

Tom Davies Square
200 Brady St

REVISED
Wednesday, September 27, 2023

PUBLIC HEARINGS

A0108/2023

**STEVE G PANKOW
MELANIE JUNGE**

Ward: 7

PIN 73509 0155, Parcel 1309 SEC SES, West ½ of Lot 7, Concession 1, except LT62651 and LT192821, Survey Plan 53R-13399 Part(s) 1 and 2, Township of Capreol, 1325 Radar Road, Hanmer, [2010-100Z, RU (Rural)]

For relief from Part 4, Section 4.2, subsection 4.2.4 b) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached garage providing a maximum height of 7.9m, where the maximum height of any building or structure accessory to a residential dwelling shall be 6.5m.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B54/91 (29 APR 91), B55/91 (29 APR 91) AND MINOR VARIANCE APPLICATION A79/91 (29 APR 91)

A0109/2023

DAVID LINDSAY

Ward: 2

PIN 73366 0060, Parcel 14337 SEC SWS, Summer Resort Lot(s) 19, Subdivision M-328, Lot Part 10, Concession 2, Township of Fairbank, 741 Fairbank North, Whitefish, [2010-100Z, SLS(4)(Seasonal Limited Service)]

For relief from Part 4, Section 4.2, Table 4.1, Section 4.41, Subsection 4.41.2, Subsection 4.41.4 and Part 11, Section 4, Subsection 4, Paragraph d), Clause ii) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit a new seasonal dwelling with an existing privy, sleep camp, and shed providing firstly, an interior side yard setback of 1.1m for the privy, where an accessory building greater than 2.5m in height shall be no closer than 1.2m from the side lot line, secondly, a high water mark setback of 15.1m for the proposed seasonal dwelling, 10.7m for the existing sleep camp and 25.9m for the shed, where no person shall erect any residential building or other accessory structure closer than 30.0m to the high water mark of a lake or river, and thirdly, a high water mark setback of 15.1m for the proposed seasonal dwelling and 10.7m for the existing sleep camp, where only the accessory structures as set out in subsection 4.41.2, boat launches, marine railways, waterlines and heat pump loops are permitted within 20.0m of a high water mark and the area permitted to be cleared of natural vegetation in Section 4.41.3.

A0110/2023

**IAN ROBERTSON
ELIZABETH ANNE BENNES**

Ward: 3

Firstly: PIN 73351 0132, Parcels 6287 SEC SWS; and Secondly: PIN 73351 0321, Parcel 21610 SEC SWS SRO, Parts 1, 2, 3, 4, 5, and 6 on Plan 53R-8530, Parts 1, 2, and 3 on Plan 53R-14124, Parts 1, 2, and 3 on Plan 53R-15134; Part Lot 8, Concession 6, Township of Balfour, 1891 Morgan Road, Chelmsford, [2010-100Z, RU (Rural), H3RU (Holding Rural), EP (Environmental Protection)]

For relief from Part 9, Section 9.3, Table 9.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to approve the lands to be retained, subject of future Consent Application, providing a minimum lot frontage of 51.5m, where 90.0m is required.

A0111/2023

**KELLY STUTT
THERESSA BEASLEY**

Ward: 6

PIN 73503 0379, Parcel 48670 SEC SES, Survey Plan 53R-12077 Part(s) 2, Lot(s) Part 5, Subdivision M-584, Lot Part 1, Concession 3, Township of Hanmer, 4655 Serenna Drive, Hanmer, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, Table 4.1 and Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit the existing two storey dwelling providing a minimum interior side yard setback of 1.34m with eaves encroaching 0.58m into the proposed 1.34m interior side yard setback, where a minimum side yard setback of 1.8m is required and where eaves may encroach 0.6m into the required side yard, but not closer than 0.6m to the lot line.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B767/76 (22 NOV 76) AND B768/76 (22 NOV 76)

A0112/2023

**CARY MCGLADE
SHERRI MCGLADE**

Ward: 2

PIN 73365 0271, Part Lot 3, Concession 1, Part 8, Plan 53R-17520, save and except Part 2, Plan 53R-21547, together with easement over Parts 4 & 6, Plan 53R-17520, subject to easement over Part 1, Plan 53R-21547, Township of Trill, 128 Park Road, Worthington, [2010-100Z, SLS(4)(Seasonal Limited Service)]

For relief from Part 4, Section 4.41, subsections 4.41.2 and 4.41.4, and Part 11, Section 4, subsection 4, paragraph(d), clause (ii) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to approve the construction of a detached garage, providing firstly, a minimum high water mark setback of 17.5m, where the minimum setback for main and accessory buildings, other than boathouses, pump houses and docks shall be no closer than 25.0m from the high water mark, and where only the accessory structures as set out in subsection 4.41.2, boat launches, marine railways, waterlines and heat pump loops are permitted within 20.0m of a high water mark and the area permitted to be cleared of natural vegetation in Section 4.41.3.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B79/21 (23 AUG 21), B16/07 (19 FEB 07), B20/04 (8 MAR 04), B19/04 (8 MAR 04) AND MINOR VARIANCE APPLICATIONS A10/07 (19 FEB 07) AND A09/07 (19 FEB 07)

THIS APPLICATION WAS DEFERRED FROM THE MEETING OF AUGUST 30, 2023 TO AFFORD THE APPLICANTS THE OPPORTUNITY TO ADDRESS THE TRUE HIGH WATER MARK LOCATION.

A0102/2023

**ADAM FIELD
ANDRIA FIELD**

"REVISED"

Ward: 2

PIN 73381 0546, Parcel 28481 SEC SWS, Surveys Plan 53R-10947 Part(s) 3 & Plan 53R-12572 Part(s) 2, Lot Part 1, Concession 3, Township of Graham, 83 Simon Lake Drive, Naughton, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, Table 4.1, Section 4.41, subsections 4.41.2, 4.41.3 and 4.41.4, and Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit firstly, the addition to the existing single detached dwelling providing a minimum interior side yard setback of 1.2m with eaves encroaching 0.61m into the proposed 1.2m interior side yard setback, where a minimum interior side yard setback of 1.8m is required and where eaves may encroach 0.6m into the required interior side yard but not closer than 0.6m to the lot line, secondly, a 23m setback for the shed and 15.8m setback for the above-ground pool from the high water mark of a lake or river, where no person shall erect any residential building or other accessory building or structure closer than 30.0m to the high water mark of a lake or a river, and thirdly, the pool to be setback 15.8m from the high water mark of a lake or a river, where only the accessory structures as set out in subsection 4.41.2, boat launches, marine railways, waterlines and heat pump loops are permitted within 20.0m of a high water mark and the area permitted to be cleared of natural vegetation in Section 4.41.3.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B321/89 (12 JUN 89)

**A REMINDER... THE NEXT SCHEDULED MEETING IS
THURSDAY, OCTOBER 12, 2023**



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

Office Use Only 2023.01.01
AC108/2023
S.P.P. AREA YES ___ NO <input checked="" type="checkbox"/>
NDCA REG. AREA YES <input checked="" type="checkbox"/> NO ___

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,180.00 (includes \$280.00 legal notice fee)
 APPLICATION FEE FOR HEDGEROWS: \$357.00 (includes \$280.00 legal notice fee)
 CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Steve G PanKow, Melaine Jung Email: [REDACTED]
 Mailing Address: 1325 Radar Rd Home Phone: [REDACTED]
 Business Phone: _____
 City: Hammer Postal Code: P3P0B4 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: Bradley Decault Email: [REDACTED]
 Mailing Address: 134 Third Ave Home Phone: [REDACTED]
 Business Phone: [REDACTED]
 City: Livich Postal Code: P3Y1M3 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: 1048 Brandon Rd
 City: Sudbury Postal Code: P3A 3V3

- 4) Current Official Plan designation: Agric Reserve Current Zoning By-law designation: RU

- 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	6.5m	7.9248m	1.4248m

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

c) Description of Proposal: Looking to build a garage taller than 6.5m in RU zone

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: Attic style Trusses on second floor

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

PIN(s): _____ Township: Capreol
 Lot No.: 7 Concession No.: 1 Parcel(s): 1309
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 1325 Radar Rd

7) Date of acquisition of subject land. 2021

8) Dimensions of land affected.

Frontage 79.25 (m) Depth 1382.24^{ft} (m) Area 29542 (m²) Width of Street ~~_____ (m)~~

9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>109.18 (m²)</u>	<u>142.7 m² (m²)</u>
Gross Floor Area:	<u>109.18 (m²)</u>	<u>207.35 (m²)</u>
No. of storeys:	<u>1</u>	<u>2</u>
Width:	<u>8.53 (m)</u>	<u>9.7536 (m)</u>
Length:	<u>12.8 (m)</u>	<u>14.6304 (m)</u>
Height:	<u>4m (m)</u>	<u>7.9248 (m)</u>

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

	Existing	Proposed
Front:	<u>16.26 (m)</u>	<u>19.70 (m)</u>
Rear:	<u>1387^{ft} (m)</u>	<u>1382.24 (m)</u>
Side:	<u>14.63 (m)</u>	<u>44.89 (m)</u>
Side:	<u>52m (m)</u>	<u>24.60 (m)</u>

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

What type of access to the land?

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

12) Date(s) of construction of all buildings and structures on the subject land. 1994

13) Existing use(s) of the subject property and length of time it / they have continued.
 Use(s): Residential / Hobby Farm Length of time: 2 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 existing

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

18) To the best of your knowledge has the subject land ever been subject of a previous application for minor variance/permission? Yes No

If "yes", indicate the application number(s): _____ or, describe briefly, _____

19) Is the property the subject of a current application for Consent (i.e. severance) under Section 53 of the Planning Act, R.S.O. 1990 c.P.13? Yes No

If "yes", indicate application number(s) and status of application(s): _____

20) Is the property the subject of a current application for a Plan of Subdivision under Section 51 of the Planning Act, R.S.O. 1990, c.P.13, or its predecessors? Yes No

If "Yes", indicate application number(s) and status of application(s): _____

21) Is this property located within an area subject to the Greater Sudbury Source Protection Plan? Yes No

If "yes", provide details on how the property is designated in the Source Protection Plan. _____

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Steve Pankow, Melonie Junge (please print all names), the registered owner(s) of the property described as 1325 Radar Rd Hamer 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 Bradley Deault (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 22nd day of August, 2023

[Signature]
(witness)

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

Print Name: Steven Pankow, Melonie Junge

*I have authority to bind the Corporation

A010812023

For Brad @ office

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, Bradley Deault (please print all names), the registered owner(s) or authorized agent of the property described as 1325 Rowden Rd

in the City of Greater Sudbury:

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

Dated this 25 day of August, 2023.

Commissioner of Oaths (Signature)

Karen Elizabeth Pigeau, a Commissioner for taking Affidavits in and for the Courts of Ontario, while within the Territorial District of Sudbury and while appointed as a Deputy Clerk for the City of Greater Sudbury.

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

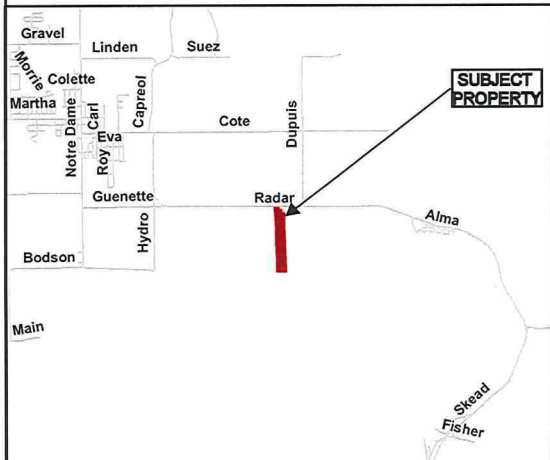
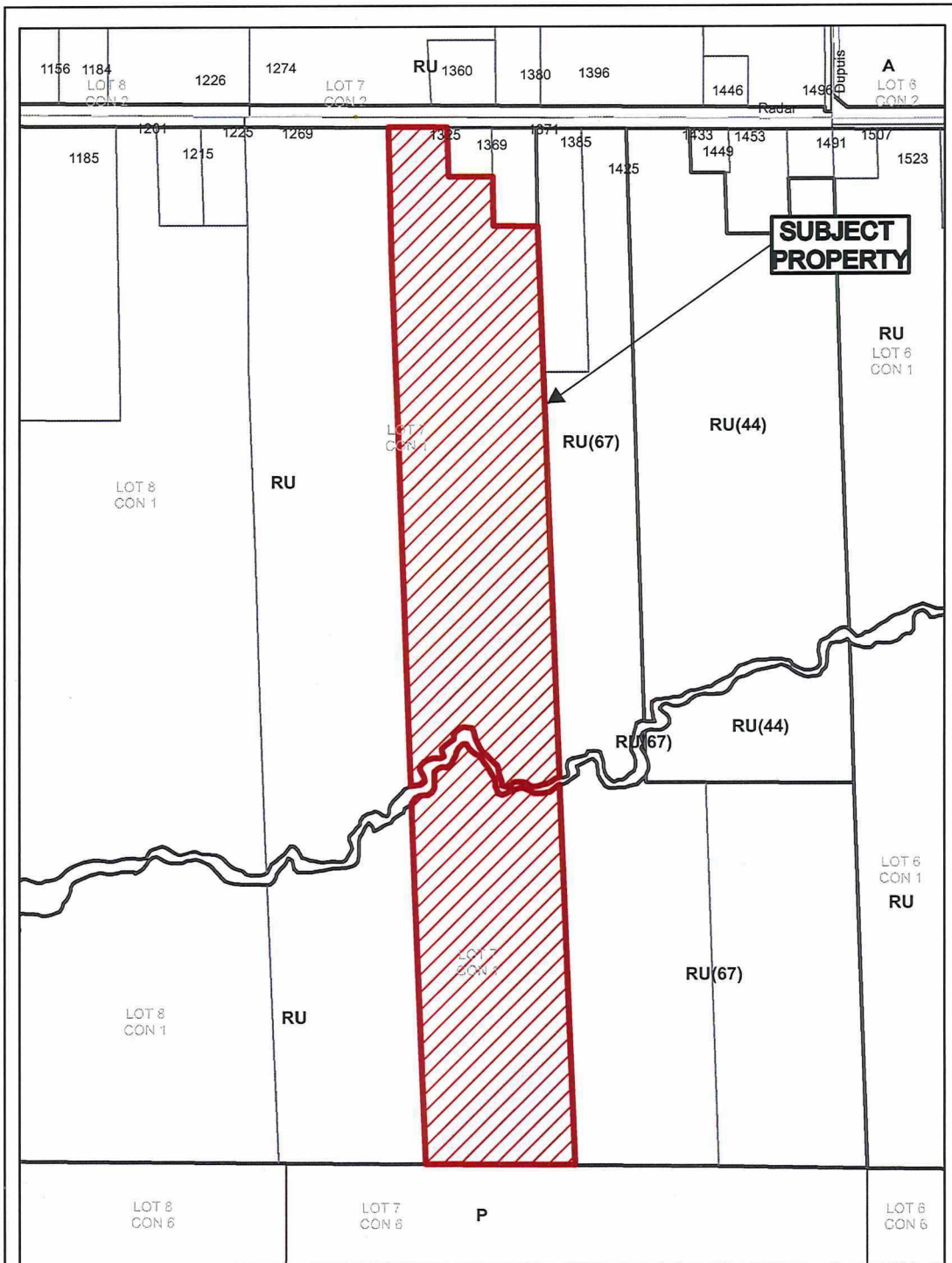
Print Name: Bradley Deault *I have authority to bind the Corporation

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

FOR OFFICE USE ONLY

Form with fields: Date of Receipt: Aug 29/23, Hearing Date: Sept 27/23, Received By: S. Pinkerton, Zoning Designation: RU, Resubmission: No, Previous File Number(s): See below, Previous Hearing Date: Notes: A0079/1991 (Apr 29/91), B0054/1991 (Apr 29/91), B0055/1991 (Apr 29/91)

A0108/2023



Application for Minor Variance or Permission



Subject Property PIN 73509-0155,
 Parcel 1309 SEC SES, West 1/2 of Lot 7, Concession 1,
 except LT62651 and LT192821,
 and Parts 1 and 2, Plan 53R-13399,
 Township of Capreol, 1325 Radar Road, Hanmer,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

A0108/2023
 Date: 2023 09 06

ROOF PLAN LEGEND

- SLOPE DENOTES DRAINAGE FROM EAVES & ROOF SLOPE
- DENOTES DOWN SPOUTS C/W SLASH PAD
- DENOTES EAVE THROUGH C/W DOWNSPOUT
- DENOTES RIDGE LINE
- DENOTES MINIMUM EXTENT OF EAVE PROTECTION EAVE PROTECTION TO EXTEND A MINIMUM OF 1'0" PAST INTERIOR FACE OF EXTERIOR WALL

NOTES:

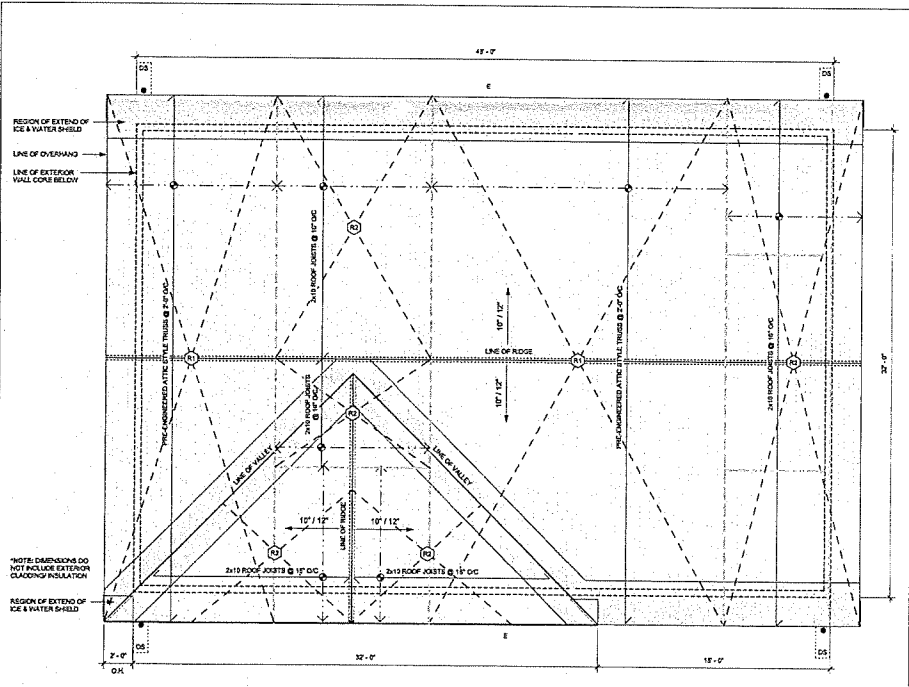
- CONTRACTOR TO SITE VERIFY EXISTING SLOPE AND DIMENSIONS PRIOR TO ORDERING TRUSSES. REPORT BACK TO KEMPE ENGINEERING IF ANY DISCREPANCIES OCCUR.
- ICE AND WATER SHIELD TO EXTEND 1'0" PAST INTERIOR FACE OF EXTERIOR WALL (TYPICAL)
- ALL ROOF VENTS TO HAVE EAVE PROTECTION AND FLASHING
- THE MANUFACTURED ROOF TRUSS SUPPLIER SHALL PROVIDE MANUFACTURED ROOF TRUSSES SUITABLE TO THE DESIGN PARAMETERS PROVIDED BY KEMPE ENGINEERING AND IN ACCORDANCE WITH CBC PART 8 - 8.2.1.1 (1) WOOD TRUSSES.

CONSTRUCTION NOTES (TAGS):

- (1) CONTRACTOR TO PROVIDE OVERFRAMING - REFER TO (A) IN ROOF LEGEND AND STRUCTURAL PLANS.

ROOF ASSEMBLIES:

- (A) PRE-ENGINEERED ATTIC TRUSSES
 - 21 YR ASPHALT SHINGLES
 - EAVE PROTECTION AROUND PERIMETER
 - CONSTRUCTION FELT PAPER
 - 1 1/2" PLYWOOD SHEATHING WITH C/W 1" CLIPS
 - PRE-ENGINEERED ATTIC TRUSSES @ 2'0" O.C.
 - FILL W/ BLOWN INSULATION (R-40) AND BATT INSULATION IN CATHRAL SPACE (R-30)
 - 600 PLY 1/8" THICK GARDEN MEMBRANE - LAP & SEAL
 - CEILING AS SCHEDULED
- (B) CONVENTIONAL FRAMED ROOF (WOOD JOIST)
 - MATCH EXISTING ROOFING
 - EAVE PROTECTION AROUND PERIMETER AS PER DETAIL
 - ICE AND WATER SHIELD AROUND PERIMETER AND FLASHING AREAS
 - CONSTRUCTION FELT PAPER
 - 1 1/2" PLYWOOD SHEATHING C/W 1" CLIPS
 - 2" INSULATION @ 16" O.C.
 - BLOWN INSULATION PLACE
 - CEILING AS SCHEDULED



ROOF PLAN
1/4" = 1'-0"

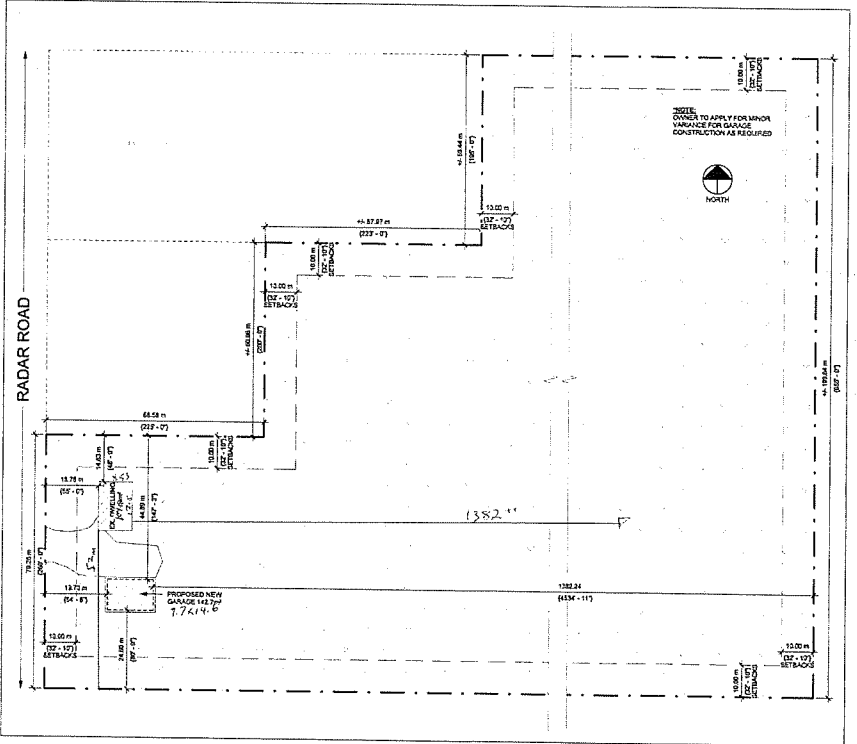
DIMENSIONS ON SITE PLAN TO BE FIELD VERIFIED BY HOME OWNER, CONTRACTOR OR GITE SERVY. ANY DISCREPANCIES SHALL BE REPORTED TO KEMPE ENGINEERING	
ZONE	- R1
TOTAL PROPERTY AREA	= 8 772.728 sq-ft
EXISTING ACCESSORY BUILDINGS*	= 4 824.885 sq-ft
PROPOSED NEW GARAGE	= 142.74 sq-ft
NEW TOTAL LOT COVERAGE	= 63.7%
MAXIMUM LOT COVERAGE	= 70%
MAXIMUM HEIGHT	= 21'-0"
MINIMUM SETBACKS	= 6'-0"
MINIMUM FRONT YARD	= 10'-0"
MINIMUM REAR YARD	= 12'-0"
MINIMUM INTERIOR SIDE YARD	= 12'-0"
MINIMUM CORNER SIDE YARD	= 12'-0"

GENERAL NOTES:

- CONTRACTOR TO LOCATE ALL UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF WORK.

SITE PLAN LEGEND

- PROPOSED NEW
- DENOTES EXISTING BUILDING
- DENOTES ASPHALT
- DENOTES GRASS
- DENOTES PROPERTY LINE
- DENOTES EASEMENT LINE



SITE PLAN
1" = 60'-0"

NOTICE:

1. ALL WORK CHANGES DUE TO RECORD DRAWING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CHANGES TO THE ORIGINAL DRAWINGS MADE BY THE CONTRACTOR.

2. A CONTRACTOR SHALL NOTIFY ALL AFFECTED PARTIES TO THE INFORMATION OF ALL AFFECTED PARTIES PRIOR TO ANY WORK BEING PERFORMED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE UTILITY OF ALL SERVICES ON THE JOB.

3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF DENVER CONSTRUCTION CODE.

4. 100% BIDDING REQUIREMENTS.

PROVISIONS:

08-08-2023
18-08-2023

DESIGNED FOR CONSTRUCTION
CHECKED FOR RECORDS
1 1/2



PRIESTER: SUDBURY
1328 RADAR RD, HANMER, CO
PROJECT NO. 100000115

KOMRI ENGINEERING

SITE PLAN & ROOF PLAN

DRAWN: NLSM
CHECKED: DRWGO
SCALE: As Indicated
SHEET: _____

ISSUED FOR CONSTRUCTION - MAY 9TH, 2023

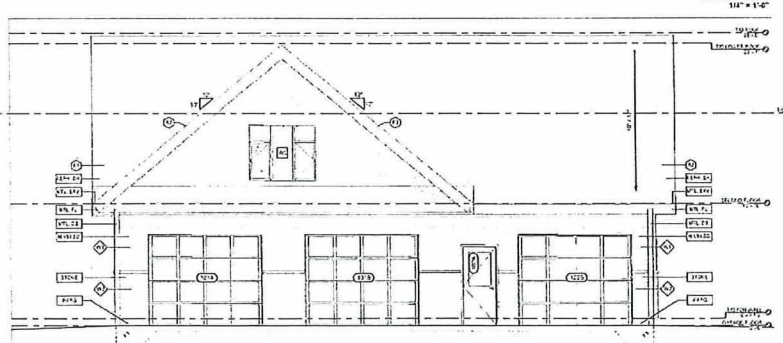
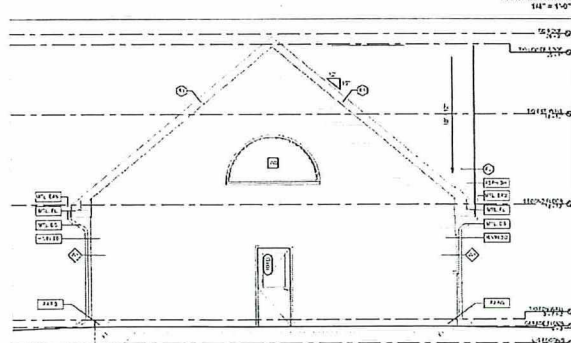
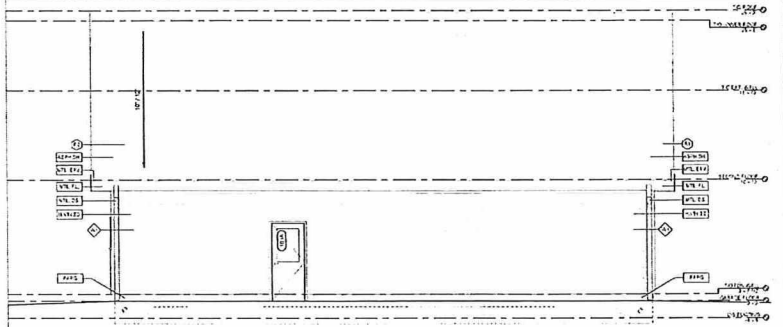
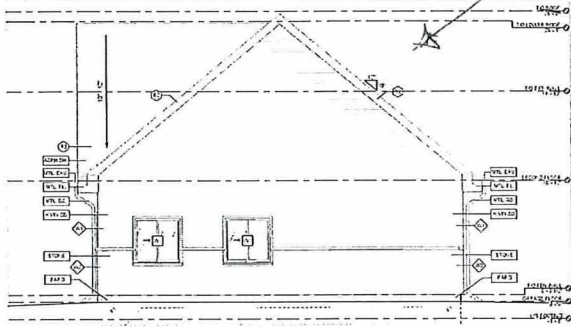
A0108/2023
Sketch 2

A01

LEGEND

□	FOUNDATION
□	WALL
□	ROOF
□	FLOOR
□	CEILING
□	DOOR
□	WINDOW
□	STAIR
□	PLUMBING
□	ELECTRICAL
□	MECHANICAL
□	INSULATION
□	CLADDING
□	GLASS
□	CONCRETE
□	BRICK
□	WOOD
□	STEEL
□	ALUMINUM
□	OTHER

Street view
7.9248m Height



PROJECT: [illegible]
DATE: [illegible]
SCALE: [illegible]



KOMRI
ENGINEERING

PROFESSIONAL ENGINEER
REGISTERED IN THE PROVINCE OF ONTARIO

DATE: [illegible]
SCALE: [illegible]

A04

ISSUED FOR CONSTRUCTION - MAY 9TH, 2023

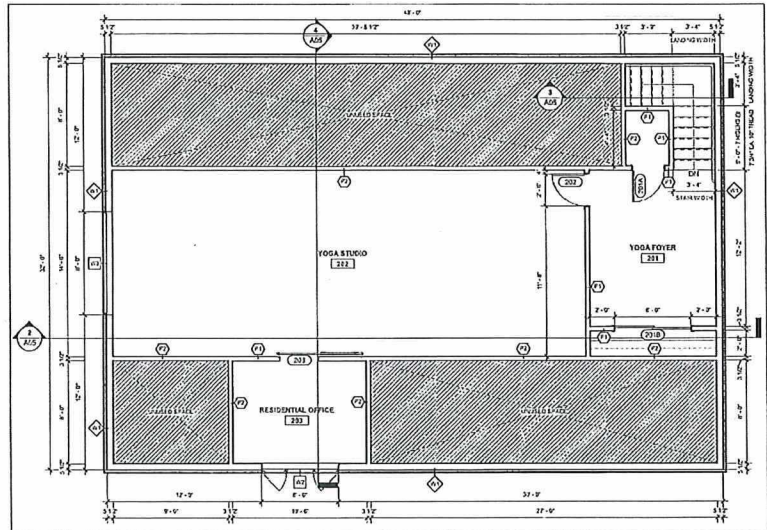
A0108/2023
Sketch 3

LEGEND

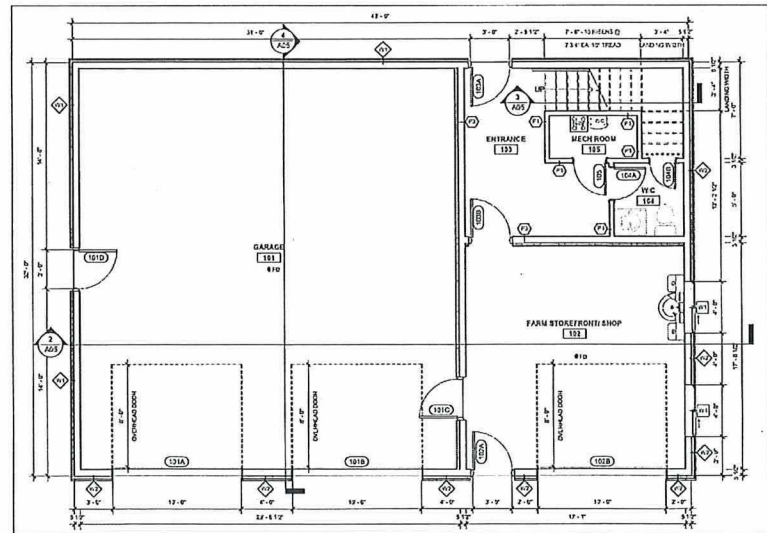
ROOM NAME	DENOTES ROOM NAME AND MASTER REFERENCE
[101]	DENOTES PARTITION ASSEMBLY TAG REFERENCE
[102]	DENOTES WINDOW TAG REFERENCE
[103]	DENOTES EXTERIOR WALL TAG REFERENCE
[104]	DENOTES FLOOR FINISH
[105]	DENOTES DOOR TAG REFERENCE
[106]	DENOTES GAS BOILER UNIT
[107]	DENOTES GAS FLOOR VENTILATION

- CONSTRUCTION ASSEMBLIES**
- PARTITION ASSEMBLY NOTES:**
- USE WALLS TO DEFINE OFFICE WALL LOCATION AND SET EDGE OF PARTITION ELEMENT FOR ALL WALLS UNLESS NOTED OTHERWISE
 - ALL PARTITION WALLS SHALL BE CONSTRUCTION WALLS UNLESS NOTED OTHERWISE
 - ALL PARTITION WALLS SHALL BE CONSTRUCTION WALLS UNLESS NOTED OTHERWISE
 - ALL PARTITION WALLS SHALL BE CONSTRUCTION WALLS UNLESS NOTED OTHERWISE
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 - ALL PARTITION WALLS SHALL BE CONSTRUCTION WALLS UNLESS NOTED OTHERWISE
- PARTITION ASSEMBLIES:**
- 101. 1/2" GYP BOARD ON 2x4 STUDS @ 16" OC**
 - 102. 1/2" GYP BOARD ON 2x4 STUDS @ 16" OC**
 - 103. 1/2" GYP BOARD ON 2x4 STUDS @ 16" OC**
 - 104. 1/2" GYP BOARD ON 2x4 STUDS @ 16" OC**
 - 105. 1/2" GYP BOARD ON 2x4 STUDS @ 16" OC**
 - 106. 1/2" GYP BOARD ON 2x4 STUDS @ 16" OC**
 - 107. 1/2" GYP BOARD ON 2x4 STUDS @ 16" OC**

- WALL ASSEMBLIES:**
- 101. 1/2" GYP BOARD ON 2x4 STUDS @ 16" OC**
 - 102. 1/2" GYP BOARD ON 2x4 STUDS @ 16" OC**
 - 103. 1/2" GYP BOARD ON 2x4 STUDS @ 16" OC**
 - 104. 1/2" GYP BOARD ON 2x4 STUDS @ 16" OC**
 - 105. 1/2" GYP BOARD ON 2x4 STUDS @ 16" OC**
 - 106. 1/2" GYP BOARD ON 2x4 STUDS @ 16" OC**
 - 107. 1/2" GYP BOARD ON 2x4 STUDS @ 16" OC**



LOFT FLOOR PLAN
1/4" = 1'-0"



GARAGE FLOOR PLAN
1/4" = 1'-0"

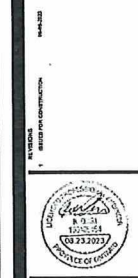
GENERAL:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, IRC, AND UPC.

2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.

3. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.

4. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.



KOMRI ENGINEERING

PRECISE SECURITY
THE EFFECT OF A GOOD DESIGN

FLOOR PLANS











DRAWN	EPJ
CHECKED	ED
SCALE	1/4" = 1'-0"
TITLE	FLOOR PLANS

A02


ISSUED FOR CONSTRUCTION - MAY 9TH, 2023

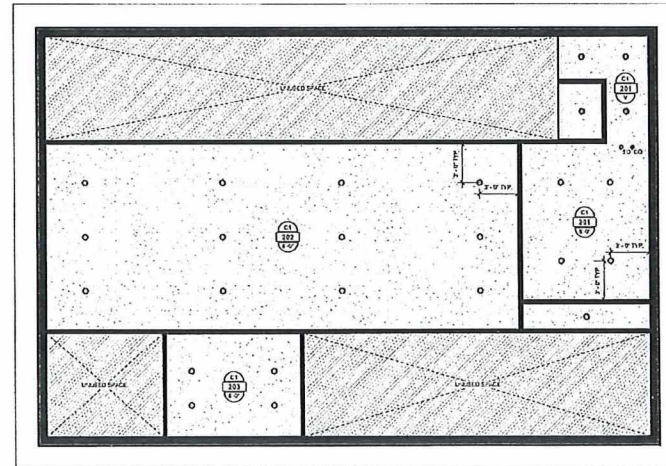
A0108/2023
sketch 6

RCP LEGEND

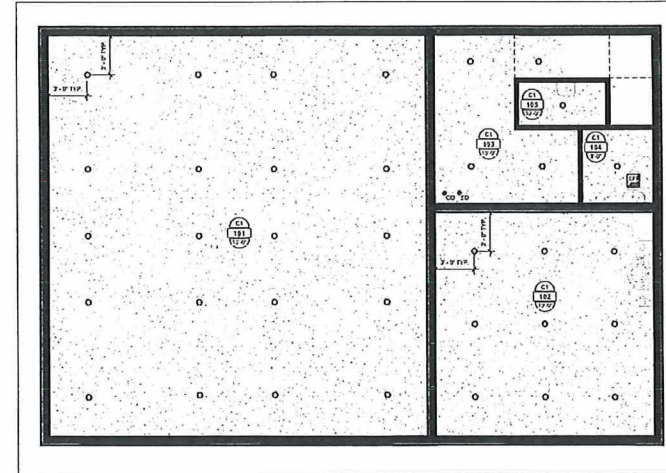
-  DENOTES ROOM NUMBER REFERENCE
-  DENOTES CEILING TYPE - REFER TO CEILING SCHEDULE
-  DENOTES CEILING HEIGHT ABOVE FINISHED FLOOR
-  DENOTES CEILING HEIGHT ABOVE FINISHED FLOOR
-  DENOTES CEILING HEIGHT ABOVE FINISHED FLOOR
-  DENOTES CEILING TYPE
-  DENOTES DIFFUSIVE CEILING
-  DENOTES HOUSING DETECTOR
-  DENOTES HOUSING DETECTOR WITH BUILT-IN SMOKE TUBE
-  DENOTES LIGHT FIXTURE

- NOTES:**
1. REFER TO ROOM SCHEDULE FOR ADDITIONAL INFORMATION
 2. CEILING HEIGHTS ARE BASED ON THE FLOOR THEY ARE LOCATED ON UNLESS NOTED OTHERWISE
 3. ALL PERFORATIONS THROUGH HOUSING SHALL BE SEALED WITH THE APPROPRIATE SEALANT AND SHALL BE REFERRED TO THE CONTRACTOR FOR THE DETAILS AND THE SCHEDULE FOR ADDITIONAL INFORMATION

- CEILING ASSEMBLIES:**
-  DIFFUSIVE CEILING ASSEMBLY
 - 1/2" GYP BOARD
 - 1" FIBERGLASS INSULATION
 - 5/8" GYP BOARD
 - 1" FIBERGLASS INSULATION
 - 5/8" GYP BOARD
 - 1" FIBERGLASS INSULATION
 - 5/8" GYP BOARD
 - 1" FIBERGLASS INSULATION
 - 5/8" GYP BOARD



SECOND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



MAIN FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

ISSUED FOR CONSTRUCTION - MAY 9TH, 2023

GENERAL:
 1. REFER TO THE ARCHITECT'S GENERAL NOTES FOR ALL INFORMATION.
 2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2023 IBC AND ALL APPLICABLE CODES.
 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2023 IBC AND ALL APPLICABLE CODES.
 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2023 IBC AND ALL APPLICABLE CODES.
 5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2023 IBC AND ALL APPLICABLE CODES.
 6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2023 IBC AND ALL APPLICABLE CODES.
 7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2023 IBC AND ALL APPLICABLE CODES.
 8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2023 IBC AND ALL APPLICABLE CODES.
 9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2023 IBC AND ALL APPLICABLE CODES.
 10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2023 IBC AND ALL APPLICABLE CODES.

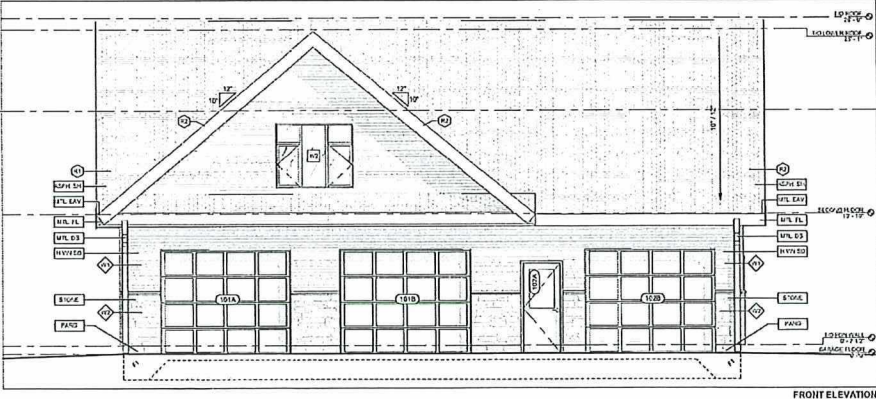
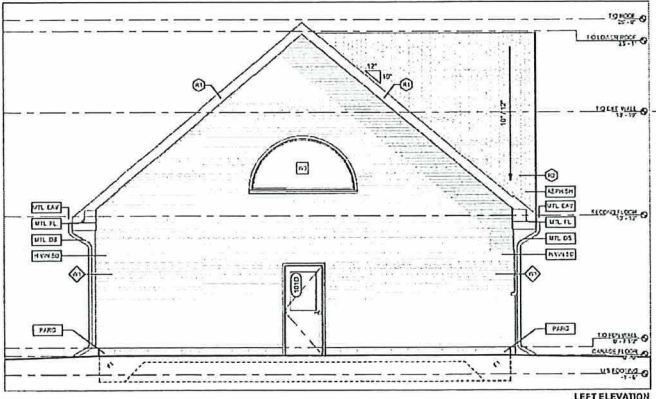
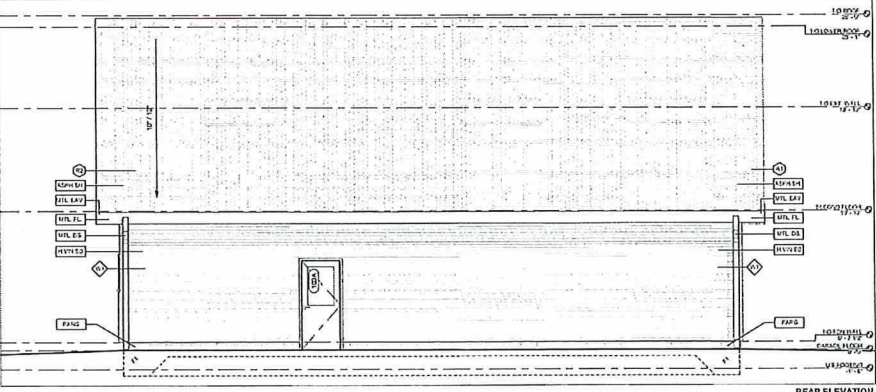
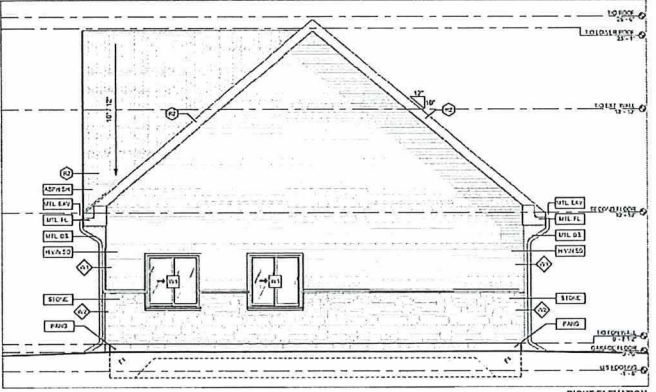


PRESTIGE SECURITY
 1333 HAZARD RD. MANASSAS, VA 20108
 (703) 791-1111
 REFLECTED CEILING PLANS

DESIGN: DPH
 DATE: 05/09/23
 SCALE: 1/4" = 1'-0"
 SHEET: A03

A0108/2023
 sketch 7

LEGEND	
[Symbol]	DETAILS PER FLASHING
[Symbol]	DETAILS PER W/ASBEST F/SHOES
[Symbol]	DETAILS PER ROOFING V/ILES D/SHOY
[Symbol]	DETAILS PER FL. GRAB/IN BY BR/ANKE
[Symbol]	DETAILS PER FL. GRAB/IN D/SHOY
[Symbol]	DETAILS PER ROOFING L/AYER
[Symbol]	ROOF DRAIN/CATCH/P/ED SCHEDULE
[Symbol]	W/ALL DRAIN/CATCH/P/ED SCHEDULE
[Symbol]	DOOR DRAIN/CATCH/P/ED SCHEDULE
[Symbol]	W/DOOR DRAIN/CATCH/P/ED SCHEDULE
[Symbol]	FOOTING DRAIN/CATCH/P/ED SCHEDULE



GENERAL NOTES:
 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, IRC, AND UPC.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 3. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AT ALL TIMES.
 5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, IRC, AND UPC.
 8. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AT ALL TIMES.
 9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.



KOMRI ENGINEERING

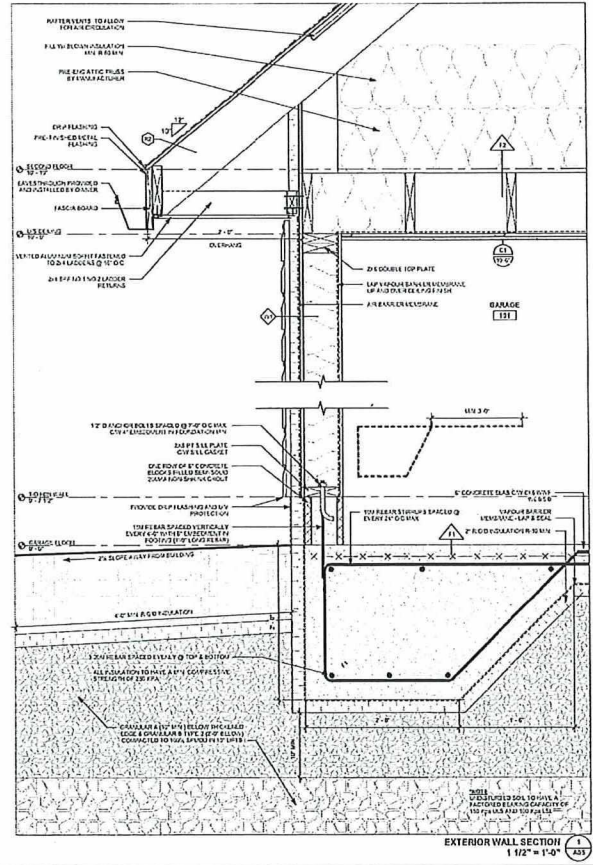
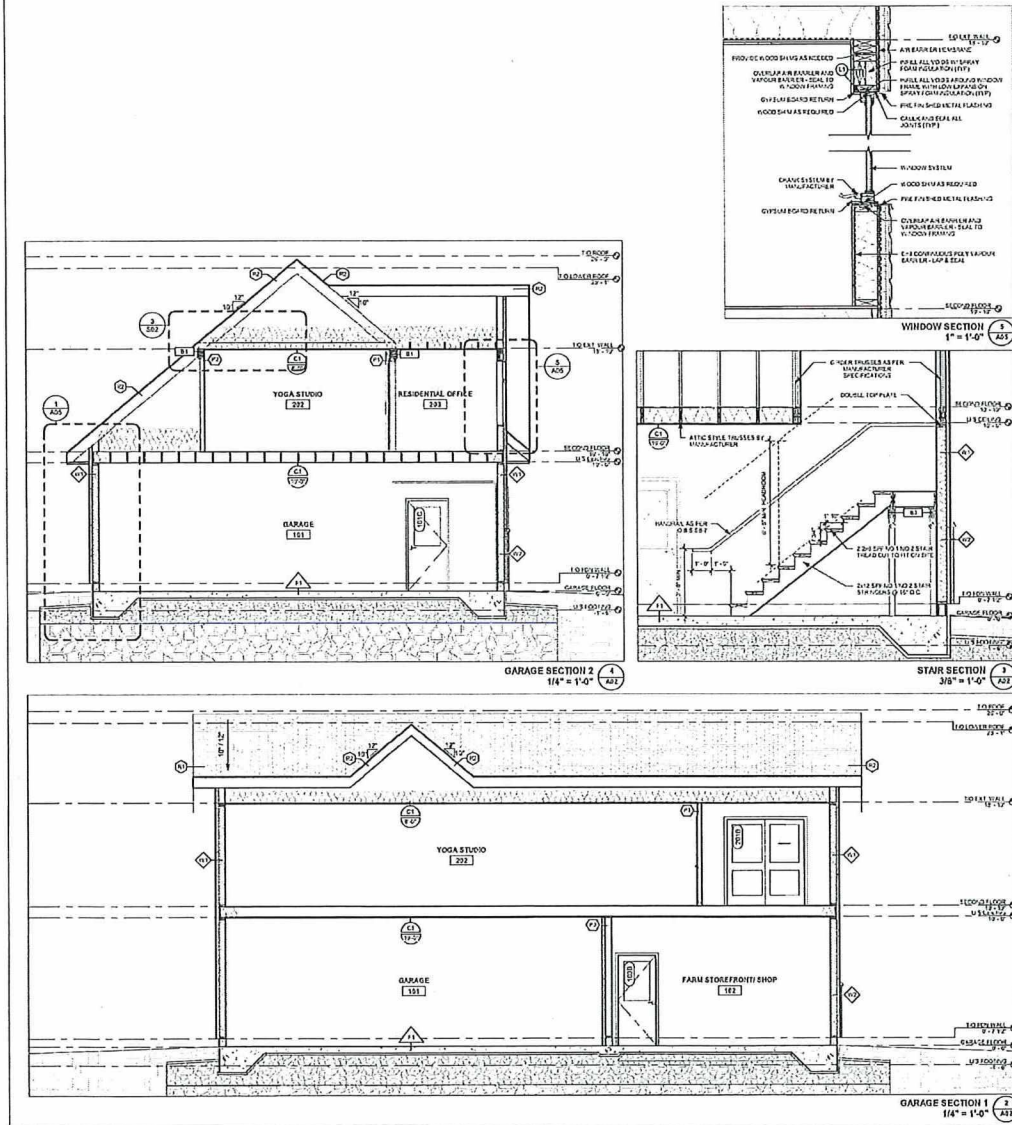
PRACTICE SIGNATURE
 1234567890
 PROJECT NO. 1234567890

DRAWN: [Name]
 CHECKED: [Name]
 SCALE: 1/4" = 1'-0"
 SHEET: [Number]

A04

ISSUED FOR CONSTRUCTION - MAY 9TH, 2023

A0108/2023
 sketch 8



GENERAL
1. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE AND UTILITIES PRIOR TO COMMENCEMENT OF WORK.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE AUTHORITY HAVING JURISDICTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCEMENT OF WORK.
5. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCEMENT OF WORK.

REVISIONS
1. REVISIONS TO ALL DRAWINGS SHALL BE INDICATED BY A CIRCLED NUMBER AND A LETTER IN THE MARGIN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCEMENT OF WORK.



KOMRI ENGINEERING

PRESTIGE SECURITY
1533 HAMMERSMITH MANOR DR
PUNNETT HILLS, FL 33187

DESIGN: []
CHECKED: []
SCALE: As Indicated
DATE: []

A05

ISSUED FOR CONSTRUCTION - MAY 9TH, 2023

A0108/2023
Sketch 9

CONSTRUCTION ASSEMBLIES

PARTITION ASSEMBLIES NOTES:

1. ALL PARTITION WALLS SHALL BE CONSTRUCTED TO BE FULL HEIGHT AND FULL WIDTH OF PARTITION AND SHALL BE FULL HEIGHT AND FULL WIDTH OF PARTITION.
2. PARTITION WALLS SHALL BE CONSTRUCTED TO BE FULL HEIGHT AND FULL WIDTH OF PARTITION.
3. ALL PARTITION WALLS SHALL BE CONSTRUCTED TO BE FULL HEIGHT AND FULL WIDTH OF PARTITION.
4. ALL PARTITION WALLS SHALL BE CONSTRUCTED TO BE FULL HEIGHT AND FULL WIDTH OF PARTITION.
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7. ALL PARTITION WALLS SHALL BE CONSTRUCTED TO BE FULL HEIGHT AND FULL WIDTH OF PARTITION.
8. ALL PARTITION WALLS SHALL BE CONSTRUCTED TO BE FULL HEIGHT AND FULL WIDTH OF PARTITION.

PARTITION ASSEMBLIES:

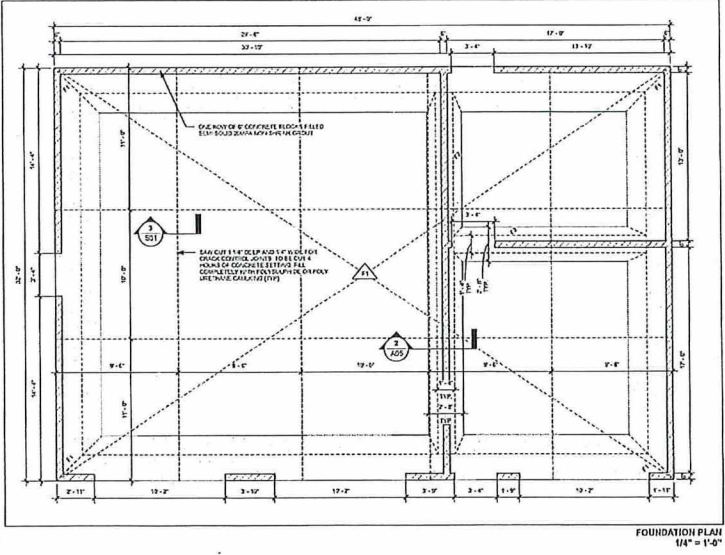
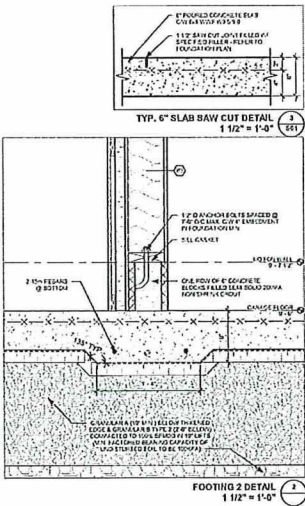
- 1. TYP. 6" CONCRETE SLAB ON GRADE
- 2. TYP. 6" CONCRETE SLAB ON GRADE
- 3. TYP. 6" CONCRETE SLAB ON GRADE
- 4. TYP. 6" CONCRETE SLAB ON GRADE
- 5. TYP. 6" CONCRETE SLAB ON GRADE
- 6. TYP. 6" CONCRETE SLAB ON GRADE
- 7. TYP. 6" CONCRETE SLAB ON GRADE
- 8. TYP. 6" CONCRETE SLAB ON GRADE

FLOOR ASSEMBLIES:

- 1. 4" CONCRETE SLAB ON GRADE
- 2. 4" CONCRETE SLAB ON GRADE
- 3. 4" CONCRETE SLAB ON GRADE
- 4. 4" CONCRETE SLAB ON GRADE
- 5. 4" CONCRETE SLAB ON GRADE
- 6. 4" CONCRETE SLAB ON GRADE
- 7. 4" CONCRETE SLAB ON GRADE
- 8. 4" CONCRETE SLAB ON GRADE

FOOTING SCHEDULE

KEYNOTE	SIZE
F1	2'-0" DEEP x 1'-0" WIDE CONCRETE FOOTING FOR WALLS & 18" DIA. PIPES @ 18" ON CENTER
F2	2'-0" DEEP x 1'-0" WIDE CONCRETE FOOTING FOR WALLS & 18" DIA. PIPES @ 18" ON CENTER



ISSUED FOR CONSTRUCTION - MAY 9TH, 2023

KOMRI ENGINEERING

PRESTIGE SECURITY
 1333 HAZARD RD. MANALAPAN, NJ 07954
 (908) 833-1000

STRUCTURAL CONSULTANT PLAN

DRAWN	DATE
CHECKED	DATE
SCALE	As Indicated
DATE	

S01

A0108/2023
 Sketch 10



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

*XREVISED**

Office Use Only 2023.01.01	
A 010918028	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,180.00 (includes \$280.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$357.00 (includes \$280.00 legal notice fee)
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): David Lindsay
 Mailing Address: 1166 Gemmell Street Business Phone: _____
 City: Sudbury Postal Code: P3A 1G4 Fax Phone: _____

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

Name of Agent: _____ Email: _____
 Mailing Address: _____ Home Phone: _____
 City: _____ Postal Code: _____ Business Phone: _____
 Fax Phone: _____
 Note: Unless otherwise requested, all communication will be sent to the agent, if any.

- 3) 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: Manulife Bank
 Mailing Address: 520 KING ST N
 City: Waterloo Postal Code: N2J 4C6

- 4) Current Official Plan designation: Minor Municipal Res. Current Zoning By-law designation: 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
4.41.2 (a)	30 meters	15.1	14.9

- b) Is there an eave encroachment? Yes No If 'Yes', size of eaves: 0.6 (m)

c) Description of Proposal:
Demolition of existing seasonal residence (camp) and construction of new seasonal residence
The new structure will include an additional 2.74 meters on the rear of the existing footprint

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
The existing footprint and proposed addition of 2.74 meters on the rear of the existing footprint fall within the 25 meter setback requirement from waterfront.

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

PIN(s): 73366-0060 Township: Fairbank
 Lot No.: 10 Concession No.: 2 Parcel(s): 14337
 Subdivision Plan No.: M328 Lot: 19 Reference Plan No.: Part(s):
 Municipal Address or Street(s): 741 Fairbank N

7) Date of acquisition of subject land: October 31, 2004

8) Dimensions of land affected.

Frontage 70.73 (m) Depth 194.82 (m) Area 12464.32 (m²) Width of Street n/a (m)

9) Particulars of buildings:

	Existing		Proposed	
	(m ²)	(m ²)	(m)	(m)
Gross Floor Area:	65.9		89.0	
No. of storeys:	1		1	
Width:	7.32		7.32	
Length:	9.0		12.19	
Height:	4.8		5.5	

SEE ATTACHED FOR OTHER STRUCTURES

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

	Existing		Proposed	
	(m)	(m)	(m)	(m)
Front:	11.2		15.1m	
Rear:	175.3		167.0m	
Side:	3.0		3.70	
Side:	60.68		59.98	

SEE ATTACHED FOR OTHER STRUCTURES

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

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

What type of access to the land?

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

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

Original main building @ 1960, accessory building to main building @ 1980, Sauna 2022, Shed 2022

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

Use(s): Seasonal Recreational Length of time: 1955

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 Recreational / Crown Land

A0109/2023

18) To the best of your knowledge has the subject land ever been subject of a previous application for minor variance/permission? Yes No

If "yes", indicate the application number(s): _____ or, describe briefly, _____

19) Is the property the subject of a current application for Consent (i.e. severance) under Section 53 of the Planning Act, R.S.O. 1990 c.P.13? Yes No

If "yes", indicate application number(s) and status of application(s): _____

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, David Lindsay (please print all names), the registered owner(s) of the property described as 741 Fairbank Lake S N, Fairbank Con 2 Lot 10 Pkg M328 Lot 19 PCL 14337 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 _____ (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 23 day of Aug, 2023

[Signature]
(Witness)

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

Print Name: DAVID LINDSAY

*I have authority to bind the Corporation

AM SUBMITS SEPT 21/23 [Signature]

A010912023

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, David Lindsay (please print all names),


the registered owner(s) or authorized agent of the property described as 741 Fairbank Lake S N Fairbank Con 2 L

Plan M328 Lot 19 PCL 14337


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 23 day of August, 2023.


Commissioner of Oaths
Karen Elizabeth Piggott, a Commissioner for taking Affidavits In and for the Courts of Ontario, while within the Territorial District of Sudbury and while appointed as a Deputy-Clerk for the City of Greater Sudbury.


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

Print Name: DAVID LINDSAY
*I have authority to bind the Corporation
AMENDMENT SEPT 21/23 

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

FOR OFFICE USE ONLY

Date of Receipt: <u>Aug 29/23</u>	Hearing Date: <u>Sept 27/23</u>	Received By: <u>S. Pinerton</u>
Zoning Designation: <u>SLS-4</u>	Resubmission: Yes <input type="radio"/> No <input checked="" type="radio"/>	
Previous File Number(s): <u>none</u>		
Previous Hearing Date:		
Notes:		

A0109/2023

Variance To	By-Law Requirement	Proposed	Difference
Interior Side Yard- PRIVY	1.2m	1.1m	0.1m
High Water Mark- SEASONAL DWELLING	30m	15.1m	14.9m
High Water Mark- SLEEP CAMP	30m	10.7m	19.3m
High Water Mark-SHED	30m	25.9m	4.1m
Shoreline Structure- SEASONAL DWELLING	20m	15.1m	4.9m
Shoreline Structure- SLEEP CAMP	20m	10.7m	9.3m

A0109/2023

Request for Variance

741 Fairbank North, Whitefish, Ontario

The existing building is a wood frame building on piers. It is the original camp built around 1960 and is no longer a viable building.

A variance is requested to allow for the addition of 2.74 meters at the back of the existing building footprint. *Which is being moved back from front of lot line to 15.1 m from existing 11.2*

A full survey was completed in 2021 with the proposed addition to the existing building footprint included on the survey.

Please note that the road allowance at the rear of the property is unopened, access is via a private road, also noted on the survey.

If approved applications for permits for demolition and construction of a new structure (camp) to be built on piers will follow.

A0109/2023

Particulars of other buildings. Existing. Proposed

1. Accessory Building (Sleep Camp)

Gross Floor Area	<u>29.9</u>	<u>N/C</u>
Number of Stories.	<u>1</u>	<u>N/C</u>
Width	<u>5.18</u>	<u>N/C</u>
Length	<u>5.78</u>	<u>N/C</u>
Height	<u>4.27</u>	<u>N/E</u>

2. Sauna

Gross Floor Area	<u>4.4</u>	<u>N/C</u>
Number of Stories.	<u>1</u>	<u>N/C</u>
Width	<u>1.63</u>	<u>N/C</u>
Length	<u>2.44</u>	<u>N/C</u>
Height	<u>2.74</u>	<u>N/C</u>

3. Privy

Gross Floor Area	<u>3.2</u>	<u>N/C</u>
Number of Stories.	<u>1</u>	<u>N/C</u>
Width	<u>1.52</u>	<u>N/C</u>
Length	<u>2.13</u>	<u>N/C</u>
Height	<u>3.05</u>	<u>N/C</u>

AO109/2023

4. Playhouse

Gross Floor Area	<u>3.7</u>	<u>N/C</u>
Number of Stories.	<u>3 1/2</u>	<u>N/C</u>
Width	<u>1.52</u>	<u>N/C</u>
Length	<u>2.44</u>	<u>N/C</u>
Height	<u>1.52</u>	<u>N/C</u>

5. Shed

Gross Floor Area	<u>12.5</u>	<u>N/C</u>
Number of Stories.	<u>1</u>	<u>N/C</u>
Width	<u>2.74</u>	<u>N/C</u>
Length	<u>4.57</u>	<u>N/C</u>
Height	<u>3.1</u>	<u>N/C</u>

Location of other Buildings. Existing. Proposed

1. Accessory Building (Sleep Camp)

Front.	<u>10.7</u>	<u>n/c</u>
Rear	190.8 <u>173.8</u>	<u>n/c</u>
Side.	<u>22.66</u>	<u>n/c</u>
Side.	<u>48.34</u>	<u>n/c</u>

2. Sauna

Front.	<u>1.52</u>	<u>n/c</u>
Rear	<u>190.8</u>	<u>n/c</u>
Side.	<u>3.18</u>	<u>n/c</u>
Side.	<u>66.0</u>	<u>n/c</u>

3. Privy

Front.	<u>31.7</u>	<u>n/c</u>
Rear	<u>160.9</u>	<u>n/c</u>
Side.	<u>1.1</u>	<u>n/c</u>
Side.	<u>67.8</u>	<u>n/c</u>

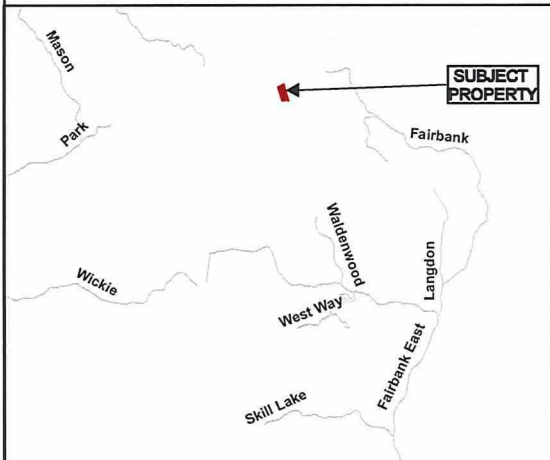
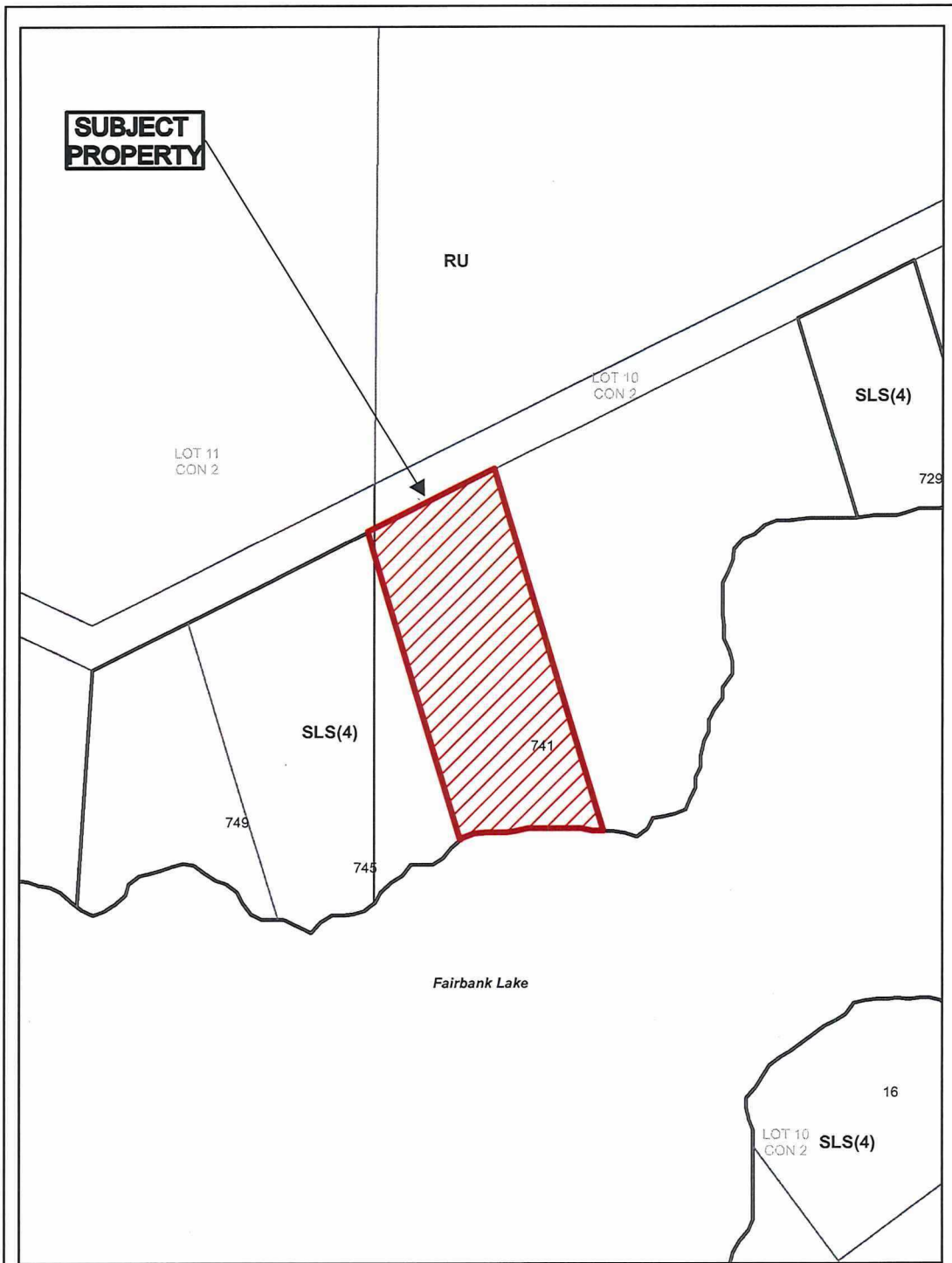
A0109/2023

4. Playhouse

Front.	<u>36.0</u>	<u>n/c</u>
Rear	<u>156.5</u>	<u>n/c</u>
Side.	<u>1.1</u>	<u>n/c</u>
Side.	<u>67.4</u>	<u>n/c</u>

5. Shed

Front.	<u>25.9</u>	<u>n/c</u>
Rear	<u>137.4</u>	<u>n/c</u>
Side.	<u>3.76</u>	<u>n/c</u>
Side.	<u>62.7</u>	<u>n/c</u>



Application for Minor Variance or Permission



Subject Property PIN 73366-0060,
 Parcel 14337 SEC SWS, Summer Resort,
 Lot 19, Plan M-328,
 Part Lot 10, Concession 2, Township of Fairbank,
 741 Fairbank North, Whitefish,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

A0109/2023
 Date: 2023 09 06

RE

LOI

PIN 73366-0060

N16°30'10"W 168+ (MS)
(N16°47'W P1)

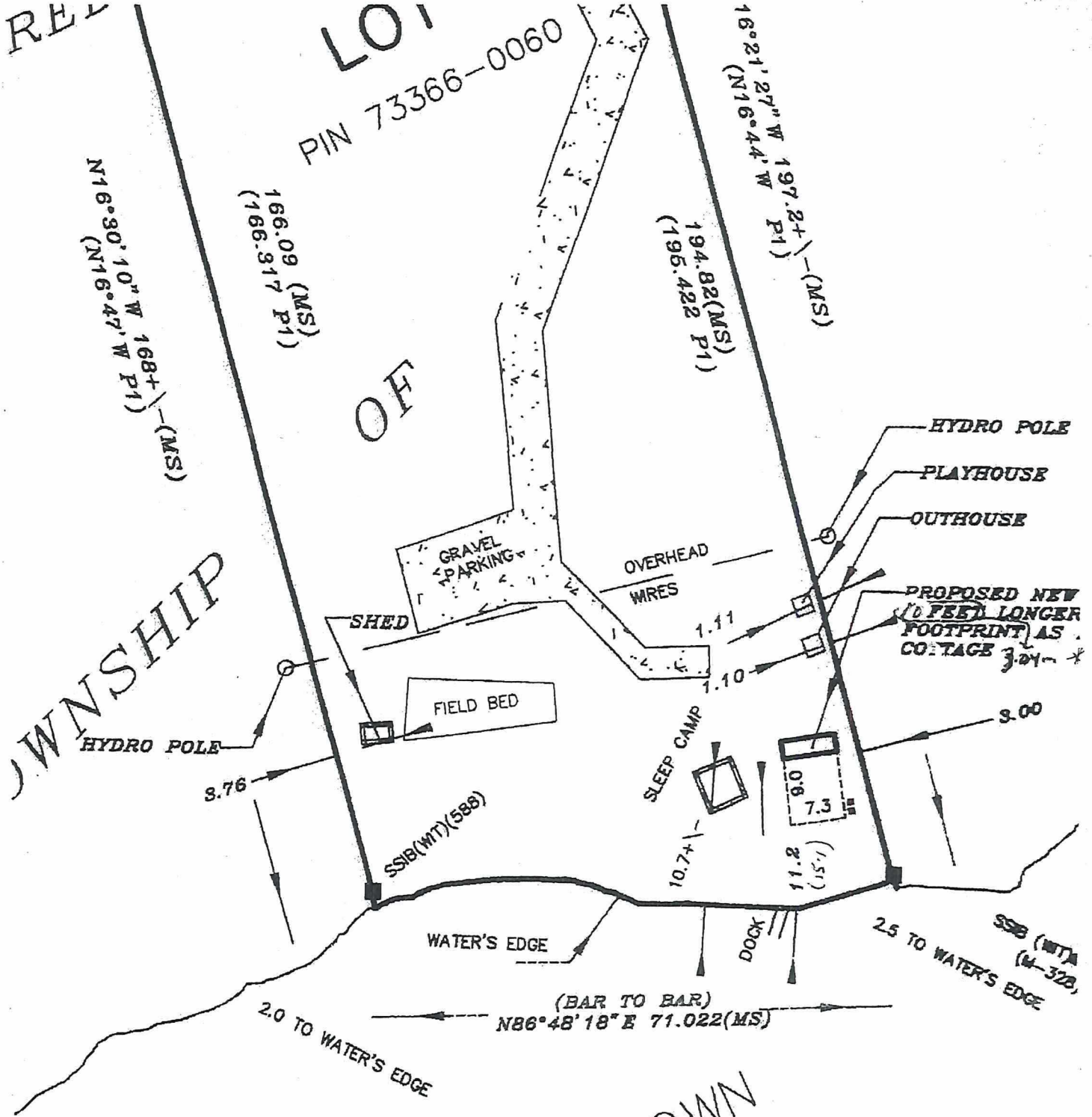
166.09 (MS)
(166.317 P1)

194.82 (MS)
(196.422 P1)

16°21'27"W 197.2+ (MS)
(N16°44'W P1)

OF

OWNSHIP



HYDRO POLE
 PLAYHOUSE
 OUTHOUSE
 PROPOSED NEW
 (0.8 FEET LONGER
 FOOTPRINT) AS
 COTTAGE 3.24 x *

SHED

GRAVEL PARKING

OVERHEAD WRES

FIELD BED

SLEEP CAMP

0.8
7.3

DOCK

WATER'S EDGE

SSB (WTA) (M-328)
2.5 TO WATER'S EDGE

2.0 TO WATER'S EDGE

(BAR TO BAR)
N86°48'18" E 71.022 (MS)

CROWN

FAIRBANKS

REVISED
A0109/2023
Sketch 3



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

Office Use Only 2023.01.01	
A 0110/2023	
S.P.P. APFA	
YES	NO
NDCA REG AREA	
YES	NO

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,090.00 (includes \$260.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$332.00 (includes \$260.00 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):	Ian Robertson / Elizabeth Anne Benness	Email:	[REDACTED]
Mailing Address:	1891 Morgan Road	Home Phone:	[REDACTED]
		Business Phone:	
City:	Chelmsford, ON	Postal Code:	P0M 1L0
		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:	D.S. Dorland Limited	Email:	[REDACTED]
Mailing Address:	298 Larch Street	Home Phone:	
		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:	The Toronto Dominion Bank
Mailing Address:	Commerce Center, 43 Elm Street
City:	Sudbury, ON
Postal Code:	P3E 4R7

- 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 Requirement (Road) for Retained Lands for future Consent Application	90m	51.5m +/-	38.5m +/-

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

- c) Description of Proposal:

The MV application seeks to address a shortage of road frontage for the retained lands as part of an Application for Consent to transfer the northerly vacant portion of the subject lands and add to the easter abutting PIN. The application for Consent will be submitted once variance is in place.

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

The proposal cannot comply due to the shortage of available road frontage. However, the Lot to be retained greatly exceeds the area requirement (15.9ha) and water frontage requirement (671m +/- of water frontage)

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

PIN(s): PIN 73351-0321 & PIN 73351-0132		Township: Balfour
Lot No.: 8	Concession No.: 6	Parcel(s): 21640 SWS & 6287 SWS
Subdivision Plan No.: N/A	Lot: N/A	Reference Plan No.: N/A Part(s): N/A
Municipal Address or Street(s): 1891 Morgan Road		

7) Date of acquisition of subject land. June 1, 2011 / June 1, 2022

8) Dimensions of land affected.

Frontage 51.5+/- (m)	Depth Varies (m)	Area 159300 +/- (m ²)	Width of Street 18.5 +/- (m)
----------------------	------------------	-----------------------------------	------------------------------

9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	See Detail Sketches (m ²)	N/A (m ²)
Gross Floor Area:	(m ²)	N/A (m ²)
No. of storeys:		N/A
Width:	(m)	N/A (m)
Length:	(m)	N/A (m)
Height:	(m)	N/A (m)

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

	Existing	Proposed
Front:	See Detail Sketches (m)	N/A (m)
Rear:	(m)	N/A (m)
Side:	(m)	N/A (m)
Side:	(m)	N/A (m)

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

What type of access to the land?

Municipally owned & operated piped water system	<input type="checkbox"/>	Provincial Highway	<input type="checkbox"/>
Municipally owned & operated sanitary sewage system	<input type="checkbox"/>	Municipal Road	<input type="checkbox"/>
Lake	<input type="checkbox"/>	Maintained Yearly	<input type="checkbox"/>
Individual Well	<input checked="" 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"/>	N/A	
Municipal Sewers/Ditches/Swales	<input type="checkbox"/>		

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

unknown - over 60+ years

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

Use(s): Rural Length of time: +/- 100 years

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

Same as #13 or, _____

15) What is the number of dwelling units on the property? 2

16) If this application is approved, would any existing dwelling units be legalized? Yes No

If "yes", how many? _____

17) Existing uses of abutting properties: Rural

A0110/2023

18) To the best of your knowledge has the subject land ever been subject of a previous application for minor variance/permission? Yes No

If "yes", indicate the application number(s): _____ or, describe briefly, _____

19) Is the property the subject of a current application for Consent (i.e. severance) under Section 53 of the Planning Act, R.S.O. 1990 c.P.13? Yes No

If "yes", indicate application number(s) and status of application(s): Consent Application will be submitted once MV approved. See Sketches which illustrate proposed severed/retained lands.

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): N/A.

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. Yes - Significant Groundwater Recharge Area; score = 6

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, IAN ROBERTSON & ELIZABETH ANNE BENESS (please print all names), the registered owner(s) of the property described as PIN 73351-0321 & 73351-0132

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 D.S. Dorland 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 6th day of APRIL, 2022

[Signature]
(witness)

[Signature]
signature of Owner(s) or Signing Officer or Authorized Agent
Print Name: IAN ROBERTSON
ANNE BENESS.

*I have authority to bind the Corporation

A0110/2023

SCHEDULE – APPLICATION FOR MINOR VARIANCE – IAN ROBERTSON & ELIZABETH ANNE BENNESS
ADDITIONAL INFORMATION

QUESTION 9: Particulars of all existing buildings

Refer to Sketch for building identification

Existing 2 Storey Frame Dwelling (1891 Morgan Road)

Ground Floor Area – 60.3m. +/-

Gross Floor Area – 120.6m. +/-

No. of Storeys - 2

Width – 8.36m +/-

Length – 7.21m +/-

Height – 6.70m +/-

Existing 1 Storey Frame Dwelling (1891" B" Morgan Road)

Ground Floor Area – 44.0 sq.m. +/-

Gross Floor Area – 44.0 sq.m. +/-

No. of Storeys – 1

Width – 6.27 m +/-

Length – 7.51 m +/-

Height – 4.3 m +/-

Wood Framed Shed (attached to lean to and garage)

Ground Floor Area – 62.0 sq.m. +/-

Gross Floor Area – 62.0 sq.m. +/-

No. of Storeys - 1

Width – 5.58 m +/-

Length – 11.11 m +/-

Height – 5.5 m +/-

Open Wood Cover (lean-to attached to wood framed shed and garage)

Ground Floor Area – 90.0 sq.m. +/-

Gross Floor Area – 90.0 sq.m. +/-

No. of Storeys - 1

Width – 9.33 m +/-

Length – 9.65 m +/-

Height – 4.5m +/-

Frame Garage w/ steel siding (attached to open wood cover)

Ground Floor Area - 4.1sq.m. +/-

Gross Floor Area – 4.1sq.m. +/-

No. of Storeys - 1

Width – 1.9m +/-

Length – 7.44 m +/-

Height – 5.0 m +/-

A0110/2023

Storage Shed (next to garage)

Ground Floor Area - 4.1sq.m. +/-
Gross Floor Area - 4.1sq.m. +/-
No. of Storeys - 1
Width - 2.49 m +/-
Length - 3.68 m +/-
Height - 2.5 m +/-

Wood Framed Barn (100 years old +/-)

Ground Floor Area - 273.1 sq.m. +/-
Gross Floor Area - 273.1 sq.m. +/-
No. of Storeys - 1
Width - varies
Length - varies
Height - 9.0 m +/-

Post & Beam Shed (east of garage)

Ground Floor Area - 178.9 sq.m. +/-
Gross Floor Area - 178.9 sq.m. +/-
No. of Storeys - 1
Width - 7.30 m +/-
Length - 24.51 m +/-
Height - 5.0 m +/-

Outbuilding (located at north easterly part of proposed retained lands)

Ground Floor Area - 45 sq.m. +/-
Gross Floor Area - 45 sq.m. +/-
No. of Storeys - 1
Width - 6.7 m +/-
Length - 6.7 m +/-
Height - 3.7 m +/-

QUESTION 10: Location of buildings and structures relative to Lot lines

Note: Dimensions given to the following Lot Lines based on interpretation of retained lands in Zoning By-Law 100Z (interior lot):

Front Lot line: Morgan Road (set 33' from centreline being limit of proposed road dedication)
Rear Lot Line: East limit of property
Side Lot line 1: north limit of proposed retained lands
Side Lot Line 2: south limit of proposed retained lands being the upland limit of the Crown Shore Reserve

Existing 2 Storey Frame Dwelling (1891 Morgan Road)

Front: 11.56 m +/-
Rear: 377.84 m +/-
Side 1: 23.40 m +/-
Side 2: 27.40 m +/-

A0110/2023

Existing 1 Storey Frame Dwelling (1891" B" Morgan Road)

Front: 10.05 m +/-
Rear: 380.31 m +/-
Side 1: 48.62 m +/-
Side 2: 4.35 m +/-

Wood Framed Shed (attached to lean to and garage)

Front: 39.98 m +/-
Rear: 336.96 m +/-
Side 1: 38.44 m +/-
Side 2: 28.70 m +/-

Open Wood Cover (lean-to attached to wood framed shed and garage)

Front: 51.03 m +/-
Rear: 377.84 m +/-
Side 1: 23.40 m +/-
Side 2: 28.70 m +/-

Frame Garage w/ steel siding (attached to open wood cover)

Front: 61.02 m +/-
Rear: 324.04 m +/-
Side 1: 41.37 m +/-
Side 2: 31.27 m +/-

Storage Shed (next to garage)

Front: 72.99 m +/-
Rear: 319.49 m +/-
Side 1: 39.24 m +/-
Side 2: 44.59 m +/-

Wood Framed Barn (100 years old +/-)

Front: 82.84 m +/-
Rear: 296.83 m +/-
Side 1: 69.26 m +/-
Side 2: 4.0 m +/-

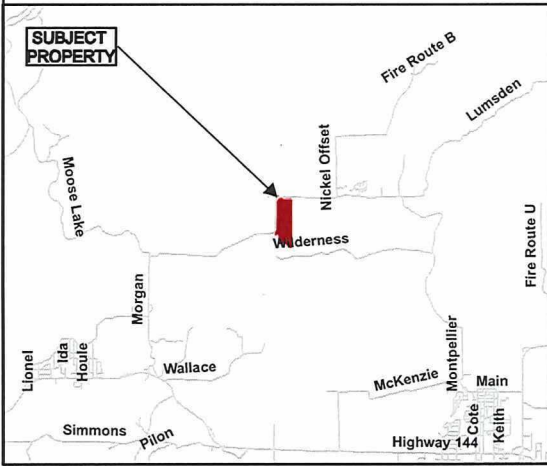
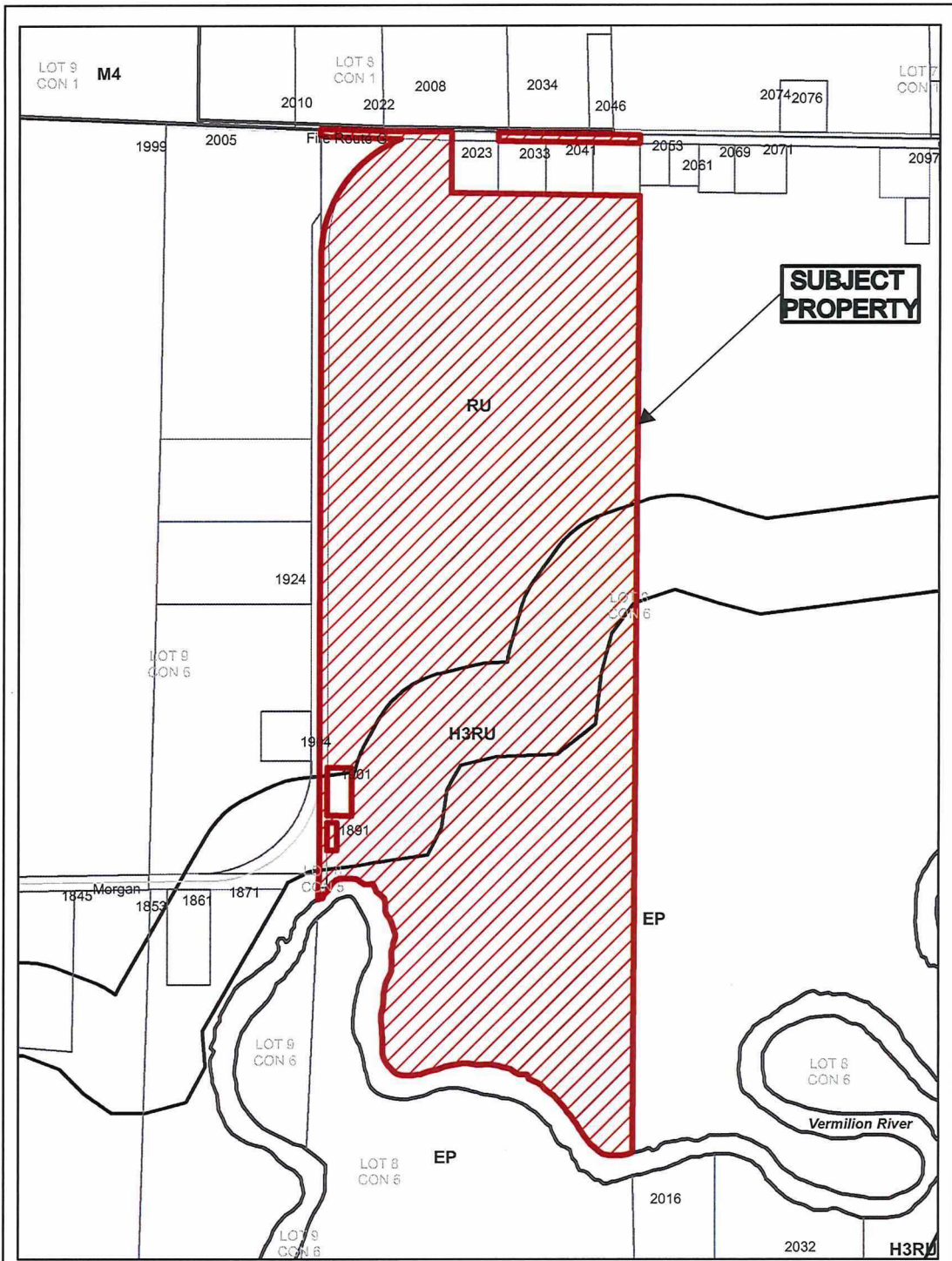
Post & Beam Shed (east of garage)

Front: 114.75 m +/-
Rear: 271.47 m +/-
Side 1: 20.23 m +/-
Side 2: 62.60 m +/-

Outbuilding (located at north easterly part of proposed retained lands)

Front: 361.29 m +/-
Rear: 25.27 m +/-
Side 1: 19.27 m +/-
Side 2: 607.24 m +/-

A0110/2023



Application for Minor Variance or Permission



Subject Property PIN 73351-0132, Parcels 6287 SEC SWS; and Secondly: PIN 73351-0321, Parcel 21610 SEC SWS SRO, Parts 1, 2, 3, 4, 5, and 6 on Plan 53R-8530, Parts 1, 2, and 3 on Plan 53R-14124, Parts 1, 2, and 3 on Plan 53R-15134; Part Lot 8, Concession 6, Township of Balfour, 1891 Morgan Road, Chelmsford, City of Greater Sudbury

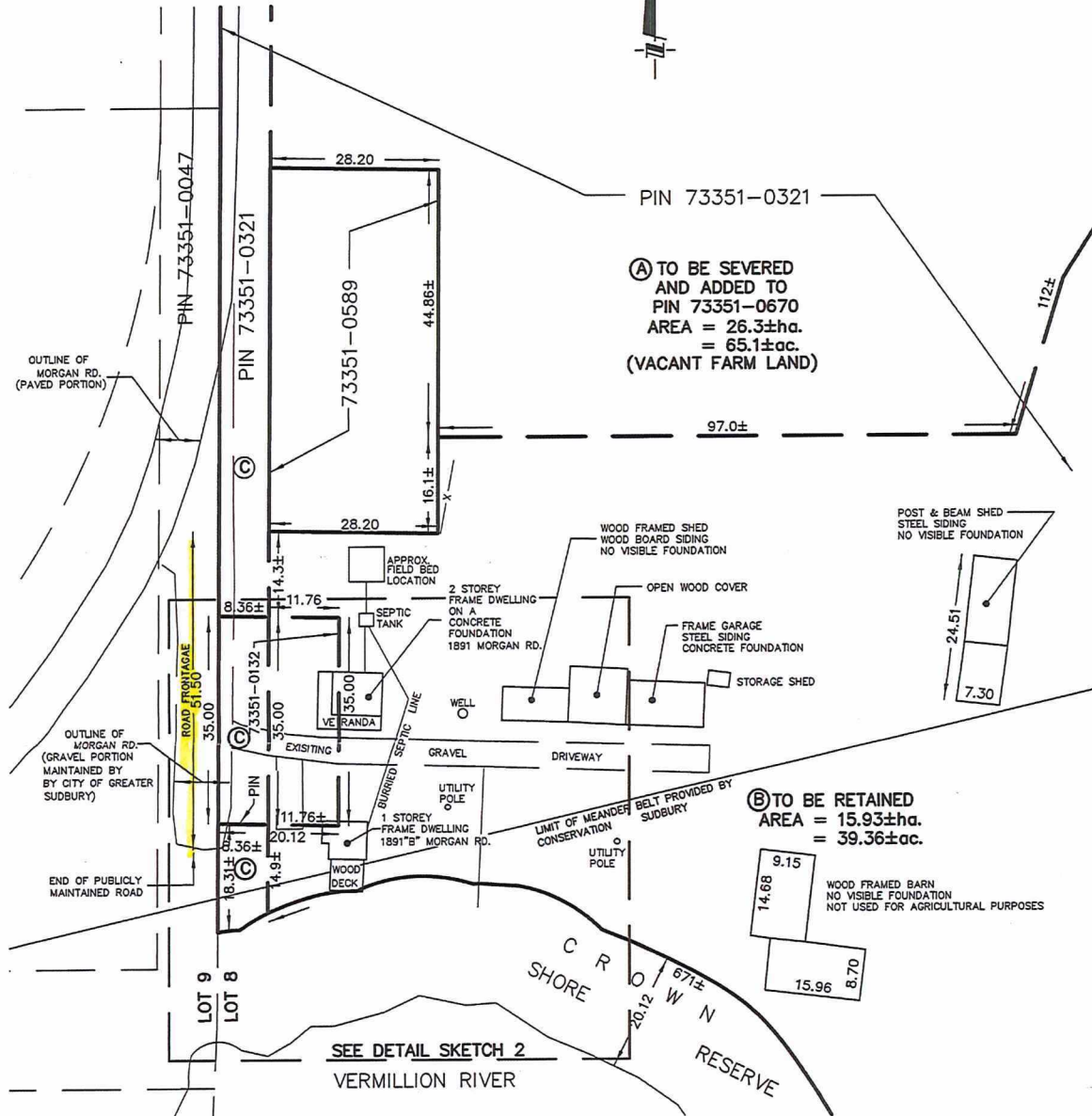
Sketch 1, NTS
NDCA

A0110/2023
Date: 2023 09 06

DETAIL SKETCH
PROPOSED SEVERANCE FROM
PINs 73351-0321 & 73351-0132
 GEOGRAPHIC TOWNSHIP OF BALFOUR
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

NOTE

THIS IS NOT A PLAN OF SURVEY AND SHOULD ONLY BE USED FOR THE PURPOSE STATED IN THE TITLE BLOCK.



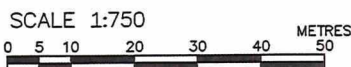
PIN 73351-0321

(A) TO BE SEVERED AND ADDED TO PIN 73351-0670
 AREA = 26.3±ha.
 = 65.1±ac.
 (VACANT FARM LAND)

(B) TO BE RETAINED
 AREA = 15.93±ha.
 = 39.36±ac.

SEE DETAIL SKETCH 2
 VERMILLION RIVER

NOTE: ROAD DEDICATIONS SHOWN HEREON ARE TO BE 10 METRES FROM CENTRELINE OF TRAVELLED ROADS. (PART C)



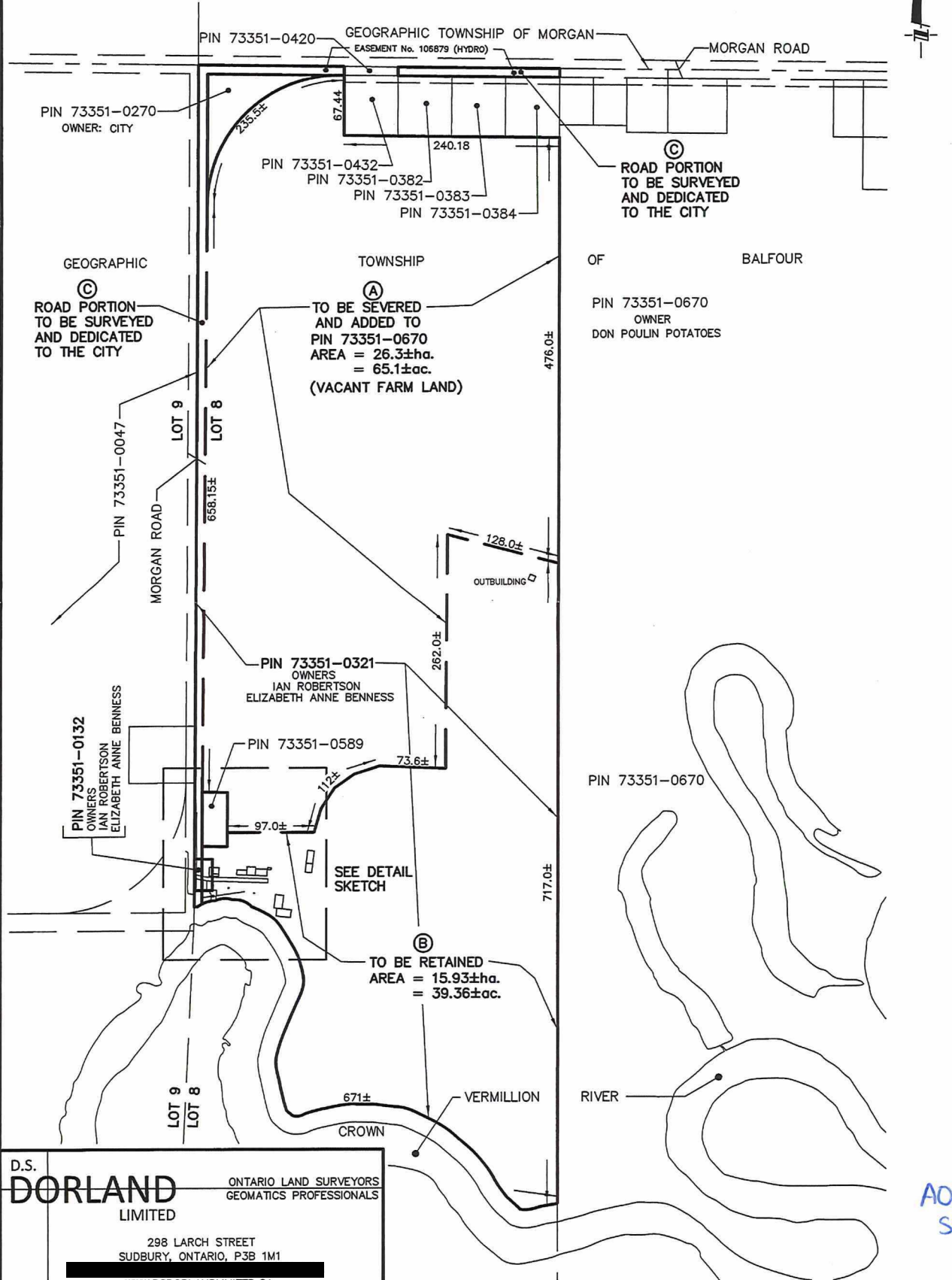
D.S. DORLAND LIMITED		ONTARIO LAND SURVEYORS GEOMATICS PROFESSIONALS
298 LARCH STREET SUDBURY, ONTARIO, P3B 1M1		
WWW.DSDORLANDLIMITED.CA		
PREPARED BY: WJM	SCALE: 1:750 METRIC	
CHECKED: BCD	CAD FILE: 17985 RPLAN.dwg	
DATE: January 06, 2023	P.S. TAB: CON. SKETCH-DETAIL	

A0110/2023
 sketch 2

SKETCH FOR PLANNING ACT APPLICATIONS
PROPOSED SEVERANCE FROM
PINs 73351-0321 & 73351-0132
 GEOGRAPHIC TOWNSHIP OF BALFOUR
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

NOTE

THIS IS NOT A PLAN OF SURVEY AND SHOULD ONLY BE USED FOR THE PURPOSE STATED IN THE TITLE BLOCK.



D.S.
DORLAND
 LIMITED
 298 LARCH STREET
 SUDBURY, ONTARIO, P3B 1M1
 WWW.DSDORLANDLIMITED.CA

ONTARIO LAND SURVEYORS
 GEOMATICS PROFESSIONALS

PREPARED BY: WJM	SCALE: 1:4000 METRIC
CHECKED: BCD	CAD FILE: 17985 RPLAN.dwg
DATE: JANUARY 5, 2023	P.S. TAB: CONSENT SKETCH

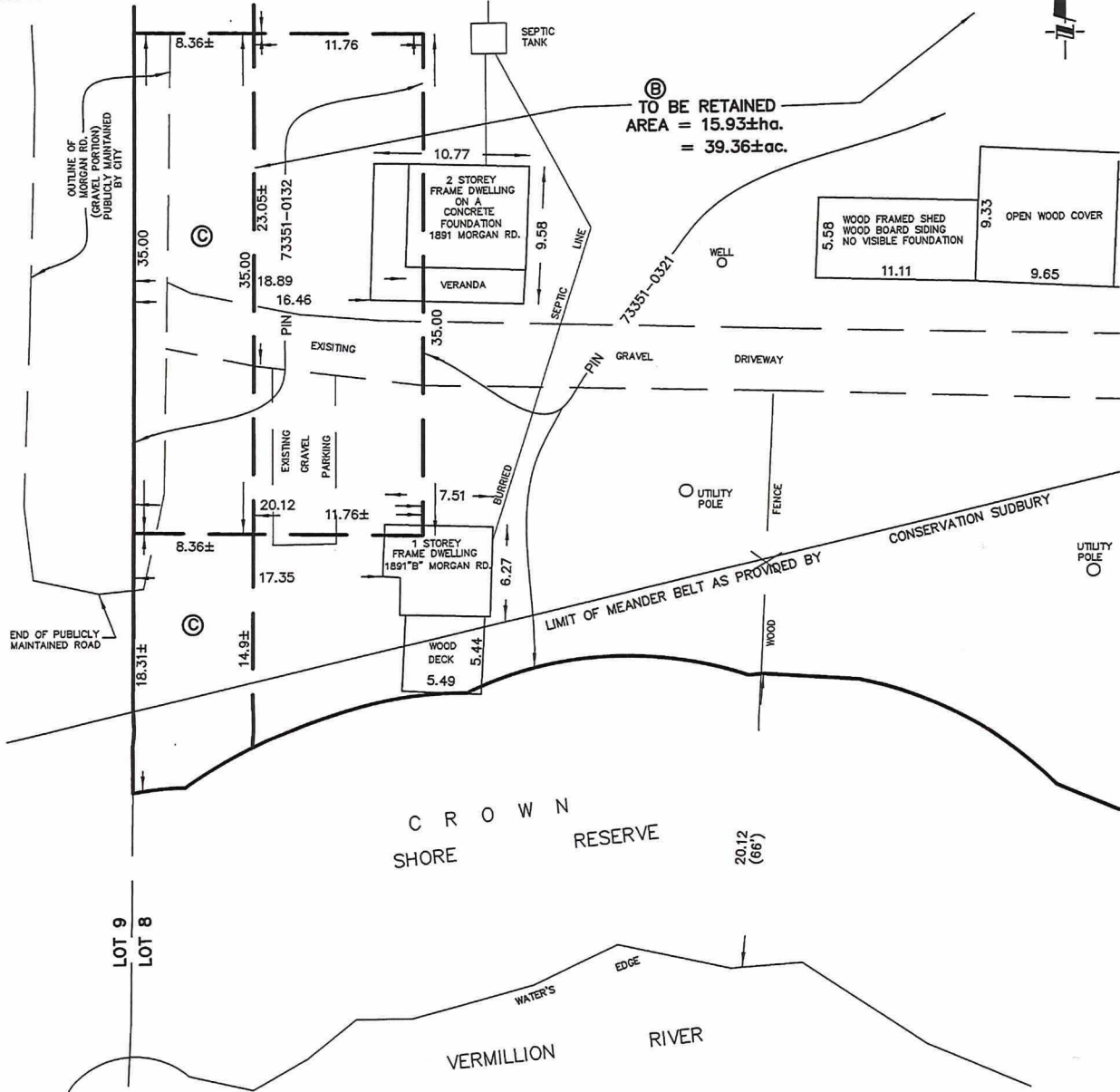
SCALE 1:4000
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A0110/2023
 sketch 3

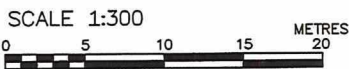
DETAIL SKETCH 2
PROPOSED SEVERANCE FROM
PINs 73351-0321 & 73351-0132
 GEOGRAPHIC TOWNSHIP OF BALFOUR
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

NOTE

THIS IS NOT A PLAN OF SURVEY AND SHOULD ONLY BE USED FOR THE PURPOSE STATED IN THE TITLE BLOCK.



NOTE: ROAD DEDICATIONS SHOWN
 HEREON ARE 10 METRES FROM
 CENTRELINE OF TRAVELLED ROADS.
 (LABELLED AS PART C)



D.S. DORLAND LIMITED		ONTARIO LAND SURVEYORS GEOMATICS PROFESSIONALS
298 LARCH STREET SUDBURY, ONTARIO, P3B 1M1		
WWW.DSDORLANDLIMITED.CA		
PREPARED BY : WJM	SCALE : 1:750 METRIC	
CHECKED : BCD	CAD FILE : 17985 RPLAN.dwg	
DATE : January 06, 2023	P.S. TAB : CON. SKETCH-DETAIL 2	

A0110/2023
 Sketch 4



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

Office Use Only 2023.01.01	
A0111/2023	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,180.00 (includes \$280.00 legal notice fee)
 APPLICATION FEE FOR HEDGEROWS: \$357.00 (includes \$280.00 legal notice fee)
 CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Vally Stult; Tharissa Boushey Email: [Redacted]
 Mailing Address: [Redacted] Home Phone: [Redacted]
4655 Serenya Dr. Business Phone: _____
 City: Hampden Postal Code: P3A 1K3 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: Ron and Julie Denomme Email: [Redacted]
 Mailing Address: 336 Lammi's Road Home Phone: [Redacted]
 City: Sudbury Postal Code: _____ Fax Phone: _____

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

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

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

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

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

Variance To	By-law Requirement	Proposed	Difference
<u>Side yard set back</u>	<u>1.8</u>	<u>1.341</u>	<u>0.459</u>

b) Is there an eave encroachment? Yes No If 'Yes', size of eaves: 0.58 (m)

c) Description of Proposal:
Reduce side yard set back

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
house was built that way.

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

PIN(s): 735030379 Township: Hammer
 Lot No.: 1 Concession No.: 3 Parcel(s): 48670
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: 53R12077 Part(s): 2
 Municipal Address or Street(s): 4655 serenna Drive

7) Date of acquisition of subject land. August 1/2001 Sept. 1/2023

8) Dimensions of land affected.

Frontage 15.584 (m) Depth 47.244 (m) Area 736.25 (m²) Width of Street _____ (m)

9) Particulars of all buildings: House Existing Shed 1 Shed 2 Proposed

	House	Existing	Shed 1	Shed 2	Proposed	(m ²)
Ground Floor Area:	<u>99.52</u>	<u>9.29</u>	<u>13.38</u>	<u>13.38</u>	_____	(m ²)
Gross Floor Area:	<u>95.59</u>	<u>9.29</u>	<u>13.38</u>	<u>13.38</u>	_____	(m ²)
No. of storeys:	<u>2</u>	<u>1</u>	<u>1</u>	<u>1</u>	_____	(m)
Width:	<u>7.379</u>	<u>3.048</u>	<u>3.658</u>	<u>3.658</u>	_____	(m)
Length:	<u>13.487</u>	<u>3.048</u>	<u>3.658</u>	<u>3.658</u>	_____	(m)
Height:	_____	<u>0.157</u>	<u>6.163</u>	<u>6.163</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	Shed 1	Existing	Shed 2	Proposed	(m)
Front:	<u>11.278</u>	<u>42.896</u>	<u>42.386</u>	<u>42.386</u>	_____	(m)
Rear:	<u>23.876</u>	<u>1.2</u>	<u>1.2</u>	<u>1.2</u>	_____	(m)
Side:	<u>1.341</u>	<u>1.2</u>	<u>1.2</u>	<u>1.2</u>	_____	(m)
Side:	<u>1.8</u>	<u>11.336</u>	<u>10.726</u>	<u>10.726</u>	_____	(m)
Level / opposite side:	<u>25.605</u>	_____	_____	_____	_____	(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 checked="" type="checkbox"/> |
| Municipally owned & operated sanitary sewage system | <input checked="" 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 checked="" type="checkbox"/> | | |

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

1989

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

Use(s): single family residential Length of time: since built

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

Same as #13 or, _____

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

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

A0111/2023

18) To the best of your knowledge has the subject land ever been subject of a previous application for minor variance/permission? Yes No

If "yes", indicate the application number(s): _____
or, describe briefly, _____

19) Is the property the subject of a current application for Consent (i.e. severance) under Section 53 of the Planning Act, R.S.O. 1990 c.P.13? Yes No

If "yes", indicate application number(s) and status of application(s): _____

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, Kelly Stutt & Theresa Beasley (please print all names), the registered owner(s) of the property described as 4655 Serenna Drive Hammer, Ontario in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

g) appoint and authorize Ron and Julie Denomme (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 31 day of August, 2023

(witness)

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

Print Name: TERESA BEASLEY KELLY STUTT

*I have authority to bind the Corporation

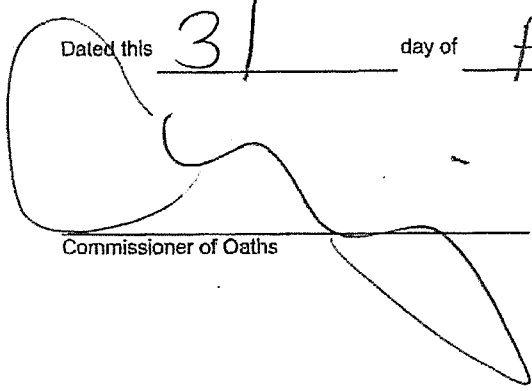
A0111/2023

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

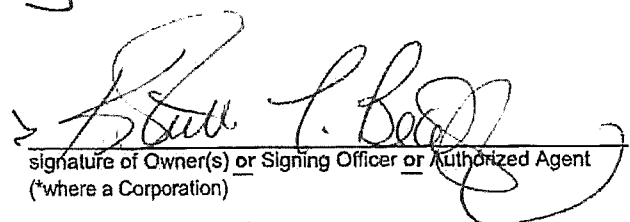
I/We, Kelly Stutt & Therissa Brasley (please print all names),
the registered owner(s) or authorized agent of the property described as 4166 S Seranna Dr.
Hammer, ON
in the City of Greater Sudbury:

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 31 day of August, 2023



Commissioner of Oaths



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

Print Name: Kelly Stutt & Therissa Brasley
*I have authority to bind the Corporation

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

FOR OFFICE USE ONLY

Date of Receipt:	<u>Sept 1/23</u>	Hearing Date:	<u>Sept 27/23</u>	Received By:	<u>S. Pinkerton</u>
Zoning Designation:	<u>R1-5</u>	Resubmission:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Previous File Number(s):	<u>see below</u>				
Previous Hearing Date:					
Notes:	<u>BO767/1976 (Nov 22/76)</u>				
	<u>BO768/1976</u>				
	<u>AO018/1993 (deferred-lapsed)</u>				

A0411/2023



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. A0018/1993

February 22, 1993

OWNER(S): M. BROWN, 4566 Serenna Drive, Hanmer, ON, P0H 1Y0
J. BROWN, 4566 Serenna Drive, Hanmer, ON, P0H 1Y0

AGENT(S): A. PIGEAU, 356 Bodson Drive, Val Caron, ON, P3N 1R2

LOCATION: Survey Plan 53R-12077 Part(s) 2, Lot(s) 5, Subdivision M-584, Lot 1, Concession 3, Township of Hanmer, 4655 Seranna Drive, Valley East

SUMMARY

Zoning: The property is zoned R1 (Single Residential) according to the City of Greater Sudbury Zoning By-law 83-300, as amended.

Application: Approval is requested for the location of the existing two storey dwelling on the subject property, as the north side yard is 1.34m (4.4') with an approx. 0.58m (1.9') eave projection into same, where a side yard of 1.8m (5.91') is required, be granted.

Comments concerning this application were submitted as follows:

The City of Valley East, February 15, 1993

Please be advised that we have no objections to the above noted application.

The Nickel District Conservation Authority, February 10, 1993

Not in designated flood plain.

The following decision was reached:

DECISION:

THAT the application by:
M. BROWN AND J. BROWN
the owner(s) of Survey Plan 53R-12077 Part(s) 2, Lot(s) 5, Subdivision M-584, Lot 1, Concession 3, Township of Hanmer, 4655 Seranna Drive, Valley East

<i>Member</i>	<i>Status</i>

COMMITTEE OF ADJUSTMENT

THE REGIONAL MUNICIPALITY OF SUDBURY

APPLICATION NO. A18/93 DATE OF HEARING: February 22, 1993

DECISION

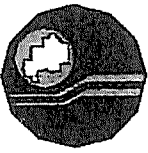
THAT the application by **MICHAEL BROWN AND JANET BROWN**, the owners of Part of Lot 5, Plan M-584, being Part 2, Plan 53R-12077, in Lot 1, Concession 3, Township of Hanmer, being premises at 4655 Seranna Drive, in the TOWN OF VALLEY EAST, for relief from Part II, Section 19(2) & Part III, Section 1(3) of By-Law 83-300, as amended, for approval of the location of the existing two storey dwelling on the subject property, as the north side yard is 1.34m (4.4') with an approximate 0.58m (1.9') eave projection into same, where a side yard of 1.8m (5.91') is required, be granted.

Consideration was given to Section 45(1) of the Planning Act. In our opinion the variances are minor in nature and are desirable for the appropriate development and use of the land and building. The general intent and purpose of the By-Law and the Official Plan are maintained.

Concurring Members:

Non-Concurring Members:

A0111/2023



The
Regional
Municipality
of
Sudbury

La
Municipalité
Régionale
de
Sudbury

Bag 3700
Station 'A'
Sudbury, Ontario
P3A 5W5

Sac 3700
Succursale 'A'
Sudbury, Ontario
P3A 5W5

February 24, 1992

Mr. A. Pigeau
356 Bodson Drive
Val Caron, Ontario P3N 1R2

Dear Sir

Re: Our Submission No. A18/93 by Michael Brown and Janet Brown, the owners
premises at 4655 Seranna Drive, TOWN OF VALLEY EAST

Please be advised that the above-noted application was deferred at the February 22nd, 1993 meeting of the Committee of Adjustment/Land Division Committee meeting as there was no representation.

Please contact this office to make the necessary arrangements for another hearing date. A deferment fee in the amount of \$112.00 is applicable unless a valid explanation for the lack of representation is accepted by the Members.

Yours very truly

THE REGIONAL MUNICIPALITY OF SUDBURY

(Mrs.) J.A. Darmanin, Secretary-Treasurer
Committee of Adjustment

JAD/vr

c.c. Mr. & Mrs. M. Brown, 4655 Serenna Drive, Hanmer, Ontario POM 1Y0

File

A0111/2023

MINUTES OF THE SIXTH 1993 MEETING OF THE
LAND DIVISION COMMITTEE & COMMITTEE OF ADJUSTMENT
THE REGIONAL MUNICIPALITY OF SUDBURY

Civic Square
Room C-11
200 Brady Street

Monday, February 22, 1993

PRESENT: R. Rinaldi, Vice-Chairman J.A. Darmanin Secretary-Treasurer
N.J. Gauthier (ToFD 8:50 p.m.)
T. Lee B. Pinaud, Deputy Secretary-Treasurer

NOT PRESENT: S. Bacciaglia
R.A. Delorme
D. St. Jacques-Vigneault

The meeting was called to order by Vice-Chairman, R. Rinaldi at 7:00 p.m. The summaries of the proceedings and the decisions reached by the Committee are attached hereto.

DEFERRED
APPLICA-
TIONS:

B18/93 to B20/93 by 676597 Ontario Ltd., the owners of Parts 2 & 3, Plan 53R-14037, in Lot 4, Concession 3, Township of McKim, north end of Tarneaud Street & the east side of St. Gabriel Street, CITY OF SUDBURY

The agent agreed to a one week deferment for the purpose of obtaining comments with respect to the revision submitted this evening.

B22/93 by Fernand Cote & Pierrette Cote, the owners of Lot 221, Plan M-641, in Lot 5, Concession 2, Township of Hanmer, 4131 Elmview Drive, TOWN OF VALLEY EAST

The owner requested a deferment for the purpose of submitting a minor variance application.

A11/93 by Selenda Properties Inc. (Ms. Joyce Barretto), the owner of Parcel 49163 SES, Parts 1 & 2, 53R-12992, in Lot 5, Concession 5, Township of McKim, 799 Notre Dame Avenue, CITY OF SUDBURY

The application was deferred prior to this evening's meeting at the request of the agent.

A18/93 by Michael Brown & Janet Brown, the owners of Part of Lot 5, Plan M-584, Part 2, 53R-12077, in Lot 1, Concession 3, Township of Hanmer, 4655 Seranna Drive, TOWN OF VALLEY EAST

This application was deferred as there was no representation.

A19/93 by E.A. Gregoire & A.E. Gregoire, the owners of Parcel 1938 SES, Lot 21, Plan M-7S, in Lot 4, concession 4, Township of McKim, 346 Leslie Street, CITY OF SUDBURY

This application was deferred prior to this evening's meeting at the request of the agent.

ADOPTION
OF
MINUTES:

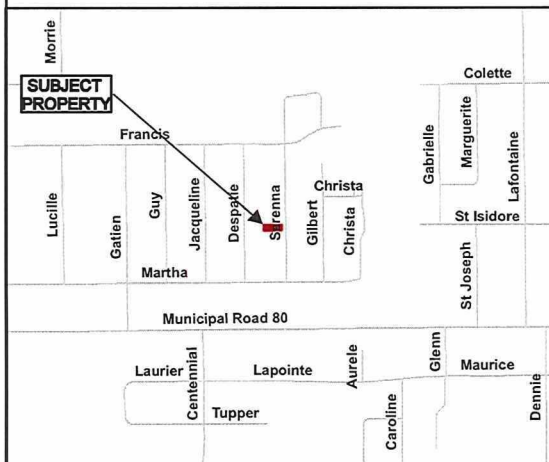
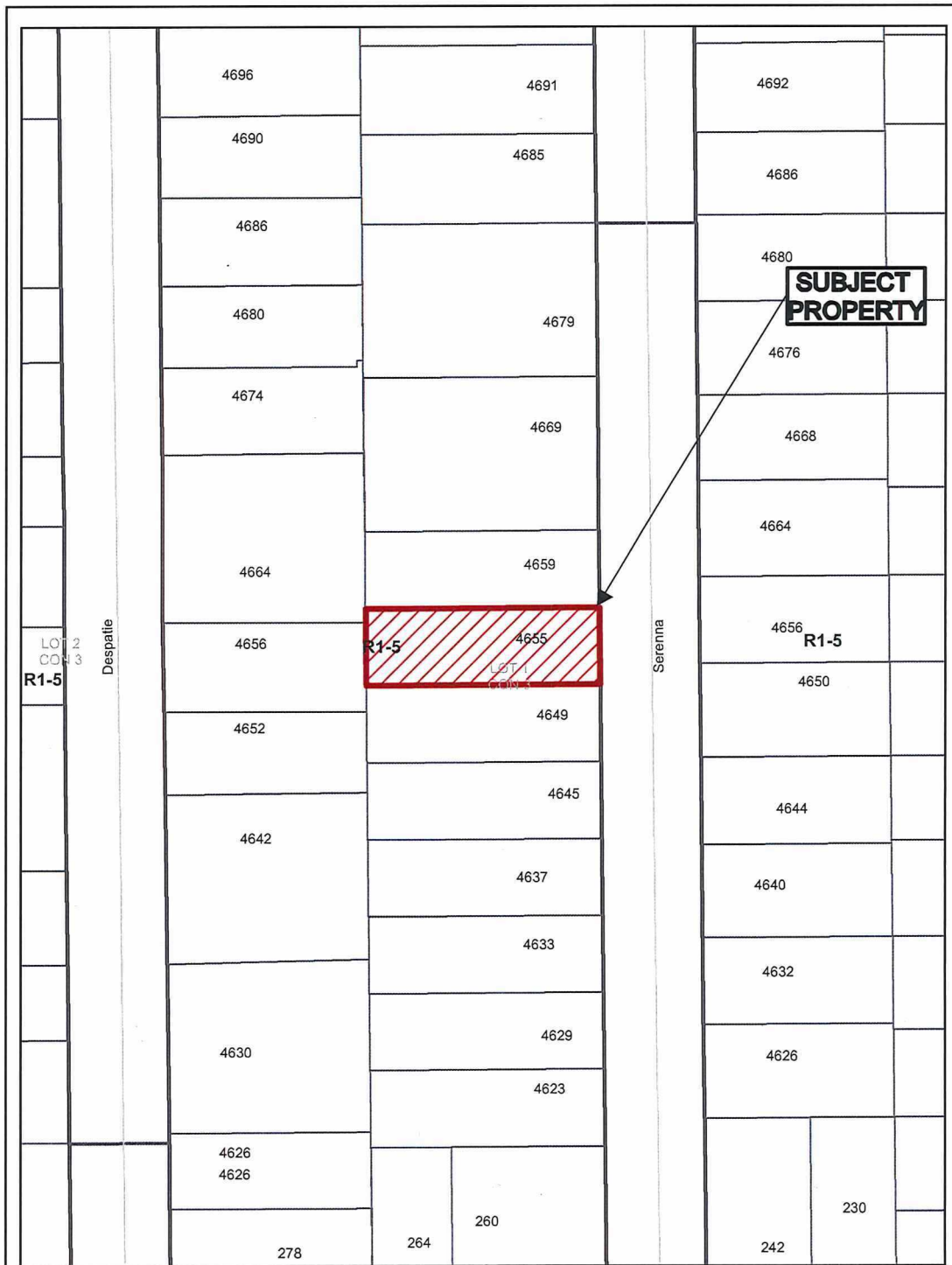
T. LEE - N.J. GAUTHIER

THAT the minutes of the meeting held Monday, February 1, 1993 be adopted as duplicated and circulated.

CARRIED.

/2

A0111/2023



Application for Minor Variance or Permission

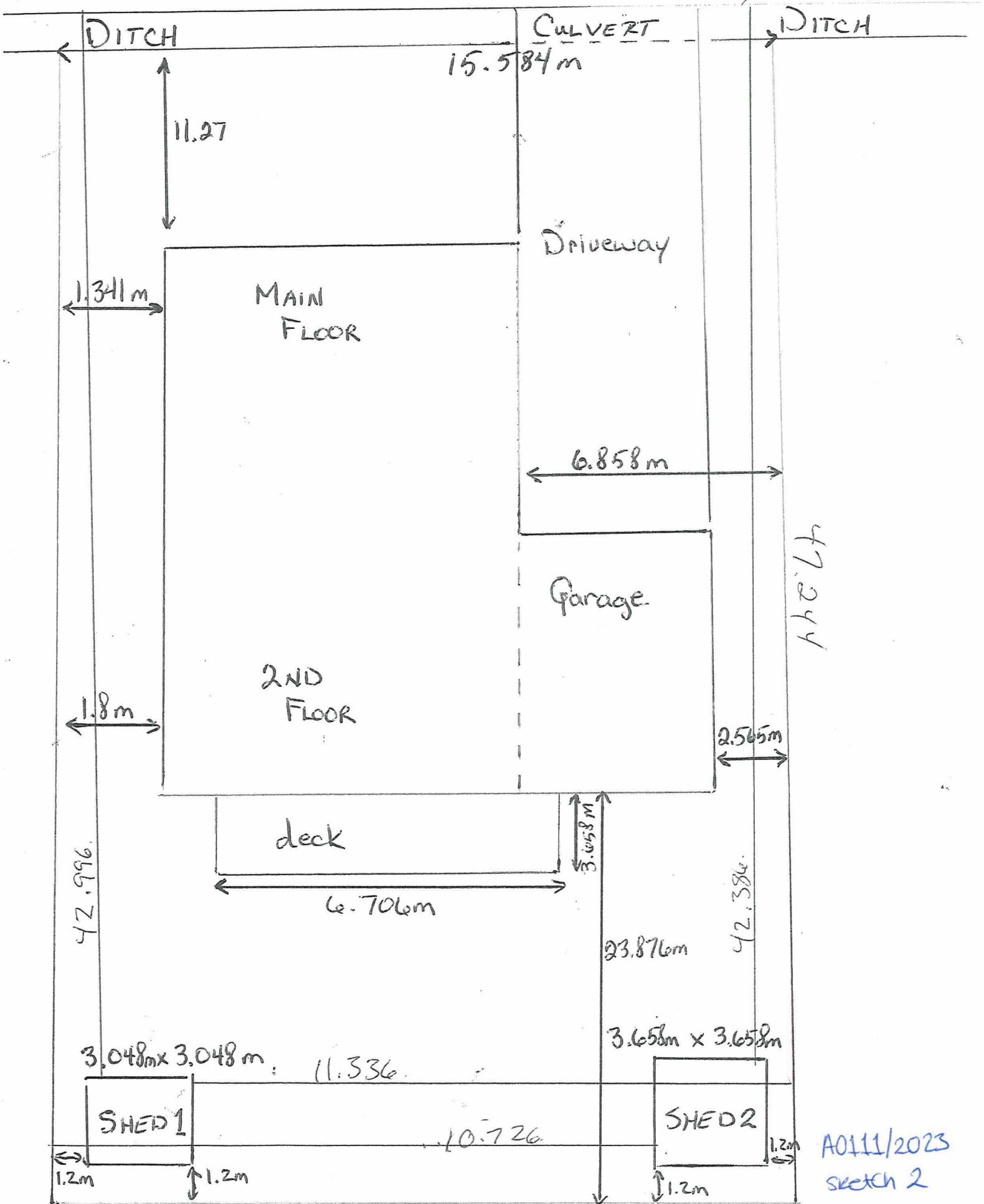


Subject Property PIN 73503-0379,
Parcel 48670 SEC SES,
Part Lot 5, Plan M-584, Part 2, Plan 53R-12077,
Part Lot 1, Concession 3, Township of Hanmer,
4655 Serenna Drive, Hanmer,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0111/2023
Date: 2023 09 06

4655 Serenna Dr. Hammer ROAD



110' 6"

A0111/2023 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 2023.01.01	
A0112/2023	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,180.00 (includes \$280.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$357.00 (includes \$280.00 legal notice fee)
 CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Cary and Sherri McGlade	Email:	
Mailing Address: 2310 Greenwood Drive	Home Phone:	
	Business Phone:	
City: Sudbury	Postal Code: P3B 4G4	Fax Phone:

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

Name of Agent:	Email:
Mailing Address:	Home Phone:
128 Park Rd.	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: N/A
 Mailing Address:
 City: Postal Code:

- 4) Current Official Plan designation: Rural and Mining Mineral Res. Current Zoning By-law designation: 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
Minimum setback for accessory building	25m	17.5 - 20.5	4.5 - 7.5
Part 11(4) (d) (ii)			

- b) Is there an eave encroachment? Yes No If 'Yes', size of eaves: .61 (m)

- c) Description of Proposal:
Relocate garage to new location

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

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

PIN(s): _____ Township: Trill
 Lot No.: PL 3 Concession No.: 1 Parcel(s): _____
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: 53R17520 Part(s): 8 53R21547
 Municipal Address or Street(s): 128 Park Rd. Part 1

7) Date of acquisition of subject land. Oct 06, 2021

8) Dimensions of land affected.

Frontage 135 (m) Depth 192 (m) Area 5.2 acres (m²) Width of Street 18 ? (m)

9) Particulars of all buildings:

	Existing Garage		Proposed Garage	
Ground Floor Area:	<u>71</u>	(m ²)	<u>71</u>	(m ²)
Gross Floor Area:	<u>71</u>	(m ²)	<u>71</u>	(m ²)
No. of storeys:	<u>1</u>		<u>1</u>	
Width:	<u>7.3</u>	(m)	<u>7.3</u>	(m)
Length:	<u>9.75</u>	(m)	<u>9.75</u>	(m)
Height:	<u>4.2</u>	(m)	<u>5</u>	(m)

see Schedule "B" for other buildings

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

	Existing Garage		Proposed Garage	
Front:	<u>150</u>	(m)	<u>145</u>	(m)
Rear:	<u>39</u>	(m)	<u>17.5 -20.5</u>	(m)
Side:	<u>17.85</u>	(m)	<u>5</u>	(m)
Side:	<u>41</u>	(m)	<u>61.5</u>	(m)

see Schedule "C" for other buildings

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

What type of access to the land?

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

Existing 1980-1992

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

Use(s): Seasonal light services (camp) Length of time: unknown

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

Same as #13 or, _____

15) What is the number of dwelling units on the property? Currently none as the Mobile Home has been demolished

16) If this application is approved, would any existing dwelling units be legalized? Yes No

If "yes", how many? No dwelling units exist

17) Existing uses of abutting properties: Seasonal light services (camps/cottage)

A0112/2023

18) To the best of your knowledge has the subject land ever been subject of a previous application for minor variance/permission? Yes No

If "yes", indicate the application number(s): _____ or, describe briefly, _____

19) Is the property the subject of a current application for Consent (i.e. severance) under Section 53 of the Planning Act, R.S.O. 1990 c.P.13? Yes No

If "yes", indicate application number(s) and status of application(s): _____

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. Unknown

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Cary McGlade & Sherri McGlade (please print all names), the registered owner(s) of the property described as 128 Park Rd

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 Cary McGlade (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 31st day of August, 2023

[Signature]
(witness)

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

Print Name: Sherri McGlade / Cary McGlade

*I have authority to bind the Corporation

A0112/2023

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, Cary McGlade and Sherri McGlade (please print all names), the registered owner(s) or authorized agent of the property described as 128 Park Rd.

in the City of Greater Sudbury:

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

Dated this 31st day of August Sept, 2023

Commissioner of Oaths

Paula Elizabeth Turkington-Green, a Commissioner for taking Affidavits in and for the Courts of Ontario, while within Territorial District of Sudbury and while appointed as a Deputy-Clerk for the City of Greater Sudbury.

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

Print Name: Cary McGlade *I have authority to bind the Corporation

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

FOR OFFICE USE ONLY

Form with fields: Date of Receipt: Sept 6/23, Hearing Date: Sept 27/23, Received By: S. Pinkerton, Zoning Designation: SLS(4), Resubmission: No, Previous File Number(s): See below, Previous Hearing Date: Notes: B0019/2004 (Mar 8/04), A0009/2007 (Feb 19/07), B0020/2004, A0010/2007, B0016/2007 (Feb 19/07), B0079/2021 (Aug 23/21)

A0112/2023

SCHEDULE "A"

To the Committee overseeing the "Applications for Minor Variance"

At present there is an existing garage located on the property which just happens to be in an ideal location for a Camp. This location satisfies all the by-law requirements for setbacks and is the ideal location for a Camp. Therefore we would like to re-locate the existing garage to the location indicated on the plot plan. The proposed location is flat ground with no trees and located towards the end of our current driveway. As you can see by the plot plan this would infringe, at least in part, onto the current setback.

There is a gate blocking access to this property, if you would like a site visit please do not hesitate to call Cary [REDACTED].

Thank you for your consideration.

Cary McGlade

A0112/2023

Schedule "B" Existing Structures/no changes proposed

Shed 1

Ground Floor Area	33.5
Gross Floor Area	33.5
No. of Stories	1
Width	3.6
Length	9
Height	3.5

Shed 2

Ground Floor Area	8.8
Gross Floor Area	8.8
No. of Stories	1
Width	2.1
Length	4.2
Height	2.8

Pump house

Ground Floor Area	9.7
Gross Floor Area	9.7
No. of Stories	1
Width	3.7
Length	6
Height	3.5

Bunkie

Ground Floor Area	40
Gross Floor Area	40
No. of Stories	1
Width	5
Length	8
Height	

A0112/2023

Schedule "C" Location of Structures

Shed 1

Front	137
Rear	48
Side	40
Side	44

Shed 2

Front	180
Rear	14.85
Side	19
Side	32

Pump house

Front	19
Rear	170
Side	17.3
Side	37

Bunkie

Front	178
Rear	31.4
Side	6
Side	43

A0112/2023

Sloping
Driveway

Shed#

1

A011212023



Shed#1
Nestled within
mature trees

A011212023



Bunkie
View from driveway

10/21/2023



**location of proposed
garage front view**

A0112/2023



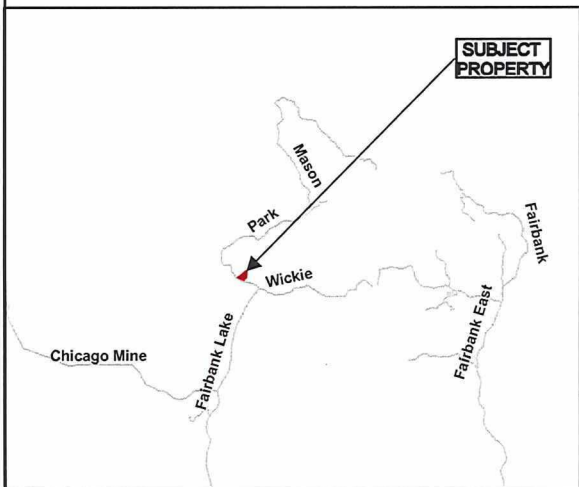
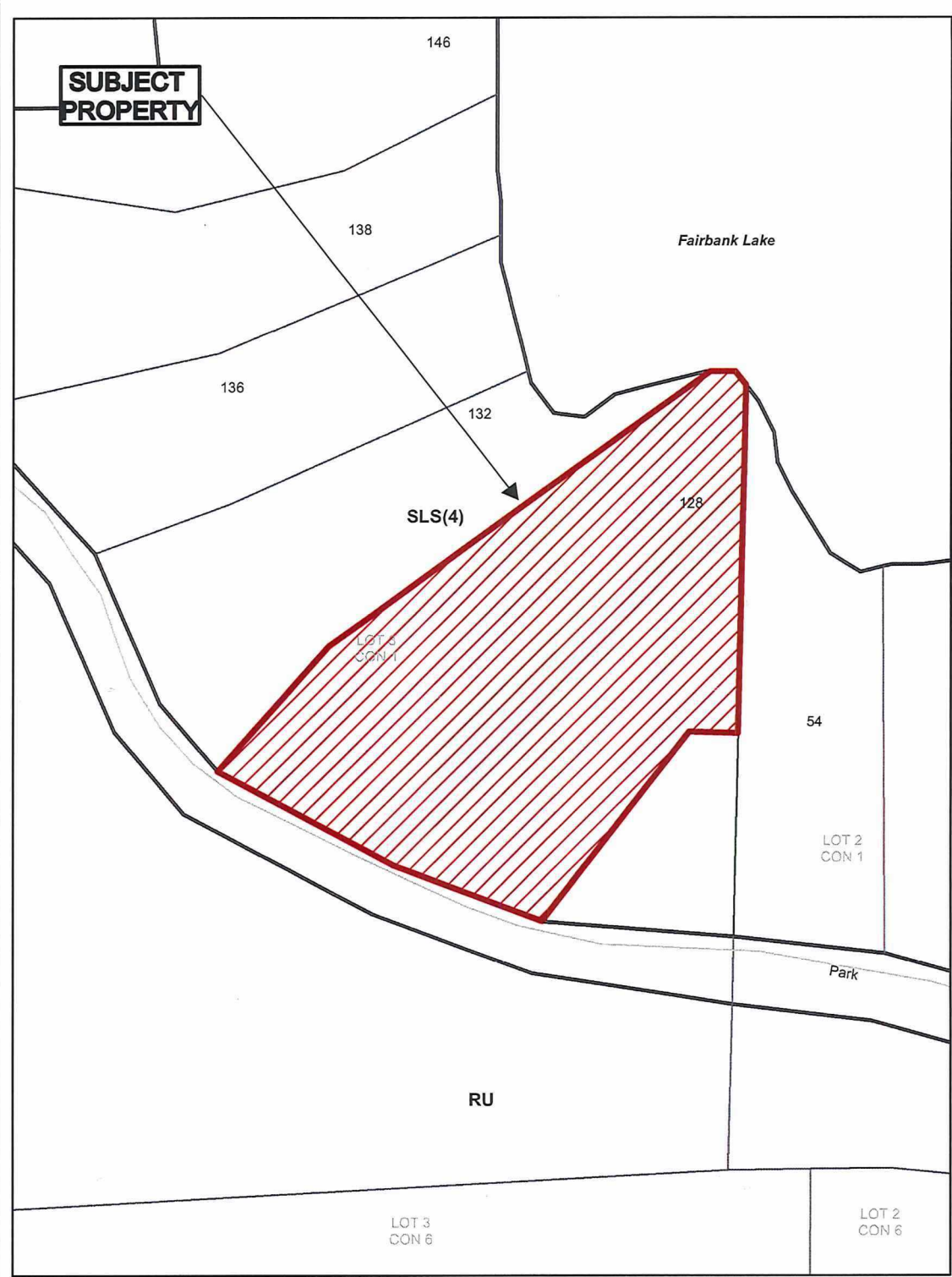
Location of proposed Garage

A0112/2023



Shed 1

A0112/2023



Application for Minor Variance or Permission



Subject Property PIN 73365-0271,
 Part Lot 3, Concession 1, Part 8, Plan 53R-17520,
 save and except Part 2, Plan 53R-21547,
 together with easement over Parts 4 & 6, Plan 53R-17520,
 subject to easement over Part 1, Plan 53R-21547,
 Township of Trill, 128 Park Road, Worthington,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

A0112/2023
 Date: 2023 09 06

FAIRBANK LAKE

DEMOLISHED

HIGH WATER MARK

PROPOSED R.O.W.
FOR THE BENEFIT OF
PIN 73365-0038
AREA= 1403sq.m.

RETAINED
±2.115 ha.
128

PART
TO BE
AREA =
MUNICIPAL

TRAVELLED ROAD KNOWN AS PARK ROAD
PIN 73365-0250

53R-17520

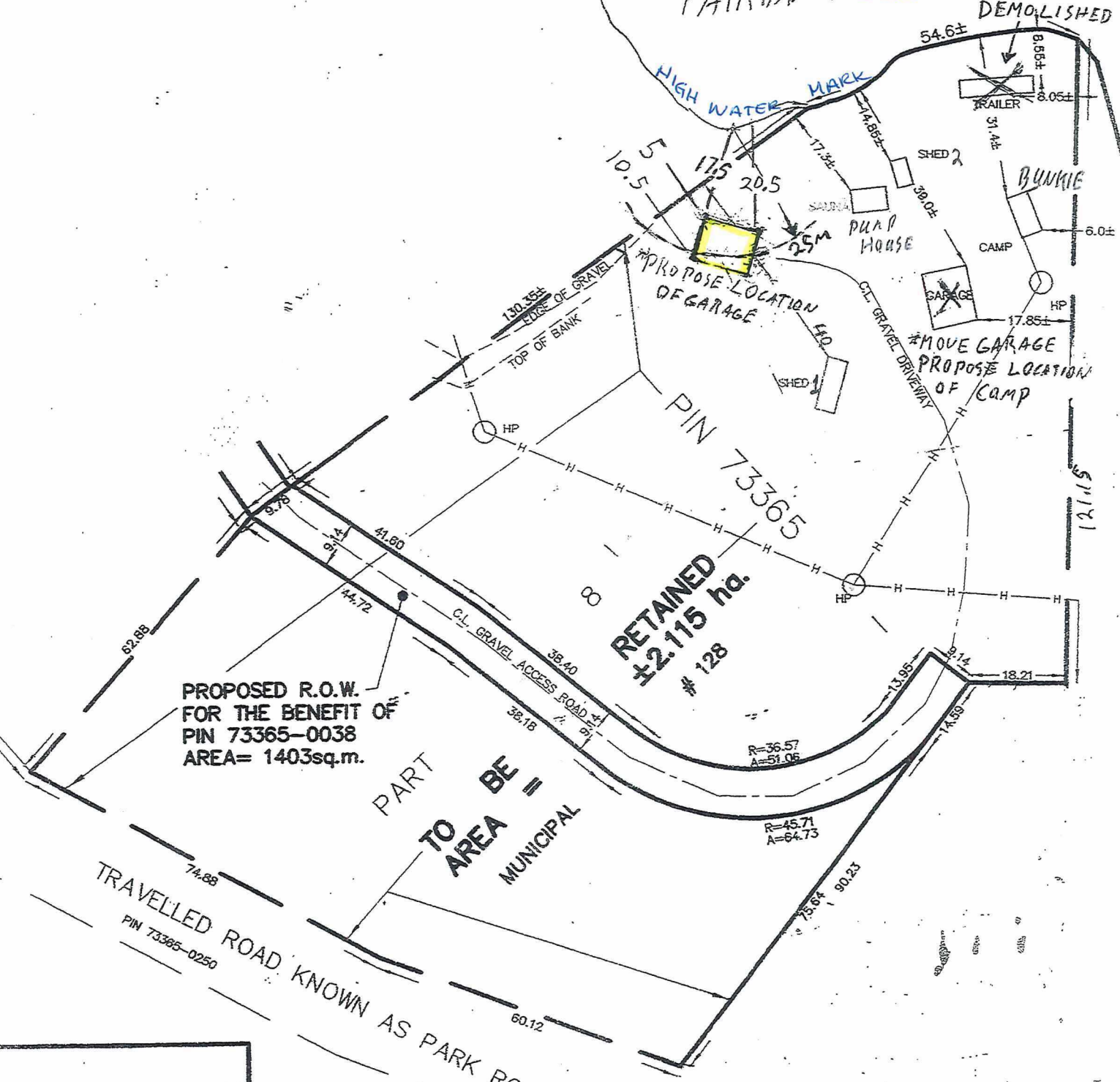
ONTARIO LAND SURVEYORS
GEOMATICS PROFESSIONALS

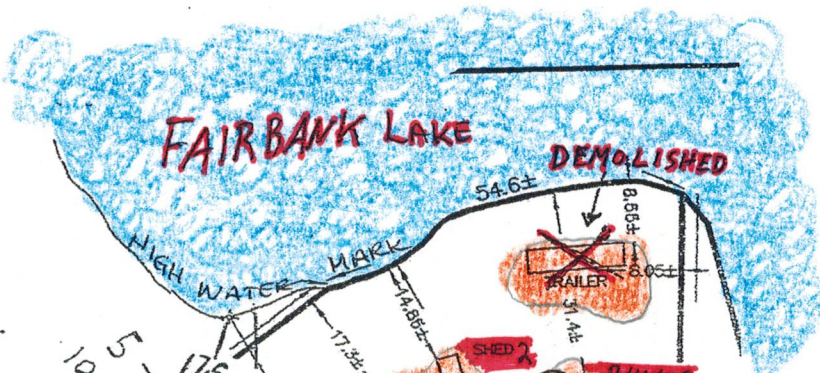
STREET
NO. P3B 1M1
AX [REDACTED]
LIMITED.CA

SCALE : 1:1000 METRIC
FILE : 18189-SKETCH-GRID.DWG
PLOT TAB : SKETCH 1000s



A0112/2023
Sketch 2





FAIRBANK LAKE





DEMOLISHED

PROPOSED R.O.W.
FOR THE BENEFIT OF
PIN 73365-0038
AREA= 1403sq.m.

PART
TO BE
AREA =
MUNICIPAL

RETAINED
#2.115 ha.
128

TRAVELLED ROAD KNOWN AS PARK ROAD
PIN 73365-0250

-  - Flat land or gentle slopes
-  - Water line
-  - Mature trees
-  - Incline hillside

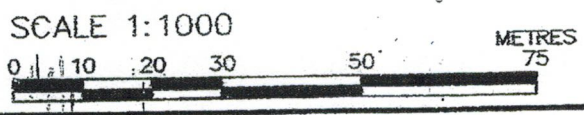
ONTARIO LAND SURVEYORS
GEOMATICS PROFESSIONALS

STREET
O, P3B 1M1
AX (705) 673-1051
LIMITED.CA

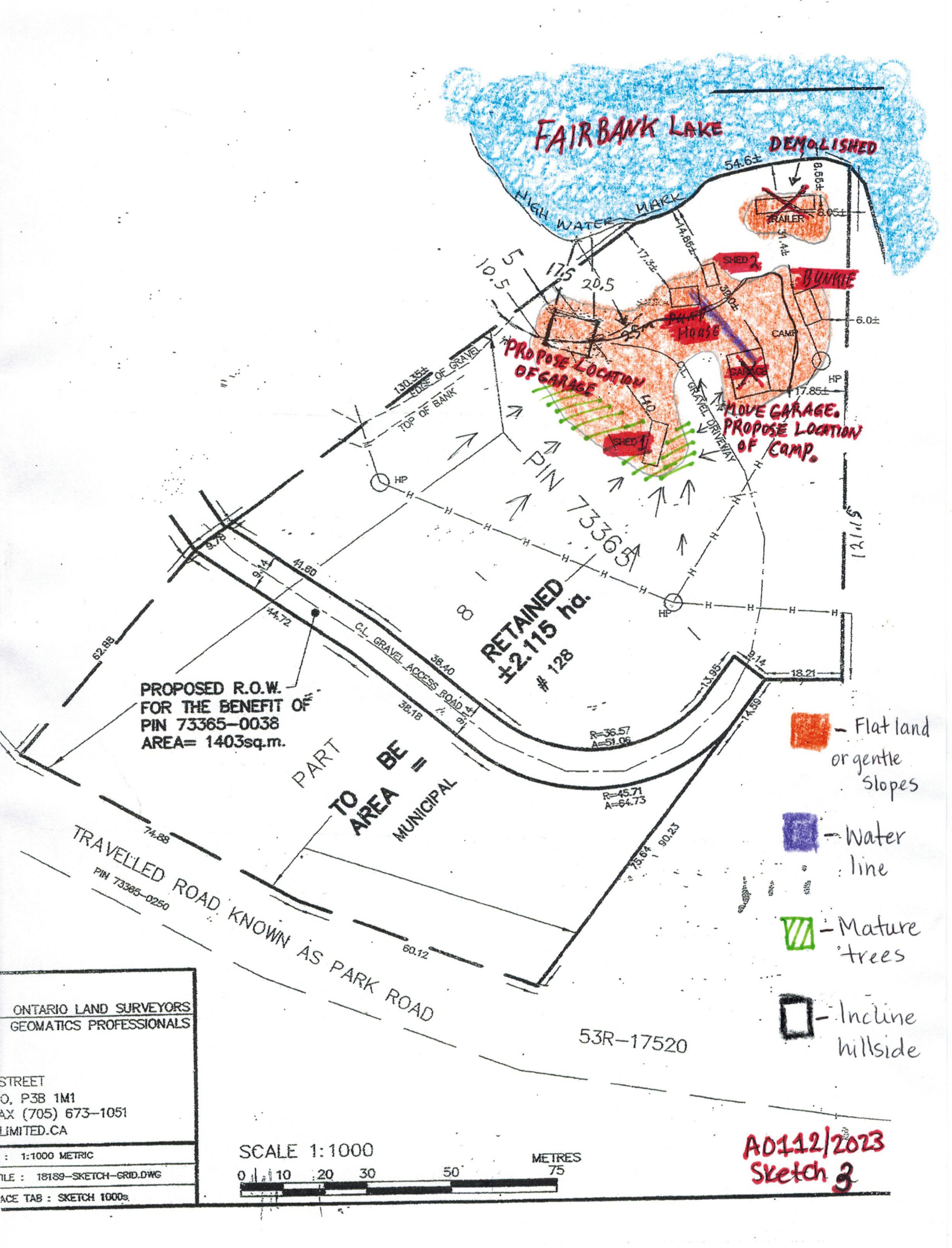
SCALE : 1:1000 METRIC

FILE : 18189-SKETCH-GRID.DWG

FACE TAB : SKETCH 1000s



AD112/2023
Sketch 3



#REVISED#



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

Office Use Only 2023.01.01	
A 010 2/2023	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,180.00 (includes \$280.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$357.00 (includes \$280.00 legal notice fee)
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Adam Field and Andria Field	Email:	
Mailing Address: PO Box 326	Home Phone:	
83 Simon Lake Road	Business Phone:	
City: Naughton	Postal Code: P0M 2M0	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: Adam Field	Email:	
Mailing Address: 500 King Street North Suite 500-MA P.O. Box 161	Home Phone:	
83 Simon Lake Road, Naughton	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: Manulife Bank	
Mailing Address: 500 King Street North Suite 500-MA P.O. Box 1602 STN	
City: Waterloo	Postal Code: N2J 4C6

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

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

Variance To	By-law Requirement	Proposed	Difference
see attached table			

- b) Is there an eave encroachment? Yes No If 'Yes', size of eaves: 0.6096 (m)

- c) Description of Proposal:
An addition to the existing house that will be closer to the lake by 3.048m than the existing backside of the house. The addition will be 2 stories in height and the plans have a proposal to be at 1.22m from the lot line on the east side of the house. The raised covered deck is at the rear of the house and will encroach the set back for the lake.

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
The existing house is within the new set back limits to the high water mark.

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

PIN(s): _____ Township: Graham
 Lot No.: 28481 Concession No.: 3 Parcel(s): _____
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 83 Simon Lake Road, Naughton

7) Date of acquisition of subject land. July 2022

8) Dimensions of land affected.

Frontage 31.62 (m) Depth 60.96 (m) Area 1927.56 (m²) Width of Street 6.52 (m)

9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>see attached table 9) (m²)</u>	<u>see attached table 9) (m²)</u>
Gross Floor Area:	<u>(m²)</u>	<u>(m²)</u>
No. of storeys:	<u></u>	<u></u>
Width:	<u>(m)</u>	<u>(m)</u>
Length:	<u>(m)</u>	<u>(m)</u>
Height:	<u>(m)</u>	<u>(m)</u>

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

	Existing	Proposed
Front:	<u>see attached table 10) (m)</u>	<u>see attached table 10) (m)</u>
Rear:	<u>(m)</u>	<u>(m)</u>
Side:	<u>(m)</u>	<u>(m)</u>
Side:	<u>(m)</u>	<u>(m)</u>

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.

house - 1986, garage 1994, Shed 1 - 2022, gazebo - 2023, pool and deck - 2023,

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

Use(s): Residential Length of time: 37 years

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

Same as #13 or, _____

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

16) If this application is approved, would any existing dwelling units be legalized? Yes No

If "yes", how many? _____

17) Existing uses of abutting properties: residential properties

A0102/2023

18) To the best of your knowledge has the subject land ever been subject of a previous application for minor variance/permission? Yes No

If "yes", indicate the application number(s): _____ or, describe briefly, _____

19) Is the property the subject of a current application for Consent (i.e. severance) under Section 53 of the Planning Act, R.S.O. 1990 c.P.13? Yes No

If "yes", indicate application number(s) and status of application(s): _____

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, Adam Field and Andria Field (please print all names), the registered owner(s) of the property described as 83 Simon Lake Road, Naughton

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

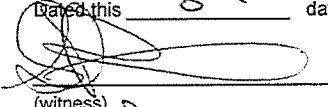

- a) acknowledge that personal information collected on this form is collected pursuant to the *Planning Act*, R.S.O. 1990, c.P.13 for the purpose of processing this planning application;
- b) acknowledge that it is the practice of the City of Greater Sudbury, in accordance with section 1.0.1 of the *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 Adam Field (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 8th day of August, 2023

 (witness)
SCOTT BOIRIER

 Signature of Owner(s) or Signing Officer or Authorized Agent
 Print Name: Adam Field Andria Field

*I have authority to bind the Corporation

A0102/2023

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, Adam and Andria Field (please print all names), the registered owner(s) or authorized agent of the property described as 83 Simon Lake Road

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 August, 2023

[Signature of Karen Elizabeth Pigeau]

Commissioner of Oaths

Karen Elizabeth Pigeau, a Commissioner for taking Affidavits in and for the Courts of Ontario, while within the Territorial District of Sudbury and while appointed as a Deputy-Clerk for the City of Greater Sudbury.

[Signatures of Adam and Andria Field]

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

Print Name: ADAM FIELD ANDRIA FIELD

*I have authority to bind the Corporation

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

FOR OFFICE USE ONLY

Form with fields: Date of Receipt: Aug 14/23, Hearing Date: Aug 30/23, Received By: S. Pinkerton, Zoning Designation: R1-S, Resubmission: Yes/No, Previous File Number(s): See below, Previous Hearing Date, Notes: B0321/1989 (Jun 12/89), Resubmitted: Sept 7/23

Table Section 5)

Section	Variance to	By-Law Requirement	Proposed	Difference
Table 6.2	Distance from Lot Line- Addition	1.828	1.22	0.608
4.41.3	altering shoreline within 20m- Pool and Pool Deck	20	15.8	4.2
4.41.2 a)	Set Back from high water line- Pool and Pool Deck	30	15.8	14.2
4.41.2 a)	Set Back from high water line- Shed	30	23	7

A0102/2023

Table 9)

Particulars of all buildings	Existing					Proposed
	Ex. House	Gazeebo	Pool and Deck	Shed	Garage	House+Addition
Ground Floor Area	102.19	28.9	81.75	11.15	53.064	154.22
Gross Floor Area	102.19	28.9	81.75	11.15	53.064	206.24
No. of Stories	1	1	1	1	1	2
Width	7.62	3.66	6.71	3.048	6.7	10.67
Length	13.41	7.92	12.192	3.66	7.92	18.29
Height	5.49	3.96	1.676	3.66	4.57	6.858

Table 10)

Building Location	Existing					Proposed		
	Ex. House	Gazebo	Pool and Deck	Shed	Garage	Addition	Rear Deck	Front Porch
Front	7.74	48.46	29.83	36.1452	6.096	7.74	16.65	6.63
Rear	40.54	7.62	22.056	24.69	45.72	37.49	36.88	54.86
Side	6.197	3.05	23.77	2.4	2.4	1.22	11.5	23.26
Side	2.438	25.903	2.44	27.17	23.51	2.4	6.17	7.99

A0102/2023

Adam Field

From: Phillipa Cryderman [REDACTED]
Sent: Friday, June 23, 2023 8:35 AM
To: Adam Field
Cc: Melanie Venne
Subject: 83 Simon Lake Drive - Above Ground Pool Permission (File 58451)

The sender [REDACTED] is outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Adam,

With respect to the proposed pool, Conservation Sudbury is generally permissive of above ground pools provided the fill required to level the pool area is kept to the smallest possible footprint. It is our understanding that grading works will include levelling of the existing ground and installation of a 1' deep granular base pad.

Given the above condition and understanding, please consider this email as permission under Section 28 of the Conservation Authorities Act for the installation of the proposed 15' by 30' above ground pool.

Please note that the flood elevation on Simon Lake during the Regulatory Storm is 235.48 m above sea level (CGVD28). During a flood event the pool may be subject to damages caused by flooding.

I am also the agent who has been assigned review of your Section 28 application for the house addition and deck. I aim to reach out before the end of next week once I have completed my initial review.

Regards,
Phillipa

Phillipa Cryderman, P.Eng.
Regulations and Planning Officer
Conservation Sudbury- Nickel District Conservation Authority
401 - 199 Larch Street
Sudbury, Ontario P3E 5P9

[REDACTED]
[REDACTED]

From: Adam Field <[REDACTED]>
Sent: Monday, June 19, 2023 3:05 PM
To: Melanie Venne <[REDACTED]>
Subject: RE: 83 Simon Lake Drive- Building permit circulation, addition and decks

Here is the plot plan revised to show the approximate location of the pool.

Thanks



Adam Field, P.Eng, PMP
General Manager

Corporate Office:
199 Mumford Rd Lively, ON P3Y 1L2



Website: www.anmar.ca

NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please delete it.

Please consider the environment before printing

From: Melanie Venne <[REDACTED]>
Sent: Monday, June 19, 2023 2:56 PM
To: Adam Field <[REDACTED]>
Subject: RE: 83 Simon Lake Drive- Building permit circulation, addition and decks

The sender ([REDACTED]) is outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Can you put the pool on the site plan?

Melanie Venne, MES
Conservation Sudbury- Office and Communication Coordinator
401-199 Larch St, Sudbury ON
[REDACTED]

From: Adam Field [REDACTED] >
Sent: Monday, June 19, 2023 2:53 PM
To: Melanie Venne [REDACTED]
Subject: RE: 83 Simon Lake Drive- Building permit circulation, addition and decks

Hi Melanie

Sorry about that. Here is the signed page.

Is the 3-4 week wait for all permits. I am looking to put a pool in starting in a couple of weeks and was just going to get that permit started. The pool is above ground and would require very little ground work to get started. Is this something that I can get going on while the permit works its way through? I talked to Danielle Marcoux last fall about this project and she said that above ground pools are okay. Can you comment on this? The pool would be installed within the high water mark boundary.

Thanks



Adam Field, P.Eng, PMP
General Manager

Corporate Office:
199 Mumford Rd Lively, ON P3Y 1L2



Website: www.anmar.ca

NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please delete it.

Please consider the environment before printing

From: Melanie Venne [REDACTED] >
Sent: Monday, June 19, 2023 2:46 PM
To: Adam Field <[REDACTED]>
Subject: RE: 83 Simon Lake Drive- Building permit circulation, addition and decks

The sender ([REDACTED]) is outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Adam,

Can you send over a signed last page.

I have construction drawings from when it was distributed through City of Greater Sudbury building services. Are these still the correct ones?

I'll send over an online invoice for the \$150 permit deposit – this will come as a separate email from "Square"

I'll get your permit application into the hands of a regulations officer. Please note that this is our busy season and the initial review may take 3-4 weeks.

Melanie Venne, MES
Conservation Sudbury- Office and Communication Coordinator

[REDACTED]
[REDACTED]
From: Adam Field <[REDACTED]>

Sent: Monday, June 19, 2023 1:40 PM

To: Melanie Venne <[REDACTED]>

Subject: RE: 83 Simon Lake Drive- Building permit circulation, addition and decks

Hi Melanie,

I have finally been able to complete the survey and have attached the results to this email along with my permit application. Have a look and let me know if there is anything else that is required. Feel free to call me anytime to discuss at [REDACTED] I have the CADD version of the drawing as well if you require it.

Thanks and have a great day



Adam Field, P.Eng, PMP
General Manager

Corporate Office:
199 Mumford Rd Lively, ON P3Y 1L2

[REDACTED]
[REDACTED]
[REDACTED]
Website: www.anmar.ca

NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please delete it.

Please consider the environment before printing

From: Melanie Venne <[REDACTED]>

Sent: Monday, June 19, 2023 1:31 PM

To: Adam Field <[REDACTED]>

Subject: FW: 83 Simon Lake Drive- Building permit circulation, addition and decks

The sender [REDACTED] is outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Adam,

I got your voicemail. My email hasn't changed – could it be size of the attachment related?

You could also try sending to [REDACTED] (it get redirected automatically to me).

Melanie Venne, MES
Conservation Sudbury- Office and Communication Coordinator
401-199 Larch St, Sudbury ON
[REDACTED]

From: Melanie Venne
Sent: Wednesday, May 10, 2023 10:14 AM
To: Adam Field <[REDACTED]>
Subject: 83 Simon Lake Drive- Building permit circulation, addition and decks

Hi Adam,

Conservation Sudbury was circulated your building permit application for the decks and addition. There is significant floodplain on the property that appears to go as high as the house and as a result a permit from Conservation Sudbury will be required. The application form can be found here:
<https://www.conservationsudbury.ca/wp-content/uploads/2023/01/Permit-Application-Form.pdf>

An elevation/topo survey (completed by a qualified professional) will be required as part of a complete application. The survey must include:

- The floodplain as a contour on the site plan. The flood elevation at this location is 235.48m above sea level (CGVD28)
- The elevation of each of the openings into the structure that is at or below 235.78 metres. This must be shown on a sketch, and openings include windows, doors, vents, etc.
- The ground elevation at the foundation of the existing building, at a minimum of 3 locations on each side of the building and must reflect the lowest ground elevation on each side.
- The ground elevation at 2 metres from the foundation of the existing building, at a minimum of 3 locations on each side of the building and must reflect the lowest ground elevation on each side.
- The ground elevation along the perimeter of the proposed addition, and within 2 metres of the perimeter (similar to that described above, for the existing dwelling).
- The results of the elevation survey must be submitted to Conservation Sudbury as an official stamped letter/report

I've included a list of surveyors and engineers that can complete an elevation survey for you. This list is not exhaustive. I've also included our policy for additions for houses within a floodplain.

Once the survey has been completed we can discuss next steps.

Melanie Venne, MES
Conservation Sudbury- Office and Communication Coordinator
401-199 Larch St, Sudbury ON
[REDACTED]



Nickel District Conservation Authority
401 – 199 rue Larch Street
Sudbury, ON P3E 5P9
[REDACTED]
ConservationSudbury.ca

July 14, 2023

Our File # 58451
Permit # 2023-57

Adam Field
83 Simon Lake Road
PO Box 326
Naughton, ON P0M 2M0
(sent by email to: [REDACTED])

**Re: Application under Section 28 of the *Conservation Authorities Act*
Development within the regulated area adjacent to the floodplain of Simon Lake
Construction of an addition and raised deck at 83 Simon Lake Road, Naughton; Lot 1, Concession
3, Township of Graham; Part 2 Plan 53R-12572.**

Project Description: Construction of a 560 square foot (footprint), 3 level addition to a single family home complete with walkout basement. Construction of a 535 square foot second level deck.

Please be advised that a review has been completed of the application for the above-noted works under Ontario Regulation 156/06 Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses, made pursuant to Section 28 of the *Conservation Authorities Act*. Permission is granted for the proposed development based upon the following information:

- Information and drawings provided with the application.
- *Topographic Information Sketch* produced by Surveyors on Site Inc. dated June 5, 2023
- *House Addition Construction Drawings* (Issued for Construction) prepared by Shield Consulting Engineers Ltd. dated March 16, 2023.
- *Section Through Basement Walkout Sketch* received via email on July 7, 2023

This permit expires two years from the date of issue (**July 13, 2025**). All permitted works described herein must be completed by this time. Any works proposed to occur beyond the expiry date may be eligible for an extension approved by Conservation Sudbury if a written request is made at least 60 days before the permit expiry, or may require re-application. All re-applications will be reviewed under the context of the legislation, policies and practices at the time of re-application. Permits are issued to addressee and are non-transferable.

The issuance of this permit does not relieve the applicant from the responsibility of acquiring any other approvals required under federal, provincial or municipal legislation.

The development property is adjacent to Simon Lake, and portions of the property are subject to flooding during the regulatory storm event up to an elevation of 235.48 meters (CGVD28 datum).

If changes are made to the project after the permit is issued, please notify this office in writing. Changes requiring a revised permit will be assessed a 50% surcharge.

A0102/2023

Field

Conservation Sudbury File # 58451

July 14, 2023

Page 2 of 3

The following conditions will apply to the undertaking:

- 1) The project is carried out as described in the application and supporting documents listed above. Conditions in this permit supersede any information provided by the applicant.
- 2) Grading of the property shall not create drainage problems, or adversely affect adjacent properties; existing drainage courses and patterns are to be accommodated and maintained at all times.
- 3) Limit the removal of natural vegetation to the minimum required. All areas disturbed by construction and/or topsoil placed for grading are to be protected and stabilized to prevent erosion.
- 4) Soil and excavated material are not permitted to be placed within the floodplain during construction.
- 5) Sediment and erosion control measures must be implemented prior to work commencing and maintained during the work phase, to prevent entry of sediment into all waters and wetlands.
 - a) Water discharged from pumping or other means of dewatering must be free of sediment prior to discharge to receiving bodies of water or wetlands.
 - b) Sediment and erosion control measures must be properly installed.
 - c) **All sediment and erosion control measures must be inspected daily to ensure that they are functioning properly and are maintained and/or updated as required.** If the sediment and erosion control measures are not functioning properly, no further work must occur until the problem is fully addressed.
 - d) Side-cast, excavated or stockpiled materials shall not be placed in such a manner to be susceptible to erosion or cause bank stability concerns.
 - e) All disturbed areas must be stabilized as soon as possible after project completion.
 - f) Temporary sediment and erosion control measures must be removed once all disturbed soils in the project area have completely stabilized.
- 6) Materials to be used for the project must not be taken from the shoreline or below the high water level of any water body or wetland.
- 7) Materials that are removed from the site are not to be placed in an area regulated by Conservation Sudbury without prior permission from this office.
- 8) The applicant allows Conservation Sudbury staff and agents to enter upon the lands for the purpose of conducting inspections.

Prior to work commencing, please provide the undersigned with three business days notice.
When the work is completed, please contact this office so a final site inspection can be conducted.

AO102/2023

Field
Conservation Sudbury File # 58451
July 14, 2023
Page 3 of 3

Yours truly,

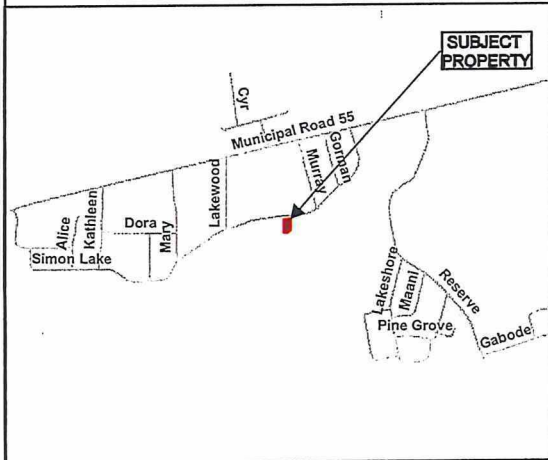
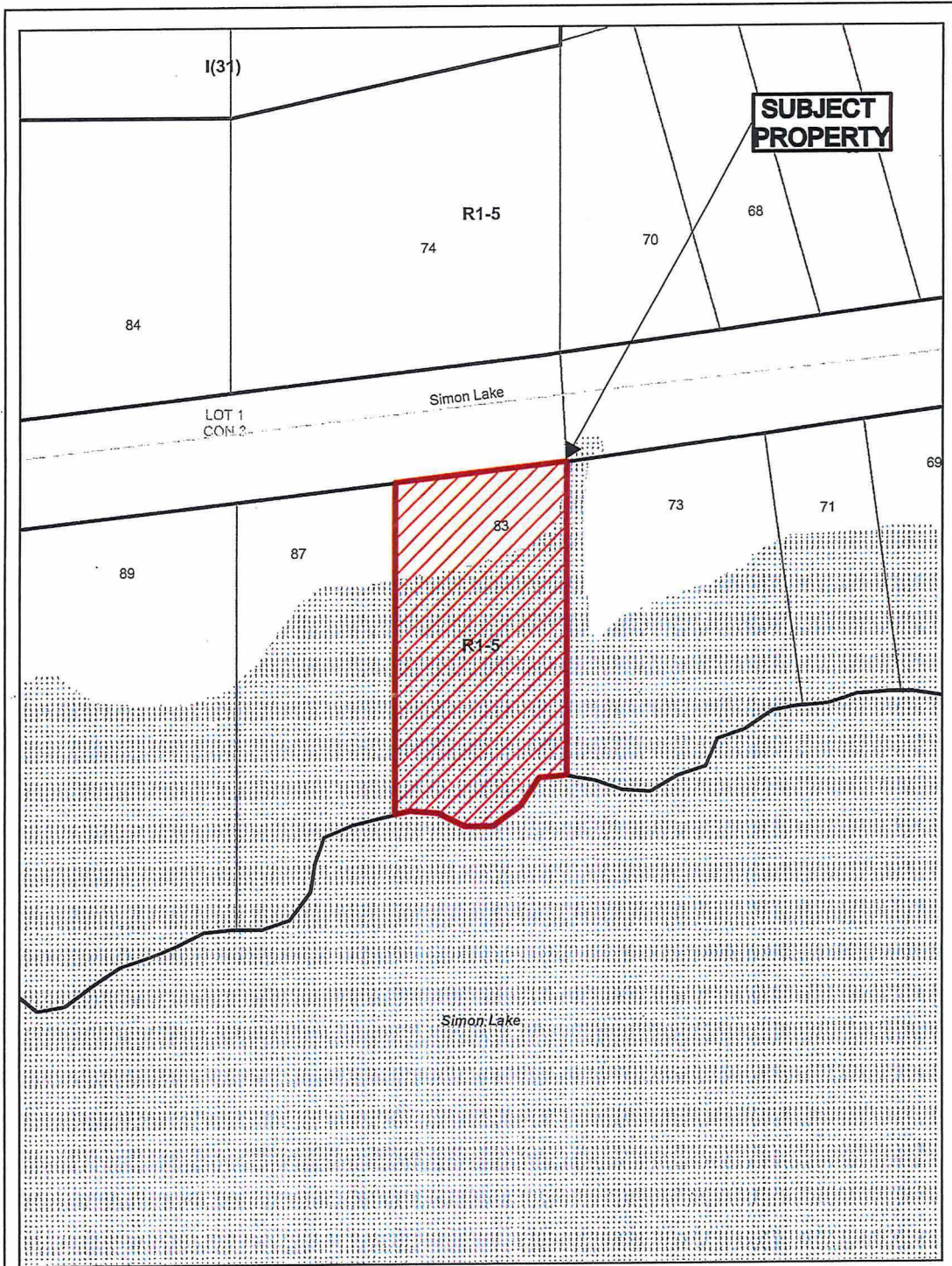


Phillipa Cryderman, P.Eng.
Regulations and Planning Officer

[REDACTED]
[REDACTED]

- encl. *Topographic Information Sketch* produced by Surveyors on Site Inc. dated June 5, 2023
House Addition Construction Drawings (Issued for Construction) prepared by Shield Consulting Engineers Ltd. dated March 16, 2023.
Section Through Basement Walkout Sketch received via email on July 7, 2023

A0102/2023



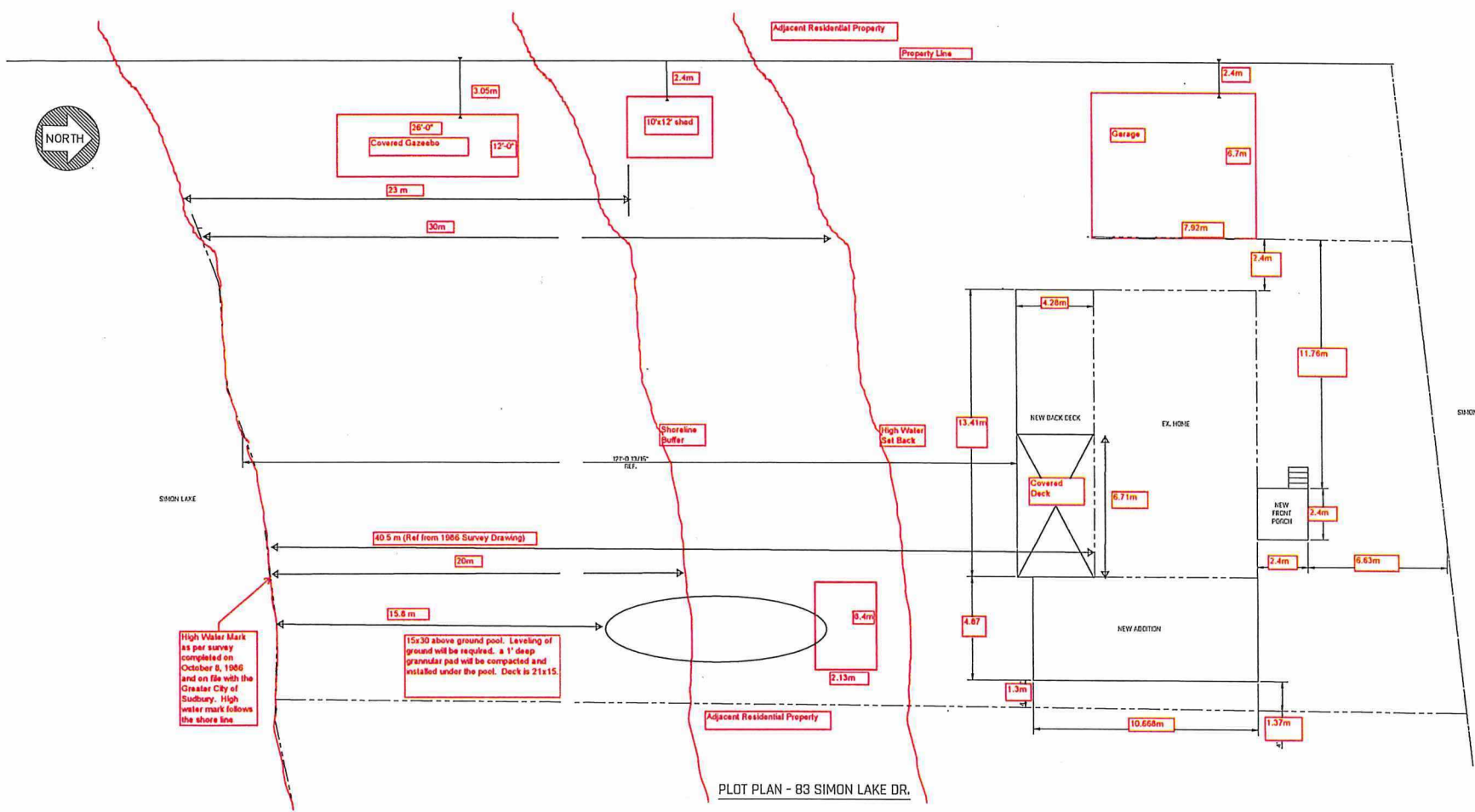
Application for Minor Variance or Permission



Subject Property PIN 73381-0546,
 Parcel 28481 SEC SWS, Part Lot 1, Concession 3,
 Part 3, Plan 53R-10947 and Part 2, Plan 53R-12572,
 Township of Graham, 83 Simon Lake Drive, Naughton,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

A0102/2023
 Date: 2023 08 14

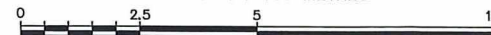


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A0102/2023
sheet 2

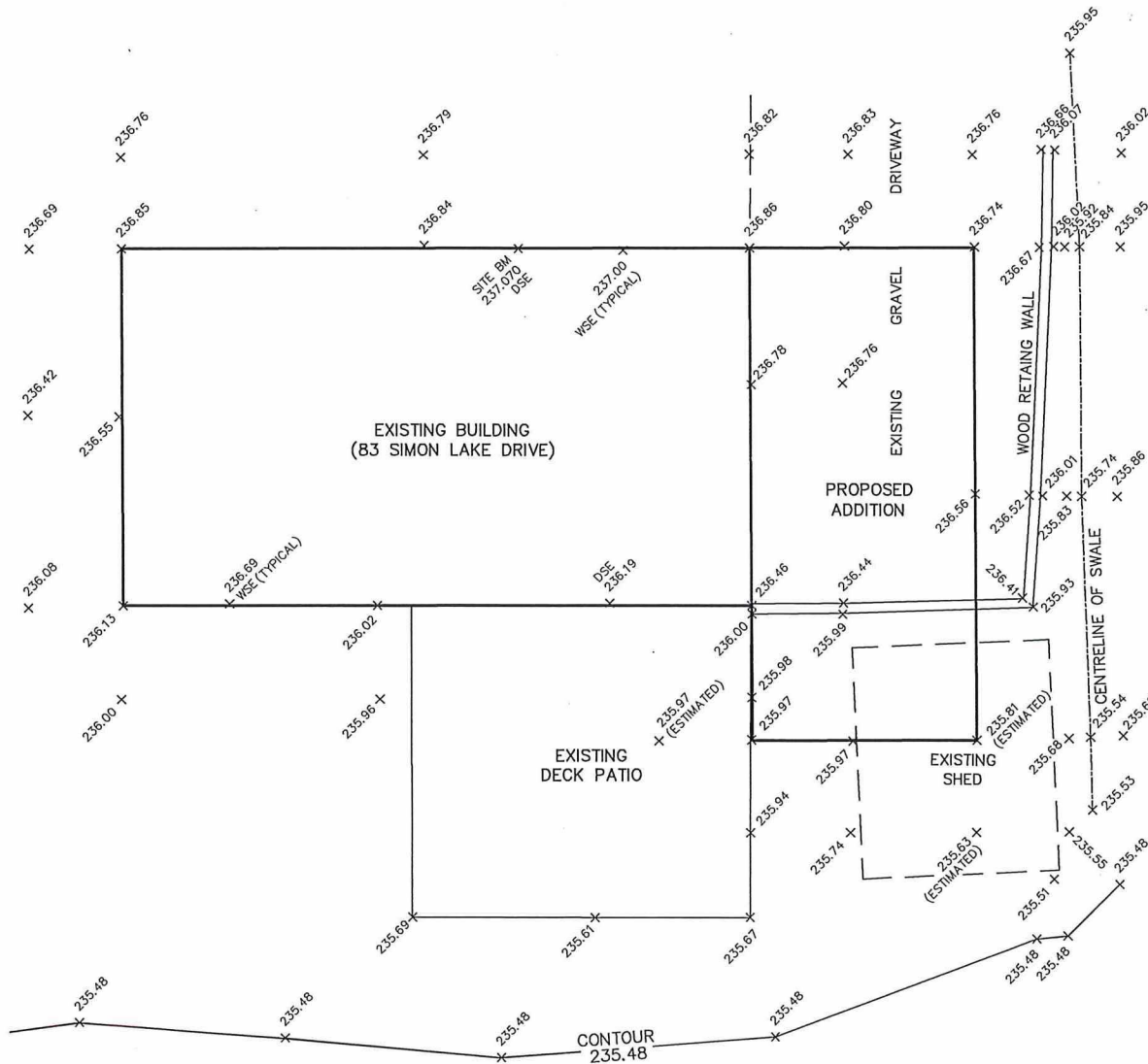
SKETCH SHOWING TOPOGRAPHIC INFORMATION

JUNE 5, 2023 SURVEY

SCALE 1 : 100 METRES



SURVEYORS ON SITE INC. © 2023



CAUTION

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

NOTES

- 1) THIS SKETCH HAS BEEN PREPARED IN ACCORDANCE WITH ASSOCIATION OF ONTARIO LAND SURVEYORS BULLETIN 2021-01.
- 2) ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM: FIELD SURVEY (CGVD28 - FROM NETWORK (SMARTNET) GPS OBSERVATIONS)
- 3) THIS SKETCH IS AN ORIGINAL IF EMBOSSED BY THE SURVEYOR'S SEAL OR IF IT IS A PDF CERTIFIED IN A ELECTRONIC VERSION.

LEGEND

- x DENOTES SPOT ELEVATION AND LOCATION
- DSE DENOTES TOP OF CONC. DOOR SILL ELEVATION
- WSE DENOTES TOP OF CONC. WINDOW SILL ELEVATION
- BM DENOTES BENCHMARK



1623 BANCROFT DRIVE
 SUDBURY ONTARIO
 P3B 1R7
 www.surveyorsonsite.com
 REVISION: JUNE 16, 2023 (REV. 0)

DRAWN BY: DTN CHECKED BY: RWS JOB No: SUD2023-015 FILE No: SUD2023-015 SK1-v1-1

REVISED
 A0102/2023
 sketch 3

23-0437

WALL ASSEMBLY LEGEND		
TAG	DESCRIPTION	NOTES
V1	<ul style="list-style-type: none"> 1/2" GYP BOARD WALL BOARD 2x4 STUDS @ 16" C/C 1/2" GYP BOARD WALL BOARD 	2 X 4 INTERIOR WALLS
V2	<ul style="list-style-type: none"> 1/2" GYP BOARD WALL BOARD 6 MIL POLYETHYLENE VAPOUR BARRIER 2x6 STUDS @ 16" C/C WITH R-24 BATT INSULATION 1/2" PLYWOOD OR GSO SHEATHING R7.5 COMBINED INSULATION (LAPPED SEAMS) 1/2" EXTERIOR HORIZONTAL SIDING (AS SELECTED BY OWNER) CAT 1 TYPE HOUSE WRAP 	2 X 6 EXTERIOR WALLS NON-FIRE RATED 1021 R-24 + 7.5 CL
V3	<ul style="list-style-type: none"> 1/2" GYP BOARD WALL BOARD 2x4 STUDS @ 16" C/C 1/2" GYP BOARD WALL BOARD 	2 X 6 INTERIOR WALLS
V4	<ul style="list-style-type: none"> 1/2" GYP BOARD WALL BOARD 6 MIL POLYETHYLENE VAPOUR BARRIER 2x4 STUDS @ 16" C/C WITH R-24 BATT INSULATION R7.5 COMBINED INSULATION (LAPPED SEAMS) 1/2" EXTERIOR HORIZONTAL SIDING (AS SELECTED BY OWNER) CAT 1 TYPE HOUSE WRAP 1/2" PLYWOOD OR GSO SHEATHING CONTINUOUS WATERPROOFING MEMBRANE 	2 X 4 EXTERIOR WALLS 1021 R-24 + 7.5 CL
F1	<ul style="list-style-type: none"> FLOOR FINISH 1/2" PLYWOOD OR GSO 3/4" 2X4 JOISTS @ 16" C/C 1/2" GYP BOARD 	FLOORING ASSEMBLY

DOOR SCHEDULE & LINTEL DETAILS		
DESCRIPTION	1	2
LINTEL MIN REQUIREMENTS	2-2 X 6 1 1/2" BEARING	INDIC
NOTES	EXTENDER FROM DOOR TO GY/ FENCED ENTRY PROTECTION	SHOULDER HOLLOW CORE DOOR
TAG	1	2

REFER TO PROPOSED LUMBER PLAN FOR THE LOCATION OF DOORS. DOOR SIZES MAY BE ADJUSTED TO ACCOMMODATE OWNER'S PREFERENCE PROVIDED THEY MEET UBC/CSA REQUIREMENTS

GENERAL NOTES

1. ANY REFERENCE DIMENSIONS SHOWN ON THE DRAWING ARE NOT TO BE USED FOR CONSTRUCTION.
2. ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND FABRICATION.
3. ALL WORK, FABRICATION, AND CONNECTIONS SHALL BE IN CONFORMANCE WITH THE OBC AND APPLICABLE CSA STANDARDS. WHERE THE DRAWING DEVIATES FROM THE OBC AND APPLICABLE STANDARDS, THE MORE STRINGENT SHALL GOVERN. ALL SPECIFIED AND PROPRIETARY PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION.
4. IF ANY MODIFICATIONS ARE REQUIRED WHICH DO NOT FOLLOW THE DRAWING INSTRUCTIONS CONTACT ENGINEER FOR APPROVAL PRIOR TO PROCEEDING WITH THESE CHANGES.
5. ELECTRICAL AND MECHANICAL ARE NOT INCLUDED WITH THIS DRAWING. PROPER E.S.A. INSPECTIONS ARE TO BE COMPLETED, AND ALL WORK TO COMPLY WITH O.B.C. (LATEST EDITION).
6. CONTRACTOR SHALL ENSURE ELECTRIC SMOKE AND CO DETECTOR V/VISUAL COMPONENT.
7. ATIK ACCESS HATCH SHALL BE PROVIDED. HATCH SHALL BE 20"x20" WITH WEATHER STRIPPING & BACKED WITH R31 INSULATION.
8. ANY WOOD IN CONTACT WITH CONCRETE OR THE GROUND SHALL BE PRESURE TREATED. ALL TIMBER SHALL BE PRESERVATIVE TREATED IN ACCORDANCE WITH CSA SPECIFICATION ODD-M "WOOD PRESERVATION", AS PER CATEGORY UC3.1 REQUIREMENTS FOR SPECIES AND PRESERVATION TYPE. SHOULD UNTREATED WOOD BE USED, THE WOOD SHALL BE SEPARATED FROM THE CONCRETE BY A 2 MIL POLYETHYLENE FILM, #50 OR OTHER DAMPROOFING MATERIAL.
9. CLEAN & MAKE GOOD ALL TRADES TO MATCH NEW AND EXISTING FINISHES, INCLUDING ANY DAMAGE CAUSED BY CONSTRUCTION.
10. SHOULD AT ANY TIME ANY DETAILS CONTAINED WITHIN THIS DRAWING PACKAGE ARE NOT UNDERSTOOD FULLY, CONTACT ENGINEER FOR CLARIFICATION.
11. IT IS THE SOLE RESPONSIBILITY OF THE OWNER/BUILDER TO CONTACT THE ENGINEER FOR INSPECTION AND TO NOTIFY THE ENGINEER WHEN THE PROJECT IS READY FOR INSPECTION(S) PRIOR TO COMPLETION. CONTACT THE ENGINEER AND BUILDING OFFICIAL FOR THE APPROPRIATE INSPECTION INTERVALS TO SUIT THE CONSTRUCTION.

FRAMED CONSTRUCTION NOTES:

1. ALL FRAMING LUMBER SHALL BE GRADE NO. 1/2 SPF UNDO.
2. JOISTS TO HAVE A MINIMUM 1-1/2" END BEARING. BEAMS TO HAVE A MINIMUM 3-1/2" END BEARING.
3. DOUBLE STUDS TO BE AT ALL OPENINGS. DOUBLE RM JOISTS WHICH SUPPORT LINTELS IN EXT WALLS, AND DOUBLE HEADER JOISTS AROUND FLOOR OPENINGS WHEN THEY ARE BETWEEN 3'-11" AND 10'-6".
4. DOUBLE TRIMMER JOISTS WHEN HEADER JOIST LENGTH IS BETWEEN 2'-7" AND 6'-7".
5. DOUBLE JOISTS TO BE PLACED UNDER PARALLEL PARTITIONS.
6. BEAMS TO BE PLACED UNDER LOAD BEARING WALLS WHEN WALL IS PARALLEL TO FLOOR JOISTS.
7. BEAM MAY BE A MAX 24" FROM A LOAD BEARING WALL WHEN THAT WALL IS PERPENDICULAR TO FLOOR JOISTS.
8. METAL HANDERS TO BE USED FOR JOISTS AND BEAMS WHEN THEY ARE FRAMING INTO THE SIDE OF BEAMS, TRIMMERS AND HEADERS.
9. WALLS REQUIRE BLOCKING AT THEIR MIDSPAN, STAGGER BLOCKING UP AND DOWN TO PERMIT OPTIMAL HANGING.
10. BUILT-UP BEAMS SHALL BE CONSTRUCTED PER OBC REQUIREMENTS. REFER TO OBC CL. 9.23.9 FOR REFERENCE.

PRE-ENG ROOF TRUSS REQUIREMENT:

1. TO BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO.
2. CONCRETE TO BE DESIGNED BY TRUSS MANUFACTURER.
3. BRACING REQUIREMENTS TO SUIT APPLICABLE LOADING AND DESIGNED BY TRUSS ENGINEER.
4. TRUSS PACKAGE TO BE SHARED WITH, AND APPROVED BY, SHIELD CONSULTING ENGINEERS LTD PRIOR TO CONSTRUCTION.

FOUNDATION NOTES:

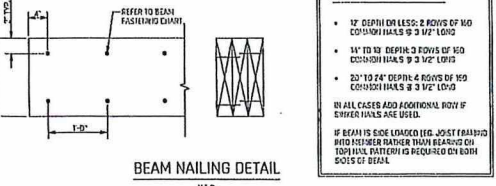
1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE APPROPRIATE WATER CONTROL/DE-WATERING METHODS ON THE WORKSITE AS REQUIRED DURING THE PROJECT.
2. CONTACT ENGINEER QUOTE REBAR/REINFORCEMENT AND FORMS ARE IN PLACE FOR FINAL INSPECTION PRIOR TO PLACING CONCRETE.
3. FOR ADDITIONAL DETAILS REGARDING ANCHORAGE OF STRUCTURE TO FOUNDATION REFER TO CLAUSE 9.23.6 OF THE ONTARIO BUILDING CODE. OWNER SHALL CONSIDER J-BOLTS. POST INSTALLED ANCHORS, OR MUSSILL ANCHORS FOR ANCHORING SILL PLATE TO CONCRETE. ANCHOR BOLTS SHALL CONFORM TO ASTM F554 GRADE A36 OR BETTER. CONSTRUCTOR SHALL ENSURE ALL PROPER LOCATES ARE PERFORMED PRIOR TO CONSTRUCTION.
5. CO-ORDINATE ALL WORK WITH OWNER, AND SHOULD ANY SUBSTITUTIONS BE REQUIRED CONSULT AND SEEK APPROVAL IN WRITING FROM OWNER PRIOR TO PROCEEDING WITH THE WORK.
6. MIN ALLOWABLE BEARING PRESSURE OF 100kPa (TO BE CONFIRMED BY OWNER/OTHERS) IT IS THE SOLE RESPONSIBILITY OF THE OWNER/BUILDER TO RENDER THE SERVICES OF A GEOTECHNICAL ENGINEER AS REQUIRED TO SATISFY THE SOIL AND DRAINAGE REQUIREMENTS OF THIS DRAWING, AND/OR TO SATISFY THE REQUIREMENTS OF LOCAL BUILDING OFFICIALS. THE GEOTECHNICAL ENGINEER SHALL ALSO PROVIDE RECOMMENDATIONS TO THE FILL AND SOIL SHOWN IN THIS DRAWING BASED ON THEIR INVESTIGATION.
7. A SOILS CONSULTANT SHALL APPROVE ON SITE THE ASSIGNED SAFE NET BEARING PRESSURE FOR EACH FOOTING. IF THE SAFE NET BEARING PRESSURE FOR DESIGN IS NOT APPROVED, THE FOUNDATION DETAILS WILL BE ADJUSTED BY THE ENGINEER ACCORDING TO SITE CONDITIONS.
8. SPECIFIED INSULATION TO BE APPROVED BY QUALIFIED GEOTECHNICAL ENGINEER IN ACCORDANCE WITH THE LOCAL SOIL CONDITIONS.
9. IF SOIL SOFTENING OCCURS BEFORE CONCRETE FOOTING CAN BE POURED, OR AS REQUIRED BY THE SOILS REPORT, CONSTRUCT FOOTINGS ON A LEVEL 2" THICK SKIM SLAB OF 2000psi MINIMUM 28 DAY STRENGTH, PLACE IMMEDIATELY AFTER COMPLETION OF EXCAVATION.
10. LOCATE FOOTING ELEVATIONS AS REQUIRED TO ACCOMMODATE BURIED ELECTRICAL OR MECHANICAL SERVICES AND PROTECT EXISTING AND ADJACENT FOOTINGS FROM BEING UNDERMINED AND OVERLOADED BY LIMITING THE SLOPE OF THE LINE BETWEEN THE ADJACENT FOOTING ELEVATIONS TO A 7 IN 10 MAXIMUM SLOPE WITH A MAXIMUM RISE OF 2'-0".
11. USE EXCAVATED MATERIALS AS BACKFILL ONLY AS APPROVED BY SOILS CONSULTANT.
12. PROTECT ALL STRUCTURAL STEEL EXPOSED TO EARTH WITH AT LEAST 2" OF CONCRETE COVER UNLESS NOTED OTHERWISE ON DRAWINGS.

CONCRETE NOTES:

1. ALL CONCRETE MATERIALS, WORK, DESIGN, AND TESTING SHALL CONFORM WITH CSA A23.1/2/3 (LATEST EDITIONS).
2. FORMWORK SHALL BE TIGHT, STRONG, LEVEL, AND BRACED ACCORDINGLY TO MAINTAIN SHAPE AND POSITION THROUGHOUT THE POUR. ONLY NEW MATERIAL SHALL BE UTILIZED FOR FORMWORK.
3. THE MINIMUM COMPRESSIVE STRENGTH SHALL BE 32 MPa AT 28 DAYS WITH AN EXPOSURE CLASS C-1 (CSA A23.1), AND AIR CONTENT BETWEEN 5% TO 6%. A SLUMP OF 3" (1'- 3/4") IS TO BE ACHIEVED WITH A MAX AGGREGATE SIZE, CRUSHED STONE OF 3/4". A TRUCK DISCHARGE TEMPERATURE OF 15°C TO 25°C IS REQUIRED. A CLASS A FLOOR FINISH (CSA A23.1) SHALL BE APPLIED WHERE REQUIRED.
4. ALL 10M BARS SHALL BE SPLICED WITH A MINIMUM OVERLAP OF 15". ALL 15M BARS SHALL BE SPLICED WITH A MINIMUM OVERLAP OF 22". LAP SPLICE TO EQUAL CLASS B TENSION LAP PER CSA-A23.3.
5. DEFORMED BARS OF NEW BILLET STEEL SHALL CONFORM TO CAN/CSA G30.10 GRADE 400M.
6. WET CURE SLAB FOR A MIN OF 7 DAYS.

WINDOW SCHEDULE & LINTEL DETAILS		
DESCRIPTION	1	2
LINTEL ASSEMBLY REQUIREMENTS	2-2 X 6 1 1/2" BEARING	2-2 X 6 1 1/2" BEARING
TAG	1	2

*LOCATION OF WINDOWS, AND HEIGHT OF WINDOWS MAY BE ALTERED TO THE OWNER'S PREFERENCE. HOWEVER SHOULD THE WIDTH OF WINDOW CHANGE CONTACT ENGINEER TO ENSURE APPROPRIATE LINTEL IS INSTALLED.



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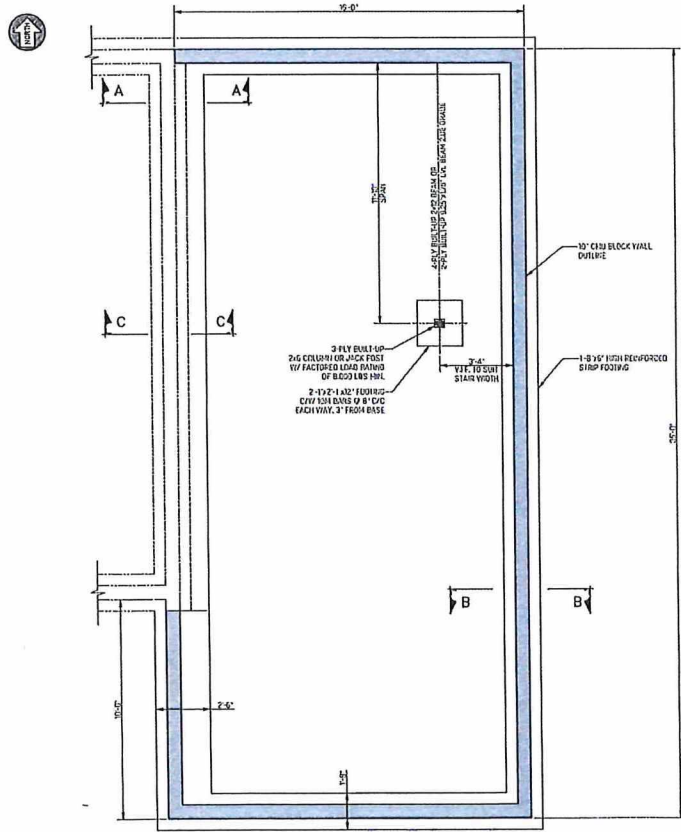
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			0	ISSUED FOR CONSTRUCTION	M.L.	M.L.	2023-03-16



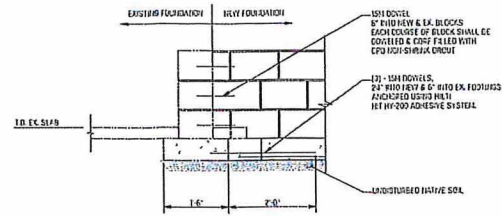
CLIENT NAME	ADAM FIELD
TITLE	83 SIMON LAKE DR., NAUGHTON
PROJECT DESCRIPTION	HOUSE ADDITION
RELATION DESCRIPTION	GENERAL NOTES
DRAWN BY	M. JOYAL
DATE DRAWN	2023-01-23
CHECKED BY	K. MAY
DATE CHECKED	2023-02-14
APPROVED BY	M. JOYAL
DATE APPROVED	2023-03-16
SCALE	N.T.S.
BRANCH NUMBER	2243-A4
REVISION	0

REVISED
A0102/2023
sketch 4

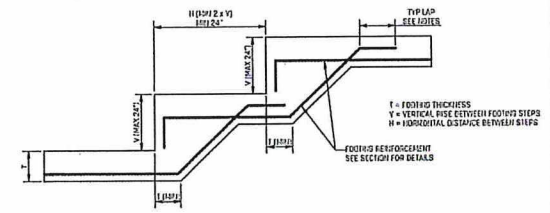
FOR GENERAL NOTES & SCHEDULES, SEE DRAWING 2243-A2



FOUNDATION PLAN

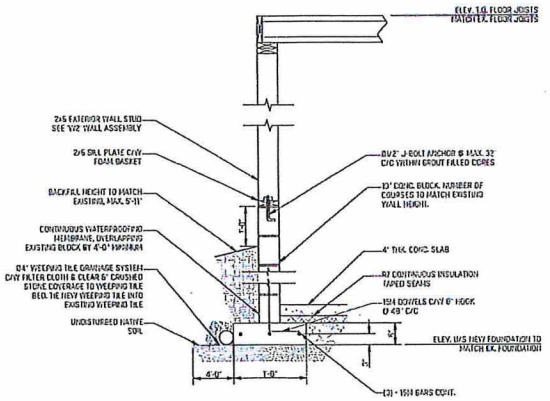


SECTION A-A - TIE-IN TO EX. FOUNDATION
SCALE: 3/4\"/>

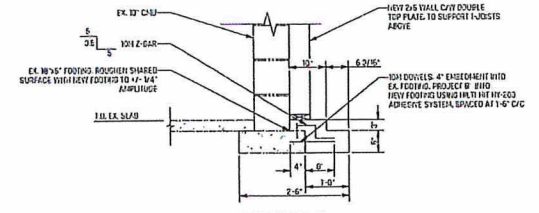


TYPICAL STEP FOOTING DETAIL
N.T.S.

NOTE: LOCATE FOOTINGS AT 6\"/>



SECTION B-B - NEW FOOTING & BLOCK
SCALE: 3/4\"/>



SECTION C-C
SCALE: 3/4\"/>

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APR 27 2023

Building Services



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REFERENCE DRAWING NO	REF DWO REV	REFERENCE DRAWING TITLE	REVISION	REVISION DESCRIPTION	REV BY	APPD BY	DATE
			B	ISSUED FOR CONSTRUCTION	M.J.	M.J.	2023-03-16



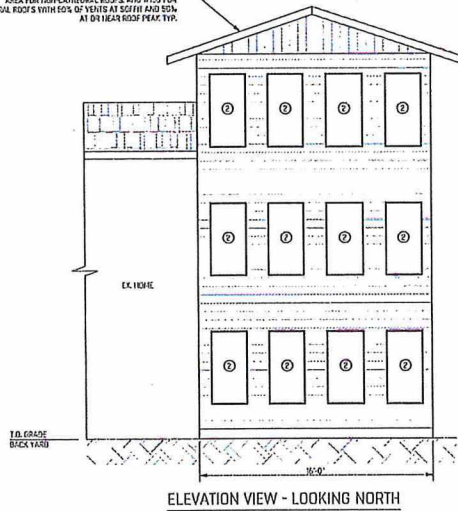
DRAWN BY M. JOYAL	DATE DRAWN 2023-01-23	CHECKED BY K. MAY	DATE CHECKED 2023-02-14	APPROVED BY M. JOYAL	DATE APPROVED 2023-03-16	SCALE 3/8\"/>
DRAWING TITLE FOUNDATION PLAN						
DRAWING NUMBER 2243-F1						
REVISION 0						

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A0102/2023
sheet 6

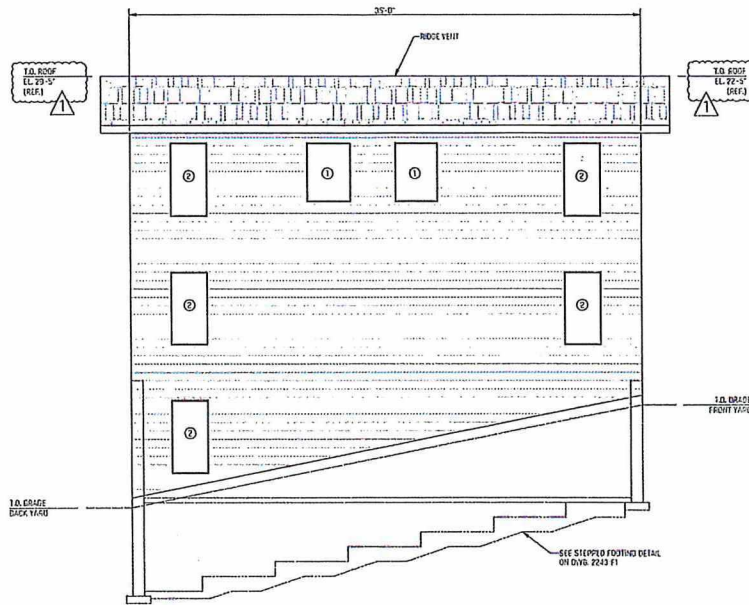
23-0437

FOR GENERAL NOTES & SCHEDULES, SEE DRAWING 2243-A2

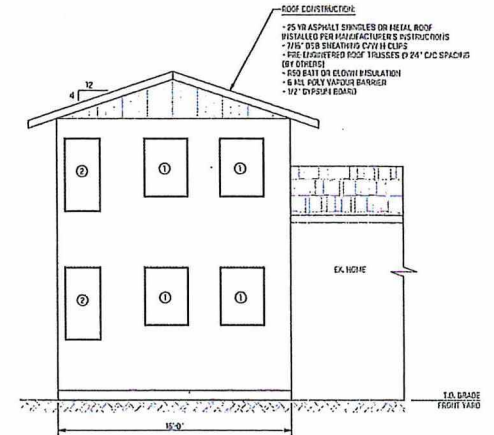
PROVIDE ROOF VENTILATION OF 1/200 OF INSULATED DECKING AREA FOR HIGH-CATHERED ROOFS AND 1/100 FOR CATHEDRAL ROOFS WITH 50% OF VENTS AT SCIFF AND 50% AT OR NEAR ROOF PEAK TOP.



ELEVATION VIEW - LOOKING NORTH



ELEVATION VIEW - LOOKING WEST



ELEVATION VIEW - LOOKING SOUTH

ROOF CONSTRUCTION:
 - 25 LB ASPHALT SHINGLES OR METAL ROOF
 INSTALLED PER MANUFACTURER'S INSTRUCTIONS
 - 2\"/>

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APR 27 2023

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CLIENT NAME	ADAM FIELD
TITLE	83 SIMON LAKE DR., NAUGHTON
PROJECT DESCRIPTION	HOUSE ADDITION
DRAWING DESCRIPTION	EXTERIOR ELEVATIONS
DRAWN BY	M. JOYAL
DATE DRAWN	2023-01-23
CHECKED BY	K. MAY
DATE CHECKED	2023-02-14
APPROVED BY	M. JOYAL
DATE APPROVED	2023-03-16
SCALE	1/4"=1'-0"
DRAWING NUMBER	2243-E1
REVISION	1

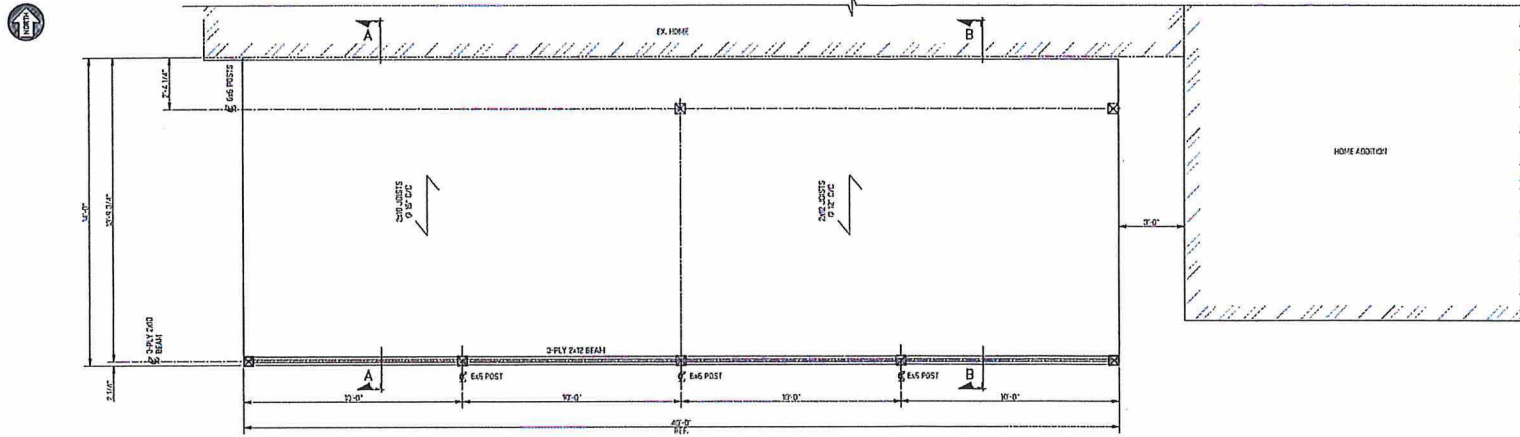


REFERENCE DRAWING NO	REF DWO REV	REFERENCE DRAWING TITLE	REVISION	REVISION DESCRIPTION	REV BY	APP'D BY	DATE
			0	ISSUED FOR CONSTRUCTION	M.A.	M.A.	2023-03-16
			1	ADD ELEVATION OF ROOF FROM FRONT AND BACK YARD BRACKS (TO BE FIELD VERIFIED)	M.A.	M.A.	2023-04-24

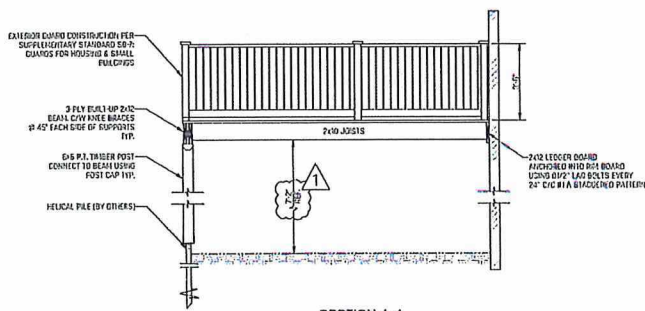
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 sketch 7

23-0437

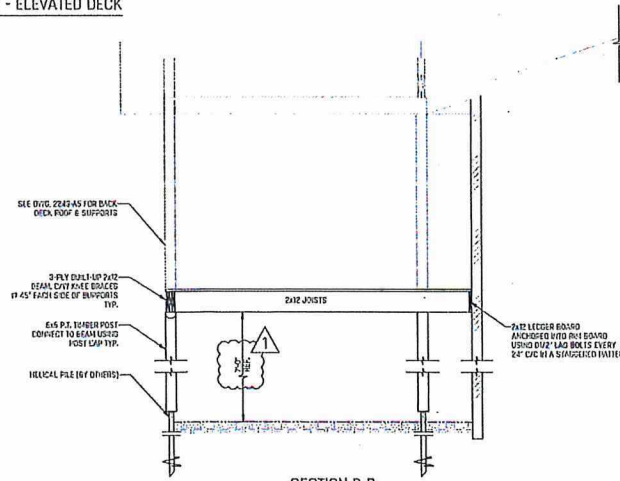
FOR GENERAL NOTES & SCHEDULES, SEE DRAWING 2243-A4



PLAN VIEW - ELEVATED DECK



SECTION A-A



SECTION B-B



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REFERENCE DRAWING NO	REF DWG REV	REFERENCE DRAWING TITLE	REVISION	REVISION DESCRIPTION	REV BY	APP'D BY	DATE
			0	ISSUE FOR CONSTRUCTION	H.L.	H.L.	2023-03-16
			1	ADD ELEVATION TO UNDERSIDE OF DECK	H.L.	H.L.	2023-04-24

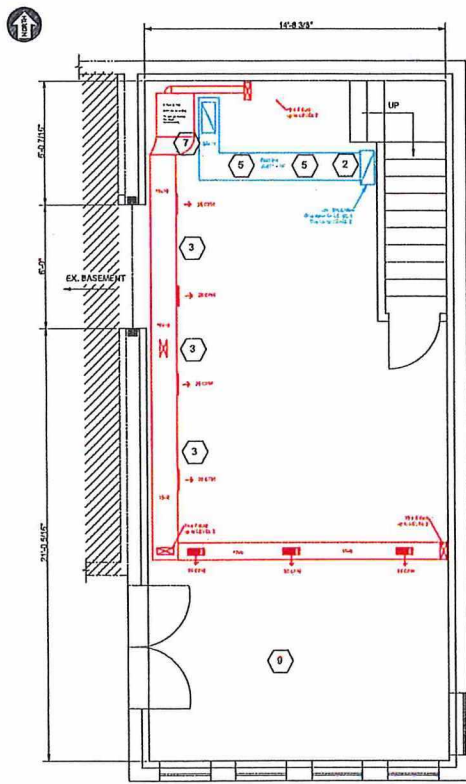


DRAWN BY	DATE DRAWN	CHECKED BY	DATE CHECKED	APPROVED BY	DATE APPROVED	SCALE	DRAWING NUMBER	REVISION
M. JOYAL	2023-01-23	K. MAY	2023-02-14	H. JOYAL	2023-03-16	3/8"=1'-0"	2243-A2	1

CLIENT NAME	ADAM FIELD
TITLE	83 SIMON LAKE DR., NAUGHTON
PROJECT IDENTIFIER	HOUSE ADDITION
DRAWING DESCRIPTION	REAR DECK PLAN VIEW & SECTION

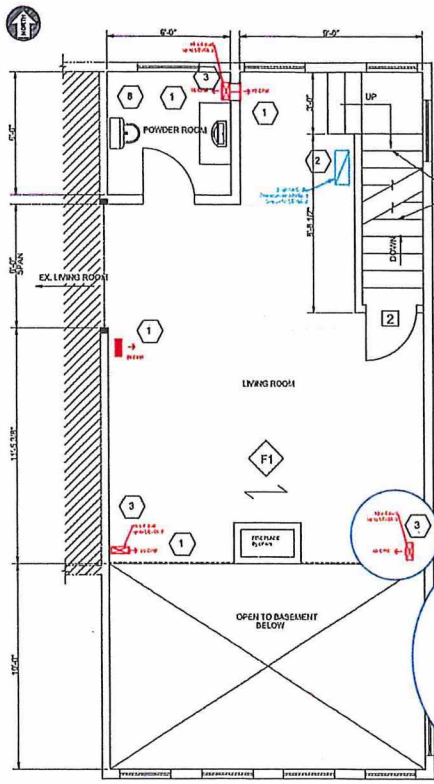
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FOR GENERAL NOTES & SCHEDULES, SEE DRAWING 2243-A4



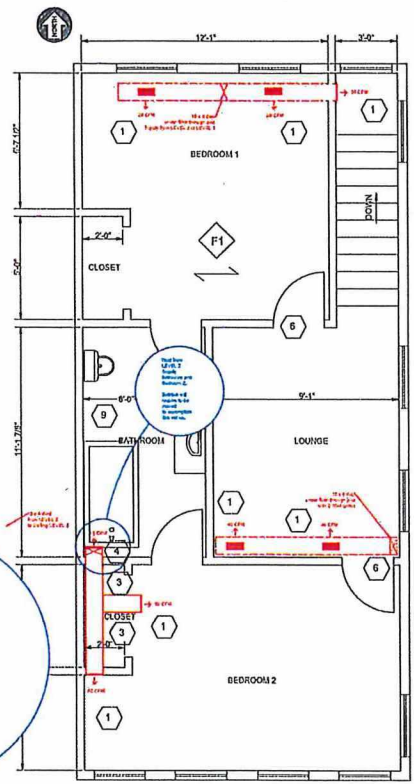
HVAC PLAN VIEW - ADDITION LEVEL 1 BASEMENT

HVAC NOTES:
 1. BATHROOM EXHAUSTS TO DISCHARGE OUTDOORS
 2. HVAC EQUIPMENT SHALL BE INSTALLED WITH NECESSARY CLEARANCES FOR GAS-FIRED EQUIPMENT AND IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS
 3. ALL MATERIALS, FABRICATION AND INSTALLATION SHALL BE COMPLIANT WITH APPLICABLE CODES, STANDARDS, AND REGULATIONS



HVAC PLAN VIEW - ADDITION LEVEL 2 MAIN FLOOR

STAIRS PER O.B.C.
 MIN MAX RISE = 9"7-7/8"
 MIN MAX RUN = 8'-0"7-1/4"



HVAC PLAN VIEW - ADDITION LEVEL 3 SECOND FLOOR

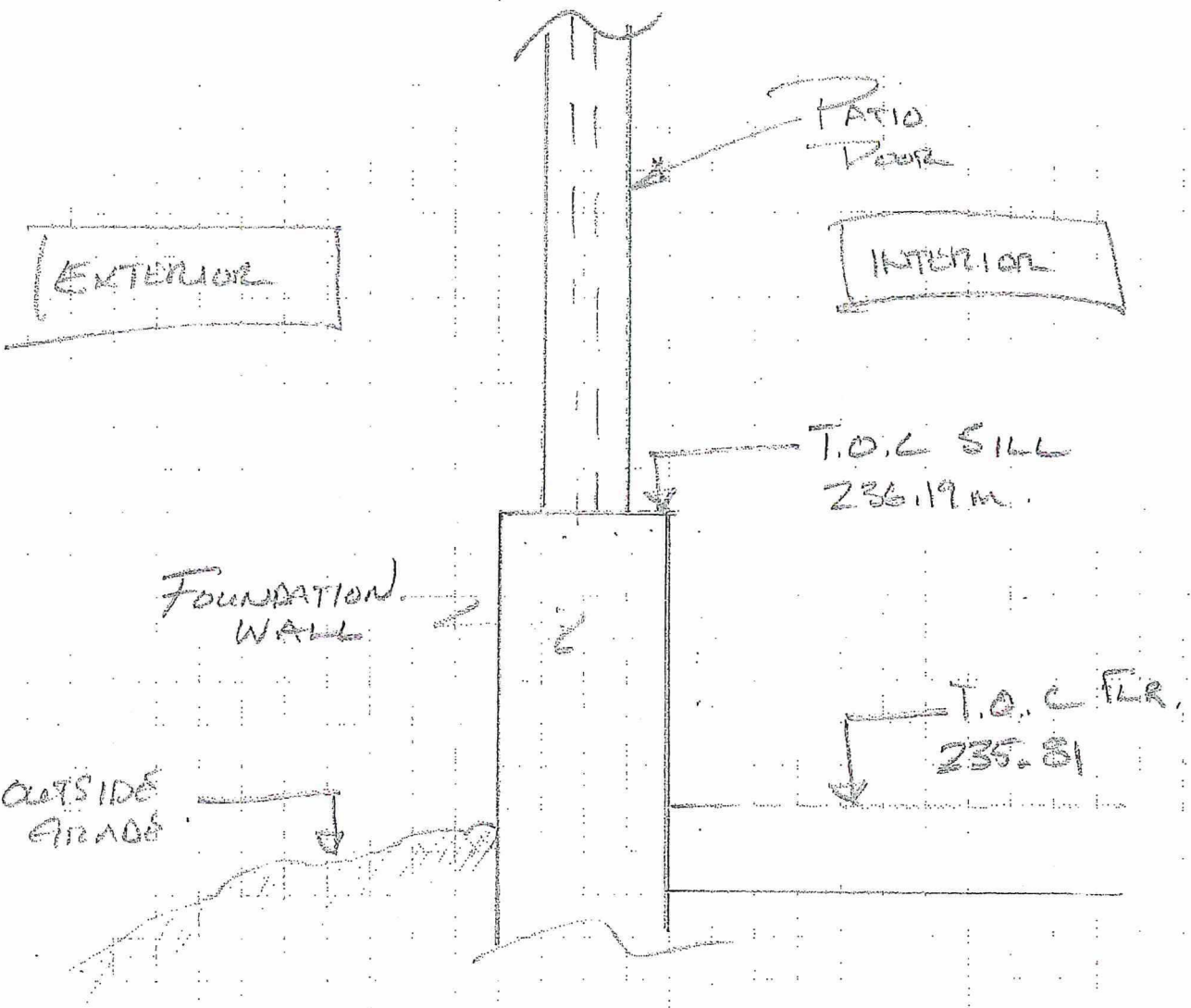
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GENERAL NOTES	NO	NOTE DESCRIPTION	DO
	0		
	1	Typical for each Supply 10" x 4"	6
	2	Return Orbs 3000 pull from LEVEL 1 and LEVEL 2 same size.	7
	3	Walkways required.	8
	4	Tab Flashes must move to accommodate new ductwork.	9
	5	See the job for all high-voltage roof work and duct tie tags.	

NOTE DESCRIPTION	REV BY	APP'D BY	DATE
Undercut 1" under the door for RA back to basement.	CAL.		2023-01-25
ADD min. 80 CFM HRV system for fresh air - Intertek with furnace - No Inle EA and RA			
ADD min. 45 CFM exhaust fan, Red line light switch. Exhaust through side wall.			
ADD min. 72 CFM exhaust fan, Red line light switch. Exhaust through wall on West side.			

HVAC - PART 9 FOR CONSTRUCTION		THE DRAWING SHALL BE USED AS SHOWN AND FOR THE EXCLUSIVE USE OF THE CLIENT. NO OTHER USES ARE PERMITTED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE WORK SHOWN ON THIS DRAWING. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE WORK SHOWN ON THIS DRAWING. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE WORK SHOWN ON THIS DRAWING. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE WORK SHOWN ON THIS DRAWING.
100 HILSFORD ROAD LEVEL, ON PA 1717 VERMONT: www.a37inc.com CTRL JOB No. 22541		CLIENT NAME ADAM FIELD SITE 83 SIMON LAKE DR., NAUGHTON PROJECT DESCRIPTION HOUSE ADDITION DRAWING DESCRIPTION PLAN VIEWS
DATE PLOTTED	DATE PLOTTED	DATE PLOTTED
SCALE	SCALE	SCALE
DATE	DATE	DATE
0		

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EXTERIOR

INTERIOR

T.O.C SILL
236.19 m.

FOUNDATION WALL

OUTSIDE GRADE

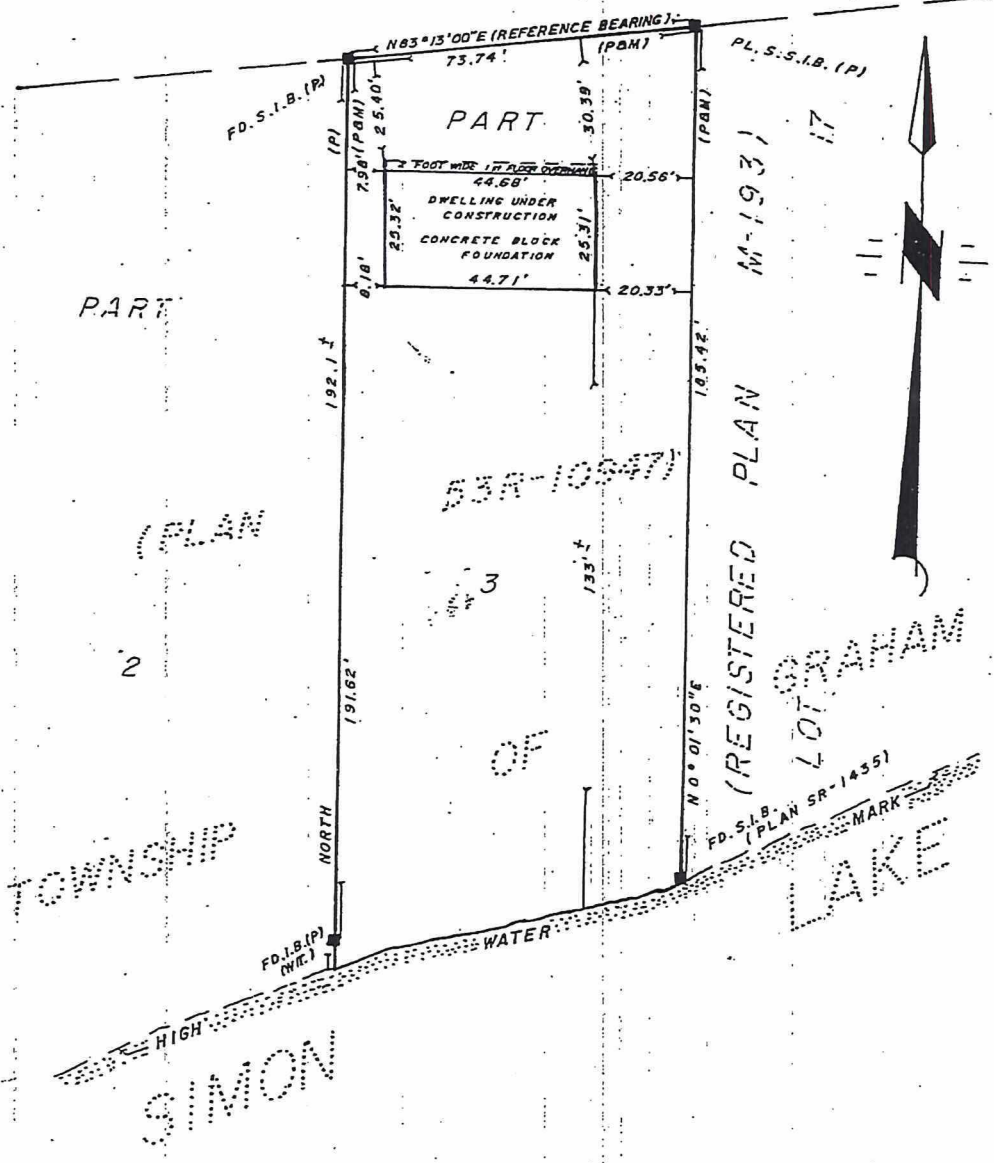
T.O.C FLR.
235.81

SECTION THROUGH
CASIMENT WINDOW

N.T.P.

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SIMON LAKE DRIVE



BUILDING LOCATION SURVEY OF
PART 3 - PLAN 53R-10947
BEING PART OF LOT 1-CONCESSION 3
TOWNSHIP OF GRAHAM
TOWN OF WALDEN
REGIONAL MUNICIPALITY OF SUDBURY
DISTRICT OF SUDBURY.

NOTE
 BEARINGS ARE ASTRONOMIC AND ARE DERIVED FROM THE BEARING OF N83°13'00"E FOR THE SOUTHERLY LIMIT OF SIMON LAKE DRIVE AS SHOWN ON PLAN 53R-10947 RECORDED IN THE LAND REGISTRY OFFICE AT SUDBURY.

SCALE: 1" = 30'
DRAWN BY _____ **CHECKED BY** _____

- LEGEND**
- SIB DENOTES STANDARD IRON BAR
 - SIBB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - FD DENOTES FOUND
 - PL DENOTES PLANTED
 - WIT DENOTES WITNESS
 - PROP DENOTES PROPORTIONED
 - M DENOTES MEASURED
 - S DENOTES SET
 - C DENOTES CALCULATED
 - R DENOTES REGISTERED
 - WS DENOTES WOOD STAKE
 - FN DENOTES FIELD NOTES BY
 - P DENOTES PLAN 53R-10947
 - P1 DENOTES PLAN
 - P2 DENOTES PLAN

JOB No. 86-135

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 8TH DAY OF OCTOBER, 1986.

NOVEMBER 19TH 1986

NOTE © 1986
 THIS PLAN IS NOT VALID UNLESS SIGNED AND SEALED



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