



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

Office Use Only 2023 01 01
A0113/2023
S.P.P. AREA YES _____ NO <u>X</u>
NDCA REG. AREA YES _____ NO <u>X</u>

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): Amanda Roussele Email: [REDACTED]
Mailing Address: 65 Paul St Box 1218 Home: [REDACTED]
City: ATILDA, ON Postal Code: P0M1B0 Business Phone: [REDACTED]
Fax Phone: [REDACTED]

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

Name of Agent: Chris Roussele Email: [REDACTED]
Mailing Address: 965 Montmarche Rd Home: [REDACTED]
City: Sudbury Postal Code: P3E4J3 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: _____
Mailing Address: _____
City: _____ Postal Code: _____

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

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

Variance To	By-law Requirement	Proposed	Difference
Frontage	15m	14.25m	0.75m

- b) Is there an eave encroachment? Yes No If 'Yes', size of eaves: 0.61 (m)

- c) Description of Proposal: 14.25 x 46.48 m lot to build detached SFD

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

Existing house is just over the 15m mark (right on it actually)

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

PIN(s):		Township:	
Lot No.:	Concession No.:	Parcel(s):	
Subdivision Plan No.:	Lot:	Reference Plan No.:	Part(s):
Municipal Address or Street(s):			

- 7) Date of acquisition of subject land.
- 1989

- 8) Dimensions of land affected.

Frontage 30.48 (m) Depth 45.72 (m) Area 1393.55 (m²) Width of Street 4 (m)

- 9) Particulars of all buildings:

Ground Floor Area:

Gross Floor Area:

No. of storeys:

Width:

Length:

Height:

	Existing	Proposed
Ground Floor Area:	<u>0</u> (m ²)	<u>256.05 (m²)</u>
Gross Floor Area:	<u>0</u> (m ²)	<u>256.05 (m²)</u>
No. of storeys:	<u>0</u>	<u>1</u>
Width:	<u>N/A</u> (m)	<u>11.27 (m)</u>
Length:	<u>N/A</u> (m)	<u>22.72 (m)</u>
Height:	<u>5.5</u> (m)	<u>7.5m</u> (m)

CK OK

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

Front:

Rear:

Side:

Side:

	Existing	Proposed
Front:	<u>0</u> (m)	<u>7.6</u> (m)
Rear:	<u>0</u> (m)	<u>15.4</u> (m)
Side:	<u>0</u> (m)	<u>1.2</u> (m)
Side:	<u>N/A</u> (m)	<u>1.8</u> (m)

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

Municipally owned & operated piped water system ☒Municipally owned & operated sanitary sewage system ☒

Lake

Individual Well

Communal Well

Individual Septic System

Communal Septic System

Pit Privy

Municipal Sewers/Ditches/Swales ☒

What type of access to the land?

Provincial Highway

Municipal Road

Maintained Yearly ☒

Maintained Seasonal

Right-of-way

Water

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

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

N/A

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

Use(s): side yardLength of time: 3.3 years

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

Same as #13

or,

detached SFD with attached garage

- 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?

- 17) Existing uses of abutting properties:

Detached SFD's

A0113/2023

- 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): did 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. _____

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Amanda Roussele (please print all names), the registered owner(s) of the property described as 65 Paul St
ATILDA ON
in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

- appoint and authorize Chris Roussele (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

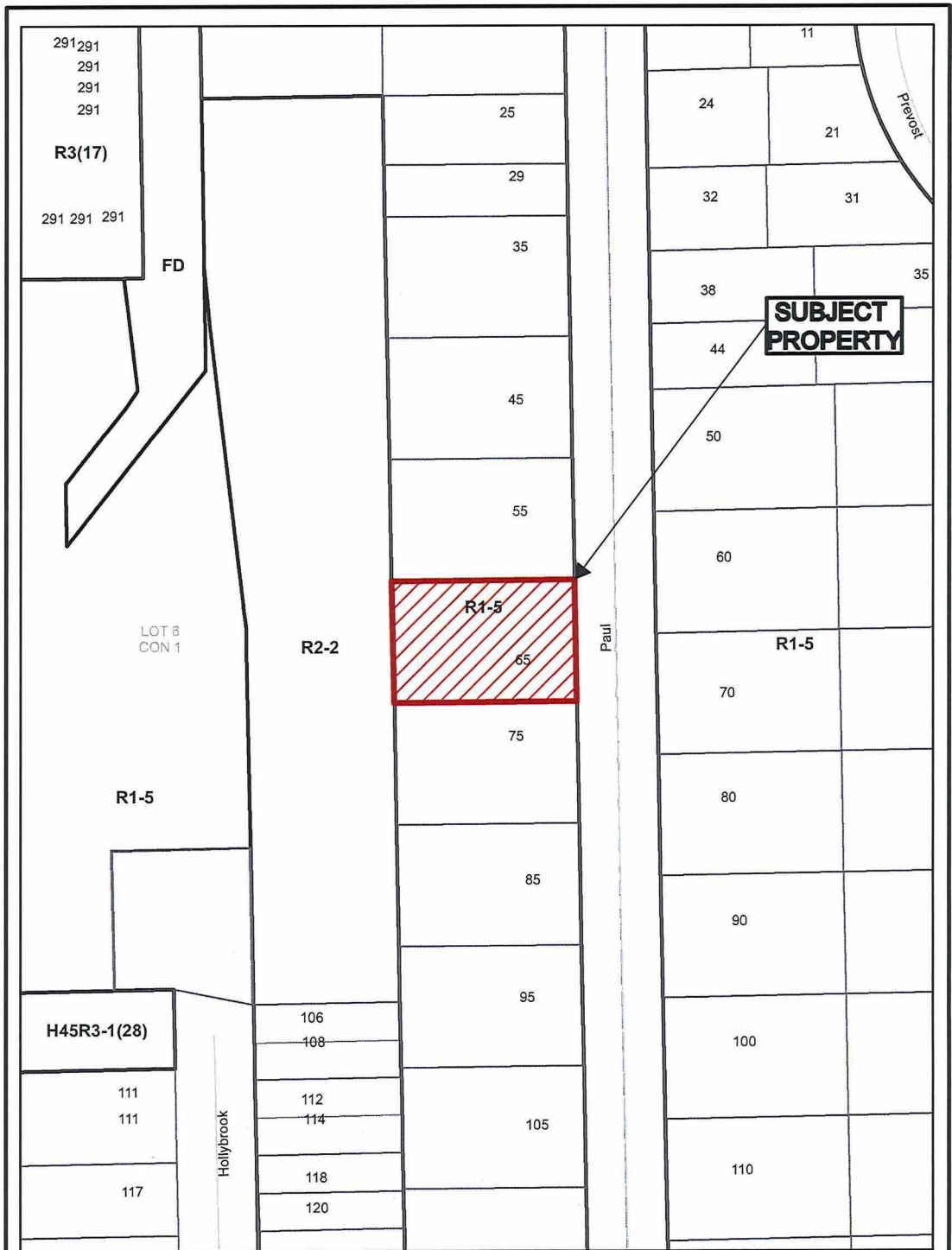
[Signature]
(witness)

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

Print Name: Amanda Roussele

*I have authority to bind the Corporation

A0113/2023



This location map shows the subject property (red square) at the intersection of Paul Street and Hollybrook Street. Surrounding streets include Montee Principale, Fire Route S, Unnamed Private Road 25, Meadowbrook, Brabant, Laurier, Whitewater Lake, Prevost, Ellen, Pouska, Brunet, Claire, Poulin, St Agnes, Champlain, Donat, and Shawn. A 'SUBJECT PROPERTY' label with an arrow points to the red square.

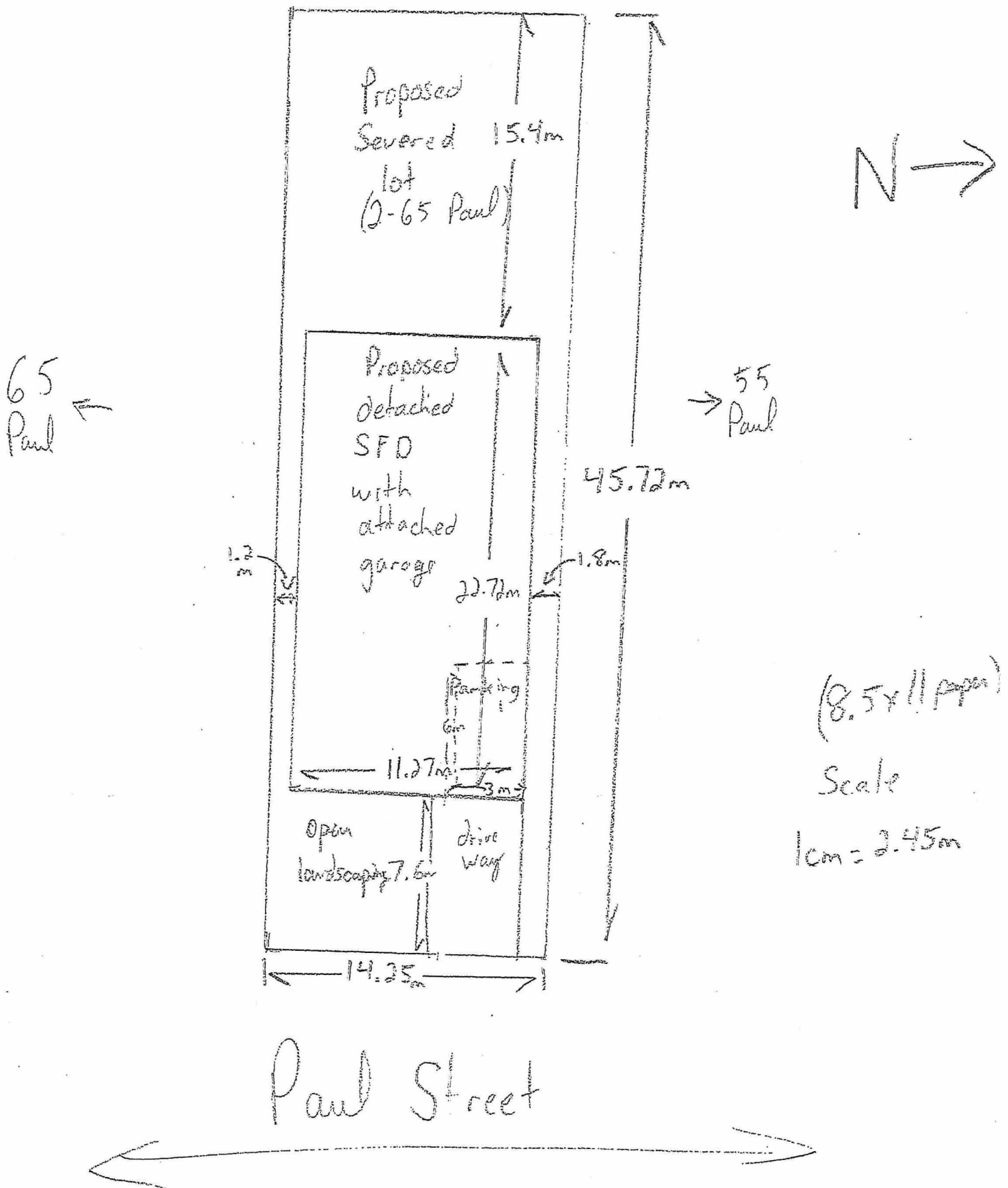
Application for Minor Variance or Permission

N

Subject Property being PIN 73347-0341,
Parcel 18359 SEC SWS SRO, Part 7, Plan SR-51,
Part Lot 6, Concession 1, Township of Rayside,
65 Paul Street, Azilda,
City of Greater Sudbury

Sketch 1
NDCA

A0113/2023
Date: 2023 09 22



A0113/2023
 sketch 2

Drawn by
 Chris Roastell
 Sep 10th 2023



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

City of Greater Sudbury

APPLICATION FOR MINOR VARIANCE

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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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): LUIGI TARINI (1039512 ONTARIO LTD) Email: [REDACTED]
Mailing Address: 2130 SOUTH BAY RD. Home Phone: [REDACTED]
City: SUDBURY, ONTARIO Postal Code: [REDACTED] Fax Phone: [REDACTED]

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

Name of Agent: ARMAND RACETTE Email: [REDACTED]
Mailing Address: 6-544 BARRYDOWNE RD. Home Phone: [REDACTED]
City: SUDBURY, ONTARIO Postal Code: P3A 3T3 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: [REDACTED]
City: [REDACTED] Postal Code: [REDACTED]

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

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

Variance To	By-law Requirement	Proposed	Difference
4.2.6 c)	50%	86%	36%
Side yard setback.	1.8m	1.2m	0.6m
4.15.2	50	0	50%

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

- c) Description of Proposal: 2-BEDROOM ~~W/~~ WITH R.V. GARAGE
ATTACHED WITH INCREASED GARAGE FRONTAGE
AND REDUCED SIDE YARD SET BACK

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: NARROW LOT
FRONTAGE WILL NOT ALLOW FOR THE SIZE OF
BUILDING THAT I REQUIRE.

APPLICATION FOR MINOR VARIANCE

PAGE 2 OF 4

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

PIN(s):
 Lot No.: 9 Concession No.: 2 Township: MCKIM
 Subdivision Plan No.: M133 Lot: 180-188 Parcel(s): 49604
 Municipal Address or Street(s): 49 DEAN AVE. O'Connell Reference Plan No.: 53213123 Part(s): 4, 6, 7, 10-15

- 7) Date of acquisition of subject land.
- APPROXIMATELY 1983

- 8) Dimensions of land affected.

Frontage 19.42 (m) Depth 62.36 (m) Area 2016.7 (m²) Width of Street (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	(m ²)	378.9 (m ²)
Gross Floor Area:	(m ²)	488.15 (m ²)
No. of storeys:		2
Width:	(m)	20.73 (m)
Length:	(m)	18.28 (m)
Height:	(m)	11 (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:	(m)	13.59 (m)
Rear:	(m)	30.48 (m)
Side:	(m)	1.2 1.83 (m)
Side:	(m)	4.27 3.66 (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.

N/A.

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

Use(s): VACANT Length of time: 50 YEARS

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

Same as #13 ☐ or, SINGLE FAMILY DWELLING

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

1 PROPOSEDAO114/2023

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

☐ Yes ☒ No

17. EXISTING USES OF ABUTTING PROPERTIES - RESIDENTIAL & INDUSTRIAL

- 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, LUIGI TARINI (please print all names), the registered owner(s) of the property described as 0 RONALD AVE 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

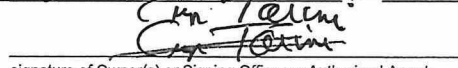
- grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land Tribunal, 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 ARMAND RACETTE (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 18th day of SEPTEMBER, 2023


(Witness)


signature of Owner(s) or Signing Officer or Authorized Agent
Print Name: LUIGI TARINI
*I have authority to bind the Corporation

A0114/2023

I/We, LUIGI TARINI (please print all names),
the registered owner(s) or authorized agent of the property described as 0 RONALD AVE

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 18th day of SEPTEMBER, 20 23

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: LUIGI TARINI
 *I have authority to bind the Corporation

FOR OFFICE USE ONLY

Date of Receipt: <u>Sept 21/23</u>	Hearing Date: <u>Oct 12/23</u>	Received By: <u>S. Pinkert</u>
Zoning Designation: <u>R2-3</u>	Resubmission: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Previous File Number(s): <u>None</u>		
Previous Hearing Date:		
Notes:		

A0114/2023

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.



A0114/2023

BELOW: View south from back yard – showing existing light industrial zoning



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



A0114/2023

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



A0114/2023

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

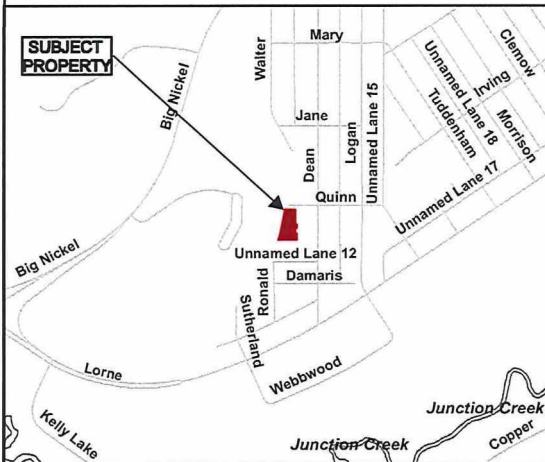
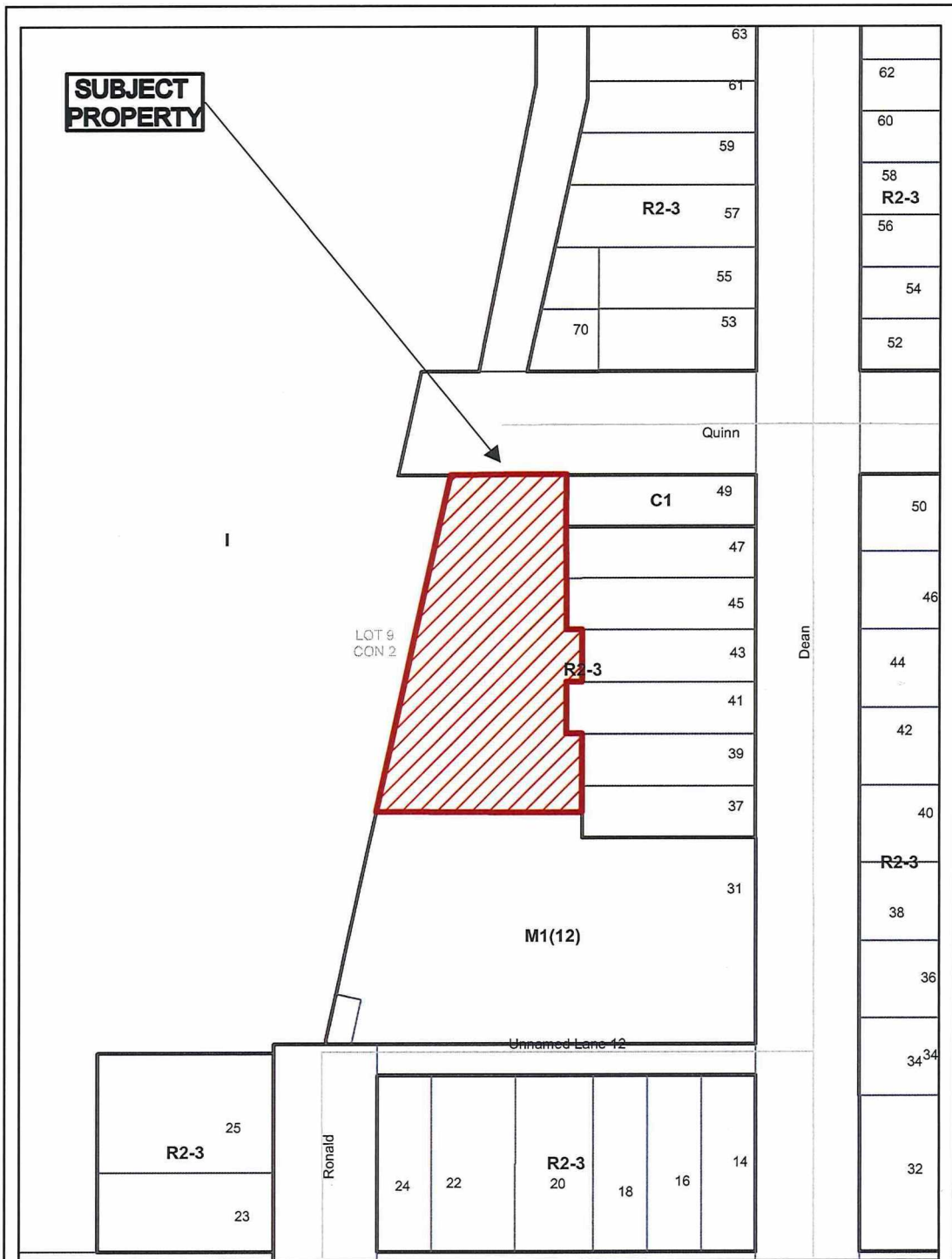


I thank you for your care and consideration in this matter and I look forward to hearing from you.

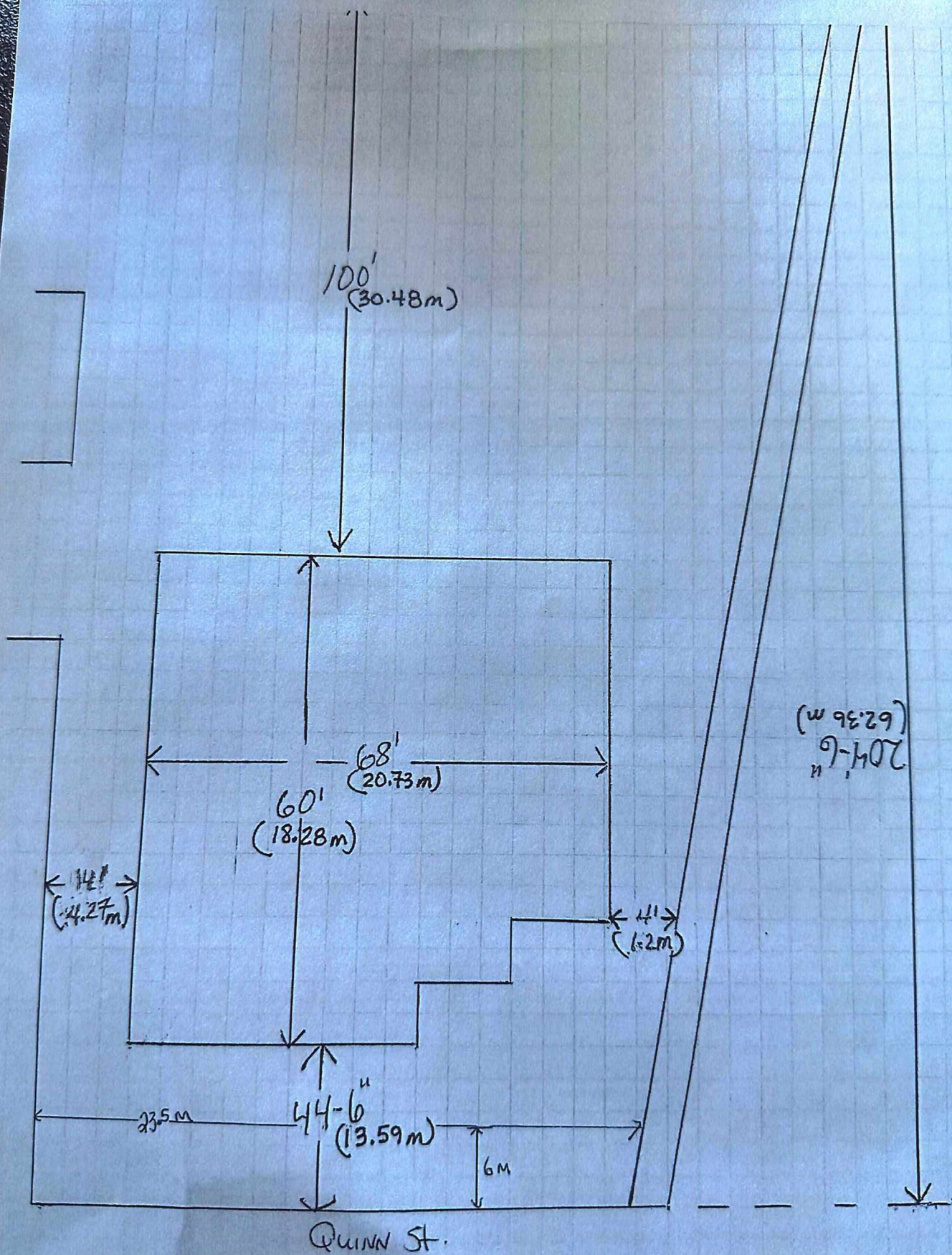
Respectfully Submitted,

Luigi Tarini

A0114/2023



<p>Application for Minor Variance or Permission</p> <p>Subject Property PIN 73587-0349, Parcel 23076 SEC SES, Lots 186, 187 and 188, Plan M-133, Parts 4, 6, 7, 10, 11, 12, 13, 14 and 15, Plan 53R-13123, Part Lot 9, Concession 2, Township of McKim, 0 Ronald Avenue, Sudbury, City of Greater Sudbury</p>	
<p>Sketch 1, NTS NDCA</p>	<p>A0114/2023 Date: 2023 09 22</p>





6334 E.E.S.

