

Tom Davies Square
200 Brady St

Wednesday, September 1, 2021

PUBLIC HEARINGS

A0107/2021

**JANE MICHLOWSKI
JOANNE CHARRON**

Ward: 2

PIN 73398 0193, Parcel 19402, Survey Plan SR-457 Part(s) 5, Township of Eden, 1063 Kantola Road, Lively, [2010-100Z, R1-1 (Low Density Residential One)]

For relief from Part 4, Section 4.3 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, in order to facilitate the construction of a single-detached dwelling providing no frontage onto an assumed road whereas no person shall erect any building on any lot that does not have frontage on an assumed road.

A0108/2021

**BRENT NICHOLSON
CHRISTINE NICHOLSON**

Ward: 9

PINs 73477 0202 & 73477 0143, Parcels 17603 & 11438, Survey Plan 53R-5363 Part(s) 1 and 2, Lot Pt 2, Concession 4, Township of Broder, 1086 South Lane Road, Sudbury, [2010-100Z, R1-1 (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, providing a minimum lot area of 2900.0m², where 4000.0m² is required.

A0109/2021

KEYSTONE HOMES INC. (C/O MARTY ROY)

Ward: 6

PIN 73504 2283, Parcel 11271, Lot 5, Concession 3, Township of Hanmer, 0 Gravel Drive, Hanmer, [2010-100Z, RU (Rural)]

For relief from Part 4, Section 4.3 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, in order to facilitate the construction of a single-detached dwelling providing no frontage onto an assumed road whereas no person shall erect any building on any lot that does not have frontage on an assumed road.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATIONS A0125/81 (AUG 24/81), A0126/1981 (AUG 24/81), AND CONSENT APPLICATIONS B0183/1981 TO B0187/2021 (AUG 24/81)

A0110/2021

ARCHEAN DEVELOPMENT CORP

Ward: 2

PINs 73375 0934 & 73375 0931, Parcels 15784 & 16797, Surveys Plan 53R-19987 Part(s) 1 & 7 & Plan 53R-20221 Part(s) 5 & 6, Lot(s) Pt 51, Subdivision M-442, Lot Pt 4, Concession 4, Township of Waters, 16 Jessie Street, Lively, [2010-100Z, R3(38) (Medium Density Residential)]

For relief from Part 11, Section 1, subsection (10), paragraph (II), clause (i), subclause (b) of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a multiple dwelling providing 38 residential dwelling units, where a maximum of 26 residential dwelling units are permitted.

A0111/2021

JODY NADJIWON

Ward: 2

PIN 73366 0015, Parcel 11398, Lot 11, Concession 1, Township of Fairbank, 1880 Fairbank East Road, Whitefish, [2010-100Z, SLS(4)(Seasonal Limited Service)]

For relief from Part 4, Section 4.2, subsection 4.2.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of an accessory building, being a detached garage, providing a maximum height of 7.9947m, where the maximum height of an accessory building on a residential lot shall be 5.0m.

THIS APPLICATION WAS DEFERRED FROM THE MEETING OF AUGUST 4, 2021 TO IN ORDER FOR THE APPLICANTS TO SPEAK WITH STAFF TO ADDRESS COMMENTS.

A0099/2021

**DEBRA BAKKER
GERALD BAKKER**

"REVISED"

Ward: 2

PIN 73401 0080, Parcel 19532, Lot TR115, Township of Dieppe, 867 Panache Shor Road N, Whitefish, [2010-100Z, SLS (Seasonal Limited Service)]

For relief from Part 4, Section 4.2, subsection 4.2.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of an accessory building, being a detached garage, providing a maximum height of 7.53m, where the maximum height of an accessory building on a residential lot shall be 5.0m.

THIS APPLICATION WAS DEFERRED FROM THE MEETING OF AUGUST 4, 2021 TO IN ORDER FOR THE APPLICANTS TO SPEAK WITH STAFF TO ADDRESS COMMENTS.

A0100/2021

1973750 ONTARIO INC (MATIAS MARIANI)

"REVISED"

Ward: 4

PIN 02135 0226, Lot(s) Part 41, Subdivision 3S, Lot 6, Concession 4, Township of McKim, 135 Pine Street, Sudbury, [2010-100Z, C4(1)(Office Commercial)]

For relief from 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 a medical office providing three (3) parking spaces, where nine (9) are required.

THIS APPLICATION WAS DEFERRED FROM THE MEETING OF AUGUST 18, 2021 TO IN ORDER FOR THE APPLICANTS TO SPEAK WITH STAFF TO ADDRESS COMMENTS.

A0106/2021

**KIMBERLEY MELANSON
RICHARD MELANSON**

"REVISED"

Ward: 2

PIN 73366 0118, Parcel 19862, Surveys Plan SR-1249 Part(s) 3 & Plan 53R-21457 Part(s) 2, Lot Pt Broken 8, Concession 1, Township of Fairbank, 232 Langdon Road, Whitefish, [2010-100Z, SLS(4)(Seasonal Limited Service)]

For relief from Part 4, Section 4.25, subsection 4.25.1, Part 9, Section 9.3, Table 9.3 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 two-storey seasonal dwelling and attached deck, providing firstly, a total gross floor area of 422.0m² of which 347.0m² is within the required high water mark setback of Fairbank Lake, maintaining the existing setback of 13.15m from the high water mark, where enlargement, reconstruction, repair and/or renovation is not permitted to increase the gross floor area of a legal non-complying building located within the required 25.0m setback from the high water mark, and secondly, a minimum rear yard setback of 3.2m, where 10.0m is required.

**A REMINDER... THE NEXT SCHEDULED MEETING IS
WEDNESDAY, SEPTEMBER 15, 2021**



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

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

Office Use Only	
A0107/2021	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

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.

- ☒ 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): JANE JOANNE
MICHLAWSKI CHARRON
Mailing Address: 1063 KANTOLA ROAD
City: LIVERLY Postal Code: P3Y 1H8
Email: Home Phone: Business Phone: Fax Phone:

- ☒ 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: JANE MICHLAWSKI
Mailing Address: City: Postal Code: Email: Home Phone: Business Phone: Fax Phone:

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

- ☒ 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: TD BANK
Mailing Address: 191 WORTLEY ROAD
City: LONDON Postal Code: N6C 3P8

- ☒ Current Official Plan designation: Residential Current Zoning By-law designation: R1-1

- ☒ 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
0% frontage on public road	frontage on assumed road	use private road as driveway	N/A
0m	45m	0m	45m

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

- c) Description of Proposal: Allow the private road to be considered as an extension of the driveway to connect the property to the publicly maintained road

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: The property is landlocked and has a legal right of way connecting it to the municipal road. AS IN LT 223011 (attached)

A0107/2021

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

PIN(s): 733980193 Township: EDEN
 Lot No.: PART 5 Concession No.: _____ Parcel(s): 19402
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: _____ Part(s): P55 SR 457 T/W P1 SR 45
 Municipal Address or Street(s): 1063 KANTOLA ROAD LIVELY ON P3Y 1H8

10) Date of acquisition of subject land. MARCH 13 2017

11) Dimensions of land affected.

Frontage 20.56(m) Depth 7.5 (m) Area 1542 (m²) Width of Street 3.5 (m)

Particulars of all buildings:	SHEO	Existing	SHEO	HOUSE AND ATTACHED GARAGE	Proposed
Ground Floor Area:	<u>23.7</u>		<u>8.9 (m²)</u>		<u>205.87(m²)</u>
Gross Floor Area:	<u>23.7</u>		<u>8.9 (m²)</u>		<u>323.02 (m²)</u>
No. of storeys:	<u>1</u>		<u>1</u>		<u>2</u>
Width:	<u>4.87</u>		<u>3.65 (m)</u>	<u>HOUSE 9.75</u>	<u>GARAGE 7.31 (m)</u>
Length:	<u>4.87</u>		<u>2.44 (m)</u>	<u>14.02</u>	<u>8.53 (m)</u>
Height:	<u>3.81</u>		<u>3.35 (m)</u>	<u>8.99</u>	<u>8.68 (m)</u>

Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines).	SHEO	Existing	SHEO	HOUSE	Proposed	GARAGE
Front:	<u>1.5</u>		<u>6.7 (m)</u>	<u>30</u>		<u>19.8 (m)</u>
Rear:	<u>70.5</u>		<u>6 (m)</u>	<u>33.5</u>		<u>48 (m)</u>
Side:	<u>11.6</u>		<u>1.5 (m)</u>	<u>6.63</u>		<u>11 (m)</u>
Side:	<u>4.11</u>		<u>16.14 (m)</u>	<u>4.26</u>		<u>2 (m)</u>

12) 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.

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

20? years ago

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

Use(s): Recreational Length of time: 50+ years

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

Same as #13 or, Residential

16) What is the number of dwelling units on the property? 0

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

Yes ☐ No ☒

If "yes", how many? _____

18) Existing uses of abutting properties: Residential and Seasonal

AD107/2021

- 10) 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, _____

- 10) 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, JOANNE CHARRON and JANE MICHLOWSKI (please print all names), the registered owner(s) of the property described as PCL 19402 SEC 5WS PT SUMMER RESORT LOCATION AE 285 EDEN PT 5 SR457; T/W PT 1 SR457 AS IN LT 223011 in the City of Greater Sudbury.

DISTRICT
OF 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;

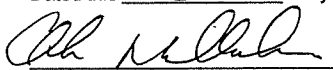
Authority to Enter Land and Photograph

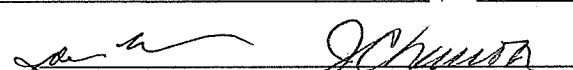
- grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land Tribunal, 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 JANE MICHLOWSKI (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 3 day of AUGUST, 20 21


(witness)


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

Print Name: JANE MICHLOWSKI JOANNE CHARRON

*I have authority to bind the Corporation

A0107/2021

INWe, JANE MICHLAWSKI (please print all names),

the registered owner(s) or authorized agent of the property described as PCL 19402 SEC SWS; PT SUMMER RESORT
LOCATION AE 285 EDEN PT 5 SR457; T/W PT 1 SR457 AS IN LT 2230 DISTRICT OF
 in the City of Greater Sudbury: 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 3RD day of AUGUST, 20 21

Glen Stewart Ferguson,
a Commissioner, etc.,
Commissioner of Oaths
Province of Ontario,
for the City of Greater Sudbury,
Expires July 21, 2023

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

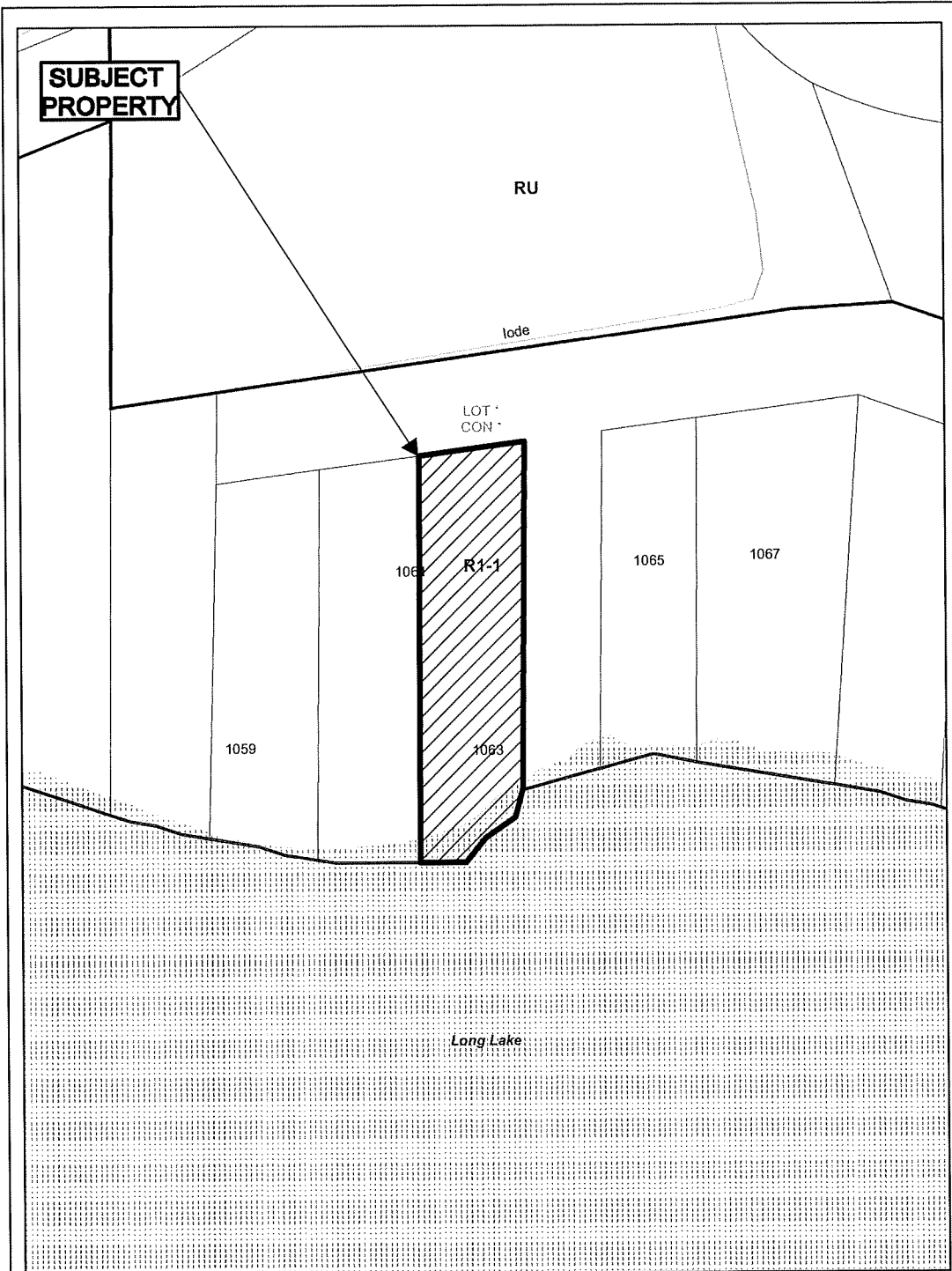
Print Name: _____
 *I have authority to bind the Corporation

* 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.

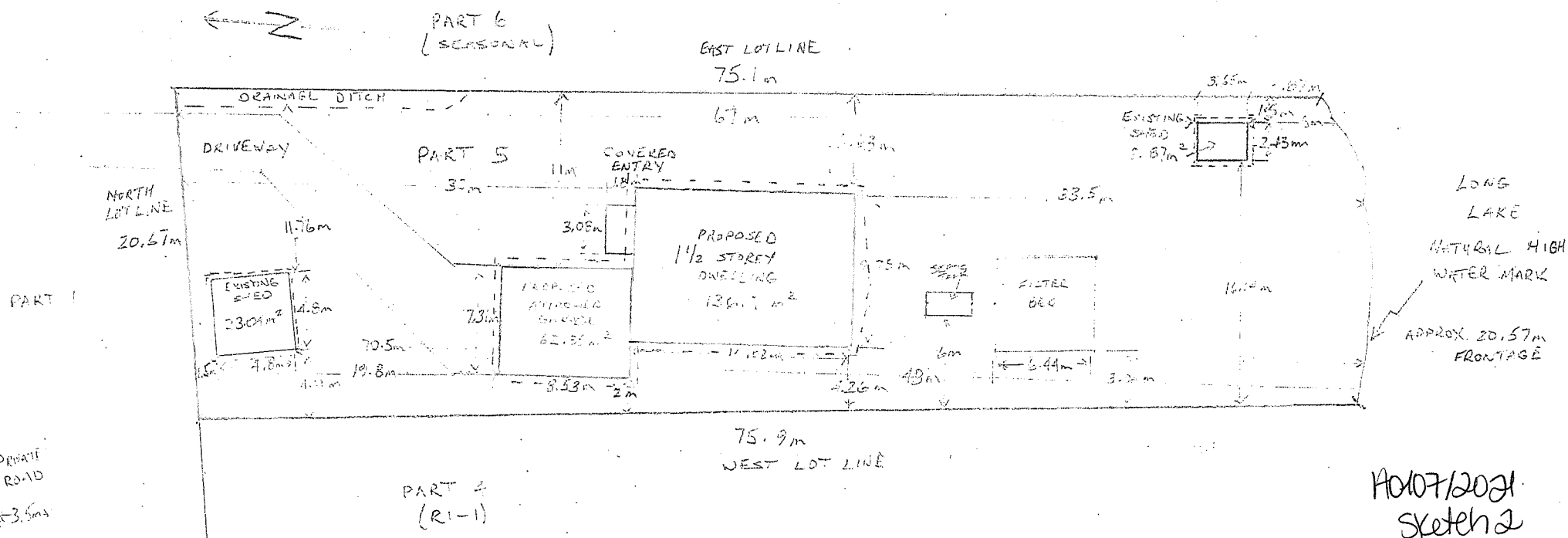
FOR OFFICE USE ONLY

Date of Receipt: Aug. 3/21 Hearing Date: September 1, 2021 Received By: Glen F.
Zoning Designation: R1-1 Resubmission: Yes No X
Previous File Number(s): none
Previous Hearing Date: n/a
Notes:
Property has an existing right-of-way over Part 1 on Plan SR-457
as in Instrument No. LT223011 filed with the Ontario Land Registry
Office. Applicants provided City with a copy of Instrument No. LT223011

AC107/2021



	<p align="center">Application for Minor Variance or Permission</p> <p align="right">N </p>
	<p>Subject Property being PIN 73398-0193, Parcel 19402, Part Summer Resort Location AE 285, Part 5, Plan SR-457, Township of Eden, 1063 Kantola Road, Lively, City of Greater Sudbury</p> <p>Sketch 1, NTS NDCA Watershed</p> <p align="right">A107/2021 Date: 2021 08 09</p>



10/07/2021
 Sketch 2

Plot Plan	1063 KANTOLA ROAD	LEGAL DESCRIPTION
OWNERS: JANE MICHLAWSKI IDANNE CHARRON		PCL 19402 SEC 5WS; PT SUMMER RESORT LOCATION
DRAWN BY: JANE MICHLAWSKI		AE 285 EDEN PTS SR457 T/W PT 1SR457 AS IN LT 223011
LEGEND	EAVES - - - - SHEDS - 0.3m DWELLING 0.6m	SCALE: 1cm = 3m



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
A0108/2021
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): Brent and Christine Nicholson	Email:
Mailing Address: 1086 South Lane Rd	Home Phone:
	Business Phone:
City: Sudbury	Postal Code: P3G 1N6
	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: [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: Brent and Christine Nicholson
Mailing Address: 1086 South Lane Rd
City: Sudbury
Postal Code: P3G 1N6

- 4) Current Official Plan designation: Rural Current Zoning By-law designation: R1-1

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

Variance To	By-law Requirement	Proposed	Difference
Lot Area	4000m2	2900m2	1100m2

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

- c) Description of Proposal:

Minor variance required given pending consent (lot addition) application of 358.9m2 from PIN 73477-0143 and 73477-0202 to PIN 73477-0074. Consent application results in the enlargement of 73477-0074 and the undersizing of combined PIN 73477-0143 and 73477-0202, however new undersized lot represents improved situation from existing conditions.

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

Requirements of the R1-1 zone and desire to sever the existing Quonset building and give to PIN 73477-0074

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

PIN(s): 73477-0202 & 73477-0143 Township: BRODER Ward:
 Lot No.: 2 Concession No.: 4 Parcel(s):
 Subdivision Plan No.: Lot: Reference Plan No.: 632-6363 Part(s): 1 and 2
 Municipal Address or Street(s): 1086 South Lane Rd

- 7) Date of acquisition of subject land. June 2nd, 2021

- 8) Dimensions of land affected.

Frontage 62.9 (m) Depth 68.0 (m) Area 3269 (m²) Width of Street 20 (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	104 (m ²)	No new development proposed (m ²)
Gross Floor Area:	208 (m ²)	
No. of storeys:	2	
Width:	8.7 (m)	
Length:	11.8 (m)	
Height:	5 (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:	7.44 (m)	7.44 (m)
Rear:	16.75 (m)	16.75 (m)
Side:	0.5 (m)	0.5 (m)
Side:	19.92 (m)	19.92 (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): Residential Length of time: 20+

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

Same as #13 ☒ or,

- 15) What is the number of dwelling units on the property? 1

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

☐ Yes ☒ No

If "yes", how many?

- 17) Existing uses of abutting properties: Residential

A0100/2021

- 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): Pending MV App for rear yard setback (resulting from lot addition)
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): Pending Consent App _____

- 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, Brent and Christine Nicholson

(please print all names), the registered owner(s) of the property described as _____

PCL 17603 SEC SES; PT BROKEN LT 2 CON 4 BRODER PT 1 53R5383; GREATER SUDBURY & PCL 11438 SEC SES; PT LT 2 CON 4 BRODER PT 2 53R5363; 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;

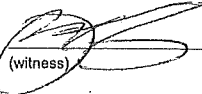
Authority to Enter Land and Photograph

- 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 15 day of July, 20 21


(witness)


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

Print Name: _____

*I have authority to bind the Corporation

10/08/2021

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

PCL 17603 SEC SES; PT BROKEN LT 2 CON 4 BRODER PT 1 53R5363; GREATER SUDBURY & PCL 11438 SEC SES; PT LT 2 CON 4 BRODER PT 2 53R5363; 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 26th day of July, 20 21

David Glen Tulloch
a Commissioner, etc., Province of Ontario,
for TULLOCH Engineering Inc.
Expires Feb 20th, 2024

Dan Miller

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

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

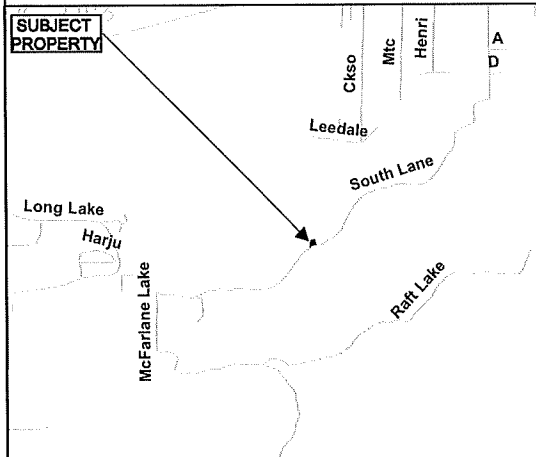
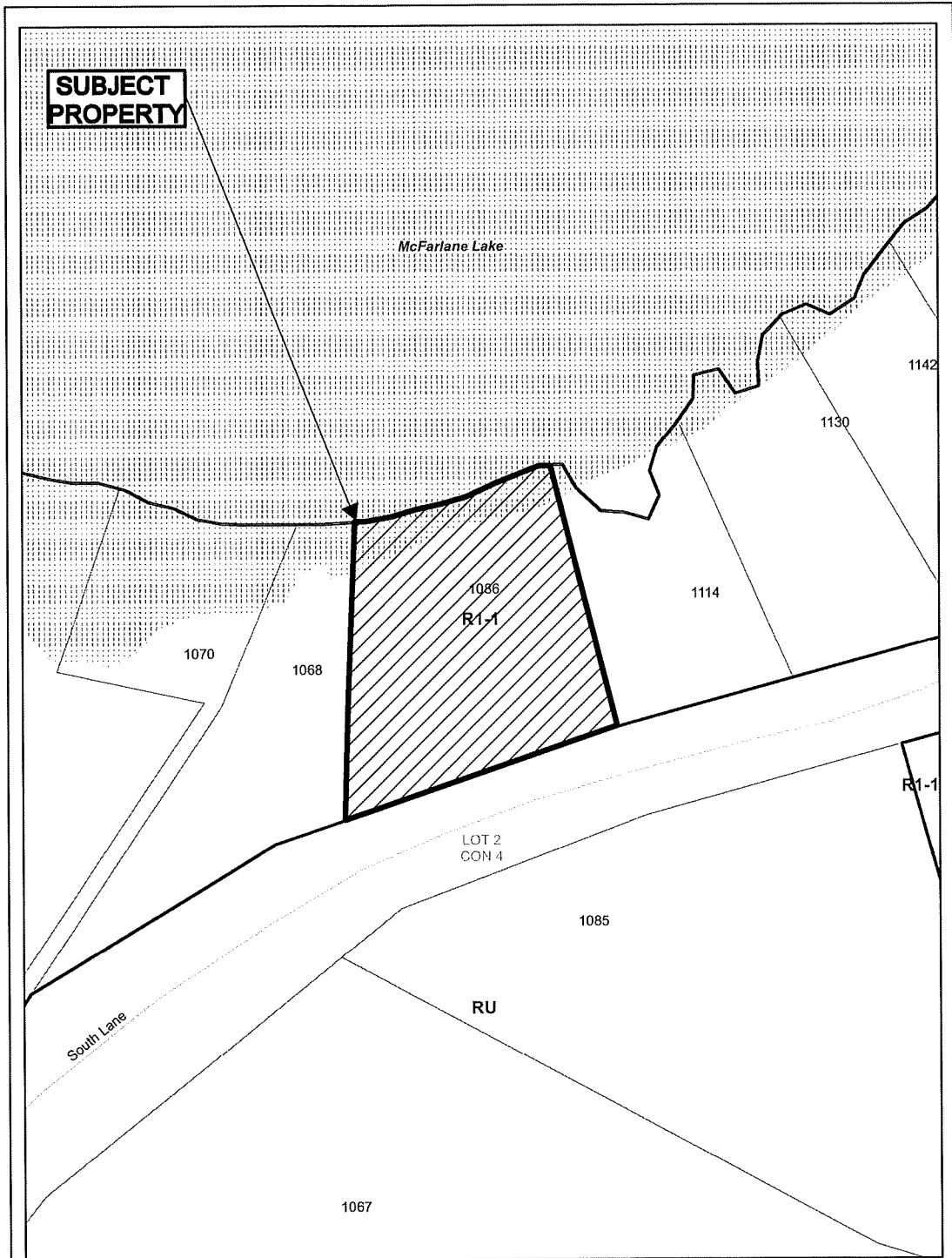
Print Name: Vanessa Smith
 *I have authority to bind the Corporation

* 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: July 29/21 Hearing Date: September 1, 2021 Received By: N. Lewis
Zoning Designation: R1-1 Resubmission: ☐ Yes ☒ No
Previous File Number(s): n/a
Previous Hearing Date: n/a
Notes:
Application relates to a proposed Consent.

10/08/2021



Application for Minor Variance or Permission



Subject Property being PINs 73477-0202 & 73477-0143, Parcels 17603 & 11438, Parts 1 and 2, Plan 53R-5363, Part Lot 2, Concession 4, Township of Broder, 1086 South Lane Road, Sudbury, City of Greater Sudbury

Sketch 1, NTS
NDCA Watershed

A108/2021
Date: 2021 08 10



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 0109/2021
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: \$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): Keystone Homes Inc. (c/o Marty Roy) Email: [REDACTED]
Mailing Address: 2113 Lasalle Blvd. Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: sudbury Postal Code: P3A 2A3 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: D.S. DORLAND LTD. Email: [REDACTED]
Mailing Address: 298 Larch Street Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: sudbury Postal Code: P3B 1M1 Fax Phone: [REDACTED]

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

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

Name: _____
Mailing Address: _____
City: _____ Postal Code: _____

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

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

Variance To	By-law Requirement	Proposed	Difference
FRONTAGE	90m	80m +/-	-10m

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

- c) Description of Proposal: reduced lot frontage of 80m from the required 90m as exists on Gravel Drive

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: The remaining frontage on Gravel Drive was sufficient at the time of the creation of the two lots described by Parts 7 & 8 on Plan 53R-9929

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

PIN(s): 73504-2283	Township: Hanmer	Ward: 6
Lot No.: 5	Concession No.: 3	Parcel(s): 11271
Subdivision Plan No.:	Lot:	Reference Plan No.:
Municipal Address or Street(s): Ø Gravel Drive		

- 7) Date of acquisition of subject land. 2020/06/05

- 8) Dimensions of land affected.

Frontage +/- 80 (m) Depth +/- 1250 (m) Area +/- 26.51ha (m²) Width of Street (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	VACANT (m ²)	UNKNOWN (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:	VACANT (m)	(m)
Rear:	(m)	(m)
Side:	(m)	(m)
Side:	(m)	(m)

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

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

What type of access to the land?

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

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

vacant

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

Use(s): vacant

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? 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: rural residential

A0109/2021

- 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): not assigned

- 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. _____

WHPA-C vulnerability 8 scoring. The subject lands exist as a larger remainder from a
severance of a small southerly portion.

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Keystone Homes Inc. (c/o Marty Roy) (please print all

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

PIN 73504-2283, being Part of Lot 5, Concession 3, Geographic Township of Hanmer

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 D.S. Dorland Limited (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 July, 20 21

A. G. G.
(witness)

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

Print Name: Marty Roy


*I have authority to bind the Corporation

A0109/2021

I/We, D.S. DORLAND LIMITED (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 14 day of July, 20 21


Commissioner of Oaths

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

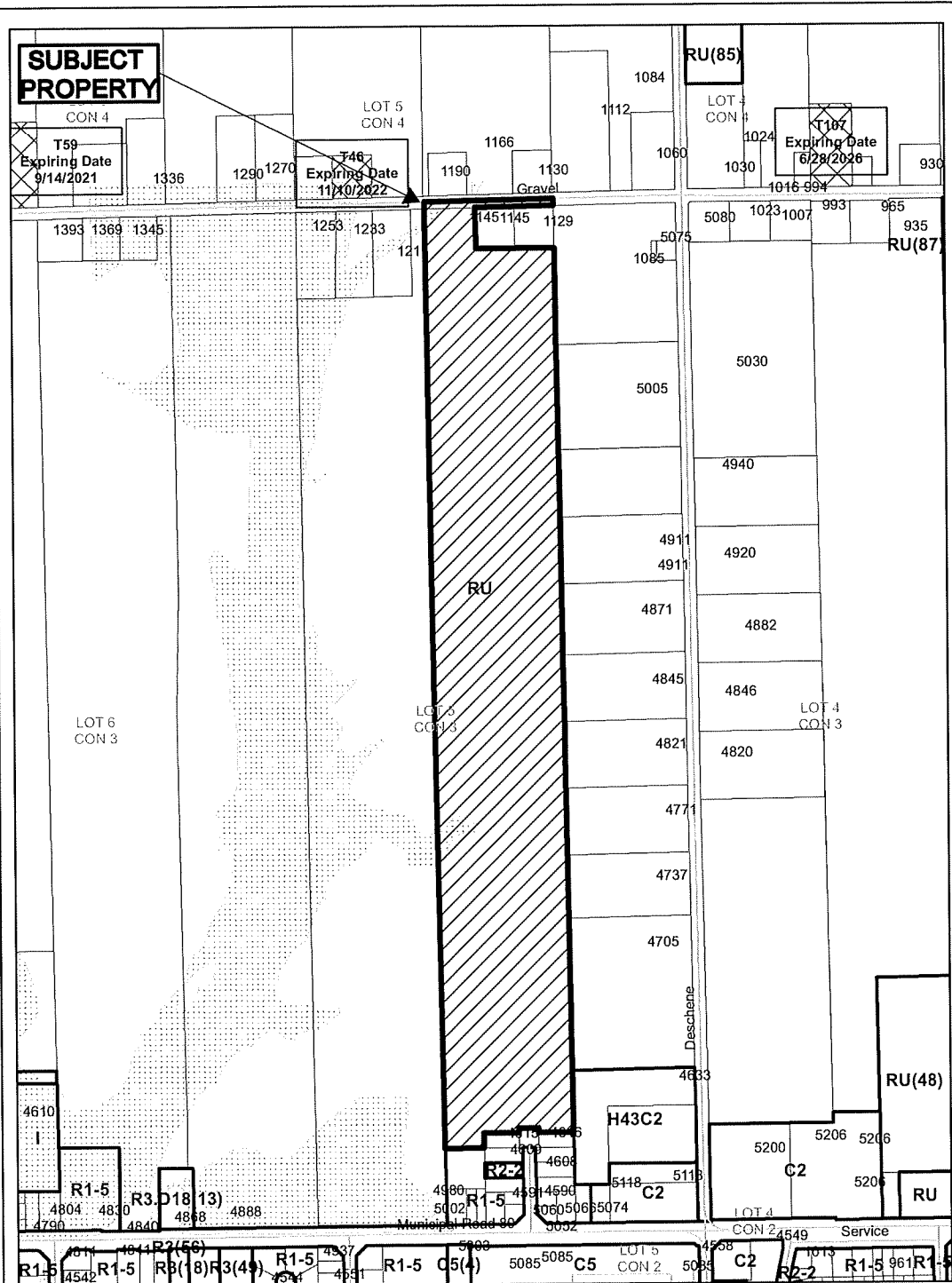
Print Name: Dave Dorland
 *I have authority to bind the Corporation

- * 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]

AD109/2021



SUBJECT PROPERTY

**Application for Minor
Variance or Permission**

Subject Property being PIN 73504-2283,
Parcel 11271, Lot 5, Concession 3,
Township of Hanmer,
0 Gravel Drive, Hanmer,
City of Greater Sudbury

Sketch 1, NTS
NDCA Watershed

A109/2021
Date: 2021 08 11

2043

73504

 \overline{Z}

PREPARED BY : A.A.	SCALE : 1:1500 METRIC
DATE : JULY 26 2021	CAD FILE : 18035-SKETCH.dwg

10/09/2021
Sketch 3

SKETCH FOR PLANNING ACT APPLICATIONS

ALL OF
PIN 73504-2283
ALL OF
PIN 73504-3102
BEING PART OF
LOT 5
CONCESSION 3
GEOGRAPHIC
TOWNSHIP OF HANMER
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY

SCALE 1:1500
METRES
0 10 20 30 40 50 100

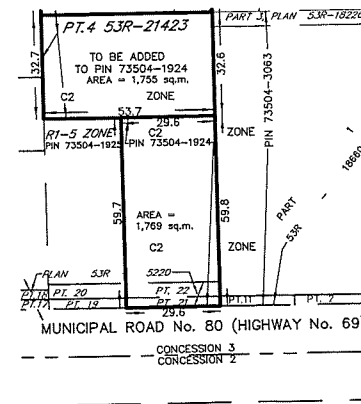
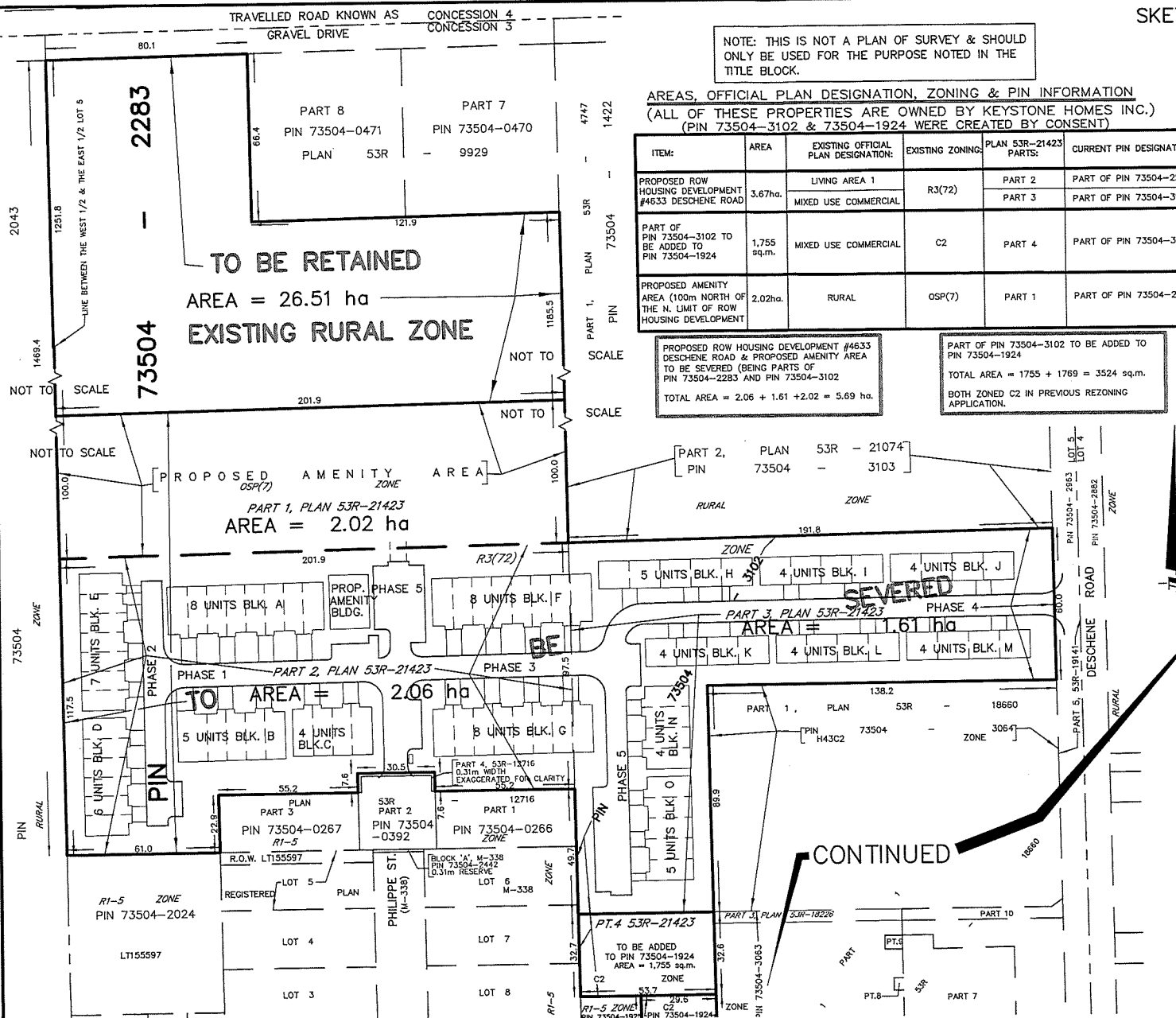
NOTE: THIS IS NOT A PLAN OF SURVEY & SHOULD ONLY BE USED FOR THE PURPOSE NOTED IN THE TITLE BLOCK.

AREAS, OFFICIAL PLAN DESIGNATION, ZONING & PIN INFORMATION (ALL OF THESE PROPERTIES ARE OWNED BY KEYSTONE HOMES INC.) (PIN 73504-3102 & 73504-1924 WERE CREATED BY CONSENT)

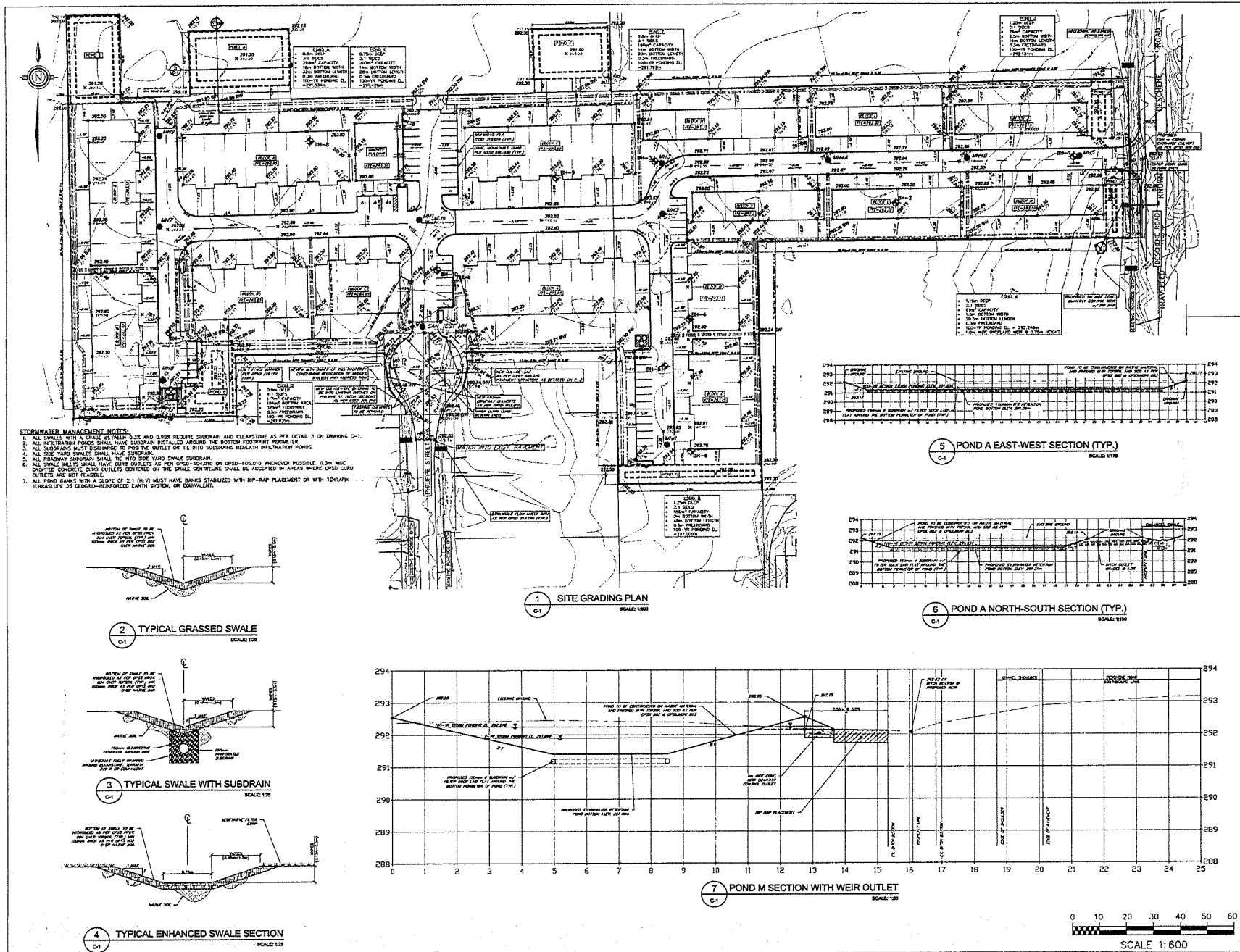
ITEM:	AREA	EXISTING OFFICIAL PLAN DESIGNATION:	EXISTING ZONING:	PLAN 53R-21423 PARTS:	CURRENT PIN DESIGNATION:
PROPOSED ROW HOUSING DEVELOPMENT #4633 DESCHENE ROAD	3.67ha.	LIVING AREA 1 MIXED USE COMMERCIAL	R3(72)	PART 2 PART 3	PART OF PIN 73504-2283 PART OF PIN 73504-3102
PART OF PIN 73504-3102 TO BE ADDED TO PIN 73504-1924	1,755 sq.m.	MIXED USE COMMERCIAL	C2	PART 4	PART OF PIN 73504-3102
PROPOSED AMENITY AREA (100m NORTH OF THE N. LIMIT OF ROW HOUSING DEVELOPMENT)	2.02ha.	RURAL	OSP(7)	PART 1	PART OF PIN 73504-2283

PROPOSED ROW HOUSING DEVELOPMENT #4633 DESCHENE ROAD & PROPOSED AMENITY AREA TO BE SEVERED (BEING PARTS OF PIN 73504-2283 AND PIN 73504-3102)
TOTAL AREA = 2.06 + 1.61 + 2.02 = 5.69 ha.

PART OF PIN 73504-3102 TO BE ADDED TO PIN 73504-1924
TOTAL AREA = 1755 + 1769 = 3524 sq.m.
BOTH ZONED C2 IN PREVIOUS REZONING APPLICATION.



D.S. DORLAND LIMITED		ONTARIO LAND SURVEYORS GEOMATICS PROFESSIONALS	
298 LARCH STREET SUDBURY, ONTARIO, P3B 1M1 PHONE (705) 673-2556 FAX (705) 673-1051 WWW.DSDORLANDLIMITED.CA			
PREPARED BY: A.A.	SCALE: 1:1500 METRIC		
DATE: JULY 26 2021	CAD FILE: 18035-SKETCH.dwg		
P. SPACE TAB: SEVERANCE 1500 SCALE			



exp Services Inc.
1000 Highway 104, Suite 100
Scarborough, Ontario M1B 4Y7
Tel: (416) 291-1000
Fax: (416) 291-1001
www.exp.com

exp.
• BUILDINGS • EARTH & ENVIRONMENT • ENERGY •
• INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

LEGEND

- PROPOSED 5 FT FENCE BARRIER
- EXISTING CONTOURS
- PROPOSED FRESH FLOW ELEVATION
- CRASHABLE FLOW CHECK DAM
- CONCRETE QUANTITY CONTROL, NEW AND REP RAP
- PROPOSED DRAINAGE
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- WATERLINE LOCATION
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT
- SHARED FINALE
- CHANGED SWALE
- PROPOSED STORM WATER MANAGEMENT POND
- PROPOSED SNOW STORAGE

No.	Revision	By	Date
1	1	JOB	2021-08-17
2	1	JOB	2021-08-17
3	1	JOB	2021-08-17
4	1	JOB	2021-08-17
5	1	JOB	2021-08-17
6	1	JOB	2021-08-17
7	1	JOB	2021-08-17

ISSUED FOR APPROVAL

Professional Seal:
JAMES P. JONES
P.E.
10011818
PROFESSIONAL ENGINEER
PROVINCE OF ONTARIO

Drawn By:	Scale:
JOB	1:600

Created By:	Date:
J.P.	2021-08-04

Approved By:	Date:

Date Printed: 2021-08-17

File Name: 19039-DESCHERE DEVELOPMENT

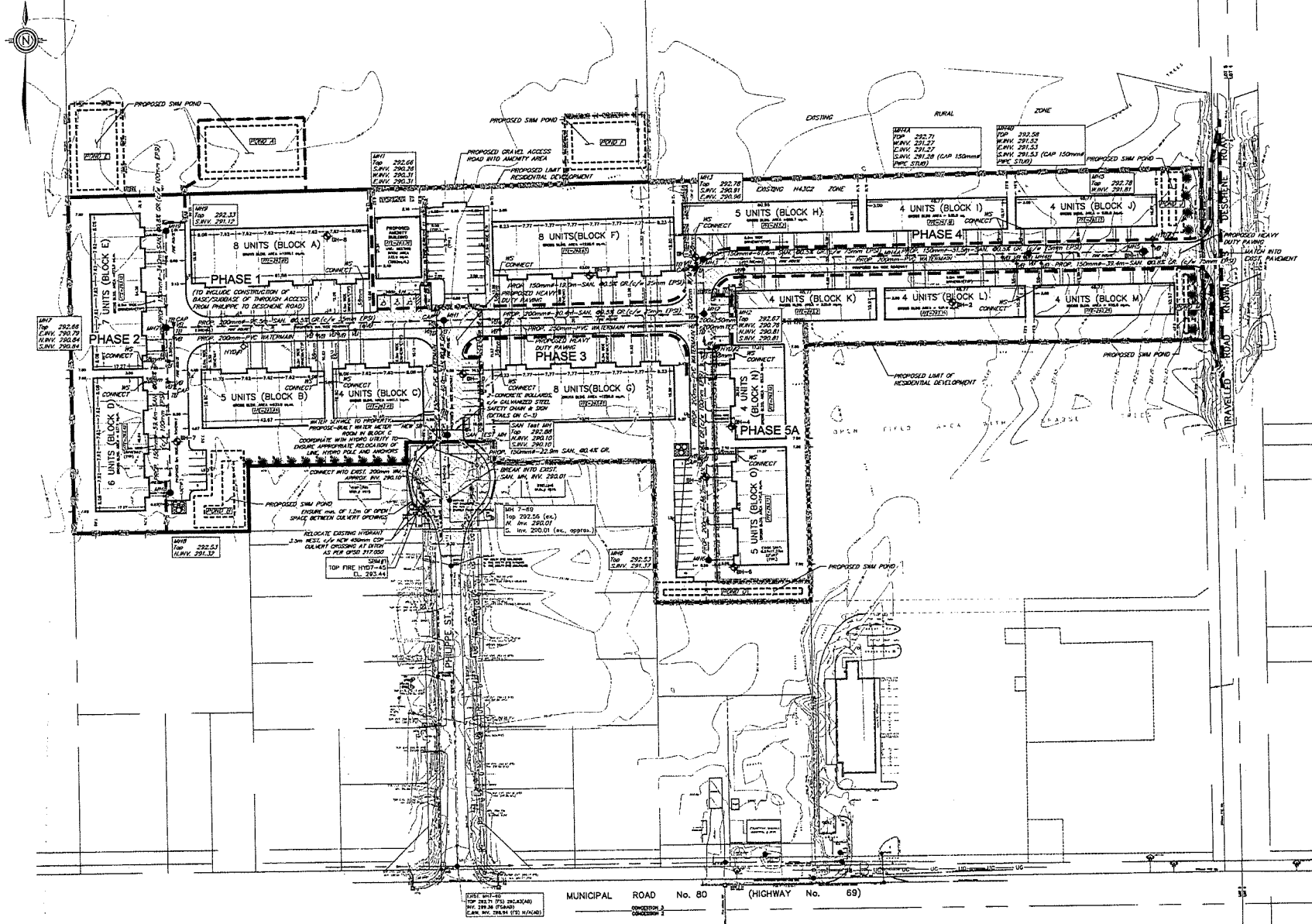
Project Title:
Deschere Road Multi-Residential Development,
4633 Deschere Rd, HANMER, Ont.

MTR Construction

Proj. No.:
SUD-00019039-IC

Proj. No.:	Rev. No.:
C-1	4

A010912021
Sketch 4



LEGEND

PROPOSED LIMIT OF RESIDENTIAL DEVELOPMENT	PROPOSED FENCED FLOOD ELEVATION
PROPOSED BATHROOM	PROPOSED SANITARY MANHOLE
PROPOSED SANITARY SEWER	PROPOSED VALVE BOX
EXISTING CONTOURS	PROPOSED SERVICE BOX
	PROPOSED FINE HYDRANT
	PROPOSED LIGHT STANDARD
	PROPOSED TRUST BOX
	PROPOSED PROTECTION BOLLARDS
	EXISTING ELEVATION FROM SAN
	PROPOSED (LOCATED AS PER TOP SURVEY GEOTECHNICAL INVESTIGATION AUGUST 2019 & JUNE 2020)
	PROPOSED EXTENDED POLYETHYLENE INSULATION (USE DETAIL C-3)
	PROPOSED CONCRETE SIDEWALK
	PROPOSED HEAVY DUTY PAVING
	PROPOSED STORM WATER MANAGEMENT POND

ISSUED FOR APPROVAL

Prepared (Date):

Drawn By: CHURCH	Scale: 1:500
Checked By: P.J.	Date: 2020-09-02
Approved By:	Date:

Date Printed: 2021-09-17

File Name: 19038-DESCHERE DEVELOPMENT - CONSTRUCTION (04-28-2020)

Project No:
Deschere Road Multi-Residential Development,
 4633 Deschere Rd,
 HANMER, Ont.

MTR Construction

Drawn By:

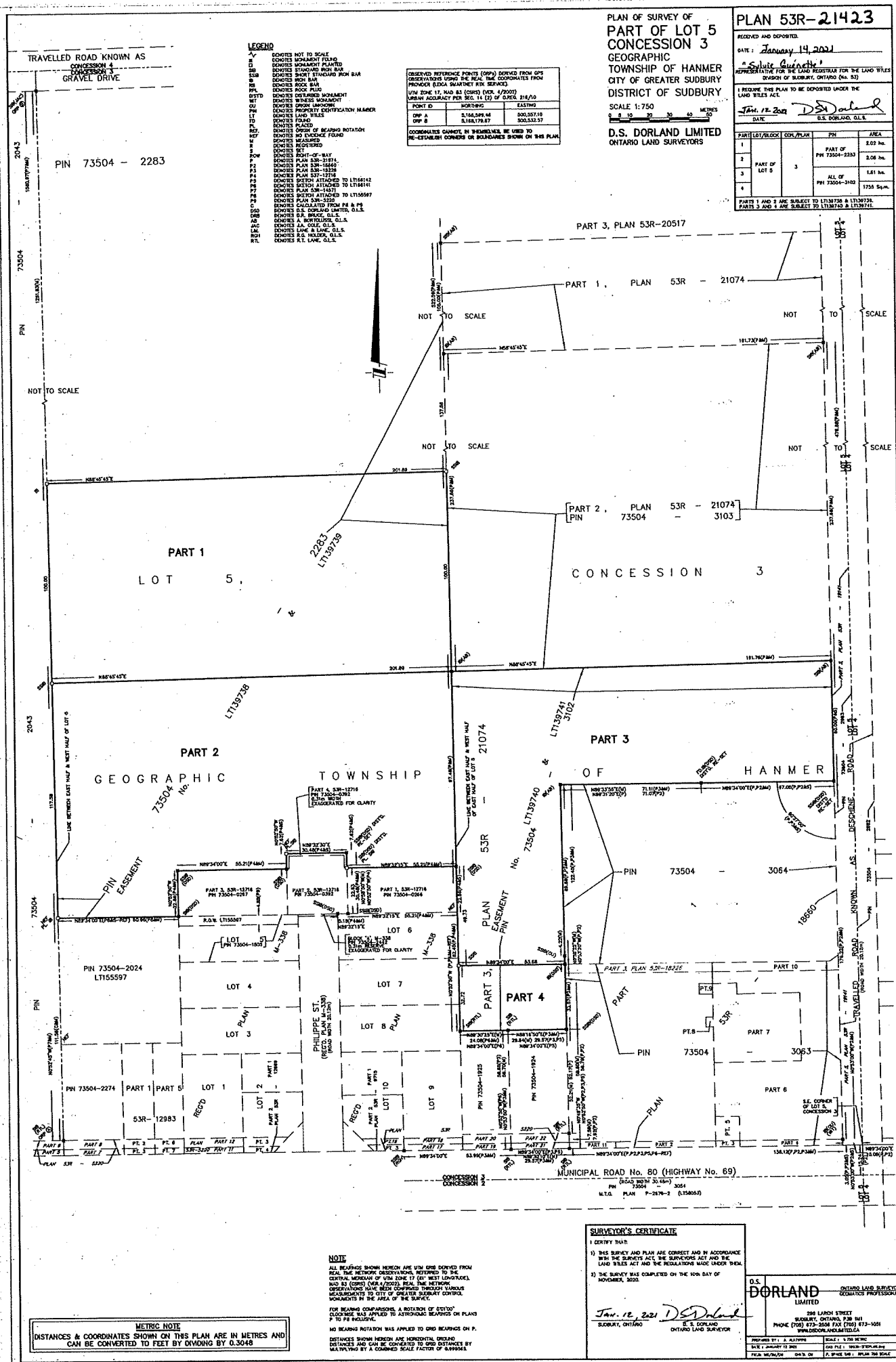
SITE SERVICING PLAN

Project No: SUD-00019039-IC

Drawn By: C-2

Sheet No: 5

A0109/2021
 sketch 5



TRAVELLED ROAD KNOWN AS
CONCESSION 4
CONCESSION 3
GRAVEL DRIVE

PIN 73504 - 2283

- LEGEND**
- DOTS NOT TO SCALE
 - DOTS MONUMENT PLANTED
 - DOTS STRAIGHT ROAD BARS
 - DOTS SHORT STANDARD ROAD BARS
 - DOTS ROCK BARS
 - DOTS POLE PLUS
 - DOTS DISTANCE MONUMENT
 - DOTS WITNESS MONUMENT
 - DOTS ORIGIN MONUMENT
 - DOTS PROPERTY IDENTIFICATION NUMBER
 - DOTS LAND TILES
 - DOTS ROAD
 - DOTS PLANT
 - DOTS ORIGIN OF BEARING ROTATION
 - DOTS MONUMENT FOUND
 - DOTS MEASURED
 - DOTS REGISTERED
 - DOTS SET
 - DOTS RIGHT-OF-WAY
 - DOTS PLAN 53R-21874
 - DOTS PLAN 53R-18666
 - DOTS PLAN 53R-18328
 - DOTS PLAN 53R-17718
 - DOTS SWITCH ATTACHED TO LT15612
 - DOTS SWITCH ATTACHED TO LT15611
 - DOTS PLAN 53R-15225
 - DOTS SWITCH ATTACHED TO LT15597
 - DOTS CALCULATED FROM P1 & P2
 - DOTS G.S. DORLAND LIMITED, O.L.S.
 - DOTS G.S. BRUCE, O.L.S.
 - DOTS A. BORTOLUZZI, O.L.S.
 - DOTS J.A. COLE, O.L.S.
 - DOTS L.A. & L.A.C. O.L.S.
 - DOTS R.E. HOLLAND, O.L.S.
 - DOTS R.L. LANE, O.L.S.

OBSERVED REFERENCE POINTS (ORP) DERIVED FROM GPS OBSERVATIONS USING THE REAL-TIME COORDINATES FROM PROVIDOR (EODA SMARTNET RIN SCAP)

UTM ZONE 17, MAG 48 (GSD) (EPR 47000)

URBAN ACCURACY PER SEC. 14 (2) OF OREGA 216/10

POINT ID	NORTHING	EASTING
ORP A	5166,599.46	500,587.10
ORP B	5166,719.57	500,532.17

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

PLAN OF SURVEY OF
PART OF LOT 5
CONCESSION 3
GEOGRAPHIC
TOWNSHIP OF HANMER
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY

SCALE 1:750

METRES

0 10 20 30 40 50

D.S. DORLAND LIMITED
ONTARIO LAND SURVEYORS

PLAN 53R-21423

RECORDED AND DEPOSITED
DATE: January 14, 2021

By *Sylvia Gaudin*
REPRESENTATIVE FOR THE LAND REGISTRY FOR THE LAND TILES
DIVISION OF SUDBURY, ONTARIO (M.A. 53)

I HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE LAND TILES ACT.

DATE: Jan. 12, 2021
By *D.S. Dorland*
D.S. DORLAND LIMITED
ONTARIO LAND SURVEYORS

PART/LOT/BLOCK	CON. PLAN	PIN	AREA
1	PART OF	PIN 73504-2283	0.02 ha
2	PART OF	PIN 73504-3103	2.08 ha
3	ALL OF	PIN 73504-3102	1.81 ha
4			1755 Sq.m.

PARTS 1 AND 2 ARE SUBJECT TO LT15612 & LT15611
PARTS 3 AND 4 ARE SUBJECT TO LT15612 & LT15611

METRIC NOTE
DISTANCES & COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTE
ALL BEARINGS SHOWN HEREON ARE TRUE BEARINGS DERIVED FROM REAL-TIME NETWORK OBSERVATIONS, REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (N. WEST LONGITUDE), MAG 48 (GSD) (EPR 47000). REAL-TIME NETWORK OBSERVATIONS HAVE BEEN COMPLETED THROUGH VARIOUS MEASUREMENTS TO CITY OF GREATER SUDBURY CONTROL MONUMENTS IN THE AREA OF THE SURVEY.
FOR BEARING COMPARISONS, A ROTATION OF COUNTRY CLOCKWISE WAS APPLIED TO ALL BEARINGS ON PLANS P-1 TO P-10 INCLUSIVE.
NO BEARING ROTATION WAS APPLIED TO GRID BEARINGS ON P-1.
DISTANCES SHOWN HEREON ARE HORIZONTAL DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A CORRECTED SCALE FACTOR OF 0.99999.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TILES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 10th DAY OF NOVEMBER, 2020.

Jan. 12, 2021 *D.S. Dorland*
SUDBURY, ONTARIO
D.S. DORLAND LIMITED
ONTARIO LAND SURVEYORS

D.S. DORLAND LIMITED

284 LARCH STREET
SUDBURY, ONTARIO N3H 1N1
PHONE (705) 873-3038 FAX (705) 873-1051
WWW.DORLANDLIMITED.COM

FORMED BY: J. KUTYRA
SCALE: 1:750 (1:5000)
FILE: 53R-21423
FILE: 53R-21423

As of 10/11/2021
Sketch 7



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

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

Office Use Only 2021.01.01
A 0110/2021
S.P.P. AREA YES _____ NO <input checked="" type="checkbox"/>
NDCA REG. AREA YES <input checked="" type="checkbox"/> NO _____

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): Archean Development Corp	Email: [REDACTED]
Mailing Address: Box 1075	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: Copper Cliff	Postal Code: P0M 1N0
	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: 3rdLine Studio Inc.	Email: [REDACTED]
Mailing Address: 289 Cedar St., Suite 300	Home Phone: [REDACTED]
16 Jessie Street., Lively ON P3Y 1A2	Business Phone: [REDACTED]
City: Sudbury	Postal Code: P3B 1M8
	Fax Phone: [REDACTED]

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

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

Name: Seeley North Ltd
Mailing Address: 1 Dock Lane
City: Port McNoll
Postal Code: L0K 1R0

- 4) Current Official Plan designation: _____ Current Zoning By-law designation: R3(38)

- 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
60 Units	R3 Special	60 Units	+ 5 Units

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

- c) Description of Proposal:

We are proposing to increase the total allowable units from 55 to 60 units to be distributed between the existing building and the new building

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

New owner has modified proposed design

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

PIN(s): 73375-0518 & 73375-0123 Township: Waters Ward:
 Lot No.: 51 Concession No.: 4 Parcel(s): 16797 & 15784
 Subdivision Plan No.: Lot: 4 Reference Plan No.: M-442 Part(s):
 Municipal Address or Street(s): 16 Jessie Street., Lively ON P3Y 1A2

- 7) Date of acquisition of subject land. July 8, 2020

- 8) Dimensions of land affected.

Frontage 129.3 (m) Depth 227.4 (m) Area 27,772.8 (m²) Width of Street na (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	2633.9 (m ²)	1372 (m ²)
Gross Floor Area:	2753.4 (m ²)	4027.6 (m ²)
No. of storeys:	2	3
Width:	66.1 (m)	72.6 (m)
Length:	53.8 (m)	43.2 (m)
Height:	6.8 (m)	8.5 (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:	12.3 (m)	91 (m)
Rear:	62.2 (m)	44.8 (m)
Side:	4.2 (m)	33.7 (m)
Side:	64.4 (m)	100 (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 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 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 type="checkbox"/>		

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

Existing school constructed in 1959 with 2 additions in 1961 and 1969

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

Use(s): Residential

Length of time:

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

Same as #13 ☐ or, Multi Residential

- 15) What is the number of dwelling units on the property?
- _{ss}

- 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

A0110/2021

- 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, Archean Development Corp (please print all names), the registered owner(s) of the property described as 16 Jessie Street, Lively 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 3rdLine Studio 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 9 day of August, 20 21

Carlo DiCarlo
(witness)

M. Foresi
signature of Owner(s) or Signing Officer or Authorized Agent
Print Name: Mark Foresi

*I have authority to bind the Corporation

10/10/2021

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

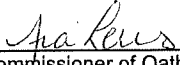
I/We, 3rdLine Studio Inc. (please print all names),

the registered owner(s) or authorized agent of the property described as Jessie Street, Lively 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 10 day of August, 2021


Commissioner of Oaths

Nia Sian Lewis,
a Commissioner, etc.,
Province of Ontario,
for the City of Greater Sudbury.
Expires May 20, 2023.


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

Print Name: Vivianne Giroux
*I have authority to bind the Corporation

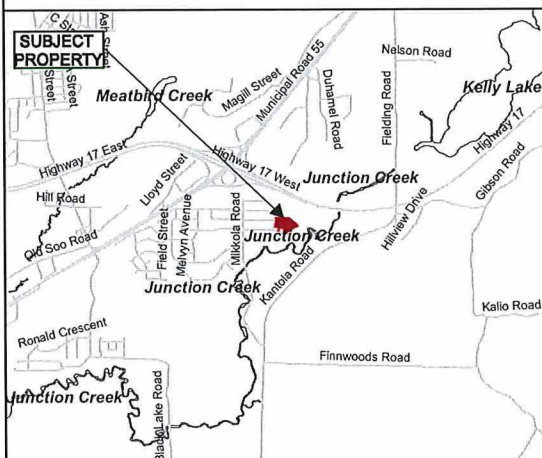
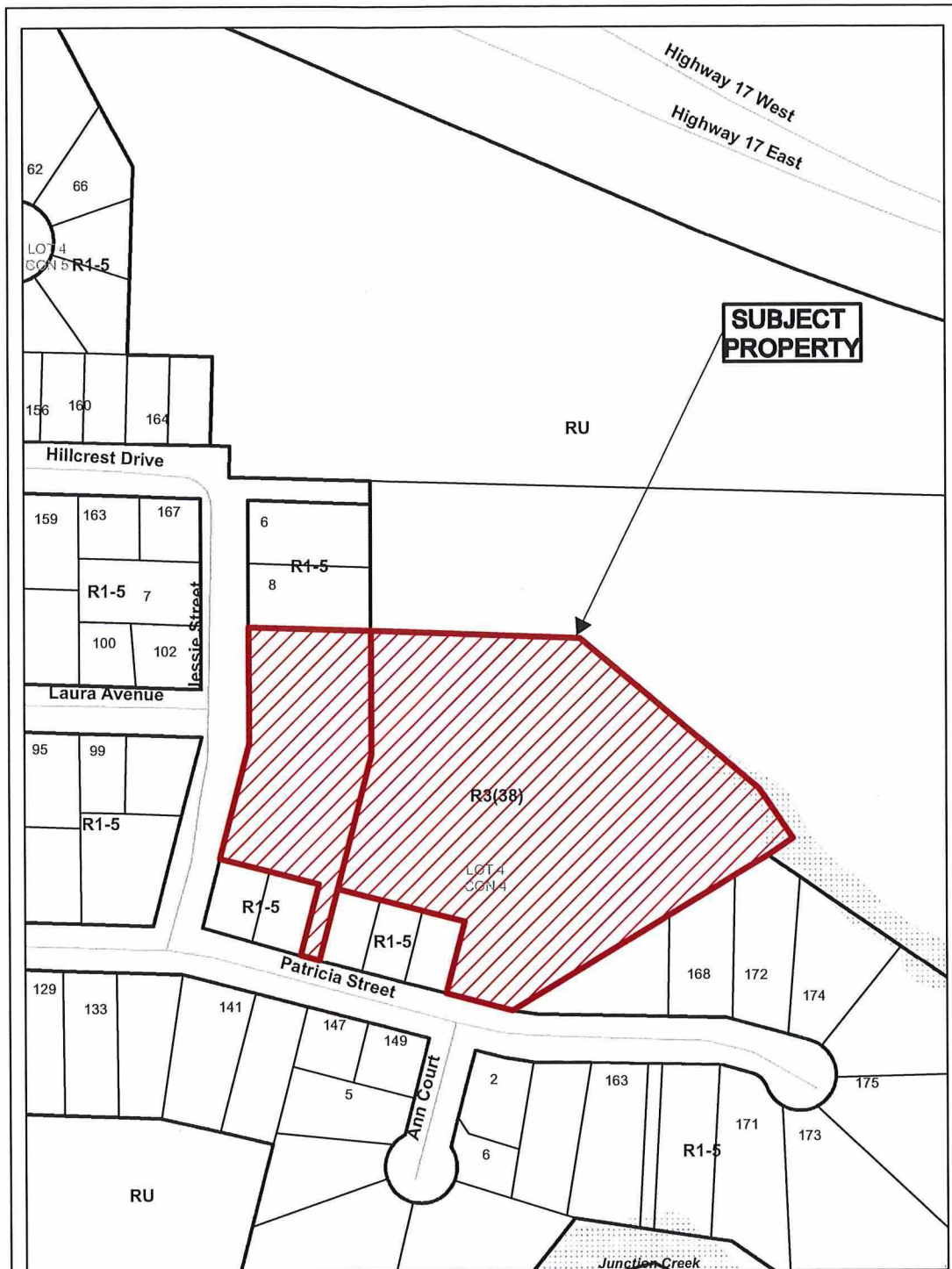
* Where the owner is a firm or corporation, the person signing this instrument shall state that he/she has authority to bind the corporation or affix the corporate seal.

FOR OFFICE USE ONLY

Date of Receipt: Aug. 10/21 Hearing Date: Sept. 1, 2021 Received By: N. Lewis
Zoning Designation: R3(38) Resubmission: ☐ Yes ☒ No
Previous File Number(s): B0005/2013, B0006/2013, B0007/2013, B0009/2013 & B0010/2013
Previous Hearing Date: Feb 14/13 Feb 14/13 Feb 14/13 April 4/13 April 4/13

Notes:

B0010/2021



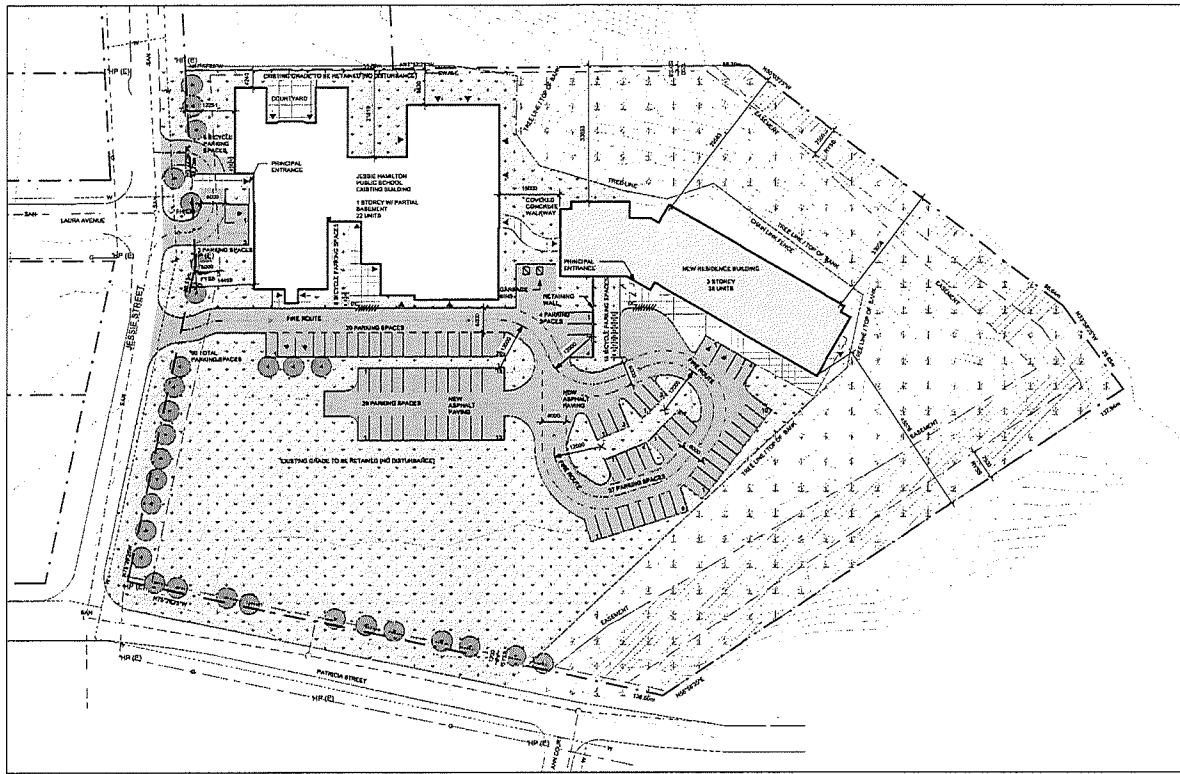
Application for Minor Variance or Permission



PIN 73375-0934 and 73375-0931,
Parcels 15784 and 16797, Part Lot 51,
Plan M-442, Parts 1 and 7, Plan 53R-19987,
Parts 5 and 6, Plan 53R-20221,
Part Lot 4, Concession 4,
Township of Waters,
16 Jessie Street, Lively
City of Greater Sudbury

Sketch 1, NTS
NDCA Watershed

A110/2021
Date: 2021 08 12



SITE LEGEND

- DENOTES PROPERTY LINE
- DENOTES SETBACK LINE
- DENOTES REQUIRED LANDSCAPE STRIP BOUNDARY LINE
- DENOTES NEW FENCE REFER TO DETAIL AND SPEC.
- DC DENOTES NEW CURB HATCH/CASTER DITCH CURB
- + DENOTES NEW POINT ELEVATION
- DENOTES DIRECTION OF TRAFFIC
- PYB DENOTES FRONT YARD SET BACK
- HYB DENOTES REAR YARD SET BACK
- IBYB DENOTES INTERIOR SIDE YARD SET BACK
- DENOTES NEW CONCRETE WALKWAY
- DENOTES NEW/EXISTING SOO OR LAWN BEDDING
- DENOTES WOODS AREA
- DENOTES NEW ASPHALT
- DENOTES EXISTING ASPHALT
- DENOTES NEW DECIDUOUS TREE
- DENOTES EXISTING BUILDING
- DENOTES FUTURE BUILDING
- HP DENOTES HYDRO POLE
- DENOTES EXISTING FIRE HYDRANT
- DENOTES NEW FIRE HYDRANT
- DENOTES TYPICAL PARKING SPACE 2.5M X 5.5M
- DENOTES TYPICAL DOUBLE WIDE PARKING SPACE 4.5M X 5.5M
- DENOTES BARRIER FREE PARKING SPACE 4.5M X 5.5M
- DENOTES BUILDING ENTRANCE
- DENOTES FUTURE BUILDING MAIN ENTRANCE
- (E) DENOTES EXISTING ITEM
- DENOTES WATERLINE SERVICE
- SAN DENOTES SANITARY LINE SERVICE
- GAS DENOTES GAS LINE SERVICE
- E DENOTES OVERHEAD ELECTRICAL SERVICE

GENERAL NOTES

- EXISTING REFER TO DRAWING PREPARED BY BENTON & BOWLES FOR SOILS INFORMATION.
- PROVIDE NEW 7" WIDE (WHITE) LINE PAINTING ON ALL NEW ASPHALT.
- ALL SIDEWALKS & PARKWAYS TO BE 4' WIDE UNLESS OTHERWISE NOTED.
- CONTRACTOR TO LOCATE ALL UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF WORK.

SITE CHARACTERISTICS

ZONE	ZONE DESCRIPTION	R3
		MEDIUM DENSITY RESIDENTIAL
	MIN. LOT AREA -	400 sq
	MIN. LOT FRONTAGE -	12.0 m
	MIN. LOT DEPTH -	30.0 m
	MIN. FRONT YARD -	9.0 m
	MIN. REAR YARD -	7.0 m
	MIN. SIDEYARD -	1.0 m
	MAX. LOT COVERAGE -	40 %
	MAX. HEIGHT -	11.0 m
	MAX. NUMBER OF DWELLING UNITS -	20
	ADJUTING A PRIMARY ARTERIAL ROAD -	15.0 m
	ADJUTING A TERTIARY ARTERIAL ROAD -	7.5 m
	PARTIALLY UNDEVELOPED LOTS -	25 %
	PLUS 8 METERS FOR EACH FULL STORY ABOVE THE FIRST EXCEPT ADJUTING SUCH YARD	
	PROPOSED FLOOR AREA	2788.0 sq
	LAND THE EXISTING	4117.3 sq
	NEW RESIDENCE	
	PARKING	
	1.0 SPACES PER UNIT	
	ISOLATED	PROVIDE
	NO UNITS < 1.0	NO TOTAL
	NO PARKING	PARKING SPACES
	SPACES	80 UNITS X 0.8 = 64
	80 UNITS X 0.8 = 64	30 UNITS TOTAL
	SPACES	SPACES
	SPACES PER UNIT	SPACES
	BARNDICE FREE PARKING	BARNDICE FREE PARKING SPACES

April 2021
Sketch 2

CONTRACTOR AND NOT TO BE SCALED
CONTRACTOR MUST VERIFY ALL DIMENSIONS
ON THE JOB AND REPORT ANY DISCREPANCIES
TO ARCHITECT BEFORE PROCEEDING WITH
THE WORK.
ALL DIMENSIONS AND SPECIFICATIONS ARE THE
PROPERTY OF THE ARCHITECT AND ARE
PROTECTED BY COPYRIGHT.
THIS DRAWING IS NOT TO BE USED FOR
CONSTRUCTION UNTIL COUNTERSIGNED.

No.	Revision / Version	Date
1	REVISION TO BE SCALED	2021.05.19



3RD LINE STUDIO
301 CEDAR STREET
SUITE 200
T 708.471.2800

JESSIE STREET - SENIOR LIVING

16 JESSIE STREET

SITE PLAN

Date: 2021.05.19

Scale: 1" = 80'

Drawn By: JF, JW Checked By: JF

Project No: 2102

Sheet No: 1

A-1.2



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

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

Office Use Only 2021.01.01	
A 01/1/2021	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

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): Jody Nodjiwon Email: [REDACTED]
Mailing Address: 1880 Fairbank Rd. E Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: Whitefish Postal Code: P0M 3E0 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: _____ Email: _____
Mailing Address: _____ Home Phone: _____
Business Phone: _____
City: _____ Postal Code: _____ Fax Phone: _____

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

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

Name: Sudbury Credit Union
Mailing Address: 16 Jacobson Drive
City: Lively Postal Code: P3Y 1M0

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

- 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
Height	5.0m	7.9947m	2.9947m

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

c) Description of Proposal: Garage with large storage loft

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
Space need as house is small with no basement

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

PIN(s): 73366-0015 Township: Fairbank Ward: 2
 Lot No.: 1 Concession No.: 11 Parcel(s): 11398
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 1880 Fairbank East Rd.

- 7) Date of acquisition of subject land.
- September 2017

- 8) Dimensions of land affected.

Frontage 91.44 (m) Depth 100.584 (m) Area 9197.4009 (m²) Width of Street 7.3152 (m)

- 9) Particulars of all buildings:
- | | House | Existing Boathouse | Proposed | |
|--------------------|-------------------------------|---------------------------------|-----------------|-------------------|
| Ground Floor Area: | <u>716.8208 m²</u> | <u>3.9019</u> (m ²) | <u>117.0578</u> | (m ²) |
| Gross Floor Area: | <u>Same</u> | <u>Same</u> (m ²) | <u>243.1157</u> | (m ²) |
| No. of storeys: | <u>1</u> | <u>1</u> | <u>2</u> | |
| Width: | <u>7.0104</u> | <u>1.8288</u> (m) | <u>9.144</u> | (m) |
| Length: | <u>13.1064</u> | <u>2.1336</u> (m) | <u>12.8016</u> | (m) |
| Height: | <u>3.5</u> | <u>9.8425</u> (m) | <u>7.9947</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).

	House	Existing Boathouse	Proposed	
Front:	<u>75.2856</u>		<u>22.86</u>	(m)
Rear:	<u>18.288</u>	<u>Same</u>	<u>67.056</u>	(m)
Side:	<u>13.4112</u>		<u>27.432</u>	(m)
Side:	<u>64.8824</u>		<u>51.2064</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

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

Use(s): Camp Length of time: 4 years.

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

Same as #13 ☒ or, _____

- 15) What is the number of dwelling units on the property?
- 1

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

☐ Yes ☒ No

If "yes", how many? _____

- 17) Existing uses of abutting properties:
- Seasonal

AMM/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, Jody Nadjiwon (please print all names), the registered owner(s) of the property described as 1880 Fairbank Rd. East

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 13 day of August, 2021

[Signature]
(witness)

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

Print Name: _____

*I have authority to bind the Corporation

Adam 2021

I/We, Jody Nadjworn (please print all names),
the registered owner(s) or authorized agent of the property described as 1880 Fairbank Lake

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 Aug. 13 day of August, 20 21.

Nia Sian Lewis,
a Commissioner, etc.,
Province of Ontario,
for the City of Greater **Sudbury.**
Expires May 20, 2023.

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

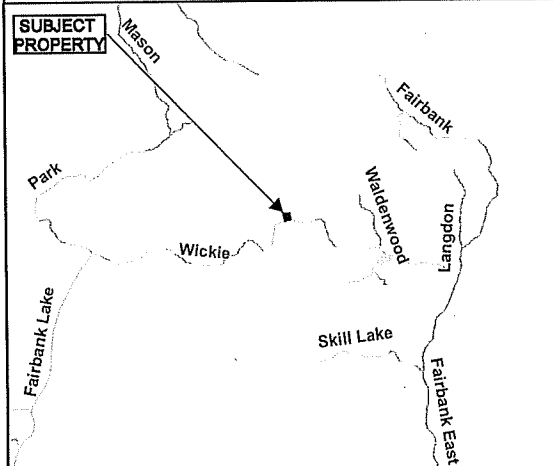
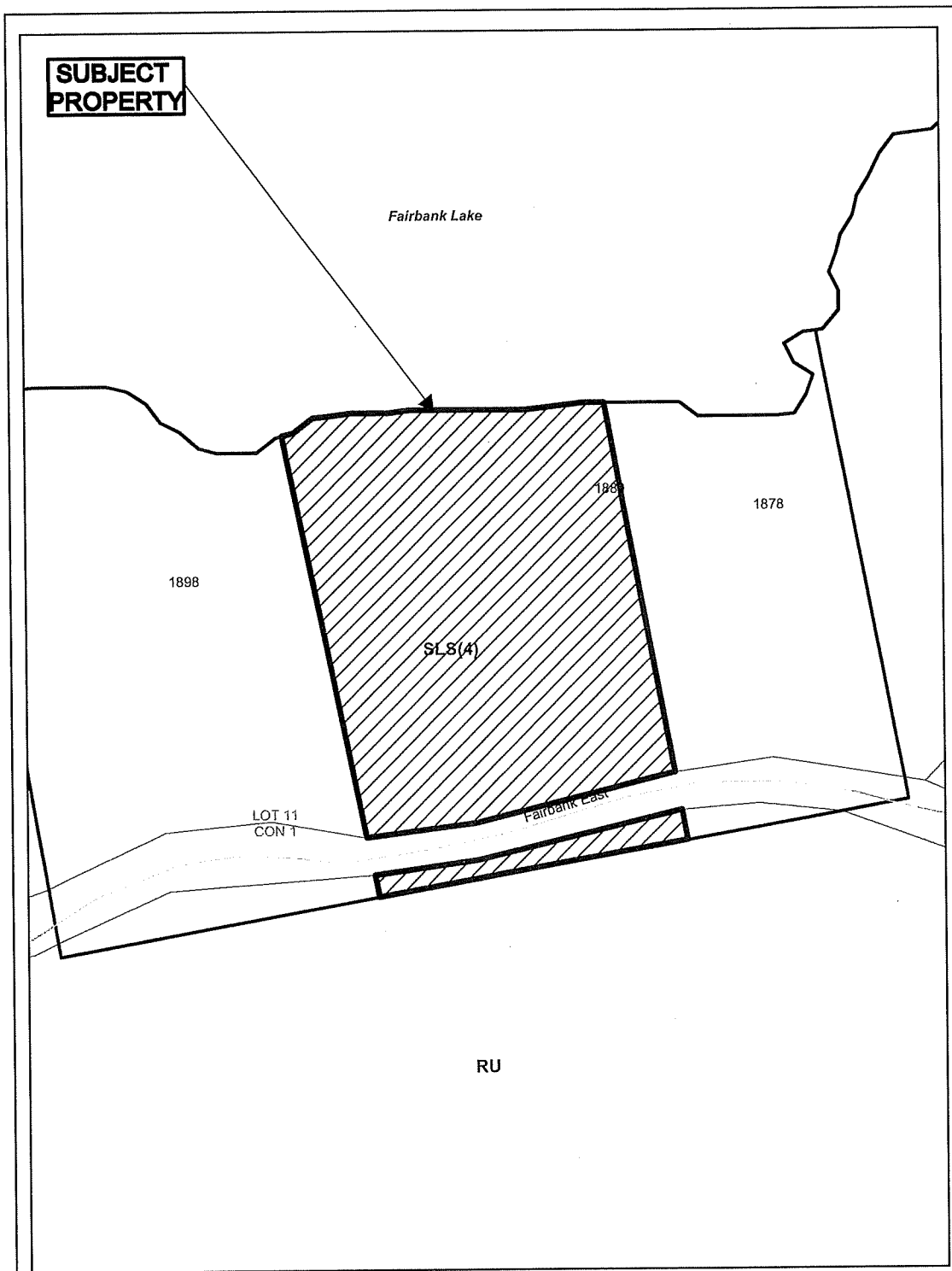
Print Name: _____
 *I have authority to bind the Corporation

* 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

[illegible]

April/2021



Application for Minor Variance or Permission



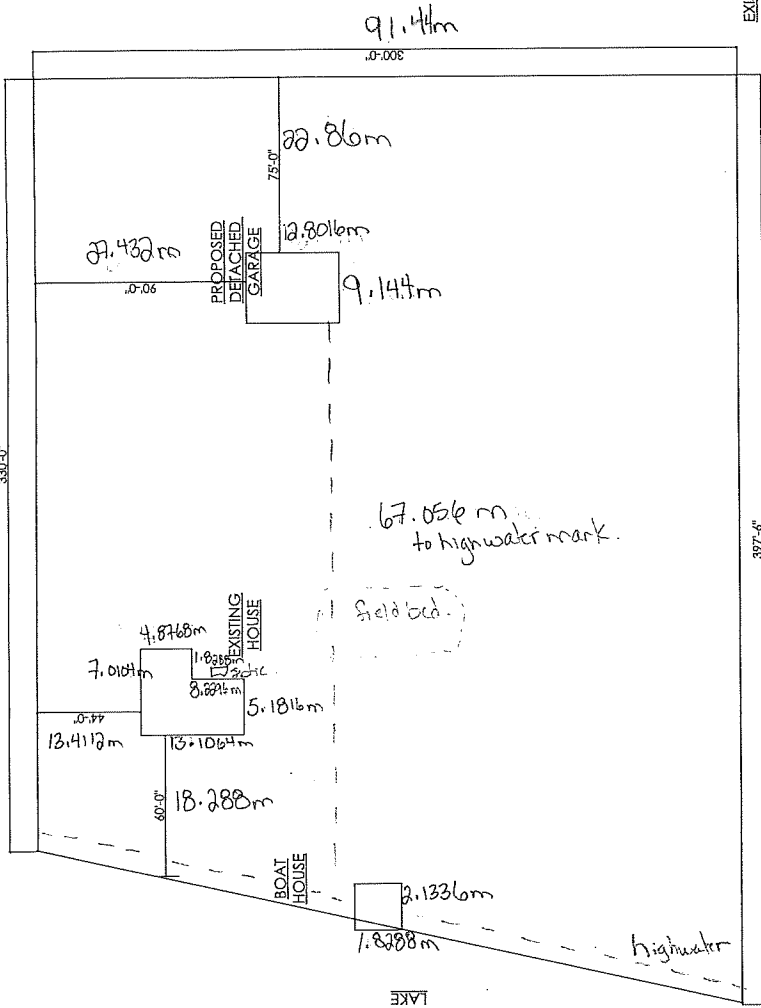
Subject Property being PIN 73366-0015,
Parcel 11398, Lot 1, Concession 11,
Township of Fairbank,
1880 Fairbank East Road, Whitefish,
City of Greater Sudbury

Sketch 1, NTS
NDCA Watershed

A111/2021
Date: 2021 08 13

Second

Public
Traveller
Road.



FINE LINE DESIGN SERVICES GLENN & HEATHER MIDDLEBROOK 8254 8th Line, Utopia, On L0M 1T0 PHONE (705) 424 8800 CELL (705) 776 8380 E-MAIL: heather@finelinedrafting.ca www.finelinedrafting.ca		<small>FOR THE CONSTRUCTION OF THIS PROJECT, THE COMMENCEMENT OF CONSTRUCTION, NO CONTRACT OR AGREEMENT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COMPLY WITH THE LOCAL, PROVINCIAL, AND FEDERAL CODES</small>		<small>THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND MEETS THE REQUIREMENTS SET OUT IN THE 2012 ONTARIO BUILDING CODE TO BE A DESIGNER.</small>		QUALIFICATION INFORMATION Required unless exempt under 3.2.5.1 Division C of the Building Code HEATHER MIDDLEBROOK SIGNATURE 14607 BCIN		REGISTRATION INFORMATION Required unless exempt under 3.2.4.1 Division C of the Building Code FINE LINE DESIGN SERVICES 108381 BCIN		CLIENT NAME: Jody Nadjjwon & Bill Burbidge		SCALE: N.T.S.	
		INDIVIDUAL BCIN: 14607				PROJECT: PROPOSED DETACHED GARAGE				JOB NUMBER: 20-153			
		FIRM BCIN: 108381						START DATE: Nov 2 2020		DRAWING NUMBER: S1			
		DRAWN BY: H.M.						PRINT DATE: Dec 8 2020					
								PROJECT ADDRESS: 1880 Fairbank Road East Whitefish Sudbury					

ADH/2021
Sketch 2

H.M.
5.0m
= 16.4042ft



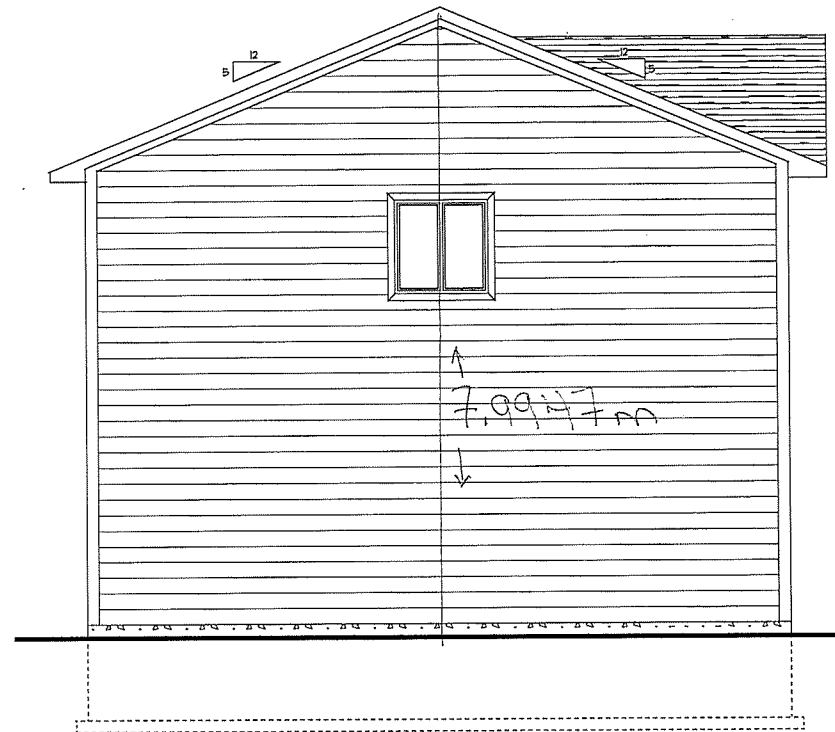
LAKE SIDE ELEVATION

FINE LINE DESIGN SERVICES GLENN & HEATHER MIDDLEBROOK 8254 8th Line, Utopia, On L0M 1T0 PHONE (705) 424 8800 CELL (705) 796 8380 E-MAIL: heather@finelinedrafting.ca www.finelinedrafting.ca	NOTE: THE CONTRACTOR IS RESPONSIBLE TO CORRECT ALL DIMENSIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE DESIGNER. THE CONTRACTOR MUST COMPLY WITH ALL LOCAL AND PROVINCIAL BUILDING CODES.		The undersigned has reviewed and takes responsibility for this design, and meets the requirements set out in the 2012 Ontario Building Code to be a designer.		ELEVATIONS PROJECT ADDRESS: 1880 Fairbank Road East Whitefish Sudbury	CLIENT NAME: Jody Nadjiwon & Bill Burbidge	SCALE: 3/16"=1'-0"
	INDIVIDUAL BCIN: 14607	HEATHER MIDDLEBROOK NAME	QUALIFICATION INFORMATION Required unless exempt under 3.2.5.1 Division C of the Building Code	SIGNATURE <i>H. Middlebrook</i>		PROJECT: PROPOSED DETACHED GARAGE	JOB NUMBER: 20-153
	FIRM BCIN: 108381	FINE LINE DESIGN SERVICES FIRM NAME	REGISTRATION INFORMATION Required unless exempt under 3.2.4.1 Division C of the Building Code	SIGNATURE <i>H. Middlebrook</i>		START DATE: Nov 2 2020	DRAWING NUMBER: A4
	DRAWN BY: H.M.	FIRM BCIN: 108381	FIRM NAME: FINE LINE DESIGN SERVICES	SIGNATURE: H. Middlebrook		PRINT DATE: Dec 8 2020	

April 2021
Sketch 3



RIGHT ELEVATION



LEFT ELEVATION

Nov 12/2021
Sketch 4

FINE LINE DESIGN SERVICES

GLENN & HEATHER MIDDLEBROOK
8254 8th Line, Utopia, On
L0M 1T0
PHONE (705) 424 8800
CELL (705) 796 8380
E-MAIL: heather@finelinedrafting.ca
www.finelinedrafting.ca

NOTE: THE CONTRACTOR IS RESPONSIBLE
TO CONFIRM ALL DIMENSIONS PRIOR TO
THE COMMENCEMENT OF CONSTRUCTION,
AND REPORT ANY DISCREPANCIES TO THE
DESIGNER. THE CONTRACTOR MUST COMPLY
WITH ALL LOCAL AND PROVINCIAL BUILDING
CODES

INDIVIDUAL
BCIN: 14607
FIRM BCIN: 108381
DRAWN
BY: H.M.

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requirements set out in the 2012 Ontario Building Code to be a designer.

QUALIFICATION INFORMATION

Required unless exempt under 3.2.5.1 Division C of the Building Code
HEATHER MIDDLEBROOK
NAME SIGNATURE 14607 BCIN

REGISTRATION INFORMATION

Required unless exempt under 3.2.4.1 Division C of the Building Code
FINE LINE DESIGN SERVICES
FIRM NAME 108381 BCIN

ELEVATIONS

PROJECT
ADDRESS:

1880 Fairbank Road East
Whitefish
Sudbury

CLIENT NAME:
Jody Nadjiwon & Bill Burbidge

PROJECT:
PROPOSED DETACHED
GARAGE

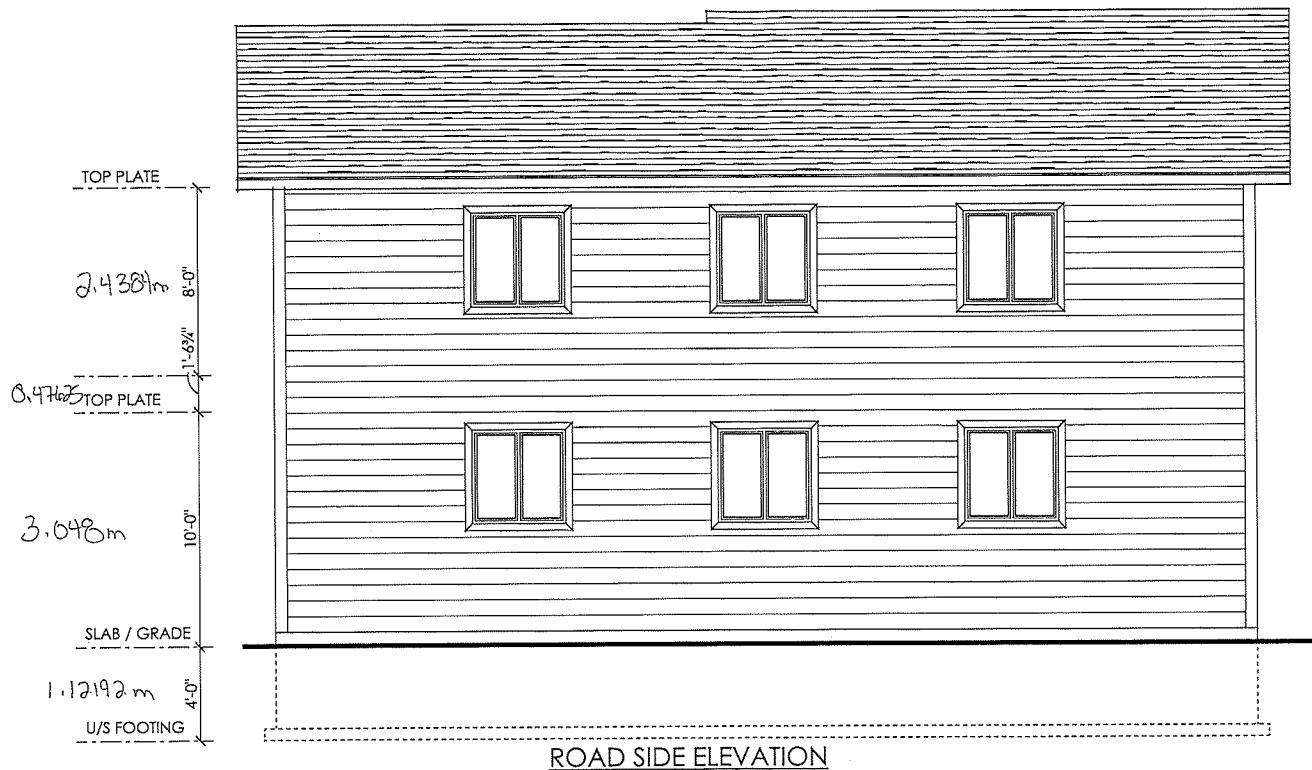
START DATE:
Nov 2 2020

PRINT DATE:
Dec 8 2020

SCALE:
3/16"=1'-0"

JOB NUMBER:
20-153

DRAWING
NUMBER:
A6



April 2021
Sketch 5

FINE LINE DESIGN SERVICES

GLENN & HEATHER MIDDLEBROOK
8254 8th Line, Utopia, On
L0M 1T0
PHONE (705) 424 8800
CELL (705) 796 8380
E-MAIL: heather@finelinedrafting.ca
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DESIGNER. THE CONTRACTOR MUST COMPLY
WITH ALL LOCAL AND PROVINCIAL BUILDING
CODES

INDIVIDUAL
BCIN: 14607
FIRM BCIN: 108381
DRAWN
BY: H.M.

The undersigned has reviewed and takes responsibility for this design, and meets the requirements set out in the 2012 Ontario Building Code to be a designer.

QUALIFICATION INFORMATION

Required unless exempt under 3.2.5.1 Division C of the Building Code

HEATHER MIDDLEBROOK 14607
NAME SIGNATURE BCIN

REGISTRATION INFORMATION

Required unless exempt under 3.2.4.1 Division C of the Building Code

FINE LINE DESIGN SERVICES 108381
FIRM NAME BCIN

ELEVATIONS

PROJECT
ADDRESS:

1880 Fairbank Road East
Whitefish
Sudbury

CLIENT NAME:
Jody Nadjiwon & Bill Burbidge

PROJECT: PROPOSED DETACHED
GARAGE

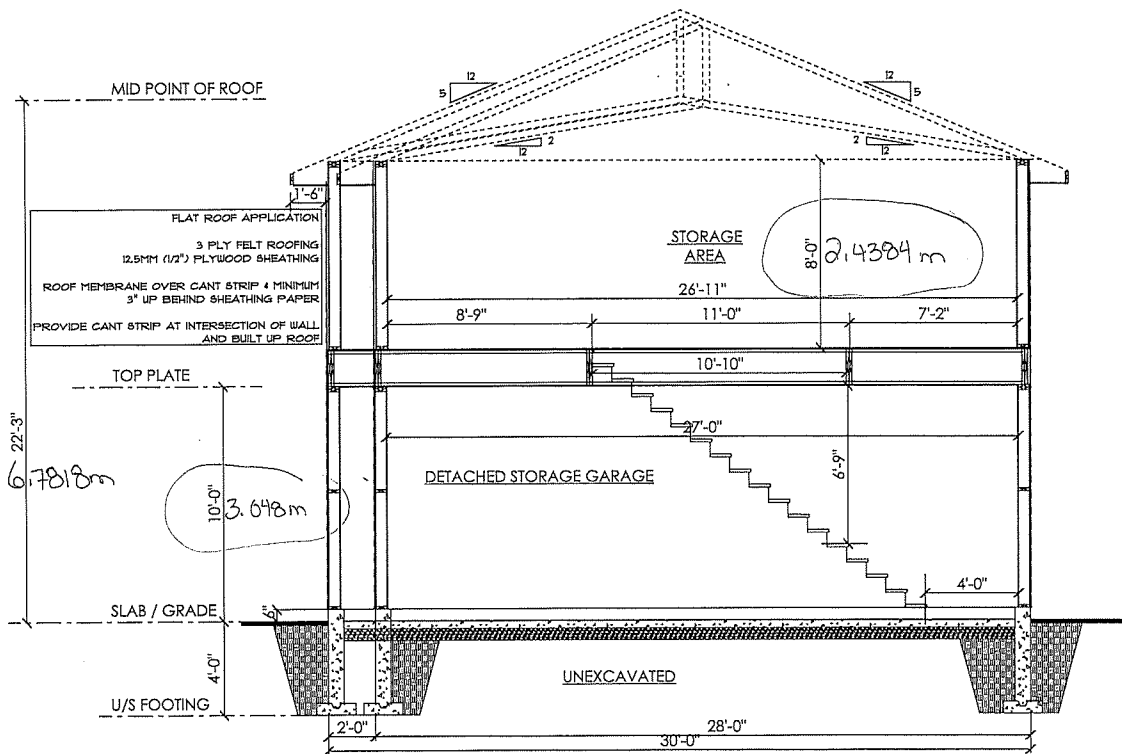
START DATE: Nov 2 2020

PRINT DATE: Dec 8 2020

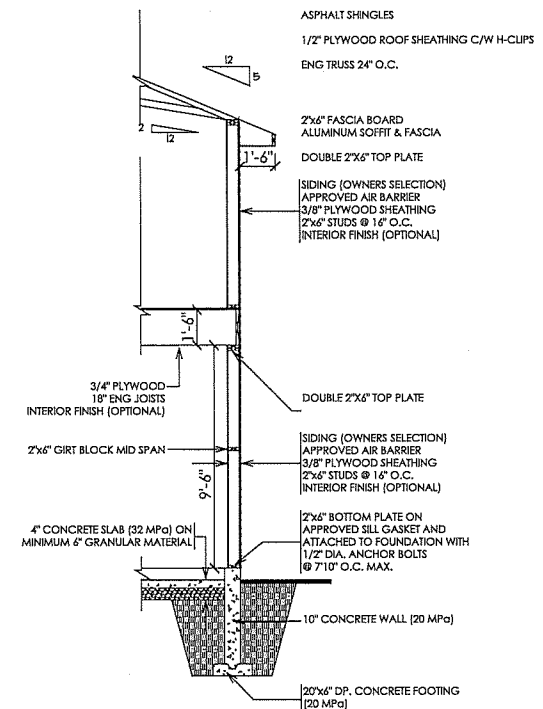
SCALE:
3/16"=1'-0"

JOB NUMBER:
20-153

DRAWING
NUMBER:
A5



CROSS SECTION
SCALE 3/16"=1'-0"



WALL SECTION
SCALE 3/16"=1'-0"

ADD 1/2021
Sketch 6

FINE LINE DESIGN SERVICES

GLENN & HEATHER MIDDLEBROOK
8254 8th Line, Utopia, On
L0M 1T0
PHONE (705) 424 8800
CELL (705) 796 8380
E-MAIL: heather@finelinedrafting.ca
www.finelinedrafting.ca

NOTE: THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL PERMITS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE DESIGNER. THE CONTRACTOR MUST COMPLY WITH ALL LOCAL AND PROVINCIAL BUILDING CODES.

INDIVIDUAL BCIN: 14607
FIRM BCIN: 108381
DRAWN BY: H.M.

The undersigned has reviewed and takes responsibility for this design, and meets the requirements set out in the 2012 Ontario Building Code to be a designer.

QUALIFICATION INFORMATION

Required unless exempt under 3.2.5.1 Division C of the Building Code
HEATHER MIDDLEBROOK 14607
NAME SIGNATURE BCIN

REGISTRATION INFORMATION

Required unless exempt under 3.2.4.1 Division C of the Building Code
FINE LINE DESIGN SERVICES 108381
FIRM NAME BCIN

DETAILS

PROJECT ADDRESS: 1880 Fairbank Road East
Whitfish
Sudbury

CLIENT NAME: Jody Nadjiwon & Bill Burbidge

PROJECT: PROPOSED DETACHED GARAGE

START DATE: Nov 2 2020

PRINT DATE: Dec 8 2020

SCALE: 3/16"=1'-0"

JOB NUMBER: 20-153

DRAWING NUMBER: A7



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

*Revised

Office Use Only 2021.01.01
A 0099/2021
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): Gerald & Debra Bakker Email: [REDACTED]
Mailing Address: 867 Panache Shor Road Home Phone: [REDACTED]
City: Whitefish Postal Code: P0M 3E0 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: DIA Contracting LTD Email: [REDACTED]
Mailing Address: Home Phone: [REDACTED]
TR 115 PCL19532 Business Phone: [REDACTED]
City: Lively Postal Code: P3Y1H8 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
Height		7.53	2.53

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

- c) Description of Proposal:
Construction of new 32 x 27 garage

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

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

PIN(s):	Township: Dieppe	Ward:
Lot No.:	Concession No.:	Parcel(s):
Subdivision Plan No.:	Lot:	Reference Plan No.:
Municipal Address or Street(s): TR 115 PCL19532		

- 7) Date of acquisition of subject land. June 1988

- 8) Dimensions of land affected.

Frontage	31.8	(m)	Depth	75.3	(m)	Area	217	(m ²)	Width of Street	N/A	(m)
----------	------	-----	-------	------	-----	------	-----	-------------------	-----------------	-----	-----

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	N/A (m ²)	80.36 (m ²)
Gross Floor Area:	N/A (m ²)	(m ²)
No. of storeys:	N/A	1
Width:	N/A (m)	8.2 (m)
Length:	N/A (m)	9.8 (m)
Height:	N/A (m)	7.53 (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:	N/A (m)	36.6 (m)
Rear:	N/A (m)	49.9 (m)
Side:	N/A (m)	13.3 (m)
Side:	N/A (m)	9.14 (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 type="checkbox"/>
Individual Well	<input type="checkbox"/>	Maintained Seasonal	<input checked="" 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.

August 1, 2021

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

Use(s): Seasonal dwelling Length of time:

- 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: Seasonal dwelling

A0099/2021

- 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, Gerald & Debra Bakker (please print all names), the registered owner(s) of the property described as 867 Panache Shor Road, Whitefish, ON P0M 3E0 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 DIA Contracting LTD (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 6 day of July, 2021

(witness)

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

Print Name: Debra Bakker Gerald Bakker

*I have authority to bind the Corporation

A0099/2021

Mr. Gerald & Dobra Bakker DIA Contracting Ltd. (please print all names),
the registered owner(s) or authorized agent of the property described as 867 Panache Shor Road, Whitfish, ON P0M 3E0

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 8th day of July, 2021

Pa. Reus
Commissioner of Oaths

Nia Sian Lewis,
a Commissioner, etc.,
Province of Ontario,
for the City of Greater Sudbury.
Expires May 20, 2023.

Shant Lewis
Debra J. Baker
signature of Owner(s) or Signing Officer or Authorized Agent
(*where a Corporation)

STUART GREAVES

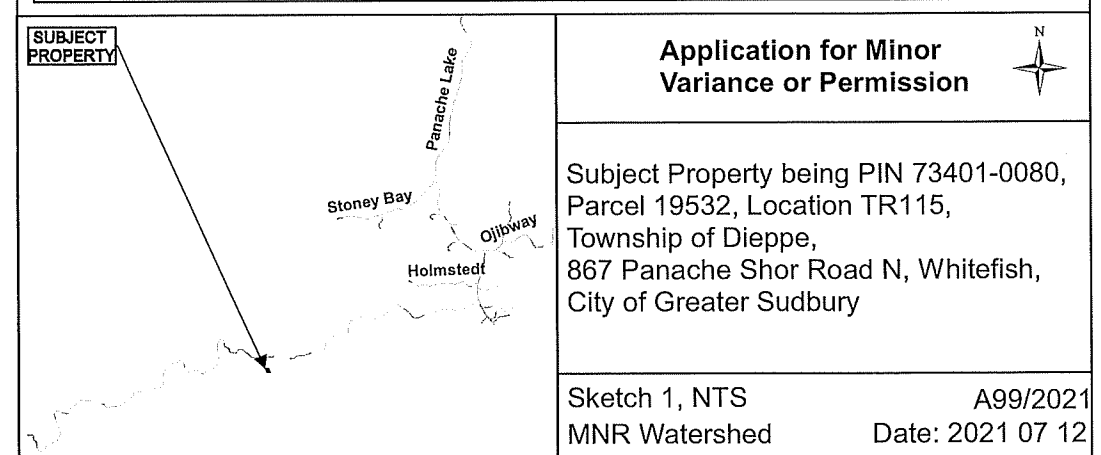
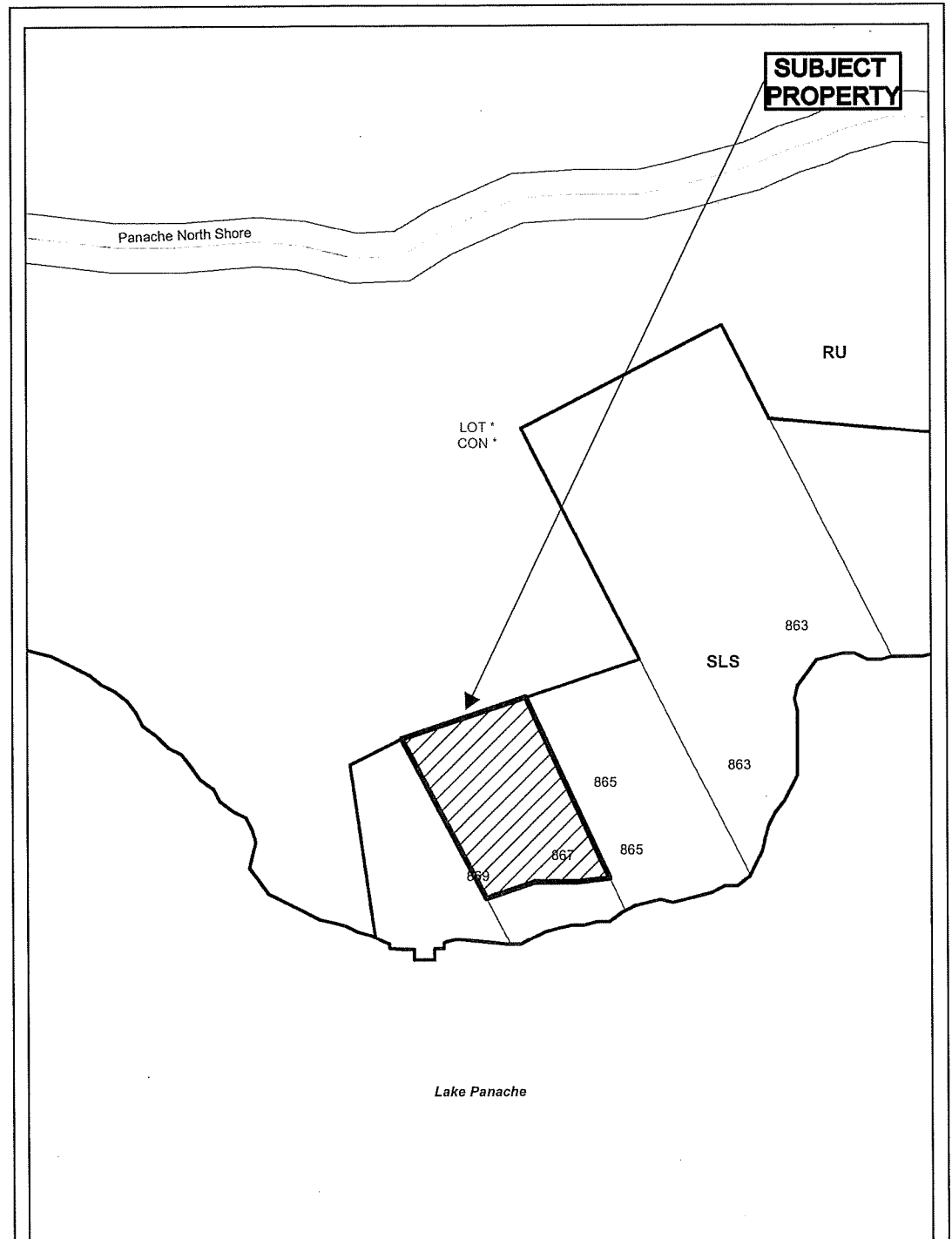
Print Name: Debra Balkar Gerrard Balkar
 *I have authority to bind the Corporation

- * 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.

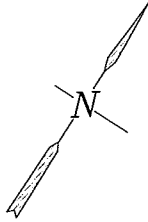
FOR OFFICE USE ONLY

Date of Receipt: 8 July Hearing Date: 4 August 2021 Received By: Nia
Zoning Designation: SLS Resubmission: ☐ Yes ☒ No
Previous File Number(s):
Previous Hearing Date:
Notes:

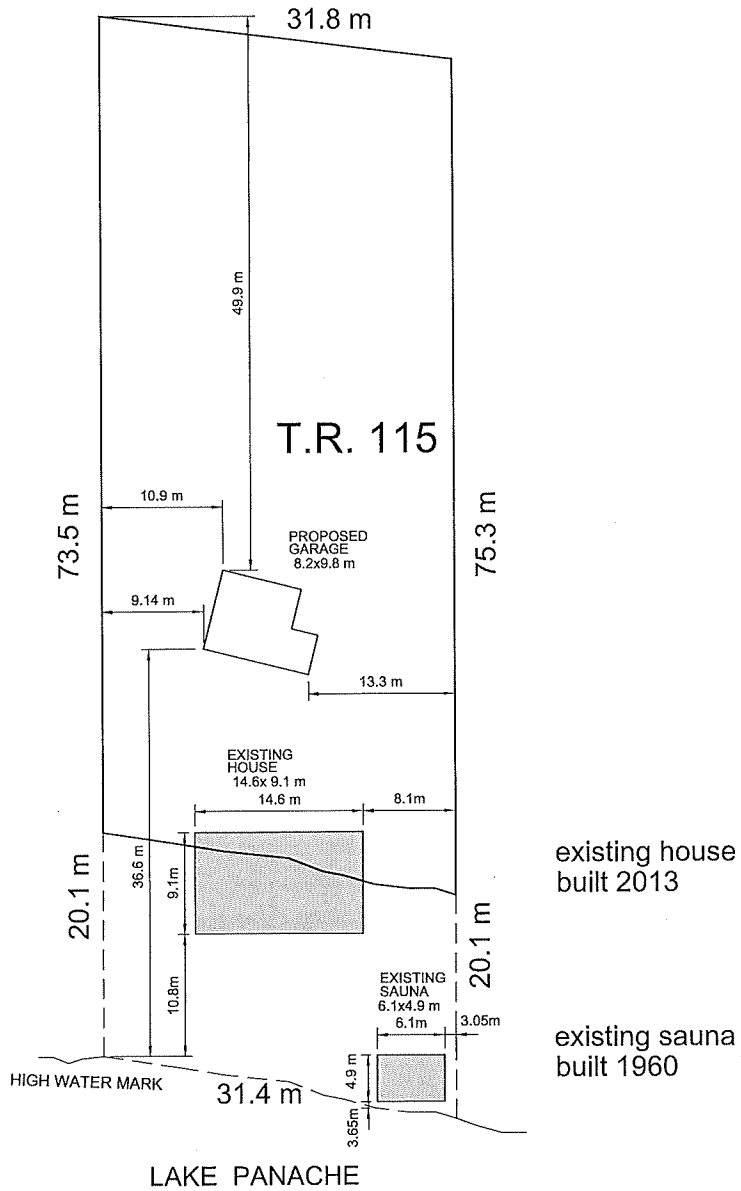
10099/2021



LEGAL DESCRIPTION



PANACHE LAKE ROAD
TOWNSHIP OF DIEPPE
LOCATION L.T. 5
REF. NO. 108503
(CITY OF GREATER SUDBURY)



existing house
built 2013

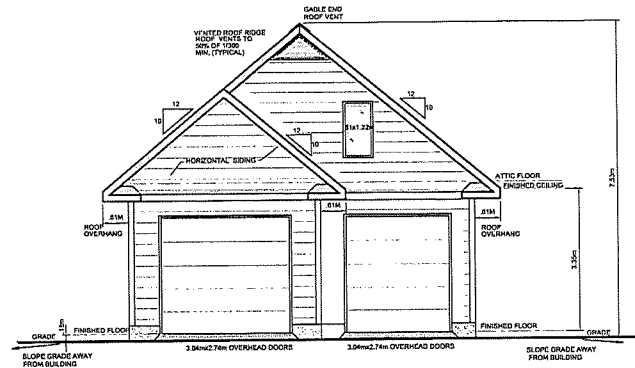
existing sauna
built 1960

CITY OF GREATER SUDBURY
LAKE PANACHE

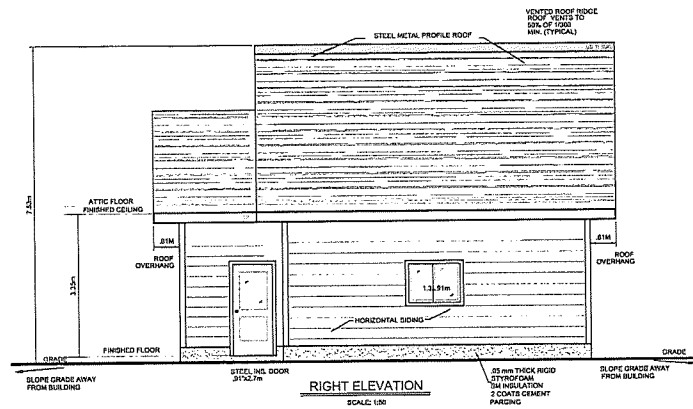
DR. GERRY BAKKER

SITE PLAN
SCALE: NTS.

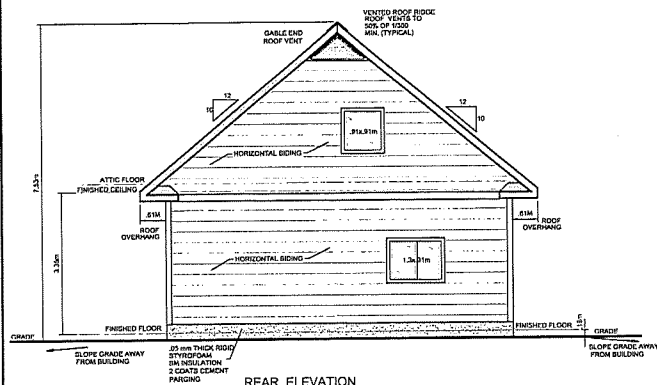
A0099/2021
Sketch 2
* Revised



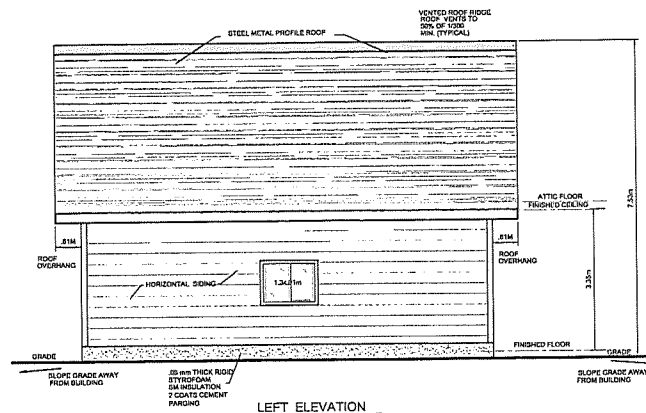
FRONT ELEVATION
SCALE: 1/50



RIGHT ELEVATION
SCALE: 1/50



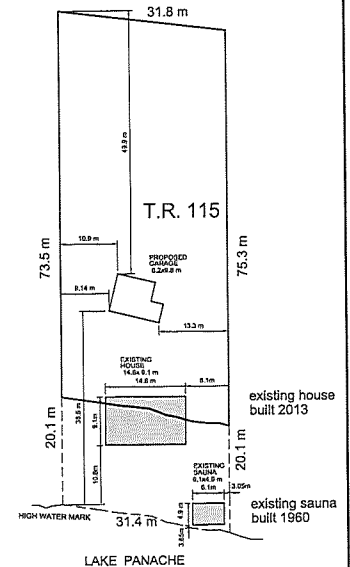
REAR ELEVATION
SCALE: 1/50



LEFT ELEVATION
SCALE: 1/50

LEGAL DESCRIPTION

PANACHE LAKE ROAD
TOWNSHIP OF DIEPPE
LOCATION L.T. 5
REF. NO. 108503
(CITY OF GREATER SUDBURY)



SITE PLAN
SCALE: NTS.

REV. NO.	ISSUED FOR CONSTRUCTION	DATE
1	ISSUED FOR CONSTRUCTION	
PROJECT: GARAGE FOR DR. GERRY BAKKER		
LAKE PANACHE CITY OF GREATER SUDBURY		
DRAWING: ELEVATIONS SITE PLAN		
DESIGN: DR. G. BAKKER	REVISION: Nil.	
DRAWN: E.B.	DRAWING: Nil.	
CHECKED:		A - 3
DATE: APRIL 28, 2021		
SCALE: AS NOTED	DWG. NO. 3 OF 3	

10099/2021
*Revised



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

City of Greater Sudbury

APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$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): 1973750 Ontario Inc (Matias Mariani) Email: [REDACTED]
Mailing Address: 208 Caswell Dr., Unit#1 Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: Sudbury Postal Code: P3E2N8 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: Centreline Architecture (Danielle Bilodeau) Email: [REDACTED]
Mailing Address: 158 Elgin Street, Suite 101 Home Phone: [REDACTED]
135 Pine Street Business Phone: [REDACTED]
City: Sudbury ON Postal Code: 3NE 3N5 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: Royal Bank of Canada
Mailing Address: 1879 Regent Street
City: Sudbury Postal Code: P3E 3Z7

- 4) Current Official Plan designation: Current Zoning By-law designation: C4 (1)

- 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
Parking spots	9 spots	3 spots	6
Parking aisle width	6.0 m	2.0 m	3.4 m
Tandem parking spaces	none permitted	0	0

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

- c) Description of Proposal:

Requesting to have 3 parking spots + street parking where 9 spots are required. Also requesting a reduction in aisle width where 6.0 m is required and 2.0 m is proposed. Also requesting tandem parking spaces where none are permitted.

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

The building is undergoing a change of use from residential to personal business (medical office). The required parking for the office is nine (9) spots but the site size and layout will only permit three (3). The location of the property is within the downtown area which provides a number of parking options in addition to the on-site spots.

*REVISED

Office Use Only 2021.01.01
A0100/2021
S.P.P. AREA
YES _____ NO _____
NDCA REG. AREA
YES _____ NO _____

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

PIN(s): 02135-0226 Township: McKim Ward: _____
 Lot No.: 41 Concession No.: _____ Parcel(s): _____
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 135 Pine Street

- 7) Date of acquisition of subject land. May 17, 2021

- 8) Dimensions of land affected.

Frontage 10.159 (m) Depth 36.576 (m) Area +/- 371.58 (m²) Width of Street (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	102.99 (m ²)	(m ²)
Gross Floor Area:	166.85 (m ²)	(m ²)
No. of storeys:	2	
Width:	8.15 (m)	(m)
Length:	15.32 (m)	(m)
Height:	7.94 (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:	3.88 (m)	(m)
Rear:	17.33 (m)	(m)
Side:	0.51 (m)	(m)
Side:	1.49 (m)	(m)

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

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

- What type of access to the land?

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

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

N/A

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

Use(s): Residential Length of time: N/A

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

Same as #13 Or, Commercial office space (zoned C4)

- 15) What is the number of dwelling units on the property? Existing: 1, proposed: 0 DB

- 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: Commercial

40100/2021

- 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, Matias Mariani (please print all names), the registered owner(s) of the property described as 135 Pine Street 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 Centreline Architecture (Danielle Bilodeau) (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 11 day of July, 2021

M. Delding
(witness)

Matias Mariani
signature of Owner(s) or Signing Officer or Authorized Agent
Print Name: Matias Mariani

*I have authority to bind the Corporation

A0100/2021

I/We, Danielle Bilodeau (Centraline Arch.) (please print all names),
the registered owner(s) or authorized agent of the property described as 135 Pine Street

Dated this 13 day of July, 2021

Print Name: Darville Bilozan
 *I have authority to bind the Corporation

FOR OFFICE USE ONLY

[illegible]

70100/2020



Centreline Architecture
158 Elgin Street, Suite 101
Sudbury, ON P3E 3N5

t: (705) 618-1767
e: info@c-arch.ca

centrelinearchitecture.ca

August 12, 2021

City of Greater Sudbury
Planning Services Division
Sudbury, ON

2021-078

DEFERRED MINOR VARIANCE APPLICATION A0100/2021 (135 Pine Street)

To Whom It May Concern,

We are submitting an amended Minor Variance application and sketch in response to the deferral issued during the meeting on Wednesday, August 4th, 2021.

We have revised our application which originally requested a reduction from the required nine (9) spots down to six (6) parking spots with tandem parking. This amended application now requests three (3) total parking spots with no tandem parking and an increased parking aisle width which complies with the zoning by-law.

We appreciate staff comments regarding parking for the proposed medical office (exam only) and we would like to note the addition available parking and transit stops located in close vicinity of the building. These include:

- 4 hour on-street parking immediately in front of and near the building on Pine Street and Hartman Avenue
- A monthly pass private lot immediately across the street
- Hourly or monthly passes at the municipal lot of Energy Court
- GOVA route #13: Copper Cliff which has a stop on Lorne and Elgin Street.

On the amended site plan, please note that we have added the approximate location of a pre-existing garage that was demolished at an unknown date after 1996. This is to address the comment from Building Services of the discrepancy between our lot coverage percentage and theirs.

Thank you for your consideration of our application.

Respectfully,

Kate Bowman OAA, BAs, MArch
Architect | Partner

ATTACHMENTS:

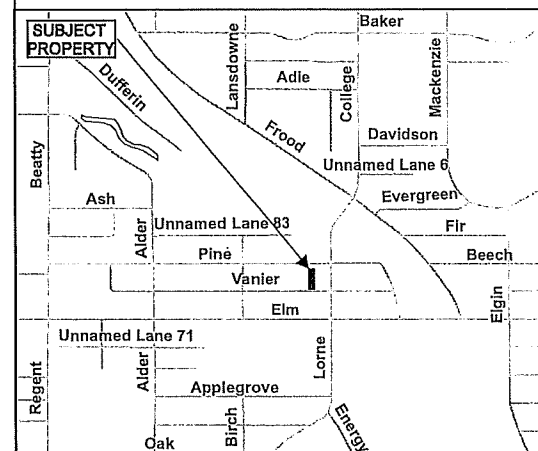
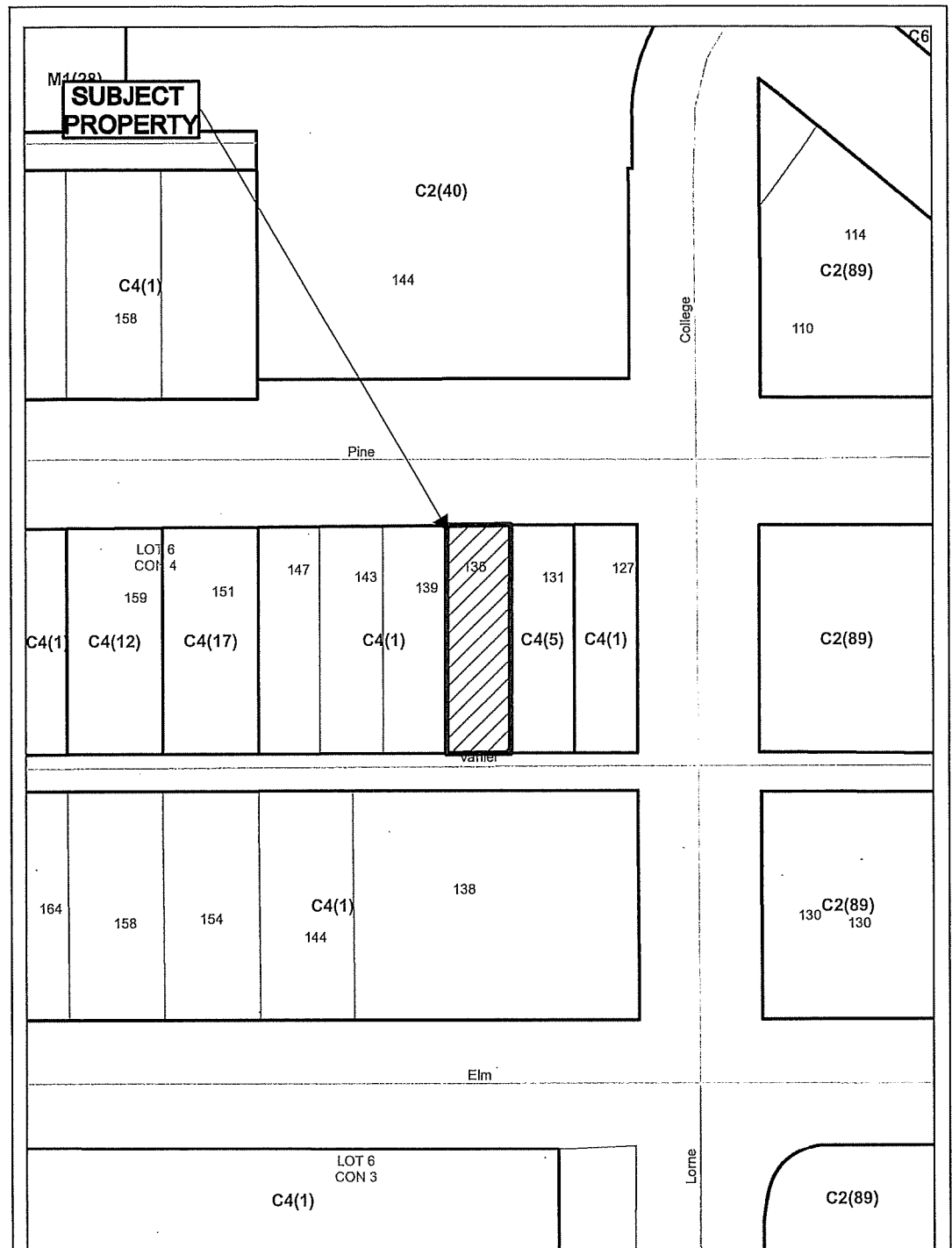
Amended Minor Variance Application
Amended Sketch/Site Plan

CC:

[Redacted]

[Redacted]

A0100/2021



N

**Application for Minor
Variance or Permission**

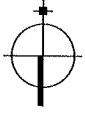
Subject Property being PIN 02135-0226,
Part of Lot 41, Plan 3S,
Lot 6, Concession 4, Township of McKim,
135 Pine Street, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA Watershed

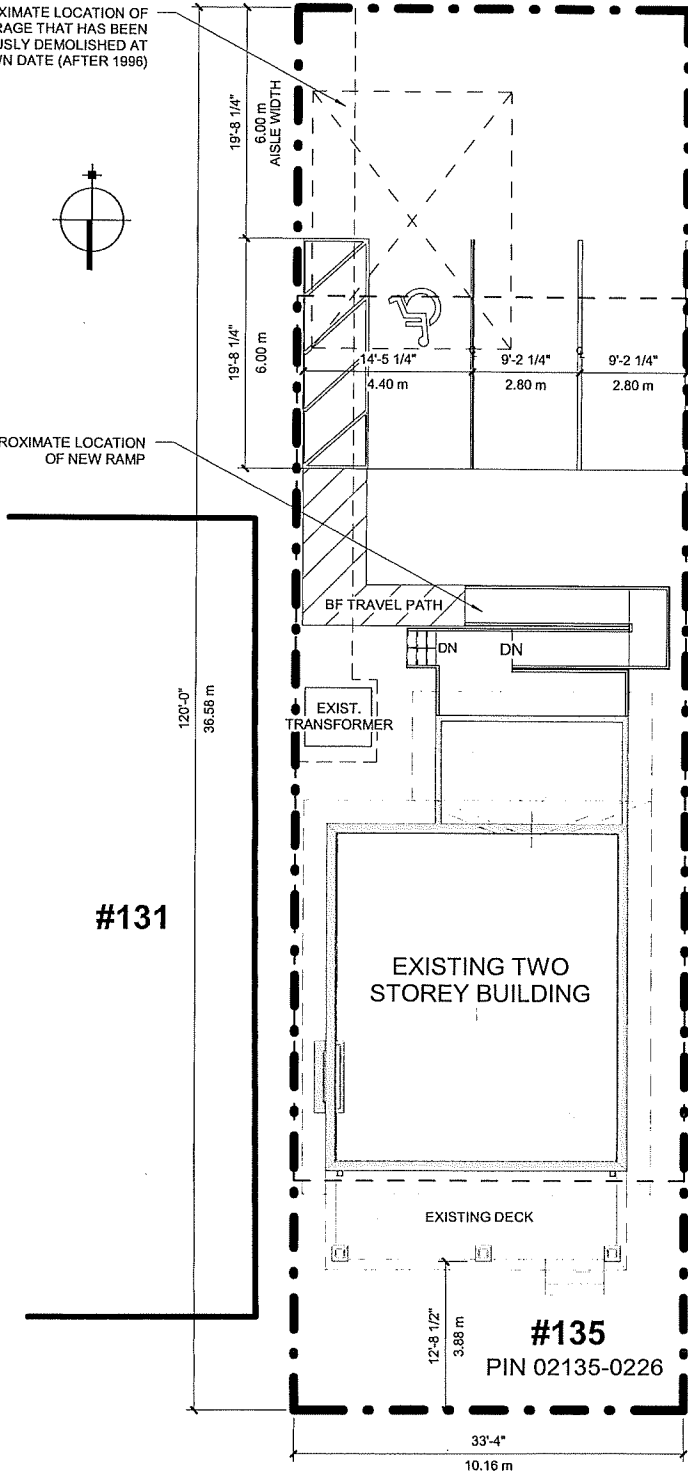
A100/2021
Date: 2021 07 19

VANIER LANE

APPROXIMATE LOCATION OF GARAGE THAT HAS BEEN PREVIOUSLY DEMOLISHED AT UNKNOWN DATE (AFTER 1996)



APPROXIMATE LOCATION OF NEW RAMP



SITE INFORMATION

MUNICIPAL ADDRESS: 135 PINE STREET
ZONE: C4(1) - OFFICE COMMERCIAL

SETBACKS:
FRONT: 6.0M
REAR: 7.5M
INTERIOR SIDE: 0.0M
CORNER SIDE: 4.5M

MAX LOT COVERAGE: 50%
LOT AREA: +/- 371.58 M²
BUILDING AREA: +/- 102.99 M²
NET AREA: +/- 174.23 M²
ACTUAL LOT COVERAGE: 27.72%

PARKING REQUIREMENTS:
MEDICAL OFFICE (1/20M²): 9 SPACES

TOTAL SPACES REQUIRED: 9 SPACES
ACTUAL SPACES PROVIDED: 3 SPACES ON PROPERTY (1 BARRIER FREE; STREET PARKING ON PINE STREET (4 HOUR MAX FOR CLIENTS); STREET PARKING ON HARTMAN AVENUE, MUNICIPAL PARKING LOTS NEARBY (EX: ENERGY COURT), PRIVATE PARKING LOTS ALSO NEARBY, GOVA BUS ROUTE #13: COPPER CLIFF BUS STOP ON LORNE/ELGIN.

#131

#139

EXISTING TWO STOREY BUILDING

EXISTING DECK

#135

PIN 02135-0226

PINE STREET

STREET PARKING

AD100/2021
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
A0106/2021
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): MELANSON, KIMBERELY; MELANSON, RICHARD Email: [REDACTED]
Mailing Address: 232 LANGDON ROAD Home Phone: [REDACTED]
City: SUDBURY Postal Code: P0M 3E0 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: TULLOCH Engineering Email: [REDACTED]
Mailing Address: 1942 Regent Street Unit L Home Phone: [REDACTED]
City: Sudbury Postal Code: P3E 6V5 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: MELANSON, KIMBERELY; MELANSON, RICHARD
Mailing Address: 232 LANGDON ROAD
City: SUDBURY Postal Code: P0M 3E0

- 4) Current Official Plan designation: Rural & Mine/Mineral Reserve Current Zoning By-law designation: Rural and SLS(4)

- 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
Permission to reconstruct & enlarge within the 25.0m SLS(4) setback	25.0 SETBACK	Enlargement of 347m ²	Enlargement of 347m ²
Reduce Rear Yard Setback	10.0m	3.2m	6.8m

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

- c) Description of Proposal:

Construction of a two storey seasonal dwelling with a gross floor area of (422m²) with a 81m² attached deck. The existing 1-storey seasonal dwelling (GFA 80m²) and deck (15m²) is proposed to be demolished. Proposal to reconstruct and enlarge the area within the 25.0 setback by 347m² (given proposed deck and gross area of two storeys) while maintaining the existing 13.15m high water mark setback. The proposed seasonal dwellings gross area within the 25.0 setback is 220m² and the gross area of the proposed deck is 22m². The existing building and decks gross area within the 25.0m setback is 85m².

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

Property owners desire to reconstruct dwelling in the existing cleared area which is situated within the Fairbank Lake 25.0 metre shoreline setback per the SLS(4) zone.

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

PIN(s): 733660118 Township: FAIRBANK Ward: _____
 Lot No.: 8 Concession No.: 1 Parcel(s): _____
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 232 LANDGON ROAD, SUDBURY

- 7) Date of acquisition of subject land. 2014

- 8) Dimensions of land affected.

Frontage ±63.2 (m) Depth ±104 (m) Area ±4960 (m²) Width of Street N/A (m)

9) Particulars of all buildings:	BUILDING	Existing ATTACHED DECK	Proposed	ATTACHED DECK
Ground Floor Area:	±80	±15 (m ²)	±235	±81 (m ²)
Gross Floor Area:	±80	±15 (m ²)	±422	±81 (m ²)
No. of storeys:	1		2	
Width:	±8.7 (Irreg)	(m)	±17 (Irreg)	±17 (Irreg) (m)
Length:	±13.60 (Irreg)	(m)	±16.8 (Irreg)	±12.8 (Irreg) (m)
Height:	N/A	(m)	±6.0m	N/A (m)

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

	Existing		Proposed	
Front:	13.15	(m)	13.15	(m)
Rear:	36.69	(m)	36.69 3.2m	(m)
Side:	6.86	(m)	3.2m	(m)
Side:	29.87	(m)	20.53m	(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

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

Use(s): Seasonal Dwelling/ Resource Based Recreational Length of time: 30+ Years

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

Same as #13 ☐ or, _____

- 15) What is the number of dwelling units on the property? 1

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

☐ Yes ☒ No

If "yes", how many? _____

- 17) Existing uses of abutting properties: Seasonal Dwelling/ Resource Based Recreational

A0106/2021

- 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): 0088/2020

- 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, MELANSON, KIMBERELY, MELANSON, RICHARD

(please print all

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

PCL 19862 SEC SWS SHO; P1 BROKEN LT B CON 1 FAIRBANK PT 3 SR1249; T/W PT 4 SR1249 AS IN LT241290; 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

- g) 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 29th day of April, 2021

(witness)

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

Print Name: Rick Melanson / Kim Melanson

*I have authority to bind the Corporation


APR 06/2021

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 6 day of May, 20 21

David T. Mueh
Commissioner of Oaths


signature of Owner(s) or Signing Of

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

Print Name: Kevin 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]

7/10/2021



SCHEDULE A

232 LANGDON ROAD, WHITEFISH
SITE PHOTOS FOR MINOR VARIANCE APPLICATION

PO106/2021

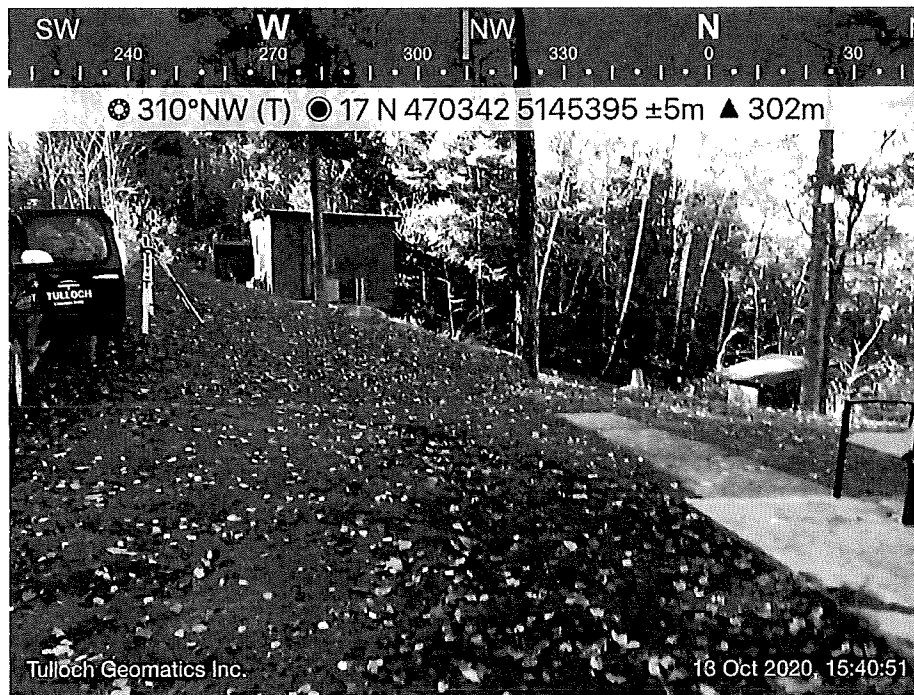


Figure 1: Picture looking at Shed 1



Figure 2: Picture showing Shed 1 looking towards Fairbank Lake

10/10/2021



Figure 3: Picture showing Shed 2 and outhouse



Figure 4: Picture looking at Shed 1 from Shoreline

AD106/2021



Figure 5: Picture showing existing dwelling, boathouse, lawn, and rocky feature



Figure 6: Picture showing existing dwelling and boathouse looking at Fairbank Lake

10/10/2021

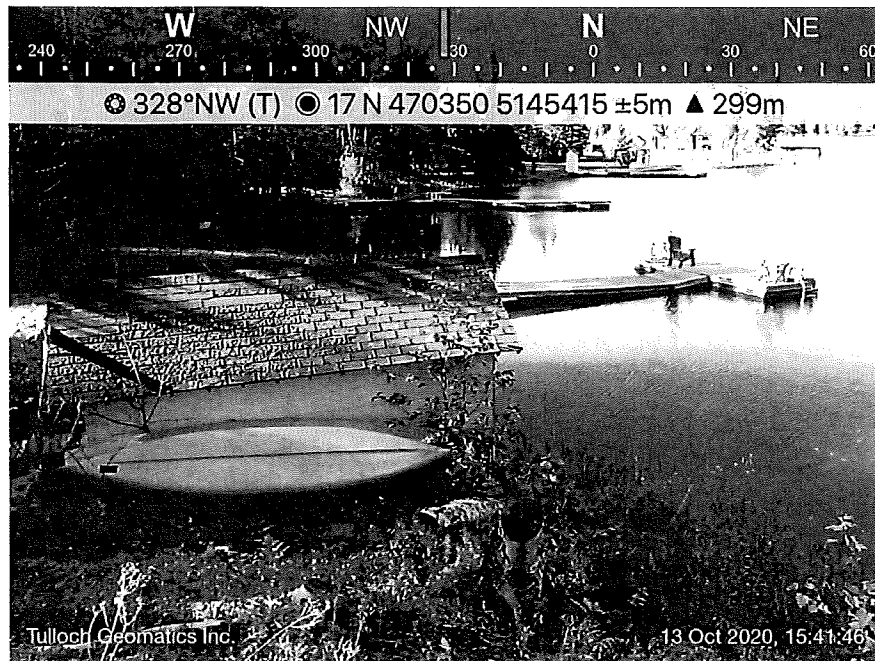


Figure 7: Picture showing existing vegetated shoreline conditions

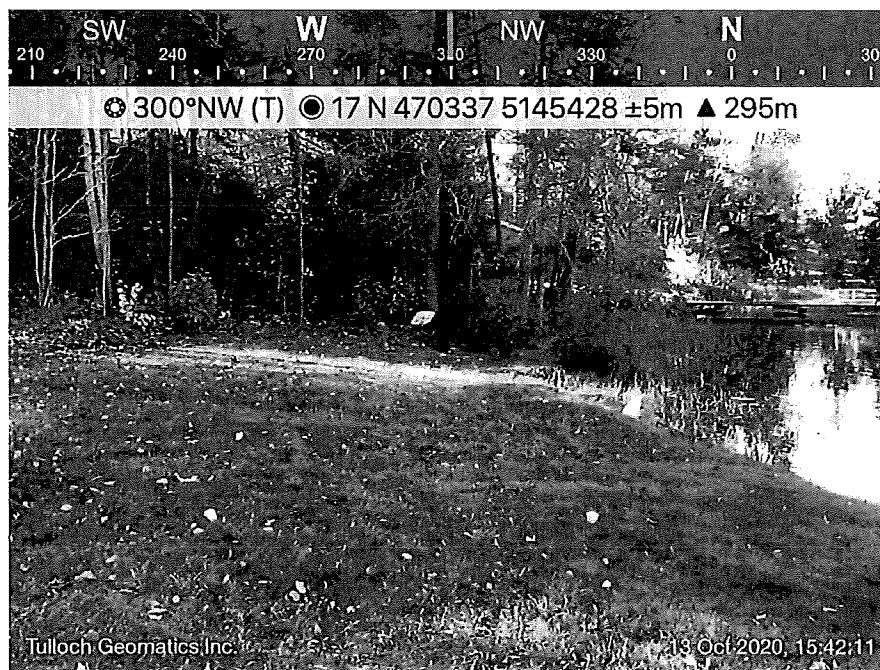


Figure 8: Picture showing shoreline and lawn conditions

10/10/2021



Figure 9: Picture showing vegetation (to the right) to be removed for construction of dwelling/garage

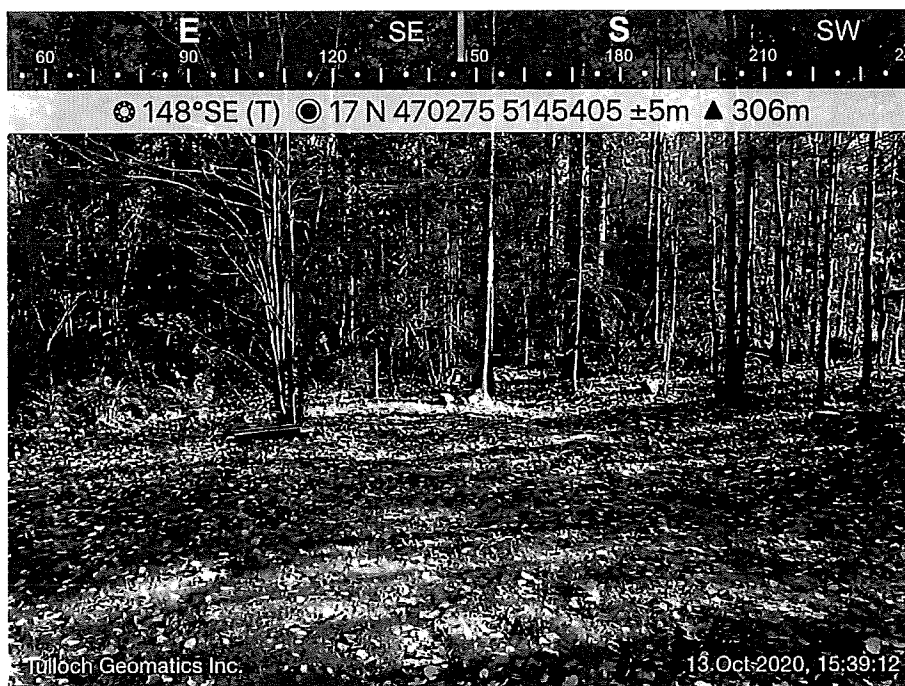
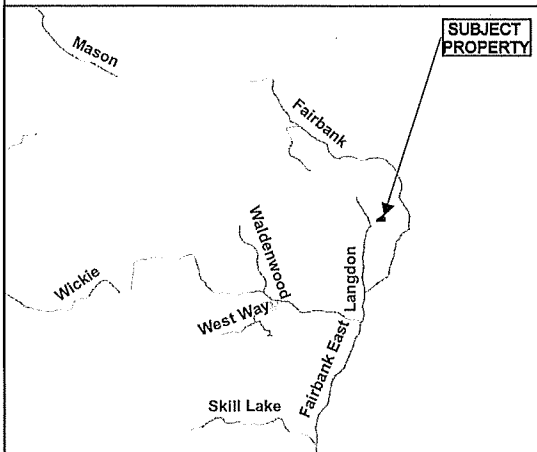
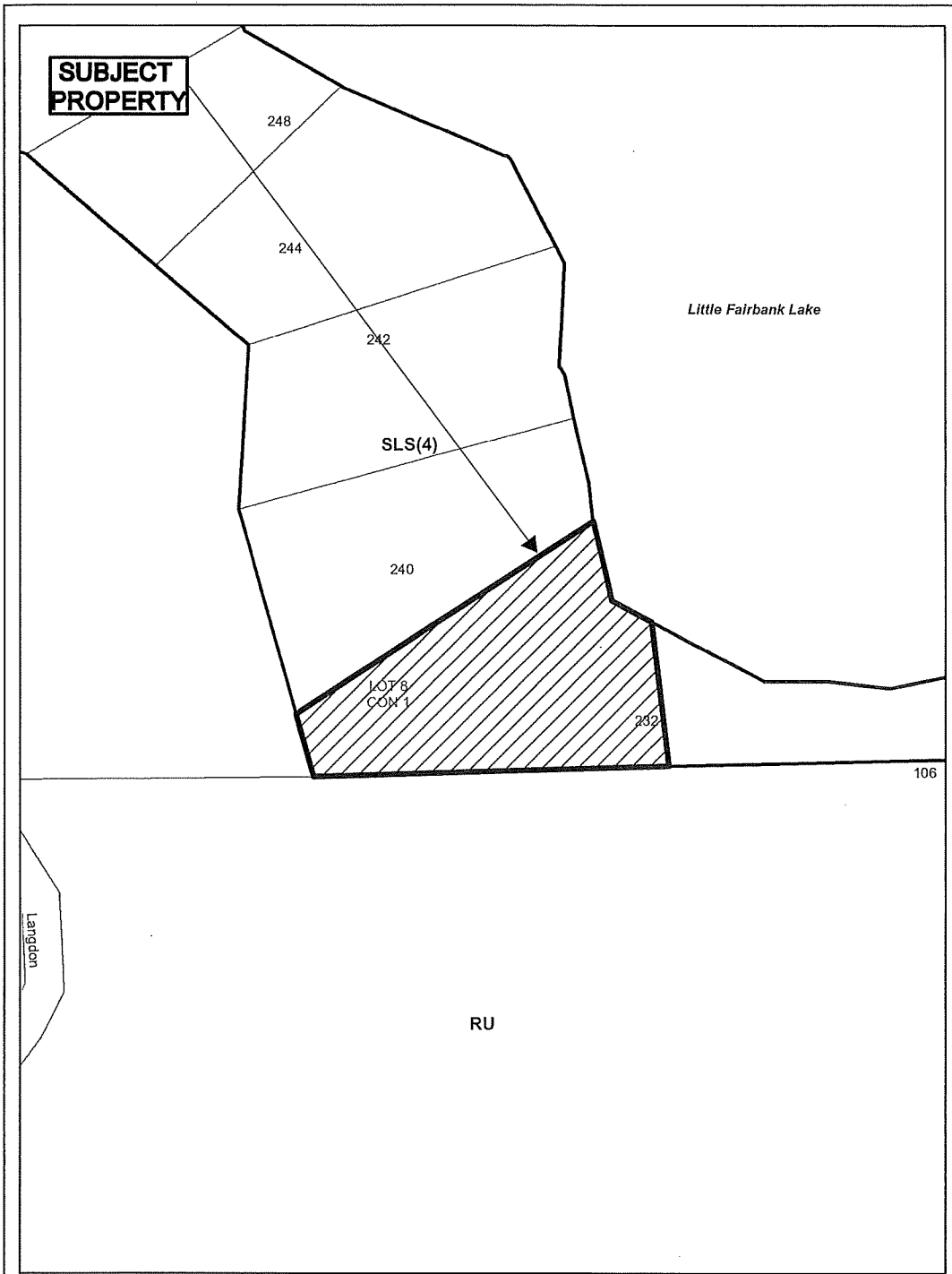


Figure 10: Picture showing existing site conditions

10/10/2021



Application for Minor Variance or Permission



Subject Property being PIN 73366-0118,
Parcel 19862, Part 3, Plan SR-1249,
Part 2, Plan 53R-21457,
Part Broken Lot 8, Concession 1,
Township of Fairbank,
232 Langdon Road, Whitefish,
City of Greater Sudbury

Sketch 1, NTS
NDCA Watershed

A106/2021
Date: 2021 07 30

SCALE 1:250



A horizontal scale bar with alternating black and white segments. It is marked with '5m' at the left end, '0' in the middle, '5m' at the right end, and '20m' at the far right end.

LOT 8
CONCESSION 1

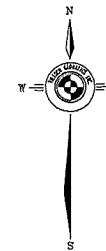
PART 2
PLAN SR-1249

PLAN
PART 1

(PART 8

PART 2

FAIRBANKS LAKE
CROWN



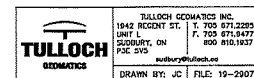
PLAN

QUP

oup

NECESSARY
VEGETATION
CLEARING
ENTIRELY
OUTSIDE OF
25.0m SETBACK
AREA: ±429m²

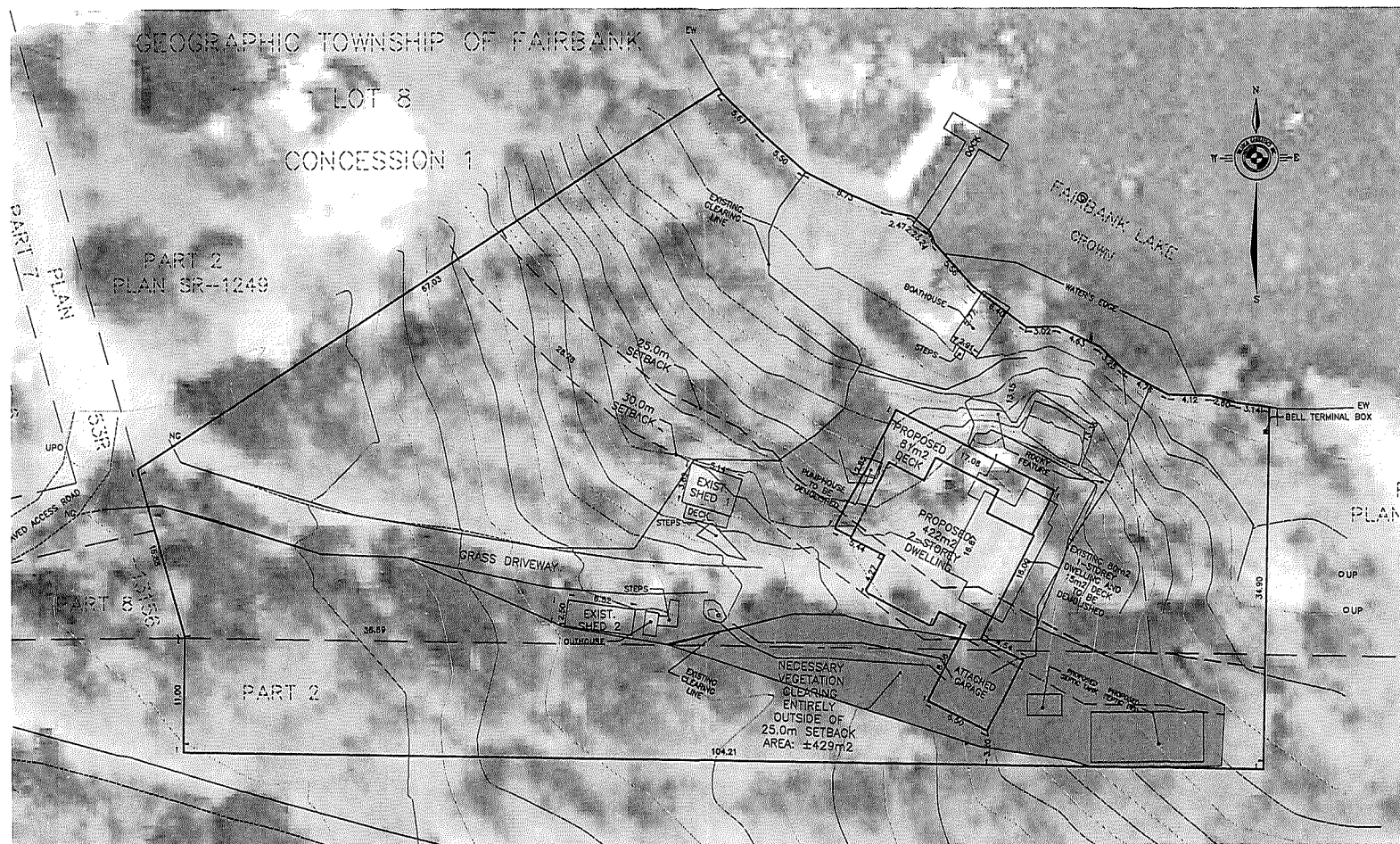
10/10/2021
Sketch 2



SKETCH FOR MINOR VARIANCE
232 LANGDON ROAD, WHITEFISH
TULLOCH, 2021

SCALE 1:250

5m 0 5m 20m



A0106/2021
Sketch 3



TULLOCH GEOMATICS INC.
1842 REGENT ST. | T. 705.871.2295
UNIT L | F. 705.871.9477
CLERMONT, ON | 800.815.1837
PAC DIV.
austury@tulloch.ca
DRAWN BY: JC | FILE: 19-2007