Greater Grand Sudbury

APPLICATIONS FOR MINOR VARIANCE

Tom Davies Square
200 Brady St

Thursday, April 13, 2023

PUBLIC HEARINGS

A0020/2023 **TREVOR FERA**
ALISON FERA

Ward: 11

PIN 73559-0114, Parcel 44400, Part Lot 9, Concession 2, Parts 3, 4, 7 and 8, Plan 53R-7096, together with Part 1, Plan 53R-16903 as in LT919152, Township of Neelon, 535 Moonlight Beach Road, Sudbury, [2010-100Z, R1-1(6) Low Density Residential One]

For relief from Part 4, Section 4.2, subsections 4.2.3 and 4.2.4 a) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a garage providing, firstly, an accessory lot coverage of 11%, where the total lot coverage of all accessory buildings and structures on a residential lot shall not exceed 10%, and secondly, a maximum height of 6.9m, where the maximum height of any building or structure accessory to a residential dwelling shall be 5.0m.

A0027/2023 **MELISSA ARSENAULT**

Ward: 8

PIN 73566-0609, Parcel 37690 SEC SES SRO, Lot 140, Plan M-399, Part Lot 11, Concession 6, Township of Neelon, 28 Berkley Court, Sudbury, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsection 4.2.4 a) 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 with secondary dwelling unit providing a maximum height of 7.3m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

A0028/2023 **2313745 ONTARIO INC**

Ward: 12

PIN 02131-0055, Lot 330, Plan 18-S, Part Lot 5, Concession 4, Township of McKim, 242 Dell Street, Sudbury, [2010-100Z, R2-3 (Low Density Residential Two)]

For relief from Part 6, Section 6.3, Table 6.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, in order to legalize an existing multiple dwelling as a fourplex providing a minimum lot area of 105.32 sq.m. per unit, where 140.0 sq.m. per unit is required.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATIONS A0002/1999 (JAN 25/99) AND A0407/1965 (NOV 29/65).

A0029/2023 **DAVID COLUSSI**

Ward: 9

PIN 73472-0134, Parcel 25684 SEC SES SRO, Lot 43, Plan M-480, subject to LT123422, Lot 12, Concession 2, Township of Broder, 2728 South Shore Road, Sudbury, [2010-100Z, R1-1 (Low Density Residential One)]

For relief from Part 4, Section 4.2.5, Table 4.1, Section 4.25.1, Section 4.41.2 and Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit an addition with attached garage and two decks to the existing single detached dwelling on the subject property providing, firstly, an uncovered deck to encroach 0.13m into the required interior side yard, where uncovered decks greater than 1.2m in height may encroach 1.2 m into the required interior side yard but no closer than 1.2m to the interior side lot line, secondly, an increase in gross floor area of a legally existing building of 142.3 sq.m., where enlargement, reconstruction, repair and/or renovation shall not increase the gross floor area of a legal non-complying building located within the minimum required interior side yard setback, thirdly, providing a 29.25m high water mark setback for the two storey addition and maintaining the 26.0m highwater mark setback for the existing single detached dwelling, where no person shall erect any residential building closer than 30.0m to the high water mark of a lake or a river, fourthly, a minimum interior side yard setback of 1.13m for the two storey addition and 0.87m for the two storey covered deck with eaves encroaching 0.6m into the proposed 0.87m interior side yard setback, where 1.8m is required, and where eaves may encroach 0.6m into the required interior yard but not closer than 0.6m to the lot line.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION A0144/1977 (MAY 30/1977)

A0030/2023 **SANDRA RAMALHO**
BRIAN OICKLE

Ward: 11

PIN 73582-0041, Parcel 11003 SEC SES, Lot 137, Plan M-131, Part Lot 3, Concession 3, Township of McKim, 249 Somerset Street, Sudbury, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, as amended, for approval to construct one storey addition to the existing dwelling on the subject property providing a minimum interior side yard setback of 0.823m, with eaves encroaching 0.6m into the proposed 0.823m interior side yard setback, where a minimum interior side yard setback of 1.2m 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.

A0031/2023 **ANGELE CHARBONNEAU**
PAUL CHARBONNEAU

Ward: 5

PIN 73502-0898, Part Lot 5, Concession 5, Parts 5, 10, 11, 12, 13 and 14, Plan 53R-20969, together with easement over Parts 7, 8, 10, 12, 13, 14 and 16, Plan 53R-20969, together with easement over SRO Part 2, Plan 53R-17784, and subject to easement over Parts 10, 12 and 14, Plan 53R-20969, Township of Blezard, 390 Fire Road 7, Val Caron, [2010-100Z, RS (4) (Medium Density Residential One)]

For relief from Part 4, Section 4.2, subsection 4.2.4 a) 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 8.5m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0096/2017 (DEC 11/17), B0095/2017 (DEC 11/17) , B0094/2017 (DEC 11/17) AND B0093/2017 (DEC 11/17)
PREVIOUSLY SUBJECT TO OPA APPLICATION 701-7/16-008 AND REZONING APPLICATION 751-7/16-009

A0032/2023 **TREVOR SYKES**
KAREN SYKES

Ward: 9

PIN 73477-0154, Parcel 16170 SEC SES, Part Lot 2, Concession 4, Part 1, Plan 53R-6381, Township of Broder, 1022 South Lane Road, Sudbury, [2010-100Z, R1-1 (Low Density Residential One)]

For relief from Part 4, Section 4.41, subsection 4.41.2 and Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of additions on the existing single detached dwelling, providing, firstly, a high water mark setback of 25.517m, 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 secondly, providing a minimum interior side yard setback of 1.158m, where a minimum interior side yard setback of 1.2m is required.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION A0023/1985 (JUN 10/85)

A0033/2023 **DEEPINDERJIT REENA DHATT**
MICHEL GAUTHIER

Ward: 11

PIN 73578-0148, Parcel 53M-1201-24 SEC SES, Lot 24, Plan 53M-1201, subject to LT661530, LT661531, LT661532 and LT661533, Lot 12, Concession 3, Township of Neelon, 54 Kormak Street, Sudbury, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, Table 4.1 and Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of an attached garage, firstly, to permit eaves to encroach 0.76m into the required interior side yard, where eaves may encroach 0.6m into the required interior side yard but not closer than 0.6m to the lot line, and secondly, a minimum front yard setback of 2.8m with eaves encroaching 0.76m into the proposed 2.8m front yard setback, where a minimum front yard setback of 6.0m is required and where eaves may encroach 1.2m into the required front yard, but not closer than 0.6m to the lot line.

A0034/2023 **TARA ALEXANDER**
MARK ALEXANDER

Ward: 9

PIN 73477-0096, Parcel 30029 SEC SES, Part Lot 4, Concession 4, as in LT201331 except LT251846, Township of Broder, 198 Birch Hill Road, Sudbury, [2010-100Z, R1-2 (Low Density Residential One)]

For relief from Part 4, Section 4.41, subsections 4.41.2, 4,41.3 and 4.41.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a single detached dwelling with attached garage providing, firstly, a high water mark setback of 10.76m 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 secondly, for the proposed single detached dwelling to be 10.76m setback 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.

A REMINDER... THE NEXT SCHEDULED MEETING IS
WEDNESDAY, APRIL 26, 2023

Sudbury Greater Grand
www.greatersudbury.ca
Box 5000, Station 'A', 200 Brady Street
Sudbury ON P3A 5P3
Tel. (705) 671-2489, Ext. 4376/4340
Fax (705) 673-2200

Office Use Only.
A 0020/2023
S.P.P AREA
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. [redacted]

Registered Owner(s): Trevor Fera Alison Fera (Milli[redacted]
Mailing Address: 535 Moonlight Beach Rd [redacted]
City: Sudbury Postal Code P3B 3V7 [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: RMG Mortgages
Mailing Address: PO Box 391 STN C
City: Kitchener Postal Code: N2G 3Y9

4) Current Official Plan designation: Living Area 1 Current Zoning By-law designation: R1-1 (6)

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
Garage Height	5m	6.9m	1.9m
Accessory Lot Coverage	10%	11%	1%

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

c) Description of Proposal: Garage will be 6.9m in height. Current garage and new garage will total 11% coverage. Current shed will be removed.

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

Storage above garage.

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

PIN(s): Township: Sudbury

Lot No: PT 9 Concession No.: 2 Parcel(s): 44460

Subdivision Plan No.: Lot: Reference Plan No.: 53R-7096 Part(s): 5 & 25

Municipal Address or Street(s): 535 Moonlight Beach Rd.

7) Date of acquisition of subject land: Oct 2018

8) Dimensions of land affected.

Frontage 33.42 (m) Depth 38.35 (m) Area 1188 (m²) Width of Street (m)

9) Particulars of all buildings:

	Existing House	Existing Garage		New Proposed Garage	
Ground Floor Area:	155	68	(m²)	62	(m²)
Gross Floor Area:	310	68	(m²)	62	(m²)
No. of storeys:	1+Walkout	1		1.5	
Width:	13.4		(m)	7.3	(m)
Length:	11.6		(m)	8.5	(m)
Height:	6.5	5	(m)	6.9	(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:	21	1.2	(m)	6	(m)
Rear:	13.7	34.7	(m)	24	(m)
Side:	6.4	17.4	(m)	1.2	(m)
Side:	11.6	1.2	(m)	21	(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.

House - 2006 Garage -

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? 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: Homes.

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, Trevor Fera, Alison Fera (please print all names), the registered owner(s) of the property described as 535 Moonlight Beach Rd Sudbury - P3B 3V7 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 Trevor Fera (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 10th day of February 20 23

(witness)
M. Wittenbury

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

Print Name Alison Fera (Millward)

*I have authority to bind the Corporation

Alison Fera

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, Trevor Fera, Alison Millwood (please print all names),

the registered owner(s) or authorized agent of the property described as 535 Moonlight Beach Rd Sudbury Ont P3B 3V7

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 10th day of February, 20 23

Commissioner of Oaths

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

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

Print Name: Trevor Fera, Alison Fera

*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: Mar 13/23 Hearing Date: Apr 13/23 Received By: S. Pinkerton

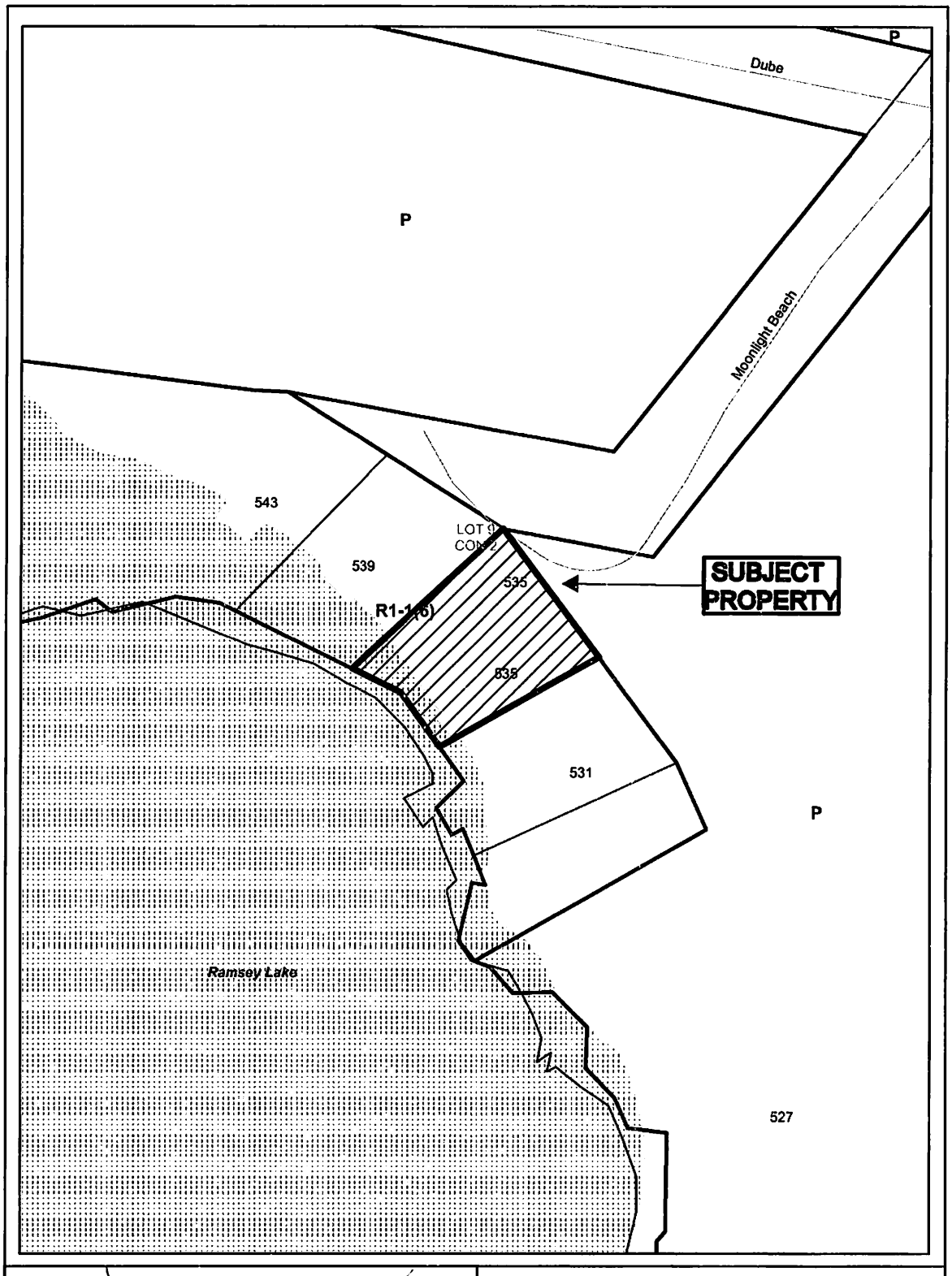
Zoning Designation: R1-1(6) Resubmission: ☐ Yes ☒ No

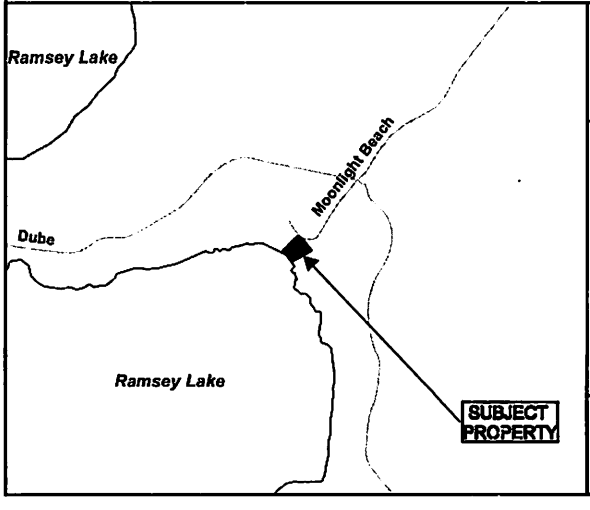
Previous File Number(s): N/A

Previous Hearing Date:

Notes:

A0020/2023





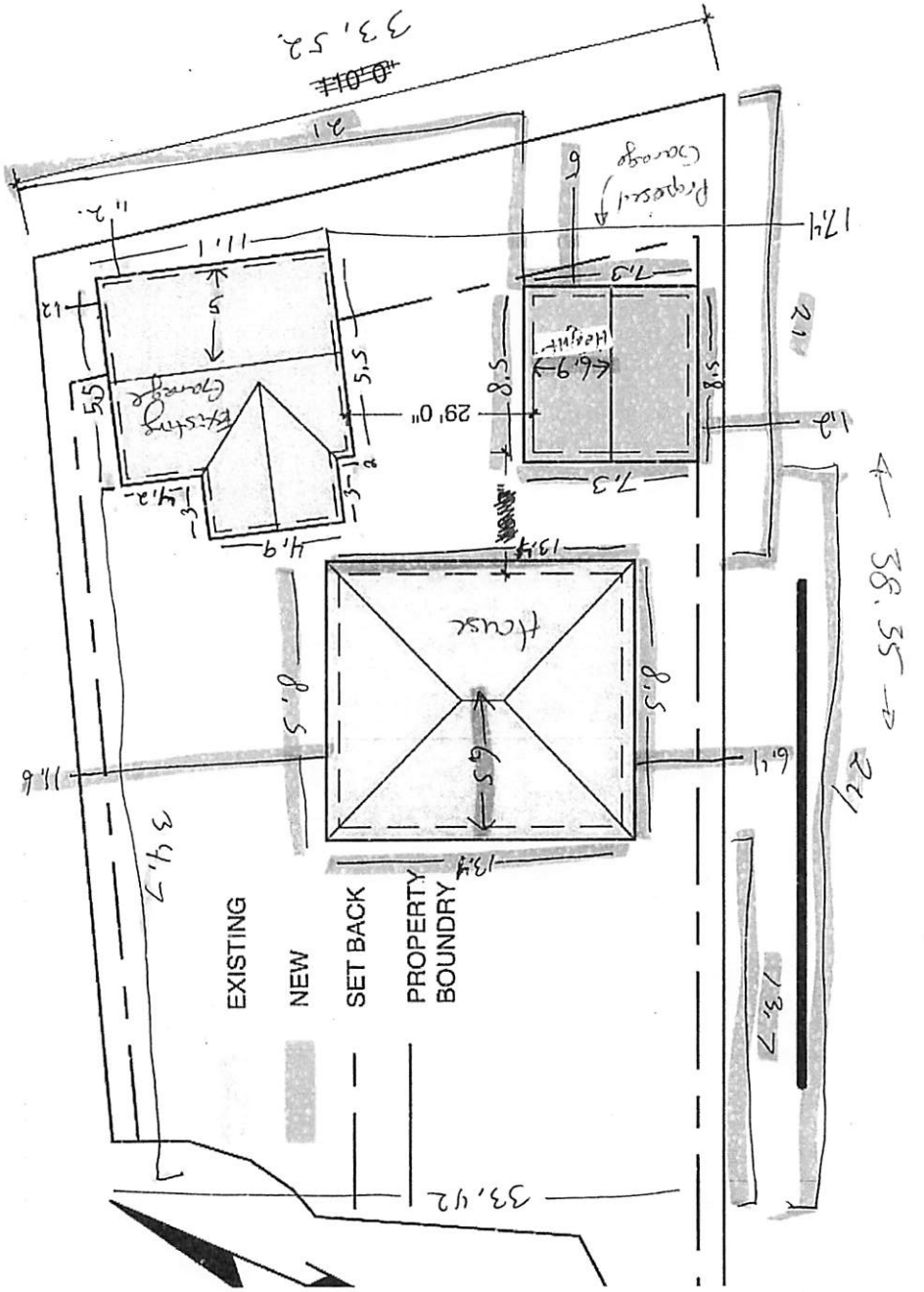
Application for Minor Variance or Permission

N

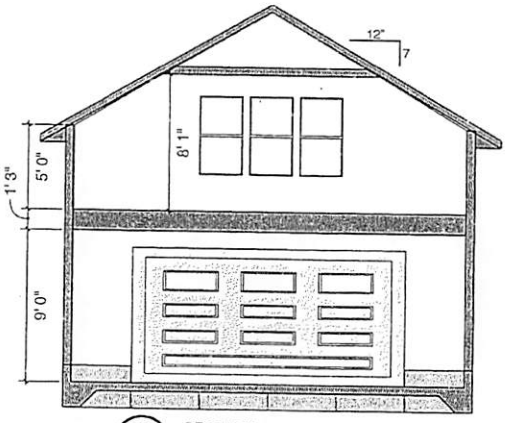
Subject Property,
PIN 73559-0114, Parcel 44400,
Part Lot 9, Concession 2,
Parts 3, 4, 7 and 8, Plan 53R-7096,
together with Part 1, Plan 53R-16903 as in
LT919152, Township of Neelon,
535 Moonlight Beach Road, Sudbury,
City of Greater Sudbury

Sketch 1, NTS — A0020/2023
NDCA — Date: 2023 02 27

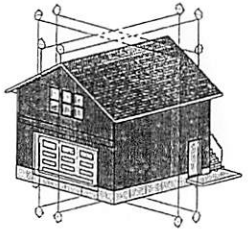
A0020/2023
Sketch 2

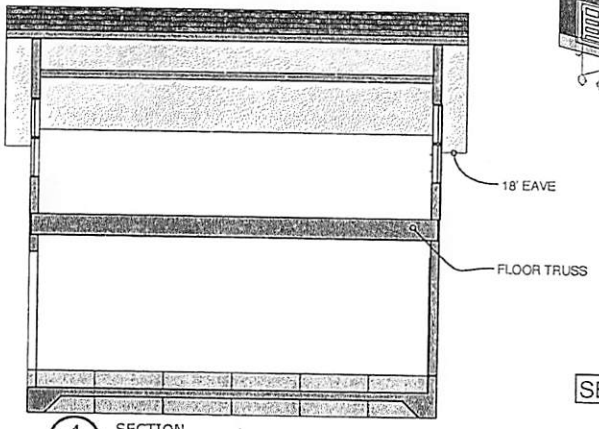


2 A4 SECTION



1 A4 SECTION

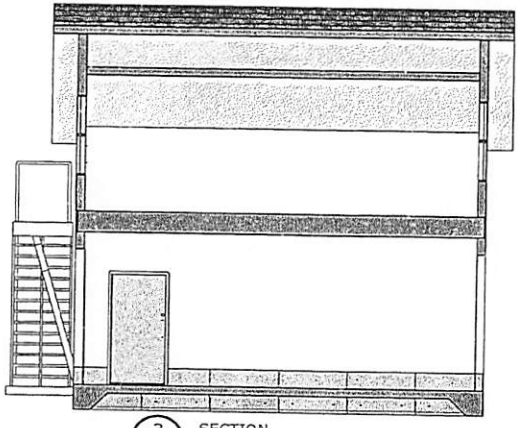




4 A4 SECTION

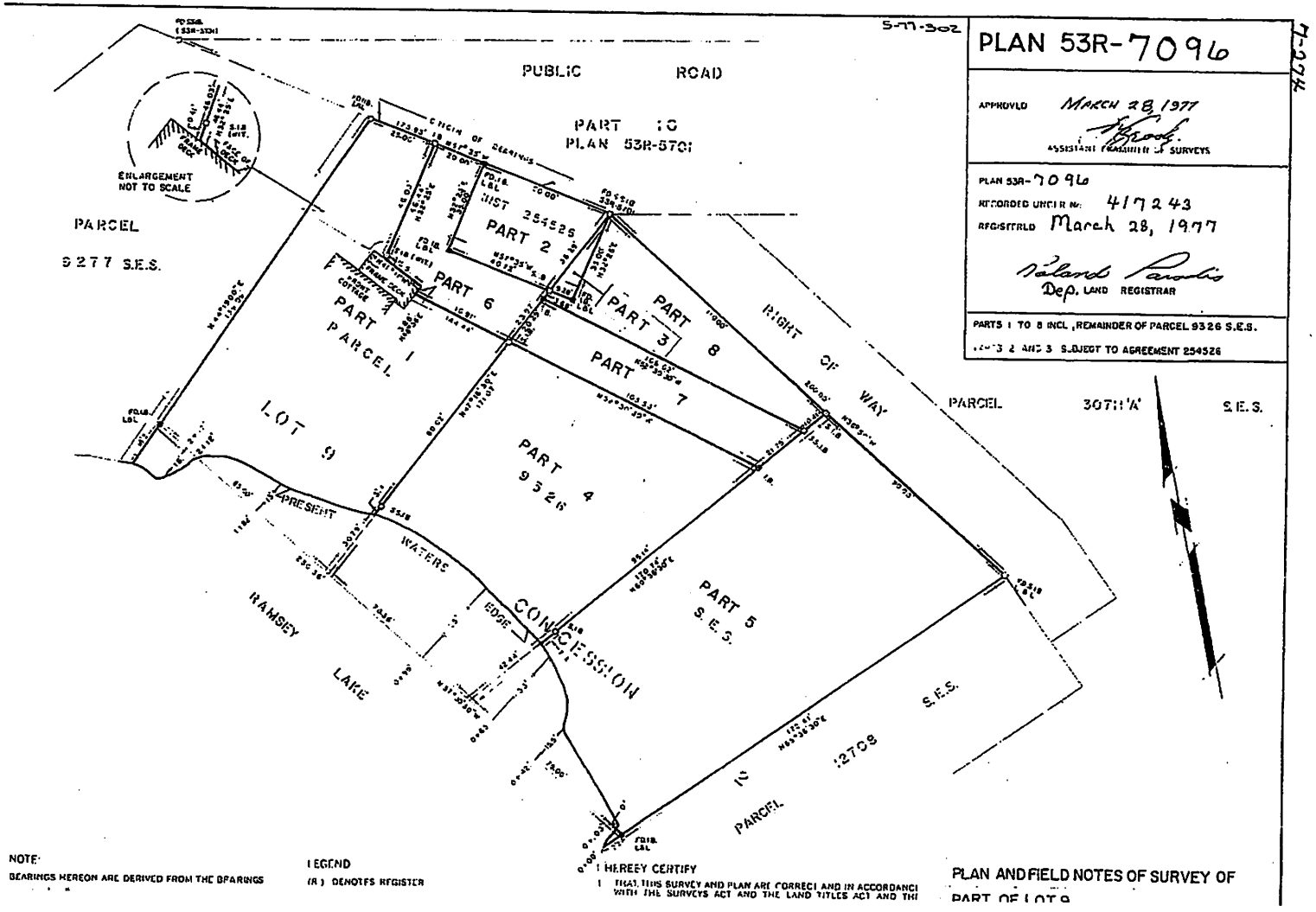
SECTION VIEW

SCALE 1: 64

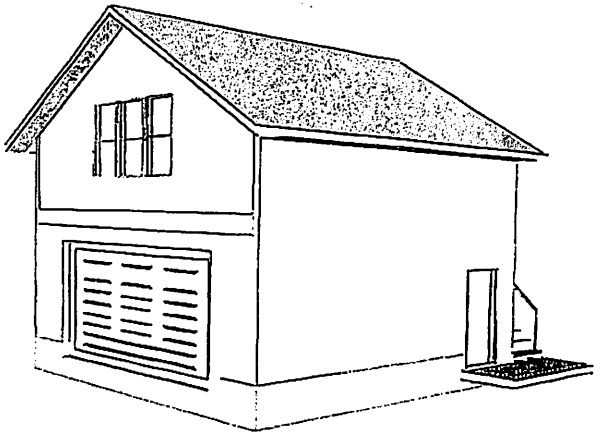


3 A4 SECTION

A0020/2023
Sketch 3



A0020/2023
Sketch 4



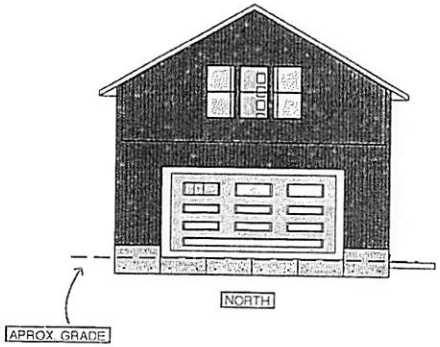
OWNER TREVOR FERA

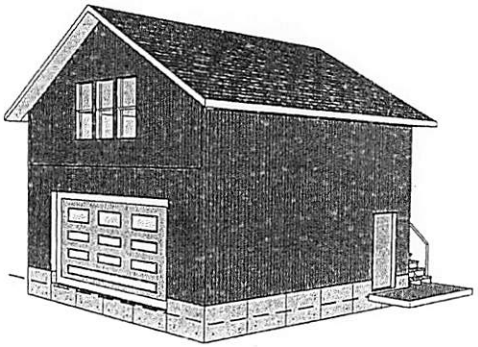
ADDRESS 535 MOONLIGHT BEACH ROAD

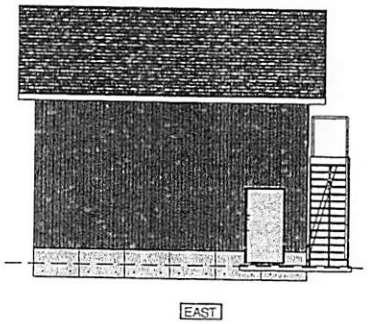
PHONE (705) 919-6944

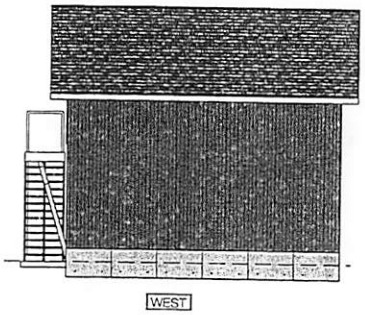
PROPOSED
53.5M² (24'X 24')
ACCESSORY BUILDING

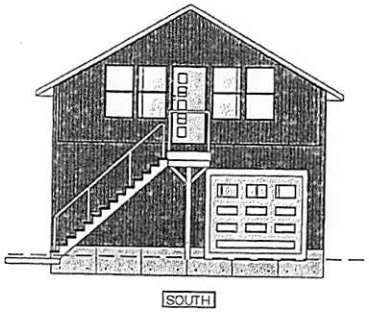
A0020/2023
Sketch 5







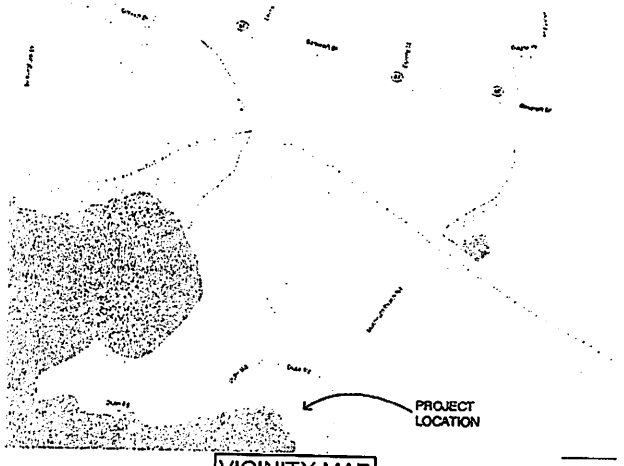




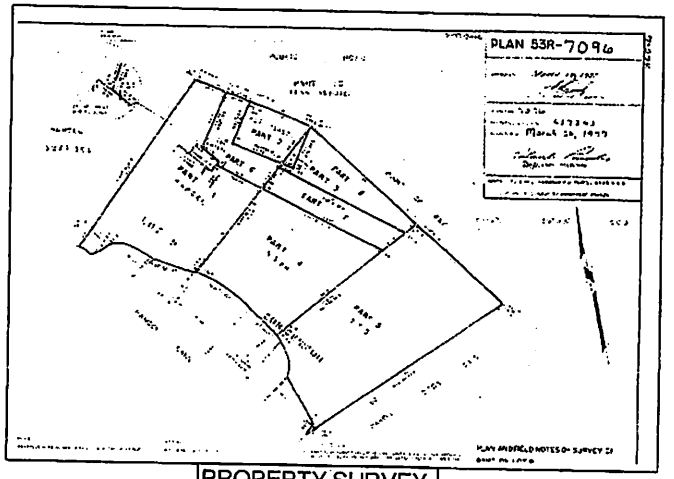
EXTERIOR ELEVATIONS

SCALE 1:96

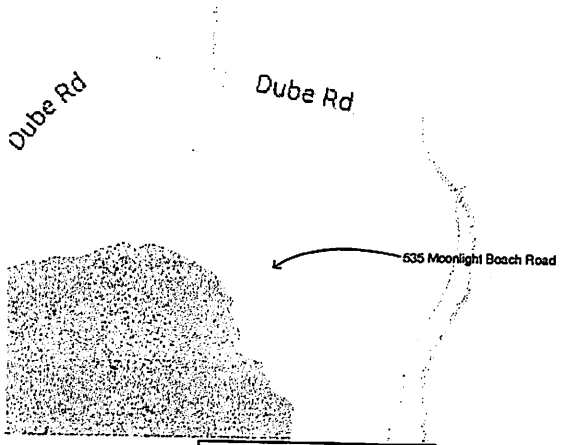
A0020/2023
Sketch 6



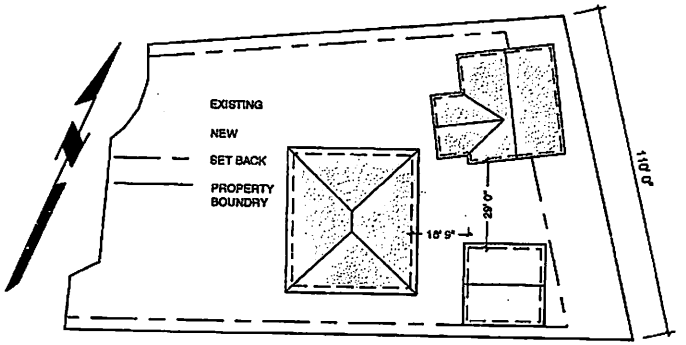
VICINITY MAP



PROPERTY SURVEY



PROJECT LOCATION



SCALE 1:360

EXISTING & PROPOSED STRUCTURES

A0020/2023
Sketch 7

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
2022-01-01
A 0024/2023
S.P.P. AREA
YES ____ NO X
NDCA REG. AREA
YES ____ NO X

City of Greater Sudbury

APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: $1,025.00 (includes $245.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: $312.00 (includes $245.00 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): Melissa Arsenault — Email:
Mailing Address: 28 Berkley Crt. — Home Phone: [redacted]
Business Phone:
City: Sudbury — Postal Code: P3A 4B4 — 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: Centreline Architecture — Email: [redacted]
Mailing Address: 158 Elgin Street — Home
Busine
City: Sudbury — Postal Code: P3EY1Y — 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: Meridian Credit Union - 970 Southdown Rd.
Mailing Address:
City: Mississauga — Postal Code: L5J 2Y4

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
HEIGHT FOR ACCESSORY STRUCTURE	5m	7.3m	2.3m

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

c) Description of Proposal:
ADDING ADDING A NEW 2-CAR GARAGE WITH A LEGAL SECONDARY UNIT ABOVE

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
SECONDARY UNIT ABOVE GARAGE EXCEEDS HEIGHT RESTRICITION FOR ACCESSORY BUILDING.

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

PIN(s): 73566-0609 Township: NEELON
Lot No.: 140 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. Uknown

8) Dimensions of land affected.

Frontage 17.09 (m) Depth 41.48 (m) Area 707.53 (m^2) Width of Street (m)

9) Particulars of all buildings:

	Existing MAIN HOUSE		Proposed GARAGE (NEW)		
Ground Floor Area:	86.93	(m^2)	63.0		(m^2)
Gross Floor Area:	159.6	(m^2)	105.0		(m^2)
No. of storeys:	1		2		
Width:	7.91	(m)	8.1	8.09	(m)
Length:	10.99	(m)	7.8	7.79	(m)
Height:	+/- 3.6	(m)	7.3		(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 MAIN HOUSE		Proposed GARAGE (NEW)		
Front:	6.1	(m)		30.5	(m)
Rear:	26.8	(m)	3.2		(m)
Side:	3.6	(m)		1.4	(m)
Side:	2.5	(m)	7.6		(m)

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

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

What type of access to the land?

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

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

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

Use(s): Residential dwelling, single dwelling Length of time: Since construction, min.

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

Same as #13 ☒ or,

15) What is the number of dwelling units on the property? Existing Single-Family Home

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, R1-5

A0027/2023

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, Melissa Arsenault (please print all names), the registered owner(s) of the property described as 28 Berkley Crt., Sudbury, ON P3A 4B4 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 Centreline Architecture (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 February, 20 23

(witness)

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

Print Name: Melissa Arsenault

A00 27/2023

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, CENTRELINE ARCHITECTURE (please print all names),

the registered owner(s) or authorized agent of the property described as 28 Berkley Crt., Sudbury, ON P3A 4B4

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 7th day of March, 20 23

Commissioner of Oaths

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

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

Print Name: Melissa Furino

*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: Mar 13/23 Hearing Date: April 13/23 Received By: S. Pinkerton

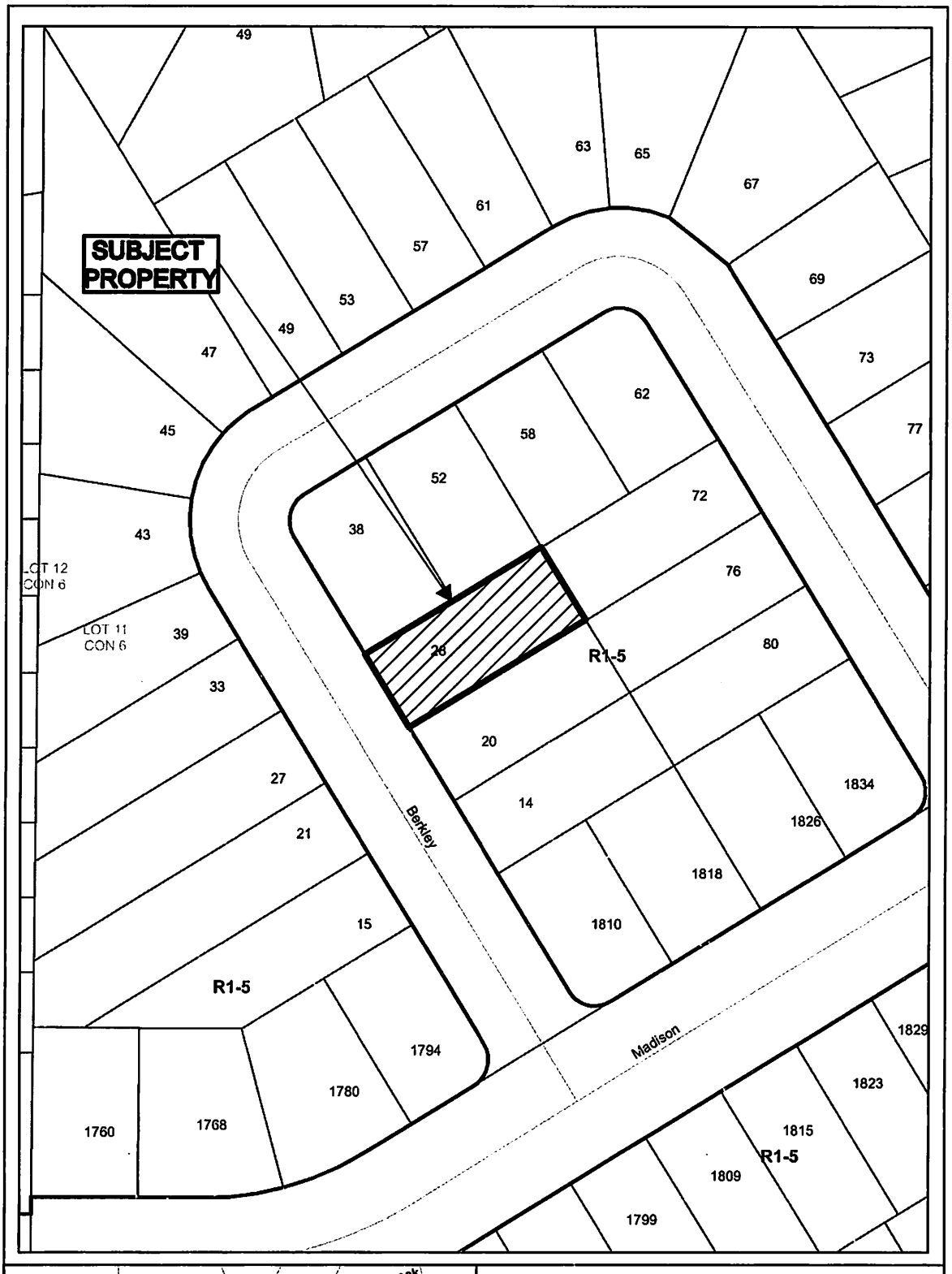
Zoning Designation: R1-5 Resubmission: ☐ Yes ☒ No

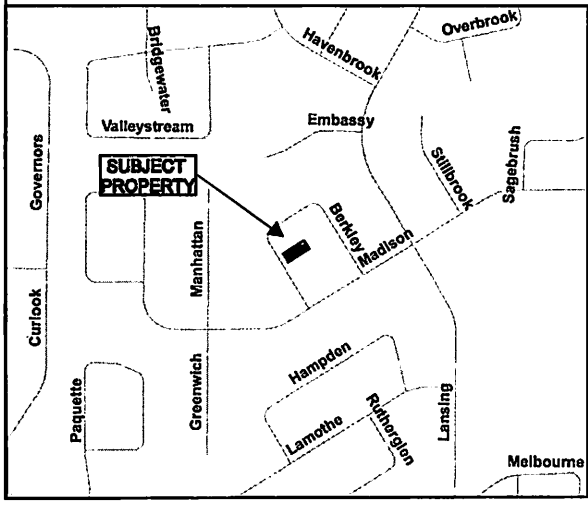
Previous File Number(s): none

Previous Hearing Date:

Notes:

A0027/2023





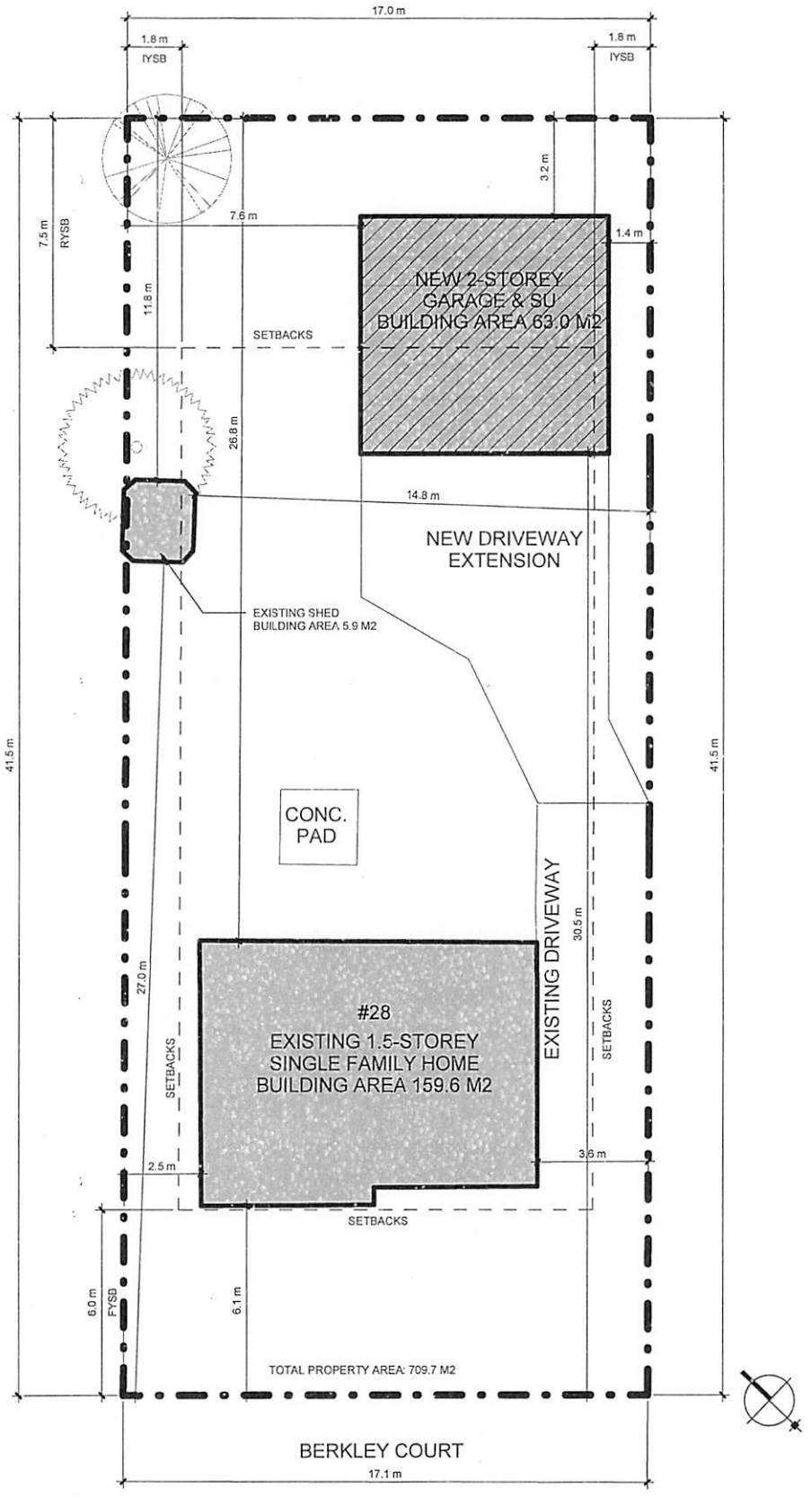
Application for Minor Variance or Permission

N

Subject Property,
PIN 73566-0609,
Parcel 37690 SEC SES SRO,
Lot 140, Plan M-399,
Part Lot 11, Concession 6,
Township of Neelon,
28 Berkley Court, Sudbury,
City of Greater Sudbury

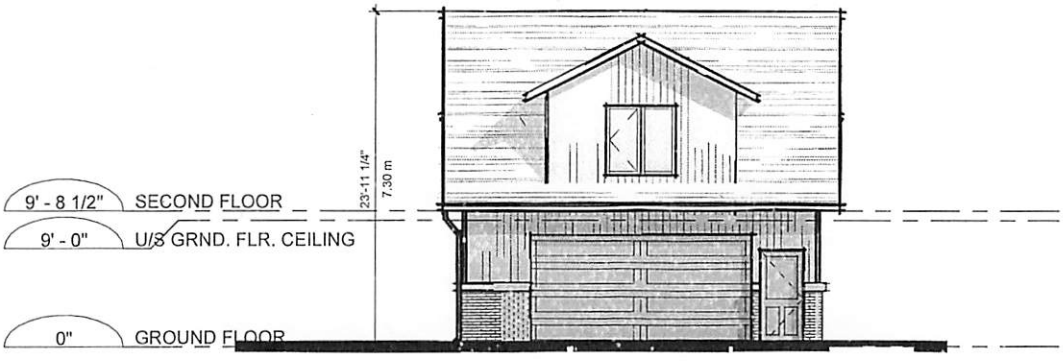
Sketch 1, NTS
NDCA

A0027/2023
Date: 2023 03 20



CENTRELINE ARCHITECTURE	CLIENT	PROJECT	ISSUED FOR REVIEW	SCALE	SHEET NUMBER
158 Elgin Street, Suite 101 Sudbury, ON P3E 1S7 centrelinearchitecture.ca	Arsenault Project No. 2022-55	Garage & Secondary Unit	SITE PLAN MARCH 1, 2023	3/32" = 1'-0" DRAWN BY / CHECKED BY MAS / KB	SD-2A

A0027/2023
Sketch 2



FRONT
1/8" = 1'-0"

CENTRELINE ARCHITECTURE 158 Elgin Street, Suite 101 Sudbury, ON P3E 1S7 centrelinearchitecture.ca	CLIENT **Arsenault** Project No. 2022-55	PROJECT **Garage & Secondary Unit**	ISSUED FOR REVIEW **ELEVATION** MARCH 1, 2023	SCALE 1/8" = 1'-0" DRAWN BY / CHECKED BY MAS / KB	SHEET NUMBER SD-3A

A0027/2023
Sketch3

PROJECT:
Arsenault Garage & SU

CA Project No.: 2022-055

PREPARED DATE: February 20,2023
ISSUED DATE: February 24, 2023

Zoning		Required	Provided	Notes No.	Comment
Lot Area	m2	465.0	707.2		
Lot Frontage	m	15.0	17.1		
Front Yard	m	6.0	6.0		
Rear Yard	m	7.5	7.5		Accessory bldg = 3.2m
Interior Side or Corner Side Yard	m	1.8	>1.8		Accessory bldg = 3.2m
Interior Side or Corner Side Yard	m	1.8	>1.8		
Building Area (TOTAL)	m2		159.6		
Lot Coverage and Calculation	%	40%	22.6%		
Lott Coverage Accessory Buildings (residential only)	%	10%	9.7%		Accessory bldgs = 68.8m2
Height of Building(s) (EXISTING RESIDENCE)	m	11.0	No change		
Number of Storeys (NEW GARAGE & SU)	no.		2.0		
Permitted Encroachments for Accessory Buildings	m	6.3	3.2		7.5m - 1.2m = 6.3m
Height of Accessory Building or Structure	**m**	**5.0**	**7.3**		**VARIANCE REQUIRED**
Parking Spaces, Calculation, and Dimensions	no.	2.0	2.0		
Spaces Provided within a Structure or Garage	no.		2.0		

CENTRELINE
ARCHITECTURE
158 Elgin Street, Suite 101
Sudbury, ON P3E 1S7
centrelinearchitecture.ca

CLIENT	PROJECT	ISSUED FOR REVIEW	SCALE	SHEET NUMBER
Arsenault	Garage & Secondary Unit	ZONING INFORMATION	1" = 60'-0"	
Project No. 2022-55		MARCH 1, 2023	DRAWN BY / CHECKED BY MAS / KB	SD-1A

A0027/2023
Sketch4

Greater Grand Sudbury
www.greatersudbury.ca

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

Office Use Only 2023.01.01
A 0028/2023
S.P.P. AREA
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)
A PPLICATION 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): Michael Sifontes (2313745 Ontario Inc.) Email: [redacted]
Mailing Address: 3520 Ketelbey Crt. Home [redacted]
Business Phone:
City: Burlington Ontario Postal Code: L7M3B4 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: Centreline Architecture Email: [redacted]
Mailing Address: 158 Elgin St. Home [redacted]
Suite 201 Busin[redacted]
City: Sudbury Postal Code: P3E 3N5 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: BMO
Mailing Address: Address: 1841 Walkers Line
City: Burlington, ON Postal Code: L7M 0H6

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

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
Low Density Zoning Requirements	560.0	421.3	138.7

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

c) Description of Proposal:
Legalization of Fourth Dwelling Unit. In a R2-3 zone, a Multiple Unit Dwelling has a Minimum Lot Area requirement of 140 square meters per unit.

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
Total Lot Area required for 4 units would be 560 square meters. The subject property has a lot area of 421.3 square meters; therefore, a Minor Variance would be required to create the fourth unit.

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

PIN(s): Township: McKim
Lot No.: 5 Concession No.: 4 Parcel(s):
Subdivision Plan No.: 185 Lot: 338 Reference Plan No.: Part(s):
Municipal Address or Street(s): 242 Dell

7) Date of acquisition of subject land.

8) Dimensions of land affected.

Frontage 12.19 (m) Depth 34.56 (m) Area 421.3 (m^2) Width of Street +/- 20 (m)

9) Particulars of all buildings:

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

See Attached

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

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

See Attached

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.

< 1963

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

Use(s): Residential / Commercial Length of time:

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

Same as #13 ☐ or, Residential

15) What is the number of dwelling units on the property? 3 existing, 4 proposed

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

If "yes", how many? All units are being reviewed and will be upgraded to meet current OBC requirements.

17) Existing uses of abutting properties: Residential

A0028/2023

Application For Minor Variance
242 Dell St
Sudbury, ON
9)
Particulars of All Buildings:

Existing	House	Shed	**Proposed**
Ground Floor Area (m^2)	147.7	7.4	Ground Floor Area (m^2)
Gross Floor Area (m^2)	222.5	7.4	Gross Floor Area (m^2)
No. of Storeys	2	1	No. of Storeys
Width (m)	6.95	2.44	Width (m)
Length (m)	21.83	3.05	Length (m)
Height (m)	7.63	3.05	Height (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	House	Shed	**Proposed**
Front (m)	1.27	29.6	Front (m)
Rear (m)	11.46	1.91	Rear (m)
Side (m)	4.04	0.23	Side (m)
Side (m)	1.2	9.67	Side (m)

A00 28/2023

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, Michael Sifontes (2313745 Ontario Inc.) (please print all names), the registered owner(s) of the property described as 242 Dell St. Sudbury, ON, P3C 2Y6 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 Centreline Architecture (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 08 day of March, 20 23

(witness)

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

Print Name: Michael Sifontes

*I have authority to bind the Corporation

A0028/2023

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, Centreline Architecture (please print all names),

the registered owner(s) or authorized agent of the property described as 242 Dell Street

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 13 day of March, 20 23

Commissioner of Oaths

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

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

Print Name: Melissa Furino

*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: Mar 13/23 Hearing Date: April 13/23 Received By: S. Pinkerton

Zoning Designation: R2-3 Resubmission: ☐ Yes ☒ No

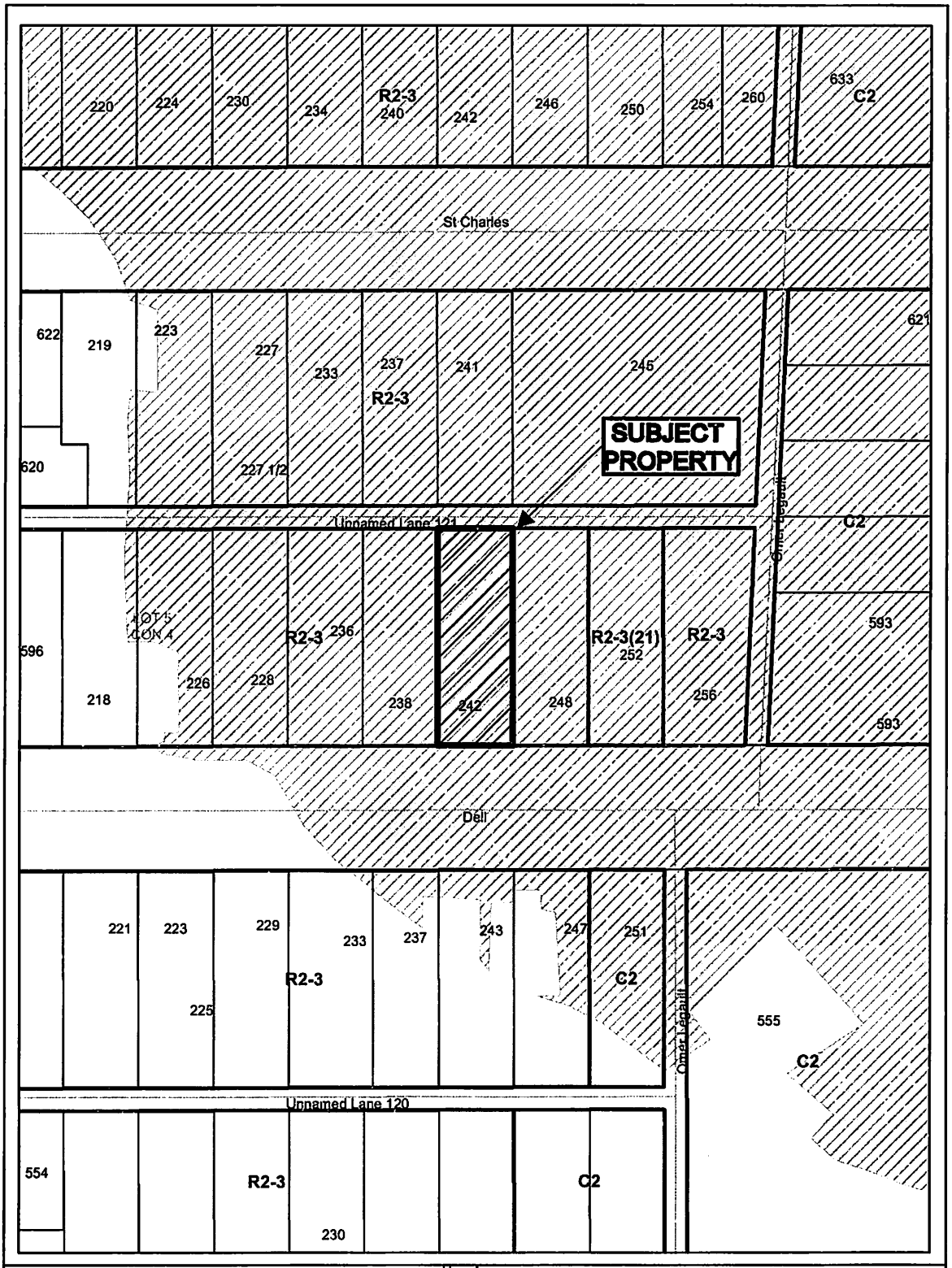
Previous File Number(s): See below

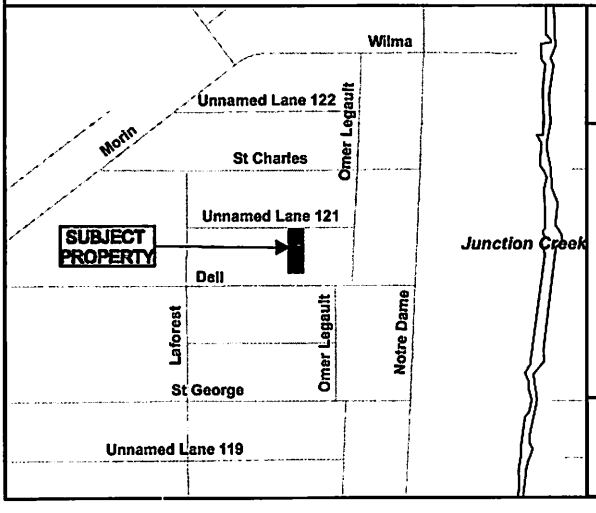
Previous Hearing Date:

Notes: M.V. A0002/1999 (Jan 25/99)

M.V. A0407/1965 (Nov 29/65)

A0028/2023





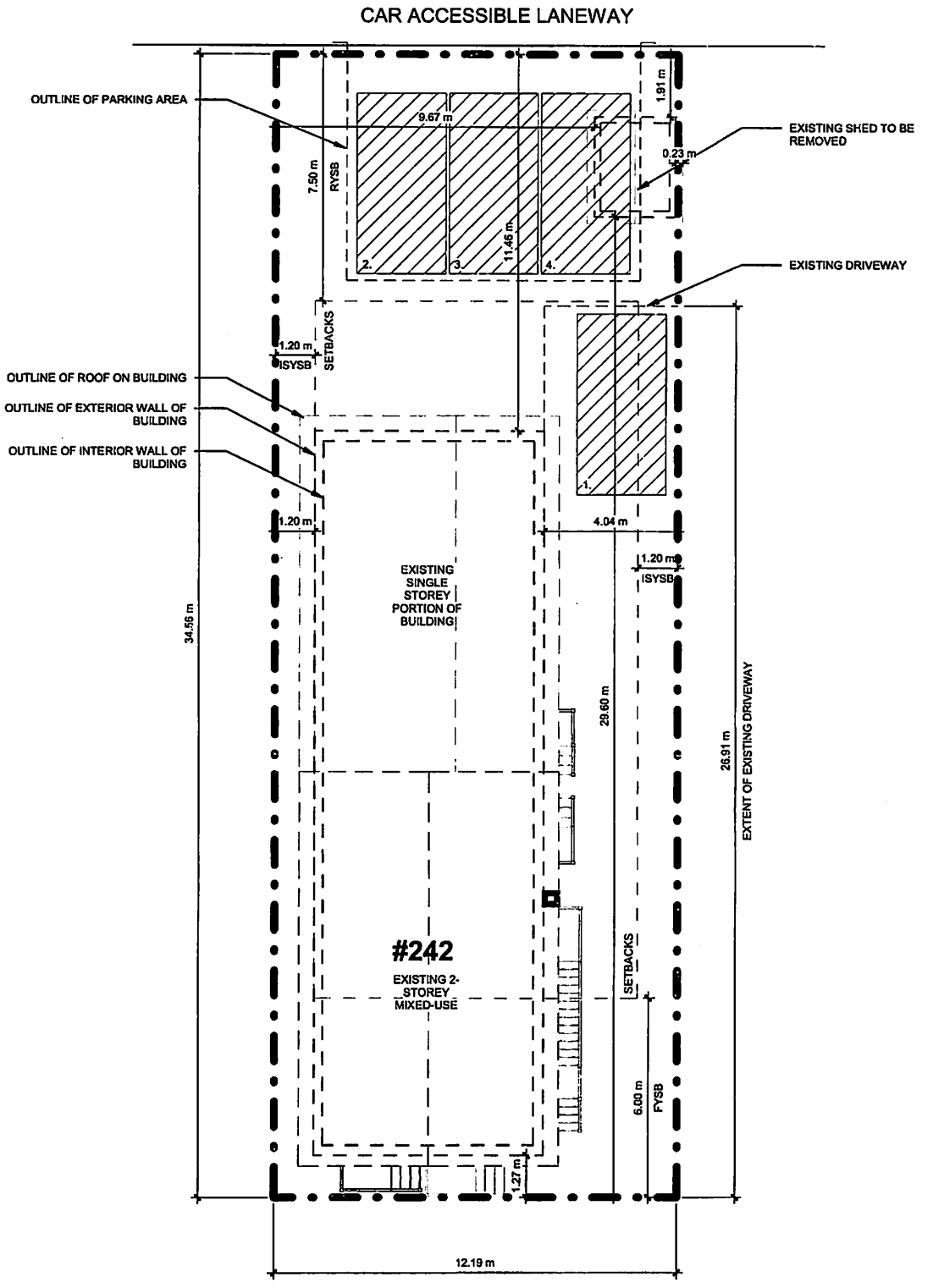
Application for Minor Variance or Permission

N

Subject Property,
PIN 02131-0055,
Lot 330, Plan 18-S,
Part Lot 5, Concession 4,
Township of McKim,
242 Dell Street, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0028/2023
Date: 2023 03 20



LOT COVERAGE

LOT AREA: 421.3 m²
BUILDING AREA: 147.7m²
TOTAL LOT COVERAGE 35%

CENTRELINE ARCHITECTURE 158 Elgin Street, Suite 101 Sudbury, ON P3E 1S7 centrelinearchitecture.ca	CLIENT Project No. 2022-143	PROJECT 242 DELL STREET - NEW UNIT	ISSUED FOR PERMIT SITE PLAN March 7, 2023	SCALE 1" = 10'-0" DRAWN BY / CHECKED BY DS / KB	SHEET NUMBER SD-1B

A0028/2023
Sketch 2

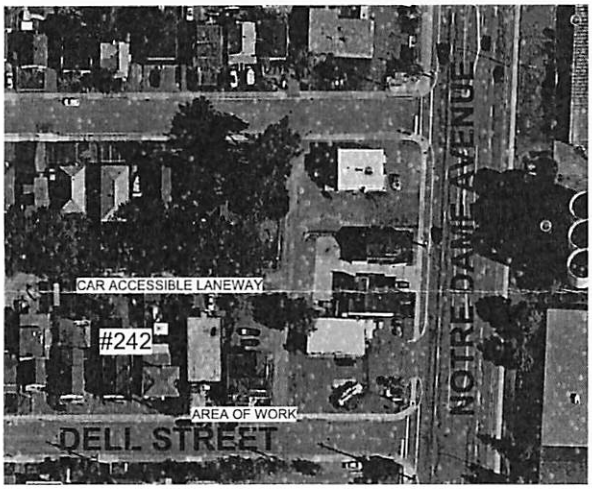
CENTRELINE ARCHITECTURE

PROJECT:
242 Dell St

CA Project No.: 2022-143

PREPARED DATE: 07-Mar-23
ISSUED DATE: March 7, 2023

Zoning		Required	Provided	Notes No.	Comment
Use(s) of Building(s) by Floor Area and/or Number of Residential Units					
Lot Area	m2	560	421.3		**140.0 m² per unit - VARIANCE REQUIRED**
Lot Frontage	m	18	12.19		
Front Yard	m	6.0	1.27		
Rear Yard	m	7.5	11.46		
Interior Side or Corner Side Yard	m	1.2	4.04		
Interior Side or Corner Side Yard	m	1.2	1.2		
Building Area	m2		147.7		
Lot Coverage and Calculation	%	50%	35%		
Height of Building(s)	m	11.0	No Change		
Number of Storeys	no.		2		
Parking Spaces, Calculation, and Dimensions	no.	4	4		

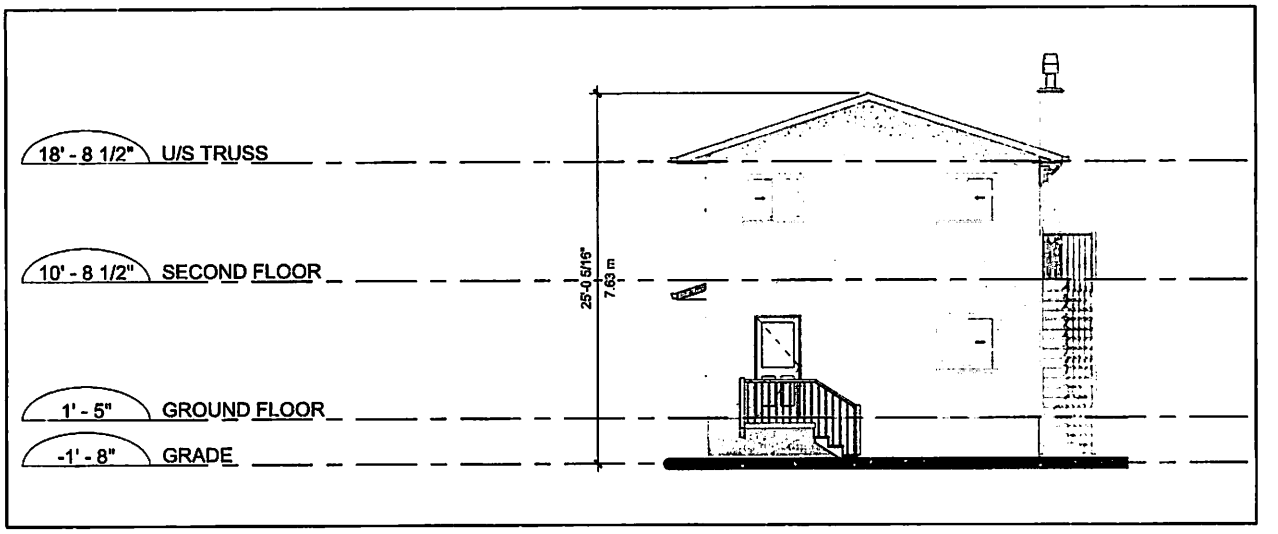


KEY PLAN

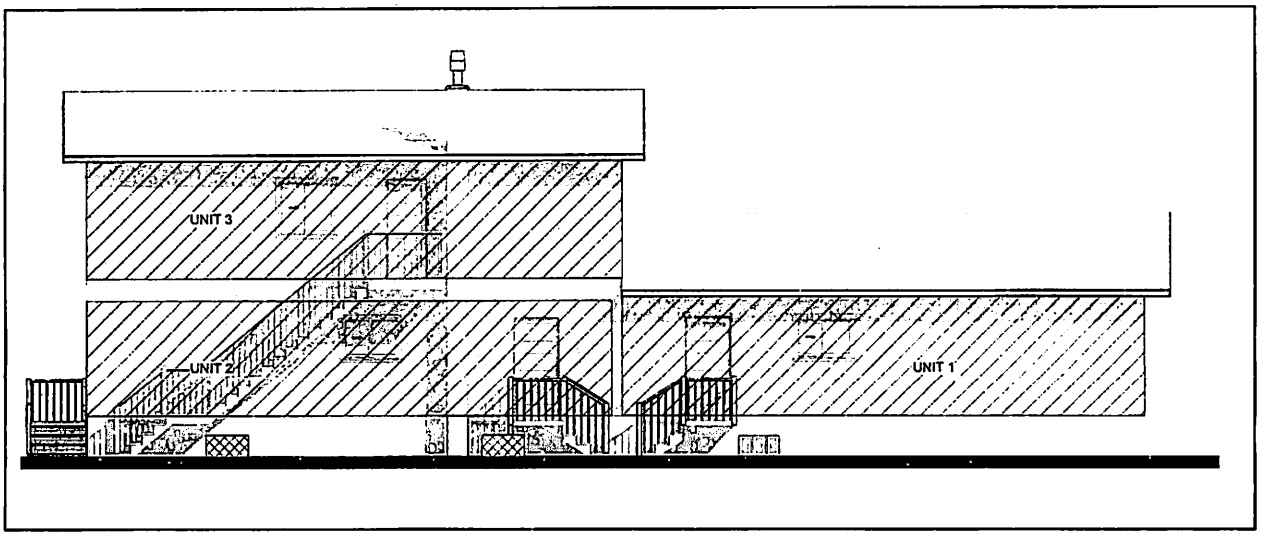
ARIEL IMAGE - 1963

A0028/2023
Sketch 3

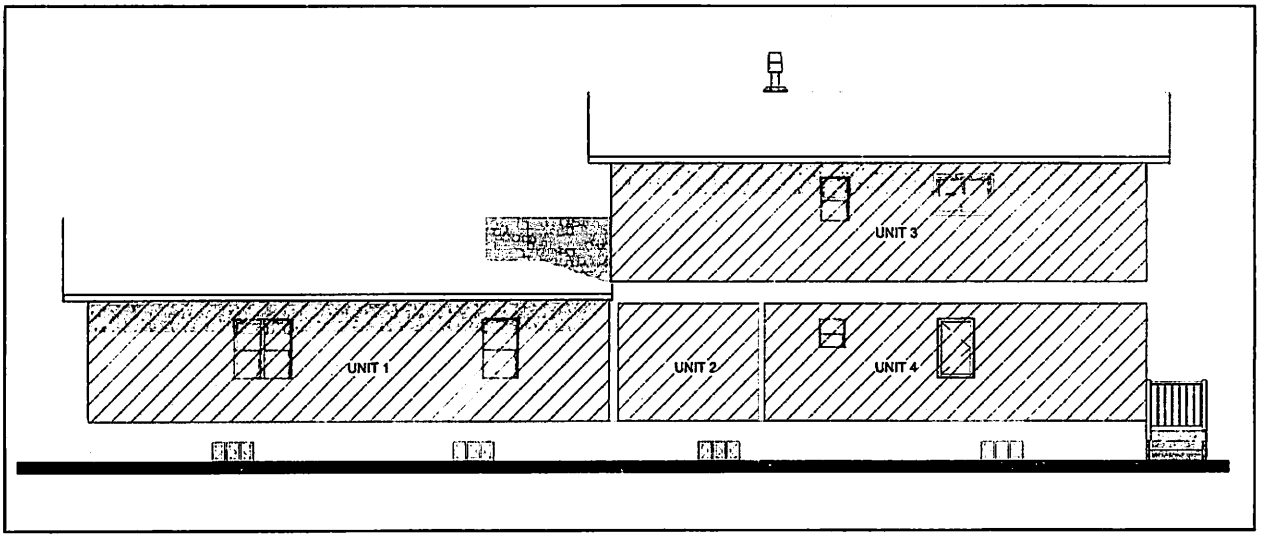
CENTRELINE ARCHITECTURE	CLIENT	PROJECT	ISSUED FOR PERMIT	SCALE	SHEET NUMBER
158 Elgin Street, Suite 101 Sudbury, ON P3E 1S7 centrelinearchitecture.ca	Project No. 2022-143	**242 DELL STREET - NEW UNIT**	**PROJECT INFORMATION** March 7, 2023	As indicated DRAWN BY / CHECKED BY DS / KB	SD-1A



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



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



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

A0028/2023
Sketch 4

CENTRELINE ARCHITECTURE
158 Elgin Street, Suite 101
Sudbury, ON P3E 1S7
centrelinearchitecture.ca

CLIENT	PROJECT	ISSUED FOR PERMIT	SCALE	SHEET NUMBER
Project No. 2022-143	242 DELL STREET - NEW UNIT	ELEVATIONS March 7, 2023	1/8" = 1'-0" DRAWN BY / CHECKED BY DS / KB	SD-1C

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

Office Use Only 2023 01 01
A 0029/2023
S.P.P. AREA
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): DAVID COLUSSI
Email:
Mailing Address: 2728 SOUTHSHORE RD
Home Phone: [redacted]
Business Phone: [redacted]
City: SUDBURY
Postal Code: P3G 1M2
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: ADRIAN BORTOLUSSI
Email:
Mailing Address: 144 ELM ST
Home Phone:
Business Phone: [redacted]
City: SUDBURY
Postal Code: P3C 1T7
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
Current Zoning By-law designation: RI-1

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

Variance To	By-law Requirement	Proposed	Difference
RELIEF FROM BY LAW 2010Z	✓ SIDEYARD 1.8	1.13	0.67
	30 m SETBACK FROM HWM	26 +/-	4 +/-
✓	2ND STY DECK 1.8 m	0.87	0.93
✓	DECK @ BACK OF EXISTING HOUSE	1.07	0.13
	2ND STY DECK 30 m SETBACK	29.25	0.75

b) Is there an eave encroachment? ☒ Yes ☐ No If 'Yes', size of eaves: 0.60 (m)

c) Description of Proposal: NEW 2ND STY ADDITION WOULD BE TOO CLOSE TO WESTERLY LIMIT & WITHIN 30 m SETBACK FROM HWM • DECK IN BACK OF EXISTING HOUSE TOO CLOSE TO EAST LIMIT BECAUSE IT IS MORE THAN 1.2 m IN HEIGHT

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
- ADDITION TO EXISTING HOUSE
- NO OTHER DIRECTION TO EXPAND - NO CLOSER TO WATER - 30 m SETBACK
- NO CLOSER TO ROAD - SLOPE + BEDROCK & LAYOUT OF EXISTING HOUSE

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

PIN(s): 73472-0134 Township: BRODER
Lot No.: 12 Concession No.: 2 Parcel(s):
Subdivision Plan No.: M-48 Lot: 43 Reference Plan No.: Part(s):
Municipal Address or Street(s): # 2728 SOUTH SHORE ROAD

7) Date of acquisition of subject land. MAY 2012

8) Dimensions of land affected.

Frontage 337 (m) Depth 83 +/- (m) Area 2115 +/- (m^2) Width of Street 20 (m)

9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	95.2	(m^2)	237.5	(m^2)
Gross Floor Area:	95.2	(m^2)	237.5	(m^2)
No. of storeys:	1		2 STY ON LEFT / 1 STY ON RIGHT	
Width:	8.10	(m)	2.16	(m)
Length:	11.76	(m)	15.7	(m)
Height:	+/- 4.5	(m)	+/- 8	(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:	40.50	(m)	37.80	(m)
Rear:	27 +/-	(m)	27. +/-	(m)
Side:	1.20	(m)	1.20	(m)
Side:	14.23	(m)	1.13	(m)

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

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

What type of access to the land?

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

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

UNKNOWN +/- 50 YRS

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

Use(s): RESIDENTIAL Length of time: +/- 60 YRS

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 SINGLE FAMILY DWELLING

A0029/2023

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 COLUSSI (please print all names), the registered owner(s) of the property described as # 2728 SOUTH SHORE ROAD 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 ADRIAN BORTOLUSSI (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 FEBRUARY, 20 23

(witness)

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

Print Name: DAVID COLUSSI

*I have authority to bind the Corporation

A00 29/2023

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, ADRIAN BORTOLUSSI (please print all names),

the registered owner(s) or authorized agent of the property described as

2728 SOUTH SHORE 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 23 day of FEBRUARY, 20 23

Commissioner of Oaths

Christopher Bortolussi,
a Commissioner, etc.,
Province of Ontario,
for Bortolussi Surveying Ltd.
Expires August 31, 2025.

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

Print Name: ADRIAN BORTOLUSSI
*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: Mar 16/23 Hearing Date: April 13/23 Received By: S. Pinkerton

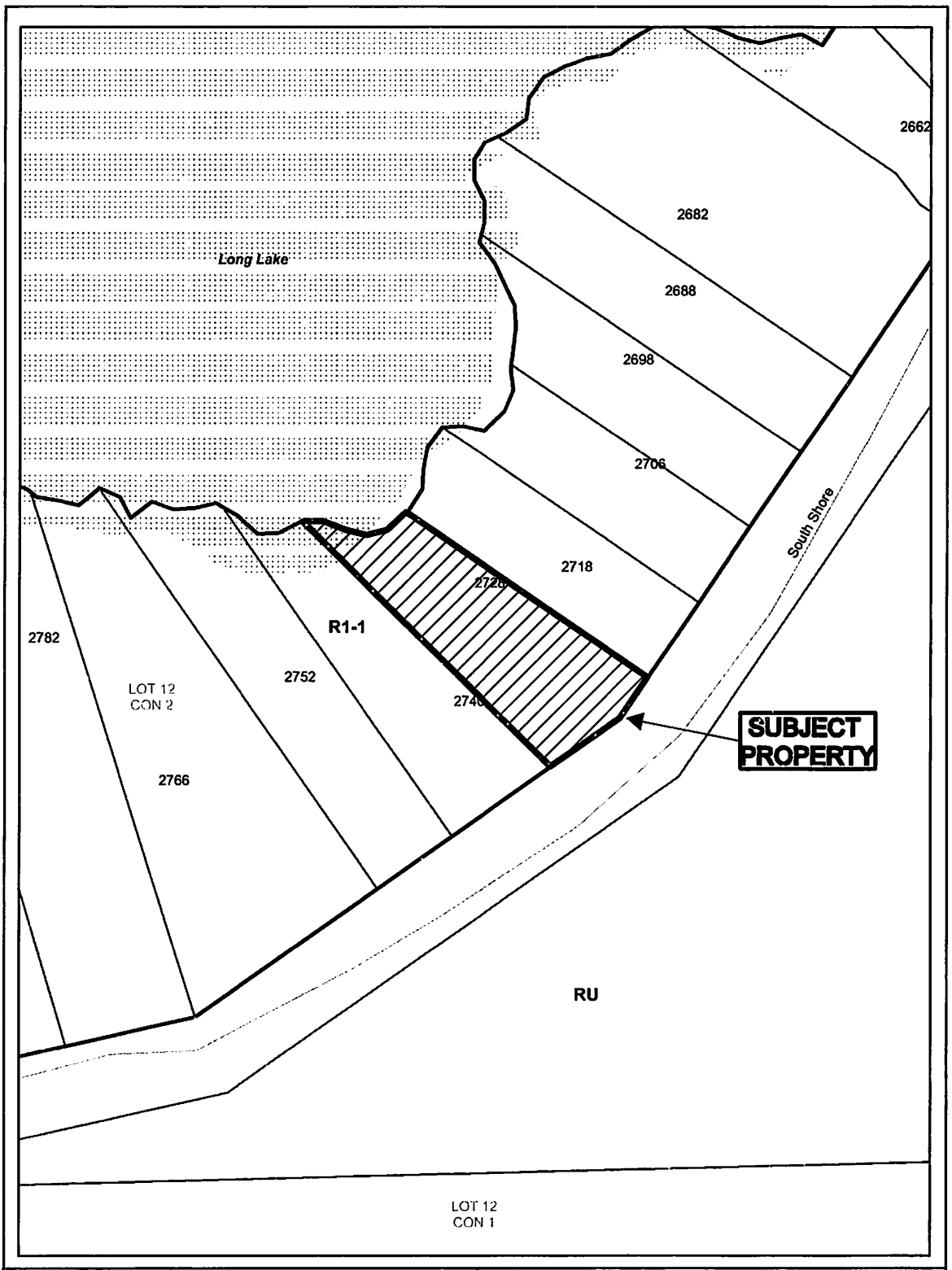
Zoning Designation: R1-1 Resubmission: ☐ Yes ☑ No

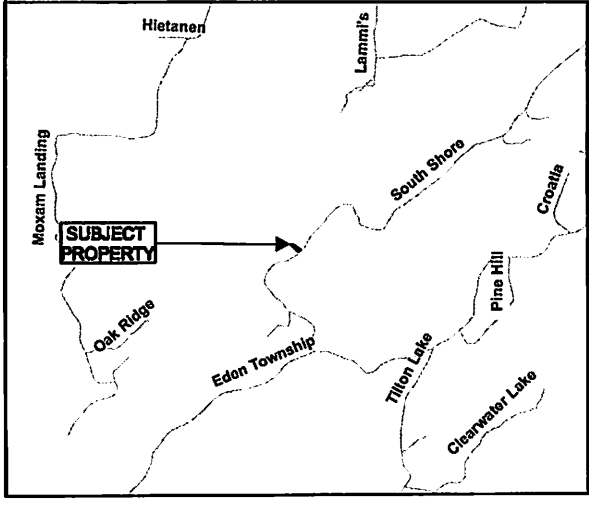
Previous File Number(s): A0144/1977

Previous Hearing Date: May 30, 1977.

Notes:

A0029/2023





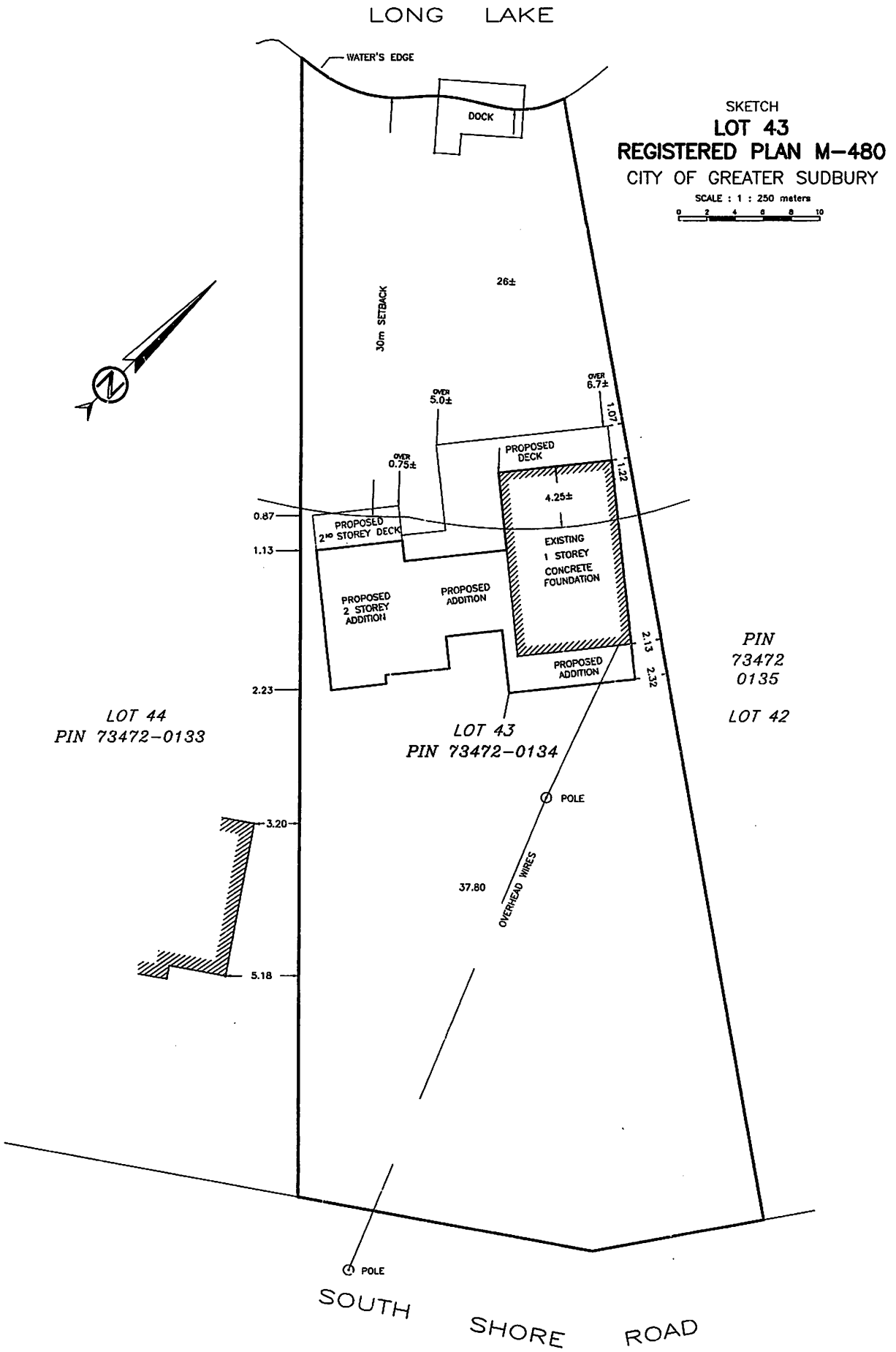
Application for Minor Variance or Permission

N

Subject Property,
PIN 73472-0134, Parcel 25684 SEC SES SRO,
Lot 43, Plan M-480, subject to LT123422,
Lot 12, Concession 2, Township of Broder,
2728 South Shore Road, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0029/2023
Date: 2023 03 20



A0029/2023
Sketch-2

ROOM FINISH SCHEDULE GENERAL NOTES:

1. REFER TO DOOR SCHEDULE, SPECIFICATIONS, DRAWINGS AND DETAILS FOR SPECIAL CONDITIONS NOT INDICATED ON THIS SCHEDULE. FINISHES SHALL BE ALSO PROVIDED AS SHOWN ON THESE DOCUMENTS
2. THE CEILING MATERIAL COLUMN ON THE SCHEDULE INDICATES THE MATERIAL AND THE FINISH ON IT, IF ANY. WHERE NO CEILING IS INDICATED, THE FINISH INDICATED IS TO BE APPLIED TO THE UNDERSIDE OF THE STRUCTURE ABOVE, INCLUDING ALL FRAMING MEMBERS AND EXPOSED MECHANICAL AND ELECTRICAL SERVICES.
3. REFER TO DRAWINGS FOR EXTENT OF ALL GYPSUM BOARD DULKHEADS. ALL BULKHEADS TO RECEIVE PAINT FINISH TO MATCH ADJACENT SURFACE UNLESS NOTIFIED OTHERWISE.
4. ALL CAULKING AND SEALANTS TO MATCH COLOUR OF MATERIAL ON WHICH IT OCCURS UNLESS OTHERWISE APPROVED.
5. DOORS, FRAMES AND SCREENS ARE TO BE FINISHED AS PER DOOR SCHEDULE AND DRAWINGS.
6. WHERE NEW FLOOR FINISHES ARE SCHEDULED, REMOVE EXISTING FINISH MATERIALS AND PREPARE SUBSTRATE, AS REQUIRED, TO SUIT INSTALLATION OF NEW MATERIAL. MAKE GOOD EXISTING FINISHES AND MATERIALS, AS REQUIRED.
7. REFER TO ABBREVIATIONS FOR ABBREVIATIONS OF MATERIALS, FINISHES, ETC. USED IN THE ROOM FINISH AND DOOR SCHEDULES, AND TECHNICAL SECTIONS OF THE SPECIFICATION. ABBREVIATIONS MAY ALSO BE DEFINED IN THE SPECIFICATION SECTIONS WHERE THEY ARE USED.
8. INSTALL NEW FLOORING PROVIDED BY OWNER.

PRODUCT SELECTION:

ATTIC ACCESS HATCH:

LOW PROFILE ATTIC ACCESS HATCH BY ATTIC HATCH INC. OR APPROVED EQUAL.

SMOKE AND CO DETECTORS:

SMOKE DETECTORS TO BE NEST PROTECT BIO GENERATION WITH CO DETECTION OR
3-4-1 LCD STROBE SMOKE & CO ALARM - LOW PROFILE (PN#BAOLLOBCOCA BY KIDDE)

SMOKE & CO DETECTORS CONFORMING TO NFPA-72 "NATIONAL FIRE ALARM & SIGNALING CODE"
CSA 6.19-01 - " RESIDENTIAL CARBON MONOXIDE ALARMING DEVICES"
CANUL-S531-02 "STANDARD FOR SMOKE

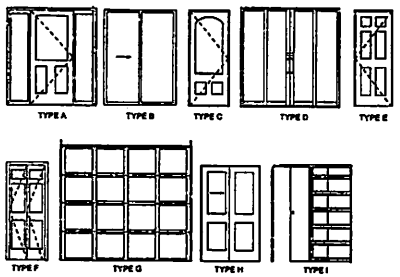
ABBREVIATIONS:

ROOM FINISH SCHEDULE:		DOOR SCHEDULE:	
CT	COMPOSITE TILE	HM	HOLLOW METAL
WU	WOOD	WD	WOOD
LAM	LAMINATE	PT	PAINT
GB	GYPSUM BOARD	GL-1	GLAZING TYPE 1
PT	Paint		

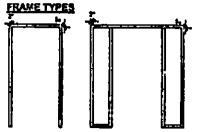
DOOR SCHEDULE GENERAL NOTES:

1. A HYPHEN (-) IS USED IN ANY COLUMN THAT DOES NOT APPLY TO A PARTICULAR DOOR.
2. DOOR WIDTH IS THE LEAF SIZE IN FEET & INCHES FOR SINGLE DOORS.
3. FRAME TYPE REFERS TO FRAME ELEVATIONS SHOWN BELOW.
4. TYPICAL FRAME SECTIONS ARE SHOWN ELSEWHERE IN THIS SCHEDULE OR ON CONSTRUCTION DETAILS. FRAME DEPTHS FOR DOORS AND SCREENS SHALL BE DEPTH OF WALL PLUS 1" OR MIG TYPICAL.

DOOR TYPES

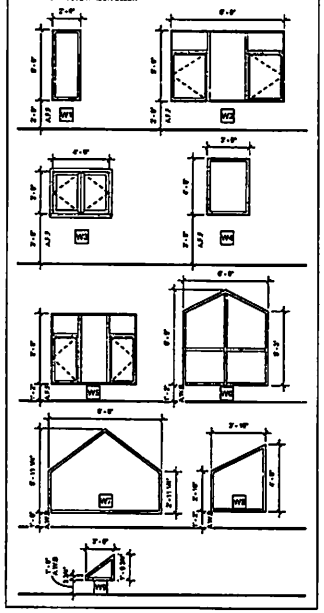


FRAME TYPES



WINDOW SCHEDULE

1. FRAME DEPTHS FOR WINDOWS AND SCREENS SHALL BE DEPTH OF WALL PLUS 1" OR MIG TYPICAL.
2. FRAME THICKNESS TO BE 2" (TYP.)
3. A.F.F = ABOVE FINISHED FLOOR
4. A.W.S = ABOVE WINDOW SILLOW



DOOR AND FRAME FINISH SCHEDULE

NUMBER	DOOR TYPE	WIDTH	HEIGHT	DOOR MATERIAL	DOOR FINISH	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	GLASS	FIRE RATING	COMMENTS
101A	A	3'-0"	6'-0"	WD	PT	F1	HM	PT	GL-1	-	
101B	B	4'-0"	6'-0"	WD	PT	F1	HM	PT	-	-	
101C	B	4'-0"	6'-0"	WD	PT	F1	HM	PT	GL-1	-	
101D	E	3'-0"	6'-0"	WD	PT	F1	WD	PT	-	-	
101E	C	3'-0"	6'-0"	WD	PT	F1	WD	PT	GL-1	-	
101F	D	13'-0"	6'-0"	HM	PT	F1	HM	PT	GL-1	-	
102A	B	4'-0"	6'-0"	WD	PT	F1	HM	PT	GL-1	-	
103	E	3'-0"	7'-0"	WD	PT	F1	WD	PT	-	-	
107A	E	3'-0"	7'-0"	WD	PT	F1	WD	PT	-	-	
107B	H	3'-0"	6'-0"	WD	PT	F1	WD	PT	-	-	
108	E	3'-0"	7'-0"	WD	PT	F1	WD	PT	-	-	
109A	E	3'-0"	7'-0"	WD	PT	F1	WD	PT	-	-	
109B	H	3'-0"	6'-0"	WD	PT	F1	WD	PT	-	-	
111A	C	3'-0"	6'-0"	HM	PT	F1	HM	PT	-	-	
111B	C	3'-0"	6'-0"	HM	PT	F1	HM	PT	-	-	
111C	E	3'-0"	7'-0"	WD	PT	F1	WD	PT	-	-	
112	E	3'-0"	7'-0"	WD	PT	F1	WD	PT	-	-	
201A	B	4'-0"	6'-0"	HM	PT	F1	HM	PT	GL-1	-	
201B	I	3'-0"	7'-0"	WD	PT	F1	WD	PT	-	-	
202A	I	3'-0"	6'-0"	WD	PT	F1	WD	PT	-	-	
202B	F	2'-6"	6'-0"	WD	PT	F1	WD	PT	-	-	

ROOM FINISH SCHEDULE

NUMBER	NAME	FLOOR FINISH	BASE FINISH	WALL MATERIAL	WALL FINISH	CEILING MATERIAL	CEILING FINISH	CEILING HEIGHT	COMMENTS
101	ENTRY	LAM	WU	GB	PT	GB	PT	VARIES	
102	LAUNDRY	CT	WD	GB	PT	GB	PT	VARIES	
103	PASSWAY	LAM	WD	GB	PT	GB	PT	VARIES	
104	KITCHEN	CT	WD	GB	PT	GB	PT	VARIES	
105	DINING	CT	WD	GB	PT	GB	PT	VARIES	
106	LIVINGROOM	LAM	WD	GB	PT	GB	PT	VARIES	
107	PASSWAY	CT	WD	GB	PT	GB	PT	VARIES	
108	BEDROOM 1	LAM	WD	GB	PT	GB	PT	9'-0"	
109	WIC	CT	WD	GB	PT	GB	PT	9'-0"	
110	BEDROOM 2	LAM	WD	GB	PT	GB	PT	9'-0"	
111	STORAGE	LAM	WD	GB	PT	GB	PT	10'-0"	
112	GARAGE	CT	WD	GB	PT	GB	PT	10'-0"	
113	MEDIA ROOM	CT	WD	GB	PT	GB	PT	9'-0"	
114	STORAGE	CT	WD	GB	PT	GB	PT	VARIES	
201	MASTER BEDROOM	LAM	WD	GB	PT	GB	PT	9'-0"	
202	WIC	LAM	WD	GB	PT	GB	PT	9'-0"	
203	MASTER BATH	CT	WD	GB	PT	GB	PT	9'-0"	

ISSUED FOR CONSTRUCTION - JANUARY 12, 2023

A0029/2023
Sketch 3

REVISIONS
1 ISSUED FOR CONSTRUCTION

LICENSED PROFESSIONAL ENGINEER
R. COSSI
100088454
01.18.2023
PROVINCE OF ONTARIO

KOMRI ENGINEERING

SLV HOMES
3728 SOUTH SHORE RD, SUDBURY, ONTARIO
PROJECT NO. 1SS022-02

SCHEDULES

DRAWN: IN
CHECKED: DRMCD
SCALE: 1/4" = 1'-0"
DATE:

A02

SLV HOMES

2728 SOUTH SHORE RD, SUDBURY, ONTARIO
PROJECT NO. KSI-022-432

ISSUED FOR CONSTRUCTION - JANUARY 12, 2023

KOMRI ENGINEERING

DIMENSIONS ON SITE PLAN TO BE FIELD VERIFIED BY HOME OWNER, CONTRACTOR OR SITE SURVEY. ANY DISCREPANCIES SHALL BE REPORTED TO KOMRI ENGINEERING

ZONE =	-R1-1
TOTAL PROPERTY AREA=	-± 2112.36m²
PROPOSED NEW DWELING=	-± 243.64m²
NEW TOTAL LOT COVERAGE=	-11.5%
MAXIMUM LOT COVERAGE=	-40%
MAXIMUM HEIGHT=	-11m
MINIMUM LOT FRONTAGE=	-45m
MINIMUM FRONT YARD=	-6.0m
MINIMUM REAR YARD=	-7.5m
MINIMUM INTERIOR SIDE YARD=	-1.2m
MINIMUM INTERIOR SIDE YARD= (2 STOREYS)	-1.8m
MINIMUM CORNER SIDE YARD=	-4.5m

GENERAL NOTES:

1. EXISTING REFER TO DRAWING PREPARED BY BORTOLUSSI SURVEYING FOR GRADING INFORMATION
2. PROVIDE NEW 3" WIDE (WHITE) LINE PAINTING ON ALL NEW ASPHALT.
3. ALL SIDEWALKS & PATHWAYS TO BE 5'-0" MIN. WIDE UNLESS OTHERWISE NOTED.
4. CONTRACTOR TO LOCATE ALL UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF WORK.

SITE PLAN LEGEND

- PROPOSED NEW
- DENOTES ASPHALT
- DENOTES GRASS
- DENOTES PROPERTY LINE
- DENOTES SETBACK LINE

SYMBOL LEGEND

- PARTITION IDENTIFICATION IN SCHEDULE
- WALL IDENTIFICATION IN SCHEDULE
- ROOF IDENTIFICATION IN SCHEDULE
- FLOOR IDENTIFICATION IN SCHEDULE
- FOUNDATION IDENTIFICATION IN SCHEDULE
- DOOR IDENTIFICATION IN SCHEDULE
- LINTEL IDENTIFICATION IN SCHEDULE
- WINDOW IDENTIFICATION IN SCHEDULE
- POST IDENTIFICATION IN SCHEDULE / SHOWN AS
- BEAM IDENTIFICATION IN SCHEDULE / SHOWN AS
- ELEVATION REFERENCE / DETAIL NUMBER / SHEET DETAIL IS SHOWN
- BUILDING SECTION REFERENCE ARROW / SECTION NUMBER / SHEET SECTION IS SHOWN
- ROOM NAME & NUMBER REFERENCE
- NORTH ARROW

WALL PHASING

- NEW WALLS (SEE WALL SCHEDULE)
- EXISTING WALLS
- DEMOLITION

SHEET LIST	
SHEET NUMBER	SHEET NAME
A01	INFORMATION AND SITE PLAN
A02	SCHEDULES
A03	DEMOLITION PLANS
A04	ROOF PLAN
A05	MAIN FLOOR PLAN
A06	SECOND FLOOR PLAN
A07	REFLECTED CEILING PLANS
A08	FRONT & BACK ELEVATION
A09	LEFT & RIGHT ELEVATION
S01	FOUNDATION PLANS
S02	STRUCTURAL PLANS
S03	SECOND FLOOR STRUCTURAL
S04	DETAILS & SECTIONS
S05	DETAIL

CONSTRUCTION ASSEMBLIES

PARTITION ASSEMBLIES NOTES:

1. +/- NEXT TO ANY DIMENSION INDICATES THAT MEASUREMENT SHOULD BE FIELD VERIFIED AND MAY HAVE TO BE ADJUSTED TO ACCOMMODATE SITE CONDITIONS. REPORT TO KOMRI ENGINEERING AS REQUIRED IF DESIGN INTENT CANNOT BE IMPLEMENTED.
2. USE WATER RESISTANT GYPSUM WALL BOARD ON ALL WET SIDES OF PARTITIONS & CEMENT BOARD BEHIND ALL WALL MOUNTED TILE WORK.
3. PROVIDE WOOD BLOCKING TO ACCOMMODATE WALL MOUNTED ACCESSORIES. COORDINATE LOCATIONS AS REQUIRED.
4. ALL PARTITIONS TO EXTEND TO U/S OF STRUCTURE UNLESS OTHERWISE NOTED. BRACE AS REQUIRED.
5. ALL FLOOR ELEVATIONS ARE REFERENCED TO AND FROM GROUND FLOOR DATUM ELEVATION OF 0'-0.
6. ALL EXPOSED VERTICAL CORNERS IN GYPSUM BOARD PARTITIONS SHALL BE FINISHED WITH CORNERS GUARDS.
7. ALL DOORS SHALL BE LOCATED 4" FROM WALL FACE TO DOOR FRAME EDGE TYPICAL UNLESS NOTED OTHERWISE

PARTITION ASSEMBLIES:

P1 TYPICAL INTERIOR 2x4 WOOD STUD PARTITION
- 1/2" GYPSUM BOARD ON BOTH SIDES OF
- 2x4 SPF NO.1/NO.2 WOOD STUDS @ 16" O/C

P2 TYPICAL INTERIOR 2x6 WOOD STUD PARTITION
- 1/2" GYPSUM BOARD ON BOTH SIDES OF
- 2x6 SPF NO.1/NO.2 WOOD STUDS @ 16" O/C

WALL ASSEMBLIES:

W1
- SIDING TO MATCH EXISTING
- 1X3" STRAPPING @ 16" O/C
- 1 1/2" RIGID INSULATION (R-7.5)
- AIR BARRIER MEMBRANE - LAP & SEAL
- 1/2" PLYWOOD SHEATHING
- 2x6 SPF NO.1/NO.2 WOOD STUD AT 16" O/C (DOUBLE TOP PLATE W/ BLOCKING MID - HIGHT)
- 5 1/2" BATT INSULATION (R-22)
- 6mil POLY VAPOUR BARRIER - LAP & SEAL
- 1/2" GYPSUM BOARD SHEATHING

W2
- 1/2" GYPSUM BOARD SHEATHING ON BOTH SIDES OF
- 2x6 SPF NO.1/NO.2 WOOD STUDS AT 16" O/C
- 1/2" BATT INSULATION (R-22)
- 1/2" PLYWOOD SHEATHING
- 1 1/2" RIGID INSULATION (R-7.5)
- AIR BARRIER MEMBRANE - LAP & SEAL
- 1x3 STRAPPING @ 16" O/C

W3 EXT. METAL SIDING OVER METAL STUDS
- PRE-FINISHED METAL SIDING
- 2"x2" GIRTS @ 0'-0" O/C
- FILL GIRTS W/ 1 1/2" RIGID INSULATION (R-10)
- AIR BARRIER MEMBRANE
- 1/2" DUROCK CEMENT BOARD
- 5/8" DENSGLASS GYPSUM SHEATHING
- 6" LOADBEARING METAL STUD WALL SYSTEM @ 16" O/C - PROVIDE P.ENG. SEALED SHOP DRAWINGS
- FILL STUDS W/ MIN R-22 SPRAY FOAM INSULATION
- 5/8" TYPE "X" GYPSUM BOARD SHEATHING

W4 EXT. METAL SIDING OVER METAL STUDS
- PRE-FINISHED METAL SIDING
- 2 1/2"x2" GIRTS @ 0'-0" O/C
- AIR BARRIER MEMBRANE
- 1/2" DUROCK CEMENT BOARD
- 5/8" DENSGLASS GYPSUM SHEATHING
- 6" LOADBEARING METAL STUD WALL SYSTEM @ 16" O/C - PROVIDE P.ENG. SEALED SHOP DRAWINGS.
- 5/8" TYPE "X" GYPSUM BOARD SHEATHING

FLOOR ASSEMBLIES:

F1 TYP 2x8 FLOOR JOISTS
- FINISH AS SCHEDULED
- 5/8" T&G PLYWOOD SHEATHING
- 2x8 WOOD JOISTS @ 16" O/C W/ BRIDGING - REFER TO STRUCTURAL
- FILL W/ SPRAY FOAM INSULATION MIN. (R-31 MIN.)
- SOFFIT

F2
- 1 1/4" P.T DECK BOARDS
- 2x8 P.T WOOD JOISTS @ 16" O/C W/ BRIDGING - REFER TO STRUCTURAL

F3 TYP. 11 7/8" TJI
- FINISH AS SCHEDULED
- 5/8" T&G PLYWOOD SHEATHING
- 11 7/8" TJI FLOOR JOISTS BY OTHERS

F4 6" CONCRETE SLAB
- 6" CONCRETE SLAB ON GRADE C/W HEATING TUBES - REINFORCED W/ WWF - REFER TO STRUCTURAL DWGS.
- 10mil POLY VAPOUR BARRIER MEMBRANE - SEAL JOINTS (TYP.)
- 2" RIGID INSULATION (R10)
- GRANULAR A (4" BELOW SLAB) & GRANULAR B TYPE 2 (FINAL 2-0")

F5
- FINISH AS SCHEDULED
- 5/8" T&G PLYWOOD SHEATHING
- 2x8 P.T WOOD JOISTS @ 16" O/C W/ BRIDGING - REFER TO STRUCTURAL

CEILING ASSEMBLIES:

C1 TYPICAL GYPSUM BOARD CEILING
- RESILIENT CHANNELING @ 0'-0" O/C.
- 1/2" GYPSUM BOARD SHEATHING

FOUNDATION WALL ASSEMBLIES:

FW1 EXTERIOR BLOCK FOUNDATION WALL
- 2 PLIES MIN. DAMPPROOFING FROM FINISHED GRADE DOWN TO COVE AND OVER CONCRETE FOOTING
- 1/4" MIN. CEMENT PARGING WITH COVE AT TOP OF POURED CONCRETE FOOTING
- 10" MIN. CONCRETE BLOCKS, BACKFILLED TO A SUPPORTED HEIGHT OF 0'-11" MAX. ABOVE THE SLAB

GENERAL REQUIREMENTS

1. GENERAL CONTRACTOR & SUBCONTRACTOR SHALL EXAMINE THE SITE, VERIFY ALL DIMENSIONS, DRAWING DETAILS TO ASCERTAIN THE EXTENT AND NATURE OF WORK.
2. ALL DISCREPANCIES, OMISSIONS, OR CONFLICTS SHALL BE REPORTED TO DESIGNER PRIOR TO WORK.
3. CONTRACTOR IS NOT TO PROCEED WITH ANY CHANGES OR MODIFICATIONS TO THE DESIGN UNLESS REVISED AND APPROVED BY KOMRI ENGINEERING.
4. GENERAL CONTRACTOR SHALL PROVIDE ALL MATERIAL AND LABOR REQUIRED.
5. BREAKDOWN OF WORK IS NOT NECESSARILY COMPLETE AND IS FOR GUIDANCE ONLY.
6. ALL SITE MEASUREMENTS MUST BE CONFIRMED BY CONTRACTOR PRIOR TO ORDERING MATERIAL OR BEGINNING THE WORK.

CODE AND STANDARDS

GENERAL CONTRACTOR SHALL:
1. COMPLY WITH THE ONTARIO BUILDING CODE REQUIREMENTS OR OTHER AUTHORITIES HAVING JURISDICTION, HEREAFTER REFERRED TO AS CODE
2. MEET OR EXCEED REQUIREMENTS OF CONTRACTOR DOCUMENTS, SPECIFIED STANDARDS, CODES AND REFERENCED DOCUMENTS.
3. COMPLY WITH THE ONTARIO OCCUPATIONAL HEALTH AND SAFETY ACT 1991 AND REGULATIONS FOR CONSTRUCTION PROJECTS

PERMITS AND INSPECTIONS

1. THE CONTRACTOR SHALL OBTAIN AND PAY FOR BUILDING PERMIT AND ASSOCIATED INSPECTIONS

DESIGN DATA

1. STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2012 SUPPLEMENTED BY THE USER'S GUIDE - NBC 2015 STRUCTURAL COMMENTARIES (PART 4 OF DIVISION B)
2. CLIMATIC LOCATION: SUDBURY, ONTARIO

SUBMITTALS

1. SUBMIT FOR REVIEW BEFORE STARTING WORK
2. SUBMIT SHOP DRAWINGS IN CONFORMANCE WITH THE SEQUENCE OF CONSTRUCTION
3. SHOP DRAWINGS MUST BE REVIEWED BY CONTRACTOR BEFORE SUBMISSION TO CONSULTANT
4. SHOP DRAWINGS WITHOUT CONTRACTOR STAMPS WILL BE RETURNED WITHOUT BEING REVIEWED
5. OUR REVIEW OF SHOP DRAWINGS DOES NOT INCLUDE DETAILED CHECKING OF DIMENSIONS OR CALCULATIONS OF ELEMENTS ENGINEERED BY OTHERS AND DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO COMPLETE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS
6. BEFORE RESUBMITTING DRAWINGS ENSURE ALL CORRECTIONS REQUIRED BY PRIOR REVIEWS HAVE BEEN COMPLETED
7. DO NOT ADD DETAILS TO DRAWINGS WHICH HAVE NOT BEEN STAMPED AS NOTED
8. DO NOT BEGIN FABRICATION UNTIL ALL SHOP DRAWINGS HAVE BEEN EXAMINED
9. PROVIDE FINAL RECORD DRAWINGS AFTER ALL CORRECTIONS ARE MADE
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DEVELOP AND MAINTAIN A QUALITY CONTROL PLAN ASSOCIATED WITH THE STRUCTURAL WORK. THIS MUST BE PROVIDED TO THE CONSULTANT WHEN REQUESTED THIS SHOULD INCLUDE:
- COLD AND HOT WEATHER CONSTRUCTION PROCEDURES
- THIRD-PARTY INSPECTION AND TESTING PROCEDURES

CONCRETE NOTES

1. CONCRETE IS SPECIFIED AS PER THE "PERFORMANCE SPECIFICATION" ALTERNATIVE AS OUTLINED IN CSA A23.1, TABLE 5.
2. THE CONTRACTOR AND CONCRETE SUPPLIER TO MEET ALL CERTIFICATION, DOCUMENTATION AND QUALITY CONTROL REQUIREMENTS.
3. CONCRETE TO HAVE A COMPRESSIVE STRENGTH OF 32 MPa AT 28 DAYS - 5-8% AIR ENTRAINMENT.
4. THE CONCRETE SUPPLIER TO BE CERTIFIED BY THE READY-MIXED CONCRETE ASSOCIATION OF ONTARIO
5. THE CONTRACTOR AND THE CONCRETE SUPPLIER ARE TO ENSURE THAT THE PLASTIC AND HARDENED MIX PROPERTIES MEET SITE REQUIREMENTS FOR PLACING, FINISHING AND THE OWNERS PERFORMANCE REQUIREMENTS
6. CEMENT TO BE PORTLAND CEMENT TYPE GU UNLESS NOTED OTHERWISE OR REQUIRED BY EXPOSURE CLASS
7. PLACE CONCRETE AS CLOSE AS POSSIBLE TO FINAL LOCATION TO AVOID SEGREGATION. VIBRATE ALL CONCRETE
8. FORM THE SIDES OF ALL STRUCTURAL CONCRETE MEMBERS

WINDOWS & DOORS

1. IT IS THE OWNER'S/CONTRACTORS RESPONSIBILITY TO CONFIRM THE FOLLOWING ITEMS PRIOR TO ORDERING
   - A. COLOUR OF WINDOWS AND DOORS
   - B. DIRECTION OF SWING FOR OPERABLE
   - C. GRID PATTERN (IF APPLICABLE)
   - D. DRYWALL RETURN THICKNESS
2. ALL EXTERIOR DOORS TO CONFORM TO OBC 9.8.5 (SPECIFICATIONS TO BE PROVIDED BY MANUFACTURER)
3. RESISTANCE TO FORCED ENTRY APPLIES TO ALL TYPES OF ENTRANCE DOORS INTO DWELLING UNITS AND ATTACHED GARAGE (9.6.6 OBC 9.8.8) (SPECIFICATIONS TO BE PROVIDED BY MANUFACTURER)
4. EFFICIENCY RATING REQUIRED FOR NEW WINDOWS & DOORS TO BE .28 MAX U-VALUE

TEMPORARY WORKS

1. AS STRUCTURAL DRAWINGS SHOW THE COMPLETED STRUCTURE, IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE, DESIGN AND ERECT ANY TEMPORARY WORKS REQUIRED TO COMPLETE THE WORK
2. LOADS INDICATED ON DRAWINGS MUST NOT BE EXCEEDED BY CONSTRUCTION LOADS
3. CONTRACTOR IS RESPONSIBLE TO ENSURE THE DESIGN AND REVIEW OF ALL TEMPORARY WORKS ARE CARRIED OUT BY A PROFESSIONAL ENGINEER LICENSED AND INSURED TO WORK IN ONTARIO

EXISTING STRUCTURES

1. PRIOR TO CONSTRUCTION VERIFY EXISTING CONDITIONS AND DIMENSIONS
2. TAKE ALL NECESSARY PRECAUTIONS TO ENSURE EXISTING STRUCTURES ARE PROTECTED DURING CONSTRUCTION
3. ENSURE ALL TEMPORARY SHORING AND BRACING ARE INSTALLED AND REMOVED TO ENSURE THE INTEGRITY OF EXISTING STRUCTURE
4. REPORT ANY VARIATIONS IN EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK

WOOD NOTES

1. ALL FRAMING TO COMPLY WITH THE PART 9 REQUIREMENTS OF THE ONTARIO BUILDING CODE.
2. PRIOR TO STARTING CONSTRUCTION ENSURE ALL DIMENSIONS ARE FIELD VERIFIED.
   INSTALL ALL FRAMING AS PER DRAWINGS. SPACE ALL MEMBERS AS SPECIFIED. SECURELY BRACE MEMBERS IN PLACE TO
3. ENSURE PLUMB UNTIL PERMANENTLY FIXED IN STRUCTURE.
4. ALL MATERIALS SHALL BE PROTECTED FROM ENVIRONMENTAL DAMAGES, STORE OFF GROUND AND COVER WITH WATERPROOF TARPS.
5. MATERIALS:
   - DIMENSIONAL LUMBER: SPF NO.1/NO.2
   - ORIENTED STRAND BOARD: CSA O437
   - PLYWOOD: CSA O151
   - NAILS: CSA B111-1974
   - CONNECTORS/HANGERS: SIMPSON STRONG-TIE

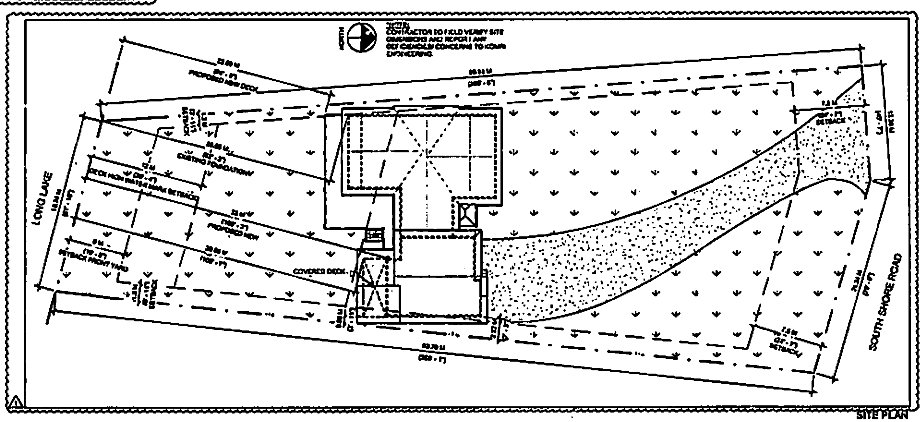
ROOF ASSEMBLIES:

R1 PRE-ENGINEERED TRUSS
- 25 YEAR ASPHALT SHINGLES
- EAVESTROUGH AROUND PERIMETER AS PER DETAIL
- ICE AND WATER SHIELD AROUND PERIMETER AND FLASHING AREAS
- CONSTRUCTION FELT PAPER
- 1/2" PLYWOOD SHEATHING
- PRE-ENGINEERED ROOF TRUSS BY OTHERS
- BLOWN INSULATION (R-60) NOTE: PROVIDE BATT INSULATION
- 6mil POLY VAPOUR BARRIER MEMBRANE - LAP & SEAL
- CEILING AS SCHEDULED

R2 PRE-ENGINEERED CATHEDRAL TRUSS ROOF
- 25 YEAR ASPHALT SHINGLES
- EAVESTROUGH AROUND PERIMETER AS PER DETAIL
- ICE AND WATER SHIELD AROUND PERIMETER AND FLASHING AREAS
- CONSTRUCTION FELT PAPER
- 1/2" PLYWOOD SHEATHING C/W H CLIPS
- PRE-ENGINEERED TRUSS BY OTHERS @ 24" O/C
- PROVIDE BATT INSULATION IN CATHEDRAL CEILINGS (R-31)
- 6mil POLY VAPOUR BARRIER MEMBRANE - LAP & SEAL
- CEILING AS SCHEDULED

R3 TYPICAL FLAT ROOF ASSEMBLY
- 2 PLY MODIFIED BITUMEN MEMBRANE ON PROTECTION BOARD ON MIN. R28 POLYISOCYANURATE INSULATION
- 3/4" PLYWOOD SHEATHING
- 2x10 PRESSURE TREATED ROOF JOISTS, SHIM FOR SLOPE AS REQUIRED

R4 CONVENTIONAL FRAMED ROOF ASSEMBLY
- 25 YEAR ASPHALT SHINGLES
- EAVESTROUGH AROUND PERIMETER AS PER DETAIL
- CONSTRUCTION FELT PAPER
- 1/2" PLYWOOD SHEATHING C/W H CLIPS
- 2x8 SPF NO.1/NO.2 PRESSURE TREATED ROOF JOISTS @16" O/C



SITE PLAN
1" = 20'-0"

KOMRI ENGINEERING

SLV HOMES
2728 SOUTH SHORE RD, SUDBURY, ONTARIO
PROJECT NO. KSI-022-432

INFORMATION AND SITE PLAN

DRAWN	IN.OL
CHECKED	OPKO
SCALE:	As indicated
SHEET	A01

ISSUED FOR CONSTRUCTION - JANUARY 12, 2023

A0029/2023
Sketch 4

ROOF PLAN LEGEND

SLOPE 5/12	DENOTES DRAINAGE FROM EAVES & ROOF SLOPE
DS	DENOTES DOWN SPOUTS C/W SPLASH PAD
E	DENOTES EAVESTROUGH C/W DOWNSPOUT
	DENOTES RIDGE VENT
	DENOTES MINIMUM EXTENT OF EAVE PROTECTION. EAVE PROTECTION TO EXTEND A MINIMUM OF 1'-0" PAST INTERIOR FACE OF EXTERIOR WALL.
	DENOTES BEAM BELOW, REFFER TO STRUCTURAL DWG.

NOTES:

1. CONTRACTOR TO SITE VERIFY EXISTING SLOPE AND DIMENSIONS PRIOR TO ORDERING TRUSSES. REPORT BACK TO KOMRI ENGINEERING IF ANY DISCREPANCIES OCCUR.
2. ICE AND WATER SHIELD TO EXTEND 1'-0" PAST INTERIOR FACE OF EXTERIOR WALL (TYPICAL)
3. ALL ROOF VENTS TO HAVE EAVE PROTECTION AND FLASHING
4. THE MANUFACTURED ROOF TRUSS SUPPLIER SHALL PROVIDE MANUFACTURED ROOF TRUSSES SUITABLE TO THE DESIGN PARAMETERS PROVIDED BY KOMRI ENGINEERING AND IN ACCORDANCE WITH OBC PART 9 - 9.23.13.11 WOOD TRUSSES.

ROOF ASSEMBLIES:

R1 — DWELLING PRE-ENGINEERED TRUSS

- 25 YEAR ASPHALT SHINGLES
- EAVESTROUGH AROUND PERIMETER AS PER DETAIL
- ICE AND WATER SHIELD AROUND PERIMETER AND FLASHING AREAS
- CONSTRUCTION FELT PAPER
- 1/2" PLYWOOD SHEATHING
- PRE-ENGINEERED ROOF TRUSS BY OTHERS
- BLOWN INSULATION (R-50) NOTE: PROVIDE BATT INSULATION
- 6mil. POLY VAPOUR BARRIER MEMBRANE - LAP & SEAL
- CEILING AS SCHEDULED

R2 — PRE-ENGINEERED CATHEDRAL TRUSS ROOF

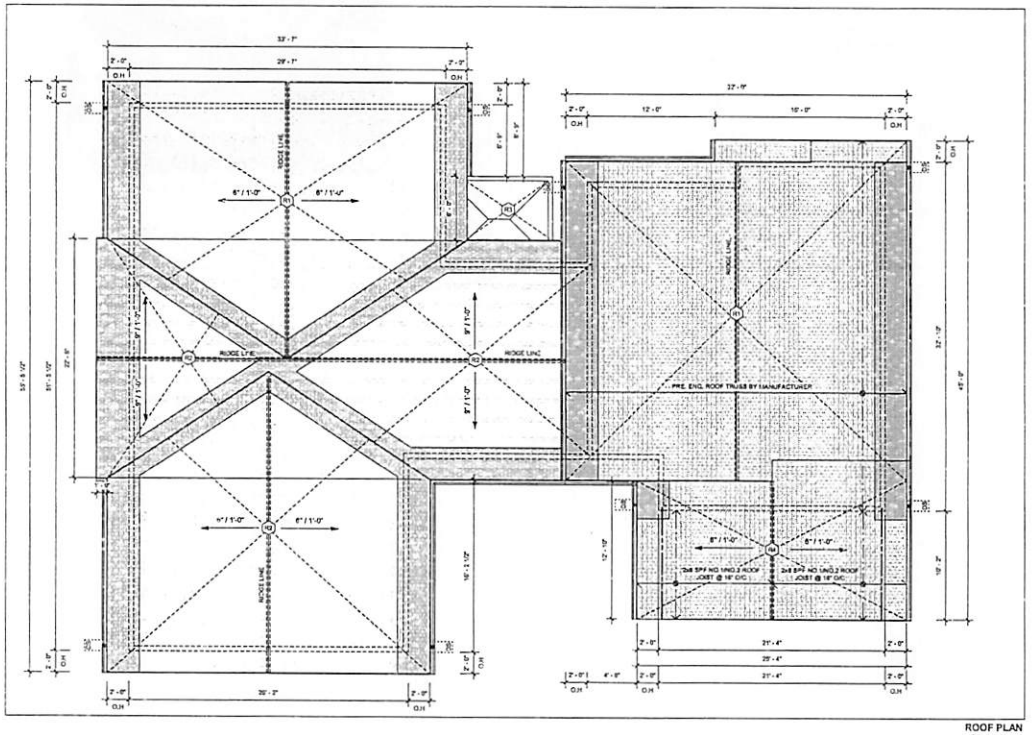
- 25 YEAR ASPHALT SHINGLES
- EAVESTROUGH AROUND PERIMETER AS PER DETAIL
- ICE AND WATER SHIELD AROUND PERIMETER AND FLASHING AREAS
- CONSTRUCTION FELT PAPER
- 1/2" PLYWOOD SHEATHING C/W H CLIPS
- PRE-ENGINEERED TRUSS BY OTHERS @ 24" O.C
- PROVIDE BATT INSULATION IN CATHEDRAL CEILINGS (R-35)
- 6mil. POLY VAPOUR BARRIER MEMBRANE - LAP & SEAL
- CEILING AS SCHEDULED

R3 — TYPICAL FLAT ROOF ASSEMBLY

- 3 PLY MODIFIED BITUMEN MEMBRANE ON PROTECTION BOARD ON MIN. R29 POLYISOCYANURATE INSULATION
- 3/4" PLYWOOD SHEATHING
- 2x10 PRESSURE TREATED ROOF JOISTS, SHIM FOR SLOPE AS REQUIRED

R4 — CONVENTIONAL FRAMED ROOF ASSEMBLY

- 25 YEAR ASPHALT SHINGLES
- EAVESTROUGH AROUND PERIMETER AS PER DETAIL
- CONSTRUCTION FELT PAPER
- 1/2" PLYWOOD SHEATHING C/W H CLIPS
- 2x8 SPF NO.1/NO.2 PRESSURE TREATED ROOF JOISTS @16" O/C



ROOF PLAN
3/16" = 1'-0"

ISSUED FOR CONSTRUCTION - JANUARY 12, 2023

GENERAL:

1. ANY CHANGES DONE TO THE METRIC DURING CONSTRUCTION WITHOUT PRIOR CONSULTATION WITH KOMRI ENGINEERING WILL VOID KOMRI ENGINEERING'S INSURANCE COVERAGE.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO DESIGNER BEFORE PROCEEDING WITH THE WORK.
3. DRAWINGS SHALL NOT BE SCALED. USE ONLY FIGURED DIMENSIONS. ENGINEERING AND SHALL NOT BE ALTERED BY ANY MANNER OR ISSUED FOR CONSTRUCTION UNSEALED.
4. DO NOT SCALE DRAWINGS

REVISIONS		
3	ISSUED FOR CONSTRUCTION	12/01/2022
2	REV 2 - FIRE RATING	06/01/2023
1	REV 1 - FIRE RATING	06/01/2023

LICENSED PROFESSIONAL ENGINEER
K. Osuji
100100454
01.16.2023
PROVINCE OF ONTARIO

KOMRI ENGINEERING

SLV HOMES
272.8 SOUTH SHORE RD, SUDBURY, ONTARIO
PROJECT NO. KS-022-432

ROOF PLAN

DRAWN: IN
CHECKED: KO
SCALE: As Indicated
SHEET: A04

A0029/2023
Sketch 5

DEMOLITION LEGEND

D1 — DEMOLITION TAG REFER TO DEMOLITION NOTES

DENOTES EXISTING ITEMS TO REMAIN

DENOTES ITEMS TO BE REMOVED - REFER TO DEMOLITION NOTES

DEMOLITION NOTES (GENERAL):

1. REFER TO DEMOLITION FLOOR PLAN AND COORDINATE WORK BETWEEN TRADES
2. REFER ALSO TO MECH / ELEC FOR ADDITIONAL DEMOLITION NOTES AND REQUIREMENTS.
3. ALL ELECTRICAL DEVICES (SUBJECT TO DUST AND DEBRIS ARE TO REMOVED PRIOR TO DEMOLITION PHASE AND REINSTALLED DURING CONSTRUCTION PHASE, MAKE SAFE ALL ELECTRICAL.
4. MECHANICAL DUCTS ARE TO BE CAPPED DURING DEMOLITION PHASE TO PREVENT THE SPREAD OF DUST TO THE REST OF THE BUILDING STILL IN OPERATION.
5. ALL REMOVED ITEMS NOT RE-USED IN NEW CONSTRUCTION OR TURN OVER TO OWNER, SHALL BE REMOVED OFF SITE.
6. PROTECT EXISTING FLOORS, WALLS, EQUIPMENT, MILLWORK AND OTHER PERMANENT FIXTURES FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION OF THE WORK. AS A MINIMUM USE POLYETHYLENE AND PLYWOOD HOARDING.
7. PROTECT EXISTING MECHANICAL AND ELECTRICAL SYSTEMS TO REMAIN, PROVIDE WATERTIGHT ENCLOSURE AT THESE SYSTEMS WHEN EXPOSED TO THE ELEMENTS.

DEMOLITION NOTES (TAGS):

D1 — CONTRACTOR TO REMOVE WALL IN ITS ENTIRETY, INCLUDING BUT NOT LIMITED TO WINDOWS, DOORS AND CASING. MAKE GOOD ON ALL SURFACES IN PREPARATION OF NEW.

D2 — CONTRACTOR TO REMOVE STAIR IN ITS ENTIRETY, INCLUDING BUT NOT LIMITED TO LANDINGS, STRINGERS, HANDRAILS AND GUARD RAILS. MAKE GOOD ON ALL SURFACES IN PREPARATION OF NEW.

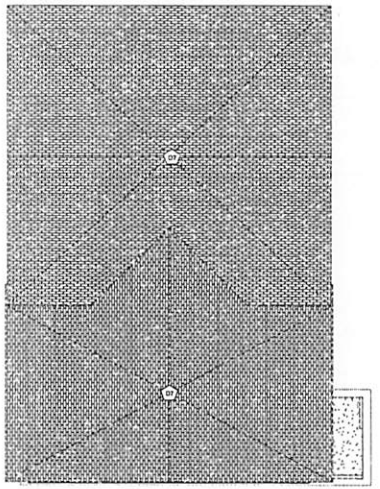
D3 — CONTRACTOR TO REMOVE BATHROOM IN ITS ENTIRETY, INCLUDING BUT NOT LIMITED TO BATHROOM FIXTURES. MAKE GOOD ON ALL SURFACES IN PREPARATION OF NEW.

D4 — CONTRACTOR TO REMOVE EXISTING WOOD SUPPER IN ITS ENTIRETY, MAKE GOOD ON ALL SURFACES IN PREPARATION OF NEW.

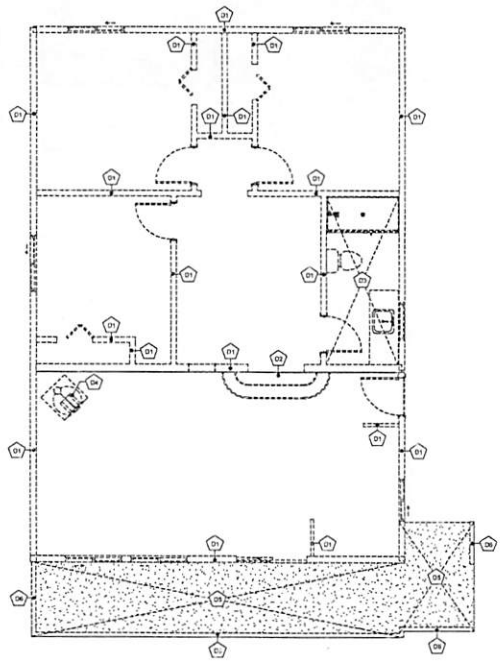
D5 — CONTRACTOR TO REMOVE EXISTING FLOOR IN ITS ENTIRETY, MAKE GOOD ON ALL SURFCES IN PREPARATION OF NEW.

D6 — CONTRACTOR TO REMOVE EXISTING BRICK FENCE/WALL IN ITS ENTIRETY. MAKE GOOD ON ALL SURFACES IN PREPARATION OF NEW.

D7 — CONTRACTOR TO REMOVE EXISTING ROOF IN ITS ENTIRETY, MAKE GOOD ON ALL SURFACES IN PREPARATION OF NEW.



ROOF DEMO PLAN
3/16" = 1'-0"



MAIN FLOOR DEMO PLAN
1/4" = 1'-0"

ISSUED FOR CONSTRUCTION - JANUARY 12, 2023

GENERAL:

1. ANY CHANGES DONE TO THE DESIGN DURING CONSTRUCTION, MUST BE APPROVED BY THE ENGINEER OF RECORD. ARCHITECTURAL, MEP, STRUCTURAL ENGINEERS DRAWINGS ENDORSE EACH OTHER.
2. CONTRACTOR SHALL STAKE OUT ALL DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES MUST BE REPORTED TO THE OWNER BEFORE PROCEEDING WITH THE WORK.
3. DO NOT SCALE DRAWINGS.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT RELOCATE ANY MEMBER OR ALTER THE DESIGN WITHOUT PRIOR APPROVAL.
5. USE LATEST ISSUED DRAWINGS

REVISIONS		
1	ISSUED FOR CONSTRUCTION	12/12/2022
2	REV 1 - ADDED STAIRCASE	12/14/2022
3	REV 2 - PIPE ENTRIES	04/01/2023

LICENSED PROFESSIONAL ENGINEER
K. GUIN
100389454
01.16.2023
PROVINCE OF ONTARIO

KOMRI ENGINEERING

SLV HOMES
2723 SOUTH SHORE RD, SUDBURY, ONTARIO
PROJECT NO. KS1422-432

DEMOLITION PLANS

DRAWN	JN
CHECKED	DP/KG
SCALE:	As Indicated
SHEET	A03

A0029/2023
Sketch - 6

CONSTRUCTION ASSEMBLIES

PARTITION ASSEMBLIES NOTES:

1. +/- NEXT TO ANY DIMENSION INDICATES THAT MEASUREMENT SHOULD BE FIELD VERIFIED AND MAY HAVE TO BE ADJUSTED TO ACCOMMODATE SITE CONDITIONS. REPORT TO WORK ENGINEERING AS REQUIRED IF DESIGN INTENT CANNOT BE SUPPLEMENTED.
2. USE WATER RESISTANT GYPSUM WALL BOARD ON ALL WET SIDES OF PARTITIONS & CEMENT BOARD BEHIND ALL WALL MOUNTED TILE SHOWER.
3. PROVIDE WOOD BLOCKING TO ACCOMMODATE WALL MOUNTED IN ACCESSORIES. COORDINATE LOCATIONS AS REQUIRED.
4. ALL PARTITIONS TO EXTEND TO U/S OF STRUCTURE UNLESS OTHERWISE NOTED. BRACE AS REQUIRED.
5. ALL FLOOR ELEVATIONS ARE REFERENCED TO AND FROM GROUND FLOOR DATUM ELEVATION OF 0.0.
6. ALL EXPOSED VERTICAL CORNERS IN GYPSUM BOARD PARTITIONS SHALL BE FINISHED WITH CORNER BEADS.
7. ALL DOORS SHALL BE LOCATED 4" FROM WALL FACE TO DOOR FRAME EDGE TYPICAL UNLESS NOTED OTHERWISE

PARTITION ASSEMBLIES:

P1 — TYPICAL INTERIOR 2x4 WOOD STUD PARTITION
- 1/2" GYPSUM BOARD ON BOTH SIDES OF
- 2x4 SPF NO.1/ NO.2 WOOD STUDS @ 16" O/C

P2 — TYPICAL INTERIOR 2x6 WOOD STUD PARTITION
- 1/2" GYPSUM BOARD ON BOTH SIDES OF
- 2x6 SPF NO.1/ NO.2 WOOD STUDS @ 16" O/C

WALL ASSEMBLIES:

W1 — ENVELOPE EXTERIOR 16" STUDS
- BORG TO MATCH EXISTING
- 1/2" PLYWOOD @ 1/4" O/C
- 1 1/2" RIGID INSULATION (R 7.5)
- AIR BARRIER MEMBRANE - LAP & SEAL
- 1/2" PLYWOOD SHEATHING
- 2x6 SPF NO.1/NO.2 WOOD STUD AT 16" O/C (DOUBLE TOP PLATE W/ BLOCKING MID - HIGH)
- 5 1/2" BATT INSULATION (R 27)
- 6mil POLY VAPOUR BARRIER - LAP & SEAL
- 1/2" GYPSUM BOARD SHEATHING

W2 — ENVELOPE WALL PARTIALLY
- 1/2" GYPSUM BOARD SHEATHING ON BOTH SIDES OF
- 2x6 SPF NO.1/NO.2 WOOD STUDS AT 16" O/C
- 5 1/2" BATT INSULATION (R 27)
- 1/2" PLYWOOD SHEATHING
- 1 1/2" RIGID INSULATION (R 7.5)
- AIR BARRIER MEMBRANE - LAP & SEAL
- 1x3 STRAPPING @ 16" O/C

W3 — EXT. METAL ROOF OVER METAL STUDS 1 HR FIRE RATED - rf3
- PRE-FINISHED METAL SIDING
- 3" Z GRITS @ 6'-0" O/C
- FULL GRITS 101 1/2" RIGID INSULATION (R-16)
- AIR BARRIER MEMBRANE
- 1/2" DURCON CEMENT BOARD
- 5/8" GEORGIA-PACIFIC GYPSUM SHEATHING
- 6" LONGSPAN METAL STUD WALL SYSTEM @ 16" O/C. - PROVIDE P.ENG. SEALED SHOP DRAWINGS
- FULL STUDS W/ MINI R-20 SPRAY FOAM INSULATION
- 5/8" TYPE 'X' GYPSUM BOARD SHEATHING

W4 — EXT. METAL ROOF OVER METAL STUDS 1 HR FIRE RATED WALL 1 HR FIRE RATED - rf3
- PRE-FINISHED METAL SIDING
- 3" Z GRITS @ 6'-0" O/C
- AIR BARRIER MEMBRANE
- 1/2" DURCON CEMENT BOARD
- 5/8" GEORGIA-PACIFIC GYPSUM SHEATHING
- 6" LONGSPAN METAL STUD WALL SYSTEM @ 16" O/C - PROVIDE P.ENG. SEALED SHOP DRAWINGS
- 5/8" TYPE 'X' GYPSUM BOARD SHEATHING

FLOOR ASSEMBLIES:

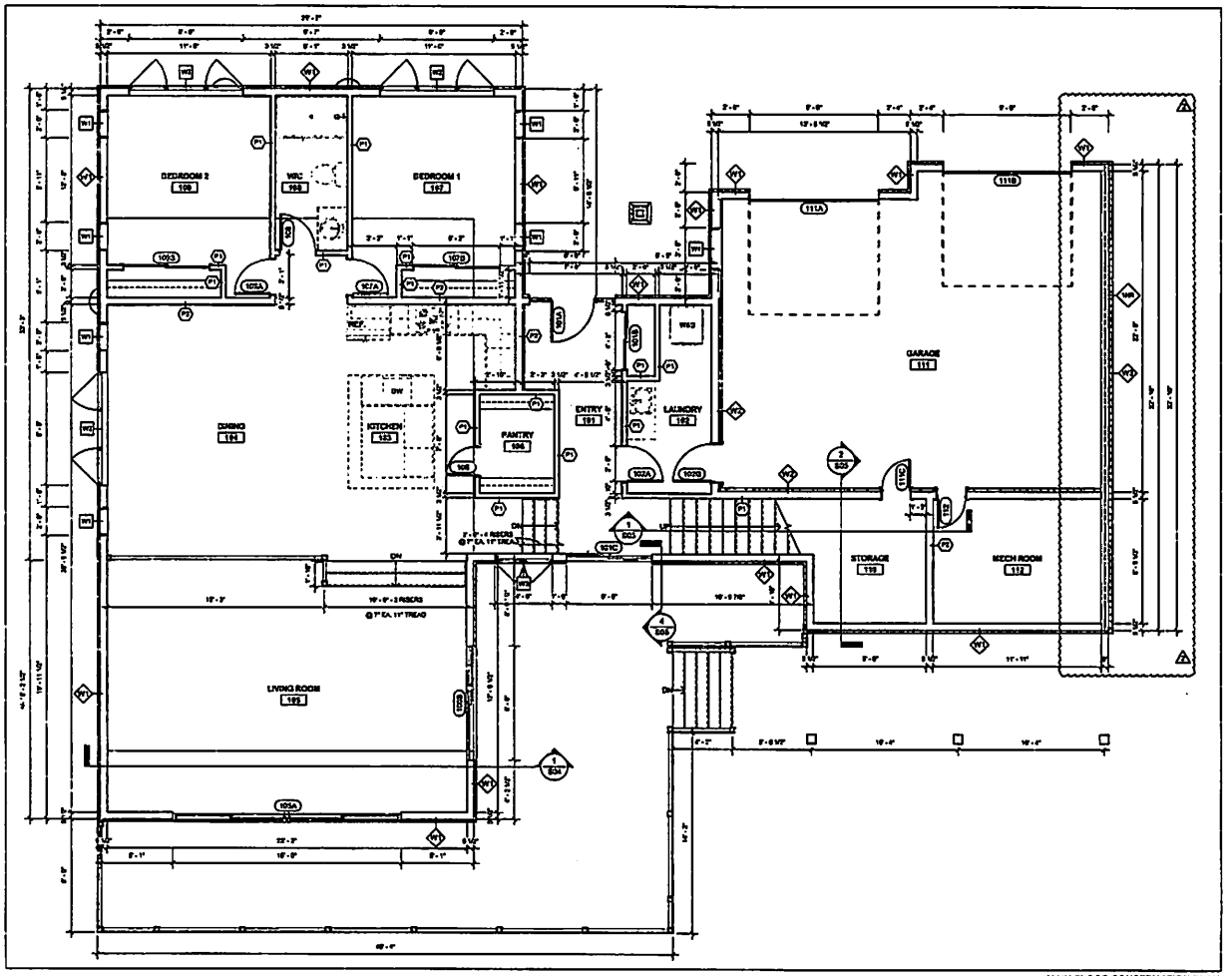
F1 — TYP FIN FLOOR ABOVE
- FINISH AS SCHEDULED
- 5/8" T&G PLYWOOD SHEATHING
- 2x8 WOOD JOISTS @ 16" O/C W/ BRIDGING - REFER TO STRUCTURAL
- FILL W/ SPRAY FOAM INSULATION MIN. (R-10 MIN.)
- 6mil VB

F2 — TYP FIN BALCONY
- 1 1/8" P.T DECK BOARDS
- 2x8 P.T WOOD JOISTS @ 16" O/C W/ BRIDGING - REFER TO STRUCTURAL

F3 — TYP. F1 TOP 3.8
- FINISH AS SCHEDULED
- 5/8" T&G PLYWOOD SHEATHING
- 11 7/8" LVL FLOOR JOISTS BY OTHERS

F4 — 6" CONCRETE SLAB
- 6" CONCRETE SLAB ON GRADE C/W HEATING TUBES - REINFORCED W/ WWF D18 - 6.35x6.35 - REFER TO STRUCTURAL DWGS.
- 10mil POLY VAPOUR BARRIER MEMBRANE - SEAL JOINTS (TYP.)
- 2" RIGID INSULATION (R10)
- GRANULAR A (10" BELOW SLAB) & GRANULAR B TYPE 2 (FINAL 24")

F5 — EXT. STAIRS LANDING
- FINISH AS SCHEDULED
- 5/8" T&G PLYWOOD SHEATHING
- 2x8 P.T WOOD JOISTS @ 16" O/C W/ BRIDGING - REFER TO STRUCTURAL



MAIN FLOOR CONSTRUCTION PLAN
1/4" = 1'-0"

ISSUED FOR CONSTRUCTION - JANUARY 12, 2023

KOMRI ENGINEERING

ELV HOMES
2223 SOUTH SHORE RD, SUDBURY, ONTARIO
PROJECT NO. YS4-022-022

MAIN FLOOR PLAN

DRAWN: RKDP
CHECKED: KO
SCALE: 1/4" = 1'-0"
SHEET: A05

A0029/2023
Sketch - 7

CONSTRUCTION ASSEMBLIES

PARTITION ASSEMBLIES NOTES:

1. +/- NEXT TO ANY DIMENSION INDICATES THAT MEASUREMENT SHOULD BE FIELD VERIFIED AND MAY HAVE TO BE ADJUSTED TO ACCOMODATE SITE CONDITIONS. REPORT TO KOMRI ENGINEERING AS REQUIRED IF DESIGN INTENT CANNOT BE IMPLEMENTED.
2. MIR WATER RESISTANT GYPSUM WALL BOARD ON ALL WET SIDES OF PARTITIONS & CEMENT BOARD BOARD ALL WALL MOUNTED TILE WORK.
3. PROVIDE WOOD BLOCKING TO ACCOMODATE WALL MOUNTED AV ACCESSORIES.
4. COORDINATE LOCATIONS AS REQUIRED.
4. ALL PARTITIONS TO EXTEND TO UNDERSIDE OF STRUCTURE UNLESS OTHERWISE NOTED. BRACE AS REQUIRED.
5. ALL FLOOR ELEVATIONS ARE REFERENCED TO AND FROM GROUND FLOOR DATUM ELEVATION OF 0.0.
6. ALL EXPOSED VERTICAL CORNERS IN GYPSUM BOARD PARTITIONS SHALL BE FINISHED WITH CORNER GUARDS.
7. ALL DOORS SHALL BE LOCATED 4" FROM WALL FACE TO DOOR FRAME EDGE TYPICAL UNLESS NOTED OTHERWISE

PARTITION ASSEMBLIES:

P1 — TYPICAL INTERIOR 2-HOUR STUD PARTITION
- 16" GYPSUM BOARD ON BOTH SIDES OF
- 3x4 SPF NO.1/ NO.2 WOOD STUDS @ 16" O/C

P2 — TYPICAL INTERIOR 1-HOUR STUD PARTITION
- 1/2" GYPSUM BOARD ON BOTH SIDES OF
- 3x6 SPF NO.1/ NO.2 WOOD STUDS @ 16" O/C

WALL ASSEMBLIES:

W1 — EXTERIOR 2 EXTERIOR W PONY
- SIDING TO MATCH EXISTING
- 1x3 STRAPPING @ 16" O/C
- 1 1/2" RIGID INSULATION (R-7.2)
- AIR BARRIER MEMBRANE - LAP & SEAL
- 1/2" PLYWOOD SHEATHING
- 2x6 SPF NO.1/NO.2 WOOD STUD AT 16" O/C (DOUBLE TOP PLATE W/ BLOCKING NO - NOI 17)
- 5 1/2" BATT INSULATION (R-27)
- 6mil POLY VAPOUR BARRIER - LAP & SEAL
- 1/2" GYPSUM BOARD SHEATHING

W2 — EXTERIOR WALL ASSEMBLY
- 1/2" GYPSUM BOARD SHEATHING ON BOTH SIDES OF
- 2x6 SPF NO.1/NO.2 WOOD STUDS AT 16" O/C
- 5 1/2" BATT INSULATION (R-22)
- 1/2" PLYWOOD SHEATHING
- 1 1/2" RIGID INSULATION (R-7.2)
- AIR BARRIER MEMBRANE - LAP & SEAL
- 1x3 STRAPPING @ 16" O/C

W3 — EXT. METAL PANEL OVER METAL STUDS (WALL TYPE 1 HR FRR/UL U-172)
- PRE-FINISHED METAL SIDING
- 2" 2" GIRTS @ 2'-0" O/C.
- FILL GIRTS W/ 1 1/2" RIGID INSULATION (R-10)
- AIR BARRIER MEMBRANE
- 1/2" DUROCK CEMENT BOARD
- 5/8" DENSGLASS GYPSUM SHEATHING
- 6" LOADBEARING METAL STUD WALL SYSTEM @ 16" O/C. - PROVIDE P.ENG. SEALED SHOP DRAWINGS.
- FILL STUDS W/ MIN. R-23 SPRAY FOAM INSULATION
- 5/8" TYPE "X" GYPSUM BOARD SHEATHING

W4 — EXT. METAL PANEL OVER METAL STUDS (WALL TYPE 2 HR FRR/UL U-172)
- PRE-FINISHED METAL SIDING
- 2 1/2" 2" GIRTS @ 2'-0" O/C.
- AIR BARRIER MEMBRANE
- 1/2" DUROCK CEMENT BOARD
- 5/8" DENSGLASS GYPSUM SHEATHING
- 6" LOADBEARING METAL STUD WALL SYSTEM @ 16" O/C. - PROVIDE P.ENG. SEALED SHOP DRAWINGS.
- 5/8" TYPE "X" GYPSUM BOARD SHEATHING

FLOOR ASSEMBLIES:

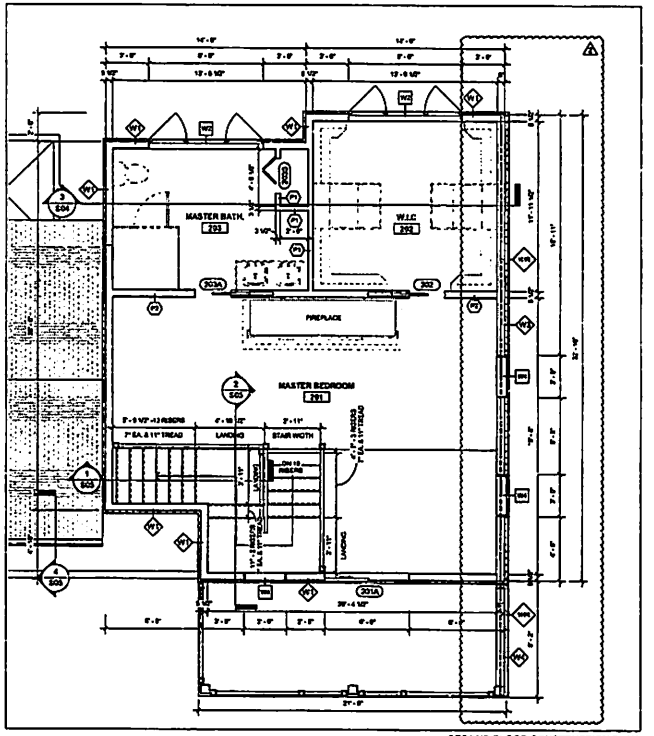
F1 — TYP XXX FLOOR JOISTS
- FINISH AS SCHEDULED
- 5/8" T&G PLYWOOD SHEATHING
- 2x8 WOOD JOISTS @ 16" O/C W/ BRIDGING - REFER TO STRUCTURAL
- FILL W/ SPRAY FOAM INSULATION MIN. (R-20 MIN.)
- SOFFIT

F2 — TYP XXX DECKING
- 1 1/8" P.T DECK BOARDS
- 2x8 P.T WOOD JOISTS @ 16" O/C W/ BRIDGING - REFER TO STRUCTURAL

F3 — TYP. XX FINISH
- FINISH AS SCHEDULED
- 5/8" T&G PLYWOOD SHEATHING
- 11 1/8" T.J.I FLOOR JOISTS BY OTHERS

F4 — 6" CONCRETE FLAG
- 6" CONCRETE SLAB ON GRADE C/W HEATING TUBES - REINFORCED W/ WWF 6X6 - 6.6X6.6 - REFER TO STRUCTURAL DWGS.
- 10mil POLY VAPOUR BARRIER MEMBRANE - SEAL JOINTS (TYP.)
- 2" RIGID INSULATION (R-10)
- GRANULAR A (1/4" SOLID SLAB) & GRANULAR B TYPE 2 (FINAL 2'-0")

F5 — TYP STAIR LANDINGS
- FINISH AS SCHEDULED
- 5/8" T&G PLYWOOD SHEATHING
- 2x8 P.T WOOD JOISTS @ 16" O/C W/ BRIDGING - REFER TO STRUCTURAL



SECOND FLOOR CONSTRUCTION PLAN
1/4" = 1'-0"

ISSUED FOR CONSTRUCTION - JANUARY 12, 2023

KOMRI ENGINEERING

SILV HOMES
2735 SOUTH SHORE BLVD, BLACKBURN, ONTARIO
PROJECT NO. K23-023-432

SECOND FLOOR PLAN

DRAWN: B1
CHECKED: DPKO
SCALE: 1/4" = 1'-0"
SHEET: A06

A0029/2023
Sketch - 8

RCP LEGEND

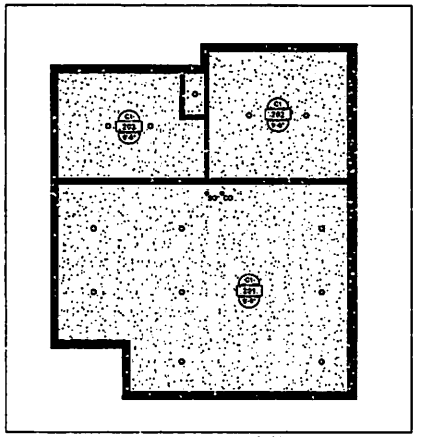
- 101 — DENOTES ROOM NUMBER REFERENCE
- C1 — DENOTES CEILING TYPE - REFER TO SCHEDULE
- 9'-0" — DENOTES CEILING HEIGHT
- V — DENOTES CEILING HEIGHT VARIES
- SD — DENOTES SMOKE DETECTOR
- DENOTES RECESSED POT LIGHTS
- DENOTES CEILING FAN

NOTES:

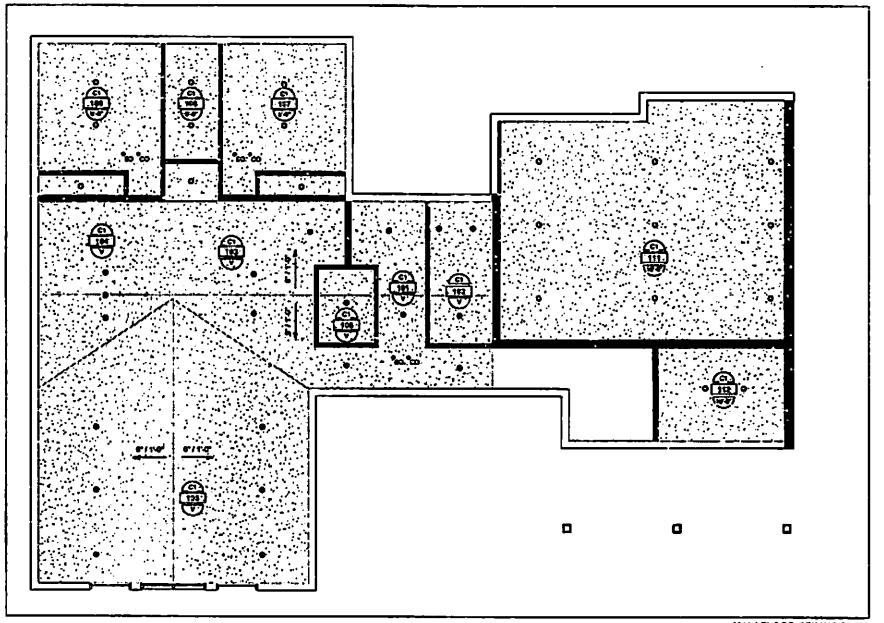
1. REFER TO ROOM FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
2. LIGHTING FOR REPRESENTATION ONLY. COORDINATE ON-SITE W/ OWNER.

CEILING ASSEMBLIES:

C1 — TYPICAL CYPRUS BOARD CEILING
- RESILIENT CHANNELING @ 2'-0" O/C.
- 15/16" GYPSUM BOARD SHEATHING



SECOND FLOOR CEILING PLAN
3/16" = 1'-0"



MAIN FLOOR CEILING PLAN
3/16" = 1'-0"

ISSUED FOR CONSTRUCTION - JANUARY 12, 2023

GENERAL

1. ALL DIMENSIONS SHOWN ON THIS DRAWING SUPERSEDE ALL DIMENSIONS SCALED FROM DRAWING. ALL DIMENSIONS MUST BE VERIFIED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK.
3. THESE DRAWINGS AND DETAILS ARE THE PROPERTY OF KOMRI ENGINEERING AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.
4. DO NOT SCALE DRAWINGS.

REVISIONS	
1	ISSUED FOR CONSTRUCTION
2	ISSUED FOR CONSTRUCTION
3	ISSUED FOR CONSTRUCTION

ISSUED FOR CONSTRUCTION
JAN 12, 2023

LICENSED PROFESSIONAL ENGINEER
R. Dell'Oro
10139154
01.12.2023
PROVINCE OF ONTARIO

KOMRI ENGINEERING

SLV HOMES
3728 SOUTH SHORE RD, BURGARTT, ONTARIO
PROJECT NO. KOM-S-023

REFLECTED CEILING PLANS

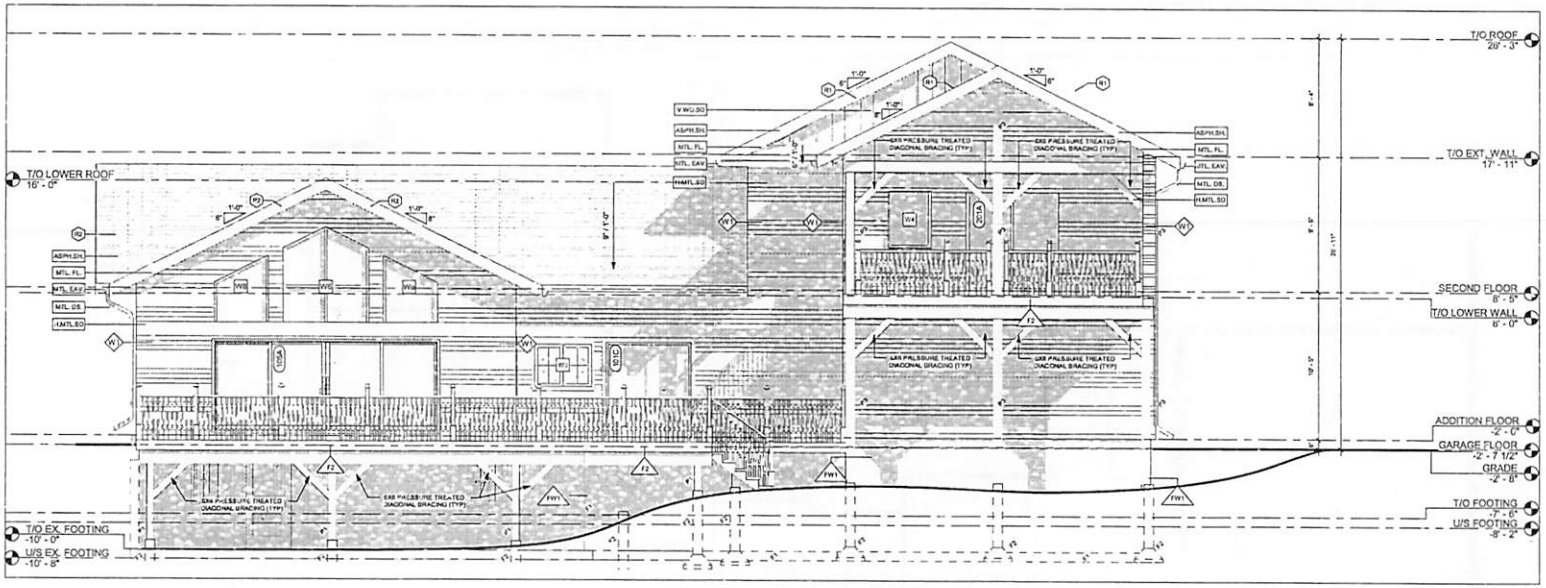
DRAWN: IN
CHECKED: DRKO
SCALE: As indicated
DATE:

A07

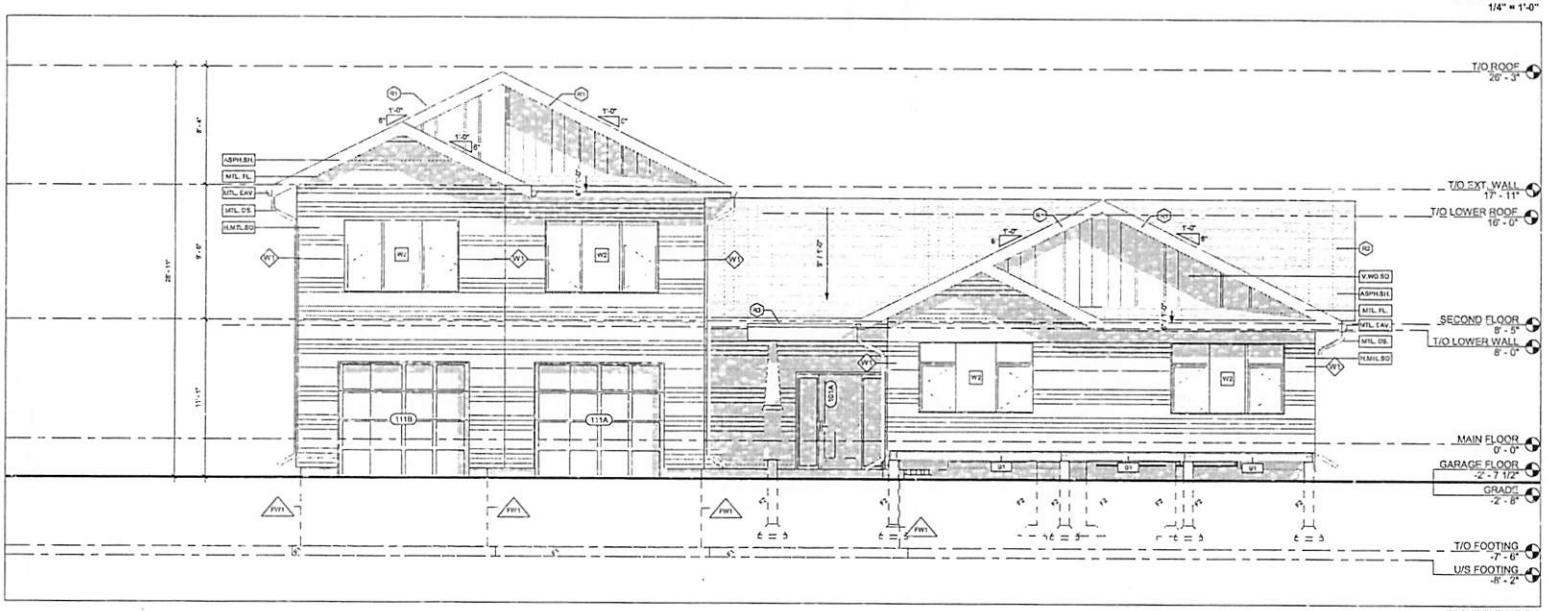
A0029/2023
Sketch 9

LEGEND

ASPH.SH	DENOTES 25 YEAR ASPHALT SHINGLES
MTL. FL.	DENOTES METAL FLASHING
MTL. EAV.	DENOTES METAL EAVSTROUGHT
MTL. DS.	DENOTES METAL DOWN SPOUT
H.MTL.SD	DENOTES HORIZONTAL METAL SIDING
V.WG.SD	DENOTES VERTICAL WOOD SIDING
FW1	FOUNDATION WALL IDENTIFICATION
W1	WALL IDENTIFICATION IN SCHEDULE
F1	FLOOR IDENTIFICATION IN SCHEDULE
R1	ROOF IDENTIFICATION IN SCHEDULE
101	DOOR IDENTIFICATION IN SCHEDULE
W1	WINDOW IDENTIFICATION IN SCHEDULE
	FOOTING IDENTIFICATION IN SCHEDULE
S1	BEAM IDENTIFICATION IN SCHEDULE



BACK ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"

GENERAL

1. ANY CHANGES DONE TO THE DESIGN DURING CONSTRUCTION WITHOUT BOND ENGINEER'S WRITTEN CONSENT & APPROVAL, WILL NULLIFY THE ENGINEER'S RESPONSIBILITY FOR THE DESIGN BEFORE PROCEEDING, REPORT THE ERROR.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS & REPORT TO ENGINEER ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
3. THESE DRAWINGS REMAIN THE PROPERTY OF BOND ENGINEERING & MUST BE RETURNED UPON REQUEST. NOT TO BE REUSED ON OTHER PROJECTS.
4. 1:100 NOT SCALE DRAWINGS

REVISIONS		
1	ISSUED FOR CONSTRUCTION	12/01/2022
2	REV. 1 - SWITCH GARAGE	01/10/2023
3	REV. 2 - FIRE RATING	01/12/2023

LICENSED PROFESSIONAL ENGINEER
K. OKUR
100140497
01.18.2023
PROVINCE OF ONTARIO

KOMRI ENGINEERING

SLV HOMES
2728 SOUTH ELMORE RD, SUDBURY, ONTARIO
PROJECT NO. K22-022-432

FRONT & BACK ELEVATION

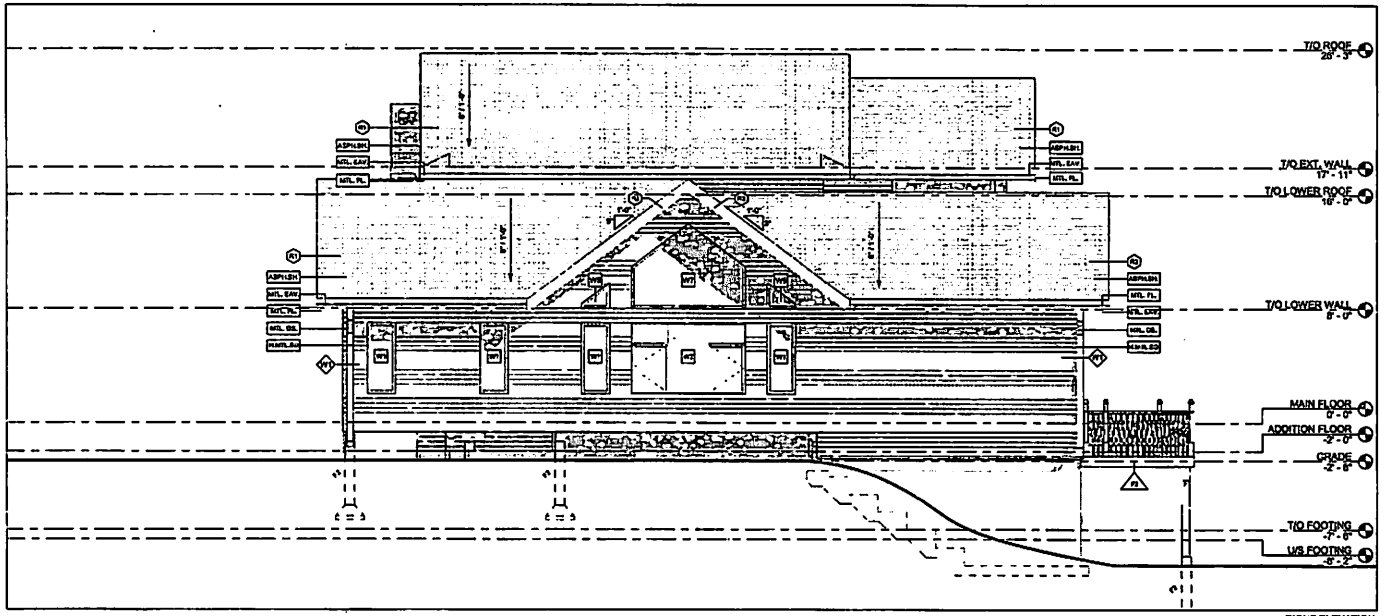
DRAWN	DP/IN
CHECKED	DP/KO
SCALE	1/4" = 1'-0"
SHEET	A08

ISSUED FOR CONSTRUCTION - JANUARY 12, 2023

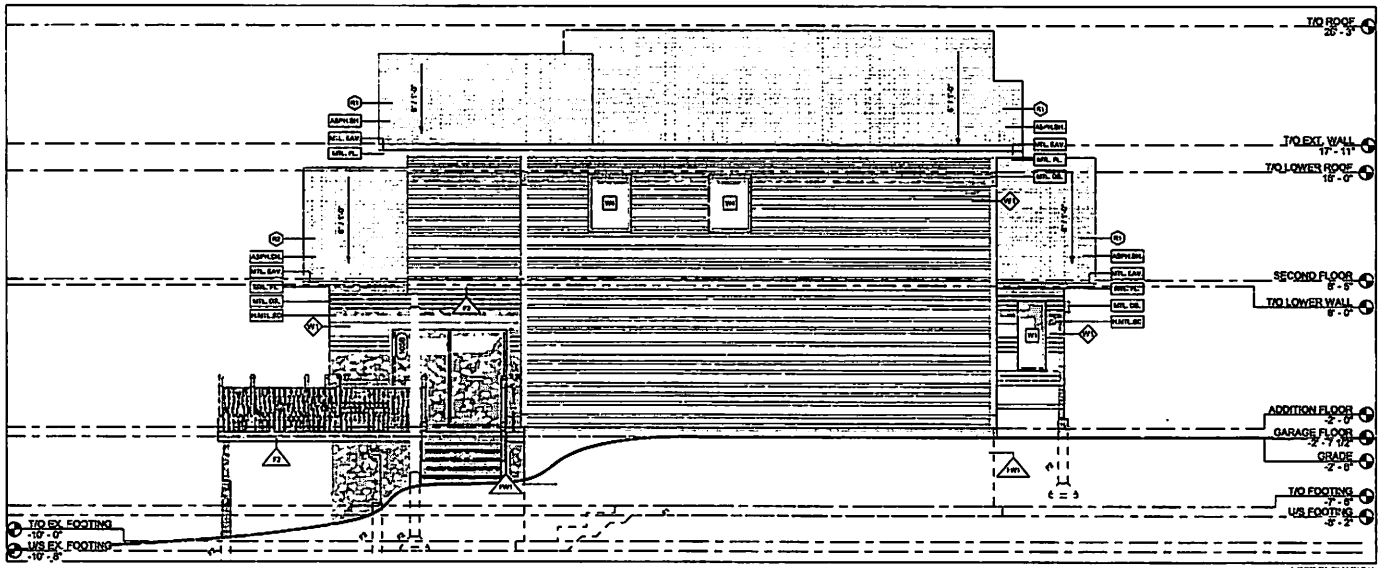
A0029/2023
Sketch-10

LEGEND

ASPH.SH	DENOTES 25 YEAR ASPHALT SHINGLES
MTL. FL.	DENOTES METAL FLASHING
MTL. EAV.	DENOTES METAL EAVESTROUGHT
MTL. DS	DENOTES METAL DOWN SPOUT
H.MTL.SD	DENOTES HORIZONTAL METAL SIDING
V.WD.SD	DENOTES VERTICAL WOOD SIDING
FW1	FOUNDATION WALL IDENTIFICATION
W1	WALL IDENTIFICATION IN SCHEDULE
F1	FLOOR IDENTIFICATION IN SCHEDULE
R1	ROOF IDENTIFICATION IN SCHEDULE
101	DOOR IDENTIFICATION IN SCHEDULE
W1	WINDOW IDENTIFICATION IN SCHEDULE
F1	FOOTING IDENTIFICATION IN SCHEDULE
B1	BEAM IDENTIFICATION IN SCHEDULE



RIGHT ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"

ISSUED FOR CONSTRUCTION - JANUARY 12, 2023

KOMRI ENGINEERING

ELV HOMES
2778 SOUTH SHORE RD, SUDBURY, ONTARIO
PROJECT NO. 22-023-02

LEFT & RIGHT ELEVATION

DRAWN: DRW
CHECKED: DRWCO
SCALE: 1/4" = 1'-0"

A09

A0029/2023
Sketch-11

FLOOR ASSEMBLIES:

F1 — TYP F01 FLOOR JOISTS
- FINISH AS SCHEDULED
- 5/8" T&G PLYWOOD SHEATHING
- 2x8 WOOD JOISTS @ 16" OC W/ BRIDGING - RE: E's TO STRUCTURAL
- FILL W/ SPRAY FOAM INSULATION MIN. (R-30 MIN.)
- SOFFIT

F2 — TYP F02 DECKING
- 1 1/4" P.T DECK BOARDS
- 2x8 P.T WOOD JOISTS @ 16" OC W/ BRIDGING - REFER TO STRUCTURAL

F3 — TYP. F3 TYP. F4
- FINISH AS SCHEDULED
- 5/8" T&G PLYWOOD SHEATHING
- 11 7/8" TJI FLOOR JOISTS BY OTHERS

F4 — 6" CONCRETE SLAB
- 6" CONCRETE SLAB ON GRADE C/W HEATING TUBES - REINFORCED W/ WWF 6X6 - 6.6X6.6 - REFER TO STRUCTURAL DWGS.
- 10mil POLY VAPOUR BARRIER MEMBRANE - SEAL JOINTS (TYP.)
- 2" RIGID INSULATION (R10)
- GRANULAR A (10" BELOW SLAB) & GRANULAR B TYPE 2 (FINAL 2'-0")

F5 — TYP. F5 STAIR LANDING
- FINISH AS SCHEDULED
- 5/8" T&G PLYWOOD SHEATHING
- 2x8 P.T WOOD JOISTS @ 16" OC W/ BRIDGING - REFER TO STRUCTURAL

FOUNDATION WALL ASSEMBLIES:

FW1 — FW1 TYPICAL BLOCK FOUNDATION WALL
- 2 PLIES MIN. DAMPPROOFING FROM FINISHED GRADE DOWN TO COVE AND OVER CONCRETE FOOTING
- 1/4" MIN. CEMENT PARGING WITH COVE AT TOP OF POURED CONCRETE FOOTING
- 10" MIN. CONCRETE BLOCKS, BACKFILLED TO A SUPPORTED HEIGHT OF 8'-11" MAX. ABOVE THE SLAB

BEAM SCHEDULE

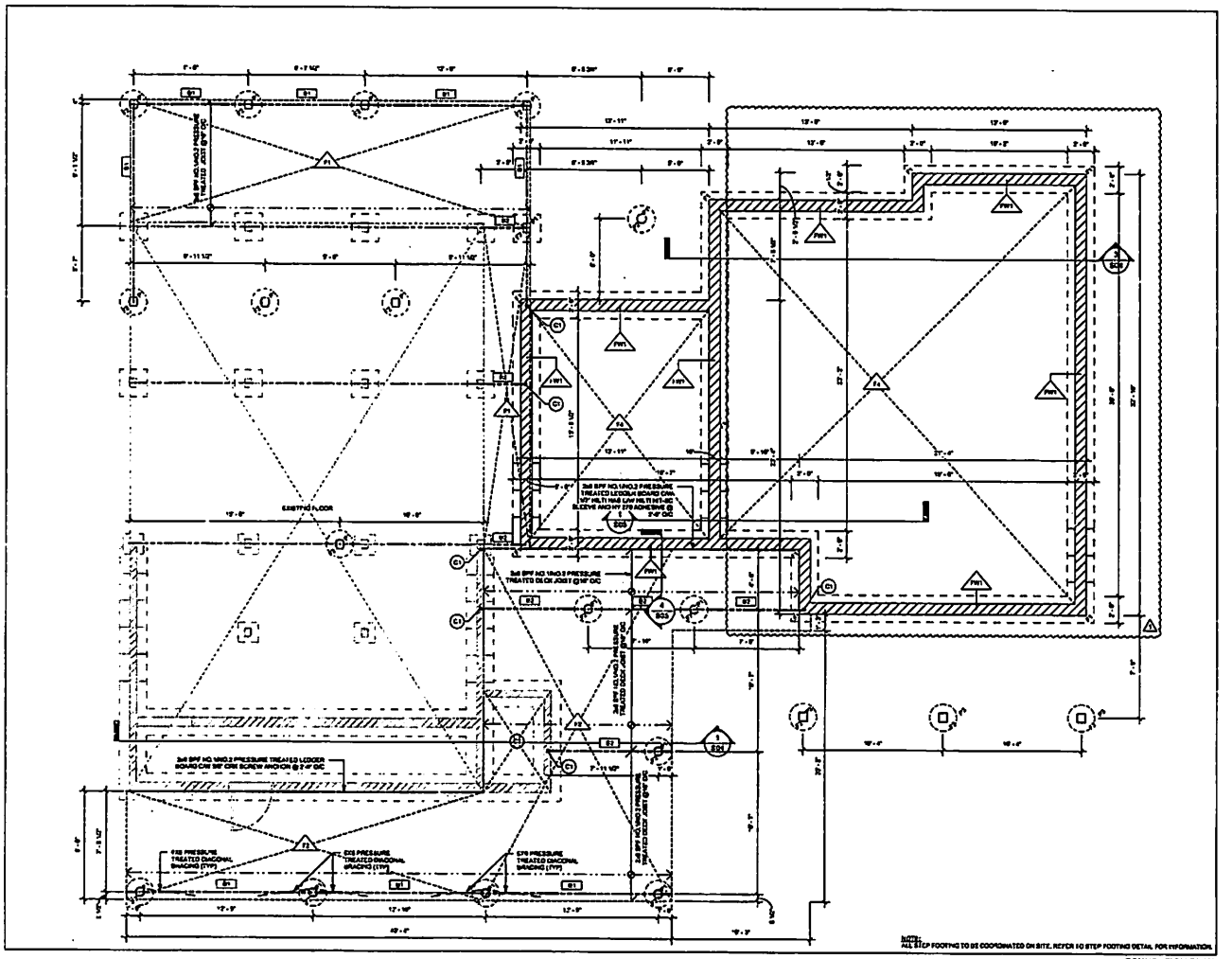
IDENTITY	SIZE
B1	4-PLY 2x12 SPF NO.1/NO.2 PRESSURE TREATED
B2	3-PLY 2x12 SPF NO.1/NO.2 PRESSURE TREATED
B3	W12x40 - Fy=350MPA STEEL BEAM
B4	4-PLY 1-3/4" x 11 7/8" LVL 2.0E
B5	4-PLY 2x10 SPF NO.1/NO.2 PRESSURE TREATED
B6	3 PLY 2x8 SPF NO.1/NO.2
B7	3-PLY 2x12 SPF NO.1/NO.2

POST/COLUMN SCHEDULE

IDENTITY	SIZE
P1	6x6 SPF 1-D, NO.2 PRESSURE TREATED
P2	3-PLY 2x6 SPF NO.1/NO.2
P3	8x8 SPF NO.1/NO.2 PRESSURE TREATED
P4	MITEK RED JACK 3.0 MIN. FACTORED CAPACITY OF 3kN/BLB

FOOTING SCHEDULE

IDENTITY	SIZE
F1	2'-0" x 0'-8" CONTINUOUS FOOTING C/W 3-15M BARS
F2	16"Ø SONOTUBE PIER W/ 36" SQ FOOT BASE W/ 4-15M VERTICAL BARS



NOTE:
ALL STEP FOOTING TO BE COORDINATED ON SITE. REFER TO STEP FOOTING DETAIL FOR INFORMATION.

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

ISSUED FOR CONSTRUCTION - JANUARY 12, 2023

KOMRI ENGINEERING

SLV HOMES
3223 SOUTH SHORE RD, AUGUSTA, ONTARIO
PROJECT NO. 1024-23-432

FOUNDATION PLANS

DRAWN: SK
CHECKED: KO
SCALE: 1/4" = 1'-0"
SHEET: S01

A0029/2023
Sketch-12

FLOOR ASSEMBLIES:

F1 — TYP. F2/F3 FLOOR ASSYS.
- FINISH AS SCHEDULED
- 5/8" T&G PLYWOOD SHEATHING
- 3x8 WOOD JOISTS @ 16" O/C W/ BRIDGING - REFER TO STRUCTURAL
- FILL W/ SPRAY FOAM INSULATION MIN. (R-30 MIN.) BOVINT

F2 — TYP. F2 CEILING
- 1 1/4" P.T DECK BOARDS
- 3x8 P.T WOOD JOISTS @ 16" O/C W/ BRIDGING - REFER TO STRUC.FURNI.

F3 — TYP. F1 FOYER
- FINISH AS SCHEDULED
- 5/8" T&G PLYWOOD SHEATHING
- 11 7/8" T.J FLOOR JOISTS BY OTHERS

F4 — 6" CONCRETE SLAB
- 6" CONCRETE SLAB ON GRADE C/W REATING TUCES - REINFORCED W/ WWF 6x6 - 6.6x6.6 - W2.1xW2.1 TO STRUCTURAL SHOP.
- 10mil POLY VAPOUR BARRIER MEMBRANE - SEAL JOINTS (TYP.)
- 2" RIGID INSULATION (R10)
- GRANULAR A (10" BELOW SLAB) & GRANULAR B TYPE 2 (FINAL 2'-0")

F5 — F2 EACH LEVEL
- FINISH AS SCHEDULED
- 5/8" T&G PLYWOOD SHEATHING
- 3x8 P.T WOOD JOISTS @ 16" O/C W/ BRIDGING - REFER TO STRUCTURAL

WALL ASSEMBLIES:

W1 — EXTERIOR EXTENSION W/ SIDING
- SIDING TO MATCH EXISTING
- 1X3" STRAPPING @ 16" O/C
- 1 1/2" RIGID INSULATION (R-7.5)
- AIR BARRIER MEMBRANE - LAP & SEAL
- 1/2" PLYWOOD SHEATHING
- 3x8 SPF NO.1/NO.2 WOOD STUD AT 16" O/C (DOUBLE TOP PLATE W/ BLOCKING NO. - NONE)
- 3 1/2" BATT INSULATION (R-23)
- 6mil POLY VAPOUR BARRIER - LAP & SEAL
- 1/2" GYPSUM BOARD SHEATHING

W2 — OUTER WALL ASSEMBLY
- 1/2" GYPSUM BOARD SHEATHING ON BOTH SIDES OF
- 2x4 SPF NO.1/NO.2 WOOD STUDS AT 16" O/C
- 3 1/2" BATT INSULATION (R-12)
- 1/2" PLYWOOD SHEATHING
- 1 1/2" RIGID INSULATION (R-7.5)
- AIR BARRIER MEMBRANE - LAP & SEAL
- 1x3 STRAPPING @ 16" O/C

W3 — EXT. METAL SIDING OVER METAL STUDS (HIGH INSULATION)
- PRE-FINISHED METAL SIDING
- 2" 7" GIRTS @ 6'-6" O.C.
- FILL GIRTS W/ 1 1/2" RIGID INSULATION (R-10)
- AIR BARRIER MEMBRANE
- 1/2" DUROCK CEMENT BOARD
- 5/8" GLASS-LAS GYPSUM SHEATHING
- 6" LOADBEARING METAL STUD WALL SYSTEM @ 16" O/C. - PROVIDE P.ENG. SEALED SHOP DRAWINGS.
- FILL STUDS W/ MIN. R22 SPRAY FOAM INSULATION
- 5/8" TYPE "X" GYPSUM BOARD SHEATHING

W4 — EXT. METAL SIDING OVER METAL STUDS (HIGH INSULATION) (T3)
- PRE-FINISHED METAL SIDING
- 2 1/2" 3" GIRTS @ 6'-6" O.C.
- AIR BARRIER MEMBRANE
- 1/2" DUROCK CEMENT BOARD
- 5/8" GLASS-LAS GYPSUM SHEATHING
- 6" LOADBEARING METAL STUD WALL SYSTEM @ 16" O/C. - PROVIDE P.ENG. SEALED SHOP DRAWINGS.
- 5/8" TYPE "X" GYPSUM BOARD SHEATHING

CONSTRUCTION ASSEMBLIES

PARTITION ASSEMBLIES NOTES:

1. AS NEXT TO ANY SHOWCASE DIMENSIONS THAT MEASUREMENT SHOULD BE FIELD VERIFIED AND MAY HAVE TO BE ADJUSTED TO ACCOMMODATE SITE CONDITIONS. REPORT TO ARCHITECT/ENGINEER IF DESIGN INTENT CHANGES ARE REQUIRED.
2. USE WATER RESISTANT GYPSUM WALL BOARD ON ALL WET SIDES OF PARTITIONS & CONDUIT BOARD BEHIND ALL WALL MOUNTED TILE WORK.
3. PROVIDE WOOD BLOCKING TO ACCOMMODATE WALL MOUNTED IN ACCESSORIES. COORDINATE LOCATIONS AS REQUIRED.
4. ALL PARTITIONS TO EXTEND TO UNDERSIDE OF STRUCTURE UNLESS OTHERWISE NOTED. BRACE AS REQUIRED.
5. ALL FLOOR ELEVATIONS ARE REFERENCED TO AND FROM GROUND FLOOR DATUM ELEVATION OF 0.0.
6. ALL EXPOSED VISUAL CORNERS IN GYPSUM BOARD PARTITIONS SHALL BE FINISHED WITH CORNER COVER.
7. ALL DOORS SHALL BE LOCATED 4" FROM WALL FACE TO DOOR FRAME EDGE TYPICAL UNLESS NOTED OTHERWISE

PARTITION ASSEMBLIES:

P1 — TYPICAL INTERIOR 1 HR WOOD STUD PARTITION
- 1/2" GYPSUM BOARD ON BOTH SIDES OF
- 3x4 SPF NO.1/ NO.2 WOOD STUDS @ 16" O/C

P2 — TYPICAL INTERIOR 1 1/2 WOOD STUD PARTITION
- 1/2" GYPSUM BOARD ON BOTH SIDES OF
- 3x6 SPF NO.1/ NO.2 WOOD STUDS @ 16" O/C

ROOF ASSEMBLIES:

R1 — ENCLOSED PRE-ENGINEERED TRUSS
- 25 YEAR ASPHALT SHINGLES
- EAVESTROUGH AROUND PERIMETER AS PER DETAIL
- ICE AND WATER SHIELD AROUND PERIMETER AND FLASHING AREAS
- CONSTRUCTION FELT PAPER
- 1/2" PLYWOOD SHEATHING
- PRE-ENGINEERED ROOF TRUSS BY OTHERS
- BLOWN INSULATION (R-60) NOTE: PROVIDE BATT INSULATION
- 6mil POLY VAPOUR BARRIER MEMBRANE - LAP & SEAL
- CEILING AS SCHEDULED

R2 — PRE-ENGINEERED CATHEDRAL TRUSS ROOF
- 25 YEAR ASPHALT SHINGLES
- EAVESTROUGH AROUND PERIMETER AS PER DETAIL
- ICE AND WATER SHIELD AROUND PERIMETER AND FLASHING AREAS
- CONSTRUCTION FELT PAPER
- 1/2" PLYWOOD SHEATHING C/W H CLIPS
- PRE-ENGINEERED TRUSS BY OTHERS @ 24" O/C
- PROVIDE BATT INSULATION IN CATHEDRAL CEILINGS (R 30)
- 6mil POLY VAPOUR BARRIER MEMBRANE - LAP & SEAL
- CEILING AS SCHEDULED

R3 — TYPICAL FLAT ROOF ASSEMBLY
- 3 PLY MODIFIED BITUMEN MEMBRANE ON PROTECTION BOARD ON MIN. R20 POLYISOCYANURATE INSULATION
- 3/4" PLYWOOD SHEATHING
- 3x10 PRESSURE TREATED ROOF JOISTS, SLOPE FOR SLOPE AS REQUIRED

R4 — CONVENTIONAL FRAMED ROOF ASSEMBLY
- 25 YEAR ASPHALT SHINGLES
- EAVESTROUGH AROUND PERIMETER AS PER DETAIL
- CONSTRUCTION FELT PAPER
- 1/2" PLYWOOD SHEATHING C/W H CLIPS
- 2x8 SPF NO.1/NO.2 PRESSURE TREATED ROOF JOISTS @ 16" O/C

BEAM SCHEDULE

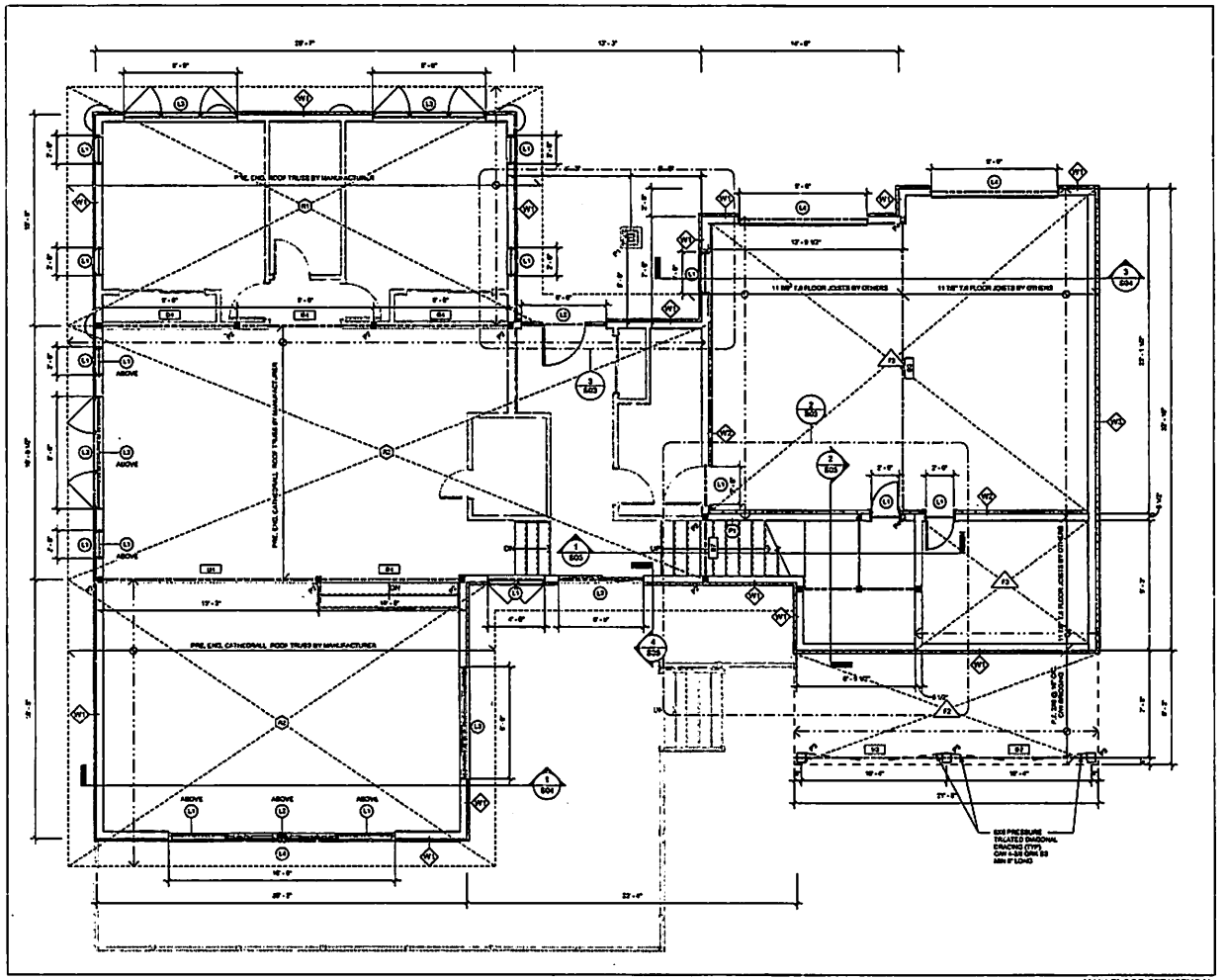
IDENTIFY	SIZE
B1	4-PLY 2x12 SPF NO.1/NO.2 PRESSURE TREATED
B2	3-PLY 2x12 SPF NO.1/NO.2 PRESSURE TREATED
B3	W12x40 - Fy 350MPA STEEL BEAM
B4	4-PLY 1-3/8" x 11 7/8" LVL 2.0E
B5	2 PLY 2x10 SPF NO.1/NO.2 PRESSURE TREATED
B6	3-PLY 2x8 SPF NO.1/NO.2
B7	3-PLY 2x12 SPF NO.1/NO.2

LINTEL SCHEDULE

IDENTIFY	SIZE
L1	3-PLY 2x6 SPF NO.1/NO.2
L2	2-PLY 2x10 SPF NO.1/NO.2
L3	3-PLY 2x12 SPF NO.1/NO.2
L4	2 PLY - 1 3/4 x 11 7/8 2.0E LVL

POST/COLUMN SCHEDULE

IDENTIFY	SIZE
P1	6x6 SPF NO.1/NO.2 PRESSURE TREATED
P2	3-PLY 2x6 SPF NO.1/NO.2
P3	8x8 SPF NO.1/NO.2 PRESSURE TREATED
P4	METAL ROD JACK 3.0 MIN. FACTORED CAPACITY OF 30,000LBS



MAIN FLOOR STRUCTURAL
1/4" = 1'-0"

ISSUED FOR CONSTRUCTION - JANUARY 12, 2023

KOMRI ENGINEERING

K. OSSI
100394454
01.16.2023
PROVINCE OF ONTARIO

SLV HOPES
2228 SOUTH SHORE RD, SUDBURY, ONTARIO
PROJECT NO. KE-023-022

STRUCTURAL PLANS

DRAWN: RKDL
CHECKED: KO
SCALE: 1/4" = 1'-0"
SHEET: S02

A-0029/2023
Sketch-23

CONSTRUCTION ASSEMBLIES

PARTITION ASSEMBLIES NOTES:

1. AT NEXT TO ANY DIMENSION INDICATES THAT MEASUREMENT SHOULD BE FIELD VERIFIED AND MAY HAVE TO BE ADJUSTED TO ACCOMMODATE SITE CONDITIONS. REPORT TO HOME ENGINEERING AS REQUIRED IF DESIGN INTENT CANNOT BE ACCOMMODATED.
2. USE WATER RESISTANT GYPSUM WALL BOARD ON ALL WET SIDE OF PARTITIONS & LEAKPROOF BOARD ALL WALL MOUNTED TILE WORK.
3. PROVIDE WOOD BLOCKING TO ACCOMMODATE WALL MOUNTED IN ACCESSORICS. COORDINATE LOCATIONS AS REQUIRED.
4. ALL PARTITIONS TO EXTEND TO USE OF STRUCTURE UNLESS OTHERWISE NOTED. BRACE AS REQUIRED.
5. ALL FLOOR ELEVATIONS ARE REFERENCED TO AND FROM GROUND FLOOR DATUM ELEVATION OF 0.0.
6. ALL EXPOSED VERTICAL CORNERS IN GYPSUM BOARD PARTITIONS SHALL BE FINISHED WITH CORNERS CHAMPS.
7. ALL DOORS SHALL BE LOCATED 4" FROM WALL FACE TO DOOR FRAME EDGE TYPICAL UNLESS NOTED OTHERWISE.

PARTITION ASSEMBLIES:

P1 — TYPICAL INTERIOR 2x4 WOOD STUD PARTITION
- 1/2" GYPSUM BOARD ON BOTH SIDES OF
- 2x4 SPF NO.1/ NO.2 WOOD STUDS @ 16" O/C

P2 — TYPICAL INTERIOR 2x6 WOOD STUD PARTITION
- 1/2" GYPSUM BOARD ON BOTH SIDES OF
- 2x6 SPF NO.1/ NO.2 WOOD STUDS @ 16" O/C

WALL ASSEMBLIES:

W1 — EXTERIOR EXTERIOR W BOND
- SIDING TO MATCH EXISTING
- 1X3" STRAPPING @ 16" O/C
- 1 1/2" R20 INSULATION (R-7.5)
- AIR BARRIER MEMBRANE - LAP & SEAL
- 1/2" PL YWOOD SHEATHING
- 2x6 SPF NO.1/NO.2 WOOD STUD AT 16" O/C (DOUBLE TOP PLATE W/ BLOCKING IND - HIGHT)
- 5 1/2" BATT INSULATION (R-22)
- 6mil POLY VAPOUR BARRIER - LAP & SEAL
- 1/2" GYPSUM BOARD SHEATHING

W2 — GARAGE WALL ASSEMBLY
- 1/2" GYPSUM BOARD SHEATHING ON BOTH SIDES OF
- 2x6 SPF NO.1/NO.2 WOOD STUDS AT 16" O/C
- 5 1/2" BATT INSULATION (R-22)
- 1/2" PLYWOOD SHEATHING
- 1 1/2" R20 INSULATION (R-7.5)
- AIR BARRIER MEMBRANE - LAP & SEAL
- 1x3 STRAPPING @ 16" O/C

W3 — EXT. METAL BOARD OVER METAL STUDS (HIGH PERFORMANCE - EF)
- PRE-FINISHED METAL SIDING
- 2" 6" GHITS @ 6" O/C
- FILL GHITS W/ 1 1/2" R20 INSULATION (R-10)
- AIR BARRIER MEMBRANE
- 1/2" DURACK CEMENT BOARD
- 3/8" DURGLASS GYPSUM SHEATHING
- 6"LONGSEAMING METAL STUD WALL SYSTEM @ 16" O/C. - PROVIDE P.ENG. SEALED SHOP DRAWINGS
- FILL STUDS W/ MIN. R-22 SPRAY FOAM INSULATION
- 5/8" TYPE "X" GYPSUM BOARD SHEATHING

W4 — EXT. BOARD OVER METAL STUDS (HIGH PERFORMANCE - EF)
- PRE-FINISHED METAL SIDING
- 2 1/2" 2" GHITS @ 24" O/C.
- AIR BARRIER MEMBRANE
- 1/2" DURACK CEMENT BOARD
- 1/2" DURGLASS GYPSUM SHEATHING
- 6"LONGSEAMING METAL STUD WALL SYSTEM @ 16" O/C. - PROVIDE P.ENG. SEALED SHOP DRAWINGS.
- 5/8" TYPE "X" GYPSUM BOARD SHEATHING

ROOF ASSEMBLIES:

R1 — SHINGLED PITCHED ROOF
- 25 YEAR ASPHALT SHINGLES
- EAVESTROUGH AROUND PERIMETER AS PER DETAIL
- ICE AND WATER SHIELD AROUND PERIMETER AND FLASHING AREAS
- CONSTRUCTION FELT PAPER
- 1/2" PLYWOOD SHEATHING
- PRE-ENGINEERED ROOF TRUSS BY OTHERS
- BLOWN INSULATION (R-60 MIN.) PROVIDE BATT INSULATION
- 6mil POLY VAPOUR BARRIER MEMBRANE - LAP & SEAL
- CEILING AS SCHEDULED

R2 — PRE-ENGINEERED CATHEDRAL TRUSS ROOF
- 25 YEAR ASPHALT SHINGLES
- EAVESTROUGH AROUND PERIMETER AS PER DETAIL
- ICE AND WATER SHIELD AROUND PERIMETER AND FLASHING AREAS
- CONSTRUCTION FELT PAPER
- 1/2" PLYWOOD SHEATHING ON H CLIPS
- PRE-ENGINEERED TRUSS BY OTHERS @ 24" O/C
- PROVIDE BATT INSULATION IN CATHEDRAL CEILINGS (R-40)
- 6mil POLY VAPOUR BARRIER MEMBRANE - LAP & SEAL
- CEILING AS SCHEDULED

R3 — TYPICAL FLAT ROOF ASSEMBLY
- 3 PLY MODIFIED BITUMEN MEMBRANE ON PROTECTION BOARD ON MIN. R20 POLYISOCYANURATE INSULATION
- 3/4" PLYWOOD SHEATHING
- 2x10 PRESSURE TREATED ROOF JOISTS, SHIM FOR SLOPE AS REQUIRED

R4 — CONVENTIONAL FRAMED ROOF ASSEMBLY
- 25 YEAR ASPHALT SHINGLES
- EAVESTROUGH AROUND PERIMETER AS PER DETAIL
- CONSTRUCTION FELT PAPER
- 1/2" PLYWOOD SHEATHING ON H CLIPS
- 2x6 SPF NO.1/NO.2 PRESSURE TREATED ROOF JOISTS @ 16" O/C

BEAM SCHEDULE

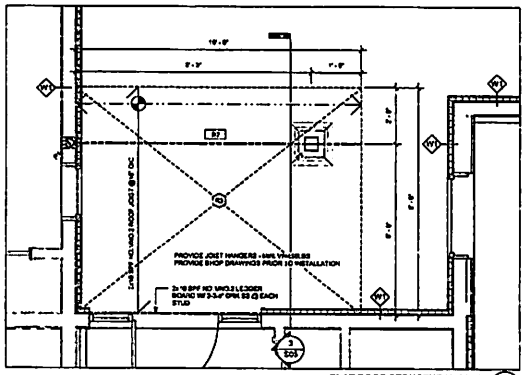
IDENTIFY	SIZE
B1	4-PLY 2x12 SPF NO.1/NO.2 PRESSURE TREATED
B2	3-PLY 2x12 SPF NO.1/NO.2 PRESSURE TREATED
B3	W7x46 - Fy=345MPA STEEL BEAM
B4	4-PLY 1-3/4" x 11 3/8" LVL 2 SE
B5	4-PLY 2x10 SPF NO.1/NO.2 PRESSURE TREATED
B6	3-PLY 2x6 SPF NO.1/NO.2
B7	1-PLY 2x12 SPF NO.1/NO.2

POST/COLUMN SCHEDULE

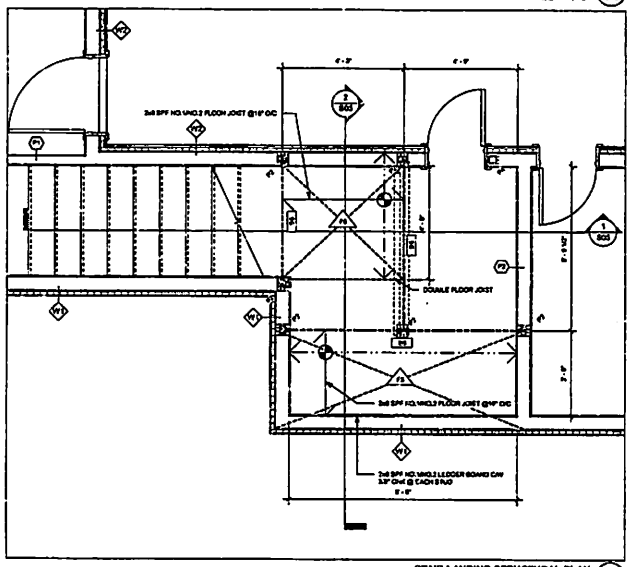
IDENTIFY	SIZE
P1	4x4 SPF NO.1/NO.2 PRESSURE TREATED
P2	3 PLY 2x4 SPF NO.1/NO.2
P3	6x6 SPF NO.1/NO.2 PRESSURE TREATED
P4	SIMPSON RED JACK 3.0 MIN. FACTORED CAPACITY OF 38.8KN/LBS

LINTEL SCHEDULE

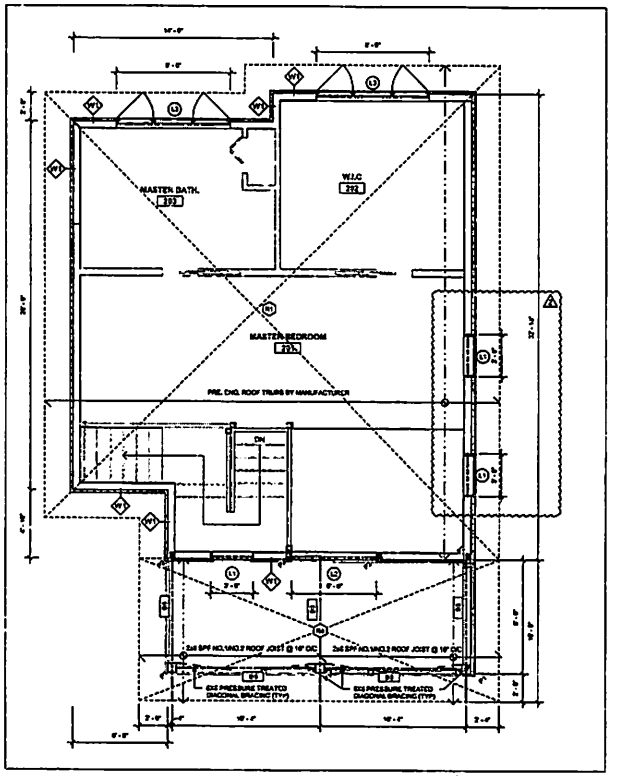
IDENTIFY	SIZE
L1	3-PLY 2x6 SPF NO.1/NO.2
L2	3-PLY 2x10 SPF NO.1/NO.2
L3	3-PLY 2x12 SPF NO.1/NO.2
L4	3 PLY - 1 3/4 x 11 3/8 2.0E LVL



FLAT ROOF STRUCTURAL PLAN 1/2" = 1'-0" (3 S02)



STAIR LANDING STRUCTURAL PLAN 1/2" = 1'-0" (2 S02)



SECOND FLOOR STRUCTURAL 1/4" = 1'-0"

ISSUED FOR CONSTRUCTION - JANUARY 12, 2023

SEAL

LICENSED PROFESSIONAL ENGINEER
E. OKEZI
10109451
01.18.2023
PROVINCE OF ONTARIO

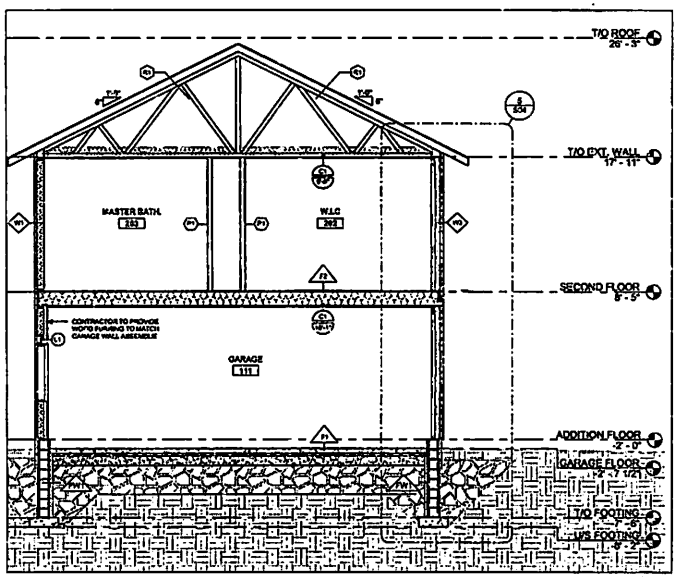
KOMRI ENGINEERING

SLV HOMES
2723 SOUTH BOWES RD, SUDBURY, ONTARIO
PROJECT NO. KS-0423-423

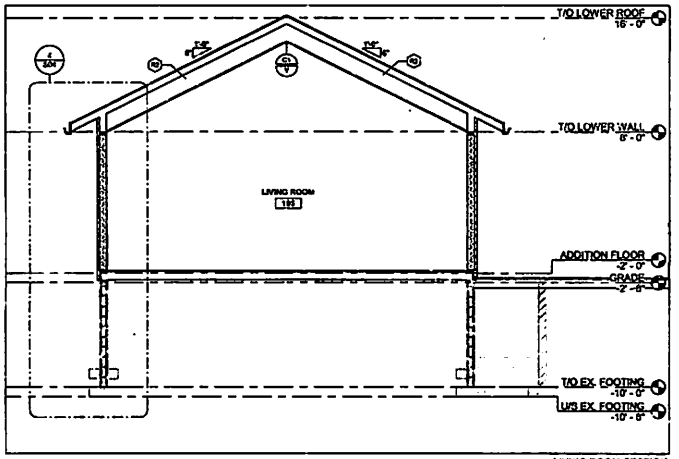
SECOND FLOOR STRUCTURAL

Drawn: DL
CHECKED: KO
SCALE: As indicated
SHEET: S03

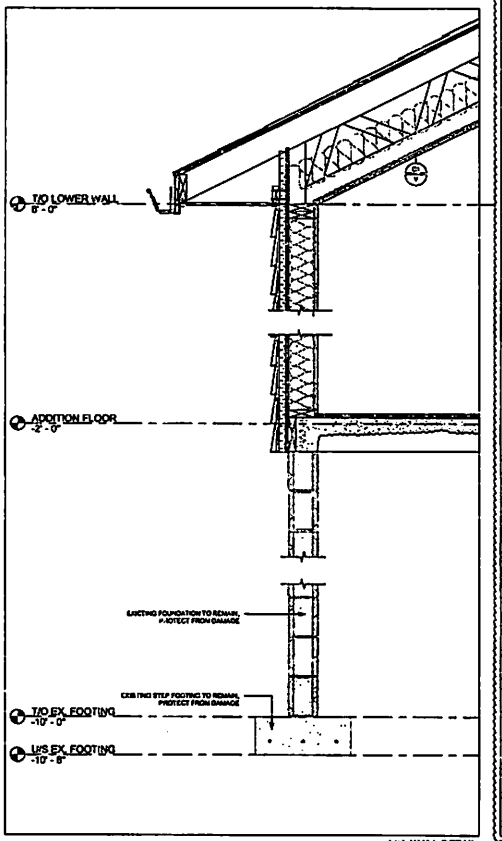
A0029/2023
Sketch - 14



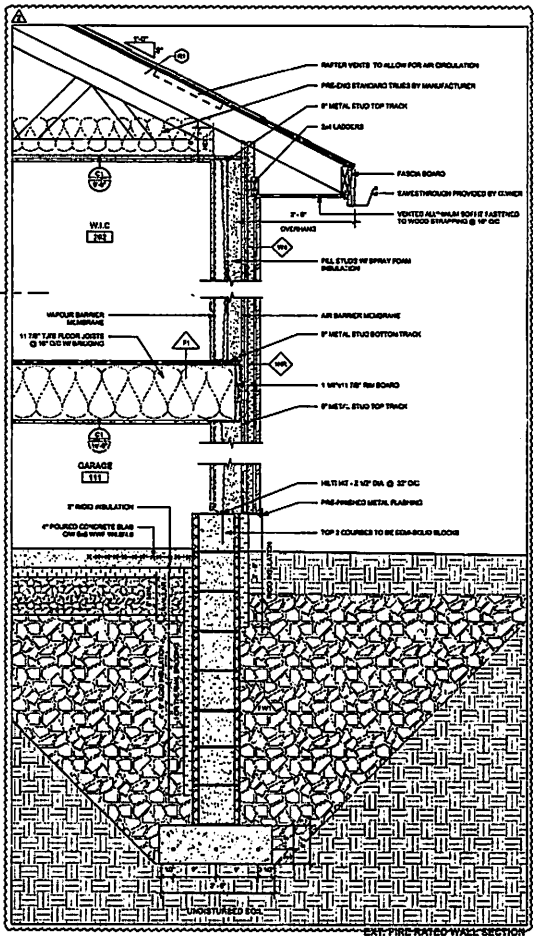
GARAGE SECTION
1/4" = 1'-0"



LIVING ROOM SECTION
1/4" = 1'-0"



LIV. WALL DETAIL
1" = 1'-0"



EXT. FIRE RATED WALL SECTION
1" = 1'-0"

ISSUED FOR CONSTRUCTION - JANUARY 12, 2023

REVISIONS

1	ISSUED FOR CONSTRUCTION
2	REVISED FOR CONSTRUCTION
3	REVISED FOR CONSTRUCTION

LICENSED PROFESSIONAL ENGINEER
P. Qi
10/28/94
01.18.2023
PROVINCE OF ONTARIO

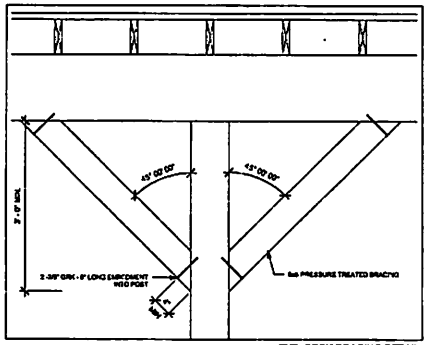
KOMRI ENGINEERING

SLV HOMES
3723 SOUTH SHORE RD, SUDBURY, ONTARIO
PROJECT NO. KER-022-22

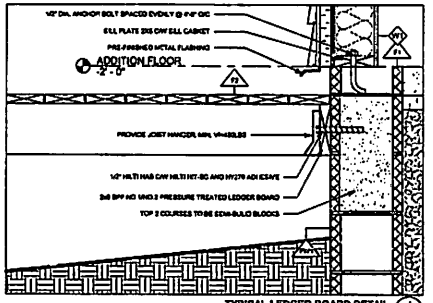
DETAILS & SECTIONS

DRAWN: IN
CHECKED: KO
SCALE: As Indicated
SHEET: S04

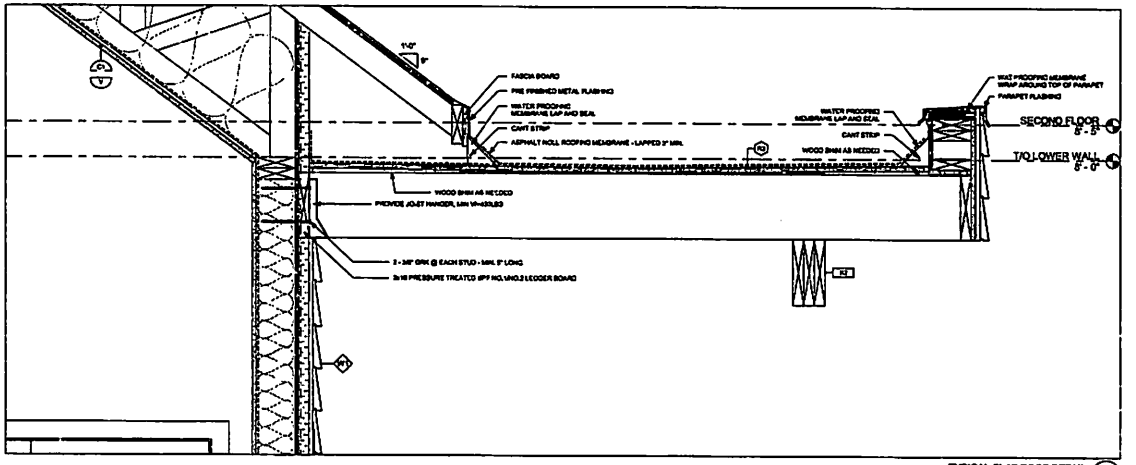
A0029/2023
Sketch - 15



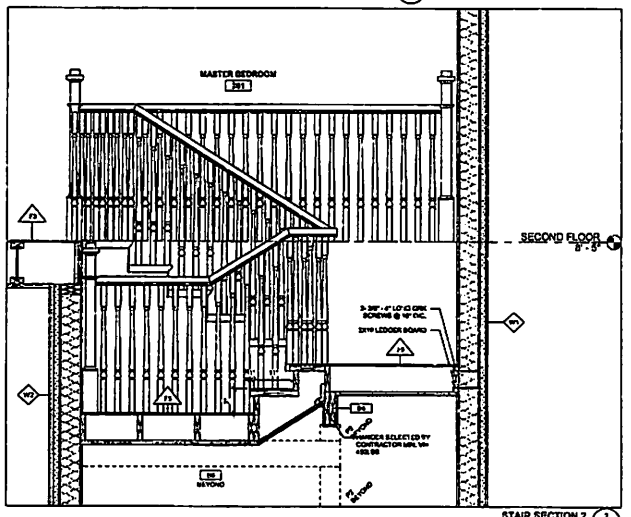
TYP. DECK BRACING DETAIL
1" = 1'-0"



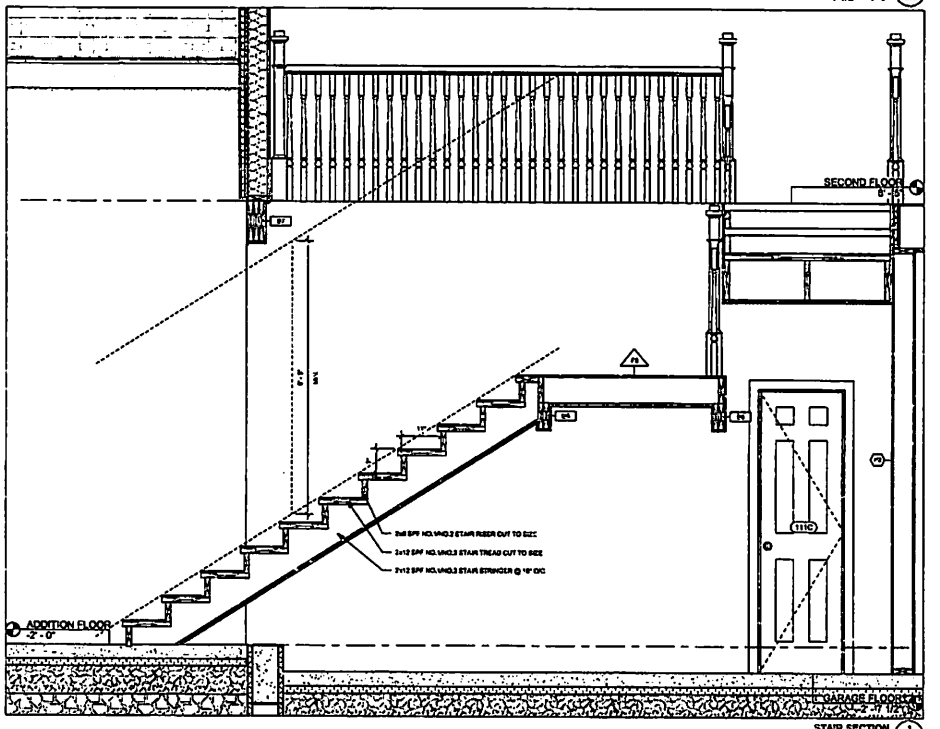
TYPICAL LEDGER BOARD DETAIL
1 1/2" = 1'-0" (4 / A63)



TYPICAL FLAT ROOF DETAIL
1 1/2" = 1'-0" (3 / A63)



STAIR SECTION 2
3/4" = 1'-0" (2 / A63)



STAIR SECTION
3/4" = 1'-0" (1 / A63)

GENERAL

1. UNIT Contractor's Shall be responsible for the construction of all structural components in accordance with the Ontario Building Code and all other applicable codes and regulations.

2. Structural drawings indicate the property of Komri Engineering Inc. Reproduction of these drawings without the written consent of Komri Engineering Inc. is prohibited.

3. Structural drawings indicate the property of Komri Engineering Inc. Reproduction of these drawings without the written consent of Komri Engineering Inc. is prohibited.

4. DO NOT SCALE DRAWINGS

REVISIONS		
0	ISSUED FOR CONSTRUCTION	01.12.2023
1	REVISED FOR CONSTRUCTION INC. 1 - SHORTER HANGER	01.16.2023

LEGACY HOMES CONSTRUCTION INC.
E. SCOTT
1267264.434
01.16.2023
PROJECT CO-ORDINATOR

KOMRI ENGINEERING

SLV HOMES
2723 SOUTH SHORE RD, SUDBURY, ONTARIO
PROJECT NO. KOM-023-03

DETAIL

DRAWN:	IK
CHECKED:	DPKO
SCALE:	As Indicated
SHEET	S05

ISSUED FOR CONSTRUCTION - JANUARY 12, 2023

A 0029/2023
Sketch-16

Greater Grand Sudbury
www.greatersudbury.ca

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

Office Use Only 2023.01.01
A 0030/2023
S.P.P. AREA
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)
A PPLICATION 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): Sandra Ramalho and Brian Olcette Email [redacted]
Mailing Address: 249 Somerset Street Home [redacted]
Business [redacted]
City: Sudbury Postal Code: P3B 3B1 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: N/A 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: Bank of Montreal
Mailing Address: 1485 Lasalle Blvd. ~~Greater Sudbury~~ SR
City: Sudbury Postal Code: P3A 5H7.

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
Side yard Set back Table 6.2	1.2m.	0.823M	0.377.

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

c) Description of Proposal:
bedroom addition

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
location of house - other side large rock bed

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

PIN(s): 3 Township: Mckim
Lot No.: Concession No.: 3 Parcel(s): 11003
Subdivision Plan No.: M131 Lot: 137. Reference Plan No.: Part(s):
Municipal Address or Street(s): 249 Somerset Street.

7) Date of acquisition of subject land. Aug 22'

8) Dimensions of land affected.

Frontage 15.24 (m) Depth 36.579 (m) Area 557.418 (m^2) Width of Street (m)

9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	79.62	(m^2)	Addition	(m^2)
Gross Floor Area:	238.86	(m^2)	22.3	(m^2)
No. of storeys:	2		1	
Width:	7.46	(m)	2.44	(m)
Length:	10.67	(m)	3.65	(m)
Height:	6.9	(m)	4.88	(m)

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

	Existing		Proposed	
Front:	7.22	(m)	7.22	(m)
Rear:	18.7452	(m)	15.087	(m)
Side:	6.918	(m)	8.29	(m)
Side:	0.88392	(m)	0.83058	(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.
1950

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

Use(s): Single family Length of time: 1950

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

A0030/2023

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, Sandra Ramalho and Brian Oickle (please print all names), the registered owner(s) of the property described as 249 Somerset Street in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

a) acknowledge that personal information collected on this form is collected pursuant to the *Planning Act,* R.S.O. 1990, c.P.13 for the purpose of processing this planning application;

b) acknowledge that it is the practice of the City of Greater Sudbury, in accordance with section 1.0.1 of the *Planning Act*, R.S.O. 1990, c.P.13, to provide public access to all planning applications and documents, including but not limited to reports, studies and drawings, required by the City of Greater Sudbury in support of this application ("Supporting Documentation") and provided to the City by me, my agents, my consultants and my solicitors;

c) in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*, consent to the use and disclosure of this application and any Supporting Documentation, inclusive of any personal information, to any person or entity, in any manner chosen by the City, including copying, posting on the City's website, advertising in a newspaper, routine distribution to members of council and in staff reports, or releasing to a third party upon third party request;

d) grant the City permission to reproduce, in whole or in part, the application and Supporting Documentation for internal use, inclusion in staff reports, distribution to the public for the purpose of public consultation or any other use associated with the purpose of review and implementation of the application;

Authority to Enter Land and Photograph

e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;

f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land Tribunal, the City of Greater Sudbury may not attend at the Ontario Land Tribunal hearing unless the City is provided with the City's required fee for attendance at the hearing;

Appointment of Authorized Agent

g) appoint and authorize _____ (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 16-Mar-23 day of _____, 20 _____

(witness)

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

Print Name: Sandra Ramalho and Brian Oickle

*I have authority to bind the Corporation

A0030/2023

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, Sandra Ramalho and Brian Olckle (please print all names),

the registered owner(s) or authorized agent of the property described as 249 Somerset Street

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 16 day of March, 20 23

Commissioner of Oaths

Paula Elizabeth Green, 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: Sandra Ramalho & Brian Olckle

*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: Mar 16/23 Hearing Date: April 13/23 Received By: S. Pinkerton

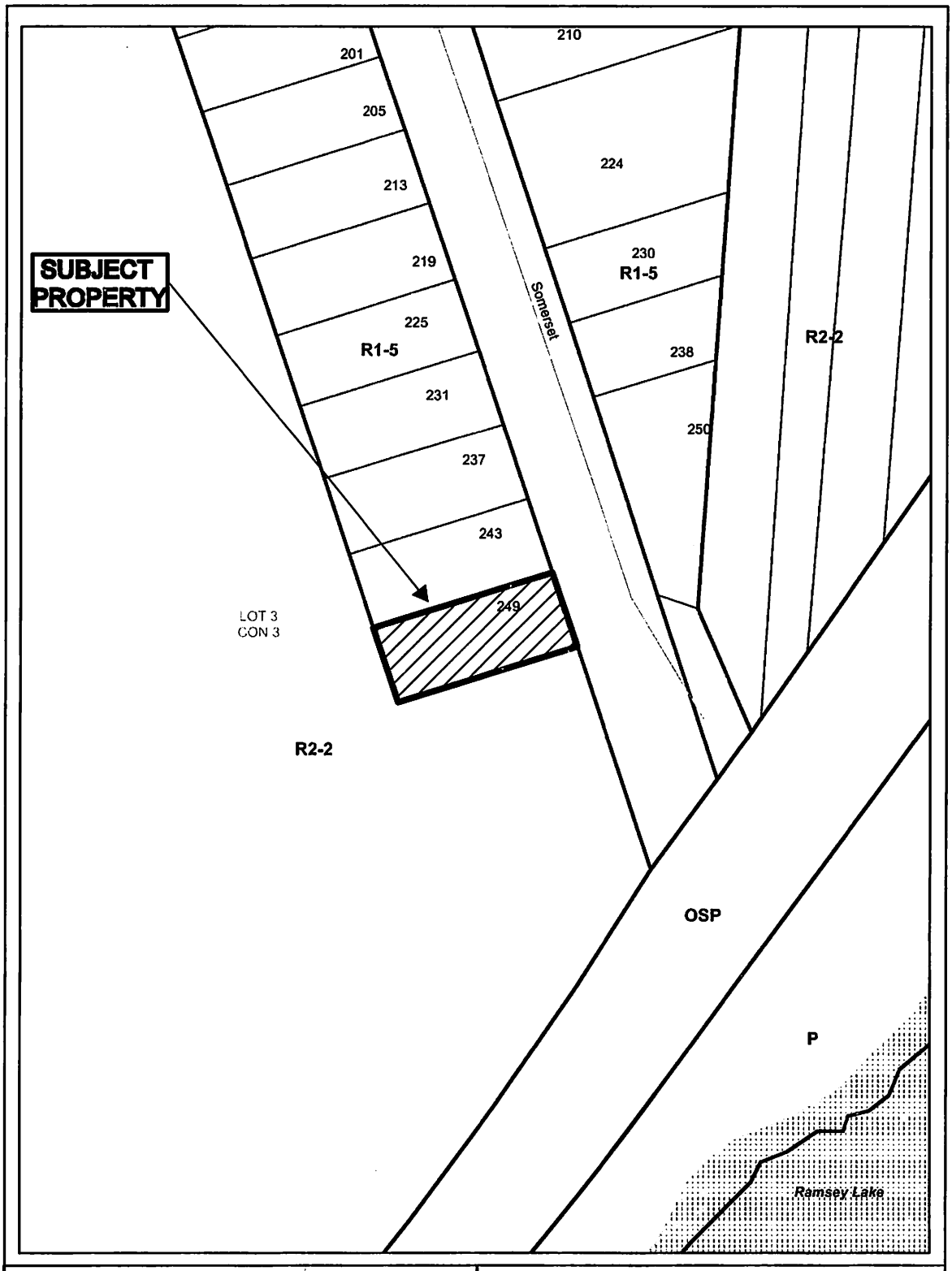
Zoning Designation: R1-5 Resubmission: ☐ Yes ☑ No

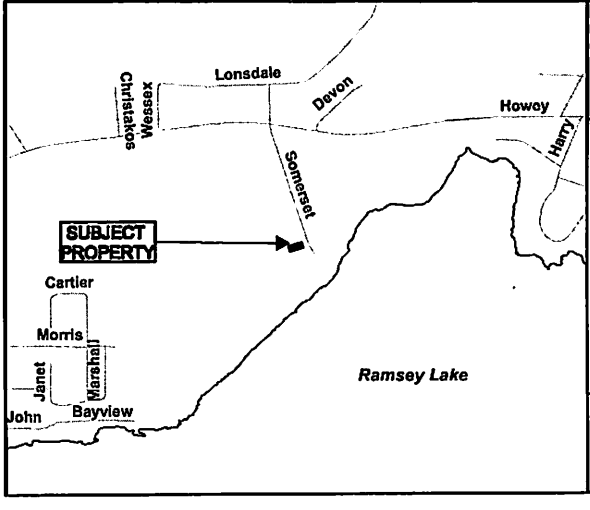
Previous File Number(s): None

Previous Hearing Date:

Notes:

A0030/2023





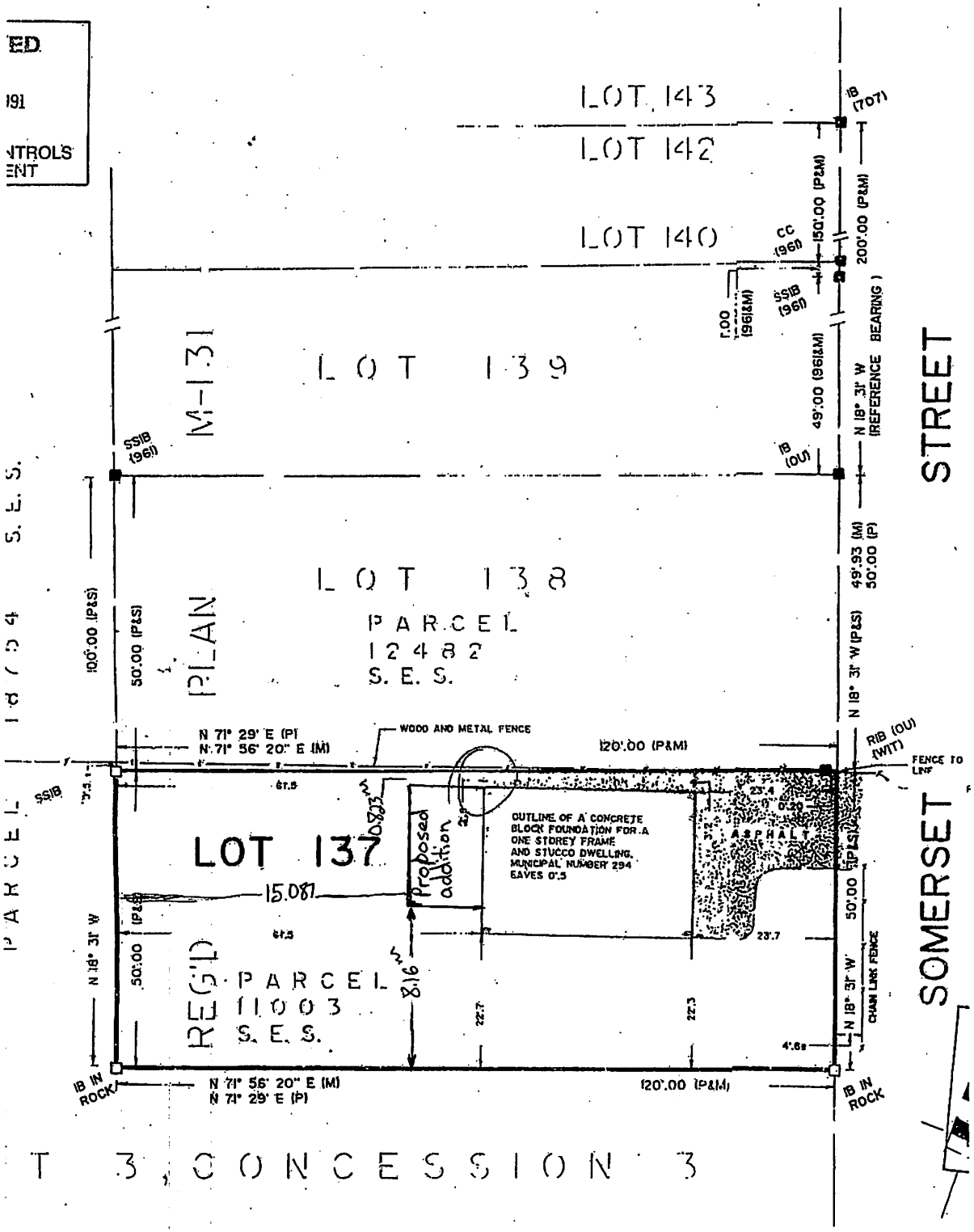
Application for Minor Variance or Permission

N

Subject Property,
PIN 73582-0041,
Parcel 11003 SEC SES,
Lot 137, Plan M131,
Part Lot 3, Concession 3,
Township of McKim,
249 Somerset Street, Sudbury,
City of Greater Sudbury

Sketch 1, NTS — A0030/2023
NDCA — Date: 2023 03 23

Minor Variance



DUCE, DISTRIBUTE OR ALTER
RT WITHOUT THE WRITTEN
LTD.

AND LTD.
SURVEYORS
STREET
ONTARIO
558 FAX 873-1051

OFFICE	CHECKED BY
J/JML	O.R.B.

SURVEYOR'S REAL PROPERTY REPORT - P

DESCRIPTION OF LAND

ALL OF LOT 137, REGISTERED PLAN M131, TOWNSHIP OF McKIM, MUNICIPAL
KNOWN AS 294 SOMERSET STREET

ENCROACHMENTS

THERE ARE NO ENCROACHMENTS OF OTHER
BUILDINGS UPON THE SAID LANDS

Prepared July 18/91
D S Oakland

A0030/2023
Sketch-2

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

Office Use Only
2023.01.01
A 0031 / 2023
S.P.P. AREA
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): CHARBONNEAU, ANGELE; CHARBONNEAU, PAUL — Ema[redacted]
Mailing Address: 219 O'Neil Drive East, Hanmer, Sudbury — Hon[redacted]
Bus[redacted]
City: Sudbury — Postal Code: P3L 1H6 — Fax Phone:

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

Name of Agent: TULLOCH Engineering — Email[redacted]
Mailing Address: 1942 Regent Street Unit L — Home[redacted]
Busin[redacted]
City: Sudbury — Postal Code: P3E 5V5 — Fax P[redacted]
Note: Unless otherwise requested, all communication will be sent to the agent, if any.

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

Name: N/A
Mailing Address: N/A
City: N/A — Postal Code: N/A

4) Current Official Plan designation: Rural — Current Zoning By-law designation: RS(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
Accessory Building Height (Section 4.2.4 (a))	5 metres	8.5 metres	3.5 metres

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

c) Description of Proposal:
This application would facilitate the construction of a detached garage with a height of 8.5 metres on the north-west portion of the subject property. See attached concept.

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
Additional height sought for the storage of boats and other recreational vehicles during the winter months.

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

PIN(s): 73502-0898 Township: Blezard
Lot No.: 6 Concession No.: 5 Parcel(s):
Subdivision Plan No.: Lot: Reference Plan No.: 53R20869 Part(s): 5, 10, 11, 12, 13 & 14
Municipal Address or Street(s): Unavailable

7) Date of acquisition of subject land. Aug 07, 2019

8) Dimensions of land affected.

Frontage ±58.50 (m) Depth ±138.92 (m) Area ±8073.60 (m^2) Width of Street N/A (m)

9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	±384.91	(m^2)	±278.74	(m^2)
Gross Floor Area:	±769.82	(m^2)	±278.74	(m^2)
No. of storeys:	2		1	
Width:	±9 (IRREGULAR)	(m)	±15.25	(m)
Length:	±25 (IRREGULAR)	(m)	±18.30	(m)
Height:	±9	(m)	8.5	(m)

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

	Existing		Proposed	
Front:	±32.30	(m)	±116.11	(m)
Rear:	±79.97	(m)	±6.42	(m)
Side:	±6.93	(m)	±6.34	(m)
Side:	±18.12	(m)	±28.03	(m)

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

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

What type of access to the land?

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

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

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

Use(s): Residential 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? 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

A0031/2023

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. Intake Protection Zone 3

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, CHARBONNEAU, ANGELE; CHARBONNEAU, PAUL (please print all names), the registered owner(s) of the property described as PART LOT 5 CONCESSION 5 DLEZARD PARTS 6, 10, 11, 12, 13 & 14 53R20969 TOGETHER WITH AN EASEMENT OVER PT 16 53R20969 AS IN SD357102 TOGETHER WITH AN EASEMENT OVER SRO PART 2 53R17724 AS IN SD357102 TOGETHER WITH AN EASEMENT OVER PART 7 53R20969 IN FAVOUR OF 10, 11, 12, 13 & 14 53R20969 AS IN SD357102 TOGETHER WITH AN EASEMENT OVER PART 8 53R20969 IN FAVOUR OF 10, 11, 12, 13 & 14 53R20969 AS IN SD357117 SUBJECT TO AN EASEMENT OVER PARTS 10,12&14 53R20969 IN FAVOUR OF PART 15 53R20969 AS IN SD357168 CITY OF GREATER SUDBURY (PIN 73502-0835) 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 TULLOCH Engineering (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 8 day of MARCH, 20 23

x Pmi Pesso
(witness)

x Paul Charbonneau Angele Charbonneau
Signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: x PAUL CHARBONNEAU ANGELE CHARBONNEAU

*I have authority to bind the Corporation

A0031/2023

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, TULLOCH Engineering (please print all names),

the registered owner(s) or authorized agent of the property described as

PART LOT 5 CONCESSION 5 BLEZARD PARTS 5, 10, 11, 12, 13 & 14 53R20969 TOGETHER WITH AN EASEMENT OVER PT 16 53R20969 AS IN SD358932 TOGETHER WITH AN EASEMENT OVER SRO PART 2 53R17764 AS IN SD357037 TOGETHER WITH AN EASEMENT OVER PART 7 53R20969 IN FAVOUR OF 10, 11, 12, 13 & 14 53R20969 AS IN SD357102 TOGETHER WITH AN EASEMENT OVER PART 8 53R20969 IN FAVOUR OF 10, 11, 12, 13 & 14 53R20969 AS IN SD357117 SUBJECT TO AN EASEMENT OVER PARTS 10,12&14 53R20969 IN FAVOUR OF PART 15 53R20969 AS IN SD357185 CITY OF GREATER SUDBURY (PIN 73502-0898)

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 13 day of March, 20 23

Commissioner of Oaths

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

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

Print Name: Aaron Arigamello.
*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: Mar 15/23 Hearing Date: April 13/23 Received By: S. Pinkerton

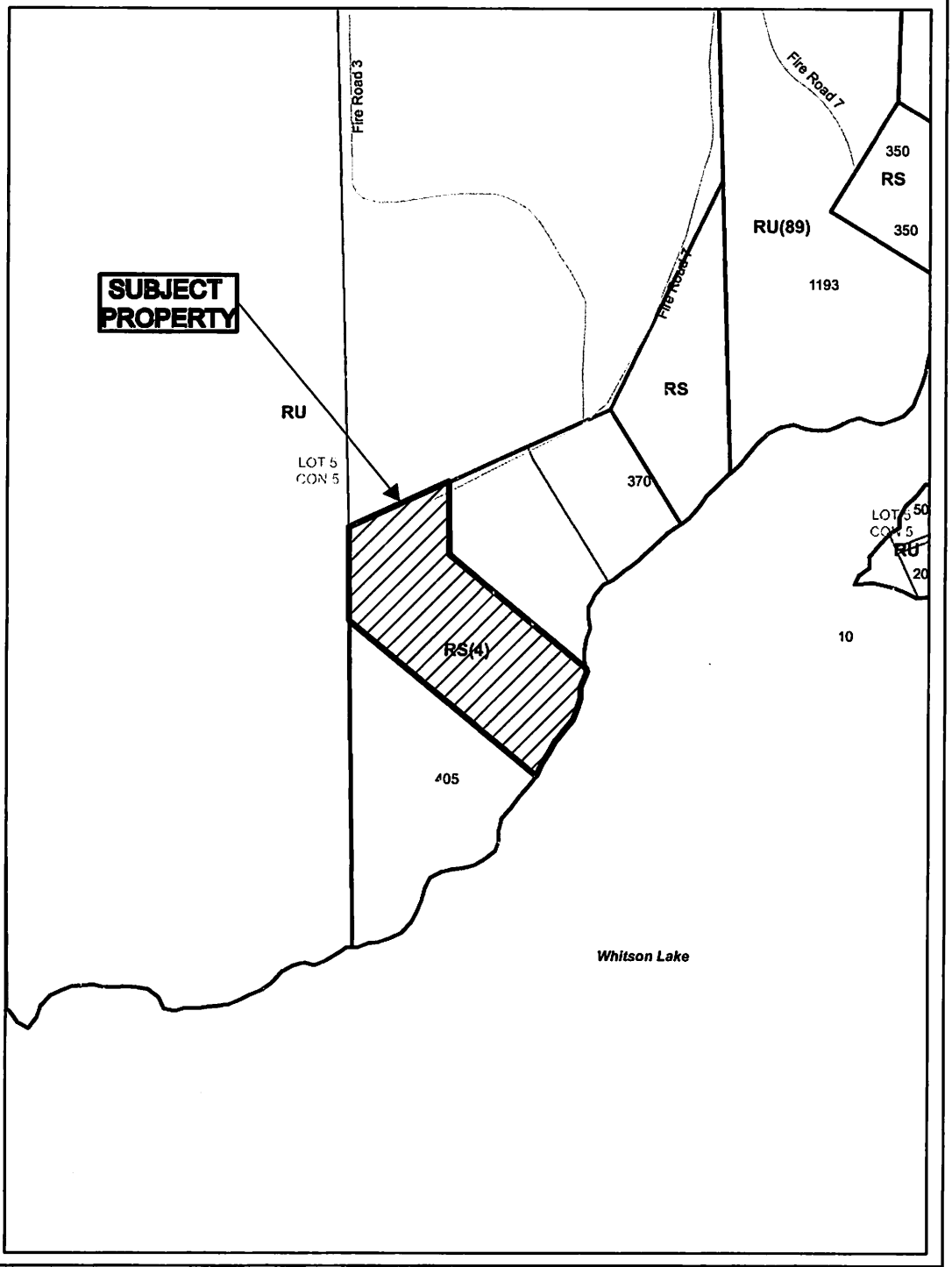
Zoning Designation: RS(H) Resubmission: ☐ Yes ☒ No

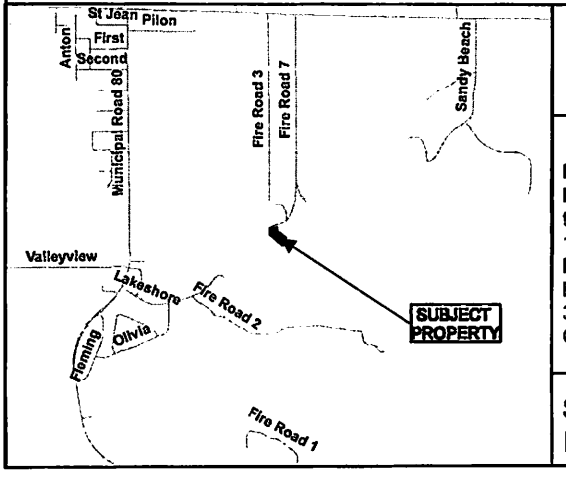
Previous File Number(s): See below

Previous Hearing Date:

Notes: B0093/2017 (Dec. 11/17)
B0094/2017 (Dec 11/17)
B0095/2017 (Dec 11/17)
B0096/2017 (Dec 11/17)
OPA 701-7/16-008
Rezoning 751-7/16-009

A0031/2023





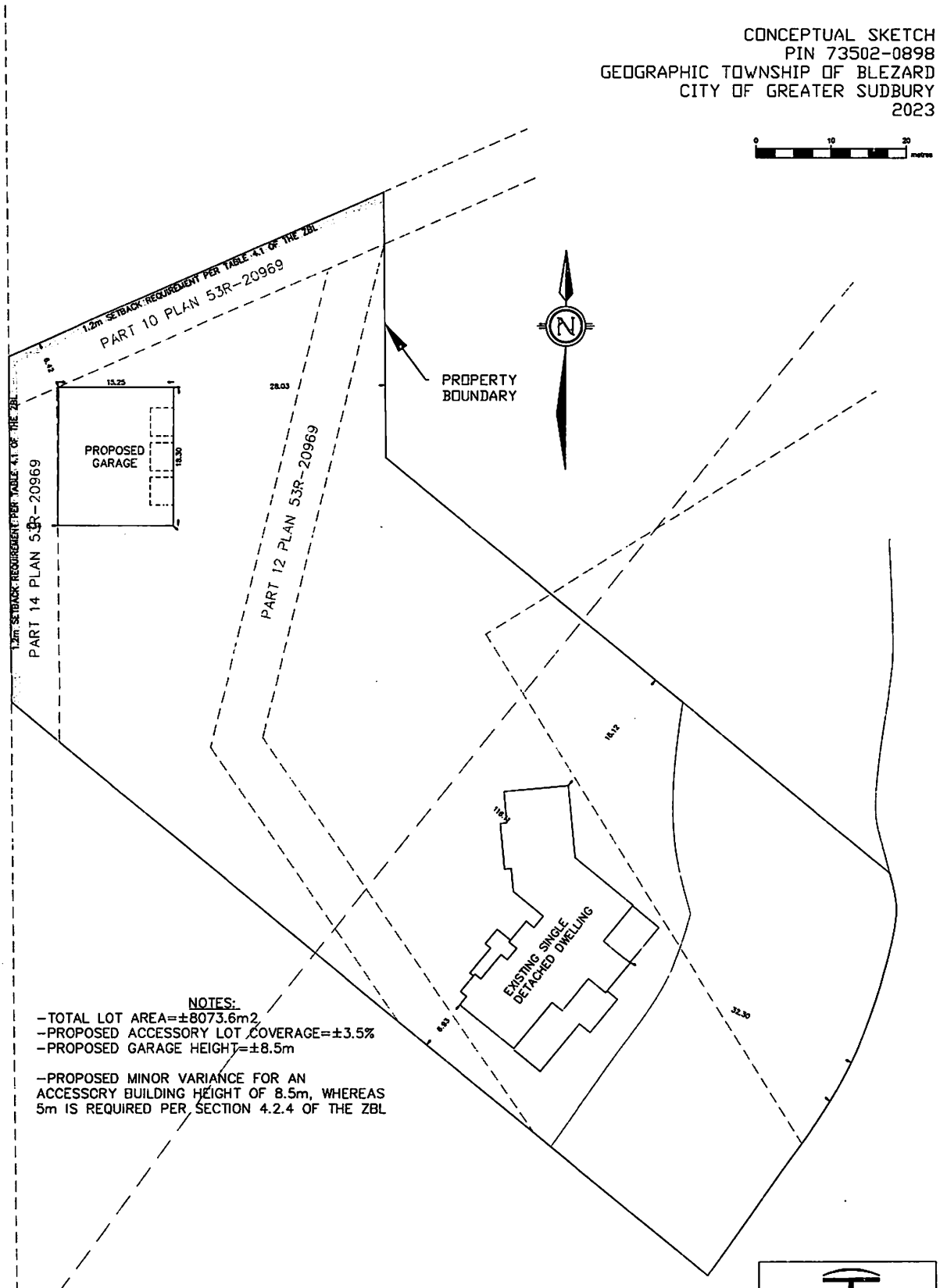
Application for Minor Variance or Permission

N

PIN 73502-0898, Part Lot 5, Concession 5,
Parts 5, 10, 11, 12, 13 and 14, Plan 53R-20969,
together with easement over Parts 7, 8, 10, 12, 13, 14 and 16, Plan 53R-20969, together with easement over SRO Part 2, Plan 53R-17784, and subject to easement over Parts 10, 12 and 14, Plan 53R-20969, Township of Blezard
390 Fire Road 7, Val Caron,
City of Greater Sudbury

Sketch 1, NTS — A0031/2023
NDCA — Date: 2023 03 23

CONCEPTUAL SKETCH
PIN 73502-0898
GEOGRAPHIC TOWNSHIP OF BLEZARD
CITY OF GREATER SUDBURY
2023



NOTES:
-TOTAL LOT AREA=±8073.6m2
-PROPOSED ACCESSORY LOT COVERAGE=±3.5%
-PROPOSED GARAGE HEIGHT=±8.5m

-PROPOSED MINOR VARIANCE FOR AN ACCESSORY BUILDING HEIGHT OF 8.5m, WHEREAS 5m IS REQUIRED PER SECTION 4.2.4 OF THE ZBL

CAUTION

THE PROPERTY BOUNDARIES ILLUSTRATED ON THIS PLAN WERE DEDN COMPILED FROM REGISTRY PLANS AND WERE NOT EDEN CONFIRMED.

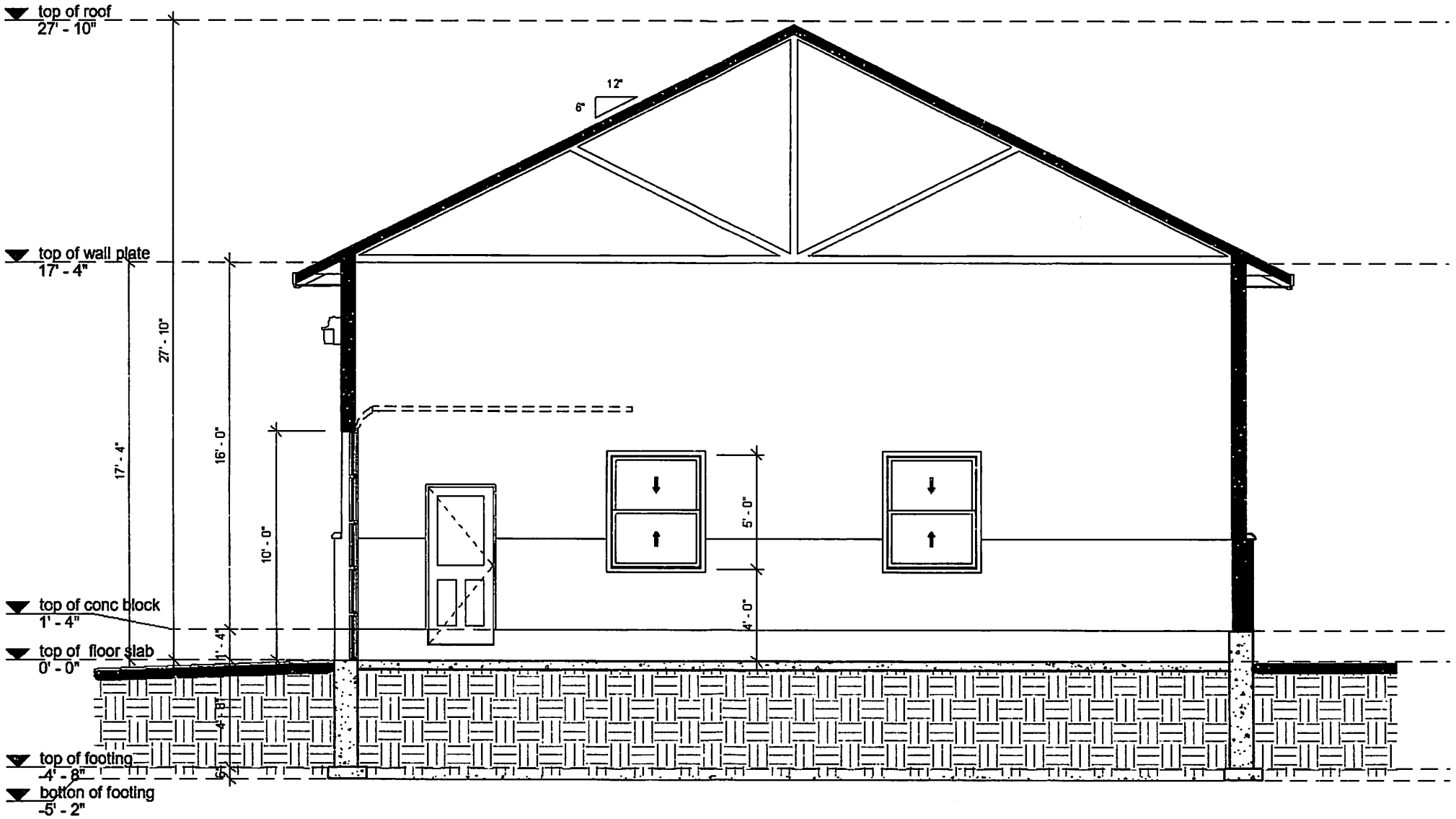
THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE.

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF TULLOCH ENGINEERING. © TULLOCH ENGINEERING, 2023.

NOTE:
INFORMATION SHOWN HAS BEEN COMPILED FROM EXISTING PLANS AND NOT FROM ACTUAL FIELD SURVEY.

TULLOCH
1942 REGENT STREET SUDBURY, ONTARIO
UNIT L P3E 3V5 705-671-2295
DRAWN BY: AA FILE: 23-0856

A0031/2023
Sketch 2



A0031/2023
Sketch 3

Application for Minor Variance – PIN 73502-0898 Site Photos

Figure 1 - Approximate Location of Proposed Garage

Figure 2 – Treed Coverage to the South of the Proposed Garage

A0031/2023
Sketch4

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

Office Use Only 2023.01.01
A 0032/2023
S.P.P. AREA
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): TREVOR & KAREN SYKES
Mailing Address: 1022 SOUTH LANE RD
City: SUDBURY Postal Code: P3G 1N6
Email [redacted]
Home [redacted]
Busin [redacted]
Fax [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: TREVOR SYKES
Mailing Address: 1022 SOUTH LANE RD
City: SUDBURY Postal Code: P3G 1N6
Email: [redacted]
Home [redacted]
Busine [redacted]
Fax P [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: SCOTIABANK ALGONQUIN
Mailing Address: 2040 ALGONQUIN ROAD
City: SUDBURY Postal Code: P3E 4Z6

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

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

Variance To	By-law Requirement	Proposed	Difference
4.41.2.(A)	30m	25.517	4.483
TABLE 6.2 INTERIOR SIDE YARD	6	1.58	0.42

b) Is there an eave encroachment? ☒ Yes ☐ No If 'Yes', size of eaves: 0.3 (m)

c) Description of Proposal: LEGALIZE ADDITION, GARAGE, LOCATION OF EXISTING BUILDING
DEMOLISH SHED 2

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

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

PIN(s): Township: BRODER
Lot No.: 2 Concession No.: 4 Parcel(s): 16170
Subdivision Plan No.: N/A Lot: N/A Reference Plan No.: 53263B1 Part(s): 1
Municipal Address or Street(s): 1022 SOUTHLAND RD, SUDBURY

7) Date of acquisition of subject land. JUNE 2017

8) Dimensions of land affected.

Frontage 22.744 (m) Depth 37.852 (m) Area 870.96 (m²) Width of Street — (m)

9) Particulars of all buildings:

	Existing			Proposed		
	HOUSE	SHED 1	SHED 2	HOUSE	SHED 1	SHED 2
Ground Floor Area:	93.64	11.89	5.94 (m²)	102.85	11.89	5.94 (m²)
Gross Floor Area:	187.32	11.89	5.94 (m²)	196.21	11.89	5.94 (m²)
No. of storeys:	1	1	1	1	1	1
Width:	7.315	2.438	2.438 (m)	7.315	2.438	2.438 (m)
Length:	12.192	4.877	2.438 (m)	14.630	4.877	2.438 (m)
Height:	4.876	3.048	2.438 (m)	4.876	3.048	2.438 (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		
	HOUSE	SHED 1	SHED 2	HOUSE	SHED 1	SHED 2
Front:	26.517	25.908	1.82 (m)	26.97	25.908	1.82 (m)
Rear:	2.895	16.15	35.35 (m)	2.895	16.15	35.35 (m)
Side:	5.56	1.21	(m)	5.56	1.21	18.89 (m)
Side:	1.097	18.89	1.21 (m)	1.097	18.89	1.21 (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.
DWELLING 1985

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

Use(s): SEASONAL DWELLING 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? 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

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): A23/85
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, Trevor Sykes Karen Sykes (please print all names), the registered owner(s) of the property described as 1022 South Lake 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 Trevor Sykes (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 7 day of March, 20 23

Willesykes
(witness)

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

Print Name: Trevor Sykes Karen Sykes

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, TREVOR SYKES (please print all names),

the registered owner(s) or authorized agent of the property described as 1022 SOUTH LANE 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 7 day of MARCH, 20 23

Commissioner of Oaths

Paula Elizabeth Green, 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: TREVOR SYKES

*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

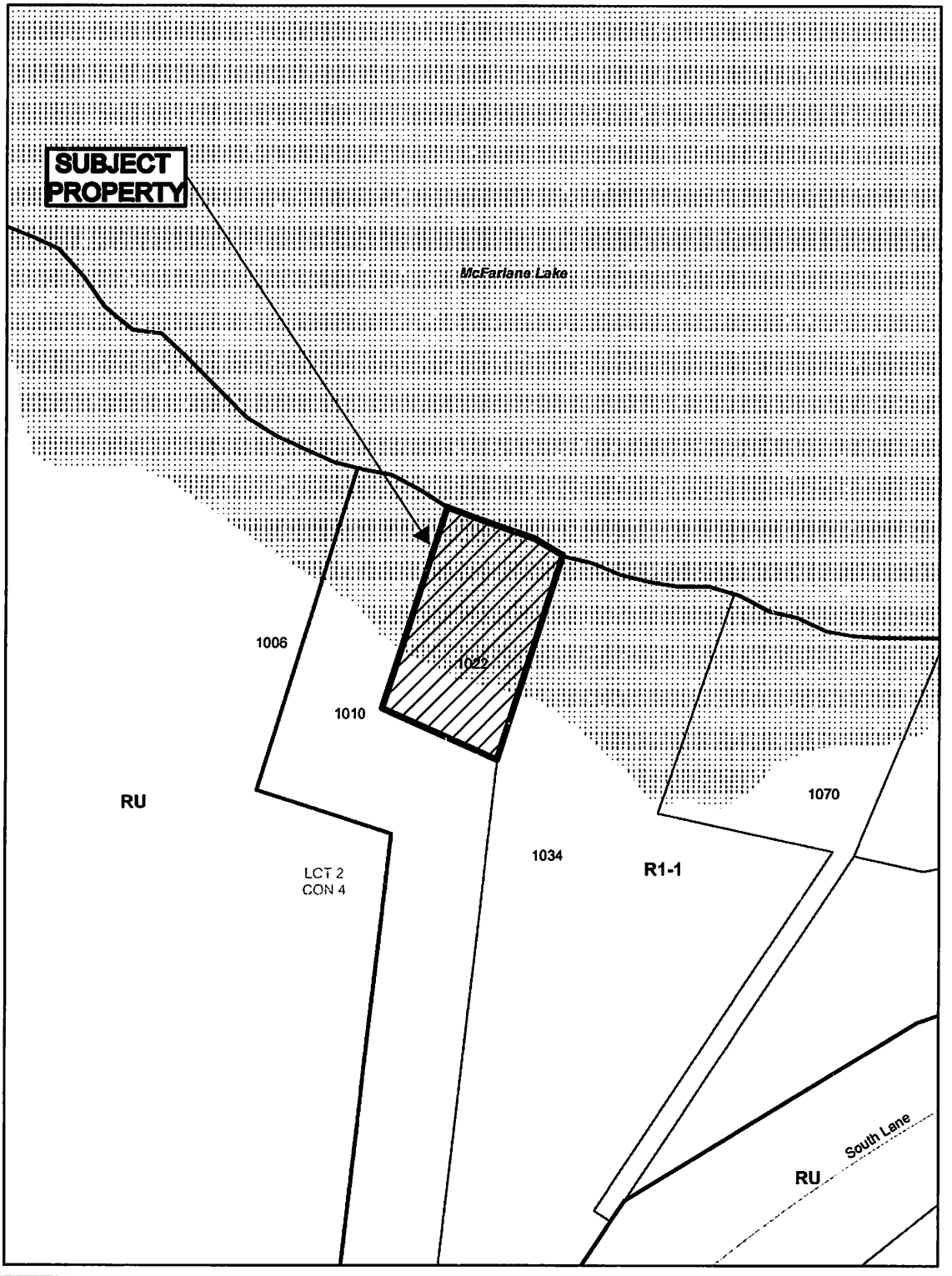
Date of Receipt: Mar 17/23 Hearing Date: April 13/23 Received By: S. Pinkerton

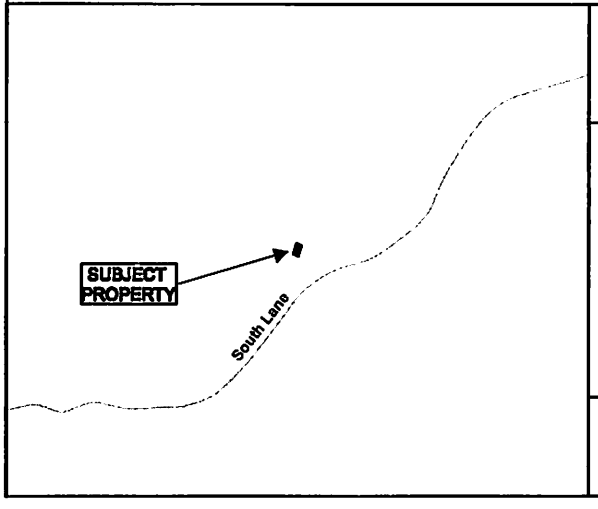
Zoning Designation: RU-1 Resubmission: ☐ Yes ☒ No

Previous File Number(s): A0023/1985 (Jun 10/85)

Previous Hearing Date:

Notes:





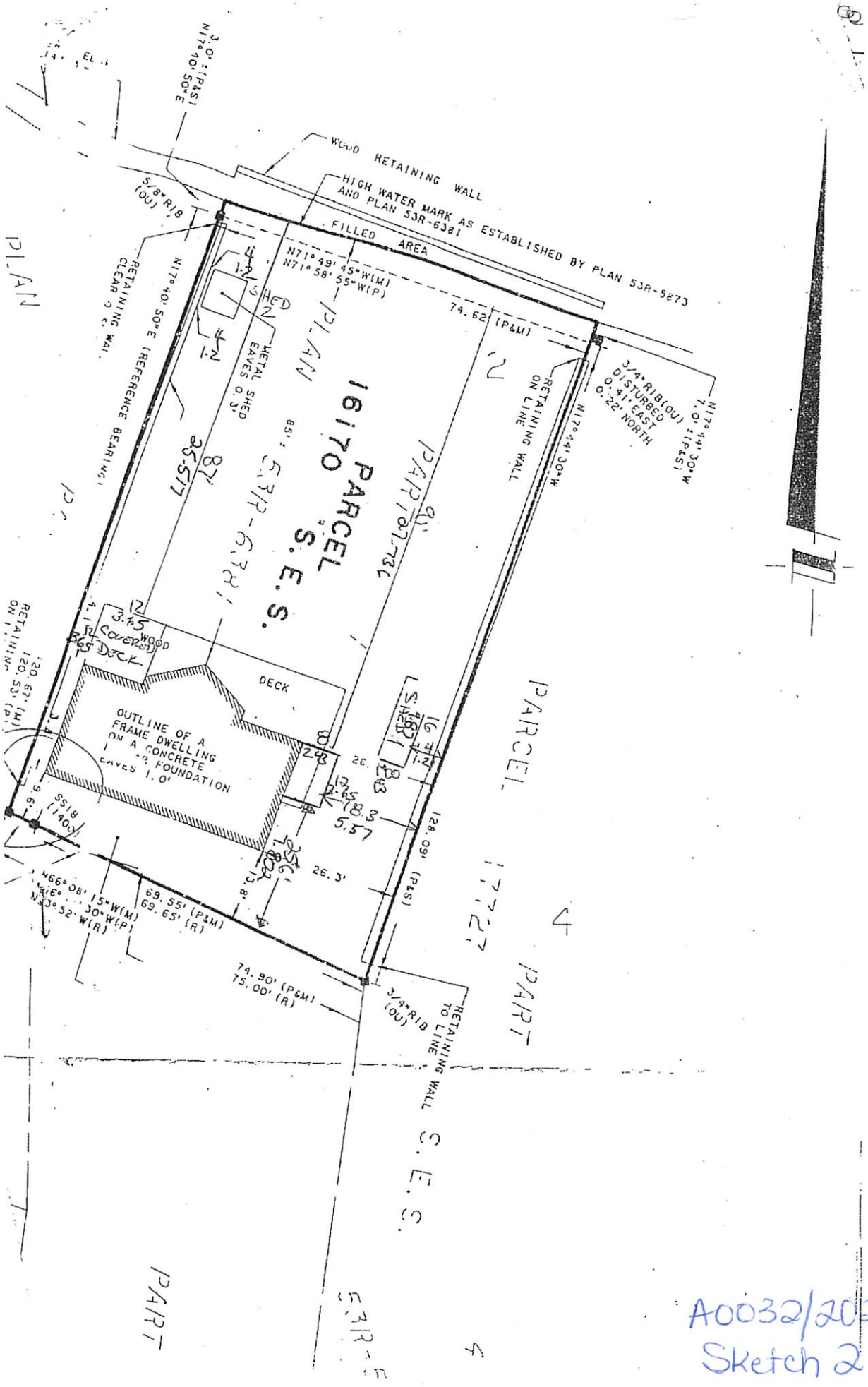
Application for Minor Variance or Permission

N

PIN 73477-0154,
Parcel 16170 SEC SES,
Part Lot 2, Concession 4,
Part 1, Plan 53R-6381,
Township of Broder,
1022 South Lane Road, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0032/2023
Date: 2023 03 24


WOOD RETAINING WALL
HIGH WATER MARK AS ESTABLISHED BY PLAN 53R-6381 AND PLAN 53R-5873
FILLED AREA
N71°49'45"W(M)
N71°58'55"W(P)
74.62' (P&M)
N17°40'50"E (REFERENCE BEARING)
RETAINING WALL CLEAR 0.5'
METAL SHED EAVES 0.3'
16170 PARCEL S.E.S.
53R-6381
DECK
OUTLINE OF A FRAME DWELLING ON A CONCRETE FOUNDATION
EAVES 1.0'
26.3'
128.09' (P&S)
69.55' (P&M)
69.65' (R)
74.90' (P&M)
75.00' (R)
RETAINING WALL ON LINE
RETAINING WALL TO LINE
PARCEL 17127
PARCEL S.E.S.
PLAN
PART
A0032/2023
Sketch 2

Greater Grand Sudbury
www.greatersudbury.ca
Box 5000, Station 'A', 200 Brady Street
Sudbury ON P3A 5P3
Tel. (705) 671-2489, Ext. 4376/4348
Fax (705) 673-2200

Office Use Only 2021.01.01
A 033/2023
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): Deepinderjit Reena Dhatt & Michel Gauthier — Email: [redacted]
Mailing Address: 54 Kormak — Home Phone: [redacted]
Business Phone: [redacted]
City: Sudbury — Postal Code: P3B 1H3 — 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: Belanger Salach Architecture — Email: [redacted]
Mailing Address: 255 Larch St. — Home: [redacted]
Business: [redacted]
City: Sudbury — Postal Code: P3B 1M2 — 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: Deepinderjit Reena Dhatt & Michel Gauthier
Mailing Address: 54 Kormak
City: Sudbury — Postal Code: P3B 1M2

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
Extend garage addition into front yard setback	6.0 metres	2.8 metres	3.2 metres

b) Is there an eave encroachment? ☒ Yes ☐ No — If 'Yes', size of eaves: 0.76 metres (m)

c) Description of Proposal:
Renovation to existing residential dwelling and garage addition.

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
Additional living space is required within existing dwelling, however an existing water line easement restricts expansion west (rear yard). Additional living space is being added within existing garage to be converted to living space between existing dwelling and new garage addition.

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

PIN(s): 73578-0148 Township: Neelon Ward: 11
Lot No.: 12 Concession No.: 3 Parcel(s):
Subdivision Plan No.: Lot: 24, 25 Reference Plan No.: 53M-1201 Part(s):
Municipal Address or Street(s):

7) Date of acquisition of subject land. 2017/08/11

8) Dimensions of land affected.

Frontage 20.19 (m) Depth ~87.15 (m) Area 1635.69 (m^2) Width of Street 9.6 (m)

9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	238 (including garage)	(m^2)	340 (including garage addition)	(m^2)
Gross Floor Area:	480 (including garage)	(m^2)	683 (including garage addition)	(m^2)
No. of storeys:	1 + basement		1 + basement	
Width:	14.02	(m)	14.38	(m)
Length:	23.06	(m)	35.79	(m)
Height:	8.31	(m)	8.31	(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:	15.69	(m)	2.88	(m)
Rear:	46.78	(m)	46.78	(m)
Side:	1.51 (north)	(m)	1.21 (north)	(m)
Side:	3.06 (south)	(m)	3.06 (south)	(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.

Spring 2025 proposed construction start for renovation and addition. Existing dwelling constructed 2003.

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 2003

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

Same as #13 ☒ or,

15) What is the number of dwelling units on the property? One single family dwelling.

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: single family residential, both abutting to north and south

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. _____
Subject property located within Ramsey Lake Intake Protection Zone 3

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Deepinderjit Reena Dhatt & Michel Gauthier (please print all names), the registered owner(s) of the property described as 54 Kormak Street in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

a) acknowledge that personal information collected on this form is collected pursuant to the *Planning Act*, R.S.O. 1990, c.P.13 for the purpose of processing this planning application;

b) acknowledge that it is the practice of the City of Greater Sudbury, in accordance with section 1.0.1 of the *Planning Act*, R.S.O. 1990, c.P.13, to provide public access to all planning applications and documents, including but not limited to reports, studies and drawings, required by the City of Greater Sudbury in support of this application ("Supporting Documentation") and provided to the City by me, my agents, my consultants and my solicitors;

c) in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*, consent to the use and disclosure of this application and any Supporting Documentation, inclusive of any personal information, to any person or entity, in any manner chosen by the City, including copying, posting on the City's website, advertising in a newspaper, routine distribution to members of council and in staff reports, or releasing to a third party upon third party request;

d) grant the City permission to reproduce, in whole or in part, the application and Supporting Documentation for internal use, inclusion in staff reports, distribution to the public for the purpose of public consultation or any other use associated with the purpose of review and implementation of the application;

Authority to Enter Land and Photograph

e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;

f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land Tribunal, the City of Greater Sudbury may not attend at the Ontario Land Tribunal hearing unless the City is provided with the City's required fee for attendance at the hearing;

Appointment of Authorized Agent

g) appoint and authorize Bélanger Salach Architecture (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 21 day of March, 20 23

(witness)

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

Print Name: Deepinderjit Reena Dhatt & Michel Gauthier

*I have authority to bind the Corporation

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, Deepinderjit Reena Dhalt & Michel Gauthier (please print all names),

the registered owner(s) or authorized agent of the property described as 64 Kormak Street

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 21 day of March, 20 23

Commissioner of Oaths
Tracy Sylvie Rochon,
a Commissionner, etc.,
Province of Ontario,
for Bélanger Salach Architecture.
Expires June 10, 2025.

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

Print Name: R. Dhalt / M. Gauthier
*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: Mar 21/23 Hearing Date: April 13, 2023 Received By: S. Pinkerton

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

Previous File Number(s): none

Previous Hearing Date:

Notes:

bélanger salach architecture

255 rue Larch Street
Sudbury Ontario
Canada P3B 1M2

t (705) 675-3383
f (705) 675-3598
belangersalach.ca

A Partnership of Corporations:
Louis Bélanger Inc. Architect
Amber Salach Inc. Architect

March 21, 2023

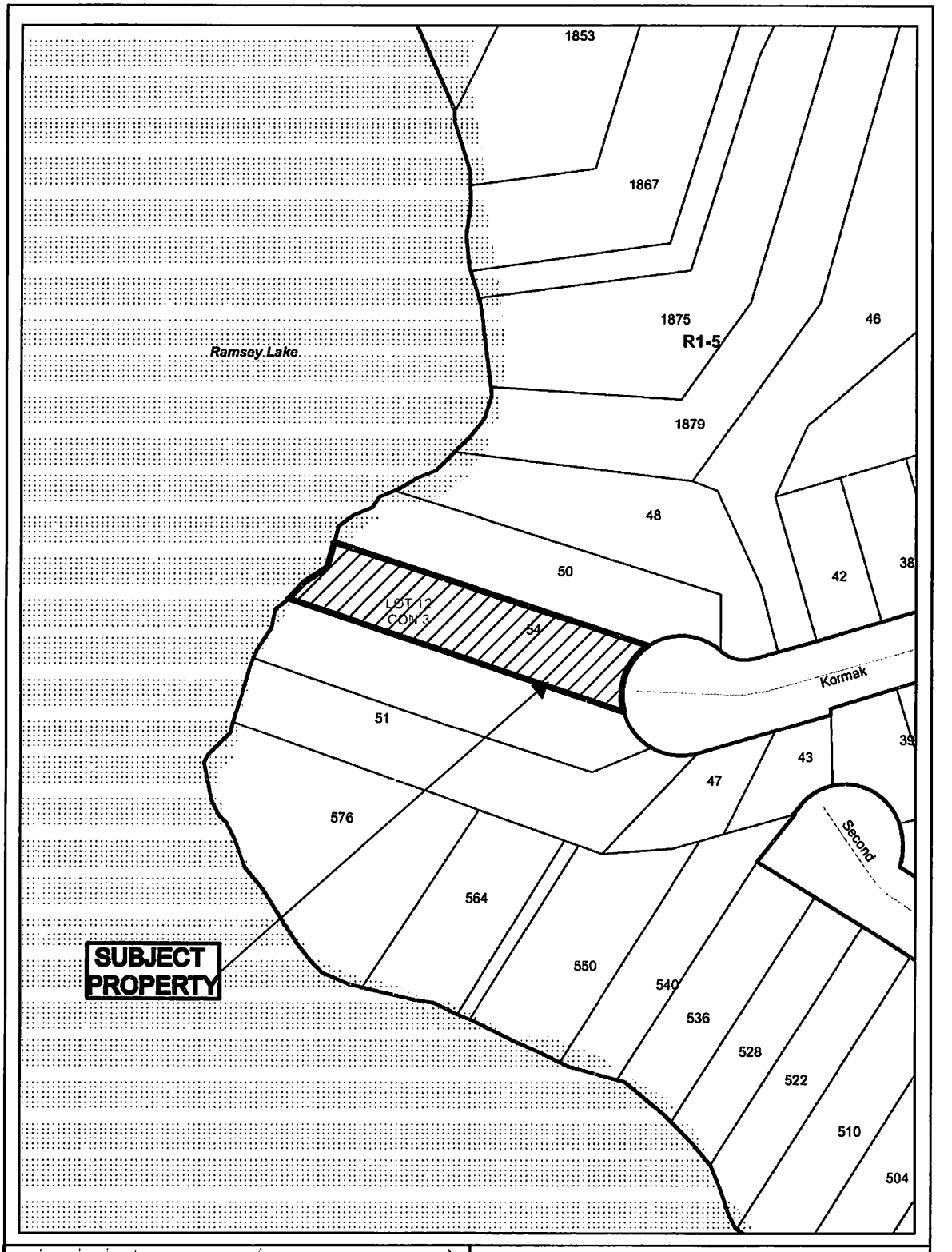
Minor Variance Application for Relief of Front Yard Setback for 54 Kormak, Sudbury ON.

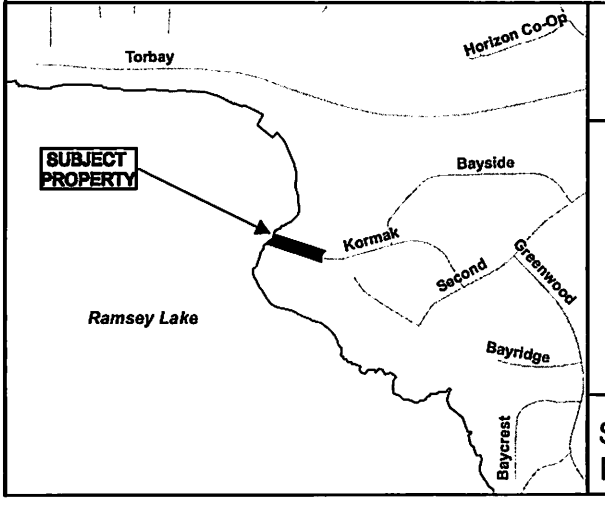
To: CGS Planning Department and CGS Committee of Adjustment

The Owner is requesting relief from the 6M Front yard setback to accommodate an addition to their family home.

Design of the addition began 1.5 years ago, however when the legal and topographic survey was completed and submitted to our team, a 6M wide water easement running across the Owner's back yard was identified. After significant review, the team decided to shift the redesign towards the front of the home to avoid the water line easement in the backyard, as it was the only alternative to accommodate the required spaces.

The drastic change in design towards the front of the home was undertaken because we felt that this approach did not affect any neighbouring views towards the lake and gives the opportunity to create a greater sense of street appeal in the residential neighborhood. The height of the home is not being increased, thus not creating any negative shadowing on the neighbour to the north.





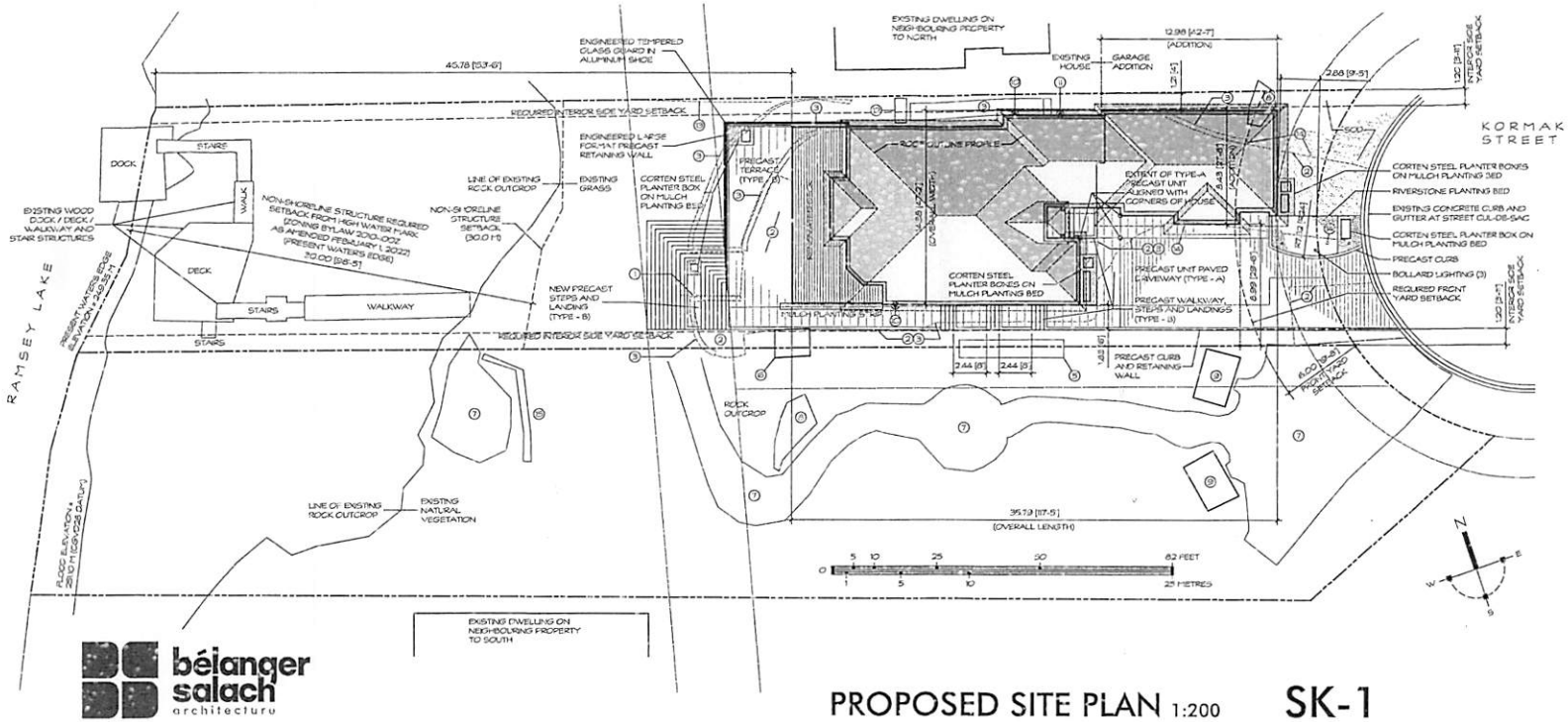
Application for Minor Variance or Permission

N

PIN 73578-0148,
Parcel 53M-1201-24 SEC SES,
Lot 24, Plan 53M-1201, subject to
LT661530, LT661531, LT661532 and
LT661533, Lot 12, Concession 3,
Township of Neelon,
54 Kormak Street, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0033/2023
Date: 2023 03 24



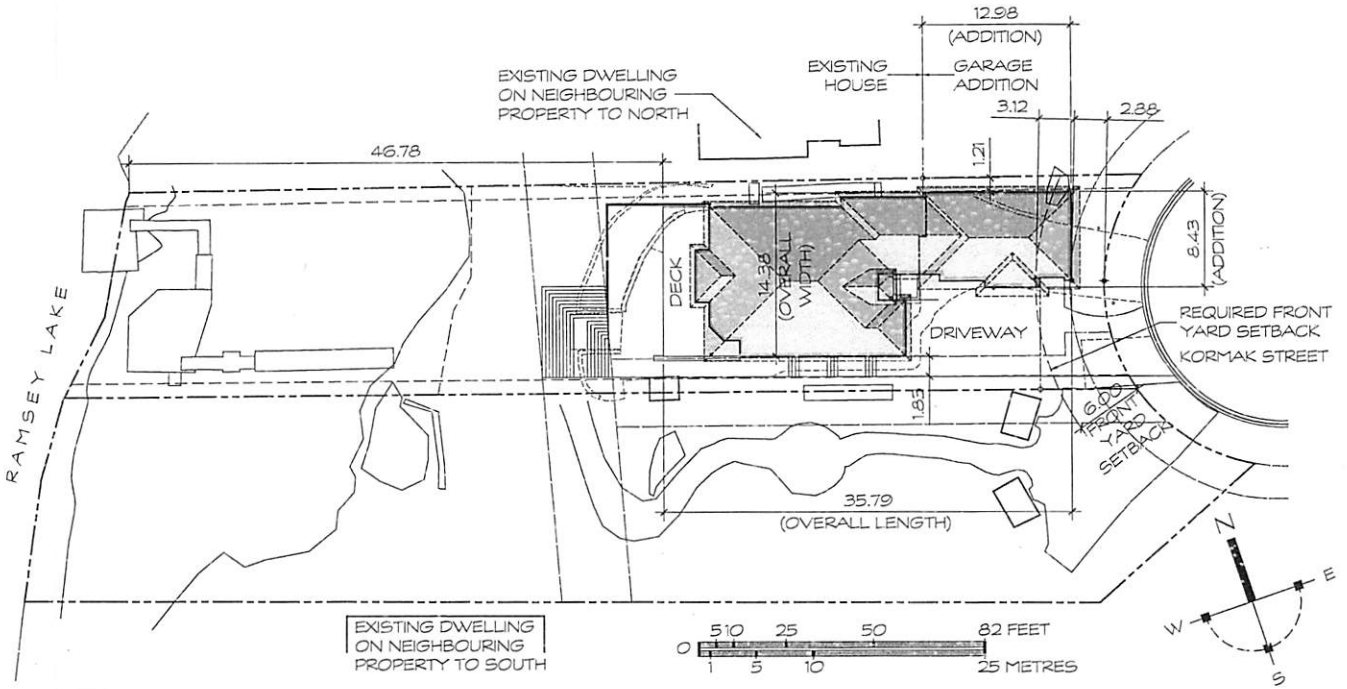
béianger salach architecture

PROPOSED SITE PLAN 1:200 SK-1

SITE PLAN NOTES - EXISTING ELEMENTS

1. EXISTING PRESSURE TREATED WOOD STEPS / WOOD DECK TO BE REMOVED.
2. EXISTING UNIT PAVER PATIO / LANDING / DRIVEWAY, TO BE REMOVED. SALVAGE / REMOVE FROM SITE AS DIRECTED INCLUSIVE OF SUBGRADE GRANULAR BACKFILL.
3. EXISTING UNIT MASONRY RETAINING WALL / STEPS TO BE REMOVED. SALVAGE / REMOVE FROM SITE AS DIRECTED.
4. EXISTING UNIT PAVER WALKWAY / STEPS TO BE REMAIN UNLESS DIRECTED OTHERWISE.
5. EXISTING PLANTING BEDS TO REMAIN IN PLACE UNLESS DIRECTED OTHERWISE.
6. EXISTING WOOD STRUCTURE TO REMAIN.
7. EXISTING GRAVEL WALKWAY / PATIO TO REMAIN UNLESS DIRECTED OTHERWISE.
8. EXISTING ROCK OUTCROP.
9. EXISTING WOOD STRUCTURE TO REMAIN UNLESS DIRECTED OTHERWISE.
10. EXISTING GAS RISER.
11. EXISTING HYDRO / TELEPHONE RISER.
12. EXISTING GENERATOR ON CONCRETE PAD TO REMAIN.
13. EXISTING FENCE TO BE REMOVED.
14. EXISTING LIGHT STANDARD TO BE REMOVED.
15. EXISTING ROCK RETAINING WALL TO REMAIN.

A0033/2023
Sketch 2



bélanger salach architecture

PROPOSED SITE PLAN 1:500

SK-1

A0033/2023
Sketch 3

DocuSign Envelope ID: 1B2EBEC3-38C4-407A-B3F2-7D98A88C0E05

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

Office Use Only 2023.01.01
A 0034/2023
S.P.P. AREA
YES ___ NO X
NDCA REG. AREA
YES ✓ NO ___

City of Greater Sudbury

APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: $1,090.00 (includes $260.00 legal notice fee)
A PPLICATION 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): Tara and Mark Alexander — Email: [redacted]
Mailing Address: ~~[redacted]~~ 198 Birch Hill Road — Home [redacted]
P3G 1K1 — Business Phone:
City: Sudbury, Ontario — Postal Code: ~~[redacted]~~ — 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 [redacted]

DS GB

Name of Agent: Greg Bruce for Timber Block — Email: [redacted]
Mailing Address: 1936 Commerce Park Drive — Home P[redacted]
Business [redacted]
City: Innisfil, Ontario — Postal Code: L9S 4A3 — Fax Pho[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: ScotiaBank
Mailing Address: 44 King St West
City: Toronto, Ontario — Postal Code: M5H 1H1

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

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

DS GB

Variance To	By-law Requirement	Proposed	Difference
4.41.2 minimum setback to waterbody	30m	10.76m	19.24m
4.41.3 20 m shoreline buffer requirement	20m	10.76m	9.24m
4.41.4 limitation of types of structures within 20m	20m	10.76m	9.24m

b) Is there an eave encroachment? ☑ Yes ☐ No — If 'Yes', size of eaves: .46 (m)

c) Description of Proposal:
[illegible]

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

DocuSign Envelope ID: 1B2EBEC3-38C4-407A-B3F2-7D98A88C0E05

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

PIN(s): 73477-0096 Township: Broder
Lot No.: PT LT4 Concession No.: 4 Parcel(s): 30029 SES
Subdivision Plan No.: Lot: Reference Plan No.: Part(s):
Municipal Address or Street(s): 198 Birch Hill Road

7) Date of acquisition of subject land. December 15th, 2022

8) Dimensions of land affected.

Frontage 51.1 (m) Depth 41.6 +/- (m) Area 1124 +/- (m^2) Width of Street 13.6 (m)

Particulars of all buildings:	Existing House	Existing Shed		Proposed House	
Ground Floor Area:	140.6	6.25m	(m^2)	174.19	(m^2)
Gross Floor Area:	140.6	6.25m	(m^2)	238.85	(m^2)
No. of storeys:	1			1.5	
Width:	18.9	2.25m	(m)	27.1 irregular	(m)
Length:	7.8	2.25m	(m)	11.2 irregular	(m)
Height:	4.75 +/-	2.25m	(m)	7.2m	(m)

DS GB

) 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:	10.76	(m)	10.76	(m)
Rear:	14.78	(m)	14.09	(m)
Side:	3.54	(m)	1.25	(m)
Side:	6.86	(m)	4.7	(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.
1969

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

Use(s): single family residential Length of time: 53 yrs

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: single family residential/open space

DocuSign Envelope ID: 1B2EBEC3-38C4-407A-B3F2-7D88A88C0E05

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, Tara Alexander Mark Alexander (please print all names), the registered owner(s) of the property described as 198 Birch Hill Road 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 Tara Alexander Greg Bruce (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 9th day of March, 20 23

(witness)

signature of Owner(s) or Signing Officer or Authorized Agent* Tara Alexander

Print Name: Mark Alexander

*I have authority to bind the Corporation

DocuSign Envelope ID: 1B2EBEC3-38C4-407A-B3F2-7D98A88C0E05

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, Tara Alexander (please print all names),

the registered owner(s) or authorized agent of the property described as 198 Birch Hill 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 9th day of MARCH, 20 23

Commissioner of Oaths

Karen Elizabeth Figaro, 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: Tara Alexander

*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

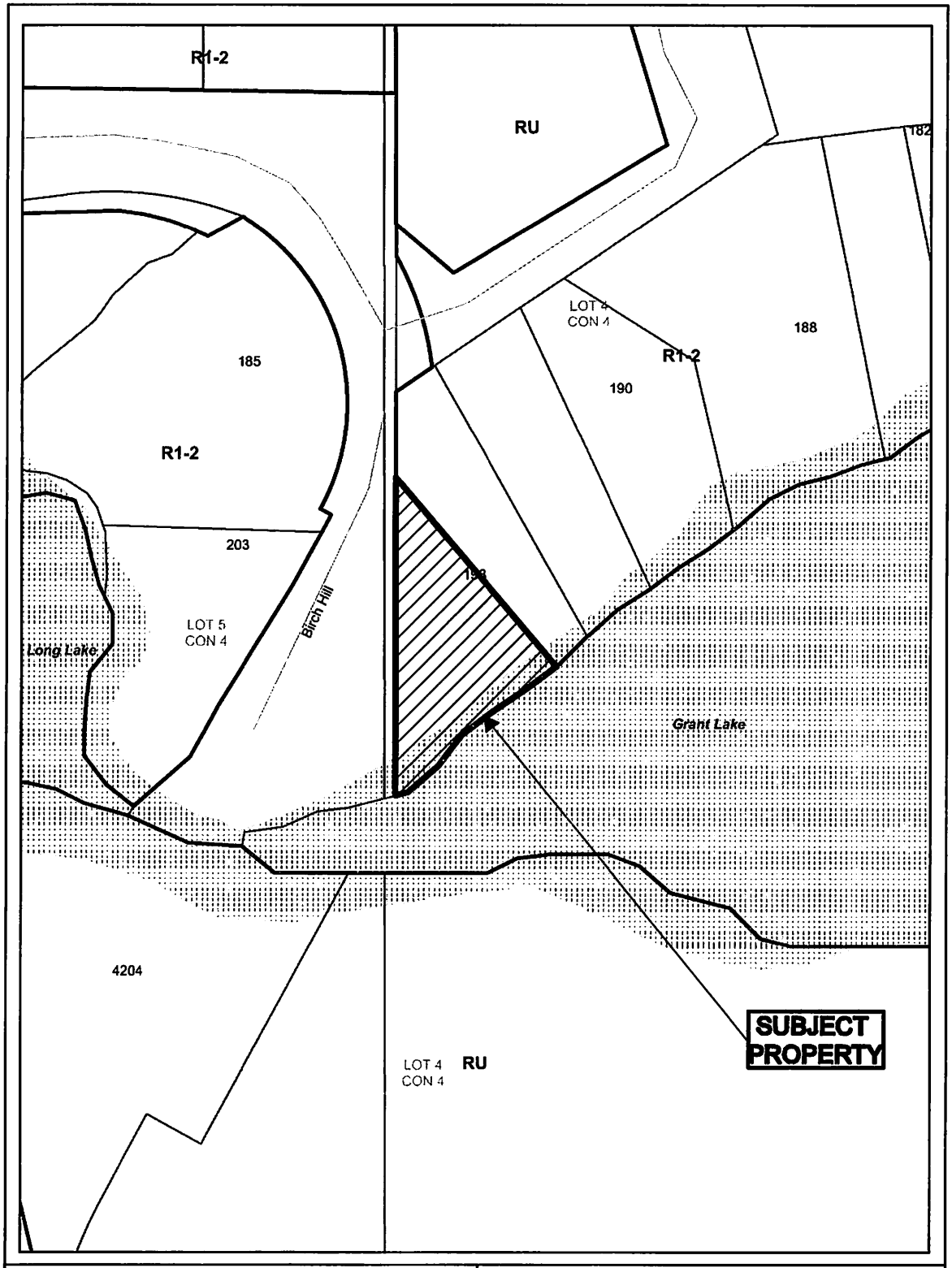
Date of Receipt: Mar 21/23 Hearing Date: April 13/2023 Received By: J. Pinkerton

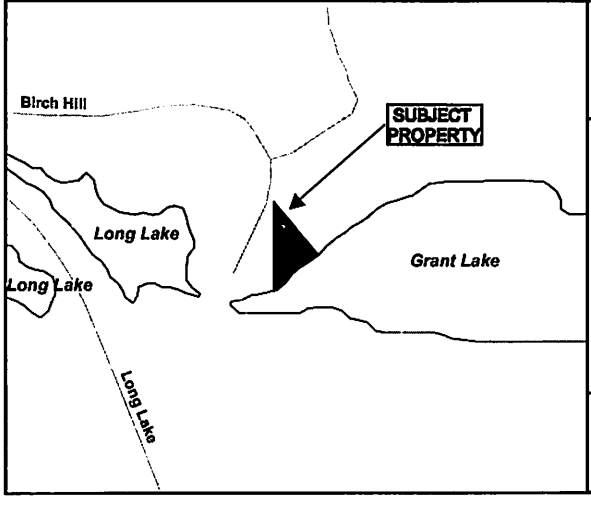
Zoning Designation: R1-2 Resubmission: ☐ Yes ☒ No

Previous File Number(s): None

Previous Hearing Date:

Notes:





Application for Minor Variance or Permission

N

PIN 73477-0096,
Parcel 30029 SEC SES,
Part Lot 4, Concession 4,
as in LT201331 except LT251846,
Township of Broder,
198 Birch Hill Road, Sudbury,
City of Greater Sudbury

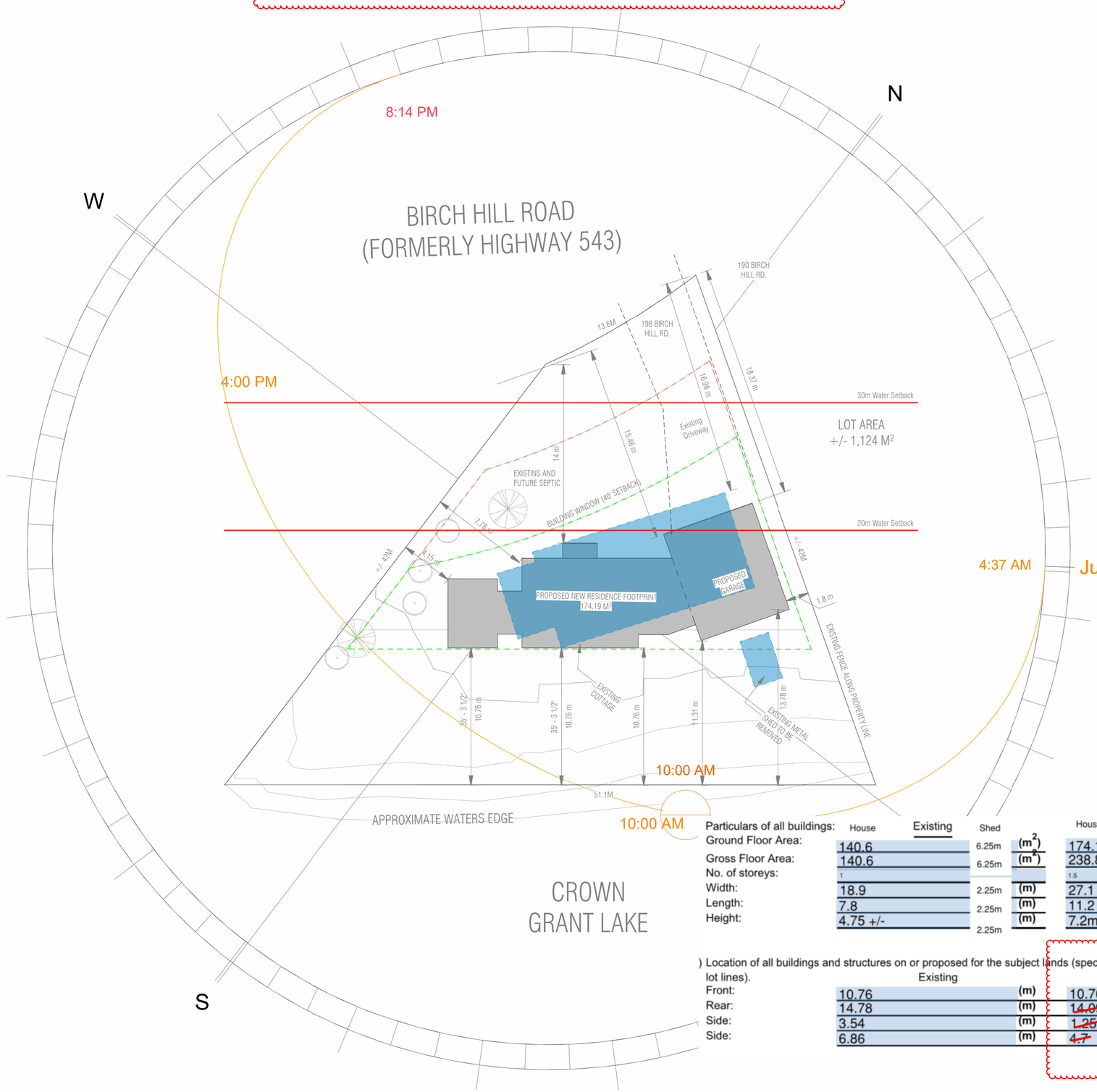
Sketch 1, NTS
NDCA

A0034/2023
Date: 2023 03 24

23/04/11

NOT FOR CONSTRUCTION

Alexander 198 Brich Hill Rd - Amended to 1.8m side yard setback 11-APRIL-2023



Particulars of all buildings:	House	Existing	Shed		House	Proposed	
Ground Floor Area:	140.6		6.25m	(m^2)	174.19		(m^2)
Gross Floor Area:	140.6		6.25m	(m^2)	238.85		(m^2)
No. of storeys:	1				1.5		
Width:	18.9		2.25m	(m)	27.1 irregular		(m)
Length:	7.8		2.25m	(m)	11.2 irregular		(m)
Height:	4.75 +/-		2.25m	(m)	7.2m		(m)

) 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:	10.76	(m)	10.76		(m)
Rear:	14.78	(m)	~~14.09~~	14.0m	(m)
Side:	3.54	(m)	~~1.25~~	1.8m	(m)
Side:	6.86	(m)	~~4.7~~	4.15m	(m)

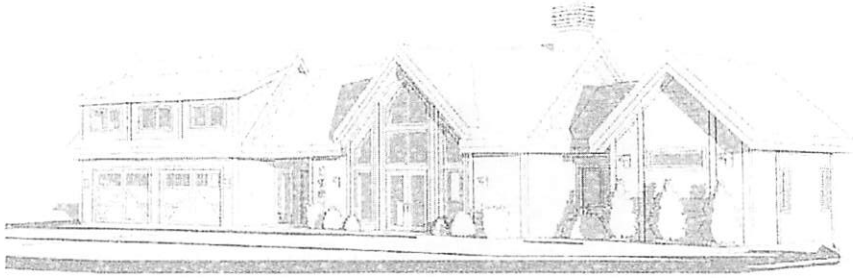
TIMBERBLOCK
Engineered Homes for Better Living

CONCEPT DESIGN
SITE PLAN (CONCEPTUAL)
1" = 20'-0"

ALEXANDER
CUSTOM: REVISION 2 | J.Counter

C2.1

NOT FOR CONSTRUCTION



TIMBERBLOCK
Engineered Homes for Better Living

ALEXANDER
CUSTOM REVISION 3
02/07/18

A0034/2023
Sketch 3

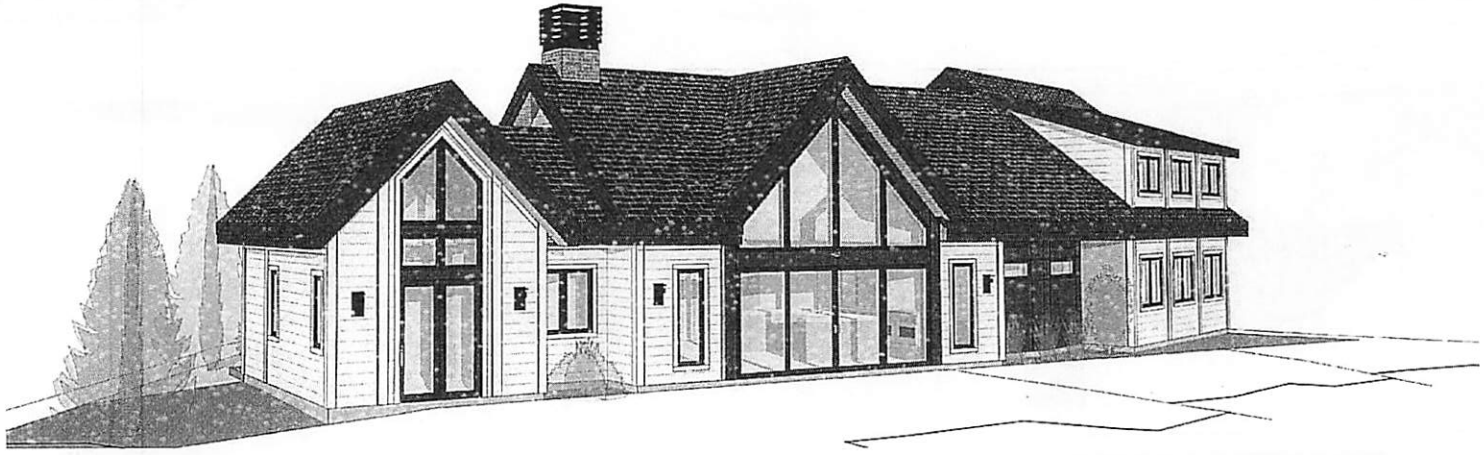
TIMBERBLOCK
Engineered Homes for Better Living

CONCEPT DESIGN
3D VIEWS - FRONT

ALEXANDER
C1.1

A0034/2023
Sketch-4

NOT FOR CONSTRUCTION



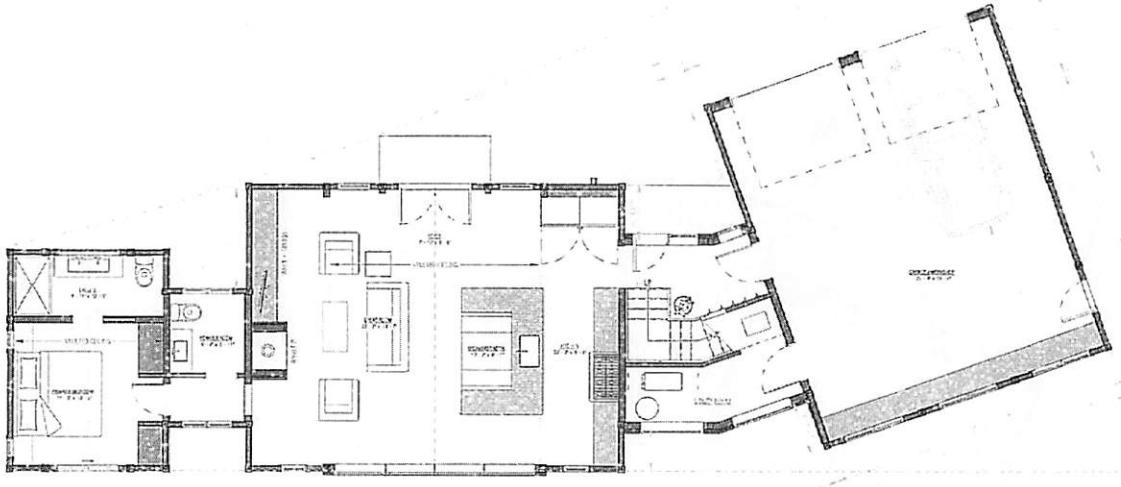
TIMBERBLOCK
Engineered Homes for Better Living

CONCEPT DESIGN
3D VIEWS - BACK

ALEXANDER	
CLIENTS REVISIONS	C1.2

A0034/2023
Sketch-5

NOT FOR CONSTRUCTION



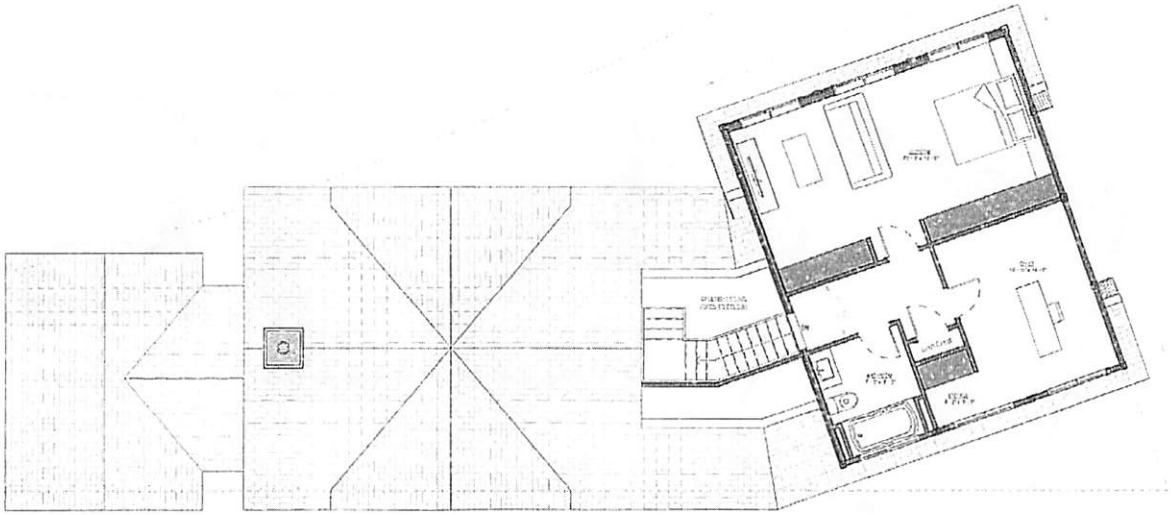
TIMBERBLOCK
Engineered Homes for Better Living

CONCEPT DESIGN
MAIN FLOOR PLAN

ALEXANDER	
	C3.1

A0034/2023
Sketch-6

NOT FOR CONSTRUCTION



TIMBERBLOCK
Engineered Homes for Better Living

CONCEPT DESIGN
SECOND FLOOR PLAN

ALEXANDER

C3.2

A0034/2023
Sketch-7

NOT FOR CONSTRUCTION

DOOR SCHEDULE							
NUMBER	WIDTH	HEIGHT	TYPE	OPERATION	COMMENTS	AREA	TRIM
D101	71 7/16"	82 3/4"	DOUBLE DOOR	ACTIVE / PASSIVE		41.65 ft²	25.7 LF
D102	31 1/8"	82 3/4"	SINGLE DOOR			19.61 ft²	19.48 LF
D103	168"	84"	GARAGE DOOR	BY OTHERS		63 ft²	32 LF
D104	168"	84"	GARAGE DOOR	BY OTHERS		63 ft²	32 LF
D105	31 1/8"	82 3/4"	SINGLE DOOR			19.61 ft²	19.48 LF
D106	192"	84"	QUADRUPLE DOOR	CENTER SLIDING	TBD TILTCO	112 ft²	46 LF
D107	59 1/2"	81"	DOUBLE DOOR	SLIDING		33.47 ft²	23.42 LF
							168.07 LF

WINDOW SCHEDULE							
NUMBER	WIDTH	HEIGHT	TYPE	OPERATION	COMMENTS	AREA	TRIM
W101	60"	18"	SINGLE	AWNING		7.5 ft²	13 LF
W102	48"	48"	DOUBLE	SINGLE CASEMENT		16 ft²	16 LF
W103	37"	52 1/4"	TRAPEZOID	FIXED		11.6 ft²	14.04 LF
W104	35 3/4"	46 1/4"	SINGLE	FIXED		11.47 ft²	13.66 LF
W105	35 3/4"	61 1/2"	TRAPEZOID	FIXED		15.25 ft²	16.2 LF
W106	35 3/4"	46 1/4"	SINGLE	FIXED		11.47 ft²	13.66 LF
W107	35 3/4"	61 1/2"	TRAPEZOID	FIXED		15.25 ft²	16.2 LF
W108	32"	72"	SINGLE	FIXED		16 ft²	17.33 LF
W109	32"	52 1/4"	TRAPEZOID	FIXED		11.6 ft²	14.04 LF
W110	28"	82 3/4"	SINGLE	FIXED		16.09 ft²	18.45 LF
W111	24"	82 3/4"	SINGLE	FIXED		13.79 ft²	17.79 LF
W112	60"	48"	DOUBLE	SINGLE CASEMENT		20 ft²	18 LF
W113	60"	48"	DOUBLE	SINGLE CASEMENT		20 ft²	18 LF
W114	60"	48"	DOUBLE	SINGLE CASEMENT		20 ft²	18 LF
W115	60"	18"	SINGLE	FIXED		7.5 ft²	13 LF
W116	60"	18"	SINGLE	AWNING		7.5 ft²	13 LF
W117	24"	72"	SINGLE	CASEMENT		12 ft²	16 LF
W118	48"	66"	TRAPEZOID	FIXED	TBD TILTCO	22 ft²	19 LF
W119	48"	114"	TRAPEZOID	FIXED	TBD TILTCO	38 ft²	27 LF
W120	32"	72"	SINGLE	FIXED		16 ft²	17.33 LF
W120	48"	114"	TRAPEZOID	FIXED	TBD TILTCO	38 ft²	27 LF
W121	48"	66"	TRAPEZOID	FIXED	TBD TILTCO	22 ft²	19 LF
W122	24"	72"	SINGLE	CASEMENT		12 ft²	16 LF
W123	48"	48"	DOUBLE	DOUBLE CASEMENT		16 ft²	16 LF
W124	29 3/4"	24"	SINGLE	FIXED		4.96 ft²	8.96 LF
W125	29 3/4"	24"	SINGLE	FIXED		4.96 ft²	8.96 LF
W126	29 3/4"	59 3/4"	TRAPEZOID	FIXED		12.34 ft²	14.92 LF
W127	29 3/4"	59 3/4"	TRAPEZOID	FIXED		12.34 ft²	14.92 LF
W128	18"	48"	SINGLE	CASEMENT		6 ft²	11 LF
W129	18"	48"	SINGLE	CASEMENT		6 ft²	11 LF
W201	60"	30"	DOUBLE	SINGLE CASEMENT		15 ft²	16 LF
W202	60"	30"	DOUBLE	SINGLE CASEMENT		15 ft²	16 LF
W203	60"	30"	DOUBLE	SINGLE CASEMENT		15 ft²	16 LF
W204	60"	30"	DOUBLE	SINGLE CASEMENT		15 ft²	16 LF
W205	60"	30"	DOUBLE	SINGLE CASEMENT		15 ft²	16 LF
W206	60"	30"	DOUBLE	SINGLE CASEMENT		15 ft²	16 LF
						533.63 ft²	572.40 LF

1. TIMBER BLOCK PANELS (WINDOW AREA REMOVED)			
PROFILE	R-VALUE	LENGTH	AREA
FLAT / FLAT	7.39	188' - 3"	1053.17
2. FRAMING TAKE-OFF (MAIN FLOOR)			
TYPE		TOTAL LENGTH	HEIGHT
2 x 4		22' - 1 77/128"	8' - 5 3/4"
2 x 4		13' - 8 103/128"	16' - 0 3/4"
2 x 6		61' - 4 57/128"	8' - 5 3/4"
3. FRAMING TAKE-OFF (SECOND FLOOR)			
TYPE		TOTAL LENGTH	HEIGHT
2 x 4		72' - 0 7/8"	8' - 4 3/8"
4. ROOF FINISH			
SHINGLE ROOF FINISH		2559.78 ft²	
5. FASCIA TAKE-OFF			
ALUMINUM FASCIA 7 1/4"		403' - 0 1/2"	
ALUMINUM FASCIA 6 1/2"		514' - 0"	
6. WALL FINISHES (EXTERIOR)			
ACM PANELS		227.22 ft²	
PINE SIDING - EXTERIOR		622.27 ft²	
STONE VENEER		29.47 ft²	
7. WALL FINISHES (INTERIOR)			
GYPSUM WALL BOARD		2220.23 ft²	
PINE SIDING - INTERIOR		134 ft²	
8. CEILING FINISHES (FLAT)			
PINE CEILING		333.33 ft²	
9. CEILING FINISHES (VAULTED)			
PINE CEILING		523.92 ft²	

[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

CLIENT NAME
MARK ALEXANDER

PROJECT ADDRESS
190 Birch Hill Rd, Greater Sudbury, Ontario, P3G 1K1

[illegible]

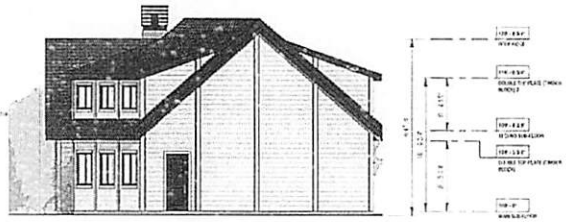
TIMBERBLOCK
Engineered Homes for Better Living

CONCEPT DESIGN
INFORMATION PAGE

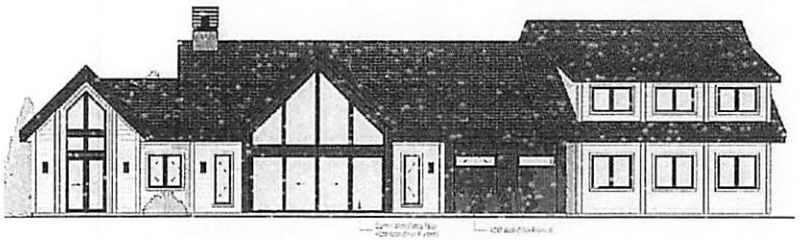
ALEXANDER	
CUSTOM REVISION	C5.1

A0034/2023
Sketch .8

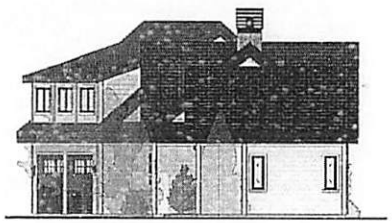
E1 North-West Elevation
1/8" = 1'-0"



E2 North-East Elevation
1/8" = 1'-0"



E3 South-East Elevation
1/8" = 1'-0"



E4 South-West Elevation
1/8" = 1'-0"

TIMBERBLOCK
Engineered Homes for Better Living

CONCEPT DESIGN
ELEVATIONS
1/8" = 1'-0"

ALEXANDER	C4.1

A0034/2023
Sketch-9