

Tom Davies Square

200 Brady St

Wednesday, April 28, 2021

PUBLIC HEARINGS

A0140/2020

**JULIETTE GRAVEL
PAULINE BEAUDRY
GILLES GRAVELLE**

Ward: 3

PIN 73367 0076, Parcel 16062, Lot Pt 4, Concession 6, Township of Fairbank, 1943 Vermilion Lake Road, Chelmsford, [2010-100Z, R1-1 (Low Density Residential One)]

For relief from Part 6, Table 6.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to allow for the recognition of a lot through the process of validation (File B44/2020), providing a lot frontage of 30.4 m where 45 m is required, and a lot area of 1393 meters squared, where 4000 square meters is required.

A0044/2021

**MAIA O'SHAUGHNESSY
JOHN O'SHAUGHNESSY**

Ward: 2

PIN 73401 0069, Parcel 21450, Surveys Plan 53R-13943 Part(s) 1 & Plan SR-1967 Part(s) 1, Township of Dieppe, 943 Panache North Shore Road, Sudbury, [2010-100Z, SLS (Seasonal Limited Service)]

For relief from Part 4, Section 4.41.2, of By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, as amended, in order to facilitate the construction of an addition to an existing seasonal dwelling within the required shoreline buffer area and having a minimum setback of 6.4 m (21.00 ft) from the high water mark of a navigable waterbody whereas 12 m (39.37 ft) is required.

PREVIOUSLY SUBJECT TO MINOR VARIANCE A0103/2015 (Oct-14/15)

A0048/2021

2169289 ONTARIO INC

Ward: 7

PIN 73493 0147, Parcel 39131, Lot(s) 131, Subdivision M-1001, Lot 4, Concession 2, Township of Garson, 60 McDougall Street, Garson, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 6, Table 6.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, in order to construct a single detached dwelling with a front yard setback of 3 m, where 6 m is required and to permit a corner side yard of 2.5 m, where 4.5 m is required.

A0049/2021

**CARI RICHER
RENEE RICHER**

Ward: 4

PIN 73347 1676, Lot(s) 4, Subdivision 53M-1410, Lot 8, Concession 6, Township of Snider, 2115 WHITEWATER LAKE, Walden, [2010-100Z, SLS(10) (Seasonal Limited Service)]

For relief from Part 4, Section 4.2.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to construct a detached garage with a height of 5.75 m, where a height of 5 m is required.

A0050/2021**HOI CHEU**

Ward: 10

PIN 73584 0169, Lot(s) PT 35, Subdivision 2S E, Lot 5, Concession 3, Township of McKim, 302 Larch Street, Sudbury, [2010-100Z, C4(1)(Office Commercial)]

For relief from Part 5, Table 5.5 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, in order convert a duplex into a triplex providing a minimum of two (2) parking spaces, where 5 parking spaces are required.

A0052/2021**PIERRE RICHER**

Ward: 6

PIN 73503 0230, Parcel 51485, Survey Plan 53R-13833 Part(s) 2, Lot 1, Concession 3, Township of Hanmer, 4676 Gilbert Street, Hanmer, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Sections 4.2.3 and 4.2.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to construct a detached garage with a height of 6.1 m, where a height of 5 m is required, and to allow for an accessory lot coverage of 13.3%, where 10% is required.

A0053/2021**JULIE GRAVELLE
NORMAND GRAVELLE**

Ward: 3

PIN 73367 0077, Parcel 16063, Lot 4, Concession 6, Township of Fairbank, 1945 Vermilion Lake Road, Chelmsford, [2010-100Z, R1-1 (Low Density Residential One)]

For relief from 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, in order to facilitate the approval of a related validation of title request by recognizing a residential lot having a minimum lot area of 1,393 m² (14,994.13 ft²) whereas 4,000 m² (43,055.64 ft²) is required and also having a minimum lot frontage of 30 m (98.43 ft) whereas 45 m (147.64 ft) is required.

A0055/2021**MICHAEL LAURIN**

Ward: 1

PIN 73588 0359, Parcel 9711, Lot(s) 345, Subdivision M-128, Lot 8, Concession 2, Township of McKim, 52 Tuddenham Avenue, Sudbury, [2010-100Z, R2-3 (Low Density Residential Two)]

For relief from Part 5, Section 5.5.1, Table 5.5 and Part 6, Section 6.3, Table 6.4 of By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, as amended, in order to facilitate the conversion of an existing duplex dwelling to a multiple dwelling containing three residential dwelling units by, firstly, providing for a minimum lot area of 130 m² (1,399.31 ft²) per residential dwelling unit whereas 140 m² (1,506.95 ft²) is required, secondly, providing for a minimum lot frontage of 10.1 m (33.14 ft) whereas 18 m (59.05 ft) is required, thirdly, to recognize an existing minimum front yard setback of 4.9 m (16.08 ft) whereas 6 m (19.69 ft) is required, fourthly, to recognize an existing northerly minimum interior side yard setback of 1 m (3.28 ft) whereas 1.2 m (3.94 ft) is required, and finally, to provide for a minimum of four parking spaces whereas five parking spaces are required for a multiple dwelling containing three residential dwelling units.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION A65/1988 (APR 18/88)

**A REMINDER... THE NEXT SCHEDULED MEETING IS
WEDNESDAY, MAY 12, 2021**



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 2020.01.01	
A 140/2020	
S.P.P. AREA	
YES	NO
NDCA REG. AREA	
YES	NO

APPLICATION FEE: \$960.00 (includes \$230.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$292.00 (includes \$230.00 legal notice fee)
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Juliette Gravel, Pauline Beaudry and Gilles G Email: _____
Mailing Address: _____ Home Phone: _____
City: _____ Postal Code: _____ 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: Gerard E. Guimond Email: _____
Mailing Address: 3527 Errington Avenue Home Phone: _____
City: Chelmsford, Ontario Postal Code: P0M 1L0 Business Phone: _____
Fax Phone: _____

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

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

Name: NIL
Mailing Address: 3527 Errington Avenue
City: _____ Postal Code: _____

- 4) Current Official Plan designation: _____ Current Zoning By-law designation: _____

- 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
FRONTAGE	45.0	30.40	14.60
LOT AREA	4000 M2	1393	2607

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

- c) Description of Proposal: _____
IN SUPPORT OF APPLICATION FOR VALIDATION OF TITLE

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: _____
Parcel built in the 1950s and Violation of the planning was in 1966. This older parcel doesn't apply with the current zoning. There are 3 identical parcels see Schedule 2 III)

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

PIN(s): 73367-0076 Township: Fairbank Ward: 3
 Lot No.: PT LT 4 Concession No.: 6 Parcel(s): 16062 S.W.S
 Subdivision Plan No.: Lot: Reference Plan No.: Part(s):
 Municipal Address or Street(s): 1943 Vermillion Lake Road, CHELMSFORD, Ontario

- 7) Date of acquisition of subject land. March 27, 1980

- 8) Dimensions of land affected.

Frontage 30.48 (m) Depth 45.72 (m) Area 1393.55 (m²) Width of Street 20.11 (m)

- 9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	49	(m ²)	49	(m ²)
Gross Floor Area:		(m ²)		(m ²)
No. of storeys:	ONE		ONE	
Width:	7.32	(m)	7.32	(m)
Length:	6.70	(m)	6.70	(m)
Height:		(m)		(m)

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

	Existing		Proposed	
Front:		(m)		(m)
Rear:	See Schedule	(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.

PROBABLY AROUND 1950s

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

Use(s): Residential Length of time: Till abandoned fifteen years ago

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

Same as #13 ☐ or, Residential

- 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 rural

- 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 Juliette Gravel, Pauline Beaudry & Gilles Gravelle (please print all names), the registered owner(s) of the property described as 1943 Vermilion Lk Rd, Chelmsford PCL 16062 SWS, PLOT 4, Cont 6, Fairbank in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

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

Dated this 22 day of DECEMBER, 2020

(witness)

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

Pauline Beaudry
Print Name

I have authority to bind the Corporation

Juliette Gravel by Her Attorney: Pauline Beaudry
Pauline Beaudry

I/We, Gerard E. Guimond (please print all names),

Chelmsford, PCL16062 SW5, PTLT4, Con 6, Fairbank

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 22 day of December, 20 20

signature of Owner(s) or Signing Officer or Authorized Agent
(*where a Corporation) Gerard E. Guilmond

Print Name: GERARDE E. GUIMOND
 *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: 23 Dec 20 Hearing Date: 25 Jan 21 Received By:

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

Previous File Number(s):

Previous Hearing Date:

Notes:

On October 25, 1958 Parcel 16063 SWS (the neighbor's property) went from Ernest Gravelle to Roger Gravelle. On May 1, 1996 Roger Gravelle transferred the Parcel to Normand Gravelle & Julie Gravelle under Instrument LT823506.

On March 27, 1980 Parcel 16062 SWS (the vendor) went from Ernest Gravelle to Roger Gravelle.

Assuming no Consent in LT823506, Transfer of 16063 from Roger to his son and daughter-in-law contravened the Planning Act as Roger retained the fee in abutting 16062. As a result of this conveyance of 16063 being deemed null and void under the Planning Act, Roger continued to own both 16063 and 16062. The existing contravention does not affect 16062 but any attempt to deal with 16062 will be a contravention since technically Roger continued to own 16063. One could conclude that the vendor's transfer to herself and her children was a contravention since abutting 16062 continued to be "owned" by her as Roger's personal representative at the time of that conveyance.

SCHEDULE 2

There are four structures on subject property.

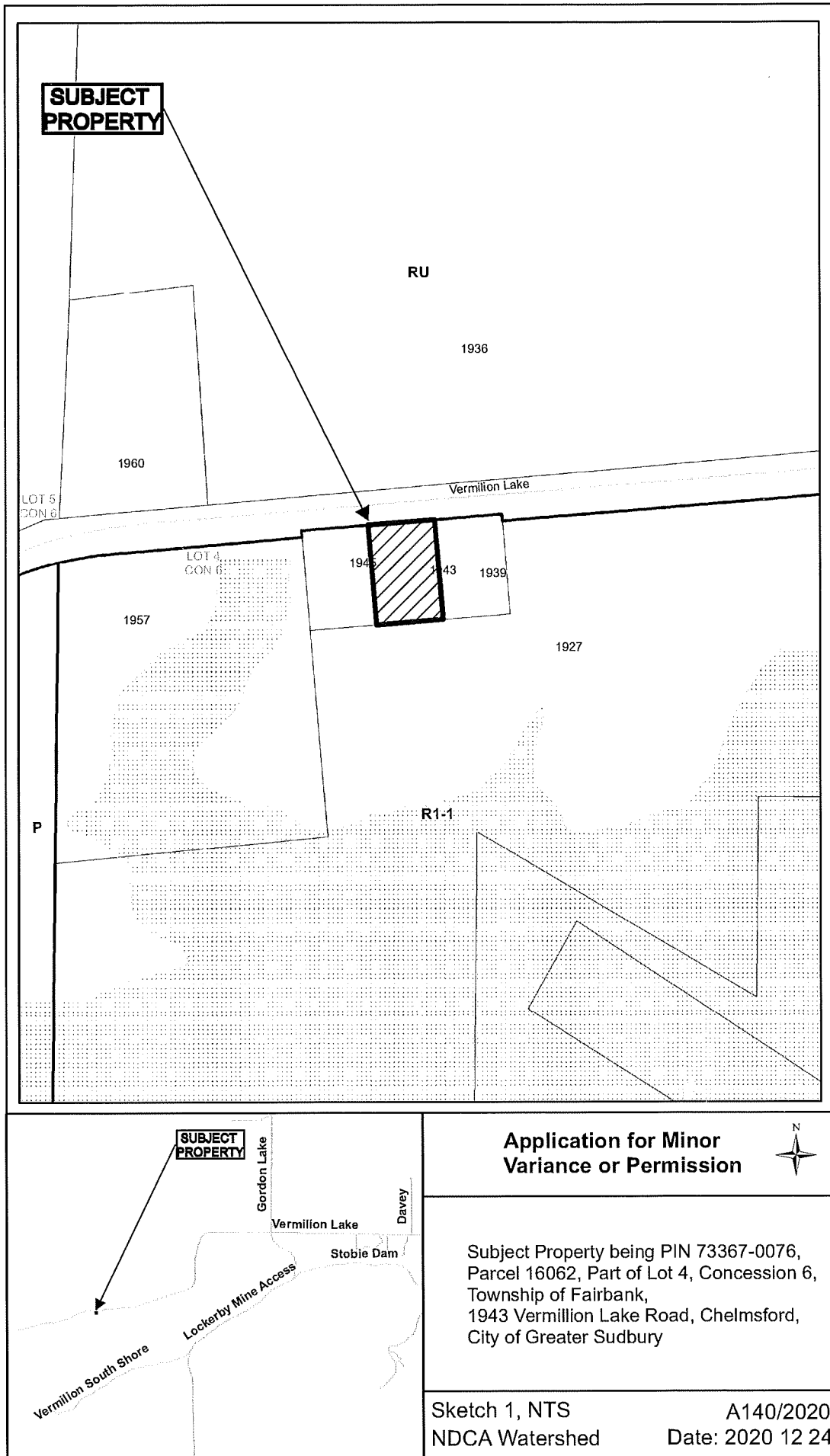
i) Dwelling - 7.32 x 6.70

ii) main shed - 4.26 x 3.04
4.49 meters from Main Structure

iii) Two smaller sheds 8.84 meters from rear lot line

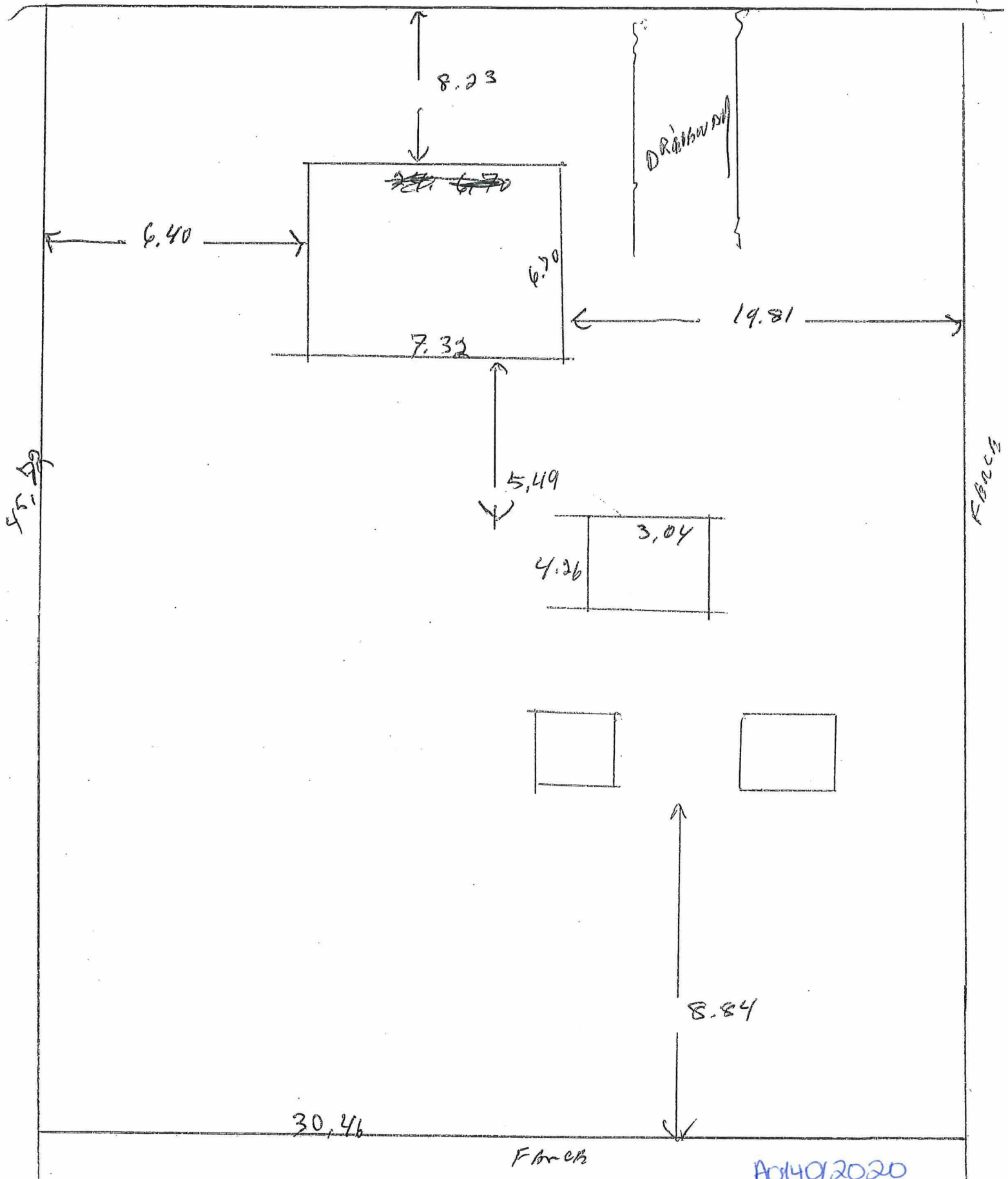
iv) All Three Shed should be demolished by new owners

v) Main Structure (dwelling) is very old with no foundation and should also be demolished.



1943 UBR million LAKA ROAD

Scheduac 2(ii)



AD14012020
Sketch 2

SC nRPud 2(iii)



ServiceOntario

PRINTED ON 13 MAY, 2020 AT 15:57:47
FOR CAMPANELLI

SCALE

0 30
meters

PROPERTY INDEX MAP

SUDBURY(No. 53)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	03050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE
PROPERTY INFORMATION AS THIS MAP MAY
NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND
DOCUMENTS RECORDED IN THE LAND
REGISTRATION SYSTEM AND HAS BEEN PREPARED
FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE
RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED



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A0140/2020

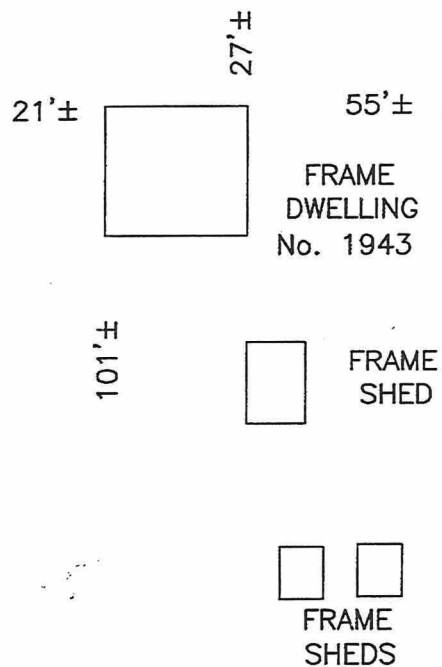
Shed 2411

VERMILLION LAKE ROAD

100' 30.48

45.72

150'



150'

PARCEL 16063 SWS

PARCEL 16062 SWS

PARCEL 16061 SWS

100'

AREA 1393.55

LOT 4 CONCESSION 6
TOWNSHIP OF FAIRBANK

AD140/2020



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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Maria and John O'Shaughnessy Email: [REDACTED]
Mailing Address: 599 Moon Rock Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: Sudbury Postal Code: P3E 5Z5 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: Marty Krivitski Email: [REDACTED]
Mailing Address: 1349 Drummond Ave Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: Sudbury Postal Code: P3A 4Y9 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: [REDACTED]
City: [REDACTED] Postal Code: [REDACTED]

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

- 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 attached schedule			

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

- c) Description of Proposal: additions to existing legal non-conforming building to square off the structure (see plan)

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

explained in attachment

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

PIN(s): 73401 0069 Township: Dieppe
 Lot No.: _____ Concession No.: _____ Parcel(s): 21450
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: SR-19167 Part(s): 1
 Municipal Address or Street(s): 943 Parache North Shore Road
53R-13943 Part 1

- 7) Date of acquisition of subject land.
- 2020

- 8) Dimensions of land affected.

Frontage 67 (m) Depth 125 (m) Area 4,000⁺ (m²) Width of Street NA (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>75</u> (m ²)	<u>125</u> (m ²)
Gross Floor Area:	<u>75</u> (m ²)	<u>125</u> (m ²)
No. of storeys:	<u>1</u>	
Width:	<u>6</u> (m)	<u>9</u> (m)
Length:	<u>10</u> (m)	<u>10</u> (m)
Height:	<u>one storey</u> (m)	<u>one storey</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.

1972

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

Use(s): seasonal Length of time: since constructed

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

Same as #13 ☐ or, same

- 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? 1

- 17) Existing uses of abutting properties:
- crown land and seasonal residency

- 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): A0103/2015
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, Maria John O'Shaughnessy (please print all names), the registered owner(s) of the property described as PIN 73401 0069, Parcel 21450
943 North Shore Road Dieppe Twp
in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

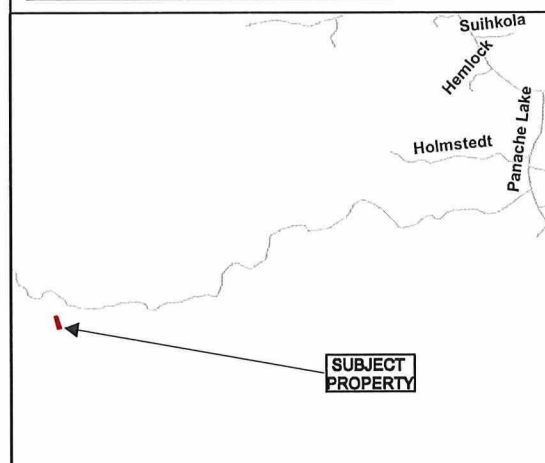
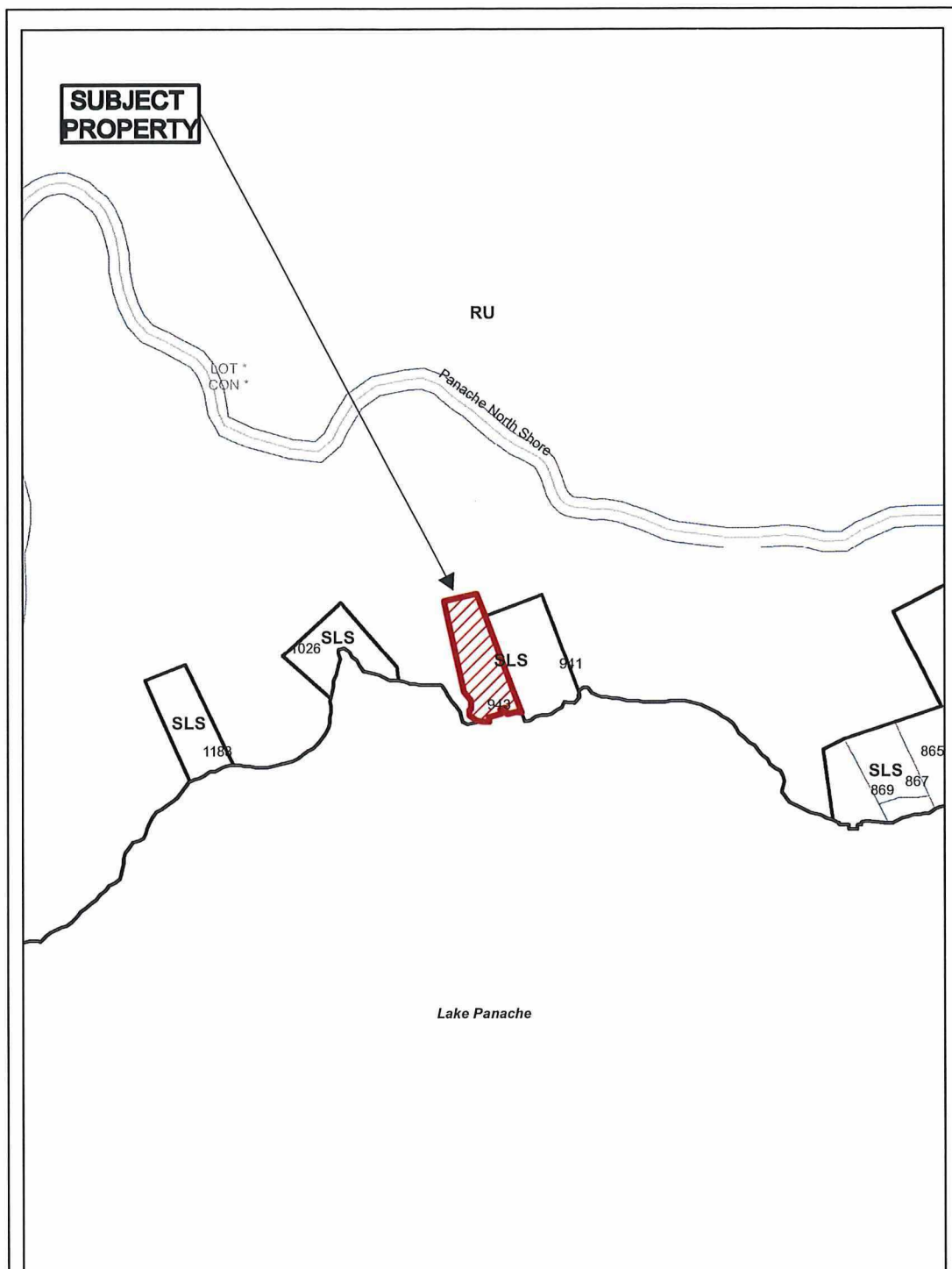
- appoint and authorize Marty Kivitslik (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or 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 19th day of March, 2021

[Signature]
(witness)

[Signature]
signature of Owner(s) or Signing Officer or Authorized Agent
Print Name: John O'Shaughnessy

*I have authority to bind the Corporation



Application for Minor Variance or Permission



Subject Property being PIN 73401-0069,
Parcel 21450, Part 1, Plan SR-1967,
Part 1, Plan 53R-13943,
Township of Dieppe,
943 Panache North Shore Road,
Greater Sudbury ,
City of Greater Sudbury

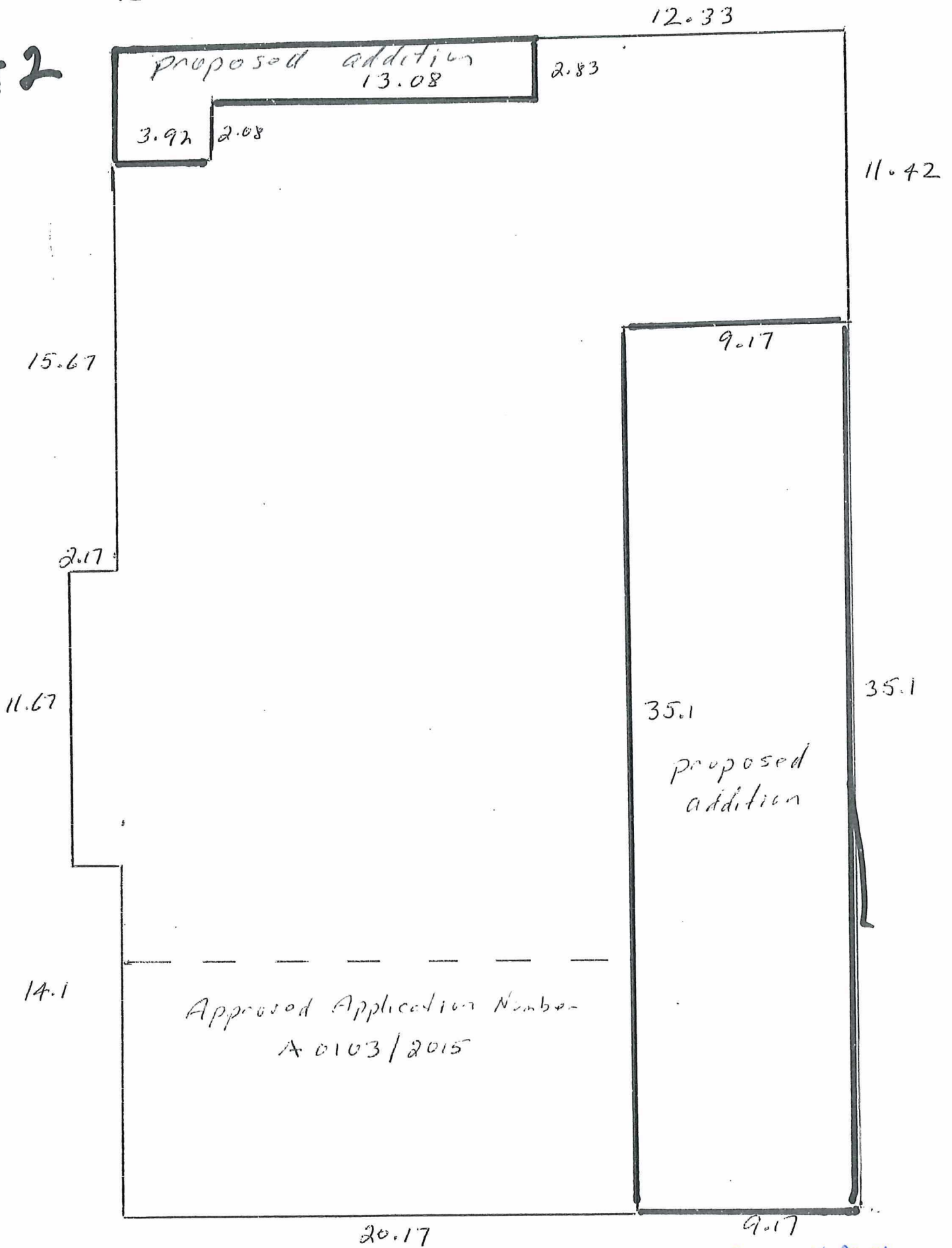
Sketch 1, NTS

A44/2021

NDCA/MNR Watershed Date: 2021 03 26

To scale 1" = 5ft

#2



A0044/2021
Sketch 2

10044/2021 sketch.3



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

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

Office Use Only 2020.01.01	
A 0048/2021	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

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

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

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): 2169289 Ontario Inc.	Email: [REDACTED]
Mailing Address: 2-2708 Bancroft Drive	Home Phone: [REDACTED]
	Business Phone:
City: Sudbury, ON	Fax Phone:
Postal Code: P3B 1T3	

- 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: Frank Wendorf	Email: [REDACTED]
Mailing Address: 2-2708 Bancroft Drive	Home Phone: [REDACTED]
	Business Phone:
City: Sudbury, ON	Fax Phone:
Postal Code: P3B 1T3	

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: Residential Current Zoning By-law designation: R-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
front yard set-back	6 m	3 m	3 m
corner side yard set-back	4.5 m	2.5 m	2 m

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

- c) Description of Proposal:
reduced front and side yard set-backs similar to neighbouring homes

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
new single family dwelling is restricted to building envelope by municipal and utility easements

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

PIN(s): 73493-0147LT Township: Garson Ward: ⁷ ~~Nickel Centre~~
 Lot No.: 4 Concession No.: 2 Parcel(s): 39131
 Subdivision Plan No.: M1001 Lot: 131 Reference Plan No.: Part(s):
 Municipal Address or Street(s): 60 McDougall Street, Garson

- 7) Date of acquisition of subject land. October 26, 2020

- 8) Dimensions of land affected.

Frontage 17.6 (m) Depth 25.3 (m) Area 510 +/- (m²) Width of Street 20 (m)

- 9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	<u>vacant lot</u>	(m ²)	<u>91 +/-</u>	(m ²)
Gross Floor Area:		(m ²)	<u>91 +/-</u>	(m ²)
No. of storeys:			<u>one</u>	
Width:		(m)	<u>8.3</u>	(m)
Length:		(m)	<u>11</u>	(m)
Height:		(m)	<u>6</u>	(m)

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

	Existing		Proposed	
Front:	<u>vacant lot</u>	(m)	<u>3</u>	<u>McDougall St.</u> (m)
Rear:		(m)	<u>6 +/-</u>	(m)
Side:	<u>Henry St.</u>	(m)	<u>2.5</u>	<u>Henry St.</u> (m)
Side:		(m)	<u>6.5 +/-</u>	(m)

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

What type of access to the land?

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

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

1950 to 2018 original home has been previously demolished 2019 ? Demo.

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

Use(s): residential single family dwelling Length of time: 40+ years

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

Same as #13 ☒ or, _____

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

- 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 dwellings

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

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

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

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

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

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

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Frank Wendorf 2169289 Ontario Inc. (please print all names), the registered owner(s) of the property described as 60 McDougall Street, Garson,
in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

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

Dated this 22 day of March, 2021

(witness

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


Print Name: Frank Wendorf

*I have authority to bind the Corporation


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

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 3 24TH day of MARCH, 20 21


Glen Stewart Ferguson,
a Commissioner, etc.,

Procurator of Ontario,
for the City of Greater Sudbury,
Expires July 21, 2023



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

Print Name: Frank Wendt

*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

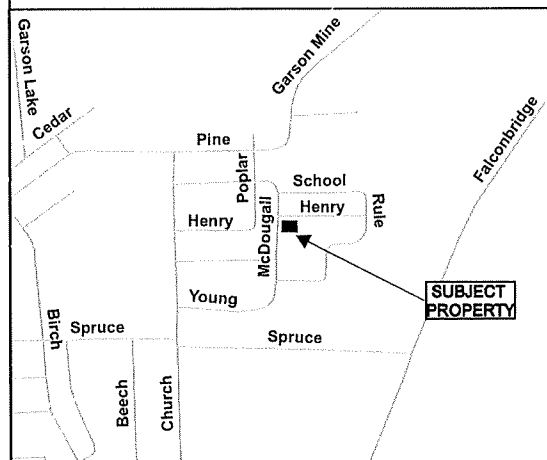
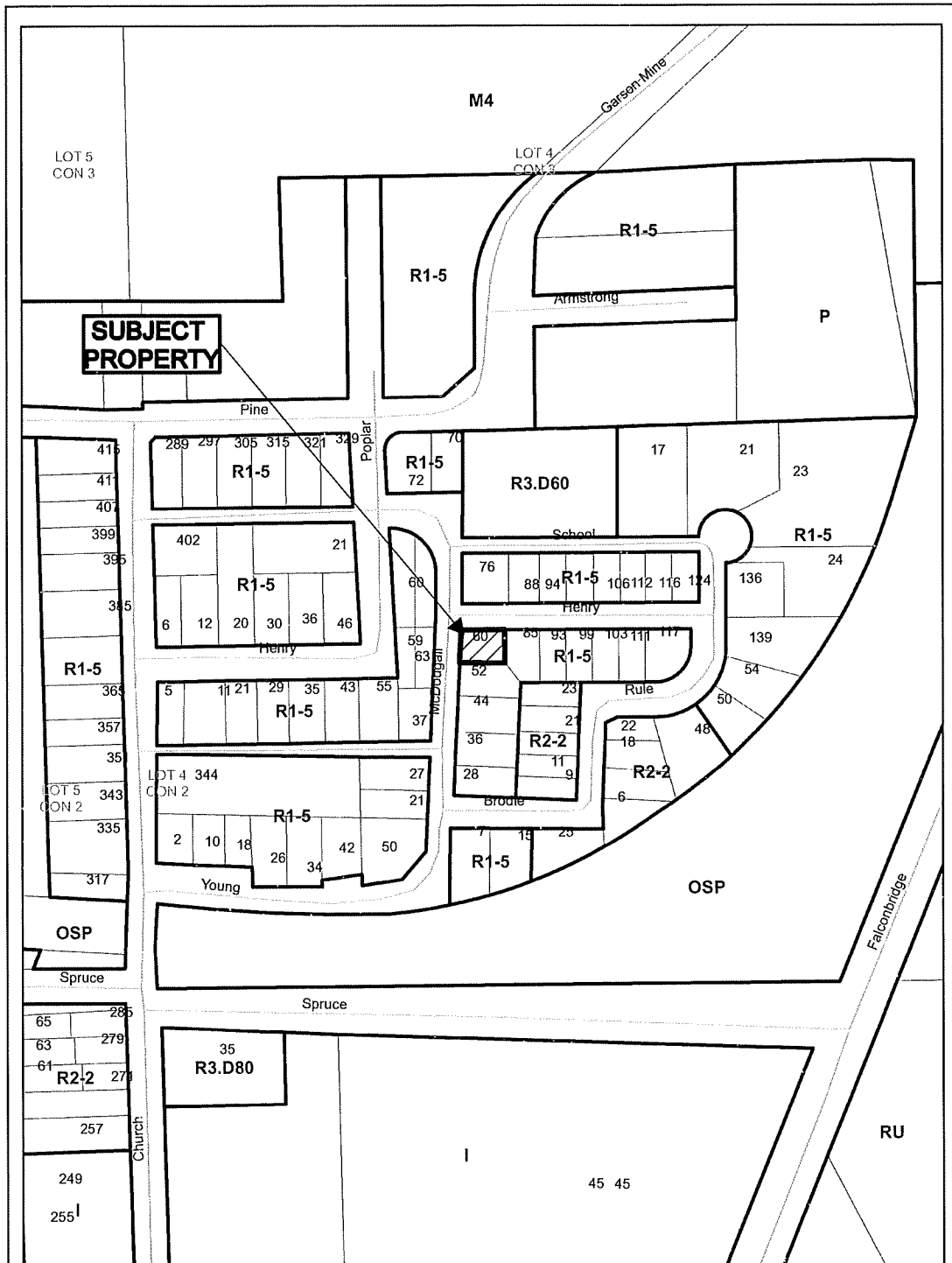
Date of Receipt: 24 Mar Hearing Date: 28 April 2021 Received By:

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

Previous File Number(s):

Previous Hearing Date:

Notes:



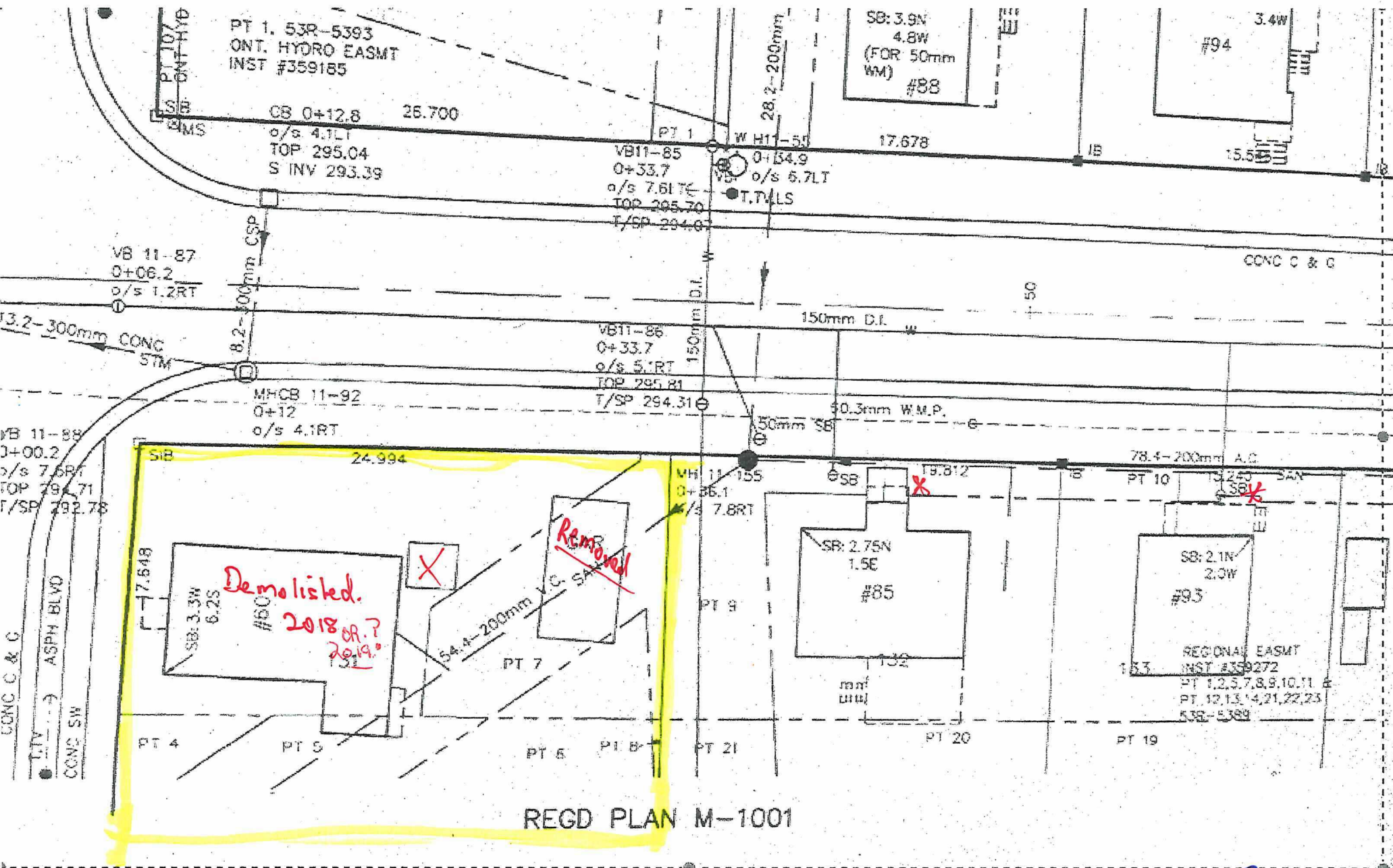
Application for Minor Variance or Permission



Subject Property being PIN 73493-0147,
PCL 39131, Lot 131, Plan M-1001,
Lot 4, Concession 2, Township of Garson,
60 McDougall Street, Garson,
City of Greater Sudbury

Sketch 1, NTS
NDCA Watershed

A48/2021
Date: 2021 03 26



APR 18/2021 sketch 2



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

Office Use Only 2020.01.01
A0049/2021
S.P.P. AREA YES ____ NO ____
NDCA REG. AREA YES ____ NO ____

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Cari and Renee Richter Email: [REDACTED]
Mailing Address: PO Box 510 Home Phone: [REDACTED]
City: Azilda Postal Code: P0M 1B0 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: _____ Email: _____
Mailing Address: _____ Home Phone: _____
City: _____ Postal Code: _____ Business Phone: _____
Fax Phone: _____

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

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

Name: Scotiabank Chelmsford
Mailing Address: 1-3454 Errington Avenue
City: Chelmsford Postal Code: P0M 1L0

- 4) Current Official Plan designation: Rural Current Zoning By-law designation: SLS(10)

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

Variance To	By-law Requirement	Proposed	Difference
Height-Section 4.2.4	5m	5.75m	0.75m

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

c) Description of Proposal: Construction of garage - no loft

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
Height is above by-law requirement.

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

PIN(s): 73347-1676 Township: Snider Ward: 4
 Lot No.: 8 Concession No.: 6 Parcel(s):
 Subdivision Plan No.: S3M1410 Lot: 4 Reference Plan No.: Part(s):
 Municipal Address or Street(s): 2115 Whitewater LK.

- 7) Date of acquisition of subject land.
- July 17, 2013

- 8) Dimensions of land affected.

182,289 + 175,996
 Frontage 57,225 (m) Depth ^ (m) Area (m²) Width of Street 50,033 (m)

- 9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	<u>140</u>	(m ²)	<u>118.92</u>	(m ²)
Gross Floor Area:	<u>(house)</u>	(m ²)	<u>(garage)</u>	(m ²)
No. of storeys:	<u>2</u>		<u>1</u>	
Width:	<u>14.2</u>	(m)	<u>12.19</u>	(m)
Length:	<u>10.05</u>	(m)	<u>9.75</u>	(m)
Height:		(m)	<u>5.73</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	(m)	Proposed	(m)
Front:	<u>71.18</u>	(m)	<u>118</u>	(m)
Rear:	<u>117.35</u>	(m)	<u>65</u>	(m)
Side:	<u>18.94</u>	(m)	<u>16</u>	(m)
Side:	<u>8.17</u>	(m)	<u>18</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.

Construction began October 2015 (Seasonal dwelling)

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

Use(s): Seasonal dwelling Length of time: 4.5 years

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

Same as #13 ☒ or, _____

- 15) What is the number of dwelling units on the property?
- 1 (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:
- vacant land

- 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, Cari and Renee Richer (please print all names), the registered owner(s) of the property described as 2115 Whitewater Lk.
Azilda
in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

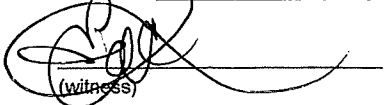
Authority to Enter Land and Photograph

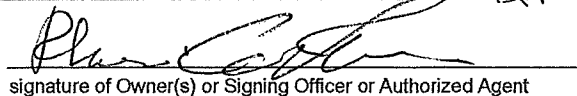
- grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- acknowledge that, in the event of a third party appeal of this application (where applicable) to the Local Planning Appeal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

Appointment of Authorized Agent

- appoint and authorize _____ (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 25 day of March 2021


(witness)


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

Print Name: Renee Richer and Cari Richer

*I have authority to bind the Corporation


PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, Car Riches Renee Richer (please print all names),
the registered owner(s) or authorized agent of the property described as 2115 White Water Lk

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 25th day of March, 20 21


Commissioner of Oaths

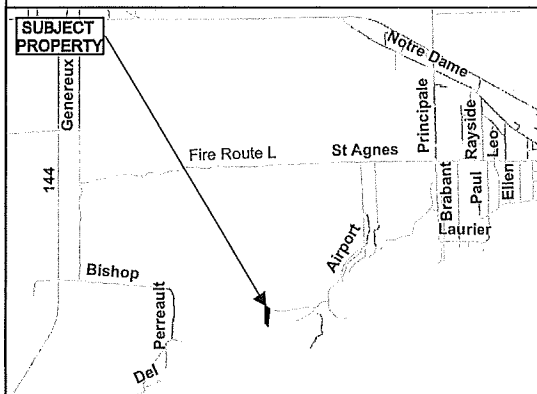
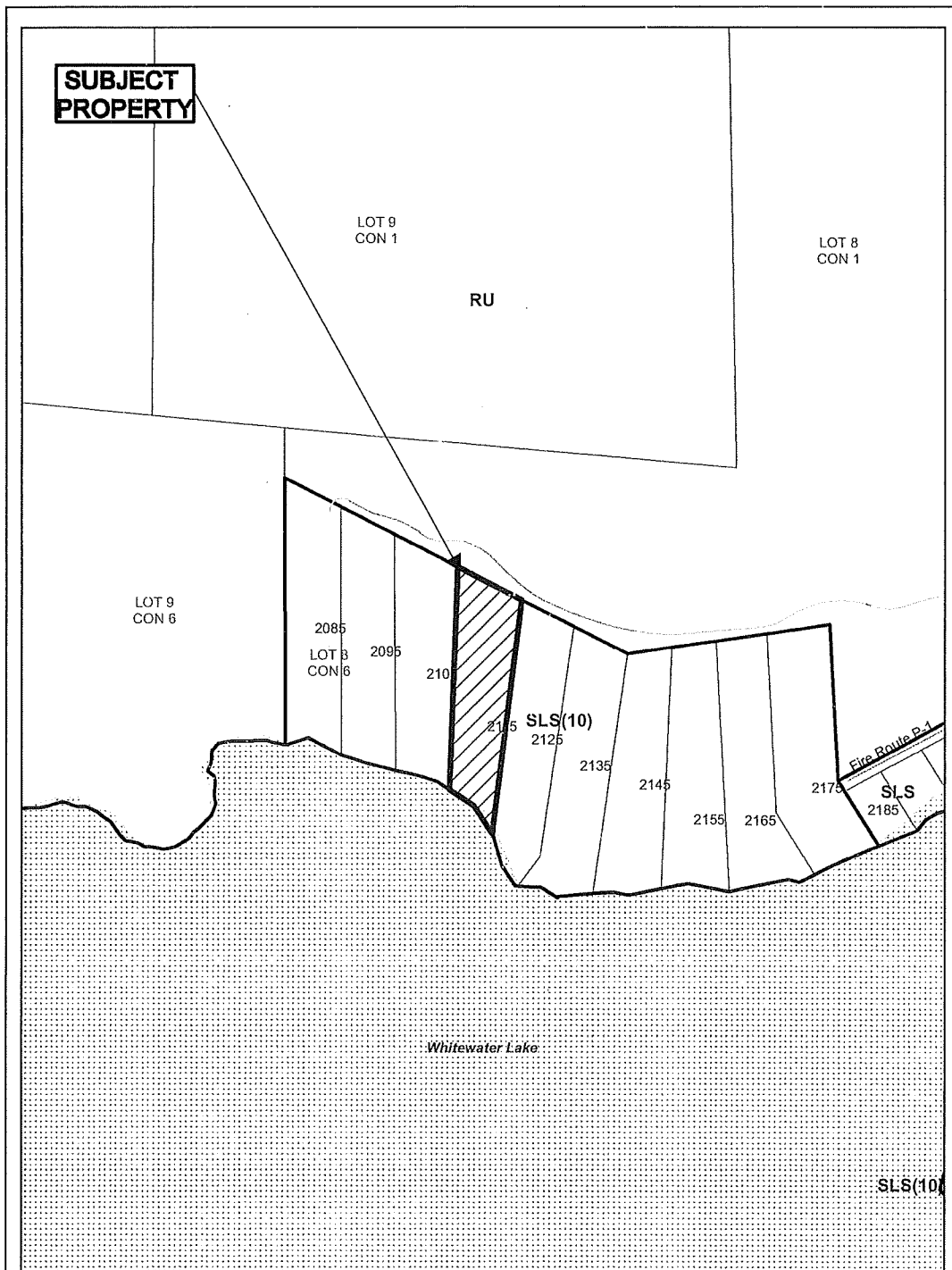
signature of Owner(s) or Signing Officer or Authorized Agent
(*where a Corporation)

Print Name: _____
 *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: <u>18 Mar 26</u>	Hearing Date: <u>28 April 2021</u>	Received By:
Zoning Designation: <u>SLS(10)</u>	Resubmission: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Previous File Number(s):		
Previous Hearing Date:		
Notes:		



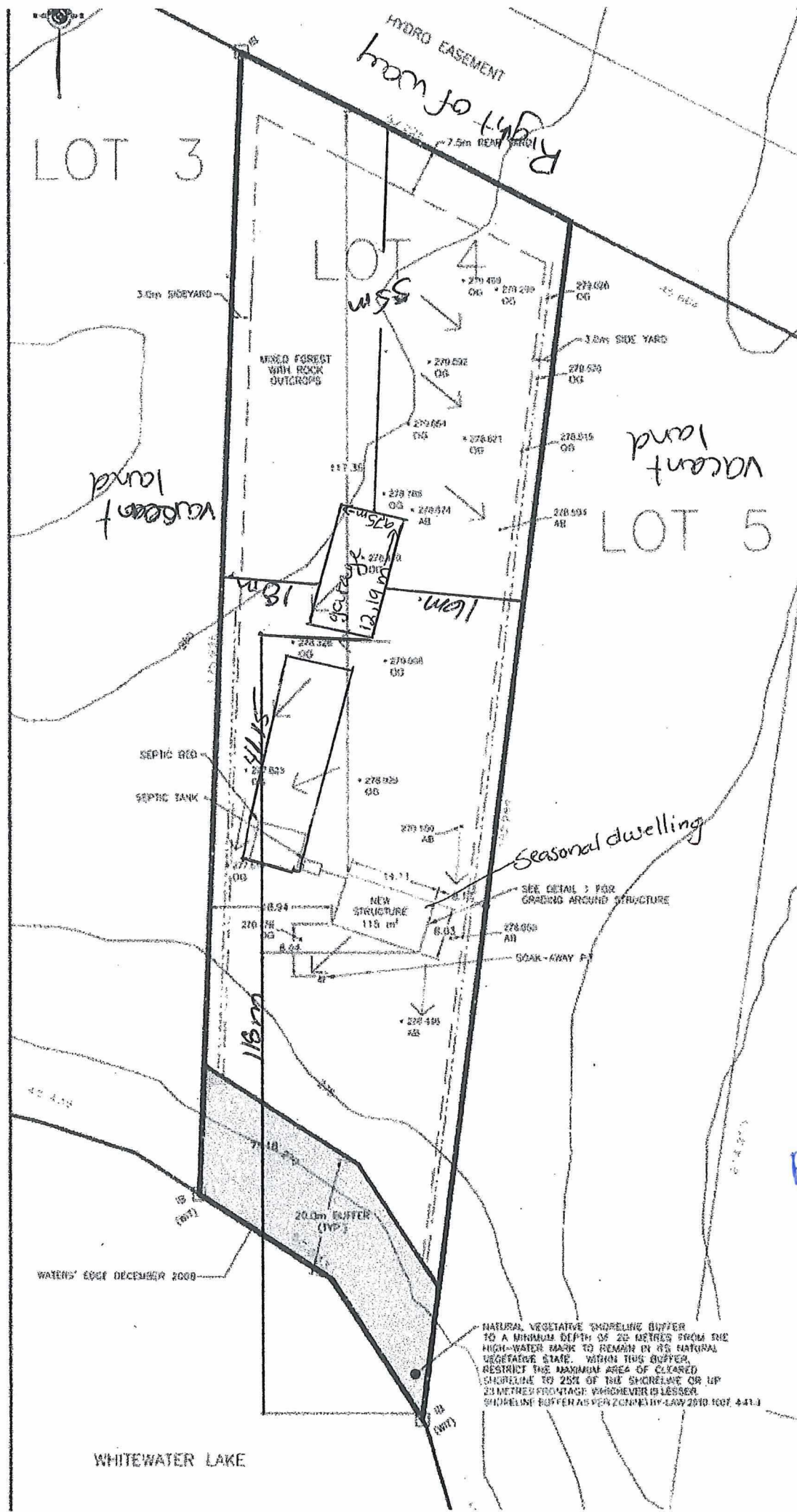
Application for Minor Variance or Permission



Subject Property being PIN 73347-1676,
Lot 4, Plan 53M-1410,
Lot 8, Concession 6, Township of Snider,
2115 Whitewater Lake, Azilda,
City of Greater Sudbury

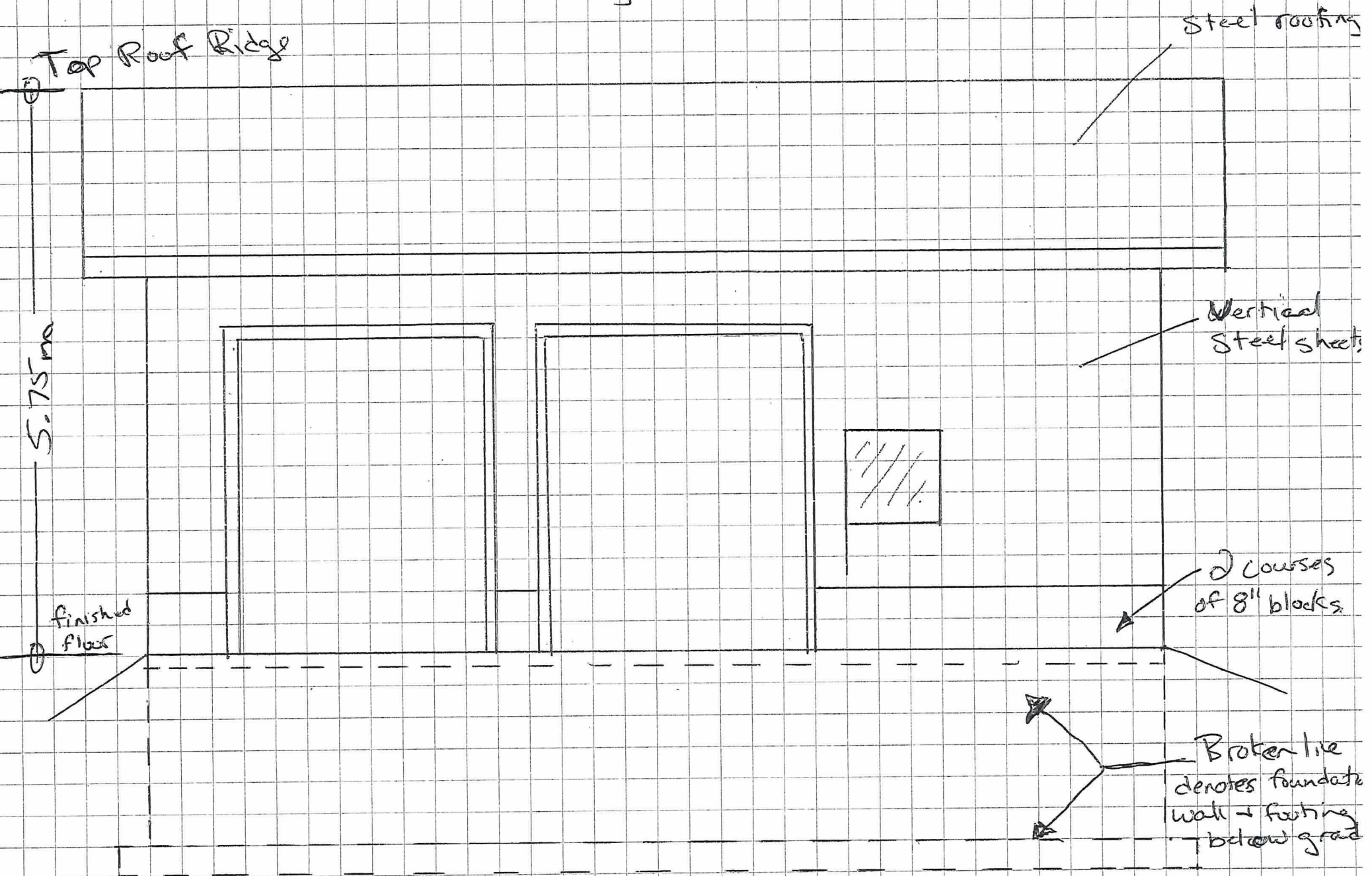
Sketch 1, NTS
NDCA Watershed

A49/2021
Date: 2021 04 08



Ad 49/2021
Sketch 2

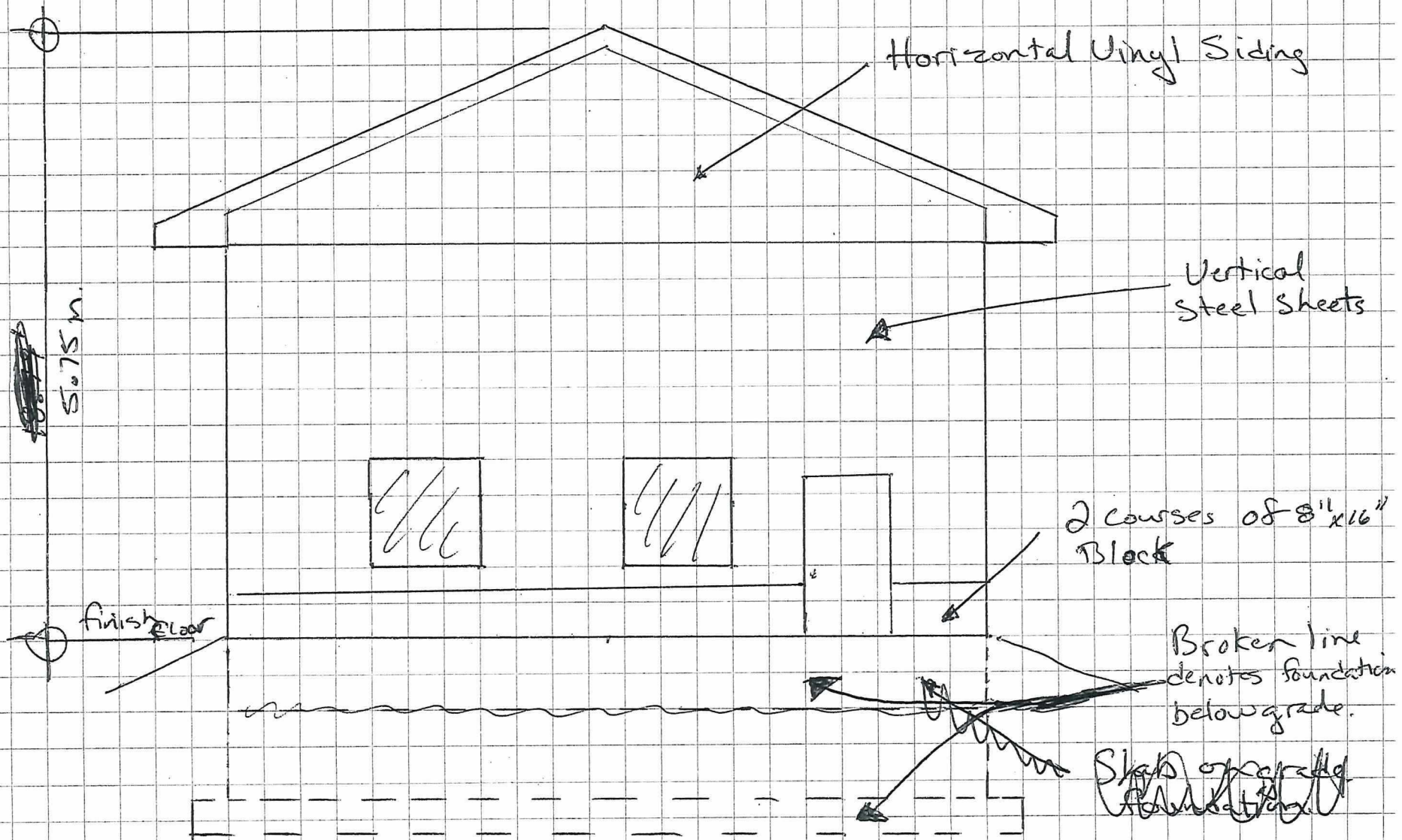
2115 Whitewater Lake
facing East.



A0049/2021

2115 Whitewater K Box 510
facing South.

Azilda Ont.



ADD 19/2021



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 2020.01.01
A0050/2020
S.P.P. AREA
YES ___ NO <input checked="" type="checkbox"/>
NDCA REG. AREA
YES ___ NO <input checked="" type="checkbox"/>

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

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PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Hoi Cheu Email: [REDACTED]
Mailing Address: 1961 Hunter St. Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: Sudbury Postal Code: P3E 2S6 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: Shelbey Krahn Email: [REDACTED]
Mailing Address: 1961 Hunter St. Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: Sudbury Postal Code: P3E 2S6 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: Desjardins
Mailing Address: 2037 Long Lake Rd Unit 1
City: Sudbury Postal Code: P3E 6J9

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

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

Variance To	By-law Requirement	Proposed	Difference
Table 5.5 parking requirements	5	2	3

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

- c) Description of Proposal:
To make a semi-detached home into a triplex.

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
There is no way to make 5 parking spaces. Being so close to the bus terminal, all the tenants walk or use the city bus to travel.
The two legal parking spaces each have room for two cars to park in tandem, so there is room for 4 cars to park easily.

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

PIN(s): 735840169 Township: McKim Ward: 10
 Lot No.: 5 Concession No.: 3 Parcel(s):
 Subdivision Plan No.: 2S E Lot: PT 35 Reference Plan No.: INST 11558 Part(s):
 Municipal Address or Street(s): 302 Larch St. Sudbury, ON P3B 1m1

- 7) Date of acquisition of subject land. Apr. 28, 2016

- 8) Dimensions of land affected.

Frontage 7.62 (m) Depth 36.58 (m) Area 278.74 (m²) Width of Street 12 (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>80.36 / 4.46</u> (m ²)	<u>80.36 / 4.46</u> (m ²)
Gross Floor Area:	<u>294.31 / 4.46</u> (m ²)	<u>294.31 / 4.46</u> (m ²)
No. of storeys:	<u>3 / 1</u>	<u>3 / 1</u>
Width:	<u>6.77 / 1.83</u> (m)	<u>6.77 / 1.83</u> (m)
Length:	<u>13.45 / 2.44</u> (m)	<u>13.45 / 2.44</u> (m)
Height:	<u>10.36 / 2.5</u> (m)	<u>10.36 / 2.5</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).

	Existing	Proposed
Front:	<u>11.79 / 25.85</u> (m)	<u>11.79 / 25.85</u> (m)
Rear:	<u>11.34 / 8.90</u> (m)	<u>11.34 / 8.90</u> (m)
Side:	<u>0.85 / 4.58</u> (m)	<u>0.85 / 4.58</u> (m)
Side:	<u>0 / 0.60</u> (m)	<u>0 / 0.60</u> (m)

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

What type of access to the land?

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

1917 / the shed's age is unknown

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

Use(s): triplex Length of time: 5 years and under other owners

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

Same as #13 ☒ or, _____

- 15) What is the number of dwelling units on the property?
- 3

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

☒ Yes ☐ No

If "yes", how many? 2

- 17) Existing uses of abutting properties:
- 300 Larch is single family residential; 310 Larch is a medical clinic with an apartment.

- 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, Hoi Cheu (please print all names), the registered owner(s) of the property described as 302 Larch 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 Local Planning Appeal Tribunal, the City of Greater Sudbury may not attend at the Local Planning Appeal Tribunal hearing unless the City is provided with the City's required fee for attendance at the hearing;

Appointment of Authorized Agent

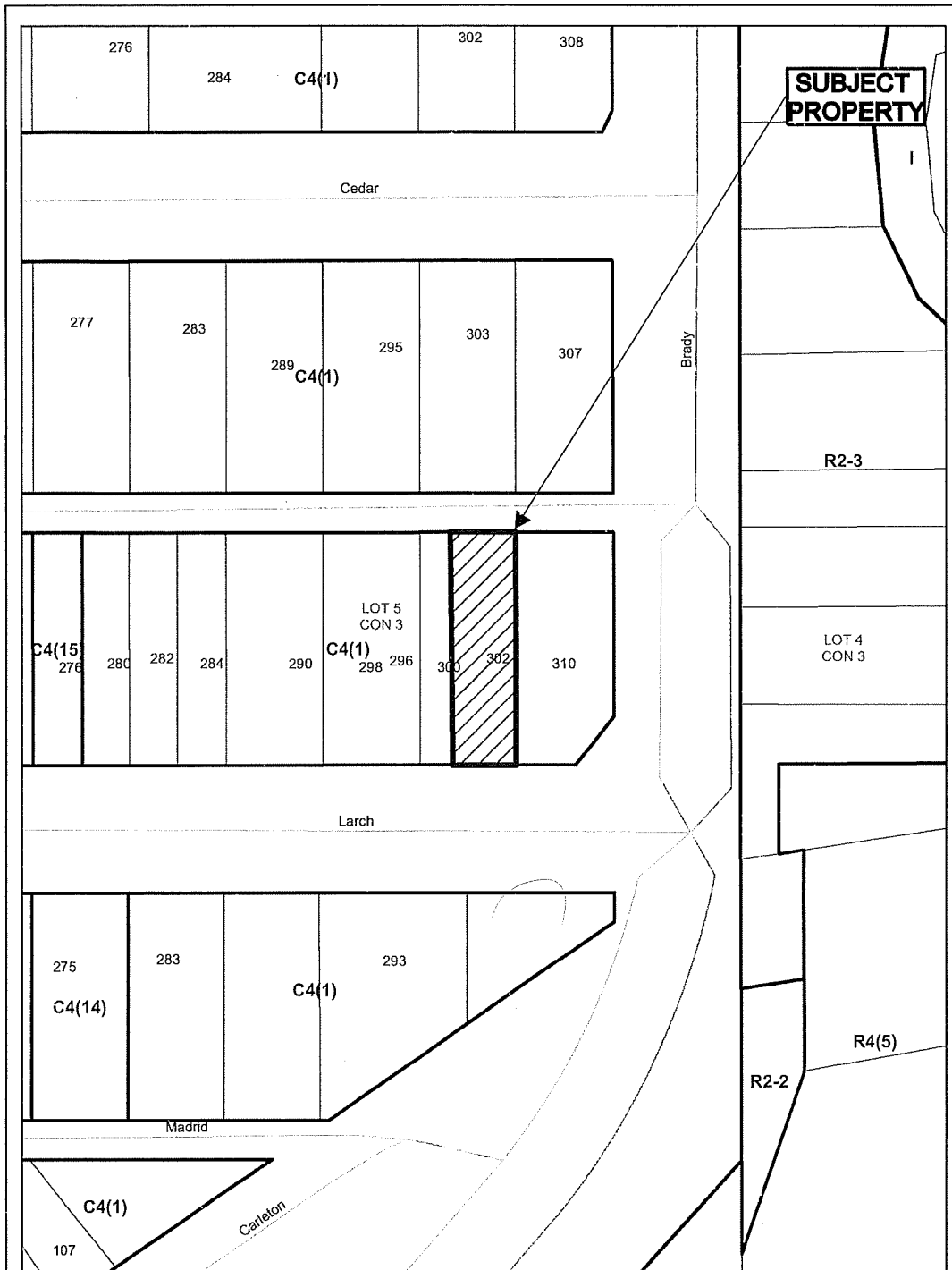
- appoint and authorize Shelbey Krahn (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents 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 25th day of March, 20 21

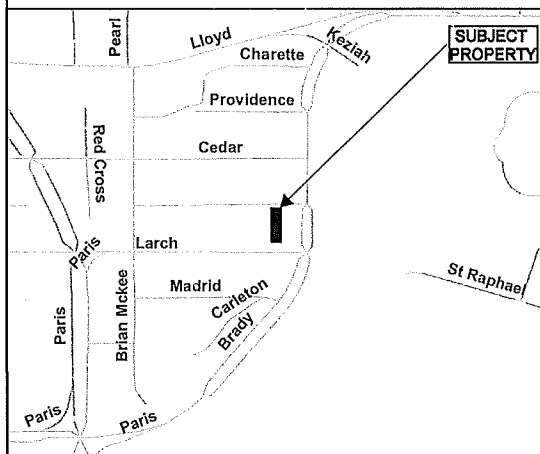
Katya Cheu
(witness)

Hoi F. Cheu
signature of Owner(s) or Signing Officer or Authorized Agent
Print Name: Hoi F. Cheu

*I have authority to bind the Corporation



**SUBJECT
PROPERTY**



**SUBJECT
PROPERTY**

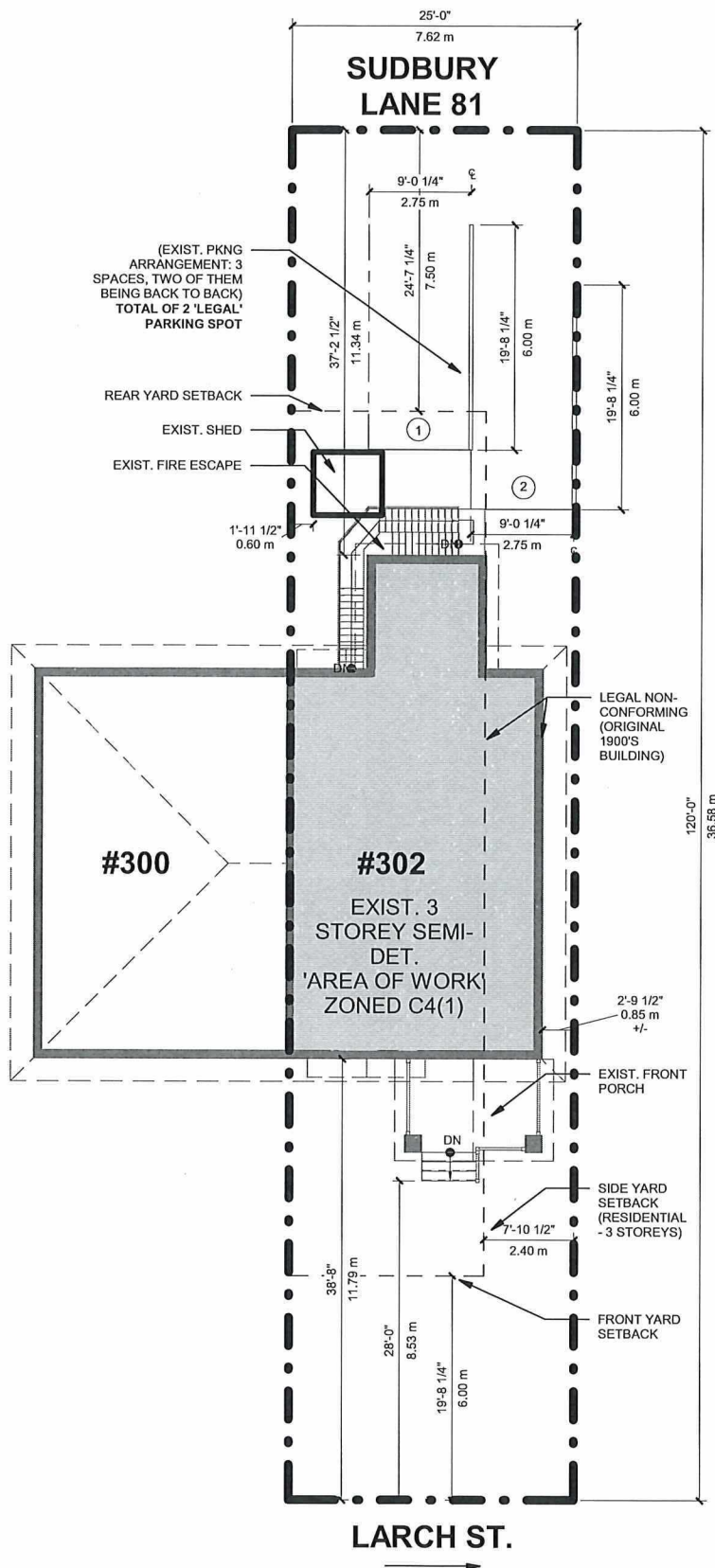
Application for Minor Variance or Permission



Subject Property being PIN 73584-0169,
Part of Lot 35, Plan 2S E, Inst 115558,
Lot 5, Concession 3, Township of McKim,
302 Larch Street, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA Watershed

A50/2021
Date: 2021 04 08



ADD 50/2021
Sketch 2



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

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

Office Use Only 2020.01.01	
A 0052/2021	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

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

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

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Patricia Richer Email: [REDACTED]
Mailing Address: 4676 GILBERT ST Home Phone: [REDACTED]
City: HAVERILL ONT Postal Code: P3P 1G5 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: _____ Email: _____
Mailing Address: _____ Home Phone: _____
City: _____ Postal Code: _____ Business Phone: _____
Fax Phone: _____

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

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

Name: SCOTT BANK
Mailing Address: 141 LCA PARK
City: _____ Postal Code: _____

- 4) Current Official Plan designation: Living Area 1 Current Zoning By-law designation: R1S

- 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
lot coverage - 14.23	70.1m ² (48%)	92.6m ²	22.6m ²
height 11.2-4	5.0m	6.1m	1.1m

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

- c) Description of Proposal: garage

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

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

PIN(s): 73503-0230 Township: Barre Ward: 6
 Lot No.: 1 Concession No.: 3 Parcel(s): 51485
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: S3: 13833 Part(s): 2
 Municipal Address or Street(s): 4676 Gilbert

- 7) Date of acquisition of subject land.
- 1995

- 8) Dimensions of land affected.

Frontage 10.0 (m) Depth 38.2 (m) Area 699 (m²) Width of Street — (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>74.4 m²</u>	<u>83.3 m²</u>
Gross Floor Area:	<u>913 m²</u>	<u>83.3 m²</u>
No. of storeys:	<u>1</u>	<u>1</u>
Width:	<u>6.1 m</u>	<u>8.5 m</u>
Length:	<u>12.2 m</u>	<u>9.8 m</u>
Height:	<u>1 storey</u>	<u>1.1 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>13.2 m</u>	<u>1.2 m</u>
Rear:	<u>3.4 m</u>	<u>1.2 m</u>
Side:	<u>1.2 m</u>	<u>1.2 m</u>
Side:	<u>—</u>	<u>—</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.

HOUSE - 1996 shed - 2016

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

Use(s): residential Length of time: since being built

- 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

- 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, Pierre Richer (please print all names), the registered owner(s) of the property described as 4676 Gilbert
in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

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

Dated this 29 day of March, 2021

W. Kufner
(witness)

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

Print Name: Pierre Richer


*I have authority to bind the Corporation

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

4676 Gilbert

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 29 day of March, 2021


Commissioner of Oaths

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

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

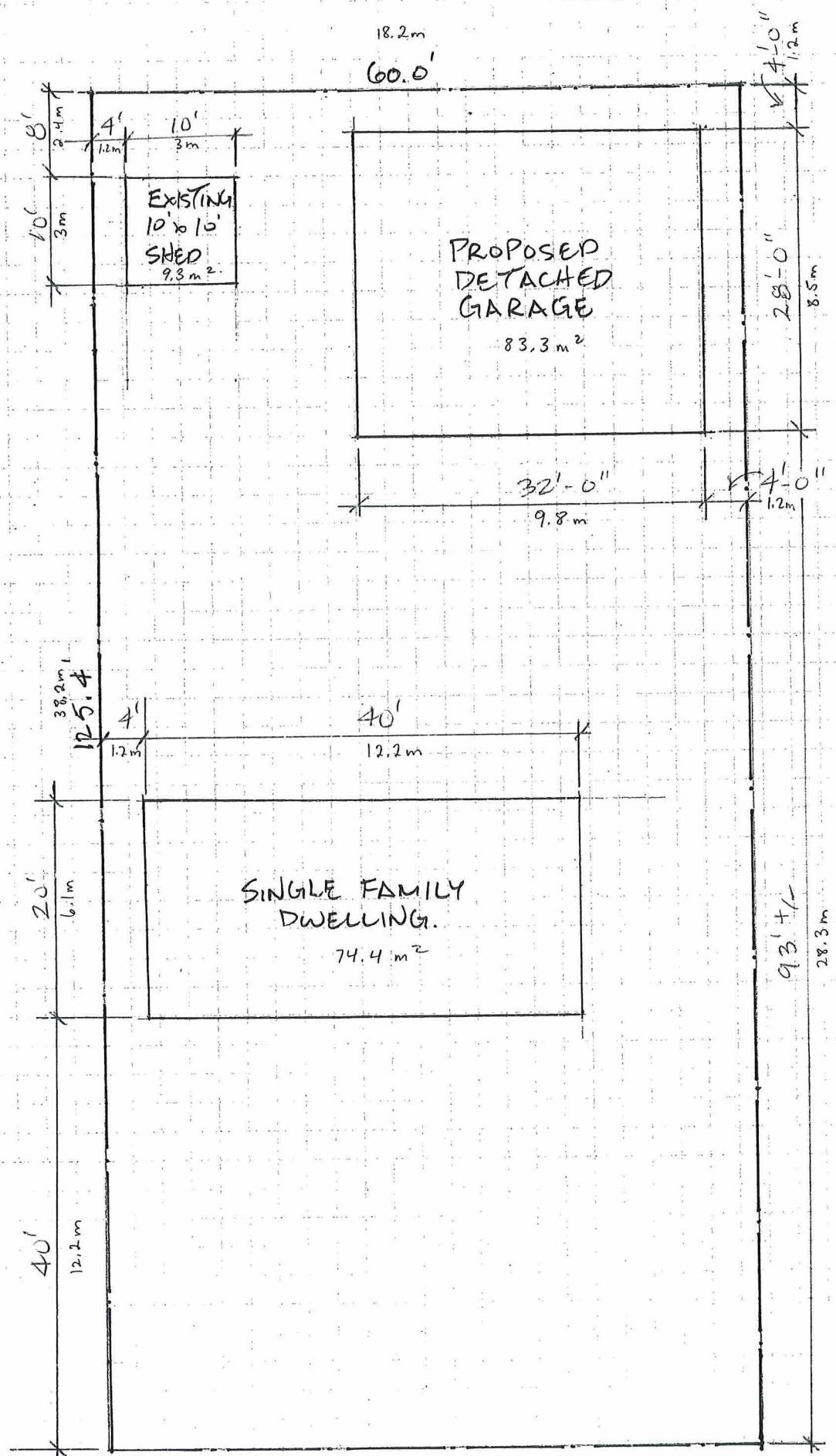
Print Name: Pickle Ridge
 *I have authority to bind the Corporation

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

FOR OFFICE USE ONLY

[illegible]

A00502/2021
Sketch 2



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

4676 GILBERT ST.

"PIERRE RICHER"

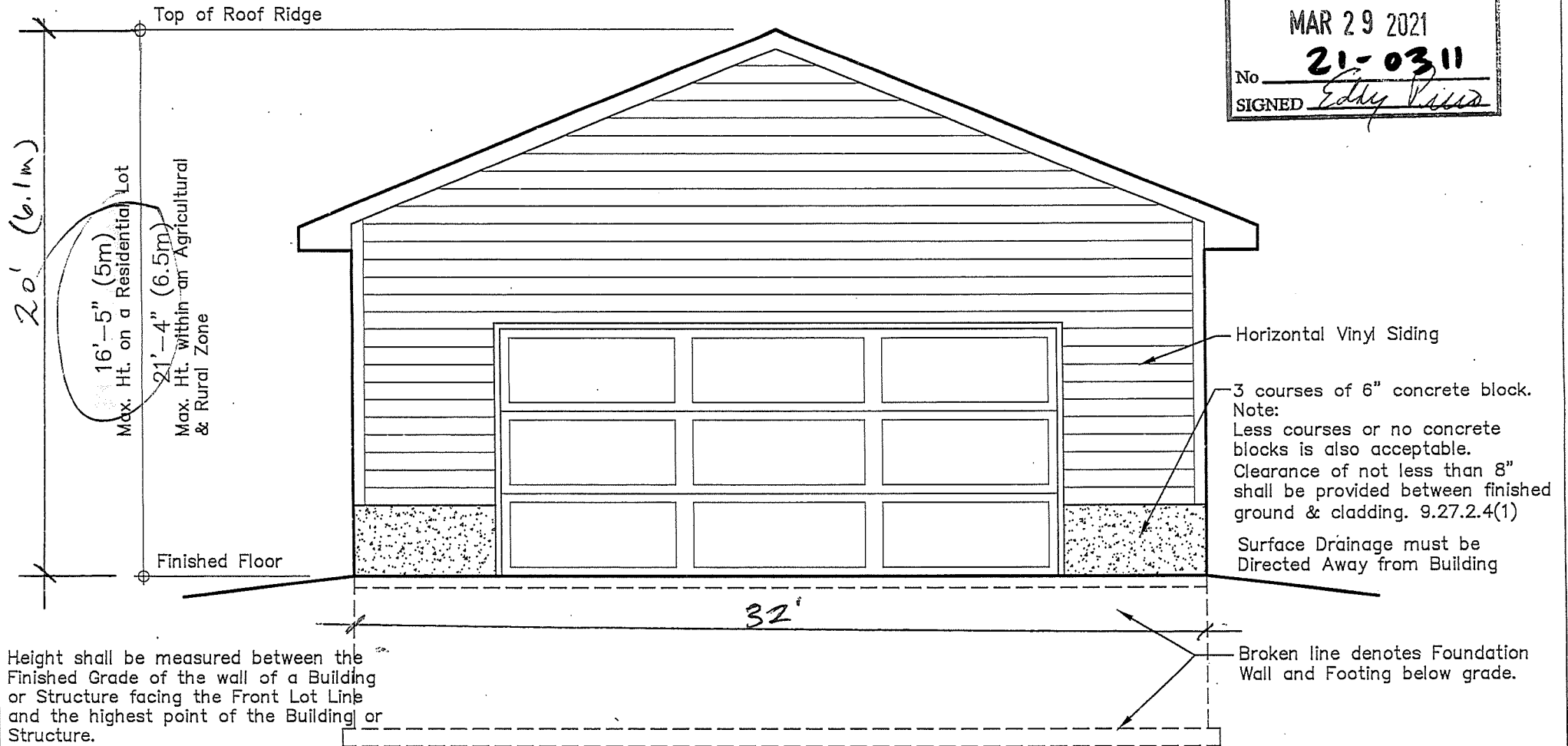
BUILDING ELEVATION MAY
NOT APPEAR AS BUILT

City of Greater Sudbury
BUILDING SERVICES DIVISION
These drawings/plans/sketches have
been reviewed for the purpose of
obtaining a Building Permit

MAR 29 2021

No. **21-0311**

SIGNED *Eddy Piro*



NOTE:

It is the Contractor's responsibility to ensure that all construction conforms to the requirements of the Ontario Building Code latest addition. Notations made on these drawings are for your information and assistance only and do not necessarily comment on all areas of construction

Greater Grand Sudbury
www.greatersudbury.ca
BUILDING SERVICES

Detached Garage
with Full Foundation & Footing
FRONT ELEVATION

SCALE: NTS

DRAWN BY: E.P.

DATE: 03/2020 (REV.)

A-3 (FTG/FND)
SHEET

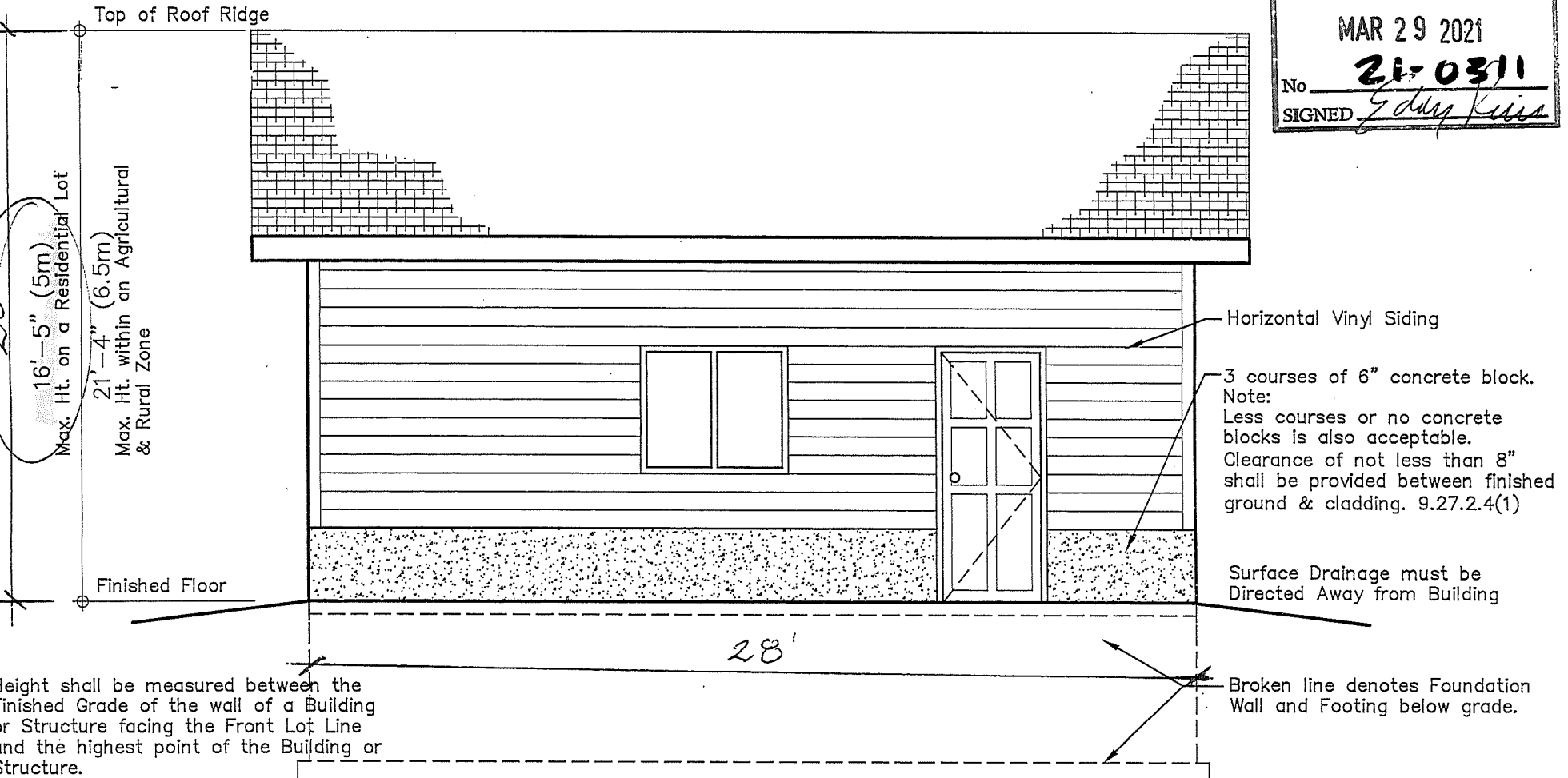
POW 52/2021

BUILDING ELEVATION MAY
NOT APPEAR AS BUILT

City of Greater Sudbury
BUILDING SERVICES DIVISION
These drawings/plans/sketches have
been reviewed for the purpose of
obtaining a Building Permit

MAR 29 2021

No. **21-0311**
SIGNED *E. J. K...*



NOTE:
It is the Contractor's responsibility to ensure that all construction conforms to the requirements of the Ontario Building Code latest addition. Annotations made on these drawings are for your information and assistance only and do not necessarily comment on all areas of construction.

Greater Sudbury
www.greatersudbury.ca
BUILDING SERVICES

Detached Garage
with Full Foundation & Footing
SIDE ELEVATION

SCALE: NTS

DRAWN BY: E.P.

DATE: 03/2020 (REV.)

A-4 (FTG/FND)
SHEET

100521, 2021



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 2020.01.01	
A 0053 / 2021	
S.P.P. AREA	
YES	NO
NDCA REG. AREA	
YES	NO

APPLICATION FEE: \$960.00 (includes \$230.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$292.00 (includes \$230.00 legal notice fee)
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

- 1) The undersigned hereby applies to the Committee of Adjustment of the City of Greater Sudbury under Section 45 of the Planning Act R.S.O. 1990, c.P. 13 for relief, as described in this application, from the By-Law, as amended.
Normand Ernest Gravelle, Julie Violette Gravelle, Juliette Gravel
Registered Owner(s): *Pauline Beaudry, Gilles Gravelle* Email: _____
Mailing Address: _____ Home Phone: _____
City: _____ Postal Code: _____ 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: *Gérard E. Guimond* Email: _____
Mailing Address: *3527 Errington Avenue* Home Phone: _____
City: *Chelmsford* Postal Code: *R0M 1L0* Business Phone: _____
Fax Phone: _____
Note: Unless otherwise requested, all communication will be sent to the agent, if any.

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

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

- 4) Current Official Plan designation: _____ Current Zoning By-law designation: _____

- 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
Frontage	45.0	30.40	14.60
Lot Area	4000 m ²	1393	2607

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

- c) Description of Proposal: *In support of application for Validation of Title and 2 minor variances for 1943 Vermilion Lake Road Chelmsford, Ontario*

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: *Parcel created in 1950's and violation of the Planning Act occurred more recently. This older parcel does not comply with the current zoning Act. There are 3 identical parcels see Schedule 2 and this is the Co-Parcel Planning Act Issue second owner family parcel*

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

PIN(s): 73367-0077 Township: Fairbank Ward: 3
 Lot No.: PT LT 4 Concession No.: 6 Parcel(s): 16063 SWS
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 1945 Vermilion Lake Road, Chelmsford, Ontario

- 7) Date of acquisition of subject land.
- March 27, 1980

- 8) Dimensions of land affected.

Frontage 30.48 (m) Depth 45.72 (m) Area 1393.55 (m²) Width of Street 20.11 (m)

- 9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	<u>70.45</u>	(m ²)	<u>70.45</u>	(m ²)
Gross Floor Area:		(m ²)		(m ²)
No. of storeys:	<u>ONE</u>		<u>ONE</u>	
Width:	<u>7.01</u>	(m)	<u>7.01</u>	(m)
Length:	<u>10.05</u>	(m)	<u>10.05</u>	(m)
Height:		(m)		(m)
<u>Garage</u>	<u>35.07</u>		<u>35.07</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:		(m)		(m)
Rear:	<u>See schedule</u>	(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.

Probably around 1960's

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

Use(s): Residential Length of time: abandoned seven yrs ago +

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

Same as #13 ☐ or, Residential

- 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 rural

- 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 Juliette Gravel, Pauline Beaudry & Gilles Gravelle (please print all names), the registered owner(s) of the property described as 1945 Vermilion Lk Rd, Chelmsford PCL 16063 SWS PLOT 4, Con 6, Fairbank in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

- appoint and authorize Gerard E. Guilmond (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 6th day of August, 2021

(witness)

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

Print Name

I have authority to bind the Corporation

Gilles Gravelle

Juliette Gravel by Her Attorney: Pauline Beaudry

Pauline Beaudry

I/We, Gerard E. Guimond (please print all names),

the registered owner(s) or authorized agent of the property described as 1943 Vermilion Lk Rd,
Chelmsford, PCL 16062 SW5 PTLT4, Con 6 Fairbank

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 30 day of March, 20 21

Blanger-Quette

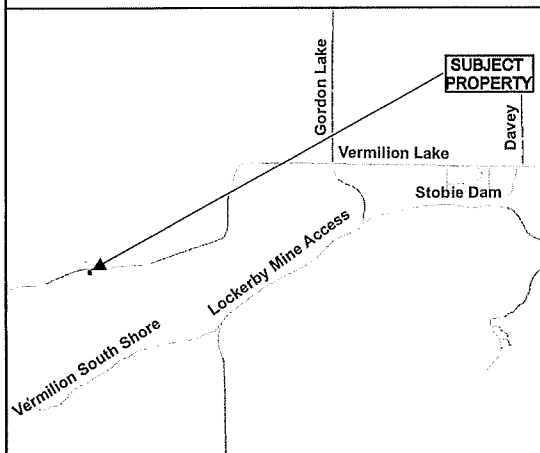
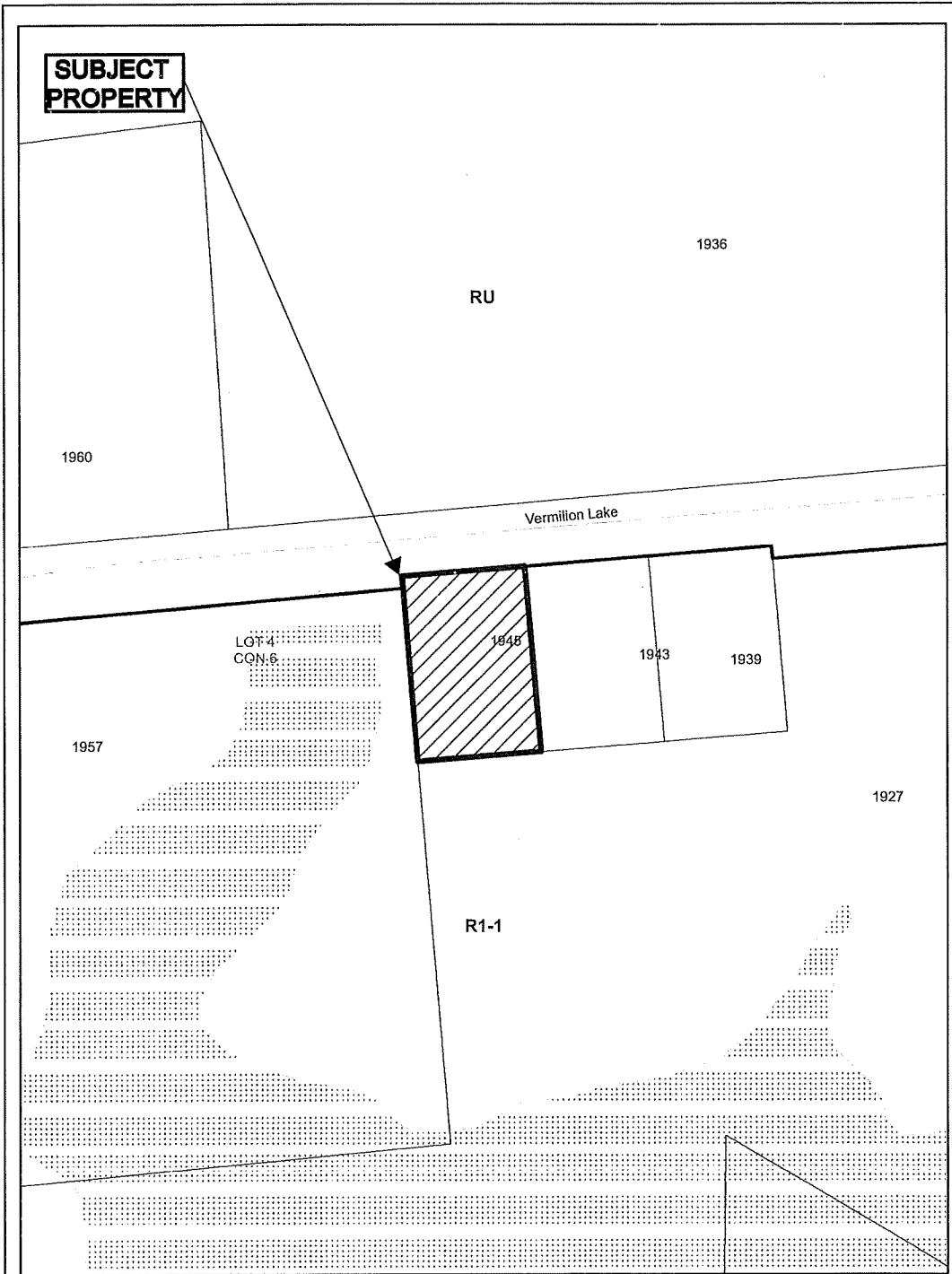
signature of Owner(s) or Signing Officer or Authorized Agent
(*where a Corporation) Gerard E. Guimond

Print Name: GERARD E. GUIMOND
 *I have authority to bind the Corporation

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

FOR OFFICE USE ONLY

[illegible]



**Application for Minor
Variance or Permission**

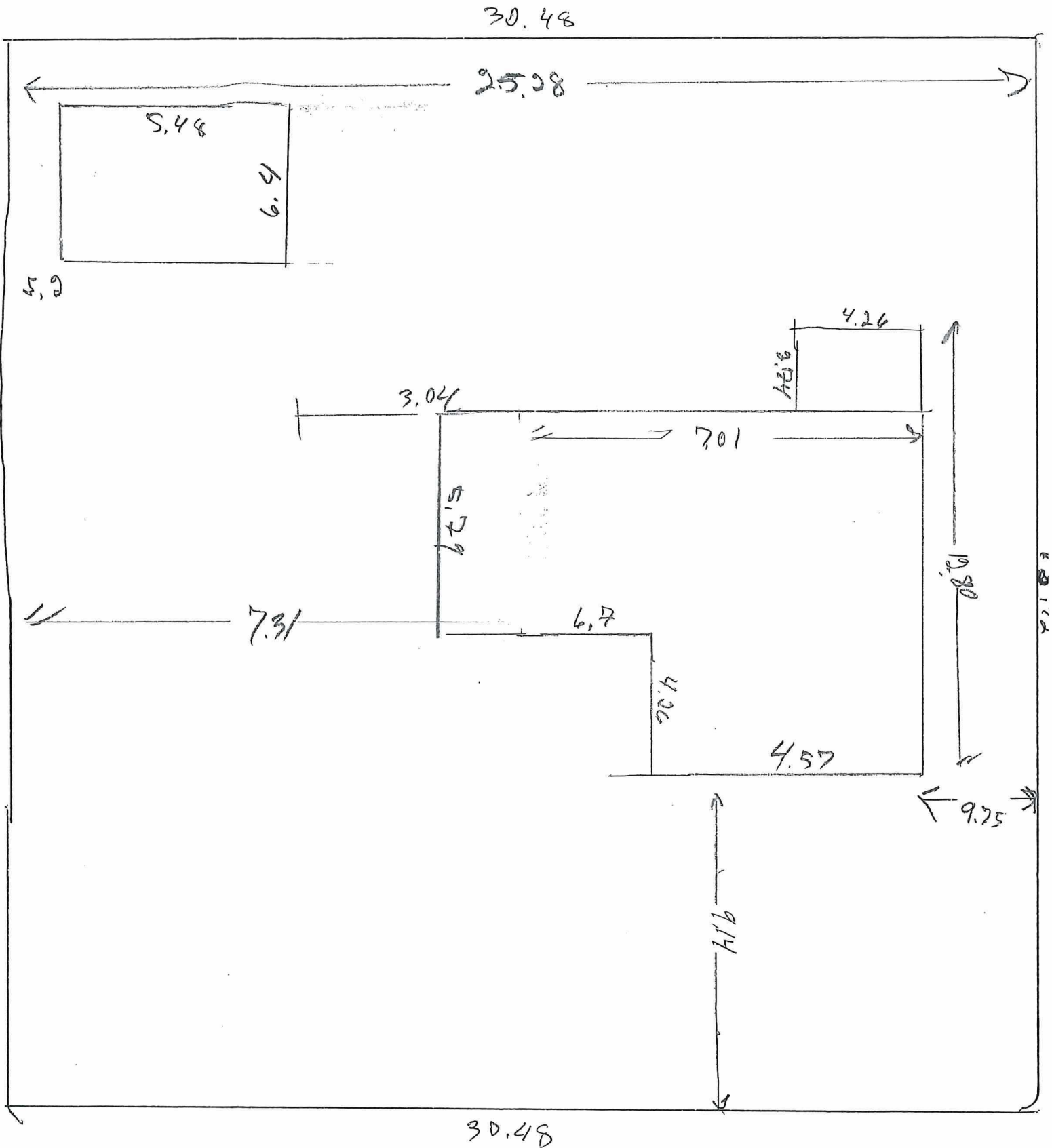


Subject Property being PIN 73367-0077,
Parcel 16063, Part of Lot 4, Concession 6,
Township of Fairbank,
1945 Vermillion Lake Road, Chelmsford,
City of Greater Sudbury

Sketch 1, NTS
NDCA Watershed

A53/2021
Date: 2021 04 09

MASSIVE CAMP GROUND R.R.T



A0053/2021
sketch 2

1945 VARMILION LARK RD

↓ NORTH



PRINTED
FOR RB

0

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53R4908

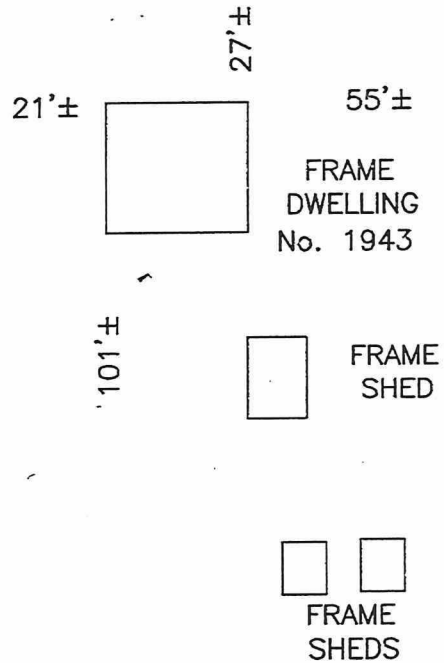
0155

A0053/2004

VERMILLION LAKE ROAD

1943 Vermillion 100'

1945 Vermillion LK Rd



PARCEL 16063 SWS

PARCEL 16062 SWS

PARCEL 16061 SWS

100'

LOT 4 CONCESSION 6
TOWNSHIP OF FAIRBANK

A0053/2024

Wow

gerry guimond <[REDACTED]>

Thu 2021-02-04 1:48 PM

To: gerry guimond <[REDACTED]>

#1945



Sent from my iPhone

10053/2021

2/5/2021

Mail - gerry guimond - Outlook

Vermillon Lake Rd

gerry guimond <[REDACTED]>

Fri 2021-02-05 1:48 PM

To: gerry guimond <[REDACTED]>

#1945



Sent from my iPhone

10053/2021



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 2020.01.01
A 0055/2021
S.P.P. AREA YES ____ NO ____
NDCA REG. AREA YES ____ NO ____

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

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

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Michael Laurin	Email: [REDACTED]
Mailing Address: 93 Edward Ave	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: Chelmsford	Postal Code: P0M1L0
	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: Sherri-Lynn McDowell	Email: [REDACTED]
Mailing Address:	Home Phone: [REDACTED]
52 Tuddenham Ave. Sudbury, ON	Business Phone: [REDACTED]
City: Orillia	Postal Code: L3V 8J7
	Fax Phone: [REDACTED]

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

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

Name:	
Mailing Address:	
City:	Postal Code:

- 4) Current Official Plan designation: Living Area 1 Current Zoning By-law designation: R2-3

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

Variance To	By-law Requirement	Proposed	Difference
Reduction in Frontage	18m	10.16m	7.84m
Reduction in side yard	1.2m	1.06m	0.14m
Reduction in Parking	5	4	1
Reduction in property size	420msq	390msq	30msq
Reduction in Front Yard Setback	6m	4.939m	1.061m

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

- c) Description of Proposal:

Converting an existing duplex to a tri-plex. Property currently does not conform with left side yard, frontage & front yard setback and parking.

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

Existing property size does not comply with the requirements for a multi-dwelling unit although being zoned for it.

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

PIN(s): 73588-0359 Township: McEwen City of Sudbur Ward: 1
 Lot No.: 8 Concession No.: 2 Parcel(s): 7911 SES
 Subdivision Plan No.: M-128 Lot: 345 Reference Plan No.: Part(s):
 Municipal Address or Street(s): 52 Tuddenham Ave. Sudbury, ON

- 7) Date of acquisition of subject land.
- Jan 14th 2020

- 8) Dimensions of land affected.

Frontage 10.16 (m) Depth 38.4 (m) Area 390 (m²) Width of Street 8 (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>123</u> (m ²)	<u>No change</u> (m ²)
Gross Floor Area:	<u>246 (main + bsmt)</u> (m ²)	<u>No change</u> (m ²)
No. of storeys:	<u>1 ground + 1 bsmt</u>	<u>No change</u>
Width:	<u>6.42</u> (m)	<u>No change</u> (m)
Length:	<u>19.58</u> (m)	<u>No change</u> (m)
Height:	<u>5.1</u> (m)	<u>No change</u> (m)

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

	Existing	Proposed
Front:	<u>4.93</u> (m)	<u>No change</u> (m)
Rear:	<u>13.87</u> (m)	<u>No change</u> (m)
Side:	<u>1.06</u> (m)	<u>No change</u> (m)
Side:	<u>2.66</u> (m)	<u>No change</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.

80+ years

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

Use(s): Duplex Length of time: 49+ years

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

Same as #13 ☐ or, Tri-Plex

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

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

☐ Yes ☒ No

If "yes", how many? The existing units are legal units -the new third unit is not yet existing-but will be legalized if approved.

- 17) Existing uses of abutting properties:
- R2-3 -residential

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

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

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

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

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

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

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Michael Laurin (please print all names), the registered owner(s) of the property described as 52 Tuddenham Ave, Sudbury, Ont, P3C 3G3
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;

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

Appointment of Authorized Agent

- appoint and authorize Sherri-Lynn McDowell (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 31st day of March, 2021

M. D. [Signature]
(witness)

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

Print Name: Michael Laurin

*I have authority to bind the Corporation

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, Sherri-Lynn McDowell (please print all names),
the registered owner(s) or authorized agent of the property described as 2 Tuddenham Ave, Sudbury, Ont, P3C 3G3

in the City of Greater Sudbury:

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

Dated this 15th day of Apr., 20 21

Beverly Bancroft
Commissioner of Oaths

BEVERLY ANN BRANDT,
a Commissioner, etc., County of SImcoe,
for **BRIAN D. KINNEAR, Barrister and Solicitor.**
Expires March 2, 2023

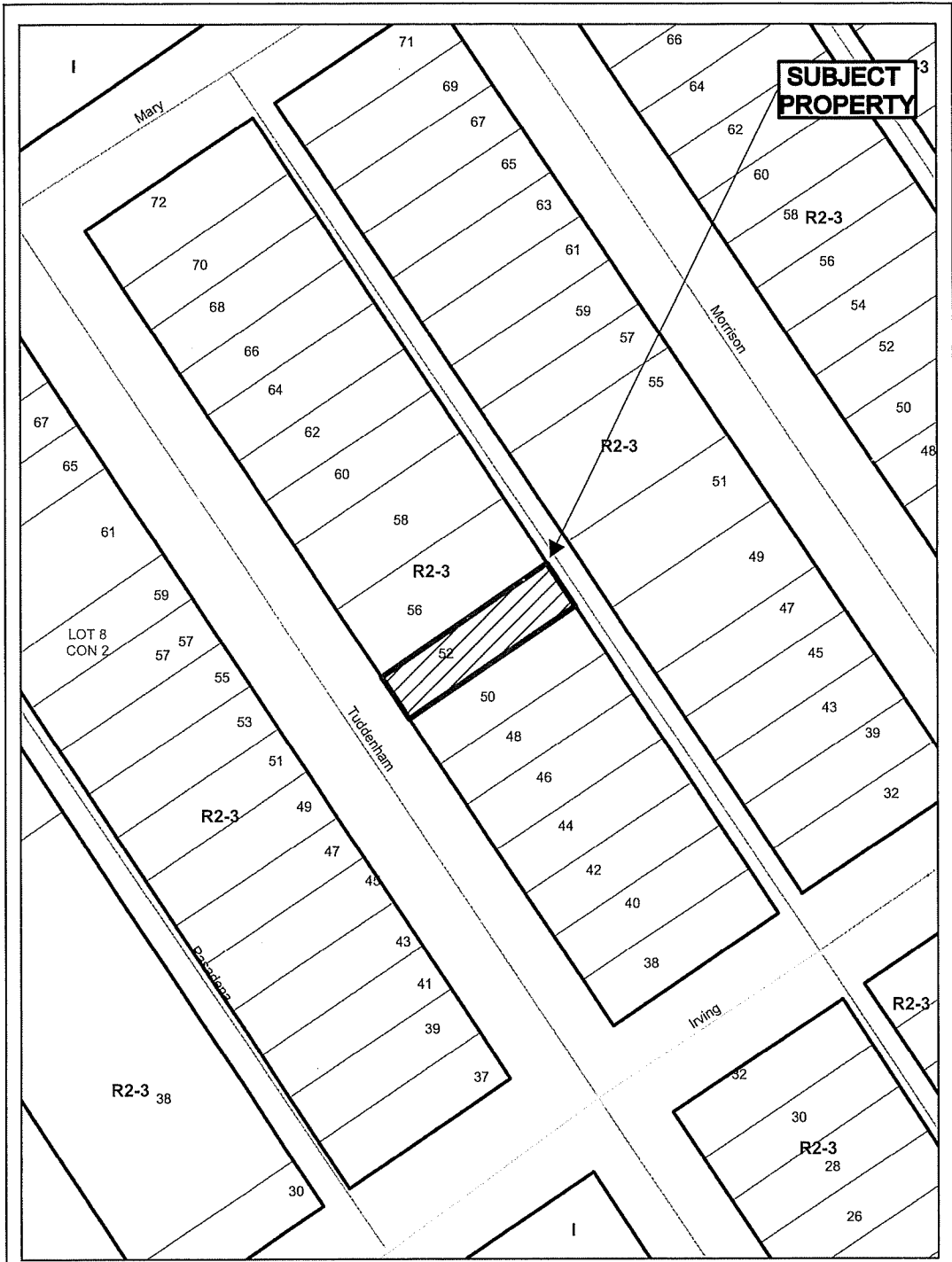
signature of Owner(s) or Signing Officer or Authorized Agent
(*where a Corporation)

Print Name: Sherri-Lynn McPowe
 *I have authority to bind the Corporation

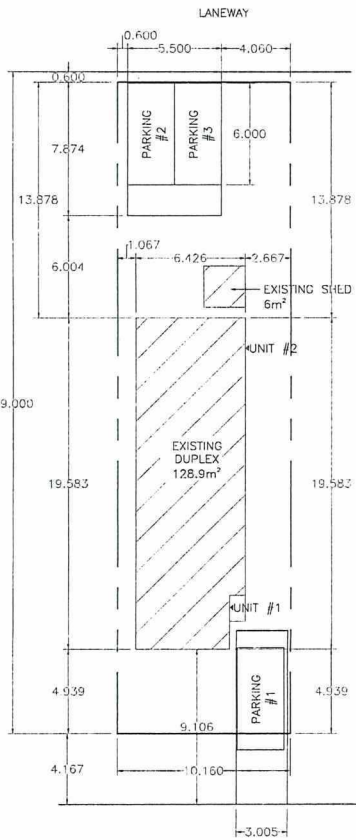
* Where the owner is a firm or corporation, the person signing this instrument shall state that he/she has authority to bind the corporation or affix the corporate seal.

FOR OFFICE USE ONLY

Date of Receipt:	Hearing Date:	Received By:
Zoning Designation:	Resubmission:	
Previous File Number(s):		
Previous Hearing Date:		
Notes:		

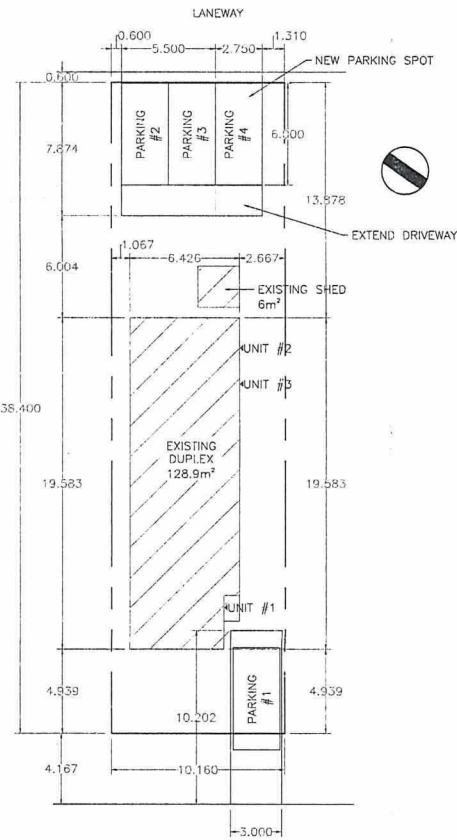


<p>A location map showing the subject property's location within a larger area. The map includes labels for streets such as Big Nickel, Landsend, Mary, Walter, Jane, Logan, Dean, Quinn, Pasadena, Tuddenham, Irving, Glenow, Strudwick, Lorne, and Buhner. A 'SUBJECT PROPERTY' label with an arrow points to the specific location on the map.</p>	<p align="center">Application for Minor Variance or Permission</p> <p align="right">N ↑</p>
	<p>Subject Property being PIN 73588-0359, Parcel 7911, Lot 345, Plan M-128, Lot 8, Concession 2, Township of McKim, 52 Tuddenham Avenue, Sudbury, City of Greater Sudbury</p> <p>Sketch 1, NTS NDCA Watershed</p> <p align="right">A55/2021 Date: 2021 04 09</p>



TUDDENHAM AVE.

P1 Existing Site Plan
C1.1 1:125 Scale



TUDDENHAM AVE.

P2 Proposed Site Plan
C1.1 1:125 Scale

INFORMATION	ZONING MATRIX			
	ZONING BYLAW-DUPLEX	EXISTING-DUPLEX	ZONING BYLAW-TRIPLEX	PROPOSED-TRIPLEX
ZONING TYPE	R2-3	R2-3	R2-3	R2-3
LOT AREA	324m ²	390m ²	420m ²	390m ²
MINIMUM LOT FRONTAGE	12m	10.16m	18m	10.16m
FRONT YARD SETBACK	6m	4.939m	6m	4.939m
MINIMUM REAR YARD	7.5m	13.87m	7.5m	13.87m
INTERIOR SIDE YARD DEPTH	1.2m	LEFT-1.06m RIGHT-2.66m	1.2m	LEFT-1.06m RIGHT-2.66m
WIDTH-MINIMUM BUILDING	11m	5.1m	11m	5.1m
MAXIMUM LOT COVERAGE	50%	31.5% (123m ²)	50%	31.5% (123m ²)
MINIMUM LANDSCAPE OPEN SPACE	10%	51.3% (190.1m ²)	10%	46% (211.3m ²)
PARKING	1/UNIT (2)	3	1.5/UNIT (5)	4
PARKING SIZE	2.75mx6m	2.75mx6m	2.75mx6m	2.75mx6m

STAMP

Professional Engineer
Michael Laurin
P. Eng. No. 12345
Ontario
10/10/2021

REV	DATE	DESCRIPTION
1	03.30.21	Proposed
2	03.31.21	Minor Variance
3		
4		
5		

sherri-lynn
design

249.677.5335
sherry@sherri-lynn.com
www.sherri-lynn.com

PROJECT
Minor Variance for
New Tri-plex

CLIENT
Michael Laurin

ADDRESS
52 Tuddenham Ave.
Sudbury, ON

DRAWING TITLE
Existing & Proposed
Site Plan

PROJECT INFO
DRAWN BY: S. McDowell
CHECKED BY: S. McDowell
SCALE: 1/250
START DATE: 03.17.21
PROJECT #: 2102-15

SHEET #
C1.1

Access/2021 sketch 2