

Tom Davies Square  
200 Brady St

Wednesday, September 29, 2021

### PUBLIC HEARINGS

#### **A0116/2021**

#### **JOHN TEMELINI**

Ward: 1

PIN 73597 0213, Parcel 3121, Lot Pt 8, Concession 1, Township of McKim, 1438 Kelly Lake Road, Sudbury, [2010-100Z, R2-2 (Low Density Residential Two)]

For relief from Part 4, Section 4.2, subsection 4.2.4 and Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a secondary dwelling unit above the detached garage providing, firstly, a maximum height of 7.92m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m, and secondly a minimum interior side yard setback of 1.2m, where 1.8m is required.

#### **A0117/2021**

#### **DENISE CAYA NOEL CAYA**

Ward: 3

PIN 73351 0632, Parcel 22175, Survey Plan 53R-4282 Part(s) 1 and 3, Lot Pt 3, Concession 4, Township of Balfour, 3684 Montpelier Road, Chelmsford, [2010-100Z, RU (Rural)]

For relief from Part 4, Section 4.2, subsection 4.2.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of an accessory building, being a detached garage, providing a maximum height of 7.62m, where the maximum height of any building accessory to a residential dwelling shall be 6.5m.

#### **A0118/2021**

#### **RYAN MARTIN ADRIANA PASCOLI MARTIN**

Ward: 11

PIN 73577 0154, Parcel 48172, Survey Plan 53R-11356 Part(s) 9 and 15, Lot 11 (Part), Concession 3, Township of Neelon, 2352 Greenwood Drive, Sudbury, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsection 4.2.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of an accessory building, being a detached garage, providing a maximum height of 7.3m, where the maximum height of any building accessory to a residential lot shall be 5.0m.

PREVIOUSLY SUBJECT TO MINOR VARIANCE A0168/1990 (MAY 14/90)

**THIS APPLICATION WAS DEFERRED FROM THE MEETING OF NOVEMBER 12, 2020 TO ADDRESS MISSING INFORMATION. A DEFERRAL WAS NEEDED IN ORDER TO ADDRESS ALL OF THE COMMENTS RECEIVED BY INTERNAL CITY STAFF.**

**A0056/2020**

**MANUEL CARNEIRO  
MARIA CARNEIRO**

**"REVISED"**

Ward: 9

PIN 73478 0469, Parcel 35034 SES, Lot(s) 1, Subdivision M-358, Lot 4, Concession 6, Township of Broder, 3076 Algonquin Road, Sudbury, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, Table 4.1, subsection 4.2.3 and 4.2.4 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, for approval, firstly, for an existing retaining wall providing a minimum interior side yard setback of 0.0m, where an accessory structure 2.5m and less in height shall be no closer than 0.6m from the side lot line, secondly, for an existing retaining wall and concrete pad providing a minimum interior side yard of 0.03m, where an accessory structure greater than 2.5m in height shall be no closer than 1.2m from the side lot line, thirdly, for an existing shed providing a minimum interior side yard setback of 0.43m, where an accessory building and structure greater than 2.5m in height shall be no closer than 1.2m from the side lot line, fourthly, providing an accessory lot coverage of 19.5%, where the total lot coverage of all accessory buildings and structures on a residential lot shall not exceed 10%, fifthly, providing a maximum accessory garage height of 5.28m, where the maximum height of an accessory building on a residential lot shall be 5.0m, sixthly, for an existing 2-storey dwelling providing a minimum corner side yard setback of 2.45m, where 4.5m is required, seventhly, for an existing detached garage providing a minimum interior side yard setback of 0.67m, where 1.2m is required, and eighthly, to permit an existing retaining wall in the corner side yard providing a minimum setback of 0.0m.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATIONS A 6/2010 (February 22, 2010) and A29/2017 (May 3, 2017)

**A REMINDER... THE NEXT SCHEDULED MEETING IS  
THURSDAY, OCTOBER 14, 2021**



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

Office Use Only 2021.01.01	
A0116/2021	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

## City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): JOHN TENELINK Email: [REDACTED]  
Mailing Address: 1438 KELLY LANE Home Phone: [REDACTED]  
*CURRENT* → 73 JOSEPH AVE Lively P3A1E7 (Oct. 18/2021) Business Phone: [REDACTED]  
City: SUDBURY Postal Code: P3E 4L9 Fax Phone: [REDACTED]

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

Name of Agent: \_\_\_\_\_ Email: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ Home Phone: \_\_\_\_\_  
Business Phone: \_\_\_\_\_  
City: \_\_\_\_\_ Postal Code: \_\_\_\_\_ Fax Phone: \_\_\_\_\_

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

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

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ Postal Code: \_\_\_\_\_

- 4) Current Official Plan designation: LIVING AREA ONE Current Zoning By-law designation: R2-2

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

Variance To	By-law Requirement	Proposed	Difference
BUILDING HEIGHT	5 m	7.92m	2.5 m
SIDE YARD SETBACK	1.8 m	1.2 m	0.6 m

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

- c) Description of Proposal:  
CONSTRUCT SECONDARY UNIT ABOVE EXISTING DETACHED GARAGE

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
BUILDING HEIGHT EXCEEDED  
SIDE YARD ENCROACHMENT

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

PIN(s): 73597-0213 Township: McKim Ward: 4  
 Lot No.: 8 Concession No.: 1 Parcel(s): 3121  
 Subdivision Plan No.: \_\_\_\_\_ Lot: \_\_\_\_\_ Reference Plan No.: \_\_\_\_\_ Part(s): \_\_\_\_\_  
 Municipal Address or Street(s): 1438 Kelly Lane Road

- 7) Date of acquisition of subject land.
- 1997

- 8) Dimensions of land affected.

Frontage 16.76 (m) Depth 118 (m) Area 1977.4 (m<sup>2</sup>) Width of Street (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>89</u> (m <sup>2</sup> )	<u>116.3</u> (m <sup>2</sup> )
Gross Floor Area:	<u>242.6</u> <u>89.1</u> (m <sup>2</sup> )	<u>345.1</u> <u>116.3</u> <u>205.4</u> (m <sup>2</sup> )
No. of storeys:	<u>ONE (1)</u>	<u>TWO (2)</u>
Width:	<u>7.3</u> (m)	<u>7.3</u> <u>11.78</u> (m)
Length:	<u>12.2</u> (m)	<u>12.2</u> (m)
Height:	<u>5m</u> (m)	<u>7.52</u> (m)

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

	Existing	Proposed
Front:	<u>29.5</u> (m)	<u>29.5</u> (m)
Rear:	<u>76.2</u> (m)	<u>76.2</u> (m)
Side:	<u>1.2</u> (m)	<u>1.2</u> (m)
Side:	<u>8.2</u> (m)	<u>8.2</u> <u>3.35</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 type="checkbox"/>
Municipally owned & operated sanitary sewage system	<input type="checkbox"/>	Municipal Road	<input type="checkbox"/>
Lake	<input type="checkbox"/>	Maintained Yearly	<input checked="" type="checkbox"/>
Individual Well	<input type="checkbox"/>	Maintained Seasonal	<input type="checkbox"/>
Communal Well	<input type="checkbox"/>	Right-of-way	<input type="checkbox"/>
Individual Septic System	<input type="checkbox"/>	Water	<input type="checkbox"/>
Communal Septic System	<input type="checkbox"/>	If access is by water only, provide parking and docking facilities to be used.	
Pit Privy	<input type="checkbox"/>		
Municipal Sewers/Ditches/Swales	<input type="checkbox"/>		

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

HOUSE in LATE 50's GARAGE 2000

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

Use(s): SFD & ACCESSORY STRUC. Length of time: SINCE CONSTRUCTION  
W/ 2ND UNIT

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

Same as #13 ☒ or, \_\_\_\_\_

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

A0116/2021



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

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

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

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

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

If 'Yes', indicate application number(s) and status of application(s): \_\_\_\_\_

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

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

#### **PART A: OWNER ACKNOWLEDGEMENT AND CONSENT**

I/We, John Temelini (please print all names), the registered owner(s) of the property described as 1430 Kelly Lane Road in the City of Greater Sudbury:

##### **Collection, Use and Disclosure of Information:**

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

##### **Authority to Enter Land and Photograph**

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

##### **Appointment of Authorized Agent**

- appoint and authorize \_\_\_\_\_ (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 27 day of August, 20 21

[Signature]  
(witness)

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

Print Name: John Temelini

\*I have authority to bind the Corporation

A0116/2021

I/We, JOHN TENEN (please print all names),  
the registered owner(s) or authorized agent of the property described as 1438 Kelly Lane

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

Dated this 27 day of August, 20 21

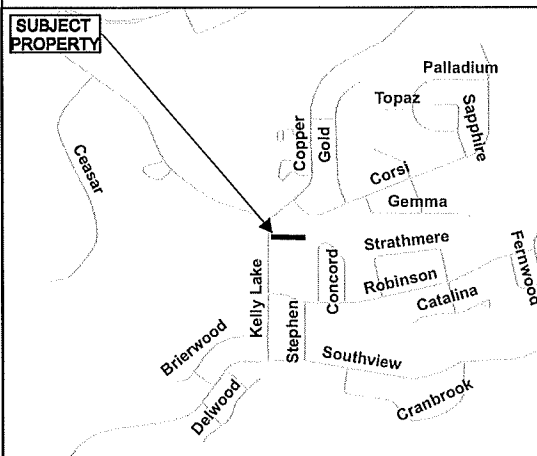
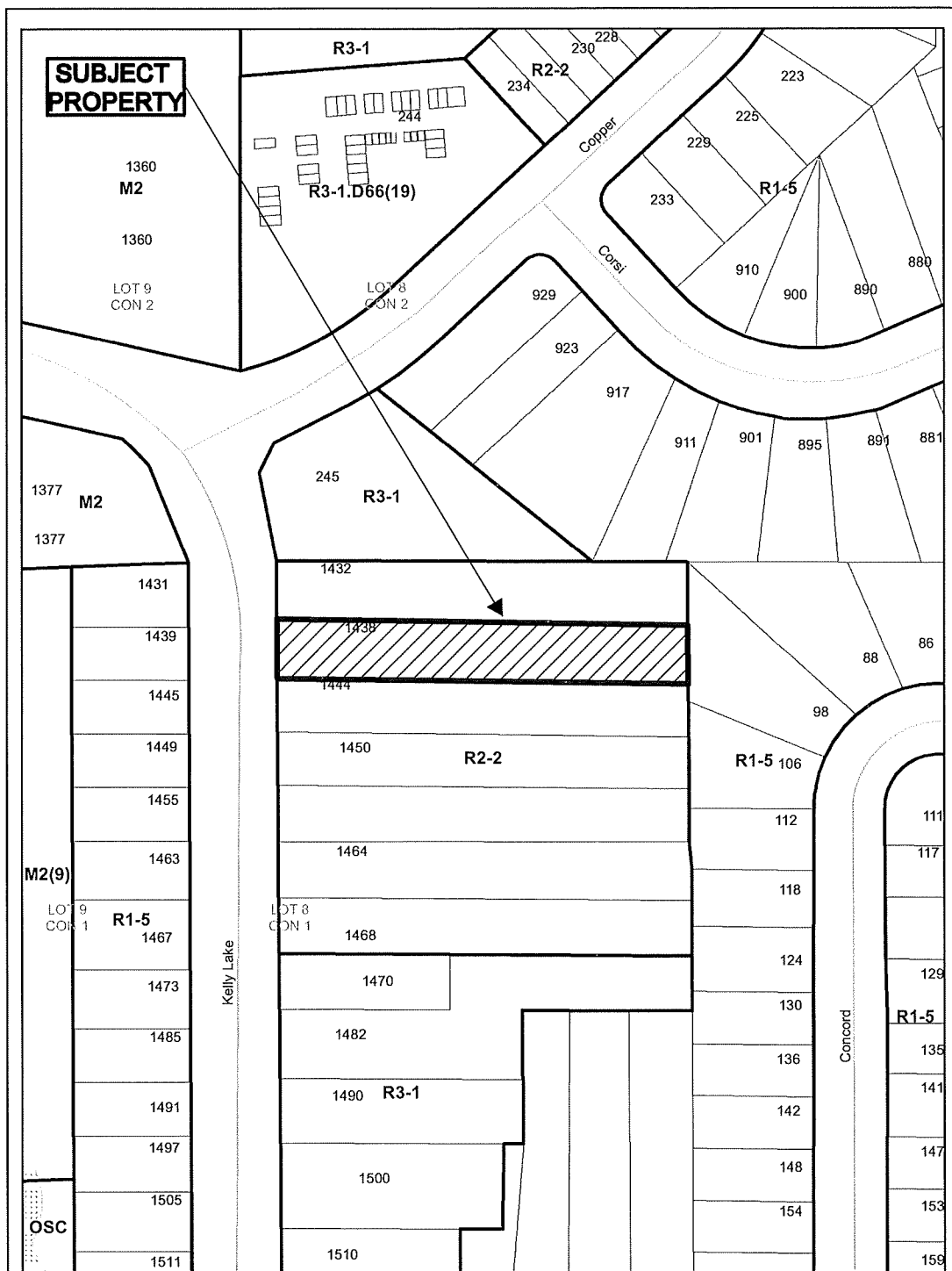
Wendy Rae Kaufman  
a Commissioner, etc.,  
Province Of Ontario,  
for the City of Greater Sudbury,  
Expires November 18, 2023

Print Name: JOHN EMELIN  
\*I have authority to bind the Corporation

- FOR OFFICE USE ONLY**

Date of Receipt: <u>Aug. 27/91</u> Hearing Date: <u>Sept. 29/91</u>		Received By: <u>W. Kaufman / M. Lewis</u>
Zoning Designation: <u>R2-2</u> Resubmission: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Previous File Number(s): <u>none</u>		
Previous Hearing Date: <u>none</u>		
Notes:		

AO116/2021



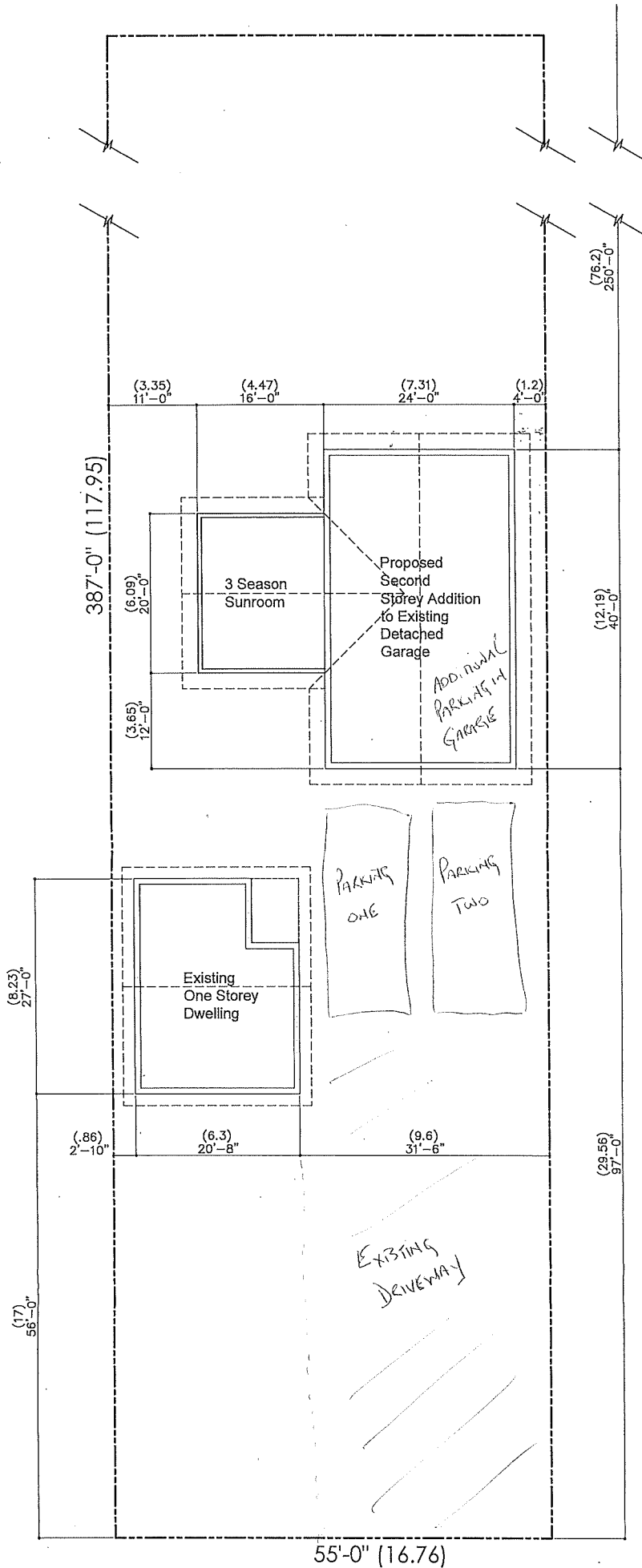
## Application for Minor Variance or Permission



Subject Property being PIN 73597-0213,  
Parcel 3121, Part Lot 8, Concession 1,  
Township of McKim,  
1438 Kelly Lake Road, Sudbury,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA Watershed

A116/2021  
Date: 2021 09 01



1438 Kelly Lake Rd.

Site Plan

Scale: nts

A0116/2021  
Sketch #2



1438 KELLY LAKE ROAD

Front (West) Elevation

SCALE: 1/4"=1'-0"

A-3

Polly/2021  
Sketch  
#3



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

**City of Greater Sudbury**  
**APPLICATION FOR MINOR VARIANCE**

Office Use Only 2021 01 01	
A 0117/2021	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

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

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**PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.**

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

Registered Owner(s): Denise Caya & Noel Caya Email: [REDACTED]  
Mailing Address: 4570 Montpelier Road Home Phone: [REDACTED]  
Business Phone: n/a  
City: Chelmsford Postal Code: R0M1L0 Fax Phone: n/a

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

Name of Agent: \_\_\_\_\_ Email: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ Home Phone: \_\_\_\_\_  
Business Phone: \_\_\_\_\_  
City: \_\_\_\_\_ Postal Code: \_\_\_\_\_ Fax Phone: \_\_\_\_\_

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

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

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ Postal Code: \_\_\_\_\_

- 4) Current Official Plan designation: \_\_\_\_\_ 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
By-Law 2010-1007 Subsection 4.2.4	6.5m	7.62m	1.12m

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

- c) Description of Proposal: \_\_\_\_\_

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



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

PIN(s): \_\_\_\_\_ Township: Balfour Ward: \_\_\_\_\_  
 Lot No.: P4 L4 3 Concession No.: 4 Parcel(s): 22175  
 Subdivision Plan No.: \_\_\_\_\_ Lot: \_\_\_\_\_ Reference Plan No.: 53R-4282 Part(s): \_\_\_\_\_  
 Municipal Address or Street(s): 3684 Montpelier Road, PO Box 160, Chelmsford

- 7) Date of acquisition of subject land.
- June 30<sup>th</sup>, 2019

- 8) Dimensions of land affected.

Frontage 298.09(m) Depth 280.72(m) Area 121405.69(m<sup>2</sup>) Width of Street \_\_\_\_\_ (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	(m <sup>2</sup> )	<u>232.26</u> (m <sup>2</sup> )
Gross Floor Area:	(m <sup>2</sup> )	<u>232.26</u> (m <sup>2</sup> )
No. of storeys:		<u>1</u>
Width:	(m)	<u>15.24</u> (m)
Length:	(m)	<u>15.24</u> (m)
Height:	(m)	<u>7.62</u> (m)

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

	Existing	Proposed
Front:	(m)	<u>875</u> (m)
Rear:	(m)	<u>102</u> (m)
Side:	(m)	<u>192 m</u> (m)
Side:	(m)	<u>1,616</u> (m)

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

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

What type of access to the land?

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

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

Existing home & existing garage, constructed in 2007

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

Use(s): Residential / personal use Length of time: since date of acquisition

- 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

A0117/2001

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

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

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

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

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

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

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

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

### PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Denise Caya & Noel Caya (please print all names), the registered owner(s) of the property described as 3684 Montpellier Road,  
in the City of Greater Sudbury:

#### Collection, Use and Disclosure of Information:

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

#### Authority to Enter Land and Photograph

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

#### Appointment of Authorized Agent

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

Dated this 9 day of Greater Sudbury, 20 21

(witness)

Gerard E. Guimond

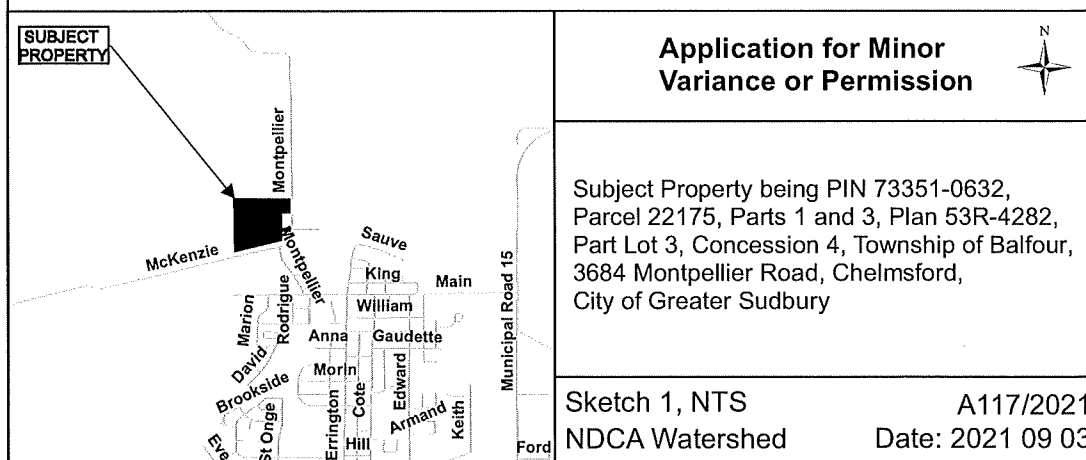
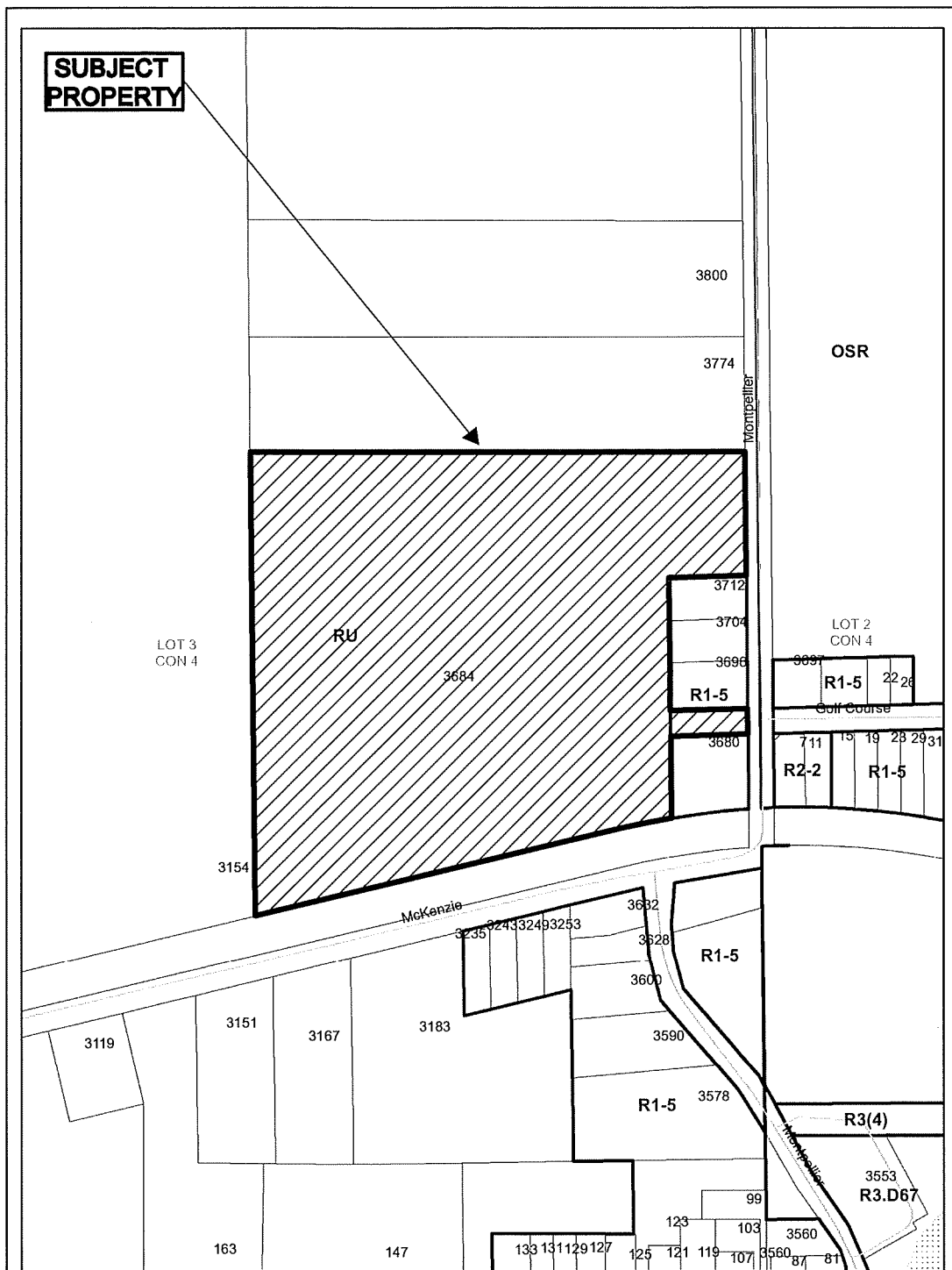
signature of Owner(s) or Signing Officer or Authorized Agent

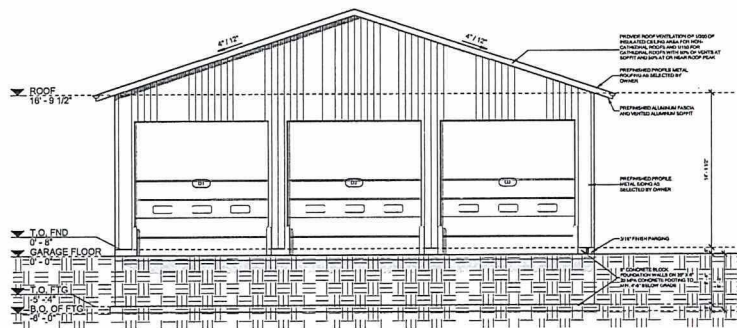
Print Name: Denise Caya Noel Caya

\*I have authority to bind the Corporation

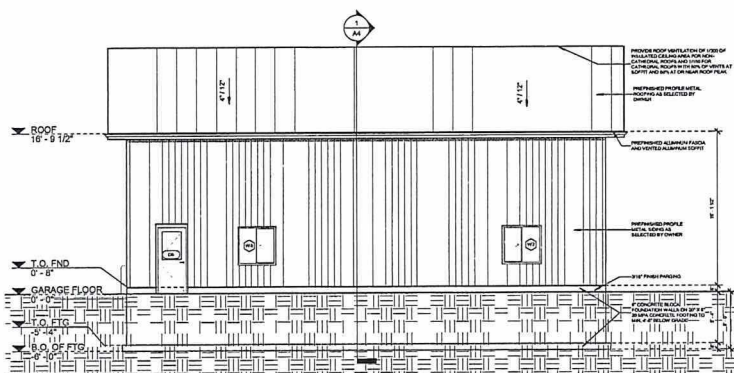
A0417/2021



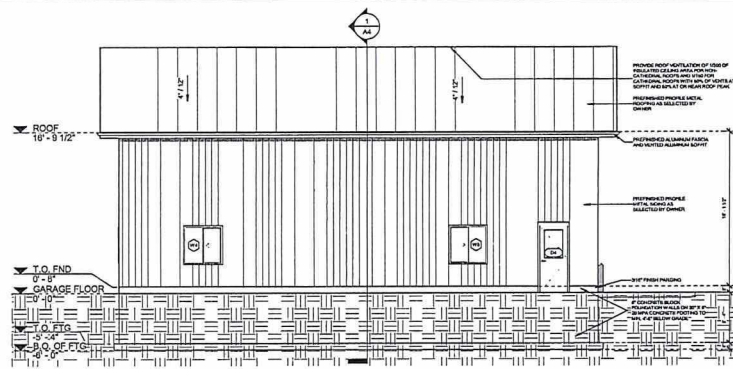




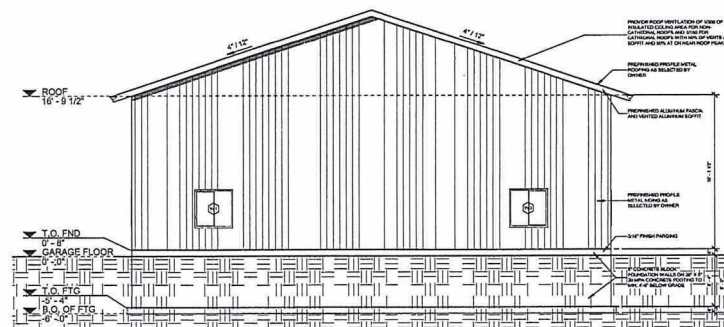
1 FRONT ELEVATION  
3/16" = 1'-0"



3 RIGHT ELEVATION  
3/16" = 1'-0"



2 LEFT ELEVATION  
3/16" = 1'-0"



4 REAR ELEVATION  
3/16" = 1'-0"

NO.	REVISION
1	
2	
3	
4	
5	
6	

1. ALL VIEWS SHALL BE TO SCALE UNLESS OTHERWISE NOTED.  
2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.  
3. ALL MATERIALS SHALL BE TO SPECIFICATION UNLESS OTHERWISE NOTED.  
4. ALL FINISHES SHALL BE TO SPECIFICATION UNLESS OTHERWISE NOTED.  
5. ALL NOTES SHALL BE TO SPECIFICATION UNLESS OTHERWISE NOTED.  
6. ALL NOTES SHALL BE TO SPECIFICATION UNLESS OTHERWISE NOTED.

**NORTH SOUTH STUDIO**  
218 DECOUVER ROAD  
ST-CHARLES, ONTARIO  
M5A 2Y9  
PHONE: (755) 918-7727  
EMAIL: nssstudio@hotmail.ca  
WEBSITE: www.northsouthstudio.ca

PROJECT: PROPOSED GARAGE FOR  
DENISE & NOEL CAYA  
ON THIS SHEET:  
ELEVATIONS

DATE: 01/04/2021  
SHEET: A3  
SCALE: 3/16" = 1'-0"

**North South Studio**  
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WWW.NORTHSOUTHSTUDIO.ONLINE

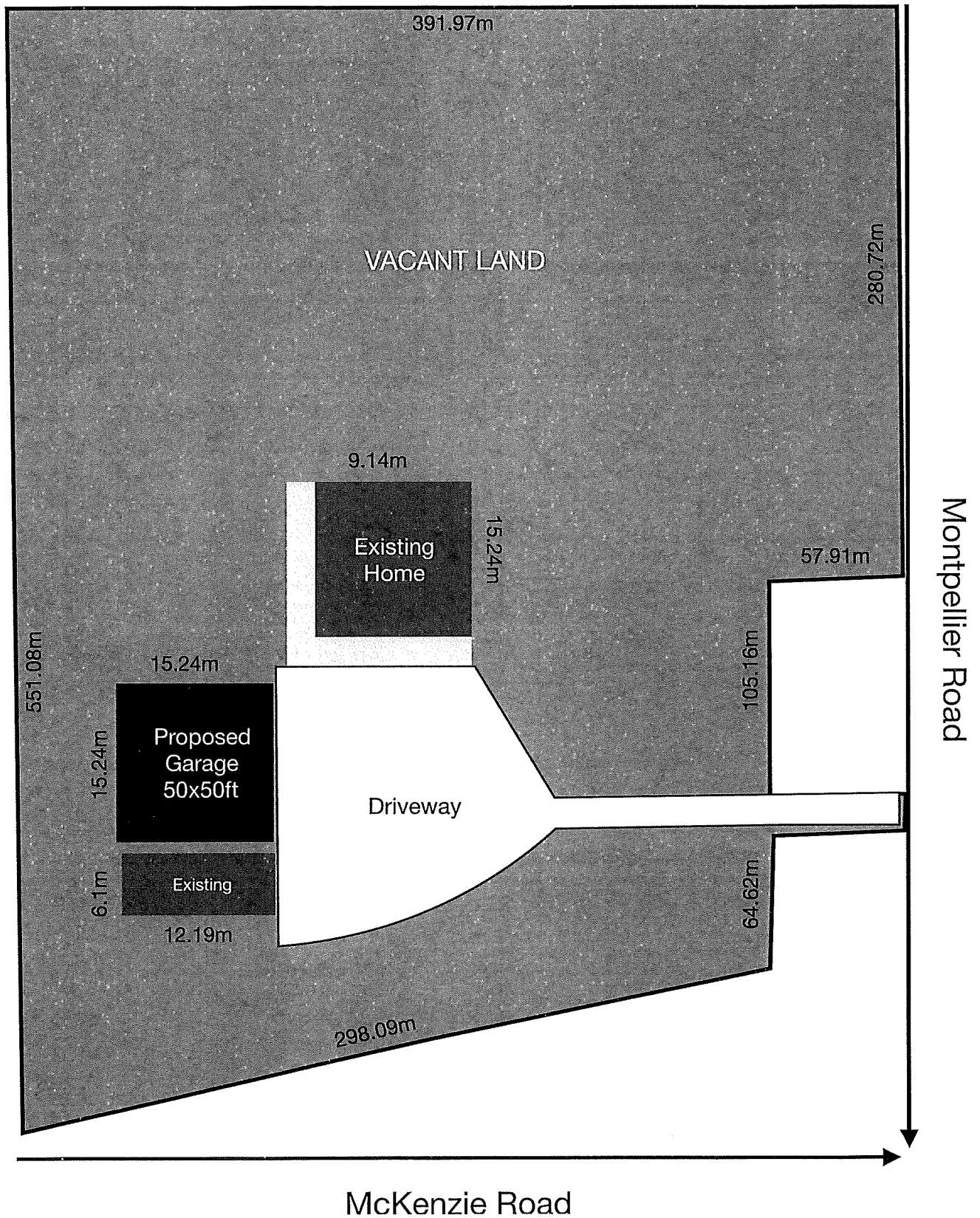
A3

Autodesk® Revit®  
www.autodesk.ca/revit

AO147/2021  
Sketch 2

D:\WORK\1 - CURRENT WORK - CAYC HEATING\AO147.rvt

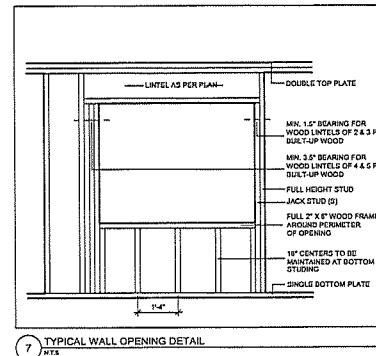
# 3684 Montpelier Road Plot Plan



AD117/2021  
Sketch 3

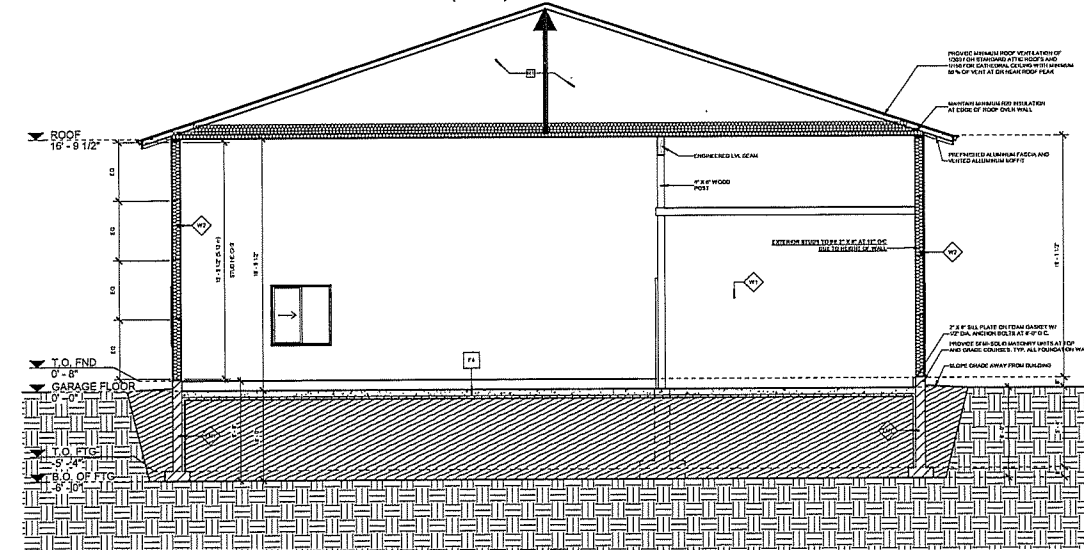


Total Elevation:  
Ground to Roof: (16') 4.88m  
Roof to peak of trusses: (9') 2.74m  
Total Elevation: (25') 7.62m

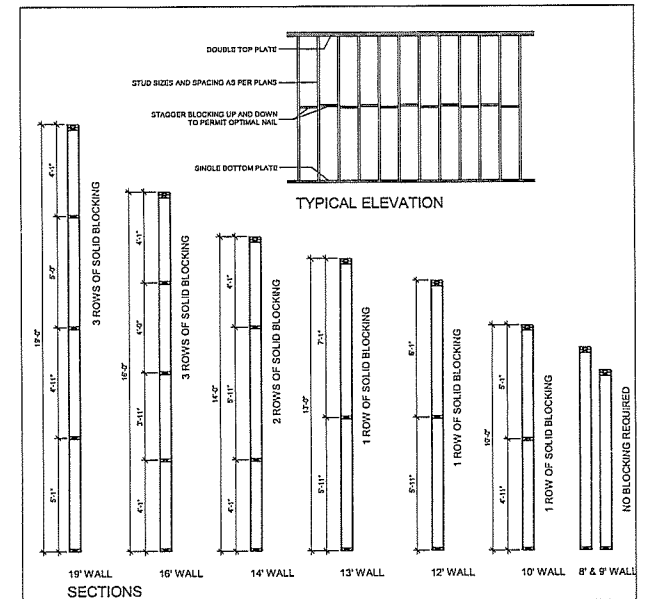


7 TYPICAL WALL OPENING DETAIL  
N.T.S.

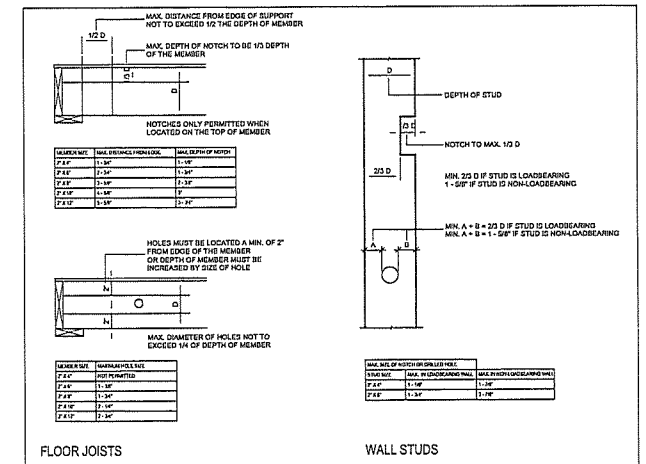
Height of trusses  
(9 ft.) = 2.74m



SECTION A  
1/4\"/>



4 WALL BRACING DETAIL  
10\"/>



5 NOTCHING AND DRILLING OF STRUCTURAL MEMBERS  
N.T.S.

<p>THESE DRAWINGS AND THE DESIGN CONTAINED ON THESE ARE THE PROPERTY OF NORTH SOUTH STUDIO. ANY REUSE, REPRODUCTION, OR DISTRIBUTION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF NORTH SOUTH STUDIO IS STRICTLY PROHIBITED. NORTH SOUTH STUDIO WILL NOT BE RESPONSIBLE FOR ANY DAMAGE OR LOSS OF DATA ARISING FROM THE USE OF THESE DRAWINGS.</p>	1	REVISIONS	<p>I, JAMES MCCANN, DECLARE THAT I HAVE PREPARED AND DESIGNED THESE DRAWINGS TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM A PROFESSIONAL ENGINEER IN THE PROVINCE OF ONTARIO, CANADA, AND THAT I AM A MEMBER OF THE PROFESSIONAL ENGINEERS OF ONTARIO.</p> <p>FORM 3001 2015 REVISED 01/04/2021</p>	<p>NORTH SOUTH STUDIO 218 DECOSSÉ ROAD ST-CHARLES, ONTARIO J0M 2W0 PHONE: (705) 818-7727 E-MAIL: <a href="mailto:northsouthstudio@gmail.com">northsouthstudio@gmail.com</a> WEBSITE: <a href="http://www.northsouthstudio.com">www.northsouthstudio.com</a></p>	<p>PROJECT PROPOSED GARAGE FOR KC HEATING</p> <p>ON THIS SHEET SECTION AND TYPICAL DETAILS</p>	<p>DATE 01/04/2021 SCALE 1/4\"/&gt; </p>	<p>North South Studio YOUR HOME IS OUR PASSION</p>	<p>NOT FOR CONSTRUCTION <a href="http://WWW.NORTHSOUTHSTUDIO.ONLINE">WWW.NORTHSOUTHSTUDIO.ONLINE</a></p>	<p>A4</p>
	2								
	3								
	4								
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	6								
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	8								

A017/2001  
Sketch 4

PROPOSED GARAGE FOR  
DENISE & NOEL CAYA

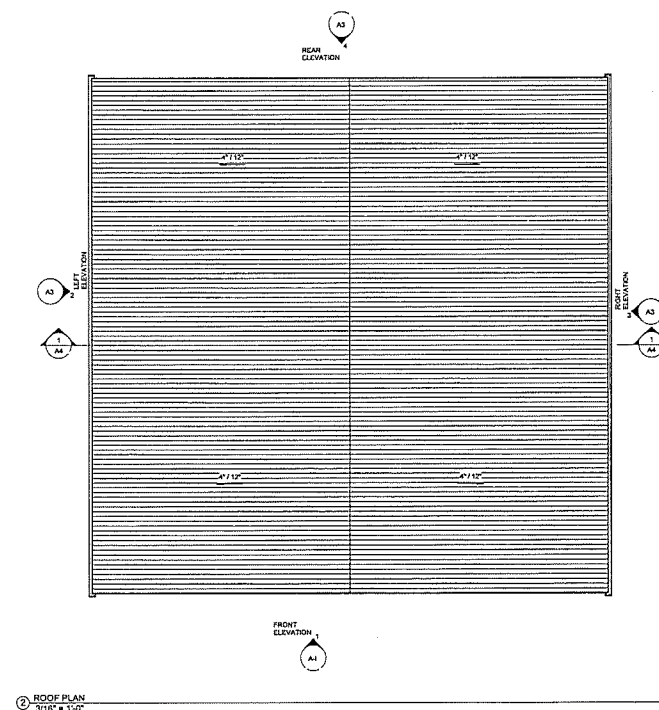


DRAWING LEGEND	
Sheet Number	Sheet Name
A1	FOUNDATION PLAN AND SCHEDULES
A4	SECTION AND TYPICAL DETAILS
A0	COVER SHEET
A2	PLANS
A3	ELEVATIONS

<p>THESE DRAWINGS AND THE DESIGN INFORMATION HEREON ARE THE PROPERTY OF NORTH SOUTH STUDIO AND ARE NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF NORTH SOUTH STUDIO. ANY VIOLATION OF THIS AGREEMENT WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.</p>	<p>REVISED</p> <table border="1"> <tr><td>1</td><td></td></tr> <tr><td>2</td><td></td></tr> <tr><td>3</td><td></td></tr> <tr><td>4</td><td></td></tr> <tr><td>5</td><td></td></tr> <tr><td>6</td><td></td></tr> </table>	1		2		3		4		5		6		<p>DESIGNED BY: [Signature] DATE: 01/04/2021 PROJECT: PROPOSED GARAGE FOR DENISE &amp; NOEL CAYA</p>	<p><b>NORTH SOUTH STUDIO</b> 218 OCCORSE ROAD ST-CHARLES, ONTARIO M3M 2Y8 PHONE: (905) 816-7727 EMAIL: nsstudio@northsouth.ca WEBSITE: www.northsouthstudio.ca</p>	<p>PROJECT: PROPOSED GARAGE FOR DENISE &amp; NOEL CAYA ON THIS SHEET: COVER SHEET</p>	<p>DATE: 01/04/2021 SHEET: A0</p>	<p><b>North South Studio</b> YOUR HOME IS OUR PASSION</p>	<p>WWW.NORTHSOUTHSTUDIO.ONLINE</p>	<p><b>A0</b></p>
1																				
2																				
3																				
4																				
5																				
6																				

A0-17/2021  
Sketch 5





① FIRST FLOOR PLAN  
1/4" = 1'-0"

1. ALAN MCCABE DECLARED THAT BETWEEN THE TIME  
INDEPENDENTLY FIND THE FOLLOWING INFORMATION OF ALAN  
MCCABE (2-10-1940) IN THE YEAR 1971-1972 THE NEW YORK  
CITY OFFICE AND THE NEW YORK OFFICE OF THE  
APPROPRIATE, CLARENCE MCCABE IN THE  
INDIVIDUAL (201) 1203

FORMATION 2010

*[Signature]*

ALAN MCCABE

**NORTH SOUTH STUDIO**  
218 DECOSSE ROAD  
ST-CHARLES, ONTARIO  
M0M 2W0  
PHONE: (705) 618-7727  
E-MAIL: [houseplans@hnsstudio.ca](mailto:houseplans@hnsstudio.ca)  
WEBSITE: [www.northsouthstudio.net](http://www.northsouthstudio.net)

## PROJECT PROPOSED GARAGE FOR DENISE & NOEL CAYA

DRAWN: AM  
 APPROVED: AM  
 DATE: 01/04/2021  
 SCALE: As Indicated

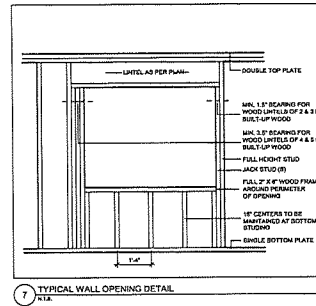
SHEET: 1  
 PROJECT: 1  
 (SHEET)  
 A2

**N**  
North South Studio  
YOUR HOME IS OUR PASSION

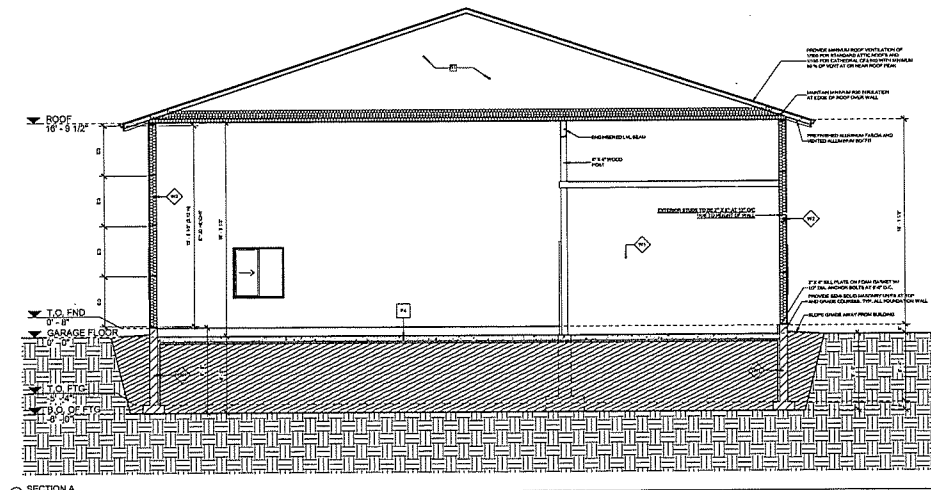
WWW.NORTHSOUTHSTUDIO.ONLINE

A2

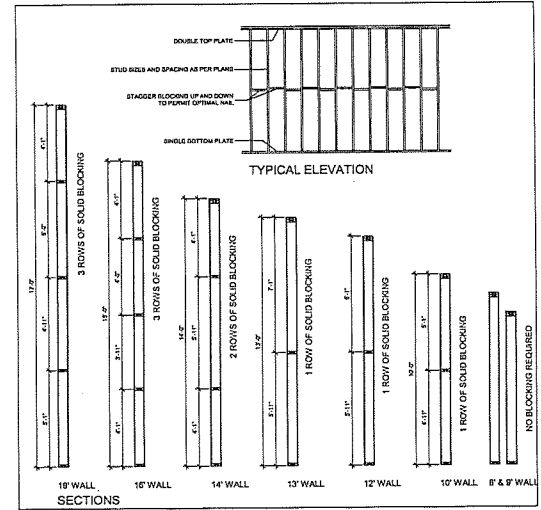
A0147/2001  
Sketch 7



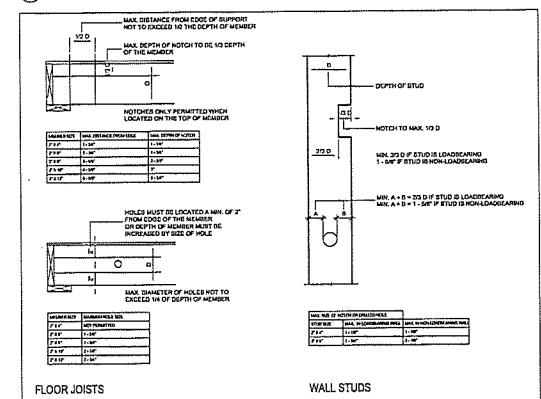
7 TYPICAL WALL OPENING DETAIL  
N.T.S.



1 SECTION A  
1/4\"/>



4 WALL BRACING DETAIL  
N.T.S.



5 NOTCHING AND DRILLING OF STRUCTURAL MEMBERS  
N.T.S.

<p>1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE (CNBC) AND THE CANADIAN NATIONAL ELECTRICAL CODE (CNEC).</p> <p>2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE (CNBC) AND THE CANADIAN NATIONAL ELECTRICAL CODE (CNEC).</p> <p>3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE (CNBC) AND THE CANADIAN NATIONAL ELECTRICAL CODE (CNEC).</p> <p>4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE (CNBC) AND THE CANADIAN NATIONAL ELECTRICAL CODE (CNEC).</p> <p>5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE (CNBC) AND THE CANADIAN NATIONAL ELECTRICAL CODE (CNEC).</p> <p>6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE (CNBC) AND THE CANADIAN NATIONAL ELECTRICAL CODE (CNEC).</p> <p>7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE (CNBC) AND THE CANADIAN NATIONAL ELECTRICAL CODE (CNEC).</p> <p>8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE (CNBC) AND THE CANADIAN NATIONAL ELECTRICAL CODE (CNEC).</p> <p>9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE (CNBC) AND THE CANADIAN NATIONAL ELECTRICAL CODE (CNEC).</p> <p>10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE (CNBC) AND THE CANADIAN NATIONAL ELECTRICAL CODE (CNEC).</p>	<p>PROJECT: PROPOSED GARAGE FOR DENISE &amp; NOEL CAYA</p> <p>ON THIS SHEET: SECTION AND TYPICAL DETAILS</p> <p>DATE: 01/04/2021</p> <p>SCALE: 1/4\"/&gt; </p>	<p>NORTH SOUTH STUDIO</p> <p>218 DECOSSE ROAD</p> <p>ST CHARLES, ONTARIO</p> <p>M9M 2W9</p> <p>PHONE: (705) 818-7727</p> <p>E-MAIL: nss@nssstudio.com</p> <p>WEBSITE: www.nssstudio.com</p>	<p>North South Studio</p> <p>YOUR HOME IS OUR PASSION</p> <p>WWW.NORTHSSOUTHSTUDIO.ONLINE</p>	<p>A4</p>
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A0117/2021  
Sketch 8



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

1305

Office Use Only  
2021.01.01

A0118/2021

S.P.P. AREA

YES ☒ NO ☐

NDCA REG. AREA

YES ☒ NO ☐

## City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$985.00 (includes \$235.00 legal notice fee)

APPLICATION FEE FOR HEDGEROWS: \$299.00 (includes \$235.00 legal notice fee)

CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): RYAN MARTIN & ADRIANA PASOLI MARTIN Email: [REDACTED]

Mailing Address: 2352 Greenwood dr

Home Phone: [REDACTED]

Business Phone: 11

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: \_\_\_\_\_

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: NATIONAL BANK OF CANADA

Mailing Address: 500 Place D'Armes, 22nd Floor

City: Montreal Quebec

Postal Code: H2Y 2W3

- 4) Current Official Plan designation: living area 1 Current Zoning By-law designation: R15

- 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
detached garage	5m	7.3m	2.3m

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

- 7) Description of Proposal: 36'w x 32'd x 24' H detached garage

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

Height of garage to exceed 16' max due to storage loft requirement.

A118/21



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

PIN(s): 73577-0154 LT Township: Neelon Ward: East  
 Lot No.: 11 Concession No.: 3 Neelon Parcel(s): 48172  
 Subdivision Plan No.: 53R-11356 Lot: 11 Reference Plan No.: \_\_\_\_\_ Part(s): 9 & 15  
 Municipal Address or Street(s): 2352 Greenwood dr

- 9) Date of acquisition of subject land. MARCH 15, 2016

- 10) Dimensions of land affected.

Frontage 19.90 (m) Depth 101.34 (m) Area 1221 (m<sup>2</sup>) Width of Street N/A (m)

- 11) Particulars of all buildings:

	Existing		garage	Proposed	Shed
Ground Floor Area:	<u>137.3</u>	(m <sup>2</sup> )	<u>71.3</u>		<u>173.2</u> (m <sup>2</sup> )
Gross Floor Area:	<u>274.6</u>	(m <sup>2</sup> )	<u>71.3</u>		<u>13.82</u> (m <sup>2</sup> )
No. of storeys:	<u>1</u>		<u>1</u>		<u>1</u>
Width:	<u>12.8</u>	(m)	<u>9.75</u>		<u>3.65</u> (m)
Length:	<u>15.08</u>	(m)	<u>10.97</u>		<u>3.65</u> (m)
Height:	<u>8.53</u>	(m)	<u>7.3</u>		<u>3.65</u> (m)

- 12) 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>27.43</u>	(m)	<u>47.54</u>	<u>42.9</u> (m)
Rear:	<u>33.83</u>	(m)	<u>3.98</u>	<u>18.28</u> (m)
Side:	<u>0.30</u>	(m)	<u>6.24</u>	<u>2.13</u> (m)
Side:	<u>3.2</u>	(m)	<u>1.21</u>	<u>14.62</u> (m)

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

What type of access to the land?

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

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

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

1990

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

Use(s): Residential Length of time: 31 yrs

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

Same as #13 ☒ or, \_\_\_\_\_

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

- 18) If this application is approved, would any existing dwelling units be legalized? ☐ Yes ☒ No

If "yes", how many? \_\_\_\_\_

- 19) Existing uses of abutting properties: residential

A118/21

- 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. proximity to lake

### PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Ryan Martin & Adriana Pascel Martin (please print all names), the registered owner(s) of the property described as Parcel 48172, Sudbury East Section, Part 11 Concession 3 Neelon, Parts 9 & 15 532-11356 in the City of Greater Sudbury: 2352 Greenwood dr P3B 464

#### Collection, Use and Disclosure of Information:

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

#### Authority to Enter Land and Photograph

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

#### Appointment of Authorized Agent

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

Dated this 29 day of August, 2021

K. Pascel  
(witness)

R.M. A.M.  
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: \_\_\_\_\_

\*I have authority to bind the Corporation

A118/21

I/We, RYAN MARTIN (please print all names),  
the registered owner(s) or authorized agent of the property described as Parcel 48772, Sullivan East Section

Part 11, Concession 3 Nelson Parts 9 & 15, S3R11356  
in the City of Greater Sudbury: 2352 Greenwood, P5B 4G4

Dated this 29 day of August, 20 21

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

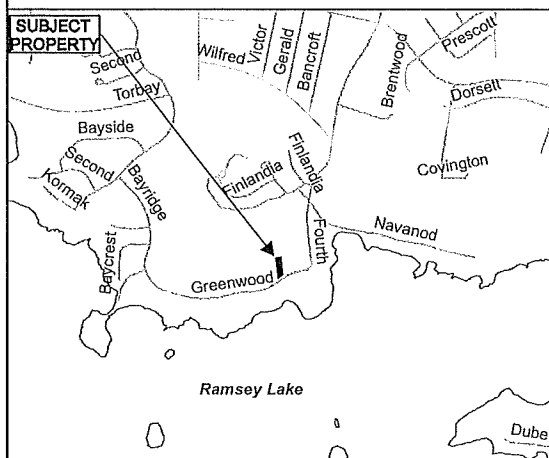
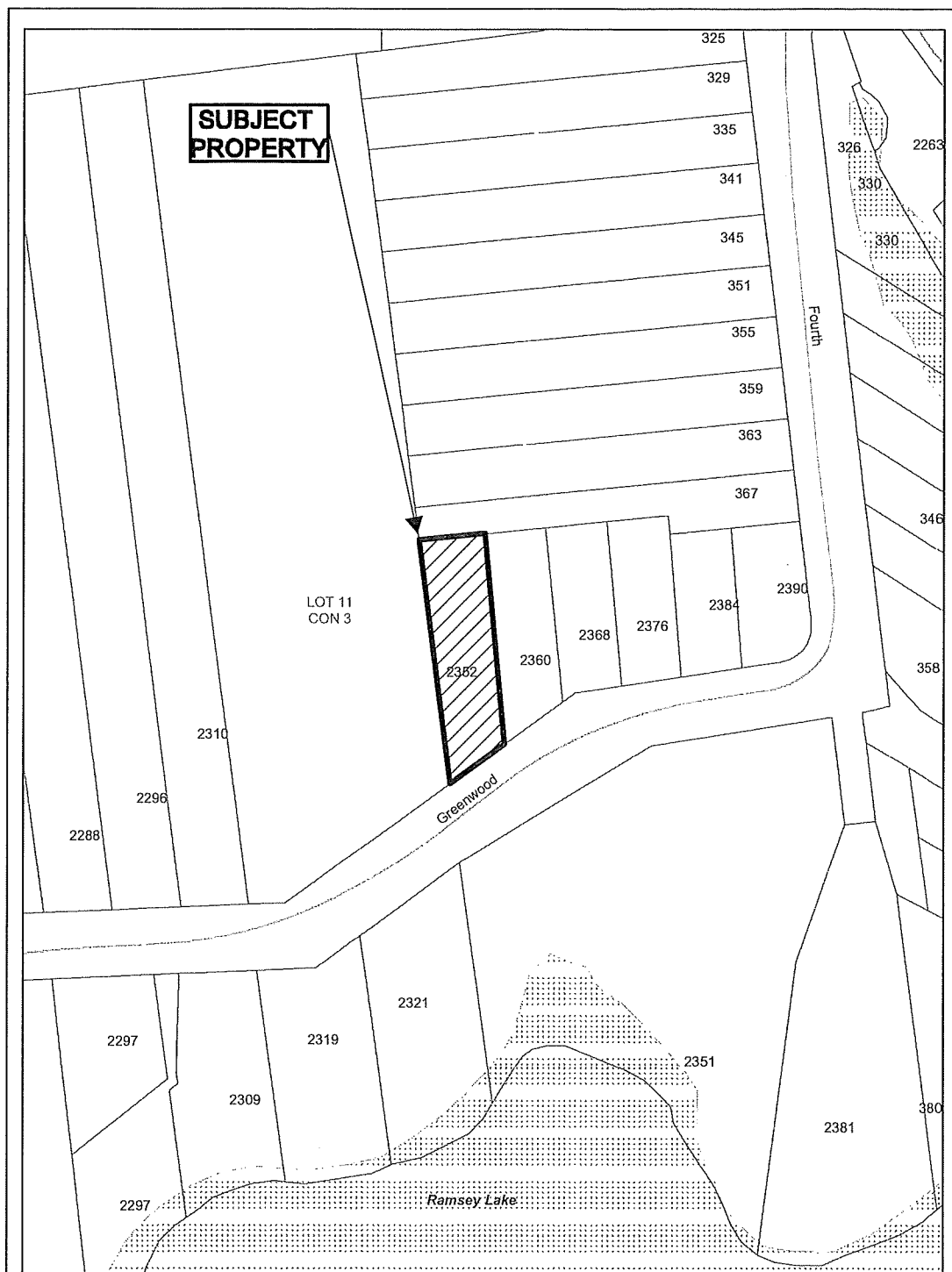
\*I have authority to bind the Corporation

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

**FOR OFFICE USE ONLY**

[illegible]

A118/21



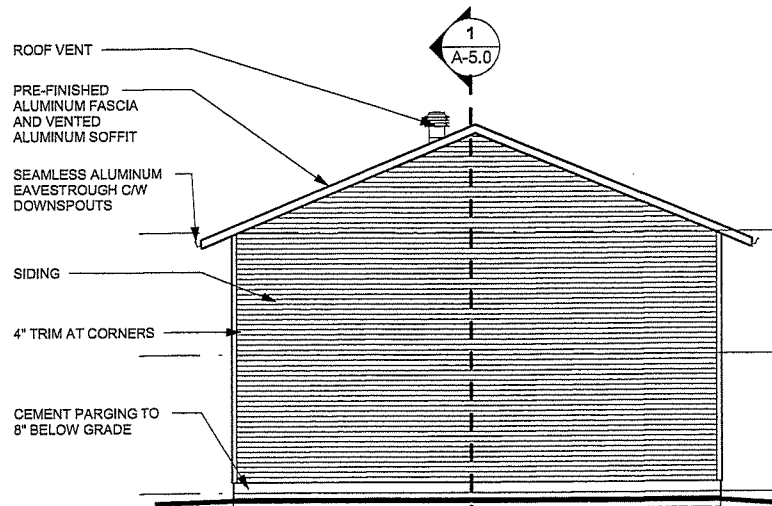
### Application for Minor Variance or Permission



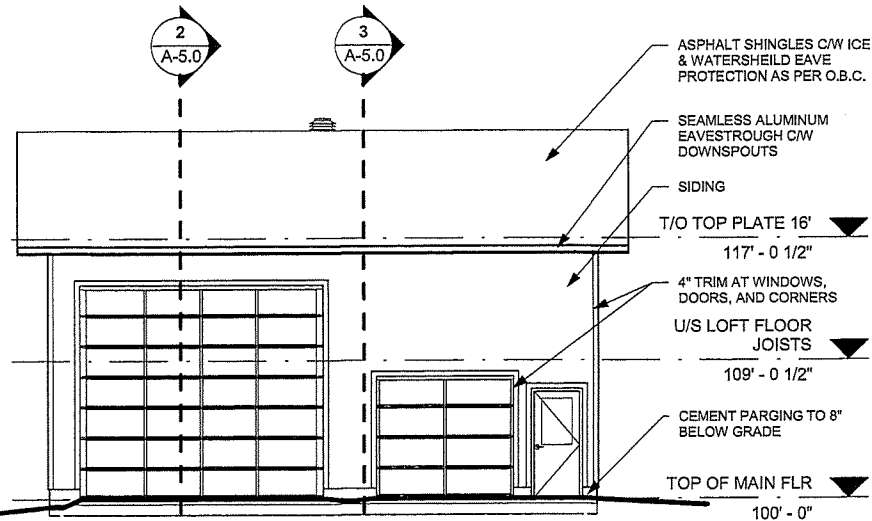
Subject Property being PIN 73577-0154,  
Parcel 48172, Part Lot 11, Concession 3,  
being Parts 9 and 15 on Plan 53R-11356,  
Township of Neelon,  
2352 Greenwood Drive, Sudbury.  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

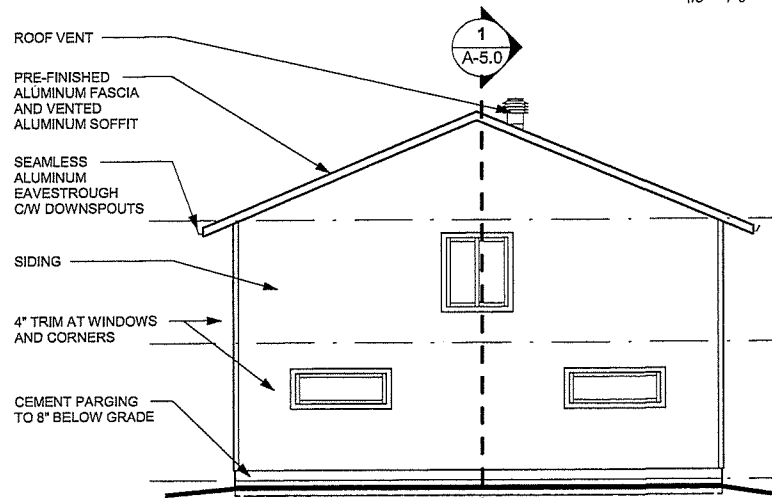
A118/2021  
Date: 2021 09 10



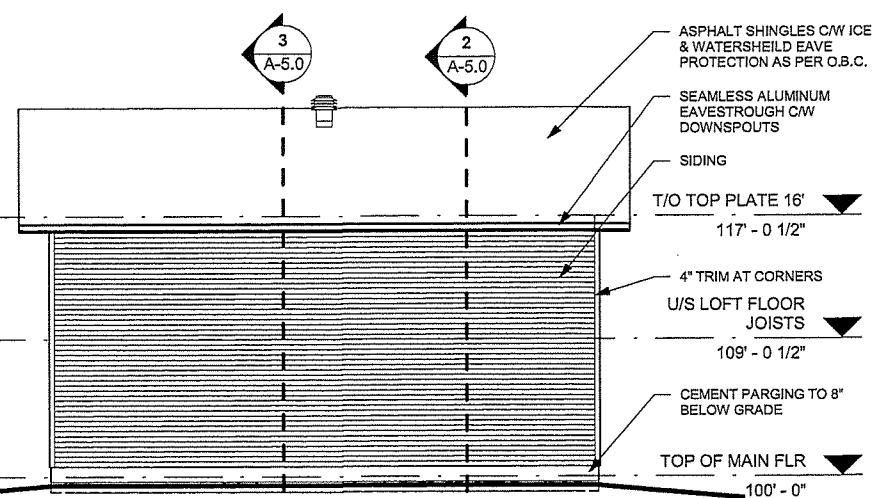
WEST ELEVATION  
1/8" = 1'-0"



SOUTH ELEVATION  
1/8" = 1'-0"



EAST ELEVATION  
1/8" = 1'-0"



NORTH ELEVATION  
1/8" = 1'-0"

## MARTIN GARAGE

2352 GREENWOOD DRIVE, SUDBURY, ON

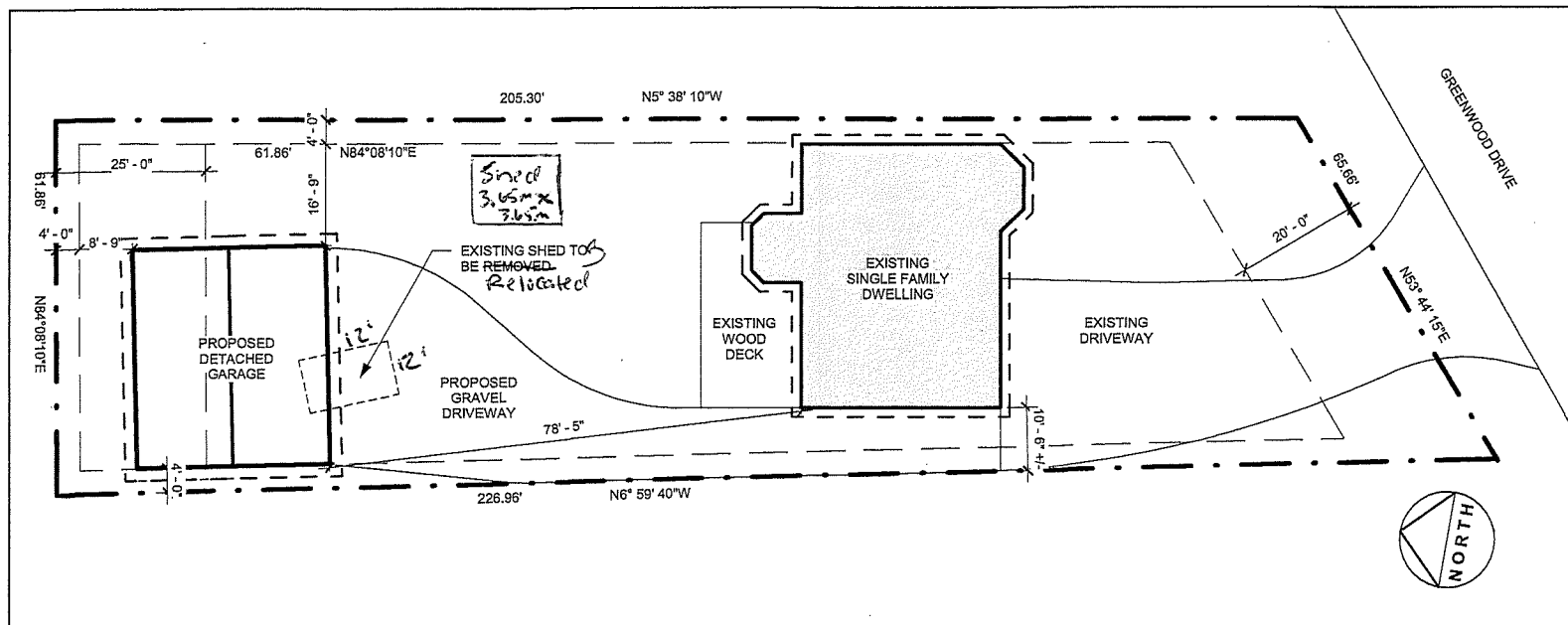
DRAWING TITLE:  
ELEVATIONS

SCALE: 1/8" = 1'-0"

DRAWING NO:

A-4.0

Sketch #2  
A0118/2021



PLOT PLAN  
1" = 20'-0"

# MARTIN GARAGE

2352 GREENWOOD DRIVE, SUDBURY, ON

DRAWING TITLE:  
PLOT PLAN

SCALE: 1" = 20'-0"

DRAWING NO:

A-1.0

Sketch #3

A0118/2021



Revised Aug. 30, 2021



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

Office Use Only 2020.01.01	
A 0056/2020	
S.P.P. AREA	
YES	NO
NDCA REG. AREA	
YES	NO

## City of Greater Sudbury

### APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$960.00 (includes \$230.00 legal notice fee)  
APPLICATION FEE FOR HEDGEROWS: \$292.00 (includes \$230.00 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):	MANUEL & MARIA CARNEIRO	Email:	
Mailing Address:	3076 ALGONQUIN ROAD	Home Phone:	
		Business Phone:	
City:	SUDBURY	Postal Code:	P3E 5B6
		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:	CDCD Engineering Limited	Email:	
Mailing Address:	303 Cedar St.	Home Phone:	
		Business Phone:	
City:	Sudbury	Postal Code:	P3B 1M8
		Fax Phone:	

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

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

Name:	
Mailing Address:	
City:	
Postal Code:	

- 4) Current Official Plan designation: \_\_\_\_\_ 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
1a. Retain wall height less than 2.5m Interior setback (WEST/EAST)	0.6m	0m (property line)	
1b. Retain wall height greater than 2.5m Interior setback (WEST/EAST)	1.2m	0.03m	
2. Retain wall concrete Slab overhang Interior	1.2m	0.03m	
side Setback (WEST)			
3. Shed Int. side setback (EAST)	1.2m	0.43m	
4. Lot coverage of all accessory	10%	19.5% (SEE CALC. ON PP1 DWG)	

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

- c) Description of Proposal:  
To allow all the proposed on item 5) a)

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
- 1a. & 1b. The retain wall was constructed to utilize the steep grade or topography of the property with the addition of concrete slab on top
  2. The concrete slab was constructed on top of the retain wall.
  3. It is existing
  4. The shed and the exist. garage was already there when the property was bought. At that time, the % lot coverage of accessory was already 13.8%.



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## City of Greater Sudbury

### APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$960.00 (includes \$230.00 legal notice fee)  
APPLICATION FEE FOR HEDGEROWS: \$292.00 (includes \$230.00 legal notice fee)  
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PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): MANUEL & MARIA CARNEIRO Email: [REDACTED]  
Mailing Address: 3076 ALGONQUIN ROAD Home Phone: [REDACTED]  
Business Phone: [REDACTED]  
City: SUDBURY Postal Code: P3E 5B6 Fax Phone: [REDACTED]

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

Name of Agent: CDCD Engineering Limited Email: [REDACTED]  
Mailing Address: 303 Cedar St. Home Phone: [REDACTED]  
Business Phone: [REDACTED]  
City: Sudbury Postal Code: P3B 1M8 Fax Phone: [REDACTED]

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

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

Name: [REDACTED]  
Mailing Address: [REDACTED]  
City: [REDACTED] Postal Code: [REDACTED]

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

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

Variance To EXISTING)	By-law Requirement	Proposed	Difference
5. Garage Ht.	5m	5.28m (SEE DWG. A1)	
6. Corner side yard deck setback (A0027/2017)	4.5m	2.45m	
7. Exist. garage Int. Side Setback (East)	1.2m	0.67m	
8. Garden Retaining Wall corner side yard	not permitted	to allow 0.0m	

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

- c) Description of Proposal: [REDACTED]  
To allow all the proposed on item 5) a) [REDACTED]

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
5. Utilized exist. roof joist of the demolished barn  
6. Discovered after prev. minor variance that setback was less than the applied for. (Resubmission of A0029/2017)  
7 & 8. It is existing

Office Use Only 2020.01.01
A
S.P.P. AREA
YES ____ NO ____
NDCA REG. AREA
YES ____ NO ____

A0056/2020

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

PIN(s): \_\_\_\_\_ Township: BRODER Ward: \_\_\_\_\_  
 Lot No.: 1 Concession No.: 6 Parcel(s): 35034 SES  
 Subdivision Plan No.: M-358 Lot: \_\_\_\_\_ Reference Plan No.: \_\_\_\_\_ Part(s): \_\_\_\_\_  
 Municipal Address or Street(s): 3076 ALGONQUIN ROAD, SUDBURY, ON P3E 5B6

7) Date of acquisition of subject land. APPROX. 2000

8) Dimensions of land affected.

Frontage 49 (m) Depth 221+/- (m) Area 1454 (m<sup>2</sup>) Width of Street \_\_\_\_\_ (m)

9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	_____ (m <sup>2</sup> )	_____ (m <sup>2</sup> )
Gross Floor Area:	_____ (m <sup>2</sup> )	_____ (m <sup>2</sup> )
No. of storeys:	_____	_____
Width:	_____ (m)	_____ (m)
Length:	_____ (m)	_____ (m)
Height:	_____ (m)	_____ (m)

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

	Existing	Proposed
Front:	_____ (m)	_____ (m)
Rear:	_____ (m)	_____ (m)
Side:	<u>0.01m</u> (m)	<u>0.01m</u> (m)
Side:	<u>0 (PROPERTY LINE)</u> (m)	<u>0 (PROPERTY LINE)</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	
Municipally owned & operated sanitary sewage system	<input checked="" type="checkbox"/>	<input type="checkbox"/> Municipal Road	
Lake	<input type="checkbox"/>	Maintained Yearly	<input checked="" type="checkbox"/>
Individual Well	<input type="checkbox"/>	Maintained Seasonal	<input type="checkbox"/>
Communal Well	<input type="checkbox"/>	Right-of-way	<input type="checkbox"/>
Individual Septic System	<input type="checkbox"/>	Water	<input type="checkbox"/>
Communal Septic System	<input type="checkbox"/>	If access is by water only, provide parking and docking facilities to be used.	
Pit Privy	<input type="checkbox"/>		
Municipal Sewers/Ditches/Swales			

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

EXIST. SHED & GARAGE - UNKNOWN  
 EXIST. 2 STOREY DECK ADDN - 2009

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

Use(s): Residential Length of time: \_\_\_\_\_

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

Same as #13 ☒ or, \_\_\_\_\_

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

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

legalized? If "yes", how many? \_\_\_\_\_

17) Existing uses of abutting properties: Residential

10056/2020

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

PIN(s):		Township:	Ward:
Lot No.:	Concession No.:	Parcel(s):	
Subdivision Plan No.:	Lot:	Reference Plan No.:	Part(s):
Municipal Address or Street(s):			

- 7) Date of acquisition of subject land.

- 8) Dimensions of land affected.

Frontage	(m)	Depth	(m)	Area	(m <sup>2</sup> )	Width of Street	(m)
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- 9) Particulars of all buildings:

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

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

ITEM 5) a)  
1B

	Existing	Proposed
Front:	(m)	(m)
Rear:	3.94 (m)	3.94 (m)
Side:	0.73 (m)	0.73 (m)
Side:	0.03 (m)	0.03 (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 type="checkbox"/>	Maintained Seasonal	<input type="checkbox"/>
Communal Well	<input type="checkbox"/>	Right-of-way	<input type="checkbox"/>
Individual Septic System	<input type="checkbox"/>	Water	<input type="checkbox"/>
Communal Septic System	<input type="checkbox"/>	If access is by water only, provide parking and docking facilities to be used.	
Pit Privy	<input type="checkbox"/>		
Municipal Sewers/Ditches/Swales	<input type="checkbox"/>		

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

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

Use(s):	Length of time:
---------	-----------------

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

Same as #13 ☐ or, \_\_\_\_\_

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

- 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: \_\_\_\_\_

A0056/2020

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

PIN(s):		Township:		Ward:	
Lot No.:	Concession No.:	Parcel(s):			
Subdivision Plan No.:	Lot:	Reference Plan No.:		Part(s):	
Municipal Address or Street(s):					

- 7) Date of acquisition of subject land.

- 8) Dimensions of land affected.

Frontage	(m)	Depth	(m)	Area	(m <sup>2</sup> )	Width of Street	(m)
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- 9) Particulars of all buildings:

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

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

ITEM 5) a)

2.

	Existing		Proposed	
Front:	(m)		(m)	
Rear:	(m)		(m)	
Side:	0.05	(m)	0.05	(m)
Side:	0.03	(m)	0.03	(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 type="checkbox"/>	Maintained Seasonal	<input type="checkbox"/>
Communal Well	<input type="checkbox"/>	Right-of-way	<input type="checkbox"/>
Individual Septic System	<input type="checkbox"/>	Water	<input type="checkbox"/>
Communal Septic System	<input type="checkbox"/>	If access is by water only, provide parking and docking facilities to be used.	
Pit Privy	<input type="checkbox"/>		
Municipal Sewers/Ditches/Swales	<input type="checkbox"/>		

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

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

Use(s):	Length of time:
---------	-----------------

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

Same as #13 ☐ or, \_\_\_\_\_

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

- 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: \_\_\_\_\_

A00516/2020

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

PIN(s):	Concession No.:	Township:	Ward:
Lot No.:	Parcel(s):		
Subdivision Plan No.:	Lot:	Reference Plan No.:	Part(s):
Municipal Address or Street(s):			

7) Date of acquisition of subject land.

8) Dimensions of land affected.

Frontage	(m)	Depth	(m)	Area	(m <sup>2</sup> )	Width of Street	(m)
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ITEM 5) a) 3. 9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	14	(m <sup>2</sup> )		(m <sup>2</sup> )
Gross Floor Area:	14	(m <sup>2</sup> )		(m <sup>2</sup> )
No. of storeys:	1			
Width:	3.49	(m)		(m)
Length:	4.28	(m)		(m)
Height:	<3	(m)		(m)

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

	Existing		Proposed	
Front:	41	(m)		(m)
Rear:	0.43	(m)	0.43	(m)
Side:	14	(m)		(m)
Side:		(m)		(m)

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

What type of access to the land?

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

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

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

Use(s): \_\_\_\_\_ Length of time: \_\_\_\_\_

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

Same as #13 ☐ or, \_\_\_\_\_

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

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: \_\_\_\_\_

A0056/2020

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

PIN(s):		Township:		Ward:	
Lot No.:	Concession No.:	Parcel(s):			
Subdivision Plan No.:	Lot:	Reference Plan No.:		Part(s):	
Municipal Address or Street(s):					

- 7) Date of acquisition of subject land.

- 8) Dimensions of land affected.

Frontage	(m)	Depth	(m)	Area	(m <sup>2</sup> )	Width of Street	(m)
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ITEM 5) a)

9) Particulars of all buildings:	Existing		Proposed	
Ground Floor Area:	186	(m <sup>2</sup> )		(m <sup>2</sup> )
Gross Floor Area:	186	(m <sup>2</sup> )		(m <sup>2</sup> )
No. of storeys:	1			
Width:	8.25	(m)		(m)
Length:	24	(m)		(m)
Height:	5.28	(m)	5.28	(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:	35.5	(m)		(m)
Rear:		(m)		(m)
Side:	2.884	(m)		(m)
Side:	0.67	(m)	0.67	(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 type="checkbox"/>	Maintained Seasonal	<input type="checkbox"/>
Communal Well	<input type="checkbox"/>	Right-of-way	<input type="checkbox"/>
Individual Septic System	<input type="checkbox"/>	Water	<input type="checkbox"/>
Communal Septic System	<input type="checkbox"/>	If access is by water only, provide parking and docking facilities to be used.	
Pit Privy	<input type="checkbox"/>		
Municipal Sewers/Ditches/Swales	<input type="checkbox"/>		

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

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

Use(s):	Length of time:
---------	-----------------

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

Same as #13 ☐ or, \_\_\_\_\_

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

- 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: \_\_\_\_\_

A0056/2020

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

PIN(s):	Concession No.:	Township:	Ward:
Lot No.:	Parcel(s):		
Subdivision Plan No.:	Lot:	Reference Plan No.:	Part(s):
Municipal Address or Street(s):			

7) Date of acquisition of subject land.

8) Dimensions of land affected.

Frontage	(m)	Depth	(m)	Area	(m <sup>2</sup> )	Width of Street	(m)
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ITEM 5) a) 6. 9) Particulars of all buildings:

	Existing	(m <sup>2</sup> )	Proposed (addn)	(m <sup>2</sup> )
Ground Floor Area:	207	(m <sup>2</sup> )		(m <sup>2</sup> )
Gross Floor Area:		(m <sup>2</sup> )		(m <sup>2</sup> )
No. of storeys:	2			
Width:	9.14	(m)	3.66	(m)
Length:	12.19	(m)	7.9	(m)
Height:		(m)		(m)

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

	Existing	(m)	Proposed	(m)
Front:	17.7	(m)		(m)
Rear:		(m)		(m)
Side:	2.45	(m)	2.45	(m)
Side:	11	(m)		(m)

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

What type of access to the land?

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

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

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

Use(s): \_\_\_\_\_ Length of time: \_\_\_\_\_

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

Same as #13 ☐ or, \_\_\_\_\_

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

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: \_\_\_\_\_

ADD 5/6/2020



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

PIN(s): \_\_\_\_\_ Township: BRODER Ward: \_\_\_\_\_  
 Lot No.: 1 Concession No.: 6 Parcel(s): 35034 SES  
 Subdivision Plan No.: M-358 Lot: \_\_\_\_\_ Reference Plan No.: \_\_\_\_\_ Part(s): \_\_\_\_\_  
 Municipal Address or Street(s): 3076 ALGONQUIN ROAD, SUDBURY, ON P3E 5B6

7) Date of acquisition of subject land. APPROX. 2000

8) Dimensions of land affected.

Frontage 49 (m) Depth 221+/- (m) Area 1454 (m<sup>2</sup>) Width of Street \_\_\_\_\_ (m)

9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	_____ (m <sup>2</sup> )	_____ (m <sup>2</sup> )
Gross Floor Area:	_____ (m <sup>2</sup> )	_____ (m <sup>2</sup> )
No. of storeys:	_____	_____
Width:	_____ (m)	_____ (m)
Length:	_____ (m)	_____ (m)
Height:	_____ (m)	_____ (m)

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

	Existing	Proposed
ITEM 5) a) Front:	_____ (m)	_____ (m)
8 Rear:	_____ (m)	_____ (m)
Side:	_____ (m)	_____ (m)
Side:	<u>0 (PROPERTY LINE)</u> (m)	<u>0 (PROPERTY LINE)</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	
Municipally owned & operated sanitary sewage system	<input checked="" type="checkbox"/>	<input type="checkbox"/> Municipal Road	
Lake	<input type="checkbox"/>	Maintained Yearly	<input checked="" type="checkbox"/>
Individual Well	<input type="checkbox"/>	Maintained Seasonal	<input type="checkbox"/>
Communal Well	<input type="checkbox"/>	Right-of-way	<input type="checkbox"/>
Individual Septic System	<input type="checkbox"/>	Water	<input type="checkbox"/>
Communal Septic System	<input type="checkbox"/>	If access is by water only, provide parking and docking facilities to be used.	
Pit Privy	<input type="checkbox"/>		
Municipal Sewers/Ditches/Swales			

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

EXIST. SHED & GARAGE - UNKNOWN  
 EXIST. 2 STOREY DECK ADDN - 2009

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

Use(s): Residential Length of time: \_\_\_\_\_

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

Same as #13 ☒ or, \_\_\_\_\_

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

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

legalized? If "yes", how many? \_\_\_\_\_

17) Existing uses of abutting properties: Residential

Approved 2020

- 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): A0006/2010; A0029/2017  
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, Manuel Carneiro / Maria Carneiro (please print all names), the registered owner(s) of the property described as 3076 Algonquin Road, Sudbury, ON P3E 5B6  
in the City of Greater Sudbury:

##### Collection, Use and Disclosure of Information:

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

##### Authority to Enter Land and Photograph

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

##### Appointment of Authorized Agent

- appoint and authorize CDCD Engineering 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 April day of 25, 2021

[Signature]  
(witness)

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

Print Name: Manuel & Maria Carneiro


\*I have authority to bind the Corporation

A0056/2020

I/We, CDCS Engineering Limited (please print all names),  
the registered owner(s) or authorized agent of the property described as 3076 Algonquin Road

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, 2021

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

Print Name: MARY JANE OLIVANE  
 \*I have authority to bind the Corporation

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

**FOR OFFICE USE ONLY**

Date of Receipt: Aug. 30/21      Hearing Date: Sept. 24/21      Received By: N. Lewis

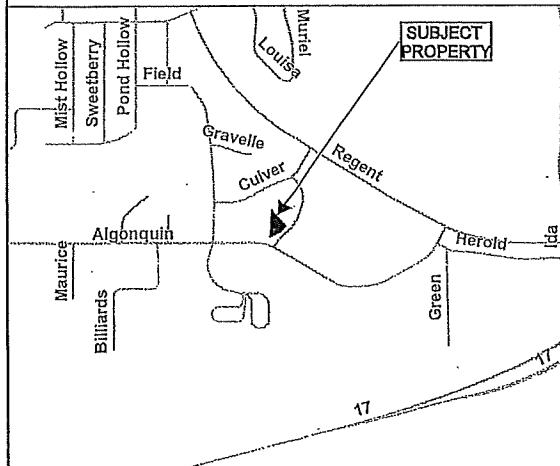
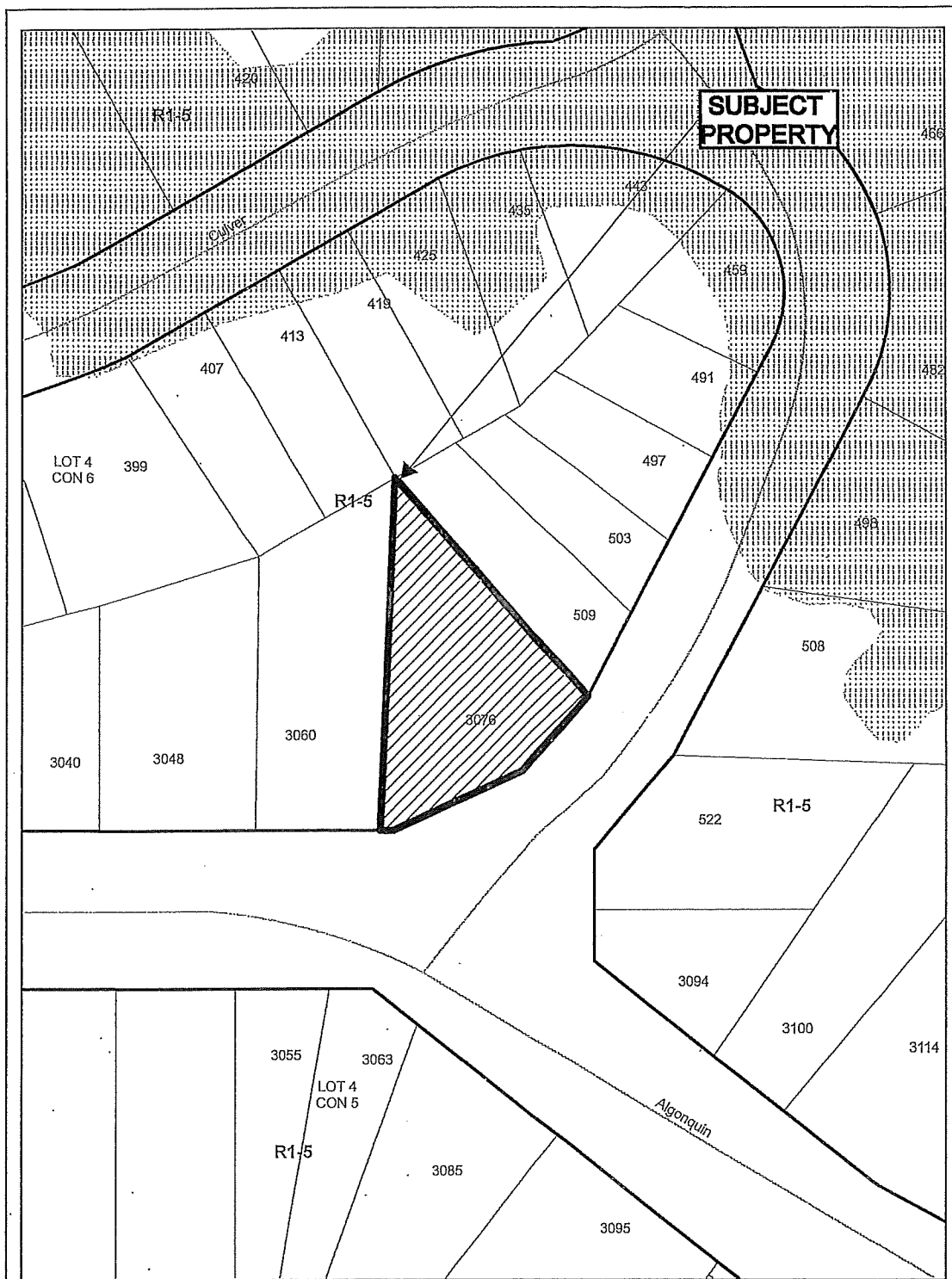
Zoning Designation: R1-5      Resubmission: ☒ Yes    ☐ No

Previous File Number(s): A0006/2010    /    A0034/2017

Previous Hearing Date: Feb. 22, 2010    /    May 3, 2017

Notes:

10/5/2020



# Application for Minor Variance or Permission



Subject Property being PIN 73478-0469,  
Parcel 35034, Part 1, Plan M-358,  
Lot 4, Concession 6, Township of Broder,  
3076 Algonquin Road, Sudbury,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA Watershed

A56/2020  
Date: 2020 09 24

**LOT 1**  
**REG'D PLAN M-358**  
**GEOGRAPHIC TOWNSHIP OF BRODER**  
**CITY OF GREATER SUDBURY**  
**DISTRICT OF SUDBURY**

**% LOT COVERAGE OF ACCESSORIES CALCULATION:**

AREA OF PROPERTY: 1454 SQ. M

EXIST. ACCESSORIES: AREA (SQ. M)

SHED	14.5
EXIST. GARAGE	188
COVERED GARDEN AREA	25
SUNROOM	18
<b>TOTAL</b>	<b>243.5</b>

% LOT COVERAGE OF ACCESSORIES =  $243.5/1454 \times 100 = 16.8\%$

NEW ACCESSORIES: AREA (SQ. M)

PROPOSED GARAGE EXT. 39

% LOT COVERAGE OF ACCESSORY =  $39/1454 \times 100 = 2.7\%$

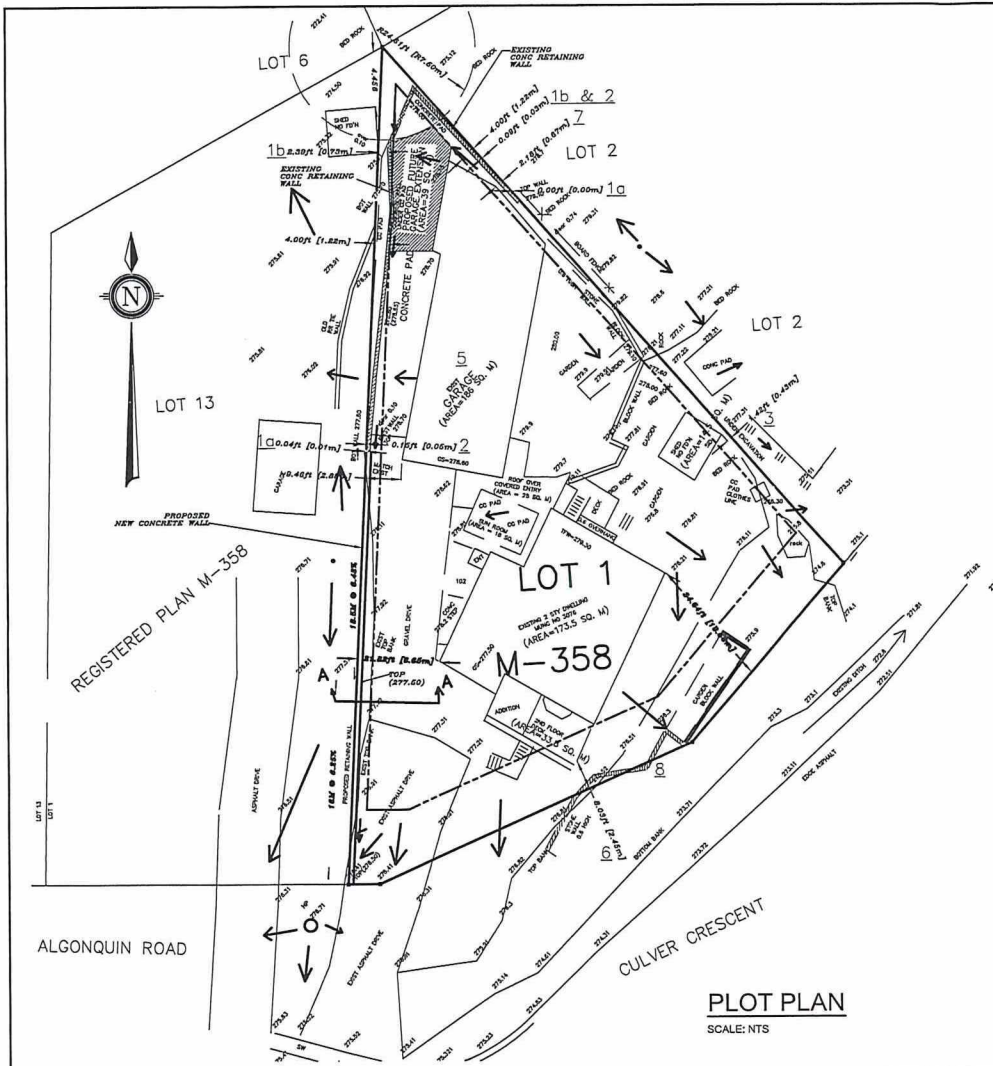
TOTAL % LOT COVERAGE OF ACCESSORY = EXIST. + PROPOSED  
 =  $16.8\% + 2.7\% = 19.5\%$

**LEGEND**

—○—	denotes	PLANTED SURVEY MONUMENT
—■—	denotes	FOUND SURVEY MONUMENT
IB	denotes	IRON BAR
SIB	denotes	STANDARD IRON BAR
SSIB	denotes	SHORT STANDARD IRON BAR
OU	denotes	ORIGIN UNKNOWN
PROP	denotes	SET BY PROPORTION
CC	denotes	CONCRETE
—	denotes	NOT TO SCALE
98.7	denotes	EXISTING ELEVATION
T.F.W.	denotes	TOP OF FOUNDATION WALL
G.S.	denotes	GARAGE SLAB
—	denotes	PROPERTY LINE
→	denotes	DRAINAGE DIRECTION
—→	denotes	CL SWALE
—○— (98.70)	denotes	FLOW DIVISION LINE
—○— (98.70)	denotes	PROPOSED ELEVATION
▨	denotes	RETAIN WALL < 2.5m
▩	denotes	RETAIN WALL > 2.5m
---	denotes	SETBACK

**REFERENCE NO:**

K12-4353DR-2  
 K20-5397GPSDRFIN



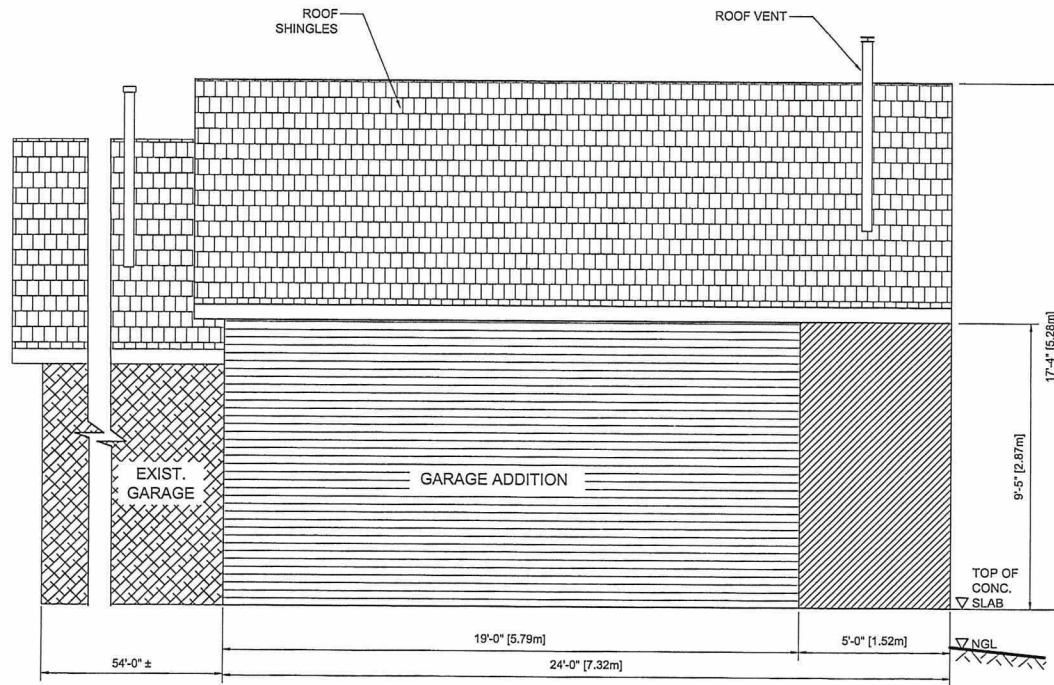
**PLOT PLAN**

SCALE: NTS

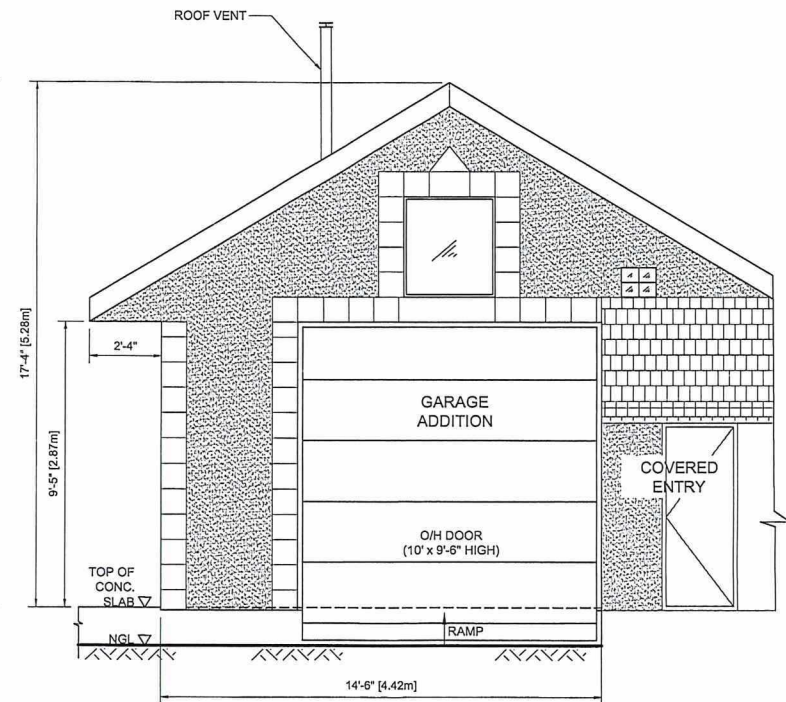
SUBMISSION RECORD			GENERAL NOTES	<div></div> <div>CDCD ENGINEERING LIMITED CONSULTING ENGINEERS 303 Cedar Street Sudbury, Ontario, P3B 1M8 Tel (705) 674-8457 Fax (705) 674-7839 Email: info@cdcdengineering.com</div>	MANUEL CARNEIRO  3076 Algonquin Rd., Sudbury, Ontario, P3E 5B6  <div></div>	3076 ALGONQUIN RD., SUDBURY PLOT PLAN				
Date	Description	By	-THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL INFORM THE ENGINEERS IMMEDIATELY OF ANY DISCREPANCY OR VARIATION FROM THE DRAWINGS. -THIS DRAWING, AND THE DESIGNS AND INFORMATION IT CONTAINS, IS THE PROPERTY OF THE ENGINEERS AND MAY NOT BE REPRODUCED OR USED OTHERWISE THAN ON THE SPECIFIED PROJECT WITHOUT THEIR WRITTEN PERMISSION. -DO NOT SCALE DRAWINGS			Job No.:	EO22060			
DEC. 21, 2020	ISSUED FOR MINOR VARIANCE	MO				Drawn	Designer	Checked	Date:	Rev.
APR. 29, 2021	REVISED	MO				MO	-	ATA	AUG. 23, 2021	2
AUG. 23, 2021	REVISED	MO				Scale:	AS NOTED	Drawing No.:	PP1	

T:12 - Eo\_List(2022)Complete Bldg Maint(EO22060) (Minor Variance) Aug 21\Drawings\Civil\Issued for Building Permit\PP1rev1.dwg

10056/2020  
 sketch 2



SIDE ELEVATION



FRONT ELEVATION

SUBMISSION RECORD			GENERAL NOTES	 <div>CD CD ENGINEERING LIMITED CONSULTING ENGINEERS 303 Cedar Street Sudbury, Ontario, P3B 1M8 Tel (705) 674-8457 Fax (705) 674-7839 Email: info@cdcdengineering.com</div>	MANUEL CARNEIRO  3076 Algonquin Rd., Sudbury, Ontario, P3E 5B6  	GARAGE ADDITION 3076 ALGONQUIN RD., SUDBURY PLAN & ELEVATIONS				
Date	Description	By	<div>-THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL INFORM THE ENGINEERS IMMEDIATELY OF ANY DISCREPANCY OR VARIATION FROM THE DRAWINGS. -THIS DRAWING, AND THE DESIGNS AND INFORMATION IT CONTAINS, IS THE PROPERTY OF THE ENGINEERS AND MAY NOT BE REPRODUCED OR USED OTHERWISE THAN ON THE SPECIFIED PROJECT WITHOUT THEIR WRITTEN PERMISSION. -DO NOT SCALE DRAWINGS</div>			Job No.:	EO20246			
July 24, 2020	ISSUED FOR MINOR VARIANCE	ATA				Drawn	Designer	Checked	Date:	Rev.
						MO	-	ATA	JULY 24, 2020	0

T:\32 - Eo\_List\2020\Complete Bldg Maintenance\EO20246 ( 3076 Algonquin ) Jun 20\Drawings\Architectural\Issued for Building Permit\A1.dwg

A0056/2020  
sketch 3