

Tom Davies Square
200 Brady St

Thursday, April 25, 2024

PUBLIC HEARINGS

A0024/2024

**MIJANOU GABOURY
MATHIEU FANTIN**

Ward: 5

PINs 73498 0112 & 73498 0257, Parcels 37174A SEC SES SRO & 30532 SEC SES, Surveys Plan SR-348 Part(s) 1 & Plan 53R-10402 Part(s) 1 and 2, Lot(s) Part 5, Subdivision M-220, Lot Part Lot 5, Concession 3 and 4, Township of Blezard, 1794 Highway 69N, Val Caron, [2010-100Z, R1-2 (Low Density Residential One)]

For relief from Part 4, Section 4.41, subsection 4.41.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of an addition to the existing single detached dwelling providing a high water mark setback of 24.4m, where no person shall erect any residential building or other accessory structure closer than 30.0m to the high water mark of a lake or river.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B164/84 (24 SEP 84)

A0025/2024

**NANCY DIGBY
PAT DIGBY**

Ward: 2

PIN 73599 0620, Parcel 40670 SEC SES SRO, Lot(s) 17, Subdivision M-1023, Lot Part 1, Concession 2, Township of Snider, 19 Cobalt Street, Copper Cliff, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsection 4.2.5, Table 4.1 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit an existing shed providing an interior side yard setback of 0.6m with eaves encroaching 0.24m into the proposed 0.6m interior side yard, where an accessory building greater than 2.5m in height shall be no closer than 1.2m from the side lot line and where eaves may encroach 0.6m into the required interior side yard but not closer than 0.6m to the lot line.

A0029/2024

**WAYNE SABZALI
ALISON SABZALI**

Ward: 6

PIN 73508 0590, Parcel 28782 SEC SES SRO, Survey Plan 53R-7021 Part(s) 1, Lot(s) Part 10, Subdivision M-337, Lot Part 11, Concession 2, Township of Capreol, 4378 St Michel Street, Hanmer, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsection 4.2.3 and 4.2.4 a) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached garage providing, firstly, accessory lot coverage of 13%, 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 5.94m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B1/77 (31 JAN 77)

A0030/2024

1650939 ONTARIO LTD.

Ward: 6

PIN 73505 0232, Parcel 734 SEC SES, Lot Part 10, Concession 3, Township of Hanmer, 0 Kenneth Drive, Hanmer, [2010-100Z, RU (Rural)]

For relief from Part 4, Section 4.3 and Part 9, Section 9.3, Table 9.3 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, in order to develop the subject property providing, firstly, no frontage onto an assumed road, whereas no person shall erect any building on any lot that does not have frontage on an assumed road, and secondly, a minimum lot frontage of 0.0m, where 90.0m is required.

A0031/2024

CITY OF GREATER SUDBURY

Ward: 9

PINs 73476-0498 and 73476-0482, Parcels 18243 and 19743A SEC SES, Part Lot 5, Concession 3 as in LT105347, LT114800 and Part 1 on Plan 53R-5024, except Unit 8 on Expropriation Plan D34 and SRO LT149382, Township of Broder, 4472 Long Lake Road, Sudbury, [2010-100Z, P (Park), I (Institutional), RU (Rural)]

For relief from Part 4, Section 4.2, subsection 4.2.5, Table 4.1, Section 4.34 and Part 9, Section 9.3, Table 9.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit the existing accessory structure comprised of two storage containers with a roof as well as the addition of two storage containers providing, firstly, eaves to encroach 7.0m 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, secondly, to permit four accessory structures in the form of storage containers used in conjunction with a park use, whereas accessory structures in the form of storage containers may only be used in conjunction with a permitted agricultural, extractive, transport terminal or warehouse use, and thirdly, a minimum interior side yard setback of 1.5m, where 10.0m is required.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATIONS A15/23 (MAR 3/23), A266/92 (OCT 5/92) AND CONSENT APPLICATION B4/73 (FEB 12/73)

THIS APPLICATION WAS DEFERRED FROM THE MEETING OF NOVEMBER 8, 2023 TO IN ORDER TO AFFORD THE OWNER THE OPPORTUNITY TO ADDRESS THOSE COMMENTS RECEIVED FROM AGENCIES AND DEPARTMENTS.

A0120/2023

ERIC KOIENGU

"REVISED"

Ward: 6

PIN 73504 1513, Parcel 37474 SEC SES, Survey Plan 53R-7090 Part(s) 1, Lot(s) Part 101, Subdivision M-507, Lot Part 4, Concession 2, Township of Hanmer, 1011 Tilly Street, Hanmer, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsection 4.2.3 and subsection 4.2.4 a) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached garage providing, firstly, an accessory lot coverage of 13%, 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 5.64m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B834/76 (28 DEC 76)

**A REMINDER... THE NEXT SCHEDULED MEETING IS
WEDNESDAY, MAY 8, 2024**



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 2024.01.01 | |
| A 0024 / 2024 | |
| 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: \$1,360.00 (includes \$320.00 legal notice fee)
 APPLICATION FEE FOR HEDGEROWS: \$409.00 (includes \$320.00 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): Mathieu Fortin, Mijanica Grabovcic Email: [REDACTED]
 Mailing Address: 1794 Old Hwy 69N Home: [REDACTED]
 Business Phone: _____
 City: Val Caron Postal Code: P3N 1M3 Fax Phone: _____

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

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

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

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

Name: Desjardins Val Caron
 Mailing Address: 3077 Old Hwy 69N
 City: Val Caron Postal Code: P3N 1R8

- 4) Current Official Plan designation: Living Area II Living Street 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 |
|---------------------------------|--------------------|----------|------------|
| Distance to waterfront addition | 30m | 24.4 m | 5.6 m |
| | | | |
| | | | |
| | | | |

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

c) Description of Proposal: We require to build an addition. A variance of

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
We cannot move the existing house to comply with the By-Law.

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

PIN(s): _____ Township: Bleford
 Lot No.: 5 Concession No.: 4 Parcel(s): 20532 / 37174A
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 1794 old highway / 69N SR 348 Part 1 / 53R 70402 Part 1 & 2

7) Date of acquisition of subject land. 2018

8) Dimensions of land affected.

Frontage ^{45.0} 57.5 (m) Depth ^{74.5} 87.5 (m) Area 3319 (m²) Width of Street 45 (m)

9) Particulars of all buildings:

| | Existing | Proposed | Add'n. | Proposed |
|--------------------|--|-------------|-------------|----------|
| Ground Floor Area: | <u>House (81.3 m²) Boat</u> | | <u>129</u> | |
| Gross Floor Area: | <u>81</u> | <u>6.25</u> | <u>129</u> | |
| No. of storeys: | <u>1</u> | <u>1</u> | <u>1</u> | |
| Width: | <u>7.62</u> | <u>2.5</u> | <u>10.6</u> | |
| Length: | <u>10.6</u> | <u>2.6</u> | <u>12.2</u> | |
| Height: | <u>5.5</u> | <u>2.7</u> | <u>5.5</u> | |

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 | Boat | Add'n. | Proposed |
|--------|--------------|------------|------------|--------------|----------|
| Front: | <u>36.5</u> | <u>40+</u> | <u>40+</u> | <u>33.5</u> | |
| Rear: | <u>21.4</u> | <u>15</u> | | <u>24.9</u> | |
| Side: | <u>15.25</u> | <u>3</u> | | <u>21.72</u> | |
| Side: | <u>37.7</u> | <u>52+</u> | | <u>22.5</u> | |

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

What type of access to the land?

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

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

Original construction of home 1956, raised to add basement 1976.

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

Use(s): Dwelling Length of time: Indefinite

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: Dwellings

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, Mathieu Fortin and M. Jeanne Grabau (please print all names), the registered owner(s) of the property described as 1794 Old Hwy 69 U

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

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

Dated this _____ day of March 18, 2024

x [Signature]
(witness)

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

Print Name: _____

*I have authority to bind the Corporation

application for minor variance 1794 Old Hwy 69 N.

Matt Fantin <[REDACTED]>

Thu 2024-03-28 9:25

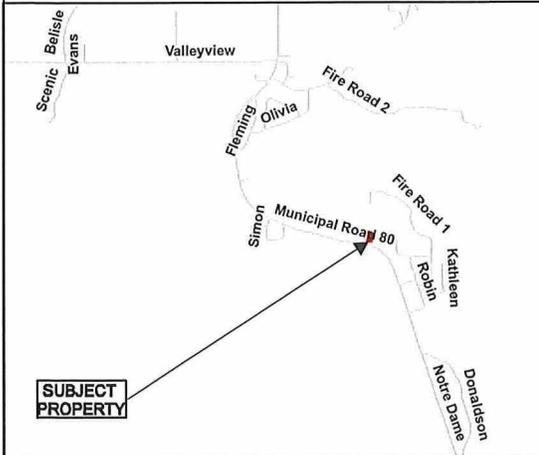
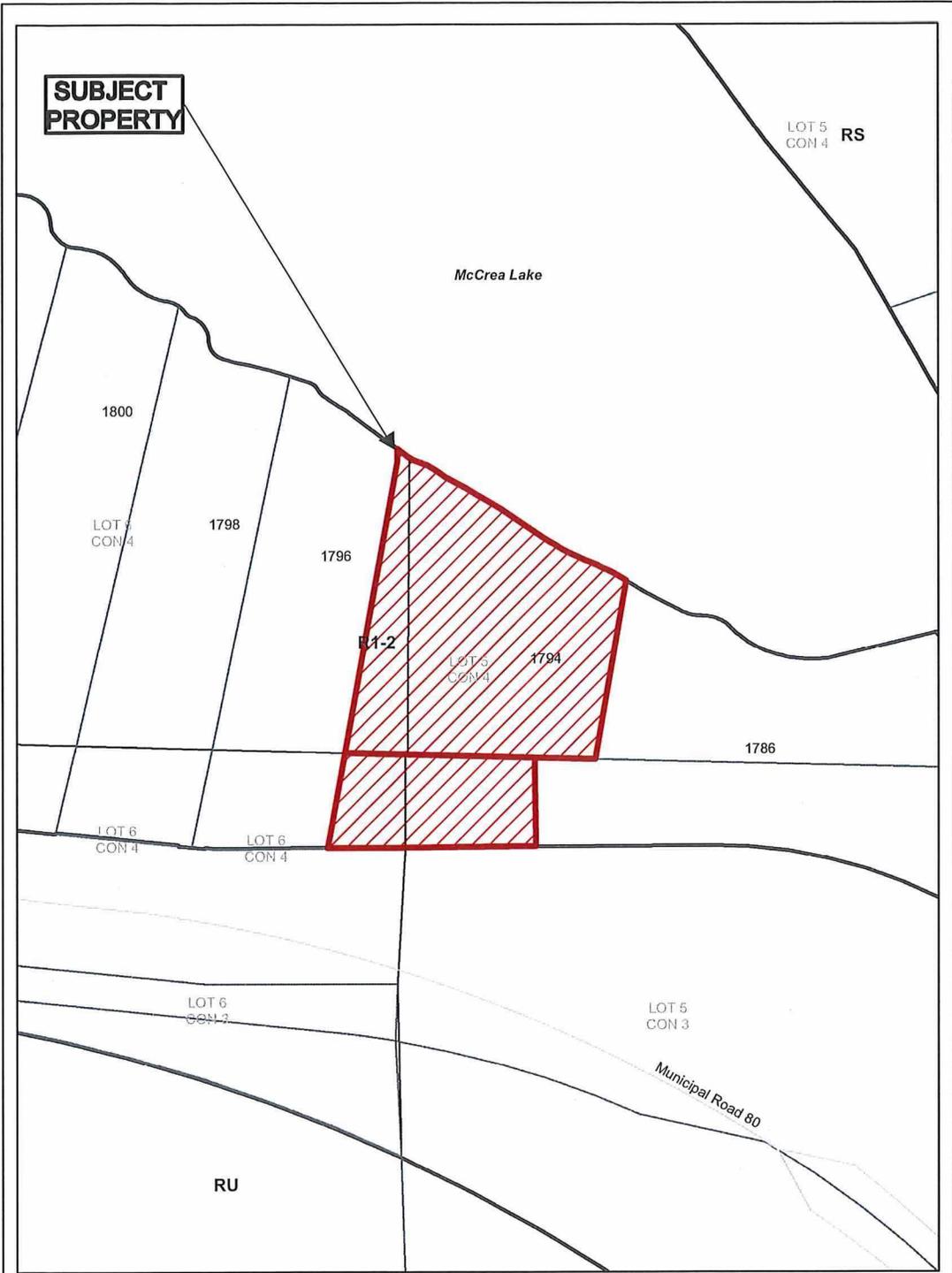
To: Nia Lewis <Nia.Lewis@greatersudbury.ca>

Good morning,

This email is to explain why the development proposed cannot comply with the zoning provisions.

Reasons for the application are as follows : the septic system we currently have does not allow for the addition to be moved back any further because of the rock formation that runs from the mountain on the other side of the road, under our property and into McCrae Lake. Also the measurements for the septic system only allow us to place it in a specific area-see plan. The addition would be the kitchen, living room and dining room as well as a second bathroom.

Matt Fantin



Application for Minor Variance or Permission

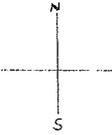


Subject Property being
 Firstly: PIN 73498-0112, Parcel 37174A SEC SES SRO;
 Part Lot 5, Concession 3, as in LT310117;
 Secondly: PIN 73498-0257, Parcel 30532 SEC SES,
 Part Lot 5, Concession 4, Part 1, Plan SR-348;
 Part Lot 5, Plan M-220, Parts 1 and 2, Plan 53R-10402;
 Township of Blezard, 1794 Highway 69N, Val Caron,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

A0024/2024
 Date: 2024 03 22

| | |
|---------|-----------|
| Title | Plot Plan |
| Author | |
| Address | |
| Scale | 1" = 5m |
| Page # | C6 |



A002412024
Sketch 2



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

| | |
|-------------------------------|--|
| Office Use Only 2024.01.01 | |
| A 0025/2024 | |
| 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: \$1,360.00 (includes \$320.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$409.00 (includes \$320.00 legal notice fee)
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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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): PAT & NANCY DIGBY Email: [REDACTED]
 Mailing Address: Box 845 Home: [REDACTED]
19 Cobalt St. Business: [REDACTED]
 City: Copper Cliff Postal Code: P0M1N0 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: PAT DIGBY Email: [REDACTED]
 Mailing Address: Box 845 Home: [REDACTED]
 Business: [REDACTED]
 City: Copper Cliff Postal Code: P0M1N0 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: R1-5

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 |
|-------------------------|--------------------|----------|------------|
| 4.2 Accessory Buildings | No of/over | | |
| structures and uses | 1.2m | 1.6 | .6 |
| | -sidyard. | | |
| Eaves Encroachment | .6m | .36m | .24 |

b) Is there an eave encroachment? Yes No If 'Yes', size of eaves: 0.24 (m)

c) Description of Proposal: Legalise asked that is .6m instead of 1.2m

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
Can't comply because of existing deck and driveway

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

PIN(s): _____ Township: SWider
 Lot No.: 17 Concession No.: 2 Parcel(s): 40670
 Subdivision Plan No.: M1023 Lot: 17 Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 19 Cobalt ST Copper Cliff.

7) Date of acquisition of subject land. MINUTEEN SEVENTY NINE 1979.

8) Dimensions of land affected.

Frontage 19.03 (m) Depth 32.92 (m) Area 626.46(m²) Width of Street _____ (m)

9) Particulars of all buildings:

| | | | | |
|--------------------|-----------------------------------|--|---|--|
| | <u>House</u> Existing | | <u>Shed - existing</u> | |
| | | | Proposed | |
| Ground Floor Area: | <u>114.79</u> (m ²) | | 8.9 <u>8.9</u> (m ²) | |
| Gross Floor Area: | <u>221.08</u> (m ²) | | <u>8.9</u> (m ²) | |
| No. of storeys: | <u>2</u> | | | |
| Width: | <u>19.03</u> <u>7.03/9.12</u> (m) | | <u>2.44</u> (m) | |
| Length: | <u>32.92</u> <u>15.12</u> (m) | | <u>3.66 m</u> (m) | |
| Height: | <u>App 3.26</u> (m) | | <u>2.8</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>5.10</u> (m) | | <u>25.73 m</u> | (m) |
| Rear: | <u>4.50</u> (m) | | <u>12.00</u> | (m) |
| Side: <u>North</u> | <u>6.27</u> (m) | | <u>16.96</u> | (m) |
| Side: <u>South</u> | <u>5.90</u> (m) | | <u>1.60</u> | (m) |

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

What type of access to the land?

| | | | |
|---|-------------------------------------|--|-------------------------------------|
| Municipally owned & operated piped water system | <input checked="" type="checkbox"/> | Provincial Highway | <input type="checkbox"/> |
| Municipally owned & operated sanitary sewage system | <input 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.

HOUSE RENOVATION 1989 shed 1983

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

Use(s): Residential Length of time: 1932

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

Same as #13 or, Residential

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

A0025/2024

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, Nancy and Patrick Digby (please print all names), the registered owner(s) of the property described as 19 Cobalt St Copper Cliff in the City of Greater Sudbury.

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

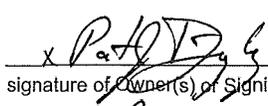
Appointment of Authorized Agent

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

Dated this 18th day of MARCH, 2024



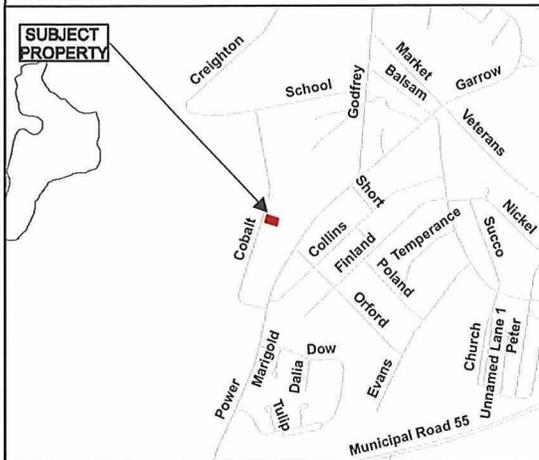
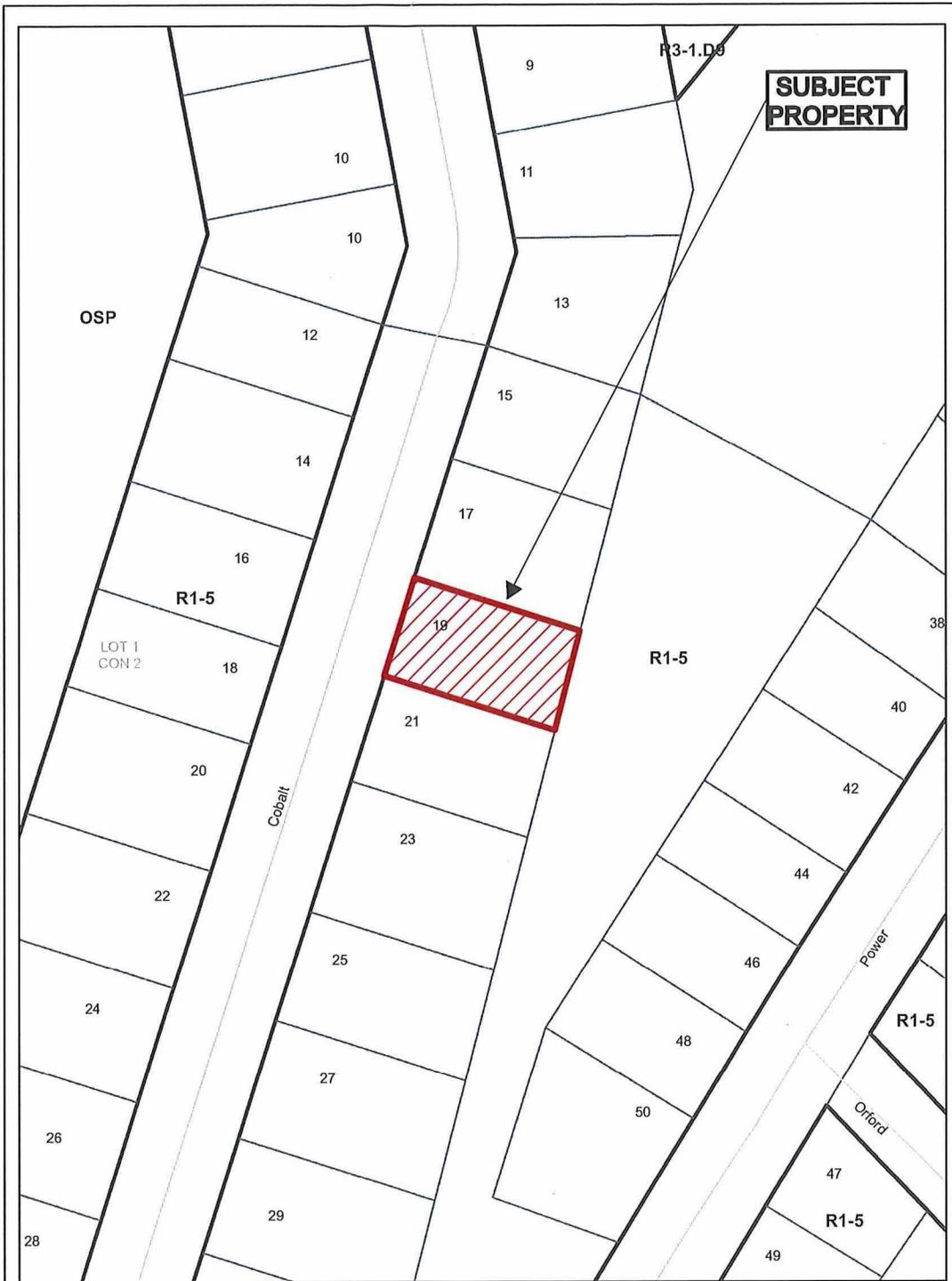
(witness)
Meredith Tait

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

Print Name: PAT DIGBY NANCY DIGBY

*I have authority to bind the Corporation

A0025/2024



Application for Minor Variance or Permission



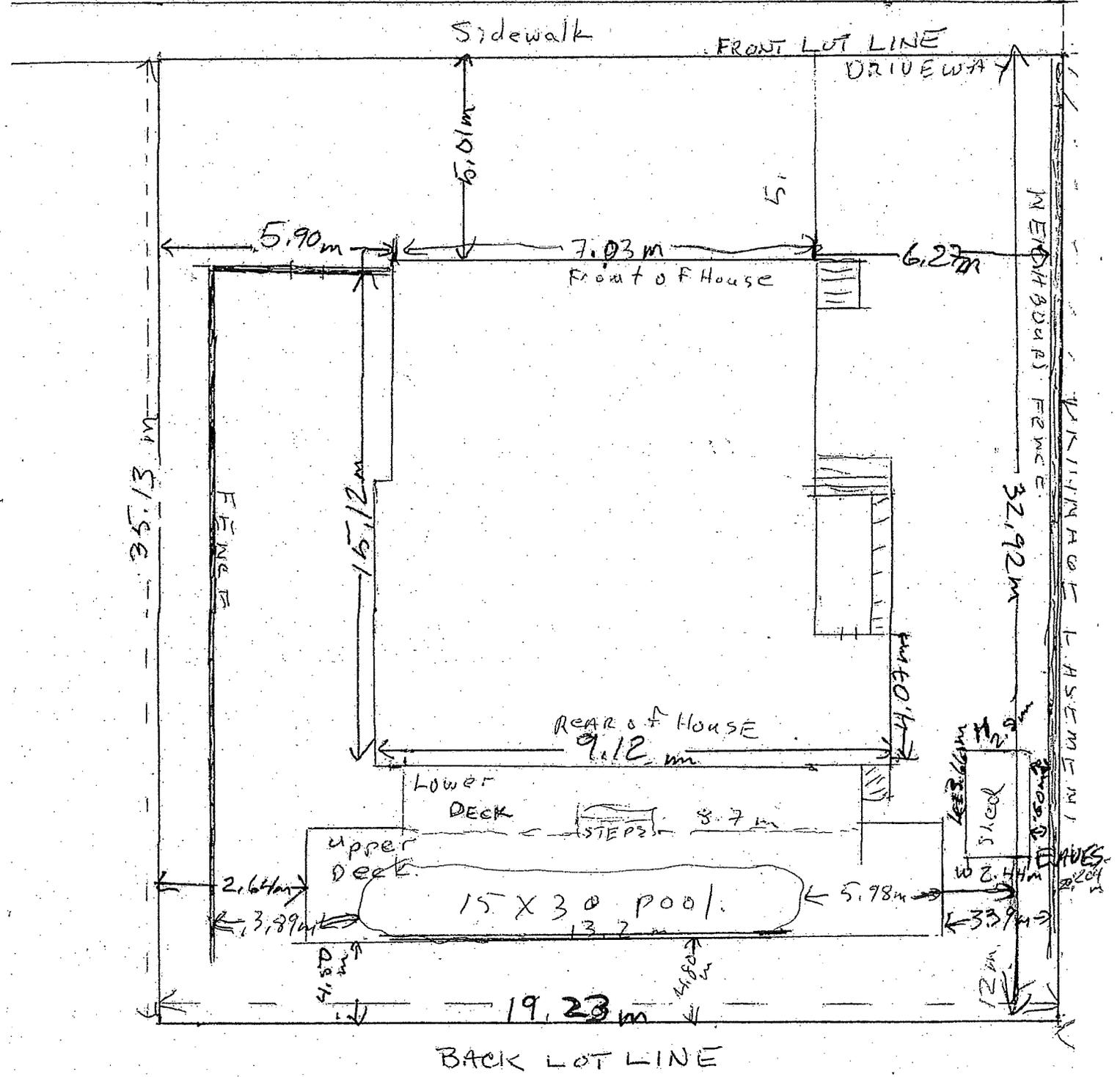
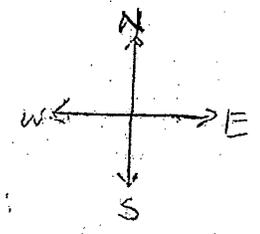
Subject Property being PIN 73599-0620,
Parcel 40670 SEC SES SRO, Lot 17, Plan M-1023,
Part Lot 1, Concession 2, Township of Snider,
19 Cobalt Street, Copper Cliff,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0025/2024
Date: 2024 03 22

LOT 17

Cobalt ST



A0025/2024
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 2024.01.01 | |
| A 0029/2024 | |
| 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: \$1,360.00 (includes \$320.00 legal notice fee)
 APPLICATION FEE FOR HEDGEROWS: \$409.00 (includes \$320.00 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): Wayne Sabzali, Alison Sabzali Email: [REDACTED]
 Mailing Address: 4378 ST. Michel St. Hammer, ON Home: [REDACTED]
P3P1N1 Business: [REDACTED]
 City: Greater Sudbury Postal Code: P3P1N1 Fax: [REDACTED]

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

Name of Agent: NA 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: NONE
 Mailing Address: NONE
 City: _____ Postal Code: _____

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

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

| Variance To | By-law Requirement | Proposed | Difference |
|---------------|--------------------|--------------|--------------|
| <u>4.2.3</u> | <u>10%</u> | <u>12.6%</u> | <u>2.6%</u> |
| <u>4.2.4A</u> | <u>5m</u> | <u>5.94</u> | <u>0.94m</u> |
| | | | |
| | | | |

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

c) Description of Proposal: Front 65' Depth 116' requesting to build a garage larger than allowed original size.

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
Storage wood working shop need extra area.

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

PIN(s): _____ Township: Capreol
 Lot No.: 6 Concession No.: 2 Parcel(s): 28782
 Subdivision Plan No.: M337 Lot: P110 Reference Plan No.: 53R7021 Part(s): 1
 Municipal Address or Street(s): 4378 ST. Michel St Hammer ON.

7) Date of acquisition of subject land: June 1993

8) Dimensions of land affected:

Frontage 19.812 (m) Depth 35.3568 (m) Area 700.488922 (m²) Width of Street (m)

| 9) Particulars of all buildings: | House | Existing | Container (to be removed) | Garage | Proposed | (m ²) |
|----------------------------------|--------------|----------|-------------------------------|--------------|---------------------------|-------------------|
| Ground Floor Area: | <u>112.5</u> | | <u>29.6</u> (m ²) | <u>88.37</u> | | (m ²) |
| Gross Floor Area: | <u>112.5</u> | | <u>29.6</u> (m ²) | <u>88.37</u> | | (m ²) |
| No. of storeys: | <u>1</u> | | | | | |
| Width: | <u>12.8</u> | | <u>2.4</u> (m) | | <u>8.5344</u> | (m) |
| Length: | <u>8.7</u> | | <u>12.3</u> (m) | | <u>10.3632</u> | (m) |
| Height: | <u>6.0</u> | | <u>2.4</u> (m) | | <u>4.8768</u> <u>5.94</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).

| | Front Deck / House | Back Deck | Container | Proposed Garage | |
|--------|--------------------|-------------|-----------------|-----------------|----------------------------|
| Front: | <u>6.0</u> | <u>7.4</u> | <u>16.1</u> (m) | <u>22.5</u> | <u>23.9</u> (m) |
| Rear: | <u>16.8</u> | <u>19.2</u> | <u>15.6</u> (m) | <u>11.2</u> | <u>11.2</u> (m) |
| Side: | <u>6.1</u> | <u>4.5</u> | <u>15</u> (m) | <u>0.6</u> | <u>8.2</u> (m) <u>10.1</u> |
| Side: | <u>9.14</u> | <u>7.0</u> | <u>11.2</u> (m) | <u>16.7</u> | <u>3.3</u> (m) |

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

- | | | | |
|---|-------------------------------------|--|-------------------------------------|
| 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 checked="" type="checkbox"/> | | |
| Municipal Sewers/Ditches/Swales | <input checked="" type="checkbox"/> | | |

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

Rectangular Home 1973 BACK DECK & FRONT DECK 2000
SEA-CAN CONTAINER 2018

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

Use(s): Residential Length of time: 1973

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

A0029/2024

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): BOO11/1977

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, Wayne Sabzali, Alison Sabzali (please print all names), the registered owner(s) of the property described as 4378 ST. MICHEL ST HAMMER, ON P3P1W1 in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

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

Dated this 22 day of march, 2024

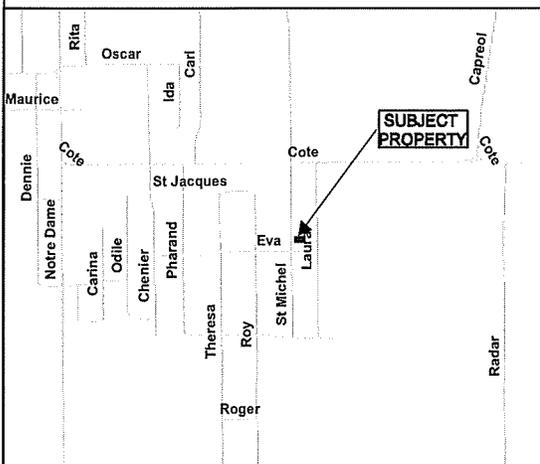
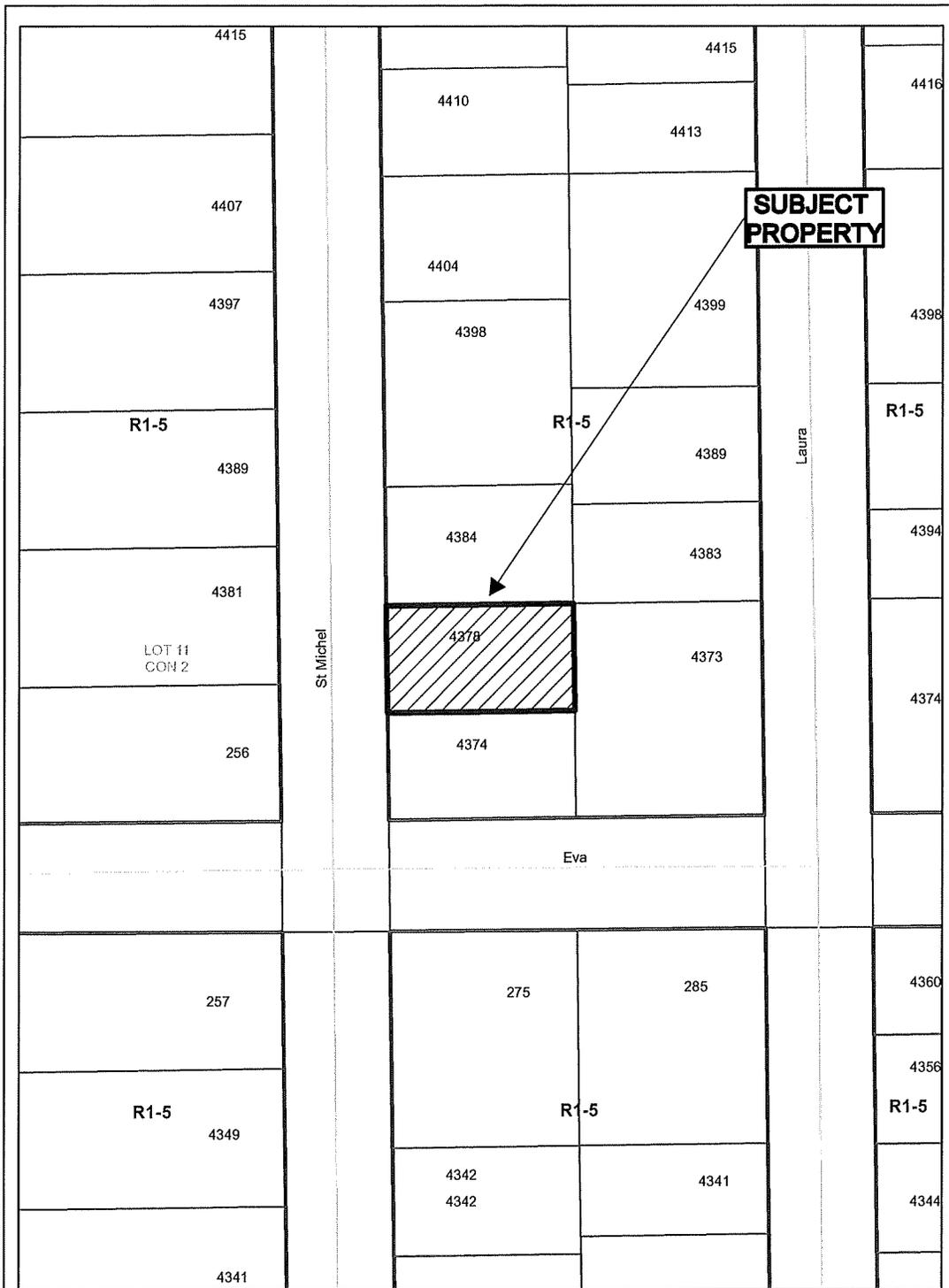
(witness) [Signature]

Alison Sabzali W. Sabzali
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: Alison Sabzali WAYNE SABZALI

*I have authority to bind the Corporation

A002912024



Application for Minor Variance or Permission



Subject Property being PIN 73508-0590,
 Parcel 28782 SEC SES SRO,
 Part Lot 11, Concession 2,
 Part Lot 10, Plan M-337, Part 1, Plan 53R-7021,
 Township of Capreol, 4378 St. Michel Street, Hanmer,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

A0029/2024
 Date: 2024 04 08



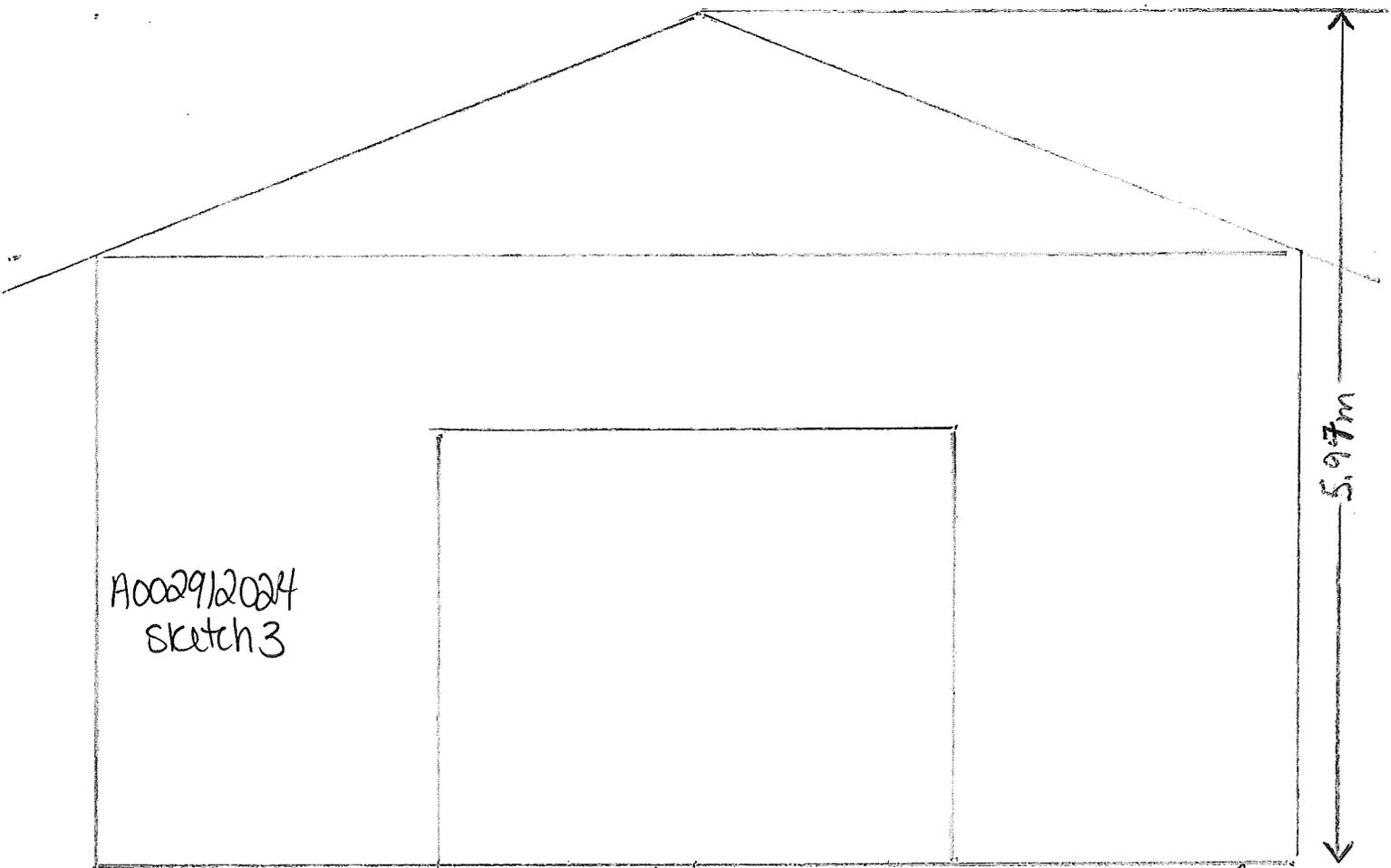
phoenix
BUILDING COMPONENTS

140 Ottawa Avenue, South River, ON P0A 1X0

1-844-386-0007 toll free 705-386-0008 local 705-386-8228 fax

Roof Trusses – Floor Trusses – Wall Panels – I-Joists – LVL – Glulam – LSL – PSL – SIPS

To: _____ From: _____ Re: _____ Date: _____



A002912024
sketch 3

5.97m

finished grad



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 2024.01.01 |
| App 30/2024 |
| 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: \$1,360.00 (includes \$320.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$409.00 (includes \$320.00 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): 1650939 Ontario Ltd. (Kevin Vis) | Email: |
| Mailing Address: 9 Regional Road 84 | Home |
| | Busine |
| City: Capreol | Postal Code: P0M 1H0 |
| | Fax P |

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.

Ryan & Lynn Vis

| | |
|--|----------------------|
| Name of Agent: Vision Design & Development | Email: |
| Mailing Address: 770 Dominion Drive | Home |
| Kenneth Drive | Busine |
| City: Hanmer | Postal Code: P3P 0A7 |
| | Fax Phone: |

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

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

Name: N/A

Mailing Address: _____

City: _____ Postal Code: _____

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

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

| Variance To | By-law Requirement | Proposed | Difference |
|---|--|--|------------|
| 4.3 Access onto an assumed road | no person shall erect any building on any lot that does not have frontage on an assumed road | no person shall erect any building on any lot that does not have frontage on a private access road | n/a |
| 9.3 Zone Standards - Minimum Lot Frontage | 90m | 0m | 90m |
| | | | |

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

c) Description of Proposal:
 The owner is requesting the use of an existing private access road (right of egress/regress) in lieu of a public road, to allow construction on an existing parcel of land. It should be noted that the existing private access road is currently on the existing CGS right-of-way.

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
 The existing public access road was never constructed to the end of the CGS right-of-way.

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

PIN(s): 735050232 Township: Hammer
 Lot No.: 10 Concession No.: 3 Parcel(s): 734
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): Kenneth Drive

7) Date of acquisition of subject land. October 14, 2005

8) Dimensions of land affected.

Frontage 217.25 (m) Depth 1614.11 (m) Area 330214.65 (m²) Width of Street 20.37 (m)

| 9) Particulars of all buildings: | Existing | Proposed |
|----------------------------------|----------------------------|------------------------|
| Ground Floor Area: | <u>n/a (m²)</u> | <u>(m²)</u> |
| Gross Floor Area: | <u>(m²)</u> | <u>(m²)</u> |
| No. of storeys: | <u>(m)</u> | <u>(m)</u> |
| Width: | <u>(m)</u> | <u>(m)</u> |
| Length: | <u>(m)</u> | <u>(m)</u> |
| Height: | <u>(m)</u> | <u>(m)</u> |

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

| | Existing | Proposed |
|--------|----------------|------------|
| Front: | <u>n/a (m)</u> | <u>(m)</u> |
| Rear: | <u>(m)</u> | <u>(m)</u> |
| Side: | <u>(m)</u> | <u>(m)</u> |
| Side: | <u>(m)</u> | <u>(m)</u> |

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

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

What type of access to the land?

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

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

n/a

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

Use(s): agricultural Length of time: since 2005

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

Same as #13 or, _____

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

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

If "yes", how many? _____

17) Existing uses of abutting properties: rural / residential properties

A0030/2024

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, 1650939 Ontario Ltd. (Kevin Vis) (please print all names), the registered owner(s) of the property described as PIN 735050232

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

Ryan & Lynn Vis

- g) appoint and authorize Vision Design & Development (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 12th day of February, 20 24

DocuSigned by: Catherine Hamilton
20DABCC0E60B4B1...

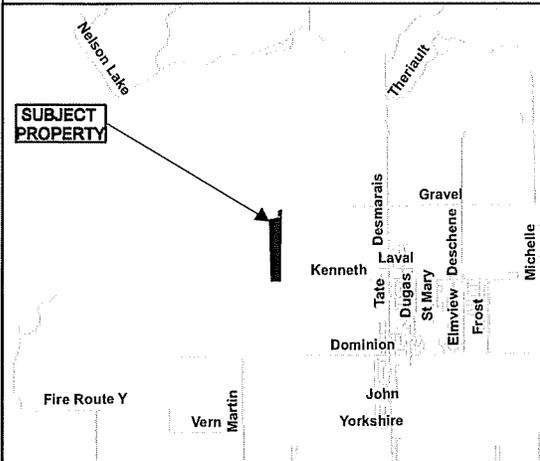
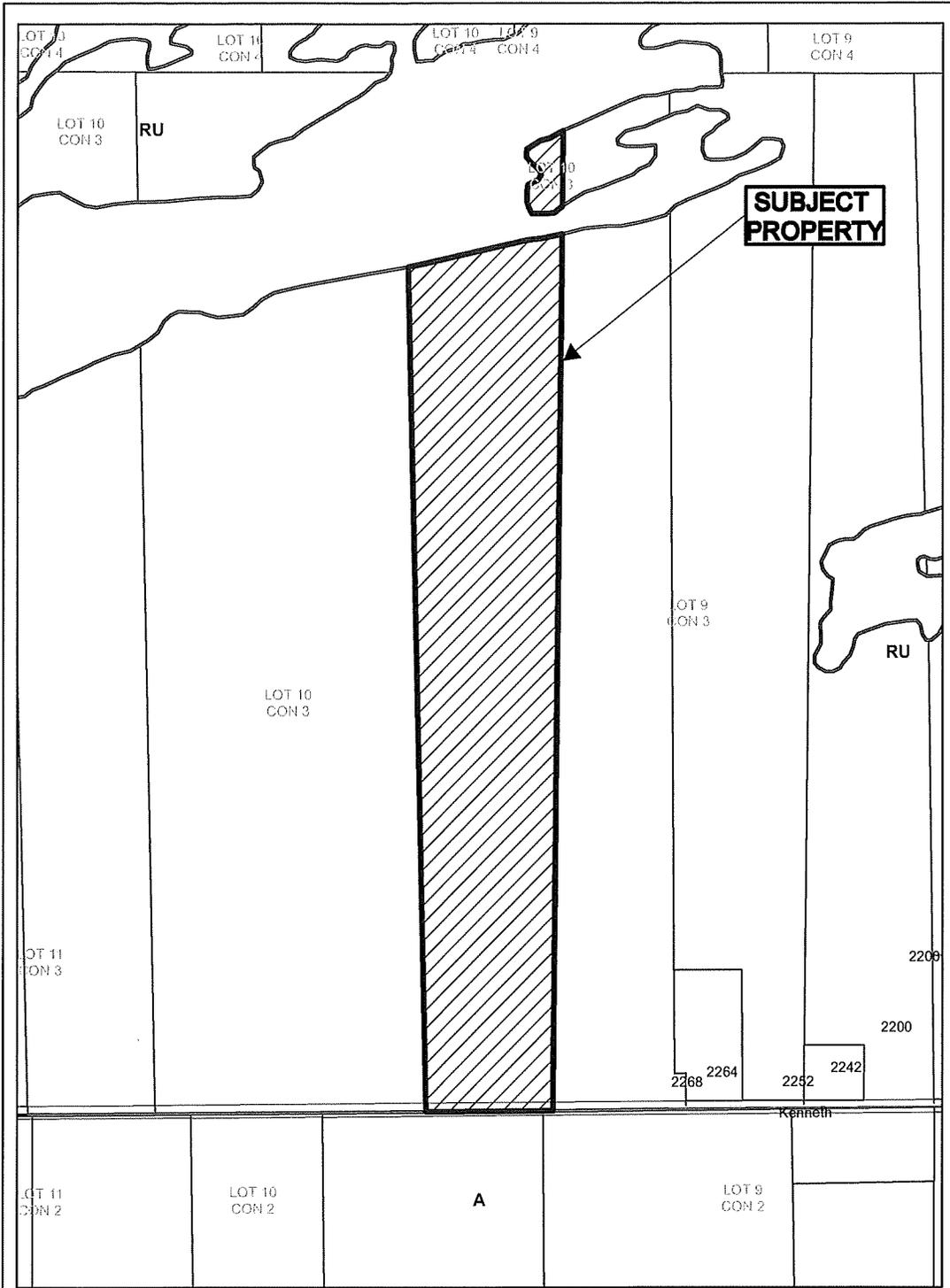
(Witness)

DocuSigned by: Kevin Vis
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: Kevin Vis

*I have authority to bind the Corporation

A0030/2024



Application for Minor Variance or Permission



Subject Property being PIN 73505-0232, Parcel 734 SEC SES, Part Lot 10, Concession 3, Township of Hanmer, 0 Kenneth Drive, Hanmer, City of Greater Sudbury

Sketch 1, NTS
NDCA

A0030/2024
Date: 2024 04 08



P0030/2024
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 2024.01.01 | |
| A0031/2024 | |
| 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: \$1,360.00 (includes \$320.00 legal notice fee)
 APPLICATION FEE FOR HEDGEROWS: \$409.00 (includes \$320.00 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): City of Greater Sudbury Email: jeff.pafford@greatersudbury.ca
 Mailing Address: 200 Brady Street Home Phone: _____
 Business Phone: 705-674-4455
 City: Sudbury Postal Code: P3A 5P3 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: 3rdline Studio Inc. Email: [REDACTED]
 Mailing Address: 289 Centre St., Suite 300 Home Phone: [REDACTED]
4472 Long Lake Road, Sudbury, ON P3G 1K4 Business Phone: [REDACTED]
 City: Sudbury Postal Code: P3B 1M8 Fax Phone: [REDACTED]

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

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

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

- 4) Current Official Plan designation: Park and open space Current Zoning By-law designation: RU

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

| Variance To | By-law Requirement | Proposed | Difference |
|--|-------------------------|----------------------|----------------------|
| Side Yard Setback for Accessory Bldg | 10m | 1.5m 7m | 8.5m 3m |
| Side Yard Setback for Eave encroachment | 0.6m 8.8m | 7.0m 6.5m | 6.4m 2.3m |
| Accessory Use of Storage Containers in a Park | Not Expressly Permitted | Permitted | |
| | | | |

b) Is there an eave encroachment? Yes No If 'Yes', size of eaves: 1.5 (m)

c) Description of Proposal: To permit the encroachment of the accessory structure(s) and eave overhang into the Side Yard Setback, adding a fourth storage container, as per drawing SP-1.0 and to permit the use of four (4) storage containers as structures accessory to a Park located in the Rural Zone.

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
Existing conditions. Structure cannot be moved. Adding fourth storage container for recreational equipment.
Note: Storage containers are to be clad and re-purposed as support structures accessory to the park.

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

PIN(s): 73476-0482 and 73476-0498 Township: Broder
 Lot No.: 5 Concession No.: 3 Parcel(s):
 Subdivision Plan No.: Lot: Reference Plan No.: Part(s):
 Municipal Address or Street(s): 4472 Long Lake Road, Sudbury, ON P3G 1K4

7) Date of acquisition of subject land.

8) Dimensions of land affected.

Frontage 30.5 (m) Depth 189 (m) Area 22,292 (m²) Width of Street N/A (m)

9) Particulars of all buildings:

| | Existing | | Proposed | |
|--------------------|----------|-------------------|----------|-------------------|
| Ground Floor Area: | 44.5 | (m ²) | N/A | (m ²) |
| Gross Floor Area: | 44.5 | (m ²) | N/A | (m ²) |
| No. of storeys: | 1 | | N/A | |
| Width: | 14.6 | (m) | N/A | (m) |
| Length: | 8.5 | (m) | N/A | (m) |
| Height: | 5.7 | (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: | 111.6 | (m) | N/A | (m) |
| Rear: | 70.4 | (m) | N/A | (m) |
| Side: | 80 | (m) | N/A | (m) |
| Side: | 1.57 | (m) | N/A | (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.

Covered Sea Cans April 13, 2021

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

Use(s): Recreational Activities and Storage 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? 0

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: Park, Rural

A0031/2024

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): A0266/1992 and A0019/2023
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): B0004/1973

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. Nickel District SPA

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, City of Greater Sudbury, Jeff Pafford (please print all

names), the registered owner(s) of the property described as 4472 Long Lake Road, Kivi Park

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

- g) appoint and authorize 3rdLine Studio Inc., Hailey St.Amour (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 23 day of February, 2024

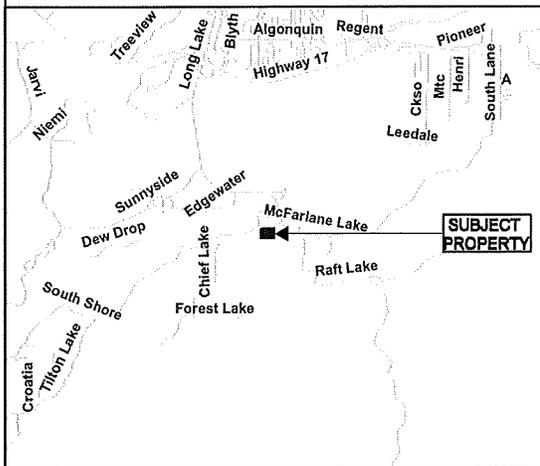
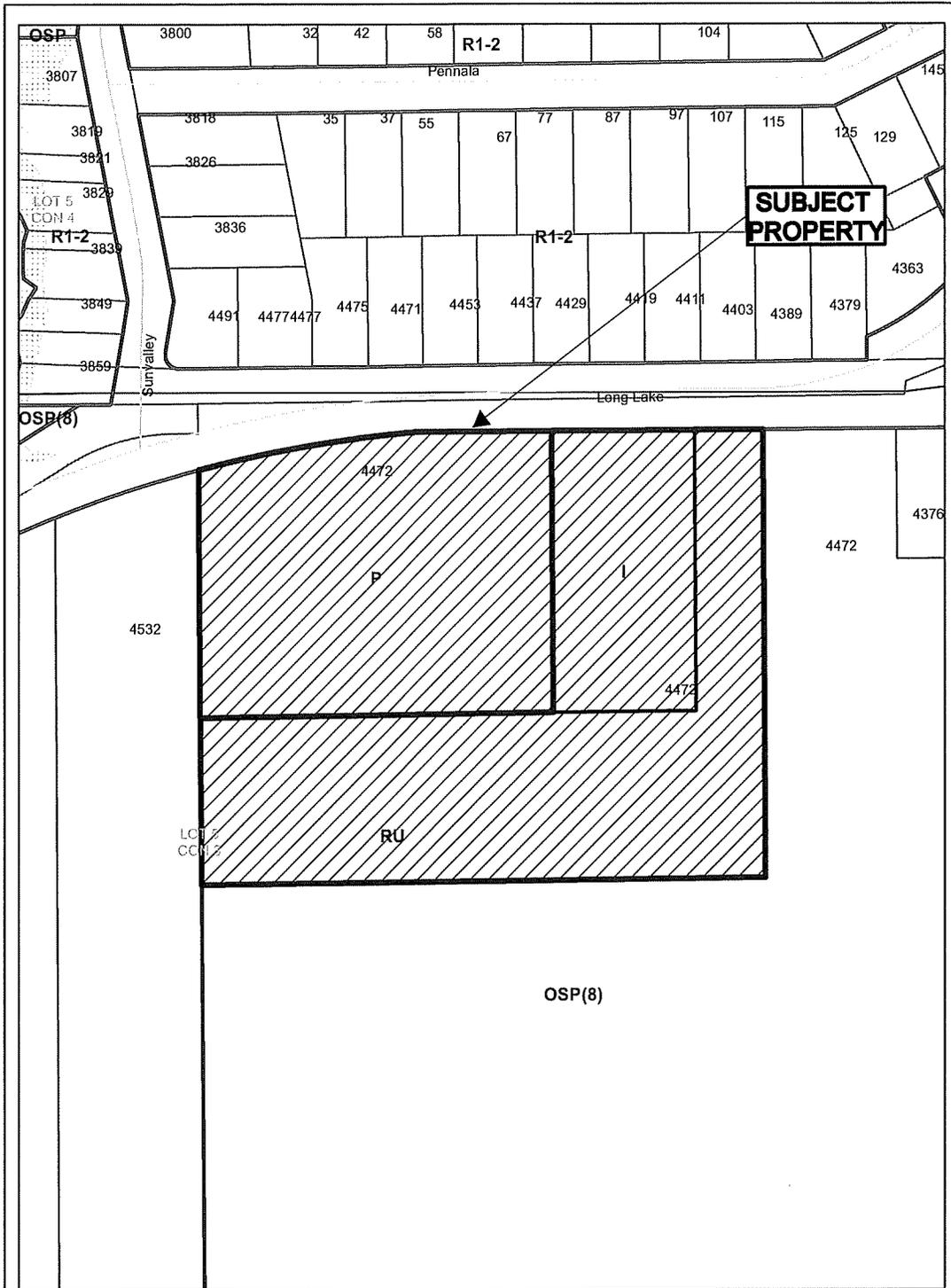
Shelley Walushka
(witness)

JRP/14
signature of Owner(s) or Signing Officer or Authorized Agent
Print Name: Jeff Pafford

Digitally signed by Jeff Pafford
DN: cn=Jeff Pafford, ou=City of Greater Sudbury, ou=Director of
Landscape Services, email=j.pafford@greatersudbury.ca, c=CA
Date: 2024.02.19 16:15:30 -0400

*I have authority to bind the Corporation

A0031/2024



Application for Minor Variance or Permission



Subject Property being PINs 73476-0498 and 73476-0482, Parcels 18243 and 19743A SEC SES, Part Lot 5, Concession 3 as in LT105347, LT114800 and Part 1 on Plan 53R-5024, except Unit 8 on Expropriation Plan D34 and SRO LT149382, Township of Broder, 4472 Long Lake Road, Sudbury, City of Greater Sudbury

Sketch 1, NTS
NDCA

A0031/2024
Date: 2024 04 08



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

REVISED

| | |
|-------------------------------|--|
| Office Use Only 2023.01.01 | |
| A 0120/2023 | |
| S.P.P. AREA | |
| YES | NO <input checked="" type="checkbox"/> |
| NDCA REG. AREA | |
| YES | NO <input checked="" type="checkbox"/> |

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

| | |
|-----------------------------------|----------------------|
| Registered Owner(s): Eric Koiengu | Email: [REDACTED] |
| Mailing Address: 1011 Tilly St. | Home: [REDACTED] |
| | Business Phone: |
| City: Hanmer, ON | Postal Code: P3P-1C4 |
| | 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: Leo Chaloux | Email: [REDACTED] |
| Mailing Address: 18-1771 Maley Drive | Home: [REDACTED] |
| 1011 Tilly St. Hanmer, ON | Business: [REDACTED] |
| City: Sudbury, ON | Postal Code: P3A 4R7 |
| | Fax P: [REDACTED] |

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

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

| |
|--|
| Name: Scotiabank Val Caron Branch |
| Mailing Address: 3080 Hwy 69 North, Unit # 3 |
| City: Val Caron, ON |
| Postal Code: P3N 1R8 |

- 4) Current Official Plan designation: Living 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 |
|--------------------|--------------------|----------|------------|
| 4.2.3 Lot Coverage | max. 10% | 12.6 % | 2.6% |
| 4.2.4 Height | 5.0 meters | 5.64 | 0.64 |
| | | | |
| | | | |

- b) Is there an eave encroachment? Yes No If 'Yes', size of eaves: 0.46 (m)

- c) Description of Proposal:
 Proposed Detached One Story Garage with attic storage room
 Removal of existing storage shed.

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
 In order to construct a 2 car garage a minimum area required is over 10% lot coverage. Building height required to construct a storage room in the attic space is over 5.0 meters.

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

| | | | |
|---|-----------------|---------------------------|------------|
| PIN(s): | | Township: Hanmer | |
| Lot No.: | Concession No.: | Parcel(s): | |
| Subdivision Plan No.: PT 1 53R7090 | Lot: 101 | Reference Plan No.: M-507 | Part(s): 1 |
| Municipal Address or Street(s): 1011 Tilly St. Hanmer, ON | | | |

7) Date of acquisition of subject land. June 21, 2018

8) Dimensions of land affected.

Frontage 17.67 (m) Depth 40.53 (m) Area 716.6 (m²) Width of Street 20.0 (m)

9) Particulars of all buildings:

| | Existing | | Proposed | |
|--------------------|---------------|------------------------|--------------|------------------------|
| Ground Floor Area: | <u>104.33</u> | <u>(m²)</u> | <u>89.93</u> | <u>(m²)</u> |
| Gross Floor Area: | <u>104.33</u> | <u>(m²)</u> | <u>89.93</u> | <u>(m²)</u> |
| No. of storeys: | <u>1</u> | | <u>1</u> | |
| Width: | <u>9.14</u> | <u>(m)</u> | <u>8.05</u> | <u>(m)</u> |
| Length: | <u>11.43</u> | <u>(m)</u> | <u>11.06</u> | <u>(m)</u> |
| Height: | <u>5.5</u> | <u>(m)</u> | <u>5.64</u> | <u>(m)</u> |

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

| | Existing | | Proposed | |
|--------|--------------|------------|--------------|------------|
| Front: | <u>7.39</u> | <u>(m)</u> | <u>27.64</u> | <u>(m)</u> |
| Rear: | <u>21.75</u> | <u>(m)</u> | <u>1.83</u> | <u>(m)</u> |
| Side: | <u>0.50</u> | <u>(m)</u> | <u>1.38</u> | <u>(m)</u> |
| Side: | <u>8.0</u> | <u>(m)</u> | <u>8.24</u> | <u>(m)</u> |

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

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

What type of access to the land?

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

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

Approximately March 24, 1977

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

Use(s): Residential Length of time: 46 years

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

Same as #13 or, _____

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

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

Yes No

If "yes", how many? _____

17) Existing uses of abutting properties: Residential

A120/2023

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

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

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

If "yes", indicate application number(s) and status of application(s): B0834/1976

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, Eric Koiengu & Georgina Koiengu (please print all names), the registered owner(s) of the property described as 1011 Tilly Street, Hanmer, ON

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

g) appoint and authorize Leo Chaloux, Nortec Building Consultants (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 October day of 2, 2023


(witness)



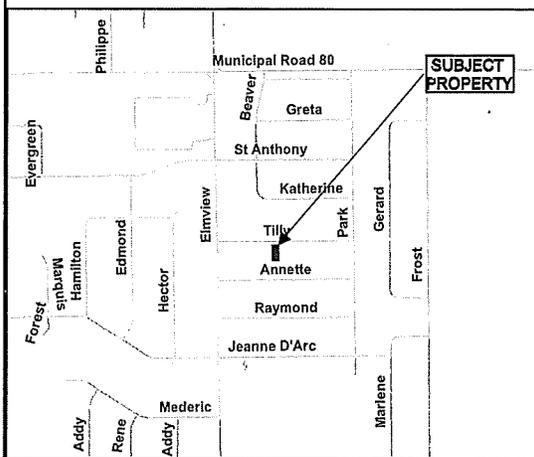
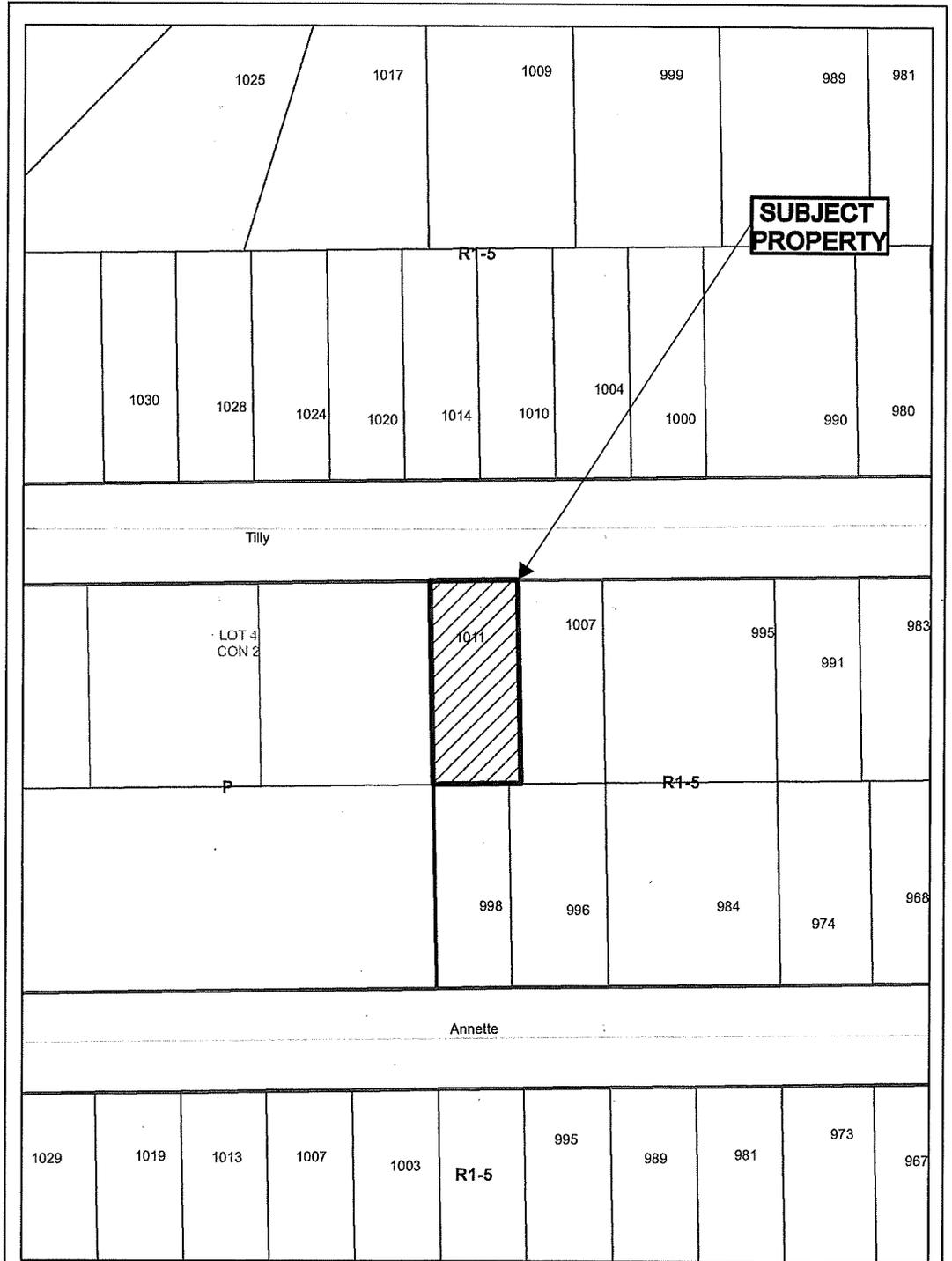
georgina.koiengu

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

Print Name: Eric Koiengu & Georgina Koiengu

*I have authority to bind the Corporation

A120/2023

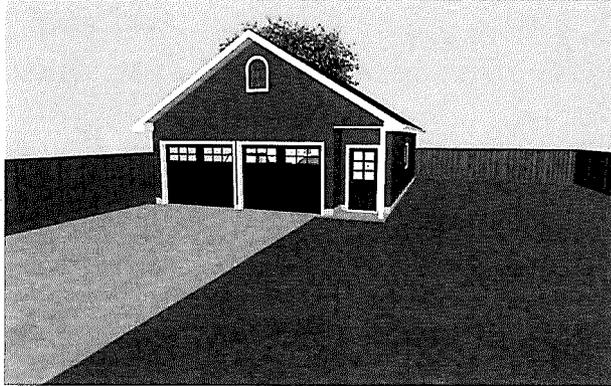


Application for Minor Variance or Permission

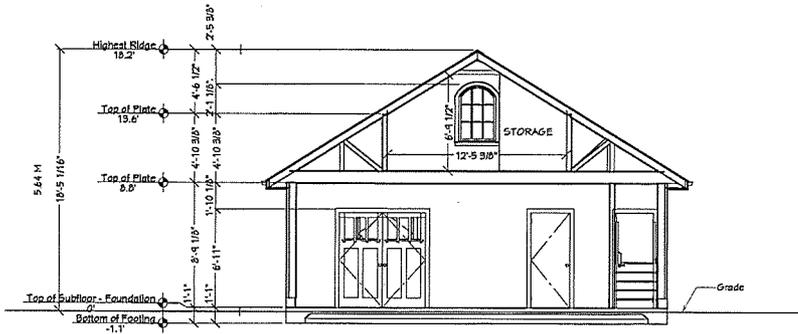
Subject Property PIN 73504-1513,
 Parcel 37474 SEC SES, Part Lot 101,
 Plan M-507, Part 1, Plan 53R-7090,
 Part Lot 4, Concession 2, Township of Hanmer,
 1011 Tilly Street, Hanmer,
 City of Greater Sudbury

Sketch 1, NTS A0120/2023
 NDCA Date: 2023 10 23

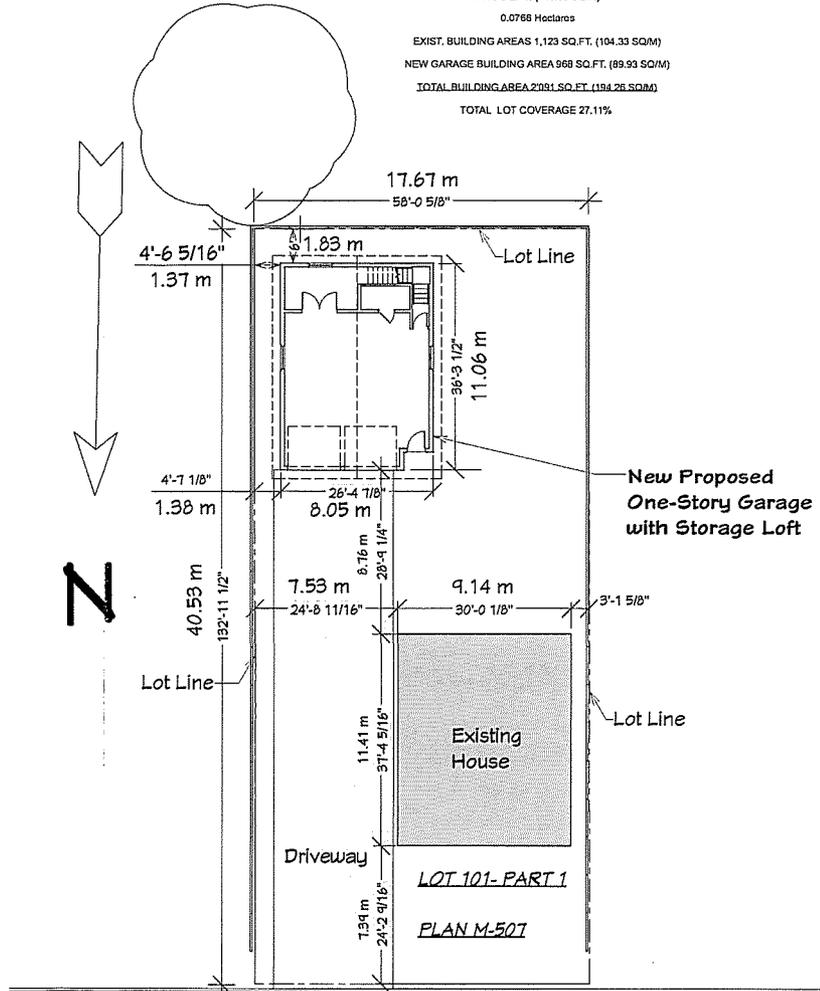
REVISED



Proposed One Story Garage



LOT AREA
 7713 SQ.FT. (716.80 SQ/M)
 0.0766 Hectares
 EXIST. BUILDING AREAS 1,123 SQ.FT. (104.33 SQ/M)
 NEW GARAGE BUILDING AREA 968 SQ.FT. (89.93 SQ/M)
 TOTAL BUILDING AREA 2091 SQ.FT. (194.26 SQ/M)
 TOTAL LOT COVERAGE 27.11%



Tilly Street

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE CONSULTANT PRIOR TO PROCEEDING WITH THE WORK.
 THIS DRAWING SHALL NOT BE SCALED.
 THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER RELATED DOCUMENTS AND SPECIFICATIONS.
 ALL DRAWINGS AND RELATED DOCUMENTS ARE THE COPYRIGHT OF THE CONSULTANT AND MUST BE RETURNED UPON REQUEST.
 REPRODUCTION OF THE DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS PROHIBITED WITHOUT THE CONSULTANT'S WRITTEN PERMISSION.

| <input checked="" type="checkbox"/> | Issued for Minor Variance | Mar 25 2024 |
|-------------------------------------|---|--------------|
| <input checked="" type="checkbox"/> | Garage Revised to One Story with Storage Loft | Dec 4 / 2023 |
| Rev. | Description | Date |
| <input type="checkbox"/> | Revised | |
| <input type="checkbox"/> | Issued | |
| <input type="checkbox"/> | Approved | |
| Drawing Chronology | | |
| | | |

PLEASE NOTE THAT THIS DRAWING IS NOT VALID UNLESS IT IS STAMPED AND SIGNED BY THE DESIGNER. THIS DRAWING MAY NOT BE REPRODUCED WITHOUT THE DESIGNER'S WRITTEN PERMISSION. DRAWINGS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE DESIGNER AND ARE PROTECTED BY COPYRIGHT.

NORTEC
 Architectural Building Designs Development
 www.nortec.ca
 Sturtevant, OH

Project For:
 Eric Kasper
 Proposed One-Story Garage
 1011 10th St.
 Hamer, Ontario

Drawing Title:
 Site Plan

Date: 2023-04-21
 Scale:
 Designed By: L. Chaloux
 Drawn By: L. Chaloux
 Checked: Sheet No:
 Project Number: 2026
 SP-1

A12012023
 REVISED Sketch 2