

Tom Davies Square
200 Brady St

Friday, April 22, 2022

PUBLIC HEARINGS

A0023/2022

ROBERT SAUNDERS

Ward: 12

PIN 02132 0320, Parcel 3342, Lot(s) 13, Subdivision M-125, Lot Pt 4, Concession 4, Township of McKim, 298 Leslie Street, Sudbury, [2010-100Z, R2-3 (Low Density Residential Two)]

For relief from Part 4, Section 4.2, Table 4.1 and 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, to facilitate the construction of a single detached dwelling providing, firstly, eaves to encroach 3.59m into the required front yard, where eaves may encroach 1.2m into the required front yard but not closer than 0.6m to the lot line, and secondly, a minimum front yard setback of 2.87m, where 6.0m is required.

A0027/2022

DARCY LANGELLA

Ward: 11

PIN 02124 0030, Parcel 27176 SEC SES, Lot(s) Pt 15, Subdivision M-208, Lot Pt 2, Concession 5, Township of McKim, 1095 Carmen 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 permit the existing single detached dwelling and addition to provide, firstly, an interior side yard setback of 0.914m, where 1.2m is required, secondly, a corner side yard setback of 1.31m, where 4.5m is required, and thirdly, eaves to encroach 3.4948m into the required corner side yard, where eaves may encroach 1.2m into the required corner side yard, but not closer than 0.6m to the lot line.

A0028/2022

241 LLOYD STREET HOLDINGS CORP

Ward: 10

PIN 73584 0134, Survey Plan 53R-4821 Part(s) 1, Lot(s) 1 and 2, Subdivision 2SB, Lot Pt 5, Concession 3, Township of McKim, 241 Lloyd Street, Sudbury, [2010-100Z, C4(1)(Office Commercial)]

For relief from Part 5, Section 5.5, Table 5.5 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit the existing multiple dwelling to provide a total of 14 parking spaces, where 29 are required.

A0029/2022

LOUISE FRANCE FOISY

Ward: 6

PIN 73504 1939, Parcel 26054 SEC SES, Lot Pt 6, Concession 2, Township of Hanmer, 4759 Highway 69 N, Val Therese, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsections 4.2.3 and 4.2.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached garage providing, firstly, an accessory lot coverage of 15%, 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 7.4m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

A0030/2022

**KRISTI SMITH
GREG SMITH**

Ward: 9

PINs 73476 0149 & 73476 0138, Parcels 8673 & 8281 SEC SES, Lot Pt 8, Concession 4, Township of Broder, 1095 Sunnyside Road, Sudbury, [2010-100Z, R1-2 (Low Density Residential One)]

For relief from Part 4, Section 4.41, subsections 4.41.2 and 4.41.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit the addition of a sunroom to the existing residential building, firstly, providing an 18.89m setback from the high water mark of a lake or river, where no person shall erect any residential building closer than 30.0m to the high water mark of a lake or a river, and secondly, to be 18.89m 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.

A0031/2022

**LINDA GAUDREAU
GILLES GAUDREAU**

Ward: 5

PIN 73498 0452, Parcel 17468 SEC SES SRO, Lot Pt 7, Concession 4, Township of Blezard, 1675 Guillet Street, Val Caron, [2010-100Z, R2-2 (Low Density Residential Two)]

For relief from Part 4, Section 4.2, subsection 4.2.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached garage providing a maximum height of 7.32m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

A0032/2022

WALDEN LANDS INC.

Ward: 2

PIN 73378 0338, Parcel 30316 SEC SWS SRO, Survey Plan 53R-8730 Part(s) 1, Lot Pt 8, Concession 4, Township of Waters, 1 Castlefield Court, Lively, [2010-100Z, R2-2 (Low Density Residential Two)]

For relief from Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to allow proposed Lot 1 in Draft Approved Plan of Subdivision File No. 780-8/04-008, being Parts 1 and 2 on the preliminary reference plan, to provide a minimum corner side yard setback of 4.5m, where 7.5m is required.

A0033/2022

WALDEN LANDS INC.

Ward: 2

PIN 73378 0338, Parcel 30316 SEC SWS SRO, Survey Plan 53R-8730 Part(s) 1, Lot Pt 8, Concession 4, Township of Waters, 2 Castlefield Drive, Lively, [2010-100Z, R2-2 (Low Density Residential Two)]

For relief from Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to allow proposed Lot 6 in Draft Approved Plan of Subdivision File No. 780-8/04-008, being Parts 30, 31 and 32 on the preliminary reference plan, to provide a minimum corner side yard setback of 4.5m, where 7.5m is required.

A0034/2022

WALDEN LANDS INC.

Ward: 2

PIN 73378 0338, Parcel 30316 SEC SWS SRO, Survey Plan 53R-8730 Part(s) 1, Lot Pt 8, Concession 4, Township of Waters, 1 Pinecrest Court, Lively, [2010-100Z, R2-2 (Low Density Residential Two)]

For relief from Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to allow proposed Lot 7 in Draft Approved Plan of Subdivision File No. 780-8/04-008, being Parts 33 and 34 on the preliminary reference plan, to provide a minimum corner side yard setback of 3.0m, where 7.5m is required.

A0035/2022

WALDEN LANDS INC.

Ward: 2

PIN 73378 0338, Parcel 30316 SEC SWS SRO, Survey Plan 53R-8730 Part(s) 1, Lot Pt 8, Concession 4, Township of Waters, 2 Pinecrest Court, Lively, [2010-100Z, R2-2 (Low Density Residential Two)]

For relief from Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to allow proposed Lot 11 in Draft Approved Plan of Subdivision File No. 780-8/04-008, being Parts 57, 58 and 59 on the preliminary reference plan, to provide a minimum corner side yard setback of 3.0m, where 7.5m is required.

A0037/2022

1039512 ONTARIO LIMITED

Ward: 11

PIN 73580 0176, Parcel 33542 SEC SES, Survey Plan SR-1850 Part(s) 2 and 3, Lot(s) M-132, Subdivision Pt 197, Lot Pt 2, Concession 4, Township of McKim, 1159 Bancroft Drive, Sudbury, [2010-100Z, R2-2 (Low Density Residential Two)]

For relief from Part 4, Section 4.2, Table 4.1 and Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the conversion of the existing one-storey single detached dwelling to two-storeys providing, firstly, a minimum interior side yard setback of 1.2m, where 1.8m is required, and secondly, eaves to encroach 1.22m 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.

THIS APPLICATION WAS DEFERRED FROM THE MEETING OF FEBRUARY 24, 2022 TO IN ORDER FOR THE APPLICANTS TO ADDRESS COMMENTS.

A0001/2022

**NORMAN DOUCET
CAROLINA BOHRER**

"REVISED"

Ward: 10

PIN 73592 0187, Parcel 33662, Surveys Plan SR-1228 Part(s) 3 & Plan SR-2515 Part(s) 1, Lot Pts 2 and 3, Concession 2, Township of McKim, 1140 Ramsey Lake Road, Sudbury, [2010-100Z, R1-3 Low Density Residential One]

For relief from Part 4, Section 4.2, Table 4.1 and Section 4.41, subsections 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 a single detached dwelling on the subject property, firstly, to permit eaves to encroach 5.59m into the required yard, where eaves may only encroach 1.2m into the required yard but not closer than 0.6m to the lot line, secondly, providing a 20.17m setback from the high water mark of a lake or river, where no person shall erect any residential building closer than 30.0m to the high water mark of a lake or a river, thirdly, a minimum rear yard setback of 2.32m, where 7.5m is required, and fourthly, a maximum height of 12.82m, where 11.0m is permitted.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0578/1968 (JAN 6/69)

**A REMINDER... THE NEXT SCHEDULED MEETING IS
WEDNESDAY, MAY 4, 2022**



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 | |
| A0023/2022 | |
| S.P.P. AREA | |
| YES | NO <input checked="" type="checkbox"/> |
| NDCA REG. AREA | |
| YES | NO <input checked="" type="checkbox"/> |

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,025.00 (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): ROBERT SAUNDERS Email: [REDACTED]
 Mailing Address: 3495 BANCROFT Home Phone: [REDACTED]
 Business Phone: [REDACTED]
 City: SUDBURY ONT Postal Code: P3B 4J7 Fax Phone: NONE

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

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

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

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

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

- * 4) Current Official Plan designation: Living Area 1 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 |
|----------------------------|--------------------|---------------|---------------|
| <u>FRT YARD. TABLE 6.4</u> | <u>6m.</u> | <u>2.87m.</u> | <u>3.13m.</u> |
| | | | |
| | | | |
| | | | |

- b) Is there an eave encroachment? Yes No If 'Yes', size of eaves: 0.457 (m)

c) Description of Proposal: SINGLE FAM DWELLING

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
EXISTING PARTIAL FOOT PRINT
Demolishing house + want to use part of existing footprint

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

PIN(s): 4 Township: McKim
 Lot No.: 4 Concession No.: 4 Parcel(s): 3342
 Subdivision Plan No.: M125 Lot: 13 Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 298 LESLIE ST.

7) Date of acquisition of subject land. 2017

8) Dimensions of land affected.

Frontage 15.24 (m) Depth 34.14 (m) Area 520.26 (m²) Width of Street _____ (m)

| Particulars of all buildings: | Garage | Existing Dwelling (to be removed) | New SFD | Proposed | (m ²) |
|-------------------------------|--------------|-----------------------------------|---------------|----------|-------------------|
| Ground Floor Area: | <u>58.06</u> | <u>102.19</u> | <u>120.77</u> | | |
| Gross Floor Area: | <u>18.15</u> | <u>118.12</u> | <u>120.77</u> | | |
| No. of storeys: | <u>2</u> | <u>1.5</u> | | | |
| Width: | <u>4.26</u> | <u>7.92</u> | <u>7.92</u> | | |
| Length: | <u>4.62</u> | <u>9.14</u> | <u>15.24</u> | | |
| Height: | <u>1m</u> | <u>~6.1m</u> | <u>5.18</u> | | |

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

| | Deck | Garage | Existing Dwelling (to be removed) | New SFD | Proposed Garage | (m) |
|--------|-------------|--------------|-----------------------------------|--------------|-----------------|-----|
| Front: | | <u>29.11</u> | <u>2.8</u> | <u>2.87</u> | <u>29.11</u> | |
| Rear: | <u>0.85</u> | <u>0.76</u> | <u>16m</u> | <u>16.76</u> | <u>0.76</u> | |
| Side: | | <u>0.64</u> | <u>7.22</u> | <u>6.096</u> | <u>0.64</u> | |
| Side: | | <u>6.61</u> | <u>0.335</u> | <u>1.22</u> | <u>0.41</u> | |

Deck
To be
Removed

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.

1970

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

Use(s): ENGLISH HOUSE BUILD SFD Length of time: _____

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

Same as #13 or, SINGLE FAMILY DWELLING

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

A0023/2022

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, ROBERT SAUNDERS MARSHA SAUNDERS (please print all names), the registered owner(s) of the property described as 298 LESLIE

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

Dated this 27 day of FEBRUARY, 2022

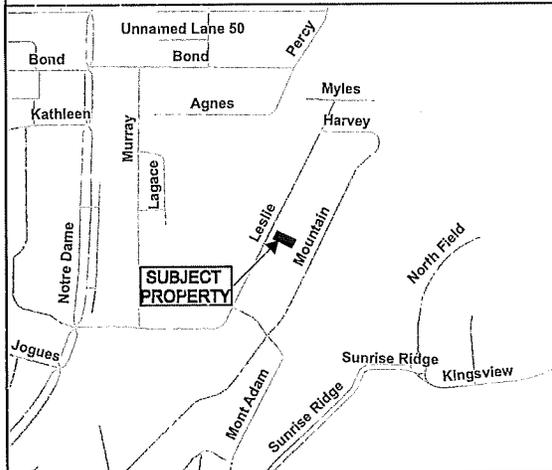
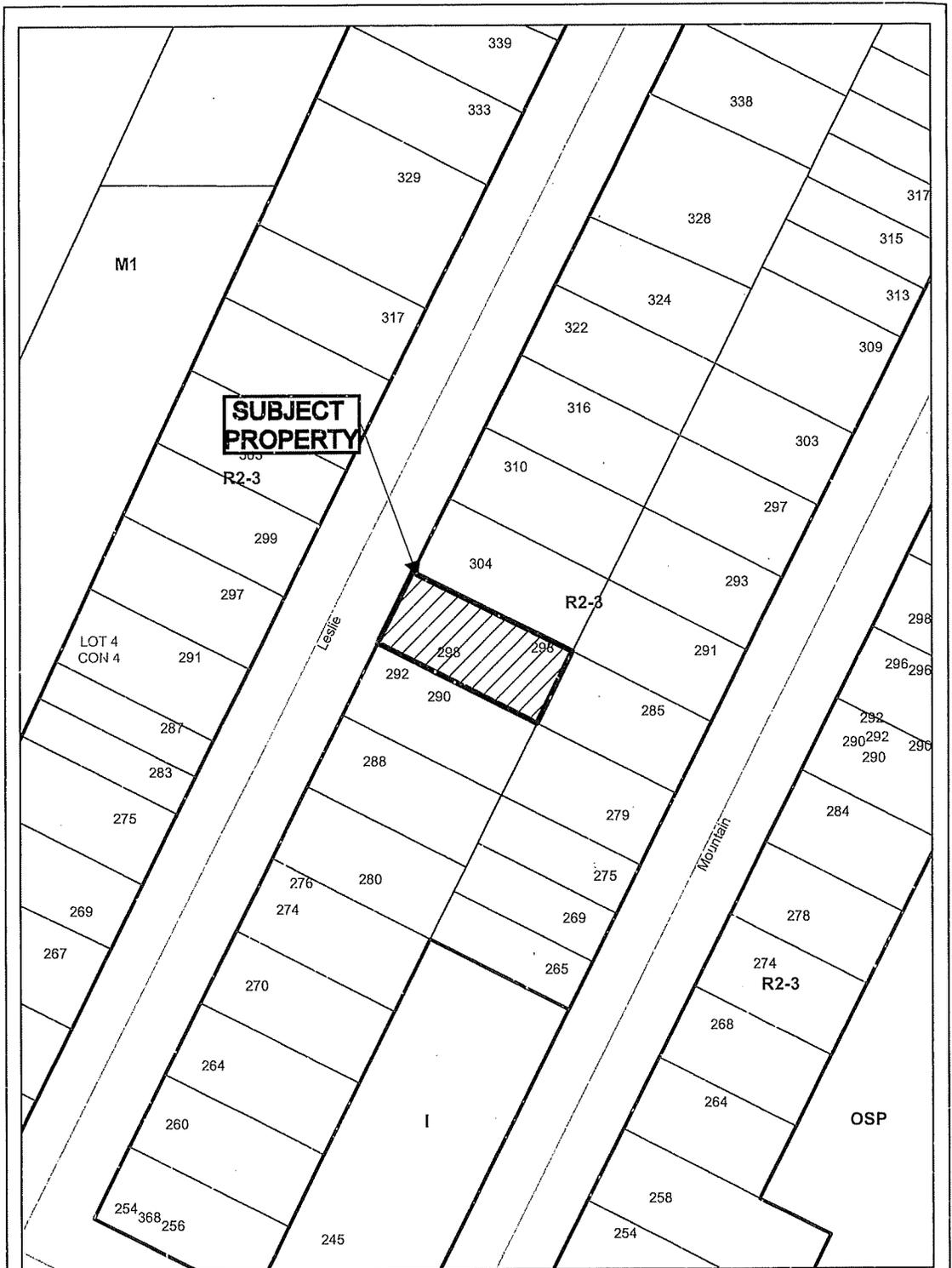
M Saunders
(witness)

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

Print Name: ROBERT SAUNDERS MARSHA SAUNDERS

*I have authority to bind the Corporation

A0023/2022



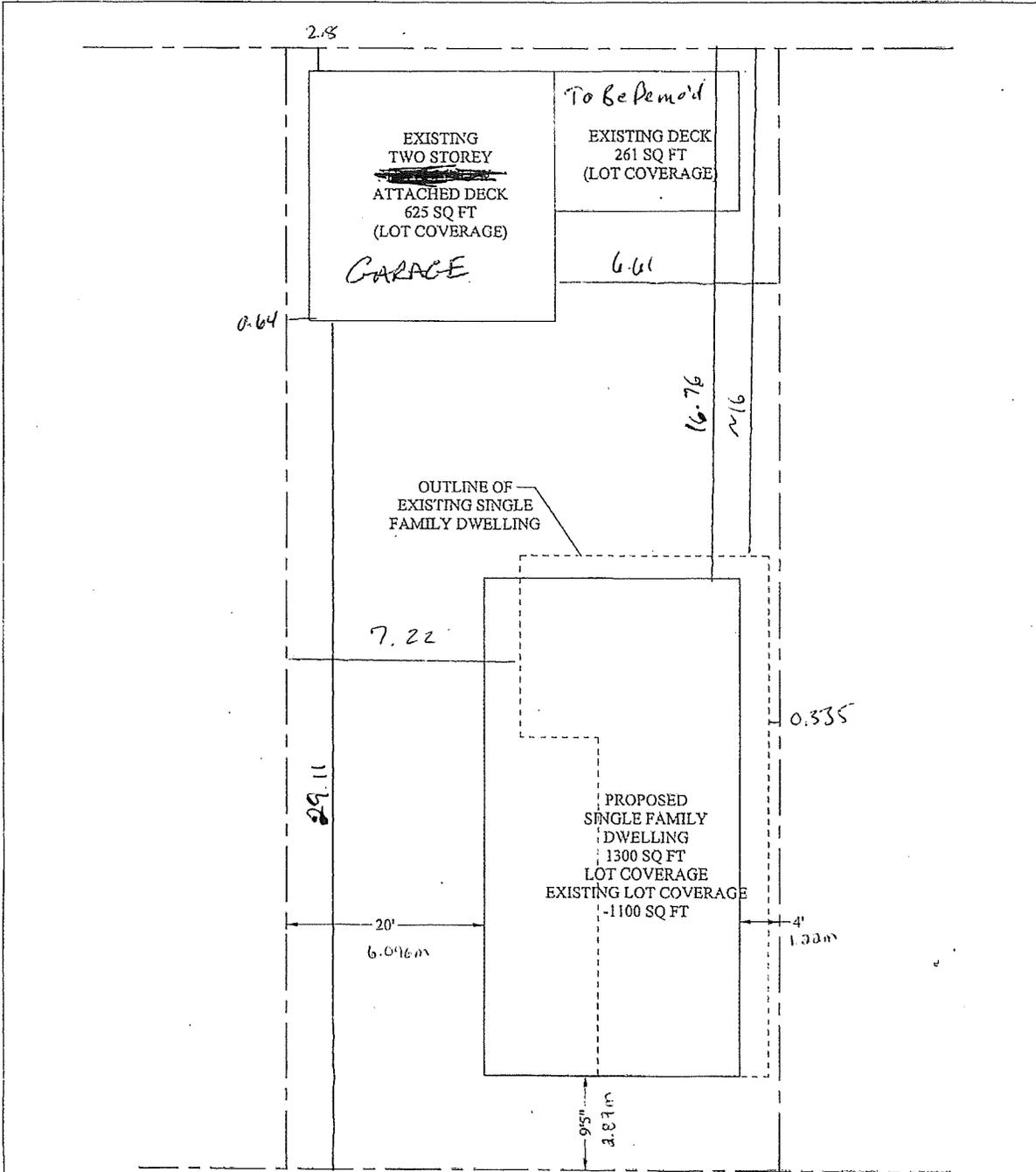
Application for Minor Variance or Permission



Subject Property being,
 PIN 02132-0320, Parcel 3342,
 Lot 13, Plan M-125,
 Part Lot 4, Concession 4,
 Township of McKim,
 298 Leslie Street, Sudbury
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

A0023/2022
 Date: 2022 03 08



LOT 13 LESLIE ST
SUDBURY, ONT, M-125
total lot square footage = 5625 sq ft

LESLIE STREET

PROPOSED BUILDING COVERAGE = 2186 SQ FT
EXISTING BUILDING COVERAGE = 1986 SQ FT
THEREFORE:
PROPOSED LOT COVERAGE = 39%
EXISTING LOT COVERAGE = 35%

PLOT PLAN

N.T.S.

A0023/2022
Sketch 2



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

| | |
|-------------------------------|----|
| Office Use Only 2022.01.01 | |
| A0027/2022 | |
| S.P.P. AREA | |
| YES | NO |
| NDCA REG. AREA | |
| YES | NO |

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

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PLEASE PRINT, SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Darcy LANGELLA Email: _____
 Mailing Address: 1095 CARMEN ST Home Phone: _____
 Business Phone: _____
 City: Sudbury Postal Code: P3A 3H2 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: SAM LANGELLA Email: _____
 Mailing Address: 2340 JOSEPHINE ST Home Phone: _____
 Business Phone: _____
 City: Sudbury 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: None
 Mailing Address: _____
 City: _____ Postal Code: _____

- 4) Current Official Plan designation: Living Area 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 |
|--------------------|--------------------------|----------|------------|
| ① BY-LAW 2010-1007 | 1.2 m SIDEYARD | 0.914 m | 0.286 m |
| ② " | 4.5 m | 1.31 m | 3.19 m |
| EAVES | 1.2 CORNER m SIDEYARD | 3.4948m | - 2.2948m |

- b) Is there an eave encroachment? Yes No If 'Yes', size of eaves: 0.3048 (m)

- c) Description of Proposal: ① SIDEYARD OF 0.914 m W/RE 1.2 m
IS REQUIRED
 ② 1.31 m 4.5 m

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
 ① EXISTING ADDITION WHEN PURCHASED
 ② EXISTING

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

PIN(s): 02124 - 0030 Township: _____
 Lot No.: _____ Concession No.: _____ Parcel(s): _____
 Subdivision Plan No.: M-208 Lot: PART OF Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): LOT 15
#1095 CARMEN ST

7) Date of acquisition of subject land. 2019

8) Dimensions of land affected.

Frontage 15.24 (m) Depth 36.58 (m) Area 557.4 (m²) Width of Street 20.12 (m)

9) Particulars of all buildings:

| | Existing | | Proposed | |
|--------------------|----------------|-------------------|----------|-------------------|
| Ground Floor Area: | <u>106.7</u> | (m ²) | | (m ²) |
| Gross Floor Area: | <u>106.7</u> | (m ²) | | (m ²) |
| No. of storeys: | <u>1</u> | | | |
| Width: | <u>12.92</u> | (m) | | (m) |
| Length: | <u>9.19</u> | (m) | | (m) |
| Height: | <u>4.5 +/-</u> | (m) | | (m) |

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

| | Existing | | Proposed | |
|--------|--------------|-----|----------|-----|
| Front: | <u>7.89</u> | (m) | | (m) |
| Rear: | <u>19.35</u> | (m) | | (m) |
| Side: | <u>0.914</u> | (m) | | (m) |
| Side: | <u>1.31</u> | (m) | | (m) |

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

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

What type of access to the land?

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

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

UNKNOWN

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

Use(s): FAMILY RESIDENTIAL Length of time: +/- 50 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

A0027/2022

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

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, Darcy Langella (please print all names), the registered owner(s) of the property described as #1075 CALMEN ST 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 Sara Langella (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 February day of 28th, 2022

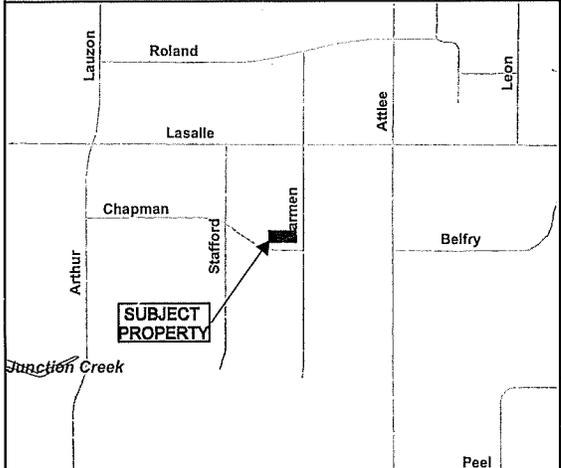
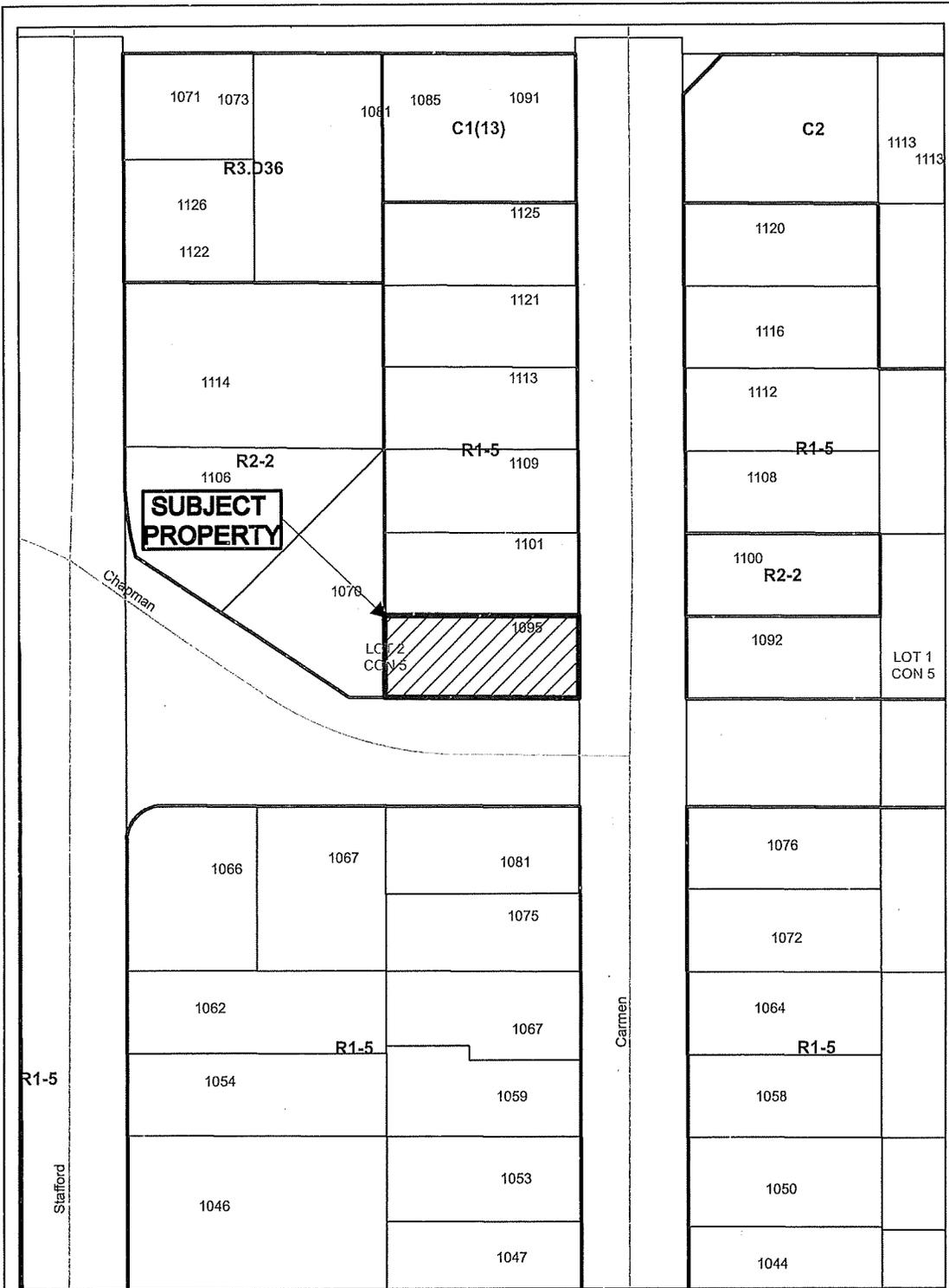
H. Langella
(witness)

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

Print Name: Darcy Langella

*I have authority to bind the Corporation

A0027/2022



**Application for Minor
Variance or Permission**

N


Subject Property being,
 PIN 02124-0030,
 Parcel 27176 SEC SWS,
 Part Lot 15, Plan M-208,
 Part Lot 2, Concession 5,
 Township of McKim,
 1095 Carmen Street, Sudbury,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

A0027/2022
 Date: 2022 03 22

SURVEYOR'S REAL PROPERTY REPORT
PART OF LOT 15
REGISTERED PLAN M-208
CITY OF GREATER SUDBURY

DISTRICT OF SUDBURY
 SCALE: 1 INCH = 20 FEET

 2021

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 2149178

THIS PLAN IS NOT VALID
 UNLESS IT IS AN EMBOSSED
 ORIGINAL COPY
 ISSUED BY THE SURVEYOR

- LEGEND:**
- SURVEY MONUMENT FOUND
 - SURVEY MONUMENT PLANTED
 - SB EMBOSSED IRON BAR
 - SSB SHORT STANDARD IRON BAR
 - IB IRON BAR
 - P REGISTERED PLAN M-208
 - PC PLAN 53R-4151
 - T3 PLAN 53R-4049
 - P4 PLAN 53R-7881
 - PS REGISTERED PLAN M-243
 - M MODIFIED
 - S SET
 - KB KILIAN BROS. OLS
 - L T LANE, OLS
 - CA E & LACEY, OLS
 - OU ORIGIN UNKNOWN
 - CALC CALCULATED FROM PLANS
 - ✓ BROOK LINC.

BEARING NOTE:
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO PART OF THE WESTERLY LIMIT OF CARMEN STREET, REGISTERED PLAN M-208 HAVING A BEARING OF N0°03'00"E

SURVEYOR'S CERTIFICATE:
 I CERTIFY THAT:
 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2) THE SURVEY WAS COMPLETED ON APRIL 5, 2021.

A. Bortolussi
 A BORTOLUSSI, OLS

APRIL 5, 2021

REPORT

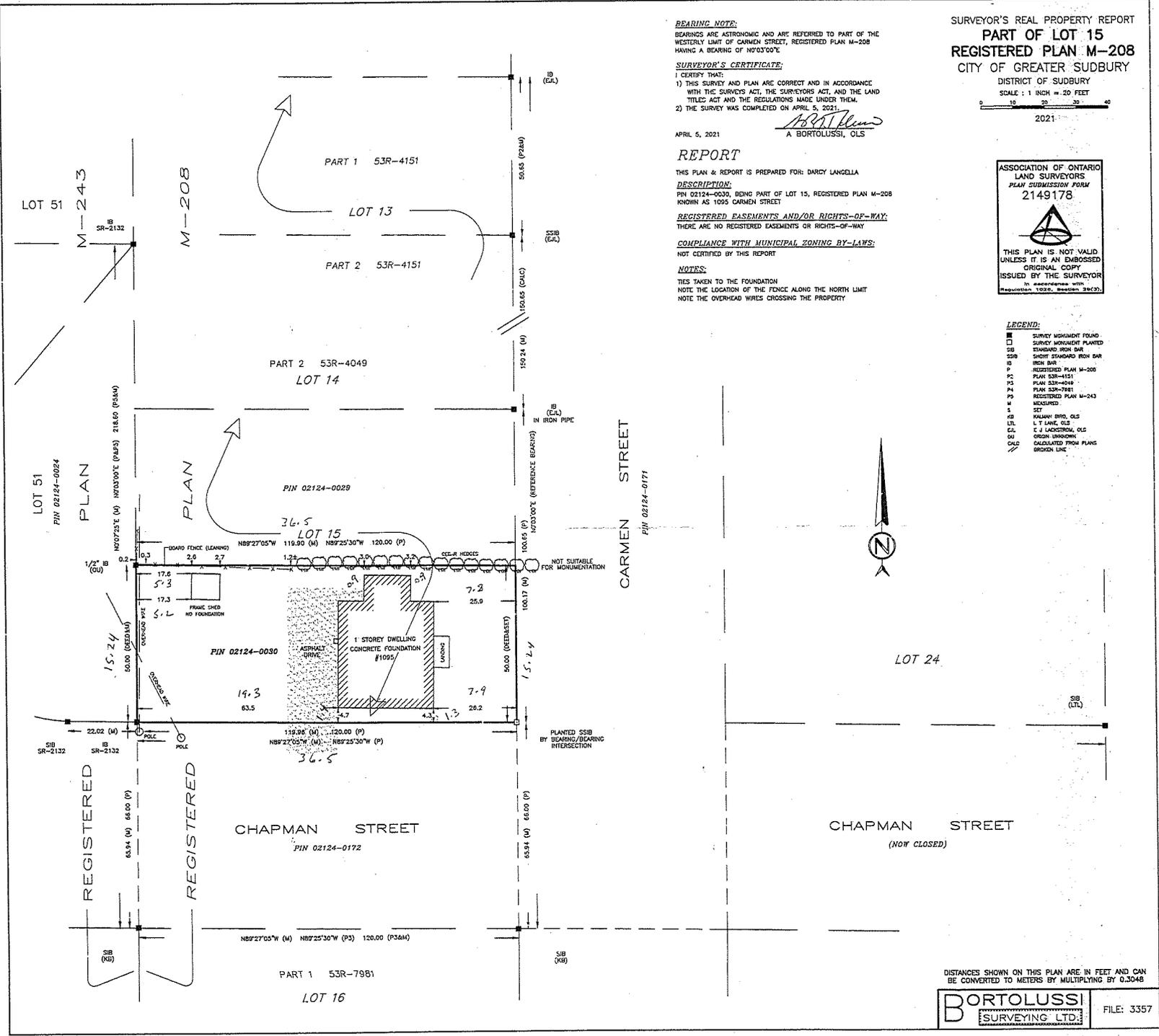
THIS PLAN & REPORT IS PREPARED FOR: DAVID LANGELLA

DESCRIPTION:
 PIN 02124-0030, BEING PART OF LOT 15, REGISTERED PLAN M-208 KNOWN AS 1055 CARMEN STREET

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:
 THERE ARE NO REGISTERED EASEMENTS OR RIGHTS-OF-WAY

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:
 NOT CERTIFIED BY THIS REPORT

NOTES:
 THIS TAKEN TO THE FOUNDATION
 NOTE THE LOCATION OF THE FENCE ALONG THE NORTH LIMIT
 NOTE THE OVERHEAD WIRES CROSSING THE PROPERTY



APR 27/2022
 sketch 2



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

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

| | |
|------------------------|--|
| Office Use Only | |
| A 0029/2022 | |
| S.P.P. AREA | |
| YES | NO <input checked="" type="checkbox"/> |
| NDCA REG. AREA | |
| YES | NO <input checked="" type="checkbox"/> |

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): 241 Lloyd Street Holdings Corp | Email: [REDACTED] |
| Mailing Address: 237 Chartwell Road | Home Phone: _____ |
| | Business Phone: _____ |
| City: Oakville | Postal Code: L6J3X7 |
| | 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: Karim Omri | Email: [REDACTED] |
| Mailing Address: 166 Douglas St, Unit 2 | Home Phone: [REDACTED] |
| | Business Phone: [REDACTED] |
| City: Sudbury | Postal Code: P3E1G1 |
| | 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: The Toronto Dominion Bank |
| Mailing Address: 66 Wellington Street West, TD Tower 39th floor |
| City: Toronto, Ontario |
| Postal Code: M5K 1A2 |

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

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

| Variance To | By-law Requirement | Proposed | Difference |
|---------------------|--------------------|----------|------------|
| Parking Requirement | 29 | 14 | 15 |
| | | | |
| | | | |
| | | | |

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

c) Description of Proposal:
 We are removing unsafe parking structure, New layout for parking, with 10% reduction of the gova route. There is a total of 61 units (2 have been added and a permit will be done to legalize those) 92 would be required now but based on when the building was built was 29, added 2 units which required 3 parking spots but 10% reduction brings it back to 29

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
 Insufficient space to provide adequate parking spots.

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

PIN(s): 73584-0134 LT Township: MCKIM Ward: _____
 Lot No.: 1-2 Concession No.: 3 mckim Parcel(s): 1
 Subdivision Plan No.: 53r14787 Lot: 1-2 Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 241 Lloyd St, Sudbury, Ontario P3B 3X3

7) Date of acquisition of subject land. 2019 jan 16

8) Dimensions of land affected.

Frontage 36 (m) Depth 40 (irr) (m) Area 1625 (m²) Width of Street 4 (m)

9) Particulars of all buildings:

| | Existing | | Proposed | |
|--------------------|--------------------|-------------------|----------|-------------------|
| Ground Floor Area: | 445m ² | (m ²) | N/A | (m ²) |
| Gross Floor Area: | 2680m ² | (m ²) | N/A | (m ²) |
| No. of storeys: | 6 | | N/A | |
| Width: | N/A | (m) | N/A | (m) |
| Length: | N/A | (m) | N/A | (m) |
| Height: | N/A | (m) | N/A | (m) |

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

| | Existing | | Proposed | |
|--------|----------|-----|----------|-----|
| Front: | 2 | (m) | n/a | (m) |
| Rear: | 18.7 | (m) | n/a | (m) |
| Side: | 5 | (m) | n/a | (m) |
| Side: | 2.5m | (m) | n/a | (m) |

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

What type of access to the land?

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

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

exact data unknown, drawings from 1972, assuming completion in 1973

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

Use(s): Appartments Length of time: 49

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

Same as #13 or, _____

15) What is the number of dwelling units on the property? 61

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: c4

A0028/2022

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, Robert Kelava for 241 Lloyd Street Holding Corp (please print all names), the registered owner(s) of the property described as 241 Lloyd St, Sudbury, Ontario

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

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

Dated this 15 day of march, 20 2022

K Kelava
(witness)

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

Print Name: Robert Kelava

*I have authority to bind the Corporation

ACC 28/2022

DEMOLITION LEGEND

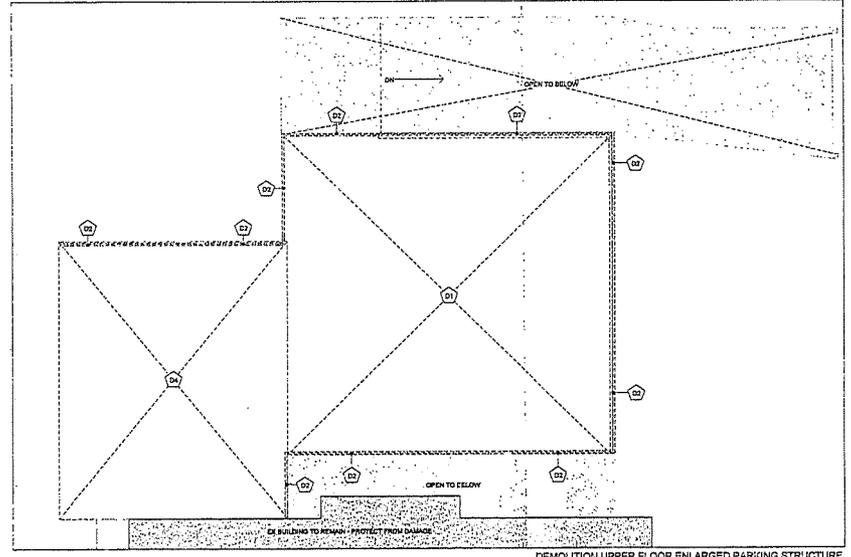
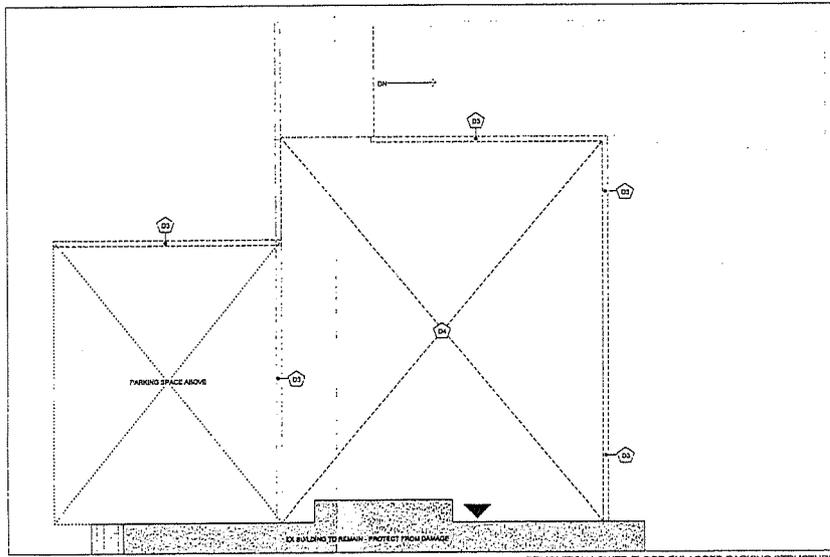
-  DEMOLITION TAG REFER TO DEMOLITION NOTES
-  DENOTES EXISTING ITEMS TO REMAIN
-  DENOTES ITEMS TO BE REMOVED - REFER TO DEMOLITION NOTES

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 BE REMOVED PRIOR TO DEMOLITION PHASE AND REINSTALLED DURING CONSTRUCTION PHASE. MAKE SAFE ALL ELECTRICAL MECHANICAL DEVICES ARE TO BE CAPPED DURING DEMOLITION PHASE TO PREVENT THE SPREAD OF DUST TO THE REST OF THE BUILDING STILL IN OPERATION.
4. ALL KNOWN ITEMS NOT ACQUIRED BY NEW CONSTRUCTION OR TURN OVER TO OWNER, SHALL BE REMOVED OFF SITE.
5. PROTECT EXISTING FLOORS, WALLS, EQUIPMENT, MILLWORK AND OTHER PERMANENT FEATURES 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 WATER TIGHT ENCLOSURE AT THESE SYSTEMS WHEN EXPOSED TO THE ELEMENTS.

DEMOLITION NOTES (TAGS):

-  CONTRACTOR TO REMOVE EXISTING PARKING STRUCTURE, INCLUDES BUT NOT LIMITED TO POLE, REBAR, METAL DECKING, ASPHALT CONCRETE. MAKE GOOD ALL SURFACES IN PREPARATION OF NEW.
-  CONTRACTOR TO REMOVE EXISTING HANGING, MAKE GOOD ALL SURFACES IN PREPARATION OF NEW.
-  CONTRACTOR TO REMOVE EXISTING FOUNDATION WALL, SHORE AS REQUIRED AND MAKE GOOD ALL SURFACES IN PREPARATION OF NEW.
-  CONTRACTOR TO REMOVE EXISTING ASPHALT CONCRETE, ENSURE GRADE AND ALL SURFACES ARE GOOD IN PREPARATION OF NEW CONSTRUCTION.



GENERAL
 1. ALL CHANGES MADE TO THE GENERAL CONTRACT SHALL BE BY THE ARCHITECT'S WRITTEN INSTRUCTIONS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

REVISIONS
 1. REVISION FOR REVIEW
 2. REVISION FOR REVIEW

KOMRI ENGINEERING

WATERLOO APARTMENTS - PARKING STRUCTURE
 341 LLOYD STREET, SUITE 207
 PROJECT NO. A0281207
 DEMOLITION PLANS & DETAILS

DRAWN: DP
 CHECKED: KD
 SCALE: As Indicated
 SHEET:

A02

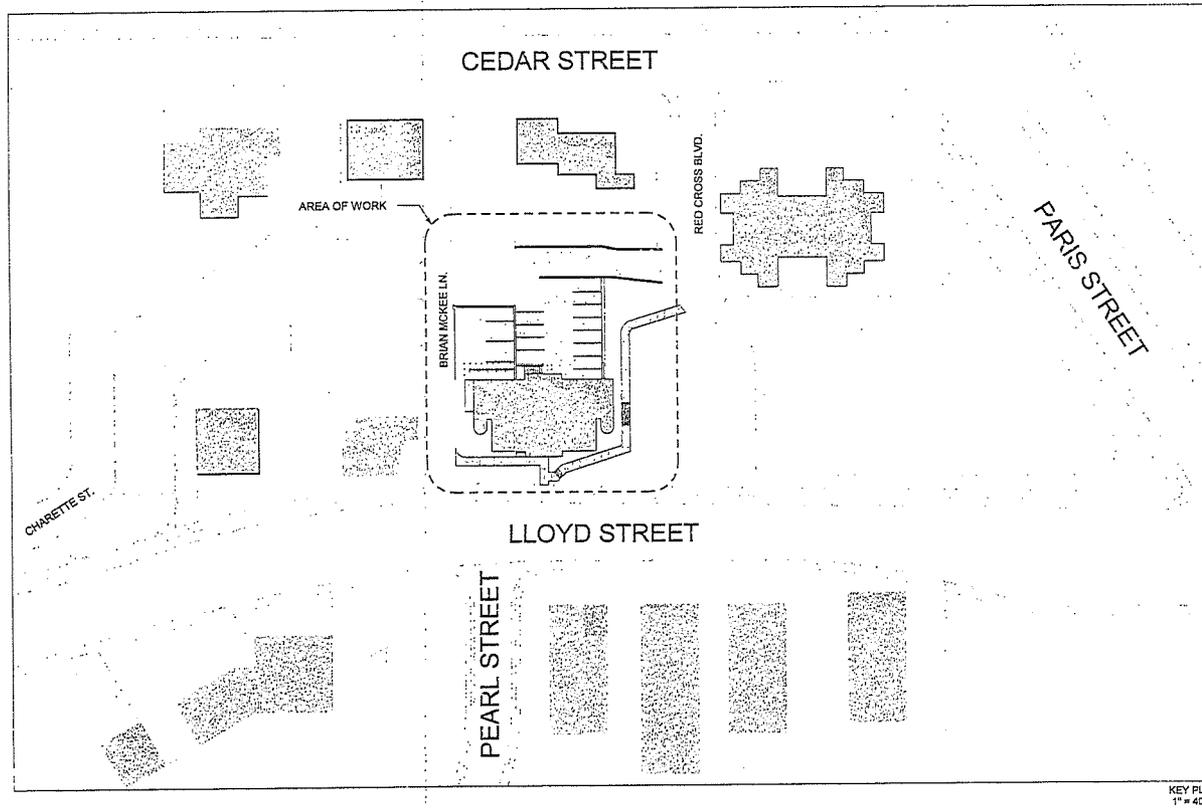
ISSUED FOR REVIEW - NOVEMBER 22, 2021

*A0281207
 sketch 3*

WHITEHALL APARTMENTS - PARKING STRUCTURE

241 LLOYD STREET, SUDBURY, ON
PROJECT NO. KSI-021-207

ISSUED FOR REVIEW - NOVEMBER 22, 2021



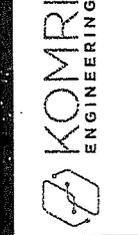
KEY PLAN
1" = 40'-0"

GENERAL
1. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.
2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.
5. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.
6. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.

REVISIONS
1. ISSUED FOR REVIEW

DATE: 11/22/21

PROJECT NO. KSI-021-207



WHITEHALL APARTMENTS - PARKING STRUCTURE
241 LLOYD STREET, SUDBURY, ON
PROJECT NO. KSI-021-207
INFORMATION SHEET

DRAWN: DP
CHECKED: KD
SCALE: 1" = 40'-0"
SHEET

A01

ISSUED FOR REVIEW - NOVEMBER 22, 2021

A0029/2022
Sketch 4



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

| | |
|-------------------------------|----|
| Office Use Only 2022-01-01 | |
| A 0029/2022 | |
| S.P.P. AREA | |
| YES | NO |
| NDCA REG. AREA | |
| YES | NO |

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): Louise Franco Foisy Email: [REDACTED]
 Mailing Address: 4759 Hwy 69 North Home: [REDACTED]
 Business Phone: _____
 City: Val Therese, Ontario Postal Code: P3P 1S7 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: David Campbell Email: [REDACTED]
 Mailing Address: 1468 Fire Road 4 Home: [REDACTED]
 Business Phone: _____
 City: Hammer Ontario Postal Code: P3P 0B7 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: Puisse Lapointe
 Mailing Address: 3077 Old Hwy 69 North
 City: Val Caron Ontario Postal Code: P3P 1R8

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 |
|--------------------------------------|--------------------|----------|------------|
| Max Height 16'5" on a Residential | 5.0292M | 7.4m | 2.3708M |
| Lot coverage access 8% Lot 34.0.3 | 10% | 15% | 5% |
| | | | |
| | | | |

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

c) Description of Proposal: the garage would have a peak of 7.4m accommodate the placement of a hoist requiring a 3.65m ceiling and the loft above the garage.

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
the 5.0292M does not allow the proper requirements for the hoist and the loft to be built above the garage.

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

PIN(s): _____ Township: Vattherese
 Lot No.: 6 Concession No.: 2 Parcel(s): 260.54
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 4759 Hwy 69 North

7) Date of acquisition of subject land. Sept 15, 2008

8) Dimensions of land affected.

Frontage 12.192 (m) Depth 60.96 (m) Area 743.2248 m² Width of Street 26 (m)
4 LANE WITH a PASSING LANE

9) Particulars of all buildings:

| | Existing | House | Proposed |
|--------------------|--------------------------------|----------------------|---------------------------------|
| Ground Floor Area: | <u>40.3199 (m²)</u> | <u>40.3199</u> | <u>111.4836 (m²)</u> |
| Gross Floor Area: | <u>40.3199 (m²)</u> | <u>40.3199</u> | <u>40.3199 (m²)</u> |
| No. of storeys: | <u>1</u> | <u>1</u> | <u>1</u> |
| Width: | <u>4.26 (m)</u> | <u>4.26</u> | <u>9.144 (m)</u> |
| Length: | <u>9.4488 (m)</u> | <u>9.4488</u> | <u>12.192 (m)</u> |
| Height: | <u>2.296 (m)</u> | <u>3.6576 (wall)</u> | <u>7.3152 (Peak) (m)</u> |

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

| | Existing House | House | Garage Proposed |
|--------|--------------------------------|-----------------|--------------------|
| Front: | <u>22.2504 (m)</u> | <u>22.2504</u> | <u>48.4668 (m)</u> |
| Rear: | <u>29.2608 (m)</u> | <u>29.2608</u> | <u>1.524 (m)</u> |
| Side: | <u>Right side 0.464515 (m)</u> | <u>0.464515</u> | <u>1.524 (m)</u> |
| Side: | <u>Left side 6.096 (m)</u> | <u>6.096</u> | <u>1.524 (m)</u> |

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

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

What type of access to the land?

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

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

1960's

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

Use(s): Residential home Length of time: purchased 2008 -

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 already in house in use

If "yes", how many? _____

17) Existing uses of abutting properties: Residential

A0029/2022

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, Louise Franco Foisy (please print all names), the registered owner(s) of the property described as 4759 Hwy 69 North Val Therese Cnt. P3P157 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 David Campbell (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 March 2022, 20 22

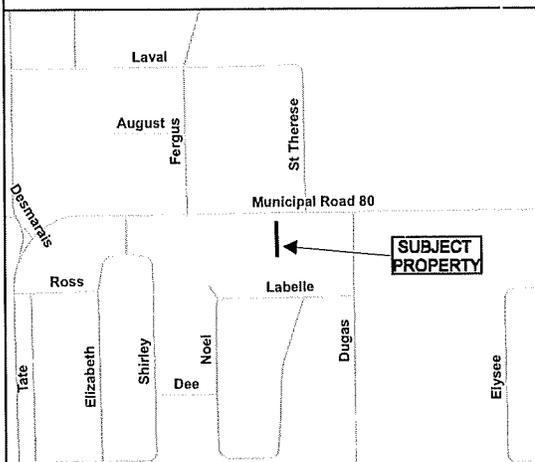
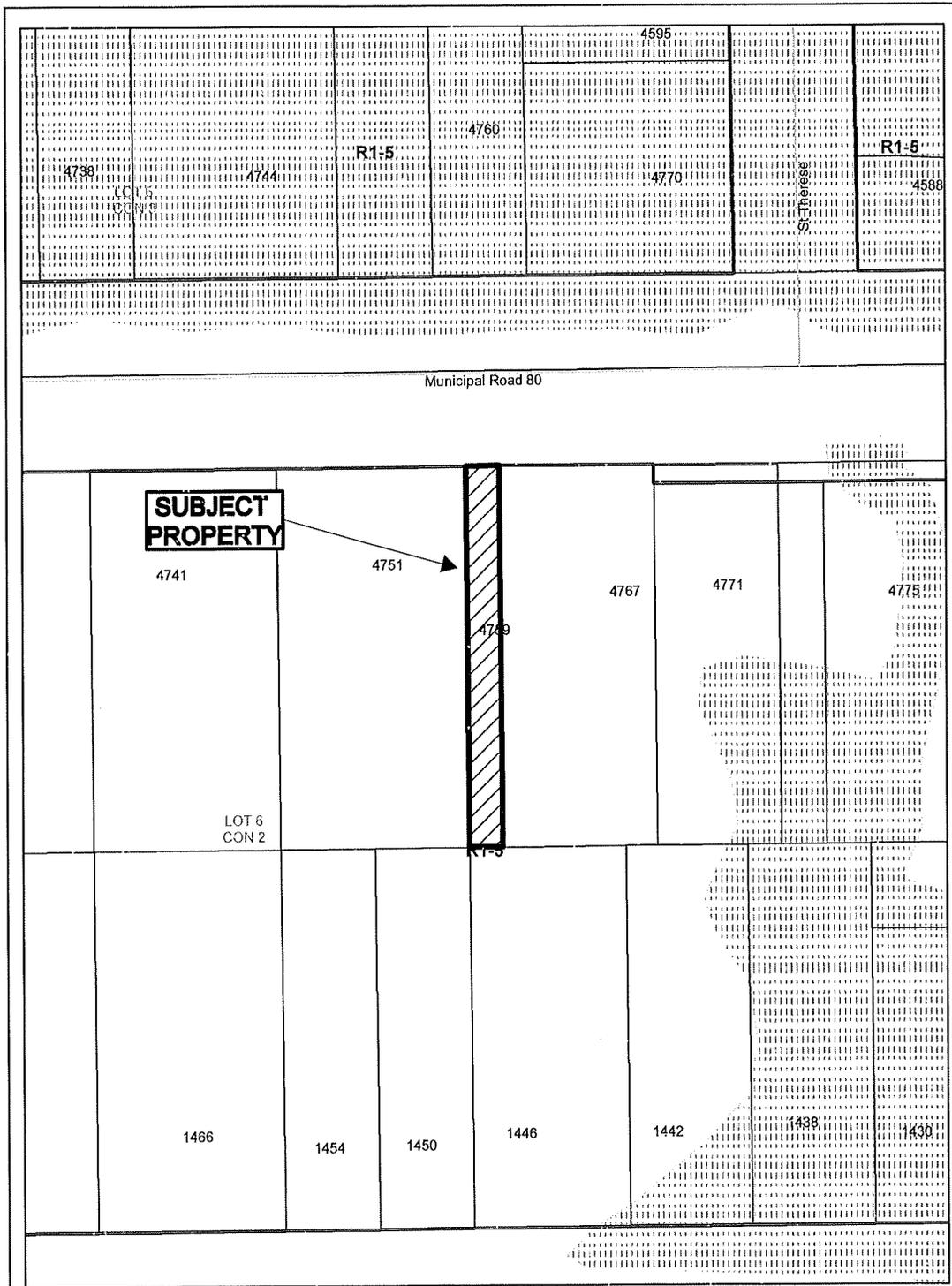
[Signature]
(witness)

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

Print Name: Louise Foisy

*I have authority to bind the Corporation

AP029/2022



**Application for Minor
Variance or Permission**

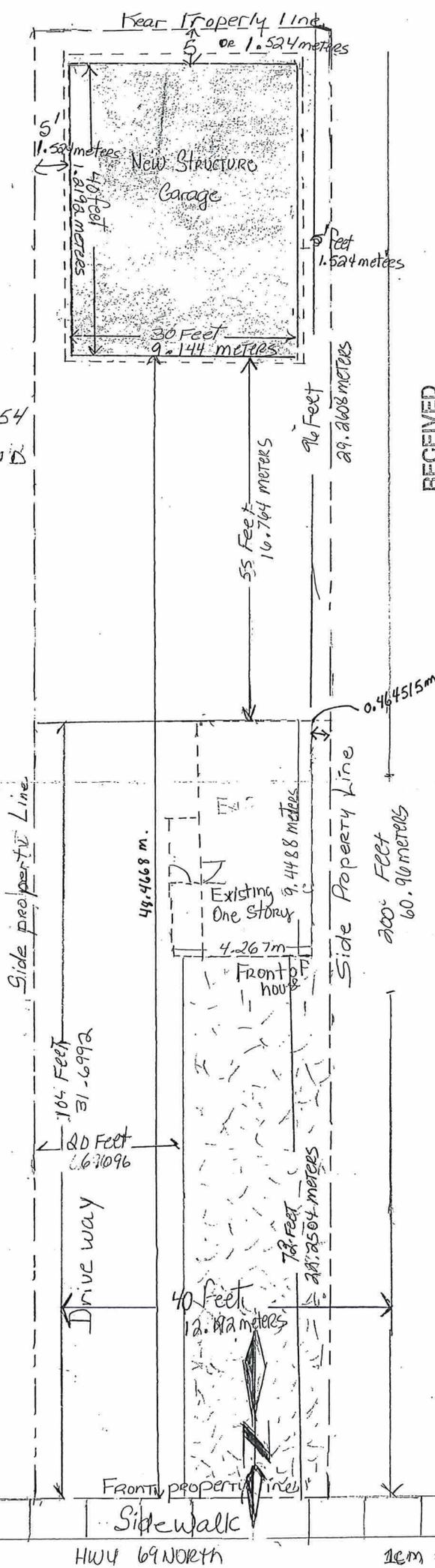
Subject Property being,
PIN 73504-1939, Parcel 26054 SEC SES,
Part Lot 6, Concession 2, as in LT165089,
Township of Hanmer,
4759 Highway 69 N, Val Therese
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0029/2022
Date: 2022 04 01

Louise France Foisly
 4759 Hwy 69 North
 Val Therèse, Ontario
 P3P1S7

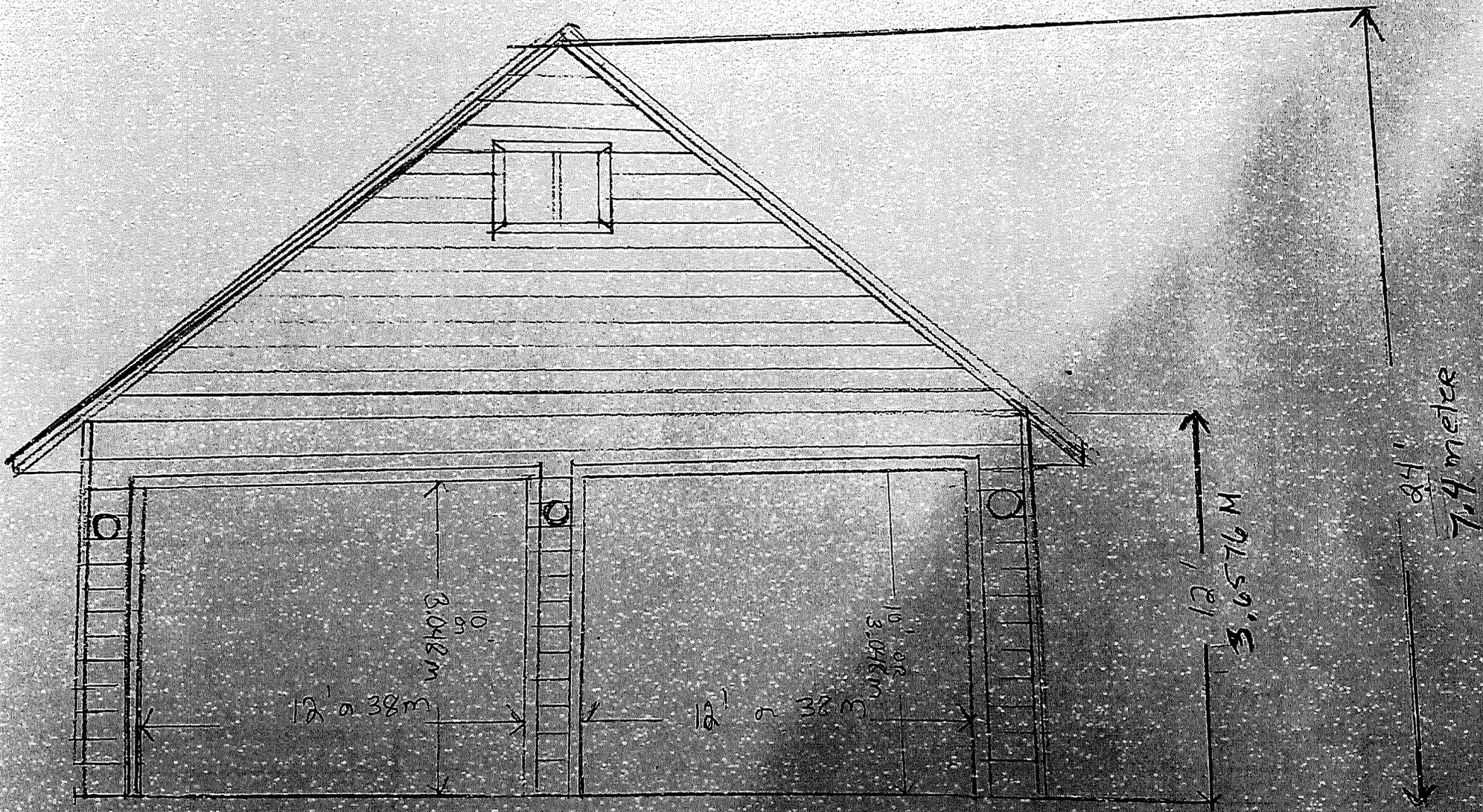
Con 2 PT Lot 6 Parcel 26054
 8000.00 SF 40.00 FR 200.00 D



RECEIVED
 MAR 24 2022
 BUILDING SERVICES

A0029/2022
 Sketch 2

HWY 69 NORTH 1cm = 5 feet



A0029/2022

Sketch 3



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

| | |
|---|--|
| Office Use Only | |
| 2022.01.01 | |
| A 003012002 | |
| S.P.P. AREA | |
| YES | NO <input checked="" type="checkbox"/> |
| NDCA REG. AREA | |
| YES <input checked="" type="checkbox"/> | NO |

City of Greater Sudbury
APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,025.00 (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): GREG SMITH / KRISTI SMITH Email:

Mailing Address: 1095 SUNNYSIDE ROAD Home Phone:

City: SUNBURY Postal Code: P3G 1J2 Business Phone: _____ 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: ERIC FLEMING Email:

Mailing Address: 14 WALFORD RD. Home Phone:

City: SUNBURY Postal Code: P3E 2H4 Business Phone: _____ Fax Phone: _____

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

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

Name: N/A

Mailing Address: _____

City: _____ Postal Code: _____

- 4) Current Official Plan designation: LIVING AREA 1 Current Zoning By-law designation: R1-2

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

| Variance To | By-law Requirement | Proposed | Difference |
|---------------------------------|----------------------|------------------|---------------|
| <u>Setback from HIGH water</u> | <u>30 Meters</u> | <u>18.89M</u> | <u>11.11M</u> |
| <u>ENCLOSE SUN ROOM</u> | <u>NOT PERMITTED</u> | <u>to permit</u> | |
| <u>IN Shoreline Buffer Area</u> | | | |

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

c) Description of Proposal: ENCLOSE DECK AREA ON SECOND FLOOR TO MAKE SUN ROOM.

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

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

PIN(s): 73476-~~10111~~0138 Township: BRODER
 Lot No.: 8 Concession No.: 4 Parcel(s):
 Subdivision Plan No.: Lot: Reference Plan No.: Part(s):
 Municipal Address or Street(s): 1095 SUNNYSIDE ROAD

* 7) Date of acquisition of subject land. September 29/2010

8) Dimensions of land affected.
 Frontage 42.67 (m) Depth 55.2 (m) Area 2355.38 (m²) Width of Street 6.86 (m)

9) Particulars of all buildings: HOUSE

| | Existing | Proposed |
|--------------------|--------------------------------|--------------------------------|
| Ground Floor Area: | <u>184.6</u> (m ²) | <u>184.6</u> (m ²) |
| Gross Floor Area: | <u>369.2</u> (m ²) | <u>369.2</u> (m ²) |
| No. of storeys: | <u>1</u> | <u>1</u> |
| Width: | <u>20.47</u> (m) | <u>20.47</u> (m) |
| Length: | <u>13.05</u> (m) | <u>13.05</u> (m) |
| Height: | <u>6.40</u> (m) | <u>6.40</u> (m) |

25.6

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

| | Existing | Proposed |
|--------|------------------|------------------|
| Front: | <u>22.13</u> (m) | <u>22.13</u> (m) |
| Rear: | <u>18.89</u> (m) | <u>18.89</u> (m) |
| Side: | <u>15.10</u> (m) | <u>15.10</u> (m) |
| Side: | <u>12.60</u> (m) | <u>12.60</u> (m) |

11) What types of water supply, sewage disposal and storm drainage are available? What type of access to the land?

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

12) Date(s) of construction of all buildings and structures on the subject land. 1930, 2012, 2029

13) Existing use(s) of the subject property and length of time it / they have continued.
 Use(s): Residential Length of time: 12 years

14) Proposed use(s) of the subject property.
 Same as #13 or, _____

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

16) If this application is approved, would any existing dwelling units be legalized? Yes No
 If "yes", how many? _____

17) Existing uses of abutting properties: N/A

A0030/2022

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

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

7) Date of acquisition of subject land: _____

8) Dimensions of land affected.

Frontage (m) Depth (m) Area (m²) Width of Street (m)

| 9) Particulars of all buildings: | Existing | | Proposed | | | |
|----------------------------------|----------|-------------------------|----------|----|----|----------------------|
| Ground Floor Area: | 67.64 | 14.54 (m ²) | 11 | 11 | 11 | 11 (m ²) |
| Gross Floor Area: | 135.28 | 14.54 (m ²) | | | | (m ²) |
| No. of storeys: | 1 | 1 | | | | |
| Width: | 8.54 | 1.02 (m) | | | | (m) |
| Length: | 7.92 | 3.63 (m) | | | | (m) |
| Height: | 6.06 | 2.42 (m) | 11 | 11 | 11 | 11 (m) |

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

| | Existing | | Proposed | | | |
|------------|----------|-----------|----------|----|----|--------|
| Front: | 6.21 | 50.5 (m) | 11 | 11 | 11 | 11 (m) |
| Rear: | 41.07 | 3.5 (m) | | | | (m) |
| Side: WEST | 1.5 | 11.5 (m) | | | | (m) |
| Side: EAST | 32.63 | 27.54 (m) | | | | (m) |

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

What type of access to the land?

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

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

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

Use(s): _____ Length of time: _____

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

Same as #13 or, _____

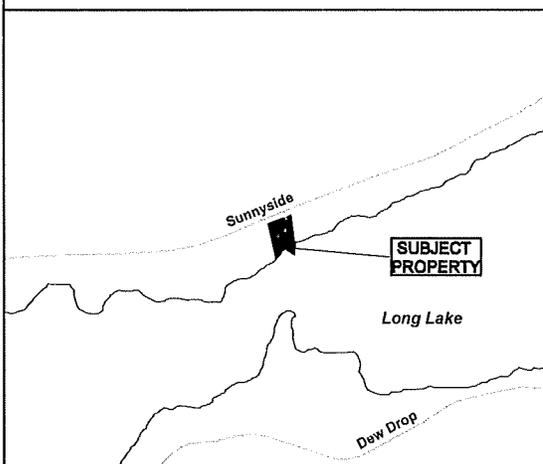
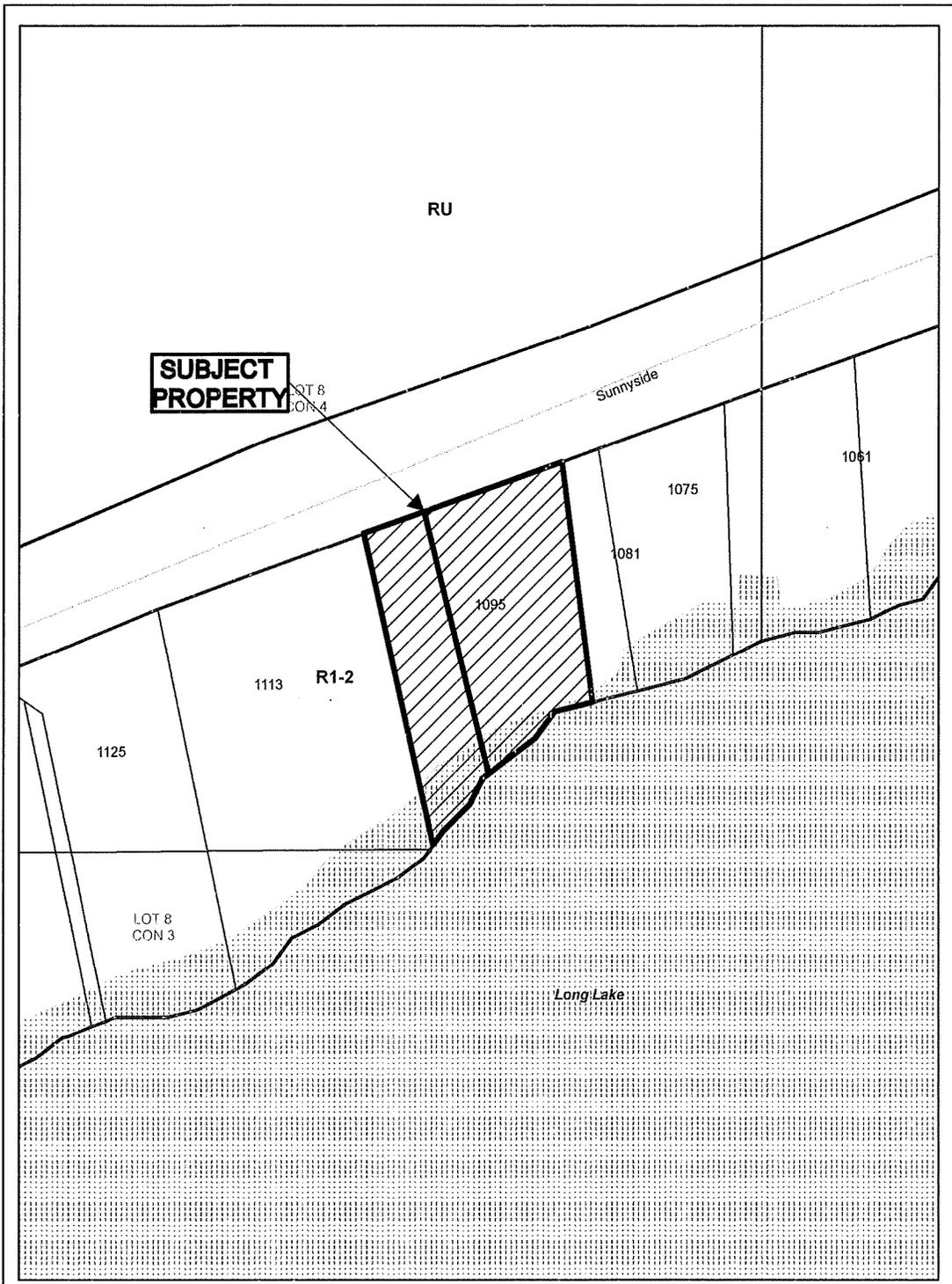
15) What is the number of dwelling units on the property? _____

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

If "yes", how many? _____

17) Existing uses of abutting properties: _____

AC030/2022



**Application for Minor
Variance or Permission**

Subject Property being,
PIN 73476-0138 and 73476-0149,
Parcels 8673 and 8281 SEC SES,
Part Lot 8, Concession 4, as in LT48047
and LT46495, Township of Broder,
1095 Sunnyside Road, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0030/2022
Date: 2022 04 05

PROPOSED GARAGE
8.54x7.92

LOCKING STONE
RW
DECK

1 STOREY BRICK DWELLING ON A
CONCRETE FOUNDATION
MUN No. 1095
EAVES VARY

SEPTIC LIDS

WINDOW SILL
ELEV = 233.563m

TOWNSHIP

CLF WITH GATE

ABOVE AND GROUND
LEVEL DECKS

DOOR SILL
ELEV = 232.16m

7.01
x
3.657

15.1

PIN 73476 - 0138

10.219
x
3.657

SAUNA

44.65±

SHED
DK

WELL

PATIO

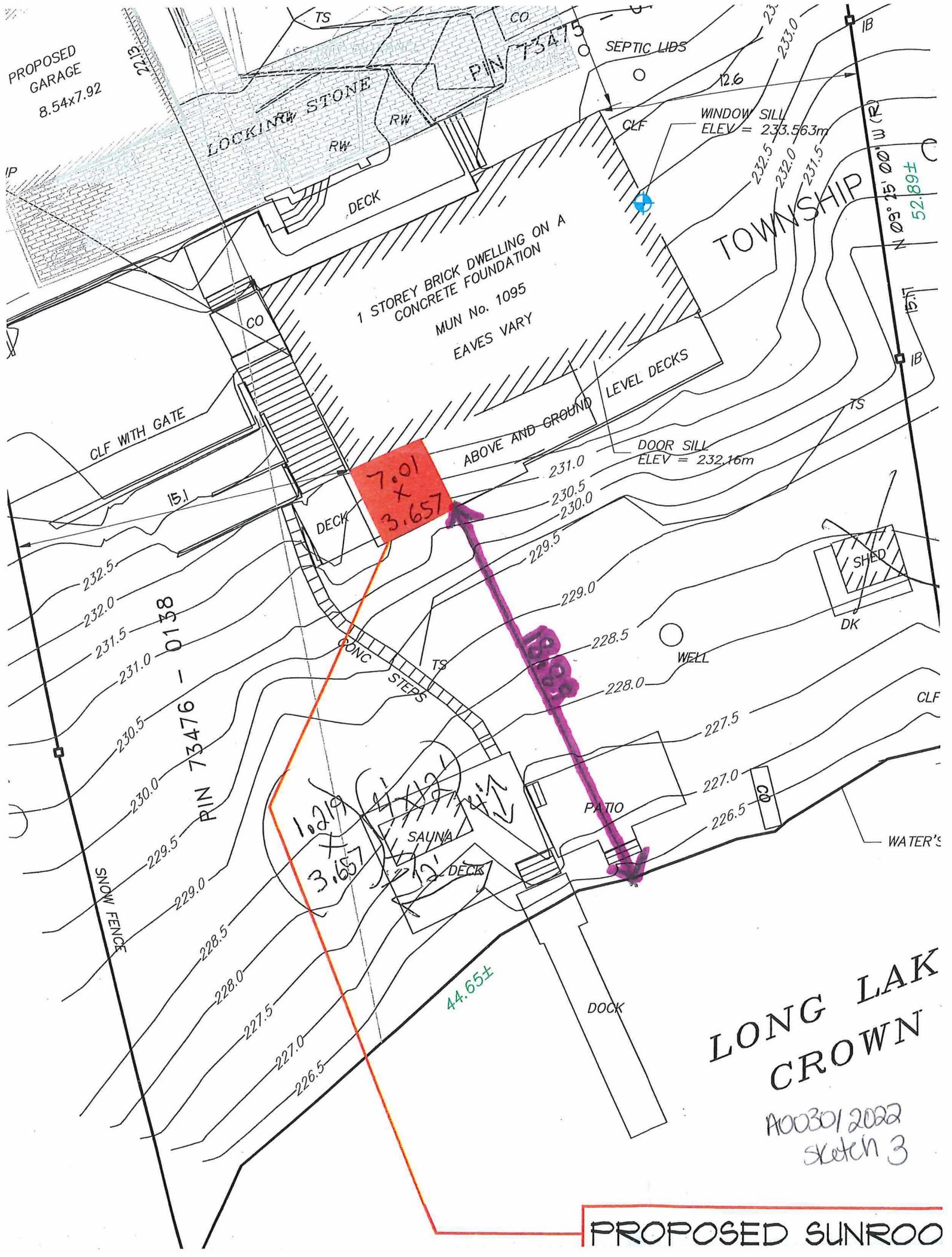
DOCK

WATER'S

LONG LAK
CROWN

A00301/2022
Sketch 3

PROPOSED SUNROO





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 0031/2022 | |
| S.P.P. AREA | |
| YES | NO <input checked="" type="checkbox"/> |
| NDCA REG. AREA | |
| YES <input checked="" type="checkbox"/> | NO |

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,025.00 (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.

André Gaudreau
 Registered Owner(s): GILLES GAUDREAU Email: [REDACTED]
 Mailing Address: 4473 RR 35 PO, 1478 Home: [REDACTED]
 City: A2100 Postal Code: R0M 1B0 Business Phone: _____
 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: GILLES GAUDREAU Email: _____
 Mailing Address: SEE ABOVE Home Phone: _____
 City: _____ Postal Code: _____ Business Phone: _____
 Fax Phone: _____

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

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

Name: NO MORTGAGE
 Mailing Address: _____
 City: _____ Postal Code: _____

- 4) Current Official Plan designation: AREA 1 Current Zoning By-law designation: R1-2

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

| Variance To | By-law Requirement | Proposed | Difference |
|------------------------------|--------------------|-------------|-------------|
| <u>BUILDING TYPE.</u> | <u>SM</u> | <u>7.32</u> | <u>2.32</u> |
| <u>ACC. STRUCTURE HEIGHT</u> | | | |
| <u>S. 4.2.4(a)</u> | | | |
| | | | |

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

c) Description of Proposal: INCREASE HEIGHT OF GARAGE

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
WORK SHOP & STORAGE
HOBBY

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

Township: ALEXANDER
 PIN(s): _____ Parcel(s): 17468
 Lot No.: 7 Concession No.: 4 Reference Plan No.: _____ Part(s): _____
 Subdivision Plan No.: _____ Lot: _____
 Municipal Address or Street(s): 1675 COLLIER ST.

7) Date of acquisition of subject land. DEC 2/2021

8) Dimensions of land affected. 5908.633
 Frontage: 30.712 (m) Depth: 31.152 (m) Area: _____ (m²) Width of Street: 20.116 (m)

9) Particulars of all buildings:

| | Existing | Garage Proposed | House Proposed |
|--------------------|----------------------------------|----------------------------------|---------------------------------|
| Ground Floor Area: | <u>371.672</u> (m ²) | <u>371.672</u> (m ²) | <u>154.43</u> (m ²) |
| Gross Floor Area: | _____ (m ²) | _____ (m ²) | <u>154.43</u> (m ²) |
| No. of storeys: | _____ (m) | _____ (m) | <u>4.23</u> (m) |
| Width: | <u>12.110</u> (m) | <u>12.91</u> (m) | <u>7.92</u> (m) |
| Length: | <u>30.48</u> (m) | <u>30.48</u> (m) | <u>21.33</u> (m) |
| Height: | _____ (m) | <u>7.32</u> (m) | <u>5.00</u> (m) |

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

| | Existing | Garage Proposed | House Proposed |
|--------|-------------------|-------------------|-------------------|
| Front: | <u>12.192</u> (m) | <u>12.192</u> (m) | <u>12.192</u> (m) |
| Rear: | <u>30.48</u> (m) | <u>30.48</u> (m) | <u>30.48</u> (m) |
| Side: | <u>12.113</u> (m) | <u>12.113</u> (m) | <u>12.113</u> (m) |
| Side: | <u>55.86</u> (m) | <u>30.48</u> (m) | <u>55.86</u> (m) |

- 11) What types of water supply, sewage disposal and storm drainage are available?
- Municipally owned & operated piped water system
 - Municipally owned & operated sanitary sewage system
 - Lake
 - Individual Well
 - Communal Well
 - Individual Septic System
 - Communal Septic System
 - Pit Privy
 - Municipal Sewers/Ditches/Swales

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

12) Date(s) of construction of all buildings and structures on the subject land.
BEFORE 1975 GARAGE FOUNDATION, HOUSE NEW BUILD

13) Existing use(s) of the subject property and length of time it / they have continued.
 Use(s): VACANT 1992 Length of time: _____
SCHOOL BURNT DOWN

14) Proposed use(s) of the subject property.
 Same as #13 or RESIDENTIAL

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

AC031/2022

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, LINDA & GILLES GAUDREAU (please print all names), the registered owner(s) of the property described as 1475 GUILLET ST. 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 GILLES GAUDREAU (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 28 day of MARCH, 2022

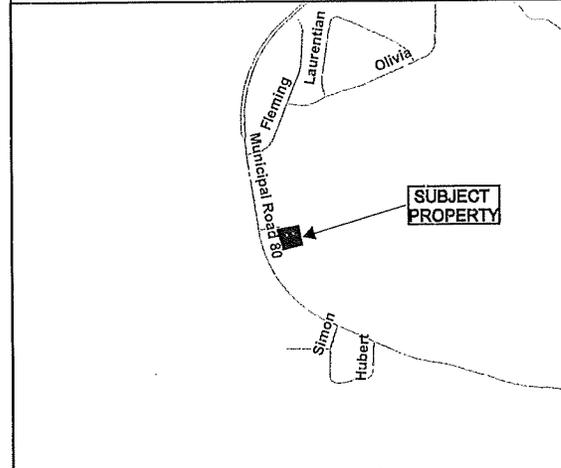
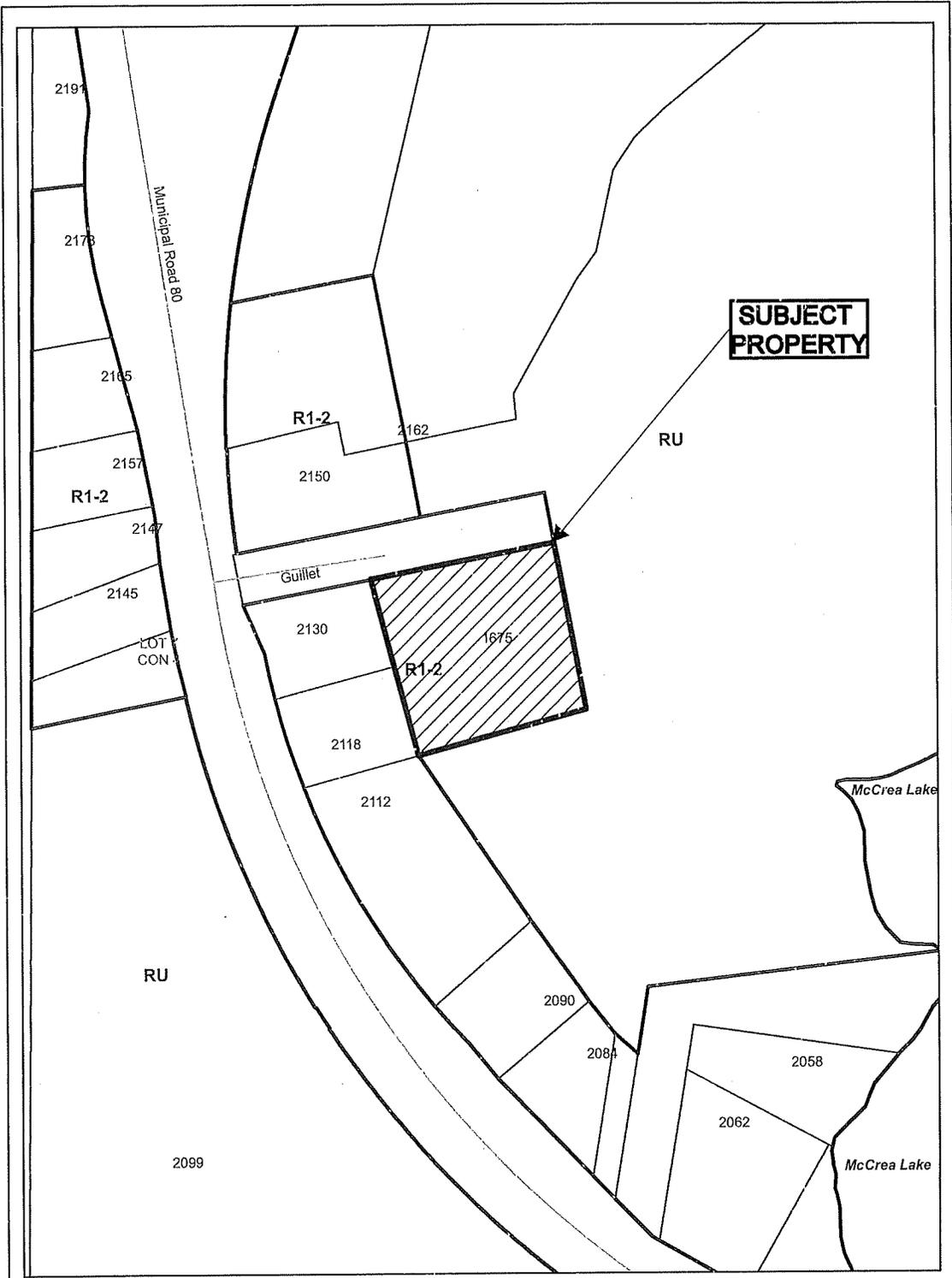
(witness) [Signature]

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

Print Name: GILLES GAUDREAU Linda Gaudreau

*I have authority to bind the Corporation

A0031/2022



**Application for Minor
Variance or Permission**



Subject Property being,
 PIN 73498-0452,
 Parcel 17468 SEC SES SRO,
 Part Lot 7, Concession 4, as in LT100139,
 Township of Blezard,
 1675 Guillet Street, Val Caron
 City of Greater Sudbury

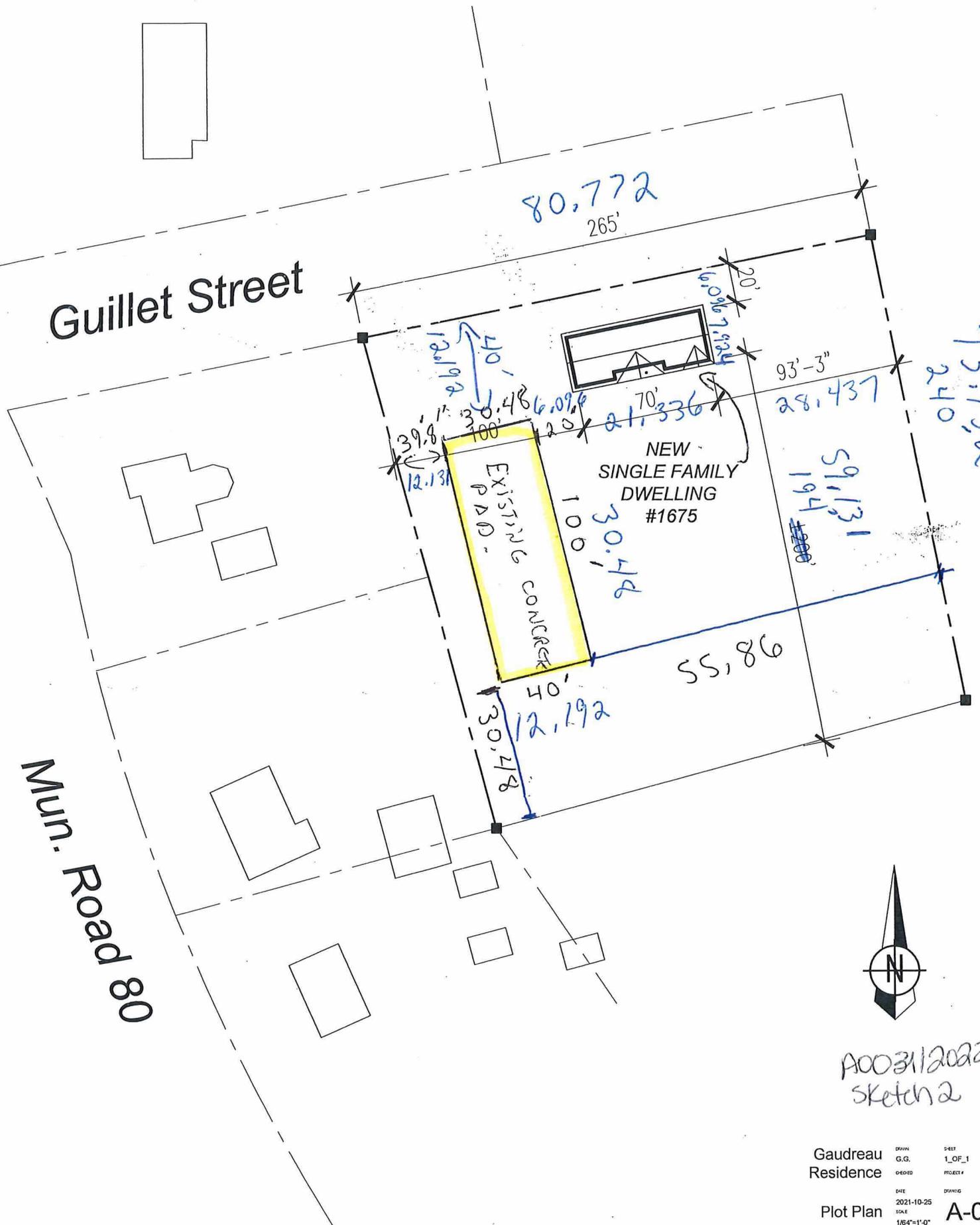
Sketch 1, NTS
 NDCA

A0031/2022
 Date: 2022 04 01

Guillet Street

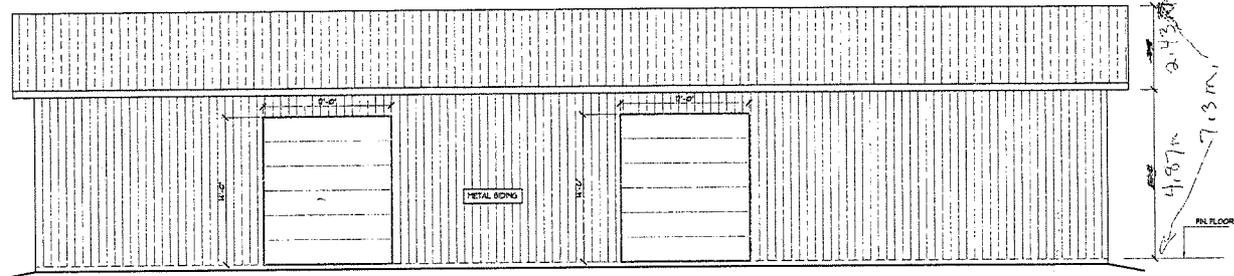
80.772
265'

Mun. Road 80

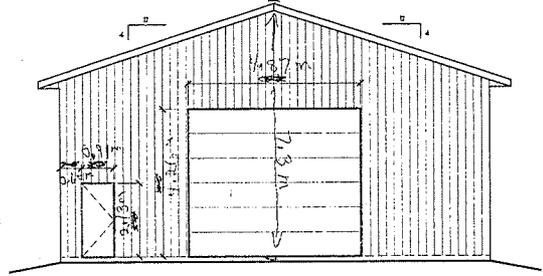


A0031/2022
Sketch 2

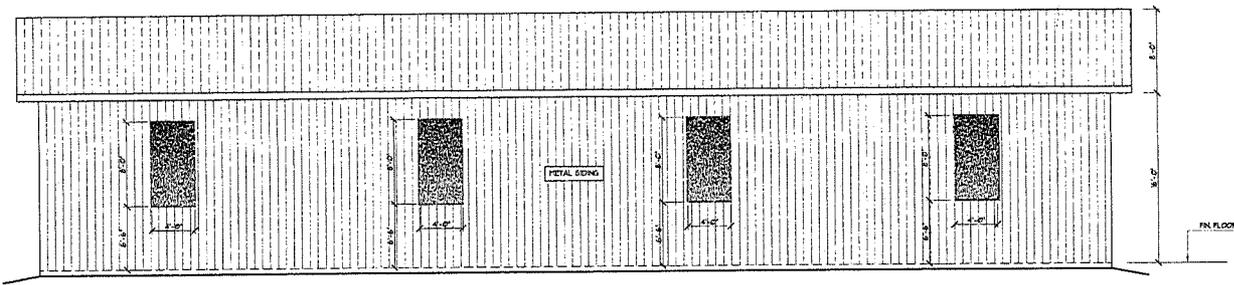
A-0



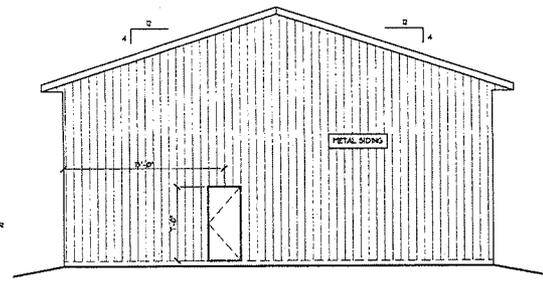
EAST ELEVATION
SCALE: 3/16"=1'-0"



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



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



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



| DWG. No. | DESCRIPTION | DWG. No. | DESCRIPTION | REV. | DATE | ISSUED FOR BUILDING PERMIT APPLICATION | T.E. OR V.P. |
|----------|-------------|----------|-------------|------|------|--|-------------------|
| | REFERENCES | | REFERENCES | MK | DATE | REVISIONS AND ISSUES | REV. APP. DATE BY |



Granville B. Vickerman & Associates
Consulting Engineers - Project Managers

| | | | |
|---|-----------------|---------------------|---------|
| GAUDREAU PROPOSED WORKSHOP 1675 GUILLET ST, VALLEY EAST, ONTARIO | | | |
| ELEVATIONS | | | |
| DATE: FEBRUARY 18, 2022 | SCALE: AS NOTED | DRAWING NO.: GG-100 | REV.: 0 |

POOR/2022
Sketch 3

21670
S.E.S.

PUBLIC ROAD

KNOWN AS
PCL 18656

GUILLET STREET
S.E.S.

PL/AN P-2478-11, LTO 759011

S18 (DSD)
N 79°04'30" E (R)
N 79°10'05" E (M) 150.00' (R&M)

S518 (DSD)
N 79°04'30" E (REFERENCE BEARING)

S18 (L&L)
66.00' (R)
65.92' (M)

265.00' (R&M)

CON

PARCEL
21615
S.E.S.

239.54' (M)
240.00' (R)
120.82' (M)
120.00' (R)

0.5' EAST
3.1' SOUTH

39.9'

39.8'

FENCE
0.6'
WEST

N 11°00'15" W
N 10°53'30" W
120.00' (M)
120.00' (R)

PARCEL
18998
S.E.S.



PROPOSED WORKSHOP
RE-USE EXIST'G CONC. PAD

PARCEL
17468
S.E.S.

PROPOSED RES

FENCE
CORNER
0.2' EAST
0.2' NORTH

S18 (L&L)
100.00'

N 79°03'50" E 133.67' (M)
N 79°04'30" E 133.52' (R)

N 79°10'30" E (M)
N 79°04'30" E (R)

265.00' (R&M)

PARCEL

AC081/2023
Sketch 4



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

#1 CASTLEFIELD COURT
(SOUTH HALF LOT 1,
PARTS 1 & 2)

| | |
|-----------------|--|
| Office Use Only | |
| 2022 01 01 | |
| A003212022 | |
| S.P.P. AREA | YES ___ NO <input checked="" type="checkbox"/> |
| NDCA REG. AREA | YES <input checked="" type="checkbox"/> NO ___ |

City of Greater Sudbury
APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,025.00 (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): WALDEN LANDS INC. Email: [REDACTED]
Mailing Address: P.O. BOX 913, STATION B Home Phone: [REDACTED]
City: SUDBURY, ONT. Postal Code: P3E 4S4 Business Phone: [REDACTED]
Fax Phone: [REDACTED]

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

Name of Agent: NICOLA MITCHINSON, RPP, MCIP Email: [REDACTED]
Mailing Address: 19 BAYCREST DRIVE Home Phone: [REDACTED]
#1 Castlefield Court and #2 Pinecrest Court Business Phone: [REDACTED]
City: BARRIE, ONT. Postal Code: L4M 2C7 Fax Phone: [REDACTED]

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

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

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

- 4) Current Official Plan designation: "Living Area I" (Lively) Current Zoning By-law designation: Residential (R2-2)

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

| Variance To | By-law Requirement | Proposed | Difference |
|---|--------------------|----------|------------|
| * 1 Castlefield Crt (South 1/2 Lot 1, Parts 1 & 2) | 7.5 m | 4.5 m | 3.0 m |
| 2 Castlefield Crt (South 1/2 Lot 6, Parts 30,31 & 32) | 7.5 m | 4.5 m | 3.0 m |
| 1 Pinecrest Crt (South 1/2 Lot 7, Parts 33 & 34) | 7.5 m | 3.0 m | 4.5 m |
| 2 Pinecrest Crt (South 1/2 Lot 11, Parts 57,58 & 59) | 7.5 m | 3.0 m | 4.5 m |

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

- c) Description of Proposal:

Variances are required to the 7.5 m corner side yard abutting a tertiary arterial road required by Special Provision 1.(i) of Table 6.3 - Standards for Low Density Residential Two Zone (R2-2). The variances apply to the corner side yard of the south half of Lots 1, 6, 7 and 11 in the Pinecrest Draft Approved Plan of Subdivision located in the Community of Lively.

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

The grading and servicing requirements associated with the semi-detached lot fabric have reduced the corner side yards of the south half of Lots 1, 6, 7 & 11 abutting Municipal Road 55. Please refer to Mitchinson Planning March 28, 2022 Application cover letter for additional information and details.

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

PIN(s): 73378-0338 Township: Waters
 Lot No.: 8 Concession No.: 4 Parcel(s): 30316
 Subdivision Plan No.: Lot: Reference Plan No.: 53R-8730 Part(s): 1
 Municipal Address or Street(s): #1 and #2 Castlefield Court and #1 and #2 Pinecrest Court, Lively

7) Date of acquisition of subject land. Unknown (over 10 years)

8) Dimensions of land affected. *** REFER TO ATTACHED SUMMARY TABLE ***

Frontage (m) Depth (m) Area (m²) Width of Street (m)

| 9) Particulars of all buildings: | Existing | Proposed |
|----------------------------------|-------------------------------------|-----------------------|
| Ground Floor Area: | N/A - Vacant Site (m ²) | 139 (m ²) |
| Gross Floor Area: | (m ²) | 139 (m ²) |
| No. of storeys: | | 1 (Bungalows) |
| Width: | (m) | (m) |
| Length: | (m) | (m) |
| Height: | (m) | 6.6 (m) |

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

| | Existing | Proposed |
|--------|-----------------------|-----------------------------|
| Front: | N/A - Vacant Site (m) | Refer to attached Table (m) |
| Rear: | (m) | (m) |
| Side: | (m) | (m) |
| Side: | (m) | (m) |

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

What type of access to the land?

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

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

N/A - site is currently vacant. Site servicing and house construction is expected to occur in 2022

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

Use(s): N/A - site is vacant Draft Approved Sub. Length of time: Draft Plan Approved Nov 2004

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

Same as #13 or, _____

15) What is the number of dwelling units on the property? Site is vacant. When developed, there will be 22 semi-detached dwelling units.

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

If "yes", how many? N/A

17) Existing uses of abutting properties: NORTH- Meatbird Creek, then R1-5; SOUTH- MR 55, then R1-5; EAST- C2; WEST- Meatbird Creek, then R1-5

A003262022

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): N/A
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): N/A

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): Pineridge Draft Approved Plan of Subdivision (File #780-B/04008)

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. N/A

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, WALDEN LANDS INC. (Gery Ceccarelli) (please print all names), the registered owner(s) of the property described as the Pineridge Draft Approved Plan of Subdivision (File #780-B/04008), Lot 5, Con. 4, former Township of Waters (Community of Lively) 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 Nicola Mitchinson, RPP, Mitchinson Planning & Development Consultants Inc. (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

* Dated this 15th day of February, 2022

* Marcus Manson
(witness)

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

Print Name: Gery Ceccarelli - Walden Lands Inc.

*I have authority to bind the Corporation

A0032/2022

APPLICATION FOR MINOR VARIANCE

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, WALDEN LANDS INC. (Gerry Ceccarelli) (please print all names)

the registered owner(s) or authorized agent of the property described as the Pineridge Draft Approved Plan of Subdivision

(File #780-8/04008) - Lot 8, Con. 4, Former Township of Water (Community of Lively)

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 15th day of February, 2022

DocuSigned by: Andrew Kin, Commissioner of Oaths

DocuSigned by: Gerald Ceccarelli, Signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: GERRY CECCARELLI, I have authority to bind the Corporation

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

FOR OFFICE USE ONLY

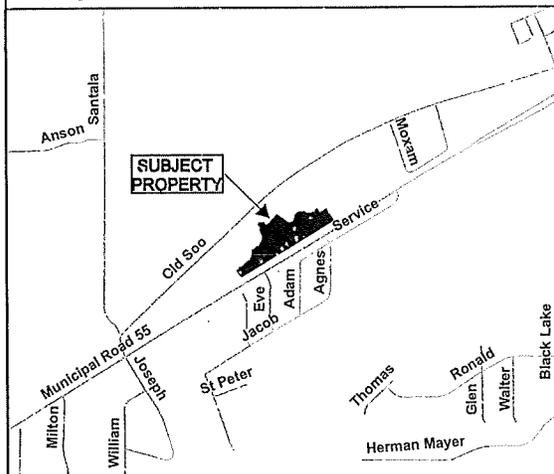
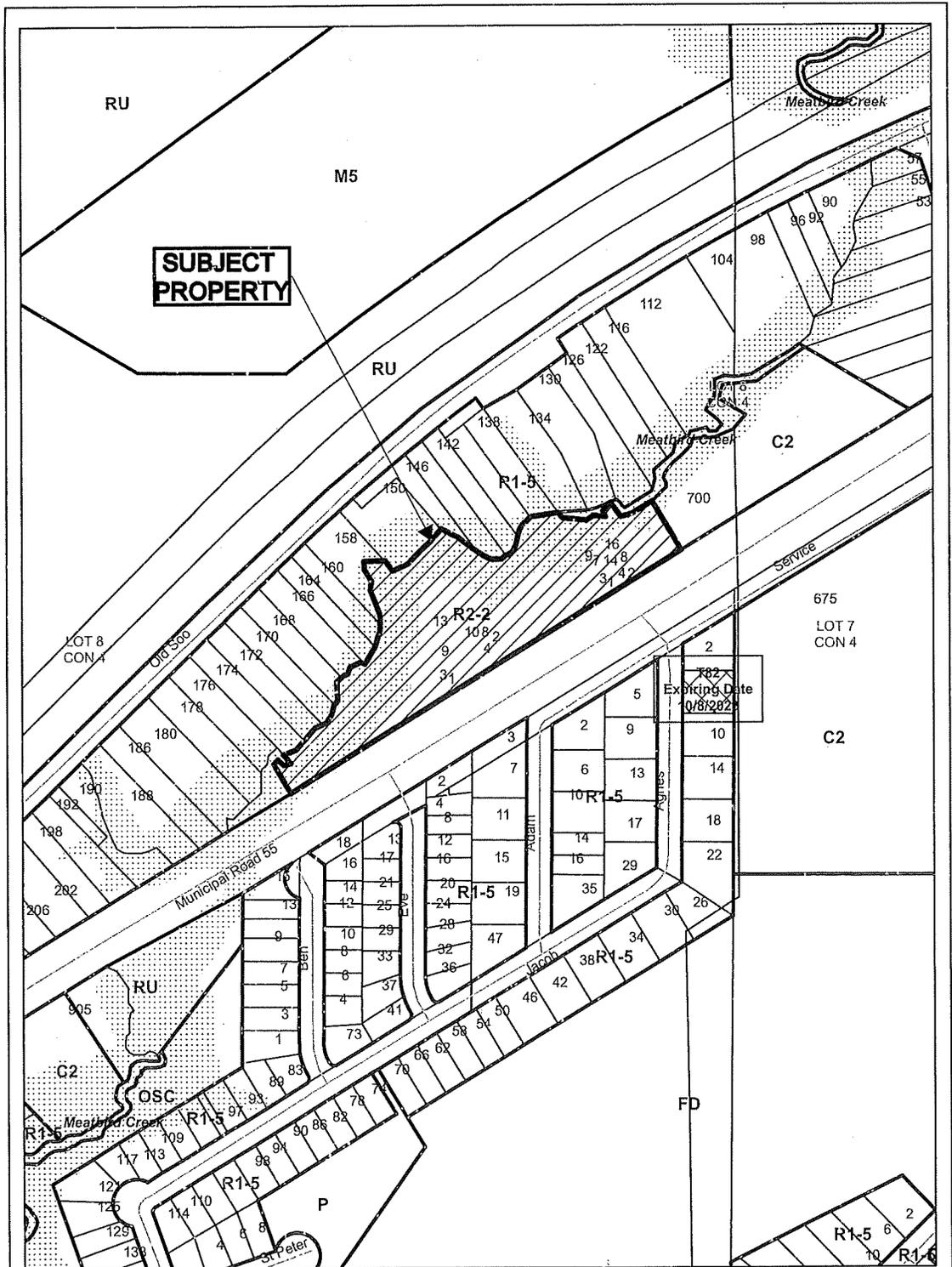
Form with fields for Date of Receipt (Mar 29/22), Hearing Date (April 22, 2022), Received By (N. Lewis), Zoning Designation (R2-2), Resubmission (No), Previous File Number(s) (none), Previous Hearing Date (none), and Notes (1 Castlefield Court, Lively).

A0032/2022

MINOR VARIANCE APPLICATION PINERIDGE SUBDIVISION – ZONING SUMMARY FOR LOTS 1, 6, 7 & 11 (Minor Variances in Yellow)

| SEMI-DETACHED DWELLING | TABLE 6.3 R2-2 Zone Requirement | * LOT 1 | | LOT 6 | | LOT 7 | | LOT 11 | |
|---|---|---|---|--|---|---|---|---|---|
| | | South Half being #1 Castlefield Crt (Parts 1 & 2, Plan 53R-xxx) | North Half being #3 Castlefield Crt (Parts 3 & 4, Plan 53R-xxx) | South Half being #2 Castlefield Crt (Parts 30, 31, & 32, Plan 53R-xxx) | North Half being #4 Castlefield Crt (Parts 27, 28 & 29, Plan 53R-xxx) | South Half being #1 Pinecrest Crt (Parts 33 & 34, Plan 53R-xxx) | North Half being #3 Pinecrest Crt (Parts 35 & 36, Plan 53R-xxx) | South Half being #2 Pinecrest Crt (Parts 57, 58 & 59, Plan 53R-xxx) | North Half being #4 Pinecrest Crt (Parts 54, 55 & 56, Plan 53R-xxx) |
| Minimum Lot Area (sq.m) | 275 sq.m | 1360.55 | 1038.80 | 700.43 | 465.68 | 636.75 | 545.20 | 502.49 | 429.86 |
| Minimum Lot Frontage (m) | 6.5 m (@ property line) | 15.08 | 10.65 | 14.93 | 10.80 | 13.09 | 6.58 | 13.12 | 6.59 |
| | 9.0 m (@ 6.0 m setback) | 13.94 | 10.16 | 13.87 | 10.23 | 13.19 | 9.01 | 14.01 | 9.06 |
| Minimum Lot Depth (m) | 30.0 m | 96.48 | 96.48 | 47.40 | 47.40 | 49.15 | 49.15 | 38.77 | 38.77 |
| Minimum Front Yard (m) | 6.0 m | 7.98 | 7.98 | 8.48 | 8.48 | 9.18 | 9.18 | 8.71 | 8.71 |
| Minimum Rear Yard (m) | 7.5 m | 70.95 | 70.95 | 21.37 | 21.37 | 22.42 | 22.42 | 12.51 | 12.51 |
| Minimum Interior Side Yard (m) | 1.2 m & 0.0 m | 0.00 | 1.30 | 0.00 | 1.30 | 0.00 | 2.50 | 0.00 | 2.50 |
| Minimum Corner Side Yard (m) | 4.5 m or 7.5 m abutting tertiary arterial road [Section 1.(ii)] | 4.9 / rounded down to 4.5 m | N/A | 4.9 / rounded down to 4.5 m | N/A | 3.6 / rounded down to 3.0 m | N/A | 3.6 / rounded down to 3.0 m | N/A |
| Maximum Lot Coverage | 40% | 10.25% | 13.42% | 19.90% | 29.93% | 21.89% | 25.57% | 27.74% | 32.43% |
| Maximum Height (m) | 11.0 m | 6.6 | 6.6 | 6.6 | 6.6 | 6.6 | 6.6 | 6.6 | 6.6 |
| Ground Floor Area and Gross Floor Area (sq.m) | N/A | 139 | 139 | 139 | 139 | 139 | 139 | 139 | 139 |

A0032/2022



Application for Minor Variance or Permission



Subject Property being,
 PIN 73378-0338,
 Parcel 30316 SEC SWS SRO,
 Part Lot 8, Concession 4,
 Part 1, Plan 53R-8730,
 Township of Waters,
 1 Castlefield Court, Lively
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

A0032/2022
 Date: 2022 04 01



Greater 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

#2 CASTLEFIELD COURT
(SOUTH HALF LOT 6,
PARTS 30, 31 & 32)

| | |
|---|--|
| Office Use Only 2022 01 01 | |
| A0033/2022 | |
| S.P.P. AREA | |
| YES | NO <input checked="" type="checkbox"/> |
| NDCA REG. AREA | |
| YES <input checked="" type="checkbox"/> | NO |

City of Greater Sudbury
APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,025.00 (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

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PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): WALDEN LANDS INC. Email: [REDACTED]
 Mailing Address: P.O. BOX 913, STATION B Home Phone: [REDACTED]
 Business Phone: [REDACTED]
 City: SUDBURY, ONT. Postal Code: P3E 4S4 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: NICOLA MITCHINSON, RPP, MCIP Email: [REDACTED]
 Mailing Address: 19 BAYCREST DRIVE Home Phone: [REDACTED]
 Business Phone: [REDACTED]
 City: BARRIE, ONT. Postal Code: L4M 2C7 Fax Phone: [REDACTED]
 Note: Unless otherwise requested, all communication will be sent to the agent, if any.

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

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

- 4) Current Official Plan designation: "Living Area I" (Lively) Current Zoning By-law designation: Residential (R2-2)

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

| Variance To | By-law Requirement | Proposed | Difference |
|---|--------------------|----------|------------|
| 1 Castlefield Crt (South 1/2 Lot 1, Parts 1 & 2) | 7.5 m | 4.5 m | 3.0 m |
| * 2 Castlefield Crt (South 1/2 Lot 6, Parts 30,31 & 32) | 7.5 m | 4.5 m | 3.0 m |
| 1 Pinecrest Crt (South 1/2 Lot 7, Parts 33 & 34) | 7.5 m | 3.0 m | 4.5 m |
| 2 Pinecrest Crt (South 1/2 Lot 11, Parts 57,58 & 59) | 7.5 m | 3.0 m | 4.5 m |

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

c) Description of Proposal:
 Variances are required to the 7.5 m corner side yard abutting a tertiary arterial road required by Special Provision 1.(6) of Table 6.3 - Standards for Low Density Residential Two Zone (R2-2). The variances apply to the corner side yard of the south half of Lots 1, 6, 7 and 11 in the Pinridge Draft Approved Plan of Subdivision located in the Community of Lively.

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
 The grading and servicing requirements associated with the semi-detached lot fabric have reduced the corner side yards of the south half of Lots 1, 6, 7 & 11 abutting Municipal Road 55. Please refer to Mitchinson Planning March 28, 2022 Application cover letter for additional information and details.

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

PIN(s): 73378-0338 Township: Waters
 Lot No.: 8 Concession No.: 4 Parcel(s): 30316
 Subdivision Plan No.: Lot: Reference Plan No.: 53R-8730 Part(s): 1
 Municipal Address or Street(s): #1 and #2 Castlefield Court and #1 and #2 Pincrest Court, Lively

7) Date of acquisition of subject land. Unknown (over 10 years)

8) Dimensions of land affected. *** REFER TO ATTACHED SUMMARY TABLE ***

Frontage (m) Depth (m) Area (m²) Width of Street (m)

| | Existing | Proposed |
|--------------------|-------------------------------------|-----------------------|
| Ground Floor Area: | N/A - Vacant Site (m ²) | 139 (m ²) |
| Gross Floor Area: | (m ²) | 139 (m ²) |
| No. of storeys: | | 1 (Bungalows) |
| Width: | (m) | (m) |
| Length: | (m) | (m) |
| Height: | (m) | 6.6 (m) |

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

| | Existing | Proposed |
|--------|-----------------------|-----------------------------|
| Front: | N/A - Vacant Site (m) | Refer to attached Table (m) |
| Rear: | (m) | (m) |
| Side: | (m) | (m) |
| Side: | (m) | (m) |

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

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

What type of access to the land?

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

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

N/A - site is currently vacant. Site servicing and house construction is expected to occur in 2022

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

Use(s): N/A - site is vacant Draft Approved Sub. Length of time: Draft Plan Approved Nov 2004

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

Same as #13 or, _____

15) What is the number of dwelling units on the property? Site is vacant. When developed, there will be 22 semi-detached dwelling units.

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

If "yes", how many? N/A

17) Existing uses of abutting properties: NORTH- Meabird Creek, then R1-5; SOUTH- MR 55, then R1-5; EAST- C2; WEST- Meabird Creek, then R1-5

A0033/2022

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): N/A
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): N/A

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): Plenridge Draft Approved Plan of Subdivision (File #780-8/04008)

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, N/A

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, WALDEN LANDS INC. (Gerry Ceccarelli) (please print all names), the registered owner(s) of the property described as the Plenridge Draft Approved Plan of Subdivision (File #780-8/04008), Lot 8, Con. 4, former Township of Waters (Community of Lively) 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 Nicola Mitchinson, RPP, Mitchinson Planning & Development Consultants Inc. (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

x Dated this 1st day of February, 2022

x Marcia Maroon
(witness)

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

Print Name: Gerry Ceccarelli - Walden Lands Inc.

*I have authority to bind the Corporation

A0033/2022

APPLICATION FOR MINOR VARIANCE

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, WALDEN LANDS INC. (Garry Ceccarelli) (please print all names);

the registered owner(s) or authorized agent of the property described as the Pineridge Draft Approved Plan of Subdivision

(File #780-8/04008) - Lot 8, Con. 4, Former Township of Water (Community of Lively)

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 1st day of February, 2022

DocuSigned by: Andrew Lin Commissioner of Oaths

DocuSigned by: Garry Ceccarelli Signature of Owner(s) or Signing Officer or Authorized Agent (Where a Corporation)

Print Name: GARRY CECCARELLI I have authority to bind the Corporation

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

FOR OFFICE USE ONLY

Form with fields: Date of Receipt: Mar 21/22, Hearing Date: April 22/22, Received By: N. Lewis, Zoning Designation: RA-2, Resubmission: No, Previous File Number(s): None, Previous Hearing Date: None, Notes: 2 Castlefield Court, Lively

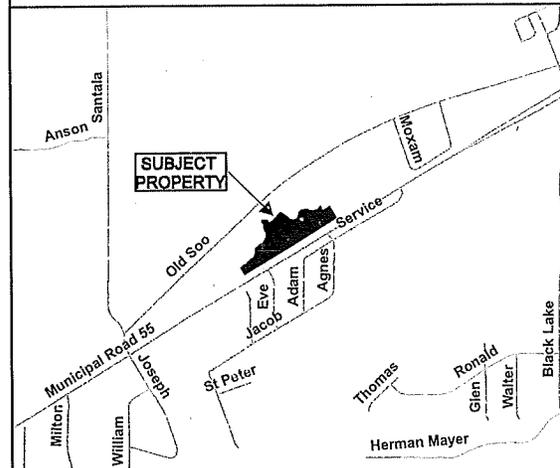
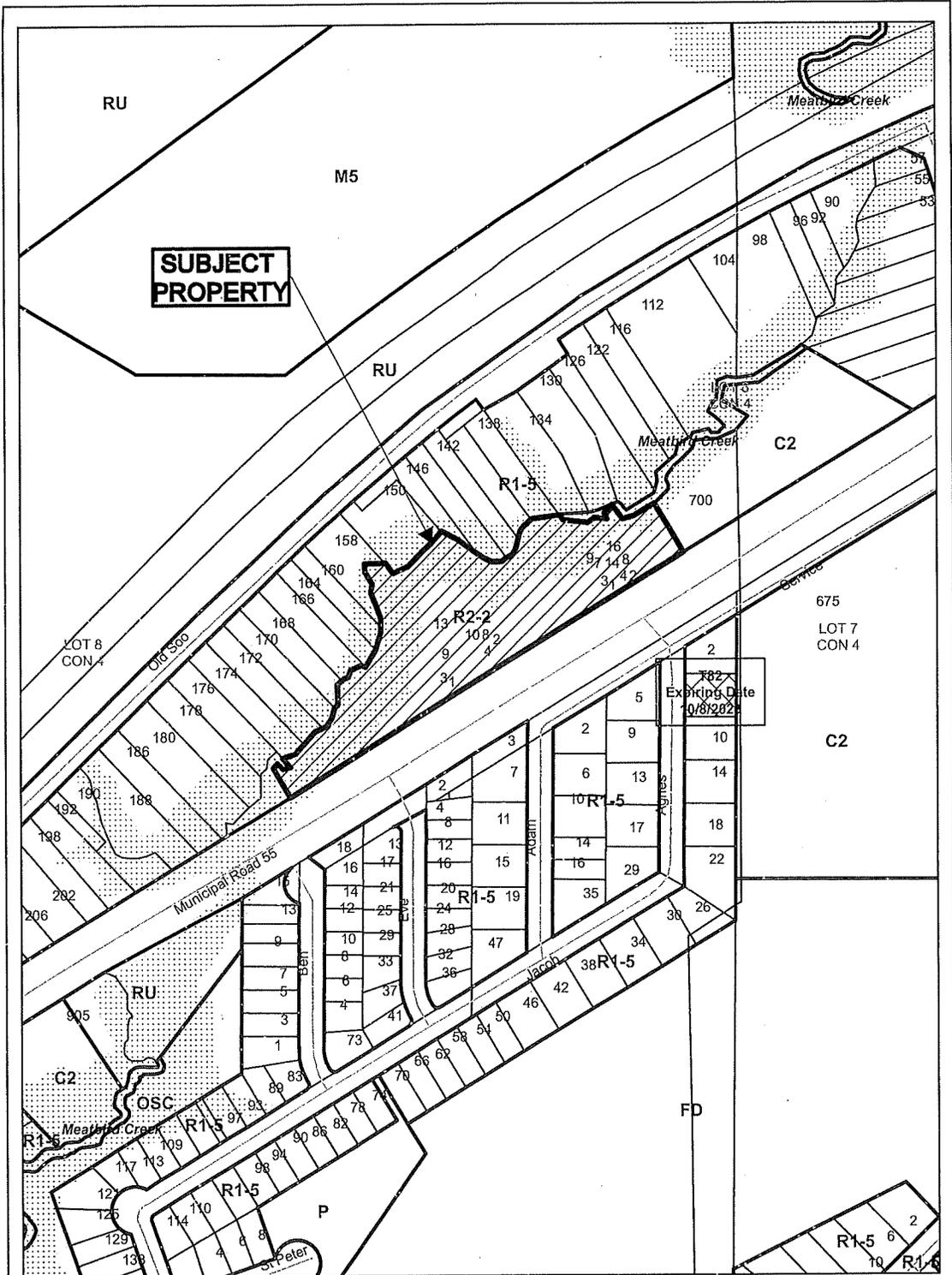
A0033/2022

2 CASTLEFIELD COURT

MINOR VARIANCE APPLICATION PINERIDGE SUBDIVISION – ZONING SUMMARY FOR LOTS 1, 6, 7 & 11 (Minor Variances in Yellow)

| SEMI-DETACHED DWELLING | TABLE 6.3 R2-2 Zone Requirement | LOT 1 | | * LOT 6 | | LOT 7 | | LOT 11 | |
|---|---|---|---|--|---|---|---|---|---|
| | | South Half being #1 Castlefield Crt (Parts 1 & 2, Plan 53R-xxx) | North Half being #3 Castlefield Crt (Parts 3 & 4, Plan 53R-xxx) | South Half being #2 Castlefield Crt (Parts 30, 31, & 32, Plan 53R-xxx) | North Half being #4 Castlefield Crt (Parts 27, 28 & 29, Plan 53R-xxx) | South Half being #1 Pinecrest Crt (Parts 33 & 34, Plan 53R-xxx) | North Half being #3 Pinecrest Crt (Parts 35 & 36, Plan 53R-xxx) | South Half being #2 Pinecrest Crt (Parts 57, 58 & 59, Plan 53R-xxx) | North Half being #4 Pinecrest Crt (Parts 54, 55 & 56, Plan 53R-xxx) |
| Minimum Lot Area (sq.m) | 275 sq.m | 1360.55 | 1038.80 | 700.43 | 465.68 | 636.75 | 545.20 | 502.49 | 429.86 |
| Minimum Lot Frontage (m) | 6.5 m (@ property line) | 15.08 | 10.65 | 14.93 | 10.80 | 13.09 | 6.58 | 13.12 | 6.59 |
| | 9.0 m (@ 6.0 m setback) | 13.94 | 10.16 | 13.87 | 10.23 | 13.19 | 9.01 | 14.01 | 9.06 |
| Minimum Lot Depth (m) | 30.0 m | 96.48 | 96.48 | 47.40 | 47.40 | 49.15 | 49.15 | 38.77 | 38.77 |
| Minimum Front Yard (m) | 6.0 m | 7.98 | 7.98 | 8.48 | 8.48 | 9.18 | 9.18 | 8.71 | 8.71 |
| Minimum Rear Yard (m) | 7.5 m | 70.95 | 70.95 | 21.37 | 21.37 | 22.42 | 22.42 | 12.51 | 12.51 |
| Minimum Interior Side Yard (m) | 1.2 m & 0.0 m | 0.00 | 1.30 | 0.00 | 1.30 | 0.00 | 2.50 | 0.00 | 2.50 |
| Minimum Corner Side Yard (m) | 4.5 m or 7.5 m abutting tertiary arterial road [Section 1.(ii)] | 4.9 / rounded down to 4.5 m | N/A | 4.9 / rounded down to 4.5 m | N/A | 3.6 / rounded down to 3.0 m | N/A | 3.6 / rounded down to 3.0 m | N/A |
| Maximum Lot Coverage | 40% | 10.25% | 13.42% | 19.90% | 29.93% | 21.89% | 25.57% | 27.74% | 32.43% |
| Maximum Height (m) | 11.0 m | 6.6 | 6.6 | 6.6 | 6.6 | 6.6 | 6.6 | 6.6 | 6.6 |
| Ground Floor Area and Gross Floor Area (sq.m) | N/A | 139 | 139 | 139 | 139 | 139 | 139 | 139 | 139 |

A0033/2022



Application for Minor Variance or Permission



Subject Property being,
 PIN 73378-0338,
 Parcel 30316 SEC SWS SRO,
 Part Lot 8, Concession 4, Part 1,
 Plan 53R-8730, Township of Waters,
 2 Castlefield Court, Lively
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

A0033/2022
 Date: 2022 04 01

#2 CASTLEFIELD COURT PARTS 30, 31 & 32, PLAN 53R-XXXX

PLAN OF SURVEY OF
LOTS 1 TO 11
REGISTERED PLAN 53M-????
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY

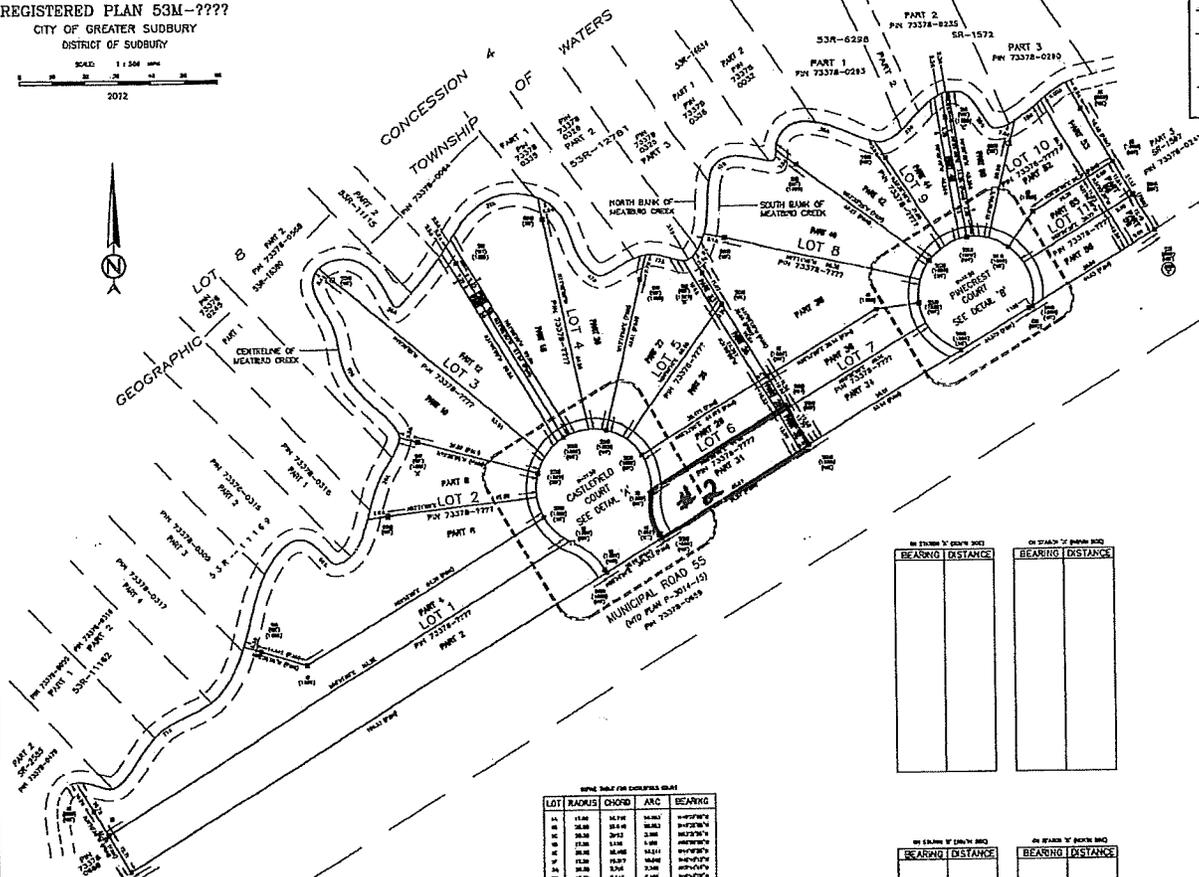


PLAN 53R--

RECEIVED AND DEPOSITED

NOTE: IMPROVEMENTS FOR THIS LAND RECORDS FOR THE LAND TITLE ACT OF 1997 AND 2006.
I HEREBY STATE THAT THIS PLAN IS TO BE DEPOSITED UNDER THE LAND TITLE ACT.

DATE: _____ A NOTARIAL OFFICER
ONTARIO LAND SURVEYOR



| NO. | DESCRIPTION |
|-----|-----------------------|
| 1 | ALL OF P.M. 2228-1997 |
| 2 | ALL OF P.M. 2228-1997 |
| 3 | ALL OF P.M. 2228-1997 |
| 4 | ALL OF P.M. 2228-1997 |
| 5 | ALL OF P.M. 2228-1997 |
| 6 | ALL OF P.M. 2228-1997 |
| 7 | ALL OF P.M. 2228-1997 |
| 8 | ALL OF P.M. 2228-1997 |
| 9 | ALL OF P.M. 2228-1997 |
| 10 | ALL OF P.M. 2228-1997 |
| 11 | ALL OF P.M. 2228-1997 |

| NO. | DESCRIPTION | DATE | BY |
|-----|--------------------------|------------|-----|
| 1 | REGISTERED PLAN 53M-1114 | 2008-11-14 | ... |
| 2 | REGISTERED PLAN 53M-1115 | 2008-11-14 | ... |

REGISTERED AND DEPOSITED UNDER THE PLAN ACT OF 1997 AND 2006.

NOTE: PLANES 53R-XXXX AND 53R-XXXX ARE RELATED TO THE LAND TITLE ACT OF 1997 AND 2006. THE PLANES 53R-XXXX AND 53R-XXXX ARE RELATED TO THE LAND TITLE ACT OF 1997 AND 2006. THE PLANES 53R-XXXX AND 53R-XXXX ARE RELATED TO THE LAND TITLE ACT OF 1997 AND 2006.

- LEGEND:
- 1. BOUNDARY
 - 2. ADJACENT PROPERTY
 - 3. MUNICIPAL ROAD 55
 - 4. CONFESSION OF WATERS
 - 5. MEAFORD CREEK
 - 6. NORTH BANK OF MEAFORD CREEK
 - 7. SOUTH BANK OF MEAFORD CREEK
 - 8. CASTLEFIELD COURT
 - 9. PINECREST COURT
 - 10. LOT 1
 - 11. LOT 2
 - 12. LOT 3
 - 13. LOT 4
 - 14. LOT 5
 - 15. LOT 6
 - 16. LOT 7
 - 17. LOT 8
 - 18. LOT 9
 - 19. LOT 10
 - 20. LOT 11

SURVEYOR'S COORDINATES:
1. GRID SYSTEM
2. THE SURVEY PLAN IS CORRECT AND IS ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLE ACT AND THE REGULATIONS MADE THEREUNDER.
3. THE SURVEY IS COMPLETED ON 11/14/2008.

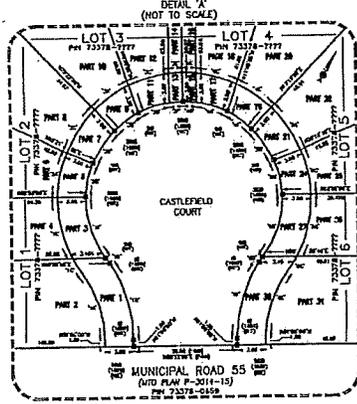
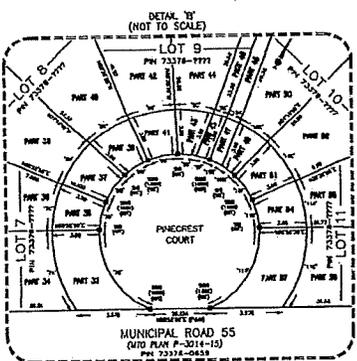
DATE: _____ A NOTARIAL OFFICER
BORTOLUSSI SURVEYING LTD.

BEARING AND DISTANCE TABLE

| LOT | RADIUS | CHORD | ARC | BEARING |
|-----|--------|-------|--------|---------|
| 1 | 10.00 | 10.00 | 180.00 | 180.00° |
| 2 | 10.00 | 10.00 | 180.00 | 180.00° |
| 3 | 10.00 | 10.00 | 180.00 | 180.00° |
| 4 | 10.00 | 10.00 | 180.00 | 180.00° |
| 5 | 10.00 | 10.00 | 180.00 | 180.00° |
| 6 | 10.00 | 10.00 | 180.00 | 180.00° |
| 7 | 10.00 | 10.00 | 180.00 | 180.00° |
| 8 | 10.00 | 10.00 | 180.00 | 180.00° |
| 9 | 10.00 | 10.00 | 180.00 | 180.00° |
| 10 | 10.00 | 10.00 | 180.00 | 180.00° |
| 11 | 10.00 | 10.00 | 180.00 | 180.00° |

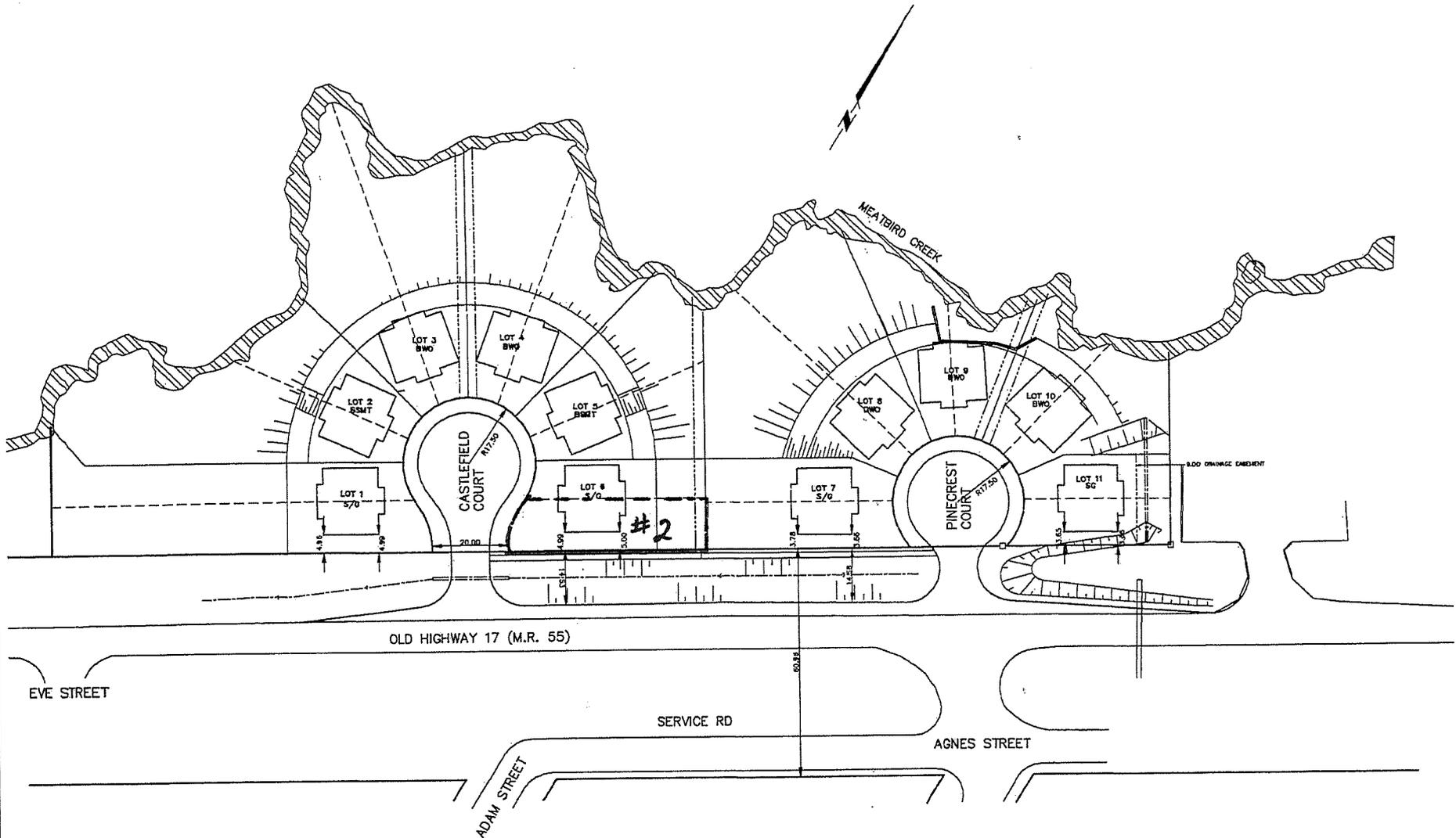
BEARING AND DISTANCE TABLE

| LOT | RADIUS | CHORD | ARC | BEARING |
|-----|--------|-------|--------|---------|
| 1 | 10.00 | 10.00 | 180.00 | 180.00° |
| 2 | 10.00 | 10.00 | 180.00 | 180.00° |
| 3 | 10.00 | 10.00 | 180.00 | 180.00° |
| 4 | 10.00 | 10.00 | 180.00 | 180.00° |
| 5 | 10.00 | 10.00 | 180.00 | 180.00° |
| 6 | 10.00 | 10.00 | 180.00 | 180.00° |
| 7 | 10.00 | 10.00 | 180.00 | 180.00° |
| 8 | 10.00 | 10.00 | 180.00 | 180.00° |
| 9 | 10.00 | 10.00 | 180.00 | 180.00° |
| 10 | 10.00 | 10.00 | 180.00 | 180.00° |
| 11 | 10.00 | 10.00 | 180.00 | 180.00° |



AP03312022
Sketch 2

#2 CASTLEFIELD COURT



0m 10m 20m
SCALE
1:500

| REVISIONS | | | CAUTION | | | DATE: 2018-08-06 | | | WALDEN LANDS INC | R.V. Anderson Associates Limited Engineering • Surveying • Construction | SCALE: 1:500 |
|------------|----------------------------|-----|---|--|--|------------------|--|--|------------------|--|------------------------|
| DATE | DETAILS | BY | - ALL UTILITIES ARE NOT NECESSARILY SHOWN ON THIS DRAWING. - WHERE UTILITIES ARE SHOWN, LOCATIONS ARE NOT GUARANTEED. - LOCATION & SIZE OF ALL UTILITIES MUST BE VERIFIED IN THE FIELD. | | | DRAWN: LZ | LOT GRADING GENERAL LAYOUT PINERIDGE SUBDIVISION | | | | CONTRACT NO.: |
| 2022-03-19 | MINOR VARIANCE APPLICATION | DBO | | | | DESIGNED: KM | | | | | CAD/PLE NUMBER: 184274 |
| | | | | | | CHECKED: AP | | | | | PAID NO.: |
| | | | | | | ENGINEER: CGG | | | | | |
| | | | | | | APPROVED: | | | | | |

A0033/2022
Sketch 4

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

PIN(s): 73378-0338 Township: Waters
 Lot No.: 8 Concession No.: 4 Parcel(s): 30316
 Subdivision Plan No.: Lot: Reference Plan No.: 53R-8730 Part(s): 1
 Municipal Address or Street(s): #1 and #2 Castlefield Court and #1 and #2 Pinecrest Court, Lively

7) Date of acquisition of subject land. Unknown (over 10 years)

8) Dimensions of land affected. *** REFER TO ATTACHED SUMMARY TABLE ***

Frontage (m) Depth (m) Area (m²) Width of Street (m)

| 9) Particulars of all buildings: | Existing | | Proposed | |
|----------------------------------|--------------------|--------------------------|----------------------|-------------------|
| | Ground Floor Area: | <u>N/A - Vacant Site</u> | (m ²) | <u>139</u> |
| Gross Floor Area: | | (m ²) | <u>139</u> | (m ²) |
| No. of storeys: | | | <u>1 (Bungalows)</u> | |
| Width: | | (m) | | (m) |
| Length: | | (m) | | (m) |
| Height: | | (m) | <u>6.6</u> | (m) |

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

| | Existing | Proposed |
|--------|--------------------------|--------------------------------|
| Front: | <u>N/A - Vacant Site</u> | <u>Refer to attached Table</u> |
| Rear: | | |
| Side: | | |
| Side: | | |

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

What type of access to the land?

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

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

N/A - site is currently vacant. Site servicing and house construction is expected to occur in 2022

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

Use(s): N/A - site is vacant Draft Approved Sub. Length of time: Draft Plan Approved Nov 2004

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

Same as #13 or, _____

15) What is the number of dwelling units on the property? Site is vacant. When developed, there will be 22 semi-detached dwelling units.

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

If "yes", how many? N/A

17) Existing uses of abutting properties: NORTH- Measbird Creek, then R1-5; SOUTH- MR 55, then R1-5; EAST- C2; WEST- Measbird Creek, then R1-5

110034/2002

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): N/A
or, describe briefly, _____

19) Is the property the subject of a current application for Consent (i.e. severance) under Section 59 of the Planning Act, R.S.O. 1990 c.P.13? Yes No

If "yes", indicate application number(s) and status of application(s): N/A

20) Is the property the subject of a current application for a Plan of Subdivision under Section 61 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): Pineridge Draft Approved Plan of Subdivision (File #780-8/04008)

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. N/A

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, WALDEN LANDS INC. (Gerry Ceccarelli) (please print all names), the registered owner(s) of the property described as the Pineridge Draft Approved Plan of Subd/Melon (File #780-8/04008), Lot 8, Con. 4, former Township of Walens (Community of Lively) 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;
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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 Nicola Mitchinson, RPP, Mitchinson Planning & Development Consultants Inc. (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

* Dated this 1st day of February, 2022

* Maria Marson
(witness)

* [Signature]
signature of Owner(s) or Signing Officer or Authorized Agent
Print Name: Gerry Ceccarelli - Walden Lands Inc.

* I have authority to bind the Corporation

A0034/2022

APPLICATION FOR MINOR VARIANCE

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, WALDEN LANDS INC. (Gerry Ceccarelli) (please print all names), the registered owner(s) or authorized agent of the property described as the Pineridge Draft Approved Plan of Subdivision (File #780-B/04008) - Lot 8, Con. 4, Former Township of Water (Community of Lively) 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 1st day of February, 2022

DocuSigned by: Andrew Liu, Commissioner of Oaths

DocuSigned by: Gerald Ceccarelli, Signature of Owner(s) or Signing Officer or Authorized Agent (where a Corporation)

Print Name: GERRY CECCARELLI, I have authority to bind the Corporation

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

FOR OFFICE USE ONLY

Form with fields: Date of Receipt: Mar 24/22, Hearing Date: April 22, 2022, Received By: N. Lewis, Zoning Designation: R2-2, Resubmission: No, Previous File Number(s): None, Previous Hearing Date: None, Notes: 1 Pinecrest Court, Lively

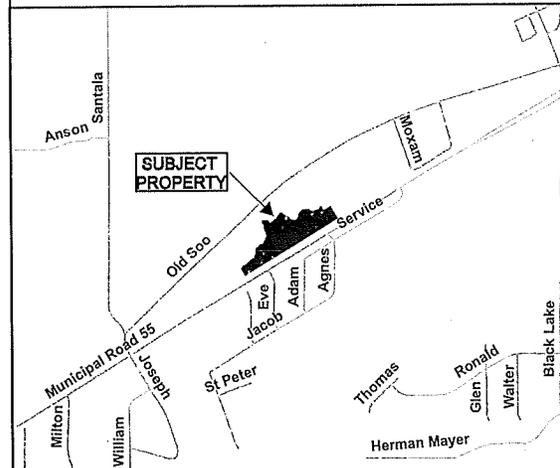
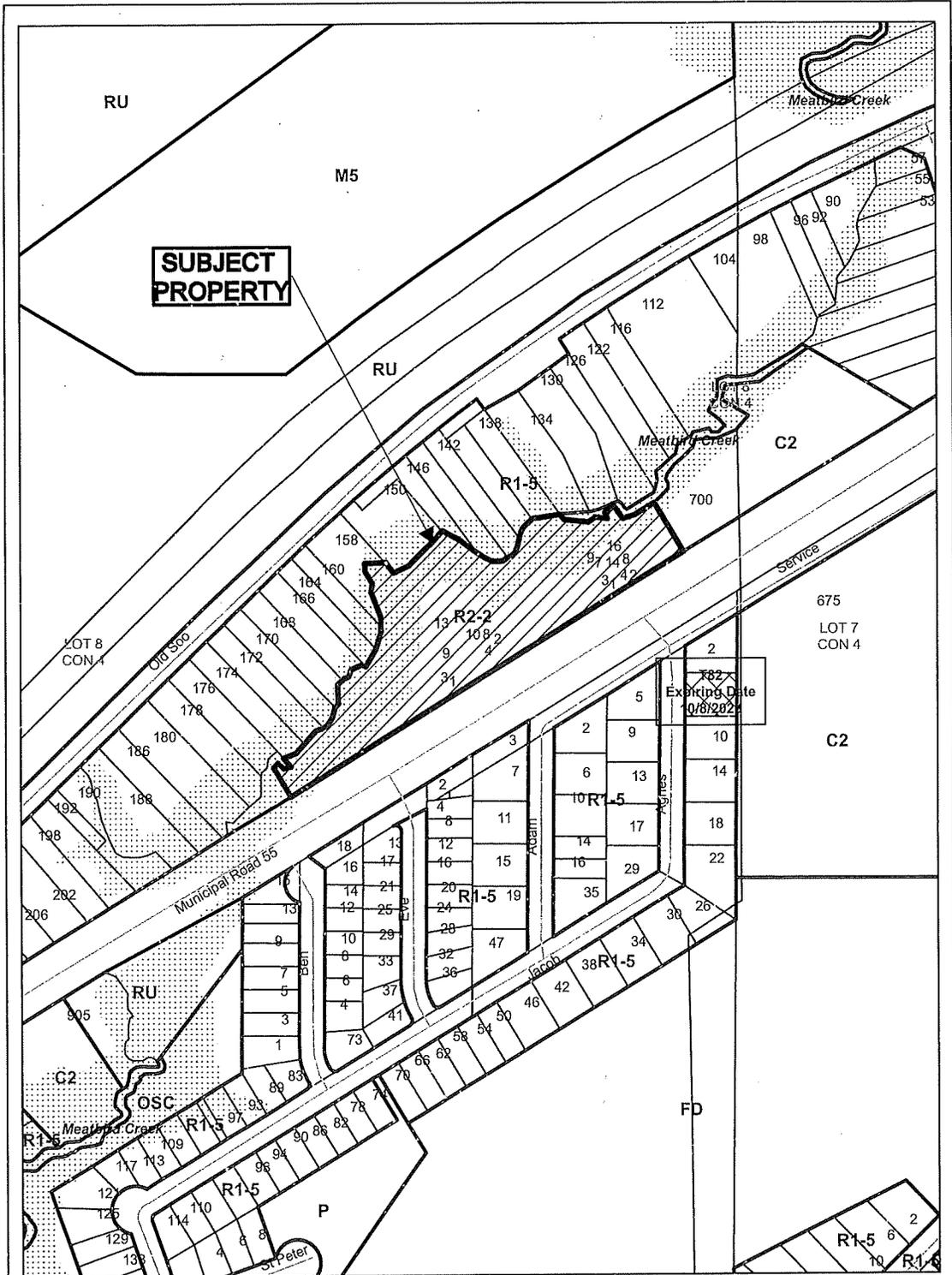
A0034/2022

#1 PINECREST COURT

MINOR VARIANCE APPLICATION PINERIDGE SUBDIVISION – ZONING SUMMARY FOR LOTS 1, 6, 7 & 11 (Minor Variances in Yellow)

| SEMI-DETACHED DWELLING | TABLE 6.3 R2-2 Zone Requirement | LOT 1 | | LOT 6 | | * LOT 7 | | LOT 11 | |
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| Minimum Lot Frontage (m) | 6.5 m (@ property line) | 15.08 | 10.65 | 14.93 | 10.80 | 13.09 | 6.58 | 13.12 | 6.59 |
| | 9.0 m (@ 6.0 m setback) | 13.94 | 10.16 | 13.87 | 10.23 | 13.19 | 9.01 | 14.01 | 9.06 |
| Minimum Lot Depth (m) | 30.0 m | 96.48 | 96.48 | 47.40 | 47.40 | 49.15 | 49.15 | 38.77 | 38.77 |
| Minimum Front Yard (m) | 6.0 m | 7.98 | 7.98 | 8.48 | 8.48 | 9.18 | 9.18 | 8.71 | 8.71 |
| Minimum Rear Yard (m) | 7.5 m | 70.95 | 70.95 | 21.37 | 21.37 | 22.42 | 22.42 | 12.51 | 12.51 |
| Minimum Interior Side Yard (m) | 1.2 m & 0.0 m | 0.00 | 1.30 | 0.00 | 1.30 | 0.00 | 2.50 | 0.00 | 2.50 |
| Minimum Corner Side Yard (m) | 4.5 m or 7.5 m abutting tertiary arterial road [Section 1.(ii)] | 4.9 / rounded down to 4.5 m | N/A | 4.9 / rounded down to 4.5 m | N/A | 3.6 / rounded down to 3.0 m | N/A | 3.6 / rounded down to 3.0 m | N/A |
| Maximum Lot Coverage | 40% | 10.25% | 13.42% | 19.90% | 29.93% | 21.89% | 25.57% | 27.74% | 32.43% |
| Maximum Height (m) | 11.0 m | 6.6 | 6.6 | 6.6 | 6.6 | 6.6 | 6.6 | 6.6 | 6.6 |
| Ground Floor Area and Gross Floor Area (sq.m) | N/A | 139 | 139 | 139 | 139 | 139 | 139 | 139 | 139 |

A0034/2022



Application for Minor Variance or Permission

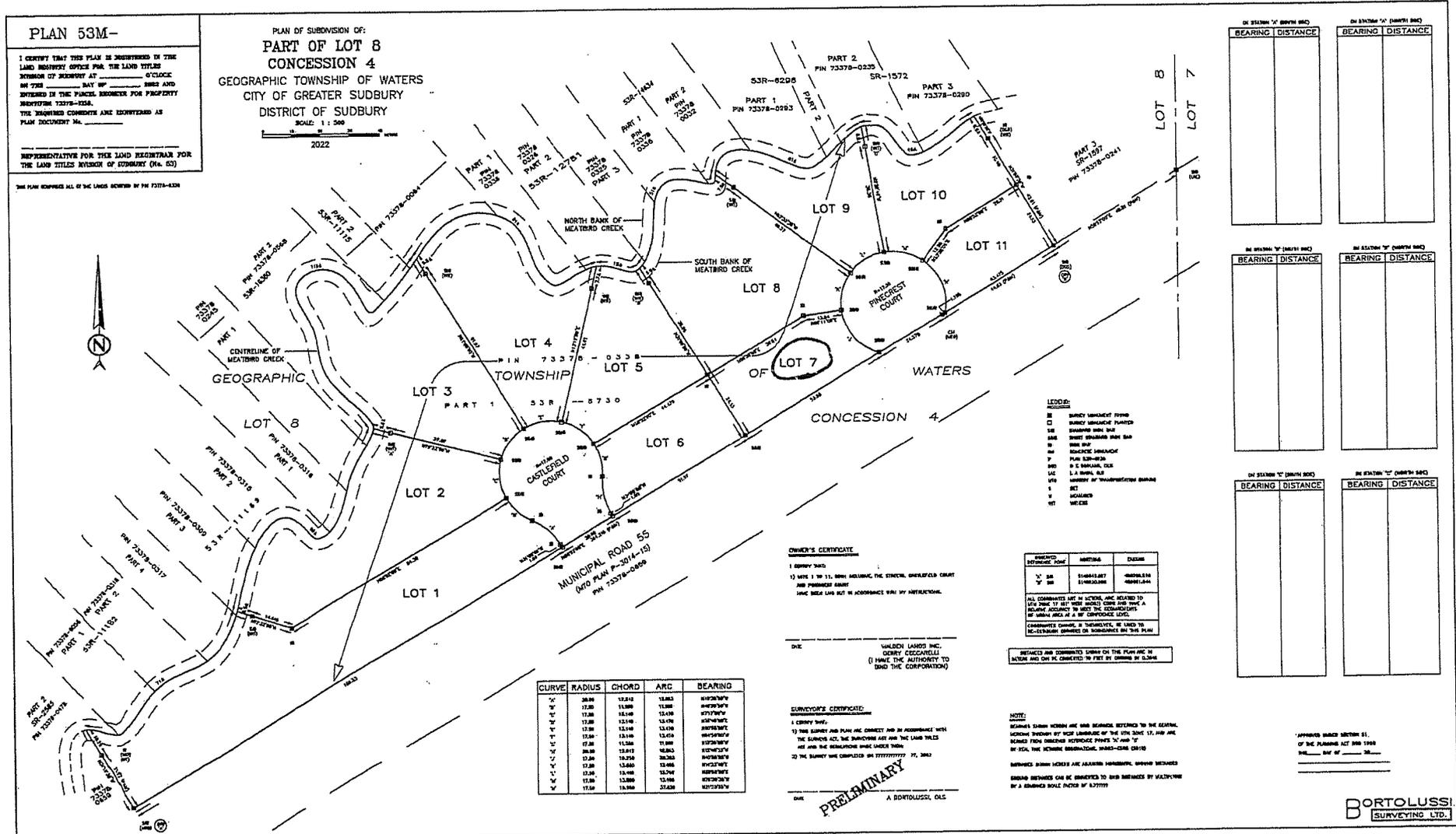


Subject Property being,
 PIN 73378-0338,
 Parcel 30316 SEC SWS SRO,
 Part Lot 8, Concession 4, Part 1,
 Plan 53R-8730, Township of Waters,
 1 Pinecrest Court, Lively
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

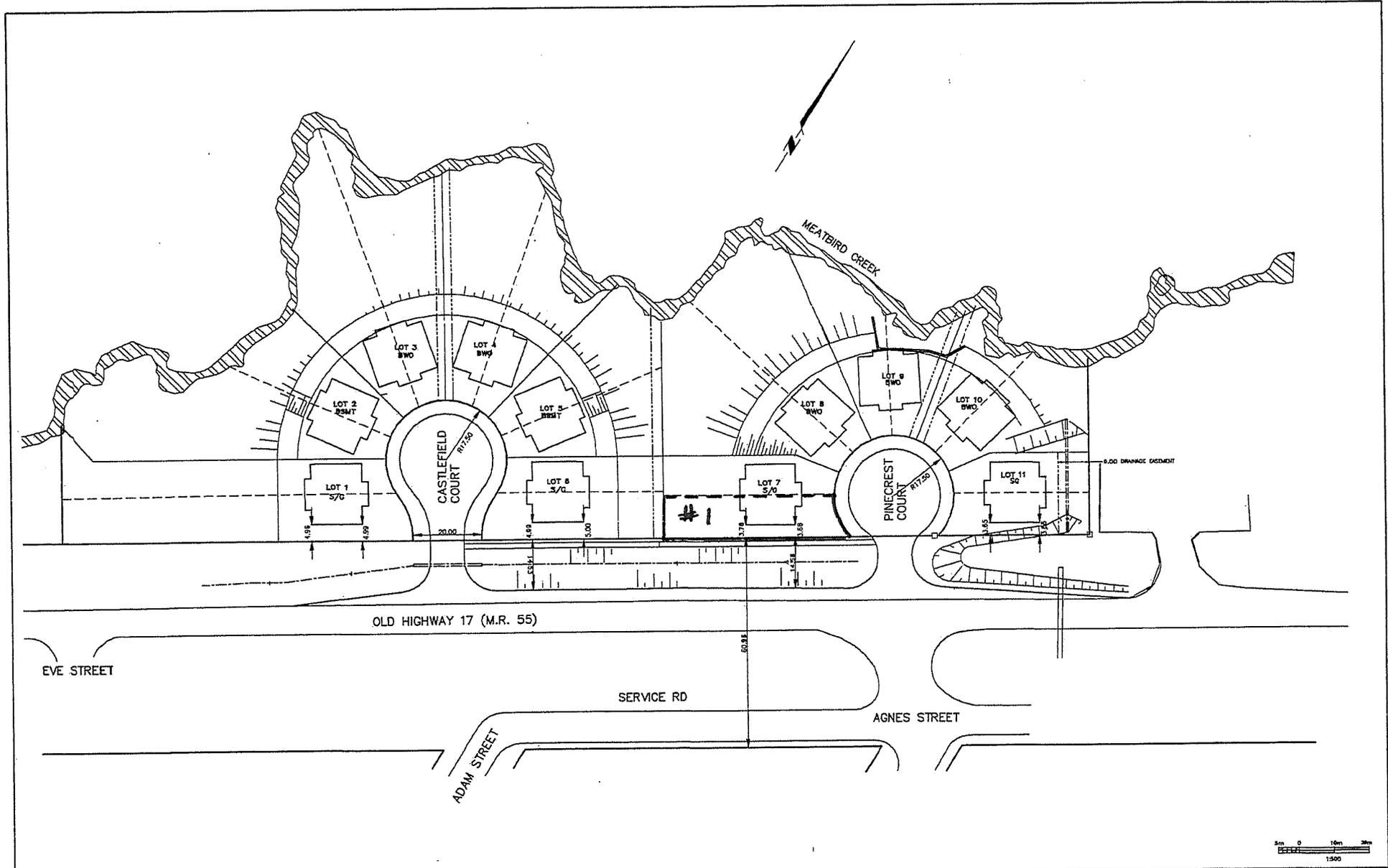
A0034/2022
 Date: 2022 04 01

#1 PINECREST COURT
SOUTH HALF LOT 7, PLAN 53M-xxx



A0034/2022
Sketch 3

#1 PINECREST COURT



| REVISIONS | | | CAUTION | | | DATE: 2019-05-08 | | WALDEN LANDS INC | R.V. Anderson Associates Limited <small>ENGINEERS & ARCHITECTS & INTERIORS</small> | SCALE: 1:500 |
|------------|-----------------------------|-----|---|--|--|------------------|-------------------------|------------------|---|--------------|
| DATE | DETAILS | BY | - ALL UTILITIES ARE NOT NECESSARILY SHOWN ON THIS DRAWING. | | | DESIGNED: KJA | CONTRACT NO.: | | | |
| 2022-01-10 | SENIOR VARIANCE APPLICATION | COB | - WHERE UTILITIES ARE SHOWN, LOCATIONS ARE NOT GUARANTEED | | | CHECKED: AP | CAD/FILE NUMBER: 184274 | | | |
| | | | - LOCATION & SIZE OF ALL UTILITIES MUST BE VERIFIED IN THE FIELD. | | | ENGINEER: COB | PAGE NO.: | | | |
| | | | | | | APPROVER: | | | | |

A0034/2022
 sketch4



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

2 PINECREST COURT
(SOUTH HALF LOT 11,
PARTS 57, 58 & 59)

| | |
|-------------------------------|--|
| Office Use Only 2022.01.01 | |
| A 0035/2022 | |
| S.P.P. AREA | YES ___ NO <input checked="" type="checkbox"/> |
| NDCA REG. AREA | YES <input checked="" type="checkbox"/> NO ___ |

City of Greater Sudbury
APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,025.00 (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): WALDEN LANDS INC. Email: [REDACTED]
Mailing Address: P.O. Box 913, STATION B Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: SUDBURY, ONT. Postal Code: P3E 4S4 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: NICOLA MITCHINSON, RPP, MCIP Email: [REDACTED]
Mailing Address: 19 BAYCREST DRIVE Home Phone: [REDACTED]
#2 and #22 Castlefield Court and #11 and #12 Pinecrest Court Div Business Phone: [REDACTED]
City: BARRIE, ONT. Postal Code: L4M 2C7 Fax Phone: [REDACTED]
Note: Unless otherwise requested, all communication will be sent to the agent, if any.

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

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

- 4) Current Official Plan designation: "Living Area I" (Lively) Current Zoning By-law designation: Residential (R2-2)

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

| Variance To | By-law Requirement | Proposed | Difference |
|--|--------------------|----------|------------|
| 1 Castlefield Crt (South 1/2 Lot 1, Parts 1 & 2) | 7.5 m | 4.5 m | 3.0 m |
| 2 Castlefield Crt (South 1/2 Lot 6, Parts 30,31 & 32) | 7.5 m | 4.5 m | 3.0 m |
| 1 Pinecrest Crt (South 1/2 Lot 7, Parts 33 & 34) | 7.5 m | 3.0 m | 4.5 m |
| * 2 Pinecrest Crt (South 1/2 Lot 11, Parts 57,58 & 59) | 7.5 m | 3.0 m | 4.5 m |

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

c) Description of Proposal:
Variances are required to the 7.5 m corner side yard abutting a tertiary arterial road required by Special Provision 1.(f) of Table 6.3 - Standards for Low Density Residential Two Zone (R2-2). The variances apply to the corner side yard of the south half of Lots 1, 6, 7 and 11 in the Pinecrest Draft Approved Plan of Subdivision located in the Community of Lively.

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
The grading and servicing requirements associated with the semi-detached lot fabric have reduced the corner side yards of the south half of Lots 1, 6, 7 & 11 abutting Municipal Road 55. Please refer to Mitchinson Planning March 28, 2022 Application cover letter for additional information and details.

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

PIN(s): 73378-0338 Township: Waters
 Lot No.: 8 Concession No.: 4 Parcel(s): 30316
 Subdivision Plan No.: Lot: Reference Plan No.: 53R-8730 Part(s): 1
 Municipal Address or Street(s): #1 and #2 Castlefield Court and #1 and #2 Pinecrest Court, Lively

7) Date of acquisition of subject land. Unknown (over 10 years)

8) Dimensions of land affected. *** REFER TO ATTACHED SUMMARY TABLE ***

Frontage (m) Depth (m) Area (m²) Width of Street (m)

| Particulars of all buildings: | Existing | Proposed |
|-------------------------------|-------------------------------------|-----------------------|
| Ground Floor Area: | N/A - Vacant Site (m ²) | 139 (m ²) |
| Gross Floor Area: | (m ²) | 139 (m ²) |
| No. of storeys: | | 1 (Bungalows) |
| Width: | (m) | (m) |
| Length: | (m) | (m) |
| Height: | (m) | 6.6 (m) |

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

| | Existing | Proposed |
|--------|-----------------------|-----------------------------|
| Front: | N/A - Vacant Site (m) | Refer to attached Table (m) |
| Rear: | (m) | (m) |
| Side: | (m) | (m) |
| Side: | (m) | (m) |

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

What type of access to the land?

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

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

N/A - site is currently vacant. Site servicing and house construction is expected to occur in 2022

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

Use(s): N/A - site is vacant Draft Approved Sub. Length of time: Draft Plan Approved Nov 2004

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

Same as #13 or, _____

15) What is the number of dwelling units on the property? Site is vacant. When developed, there will be 22 semi-detached dwelling units.

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

If "yes", how many? N/A

17) Existing uses of abutting properties: NORTH- Measbird Creek, then R1-5; SOUTH- MR 55, then R1-5; EAST- C2; WEST- Measbird Creek, then R1-5

A0025/2022

16) 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): N/A
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): N/A

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): Pineridge Draft Approved Plan of Subdivision (File #750-8/04006)

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. N/A

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, WALDEN LANDS INC. (Garry Ceccarelli) (please print all names), the registered owner(s) of the property described as the Pineridge Draft Approved Plan of Subdivision (File #750-8/04006), Lot 8, Con. 4, former Township of Waters (Community of Lively) 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 Nicola Mitchinson, RPP, Mitchinson Planning & Development Consultants Inc. (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

* Dated this 1st day of February, 2022

* maria marcano
(witness)

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

Print Name: Garry Ceccarelli - Walden Lands Inc.

*I have authority to bind the Corporation

APPLICATION FOR MINOR VARIANCE

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

We, WALDEN LANDS INC. (Gery Ceccarelli) (please print all names);

the registered owner(s) or authorized agent of the property described as the Pineridge Draft Approved Plan of Subdivision

(File #780-8/04008) - Lot 8, Con. 4, Former Township of Water (Community of Lively)

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 15th day of February, 2022

DocuSigned by: Andrew Kim Commissioner of Oaths

DocuSigned by: Gery Ceccarelli signature of Owner(s) or Signing Officer or Authorized Agent (*where a Corporation)

Print Name: GERY CECCARELLI I have authority to bind the Corporation

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

FOR OFFICE USE ONLY

Form with fields: Date of Receipt: Mar 24/22, Hearing Date: April 22, 2022, Received By: N. Lewis, Zoning Designation: R2-2, Resubmission: Yes/No, Previous File Number(s): None, Previous Hearing Date: None, Notes: 2 Pinecrest Court, Lively

A0035/2022

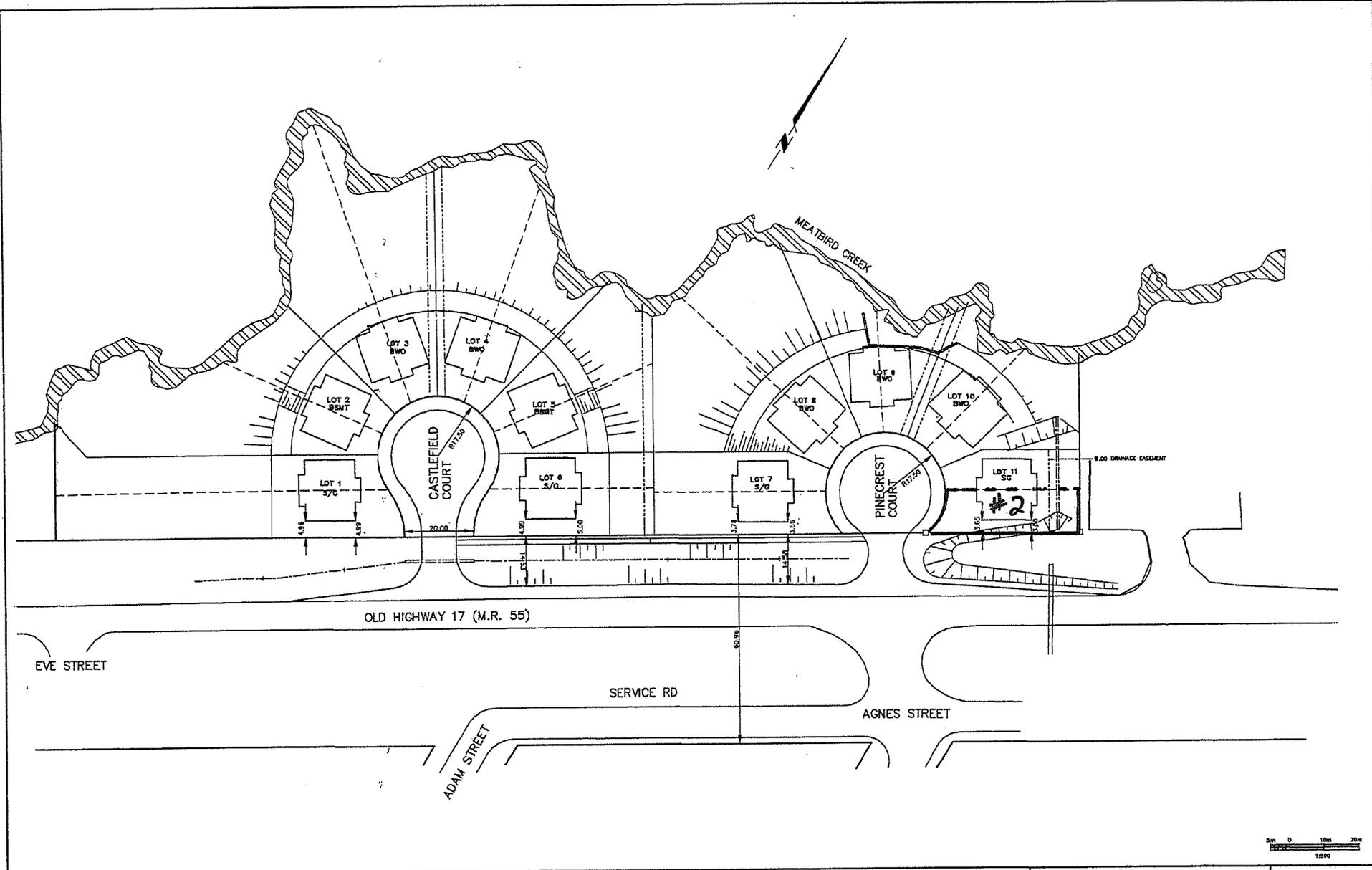
#2 PINECREST COURT

MINOR VARIANCE APPLICATION PINERIDGE SUBDIVISION – ZONING SUMMARY FOR LOTS 1, 6, 7 & 11 (Minor Variances in Yellow)

| SEMI-DETACHED DWELLING | TABLE 6.3 R2-2 Zone Requirement | LOT 1 | | LOT 6 | | LOT 7 | | LOT 11* | |
|---|---|---|---|--|---|---|---|---|---|
| | | South Half being #1 Castlefield Crt (Parts 1 & 2, Plan 53R-xxx) | North Half being #3 Castlefield Crt (Parts 3 & 4, Plan 53R-xxx) | South Half being #2 Castlefield Crt (Parts 30, 31, & 32, Plan 53R-xxx) | North Half being #4 Castlefield Crt (Parts 27, 28 & 29, Plan 53R-xxx) | South Half being #1 Pinecrest Crt (Parts 33 & 34, Plan 53R-xxx) | North Half being #3 Pinecrest Crt (Parts 35 & 36, Plan 53R-xxx) | South Half being #2 Pinecrest Crt (Parts 57, 58 & 59, Plan 53R-xxx) | North Half being #4 Pinecrest Crt (Parts 54, 55 & 56, Plan 53R-xxx) |
| Minimum Lot Area (sq.m) | 275 sq.m | 1360.55 | 1038.80 | 700.43 | 465.68 | 636.75 | 545.20 | 502.49 | 429.86 |
| Minimum Lot Frontage (m) | 6.5 m (@ property line) | 15.08 | 10.65 | 14.93 | 10.80 | 13.09 | 6.58 | 13.12 | 6.59 |
| | 9.0 m (@ 6.0 m setback) | 13.94 | 10.16 | 13.87 | 10.23 | 13.19 | 9.01 | 14.01 | 9.06 |
| Minimum Lot Depth (m) | 30.0 m | 96.48 | 96.48 | 47.40 | 47.40 | 49.15 | 49.15 | 38.77 | 38.77 |
| Minimum Front Yard (m) | 6.0 m | 7.98 | 7.98 | 8.48 | 8.48 | 9.18 | 9.18 | 8.71 | 8.71 |
| Minimum Rear Yard (m) | 7.5 m | 70.95 | 70.95 | 21.37 | 21.37 | 22.42 | 22.42 | 12.51 | 12.51 |
| Minimum Interior Side Yard (m) | 1.2 m & 0.0 m | 0.00 | 1.30 | 0.00 | 1.30 | 0.00 | 2.50 | 0.00 | 2.50 |
| Minimum Corner Side Yard (m) | 4.5 m or 7.5 m abutting tertiary arterial road [Section 1.(ii)] | 4.9 / rounded down to 4.5 m | N/A | 4.9 / rounded down to 4.5 m | N/A | 3.6 / rounded down to 3.0 m | N/A | 3.6 / rounded down to 3.0 m | N/A |
| Maximum Lot Coverage | 40% | 10.25% | 13.42% | 19.90% | 29.93% | 21.89% | 25.57% | 27.74% | 32.43% |
| Maximum Height (m) | 11.0 m | 6.6 | 6.6 | 6.6 | 6.6 | 6.6 | 6.6 | 6.6 | 6.6 |
| Ground Floor Area and Gross Floor Area (sq.m) | N/A | 139 | 139 | 139 | 139 | 139 | 139 | 139 | 139 |

A0035/2022

#2 PINECREST COURT



| REVISIONS | | | CAUTION | | | DATE: 2019-05-08 | | WALDEN LANDS INC | R.V. Anderson Associates Limited <small>Engineering • Architecture • Interiors</small> | SCALE: 1:500 |
|------------|----------------------------|-----|---|--|--|------------------|-------------------------|------------------|---|--------------|
| DATE | DETAILS | BY | - ALL UTILITIES ARE NOT NECESSARILY SHOWN ON THIS DRAWING. | | | DRAWN: LZ | CONTRACT NO.: | | | |
| 2022-05-10 | MINOR VARIANCE APPLICATION | COB | - WHERE UTILITIES ARE SHOWN, LOCATIONS ARE NOT GUARANTEED. | | | DESIGNED: KM | CAD/FILE NUMBER: 184274 | | | |
| | | | - LOCATION & SIZE OF ALL UTILITIES MUST BE VERIFIED IN THE FIELD. | | | CHECKED: AP | PAGE NO.: | | | |
| | | | | | | ENGINEER: CDC | | | | |
| | | | | | | APPROVED: | | | | |

PROCESSED 2022
sketch 4



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

| | |
|---|-----------------------------|
| Office Use Only | |
| 2022-01-01 | |
| A 00371/2022 | |
| S.P.P. AREA | |
| YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |
| NDCA REG. AREA | |
| YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$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): 1039512 Ontario Limited | Email: [REDACTED] |
| Mailing Address: 49 Dean Ave | Home Phone: [REDACTED] |
| City: Sudbury | Business Phone: [REDACTED] |
| Postal Code: P3C 3B8 | 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: William Auger | Email: [REDACTED] |
| Mailing Address: 1159 Bancroft Drive Sudbury | Home Phone: [REDACTED] |
| City: Sudbury | Business Phone: [REDACTED] |
| Postal Code: P3B 1R6 | Fax Phone: [REDACTED] |

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

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

| | |
|--|----------------------|
| Name: Scotiabank | |
| Mailing Address: Unit #14, 2040 Algonquin Road | |
| City: Sudbury, ON | Postal Code: P3E 4Z6 |

- 4) Current Official Plan designation: Living Area 1 Current Zoning By-law designation: R2-a

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

| Variance To | By-law Requirement | Proposed | Difference |
|-------------------------|--------------------|----------|------------|
| East side property line | 1.8m | 1.2m | 0.6m |
| Eaves Encroachment | 0.6m | 1.2m | 0.6m |
| | | | |
| | | | |

- b) Is there an eave encroachment? Yes No If 'Yes', size of eaves: 0.61 (m)

c) Description of Proposal:
 Requesting to add a 2nd story to existing structure. The existing dwelling has a side yard set back of 1.2m on the front corner and a set back of 8.4 at the back corner.

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
 The by-law requires a side yard set back of 1.8m for a 2 story building.

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

PIN(s): 73580-0176 Township: McKim
 Lot No.: 197 Concession No.: Parcel(s): PCL 33542SES
 Subdivision Plan No.: Lot: Reference Plan No.: M-132 Part(s): 2 & 3
 Municipal Address or Street(s): 1159 Bancroft Drive Sudbury

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

8) Dimensions of land affected.

Frontage 30 (m) Depth 75 (m) Area 1950 (m²) Width of Street (m)

| 9) Particulars of all buildings: | Existing | | | | Proposed | | | |
|----------------------------------|----------|--------|--------|-----------------------|----------|--------|--------|-----------------------|
| | House | Garage | Shed 1 | Group of sheds | House | Garage | Shed 1 | Group of sheds |
| Ground Floor Area: | 147.4 | 70.8 | 2.9 | 8.6 (m ²) | 350 | 708 | 2.9 | 8.6 (m ²) |
| Gross Floor Area: | 147.4 | | | (m ²) | 350 | | | (m ²) |
| No. of storeys: | 1 | 1 | 1 | 1 | 2 | 1 | 1 | 1 |
| Width: | 11 | 7.3 | 1.2 | 2.4 (m) | 14 | 7.3 | 1.2 | 2.4 (m) |
| Length: | 13.4 | 9.7 | 2.4 | 3.6 (m) | 13.4 | 9.7 | 2.4 | 3.6 (m) |
| Height: | 6 | 3.6 | 3.6 | 3.6 (m) | 10 | 4.3 | 3.6 | 3.6 (m) |

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

| | Existing | | | | Proposed | | | |
|--------|----------|-------|-------|----------|----------|-------|-------|----------|
| | Front: | Rear: | Side: | Side: | Front: | Rear: | Side: | Side: |
| Front: | 6 | 16.9 | 52 | 32 (m) | 6 | 16.9 | 52 | 32 (m) |
| Rear: | 39 | 42 | 17 | 30.2 (m) | 39 | 42 | 17 | 30.2 (m) |
| Side: | 1.2 | 21 | 3.3 | 22 (m) | 1.2 | 21 | 3.3 | 22 (m) |
| Side: | 18 | 4.6 | 27 | 5 (m) | 14.4 | 4.6 | 27 | 1.2 (m) |

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

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

What type of access to the land?

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

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

Original (unknown), Rear addition 1978, Garage 2010

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: Residential

A0037/2022

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, 1039512 ONTARIO LIMITED (please print all names), the registered owner(s) of the property described as 1159 BANCROFT DR.

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;

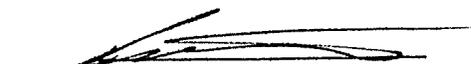
Authority to Enter Land and Photograph

- 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 William Auger (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, 2022

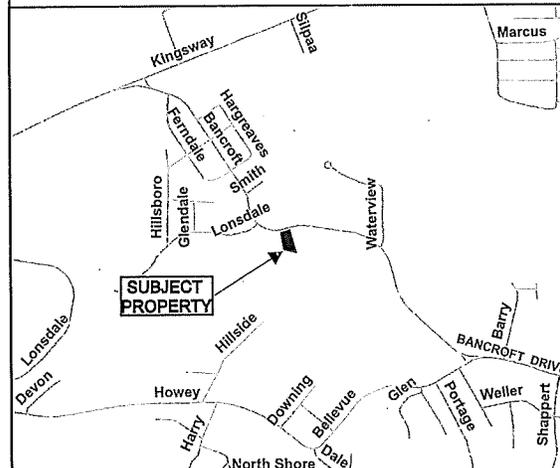
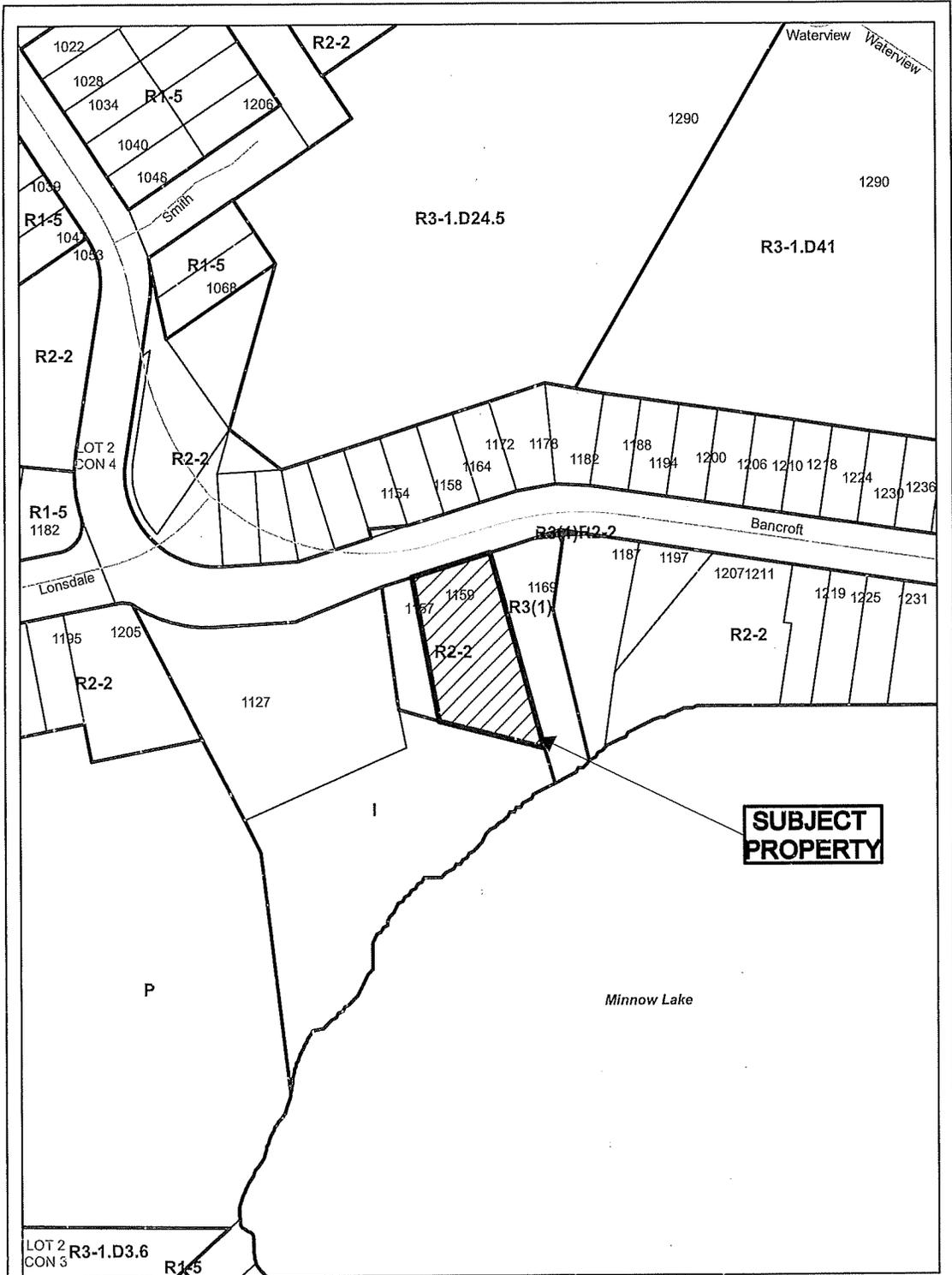

(witness)

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

Print Name: LUIGI TARINI

*I have authority to bind the Corporation

A003712022



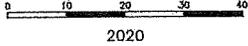
Application for Minor
Variance or Permission

Subject Property being,
 PIN 73580-0176,
 Parcel 33542 SEC SES,
 Part Lot 197, Plan M-132,
 Parts 2 and 3, Plan SR-1850,
 Part Lot 2, Concession 4,
 Township of McKim,
 1159 Bancroft Drive, Sudbury
 City of Greater Sudbury

Sketch 1, NTS A0037/2022
 NDCA Date: 2022 04 01

SURVEYOR'S REAL PROPERTY REPORT
PART OF LOT 197
REGISTERED PLAN M-132
CITY OF GREATER SUDBURY

DISTRICT OF SUDBURY
 SCALE : 1 INCH = 20 FEET



BEARING NOTE:

BEARINGS ARE ASTROMONIC AND ARE REFERRED TO PART OF THE SOUTHERLY LIMIT OF BANCROFT DRIVE, PLAN SR-1850 HAVING A BEARING OF N72°38'50"E

SURVEYOR'S CERTIFICATE:

- I CERTIFY THAT:
- 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 - 2) THE SURVEY WAS COMPLETED ON DECEMBER 9, 2020.

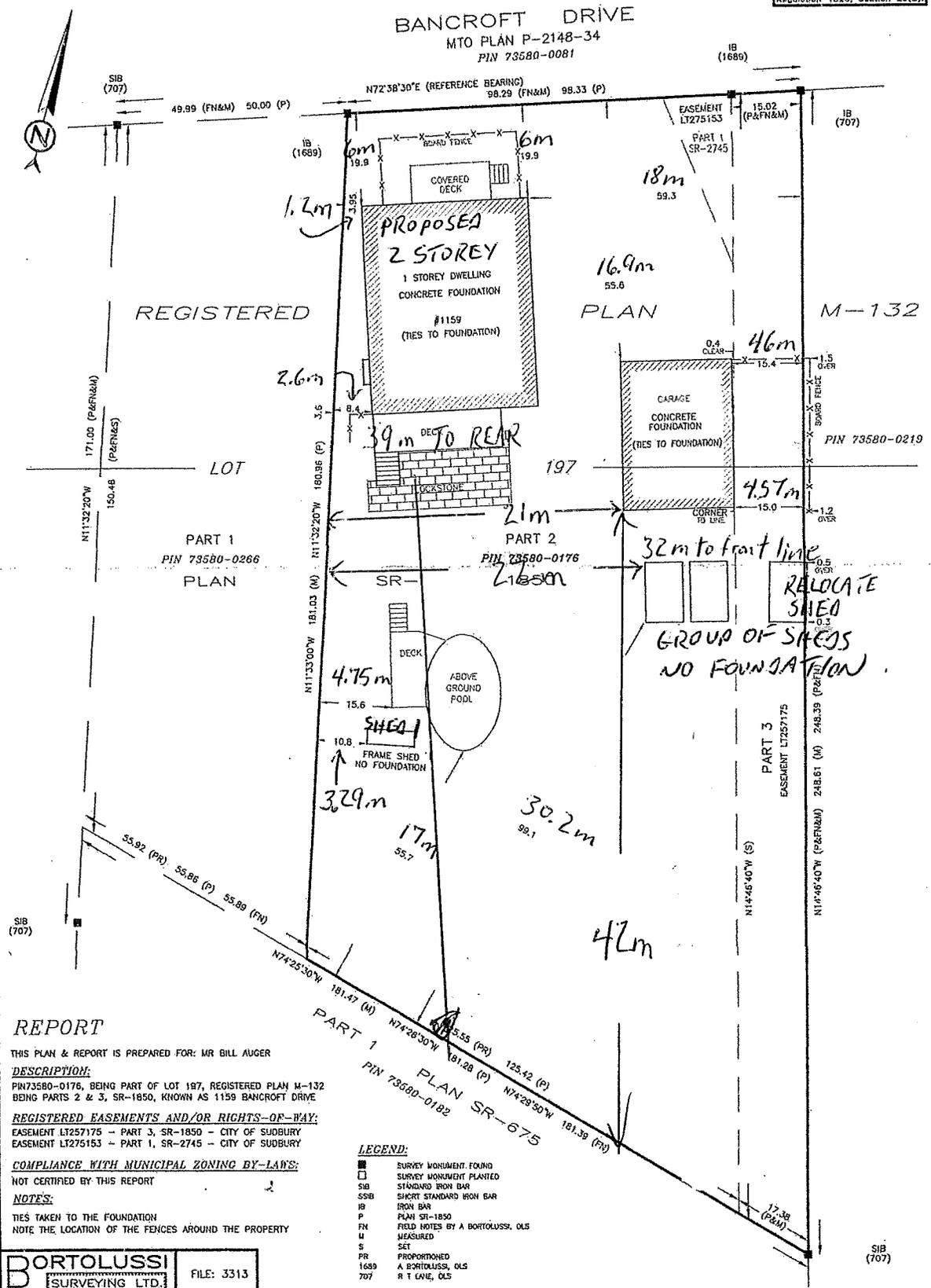
DECEMBER 12, 2020

A BORTOLUSSI, OLS

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 2149161



THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1029, Section 20(3).



REPORT

THIS PLAN & REPORT IS PREPARED FOR: MR BILL AUGER

DESCRIPTION:
 PIN73580-0176, BEING PART OF LOT 197, REGISTERED PLAN M-132 BEING PARTS 2 & 3, SR-1850, KNOWN AS 1159 BANCROFT DRIVE

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:
 EASEMENT LT25175 - PART 3, SR-1850 - CITY OF SUDBURY
 EASEMENT LT275153 - PART 1, SR-2745 - CITY OF SUDBURY

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:
 NOT CERTIFIED BY THIS REPORT

NOTES:
 TIES TAKEN TO THE FOUNDATION
 NOTE THE LOCATION OF THE FENCES AROUND THE PROPERTY

LEGEND:

- SURVEY MONUMENT FOUND
- SURVEY MONUMENT PLANTED
- SIB STANDARD IRON BAR
- SSIB SHORT STANDARD IRON BAR
- IB IRON BAR
- P PLAN SR-1850
- FN FIELD NOTES BY A BORTOLUSSI, OLS
- M MEASURED
- S SET
- PR PROPORTIONED
- 1689 A BORTOLUSSI, OLS
- 707 R T LANE, OLS

BORTOLUSSI
 SURVEYING LTD. FILE: 3313

AO03712022
 sketch 2



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

REVISED
 MARCH 08, 2020

| | |
|---|-----------------------------|
| Office Use Only 2021.01.01 | |
| A0001/2020 | |
| S.P.P. AREA | |
| YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |
| NDCA REG. AREA | |
| YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |

City of Greater Sudbury
APPLICATION FOR MINOR VARIANCE

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Norman Doucet & Carolina Bohrer Email: [REDACTED]
 Mailing Address: 1140 Ramsey Lake Road Home Phone: [REDACTED]
 Business Phone: [REDACTED]
 City: Sudbury Postal Code: P3E 6J7 Fax Phone: [REDACTED]

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

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

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

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

Name: Royal Bank of Canada
 Mailing Address: 10 York Mills Rd. 3rd Floor
 City: Toronto Postal Code: M2P 0A2

- 4) Current Official Plan designation: Living Area I Current Zoning By-law designation: R1-3

- 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 |
|------------------------------------|--------------------|----------|------------|
| Height - Bylaw 2010-100Z | 11.0m | 12.82m | 1.82m |
| Water Setback - Bylaw 2021-152Z | 30m | 20.17m | 9.83m |
| Rear Yard - Bylaw 2010-100Z | 7.5m | 2.32m | 5.18m |
| Eaves Encroachment Bylaw 2010-100Z | 1.2 m | 5.59 m | -4.39 |

- b) Is there an eave encroachment? Yes No If 'Yes', size of eaves: 0.41 (m)

- c) Description of Proposal:
Minor variance approval to facilitate the construction of a new residential home with a dwelling height of 12.82m where 11m is required,
also to include approval for setback for residential buildings to the high water mark of a lake of 30m where 20m is required which is at variance to By-law 2021-152Z
also to include rear yard setback of 2.32m where 7.5m is required at variance to By-law 2010-100Z
- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
For the rear yard setback, the architect and the surveyor had a different interpretation of what the city has identified as the rear yard, and as such located the dwelling in the most
appropriate location to take advantage of southern exposure minimizing overall carbon footprint on the environment.

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

PIN(s): 73592-0187 Township: McKim Ward:
 Lot No.: 2 & 3 Concession No.: 2 Parcel(s): 33662
 Subdivision Plan No.: Lot: Reference Plan No.: 1228, 2515 Part(s): SR-1228 Part 3 SR-2515 Part 1
 Municipal Address or Street(s): 1140 Ramsey Lake Road

7) Date of acquisition of subject land. 18-Aug-2016

8) Dimensions of land affected.

Frontage 15.5 (m) Depth 79.1max (m) Area 2666.9 (m²) Width of Street 20 (m)

| 9) Particulars of all buildings: | Existing | | Proposed | |
|----------------------------------|------------------------|------------------------|-------------------------|--|
| | House* | Garage | | |
| Ground Floor Area: | 94.2 (m ²) | 39.9 (m ²) | 235 (m ²) | |
| Gross Floor Area: | 94.2 (m ²) | 39.9 (m ²) | 539.4 (m ²) | |
| No. of storeys: | 1 + Basement | 1 | 2 + Walkout | |
| Width: | 8 (m) | 6.23 (m) | 16.8 (m) | |
| Length: | 11.7 (m) | 6.46 (m) | 22.1 (m) | |
| Height: | 5 +/- (m) | 4.6 (m) | 12.8 (m) | |

* Existing house to be demolished upon construction of new residence

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* | Existing Garage | Proposed |
|--------|-----------------|-----------------|-----------|
| Front: | 54.6 (m) | 33.5 (m) | 59.80 (m) |
| Rear: | 4.6 (m) | 13 (m) | 2.32 (m) |
| Side: | 21.8 (m) | 5.28 (m) | 2.39 (m) |
| Side: | 42.6 (m) | 11.56 (m) | 7.28 (m) |

* Existing house to be demolished upon construction of new residence

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

What type of access to the land?

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

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

1950-1960's

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

Use(s): Residential Home Length of time: Always

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

Accord 2022

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. IPZ3

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Norman Doucet and Carolina Bohrer (please print all names), the registered owner(s) of the property described as 1140 Ramsey Lake Road, Sudbury, Ontario, P3E 6J7

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;
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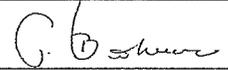
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Dated this 28 day of March, 2022

(witness) 

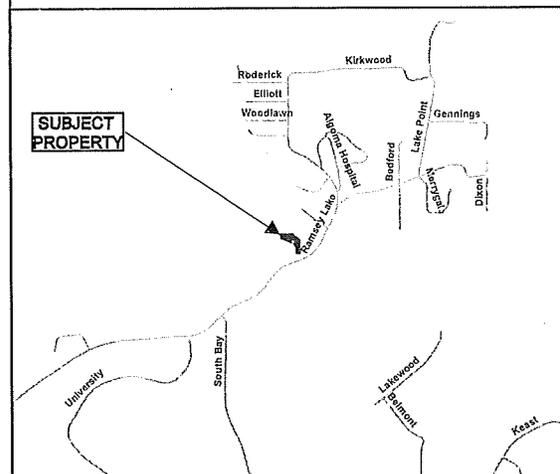
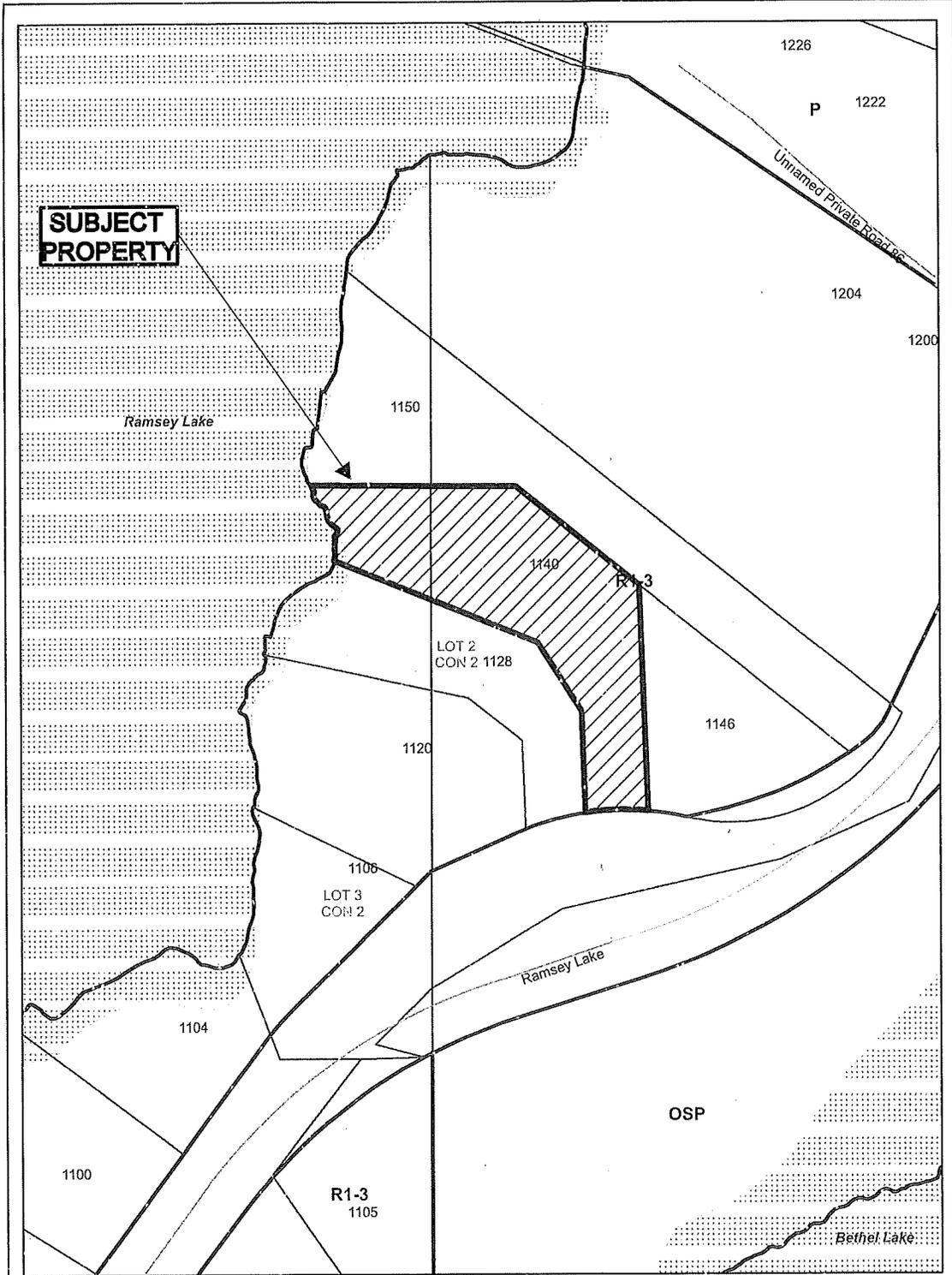


signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: Carolina Bohrer

*I have authority to bind the Corporation

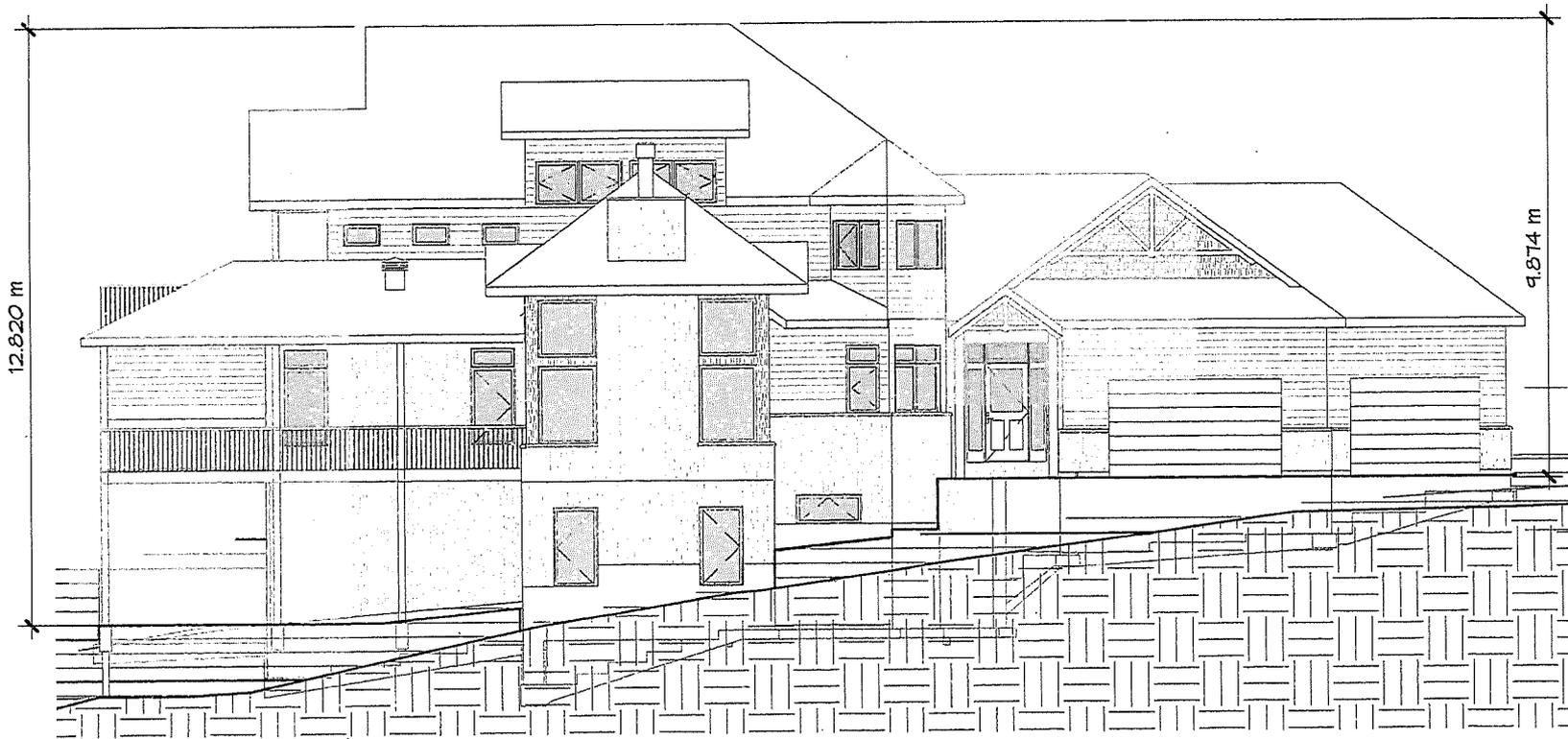
A0001/2022



Application for Minor Variance or Permission 

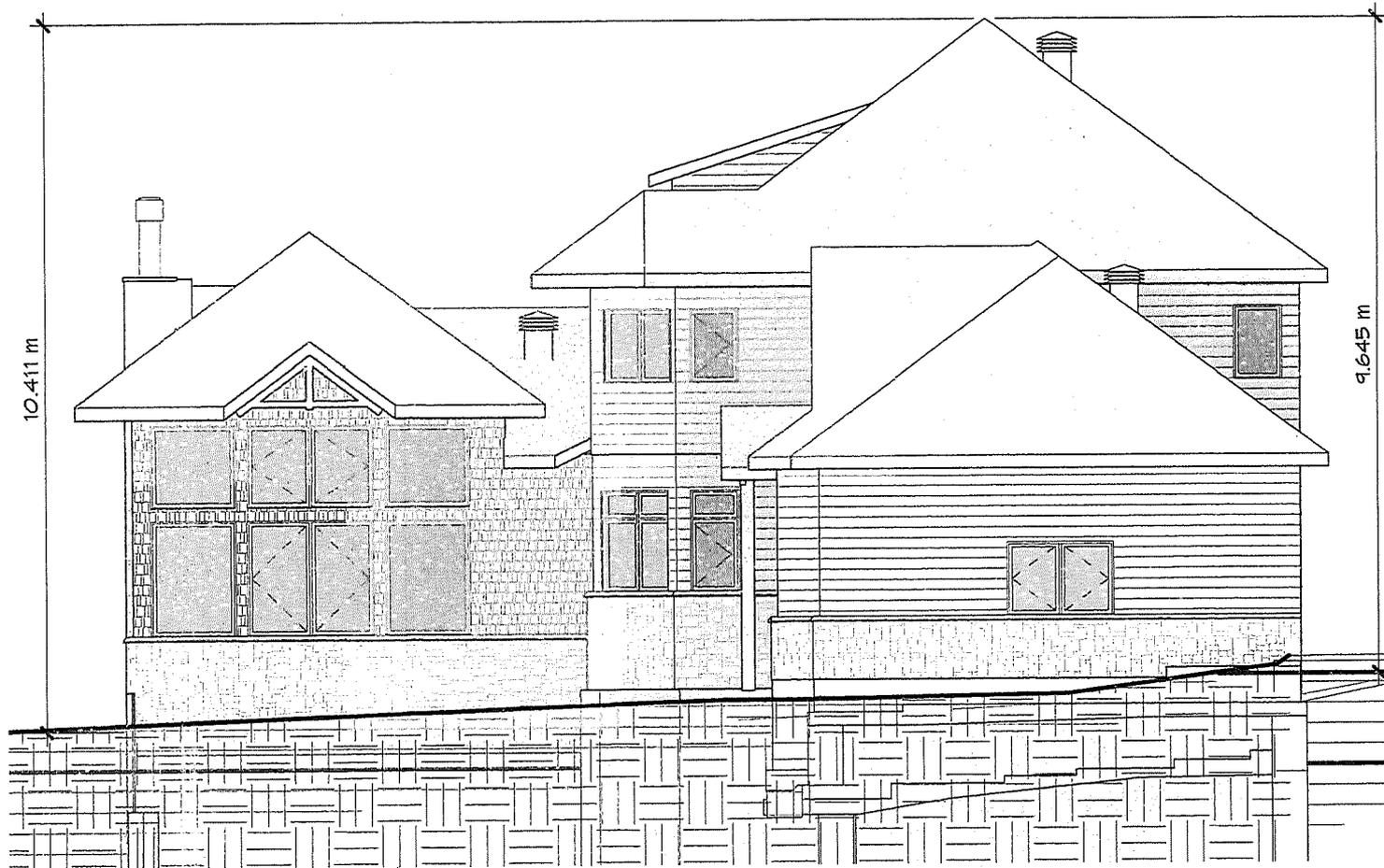
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 1140 Ramsey Lake Road, Sudbury
 City of Greater Sudbury

Sketch 1, NTS A0001/2022
 NDCA Date: 2022 01 20



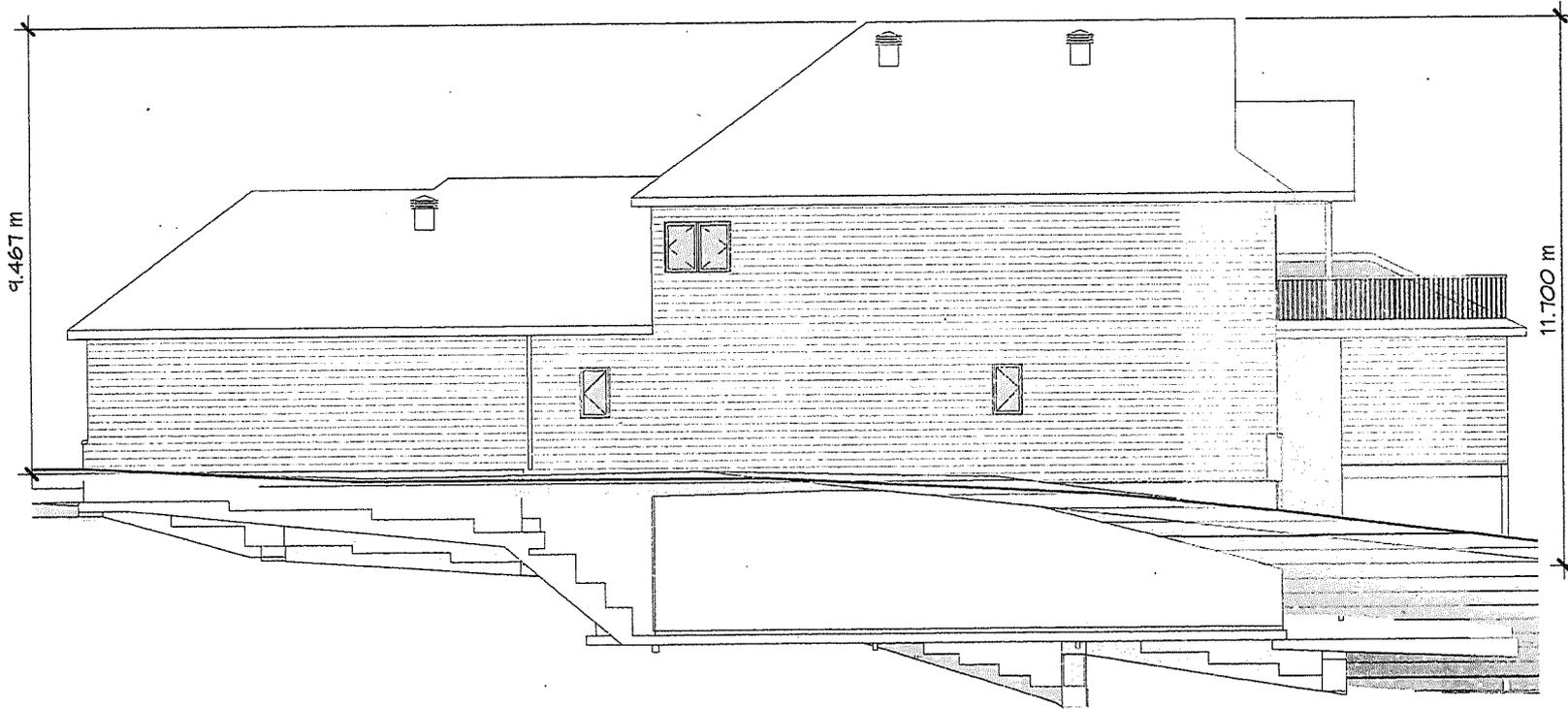
① SOUTH ELEVATION (metric)
1 : 150

0000/2022
Sketch 3



① EAST ELEVATION (metric)
1 : 100

A0001/2022
Sketch 4



① NORTH ELEVATION (metric)
1 : 150

A0001/2022
Sketch 5



① WEST ELEVATION (metric)
1 : 100

A0001/2022
Sketch 6