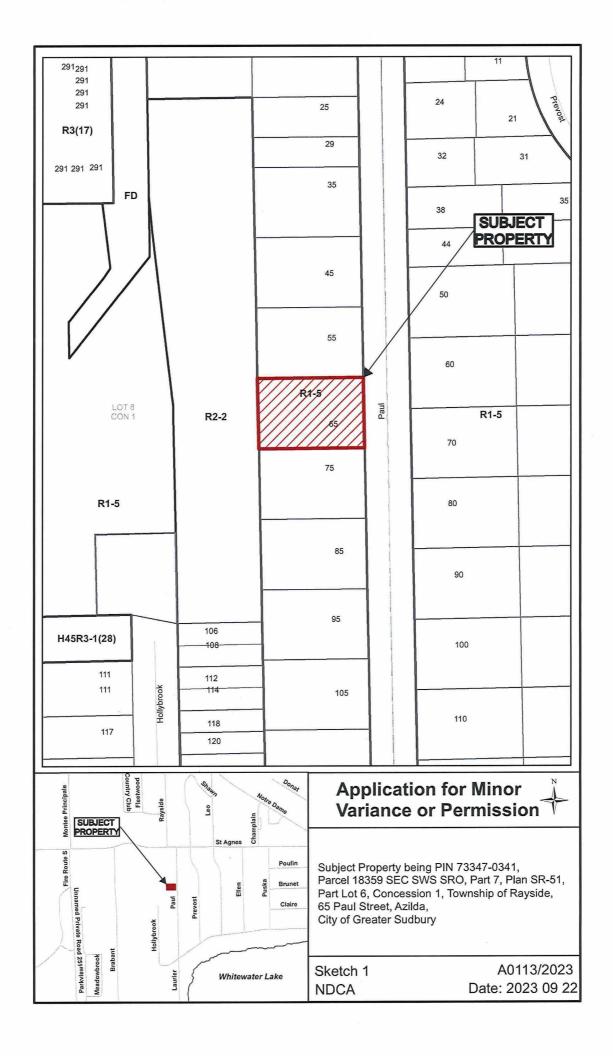
defached SFD's

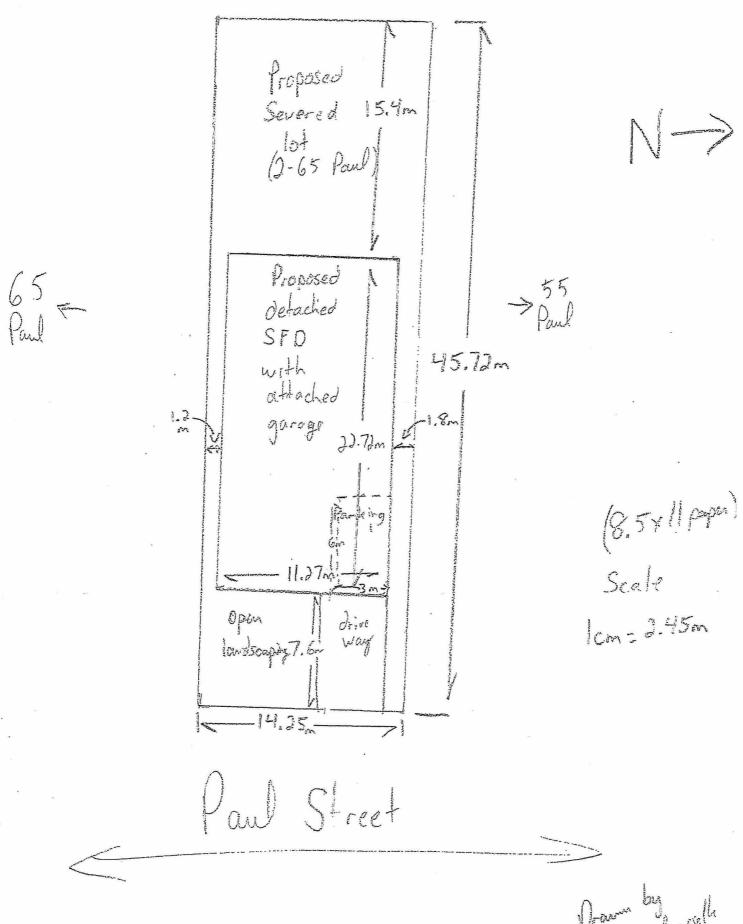
17) Existing uses of abutting properties:

1	3) To the best of your knowledge has the subject land ever been subject of a previous application for minor variance/permission?  Yes
	If "yes", indicate the application number(s):  or, describe briefly,
19	s) 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): Ald not receive the number
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
P	ART A: OWNER ACKNOWLEDGEMENT AND CONSENT
	ve, Amanda Rousselle (please print all
_	mes), the registered owner(s) of the property described as 65 Paul St
in	the City of Greater Sudbury:
Co a)	illection, Use and Disclosure of Information: acknowledge that personal information collected on this form is collected pursuant to the <i>Planning Act</i> , 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 <i>Planning Act</i> , 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 <i>Municipal Freedom of Information and Protection of Privacy Act</i> , 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;
Au e)	thority 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;
٩p	pointment of Authorized Agent
3)	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 10th day of September .20 23
	My . GRows to C. Rawalls
_	(witness) signature of Owner(s) or Signing Officer or Authorized Agent  Print Name: Tous Selle

\*I have authority to bind the Corporation

ADDI IOATION FOR MINIOR VARIANCE	
APPLICATION FOR MINOR VARIANCE	Rousselle
PART B: OWNER OR AUTHORIZED AGENT DECLARATION	reusiera
IWE, Christoffect Amanda &	15 (Tiplease print all names),
the registered owner(s) or authorized agent of the property described as	5 Faul Street
Azilda Ontario POMIBO	J Joseph College
n the City of Greater Sudbury:	
solemnly declare that all of the statements contained in this application and in the Su and complete, and I/we make this solemn declaration conscientiously believing it to be same force and effect as if made under oath.	pporting Documentation are true true and knowing that it is of the
Dated this day of Colon L	20 9 7
Dated this day of September	
a. Ransalle	Elmy Spif
Edmmissioner of Oaths signature of Owner(s) or Signi	ng Officer or Authorized Agent
(*where a Corporation)  Karen Elizabeth-Pigeau, a Commissioner for taking	_
Affidavits in and for the Courts of Ontario, while within the Territorial District of Sudbury and while appointed as a Deputy-Clerk for the City of Greater Sudbury.  Print Name:  *I have authority to bind the Corpo	Rousselle Chris Rousse
Where the owner is a firm or corporation, the person signing this instrument shall state that he corporation or affix the corporate seal.	/she has authority to bind the
corporation of all A the corporate seal.	
OR OFFICE USE ONLY	
Scat 11/133	
Date of Receipt: Sept 14/ Rearing Date: () (112/23 Re Zoning Designation: ()   Resubmission: Yes No	ceived By: S. Finkerton
Previous File Number(s): none.	
Previous Hearing Date:	
Notes:	





A0113/2023 sketch 2 Denous Bright Chair Robert 10 m 2007



Box 5000, Station 'A', 200 Brady Street Sudbury ON P3A 5F3 Tel. (705) 671-2489, Ext. 4376/4346 Fax (705) 673-2200

# Office Use Only 2023 01 01 A 1)114/2023 S.P.P. AREA YES \_\_\_\_ NO \_\_\_\_ NDCA REG. AREA YES \_\_\_\_ NO \_\_\_\_

## 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.

	INCLUDED, IF NECE	SSARY.		ı
The undersigned hereby applies to the Com of the Planning Act R.S.O. 1990, c.P. 13 for	relief, as described in this	pplication, from the	foury under Section 45	
Registered Owner(s): LUIGI TARIR Malling Address: 2130 SOUTH	1 (1039515 0	Email:		
		Busines	The second second second	
City: SUDBURY, ONTAKIO	Postal Code:	Fax Phone:		
If the application will be represented by som	anno athor than the verifica	rod oursels) == 4/-	- it	
prepared and submitted by someone other to	han the registered owner(s	), please specific	r the application is	
Name of Agent ARMANO	RACETTE	Email:		
Mailing Address: 6-544 BARLYD	WINE RD.	Home P		
Invi CV and CV and Table	Postal Code: P3A 31	Busines Fax Phi		
Note: Unless otherwise requested, all comm	unication will be sent to the	arent if any		
failing Address:	Postal Code:	oning By-law design	nation: P.Z-3	
lame: Mailing Address:  idy:  urrent Official Plan designation:  Nature and extent of relief from the Zoning variances are being sought, a schedul be in metric.	Current Z	ication is being ma	de. (If more than five	
Mailing Address:  inty:  urrent Official Plan designation:  Nature and extent of relief from the Zoning variances are being sought, a schedul	Current Z	ication is being ma application form Proposed	de. (If more than five	
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Mailing Address:  Address:	By-law for which the apple may be attached to the By-law Requirement 50%	cation is being man application form  Proposed	Difference  36% 0.(e m. 567)	<b>m)</b>
Mailing Address:  Address:	Current Z  By-law for which the appire may be attached to the  By-law Requirement  50%  1.8 m.  50%	Proposed  Soft  1.2 m  O  If Yes', size of ea	Difference 36% O. (e m. 507).	÷ _
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Mailing Address:  Address:	By-law for which the apple may be attached to the By-law Requirement 50%  1.8 m.  1.8 m.	Proposed  BOT:  1.2 m  O  If Yes', size of ea	Difference 36% O. (e m. 507).	÷ _
Mailing Address:  Address:	Current Z  By-law for which the appire may be attached to the  By-law Requirement  50%  1.8 m.  50  Yes KNo SFD  COLUMN AREA  LNCLEASE  SIDE YARE	Proposed  86% 1. Z.m. O  If Yes', size of ea	Difference 36% O. (e m. 50%) Ves:	÷ _

PIN(s):		Township: A	lov in			
Lot No.: 9 Concession	on No.: 2	Parcel(s):	496011			
Subdivision Plan No.: W13	3 Lol: 186-188	Reference Pla	in No.: 53/213123	Part(s)z/,	0.7.10-15	-
Municipal Address or Street(s):	9 DEAN	AVE:	Ronald			
	A 40					
7) Date of acquisition of subject land.	APPOXI	HATELY	1983			
8) Dimensions of land affected.						
Frontage 19.42 (m) Dept	62.36 (m) A	rea 2016.7	(m <sup>2</sup> ) Width of Stree	et	(m)	
			Os IV	2		
Particulars of all buildings:     Ground Floor Area:	Existing	, 2,	Proposed		, 2	
Gross Floor Area:		(m <sup>2</sup> ) —	2/8.9		(m <sup>2</sup> )	
No. of storeys:		(m²)	488.15		(m²)	
Width:		(m)	20	73	(m)	
Length:		(m)	18	,28	(m)	
Height		∠ <sub>2</sub> (m)	LIŽ		(m)	
Rear.		(m)	1.0	30.48		
Side:	isnosal and storm	(m) (m)	1.2 4.27	3.66	(m) (m)	*
Side:	isposal and storm	(m) (m)		3.66	—(m)	*
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Α	PPLICATION FOR MINOR VARIANCE PAGE 3 OF
18	s) 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):
19	r) 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?
	If "yes", indicate application number(s) and status of application(s):
20	s) 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?
	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
PA	ART A: OWNER ACKNOWLEDGEMENT AND CONSENT
_	/e,
nai	mes), the registered owner(s) of the property described as ORONALD AVE
in t	the City of Greater Sudbury:
	ollection, Use and Disclosure of Information: acknowledge that personal information collected on this form is collected pursuant to the <i>Planning Act</i> , 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 <i>Municipal Freedom of Information and Protection of Privacy Act</i> , 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;
	thority 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;
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;
App	pointment of Authorized Agent
g)	appoint and authorize
	Dated this 18 th day of SEPTEMBER 20 23
	The Tarray
	(witness) signature of Owner(s) or Signing Officer or Authorized Agent
	Print Name: LUIGI TARINI
	*I have authority to bind the Corporation

ART B: OWNER OR AUTHORIZED AGENT DECLARATION  Ve,  LUIG1 TALIM  (please print all names), a registered owner(s) or authorized agent of the property described as  OROWALD AVE  the City of Greater Sudbury:  Identify declare that all of the statements contained in this application and in the Supporting Documentation are true and complete, and live make this solemn declaration conscientiously believing it to be true and knowing that it is of the me force and effect as if made under oath.  All the complete of the courts of Ontario, while within the Terriford District of Sudbury and while sepointed as a Depays of the Court of Ontario, while within the Terriford District of Sudbury and while sepointed as a Depays of the Court of Ontario, while within the Terriford District of Sudbury and while sepointed as a Depays of the Court of Ontario, while within the Terriford District of Sudbury and while sepointed as a Depays of the Court of Ontario, while within the Terriford District of Sudbury and while sepointed as a Depays of the Court of Ontario, while within the Terriford District of Sudbury and while sepointed as a Depays of the Court of Ontario, while within the Terriford District of Sudbury and while sepointed as a Depays of the Court of Ontario, while within the Terriford District of Sudbury and while sepointed as a Depays of the Court of Ontario, while within the Terriford District of Sudbury and while sepointed as a Depays of the Court of Ontario, while within the Terriford District of Sudbury and while sepointed as a Depays of the Court of Ontario, while within the Terriford District of Sudbury and while sepointed as a Depays of the Court of Ontario, while within the Terriford District of Ontario, while within the Terriford Distri
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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.  DR OFFICE USE ONLY  ate of Receipt: Soft and Hearing Date: Order 12 / 23 Received By: Soft November 13 / 23 Received By: Soft November 13 / 23 Received By: Soft November 14 / 23 Received By: Soft November 15 / 24 / 25 Received By: Soft November 15 / 24 / 25 Received By: Soft November 16 / 25 / 26 / 26 / 26 / 26 / 26 / 26 / 2
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Luigi Tarini 2130 South Bay Road Sudbury, Ontario, P3E 6H7

October 5, 2023

Sarah Pinkerton Consent Official/Secretary Treasurer of the Committee of Adjustment Planning Services City of Greater Sudbury

Greetings Ms. Pinkerton,

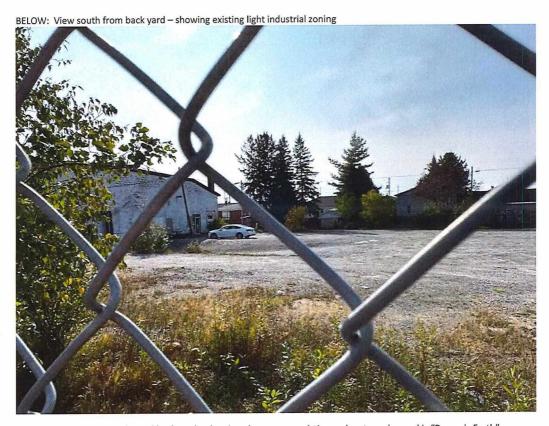
This letter is to further request and substantiate the grant of Variances for 0 Ronald Avenue, Greater Sudbury. The Variance requests are minor in nature.

As you know, my intention is to build a family home that fits within the Sudbury's community of Gatchell, an area that is next to my former business and my childhood family home. I look forward to personally occupying this residence in a familiar neighborhood community, next to family as I embark on my retirement years.

The pictures included below may help to explain the request for said Variances.

View south from back yard – open land, light industrial zoning.





BELOW: View west from planned back yard – showing abutment to existing rock outcrop beyond is "Dynamic Earth"



BELOW: View east from planned back yard – showing abutment to existing residential out-buildings



BELOW: View north from planned front of residence yard – showing across the street residence



BELOW: Current view of what is planned to be the new home property



I thank you for your care and consideration in this matter and I look forward to hearing from you.

Respectfully Submitted,

Luigi Tarini

