

Tom Davies Square

200 Brady St

Wednesday, October 19, 2022

PUBLIC HEARINGS

A0143/2022

GREATER SUDBURY HOUSING CORPORATION

Ward: 3

PIN 73349 0825, Parcel 21039 SEC SWS SRO, Lot(s) Pt 19, Subdivision M-441, Lot Pt 1, Concession 3, Township of Balfour, 146 Gaudette Street, Chelmsford, [2010-100Z, R2-2 (Low Density Residential Two)]

For relief from Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to approve a lot to be severed subject to a future consent application, providing a minimum lot frontage of 8.8m, where 9.0m is required.

A0144/2022

GREATER SUDBURY HOUSING CORPORATION

Ward: 3

PIN 73349 0825, Parcel 21039 SEC SWS, Lot(s) Pt 19 and 20, Subdivision M-441, Lot Pt 1, Concession 3, Township of Balfour, 150 Gaudette Street, Chelmsford, [2010-100Z, R2-2 (Low Density Residential Two)]

For relief from Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to approve a lot to be severed subject to a future consent application, providing a minimum lot frontage of 8.8m, where 9.0m is required.

A0145/2022

GREATER SUDBURY HOUSING CORPORATION

Ward: 3

PIN 73349 0825, Parcel 21039 SEC SWS SRO, Lot(s) Pt 20, Subdivision M-441, Lot Pt 1, Concession 3, Township of Balfour, 154 Gaudette Street, Chelmsford, [2010-100Z, R2-2 (Low Density Residential Two)]

For relief from Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to approve a lot to be severed subject to a future consent application, providing a minimum lot frontage of 8.8m, where 9.0m is required.

A0146/2022

CCM GROUP MANAGEMENT LTD.

Ward: 2

PIN 73372 0021, Parcel 20823 SEC SWS, Surveys Plan SR-1880 Part(s) 5 & Plan 53R-5029 Part(s) except 1 and 2, Lot Pt 3, Concession 5, Township of Waters, 270 Fielding Road, Lively, [2010-100Z, M3 (Heavy Industrial)]

For relief from Part 8, Section 8.3, Table 8.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to approve the lot to be retained subject to a future consent application, providing a minimum lot frontage of 24.0m, where 30.0m is required.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B50/74 (MAR 11/74)

A0147/2022**CITY OF GREATER SUDBURY**

Ward: 5

PIN 02123 0002, Parcel 16869 SEC SES, Lot Pt 4, Concession 5, Township of McKim, 960 Notre Dame Avenue, Sudbury, [2010-100Z, I (2) (Institutional)]

For relief from Part 5, Section 5.6, Table 5.8 and Part 10, Section 10.3, Table 10.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of an addition on the existing long term care facility providing firstly, 2 loading spaces, where 4 are required, and secondly, a minimum interior side yard setback of 10.0m, where 20.m is required.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATIONS A248/88 (AUG 22/88), A56/93 (APR 5/93) AND A24/02 (APR 22/02)

A0148/2022**5026958 ONTARIO LIMITED**

Ward: 2

PINs 73375 0626 & 73375 0944, Parcel 31151 SEC SWS SRO, Surveys Plan 53R-20578 Part(s) 4, 5, 6, and 7 & Plan 53R-16520 Part(s) 2, Lot Pt 6, Concession 4, Township of Waters, 11 White Road, 33 White Road, Lively, [2010-100Z, RU(84) (Rural)]

For relief from Part 4, Section 4.37, subsection 4.37.2 b) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of an addition on the existing crematorium providing a minimum railroad setback of 6.4m, where all buildings and structures shall be setback 30.0m from any lot line abutting a railroad right-of-way.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B30/2015 (APR 13/15) AND B64/98 (JUL 27/98)

**A REMINDER... THE NEXT SCHEDULED MEETING IS
WEDNESDAY, NOVEMBER 2, 2022**



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

Proposed Lot 2

Office Use Only	
2022 01 01	
A 0143/2022	
S.P.P. AREA	
YES	NO
NDCA REG AREA	
YES	NO

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,025.00 (includes \$245.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$312.00 (includes \$245.00 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): Greater Sudbury Housing Corporation	Email:
Mailing Address: 10 Elm Street	Home Phone:
PO Box 430 Stn B	Business P
City: Sudbury	Postal Code: P3E 4P6
	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:
Mailing Address:
City:
Postal Code:

- 4) Current Official Plan designation: Living Area 1 Current Zoning By-law designation: R2-2 (R2.D36)

- 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	9.0m	8.8m total	0.2m

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

- c) Description of Proposal:

Sever 146 Gaudette, Chelmsford, East part of Lot 19 from remainder of Parcel 21039. Lot includes 1 semi-detached residential dwelling.

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

Severance lines are based on location of party wall of each semi-detached building. Existing building locations met Zoning By-law at time of construction.

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

PIN(s): 73349		Township: Balfour	
Lot No.: 1	Concession No.: 3	Parcel(s): 21039	
Subdivision Plan No.: M441	Lot: 19	Reference Plan No.:	Part(s): 2
Municipal Address or Street(s): 146 Gaudette Street, Chelmsford			

- 7) Date of acquisition of subject land. 1970

- 8) Dimensions of land affected.

Frontage 8.8 (m) Depth 34 (m) Area 297 (m²) Width of Street 4.7 (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	47 (m ²)	47 (m ²)
Gross Floor Area:	94 (m ²)	94 (m ²)
No. of storeys:	2	2
Width:	5 (m)	5 (m)
Length:	9.4 (m)	9.4 (m)
Height:	5.1 (m)	5.1 (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:	8.8 (m)	8.8 (m)
Rear:	14.8 (m)	14.8 (m)
Side:	3.4 (m)	3.4 (m)
Side:	0 (m)	0 (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.

1970

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

Use(s): Single family dwelling Length of time: 52 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

A0143/2022

- 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

We, Greater Sudbury Housing Corporation (please print all names), the registered owner(s) of the property described as 146 Gaudette Street, Chelmsford
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 _____ (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 19th day of September, 20 22


(witness)


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

Print Name: Kimberly Zarichney
*I have authority to bind the Corporation

A0143/2022

I/We, Greater Sudbury Housing Corporation (please print all names),
the registered owner(s) or authorized agent of the property described as 146 Gaudette Street, Chelmsford

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 8th day of September, 20 22

June 21, 2025

Print Name: Kimberly Zarichney
 *I have authority to bind the Corporation

FOR OFFICE USE ONLY

Date of Receipt: Sept 19/22 Hearing Date: Oct. 19/22 Received By: N. Lewis
Zoning Designation: R2-2 Resubmission: ☐ Yes ☒ No
Previous File Number(s): None
Previous Hearing Date: n/a
Notes:

A0143/2022

SKETCH SHOWING PROPOSED SEVERANCES

GAUDETTE

STREET

CHARLOTTE

AVENUE

REGISTERED

LEGEND

CLP - CENTERLINE OF PARTY WALL

① TO BE SEVERED - 375m²

② TO BE SEVERED - 297m²

③ TO BE SEVERED - 296m²

④ TO BE SEVERED - 298m²

⑤ TO BE RETAINED - 4504m²

CAUTION

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

B) THIS SKETCH IS PROTECTED BY COPYRIGHT ©

NOTES

1) THIS SKETCH HAS BEEN PREPARED IN ACCORDANCE WITH ASSOCIATION OF ONTARIO LAND SURVEYORS BULLETIN 2021-01.

2) DIMENSIONS SHOWN HEREON ARE IN METRES AND ARE DERIVED FROM FIELD SURVEY.

3) THIS SKETCH IS AN ORIGINAL IF EMBOSSED BY THE SURVEYOR'S SEAL OR IF IT IS A PDF CERTIFIED IN A ELECTRONIC VERSION.

4) ALL BUILDINGS SHOWN HEREON ARE 2 STOREY SEMI-DETACHED.

SOS
SURVEYORS ON SITE INC.

1623 BANCROFT DRIVE
SUDBURY ONTARIO
P3B 1R7
705-665-8340
www.surveyorsonsite.com
REVISION: JULY 11, 2022 (ISSUED)

DRAWN BY: DTN CHECKED BY: SJG JOB No: SUD2022-021 FILE No: SUD2022-021 SK1-v1

CLP - CENTERLINE OF PARTY WALL

① TO BE SEVERED - 375m²

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1623 BANCROFT DRIVE
SUDBURY ONTARIO
P3B 1R7
705-665-8340
www.surveyorsonsite.com
REVISION: JULY 11, 2022 (ISSUED)

DRAWN BY: DTN

CHECKED BY: SJG

JOB No: SUD2022-021

FILE No: SUD2022-021 SK1-v1

A0143/2022
Sketch 2



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

Proposed Lot 3

Office Use Only	
2022 01 01	
A 0144/2622	
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: \$1,025.00 (includes \$245.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$312.00 (includes \$245.00 legal notice fee)
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- 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): Greater Sudbury Housing Corporation		Email:
Mailing Address: 10 Elm Street		Home Phone:
PO Box 430 Stn B		Business P
City: Sudbury	Postal Code: P3E 4P6	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:
[REDACTED]		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:	
Mailing Address:	
City:	Postal Code:

- 4) Current Official Plan designation: Living Area 1 Current Zoning By-law designation: R2-2 (R2.D36)

- 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	9.0m	8.8m total	0.2m

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

- c) Description of Proposal:

Sever 150 Gaudette, Chelmsford, East part of Lot 19 from remainder of Parcel 21039. Lot includes 1 semi-detached residential dwelling.

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

Severance lines are based on location of party wall of each semi-detached building. Existing building locations met Zoning By-law at time of construction.

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

PIN(s): 73349 Township: Balfour
 Lot No.: 1 Concession No.: 3 Parcel(s): 21039
 Subdivision Plan No.: M441 Lot: 20 Reference Plan No.: Part(s): 1
 Municipal Address or Street(s): 150 Gaudette Street

- 7) Date of acquisition of subject land. 1970

- 8) Dimensions of land affected.

Frontage 8.8 (m) Depth 33.6 (m) Area 296 (m²) Width of Street 4.7 (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	47 (m ²)	47 (m ²)
Gross Floor Area:	94 (m ²)	94 (m ²)
No. of storeys:	2	2
Width:	5 (m)	5 (m)
Length:	9.4 (m)	9.4 (m)
Height:	5.1 (m)	5.1 (m)

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

	Existing	Proposed
Front:	9.3 (m)	9.3 (m)
Rear:	15 (m)	15 (m)
Side:	3.4 (m)	3.4 (m)
Side:	0 (m)	0 (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.

1970

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

Use(s): Single family dwelling Length of time: 52 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

A0144/2022

- 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): _____

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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, Greater Sudbury Housing Corporation (please print all names), the registered owner(s) of the property described as 150 Gaudette Street, Chelmsford
in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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- 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

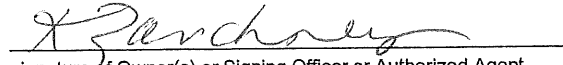
- grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
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Appointment of Authorized Agent

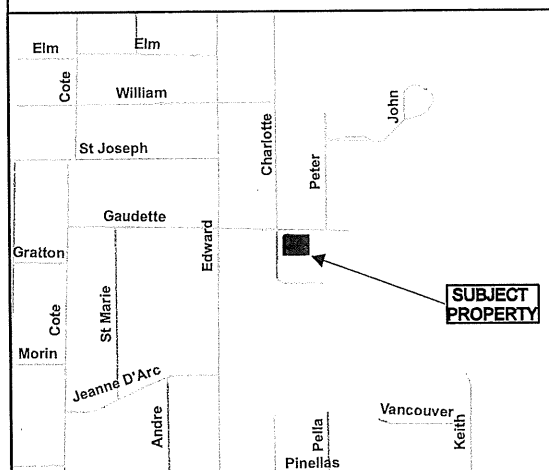
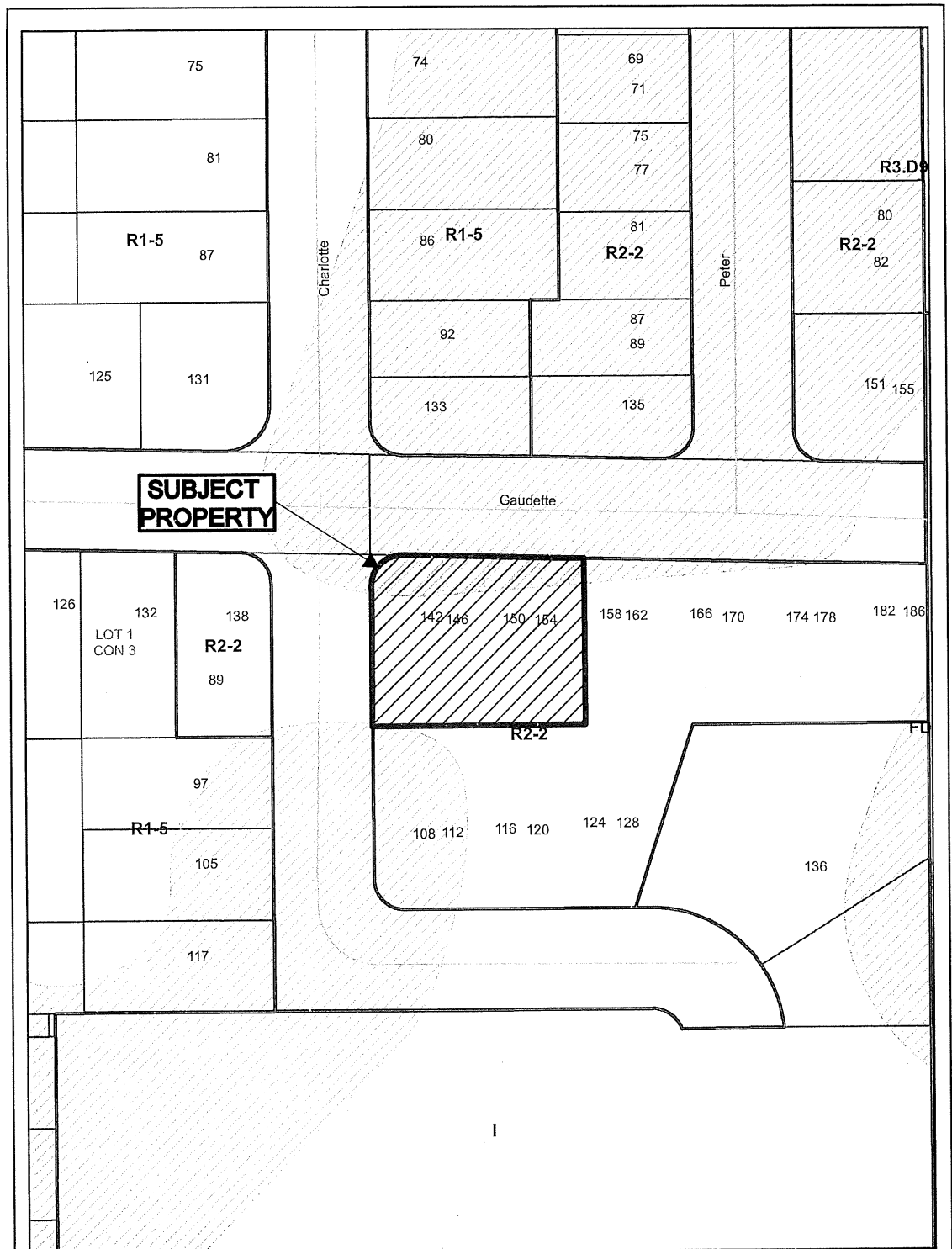
- appoint and authorize _____ (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and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

Dated this 19th day of September, 20 22


(witness)


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

A0144/2022



Application for Minor Variance or Permission



Subject Property being
PIN 73349-0825,
Parcel 21039 SEC SWS SRO,
Part Lots 19 and 20,
Plan M-441, Part Lot 1,
Concession 3, Township of Balfour,
150 Gaudette Street, Chelmsford,
City of Greater Sudbury

Sketch 1, NTS
MNR

A0144/2022
Date: 2022 09 29

SKETCH SHOWING PROPOSED SEVERANCES

GAUDETTE

STREET

CHARLOTTE AVENUE

REGISTERED

LEGEND

CLP - CENTERLINE OF PARTY WALL

① TO BE SEVERED - 375m²

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NOTES

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2) DIMENSIONS SHOWN HEREON ARE IN METRES AND ARE DERIVED FROM FIELD SURVEY.

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SOS SURVEYORS ON SITE INC.

1623 BANCROFT DRIVE
SUDBURY ONTARIO
P3B 1R7
705-665-8340
www.surveyorsonsite.com
REVISION: JULY 11, 2022 (ISSUED)

DRAWN BY: DTH CHECKED BY: SJG JOB No: SUD2022-021 FILE No: SUD2022-021 SK1-v1

A0144/2022
Sketch 2



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

Proposed Lot 4

Office Use Only	
2022 01 01	
A 0145/2020	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,025.00 (includes \$245.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$312.00 (includes \$245.00 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): Greater Sudbury Housing Corporation	Email:
Mailing Address: 10 Elm Street	Home Phone:
PO Box 430 Stn B	Business Phone:
City: Sudbury	Postal Code: P3E 4P6
	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:
City:	Business Phone:
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:
Mailing Address:
City:
Postal Code:

- 4) Current Official Plan designation: Living Area 1 Current Zoning By-law designation: R2-2 (R2.D36)

- 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	9.0m	8.8m total	0.2m

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

- c) Description of Proposal:

Sever 150 Gaudette, Chelmsford, East part of Lot 19 from remainder of Parcel 21039. Lot includes 1 semi-detached residential dwelling.

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

Severance lines are based on location of party wall of each semi-detached building. Existing building locations met Zoning By-law at time of construction.

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

PIN(s): 73349 Township: Balfour
 Lot No.: 1 Concession No.: 3 Parcel(s): 21039
 Subdivision Plan No.: M441 Lot: 20 Reference Plan No.: Part(s): 2
 Municipal Address or Street(s): 154 Gaudette Street

- 7) Date of acquisition of subject land. 1970

- 8) Dimensions of land affected.

Frontage 8.8 (m) Depth 33.4 (m) Area 298 (m²) Width of Street 4.7 (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	47 (m ²)	47 (m ²)
Gross Floor Area:	94 (m ²)	94 (m ²)
No. of storeys:	2	2
Width:	5 (m)	5 (m)
Length:	9.4 (m)	9.4 (m)
Height:	5.1 (m)	5.1 (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:	8.8 (m)	8.8 (m)
Rear:	14.9 (m)	14.9 (m)
Side:	3.5 (m)	3.5 (m)
Side:	0 (m)	0 (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.

1970

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

Use(s): Single family dwelling Length of time: 52 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

A0145/2022

- 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, Greater Sudbury Housing Corporation (please print all names), the registered owner(s) of the property described as 154 Gaudette Street, Chelmsford
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 _____ (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 19th day of September, 20 22

[Signature]
(witness)

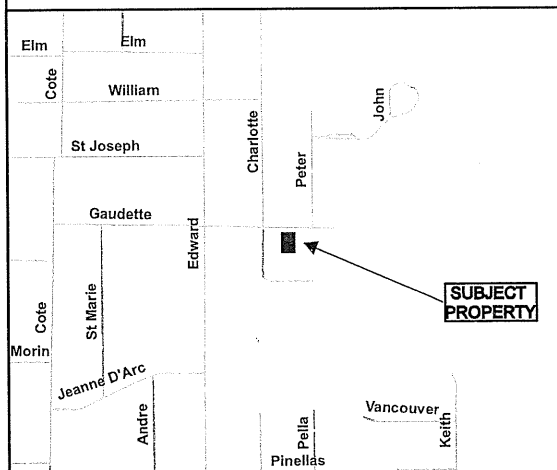
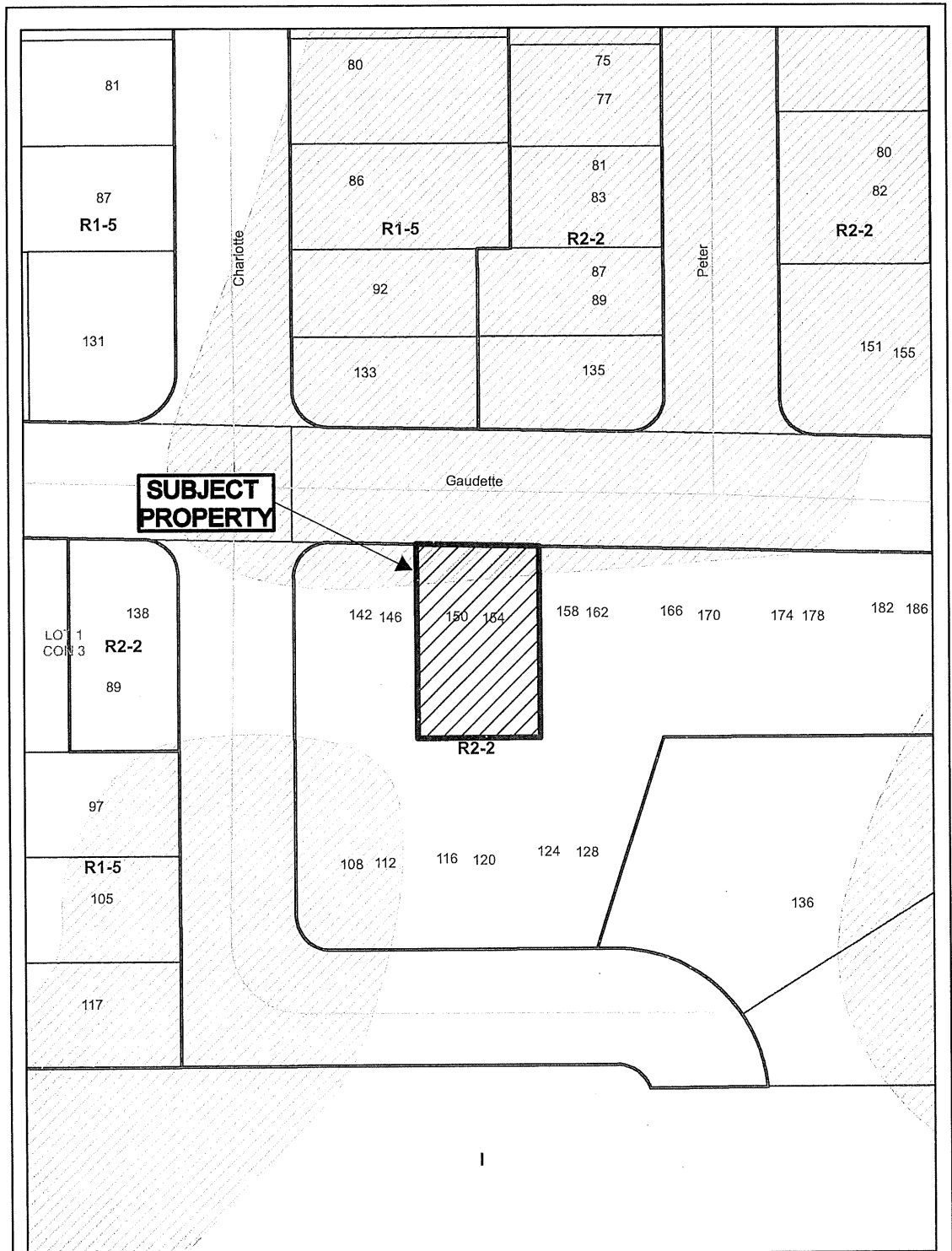
[Signature]
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: Kimberly Zarichney

*I have authority to bind the Corporation

AP01451/2022

AO 145/2022



Application for Minor Variance or Permission



Subject Property being
PIN 73349-0825,
Parcel 21039 SEC SWS SRO,
Part Lot 20, Plan M-441,
Part Lot 1, Concession 3,
Township of Balfour,
154 Gaudette Street, Chelmsford,
City of Greater Sudbury

Sketch 1, NTS
MNR

A0145/2022
Date: 2022 09 29

SKETCH SHOWING PROPOSED SEVERANCES

GAUDETTE

STREET

CHARLOTTE

AVENUE

SCALE 1 : 400 METRES

0 10 20
SURVEYORS ON SITE INC. © 2022

LEGEND

CLP - CENTERLINE OF PARTY WALL

- ① TO BE SEVERED - 375m²
- ② TO BE SEVERED - 297m²
- ③ TO BE SEVERED - 296m²
- ④ TO BE SEVERED - 298m²
- ⑤ TO BE RETAINED - 4504m²

CAUTION

- A) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
- B) THIS SKETCH IS PROTECTED BY COPYRIGHT ©

NOTES

- 1) THIS SKETCH HAS BEEN PREPARED IN ACCORDANCE WITH ASSOCIATION OF ONTARIO LAND SURVEYORS BULLETIN 2021-01.
- 2) DIMENSIONS SHOWN HEREON ARE IN METRES AND ARE DERIVED FROM FIELD SURVEY.
- 3) THIS SKETCH IS AN ORIGINAL IF EMBOSSED BY THE SURVEYOR'S SEAL OR IF IT IS A PDF CERTIFIED IN A ELECTRONIC VERSION.
- 4) ALL BUILDINGS SHOWN HEREON ARE 2 STOREY SEMI-DETACHED.



1623 BANCROFT DRIVE
SUDBURY ONTARIO
P3B 1R7
705-665-8340
www.surveyorsonsite.com
REVISION: JULY 11, 2022 (ISSUED)

DRAWN BY: DTN

CHECKED BY: SJG

JOB No: SUD2022-021

FILE No: SUD2022-021 SK1-v1

A0145/2022
Sketch 2



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

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

Office Use Only
2022.01.01
A 01410/2022
S.P.P. AREA
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
NDCA REG. AREA
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

APPLICATION FEE: \$1,025.00 (includes \$245.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$312.00 (includes \$245.00 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): CCM GROUP MANAGEMENT LTD.	Email: [REDACTED]
Mailing Address: 270 Fielding Road	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: Sudbury	Postal Code: P3Y 1L6
	Fax Phone: [REDACTED]

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

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

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

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

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

- 4) Current Official Plan designation: General Industrial Current Zoning By-law designation: M3 (Heavy Industrial)

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

Variance To	By-law Requirement	Proposed	Difference
Minimum Lot Frontage	30m in Accordance with Table 8.2	24m	6m

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

- c) Description of Proposal:
Subject to Consent Application which results in a reduced frontage of ± 24.8 m for the retained land.

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
Due to constraints related to the existing watermain and proposed access easement. The Growth and Development Department was consulted and they advised that the City would prefer if the new property line was located along the watermain easement line in order to avoid an issue related to wild lines. Please reference the attached sketch.

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

PIN(s): 73372-0021 & 73372-0033		Township: Sudbury	
Lot No.: 3	Concession No.: 5	Parcel(s): PCL 20823 & 24395	
Subdivision Plan No.:	Lot:	Reference Plan No.: 53R5029	Part(s): 1 & 2
Municipal Address or Street(s): 270 Fielding Road			

- 7) Date of acquisition of subject land. Feb 22, 2001

- 8) Dimensions of land affected.

Frontage ±24.8m (m) Depth ±392.4m (m) Area ±3.01ha (m²) Width of Street Unknown (m)
(Local Road)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	SEVERED LAND=±1119.015m ² RETAINED LAND=±1681.351m ² (m ²)	N/A (m ²)
Gross Floor Area:	SEVERED LAND=±1119.015m ² RETAINED LAND=±1681.351m ² (m ²)	N/A (m ²)
No. of storeys:	N/A	N/A
Width:	SEVERED LAND=±18.3m RETAINED LAND=±39.5m (m)	N/A (m)
Length:	SEVERED LAND=±61.2m RETAINED LAND=±53.3m (m)	N/A (m)
Height:	N/A (m)	N/A (m)

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

	Existing	Proposed
Front:	SEVERED LAND=±29.5m RETAINED LAND=±62.6m (m)	N/A (m)
Rear:	SEVERED LAND=±60.6m RETAINED LAND=±125.2m (m)	N/A (m)
Side:	SEVERED LAND=±21.3m RETAINED LAND=±20.9m (m)	N/A (m)
Side:	SEVERED LAND=±25.5m RETAINED LAND=±24.9m (m)	N/A (m)

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

What type of access to the land?

Municipally owned & operated piped water system	<input type="checkbox"/>	Provincial Highway	<input type="checkbox"/>
Municipally owned & operated sanitary sewage system	<input type="checkbox"/>	Municipal Road	<input type="checkbox"/>
Lake	<input type="checkbox"/>	Maintained Yearly	<input checked="" type="checkbox"/>
Individual Well	<input checked="" type="checkbox"/>	Maintained Seasonal	<input type="checkbox"/>
Communal Well	<input type="checkbox"/>	Right-of-way	<input type="checkbox"/>
Individual Septic System	<input checked="" 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.

Unknown

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

Use(s): Industrial/Manufacturing

Length of time: Unknown

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

Same as #13 ☒ or,

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

A0146/2022

- 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): Separate Minor Variance Application for Severed Land 2. See attached sketch.
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): Subject to a Consent Application.

- 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, CCM GROUP MANAGEMENT LTD.

(please print all

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

PCL 20823 SEC SWS; PT LT 3 CON 5 WATERS PT 5 SR1880 EXCEPT PT 1 & 2 53R5029; GREATER SUDBURY (PIN 73372-0021) & PCL 24395 SEC SWS; PT LT 3 CON 5 WATERS PT 1, 2, 53R5029; GREATER SUDBURY (PIN 73372-0033)
in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

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

Dated this 7 day of Sept, 2022

X Lina Plesner
(witness)

X [Signature]
signature of Owner(s) or Signing Officer or Authorized Agent
Print Name: X Peter Matusch.

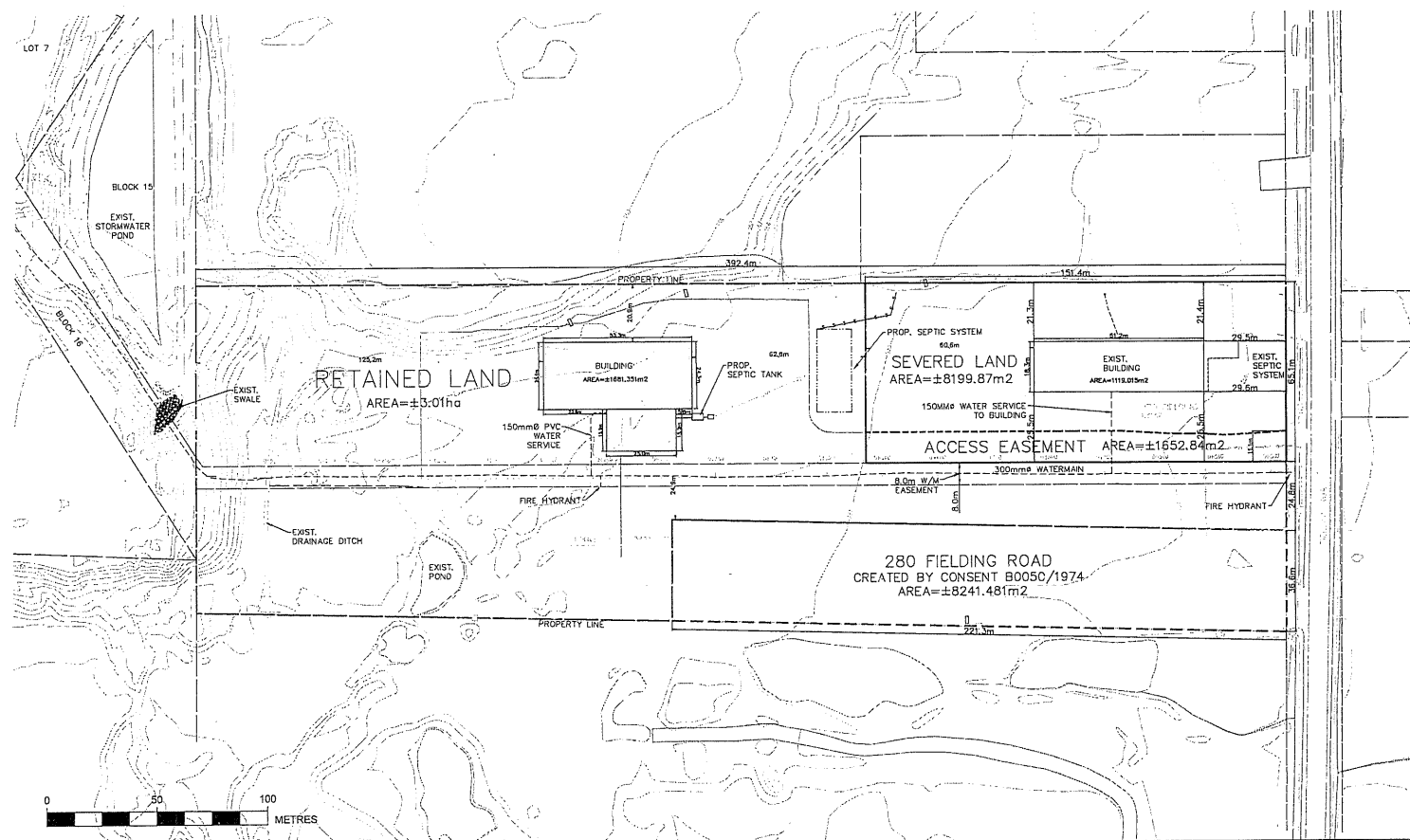
*I have authority to bind the Corporation

A01416/2022

AO146/2022

A0146/2022
Sketch 2

SKETCH OF PROPOSED CONSENT
270 & 280 FIELDING ROAD
CITY OF GREATER SUDBURY



CAUTION

THIS SKETCH SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE.

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF TULLOCH ENGINEERING. © TULLOCH ENGINEERING, 2021.



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

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

Office Use Only 2021.01.01
A 0147/2022
S.P.P. AREA
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
NDCA REG. AREA
YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): City of Greater Sudbury	Email:	
Mailing Address: 960 Notre-Dame	Home Phone:	
	Business Phone:	
City: Sudbury	Postal Code: P3A 5P3	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: Bélanger Salach Architecture	Email:	
Mailing Address:	Home Phone:	
960 Notre-Dame	Business Phone:	
City: Sudbury	Postal Code: P3B 1M2	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: as listed above
Mailing Address:
City: Postal Code:

- 4) Current Official Plan designation: Institutional Current Zoning By-law designation: Institutional

- 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
Loading Requirement	4	2	2
Side Yard Setback	20m	10m	10m

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

- c) Description of Proposal:

Construction of a new wing containing 160 Long Term Care Beds, to replace existing beds in the K,L,M wings of Pioneer Manor.

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

The number of beds is not increasing. The existing loading spots currently facilitate all of the S/R requirements well; additional loading spots are not required operationally.

The campus is extensively developed and the size of the new wing does not fit within the 20M side yard setback; however it does fit within the 10M setback. 20M is required due to the height of the new wing.

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

PIN(s): _____ Township: McKim Ward: _____
 Lot No.: 4 Concession No.: 5 Parcel(s): _____
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 960 Notre-Dame

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

- 8) Dimensions of land affected.

Frontage 334m (m) Depth 264m (m) Area 93,815 (m²) Width of Street 18.8 (m)

- 9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	<u>14,698</u>	(m ²)	<u>1,967</u>	(m ²)
Gross Floor Area:	<u>30,378</u>	(m ²)	<u>9,771</u>	(m ²)
No. of storeys:	<u>3</u>		<u>5</u>	
Width:	<u>205</u>	(m)	<u>53</u>	(m)
Length:	<u>214</u>	(m)	<u>75</u>	(m)
Height:	<u>10.3</u>	(m)	<u>25m</u>	(m)

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

	Existing		Proposed	
Front:	<u>8</u>	(m)		(m)
Rear:	<u>52</u>	(m)	<u>68</u>	(m)
Side:	<u>16</u>	(m)	<u>10m</u>	(m)
Side:	<u>109</u>	(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.

Various construction dates, beginning in the 1950's

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

Use(s): Institutional

Length of time: 70+ years

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

Same as #13 ☒ or, _____

- 15) What is the number of dwelling units on the property?
- None

- 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:
- Vacant land and taxation/data centre

AD147/2002

- 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, Steve Jacques (please print all names), the registered owner(s) of the property described as Pioneer Manor - 960 Notre-Dame
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 Bélanger Salach Architecture (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 16 day of September, 2022

Jacinda Myles
(witness)

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

Print Name: Steve Jacques

*I have authority to bind the Corporation

AO147/2022

I/We, Steve Jacques (please print all names),
the registered owner(s) or authorized agent of the property described as Pioneer Manor - 960 Notre-Dame

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 22 day of September, 2022

Print Name: Amber Salach
 *I have authority to bind the Corporation

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

FOR OFFICE USE ONLY

Date of Receipt: Hearing Date: Oct 19, 2002 Received By: N. Lewis

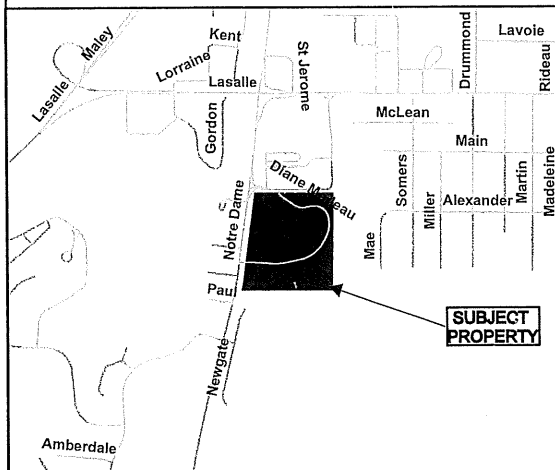
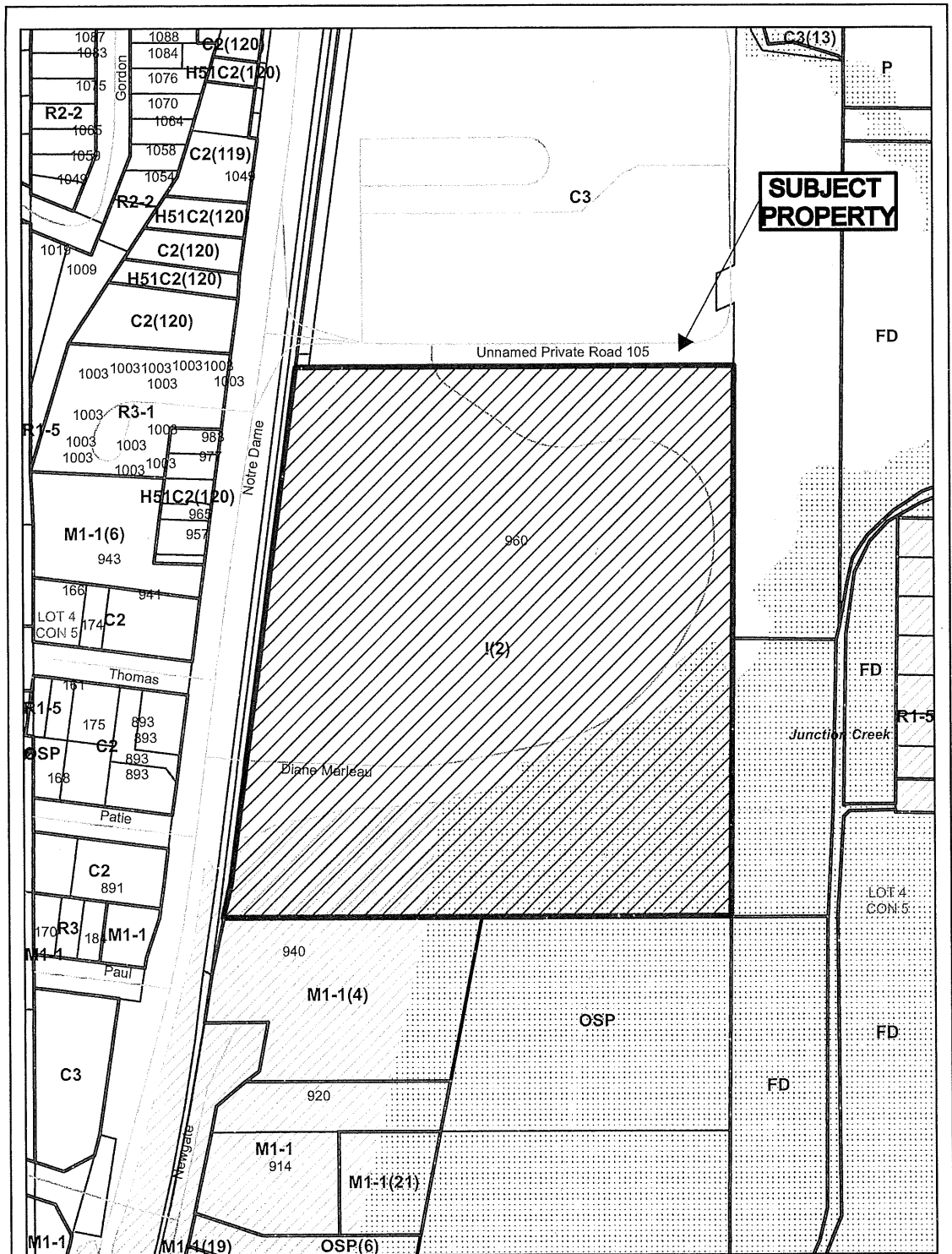
Zoning Designation: I Resubmission: ☐ Yes ☒ No

Previous File Number(s): A0248/1988, A0056/1993, A0024/2002

Previous Hearing Date: Aug. 22/88 April 5/93 April 22/02

Notes:

AO 147/2022



Application for Minor Variance or Permission



Subject Property being
PIN 02123-0002,
Parcel 16869 SEC SES,
Part Lot 4, Concession 5,
Township of McKim,
960 Notre Dame Avenue, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
MNR

A0147/2022
Date: 2022 09 29



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: \$1,025.00 (includes \$245.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$312.00 (includes \$245.00 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): 5026958 ONTARIO LIMITED Email: [REDACTED]
Mailing Address: [REDACTED] Home: [REDACTED]
320 SIXTH AVE. Busin: [REDACTED]
City: LIVELY Postal Code: P3Y 1M4 Fax: [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: WILLIAM DORSON Email: [REDACTED]
Mailing Address: [REDACTED] Home: [REDACTED]
291 ASH ST. Busin: [REDACTED]
City: LIVELY Postal Code: P3Y 1M8 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: Rural 53R-16520 Current Zoning By-law designation: RURAL RU(84)

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

Variance To	By-law Requirement	Proposed	Difference
SETBACK FROM RAILROAD BYLAW 4.37.2	30m	6.4m	23.6m

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

- c) Description of Proposal: TO BUILD AN ADDITION TO THE EXISTING CREMATORIUM
OF 9.4M BY 7.8M.

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: THE BYLAW
HAS BEEN MADE MORE RESTRICTIVE SINCE THE EXISTING
BUILDING WAS CONSTRUCTED.

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

PIN(s): 73375-0020 / 0626 / 0020 Township: WATERS
 Lot No.: 6 Concession No.: 4 Parcel(s):
 Subdivision Plan No.: 53K-20578 Lot: 6 Reference Plan No.: 53R-16520 Part(s): 4, 5, 6, 7, 8
 Municipal Address or Street(s): 33 WHITE ROAD, 11 WHITE ROAD

- 7) Date of acquisition of subject land.
- 1998

- 8) Dimensions of land affected.

Frontage 156 (m) Depth 187 (m) Area 13386 (m²) Width of Street 8 (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>89.28</u> (m ²)	<u>158.4</u> (m ²)
Gross Floor Area:	<u>SAME</u> (m ²)	<u>SAME</u> (m ²)
No. of storeys:	<u>ONE (1)</u>	<u>ONE (1)</u>
Width:	<u>9.4</u> (m)	<u>9.4</u> (m)
Length:	<u>9.4</u> (m)	<u>17.2</u> (m)
Height:	<u>4</u> (m)	<u>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).

	Existing	Proposed
Front:	<u>32.7</u> (m)	<u>32.7</u> (m)
Rear:	<u>13.7</u> (m)	<u>6.4</u> (m)
Side:	<u>27.3</u> (m)	<u>27.3</u> (m)
Side:	<u>123.0</u> (m)	<u>123.0</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.

2010

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

Use(s): ANIMAL CREMATORIUM Length of time: 12 YEARS

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

Same as #13 ☒ or, _____

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

NONE

- 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:

ANIMAL HOSPITAL, PET SAVEA0148/2022

- 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, 5026958 ONTARIO LIMITED (please print all names), the registered owner(s) of the property described as 33 WHITE ROAD (PIN 73375-0020)
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 WILLIAM DOPSON (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 26 day of September, 2022

(witness)

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

Print Name: Rod Souppi

*I have authority to bind the Corporation


A044812022

I/We, WILLIAM DORSON (please print all names),

the registered owner(s) or authorized agent of the property described as 33 WHITE ROAD / PIN 73375-0020

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 27 day of September, 2020


Commissioner of Oaths

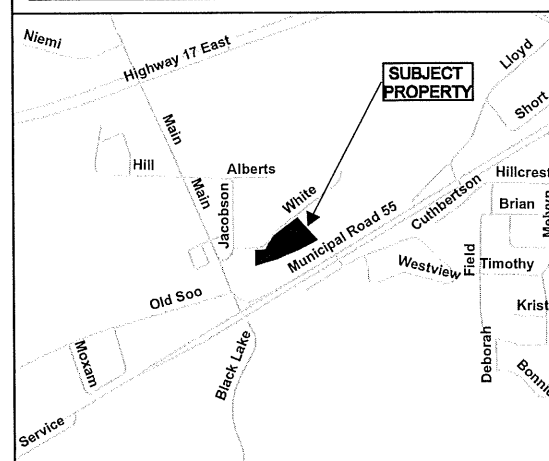
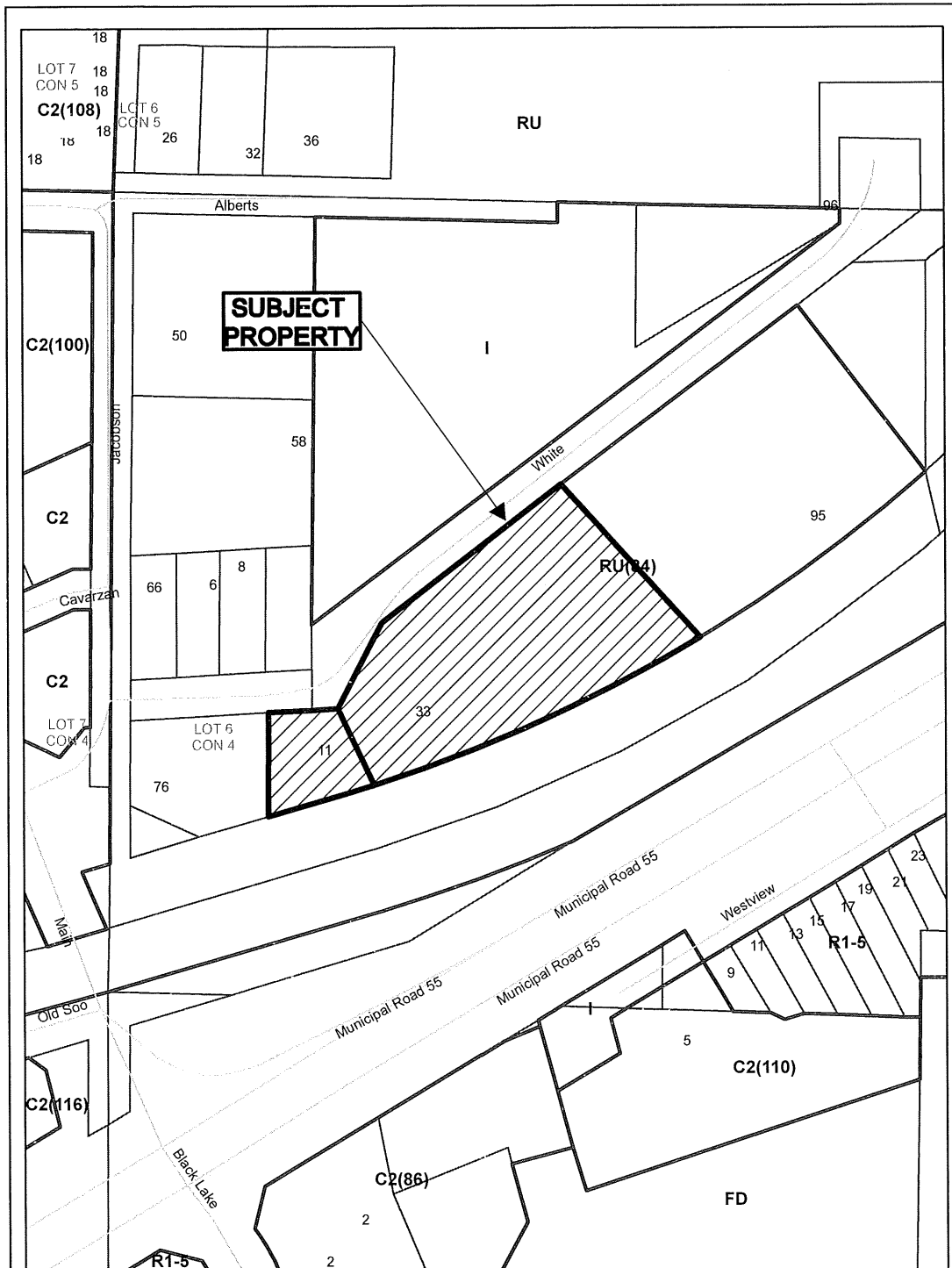

signature of Owner(s) or Signing Officer or Authorized Agent
(*where a Corporation)

Print Name: William Dopson
 *I have authority to bind the Corporation

FOR OFFICE USE ONLY

Date of Receipt: Sept 27/22 Hearing Date: Oct 19/22 Received By: N. Lewis
Zoning Designation: RU(84) Resubmission: ☐ Yes ☒ No
Previous File Number(s): see below
Previous Hearing Date: 11 11
Notes: B0064/1998 (July 27/98) > Part 2 on Plan 53R-16520
B0030/2015 (April 13/15) > Parts 1, 2 & 3 on Plan 53R-20578
↳ Subject lands are the 'retained' lands in this application.

A0148/2022



Application for Minor Variance or Permission

Subject Property being
 PINs 73375-0626 and 73375-0944,
 Parcel 31151 SEC SWS SRO,
 Part Lot 6, Concession 4,
 Part 2 on Plan 53R-16520 and
 Parts 4 to 7 on Plan 53R-20578,
 Township of Waters,
 11 White Road and 33 White Road, Lively,
 City of Greater Sudbury

Sketch 1, NTS
 MNR

A0148/2022
 Date: 2022 09 29



RP A
5140891.393
489338.901

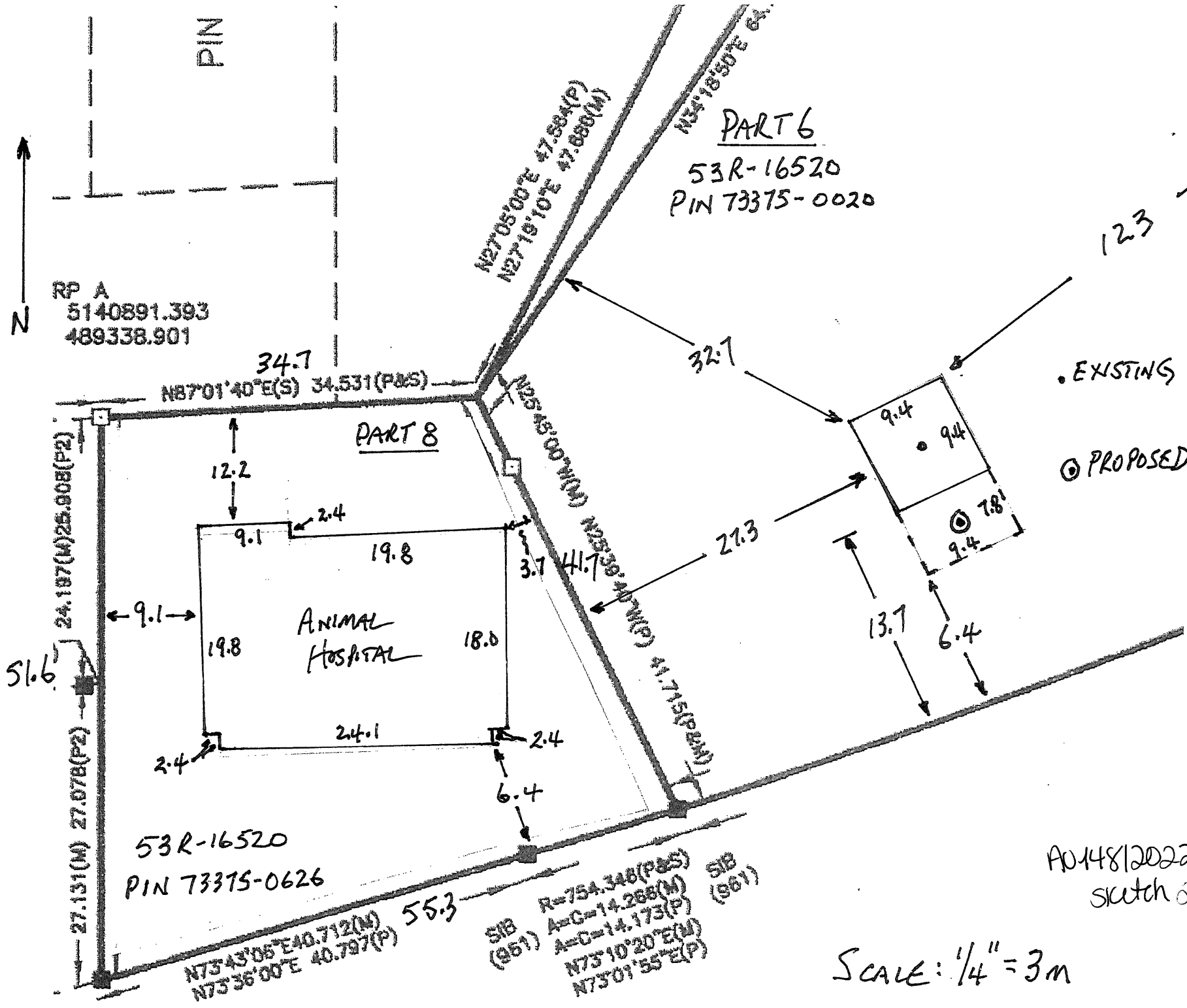
PIN

PART 6
53R-16520
PIN 73375-0020

123

• EXISTING

⊙ PROPOSED



53R-16520
PIN 73375-0626

SIB R=754.348(P&S)
(961) A=C=14.268(M)
SIB A=C=14.173(P)
(961) N73°10'20"E(M)
N73°01'55"E(P)

AP148/2022
Sketch 2

SCALE: 1/4" = 3m

PLAN 53R-20578

RECORDED AND DEPOSITED
DATE: December 30, 2015
BY: T. Del Bosco
REPRESENTATIVE FOR THE LAND REGISTRAR
FOR THE LAND TITLES DIVISION OF SUDBURY

I REQUIRE THIS PLAN TO BE DEPOSITED
UNDER THE LAND TITLES ACT.
DATE: December 21, 2015
BY: TERRY DEL BOSCO, O.L.S.

OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD83 (CSRS) (2002.0),
COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.R.S. 216/10

POINT ID	NORTHING	EASTING
ORP A	N 5140891.303	E 488338.901
ORP B	N 5140935.500	E 488335.273
ORP C	N 5141081.341	E 488600.389

COORDINATES CANNOT, IN THEMSELVES, BE USED TO
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B,
BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM 17, NAD83 (CSRS) (2002.0).
UNDERLYING PLAN BEARINGS ARE ASTRONOMIC BEARINGS.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY
THE COMBINED SCALE FACTOR OF 0.9985822

SCHEDULE

PART	LOT	CONCESSION	PIN	AREA
1				30884.50 M.
2				20994.50 M.
3				80114.50 M.
4				8584.50 M.
5				15534.50 M.
6				107874.50 M.
7				1984.50 M.
8				20204.50 M.

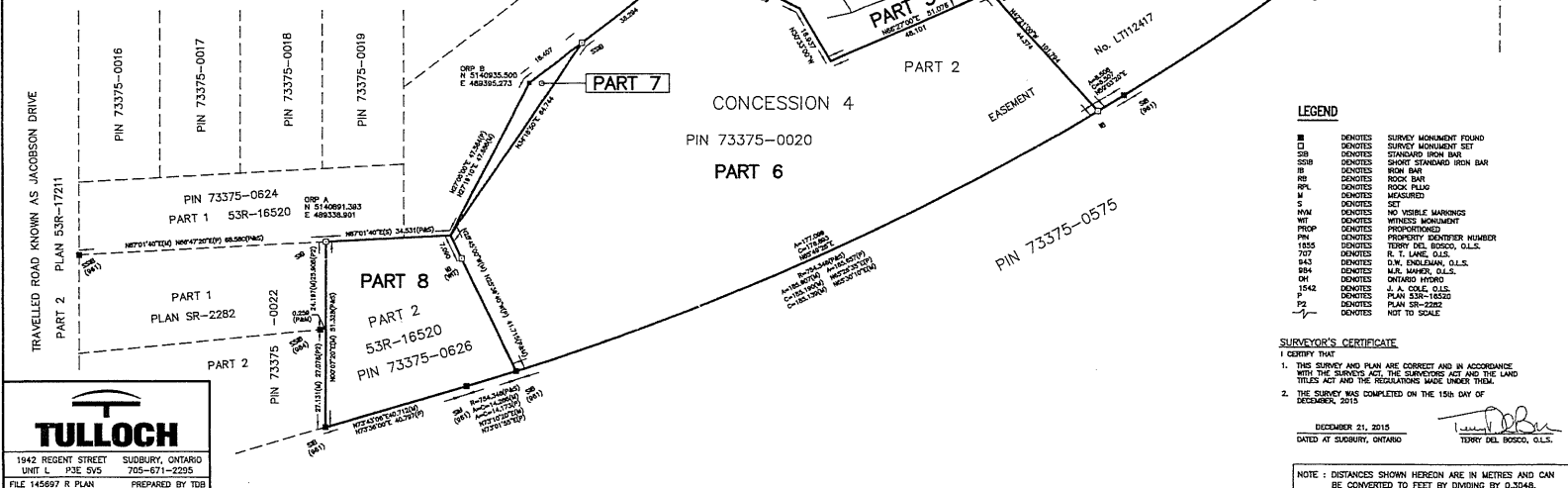
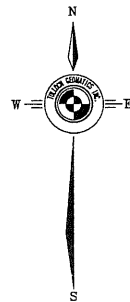
TOWNSHIP OF WATERS

PARTS 1 TO 7 INCLUSIVE SUBJECT TO EASEMENT No. LT112417

PLAN OF SURVEY OF
**PART OF
LOT 6
CONCESSION 4**
GEOGRAPHIC TOWNSHIP OF WATERS
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY
TERRY DEL BOSCO, ONTARIO LAND SURVEYOR
2015

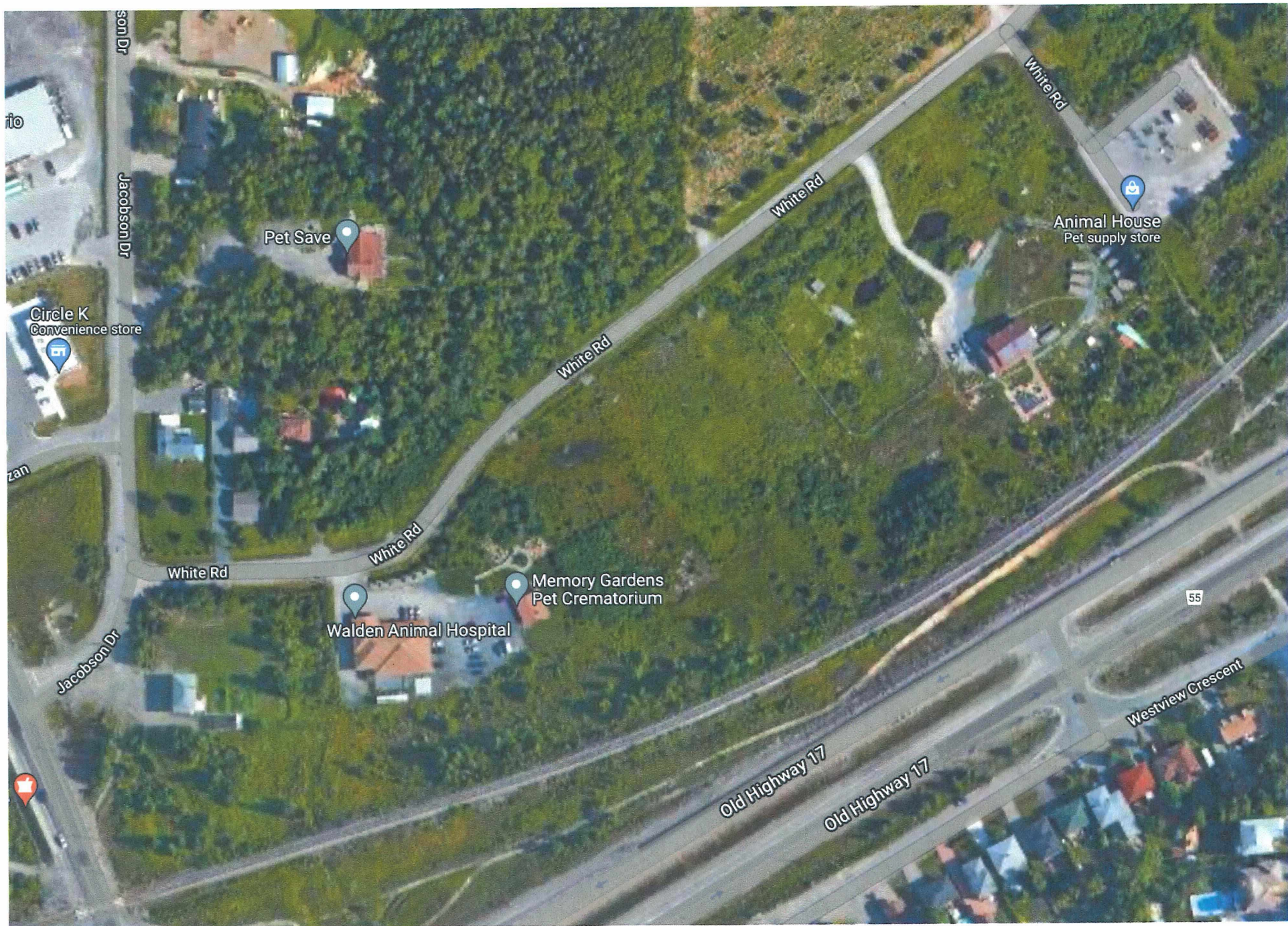
SCALE 1 : 750

0 20 40 60 METRES



A0148/2022
sketch 3





AO148/2022
sheet 5