

Tom Davies Square
200 Brady St

Wednesday, April 26, 2023

PUBLIC HEARINGS

A0035/2023

MARGARET RALPH

Ward: 2

PIN 73365-0006, Parcel 53M-1166-14 SEC SWS SRO, Lot 14, Plan 53M-1166, Part Lot 1, Concession 1, subject to LT605471, Township of Trill, 166 A Wickie Road, Worthington [2010-100Z, SLS(4)(Seasonal Limited Service)]

For relief from Part 4, Section 4.2, subsection 4.2.4 a) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached garage providing a maximum height of 6.04m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATIONS A0087/2016 (JUN 29/16), A0124/2020 (DEC 10/20) AND A0280/1992 (OCT 5/92)

A0036/2023

**VICTORIA BARCLAY
JAKE BARCLAY**

Ward: 9

PIN 73476-0519, Parcel 12678 SEC SES, Part Lot 5, Concession 4, as in LT71496 except LT124466 and Part 1, Plan SR1290; together with LT71496, Township of Broder, 3807 Sunvalley Avenue, Sudbury [2010-100Z, R1-2 (Low Density Residential One)]

For relief from Part 4, Section 4.41, subsections 4.41.2, 4.41.3 and 4.41.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a two storey dwelling and septic system providing, firstly, a high water mark setback of 8.85m, where no person shall erect any residential building or other accessory structure closer than 30.0m to the high water mark of a lake or river, and secondly, to permit the proposed two storey dwelling to be 8.85m setback from the high water mark of a lake, 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.

A0037/2023

**TRACY COYNE
ROBERT HALLETT**

Ward: 7

PIN 73511-0144, Parcel 18369 SEC SES, Lot 13, Plan M-561 except LT106730, Part Lot 10, Concession 7, Township of MacLennan, 1879 West Bay Road, Garson, [2010-100Z, R1-1 (12) (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsection 4.2.4 a) and Table 4.1, Section 4.41, subsections 4.41.2, 4.41.3 and 4.41.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate an existing addition on the single detached dwelling and to construct a detached garage providing, firstly, a garage height of 7.01m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m, secondly, an interior side yard setback of 0.61m for the existing sauna, where an accessory building greater than 2.5m in height shall be no closer than 1.2m from the side lot line, thirdly, a high water mark setback for the existing addition of 10.0m, where no person shall erect any residential building or other accessory structure closer than 30.0m to the high water mark of a lake or river, and fourthly, to permit the existing addition to be 10.0m setback from the high water mark of a lake, 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.

A0039/2023

**KAREN HAYES
CHRIS HAYES**

Ward: 7

PIN 73511-0180, Parcel 26861 SEC SES, Summer Resort Lot 6, Plan M-561, Part Location CL2955, Part 8, Plan 53R-9850, Part Lot 10, Concession 7, Township of MacLennan, 1751 West Bay Road, Skead, [2010-100Z, R1-1 (12) (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 the construction of a single detached dwelling, providing a high-water mark setback of 24.38m, 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.

A0040/2023

**VITO LAROSA
DENISE LAROSA**

Ward: 1

PIN 73588-0651, Parcel 14737 SEC SES, Lot 58, Plan M-57, Part Nickel Street, Plan M-57, Part Lot 8, Concession 2 as in LT191769, Township of McKim, 9 Laurentian Street, Sudbury, [2010-100Z, R2-2 (Low Density Residential Two)]

For relief from Part 4, Section 4.2, Table 4.1, Part 5, Section 5.2.3.1 a) 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 approve the construction of a gazebo and carport, providing, firstly, to permit a gazebo to encroach 3.3m into the required corner side yard, where accessory buildings and structures greater than 2.5m in height are not permitted to encroach into the corner side yard, secondly, a reduced parking space size of 2.48m by 5.7m inside the carport, where the width of a parking space when the length abuts a wall or barrier shall be 3.0m and a length of 6.0m and thirdly, a minimum corner side yard setback of 0.61m, where 4.5m is required.

A0041/2023

MONIQUE A. BERTHIAUME

Ward: 4

PIN 02135-0294, Lot 7, Plan 49-SB, Part Lot 6, Concession 4, Township of McKim, 43 Alder Street, Sudbury, [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 approve the lands to be retained subject of Consent Application B0003/2023, providing a reduced minimum lot area of 369.0 sq.m., where 465.0 sq.m is required.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B98/99 (JAN 4/00) AND CONSENT APPLICATION B0003/2023

A0042/2023

**ERIN DANYLIW
BRENDAN ROY**

Ward: 10

PIN 73584-0829, Lot 223, Plan 6-S, Lot 5, Concession 3, Township of McKim, 162 McNaughton Street, Sudbury, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, as amended, for approval to construct an addition on the existing single detached dwelling on the subject property providing a minimum front yard setback of 5.0m, where a minimum 6.0m setback is required.

A0043/2023

REGENT PROPERTY INVESTMENTS CORPORATION

Ward: 1

PIN 73596-0843, Parcel 15281 SEC SES, Part Lot 7, Concession 1, as in LT85828, except LT95108 and LT182825, subject to LT102034, LT25019, Secondly: PIN 73596-0610, Parcel 28361 SEC SES, Part Lot 276 and 277 on Plan M-998, Parts 40, 41 and 42, Plan 53R-10610, Part Lot 6 and Part Lot 7, Concession 1, as in LT182825, together with right of way as in LT182825, Thirdly: PIN 73596-0615, Parcel 20436 SEC SES, Part Lot 6 and Part Lot 7, Concession 1, as in LT119711, subject to LT102010, LT25019, Township of McKim, 1661, 1673 and 1695 Regent Street, Sudbury, [2010-100Z, R3-1 (Medium Density Residential)]

For relief from Part 4, Section 4.2.9, paragraph (b), clause (i), Part 5, Section 5.2.4.3, paragraph (b), Section 5.5.1.1, and Part 6, Section 6.2, Table 6.1(4), Section 6.5.7 and

Section 6.5.9 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction a six storey 114 unit multiple dwelling complex with commercial space, firstly, to permit the refuse storage area to be located in an exterior yard, where refuse storage areas shall be located in the interior yard only, secondly, to permit outdoor parking areas within the required corner side yard, where outdoor parking areas is not permitted in any required corner side yard, thirdly, to provide 137 parking spaces, where 154 parking spaces would be required as the minimum number of required parking spaces may be reduced by 10% for a multiple dwelling directly abutting a GOVA route, fourthly, to permit an increase in accessory commercial area of 220 sq.m., where not more than one personal service shop and one convenience store, not exceeding 150.0 sq.m. in total net floor area, accessory to, completely enclosed within and accessible only from inside a multiple dwelling located on a lot containing at least 100 dwelling units is permitted, fifthly, to permit six storeys and a height of 23.0m, where the maximum height of five storeys and 19.0m is permitted in an R3-1 zone, and sixthly, a minimum lot area of 90 sq.m. per unit where a minimum lot area of 110.0 sq.m. per unit is required.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B69/85 TO B75/85 (JUN10/85) AND MINOR VARIANCE APPLICATIONS A64/78 (MAY 8/78), A7/78 (FEB 27/28) AND A269/77 (AUG 15/77)

THIS APPLICATION WAS DEFERRED PRIOR TO THE MEETING OF MARCH 3, 2023, TO AFFORD THE OWNER THE OPPORTUNITY TO ADDRESS THOSE COMMENTS RECEIVED FROM AGENCIES AND DEPARTMENTS.

A0013/2023

THIRD AMEN HOLDINGS INC.

"REVISED"

Ward: 10

PIN 73592-0232, Parcel 26765 SEC SES, Firstly: Lot 3, Plan M-124 except south 50 feet, Lot 4, Plan M-124; Secondly: Part Lot 5, Plan M-124, as in LT170616; Thirdly: Part Broken Lot 2, Concession 2, as in LT170616, subject to right of way in LT170617, subject to LT523213, Township of McKim, 745 Kirkwood Drive, Sudbury, [2010-100Z, R1-3 Low Density Residential One]

For relief from Part 4, Section 4.3, Section 4.41, subsection 4.41.2 a) and Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, in order to facilitate the construction of a single-detached dwelling with attached garage, covered porches, pool, hot tub and mechanical room 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, secondly, providing a high water mark setback of 20.0m for the single family dwelling and accessory structures where no person shall erect any residential building or other accessory structure closer than 30.0m to the high water mark of a lake or river, and thirdly, a maximum height of 14.6m, where 11.0m is permitted.

**THIS APPLICATION WAS DEFERRED PRIOR TO THE MEETING OF APRIL 13, 2023, DUE TO THE
UNAVAILABILITY OF THE OWNER AND AGENT**

A0029/2023

DAVID COLUSSI

"REVISED"

Ward: 9

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

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

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

**A REMINDER... THE NEXT SCHEDULED MEETING IS
WEDNESDAY, MAY 10, 2023**



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

Office Use Only 2023.01.01	
A 0035/2023	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,090.00 (includes \$260.00 legal notice fee)
A APPLICATION FEE FOR HEDGEROWS: \$332.00 (includes \$260.00 legal notice fee)
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Margaret Ralph Email: [REDACTED]
Mailing Address: 166A Wickie Rd Home: [REDACTED]
Business Phone: [REDACTED]
City: Worthington Postal Code: P0M 3H0 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: Larry Ralph Email: [REDACTED]
Mailing Address: 166A Wickie Rd Home: [REDACTED]
Business Phone: [REDACTED]
City: Worthington Postal Code: P0M 3H0 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: NA
Mailing Address: [REDACTED]
City: [REDACTED] Postal Code: [REDACTED]

- 4) Current Official Plan designation: Mining Minerals Resource Current Zoning By-law designation: SLS(4)

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

Variance To	By-law Requirement	Proposed	Difference
4.2.4 Height	5	6.04	1.04

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

c) Description of Proposal: Garage 6.04m in height

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
allows for extra storage.

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

PIN(s): _____ Township: TRILL
 Lot No.: 1 Concession No.: 1 Parcel(s): _____
 Subdivision Plan No.: S-1166 Lot: 14 Reference Plan No.: S-1166 Part(s): _____
 Municipal Address or Street(s): 1616 A WICKIE

- 7) Date of acquisition of subject land.
- about 12 yrs

- 8) Dimensions of land affected.

Frontage 83.63 (m) Depth 87.2 (m) Area 7292.5 (m²) Width of Street _____ (m)

- 9) Particulars of all buildings: House Sauna Shed Garage
 Existing Existing Existing Proposed
 Ground Floor Area: 202.6 26.95 11.47 (m²) 89.06 (m²)
 Gross Floor Area: 202.6 26.95 11.47 (m²) 111.36 (m²)
 No. of storeys: 1 1 1 2 (Loft)
 Width: 10.3 4.9 3.1 (m) 7.3 (m)
 Length: 19.67 5.5 3.7 (m) 12.2 (m)
 Height: 4.6 3.7 3.7 (m) 6.1 (m)

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

	House	Sauna Existing	Shed	Proposed	
Front:	<u>6.4</u>	<u>5.1±</u>	<u>5.1</u> (m)	<u>31</u>	(m)
Rear:	<u>50±</u>	<u>76±</u>	<u>70</u> (m)	<u>30</u>	(m)
Side:	<u>1.4±</u>	<u>30±</u>	<u>5.1</u> (m)	<u>19</u>	(m)
Side:	<u>60±</u>	<u>35±</u>	<u>40</u> (m)	<u>40</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.

House Sauna and Shed Aug 2016.

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

Use(s): Seasonal Length of time: Aug 2016.

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

Same as #13 ☒ or, _____

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

1 dwelling

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

☐ Yes ☒ No

If "yes", how many? _____

- 17) Existing uses of abutting properties:

Seasonal

A0035/2023

- 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): High water mark A008/2016
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, Margaret Ralph (please print all names), the registered owner(s) of the property described as 166A Wickie Rd

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

- g) appoint and authorize Larry Ralph (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 17 day of March, 2023

A. Caplan
(witness)

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

Print Name: Margaret Ralph

*I have authority to bind the Corporation

A0035/2023

I/We, Larry Ralph (please print all names),
the registered owner(s) or authorized agent of the property described as

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 17 day of March, 2023

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

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

Print Name: Harry Ralph
 *I have authority to bind the Corporation

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

FOR OFFICE USE ONLY

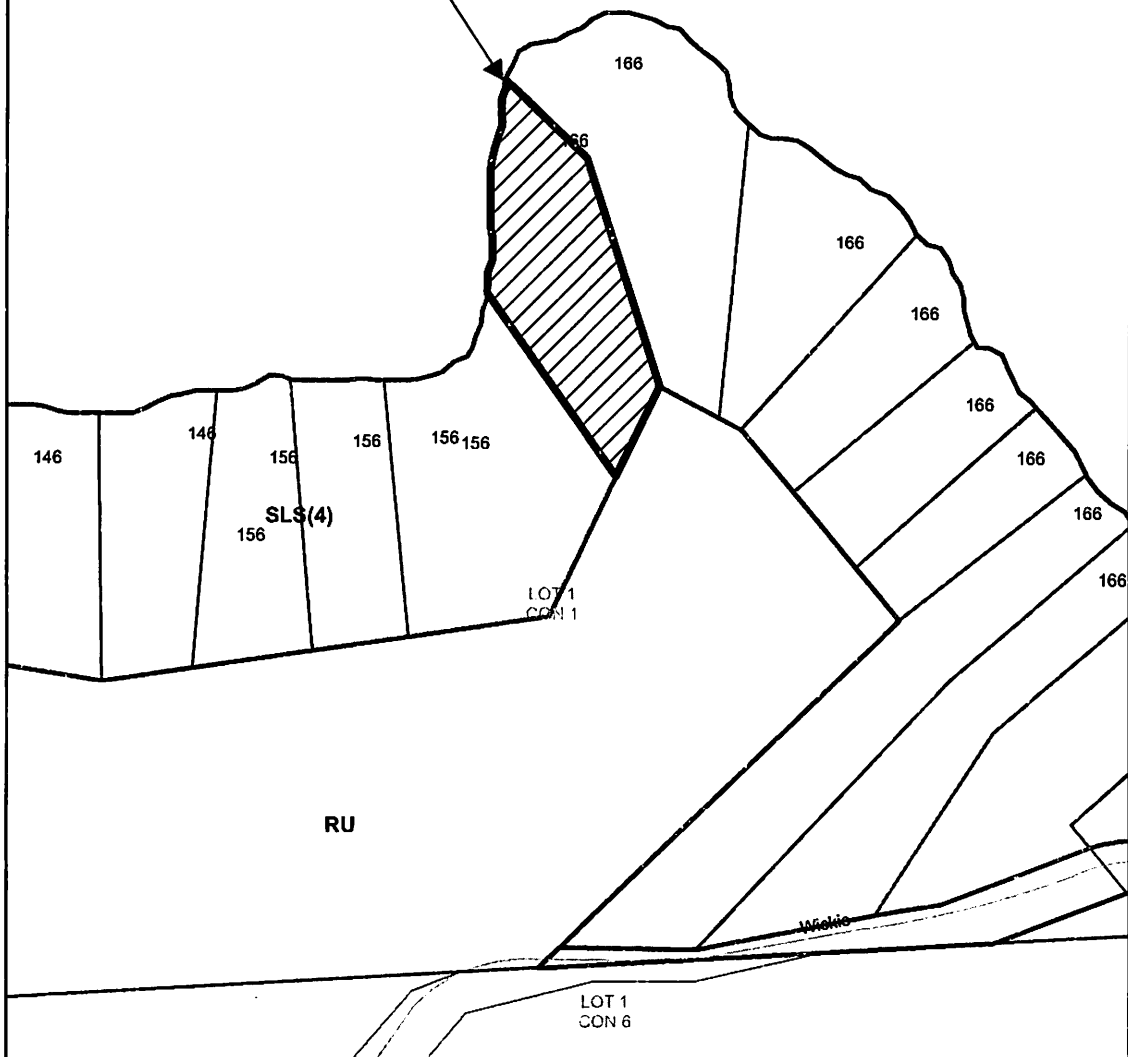
Date of Receipt: March 17/23		Hearing Date: April 26/23	Received By: S. Pinkerton
Zoning Designation: SLS(4)		Resubmission: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Previous File Number(s): A0087/2016		A0124/2020	A0280/1992
Previous Hearing Date: Jun 29/16		(Dec 10/20)	(Oct 5/92)
Notes:			

A0035/2023

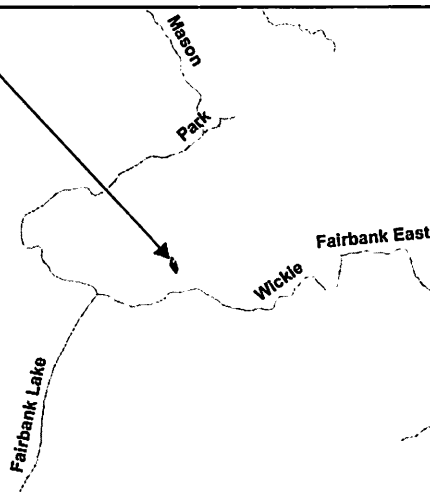
**SUBJECT
PROPERTY**

2 SLS(4)
LOT 1
CON 1

Fairbank Lake



**SUBJECT
PROPERTY**



**Application for Minor
Variance or Permission**

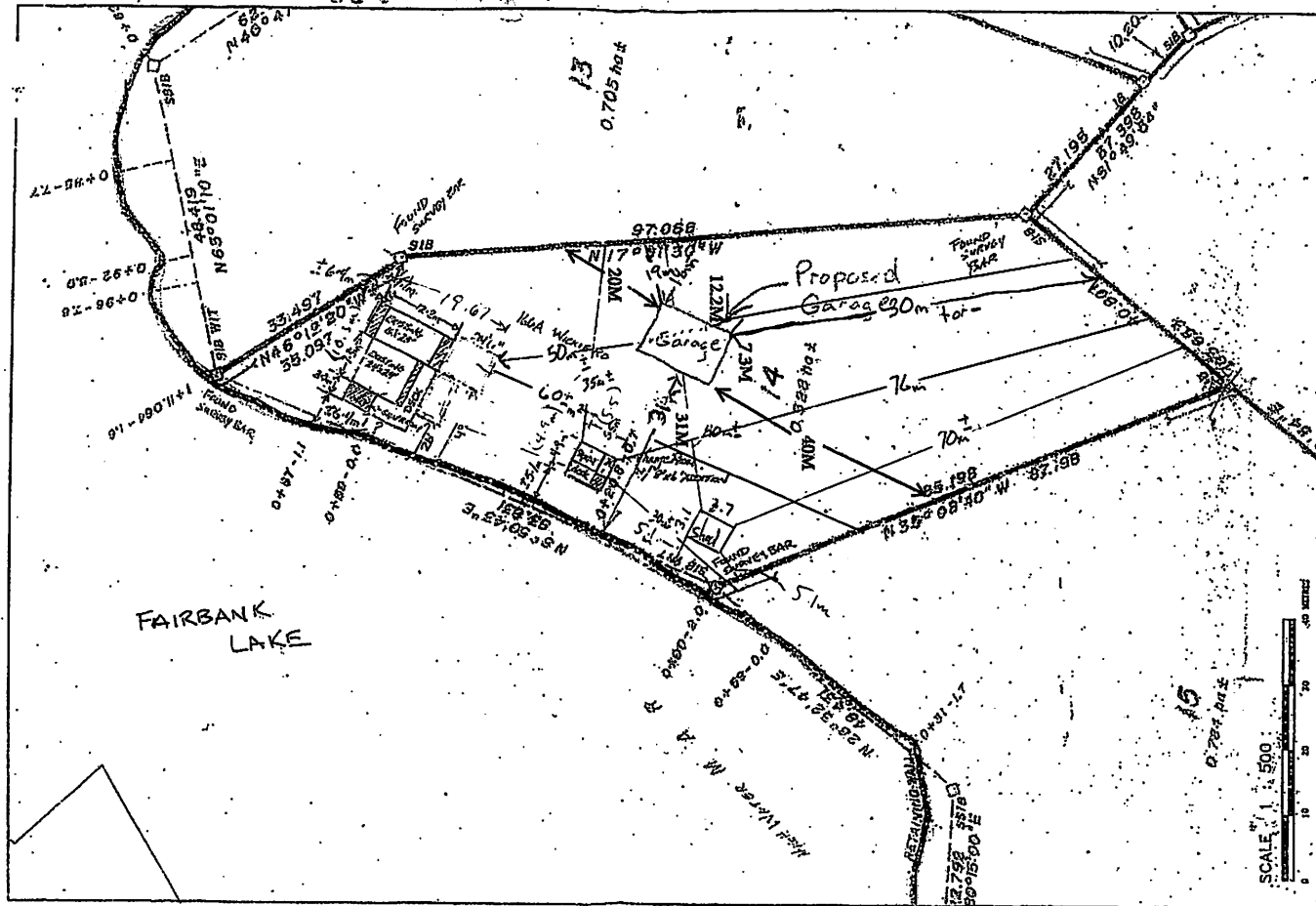


Subject Property being PIN 73365-0006,
Parcel 53M-1166-14 SEC SWS SRO,
Lot 14, Plan 53M-1166,
Part Lot 1, Concession 1,
subject to LT605471, Township of Trill,
166 A Wickie Road, Worthington,
City of Greater Sudbury

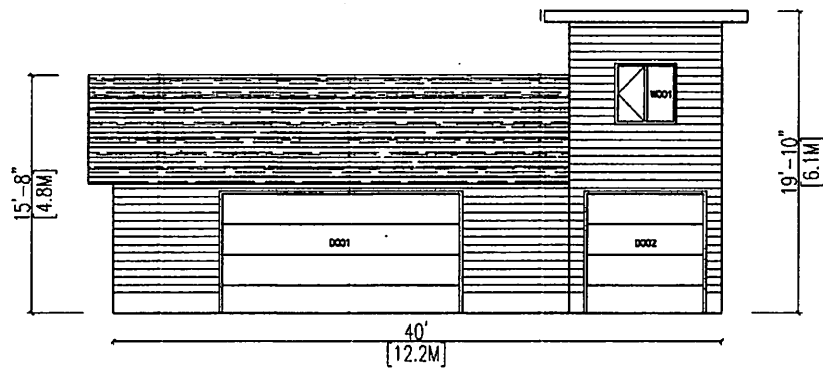
Sketch 1, NTS
NDCA Watershed

A0035/2023
Date: 2023 03 30

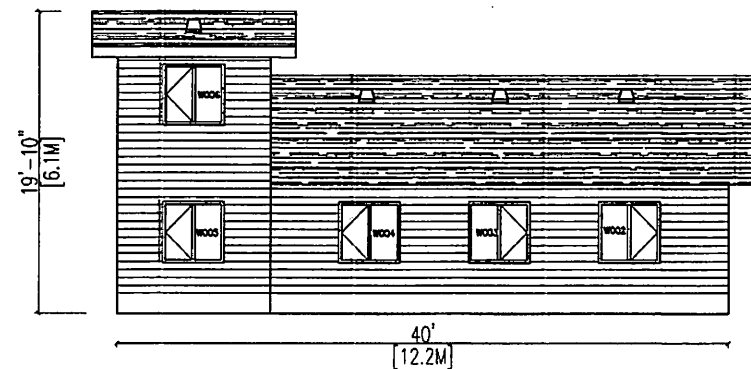
166A Wickie Rd
Worthington



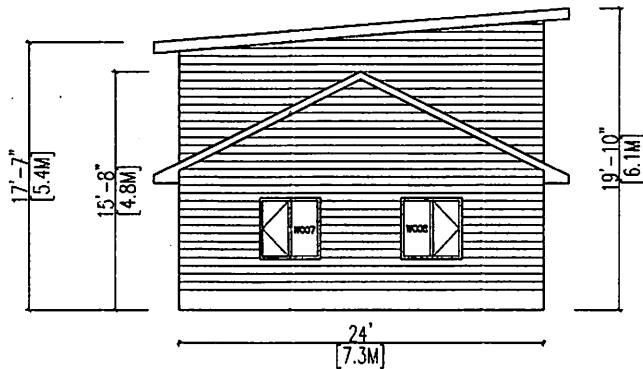
A0035/2023
Sketch - 2



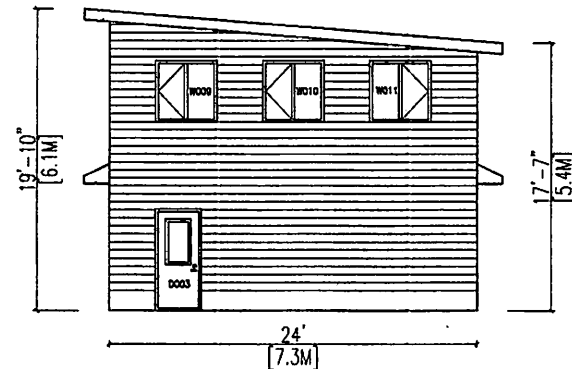
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

WINDOW SCHEDULE

No.	LOCATION	OPENING SIZE
FRONT-ELEVATION		
DO01	GARAGE-DOOR-1	16'0"
DO02	GARAGE-DOOR-2	8'0"
W001	LOFT	48"x48"
REAR-ELEVATION		
W002	GARAGE-AREA	48"x48"
W003	GARAGE-AREA	48"x48"
W004	GARAGE-AREA	48"x48"
W005	GARAGE-AREA	48"x48"
W006	LOFT	48"x48"
LEFT-ELEVATION		
W007	GARAGE-AREA	48"x48"
W008	GARAGE-AREA	48"x48"
RIGHT-ELEVATION		
DO03	GARAGE-MIN-DOOR	35"x30"
W009	LOFT	48"x48"
W010	LOFT	48"x48"
W011	LOFT	48"x48"

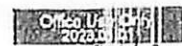


DETACHED GARAGE		DATE	REV
166A WICKIE ROAD		2023-05-18	1
ELEVATIONS		1/8" = 1'-0"	A1

A0035/2023
Sketch - 3



Box 5000, Sudbury, ON N3P 0B1, Canada
 Tel: (705) 526-1111
 Fax: (705) 526-1112



A 0036/2023

SPP

NDCA Xyes.

City of Greater Sudbury

APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,050.00 (includes \$260.00 legal notice fee)

APPLICATION FEE FOR HEDGEROWS: \$325.00 (includes \$260.00 legal notice fee)

CASH DEBT OR CHARGE 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: Victor Barclay + Jake Barclay
 Mailing Address: 3807 Sunvalley Ave
 City: Sudbury Postal Code: P7G 1K2 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: Centroline Architecture Email: [redacted]
 Mailing Address: 188 Egin St Home: [redacted]
Suite 201 Business: [redacted]
 City: Sudbury Postal Code: P3E 3N5 Fax: Phone

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

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

Name: Royal Bank of Canada
 Mailing Address: 1879 Regent St. S. Sudbury
 City: Sudbury Postal Code: P3E 3Z7

4. Current Official Plan designation: Living Area II 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
Shoreline setback	20m	8.85m	11.15m
high water buffer	30m	8.85m	21.15m

- b) Is there an eave's encroachment? ☐ Yes ☒ No If "Yes" size of eaves: _____

- c) Description of Proposal:

construct a 2-storey dwelling + septic system within the required 30m setback

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

the proposed structure was located to ensure it is outside the floodplain for Long Lake + the drainage creek to the north. due to the high water mark, a basement isn't possible therefore the footprint of structure needed to be increased to accommodate service spaces and basement amenities

APPLICATION FOR MINOR VARIANCE

1. Is the best of your knowledge has the subject lot ever been subject of a planning application to the City of Greater Sudbury?
☒ Yes No - not that we are aware of
 If yes, indicate the application number(s) _____
 If describe briefly _____

2. 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) _____

3. 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) _____

4. 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 Victoria Barclay + Jake Barclay (please print all names) the registered owners of the property described as 3807 Sunvalley Ave
Sudbury, ON P3G 1K3
 in the City of Greater Sudbury.

Collection, Use and Disclosure of Information:

- I 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.
- I acknowledge that it is the practice of the City of Greater Sudbury, in accordance with section 10.1 of the Planning Act, R.S.O. 1990 c. P.13, to provide public access to all planning applications and documents, including but not limited to reports, studies and drawings, required by the City of Greater Sudbury in support of this application ("Supporting Documentation") and provided to the City by me, my agents, my consultants and my solicitors.
- In accordance with the Municipal Freedom of Information and Protection of Privacy Act, I 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.
- I 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

- I 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.
- I 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

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

Dated this 7th day of February 2023


 Address _____


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

Print Name Victoria Barclay / Jake Barclay
 I have authority to bind the Corporation

A0036/2023

I/We, Centreline Architecture

_____ (please print all names),

the registered owner(s) or authorized agent of the property described as 3807 Sunvalley Ave.

in the City of Greater Sudbury:

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

Dated this 7th day of March, 2023

Commissioner of Oaths

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

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

Print Name: Melissa Zunino

***I have authority to bind the Corporation**

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

FOR OFFICE USE ONLY

Date of Receipt: March 20/23 Hearing Date: Apr 26/23 Received By: S. Pinkerton

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

Previous File Number(s): none

Previous Hearing Date:

Notes:

A0036/2023

Application For Minor Variance

3807 Sunvalley Avenue

Sudbury, ON

9)

Particulars of All Buildings:

Existing

	House	Sleep Cabin	Garage	Shed
Ground Floor Area (m ²)	111.92	14.1	44.64	6.29
Gross Floor Area (m ²)	111.92	14.1	44.64	6.29
No. of Storeys	1	n/a	n/a	n/a
Width (m)	12.65	3.75	5.56	2.49
Length (m)	11.27	3.76	8.03	2.53
Height (m)	3.6 approx.	3.6 approx.	3.6 approx.	2.4 approx.

Proposed

	New 2-storey dwelling
Ground Floor Area (m ²)	257.29
Gross Floor Area (m ²)	514.58
No. of Storeys	2
Width (m)	15.98
Length (m)	22.5
Height (m)	6.6 approx.

10)

Location of All Buildings and Structures on or Proposed For The Subject Lands (Specify Distances From Side, Rear and Front Lot Lines.)

Existing

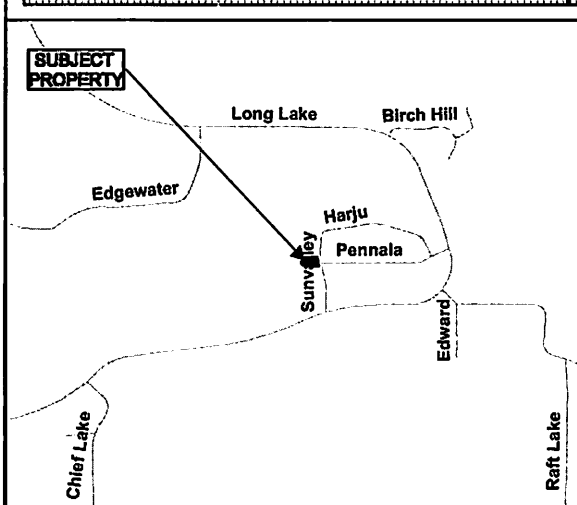
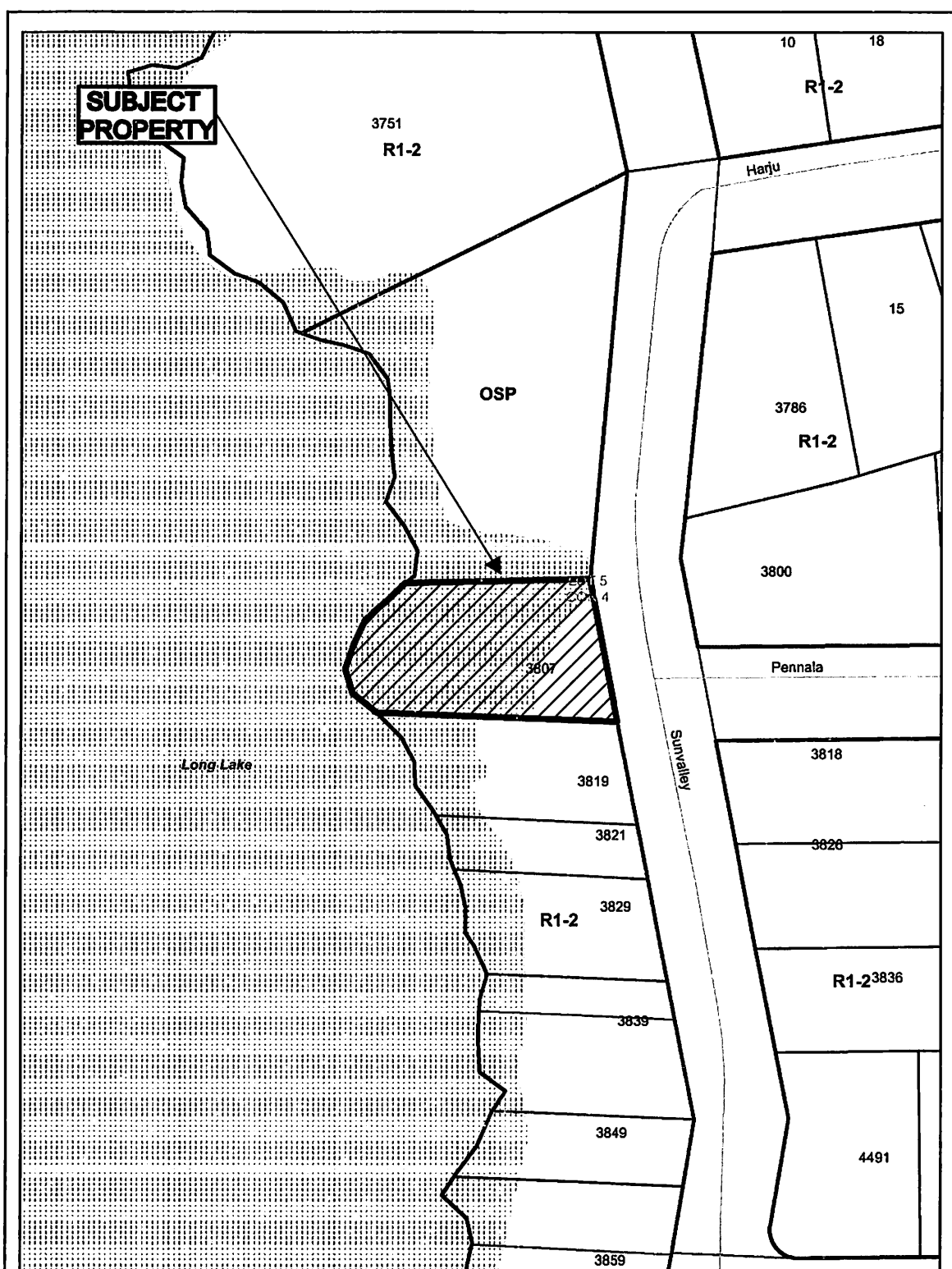
	House	Sleep Cabin	Garage	Shed
Front (m)	14.05	18.72	7.7	3.35
Rear (m)	18.11	12.15	19	28.58
Side (m)	8.97	2.31	2.01	-0.64
Side (m)	17.52	31.92	30.72	36.65

Proposed

	New 2-storey dwelling
Front (m)	7.53
Rear (m)	15.22
Side (m)	3.17
Side (m)	12.65

*A negative distance denotes the encroachment of the building into crown land from the property line.

A0036/2023



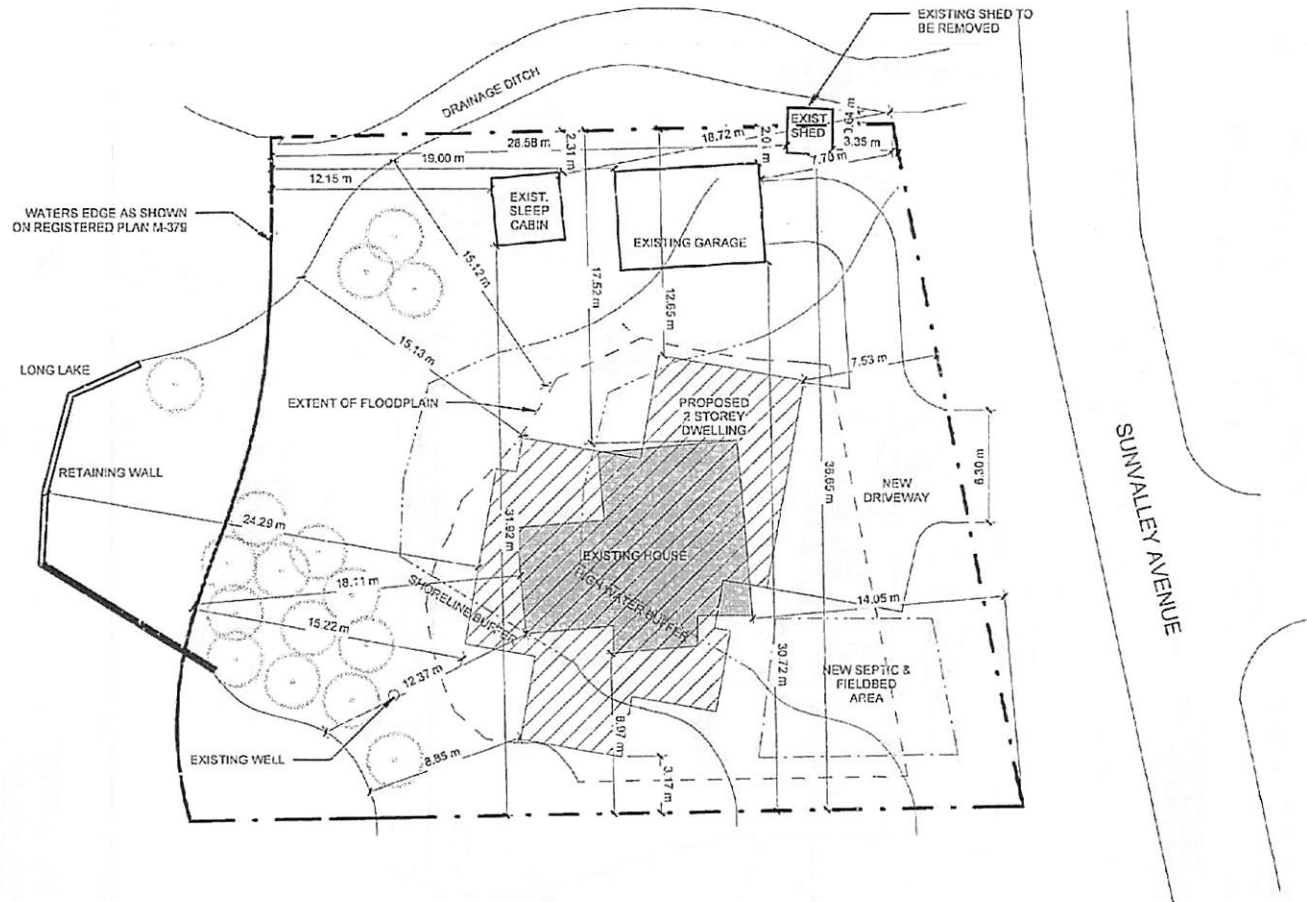
Application for Minor Variance or Permission



Subject Property being PIN 73476-0519,
Parcel 12678 SEC SES, Part Lot 5, Concession 4,
as in LT71496 except LT124466 and Part 1,
Plan SR1290; together with LT71496,
Township of Broder,
3807 Sunvalley Avenue, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA Watershed

A0036/2023
Date: 2023 03 30





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 2023.03.01	
A 0037/2023	
S.P.P. AREA	
YES	NO
NDCA REG. AREA	
YES	NO

APPLICATION FEE: \$1,090.00 (includes \$260.00 legal notice fee)
A APPLICATION FEE FOR HEDGEROWS: \$332.00 (includes \$260.00 legal notice fee)
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Tracy Coyne & Robert Halilte Email: _____
Mailing Address: 1879 West Bay Rd Home Phone: _____
GARSON Business Phone: same
City: ON Postal Code: P3L1V3 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: Tracy Coyne Email: _____
Mailing Address: 1879 West Bay Rd Home Phone: _____
GARSON Business Phone: _____
City: ON Postal Code: P3L1V3 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: R11 Current Zoning By-law designation: R1-1 (12)

- 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.

See
attached.

Variance To	By-law Requirement	Proposed	Difference
Setback highway	30	15	15
front addition			
sunroom built in 1982			
Engineer Approved O.P.C.D.			
Southern 1/4 Highway Subdiv	30	13.4	16.6

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

- c) Description of Proposal: request to fix roof elevate roof,
change pitch size in carport addition
to the 30 metric highway setback

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
House is legal non conforming built in
1982
Addition built in 1982, and legalizing now with permit

Tracy Coyne (MV Application)
1879 West Bay Rd.

Question #5.

Variance To Addition (roof) to highway front setback	By-law Requirement	Proposed	Difference
	30.0m.	10.0.	20.0m
Addition (roof) Shoreline buffer Area	20.0 m	10.0 m	10.0 m
Addition - Shoreline structures.	Not permitted within 20.0 m	10.0 m	10.0 m
Proposed GARAGE - height	5.0m	7.01m	2.01m
Sauna - interior side yard Table 4.1.	1.2m	0.61m	0.59m

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

PIN(s): _____ Township: Macdonald
 Lot No.: 10 Concession No.: 7 Parcel(s): 1, 5, 6, 9
 Subdivision Plan No.: W1561 Lot: A13 Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 1879 West Ave Lot

- 7) Date of acquisition of subject land.
2018. AUG
- BACK Lot

- 8) Dimensions of land affected.
- 113.3 m
- (251)
- past road (32 ft)
- 422.3 m
- 1875.92 m²

Frontage 46.63 (m) Depth 61.87 (m) Area 2884.77 m² Width of Street 4.88 (m)

- 9) Particulars of all buildings: House shed Existing Garage House Proposed Proposed Garage
- | Ground Floor Area: | Existing | | Proposed | |
|--------------------|---------------|--------------|---------------|--------------|
| Gross Floor Area: | <u>129.32</u> | <u>14.13</u> | <u>129.32</u> | <u>83.83</u> |
| No. of storeys: | <u>1.5</u> | <u>1</u> | <u>1.5</u> | <u>1</u> |
| Width: | <u>8.84</u> | <u>3.05</u> | <u>8.84</u> | <u>9.14</u> |
| Length: | <u>14.63</u> | <u>4.72</u> | <u>14.63</u> | <u>9.14</u> |
| Height: | <u>5.84</u> | <u>3.15</u> | <u>5.84</u> | <u>7.01</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 | Shed | Existing | Garage | House | Proposed | Proposed |
|--------|--------------|-------------|--------------|-------------|--------------|-------------|--------------|
| Front: | <u>14.63</u> | <u>4.72</u> | <u>14.63</u> | <u>4.72</u> | <u>14.63</u> | <u>4.72</u> | <u>14.63</u> |
| Rear: | <u>10.06</u> | <u>3.41</u> | <u>10.06</u> | <u>3.41</u> | <u>10.06</u> | <u>3.41</u> | <u>10.06</u> |
| Side: | <u>6.1</u> | <u>0.61</u> | <u>6.1</u> | <u>0.61</u> | <u>6.1</u> | <u>0.61</u> | <u>6.1</u> |
| Side: | <u>35.71</u> | <u>5.2</u> | <u>35.71</u> | <u>5.2</u> | <u>35.71</u> | <u>5.2</u> | <u>35.71</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 ☐
 Municipally owned & operated sanitary sewage system ☐
 Lake ☐
 Individual Well ☐
 Communal Well ☐
 Individual Septic System ☒
 Communal Septic System ☐
 Pit Privy ☐
 Municipal Sewers/Ditches/Swales ☐

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

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

1982 House Built

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

Use(s): residential Length of time: 41 years

- 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:

Seasonal - camps

A0037/2023

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

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

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

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

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

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

- 21) Is this property located within an area subject to the Greater Sudbury Source Protection Plan?

☐ Yes ☒ No

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Tracy Coyne & Robert Hallett (please print all names), the registered owner(s) of the property described as 1879 West Bay Rd
GARSON, ON P3L 1V3
In the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

- g) appoint and authorize Tracy Coyne (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 17th day of March, 2023

Cedette Mann
(witness)

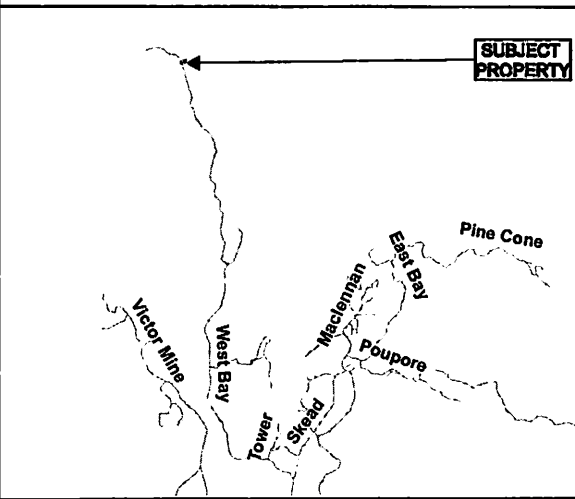
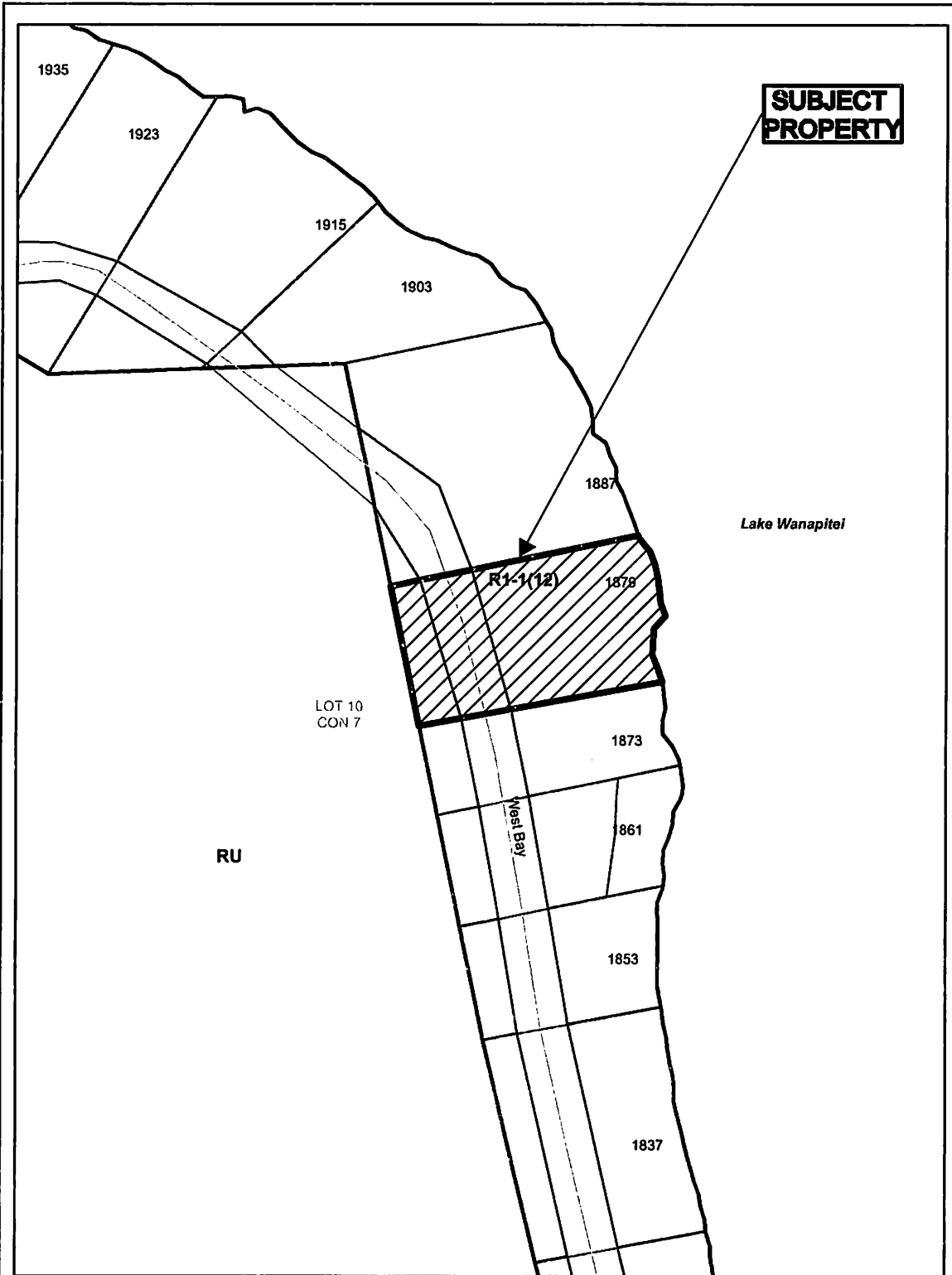
Tracy Coyne
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: Robert Hallett, Tracy Coyne

*I have authority to bind the Corporation

A0037/2023

A0037/2023



<p>Application for Minor Variance or Permission</p>	
<p>Subject Property being PIN 73511-0144, Parcel 18369 SEC SES, Lot 13, Plan M-561 except LT1069730, Part Lot 10, Concession 7, Township of MacLennan, 1879 West Bay Road, Garson, City of Greater Sudbury</p>	
<p>Sketch 1, NTS NDCA Watershed</p>	<p>A0037/2023 Date: 2023 03 30</p>

ENERGY EFFICIENCY - O.B.C. - SB12 - 2017

SB-12 Prescriptive (per design package): Package: A1 Table: S11.1.2.1

C. Project Design Conditions

Climate Zone: S.B.12
 Zone 1: 1,000 degree days
 Zone 2: 5,000 degree days
 Rate of Windows, Skylights & Glass (W, S & G) to Wall Area: 17%
 Area of Wall: 17%
 Area of W, S & G: 17%
 Other Design Conditions: 17%
 Other Design Conditions: 17%

D. Building Specifications (provide values and ratings of the energy efficiency components proposed)

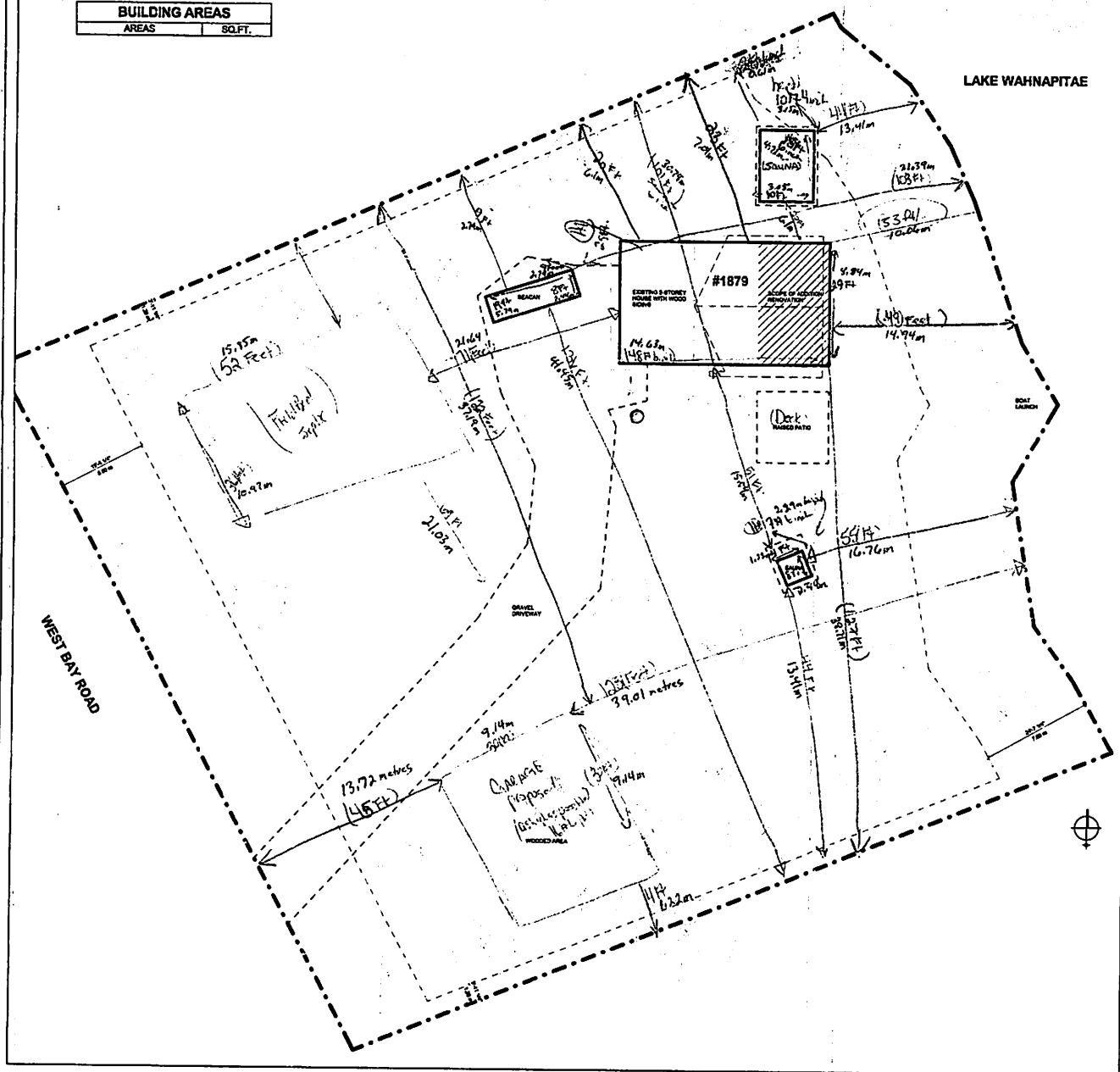
E. Energy Efficiency Substitutions

1. ICF (S11.1.2.2) & (S11.1.1.3) (S11.1.3) (S11.1.3)
 2. Combined space heating and domestic water heating systems (S11.1.2.2) / (S11.1.3) (S11.1.3)
 3. Air-tightness substitution(s)
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 98. Air-tightness substitution(s)
 99. Air-tightness substitution(s)
 100. Air-tightness substitution(s)

EEDS - WALL				
ELEVATION	AREA			
EEDS - WINDOWS				
No.	WIDTH	HEIGHT	QTY	Area
1	10.00	2.00	1	20.00
2	10.00	2.00	1	20.00
3	10.00	2.00	1	20.00
4	10.00	2.00	1	20.00
5	10.00	2.00	1	20.00
6	10.00	2.00	1	20.00
7	10.00	2.00	1	20.00
8	10.00	2.00	1	20.00
9	10.00	2.00	1	20.00
10	10.00	2.00	1	20.00
11	10.00	2.00	1	20.00
12	10.00	2.00	1	20.00
13	10.00	2.00	1	20.00
14	10.00	2.00	1	20.00
15	10.00	2.00	1	20.00
16	10.00	2.00	1	20.00
17	10.00	2.00	1	20.00
18	10.00	2.00	1	20.00
19	10.00	2.00	1	20.00
20	10.00	2.00	1	20.00
21	10.00	2.00	1	20.00
22	10.00	2.00	1	20.00
23	10.00	2.00	1	20.00
24	10.00	2.00	1	20.00
25	10.00	2.00	1	20.00
26	10.00	2.00	1	20.00
27	10.00	2.00	1	20.00
28	10.00	2.00	1	20.00
29	10.00	2.00	1	20.00
30	10.00	2.00	1	20.00
31	10.00	2.00	1	20.00
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34	10.00	2.00	1	20.00
35	10.00	2.00	1	20.00
36	10.00	2.00	1	20.00
37	10.00	2.00	1	20.00
38	10.00	2.00	1	20.00
39	10.00	2.00	1	20.00
40	10.00	2.00	1	20.00
41	10.00	2.00	1	20.00
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44	10.00	2.00	1	20.00
45	10.00	2.00	1	20.00
46	10.00	2.00	1	20.00
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48	10.00	2.00	1	20.00
49	10.00	2.00	1	20.00
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51	10.00	2.00	1	20.00
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98	10.00	2.00	1	20.00
99	10.00	2.00	1	20.00
100	10.00	2.00	1	20.00

EEDS - DOORS				
No.	TYPE	WIDTH	HEIGHT	Area
1	1	10.00	2.00	20.00
2	1	10.00	2.00	20.00
3	1	10.00	2.00	20.00
4	1	10.00	2.00	20.00
5	1	10.00	2.00	20.00
6	1	10.00	2.00	20.00
7	1	10.00	2.00	20.00
8	1	10.00	2.00	20.00
9	1	10.00	2.00	20.00
10	1	10.00	2.00	20.00
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14	1	10.00	2.00	20.00
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32	1	10.00	2.00	20.00
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34	1	10.00	2.00	20.00
35	1	10.00	2.00	20.00
36	1	10.00	2.00	20.00
37	1	10.00	2.00	20.00
38	1	10.00	2.00	20.00
39	1	10.00	2.00	20.00
40	1	10.00	2.00	20.00
41	1	10.00	2.00	20.00
42	1	10.00	2.00	20.00
43	1	10.00	2.00	20.00
44	1	10.00	2.00	20.00
45	1	10.00	2.00	20.00
46	1	10.00	2.00	20.00
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55	1	10.00	2.00	20.00
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95	1	10.00	2.00	20.00
96	1	10.00	2.00	20.00
97	1	10.00	2.00	20.00
98	1	10.00	2.00	20.00
99	1	10.00	2.00	20.00
100	1	10.00	2.00	20.00

BUILDING AREAS	
AREAS	SO.FT.



NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

SITE REFERENCE PLAN
3/2" = 1'-0"

A0037/2023
Sketch-2

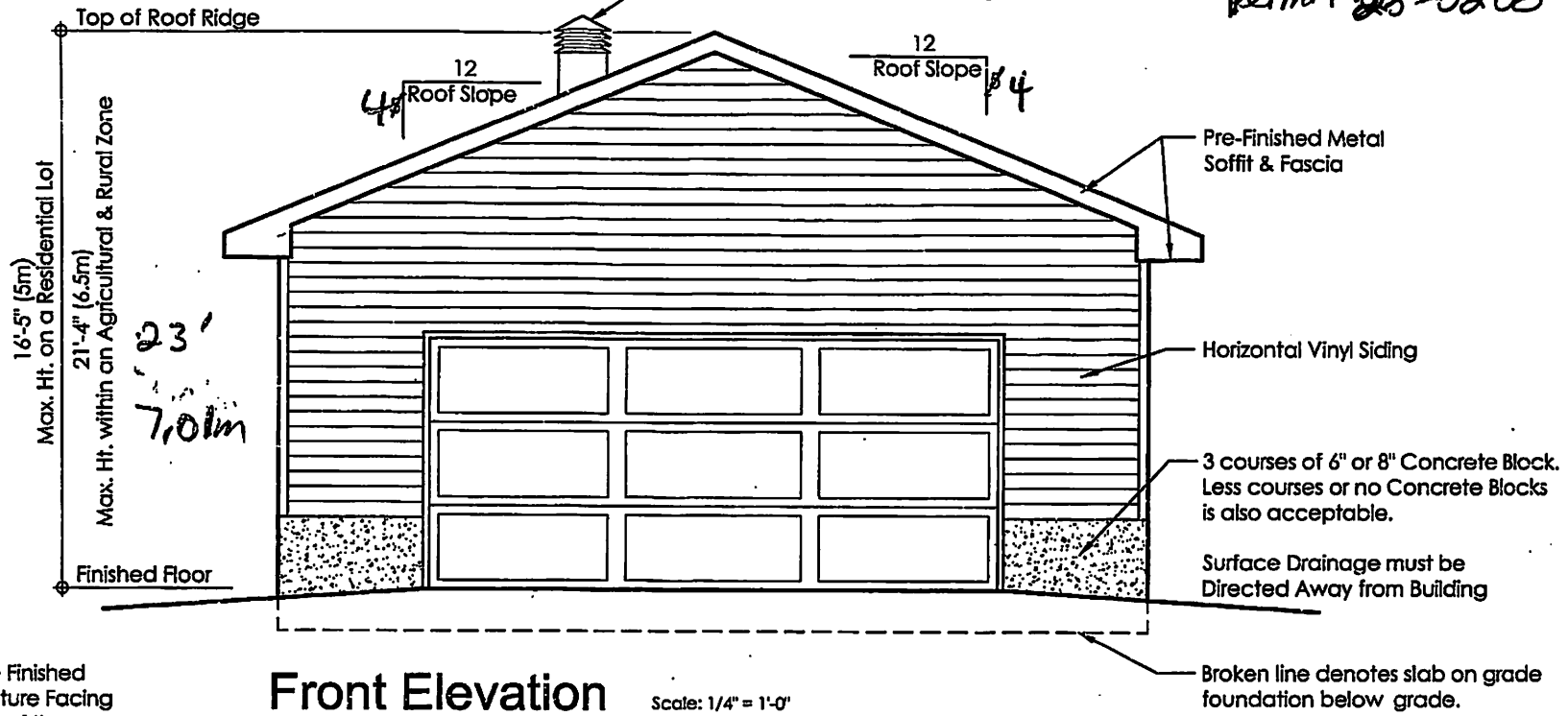
Notes:

- 1) Building Elevation may Not Appear As Built. Garage Door, Man Door and Window Locations will vary.
- 2) Slab Footing Inspection Required Prior to Pouring Concrete
- 3) Framing Inspection required once Roof Sheathing has been Installed

Note:

If detached garage is insulated, provide roof ventilation of 1/300 of insulated ceiling area.

Tracy Coyne
1879 West BAY Rd
Permit 23-0203



Note:

Height shall be measured between the Finished Grade of the Wall of a Building or Structure Facing the Front Lot Line and the Highest Point of the Building or Structure.

NOTE:

Contractor's responsibility to ensure that all work conforms to the requirements of the Ontario Building Code. Notations made on these drawings are for information and assistance only and do not necessarily constitute a part of construction.



Detached Garage

Slab on Grade with Perimeter Footing

Building Elevation (Front) (not to scale)

DRAWN BY: E.P.

DATE: 14/02/23

A-3 (SOG)
SHEET

A0037/2023
Sketch -3



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

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,090.00 (includes \$260.00 legal notice fee)
A APPLICATION FEE FOR HEDGEROWS: \$332.00 (includes \$260.00 legal notice fee)
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Karen Haynes / Chris Haynes Email: [REDACTED]
Mailing Address: 118 Maplewood Cres. Garsen Home Phone: [REDACTED]
City: Garsen Postal Code: P3L 1G9 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: Chris Haynes Email: [REDACTED]
Mailing Address: 118 Maplewood Cres Home Phone: [REDACTED]
City: Garsen Postal Code: P3L 1G9 Business Phone: [REDACTED]
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: NA
Mailing Address: [REDACTED]
City: [REDACTED] Postal Code: [REDACTED]

- 4) Current Official Plan designation: Rural Current Zoning By-law designation: R1-1(12)

- 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>4.41.2</u>	<u>30m</u>	<u>24.38</u>	<u>5.62</u>

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

- c) Description of Proposal: To build new house outside of existing foot print of old camp / take down existing camp, shed, bathroom, outdoor

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: The proposal cannot comply with the zoning bylaw because of the setback regulations (4.41.2) building 98.8 feet back from the highway mark. The provisions of the new house will be outside of the existing footprint of the existing camp due to lot size and

and West Bay Rd. Splitting the property of 1751
West Bay Rd. in half there is not enough
room to build the provision of the new
home. If we were to push it back we are
going to be too close to West Bay Rd and
run out of room due to West Bay Rd. going
through the property of 1751 Lot 6 Part 8
Concession 7.

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

PIN(s): 5513/R 18m (12-4th) 5515/134/R 18 (5-4th) Township: Markham
 Lot No.: 70 Concession No.: 7 Parcel(s): 2109101
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: _____ Part(s): 8
 Municipal Address or Street(s): 1751 West Bay Rd.

- 7) Date of acquisition of subject land.
- 1960

- 8) Dimensions of land affected.

Frontage 76.2 (m) Depth 82.3 (North) 54.8 (South) (m) Area 159.5 (m²) Width of Street 7.92 (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	(m ²)	<u>180.60</u> (m ²)
Gross Floor Area:	(m ²)	<u>312.8</u> (m ²)
No. of storeys:		<u>2 (Walkout Basement)</u>
Width:	(m)	<u>14.78</u> (m)
Length:	(m)	<u>16.46</u> (m)
Height:	(m)	<u>9.14</u> (m)

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

	Existing	Proposed
Front:	(m)	(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.

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

1960 +

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

Use(s): Camp Length of time: 1960 +

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

Same as #13 ☐ or, Build home to live at 1751 West Bay Rd.

- 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:

North side is a camp South side is a home

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Shore line Break wall

Dauna	to	water break wall =	5.49 m
Camp	to	water break wall =	4.63 m
Shed	to	water break wall =	29.87 m
Bedroom	to	water break wall =	44.81 m
outhouse	to	water break wall =	31.39 m

CA1

8). North Line is 82.3 m

South Line is 54.86 m

East ~~Rear~~ ~~Frontage~~ is 89.92 m

West ~~Road~~ (Road) is 76.2 m (Frontage).

$$82.3 \text{ m} + 54.86 \text{ m} \div 2 = 68.58 \text{ m} + 89.92 \text{ m}$$

$$\text{average m}^2 = 158.5 \text{ m}^2$$

I put this my entire lot not where
the home is going.

A0039/2023

Would like to keep existing Sauna where it is.
only buildings I would like to take down
are Camp, Bathroom, Shed, outhouse

9) Particulars of all buildings:

Existing Buildings: Sauna = $6.4m \times 4.69m \times 2.44m / 30.02m^2$
 Camp = $8.53m \times 6.1m \times 3.66m / 52.03m^2$
 Shed = $3.05m \times 3.66m \times 3.05m / 11.16m^2$
 Bathroom = $2.44m \times 1.52m \times 2.44m / 3.71m^2$
 outhouse = $0.91 \times 0.91 \times 2.44m / 0.83m^2$

Proposed New House: (L) $16.46m$ (W) $14.78m$ (H) 9.14 ~~$= 213.28m^2$~~
 includes deck

10) Location of all buildings and structures from lot lines:

(Lake): Rear high water mark
 Sauna (Back wall high water mark) = $16.15m$
 Camp (Back wall high water mark) = $24.38m$
 Shed (Back wall high water mark) = $39.78m$
 Bathroom (Back wall high water mark) = $60.96m$
 outhouse (Back wall high water mark) = $40.54m$

Property Lines

South line:	North line:
Sauna: $50.14m$	outhouse: $13.32m$
Bathroom: $57.66m$	Shed: $21.64m$
Shed: $66.57m$	Bathroom: $23.77m$
outhouse: $70.71m$	Camp: $19.81m$
Camp: $57.61m$	Sauna: $34.14m$

Frontage from Road

Bathroom to Road = $6.04m$	Camp to Road = $28.59m$
Shed to Road = $19.14m$	Sauna to Road = $38.65m$
outhouse to Road = $16.7m$	*See Back* →

Proposed → New Home from High water mark = (Rear) $24.38m$
 New Home from North lot line = $2.44m$
 New Home from Frontage (west) = $20.73m$
 New Home from South lot line = $62.18m$

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- 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, Karen Hayes and Chris Hayes (please print all names), the registered owner(s) of the property described as 1751 West Bay Rd

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

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

Dated this 16 day of March, 20 23

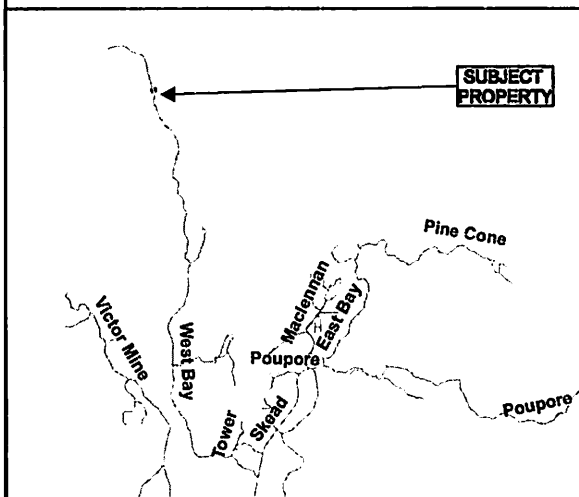
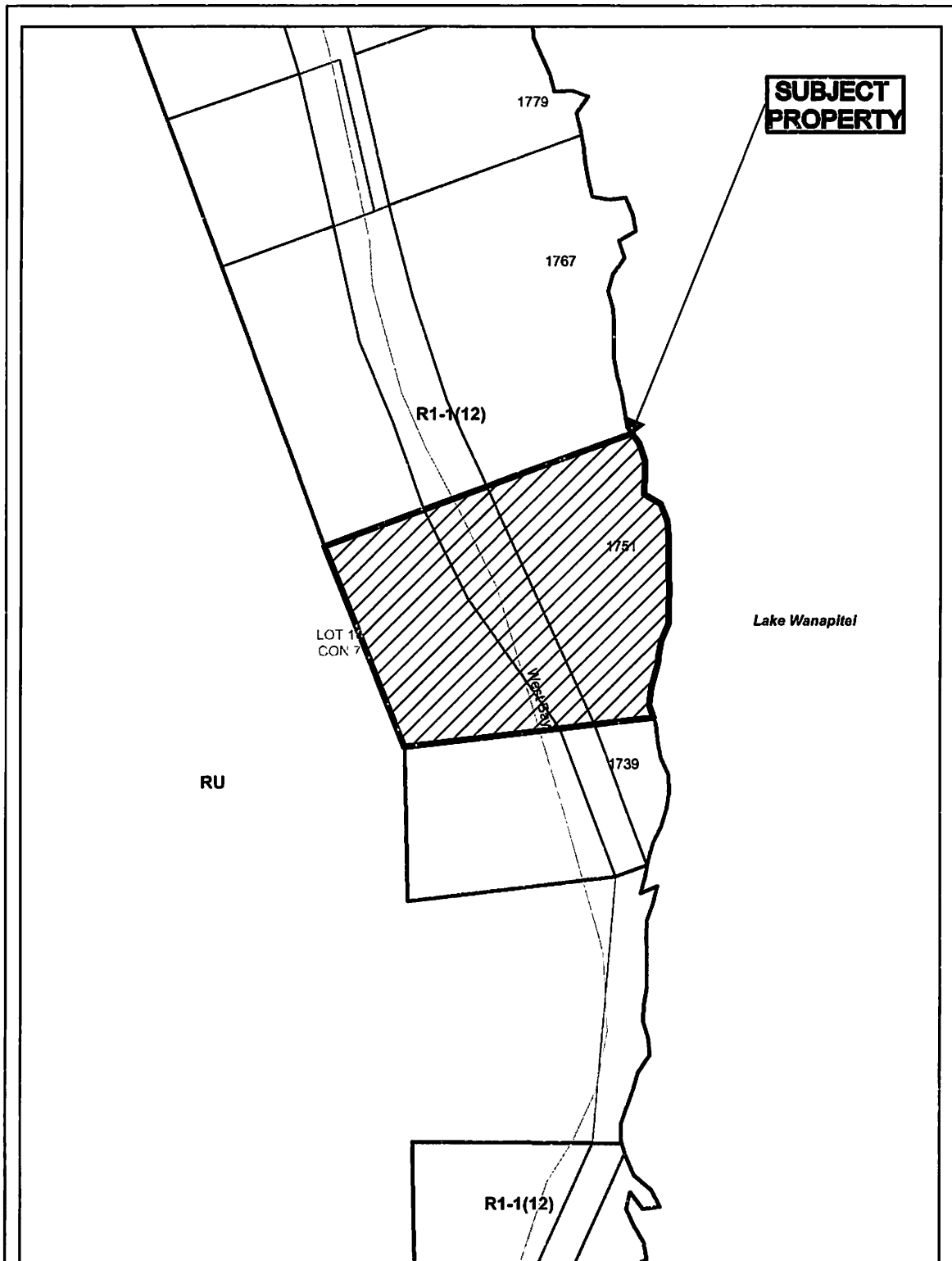
Dylan Green
(witness)

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

Print Name: Karen Hayes

*I have authority to bind the Corporation

A0039/2023



Application for Minor Variance or Permission



Subject Property being PIN 73511-0180,
Parcel 26861 SEC SES, Summer Resort Lot 6,
Plan M-561, Part Location CL2955, Part 8,
Plan 53R-9850, Part Lot 10, Concession 7,
Township of MacLennan,
1751 West Bay Road, Skead,
City of Greater Sudbury

Sketch 1, NTS
NDCA Watershed

A0039/2023
Date: 2023 03 31



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

APPLICATION FEE: \$1,090.00 (Includes \$260.00 legal notice fee)

A APPLICATION FEE FOR HEDGEROWS: \$332.00 (Includes \$260.00 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

Registered Owner(s): Vito and Denise LaRosa

Mailing Address: 33 Copper St

City: Sudbury

Postal Code: P3E 2C4

Email:

Home Phone:

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:

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: Liv. in AREA 1 Current Zoning By-law designation: R-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>Corner Yard Encroachment</u>	<u>0</u>		
<u>Garage Width</u>	<u>3.0</u>	<u>2.48</u>	<u>0.52</u>

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

- c) Description of Proposal: garage and carport encroached

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

we have no other option, even though we are considered a corner lot but there's no street. EXISTING SHED TO BE REPLACED BY A GARAGE

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

PIN(s): _____ Township: Wickham
 Lot No.: 8 Concession No.: 2 Parcel(s): 14737
 Subdivision Plan No.: M57 Lot 58 Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): _____

- 7) Date of acquisition of subject land.

4-5 years ago (2017-18)

- 8) Dimensions of land affected.

Frontage 12 (m) Depth 36.6 (m) Area 439.2 (m²) Width of Street _____ (m)

- 9) Particulars of all buildings:

	<u>40 use</u> Existing		<u>Garage</u> Proposed	<u>GAZEBO</u>	
Ground Floor Area:	<u>62.05</u>	(m ²)	<u>24.5</u>	<u>23.0</u>	(m ²)
Gross Floor Area:	<u>124.1</u>	(m ²)	<u>24.5</u>	<u>23</u>	(m ²)
No. of storeys:	<u>2</u>		<u>1</u>	<u>1</u>	
Width:	<u>7.3</u>	(m)	<u>4.3</u>	<u>4.8</u>	(m)
Length:	<u>9.5</u>	(m)	<u>5.7</u>	<u>4.8</u>	(m)
Height:	<u>6.1</u>	(m)	<u>6</u>	<u>5</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).

	<u>House</u> Existing		<u>Garage</u> Proposed	<u>GAZEBO</u>	
Front:	<u>6.8</u>	(m)	<u>10.6</u>	<u>30.6</u>	(m)
Rear:	<u>29.8</u>	(m)	<u>29.8</u>	<u>1.2</u>	(m)
Side:	<u>0</u>	(m)	<u>6.1</u>	<u>1.2</u>	(m)
Side:	<u>4.7</u>	(m)	<u>7.3</u>	<u>3.4</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 ☒
 Municipally owned & operated sanitary sewage system ☒
 Lake ☐
 Individual Well ☐
 Communal Well ☐
 Individual Septic System ☐
 Communal Septic System ☐
 Pit Privy ☐
 Municipal Sewers/Ditches/Swales ☒

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

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

approx. 1948

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

Use(s): residential Length of time: 1948

- 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

A49/2023

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

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

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

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

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

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

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Vito LaRosa & Denise LaRosa (please print all names), the registered owner(s) of the property described as 9 Laurentian St

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

- 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 17

day of March

2023

(witness)

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

Print Name: Vito LaRosa Denise LaRosa

I have authority to bind the Corporation

A0049/2023

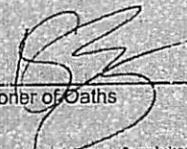
PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, Vito LaRosa Denise LaRosa (please print all names),
the registered owner(s) or authorized agent of the property described as 9 LAURENTIAN


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 MARCH 17 day of MARCH, 20 23


Commissioner of Oaths

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


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

Print Name: Denise LaRosa Vito LaRosa
*I have authority to bind the Corporation

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

FOR OFFICE USE ONLY

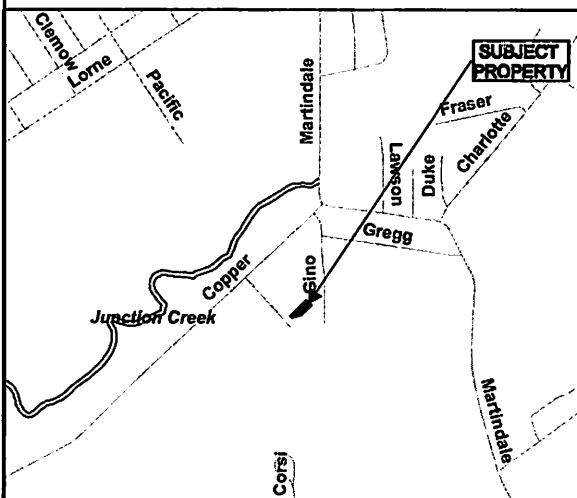
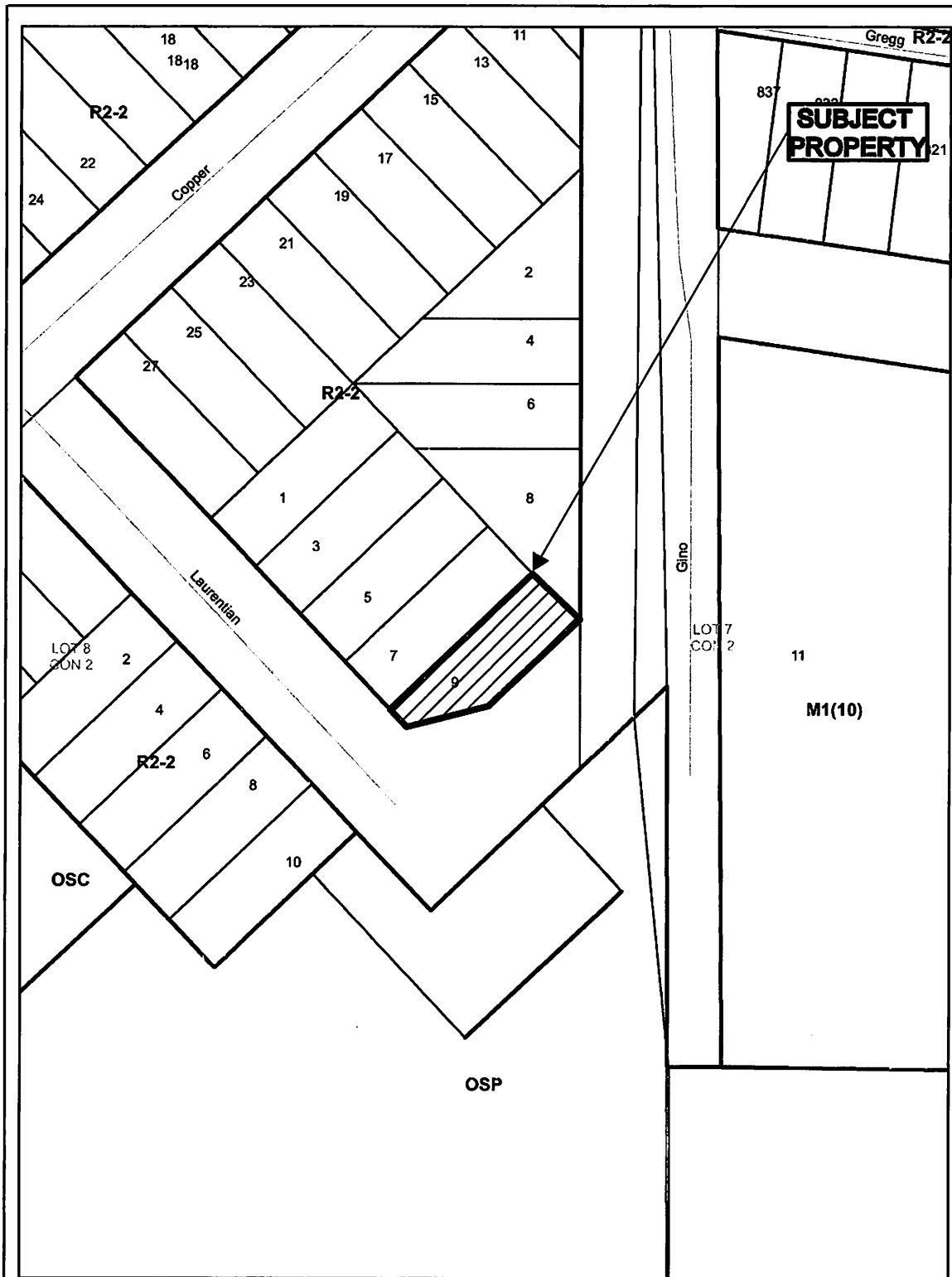
Date of Receipt: Mar 24/23 Hearing Date: Apr 26, 2023 Received By: S. Pinkerton
Zoning Designation: R2-2 Resubmission: ☐ Yes ☒ No

Previous File Number(s): None

Previous Hearing Date:

Notes:

A0040/2023



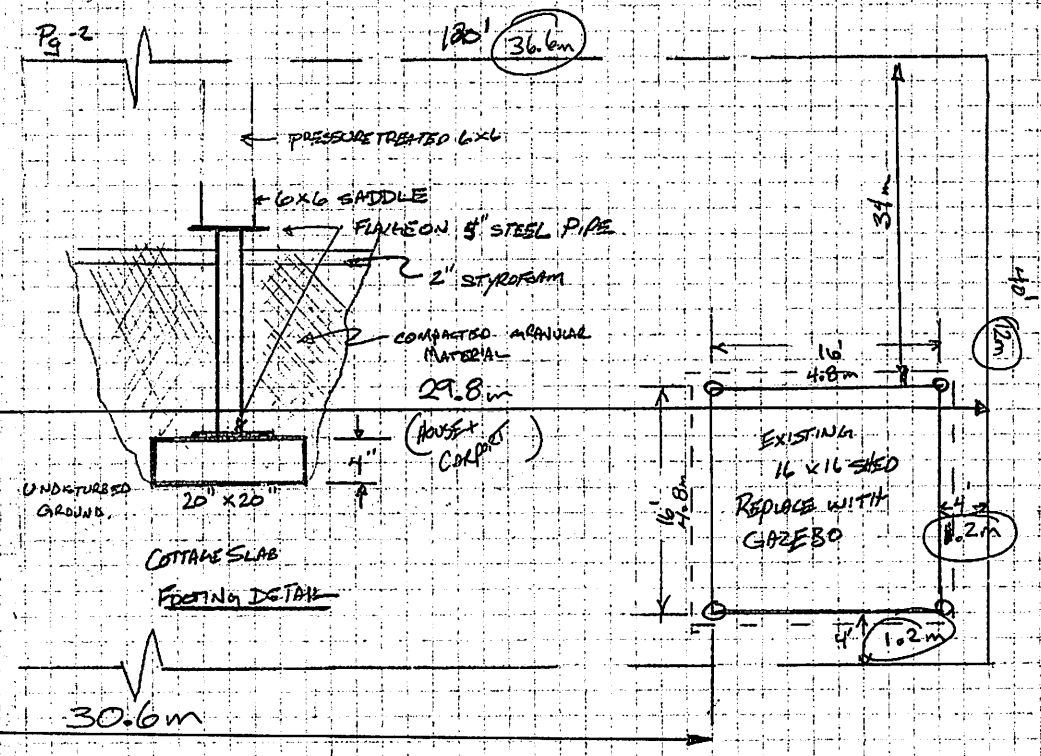
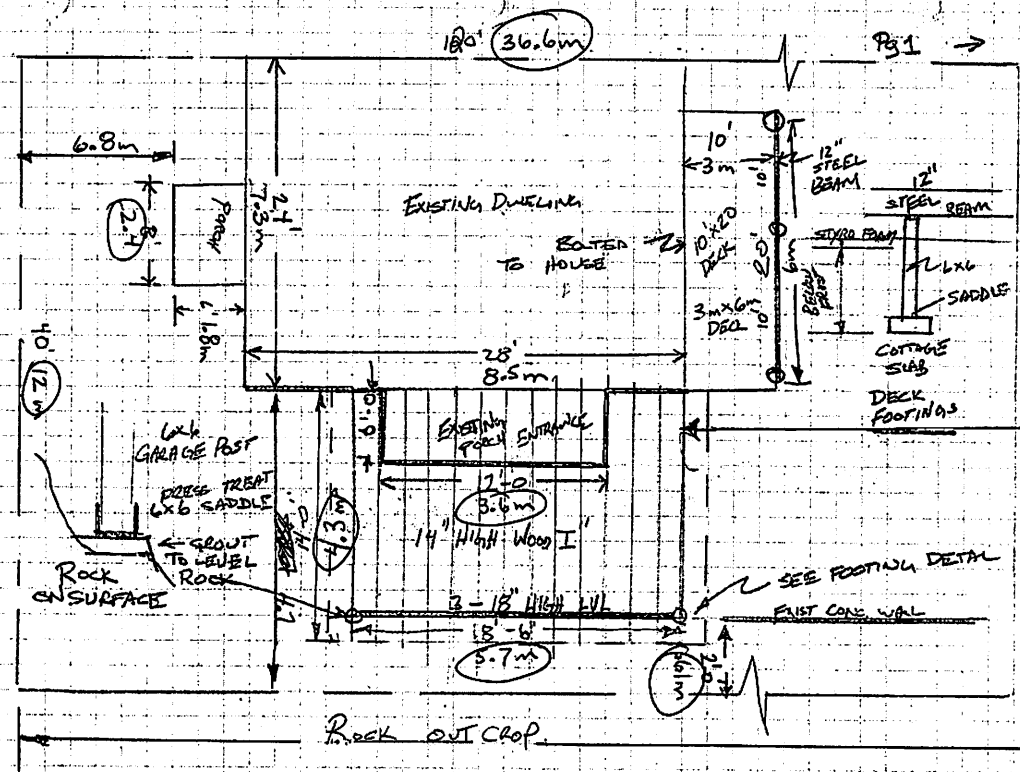
Application for Minor Variance or Permission



Subject Property being PIN 73588-0651,
Parcel 14737 SEC SES, Lot 58, Plan M-57,
Part Nickel Street, Plan M-57,
Part Lot 8, Concession 2 as in LT191769,
Township of McKim, 9 Laurentian Street, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA Watershed

A0040/2023
Date: 2023 04 05





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

Office Use Only 2023.01.01	
A0041/2023	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

City of Greater Sudbury

APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,090.00 (includes \$260.00 legal notice fee)

A APPLICATION FEE FOR HEDGEROWS: \$332.00 (includes \$260.00 legal notice fee)

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Monique A. Berthiaume Email: _____
Mailing Address: 413 Alder St. North Home Phone: _____
Business Phone: _____
City: Sudbury Postal Code: _____ 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: Peter Vanderkooy Email: _____
Mailing Address: 2-897 Westmount Ave Home Phone: _____
Business Phone: _____
City: Sudbury Postal Code: P3A 1C3 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: Caisse Populaire Note: There is no mortgage but there is a lien in len of \$10,000 overdraft availability
Mailing Address: 29 Main St E
City: Chelmsford Postal Code: P0M 1L0

- 4) Current Official Plan designation: Living Area 1 Current Zoning By-law designation: R2-2

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

Variance To	By-law Requirement	Proposed	Difference
minimum lot size	410m² 460m² 460m²	319m ²	81m²
	460m ²	369m ²	91m ²

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

c) Description of Proposal: Reducing lot area to

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
Reduction of undersized lot due to consent application

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

PIN(s): PIN 02135 0294 Township: McKim
 Lot No.: 6 Concession No.: 41 Parcel(s):
 Subdivision Plan No.: 495 Lot: 8 Reference Plan No.: Part(s):
 Municipal Address or Street(s): 43 Alder St. North

- 7) Date of acquisition of subject land.
- 2002 or 2003 #7

- 8) Dimensions of land affected.

Frontage 0 (m) Depth 13.9 (m) Area 89 (m²) Width of Street (m)

- 9) Particulars of all buildings:

	<u>Garage</u>	<u>Existing Residence</u>	<u>Shed</u>	<u>Proposed</u>	
Ground Floor Area:	<u>22.7</u>	<u>70.6</u>	<u>2.9</u> (m ²)		(m ²)
Gross Floor Area:	<u>22.7</u>	<u>70.6</u>	<u>2.9</u> (m ²)		(m ²)
No. of storeys:	<u>1</u>	<u>1</u>	<u>1</u>		
Width:	<u>4.05</u>	<u>6.8</u>	<u>1.2</u> (m)		(m)
Length:	<u>5.6</u>	<u>11.4</u>	<u>2.4</u> (m)		(m)
Height:	<u>3.0 approx</u>	<u>approx 5.0</u>	<u>2.2</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).

	<u>Garage</u>	<u>Existing House</u>	<u>Shed</u>	<u>Proposed</u>	
Front:	<u>22.2</u>	<u>4.2</u>	<u>26.4</u> (m)		(m)
Rear:	<u>11.2</u>	<u>17.7</u>	<u>2.4</u> (m)		(m)
Side:	<u>6.5</u>	<u>0.6</u>	<u>0.2</u> (m)		(m)
Side:	<u>0.3</u>	<u>2.7</u>	<u>8.7</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.

approximately 1955

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

Use(s): Residential Length of time: since approx. 1955

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

Same as #13 ☒ or, _____

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

1

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

☐ Yes ☒ No

If "yes", how many? _____

- 17) Existing uses of abutting properties:

Residential

10042/2023

- 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):

B0003/2023

- 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, Monique A. Berthiaume (please print all names), the registered owner(s) of the property described as PIN 02135 0254 LOT 7
Subdivision 49-SB Lot Part 6 Conc 4, McKim Township 43 Alder St. North
in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

- g) appoint and authorize Peter Vanderkooy (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 23rd day of March, 2023

m. marig
(witness)

MANOJ KUMAR
MURUGESAN

Monique A Berthiaume
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: Monique A. Berthiaume

*I have authority to bind the Corporation

A0042/2023

1/We, Peter Vanderkooy (please print all names),

LOT 7, Subdivisions 49-SB, Lot Part 6, Conc 4, Township McKim, 43 Alder St. North
in the City of Greater Sudbury:

Dated this 23rd day of March, 2023

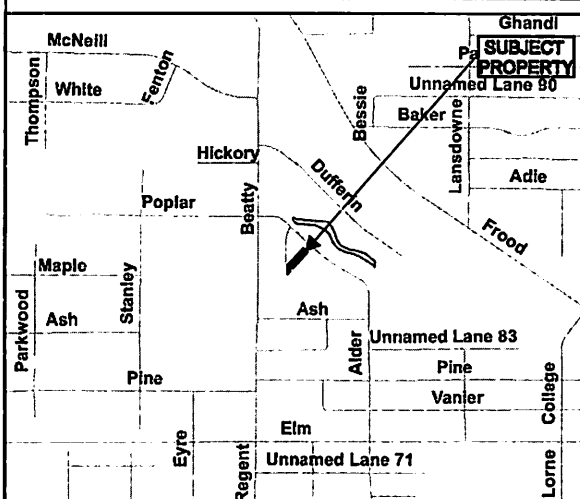
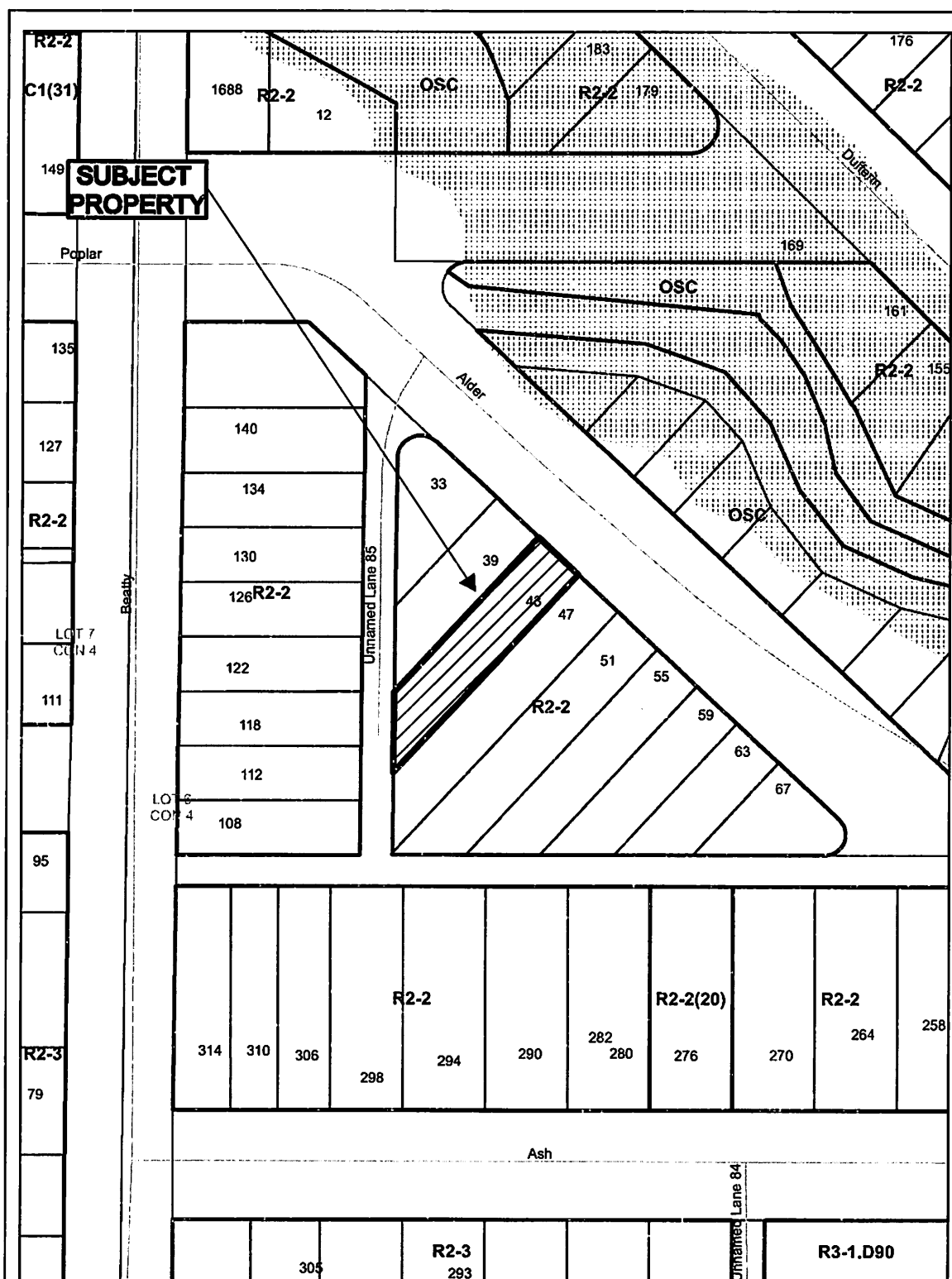
Karen Elizabeth Pigeau, a Commissioner for taking Affidavits in and for the Courts of Ontario, while within the Territorial District of Sudbury and while appointed as a Deputy Clerk for the City of Greater Sudbury.

Print Name: Peter Vanderkooy
 *I have authority to bind the Corporation

- FOR OFFICE USE ONLY**

Date of Receipt: Mar 23/26 Hearing Date: Apr 26/23 Received By: S. Pinkerton
Zoning Designation: R2-2 Resubmission: ☐ Yes ☒ No
Previous File Number(s): B98199
Previous Hearing Date: (4 Jan 00)
Notes: Also subject to Consent Application B3123

A0044/2023



Application for Minor Variance or Permission



Subject Property being PIN 02135-0294,
Lot 7, Plan 49-SB,
Part Lot 6, Concession 4,
Township of McKim, 43 Alder Street, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA Watershed

A0041/2023
Date: 2023 04 05



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 2023.01.01	
A 0042/2023	
S.P.P. AREA	
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
NDCA REG. AREA	
YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>

APPLICATION FEE: \$1,090.00 (includes \$260.00 legal notice fee)

A APPLICATION FEE FOR HEDGEROWS: \$332.00 (includes \$260.00 legal notice fee)

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Erin Danyliw / Brendan Roy Email: [REDACTED]
Mailing Address: 162 McNaughton Street Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: Sudbury Postal Code: P3E 1V3 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: [REDACTED] Email: [REDACTED]
Mailing Address: 162 McNaughton Street Home Phone: [REDACTED]
162 McNaughton Street, Sudbury Business Phone: [REDACTED]
City: [REDACTED] Postal Code: [REDACTED] 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: Erin Danyliw & Brendan Roy RBC
Mailing Address: 162 McNaughton Street 72 Durham Street P3E 3M6
City: Sudbury Postal Code: P3E 1V3

- 4) Current Official Plan designation: Living Area 1 Current Zoning By-law designation: 2010-100Z-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
Minimum Required Front Yard	6.0m	5.0m	1.0m

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

- c) Description of Proposal:

Amend the current by-law to permit the construction of a new single storey wood framed addition in the applicable property setback.

Building within 1m of the required front yard.

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

Existing addition that is scheduled for demolition already encroaches on the property setback, and the new addition is being constructed in the same location.

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

PIN(s): 733 66039 Township: McKim
 Lot No.: 5 Concession No.: 3 Parcel(s): 118005
 Subdivision Plan No.: 65 Lot: 223 Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 162 McNaughton Street, Sudbury

- 7) Date of acquisition of subject land.
- October 2022

- 8) Dimensions of land affected.

Frontage 15.39 (m) Depth 40.23 (m) Area 619 (m²) Width of Street _____ (m)

- 9) Particulars of all buildings:

	House Existing	Shed	House Proposed
Ground Floor Area:	<u>107.11</u> (m ²)	<u>2</u> (m ²)	<u>107.11</u> (m ²)
Gross Floor Area:	<u>214.22</u> (m ²)	<u>2</u> (m ²)	<u>214.22</u> (m ²)
No. of storeys:	<u>2</u>	<u>1</u>	
Width:	<u>7.16</u> (m)	<u>1</u> (m)	<u>7.16</u> (m)
Length:	<u>14.96</u> (m)	<u>2</u> (m)	<u>14.96</u> (m)
Height:	<u>8.52</u> (m)		<u>8.52</u> (m)

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

	House Existing	Shed	House Proposed
Front:	<u>5.029</u> (m)	<u>38.03</u> (m)	<u>5.029</u> (m)
Rear:	<u>19.02</u> (m)	<u>1.2</u> (m)	<u>19.02</u> (m)
Side:	<u>1.52</u> <u>1.38</u> (m)	<u>12.19</u> (m)	<u>1.38</u> (m)
Side:	<u>6.79</u> (m)	<u>1.2</u> (m)	<u>6.79</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.

House: 1932 Shed: 2015

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

Use(s): Single Family Dwelling Length of time: Since 1932

- 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

A0042/2023

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

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

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

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

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

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

- 21) Is this property located within an area subject to the Greater Sudbury Source Protection Plan?

☐ Yes ☒ No

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Erin Danyliw Brendan Ray (please print all names), the registered owner(s) of the property described as 162 McNaughton Street

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

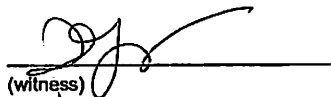
Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

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

Dated this 28 day of March, 20 23

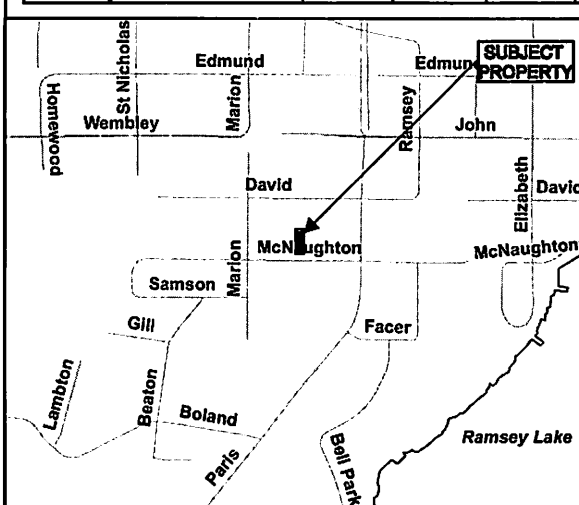
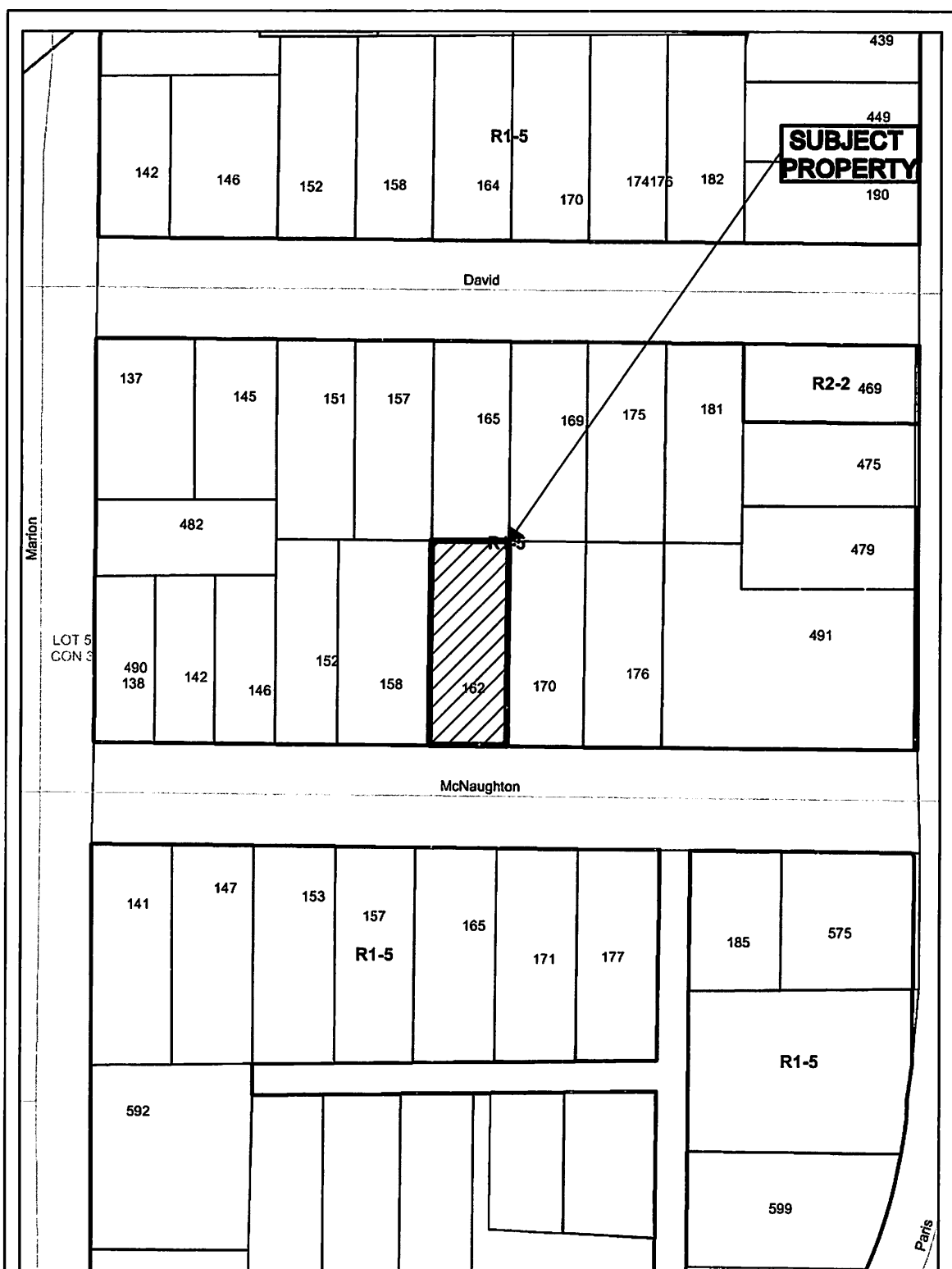
(witness) 


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

Print Name: Brendan Ray Erin Danyliw

*I have authority to bind the Corporation

A0042/2023



Application for Minor Variance or Permission

Subject Property being PIN 73584-0829, Lot 223, Plan 6-S, Lot 5, Concession 3, Township of McKim, 162 McNaughton Street, Sudbury, City of Greater Sudbury

Sketch 1, NTS
NDC Watershed

A0042/2023
Date: 2023 04 05



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 2023.01.01	
A 0048/2023	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

APPLICATION FEE: \$1,090.00 (includes \$260.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$332.00 (includes \$260.00 legal notice fee)
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): REGENT PROPERTY INVESTMENTS CORPORATION	Email: [REDACTED]
Mailing Address: 44 Saint Georges Rd.	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: Etobicoke, ON	Postal Code: M9A 3T4
	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: TULLOCH	Email: [REDACTED]
Mailing Address: 1942 Regent Street Unit L	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: Sudbury	Postal Code: P3E 5V5
	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: N/A
City: N/A
Postal Code: N/A

- 4) Current Official Plan designation: Mixed Use Commercial and Living Area 1 Current Zoning By-law designation: R3-1

- 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
See Schedule A attached			

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

- c) Description of Proposal:
Development of 6-storey, 114-unit multiple dwelling with up to 220m² of commercial uses (convenience store and personal service shop)

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
See attached planning justification.

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

PIN(s): 735960610, 735960615 & 735960843		Township: MCKIM	
Lot No.:	Concession No.:	Parcel(s):	
Subdivision Plan No.:	Lot:	Reference Plan No.:	Part(s):
Municipal Address or Street(s): 1661, 1673 & 1695 Regent Street, Sudbury, ON			

- 7) Date of acquisition of subject land. 09/09/2022

- 8) Dimensions of land affected.

Frontage ±41.7m	(m)	Depth ± 138.6m	(m)	Area ±1.035-ha	(m ²)	Width of Street 36	(m)
-----------------	-----	----------------	-----	----------------	-------------------	--------------------	-----

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	Not available (m ²)	See schedule A/ site plan. (m ²)
Gross Floor Area:	Not available (m ²)	(m ²)
No. of storeys:	1-storey	
Width:	Not available (m)	(m)
Length:	Not available (m)	(m)
Height:	Not available (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:	Not available (m)	(m)
Rear:	Not available (m)	(m)
Side:	Not available (m)	(m)
Side:	Not available (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 type="checkbox"/>		

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

Not available

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

Use(s): Residential

Length of time: Not available

- 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: Low to high density residential and commercial uses

A0043/2023

APPLICATION FOR MINOR VARIANCE

PAGE 3 OF 4

- 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

REGENT PROPERTY INVESTMENTS CORPORATION

I/We, _____ (please print all)

[illegible]

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

TULLOCH Engineering

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

Dated this 21st day of March, 20 03

—DocuSigned by:

zathının karn

(WITNESS) 48B438697AF843A...

-DocuSigned by:

David Chalmers

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

David Chalmers

***I have authority to bind the Corporation**

A0043/2023

APPLICATION FOR MINOR VARIANCE

PAGE 4 OF 4

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, TULLOCH Engineering

 (please print all names),

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

PCL 26361 SEC SECS; FIRSTLY: PT LG 6 CON 1 MCKIN; SECONDLY: PT LG 7 CON 1 MCKIN AS IN LT182625; TWR/ROW AS IN LT182625; PT LG 27B PCL. MESA MCKIN SRD PT 42 53810910; PT LG 277 PCL. MESA MCKIN SRD PT 40, 41 53810910, 5/7 LT 1020304, LT250197; GREATER SUDBURY & PCL 20436 SEC SECS; FIRSTLY: PT LG 6 CON 1 MCKIN; SECONDLY: PT LG 7 CON 1 MCKIN AS IN LT19711; 5/7 LT 1020210, LT250197; GREATER SUDBURY & PCL 15201 SEC SECS; PT LG 6 CON 1 MCKIN; PT LG 7 CON 1 MCKIN AS IN LT58528 EXCEPT LT95108 & LT182825; 5/7 LT 1020304, LT250197
GREATER SUDBURY

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 27th day of March, 20 23

Dan M. L.
Commissioner of Oaths

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

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

Print Name: Vanessa Smith
 *I have authority to bind the Corporation

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

FOR OFFICE USE ONLY

Date of Receipt: Mar 28/23 Hearing Date: Apr 26/23 Received By: S. Pinkerton
Zoning Designation: R3-1 Resubmission: ☐ Yes ☒ No
Previous File Number(s): B69/85 to B75/85 / A64/78 / A7/78 / A269/77
Previous Hearing Date: (June 10, 1985) / (May 8/78) / (Feb 27/78) / (Aug 15/77)
Notes:

A0043/2023

SCHEDULE A

Variance To	By-Law Requirement	Proposed	Difference
Lot Area	110m ² per unit	90m ² per unit	20m ² per unit
Building Height	19.0m	23.0m	4.0m
Number of Storeys	Maximum 5-storeys	6-storeys	1-storey
Location of garbage enclosure	Interior yard only	In required corner/rear yard	In required corner
Increase in accessory commercial area over 100 units	220m ²	150m ²	70m ²
Multiple Dwelling Parking	1.5 spaces per unit	1.2 spaces per unit	0.3 spaces per unit (17 spaces)
Location of Parking	Not in a required yard	In required corner side yard	Parking in required corner side yard

9. Particulars of all buildings

-	Existing	PROPOSED
Ground Floor Area	N/A	2005.02m ²
Gross Floor Area	N/A	12,950m ²
No Storeys	1-storey	6-storeys
Width	N/A	25.095m
Length	N/A	87.274 m
Max Height	N/A	23.0m

10. Location of all buildings, structures on or proposed for the subject lands

-	Existing	PROPOSED
Front Yard	N/A	Building: 20.21m Retaining Wall (Conceptual only): 6.84m
Rear Yard	N/A	Building: 24.05m Accessory Structure (Refuse): +7.5m
Interior Side Yard	N/A	Building: 26.5m
Corner Side Yard	N/A	Building: 11.35m Retaining Wall (Conceptual only): 9.09m

A0043/2023



1942 Regent St.
Unit L
Sudbury, ON
P3E 5V5

www.TULLOCH.ca

March 27, 2023

TULLOCH File: 221230

Committee of Adjustments

City of Greater Sudbury

PO BOX 5000 Station 'A' 200 Brady Street

Sudbury, Ontario, P3A 5P3

RE: Application for Minor Variance

1661, 1673 & 1695 Regent Street, Sudbury (PINs 735960610, 735960615 & 735960843)

Dear Committee of Adjustment,

TULLOCH is representing REGENT PROPERTY INVESTMENTS CORPORATION, the registered owners of properties located at 1661-1695 Regent Street, Sudbury (herein described as the 'subject property'), in the City of Greater Sudbury. On behalf of our client, REGENT PROPERTY INVESTMENTS CORPORATION, TULLOCH is pleased to submit this Application for Minor Variance, to facilitate the development of a 114-unit multiple dwelling complex.

SUBJECT PROPERTY AND SURROUNDING AREA

The subject lands are located at the southwest corner of Telstar Avenue and Regent Street in the City's South End neighbourhood. The subject property has an approximate area of ± 1.035 -hectares with ± 41.7 -metres of frontage on Telstar Avenue. The site is located along the west side of Regent Street which is categorized as a 'secondary arterial' and south of Telstar Avenue which is categorized as a 'collector' per Schedule 7 of the City of Greater Sudbury's Official Plan.

Regent Street features urbanized sidewalks along both sides. Telstar Avenue features urbanized sidewalks along its south side.

The subject lands benefit from access to two bus stops on the GOVA transit bus circuits 14 and 29. These transit stops are located along the subject lands Regent Street frontage and on the adjacent side of the street at 1658 Regent Street.

The legal description of the subject lands are as follows:

- PCL 28361 SEC SES; FIRSTLY: PT LT 6 CON 1 MCKIM; SECONDLY: PT LT 7 CON 1 MCKIM AS IN LT182825; T/W ROW AS IN LT182825; PT LT 276 PL M998 MCKIM SRO PT 42 53R10610; PT LT 277



PL M998 MCKIM SRO PT 40, 41 53R10610; S/T LT102034, LT25019, LT569567; GREATER SUDBURY

- PCL 20436 SEC SES; FIRSTLY: PT LT 6 CON 1 MCKIM; SECONDLY: PT LT 7 CON 1 MCKIM AS IN LT119711; S/T LT102010, LT25019; GREATER SUDBURY
- PCL 15281 SEC SES; PT LT 6 CON 1 MCKIM; PT LT 7 CON 1 MCKIM AS IN LT85828 EXCEPT LT95108 & LT182825; S/T LT102034, LT25019; GREATER SUDBURY

The surrounding area is characterized by a mix of land uses and buildings including low to high density residential and commercial uses. The surrounding uses can be described as follows:

NORTH: Telstar Avenue, high-density residential (Starbury Apartments)

EAST: Regent Street, commercial uses (retail, hotel, restaurants, vehicle sales)

SOUTH: Low and medium-density residential and commercial uses (vehicle rental establishment, restaurants)

WEST: Low-density residential

The subject lands feature steep slopes and rock outcroppings sloping from Moonrock Avenue (to the west) down to Regent Street (on the east) and is largely tree covered. The property currently houses a vacant single detached dwelling which would be demolished as part of the development.

The site does not contain any floodplain, watercourses, or wetland areas and as such is not subject to Conservation Sudbury's regulations for fill or construction.

PROPOSED DEVELOPMENT AND RELIEFS

The development proposes the construction of a six (6) storey 114-unit multiple dwelling complex with 220m² of commercial space, building support, and tenant storage. The development proposal includes sixty (60) parking spaces included within a below grade parking structure and seventy-seven (77) parking spaces provided via surface parking (see *Appendix A*).

As part of the development the subject lands existing grade will be lowered ±5.0-metres given the site's topography (See *Appendix B*). The location of any required retaining walls will be confirmed at time of site plan control. No reliefs from the required planting strip or 3.0-metre-wide landscaped area are requested at this time however it is understood that additional reliefs related to the location of such retaining walls may be required during the site plan control process.

The property is zoned R3-1 and split-designated Living Area 1 & Mixed-Use Commercial which permits medium density residential development. However, given the lands ideal location and desire to achieve the highest-and-best use, minor reliefs to facilitate the development are required.

With the enclosed design, the following reliefs from *Zoning By-Law 2010-100z* are requested:



- To permit an area of 90m² per dwelling unit where 110m² is required;
- To permit a maximum height of 23.0m where 19.0m permitted;
- To permit a maximum of six (6) storey's where five (5) storeys is permitted in the R3-1 zone;
- To permit the refuse storage in the corner side yard where such is only permitted in an interior yard;
- To permit 220m² of accessory commercial area where 150m² permitted;
- To permit parking in the required corner side yard where such is not permitted; and,
- To permit 1.2 parking spaces per multiple dwelling unit where 1.5 spaces per dwelling unit is required.

AS-OF-RIGHT PLANNING PERMISSIONS

The subject lands are zoned 'Medium Density Residential Zone (R3-1)' in *Zoning By-Law 2010-100z*. Such zone permits a range of residential uses including multiple dwellings up to 19.0-metres (5-storeys) in height. It also permits for 'one personal service shop and one convenience store, not exceeding 150m² in total net floor area, accessory to, completely enclosed within and accessible only from inside a multiple dwelling located on a lot containing at least 100 dwelling units'.

The proposed development is permitted as-of-right up to five (5) storeys. However, the development proposal seeks to increase the height permissions from five (5) storeys to six (6) storeys given the properties topographic challenges, linear lot configuration, and desire to achieve the highest-and-best use of this location.

Table 1 provides a comparison between the proposals as-of-right zoning permissions and the reliefs sought through the minor variance application.

Table 1: Existing Zoning Permissions vs Proposed

	EXISTING R3-1 ZONE PERMISSIONS	PROPOSED	DIFFERENCE
Min Lot Area	110.0m ² per unit (Permits for 97 units)	90m ² per unit (Results in 114 units)	20m ² per unit (17 units)
Min Frontage	20.0m	± 41.7m	-
Min Lot Depth	30.0m	± 138.6m	-
Min Front Yard	6.0m	Building: 20.21m Retaining Wall (Conceptual only): 6.84m	-
Min Rear Yard	7.5m	Building: 24.05m Accessory Structure (Refuse): +7.5m	-
Min Interior Side Yard	5.0m	Building: 26.5m	-
Min Corner Side Yard	7.5m	Building: 11.35m Retaining Wall (Conceptual only): 9.09m	-



Max Lot Coverage	50%	26.2%	-
Max Height	19.0m & 5-storeys	23.0m & 6-storeys	4.0m & 1-storey
Landscaped Open Space	30%	41.6%	-

Table 2 provides a comparison between zoning by-law parking requirements and reliefs sought through the minor variance application.

Table 2: Parking Requirements

	By-Law Requirements	Proposed	Difference
Required # of Parking			
Parking for Multiple Dwelling	114 @1.35/unit (GOVA reduction) = 154 spaces required	137 spaces (1.2/unit) (60 indoor/77 outdoor)	17 spaces
Accessible Parking	3	4 spaces (included in total)	-
Loading	1	1 space	-
Bicycle Parking	57 spaces	57 spaces	-

TESTS UNDER SECTION 45(1) OF THE PLANNING ACT

In support of the proposed minor variance application, we have conducted an analysis of the relevant Official Plan policies and Zoning By-Law provisions. Additionally, the property owners Architect (Bélanger Salach Architecture) has undertaken various technical exercises (attached as appendices) which have been used to assess compatibility with the surrounding community and determine appropriateness of the reliefs.

Section 45(1) of the *Planning Act* identifies the four tests which must be satisfied for the Committee to approve this application. The following section provides an analysis demonstrating how the variances satisfy these tests.

1. The variance is minor in nature.

The test of whether the requested variance is minor in nature has been assessed by examining the applicable zoning provisions as well as how the proposed reliefs will affect the surrounding neighbourhood; particularly the single-detached dwellings directly west of the development.

Height

Section 6.5.7 of *Zoning By-Law 2010-100z* permits a maximum height of 19-metres and 5-storeys in an R3-1 zone. The development proposes a height of 23.0-metres and 6-storeys. The proposed increase would result in an additional storey (± 4.0 -metres of height) from what is permitted as-of-right. The minor increase of one-storey is viewed as appropriate in relation to the abutting low-density uses given the change in proposed grades between the subject parcel and residences along Moonrock Avenue. Per



Appendix B the sites existing grades will be lowered considerably to allow for the development to interact with and be accessible from Regent Street. Given the lowering of the grade an increase to 6-storeys will result in the abutting single-detached residences along Moonrock Avenue largely being exposed to 5-storey's of the proposed structure, with the bottom 1-2-storeys being buffered/screened by fencing, landscaping, and the grade change.

Appendix D features a rendering showing the visual impact to Moonrock Avenue between a permitted as-of-right 5-storey multiple dwelling and the proposed 6-storey multiple dwelling. These renderings show that the visual impact already resulting from the as-of-right permissions are not further aggravated by the addition of a 6th storey as the current 5-storey permission already remove easterly views currently afforded to the single detached dwellings.

Furthermore, *Appendix C's* sun shadow analysis concludes that the shadow impact to the abutting low-density residential lands between a 5-storey structure and 6-storey structure is negligible in terms of impact. The homes along Moonrock Avenue will experience a slight increase in sun shadowing along their rear yards at 8:30am during the summer solstice, with westerly sun-shadow impacts at other times of the year being almost identical to those of a permitted 5-storey structure.

Parking

Section 5.5 of zoning by-law requires that multiple dwelling units provide 1.5 parking spaces per unit. For lots abutting a GOVA route, the number of required parking spaces may be reduced by 10% of the minimum required parking spaces (1.35 spaces per unit). The application proposes to reduce the parking requirements for the total site area from 1.5 spaces per unit (171 spaces) to 1.2 spaces per unit (137 spaces). Relief from Section 5.2.4.3(b) is also requested to allow parking in the required corner side yard where such is not permitted. In the current site plan iteration 6 parking spaces are proposed to be located required in the corner side yard along Regent Street.

Any concerns regarding off-site/street parking and potential impacts are mitigated through the grade change between the subject lands and Moonrock Avenue (i.e., that the site will not operationally function with Moonglo Subdivision). As well as street parking restrictions along Telstar Avenue and portions of Moonrock Avenue.

The reliefs associated with parking are considered appropriate and support many policies of the 2020 *Provincial Policy Statement (PPS)*, *City of Greater Sudbury Official Plan (OP)* and *Community Energy and Emissions Plan (CEEP)* by encouraging the use of public transit and active transportation, rather than personal vehicle to access surrounding services, employment, and commercial uses. The site is also well serviced by the existing GOVA transit line with 2 transit stop locations within 30.0-metres of the subject lands. The site is within 500.0-metres walking distance to a plethora of commercial uses including restaurants, grocery stores, retail, and medical offices.



A reduction in parking standards to 1.2 space per unit promotes active transportation and public transit usage and assists in encouraging future transit use.

Refuse Storage

Section 4.2.9(b)(i) of the zoning by-law requires that 'an accessory building or structure containing a refuse storage area shall be located in an interior yard only'. The development proposes to locate the refuse storage in the corner side and rear yard. Overall, relief for the location of the refuse storage is seen as minor and technical in nature given that such will be appropriately screened by a fence and landscaping and the proposed storage location exceeds setback requirements to adjacent residential uses. The proposed grade change and screening will result in the refuse storage largely not being visible from Regent Street. The lands are subject to site plan control and the location, functionality, and design treatment of the refuse storage area will be further refined through the site planning process.

Density

Section 6.5 of the zoning by-law requires 110m² of lot area per unit for multiple dwellings. To achieve the proposed 114-unit structure relief to permit an area of 90m² per dwelling unit is required. The proposed decrease in lot area per unit and resultant increase in density is viewed as minor and appropriate given that the subject lands will operate separately and distinctly from the abutting low-density residential by virtue of the topographic change between the uses and the site's access from Regent Street. Concerns regarding increased density are commonly associated with the operational impacts increased density may have on surrounding uses. Given that the site will operate separately from the adjacent neighbourhood the increase in density is unlikely to have any 'operational' impact on, or introduce any negative impact to Moonglo Subdivision. Additionally, the development does not propose to reduce landscaped buffers required between medium and low-density residential uses as a means of supporting compatibility.

Accessory Commercial Uses

Section 6.1.4 of the R3-1 zone permits 'not more than one personal service shop and one convenience store, not exceeding 150m² in total net floor area, accessory to, completely enclosed within and accessible only from inside a multiple dwelling located on a lot containing at least 100 dwelling units.' Should the variance for lot area be approved the development would have over 100-units and therefore the ability to have 150m² of personal service shop/convenience store space.

The intent of the development is to create a high quality self-contained residential development that provides convenient everyday services to its anticipated older adult population. Relief to permit 220m² of accessory commercial use in the development beyond the permitted 150m² is requested in order to provide for flexibility for the establishment of a convenience store and personal services. The proposed 220m² of commercial space makes up only 1.7% of the total gross floor area of the development. The addition of such is minor relative to the development and the request for an increase of 70m² will have no negative impact given that it will be entirely enclosed within and accessible only from inside the



structure. Furthermore, given that the commercial uses would be accessory to the residential development no need for additional parking is required.

No permission to allow additional commercial uses beyond what the R3-1 zone allows (one personal service shop and one convenience store) are requested.

Given the analysis above, it is the authors opinion that the requested variances are minor in nature.

2. The variance is desirable for the appropriate development or use of the land.

The application is desirable as the proposed multiple dwelling is compatible with the both the immediate surrounding area and broader context of the Regent Street commercial corridor. The proposed use is consistent with uses permitted in the Living Area 1 and Mixed Use Commercial Official Plan designation and is within proximity to public transit, businesses, amenities, and residential areas. The proposed development would benefit the existing commercial corridor and surrounding community, and the reliefs required are appropriate given such provide for the highest-and-best use of the property and its location, while maintain and encouraging that OP intent to direct density to arterial roads in close proximity to services.

Given the subject lands narrow configuration, location on an arterial road, and topographic challenges some relief from zoning standards is necessary and desirable for the appropriate development of the land. Taking the above into consideration it is the authors opinion that the requested variances related to parking, refuse storage, lot area, and height are appropriate for the development and use of the lands and meet the intent of the OP.

3. The variance maintains the general intent and purpose of the Zoning By-Law.

The requested variances conform to the general intent of the Zoning By-Law and purpose of the subject property as a medium density residential site. The property is zoned R3-1 per the *City of Greater Sudbury Zoning By-Law 2010-100Z*. The subject lands narrow configuration, location, and topographic challenges result in the need for reliefs from zoning standards in order to develop the parcel with the highest and best use while meeting the intent of the OP. *Table 3* provides a summary of reliefs required for the proposed development in comparison to the requirements of the Zoning By-Law.

Table 3: Requested Variances

Variance To	Zoning By-Law	By-Law Requirement	Proposed	Difference
Decrease in lot area per unit	<p>6.5.9</p> <p><i>Minimum lot area for multiple dwelling: 110m²</i> <i>Maximum of 30 dwelling units per building in a R3 Zone, no maximum number of dwelling units per building in a R3-1 Zone.</i></p>	110m ²	90m ²	20m ²
Increase height and number of storeys	<p>6.5.7</p> <p><i>Maximum height in an R3-1 Zone: 19.0-metres and 5-storeys.</i></p>	19.0m & 5-storeys	23.0m & 6-storeys	4.0m & 1-storey
Location of refuse storage	<p>4.2.9(b)(i)</p> <p><i>An accessory building or structure containing a refuse storage area shall be located in an interior yard only</i></p>	Interior side yard only	Corner side yard and rear yard	Corner side yard and rear yard
Increase accessory commercial area	<p>6.1.4</p> <p><i>Not more than one personal service shop and one convenience store, not exceeding 150.0 m² in total net floor area, accessory to, completely enclosed within and accessible only from inside a multiple dwelling located on a lot containing at least 100 dwelling units.</i></p>	150m ²	220m ²	70m ²
Permit parking in the corner side yard	<p>5.2.4.3(b)</p> <p><i>Outdoor parking areas shall be permitted in any part of any yard, except that no part of any parking area shall be located:</i></p> <p><i>In any required front yard or required corner side yard in any Agricultural (A), Rural (RU), Rural Shoreline (RS), Seasonal (SLS), Future Development (FD), Open Space (OS) or any Residential (R) Zone</i></p>	Permitted only in an interior side or rear yard	Corner side yard	Located in corner side yard

Variance To	Zoning By-Law	By-Law Requirement	Proposed	Difference
Decrease in parking space requirements for multiple dwellings	<p><i>Dwelling/ Multiple: 1.5/ unit</i></p> <p>5.5.1.1 <i>Notwithstanding Table 5.5, where a Multiple Dwelling, Long Term Care Facility or Retirement Home is permitted and the lot is directly abutting a GOVA route, the number of required parking spaces may be reduced by 10% of the minimum required parking spaces</i></p>	<p>1.5 spaces per unit = 171 spaces</p> <p>1.35 spaces per unit for GOVA) = 154 spaces</p>	<p>1.2 spaces per unit = 137 spaces</p>	17 spaces

The proposed development and variances align with the general intent of the zoning by-law by seeking to create a medium density development on the existing GOVA transit line and promotes walkability and active transportation given its central location. To achieve the highest and best use of such location the development proposal seeks to add an additional floor on to the building thereby facilitating an additional 17-units. The increase from 5-storeys to 6-storeys is suitable given that the intent of the by-law is for structures to not appear greater than 5-storeys to surrounding low density uses.

The reduction in parking from 154 to 137 spaces is viewed as appropriate given that the subject lands are located on a secondary arterial with access to GOVA transit service and within walking distance to local services and amenities in the Four Corners. The reduction in parking at this location meets the intent of the zoning by-law which aims to reduce required parking in locations serviced by GOVA transit and support the City's growing active transportation system by increasing density in locations that promote walkability/transit usage.

Reliefs related to the location of refuse storage and parking within the corner side yard are largely technical in nature and will not result in impacts given that both will be adequately screened via landscaping (and the refuse storage via an opaque screening device) and are appropriately located away from surrounding residential uses and screened from Regent Street.

Therefore, it is the authors opinion that the proposal conforms to the general intent of the City of Greater Sudbury Zoning By-Law.

4. The variance maintains the general intent and purpose of the Official Plan.

The variance sought conform to the general intent of the Official Plan. The subject properties are split-designated Living Area 1 & Mixed-Use Commercial.

Section 2.3.3.8 states that 'intensification will be compatible with the existing and planned character of an area in terms of the size and shape of the lot, as well as the siting, coverage, massing, height, traffic, parking, servicing, landscaping and amenity areas of the proposal.

Section 2.3.8.9 outlines the criteria to evaluate applications for Intensification

- a. the suitability of the site in terms of size and shape of the lot, soil conditions, topography and drainage;*
- b. the compatibility proposed development on the existing and planned character of the area;*
- c. the provision of on-site landscaping, fencing, planting and other measures to lessen any impact the proposed development may have on the character of the area;*
- d. the availability of existing and planned infrastructure and public service facilities;*
- e. the provision of adequate ingress/egress, off street parking and loading facilities, and safe and convenient vehicular circulation;*
- f. the impact of traffic generated by the proposed development on the road network and surrounding land uses;*
- g. the availability of existing or planned, or potential to enhance, public transit and active transportation infrastructure;*
- h. the level of sun-shadowing and wind impact on the surrounding public realm;*
- i. impacts of the proposed development of surrounding natural features and areas and cultural heritage resources;*
- j. the relationship between the proposed development and any natural or manmade hazards; and,*
- k. the provision of any facilities, services and matters if the application is made pursuant to Section 37 of the Planning Act.*

Section 3.2.1.2 states that 'in medium density developments, all low-density housing forms are permitted, including small apartment buildings no more than five storeys in height to a maximum net density of 90 units per hectare'.

Section 3.2.1.4. states that 'Medium and high-density housing should be located on sites in close proximity to Arterial Roads, public transit, main employment and commercial areas, open space areas, and community/recreational services.

Section 3.2.2.1. states that *'New development in Living Area I will occur adjacent to existing built-up urban areas. Emphasis will be placed on achieving a mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.'*

Section 4.3.2 states that *'Where appropriate, the mixing of residential and non-residential uses on a single site is encouraged. Mixed uses should be in a form of mixed-use buildings with ground-oriented commercial and institutional uses and residential uses above the second story.'*

Section 4.3.3 states that *'In order to minimize the disruption of traffic flow along Arterial Roads and promote better development, small lot rezoning will be discouraged and land assembly for consolidated development will be promoted.'*

Section 11.4.1 requires that *'new developments generally must provide an adequate supply of parking meet anticipated demands.'*

The Official Plan limits 'medium density' (i.e. R3-1) lands to 5-storeys to promote compatibility between abutting low-density uses and medium-density built forms. Given the site-specific topographic context of the property, an increase to 6-storeys meets the OP intent as the abutting single-detached residences will continue to only be exposed to 5-storeys of the proposed structure, with the bottom 1-2-storeys being buffered/screened by fencing, landscaping, and the grade change between Moonrock Avenue and Regent Street. Given such the development is in keeping with the intent to have a medium-density built form abut the low-density development to the west.

The development meets the intent of OP policies related to intensification and medium density developments as it proposes intensification in an appropriate location for density. This is because:

- Compatibility between the proposed development and the existing character of the area are maintained by providing appropriate setbacks, landscape buffering, grade changes and given that the development only proposes the addition of one-storey;
- Adequate landscaping, fencing, and landscape buffering will be provided across the site;
- Located on full municipal water and sanitary servicing which is the prefer form of servicing;
- Ingress and egress will be provided via Regent Street and aligned with the existing intersection at Regent Street and Caswell Drive, meaning traffic generated will not interact with residences in Moonglo Subdivision;
- Anticipated trip generation from the development did not trigger the need for a traffic impact study by the City's Roads and Transportation Department;
- Will contribute to the use of public transit and active transportation infrastructure in the immediate area given that property is within approximately 20.0-metres walking distance of the nearest transit stop;



- Sun-shadowing impacts resulting from the additional storey do not have a significant impact to adjacent uses beyond what is permitted as-of-right, and impacts are largely isolated to 8:30am during the summer solstice;
- No natural features, cultural heritage resources, or natural or manmade hazards are present on the subject lands; and,
- Promotes medium density housing development on a site on an arterial road, public transit, in proximity to main employment and commercial areas, open space areas, and community/recreational services.

Therefore, it is the authors opinion that the proposal conforms to the general intent of the City of Greater Sudbury Official Plan.

SUMMARY

Given the analysis contained herein, the proposed variances are sensitive to the surrounding context of the property and do not introduce any adverse impacts to residential land uses.

The development as proposed achieves the highest-and-best use of the site while maintaining the intent of the OP. As such, it is the authors opinion that the proposed variances are appropriate for the subject property, given:

- The proposed variances are minor in nature;
- The proposed development and variances are an appropriate use of the lands;
- The proposed variances meet the general intent and purpose of the Zoning Bylaw; and,
- The proposed variances meet the general intent and purpose of the Official Plan

Respectfully submitted,

Prepared By:

A handwritten signature in black ink, appearing to read 'Vanessa Smith'.

Vanessa Smith, M.Pl., RPP.

Land Use Planner

Prepared & Reviewed By:

A handwritten signature in black ink, appearing to read 'Kevin Jarus'.

Kevin Jarus, M.Pl., RPP.

Senior Planner | Project Manager

PROPERTY ZONING CLASSIFICATION - MEDIUM DENSITY RESIDENTIAL (R3-1)

PERMITTED USES - MULTIPLE DWELLING

1 CONVENIENCE STORE / PERSONAL SERVICE 3/10 ACCESSORY TO AND CONTAINED IN A MULTIPLE DWELLING CONTAINING AT LEAST 100 UNITS. MAXIMUM AREA NOT GREATER THAN 150 m² (REQUEST TO INCREASE AREA TO 220 m²)

PROPOSED BUILDING CONCEPT AND CONFIGURATION

A SIX (6) STOREY RESIDENTIAL DWELLING COMPLEX WITH 1 LOWER LEVEL COMPRISED OF COMMERCIAL UNITS, INDOOR PARKING, BUILDING SUPPORT AND TENANT STORAGE. BASED ON AN AVERAGE GRADE OF 267.784, THE BUILDING IS CONSIDERED TO BE 6 STOREYS ABOVE FINISHED GRADE FOR THE PURPOSES OF THE MUNICIPAL ZONING BY-LAW.

SITE INFORMATION

PROPERTY AREA = 10356.80 m² (10356 ha)
(2.58 acres / 111,401 sq. ft.)

PROPERTY AREA WITHIN REQUIRED YARD SETBACKS = 7900.40 m² (0.790 ha)
(1.95 acres / 85,040 sq. ft.)

RESIDENTIAL UNIT DENSITY CALCULATION

AS PER OFFICIAL PLAN 321, LIVING AREA 1, MEDIUM DENSITY DEVELOPMENT IS 90 UNITS / ha.
(REQUEST TO INCREASE DENSITY TO 110 UNITS / ha.)

114 RESIDENTIAL UNITS / PROPERTY AREA OF 10356 ha = 110

REQUIRED YARD SETBACKS REQUIRED TO EXTENT OF BUILDING

MINIMUM FRONT YARD SETBACK (NORTH / TELSTAR AVE.) - 6.0 METRES

REQUIRED REAR YARD SETBACK (SOUTH) - 7.5 METRES

REQUIRED CORNER SIDE YARD SETBACK (EAST / REGENT ST.) - 7.5 METRES
(ABUTTING A SECONDARY ARTERIAL ROAD)

REQUIRED INTERIOR SIDE YARD SETBACK (WEST) - 3.6 METRES
(1.2 METRES + 0.6 METRES / EACH STOREY ABOVE FIRST - 0.6 x 4)

MAXIMUM LOT COVERAGE - 50% (R3-1) (ACTUAL LOT COVERAGE = 28.2%)

MINIMUM LANDSCAPED OPEN SPACE - 30% (41.6% PROVIDED)

MAXIMUM BUILDING HEIGHT - 19.0 METRES / 6 STOREYS (R3-1)
(REQUEST TO INCREASE BUILDING HEIGHT TO 23.0 METRES / 8 STOREYS)

ONTARIO BUILDING CODE CLASSIFICATION

GROUP - C (RESIDENTIAL OCCUPANCY) - 0.8 C.3.2.2.42

BUILDING SIZE AND CONSTRUCTION RELATIVE TO GROUP OCCUPANCY

- THE BUILDING IS OF NON-COMBUSTIBLE CONSTRUCTION
- THE BUILDING IS SPRINKLERED
- THE BUILDING IS 7 STOREYS (6 ABOVE / 1 BELOW)
- FLOOR ASSEMBLIES - FIRE SEPARATIONS - 2 HOUR RATING
- LOADBEARING WALLS, COLUMNS AND ARCHES - 2 HOUR RATING

MINIMUM VEHICLE PARKING REQUIREMENTS (114 RESIDENTIAL UNITS)

REQUIRED RATIO FOR PARKING IS 1.5 PARKING SPACES / RESIDENTIAL UNIT LESS 10% WHEN LOT IS DIRECTLY ABUTTING A MUNICIPAL TRANSIT ROUTE =
(1.5 x 114 DWELLING UNITS = 171 - 17) = 154 PARKING SPACES

REQUEST TO ADJUST PARKING RATIO TO 1.2 PARKING SPACES / RESIDENTIAL UNIT INCLUSIVE OF 10% REDUCTION WHEN LOT IS DIRECTLY ABUTTING MUNICIPAL TRANSIT ROUTE =
(1.2 x 114 DWELLING UNITS) = 137 PARKING SPACES

137 PARKING SPACES PROVIDED (60 INDOOR / 77 OUTDOOR)

A MINIMUM OF 3 ACCESSIBLE PARKING SPACES ARE REQUIRED.

4 ACCESSIBLE PARKING SPACES ARE PROVIDED (2 INDOOR / 2 OUTDOOR).

STANDARD PARKING SPACE MINIMUM DIMENSION = 2.75 m x 6.0 m (2.8 m x 5.5 m GARAGE)

ACCESSIBLE PARKING SPACE MINIMUM DIMENSION = 4.40 m x 6.0 m

SMALL CAR PARKING SPACE MINIMUM DIMENSION = 2.5 m x 5.5 m (UP TO 10% PARKING PROVIDED)

MINIMUM BICYCLE PARKING REQUIREMENTS (114 RESIDENTIAL UNITS)

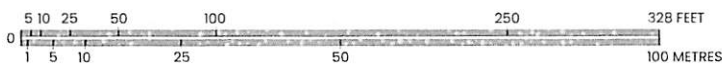
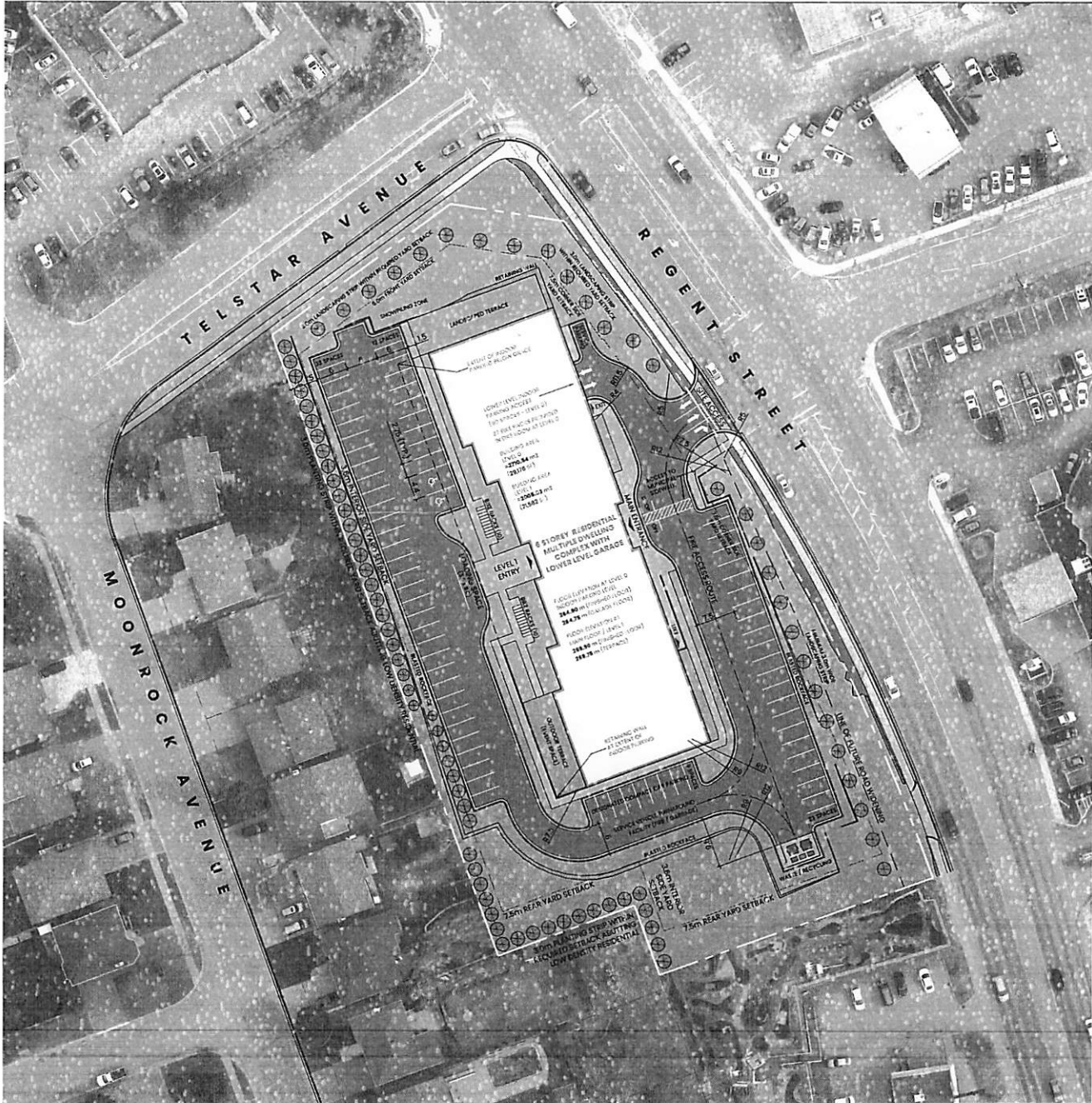
0.5 SPACES / DWELLING UNIT = 57 SPACES (37 INDOOR / 20 OUTDOOR)

BICYCLE SPACE MINIMUM DIMENSIONS = 0.6 m x 1.8 m

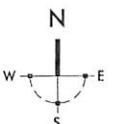
LOADING SPACE REQUIREMENTS

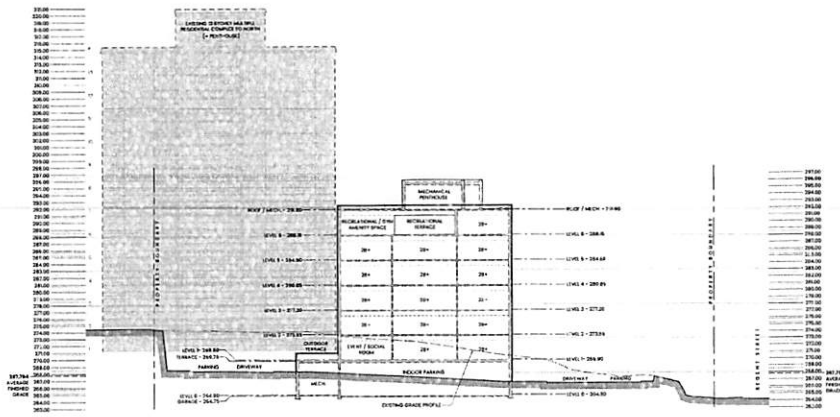
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LOADING SPACE MINIMUM DIMENSIONS = 3.6 m x 9.0 m

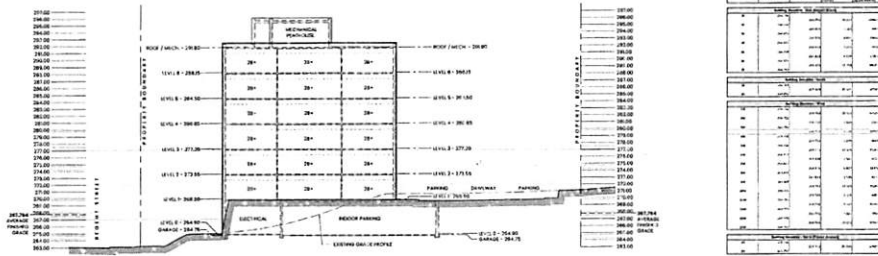


A0043/2023
Sketch - 2

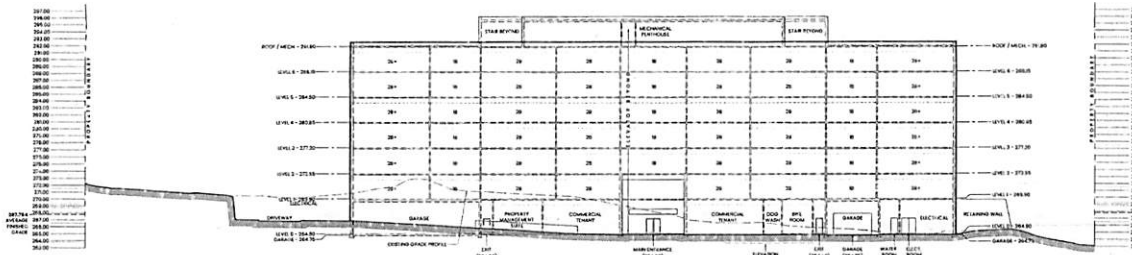




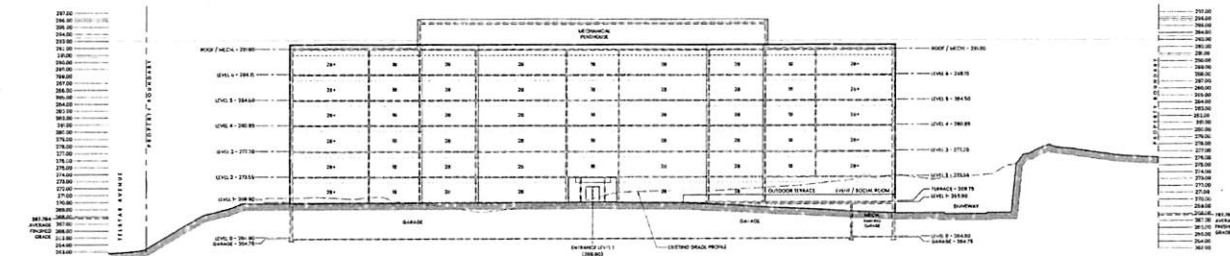
SITE SECTION AT SOUTH BUILDING FACADE



SITE SECTION AT NORTH BUILDING FACADE



SITE SECTION AT EAST BUILDING FACADE



SITE SECTION AT WEST BUILDING FACADE



MULTIPLE RESIDENTIAL DEVELOPMENT STUDY
 REGENT ST. | TELSTAR AVE.
 CONCEPTUAL SITE SECTIONS

SK2
 FEBRUARY 23, 2023

**bélangier
 salach**
 architecture

A0043/2023
 Sketch-3



AERIAL VIEW

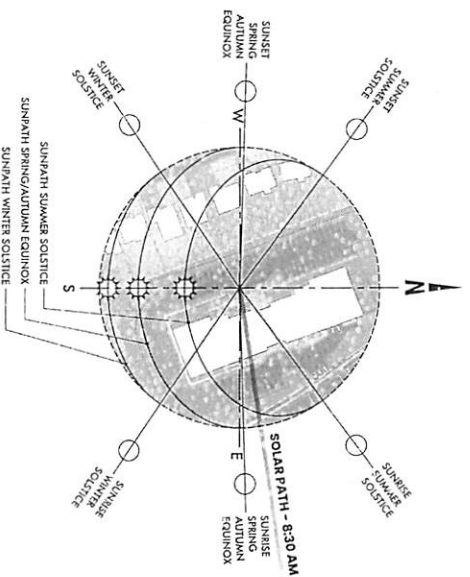
5 STOREY
MULTIPLE RESIDENTIAL

SUMMER SOLSTICE
SUN SHADOW CASTING AT
8:30 AM, JUNE 21

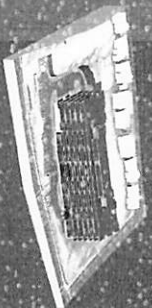


VIEW FROM NORTHEAST

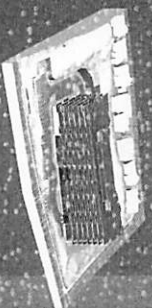
LATITUDE - N 46°27'21" - LONGITUDE - W 81°00'27"



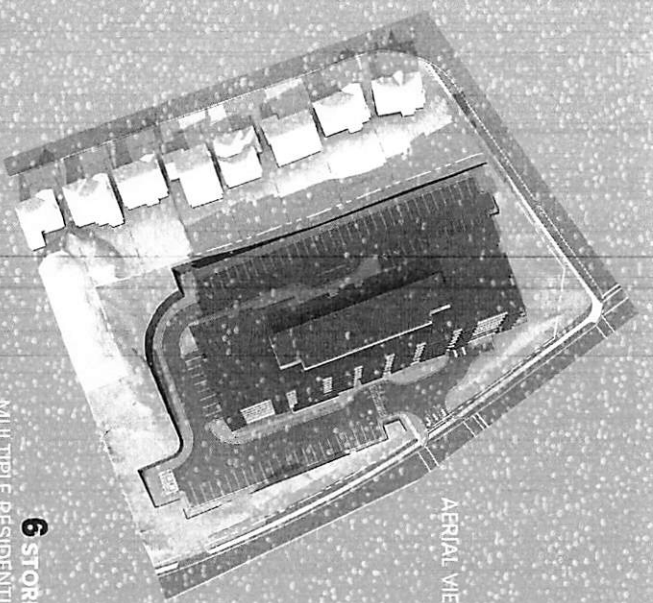
SOLAR PATH DIAGRAM



VIEW FROM
SUN DIRECTION
5 STOREYS



VIEW FROM
SUN DIRECTION
6 STOREYS



AERIAL VIEW

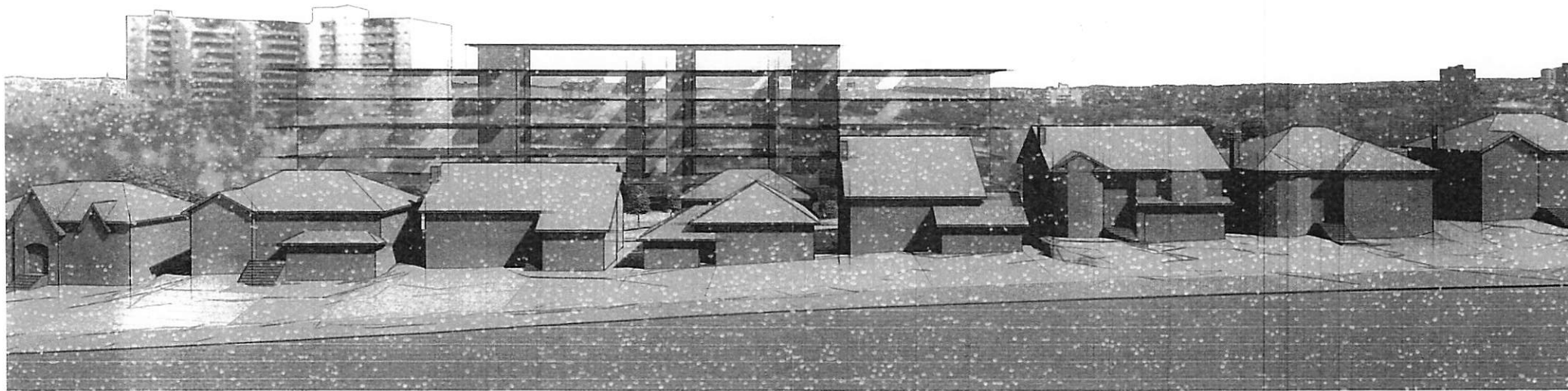
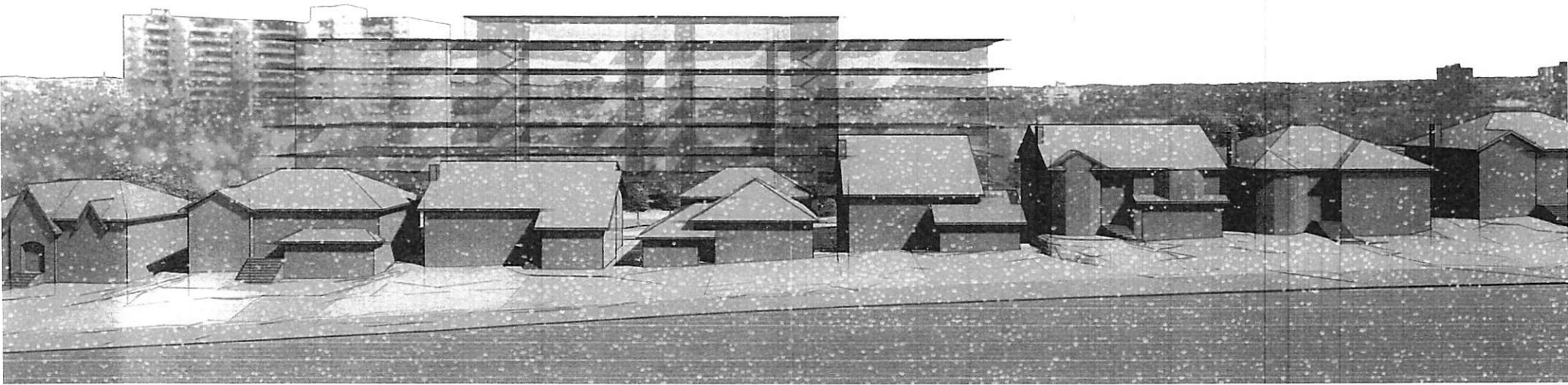
6 STOREY
MULTIPLE RESIDENTIAL

SUMMER SOLSTICE
SUN SHADOW CASTING AT
8:30 AM, JUNE 21



VIEW FROM NORTHEAST

1A0043/2023
Sketch - 4



A0043/2023
Sketch - 5

PROPERTY ZONING CLASSIFICATION - MEDIUM DENSITY RESIDENTIAL (R3-1)

PERMITTED USES - MULTIPLE DWELLING

1 CONVENIENCE STORE / 1 RESIDENTIAL SERVICE SHOP ACCESSORY TO AND CONTAINED BY A MULTIPLE DWELLING CONTAINING AT LEAST 100 UNITS. MAXIMUM AREA NOT GREATER THAN 150 m² (REQUEST TO INCREASE AREA TO 220 m²)

PROPOSED BUILDING CONCEPT AND CONFIGURATION

A SIX (6) STOREY RESIDENTIAL DWELLING COMPLEX WITH 1 LOWER LEVEL COMPRISED OF COMMERCIAL UNITS, INDOOR PARKING, BUILDING SUPPORT AND TENANT STORAGE BASED ON AN AVERAGE GRADE OF 267.784. THE BUILDING IS CONFIGURED TO BE 6 STOREYS ABOVE FINISHED GRADE FOR THE PURPOSES OF THE MUNICIPAL ZONING BY-LAW.

SITE INFORMATION

PROPERTY AREA = 10356.90 m² (1.0356 ha)
(2.56 acres / 111,481 sq. ft.)

PROPERTY AREA WITHIN REQUIRED YARD SETBACKS = 7905.48 m² (0.790 ha)
(1.95 acres / 85,042 sq. ft.)

RESIDENTIAL UNIT DENSITY CALCULATION

AS PER OFFICIAL PLAN 3.2.1, LIVING AREA, MEDIUM DENSITY DEVELOPMENT IS 90 UNITS / ha.
(REQUEST TO INCREASE DENSITY TO 110 UNITS / ha.)

114 RESIDENTIAL UNITS / PROPERTY AREA OF 10356 ha = 110

REQUIRED YARD SETBACKS REQUIRED TO EXTENT OF BUILDING

MINIMUM FRONT YARD SETBACK (NORTH / TELSTAR AVE.) - 8.0 METRES

REQUIRED REAR YARD SETBACK (SOUTH) - 7.5 METRES

REQUIRED CORNER SIDE YARD SETBACK (EAST / REGENT ST.) - 7.5 METRES
(ABUTTING A SECONDARY ARTERIAL ROAD)

REQUIRED INTERIOR SIDE YARD SETBACK (WEST) - 5.0 METRES
(IN EXCESS OF 2 STOREYS)

MAXIMUM LOT COVERAGE - 50% (R3-1) (ACTUAL LOT COVERAGE = 26.2%)

MINIMUM LANDSCAPED OPEN SPACE - 30% (41.6% PROVIDED)

MAXIMUM BUILDING HEIGHT - 19.0 METRES / 5 STOREYS (R3-1)
(REQUEST TO INCREASE BUILDING HEIGHT TO 23.0 METRES / 6 STOREYS)

ONTARIO BUILDING CODE CLASSIFICATION

GROUP - C (RESIDENTIAL OCCUPANCY) - O.B.C. 3.2.2.42

BUILDING SIZE AND CONSTRUCTION RELATIVE TO GROUP OCCUPANCY

- THE BUILDING IS OF NON-COMBUSTIBLE CONSTRUCTION
- THE BUILDING IS SPRINKLERED
- THE BUILDING IS 7 STOREYS (6 ABOVE / 1 BELOW)
- FLOOR ASSEMBLIES - FIRE SEPARATIONS - 2 HOUR RATING
- LOADBEARING WALLS, COLUMNS AND ARCHES - 2 HOUR RATING

MINIMUM VEHICLE PARKING REQUIREMENTS (114 RESIDENTIAL UNITS)

REQUIRED RATIO FOR PARKING IS 1.5 PARKING SPACES / RESIDENTIAL UNIT LESS 10% WHEN LOT IS DIRECTLY ABUTTING A MUNICIPAL TRANSIT ROUTE =
(1.5 x 114 DWELLING UNITS = 171 - 17) = 154 PARKING SPACES

REQUEST TO ADJUST PARKING RATIO TO 1.2 PARKING SPACES / RESIDENTIAL UNIT INCLUSIVE OF 10% REDUCTION WHEN LOT IS DIRECTLY ABUTTING MUNICIPAL TRANSIT ROUTE =
(1.2 x 114 DWELLING UNITS) = 137 PARKING SPACES

137 PARKING SPACES PROVIDED (50 INDOOR / 87 OUTDOOR)

A MINIMUM OF 3 ACCESSIBLE PARKING SPACES ARE REQUIRED.

4 ACCESSIBLE PARKING SPACES ARE PROVIDED (2 INDOOR / 2 OUTDOOR).

STANDARD PARKING SPACE MINIMUM DIMENSION = 2.75 m x 6.0 m (2.6 m x 5.5 m GARAGE)

ACCESSIBLE PARKING SPACE MINIMUM DIMENSION = 4.40 m x 6.0 m

SMALL CAR PARKING SPACE MINIMUM DIMENSION = 2.5 m x 5.5 m (UP TO 10% PARKING PROVIDED)

MINIMUM BICYCLE PARKING REQUIREMENTS (115 RESIDENTIAL UNITS)

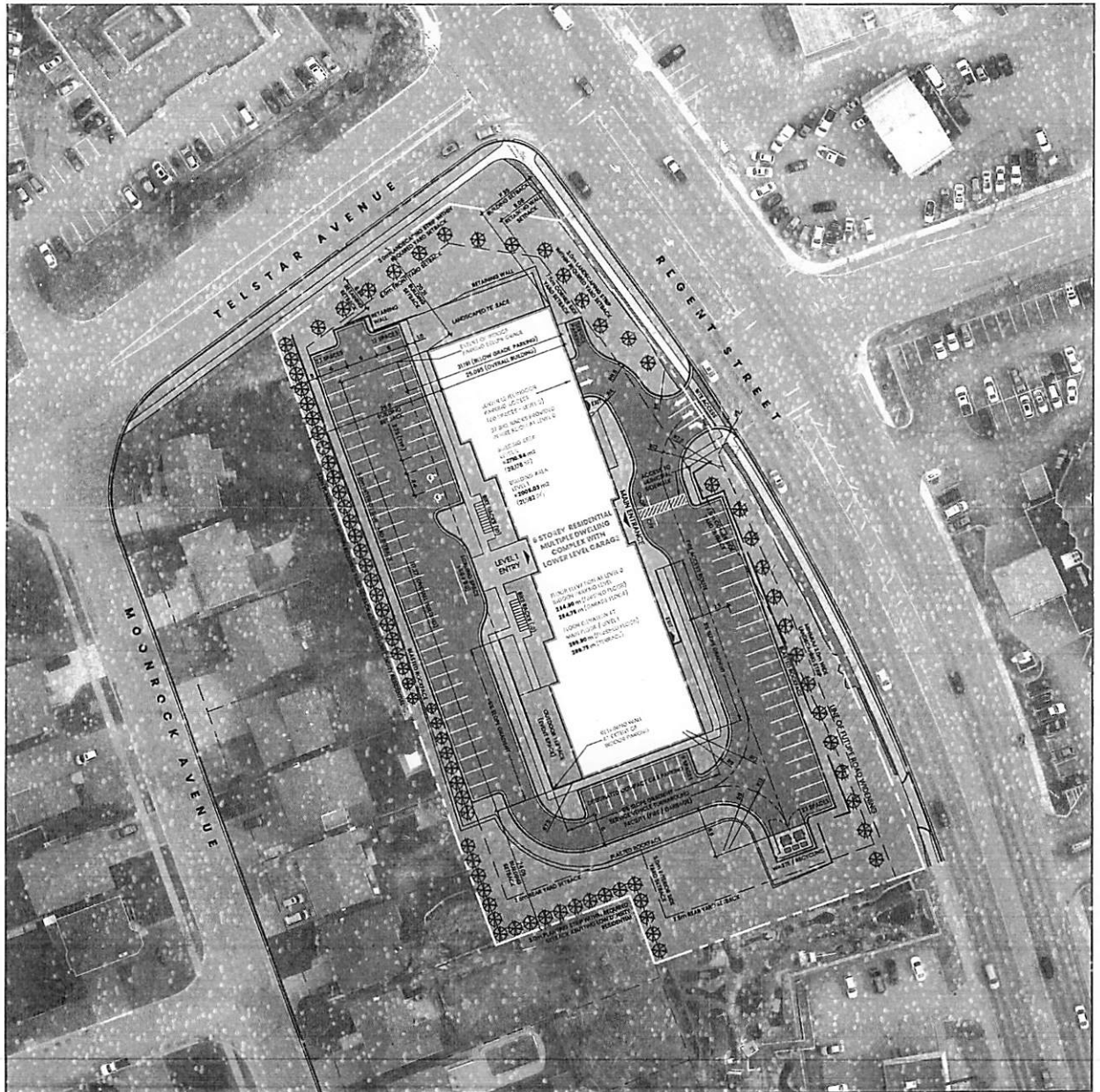
0.5 SPACES / DWELLING UNIT = 57 SPACES (37 INDOOR / 20 OUTDOOR)

BICYCLE SPACE MINIMUM DIMENSIONS = 0.5 m x 1.8 m

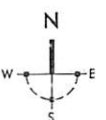
LOADING SPACE REQUIREMENTS

1 LOADING SPACE REQUIRED FOR MULTIPLE DWELLING COMPLEX CONTAINING 50 UNITS OR MORE.

LOADING SPACE MINIMUM DIMENSIONS = 3.6 m x 9.0 m



A0043/2023
Sketch-6



MULTIPLE RESIDENTIAL DEVELOPMENT STUDY
REGENT ST. | TELSTAR AVE.
CONCEPTUAL SITE PLAN

SK1
MARCH 27, 2023

**bélangier
salach**
architecture



1695 Regent St, Sudbury, P3E3Z7

[Suggest an address correction](#)



Owner Name

REGENT PROPERTY INVESTMENTS CORPORATION



Last Sale

\$990,000

Sep 09, 2022



Lot Size

3,065 m²

Area

220 m

Perimeter

[View Measurements](#)

Legal Description

PCL 20436 SEC SES; FIRSTLY: PT LT 6 CON 1 MCKIM; SECONDLY: PT LT 7 CON 1 MCKIM AS IN LT119711; S/T LT102010; LT25019; GREATER SUDBURY 1635

A0043/2023
Sketch - 7



1661 Regent Street, Sudbury

[Suggest an address correction](#)



Owner Name

REGENT PROPERTY INVESTMENTS CORPORATION



Last Sale

\$990,000

Sep 09, 2022



Lot Size

1,573 m²

Area

[View Measurements](#)

160 m

Perimeter

Legal Description

PCL 15281 SEC SES; PT LT 6 CON 1 MCKIM; PT LT 7 CON 1 MCKIM AS IN LT85626 EXCEPT LT95108 & LT182825; S/T LT102034, LT23019; GREATER SUDBURY

A0043/2023
Sketch - 8



1673 Regent St, Sudbury, P3E3Z7

[Suggest an address correction](#)



Owner Name

RECENT PROPERTY INVESTMENTS CORPORATION



Last Sale

\$990,000

Sep 09, 2022



Lot Size

6,149 m²

Area

486 m

Perimeter

[View Measurements](#)

Legal Description

PCL 28361 SEC SES; FIRSTLY: PT LT 6 CON 1 MCKIM; SECONDLY: PT LT 7 CON 1 MCKIM AS IN LT182825; T/W ROW AS IN LT182825; PT LT 276 PL M998 MCKIM SRO PT 42 53R10610; PT LT 277 PL M996 MCKIM SRO PT 40, 41 53R10610; S/T LT102034, LT25019, LT569567; GREATER SUDBURY

A0043/2023
Sketch-9



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 2023.01.01
A 0013/2023 - Revised
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"/>

APPLICATION FEE: \$1,090.00 (includes \$260.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$332.00 (includes \$260.00 legal notice fee)
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): THIRD AMEN HOLDINGS INC.	Email: [REDACTED]
Mailing Address:	Home Phone:
	Business Phone:
City:	Postal Code:
	Fax Phone:

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

Name of Agent: TULLOCH Engineering	Email: [REDACTED]
Mailing Address: 1942 Regent Street Unit L	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: Sudbury	Postal Code: P3E 5V5
	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: 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
(4.3) Permit a single detached dwelling on a property without frontage on an assumed road	Seasonal Dwelling Only	Single Detached Dwelling	Year-round Dwelling
(4.41.2) Shoreline setback for residential building and attached garage	30.0m	20.0m	10.0m
(6.3) Increase Height	11.0m	14.6m	3.6m
Lot frontage	30.0m	0.0m	30.0m
(4.41.2) Shoreline setback for accessory structures (swimming pool/hot tub, mechanical room, terrace/patio, covered porches with outdoor kitchen, retaining walls)	30.0m	20.0m	10.0m

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

- c) Description of Proposal:

Construction of single detached dwelling with attached garage, multi-level terrace/deck/patio space with covered porches, swimming pool and hot tub and mechanical room. See attached cover letter.

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

See attached cover letter.

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

PIN(s): 735820232	Township: MCKIM
Lot No.:	Concession No.:
Parcel(s): 26765	
Subdivision Plan No.: M124	Lot:
Reference Plan No.:	Part(s):
Municipal Address or Street(s): 745 Kirkwood Dr, Sudbury, P3E 6J8	

7) Date of acquisition of subject land. June 30, 2015

8) Dimensions of land affected.

Frontage ±150 (m)	Depth ±54.86 (m)	Area ±3549.97 (m ²)	Width of Street N/A (m)
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9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	N/A (m ²)	448.57 (m ²)
Gross Floor Area:	N/A (m ²)	1524.72 (with garage) (m ²)
No. of storeys:	1	2
Width:	±5.5 (m)	10.98 (irreg) (m)
Length:	±8.636 (m)	40.28 (m)
Height:	±4.0 (m)	14.58 (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:	±43.8 (m)	20.0 (m)
Rear:	±0 (m)	7.5 (m)
Side:	±38.44 (m)	5.0 (m)
Side:	±15.08 (m)	14.5 (m)

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

Municipally owned & operated piped water system	<input checked="" type="checkbox"/>
Municipally owned & operated sanitary sewage system	<input checked="" type="checkbox"/>
Lake	<input type="checkbox"/>
Individual Well	<input type="checkbox"/>
Communal Well	<input type="checkbox"/>
Individual Septic System	<input type="checkbox"/>
Communal Septic System	<input type="checkbox"/>
Pit Privy	<input type="checkbox"/>
Municipal Sewers/Ditches/Swales	<input type="checkbox"/>

What type of access to the land?

Provincial Highway	<input type="checkbox"/>
Municipal Road	<input type="checkbox"/>
Maintained Yearly	<input type="checkbox"/>
Maintained Seasonal	<input type="checkbox"/>
Right-of-way	<input checked="" type="checkbox"/>
Water	<input checked="" type="checkbox"/>
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): Seasonal Dwelling Length of time: 30+

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

Same as #13 ☐ or, Year-round 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 (Single Detached Dwellings)

A0013/2023

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

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

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

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

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

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

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

If "yes", provide details on how the property is designated in the Source Protection Plan: Rainbow Lake Watershed

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, THIRD AMEN HOLDINGS INC.

(please print all

names), the registered owner(s) of the property described as

POLYMER CO. 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 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2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 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2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 2687, 2688, 2689, 2690, 2691, 2692, 2693, 2694, 2695, 2696, 2697, 2698, 2699, 2700, 2701, 2702, 2703, 2704, 2705, 2706, 2707, 2708, 2709, 2710, 2711, 2712, 2713, 2714, 2715, 2716, 2717, 2718, 2719, 2720, 2721, 2722, 2723, 2724, 2725, 2726, 2727, 2728, 2729, 2730, 2731, 2732, 2733, 2734, 2735, 2736, 2737, 2738, 2739, 2740, 2741, 2742, 2743, 2744, 2745, 2746, 2747, 2748, 2749, 2750, 2751, 2752, 2753, 2754, 2755, 2756, 2757, 2758, 2759, 2760, 2761, 2762, 2763, 2764, 2765, 2766, 2767, 2768, 2769, 2770,

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

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


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

PCL 26765 SEC SES; FIRSTLY: LT 3 PL M124 MCKIM EXCEPT S 50 FT; LT 4 PL M124 MCKIM; SECONDLY: PT LT 5 PL M124 MCKIM AS IN LT170618; THIRDLY: PT BROKEN LT 2 CON 2 MCKIM AS IN LT170618 S/T ROW IN LT170617; S/T LT523213; GREATER SUBBURY

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 23rd day of March, 2023



Spencer Daniel Moore
Barrister & Solicitor

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

Print Name: Vernisa Smith
 *I have authority to bind the Corporation

*I have authority to bind the Corporation

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

FOR OFFICE USE ONLY

Date of Receipt: Mar 23/23 Hearing Date: Apr 26/23 Received By: S. Pinkerton

Zoning Designation: R1-3 Resubmission: ☒ Yes ☐ No Deferred on March 3/23

Previous File Number(s): N/A. on per agent's request in order

Previous Hearing Date: to afford opportunity to address

Comments received. - SF.

Notes:

Aug 13/2023

March 21st, 2023

City of Greater Sudbury
Planning Services Division
200 Brady Street
Sudbury, ON
P3A 5P3

RE: *Application for Minor Variance (Sub 2)*
 745 Kirkwood Drive, Sudbury, P3E 6J6

TULLOCH Engineering (TULLOCH) has been retained by THIRD AMEN HOLDINGS INC. to submit an application for minor variance over lands known as 745 Kirkwood Drive in Sudbury.

The following variances are requested through the application:

- To permit a single detached dwelling on a lot which does not have frontage on an assumed road where only a seasonal dwelling would be permitted;
- To permit 0.0-metres of lot frontage where 30.0-metres is required;
- To permit a shoreline setback of 20.0-metres for the single-detached dwelling and attached garage where 30.0-metres is required;
- To permit a shoreline setback of 20.0-metres for all proposed accessory structures (swimming pool/hot tub terrace, mechanical room, patios, covered porches with outdoor kitchen, retaining walls) where 30.0-metres is required and,
- To permit a height of 14.6-metres where a maximum of 11.0-metres is permitted.

These proposed variances are required to facilitate the development of a single detached dwelling with attached garage and swimming pool/patio on Ramsey Lake. The property is presently occupied by a seasonal dwelling and three sheds which would be demolished as part of the development.

The property is presently accessed via PIN 735920141 however no easement is registered on title.

Design work has been underway since early 2021, and due to delays in completing the necessary technical designs the property owner was unable to submit for building permits prior to Feb 1, 2022, when the City's Zoning By-Law expanded shoreline setbacks from 12.0-metres to 30.0-metres.

Upon submission of building permits it was determined that the subject lands do not have frontage on an assumed road per 4.3 of the *Zoning By-Law*, which is required to permit a single detached dwelling. Staff required that necessary variances for frontage and shoreline setbacks, and issues surrounding access be rectified prior to issuing building permits.

The original design located the residence 12.0-metres from the property's shoreline. Throughout 2022 alterations to the building layout were undertaken to locate the structure as far back from the shoreline as possible with a resultant shoreline setback of 20.0-metres where 30.0-metres is required. Given the

A0023/2023

revised placement of the dwelling a height variance is required due to the site's topography and desire to construct the dwelling out of steel.

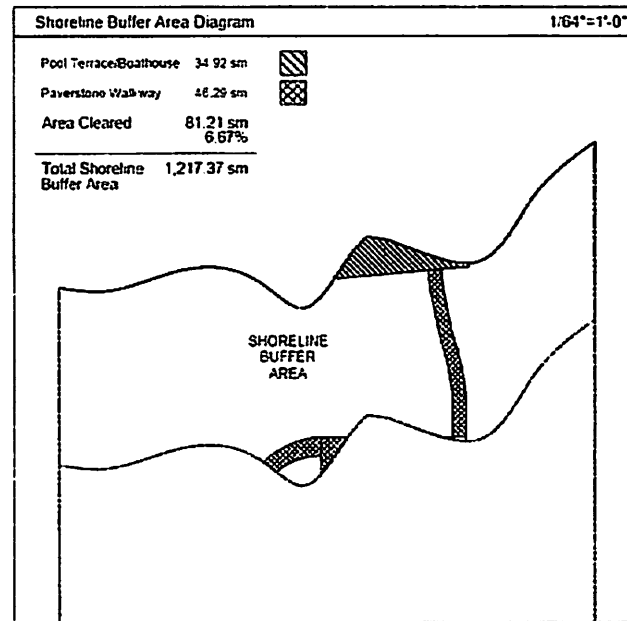


Figure 1: Proposed Shoreline Buffer Area

No reliefs related to Section 4.41.3 of the Zoning By-Law are proposed. See *Figure 1* for proposed vegetation clearing.

Access to the dwelling is proposed through PIN 735920141 which is a City owned parcel of land which provides access to residences along the same portion of Kirkwood Drive. The property owner's legal team is working with the City's legal department and Infrastructure Ontario to finalize the sale of an easement to 745 Kirkwood Drive over the existing driveway. Such is anticipated to be finalized in summer 2023.

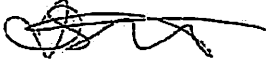
The required variances for reduced shoreline setback, increased height, and 0.0-metres of public road frontage for the single detached dwelling/accessory structures are appropriate and minor given that such is compatible with surrounding size and stature of homes in the neighbourhood, available lot depth, and the approximate 8.8-metre grade change across the site.

Please find enclosed the following documents and supporting information in support of complete application:

- Minor Variance Application Form (1);
- Site Plan (1);
- Elevation Plans (1);
- Legal Property Description (1);
- MV Deferral Fee of \$675.00 (1); and,
- Section 59 Source Water Protection Application Permit (1)

We trust the enclosed will enable the City to proceed to Committee of Adjustment. Should you require any further information please contact the undersigned.

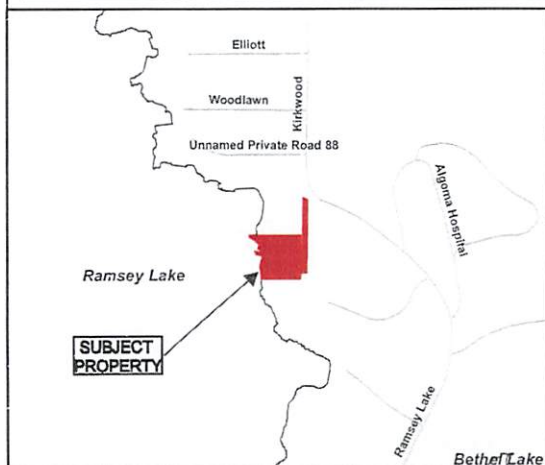
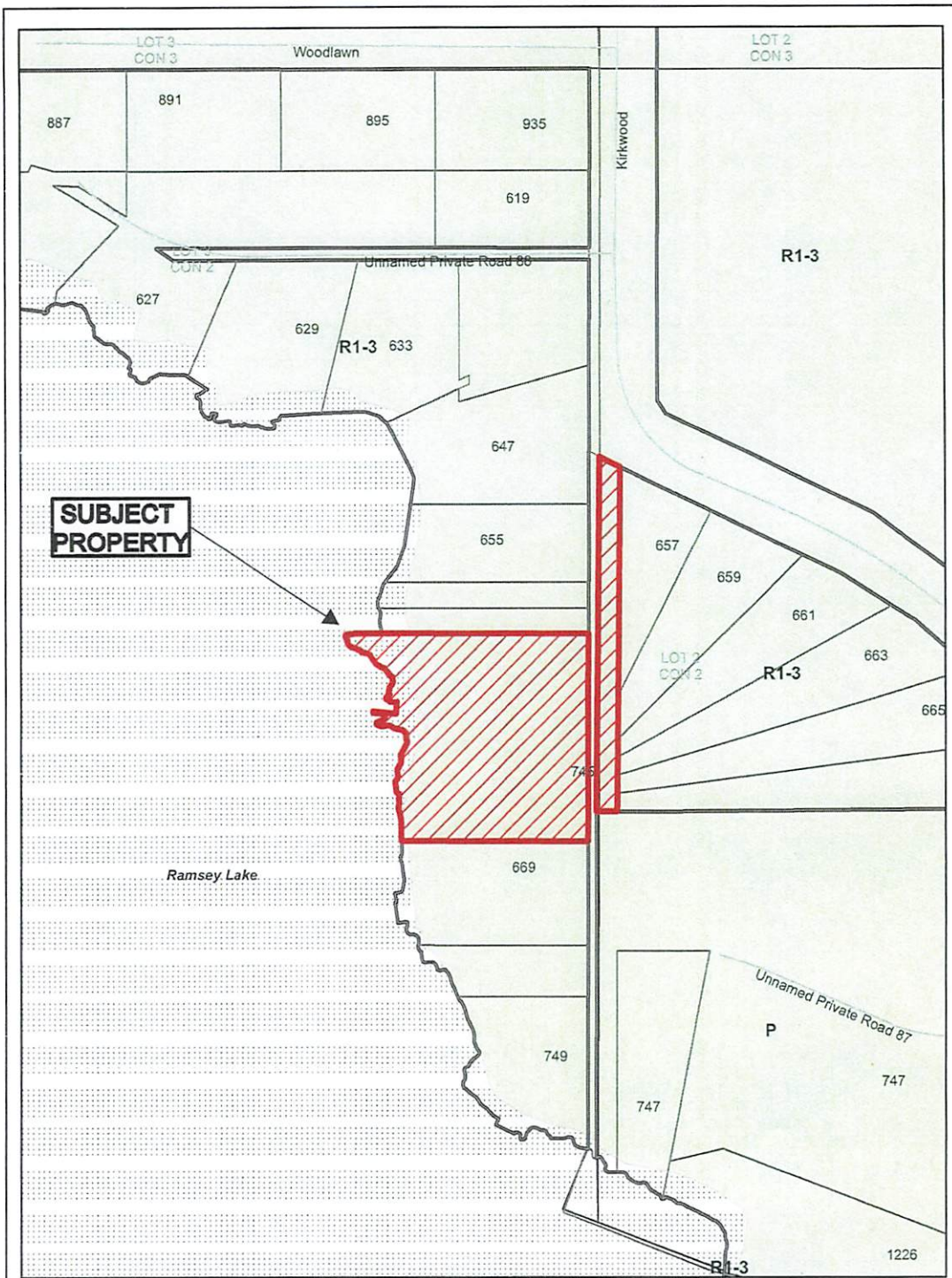
Sincerely,



Vanessa Smith, M.Pl., RPP.

Land Use Planner





Growth and Infrastructure Department



Subject Property,
PIN 73592-0232, Parcel 26765 SEC SES, Firstly: Lot 3,
Plan M-124 except south 50 feet, Lot 4, Plan M-124;
Secondly: Part Lot 5, Plan M-124, as in LT170616;
Thirdly: Part Broken Lot 2, Concession 2, as in LT170616,
subject to right of way in LT170617, subject to LT523213,
Township of McKim, 745 Kirkwood Drive, Sudbury
City of Greater Sudbury

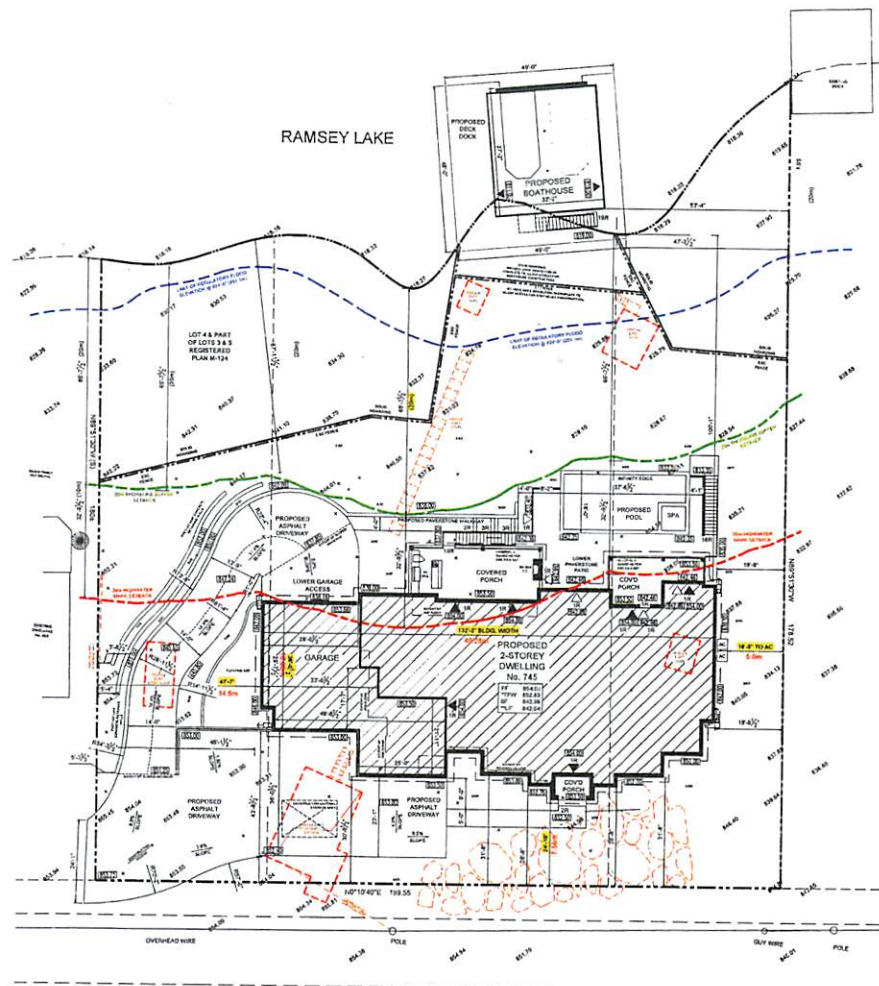
SPP: Ramsey Watershed IPZ 3

Sketch 1

NDCA

A0013/2023

Date: 2023 02 10



Wall No.	Wall Average Grade	Wall Length (ft)	Product
1	838.16	28.00	23468.48
2	838.00	21.29	17841.02
3	842.46	20.58	17337.83
4	842.46	62.25	52463.14
TOTAL	3561.08	132.12	111090.46
ESTABLISHED GRADE =		TOTAL PRODUCT	
		840.83	

[illegible][illegible]

The Mansour Home
748 Kirkwood Drive
Lot 4 & Part of Lots 3 & 5
Registered Plan M-124
City of Toronto Building
Department of Building

Site Plan

Scale: 3/32" = 1'-0"

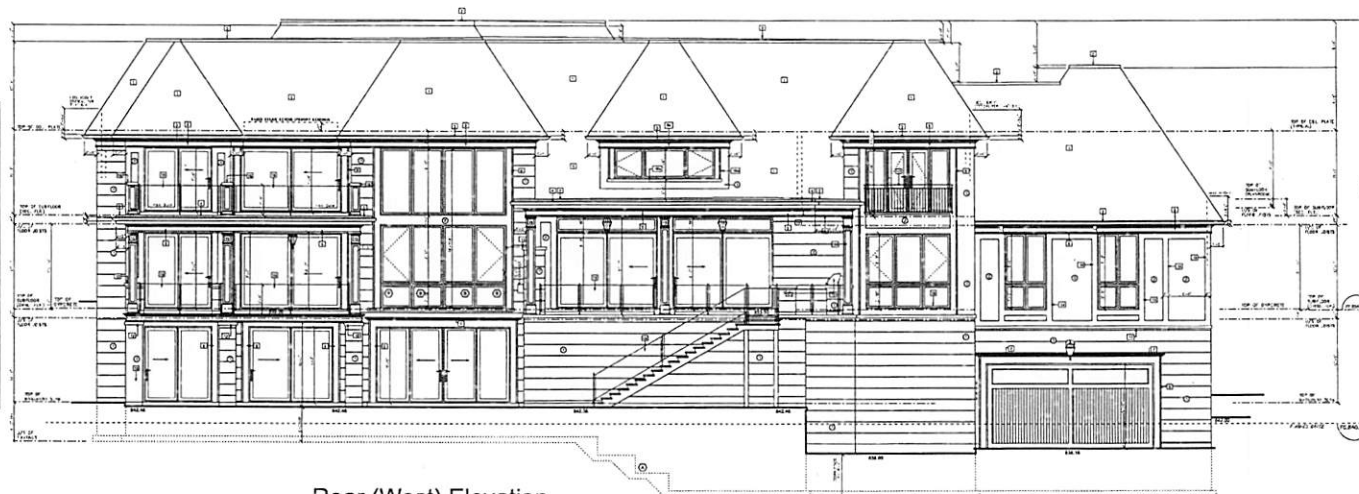
Date: May 2021

Drawn by: MD

Proj. no.: 20-1846



**David
Small
Designs**

[illegible]

Architectural floor plan of a house with four rooms: Attic, Primary Bedroom, Exercise, and Sitting Room. The plan includes dimensions for each room and overall exterior measurements.

Room Dimensions:

- Attic: 10' 0" x 10' 0"
- Primary Bedroom: 10' 0" x 10' 0"
- Exercise: 10' 0" x 10' 0"
- Sitting Room: 10' 0" x 10' 0"

Overall Dimensions:

- Overall Width: 20' 0"
- Overall Depth: 40' 0"

[illegible]

The Mansour Home

The Mansour Home
745 Kirkwood Drive
Lot 4 & Part of Lots 3 & 5
Registered Plan M-124

Rear & Left-Side Elevations

Source: $1/4^{\circ} \times 1^{\circ} - 5^{\circ}$
 Date: April 2021
 Dist. by: EC
 Proj. no.: 20-1846

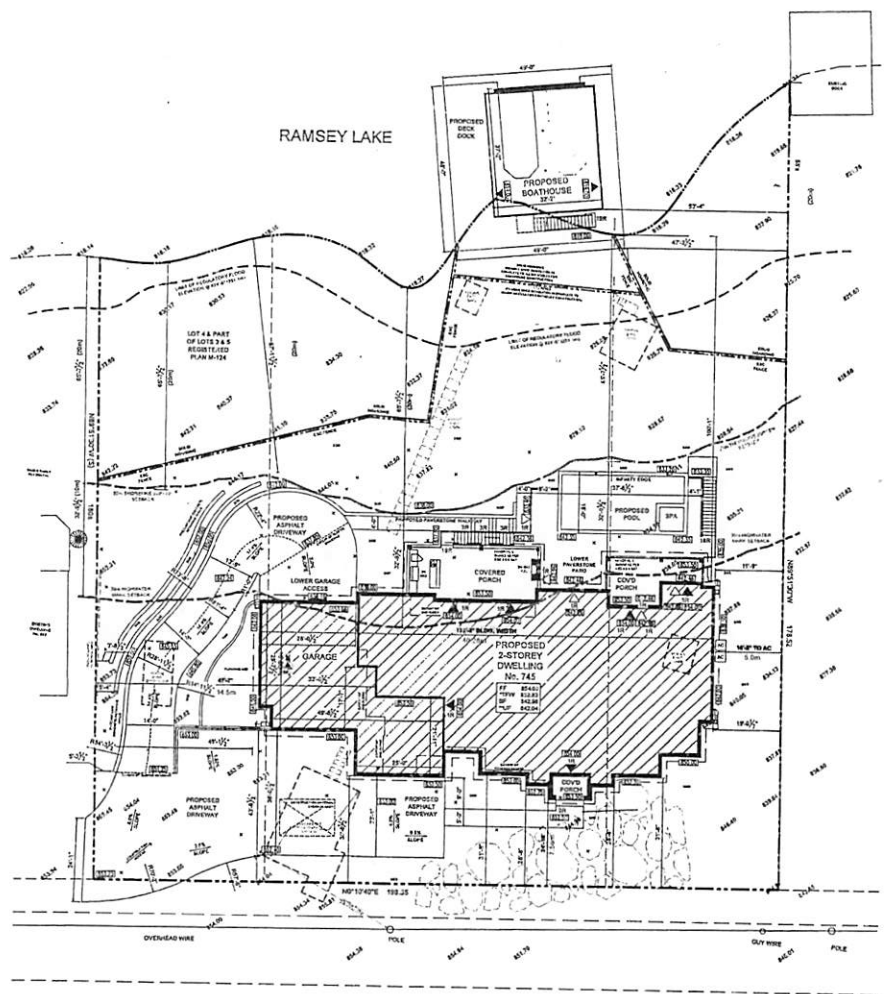
David
Small
Designs

A0013/2023
Sketch - B

Key Place map

Beijing

Study Site



David
Small
Designs



Profile Entry

Right Side (North) Elevation

Downs Legend

① **1. Machines**
 () **1.1. General** See also 200
 () **1.2. Special** See also 200
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The Mansour Home
745 Kirkwood Drive

Front & Right-Side Elevations

Scale: $1/4" = 1'-0"$
 Date: April 2021
 Drawn by: EC
 Check by: JD-1948

David
Small
Designs

A0013/2023
Sketch-5

① **Back to Back**
 ② **Top to bottom and bottom to top**
 ③ **Vertical**
 ④ **Horizontal**
 ⑤ **Top to Bottom**
 ⑥ **Bottom to Top**
 ⑦ **Left to Right**
 ⑧ **Right to Left**
 ⑨ **Diagonal**
 ⑩ **Diagonal**
 ⑪ **Diagonal**
 ⑫ **Diagonal**
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Abstract

Genetic variation in the *Arabidopsis thaliana* genome is characterized by a high density of polymorphisms. The majority of these polymorphisms are rare, and their frequency is determined by a combination of factors, including mutation rate, selection, and demographic history. In this study, we investigate the genetic architecture of the *A. thaliana* genome by analyzing the distribution of polymorphism frequencies across the genome. We find that the distribution of polymorphism frequencies is highly skewed, with a large proportion of rare polymorphisms. This skewness is consistent with a model of neutral evolution, in which the frequency of a polymorphism is determined by its age and the effective population size of the population. We also find that the distribution of polymorphism frequencies is highly correlated across the genome, suggesting that the same factors influence the frequency of polymorphisms across the entire genome. These findings provide insights into the genetic architecture of the *A. thaliana* genome and the processes that shape genetic variation in this species.

Introduction

The *Arabidopsis thaliana* genome is one of the most extensively sequenced genomes in the plant kingdom. It is a model organism for studying the genetics of plant development, physiology, and evolution. The genome is approximately 105 Mb in size and contains approximately 27,000 genes. The majority of the genome is composed of non-coding DNA, and the density of polymorphisms is high, with approximately 10 million polymorphisms identified in the genome. The frequency of these polymorphisms is highly variable, with some polymorphisms being very rare and others being common. Understanding the genetic architecture of the *A. thaliana* genome is essential for understanding the processes that shape genetic variation in this species and for identifying the genetic basis of phenotypic variation.

Methods

We analyzed the distribution of polymorphism frequencies across the *A. thaliana* genome using data from the 1000 Genomes Project. This project has sequenced 1,000 *A. thaliana* accessions, providing a comprehensive resource for studying genetic variation in this species. We calculated the frequency of each polymorphism across the accessions and then analyzed the distribution of these frequencies. We used a series of statistical tests to evaluate the fit of different models to the data, including the neutral model and the selection model. We also analyzed the correlation of polymorphism frequencies across the genome to assess the influence of demographic history on the distribution of polymorphisms.

Results

We found that the distribution of polymorphism frequencies is highly skewed, with a large proportion of rare polymorphisms. This skewness is consistent with a model of neutral evolution, in which the frequency of a polymorphism is determined by its age and the effective population size of the population. We also found that the distribution of polymorphism frequencies is highly correlated across the genome, suggesting that the same factors influence the frequency of polymorphisms across the entire genome. These findings provide insights into the genetic architecture of the *A. thaliana* genome and the processes that shape genetic variation in this species.

Conclusions

Our results provide a comprehensive analysis of the genetic architecture of the *A. thaliana* genome. We find that the distribution of polymorphism frequencies is highly skewed and highly correlated across the genome, consistent with a model of neutral evolution. These findings provide insights into the processes that shape genetic variation in this species and have implications for our understanding of the genetics of plant evolution.

References

1. The 1000 Genomes Project Consortium. A global reference for human genetic variation. *Nature* 461: 25–31 (2009).

2. The 1000 Arabidopsis Genomes Project Consortium. The 1000 Arabidopsis Genomes Project: a comprehensive resource for studying genetic variation in *Arabidopsis thaliana*. *PLoS Biol* 17: e2006881 (2019).

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24. The 1000 Arabidopsis Genomes Project Consortium. The 1000 Arabidopsis Genomes Project: a comprehensive resource for studying genetic variation in *Arabidopsis thaliana*. *PLoS Biol* 17: e2006881 (2019).

25. The 1000 Arabidopsis Genomes Project Consortium. The 1000 Arabidopsis Genomes Project: a comprehensive resource for studying genetic variation in *Arabidopsis thaliana*. *PLoS Biol* 17: e2006881 (2019).

26. The 1000 Arabidopsis Genomes Project Consortium. The 1000 Arabidopsis Genomes Project: a comprehensive resource for studying genetic variation in *Arabidopsis thaliana*. *PLoS Biol* 17: e2006881 (2019).

27. The 1000 Arabidopsis Genomes Project Consortium. The 1000 Arabidopsis Genomes Project: a comprehensive resource for studying genetic variation in *Arabidopsis thaliana*. *PLoS Biol* 17: e2006881 (2019).

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31. The 1000 Arabidopsis Genomes Project Consortium. The 1000 Arabidopsis Genomes Project: a comprehensive resource for studying genetic variation in *Arabidopsis thaliana*. *PLoS Biol* 17: e2006881 (2019).

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33. The 1000 Arabidopsis Genomes Project Consortium. The 1000 Arabidopsis Genomes Project: a comprehensive resource for studying genetic variation in *Arabidopsis thaliana*. *PLoS Biol* 17: e2006881 (2019).

34. The 1000 Arabidopsis Genomes Project Consortium. The 1000 Arabidopsis Genomes Project: a comprehensive resource for studying genetic variation in *Arabidopsis thaliana*. *PLoS Biol* 17: e2006881 (2019).

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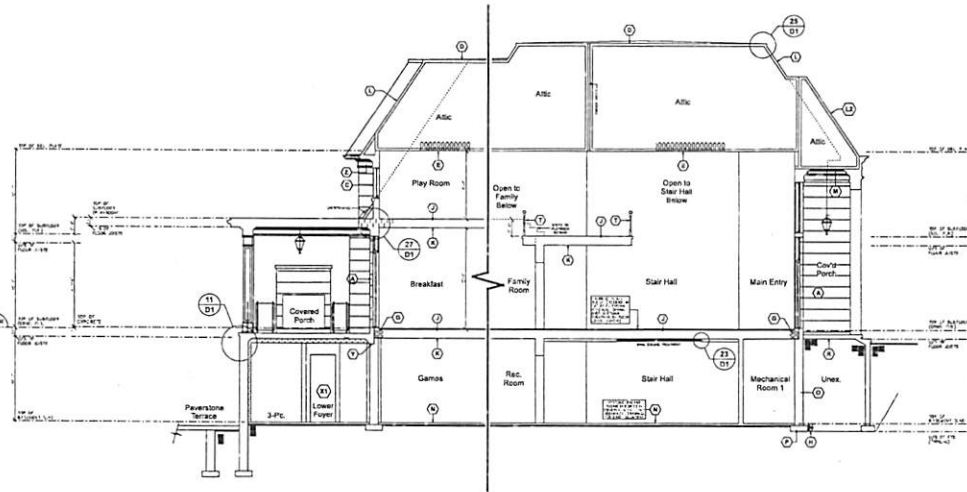
37. The 1000 Arabidopsis Genomes Project Consortium. The 1000 Arabidopsis Genomes Project: a comprehensive resource for studying genetic variation in *Arabidopsis thaliana*. *PLoS Biol* 17: e2006881 (2019).

38. The 1000 Arabidopsis Genomes Project Consortium. The 1000 Arabidopsis Genomes Project: a comprehensive resource for studying genetic variation in *Arabidopsis thaliana*. *PLoS Biol* 17: e2006881 (2019).

39. The 1000 Arabidopsis Genomes Project Consortium. The 1000 Arabidopsis Genomes Project: a comprehensive resource for studying genetic variation in

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A0013/2023
Sketch-6

David
Small
Designs



745 Kirkwood Dr, Sudbury, P3E6J6

[Suggest an address correction](#)



Owner Name

THIRD AMEN HOLDINGS INC.



Last Sale

\$1,400,000

Jun 30, 2015



Lot Size

4,000 m²

Area

448 m

Perimeter

[View Measurements](#)

Legal Description

PCL 26765 SEC SES; FIRSTLY: LT 3 PL M124 MCKIM EXCEPT S 50 FT; LT 4 PL M124 MCKIM; SECONDLY: PT LT 5 PL M124 MCKIM AS IN LT170616; THIRDLY: PT BROKEN LT 2 CON 2 MCKIM AS IN LT170616 S/T ROW IN LT170617; S/T LT523213; GREATER SUDBURY [less](#)

A0013/2023
Sketch-67



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

APPLICATION FEE: \$1,090.00 (includes \$260.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$332.00 (includes \$260.00 legal notice fee)
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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

PLEASE PRINT: SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): DAVID COLUSSI Email: _____
Mailing Address: 2728 SOUTHERN RD Home Phone: _____
Business Phone: _____
City: SUDBURY Postal Code: P3G 1M2 Fax Phone: _____

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

Name of Agent: ADRIAN BORTOLUSSI Email: _____
Mailing Address: 144 ELM ST Home Phone: _____
Business Phone: _____
City: SUDBURY Postal Code: P3C 1T7 Fax Phone: _____
Note: Unless otherwise requested, all communication will be sent to the agent, if any.

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

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

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

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

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

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

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

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

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

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

- 7) Date of acquisition of subject land.
- MAY 2012

- 8) Dimensions of land affected.

Frontage 33.7 (m) Depth 83 1/2 (m) Area 2115 1/2 (m²) Width of Street 20 (m)

- 9) Particulars of all buildings:

| | Existing | Proposed |
|--------------------|-----------------------------|---------------------------------------|
| Ground Floor Area: | <u>95.2 (m²)</u> | <u>237.5 (m²)</u> |
| Gross Floor Area: | <u>95.2 (m²)</u> | <u>237.5 (m²)</u> |
| No. of storeys: | <u>1</u> | <u>2 STY ON LEFT / 1 STY ON RIGHT</u> |
| Width: | <u>8.10 (m)</u> | <u>2.16 (m)</u> |
| Length: | <u>11.76 (m)</u> | <u>15.7 (m)</u> |
| Height: | <u>+/- 4.5 (m)</u> | <u>+/- 8 (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>40.50 (m)</u> | <u>37.80 (m)</u> |
| Rear: | <u>27 1/2 (m)</u> | <u>27 1/2 (m)</u> |
| Side: | <u>1.20 (m)</u> | <u>1.20 (m)</u> |
| Side: | <u>14.23 (m)</u> | <u>1.13 (m)</u> |

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

What type of access to the land?

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

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

UNKNOWN +/- 50 YRS

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

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

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

Same as #13 ☒ or, _____

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

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

☐ Yes ☒ No

If "yes", how many? _____

- 17) Existing uses of abutting properties:
- RESIDENTIAL SINGLE FAMILY DWELLING

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

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

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

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

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

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

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, DAVID COLUSSI (please print all names), the registered owner(s) of the property described as # 2728 SOUTH SHORE ROAD

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

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

Dated this 23 day of FEBRUARY, 20 23

[Signature]
(witness)

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

Print Name: DAVID COLUSSI

*I have authority to bind the Corporation

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

INWe, ADRIAN BORTOLUSSI (please print all names),
the registered owner(s) or authorized agent of the property described as

2725 SOUTH SHORE ROAD

in the City of Greater Sudbury:

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

Dated this 23 day of February, 2023

Chris Booth
Commissioner of Oaths

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

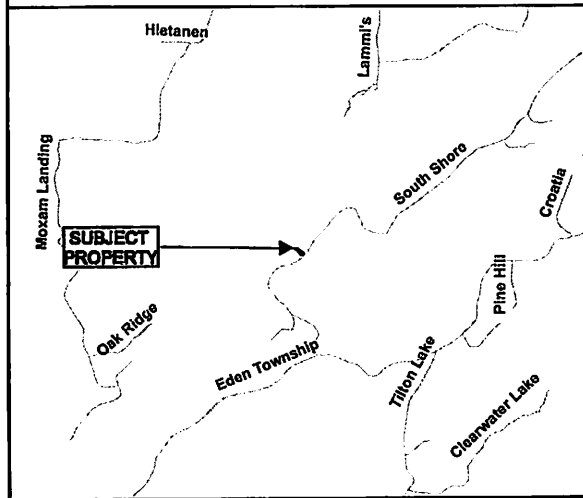
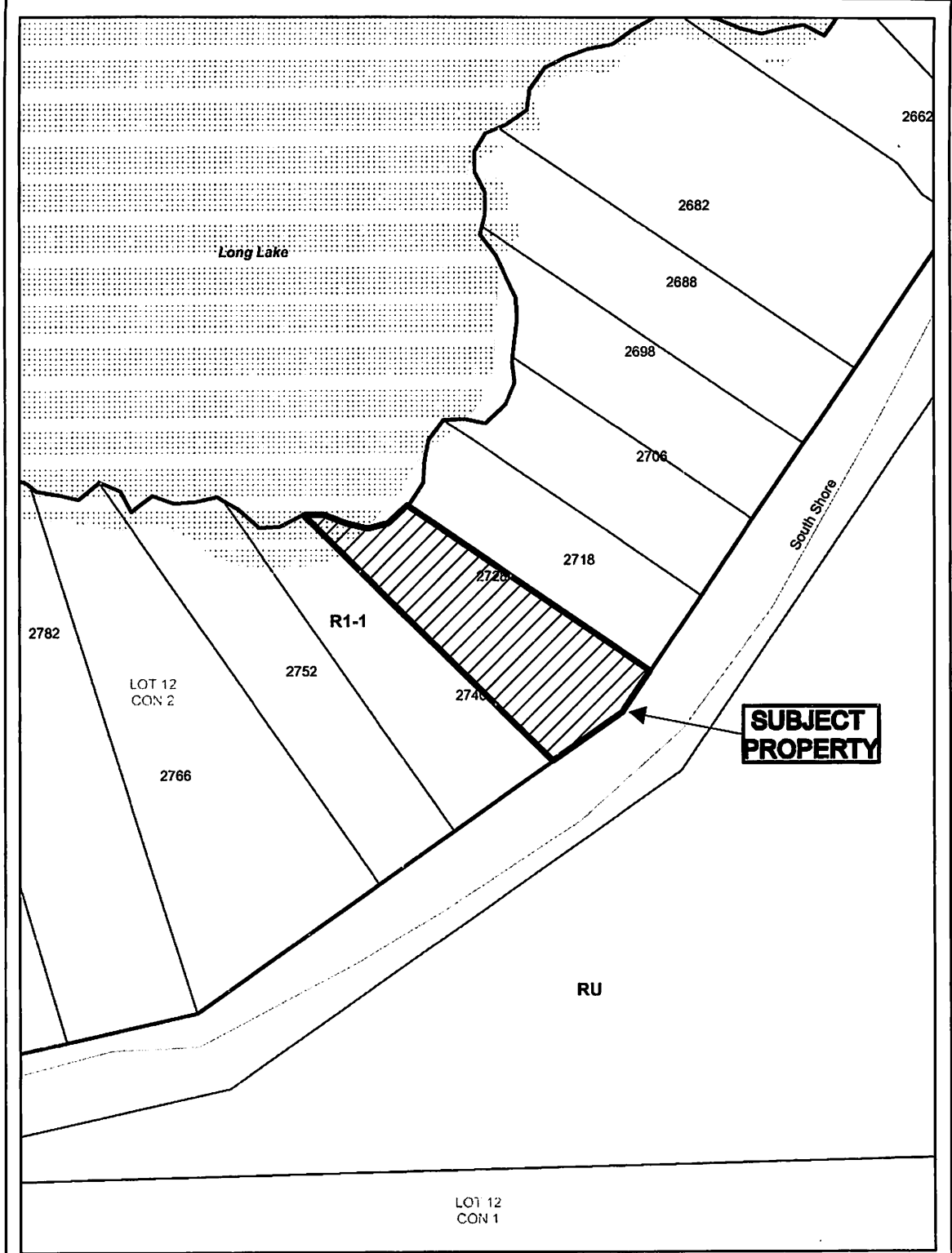
signature of Owner(s) or Signing Officer or Authorized Agent
(*where a Corporation)

Print Name: ADAM BORTOLUSSI
 *I have authority to bind the Corporation

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

FOR OFFICE USE ONLY

Date of Receipt: Mar 16/23 Hearing Date: April 13/23 Received By: S. Pinkerton
Zoning Designation: R1-1 Resubmission: ☐ Yes ☒ No
Previous File Number(s): A0144/1977
Previous Hearing Date: May 30, 1977.
Notes:

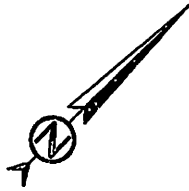


| | |
|---|--------------------------------|
| Application for Minor
Variance or Permission | |
| Subject Property,
PIN 73472-0134, Parcel 25684 SEC SES SRO,
Lot 43, Plan M-480, subject to LT123422,
Lot 12, Concession 2, Township of Broder,
2728 South Shore Road, Sudbury,
City of Greater Sudbury | |
| Sketch 1, NTS
NDCA | A0029/2023
Date: 2023 03 20 |

LONG LAKE

SKETCH
LOT 43
REGISTERED PLAN M-480
CITY OF GREATER SUDBURY

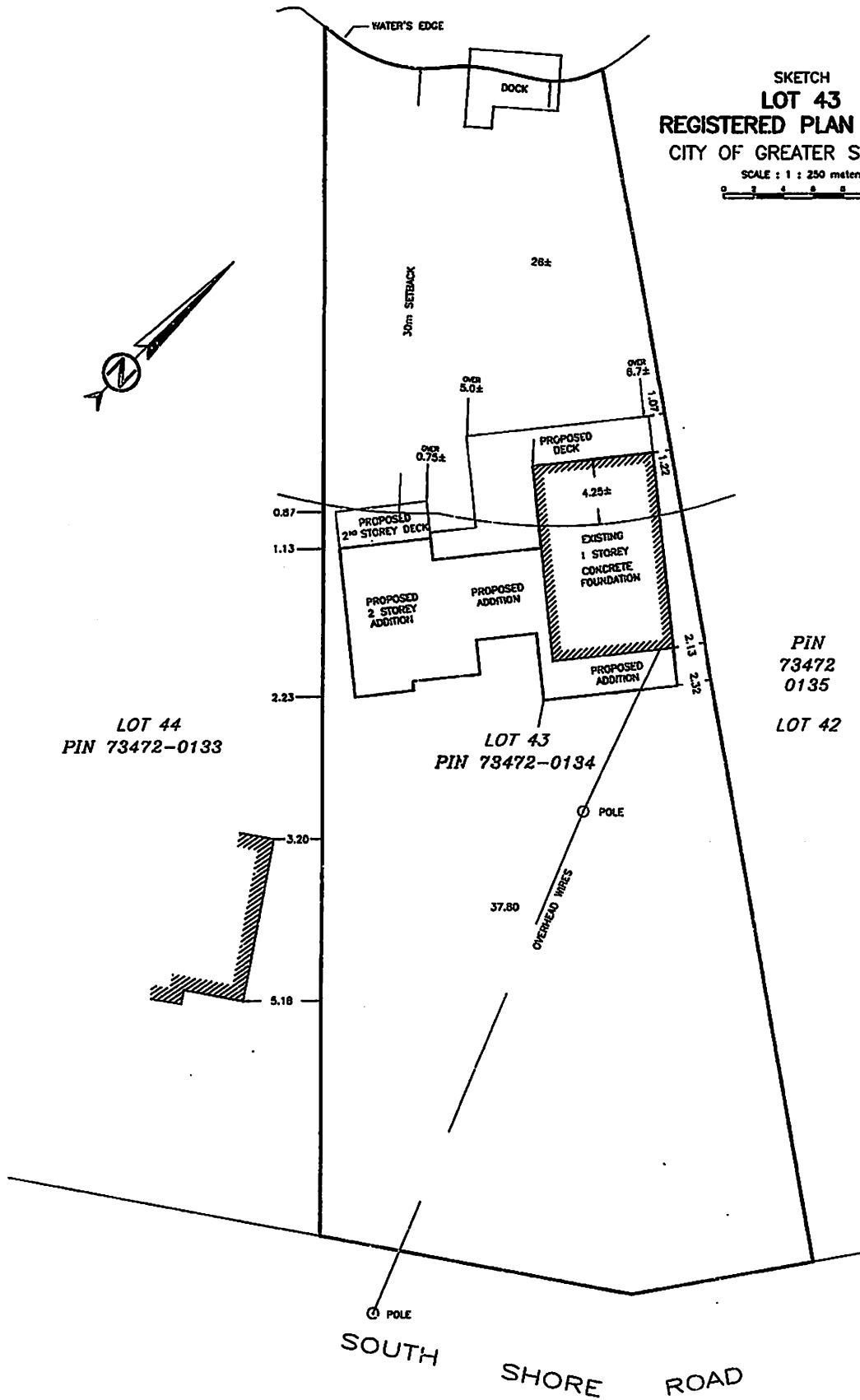
SCALE : 1 : 250 meters
0 2 4 6 8 10



LOT 44
PIN 73472-0133

LOT 43
PIN 73472-0134

PIN
73472
0135
LOT 42



Aug 29 / 2023
Sketch - 2