

Tom Davies Square

200 Brady St

Wednesday, October 27, 2021

PUBLIC HEARINGS

A0130/2021

SUNCOR ENERGY INC.

Ward: 8

PIN 73571 0253, Parcel 18444, Lot Pt 12, Concession 5, Township of Neelon, 1000 Barry Downe Road, Sudbury, [2010-100Z, C2 (General Commercial)]

For relief from Part 4, Section 4.25, subsection 4.25.1, Section 4.37, subsection 4.37.2 and Part 7, Section 7.3, Table 7.3 of By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of an office extension providing, firstly, a minimum front yard setback of 6.14m, where 7.5m is required, secondly, a minimum railroad setback of 14.9m, where all buildings and structures shall be setback 15.0m from any lot line abutting a railroad right-of-way, and thirdly, an increase in gross floor area of a legally existing building of 11.47m², where enlargement, reconstruction, repair and/or renovation does not increase the gross floor area of the building located within the minimum required front yard setback and railroad setback.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATIONS A130/71 (SEPT 13/71), A14/73 (MAR 19/73), A31/75 (APR 28/75) AND A19/00 (APR 3/00)

A0131/2021

ETELINDA DUBIE KYLE DUBIE

Ward: 9

PIN 73475 1726, Parcel 45548, Survey Plan 53R-8872 Part(s) 8, Lot Pt 6, Concession 6, Township of Broder, 441 St Charles Lake Road, Sudbury, [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 facilitate the construction of a retaining wall providing, firstly, a minimum interior side yard setback of 0.0m, where an accessory structure greater than 2.5m in height shall be no closer than 1.2m from the side lot line, and secondly, a minimum front yard setback of 5.0m, where 6.0m is required.

A0132/2021

CLARE GIESELMAN

Ward: 9

PINs 73472 0166 & 73472 0192, Parcels 13617 & 22068, Lot Pt 11, Concession 2, Township of Broder, 2433 Sandy Cove Road, Sudbury, [2010-100Z, R1-2 (Low Density Residential One)]

For relief from Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to approve the proposed retained lot following a severance, which is subject of a proposed Consent Application, providing a minimum lot frontage of 32.0m, where 36.0m is required.

ALSO SUBJECT TO CONSENT APPLICATION B0104/2021

THIS APPLICATION WAS DEFERRED FROM THE MEETING OF OCTOBER 14, 2021 TO AFFORD THE OWNERS THE OPPORTUNITY TO ADDRESS THOSE COMMENTS RECEIVED FROM AGENCIES AND DEPARTMENTS.

A0120/2021

**LISE GOSSELIN
RONALD GOSSELIN**

"REVISED"

Ward: 3

PIN 73368 0333, Surveys Plan 53R-20628 Part(s) 5 & Plan 53R-21130 Part(s) Except 1, 2 and 3, Lot Pt 12, Concession 6, Township of Creighton - Davies, 0 Vermilion Lake Road, Walden, [2010-100Z, RU (Rural)]

For relief from Part 9, Section 9.3, Table 9.3 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, to approve the lands to be retained, subject of Consent Application B0067/2020, providing a minimum lot area of 1.546ha, where 2.0ha is required and minimum lot frontage of 30.48m, where 90.0m is required.

ALSO SUBJECT TO MINOR VARIANCE APPLICATION A121/2021

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B67/2020 TO B69/2020 (NOV 23/20), B37/18 TO B39/18 (OCT 29/18), B127/15 TO B129/15 (FEB 1/16), B86/15 TO B88/15 (SEPT 8/15), B80/14 (AUG 25/14), B65/14 (JUL 31/14), B19/14 TO B21/14 (JUL 31/14), B67/12 TO B69/12 (JAN 17/13), B125/11 TO B127/11 (DEC 1/11), B184/08 TO B186/08 (SEPT 5/08) AND MINOR VARIANCE APPLICATIONS A17/19 TO A19/19 (MAR 6/19), A27/16 (MAR 9/16), A99/15 (SEPT 30/15), A122/14 TO A124/14 (OCT 15/14), A2/12 TO A4/12 (FEB 6/12) AND A193/08 & A194/08 (JAN 26/09)

THIS APPLICATION WAS DEFERRED FROM THE MEETING OF OCTOBER 14, 2021 TO AFFORD THE OWNERS THE OPPORTUNITY TO ADDRESS THOSE COMMENTS RECEIVED FROM AGENCIES AND DEPARTMENTS.

A0121/2021

**LISE GOSSELIN
RONALD GOSSELIN**

"REVISED"

Ward: 3

PIN 73368 0333, Surveys Plan 53R-20628 Part(s) 5 & Plan 53R-21130 Part(s) except 1, 2, and 3, Lot Pt 12, Concession 6, Township of Creighton - Davies, 0 Vermilion Lake Road, Walden, [2010-100Z, RU (Rural)]

For relief from Part 9, Section 9.3, Table 9.3 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, to approve the lands to be severed, subject of Consent Application B0068/2021, providing a minimum lot area of 1.458ha, where 2.0ha is required and minimum lot frontage of 30.48m, where 90.0m is required.

ALSO SUBJECT TO MINOR VARIANCE APPLICATION A120/2021

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B67/2020 TO B69/2020 (NOV 23/20), B37/18 TO B39/18 (OCT 29/18), B127/15 TO B129/15 (FEB 1/16), B86/15 TO B88/15 (SEPT 8/15), B80/14 (AUG 25/14), B65/14 (JUL 31/14), B19/14 TO B21/14 (JUL 31/14), B67/12 TO B69/12 (JAN 17/13), B125/11 TO B127/11 (DEC 1/11), B184/08 TO B186/08 (SEPT 5/08) AND MINOR VARIANCE APPLICATIONS A17/19 TO A19/19 (MAR 6/19), A27/16 (MAR 9/16), A99/15 (SEPT 30/15), A122/14 TO A124/14 (OCT 15/14), A2/12 TO A4/12 (FEB 6/12) AND A193/08 & A194/08 (JAN 26/09)

**A REMINDER... THE NEXT SCHEDULED MEETING IS
WEDNESDAY, NOVEMBER 10, 2021**



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 2021.01.01	
A0130/2021	
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: \$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): SUNCOR ENERGY INC	Email: [REDACTED]
Mailing Address: 3275 Rebecca St.	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: Oakville	Fax Phone: [REDACTED]
Postal Code: L6L 6N5	

- 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: NEW NORTH FUELS INC	Email: [REDACTED]
Mailing Address: 1000 Barry Downe Road	Home Phone: [REDACTED]
1000 Barry Downe Road	Business Phone: [REDACTED]
City: Sudbury	Fax Phone: [REDACTED]
Postal Code: P3A 3V3	

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: NOT APPLICABLE
Mailing Address: 1000 Barry Downe Road
City: [REDACTED] Postal Code: [REDACTED]

- 4) Current Official Plan designation: Regional Center Current Zoning By-law designation: C2

- 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
front yard setback	7.5	6.14	1.36
side yard setback	15.0	14.9	0.1
Gross Floor Area	0	11.47 m ²	11.47 m ²

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

- c) Description of Proposal:
construct 1086 sq meter office extension to existing office/warehouse structure

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
EXTERIOR WALLS OF OFFICE EXTENSION TO MATCH EXISTING BUILDING SETBACKS TO ENSURE A CONTINUOUS EXTERIOR APPEARANCE

4.25 m² A
4.25 m² A
4.25 m² B

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

PIN(s): 73571-0253 Township: neelon Ward:
 Lot No.: 12 Concession No.: 5 Parcel(s):
 Subdivision Plan No.: Lot: Reference Plan No.: Part(s):
 Municipal Address or Street(s): 1000 Barry Downe Road

- 7) Date of acquisition of subject land. 1975

- 8) Dimensions of land affected.

Frontage 99.03 (m) Depth 86.77 (m) Area 8677.3 (m²) Width of Street 4 lane (m)

9) Particulars of all buildings:	Existing		Proposed	
Ground Floor Area:	1043	(m ²)	1151	(m ²)
Gross Floor Area:	1043	(m ²)	1151	(m ²)
No. of storeys:	1		1	
Width:	18.4	(m)	18.4	(m)
Length:	62	(m)	62	(m)
Height:	4.9	(m)		(m)

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

	Existing		Proposed	
Front:	6.15	(m)	6.15	(m)
Rear:	14.25	(m)	14.25	(m)
Side:	3.86	(m)	3.86	(m)
Side:	63.6	(m)	63.6	(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.

original construction greater than 45 years old

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

Use(s): bulk petroleum storage and distribution Length of time: in excess of 45 years

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

Same as #13 ☒ or,

- 15) What is the number of dwelling units on the property? not applicable

- 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: Cu zoning, retail

BoB30/2001

- 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, Suncor Energy Inc (please print all names), the registered owner(s) of the property described as 1000 Barry Downe Road

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 New North Fuels Inc. (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 29 day of September, 2021

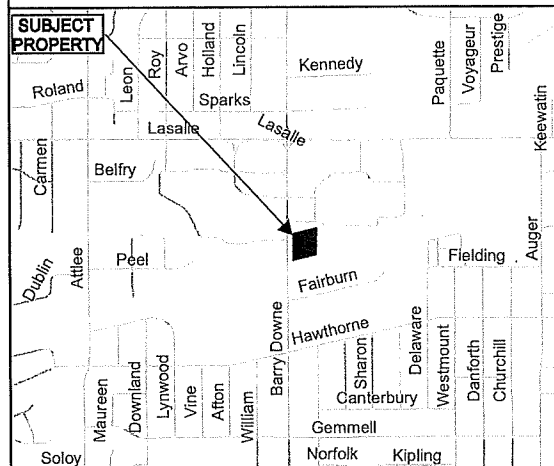
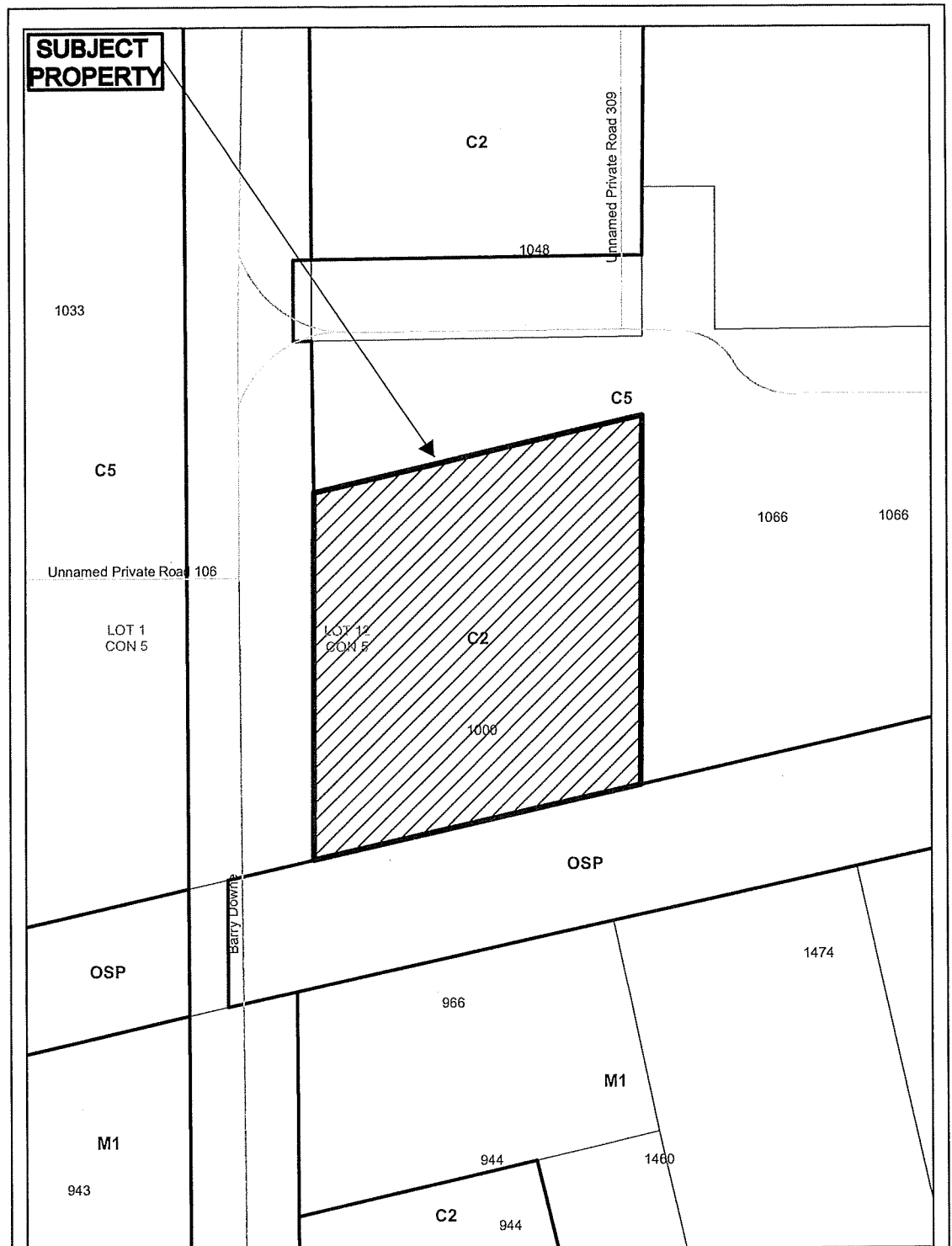
(Witness)
Robert E. Simpson,
Sr. Legal Counsel

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

Print Name: David Joyce

I have authority to bind the Corporation

B0130/2021



Application for Minor Variance or Permission



Subject Property being
PIN 73571-0253, Parcel 18444,
Part Lot 12, Concession 5,
Township of Neelon,
1000 Barry Downe Road, Sudbury
City of Greater Sudbury

Sketch 1, NTS
NDCA

A130/2021
Date: 2021 10 07



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
2020.01.01

A 0131/2021

S.P.P. AREA

YES ☐ NO ☒

NDCA REG. AREA

YES ☒ NO ☐

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

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

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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): DUBIE, ETELINDA; DUBIE, KYLE Email:
Mailing Address: 441 St. Charles Lake Rd Home Phone:
Business Phone:
City: Sudbury Postal Code: P3E 5G6 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: TULLOCH Engineering Email:
Mailing Address: 1942 Regent Street Unit L Home Phone:
Business Phone:
City: Sudbury Postal Code: P3E 5V5 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: DUBIE, ETELINDA; DUBIE, KYLE
Mailing Address: 441 St. Charles Lake Rd
City: Sudbury Postal Code: P3E 5G6

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

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

Variance To	By-law Requirement	Proposed	Difference
Interior Side Yard Setback	1.2m	0.0m	1.2m
Front Yard Setback	6.0	5.0	1.0m

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

- c) Description of Proposal:

The variances are required to permit a retaining wall greater than 2.5 metres along the southerly lot line of the property.

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

See cover letter. A retaining wall of this size is required to facilitate the development.

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

PIN(s): 734751726 Township: BRODER Ward: _____
 Lot No.: 6 Concession No.: 6 Parcel(s): _____
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: 53R-8872 Part(s): _____
 Municipal Address or Street(s): 441 St. Charles Lake Rd, Sudbury, P3E 5G6

- 7) Date of acquisition of subject land. May 14, 2021

- 8) Dimensions of land affected.

Frontage 27.8 (m) Depth 70.5 (m) Area 887 (m²) Width of Street 20 (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	No existing buildings (m ²)	275.4 (m ²)
Gross Floor Area:	" (m ²)	547.7 (m ²)
No. of storeys:	"	2
Width:	" (m)	11.12 (m)
Length:	" (m)	13.80 (m)
Height:	" (m)	6 (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:	No existing buildings (m)	5.4 (m)
Rear:	" (m)	16.9m (m)
Side:	" (m)	1.8m (m)
Side:	" (m)	0.0 (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.

N/A

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

Use(s): Vacant

Length of time: N/A

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

Same as #13 ☐ or, Residential

- 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: Residential

A 0131/2021

- 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, DUBIE, ETELINDA; DUBIE, KYLE (please print all

names), the registered owner(s) of the property described as PART LOT 6 CONCESSION 6 BRODER, PART 8 ON PLAN 53R-8672, EXCEPT PART 2 ON PLAN 53R-9049; T/W LT47414 CITY OF GREATER SUDBURY
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 Local Planning Appeal Tribunal, the City of Greater Sudbury may not attend at the Local Planning Appeal 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 27th day of September, 2021

x [Signature]
(witness)

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

Print Name: Kyle Dubie / Etelinda Dubie

*I have authority to bind the Corporation


A0131/2021

I/We, TULLOCH Engineering (please print all names),
the registered owner(s) or authorized agent of the property described as

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 1 day of Oct, 2021

David H. A.
Commissioner of Oaths


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

Print Name: K. Jara
 *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

[illegible]

APR 31/2021



1942 Regent St. | T. 705.522.9303
Unit L | TF. 800.810.1937
Sudbury, ON | F. 705.671.9477
P3E 5V5 | sudbury@tulloch.ca
www.TULLOCH.ca

October 1st, 2021

City of Greater Sudbury

Planning Services Division- Development Approvals
PO Box 5000 Station. A,
Sudbury, ON
P3A 5P3

Re: Application for Minor Variance
441 ST. Charles Lake Road, P3E 5G6
PIN 734751726
TULLOCH File #211199

TULLOCH Engineering has been retained by Etelinda and Kyle Dubie (the property owners) to assist in submitting a Minor Variance Application over PIN 734751726.

The requested variances are needed to permit a retaining wall greater than 1.0m along the southerly lot line of the property. The retaining wall is required to facilitate the development of a single detached dwelling on-site given topographic challenges.

The requested variances/reliefs are to:

- Permit an interior side yard setback of 0.0m where 1.2m is required; and,
- Permit a front yard setback of 5.0m where 6.0m is required.

In our professional opinion the variances sought are both minor and appropriate. This is on the basis that the property to the south (PIN 73475-0274) is an unbuildable lot of record as it has a width of 2.4m and acts as a private access to St. Charles Lake. This parcel in essence provides a 2.40m buffer (setback) from the retaining wall to the closest residential lot being 421 St Charles Lake Road (PIN 734750160), whereas the by-law would require a setback of 1.20m.

Should you require any further information please contact the undersigned.

Sincerely,

Kevin Jarus, M.Pl., MCIP, RPP
Senior Planner | Project Manager



**SUBJECT
PROPERTY**

R1-5 466

St Charles Lake

447

453

441

LOT 6
CON 6

R1-5

421

St Charles Lake

**SUBJECT
PROPERTY**

Brenda

St Charles Lake

St Charles Lake

Wayne

Long Lake

**Application for Minor
Variance or Permission**



Subject Property being
PIN 73475-1726, Parcel 45548,
Part Lot 6, Concession 6,
being Part 8 on Plan 53R-8872,
Township of Broder,
441 St. Charles Lake Road, Sudbury
City of Greater Sudbury

Sketch 1, NTS
NDCA

A131/2021
Date: 2021 10 08

GENERAL NOTES:

INFORMATION PRESENTED ON THIS DRAWING IS BASED UPON INFORMATION RECEIVED FROM THE FOLLOWING SOURCES:

- TOPOGRAHY: TULLOCH ENGINEERING

THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING SERVICES AND UTILITIES PRIOR TO PROCEEDING WITH ANY WORK.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

THE CONTRACTOR SHALL NOT OPERATE ANY EXISTING REMAINING VALVES WITHOUT CONTACTING AND OBTAINING PERMISSION FROM THE APPLICABLE UTILITY OWNER.

THE CONTRACTOR SHALL MARK THE SITE PRIOR TO PERFORMING ANY WORK AND MAKE THEMSELVES FULLY AWARE OF ALL EXISTING ON-SITE CONDITIONS.

NEW SHOWN TO MEET THE REQUIREMENTS OF CODES/STANDARDS.

ALL ELEVATIONS ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SILTATION CONTROL PLAN NOTES:

SEDIMENT BARRIERS, CHECK DAMS, AND TEMPORARY CONSTRUCTION ACCESS TO BE INSTALLED PRIOR TO THE BEGINNING OF CONSTRUCTION.

ALL SEDIMENT CONTROL MEASURES TO BE REGULARLY INSPECTED AND MAINTAINED IN PROPER WORKING ORDER UNTIL AREAS ARE STABILIZED.

IF NECESSARY, TRUCKS WILL BE WASHED DOWN BEFORE LEAVING THE SITE.

THE SITE WILL BE KEPT DOWN IF NECESSARY TO CONTROL EROSION.

ALL CONSTRUCTION ACTIVITY WILL COMPLY WITH THE CITY OF GREATER SUDBURY HOSE BYLAW.

ALL CONSTRUCTION VEHICLES TO ENTER AND EXIT SITE FROM TEMPORARY CONSTRUCTION ACCESS.

ALL TOPSOIL STOCKPILES TO BE SURROUNDED WITH SEDIMENT CONTROL FENCING.

FILTER FABRIC TO BE PLACED UNDER GRATES ON ALL CATCH BASINS TO TRAP ALGEMENT. SILT TRAPS ARE TO BE CLEANED REGULARLY AND ARE NOT TO BE REMOVED UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETE. FILTER FABRIC FOR SALT CONTROL TO BE TIE-BAKED 270° ON APPROVED EQUIPMENT.

WATER CONSTRUCTION ACTIVITY TAKES PLACE WITHIN THE CITY RIGHT OF WAY. SEDIMENT CONTROLS WILL BE PLACED ON THE CATCH BASIN OR PUBLIC STREET ACROSS THE PROPERTY'S FRONTAGE.

SEVERE WEATHER, GATES SHALL BE CLOSED AND DUST CONTROL, AND THE RESPONSIBILITY OF THE DEVELOPER AND MUST BE PROVED UNDER CONTROL ON ALL ROADWAYS TO THE SATISFACTION OF THE LOCAL JAMMER OF THE INFRASTRUCTURE SERVICES.

SURFACE EROSION PROTECTION SHOULD BE APPLIED FOR ALL DISTURBED AREAS, SUBJECT TO EROSION, UNTIL VEGETATION IS ESTABLISHED.

ELEVATION:

BASEMENT FLOOR ELEVATION 271.30
MAIN FLOOR ELEVATION 273.30
GARAGE ELEVATION AT DRIVEWAY 273.30
ELEVATION BOUNDARY LINES ARE SHOWN FROM CITY OF GREATER SUDBURY CONTROL. HORIZONTAL ALLEGATIONS C. HAVING AN ELEVATION OF 274.87M.

DRAINAGE NOTES:

SLOPE AWAY FROM THE BUILDING AT A MINIMUM 0.2% GRADE.

SHALLS ARE SHOWN TO DIRECT WATER AWAY FROM THE BUILDING AND THE ADJACENT PROPERTIES. MINIMUM GRADE TO BE 0.2% SLOPES TO DRAINAGE TO SHOWN AND THEN SHEET FLOW OUT SITE.

SHORELINE BUFFER NOTES:

• TOTAL BUFFER AREA = 1484M²
• AREA TO BE CLEARED FOR ROAD, DRIVE AND OTHER IMPROVEMENTS NOT TO EXCEED 804M²
• BUFFER TO LAKE IS TO BE MAINTAINED IN ITS ORIGINAL STATE.
• WHEN DONE ON THE AREA DURING CONSTRUCTION MUST BE RETURNED TO ITS ORIGINAL STATE.
• SHORELINE BUFFER TO REMAIN IN ITS CURRENT STATE FOR A PERIOD OF 12 MONTHS AS PER SECTION 4.1.2 OF ZONING BY-LAW 2015-1002.

RETAINING WALLS:

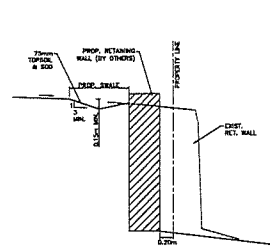
RETAINING WALLS MAY REQUIRE A PERMIT AND ENGINEERED DRAWINGS. THE CONTRACTOR SHALL CONSULT TULLOCH ENGINEERING AT THE CITY OF GREATER SUDBURY TO OBTAIN PERMITTING REQUIREMENTS PRIOR TO ANY CONSTRUCTION COMMENCING ON SITE.

RETAINING WALL ON SOUTH LIMIT: THE RETAINING WALL IS 0.25 METERS OFF THE PROPERTY LINE. THE 0.25 METERS IS MEASURED FROM FACE OF RETAINING WALL TO THE PROPERTY LINE.

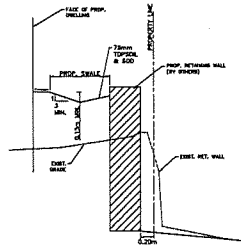
A WAIVER PERMIT MAY BE REQUIRED FOR RETAINING WALLS. OWNER / APPLICANT TO CONTACT THE CITY OF GREATER SUDBURY REGARDING SERVICES NECESSARY PRIOR TO CONSTRUCTION OF ANY RETAINING WALLS.

RETAINING WALLS BY OTHERS.

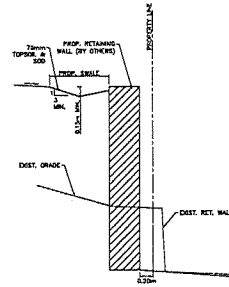
RETAINING WALLS SHALL BE COMPLETE WITH GUARDS WHERE APPLICABLE IN ACCORDANCE WITH THE EXISTING BUILDING CODE.



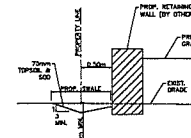
SECTION 1
SCALE 1:30



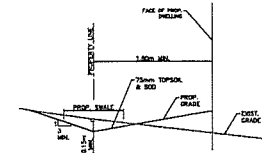
SECTION 2
SCALE 1:30



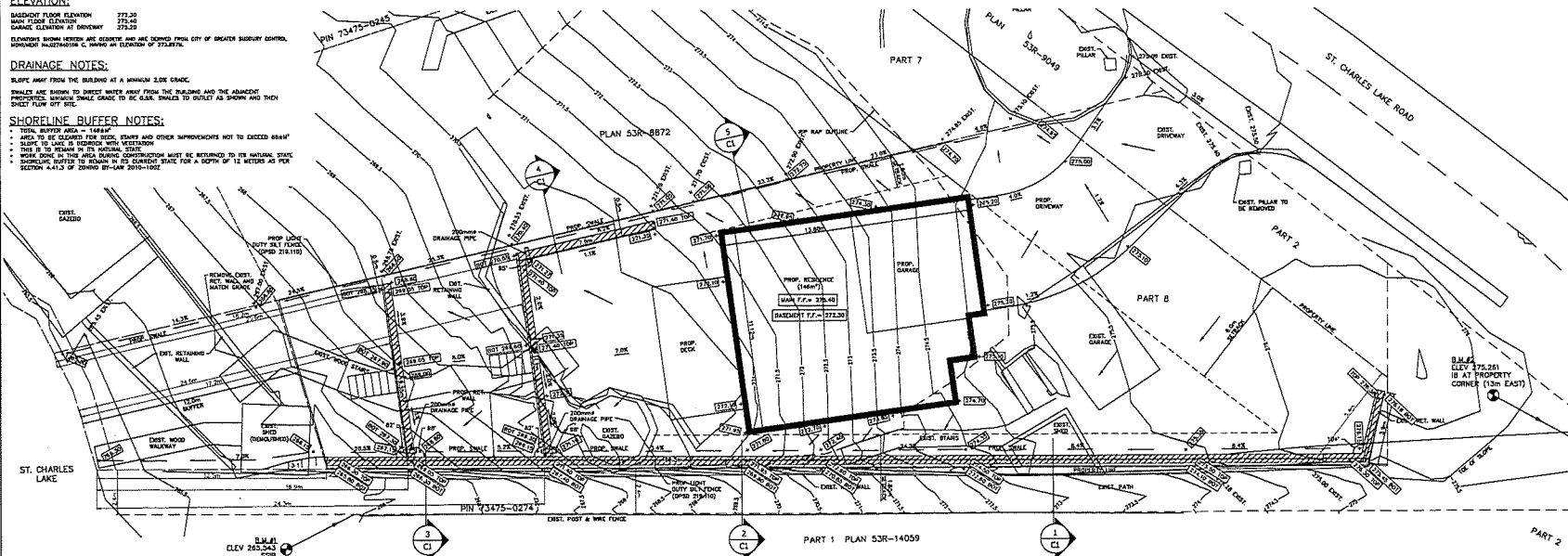
SECTION 3
SCALE 1:30



SECTION 4
SCALE 1:30



SECTION 5
SCALE 1:30



LEGEND

— 275 — EXISTING ELEVATION
+ 275.50 EXISTING ELEVATION
+ 271.30 PROPOSED ELEVATION
0.2% PROPOSED SLOPE
--- PROPERTY LINE

/// PROPOSED RETAINING WALL
--- PROPOSED SLOPE
--- TEMPORARY BLY FENCE

REVISION	NO.	DATE	BY
FOR CLARIFICATION	1	APR 2021	PA

TULLOCH
ENGINEERING

441 ST. CHARLES LAKE ROAD
SUDBURY, ONTARIO

GRADING PLAN

ENGINEER'S SEAL

SCALE 1:100
DRAWN: CMR
CHECKED: JPS
DATE: MAY 12, 2021
PROJECT NO.: 21-1159
SHEET: C1

APR 31 / 2021
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 2020.01.01	
A 0132/2021	
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: \$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): CLARE GIESELMAN	Email: [REDACTED]
Mailing Address: 2433 Sandy Cove Road	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: Sudbury	Postal Code: P3G 1H4
	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: [REDACTED]
City: [REDACTED]
Postal Code: [REDACTED]

- 4) Current Official Plan designation: Rural Current Zoning By-law designation: R1-2

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

Variance To	By-law Requirement	Proposed	Difference
Reduce lot frontage (retained lot only)	36.0m	32.0m	4.0m

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

- c) Description of Proposal:
Minor variance required to facilitate severance application.

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
Zoning by-law requires 36.0m of frontage for both severed and retained. The retained lot requires variance for 32.0m frontage.

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

PIN(s): 734720193 & 734720166		Township: BRODER	Ward:
Lot No.:	Concession No.:	Parcel(s):	
Subdivision Plan No.:	Lot:	Reference Plan No.:	Part(s):
Municipal Address or Street(s): 2433 Sandy Cove Road, Sudbury, P3G 1H4			

7) Date of acquisition of subject land. 2021

8) Dimensions of land affected.

Frontage ±68.8m	(m)	Depth ±315.45m	(m)	Area ±1.83ha	(m ²)	Width of Street ±20.0m	(m)
-----------------	-----	----------------	-----	--------------	-------------------	------------------------	-----

9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	±312.5	(m ²)	No new development proposed.	(m ²)
Gross Floor Area:	±625	(m ²)	"	(m ²)
No. of storeys:	2		"	
Width:	15.49 (irreg)	(m)	"	(m)
Length:	20.12 (irreg)	(m)	"	(m)
Height:	6.0	(m)	"	(m)

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

	Existing		RETAINED	Proposed	SEVERED	
Front:	80.1	(m)	259 (m)		80.1	(m)
Rear:	4.02	(m)	2.38 (m)		2.0	(m)
Side:	10.46	(m)	64.4 (m)		10.46	(m)
Side:	2.38	(m)	4.0 (m)		66.74	(m)

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

Municipally owned & operated piped water system	<input type="checkbox"/>
Municipally owned & operated sanitary sewage system	<input type="checkbox"/>
Lake	<input checked="" type="checkbox"/>
Individual Well	<input type="checkbox"/>
Communal Well	<input type="checkbox"/>
Individual Septic System	<input checked="" type="checkbox"/>
Communal Septic System	<input type="checkbox"/>
Pit Privy	<input type="checkbox"/>
Municipal Sewers/Ditches/Swales	<input type="checkbox"/>

What type of access to the land?

Provincial Highway	<input type="checkbox"/>
Municipal Road	<input type="checkbox"/>
Maintained Yearly	<input checked="" type="checkbox"/>
Maintained Seasonal	<input type="checkbox"/>
Right-of-way	<input type="checkbox"/>
Water	<input type="checkbox"/>
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.

Residential structure on retained (1940-1950s)

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

Use(s): Residential	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? 2

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/ Resource-based recreational

- 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, Clare Guckelman (please print all names), the registered owner(s) of the property described as
PCL 22068 SEC SES; PT LT 11 CON 2 BRODER AS IN EP8166; GREATER SUDBURY & PCL 13617 SEC SES; PT LT 11 CON 2 BRODER AS IN LT76091; GREATER SUDBURY
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 Local Planning Appeal Tribunal, the City of Greater Sudbury may not attend at the Local Planning Appeal 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 28th day of September, 20 21

Linda P...-
(witness)

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

Print Name: Clare Guckelman


*I have authority to bind the Corporation

PD13212021

I/We, TULLOCH ENGINEERING (please print all names),
the registered owner(s) or authorized agent of the property described as

in the City of Greater Sudbury:

Dated this 1st day of October, 2021


Commissioner of Oaths

Print Name: Vonessa Smith
 *I have authority to bind the Corporation

- FOR OFFICE USE ONLY**

Date of Receipt: 4 Oct '21 Hearing Date: Oct 27, 2021 Received By: N. Lewis

Zoning Designation: R1-2 Resubmission: ☐ Yes ☒ No

Previous File Number(s):

Previous Hearing Date:

Notes:

Subject to consent application 10/04/2021

FD-132/2021

**SUBJECT
PROPERTY**

LOT 11
CON 3

RU

Sandy Cove

2365

2353

R1-2

2433

2375

LOT 11
CON 2

2479

SLS

2479

2439

2439

2439

Long Lake

**SUBJECT
PROPERTY**

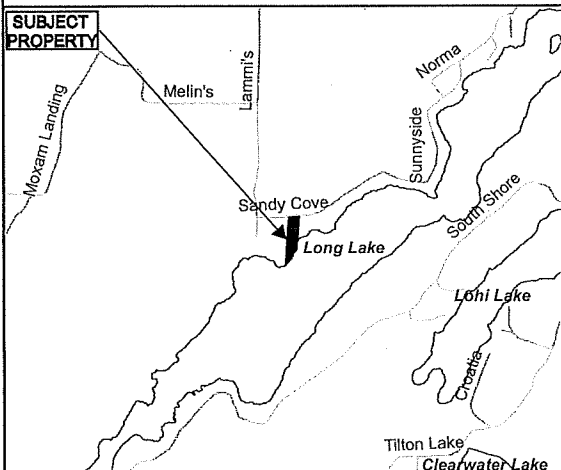
Application for Minor Variance or Permission



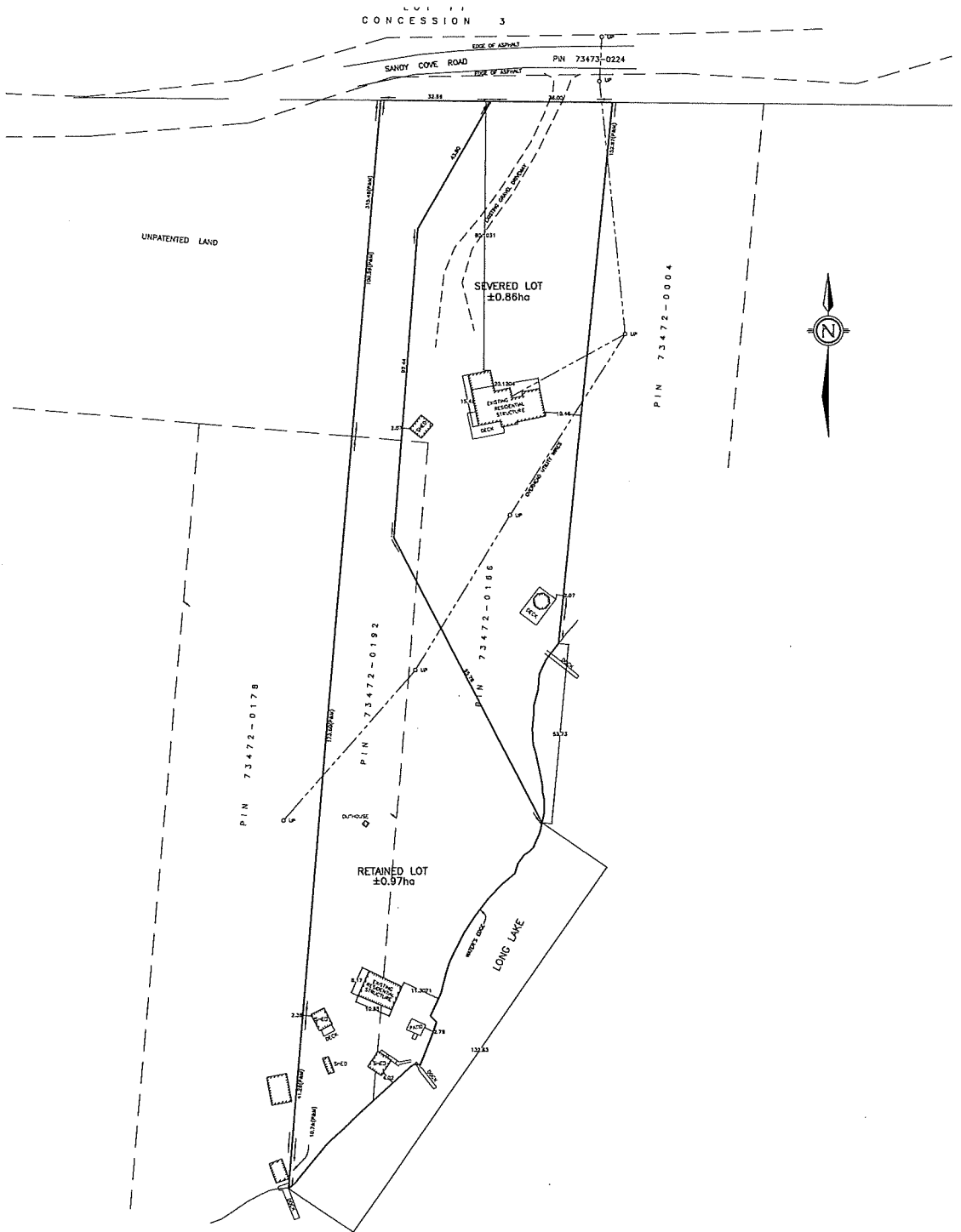
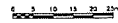
Subject Property being
PIN 73472-0166 and 73472-0192,
Parcels 13617 and 22068,
Part Lot 11, Concession 2,
Township of Broder,
2433 Sandy Cove Road, Sudbury
City of Greater Sudbury

Sketch 1, NTS
NDCA

A132/2021
Date: 2021 10 12



SKETCH TO ILLUSTRATE
PROPOSED SEVERANCE
2433 SANDY COVE ROAD
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY
TULLOCH GEOMATICS INC., O.L.S.
SCALE 1:500



A013212021
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 2021.01.01	
A0120/2021	
S.P.P. AREA	
YES	NO
NDCA REG. AREA	
YES	NO

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

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): Ronald & Lise Gosselin Email: [REDACTED]
 Mailing Address: 1381 VERMILION LK RD Home Phone: [REDACTED]
 Business Phone: [REDACTED]
 City: Chelmsford Postal Code: R0M 1L0 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: N/A Email: [REDACTED]
 Mailing Address: [REDACTED] Home Phone: [REDACTED]
 Business Phone: [REDACTED]
 City: [REDACTED] Postal Code: [REDACTED] Fax Phone: [REDACTED]

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

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

Name: N/A
 Mailing Address: [REDACTED]
 City: [REDACTED] Postal Code: [REDACTED]

- 4) Current Official Plan designation: [REDACTED] Current Zoning By-law designation: [REDACTED]

- 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
Property Width	296' (90 m)	100' (30.48)	196' (59.72 m)
Table 9.3	2.0 ha	1.546 ha	0.454

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

- c) Description of Proposal: Water front property with river frontage
of 148'-4" (45 m) as per by-law

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

Water front property

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

PIN(s): 73368-0333 Township: Creighton Ward: Walden
 Lot No.: 12 Concession No.: 6 Parcel(s): Part-2
 Subdivision Plan No.: N/A Lot: Reference Plan No.: 53R-21523 Part(s): 2
 Municipal Address or Street(s): VERMILION LK RD.

- 7) Date of acquisition of subject land.

- 8) Dimensions of land affected.

River
 Frontage 52 ± (m) Depth 396 ± (m) Area 1.9 hec (m²) Width of Street 30.48 (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	(m ²)	(m ²)
Gross Floor Area:	(m ²)	(m ²)
No. of storeys:	(m)	(m)
Width:	(m)	(m)
Length:	(m)	(m)
Height:	(m)	(m)

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

	Existing	Proposed
Front:	(m)	(m)
Rear:	(m)	(m)
Side:	(m)	(m)
Side:	(m)	(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 checked="" 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.

N/A Vacant land

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

Use(s): Agriculture Length of time: 34 yrs

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

Same as #13 ☐ or, Rural Building Lot

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

N/A

- 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:

Rural Building Lot & Bush or Agriculture

- 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): 80067, 80068, 80069
Almost complete

- 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, RONALD & LISE GOSSELIN (please print all names), the registered owner(s) of the property described as 800 68
VERMILION LK. RD.
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 20 day of September, 20 21

[Signature]
(witness)

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

Print Name: RONALD GOSSELIN

*I have authority to bind the Corporation

AD 20/2021

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, RONALD & LISE GOSSLIN (please print all names),
the registered owner(s) or authorized agent of the property described as B0067

VERMILION LK. RD.

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 20th day of September, 2021

Elizabeth Ranich
Commissioner of Oaths

Elizabeth Rosemary Ranich, a Commissioner, etc.,
District of Sudbury, for Desmarais, Keenan LLP,
Barristers and Solicitors.
Expires April 20, 2022

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

LISE GOSSLIN
Print Name: Ronald Gosselin
*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: <u>September 20, 2021</u>	Hearing Date: <u>October 14, 2021</u>	Received By: <u>N. Lewis</u>
Zoning Designation: <u>R1</u>	Resubmission: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Previous File Number(s): <u>B0067/2020 / B0068/2020 / B0069/2020</u>		
Previous Hearing Date: <u>Nov. 23/20 / Nov. 23/20 / Nov. 23/20</u>		
Notes:		
<p>PREVIOUSLY S/T CONSENT APPS: <u>B37/18 to B39/18 (Oct. 29/18), B127/15 to B129/15 (Feb. 1/16), B36/15 to B38/15 (Sept. 8/15), B80/14 (Aug. 25/14), B65/14 (July 31/14), B19/14 to B21/14 (July 31/14), B67/12 to B69/12 (Jan. 17/13), B125/11 to B127/11 (Dec. 1/11), B134/08 to B136/08 (Sept. 3/08)</u></p>		
<p>PREVIOUSLY S/T MINOR VARIANCE APPS: <u>A17/19 to A19/19 (Mar. 6/19), A27/16 (Mar. 9/16), A99/15 (Sept. 30/15), A122/14 to A124/14 (Oct. 15/14), A2/12 to A4/12 (Feb. 6/12) and A193/08, A194/08 (Jan. 26/09)</u></p>		

R0120/2021



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 2021.01.01	
A 012112021	
S.P.P. AREA	
YES	NO
NDCA REG. AREA	
YES	NO

City of Greater Sudbury

APPLICATION FOR MINOR VARIANCE

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): Ronald & Lise Gosselin Email: [REDACTED]
Mailing Address: 1381 Vermilion Lk Rd Home Phone: [REDACTED]
City: Chelmsford Postal Code: R0M 1L0 Business Phone: [REDACTED]
Fax Phone: [REDACTED]

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

Name of Agent: N/A Email: [REDACTED]
Mailing Address: [REDACTED] Home Phone: [REDACTED]
City: [REDACTED] Postal Code: [REDACTED] Business Phone: [REDACTED]
Fax Phone: [REDACTED]

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

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

Name: N/A
Mailing Address: [REDACTED]
City: [REDACTED] Postal Code: [REDACTED]

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

- 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
Property Width	296' (90 m)	100' (30.48)	196' (59.92 m)
Table 9.3	2.0 ha	1.458 ha	0.542 ha

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

- c) Description of Proposal: Waterfront property with river frontage of 148'-4" (45.2 m) per by-law

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

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

PIN(s): 73368-0333 Township: Greighton Ward: Walden
 Lot No.: 12 Concession No.: 6 Parcel(s): Part - 1
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: 53B-216 Part(s): 1
 Municipal Address or Street(s): Vermilion Lk Rd

- 7) Date of acquisition of subject land.
- September 1987

- 8) Dimensions of land affected.

River
 Frontage 52 ± (m) Depth 396 ± (m) Area 1.9 ± hec (m²) Width of Street 30.48m

- 9) Particulars of all buildings:

	Existing	Proposed
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)

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

	Existing	Proposed
Front:	(m)	(m)
Rear:	(m)	(m)
Side:	(m)	(m)
Side:	(m)	(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 ☐
 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.

N/A Vacant land

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

Use(s): Agriculture Length of time: 24 yrs

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

Same as #13 ☐ or, Rural building lot

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

N/A

- 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:

Rural Building lot & Agriculture Vacant or

10/21/2021

- 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): B0067, B0068, B0069
Almost complete

- 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, RONALD & LISE GOSSELIN (please print all names), the registered owner(s) of the property described as B0067
VERMILION LAKE ROAD
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;
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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 20 day of September, 20 21

Ronald Goselin
(witness)

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

Print Name: Ronald Goselin

*I have authority to bind the Corporation

A0021/2021

1We, RONALD & LISE GOSSELIN (please print all names),
the registered owner(s) or authorized agent of the property described as BOOGS

VERMILION LK. RD.

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 20th day of September, 20 21

Elizabeth Ravich
Commissioner of Oaths

**Elizabeth Rosemary Ranich, a Commissioner, etc.,
District of Sudbury, for Desmarais, Keenan LLP,
Barristers and Solicitors.
Expires April 20, 2022**

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

WSE GOSSELIN
Print Name: Ron Gosselin
*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

[illegible]

12/21/2021

**SUBJECT
PROPERTY**

1446

LOT 12
CON 1

1392

1408

Vermilion Lake

1445

1441

1437

RU

LOT 12
CON 5

1381

1377

Vermilion River

LOT 12
CON 8

Stobie Dam

RU

**SUBJECT
PROPERTY**

Country Lane

Gordon Lake

Vermilion Lake

McKenzie Creek

McKenzie Creek

Stobie Dam

Vermilion River

Lookout Mine Access

Application for Minor Variance or Permission

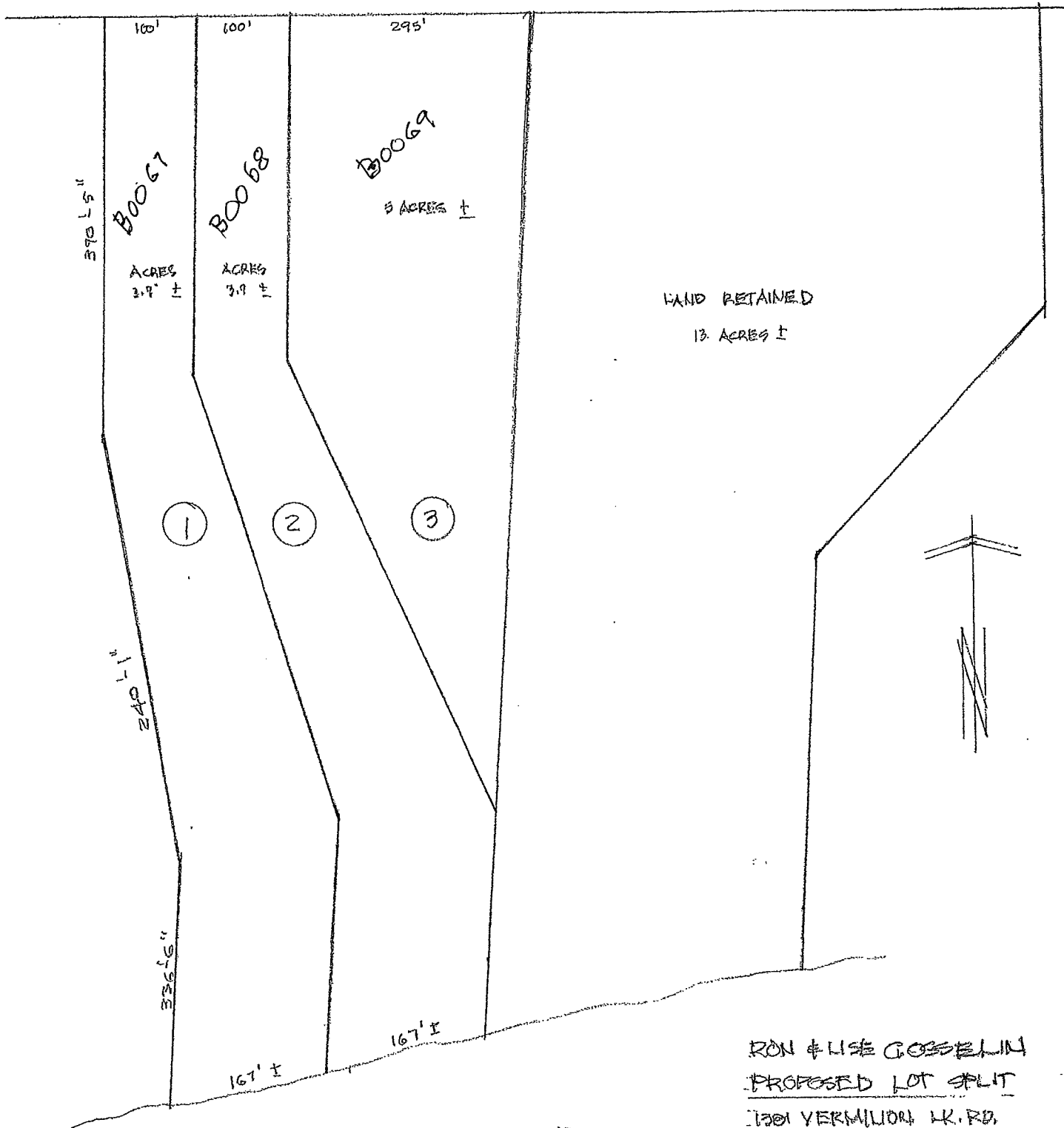


Subject Property being PIN 73368-0333,
SRO, Part Lot 12, Concession 6, Part 5,
Plan 53R-20628, except Parts 1, 2, and 3,
Plan 53R-21130, Township of Creighton-Davies,
0 Vermilion Lake Road, Walden
City of Greater Sudbury

Sketch 1, NTS
NDCA

A120/2021 & A121/2021
Date: 2021 09 22

VERMILION LAKE ROAD



VERMILION RIVER

RON & LISE GOSSELIN
PROPOSED LOT SPLIT

1301 VERMILION LK. RD.
PART OF LOT 12 CONC. 6
TOWNSHIP OF CREIGHTON

DATED SEPT 24/2020

A0120/2021 + A0121/2021
Sketch 2