

Tom Davies Square
200 Brady St

Thursday, October 10, 2024

PUBLIC HEARINGS

A0085/2024

RAINBOW DISTRICT SCHOOL BOARD

Ward: 8

PINs 73567 0292 & 73567 0295 & 73567 0308, Parcel 24214, 24883 and 28999 SEC SES, Lot Part 12, Concession 6, Township of Neelon, 1545 Kennedy Street, Sudbury, [2010-100Z, I (Institutional)]

For relief from Part 4, Section 4.2, subsection 4.2.9 (b) and Part 5, Section 5.3, Table 5.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit, firstly, the east refuse storage area to provide a 2.9m setback from the east lot line which also abuts a residential zone, where a refuse storage area may be no closer than 10.0m to any lot line or any residential zone boundary than required for an accessory structure in a non-residential zone, secondly, the west refuse storage area to provide a 0.4m setback from the west lot line, where a refuse storage area may be no closer than 10.0m to any lot line, and thirdly, a minimum of 320 required parking spaces, where 377 parking spaces are required.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B49/03 (MAY 12/03) AND B97/79 (APR 17/79)

A0087/2024

**ROSE ELDRIDGE
JACK ELDRIDGE**

Ward: 10

PIN 73583 0498, Lot(s) Part 18, Block K, Subdivision 5-SA, Lot Part 4, Concession 3, Township of McKim, 400 Morris Street, Sudbury, [2010-100Z, R2-3 (Low Density Residential Two)]

For relief from Part 4, Section 4.25, subsection 4.25.1 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, to facilitate the conversion of the half-storey on the existing single detached dwelling into a full second storey providing, firstly, an increase in gross floor area of a legally existing building, where enlargement, reconstruction, repair and/or renovation shall not increase the gross floor area of a building or structure located within the minimum required interior side yard setback, and secondly, a minimum interior side yard setback of 0.9m for the second storey addition with eaves encroaching 0.53m into the proposed 0.9m interior side yard setback, where 1.8m is required and where eaves may encroach 0.6m into the required interior yard but not closer than 0.6m to the lot line.

A0088/2024

**MIREILLE WRIGHT
BRUCE WRIGHT**

Ward: 9

PIN 73561 0041, Parcel 44770 SEC SES SRO, Survey Plan 53R-7410 Part(s) 1, Lot Part 4, Concession 4, Township of Neelon, 2 Elm Street, Coniston, [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 permit an existing accessory building being a gazebo on the subject property providing, firstly, a minimum 2.4m front yard setback, where 6.0m is required, and secondly, a minimum 2.4m corner side yard setback, where no encroachment is permitted and where 4.5m setback is required.

A0089/2024

**GISELLE WENNERSTROM
BRUNO WENNERSTROM**

Ward: 2

PIN 73383 0065, Parcel 27041 SEC SWS SRO, Survey Plan 53R-8754 Part(s) 1, Lot Part 1, Concession 6, Township of Drury, 288 Wickie Road, Whitefish, [2010-100Z, SLS(4)(Seasonal Limited Service)]

For relief from Part 4, Section 4.2, subsection 4.2.4 and Part 11, Section 4, subsection 4, paragraph (d), clause (ii) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a seasonal dwelling with two covered porches providing high water mark setbacks of 22.0m and 23.5m, identified as (A) and (B) respectively on the plot plan submitted with the Application, where a minimum setback of 25.0m from the high water mark is required, and also, a detached garage providing a maximum height of 9.8m, identified as (C) on the plot plan submitted with the Application, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B12/80 (FEB 19/80)

**A REMINDER... THE NEXT SCHEDULED MEETING IS
WEDNESDAY, OCTOBER 23, 2024**



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 2024.01.01	
Access/2024	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>

NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

APPLICATION FEE: \$1,360.00 (includes \$320.00 legal notice fee)
 APPLICATION FEE FOR HEDGEROWS: \$409.00 (includes \$320.00 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): Rainbow District School Board	Email:	[Redacted]
Mailing Address: 408 Wembley Drive	Home	[Redacted]
	Busine	[Redacted]
City: Sudbury	Postal Code: P3E 1P2	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: 3rdLine Studio	Email:	[Redacted]
Mailing Address: 289 Cedar Street, Suite 300	Home	[Redacted]
	Busine	[Redacted]
City: Sudbury	Postal Code: P3B 1M8	Fax Phone:

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

3) Current Official Plan designation: Institutional Current Zoning By-law designation: 'I' institutional

4) 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
Refuse Storage Area - East	4.2.9 b (ii) (iii), 10m	2.9m	7.1m
Refuse Storage Area - West	4.2.9 b (ii), 10m	0.4m	9.6m
Parking Requirements	377 spaces	320 spaces	57 spaces

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

c) Description of Proposal:
 Refer to attached Appendix A.

5) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
 Refer to attached Appendix A.

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

PIN(s): _____ Township: Neelon
 Lot No.: 12 Concession No.: 6 Parcel(s): _____
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 1545 Kennedy Street

7) Date of acquisition of subject land. Unknown

8) Dimensions of land affected.

Frontage 196 (m) Depth 404 (m) Area 78517 (m²) Width of Street 20 (m)

9) Particulars of all buildings:

	<u>School</u>		<u>Multi Use Centre</u>	
Ground Floor Area:	<u>9,804</u>	<u>(m²)</u>	<u>5,718.5</u>	<u>(m²)</u>
Gross Floor Area:	<u>20,807</u>	<u>(m²)</u>	<u>5,718.5</u>	<u>(m²)</u>
No. of storeys:	<u>3</u>		<u>1</u>	
Width:	<u>143.4</u>	<u>(m)</u>	<u>65.3</u>	<u>(m)</u>
Length:	<u>153.6</u>	<u>(m)</u>	<u>118.5</u>	<u>(m)</u>
Height:	<u>12.8</u>	<u>(m)</u>	<u>16.8</u>	<u>(m)</u>

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

	<u>School</u>		<u>Multi Use Centre</u>	
Front:	<u>53.2</u>	<u>(m)</u>	<u>214.5</u>	<u>(m)</u>
Rear:	<u>157.1</u>	<u>(m)</u>	<u>18.6</u>	<u>(m)</u>
Side:	<u>15.0</u>	<u>(m)</u>	<u>57.4</u>	<u>(m)</u>
Side:	<u>27.5</u>	<u>(m)</u>	<u>20.3</u>	<u>(m)</u>

Refer to attached sketches mv-1, mv-2, mv-3.

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

What type of access to the land?

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

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

1962, 1967, 1975, 2022, 2023

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

Use(s): secondary / elementary school Length of time: 62 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: Residential, Institutional

10085/2024

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, Rainbow Schools - Paolo Berardelli (please print all names), the registered owner(s) of the property described as Lasalle Secondary School, 1545 Kennedy Street

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

- g) appoint and authorize 3rdLine Studio - Tim James (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 30 day of August, 2024

(witness)

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

Print Name: Adam Guillbault, Rainbow Schools

*I have authority to bind the Corporation

A0085/2024

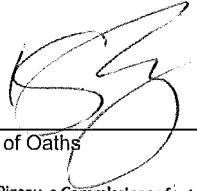
PART B: OWNER OR AUTHORIZED AGENT DECLARATION

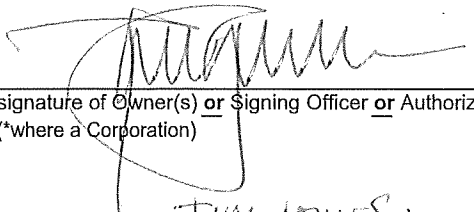
I/We, TIM JAMES, 3RD LINE STUDIO (please print all names),
the registered owner(s) or authorized agent of the property described as

1545 KENNEDY, SUDBURY, ON
in the City of Greater Sudbury:

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

Dated this 5th day of September, 2024


Commissioner of Oaths
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.


signature of Owner(s) or Signing Officer or Authorized Agent
(*where a Corporation)
Print Name: TIM JAMES
*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: Sept. 19/24 Hearing Date: October 10, 2024 Received By: N. Lewis
 Zoning Designation: I Resubmission: Yes No
 Previous File Number(s): see below
 Previous Hearing Date: see below
 Notes: B0097/79 (April 7/79) Easement
B0049/03 (May 12/03) Easement.

A0085/2024

Appendix A Questions Responses

4 c - Description of Proposal

Relief is sought to permit construction of a garbage enclosure at 0.9 and 2.9m from the side yard setback where a 10m setback is required.

At the east property line a wood fence enclosure and landscape buffer separates the adjacent residential property and garbage enclosure.

At the west property line a wood fence enclosure is provided.

Relief is sought to provide parking for 320 vehicles on the site where the zoning bylaw requires parking be provided for 377 vehicles.

5 - Provide reason why this proposal cannot comply with the requirements of the zoning bylaw.

garbage enclosures locations

The provision of a garbage enclosure is required that permits efficient use of the site. The site plan must accommodate vehicular access for large vehicles, close walking access for janitorial staff, separation of student walking paths / play areas from industrial traffic routes. The available space for the garbage enclosure is limited. The proposed space on the east and west sides of the school site satisfies the functional requirements and provides a safe school site.

The west garbage enclosure replaces an existing refuse location and was included in the most recent site plan agreement.

Expansion of parking facilities on the site, given the presence of bedrock and the requirements of elementary and secondary school site programming has been very challenging. The demand for playing fields, play areas for students consumes much of the site. Cost to remove rock to make way for a parking level is cost prohibitive. The demand for parking areas has waned. Rainbow School has been monitoring the parking demand over the past 2 years and found that the need to more than 300 parking spaces is not required.

parking space reduction

The parking requirements identified on the site plan agreement is 377 spaces; based on following;

elementary school - 2 spaces / classroom x 41 classroom = 82 spaces

secondary school - 43 classrooms x 6.5 space / classroom = 279.5 spaces

daycare - 1.5 spaces / classroom + $1/30m^2 = 3 \times 1.5 + 349m^2/30 = 16.1$ spaces

total required parking spaces = 377.6

The current site plan agreement includes ten (10) elementary school classroom that were part of a future addition. These ten (10) classrooms have not been constructed. Under the bylaw the parking count should be reduced by 20 spaces given these classroom are not present on site.

Recent bylaw requirements (5.3.1, 5.3.2) provides reduction of requirements if a commercial property is adjacent GOVA route and provide space reduction of bicycle parking is provided. Rainbow Schools requests that this institutional site be afforded a similar benefit. With a reduction of the GOVA / Bicycle benefits of 10%, a reduction of 5.3% based on the fact 10 elementary school classrooms were not constructed, represents a reasonable reduction supported by historical demand. (refer to attached letter from Rainbow Schools dated 2024 08 26. Rainbow Schools believes a total reduction of 15% (from 377 to 320 spaces) to be minor in nature and reasonable in scope.

A00866/2024



Centre for Education

408 Wembley Drive, Sudbury, Ontario P3E 1P2 | Tel: 705.674.3171 | Toll Free: 1.888.421.2661 | rainbowschools.ca

August 26th, 2024

To whom it may concern,

Rainbow District School Board has developed this letter to support the application for a Minor Variance, to the Lasalle School (1545 Kennedy St) Site Plan agreement.

While we acknowledge that the original site plan was developed with 377 parking spaces, we believe that we can reduce this amount by approximately 15%, for a total of 320 parking spaces.

We have operated at the site for the last several years, since construction began, without any capacity issues related to parking. This includes the 2023-24 school year, when the elementary wing of the School Campus was operating in full.

For the upcoming 2024-25 school year, we have 120 secondary staff, 33 elementary staff and have distributed 119 student parking passes, for a total of 272 required parking spaces. As previously stated, we believe that a decrease to a total of 320 parking spaces in the Site Plan agreement would be more than sufficient.

Please note that any public use of the Dome facility, adjacent to the school campus, occurs from 6pm onward and would not result in a need for additional parking consideration.

Under this proposed revision, we would adjust the design of the parking lot across from the school (Lamothe St) to 47 spaces.

If you require any further information, or have any questions, please reach out to us.

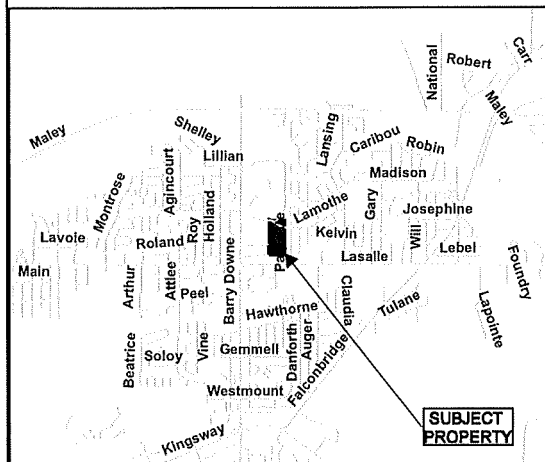
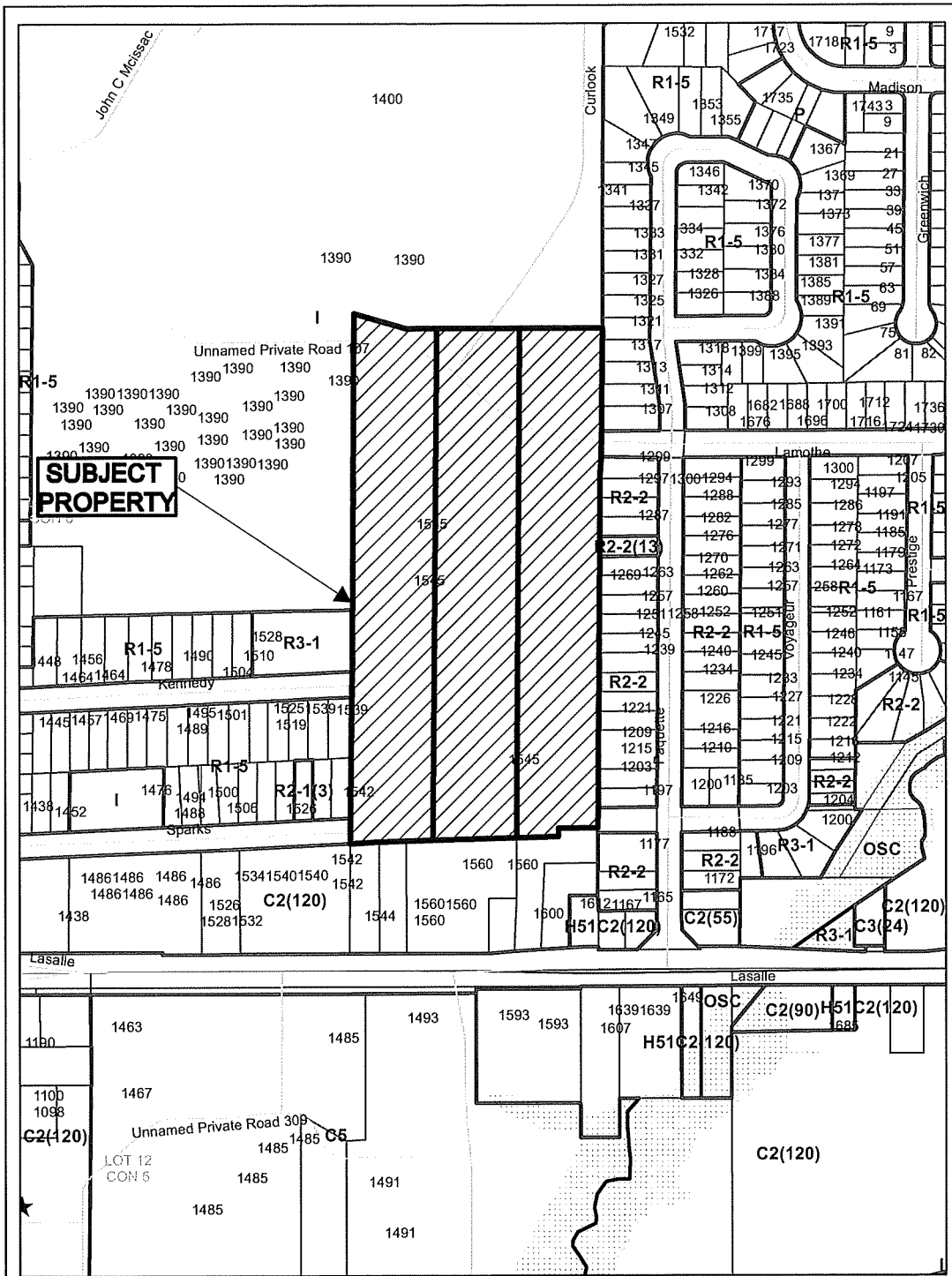
Sincerely,

A handwritten signature in black ink, appearing to read "Adam Guilbault", is written over a circular stamp or seal.

Adam Guilbault
Superintendent of Business
Rainbow District School Board
408 Wembley Drive
Sudbury ON P3E 1P2

Phone: 705.674.3171, ext. 7271

AD085/2024

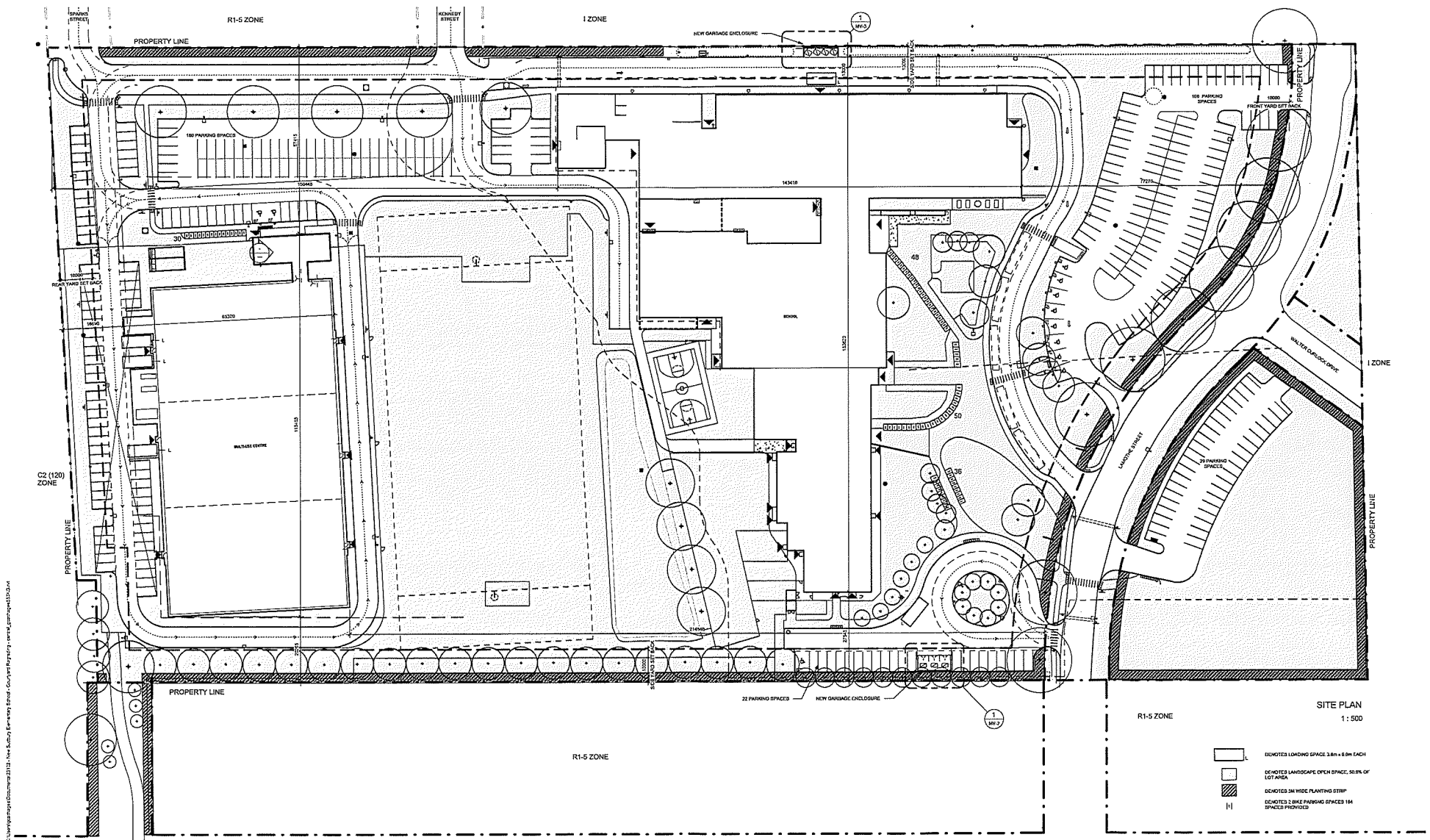


Application for Minor Variance or Permission



Subject Property being PINs 73567-0292, 73567-0295 and 73567-0308, Parcels 24214, 24883 and 28999 SEC SES, Part Lot 12, Concession 6, Township of Neelon, 1545 Kennedy Street, Sudbury, City of Greater Sudbury

Sketch 1, NTS
 NDCA
 A0085/2024
 Date: 2024 09 10

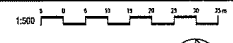


- DENOTES LOADING SPACE 3.6m x 6.0m EACH
- DENOTES LANDSCAPE OPEN SPACE, 50.0% OF LOT AREA
- DENOTES 3M WIDE PLANTING STRIP
- DENOTES 2 BIKE PARKING SPACES 1.6M SPACES PROVIDED

SITE PLAN
1:500

DRAWINGS ARE NOT TO BE SCALED
 CONTRIBUTION MUST VERIFY ALL
 DIMENSIONS
 ON THE JOB AND REPORT ANY
 DISCREPANCIES
 TO ARCHITECT'S BEFORE PROCEEDING WITH
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 CONSTRUCTION UNLESS COUNTERSIGNED

No.	Revision / Version:	Date:
1	ISSUED FOR MINOR VARIANCE APPLICATION	2024 09 19
2	ISSUED WITH ADDITIONAL SITE DATA	2024 09 19



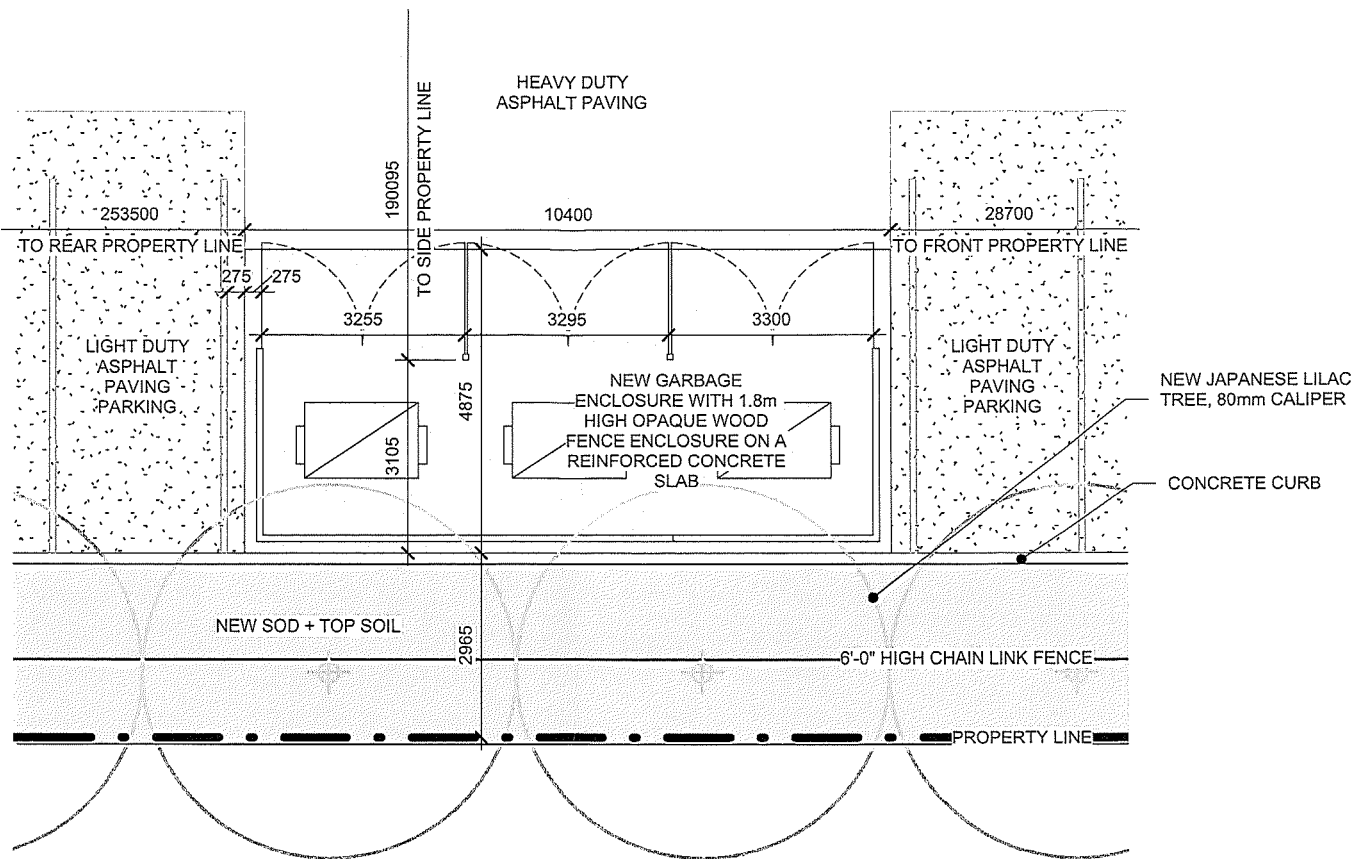
3RDLINE.STUDIO
 205 CEDAR STREET
 SUDBURY, ON N3B 1M0
 1.700.464.2200

LASALLE MINOR VAR.
 1545 KENNEDY STREET, SUDBURY, ONTARIO
 SITE PLAN

Date: 2024 09 19
 Scale: 1:500
 Drawn By: GC Checked By: TJ
 Project No: 23107
 Drawing No:

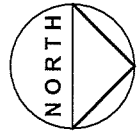
MV-1

*Approved 2024
 sketch 2*



PART PLAN AT GARBAGE ENCLOSURE EAST

1 : 100



0 5' 10' 20'

LASALLE MINOR VAR.
 1545 KENNEDY STREET, SUDBURY, ONTARIO

PLAN AT GARBAGE ENCLOSURE EAST

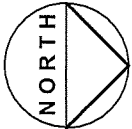
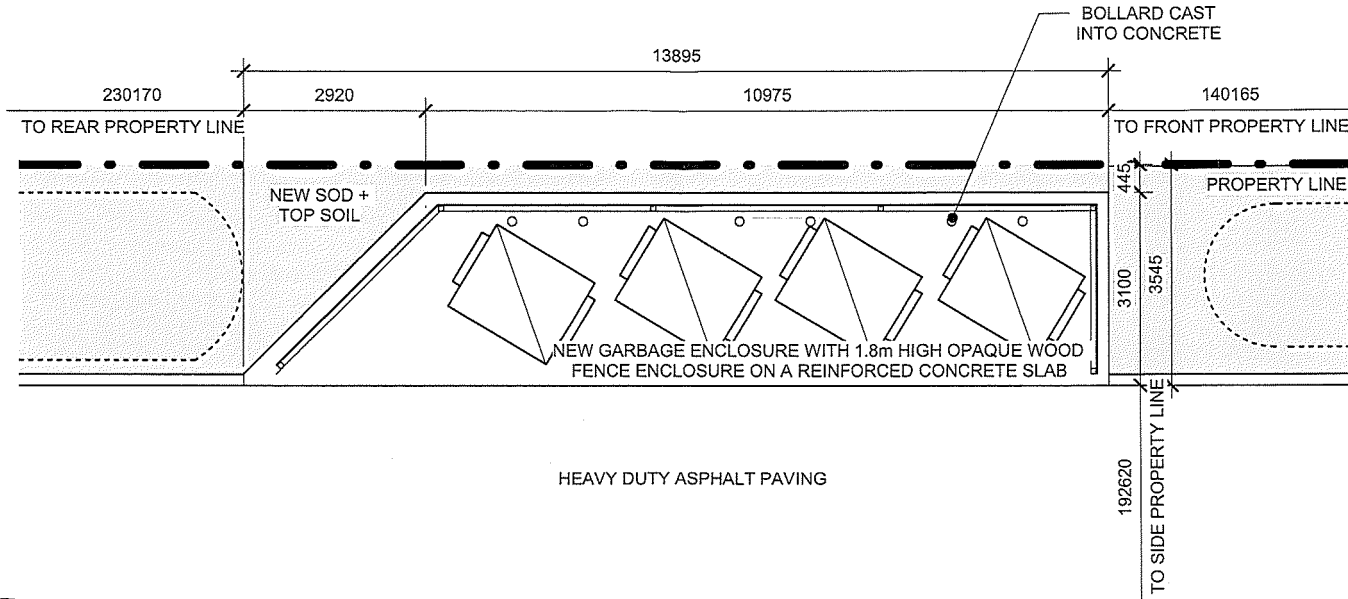
3RD LINE STUDIO
289 CEDAR STREET
 SUDBURY, ON P3B 1M8
 1.705.674.2300

No.	Revision / Version:	Date
1	ISSUED FOR MINOR VARIANCE APPLICATION	2024 08 09
2	ISSUED WITH ADDITIONAL SITE DATA	2024 09 19

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY INCONSISTENCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE ARCHITECT AND ARE PROTECTED BY COPYRIGHT. DO NOT SCALE DRAWINGS.

Drawn by: GC
 Checked by: TJ
 Project No.: 23102
 Date: 2024 09 19
 Scale: As indicated
 Drawing No.: Rev: 2
MV-2

A0085/2024
 sketch 3



0 5 10 20

PART PLAN AT GARBAGE ENCLOSURE WEST

1 : 100

LASALLE MINOR VAR.
1545 KENNEDY STREET, SUDBURY, ONTARIO

PLAN AT GARBAGE ENCLOSURE WEST

3RDLINE.STUDIO 709 CEDAR STREET
SUDBURY, ON P3B 1M8
1.705.674.2300

No.	Revision / Version:	Date
1	ISSUED FOR MINOR VARIANCE APPLICATION	2024 08 09
2	ISSUED WITH ADDITIONAL SITE DATA	2024 09 19

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY INCONSISTENCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE ARCHITECT AND ARE PROTECTED BY COPYRIGHT. DO NOT SCALE DRAWINGS.

Drawn by: GC
Checked by: TJ
Project No.: 23102
Date: 2024 09 19
Scale: As indicated
Drawing No.: Rev: 2

MV-3

A0085/2024
Sketch 4



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 2024.01.01	
A0087/2024	
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: \$1,360.00 (includes \$320.00 legal notice fee)
 APPLICATION FEE FOR HEDGEROWS: \$409.00 (includes \$320.00 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): Jack + Rose Eldridge Email:

Mailing Address: 400 Marrii Street Home Phone:

City: Sudbury Postal Code: P3B 1B9 Business Phone:

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: _____ Postal Code: _____ Business Phone: _____

Fax Phone: _____

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

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

- 4) 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
interior side yard	1.8	0.9	0.9
eaves setback	0.6 + 2	0.3	0.9 + 0.3

- b) Is there an eave encroachment? Yes No If 'Yes', size of eaves: 0.53 (m)

c) Description of Proposal:

Changing 1/2 storey loft to full second storey

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

Would like to build a full second storey, the existing dwelling provides for a non-compliant side yard set back therefore no matter what we do we can't comply with the by-laws.

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

PIN(s): 73583-0498LT Township: MCKim
 Lot No.: 4 Concession No.: 3 Parcel(s):
 Subdivision Plan No.: 55 Lot: Part Lot 18 Reference Plan No.: Parcel(s):
 Municipal Address or Street(s): 400 Morris St, Suralbury ON P5B 1B9

7) Date of acquisition of subject land: March 15, 2023

8) Dimensions of land affected.

Frontage 10 (m) Depth 40 (m) Area 400 (m²) Width of Street 20 (m)

9) Particulars of all buildings and structures (If more room is needed, please fill out Schedule A, attached):

Type of Building/Structure:	Existing		Proposed	
	Dwelling	Shed	Dwelling	
Ground Floor Area:	<u>55.74</u>	<u>9.24 (m²)</u>	<u>55.74</u>	(m ²)
Gross Floor Area:	<u>111.48</u>	<u>9.24 (m²)</u>	<u>121.48</u>	(m ²)
No. of storeys:	<u>1.5</u>	<u>1</u>	<u>2</u>	
Width:	<u>7.31</u>	<u>3.04 (m)</u>	<u>7.31</u>	(m)
Length:	<u>10.18</u>	<u>3.04 (m)</u>	<u>10.18</u>	(m)
Height:	<u>5.76</u>	<u>2.43 (m)</u>	<u>7.8</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). If more room is needed, please fill out Schedule B, attached.

Type of Building/Structure:	Existing		Proposed	
	Dwelling	Shed	Dwelling	
Front:	<u>3.87</u>	<u>3.57 (m)</u>	<u>3.87</u>	(m)
Rear:	<u>23.52</u>	<u>1.26 (m)</u>	<u>23.52</u>	(m)
Side:	<u>0.91</u>	<u>1.26 (m)</u>	<u>0.91</u>	(m)
Side:	<u>1.78</u>	<u>5.705 (m)</u>	<u>1.78</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. 1915

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

Use(s): single family dwelling Length of time: _____

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

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

PRO067/2024

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.

Intake protection zone 2

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Jack and Rose Eldridge (please print all names), the registered owner(s) of the property described as 400 Morris Street, Sudbury, ON P3B 1A9 in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

g) appoint and authorize Jack Eldridge (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 13th day of September, 2024.

[Signature]
(witness)

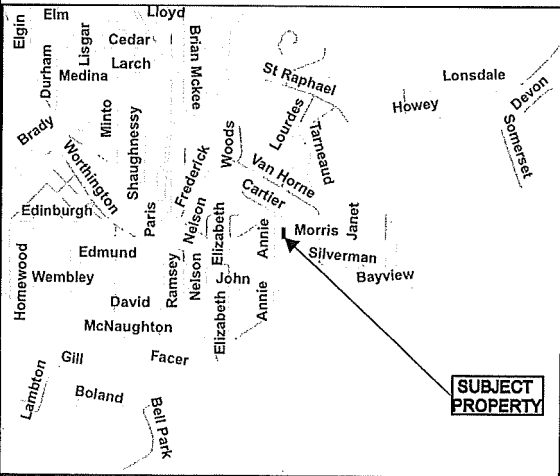
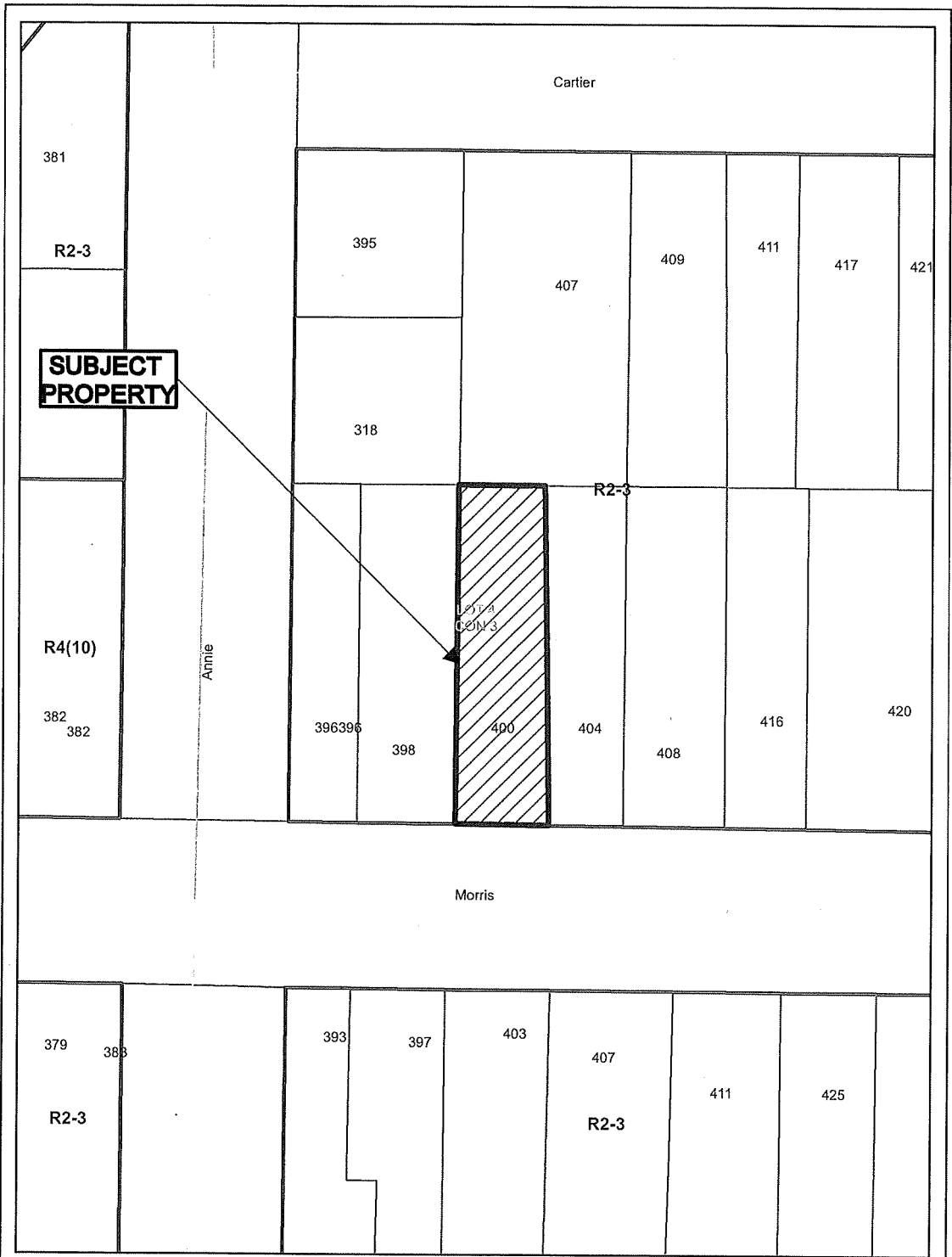
[Signature]
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: Rose Eldridge
*I have authority to bind the Corporation

Dated 18th day of September, 2024
(witness) [Signature]

[Signature]
Jack Eldridge

A0087/2024



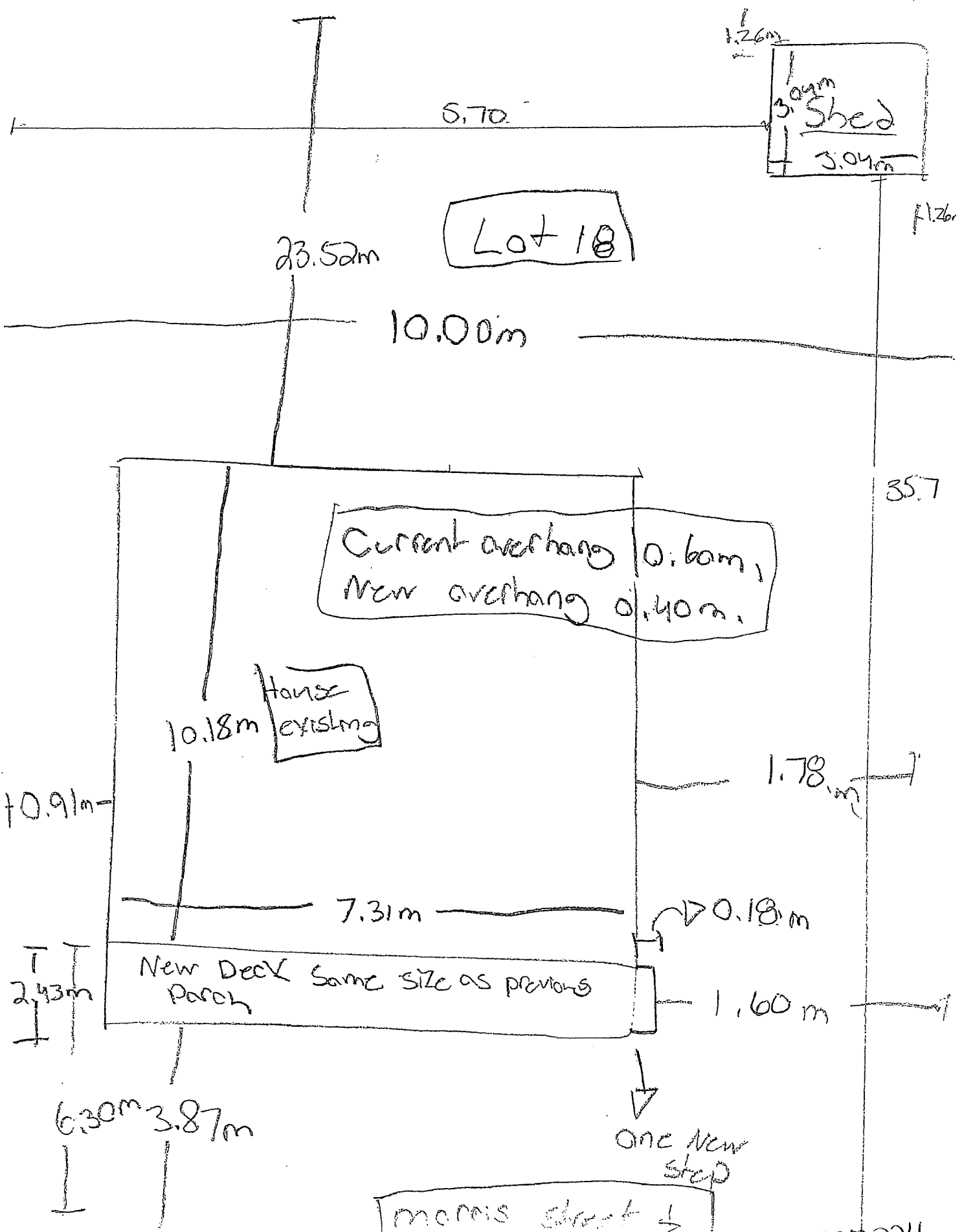
**Application for Minor
Variance or Permission**

N
↑

Subject Property being PIN 73583-0498,
Part Lot 18, Block K, Plan 5-SA,
Part Lot 4, Concession 3,
Township of McKim,
400 Morris Street, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0087/2024
Date: 2024 09 19



A008712024
Sketch 2



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

Office Use Only
20/4/01/01
A008812034
SPP AREA
YES NO /
NDCA REG AREA
YES NO

City of Greater Sudbury

APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,360.00 (includes \$320.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$409.00 (includes \$320.00 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) Bruce & Michelle Wright Email: [REDACTED]
Mailing Address: 2 Elm St. Coniston ON R1M1M0 Box 350 Home Phone: [REDACTED]
City: Coniston Postal Code: R1M1M0 Business Phone: _____
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: _____ Postal Code: _____ Business Phone: _____
Fax Phone: _____

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

3) Current Official Plan designation: Longhorn 1 Current Zoning By-law designation: R1S

4) 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
Front yard setback	6 m	2.438m'	3.562m
Corner side yard setback	4.5 m	2.362m	2.138m
		2.438m	2.062m

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

c) Description of Proposal:

existing
we would move our gazebo to 2 meters from the house on an angle that would allow to not interfere with line of sight guidelines for front & side yards

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

the gazebo is not permitted in a front yard. This gazebo has been in place for 8 years now, it truly is our retreat in the full sun. We truly wish to be cohesive with our community fact & automotive traffic

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

PIN(s): _____ Township WELDON
 Lot No. 4 Concession No. 4 Parcel(s): 44770
 Subdivision Plan No. _____ Lot _____ Reference Plan No. S56 1400 Part(s) _____
 Municipal Address or Street(s): 2 Elm St. (corner)

7) Date of acquisition of subject land: April 1992

8) Dimensions of land affected.

Frontage 13.288 (m) Depth 30.480 (m) Area 557.418 (m²) Elm St. 10.363 meters
 Width of Street (m)
 Edward St. 4.753 meters

9) Particulars of all buildings and structures (if more room is needed, please fill out Schedule A, attached)

	Existing	Proposed
Type of Building/Structure	<u>Residence</u>	
Ground Floor Area:	<u>90.854 (m²)</u>	
Gross Floor Area	<u>181.708 (m²)</u>	
No. of storeys:	<u>1 with full basement</u>	
Width:	<u>7.452 (m)</u>	
Length:	<u>12.192 (m)</u>	
Height:	<u>5.182 (m)</u>	

10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines). If more room is needed, please fill out Schedule B, attached

	Existing	Proposed
Type of Building/Structure	<u>Dwelling</u>	XXXX
Front:	<u>7.62 (m)</u>	XXXX (m)
Rear:	<u>10.668 (m)</u>	
Side:	<u>3.23 (m)</u>	XXXX (m)
Side:	XXXX <u>7.543 (m)</u>	

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

What type of access to the land?

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

-
-
-
-
-
-
-
-

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

12) Date(s) of construction of all buildings and structures on the subject land: 1978 house 10x10 shed 1995 8x8 shed 2000
902260 2016

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

Use(s): Residents Length of time: 1978

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: streets + Residents

100886/2024

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, Bruce + Mireille Wright (please print all names), the registered owner(s) of the property described as 2 Elm st, Coniston ON.

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

g) appoint and authorize Mireille Wright (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 15 day of Sept, 2024

[Signature]
(witness)

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

Print Name: Bruce Wright Mireille Wright
I have authority to bind the Corporation

ACC88/2024

Schedule A

(Additional Building/Structure Dimensions)

9. Particulars of all buildings/structures:

	Existing	Proposed
Type of Building/Structure:	SHED	To be removed
Ground Floor Area:	9.290 (m ²)	(m ²)
Gross Floor Area:	9.290 (m ²)	(m ²)
No. of storeys:	1	
Width:	3.048 (m)	(m)
Length:	3.048 (m)	(m)
Height:	2.438 (m)	(m)

	Existing	Proposed
Type of Building/Structure:	SHED	To be removed:
Ground Floor Area:	5.944 (m ²)	(m ²)
Gross Floor Area:	5.944 (m ²)	(m ²)
No. of storeys:	1	
Width:	2.438 (m)	(m)
Length:	2.438 (m)	(m)
Height:	1.82 (m)	(m)

	Existing	Proposed
Type of Building/Structure:	Gazebo	
Ground Floor Area:	6.705 (m ²)	(m ²)
Gross Floor Area:	6.705 (m ²)	(m ²)
No. of storeys:	1	
Width:	3.353 (m)	(m)
Length:	3.353 (m)	(m)
Height:	3.2004 (m)	(m)

Type of Building	Shed	Existing	Proposed	
Ground floor Area			37.155	m ²
Gross floor Area			37.155	m ²
No. of storeys	1			
Width			7.62	m
Length			4.876	m
Height			4.267	m

AD088/2024

Schedule B

(Additional Building/Structure Setbacks)

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

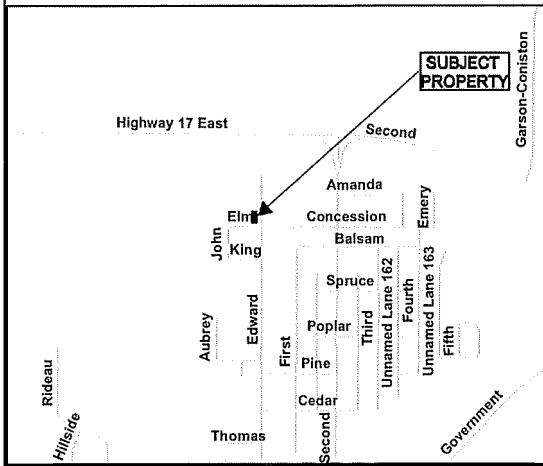
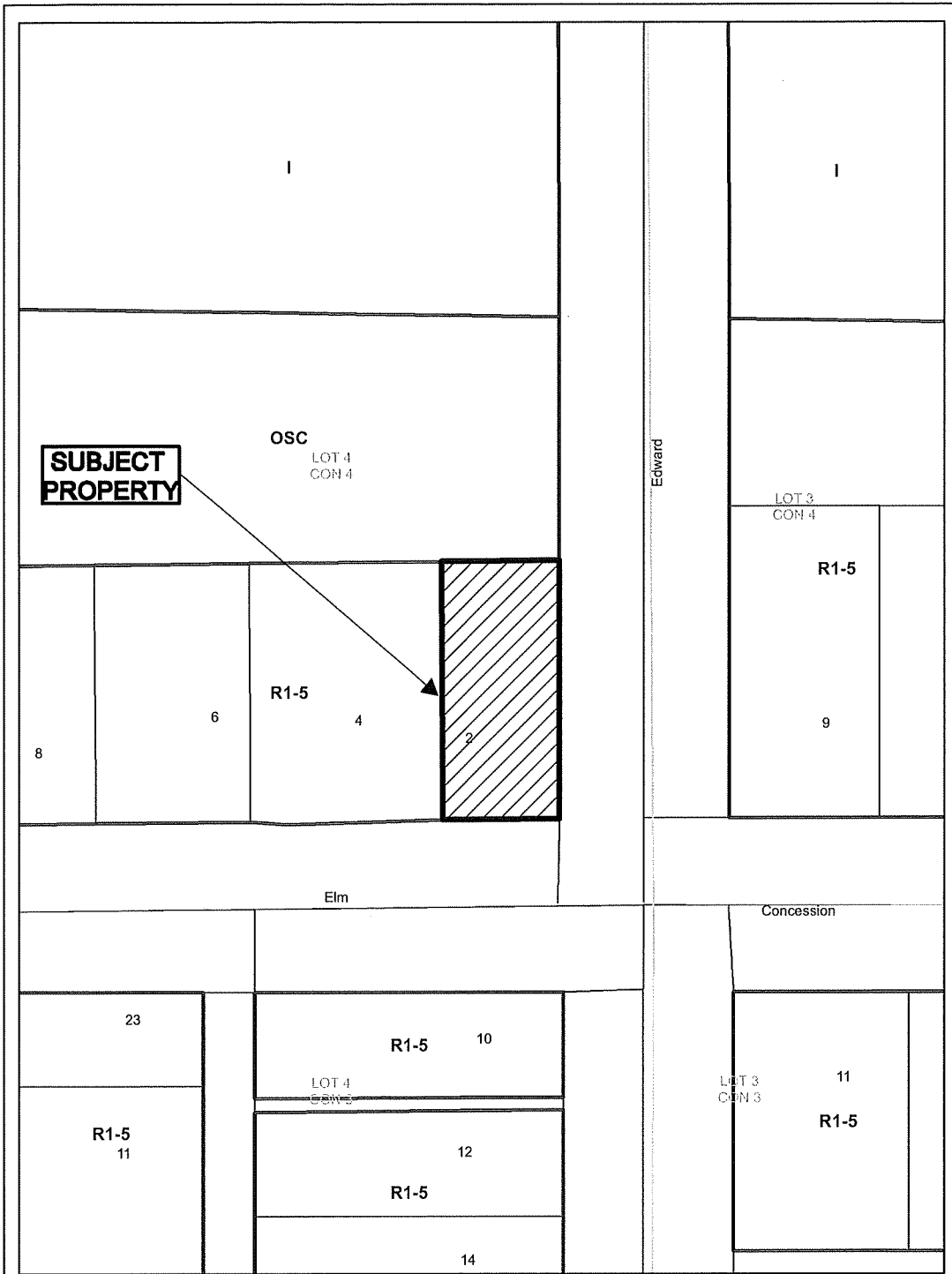
	Existing	Proposed
Type of Building/Structure: <u>Shed</u> <u>To be removed</u>		
Front: _____	<u>24.688</u> (m)	_____ (m)
Rear: _____	<u>3.124</u> (m)	_____ (m)
Side: _____	<u>1.371</u> (m)	_____ (m)
Side: _____	<u>14.401</u> (m)	_____ (m)

	Existing	Proposed
Type of Building/Structure: <u>Shed</u> <u>To be removed</u>		
Front: _____	<u>22.555</u> (m)	_____ (m)
Rear: _____	<u>4.724</u> (m)	_____ (m)
Side: _____	<u>13.716</u> (m)	_____ (m)
Side: _____	<u>1.524</u> (m)	_____ (m)

	Existing	Proposed
Type of Building/Structure: <u>Gazebo</u>		
Front: _____	<u>2.438</u> (m)	_____ (m)
Rear: _____	<u>23.164</u> (m)	_____ (m)
Side: _____	<u>10.972</u> (m)	_____ (m)
Side: _____	<u>2.438</u> (m)	_____ (m)

	Proposed
Type building <u>Shed</u>	
front _____	<u>22.555</u>
Rear _____	<u>2.816</u>
Side _____	<u>4.572</u>
Side _____	<u>6.400</u>

AD088/2024



Application for Minor Variance or Permission

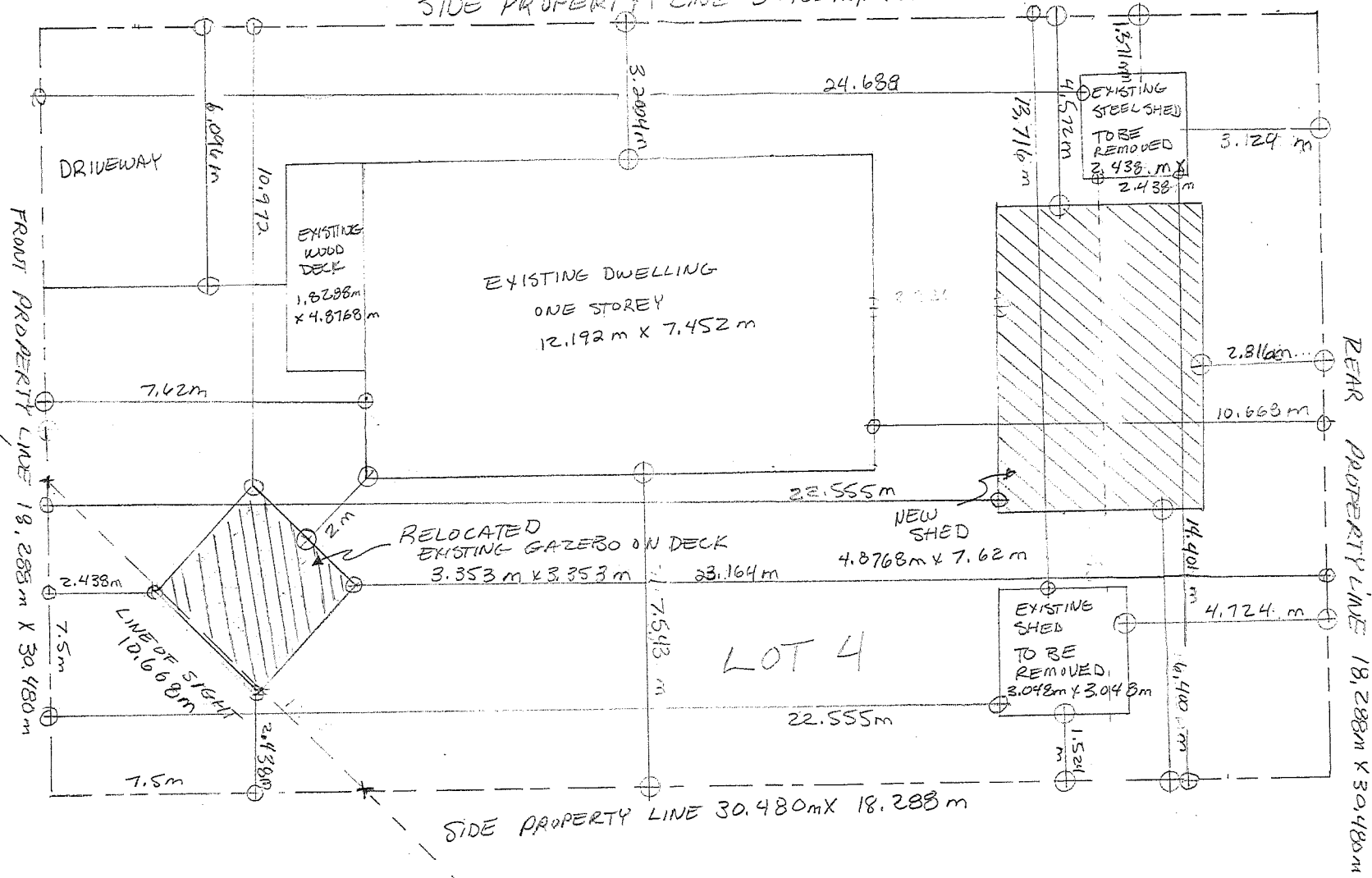


Subject Property being PIN 73561-0041,
 Parcel 44770 SEC SES SRO,
 Part 1, Plan 53R-7410,
 Part Lot 4, Concession 4,
 Township of Neelon,
 2 Elm Street, Coniston,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

A0088/2024
 Date: 2024 09 23

SIDE PROPERTY LINE 30.480m x 18.200m



ELM STREET

EDWARD STREET

SCALE 1/8" = 0.3048m

B. Walker Sept. 15, 2024

A0088/2024
Sketch 2





Greater Sudbury
www.greatersudbury.ca
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 2024.01.01	
A 0089 / 2024	
S.P.P. AREA	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
NDCA REG. AREA	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

City of Greater Sudbury

APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,360.00 (includes \$320.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$409.00 (includes \$320.00 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): Bruno & Giselle Wennerstrom Email: [REDACTED]
Mailing Address: 2582 Cavendish Court Cell Home: [REDACTED]
Business Phone: _____
City: Sudbury ON Postal Code: P3E5Y1 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) Current Official Plan designation: RURAL Current Zoning By-law designation: SLS4

- 4) 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
EXHIBIT 1 - PORCH (A)	25M SETBACK	22M	3M AREA = 21.9M
EXHIBIT 1 - PORCH (B)	25M SETBACK	23.5M	1.5M AREA = 9.1M
EXHIBIT 1 - GARAGE (C)	5M HEIGHT	9.75M	4.75M HEIGHT

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

c) Description of Proposal:

WE WOULD LIKE TO BUILD A NEW HOME ON THIS PROPERTY THAT WE CAN ENJOY YEAR ROUND. WE WANT TO HAVE A DECK IN FRONT OF THE HOME WITH A COVERED SECTION THIS CLASSIFYING IT AS A PORCH. THIS ADDITION WOULD ENCROACH ON THE PERMITTED SETBACK REQUIREMENTS - ALSO WE WILL BUILD A DETACHED GARAGE BUT REQUEST A SECOND FLOOR FOR STORAGE.

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

A+B - PROPOSED NEW BUILD IS RESTRICTED DUE TO AN ELEVATED REAR LOT. ELEVATED LOT BEHIND HOME IS RESTRICTING US FROM MOVING PROPOSED HOME DESIGN ANY FURTHER BACK TOWARDS HILL. WE ARE ONLY REQUESTING A PORCH OVER OUR DECK. THIS OVERHANG IS NOT VISIBLE AT ALL FROM EITHER NEIGHBOR OR FROM THE STREET.

C REQUESTING ADDITIONAL HEIGHT FOR OUR GARAGE TO ACCOMMODATE A LOFT SPACE FOR STORAGE. THIS IS REQUESTED SINCE WE WILL NOT HAVE A BASEMENT IN OUR NEW HOME BUILD. PLEASE NOTE THAT THE PEAK OF THE GARAGE ROOF WILL NOT BE VISIBLE FROM THE STREET SINCE THE STREET ELEVATION IS ABOUT 30-35FT HIGHER THAN THE GARAGE BASE. THE GARAGE WILL ALSO NOT BE VISIBLE FROM THE LAKE OR NEIGHBORS DUE TO FOLIAGE AND HEAVY TREE GROWTH

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

PIN(s): 73383-0065 LT Township: DRURY
 Lot No.: 1 Concession No.: 6 Parcel(s): 27041
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: 53 R8754 Part(s): 1
 Municipal Address or Street(s): 288 WICKIE Rd.

7) Date of acquisition of subject land: April 24th, 2011

8) Dimensions of land affected.

Frontage 51.07 (m) Depth 55.7 (m) Area 3503 (m²) Width of Street 97.9 (m)

9) Particulars of all buildings and structures (if more room is needed, please fill out Schedule A, attached):

	Existing		Proposed	
Type of Building/Structure:	<u>Dwelling</u>	<u>Wood Shed</u>	<u>Dwelling</u>	<u>Detach. Garage</u>
Ground Floor Area:	<u>104.4</u>	<u>7.8</u> (m ²)	<u>263</u>	<u>110.11</u> (m ²)
Gross Floor Area:	<u>104.4</u>	<u>7.8</u> (m ²)	<u>408</u>	<u>220.2</u> (m ²)
No. of storeys:	<u>1</u>	<u>1</u>	<u>2</u>	<u>2</u>
Width:	<u>8.7</u>	<u>2.5</u> (m)	<u>10.7</u>	<u>9.1</u> (m)
Length:	<u>17.1</u>	<u>3.12</u> (m)	<u>27.3</u>	<u>12.1</u> (m)
Height:	<u>4</u>	<u>2.7</u> (m)	<u>9.8</u>	<u>4.75</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). If more room is needed, please fill-out Schedule B, attached.

	Existing		Proposed	
Type of Building/Structure:	<u>Dwelling</u>	<u>Wood Shed</u>	<u>Dwelling</u>	<u>Detach. Garage</u>
Front:	<u>44.3</u>	<u>20.0</u> (m)	<u>17.8</u>	<u>19.4</u> (m)
Rear:	<u>21.4</u>	<u>25.0+</u> (m)	<u>19.6</u>	<u>26.5</u> (m)
Side:	<u>21.5</u>	<u>4.2</u> (m)	<u>14.6</u>	<u>73.3%</u> (m)
Side:	<u>39.6</u>	<u>90.0</u> (m)	<u>31.4</u>	<u>1.2</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: UNKNOWN - LIKELY 1950's

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

Use(s): SEASONAL Length of time: _____

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

Same as #13 or, PERMANENT

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: Seasonal limited Service and Rural

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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, BRUNO & GISELE WENNERSTROM (please print all names), the registered owner(s) of the property described as 298 WILKIE Rd. WASHINGTON, ONTARIO

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

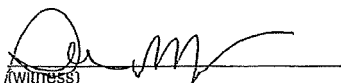
Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

g) appoint and authorize BRUNO WENNERSTROM (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 11th day of SEPTEMBER, 2024

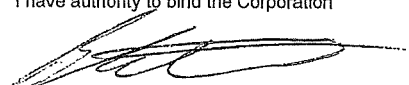

(witness)
Denise Pluffe


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

Print Name: GISELE WENNERSTROM

*I have authority to bind the Corporation

paid fees: sept. 17/24
Nia Lewis



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PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, Bruno Wennerstrom and Giselle Wennerstrom (please print all names), the registered owner(s) or authorized agent of the property described as 228, WICKIE ROAD, DRURY

in the City of Greater Sudbury:

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

Dated this 17th day of September, 2024

[Signature] Commissioner of Oaths

Nia Sian Lewis a Commissioner, etc., Province of Ontario for the City of Greater Sudbury Expires: April 10, 2027

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

Print Name: I have authority to bind the Corporation

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

FOR OFFICE USE ONLY

Form with fields: Date of Receipt: Sept 20/24, Hearing Date: October 10, 2024, Received By: N. Lewis, Zoning Designation: SLS(4), Resubmission: O Yes X No, Previous File Number(s): BCO, 2/1980 - LC - Part 1, Plan 53R-8754, Previous Hearing Date: Feb. 19/80, Notes:

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Schedule A

(Additional Building/Structure Dimensions)

9. Particulars of all buildings/structures:

	Existing	Proposed
Type of Building/Structure: <u>Boathouse</u>		
Ground Floor Area: <u>27.39</u>	(m ²)	(m ²)
Gross Floor Area: <u>27.38</u>	(m ²)	(m ²)
No. of storeys: <u>1</u>		
Width: <u>3.7</u>	(m)	(m)
Length: <u>7.4</u>	(m)	(m)
Height: <u>4.25 = 3.2</u>	(m)	(m)

	Existing	Proposed
Type of Building/Structure: <u>Sauna</u>		
Ground Floor Area: <u>11.76</u>	(m ²)	(m ²)
Gross Floor Area: <u>11.76</u>	(m ²)	(m ²)
No. of storeys: <u>1</u>		
Width: <u>2.4</u>	(m)	(m)
Length: <u>4.9</u>	(m)	(m)
Height: <u>3.4</u>	(m)	(m)

	Existing	Proposed
Type of Building/Structure: _____		
Ground Floor Area: _____	(m ²)	(m ²)
Gross Floor Area: _____	(m ²)	(m ²)
No. of storeys: _____		
Width: _____	(m)	(m)
Length: _____	(m)	(m)
Height: _____	(m)	(m)

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Schedule B

(Additional Building/Structure Setbacks)

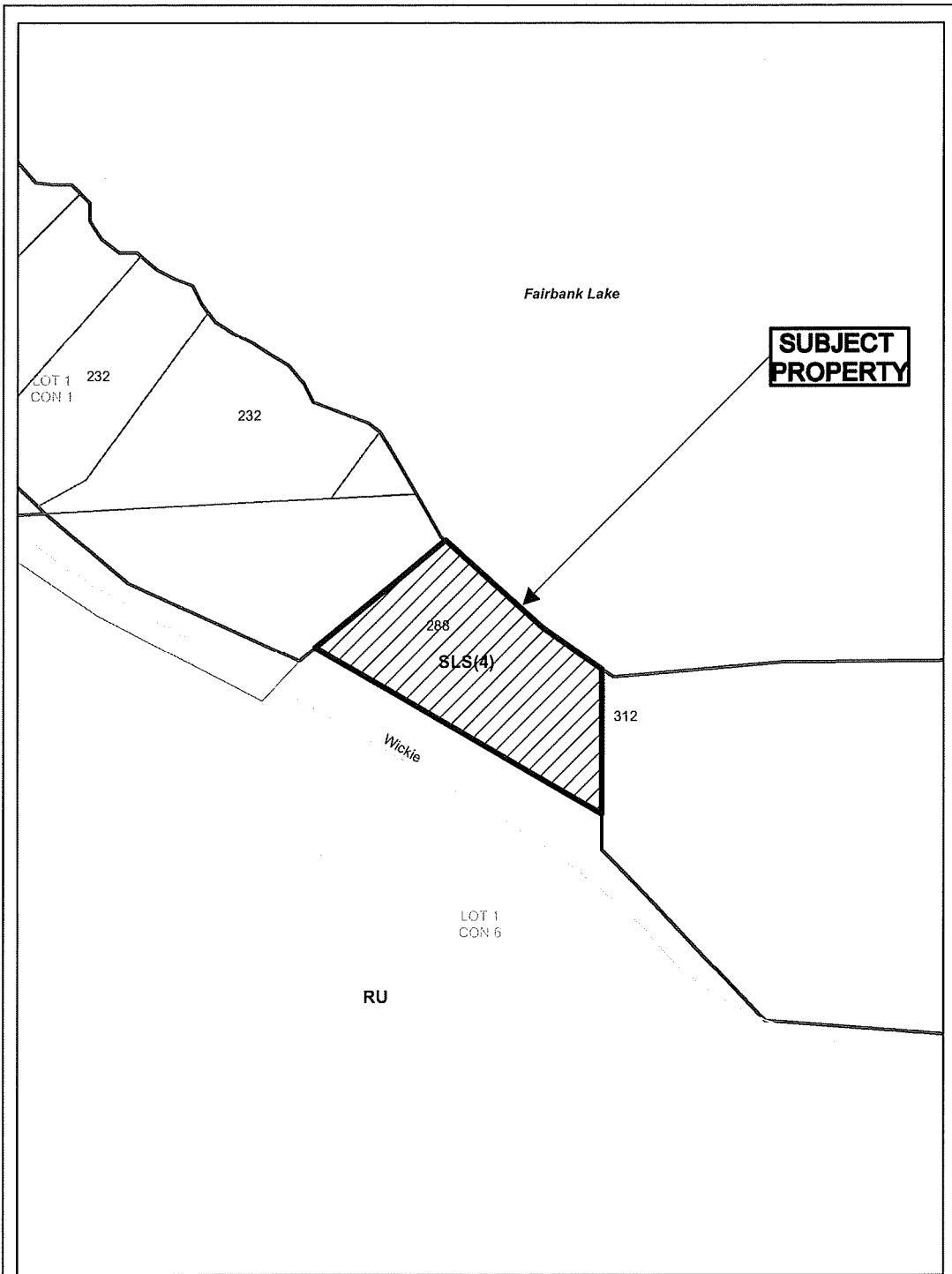
10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines).

	Existing	Proposed
Type of Building/Structure: <u>Boathouse</u>		
Front: <u>45.0</u>	(m)	(m)
Rear: <u>0.0</u>	(m)	(m)
Side: <u>5.9</u>	(m)	(m)
Side: <u>41.0 +/-</u>	(m)	(m)

	Existing	Proposed
Type of Building/Structure: <u>Sauna</u>		
Front: <u>45.0 +/-</u>	(m)	(m)
Rear: <u>2.5</u>	(m)	(m)
Side: <u>32.0</u>	(m)	(m)
Side: <u>16.1</u>	(m)	(m)

	Existing	Proposed
Type of Building/Structure:		
Front:	(m)	(m)
Rear:	(m)	(m)
Side:	(m)	(m)
Side:	(m)	(m)

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**SUBJECT
PROPERTY**

Fairbank Lake

LOT 1
CON 1

232

288

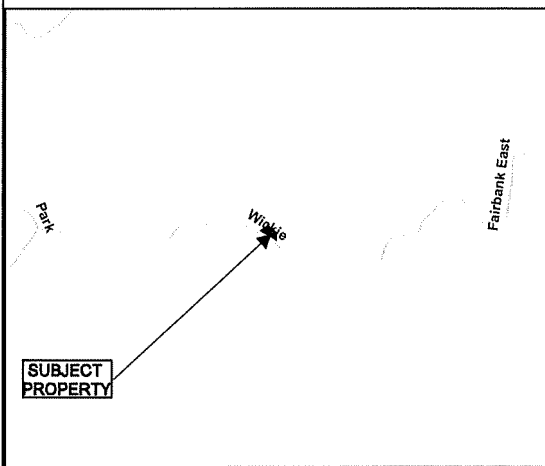
SLS(4)

312

Wickie

LOT 1
CON 6

RU



**Application for Minor
Variance or Permission**



Subject Property being PIN 73383-0065,
Parcel 27041 SEC SWS SRO,
Part 1, Plan 53R-8754,
Part Lot 1, Concession 6,
Township of Drury,
288 Wickie Road, Whitefish,
City of Greater Sudbury

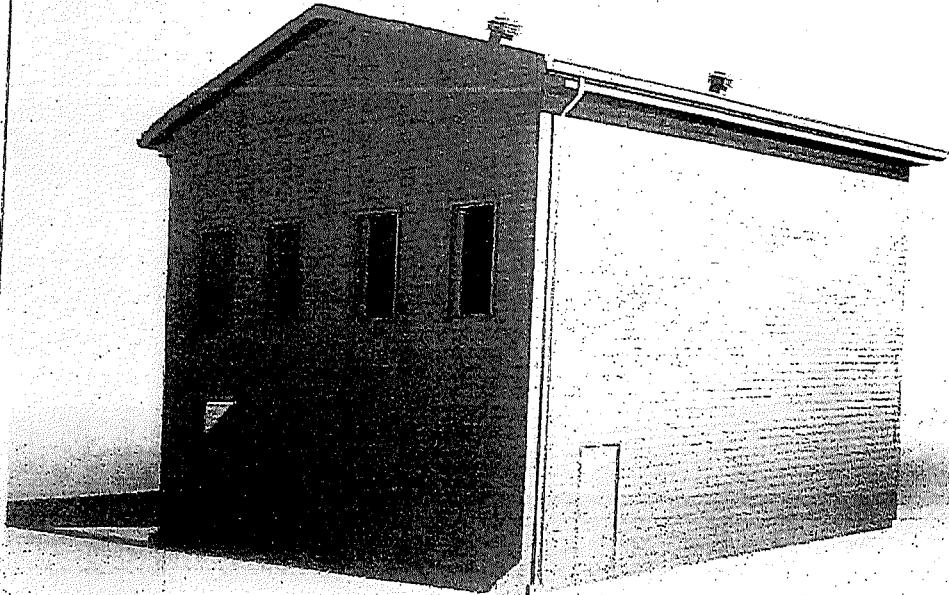
Sketch 1, NTS
NDCA

A0089/2024
Date: 2024 09 20

1 TP. GARAGE

EXHIBIT # 2

2024 08 16



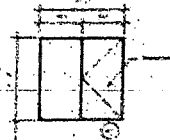
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- 3. []
- 4. []
- 5. []
- 6. []
- 7. []
- 8. []
- 9. []
- 10. []



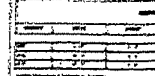
DOOR SCHEDULE

- 1. []
- 2. []
- 3. []
- 4. []
- 5. []
- 6. []
- 7. []
- 8. []
- 9. []
- 10. []



DOOR SCHEDULE (CONT'D)

- 1. []
- 2. []
- 3. []
- 4. []
- 5. []
- 6. []
- 7. []
- 8. []
- 9. []
- 10. []



DOOR SCHEDULE (CONT'D)

- 1. []
- 2. []
- 3. []
- 4. []
- 5. []
- 6. []
- 7. []
- 8. []
- 9. []
- 10. []

DOOR SCHEDULE (CONT'D)

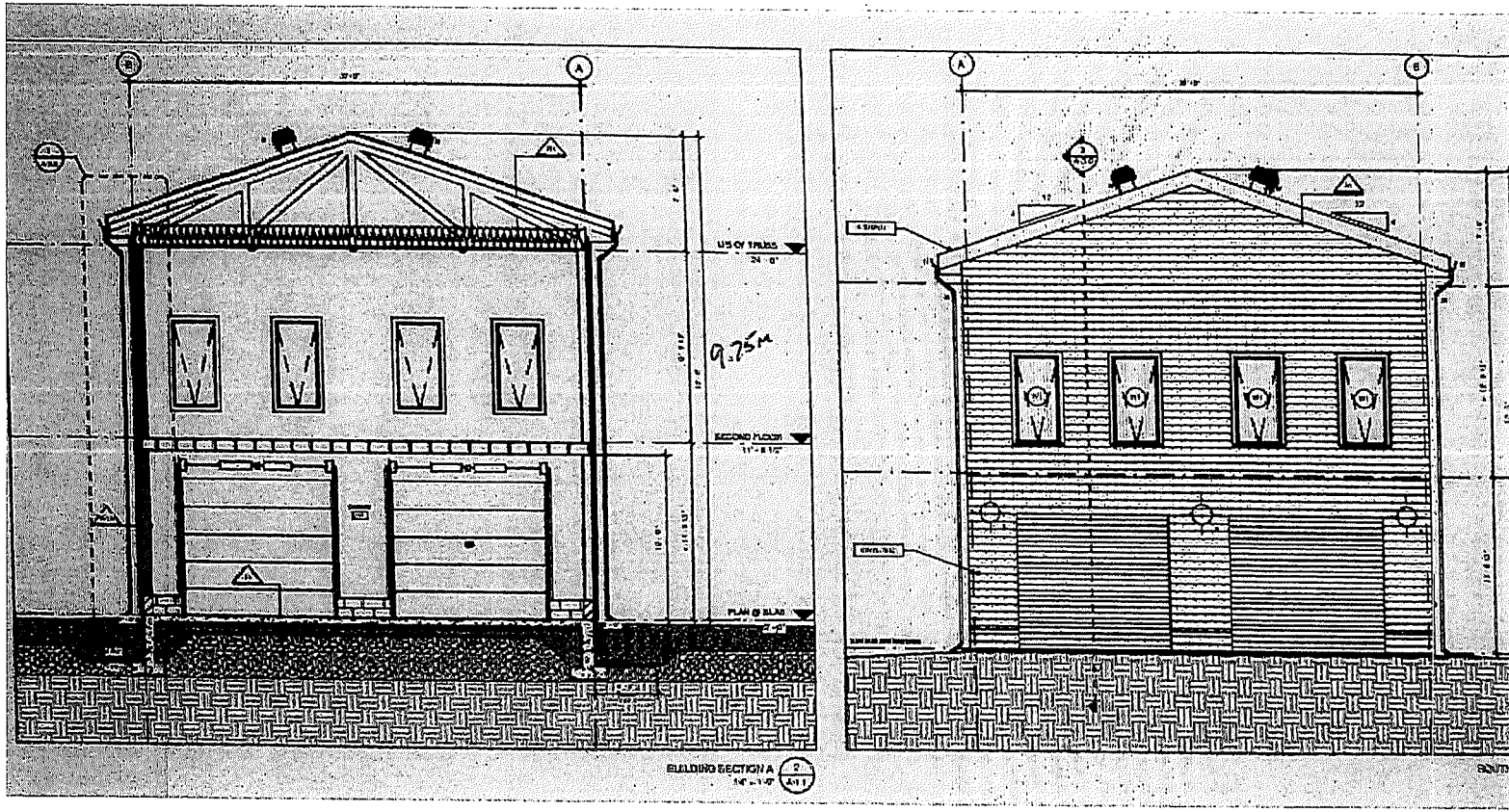
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- 5. []
- 6. []
- 7. []
- 8. []
- 9. []
- 10. []

DOOR SCHEDULE (CONT'D)

- 1. []
- 2. []
- 3. []
- 4. []
- 5. []
- 6. []
- 7. []
- 8. []
- 9. []
- 10. []

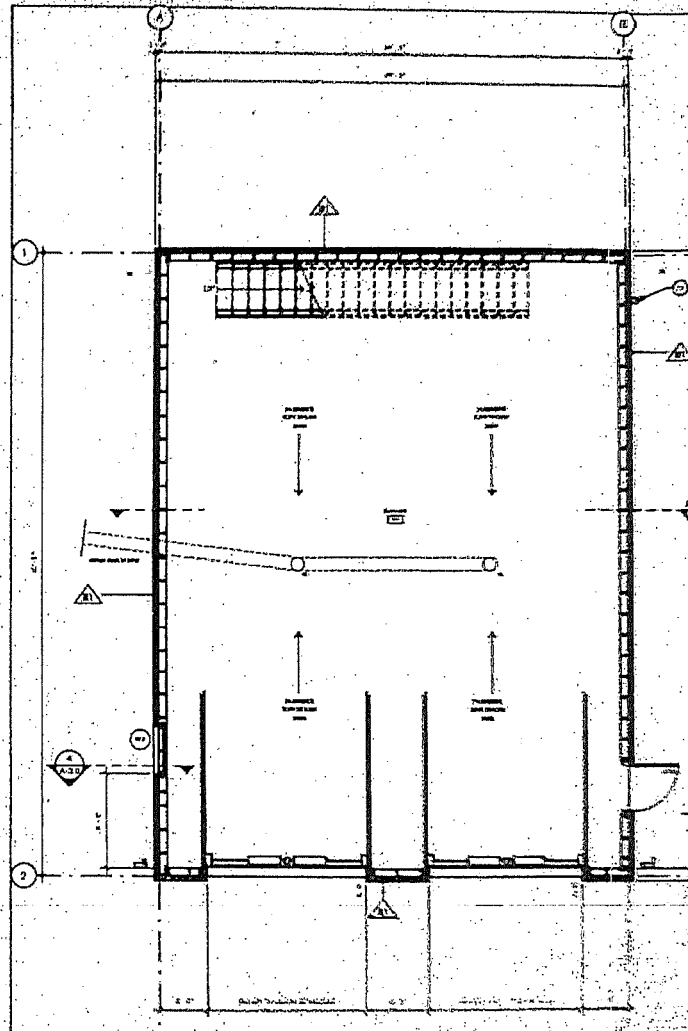
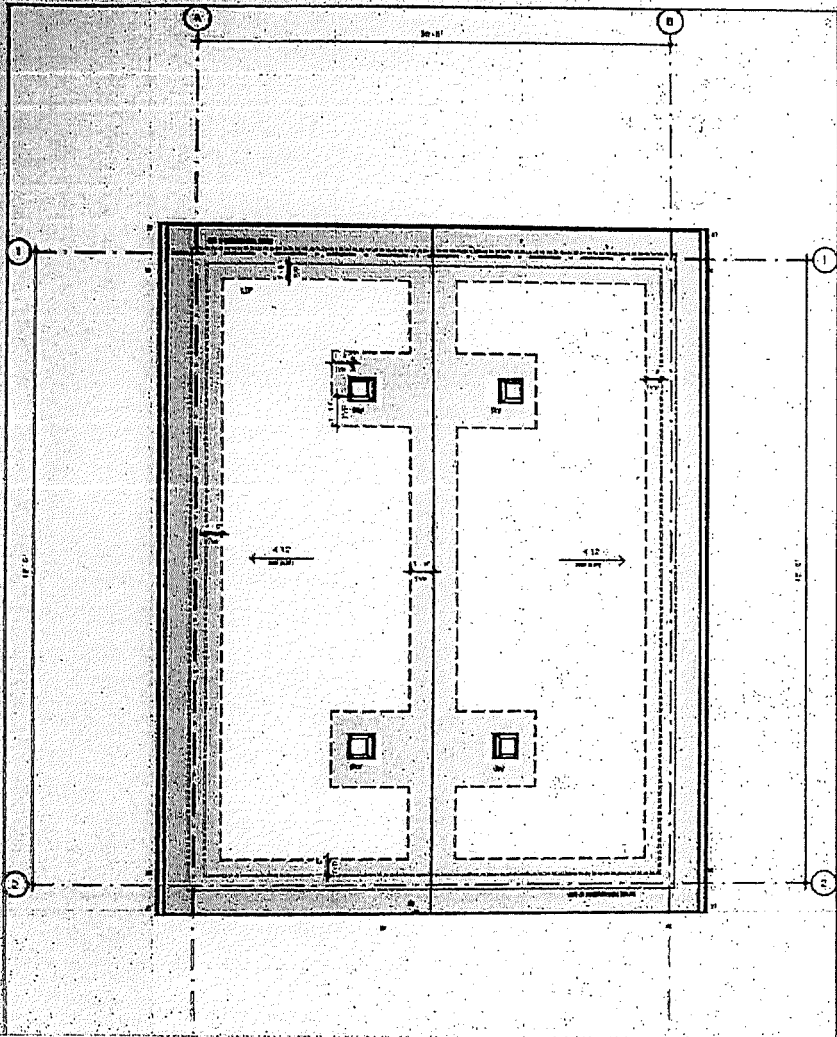
A0089/2024
Sketch 3

EXHIBIT #3



A008912024
Sketch 4

EXHIBIT # 4



A0089/2024
Sketch 5

WICKIE - LEGAL

NSS Canada

Fairbanks

To: Bruno Lalonde
From: Benjamin Rantala
Crew: Benjamin Rantala and Bruno Lalonde
Date: January 4, 2016
Re: Fairbanks Property Survey

Crew: Benjamin Rantala and Bruno Lalonde

Date Started and Complete: November 23rd, 2019

Equipment: Leica MS60, Tripod, Leica 360 Prism and Prism Pole

Purpose: Establish Fairbanks property elevation differences and generate a point cloud from the scans taken

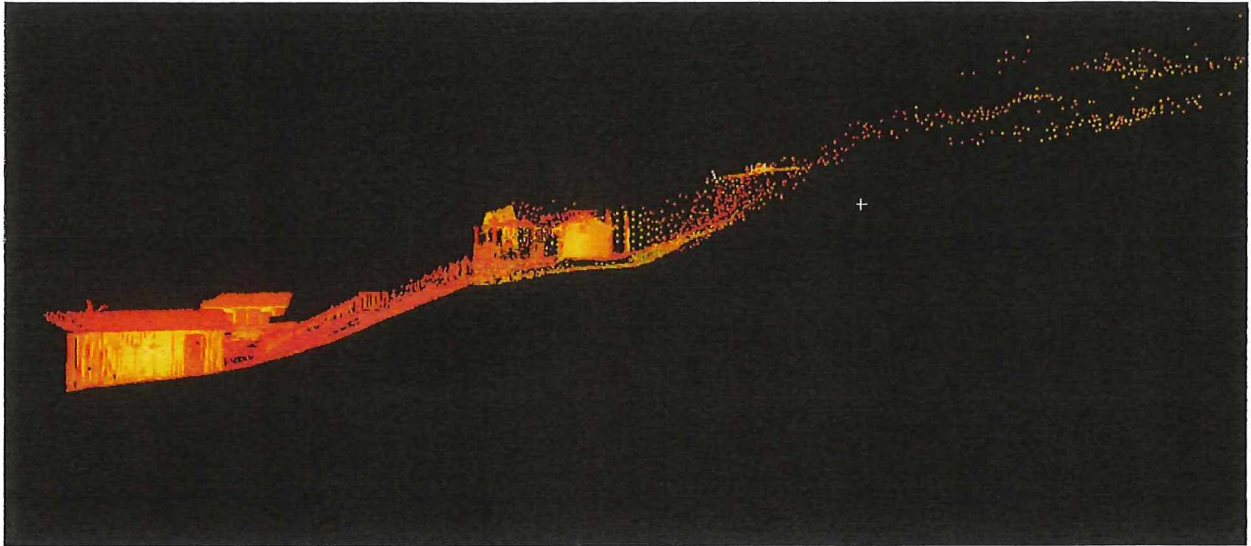
Scan Data:

Scan Image-1 – Property from lakeside up

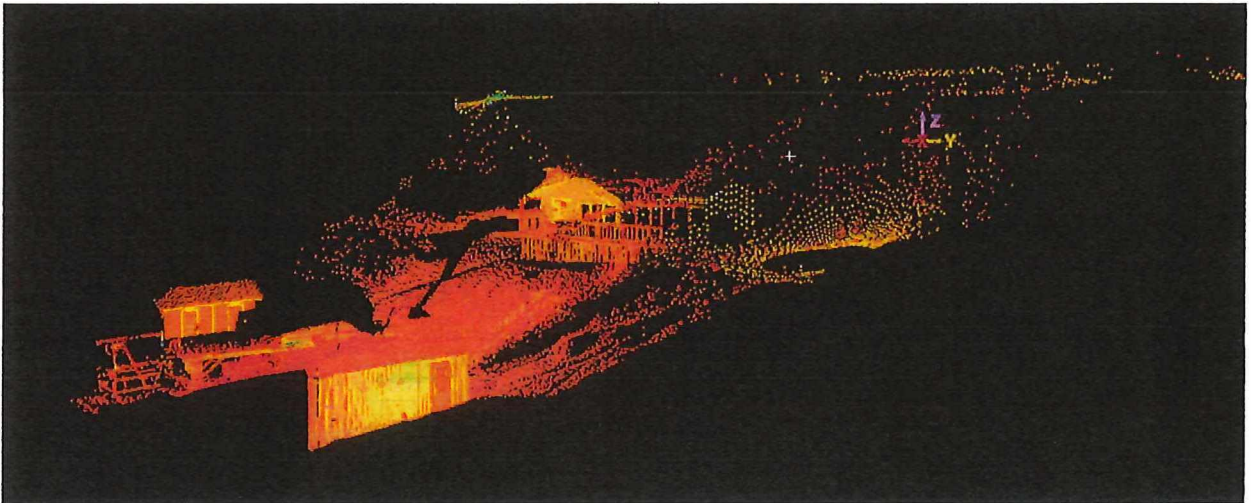


1008912024
sketch 6

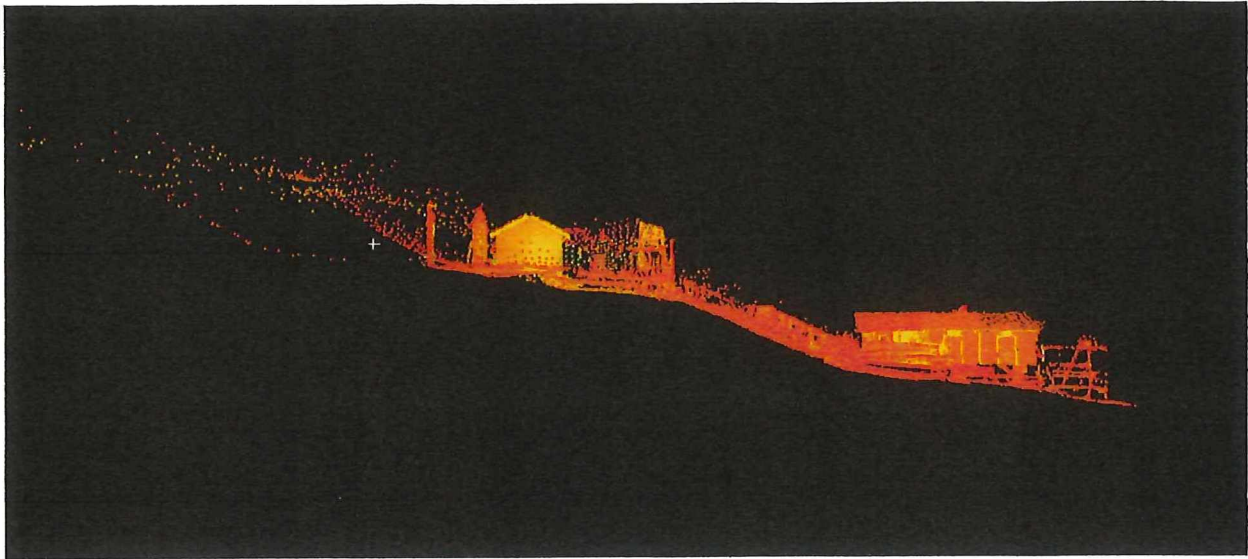
Scan Image-2 – Property from the Right



Scan Image-3 – Property from Right with tilt

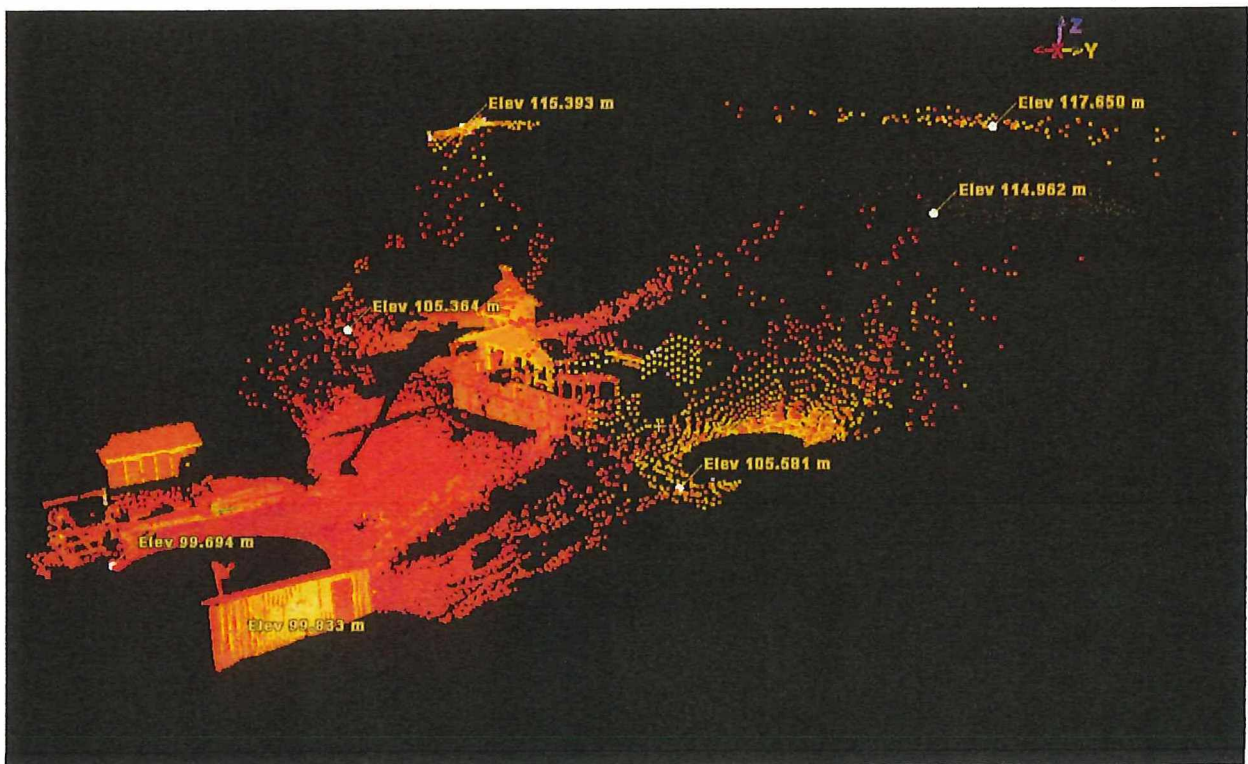


Scan Image-4 – Property from Left side



Survey Scan Data:

Scan Image-1 - Elevations of property looking from Right side with tilt



A00891/2024
Sketch 8

Scan Image-2 - Elevations of property looking from Left Side with tilt



Property Elevation Data:

Right Side – Lowest Point – 98.800m
Highest Point – 114.962m

Right Side Elevation Difference – 16.162m

Left Side – Lowest Point – 99.708m
Highest Point – 115.393m

Left Side Elevation Difference – 15.685m

Captured Field Data Notes:

Total Station: MS60 1" R2000

Starting Station Coordinates: Northing 5000.000, Easting 5000.000, Elevation 100.000

Units: Meters

HDS Scanner: MS60 1" R2000

A008912024
sketch 9

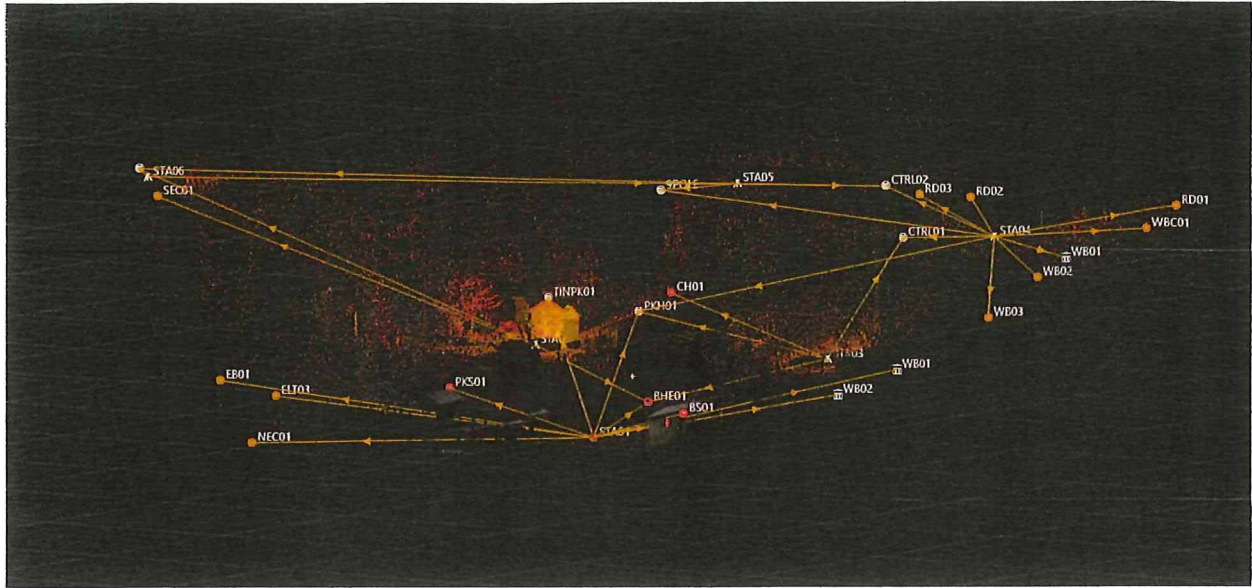
Field Data:

Northing	Easting	Elevation	Point ID
5000.000	5000.000	100.000	STA01
4979.823	4980.816	105.534	STA02
5010.068	4976.739	105.698	STA03
5013.946	4955.296	115.212	STA04
4975.419	4941.700	116.420	STA05
4923.613	4962.824	115.815	STA06
5005.366	4957.880	114.809	CTRL01
4989.689	4938.121	116.737	CTRL02
4921.279	4960.789	116.214	CTRL03
5008.056	5000.000	101.781	BS01
5023.131	4957.067	114.025	WB01
5022.823	4961.041	112.563	WB02
5022.080	4967.889	109.389	WB03
5021.780	4937.485	116.902	RD01
5002.233	4942.287	116.886	RD02
4996.860	4943.000	116.835	RD03
4977.325	4956.832	117.346	9POLE
5024.527	4946.025	115.726	WBC01
4993.945	4978.845	110.980	CH01
4994.297	4984.611	109.830	PKH01
4921.319	4960.914	116.212	EBR01
4928.986	4968.981	114.908	SEC01
4979.164	4977.707	109.538	TINPK01
5007.749	5002.383	103.942	BHE01
4983.438	4999.737	103.478	PKS01
4962.188	4997.515	101.226	ELT03
4955.711	4997.134	102.203	EB01
4970.144	5012.723	98.800	NEC01

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Sketch 10

Survey Data Displayed in Leica Infinity:



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Sketch 11