APPLICATIONS FOR MINOR VARIANCE

Tom Davies Square
200 Brady St

Wednesday, April 6, 2022

PUBLIC HEARINGS

A0022/2022 **PIERRE PIETTE**

Ward: 7

PIN 73492 0179, Parcel 35440, Survey Plan SR-2803 Part(s) 3, Lot Pt 3, Concession 4, Township of Garson, 520 Skead Road, Garson, [2010-100Z, R1-2 (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsections 4.2.3 and 4.2.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached garage providing, firstly, an accessory lot coverage of 15.3%, where the total lot coverage of all accessory buildings and structures on a residential lot shall not exceed 10%, and secondly, a maximum height of 5.715m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

A0024/2022 **JENNIFER MCELHERAN**

Ward: 8

PIN 73571 0421, Parcel 26452, Lot(s) 278, Subdivision M-511, Lot Pt 12, Concession 5, Township of Neelon, 75 Norfolk Court, Sudbury, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, Table 4.1 and Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of an attached garage, firstly, to permit eaves to encroach 5.05m into the required rear yard, where eaves may encroach 1.2m into the required rear yard but not closer than 0.6m to the lot line, and secondly, a minimum rear yard setback of 3.05m, where 7.5m is required.

A0025/2022 **GARY HARVEY**

Ward: 4

PIN 73346 0278, Parcel 13098 SEC SWS, Lot(s) 122, Subdivision M-271, Lot Pt 4, Concession 1, Township of Rayside, 120 St Alphonse Street, Azilda, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsection 4.2.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached garage providing a maximum height of 5.625m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

A0026/2022 **THE DAVIS CONSTRUCTION MANAGEMENT GROUP LTD.**

Ward: 9

PIN 73470 0561, Survey Plan 53R-20717 Part(s) 1 & 2, Lot Pt 6, Concession 2, Township of Dill, 271 Birch Drive, Sudbury, [2010-100Z, RU (Rural)]

For relief from Part 9, Section 9.3, Table 9.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to approve the lands to be retained, subject of Consent Application B0013/2022, providing a minimum lot area of 1.90ha, where 2.0ha is required and a minimum lot frontage of 65.14m, where 90.0m is required.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0154/2008 (JUL 31/08) AND B0036/2016 (MAY 16/16)

A REMINDER... THE NEXT SCHEDULED MEETING IS FRIDAY, APRIL 22, 2022

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

Office Use Only 2022.01.01
A 0022/2022
S.P.P. AREA
YES ____ NO ✓
NDCA REG. AREA
YES ____ NO ✓

City of Greater Sudbury

APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: $1,025.00 (includes $245.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: $312.00 (includes $245.00 legal notice fee)
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: **CITY OF GREATER SUDBURY**

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): PIERRE PIETTE
Email: [redacted]
Mailing Address: 320 SKEAD RD
Home [redacted]
Business Phone:
City: Garson
Postal Code: P3L 1M7
Fax Phone:

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

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

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

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

Name: TD Bank
Mailing Address: 43 Elm
City: Sud.
Postal Code: P3E 4R7

4) Current Official Plan designation: ~~8~~ Living Area II
Current Zoning By-law designation: R1-2

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

Variance To	By-law Requirement	Proposed	Difference
HEIGHT	5 METERS	5.715m	0.715m
ACCESSORY LOT COVERAGE	10%	15.3%	5.3%

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

c) Description of Proposal:
Detach Garage

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

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

PIN(s): Township:
Lot No.: 3 Concession No.: 4 Parcel(s):
Subdivision Plan No.: Lot: Reference Plan No.: 5R2803 Part(s): 3
Municipal Address or Street(s): 520 SKEAD RD

7) Date of acquisition of subject land. 2002

8) Dimensions of land affected.

Frontage 21.34 (m) Depth 34.44 (m) Area 1153 (m^2) Width of Street (m)

9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	77.38	(m^2)	77.38	(m^2)
Gross Floor Area:	77.38	(m^2)	77.38	(m^2)
No. of storeys:	1		1	
Width:	9.1	(m)	9.1	(m)
Length:	12.8	(m)	12.8	(m)
Height:	5.715	(m)	5.715	(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:	7.62	(m)	7.62	(m)
Side:	1.2	(m)	1.2	(m)
Side:	9.45	(m)	9.45	(m)

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

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

What type of access to the land?

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

12) Date(s) of construction of all buildings and structures on the subject land.
House 1970 Garage 1986 Garage 1998

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

Use(s): SFD Length of time: 52 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 House

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: SFD

A0022/2022

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

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

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

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

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

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

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, _____ **(please print all names)**, the registered owner(s) of the property described as _____

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

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

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

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

Authority to Enter Land and Photograph

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

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

Appointment of Authorized Agent

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

Dated this 1 day of March, 20 22

(witness) _____

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

Print Name: _____

*I have authority to bind the Corporation

AC022/2022

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, Pierre Piette (please print all names),

the registered owner(s) or authorized agent of the property described as 520 Stead Rd

in the City of Greater Sudbury:

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

Dated this 1 day of March, 20 22

Commissioner of Oaths

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

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

Print Name:

*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: N. Lewis

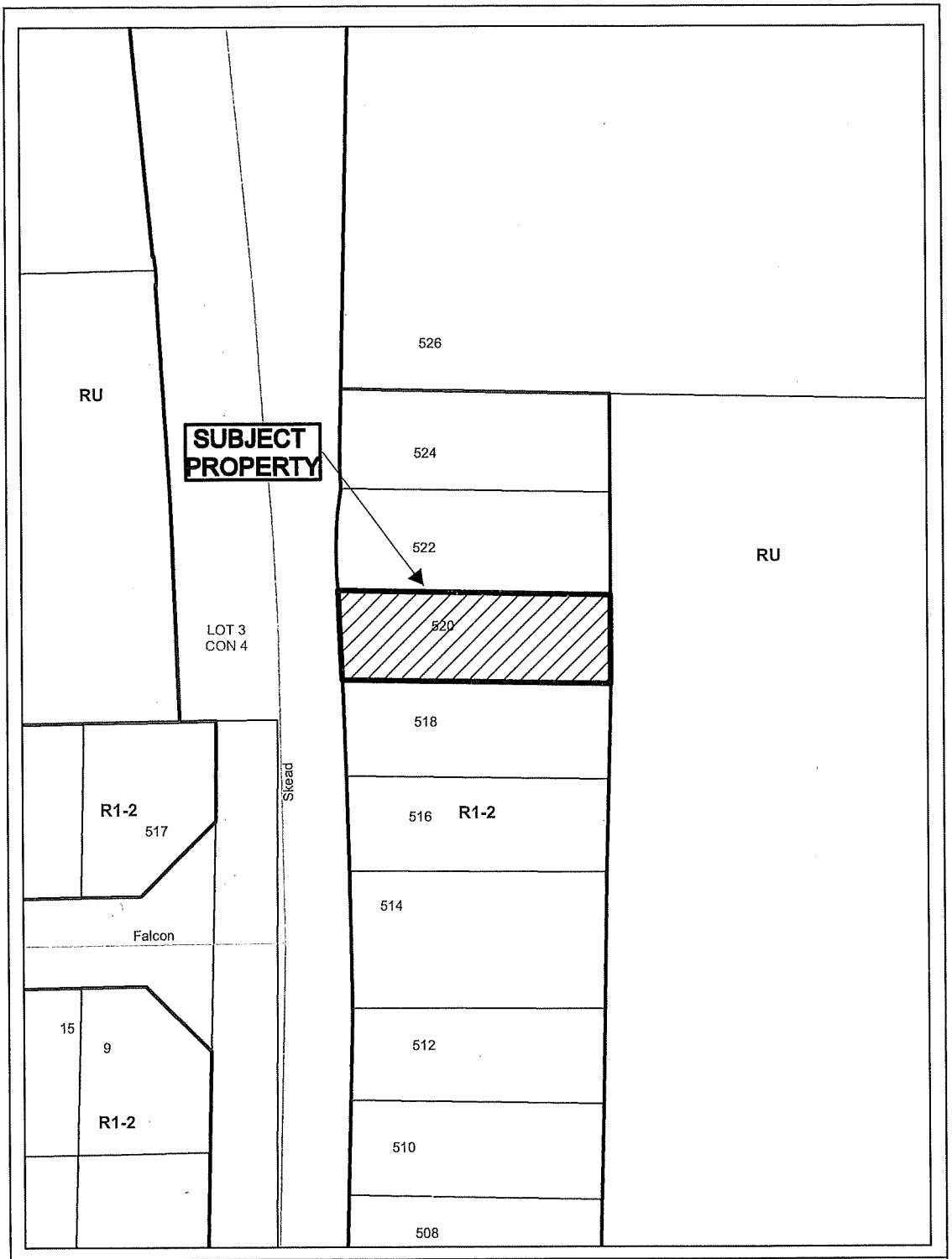
Zoning Designation: R1-2 Resubmission: ☐ Yes ☒ No

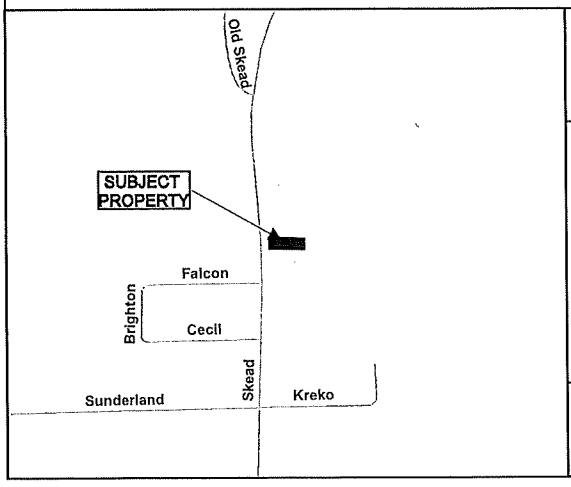
Previous File Number(s): n/a

Previous Hearing Date: n/a

Notes:

A0022/2022





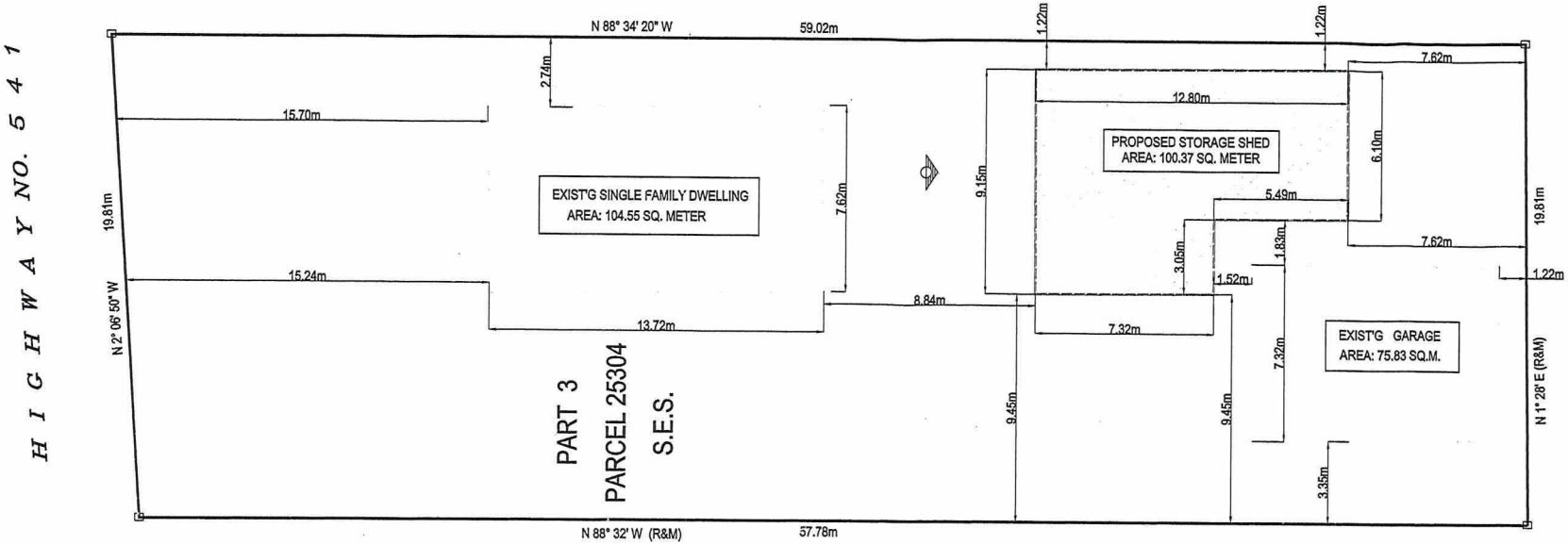
Application for Minor Variance or Permission

N

Subject Property being,
PIN 73492-0179, Parcel 35440,
Part Lot 3, Concession 4,
Part 3, Plan SR-2803,
Township of Garson,
520 Skead Road, Garson
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0022/2022
Date: 2022 03 08



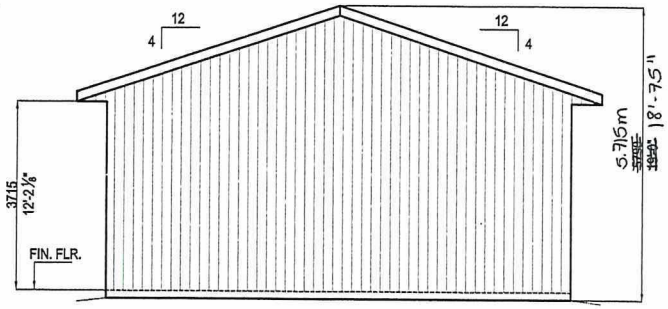
SITE PLAN

Scale: 1 to 100 metric

PROPERTY DESCRIPTION

PLAN SR-2803
PART OF LOT 3, CONCESSION 4
TOWNSHIP OF GARSON
DISTRICT OF SUDBURY

LOT AREA: 1156.90 SQ.M.
BUILDING AREAS: 280.75 SQ.M.
LOT COVERAGE: 24.26%



FRONT ELEVATION

Scale: 1 to 50

A0022/2022
Sketch 2

LICENSED PROFESSIONAL ENGINEER
MAR. 12-22
G. B. VICKERMAN
PROVINCE OF ONTARIO

DWG. No.	DESCRIPTION	DWG. No.	DESCRIPTION					
REFERENCES		REFERENCES		0	MAR. 12-22	ISSUED FOR PERMIT APPLICATION	T.E.	GBV
				MK	DATE	REVISIONS AND ISSUES	REV.	APP.

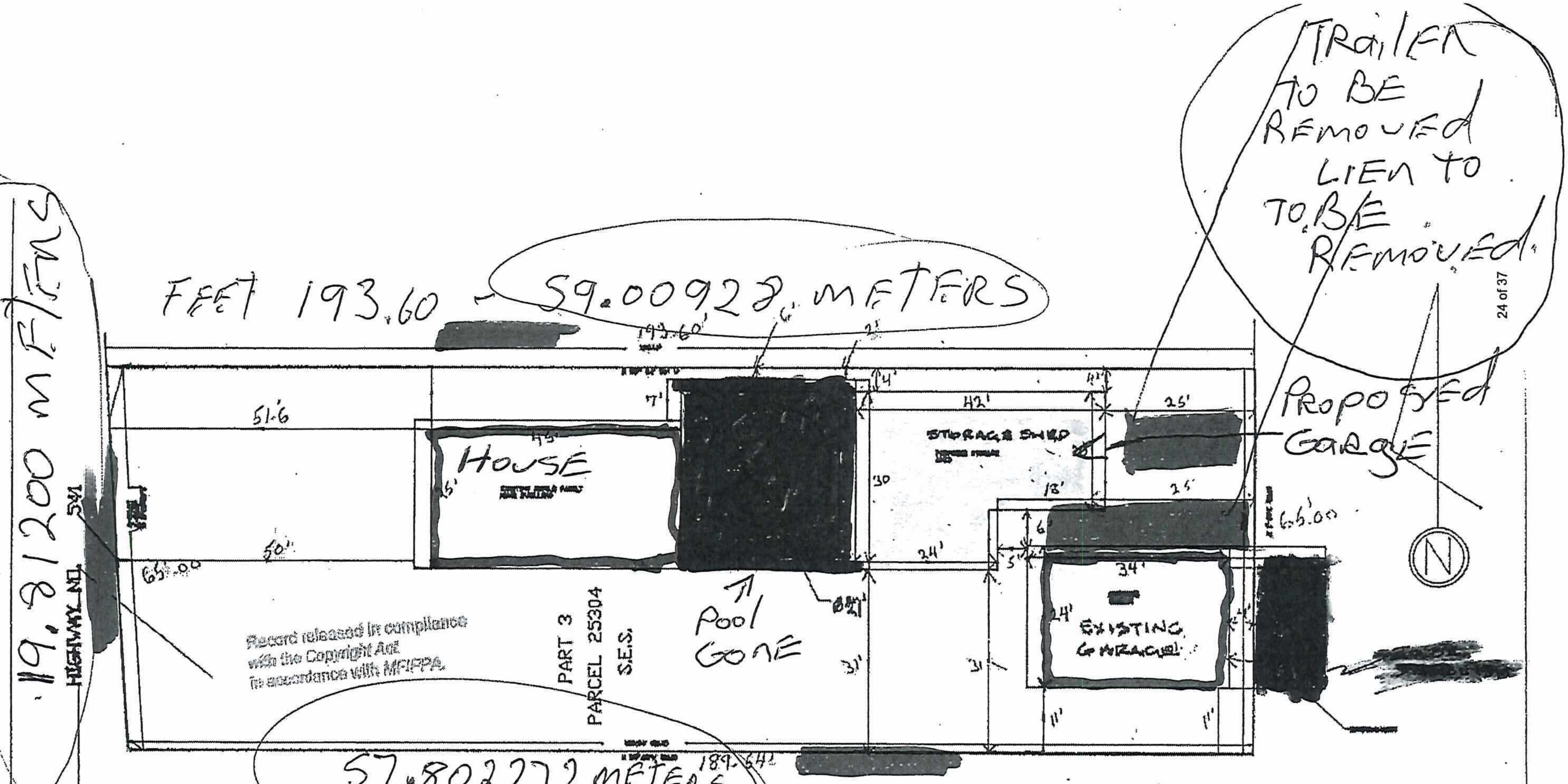
GRANVILLE B. VICKERMAN & ASSOCIATES – CONSULTING ENGINEERS

JOB NO.

Granville B. Vickerman & Associates
Consulting Engineers – Project Managers

PROPOSED STORAGE SHED
520 SKEAD ROAD, GARSON, ONTARIO
SITE PLAN & BUILDING FRONT ELEVATION

DRAWN BY	CHKD	APP'D	DRAWING No.	REV.
T.E.		GBV		
DATE	SCALE			



NOTES
PERMISSION SLIP FOR REMOVAL OF ENCROACHMENT FORM [redacted]
SEE ATTACHED PAPPER
SEPTIC TANK LOCATED IN FRONT YARD
PROPOSED PLAN FOR ERECTION OF STORAGE SHED & PATIO DECK
AROUND POOL

PLAN SR-2803
PART OF LOT 3
CONSSION 4
TOWNSHIP OF GARSON
DISTRICT OF SUDBURY

TOTAL SQUARE FOOTAGE
EXISTING HOME = 1,125
EXISTING GARAGE = 816
PROPOSED SHED = 1,080
PROPOSED PATIO 582

PROPOSED SHED = 1,080
PROPOSED PATIO 582
TOTAL NEW FOOTAGE = 1,662
POOL FOOTAGE = 346 SQFT

EXISTING HOME = 1,125
EXISTING GARAGE = 816
PROPOSED SHED = 1,080
TOTAL FOOTAGE OF BUILDINGS = 3021 SQ-FT

SCALE 1/8" =1'-0"

[redacted]

SITE PLAN FOR PROPOSED STORAGE SHED AND POOL PATIO

AS NOTED 1 OF 4

ORIGINAL
DO NOT REMOVE
PROJECT # 98-0081

Record released in compliance with the Copyright Act in accordance with MFIPPA.

A0022/2022
Sketch 3

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

Office Use Only 2022 01 01
A0024/2022
S.P.P. AREA
YES ____ NO ____
NDCA REG. AREA
YES ____ NO ____

City of Greater Sudbury

APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: $1,025.00 (includes $245.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: $312.00 (includes $245.00 legal notice fee)
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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PLEASE PRINT. SCHEDULES MAY BE INCLUDED IF NECESSARY.

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

Registered Owner(s): Jennifer McElheran
Mailing Address: 75 Norfolk Court
City: Sudbury ON Postal Code: P3A 1E4
Email: [redacted]
Home Phone:
Business Phone:
Fax Phone:

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

Name of Agent: DAVID RUSSELL
Mailing Address: 75 NORFOLK COURT
City: SUDBURY ON Postal Code: P3A 1E4
Email:
Home P[redacted]
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: (Scotia Bank) The Bank of Nova Scotia
Mailing Address: 1500 Fisher Street
City: North Bay ON Postal Code: P1B 2H3

4) Current Official Plan designation: SINGLE FAMILY DWELLING Living Area 1 Current Zoning By-law designation: R1-5

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

Variance To	By-law Requirement	Proposed	Difference
#1 REAR PROPERTY LINE SETBACK	7.5 M	3.05 M	4.45 M

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

c) Description of Proposal: WOULD LIKE TO BUILD ATTACHED GARAGE TO EXISTING DWELLING AND DUE TO IRREGULAR SIZE/SHAPE OF PROPERTY THE GARAGE WOULD COME WITHIN REAR PROPERTY SETBACK

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: DUE TO IRREGULAR SIZE/SHAPE OF PROPERTY, REAR PROPERTY LINE CUTS OFF BACK YARD ON AN ANGLE

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

PIN(s): Township: NEELON
Lot No.: 12 Concession No.: 5 Parcel(s): 26452
Subdivision Plan No.: M 511 Lot: 278 Reference Plan No.: Part(s):
Municipal Address or Street(s): 75 NORFOLK COURT SUDBURY

7) Date of acquisition of subject land. APRIL, 2019

8) Dimensions of land affected.

Frontage 39.87 (m) Depth 32.22 (m) Area 837.89 (m²) Width of Street (m)

9) Particulars of all buildings:

	HOUSE Existing	SHED		GARAGE Proposed	CARPORT	
Ground Floor Area:	109.0 SM	9.	(m²)	59.64	24.45	(m²)
Gross Floor Area:	218	9	(m²)	59.64	24.45	(m²)
No. of storeys:	1.5	1		1	1	
Width:	8.33 M	3.0	(m)	7.16 M	3.65	(m)
Length:	13.10 m	3.0	(m)	8.33 m	6.70	(m)
Height:	4.88 M	2.10	(m)	4.88 m	3.00	(m)

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

	HOUSE Existing		GARAGE Proposed	CARPORT (OPEN ALL SIDES)	
Front:	7.69	(m)	7.69	7.69	(m)
Rear: (IRREGULAR)	16.20 – 6.68	(m)	3.05	0.60	(m)
Side:	L- 5.66	(m)	18.76	26.02	(m)
Side:	R- 11.43	(m)	3.81	0.60	(m)

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

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

What type of access to the land?

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

12) Date(s) of construction of all buildings and structures on the subject land.
DWELLING - 1960 SHED - UNSURE

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

Use(s): SINGLE FAMILY DWELLING Length of time: 62 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 SINGLE FAMILY DWELLING

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

If "yes", how many?

17) Existing uses of abutting properties: ALL SINGLE FAMILY DWELLINGS

A0024/2022

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

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

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

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

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

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

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Jennifer McElheran (please print all names), the registered owner(s) of the property described as 75 Norfolk Court in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

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

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

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

Authority to Enter Land and Photograph

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

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

Appointment of Authorized Agent

g) appoint and authorize David Russell (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 3rd day of March, 20 22

(witness) Vivian Reichstein.

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

Print Name: Jennifer McElheran

*I have authority to bind the Corporation

A0024/2022

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, DAVID RUSSELL (please print all names),

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

75 NORFOLK COURT

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 03 day of MARCH, 20 22

Commissioner of Oaths

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

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

Print Name: DAVID RUSSELL

*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:

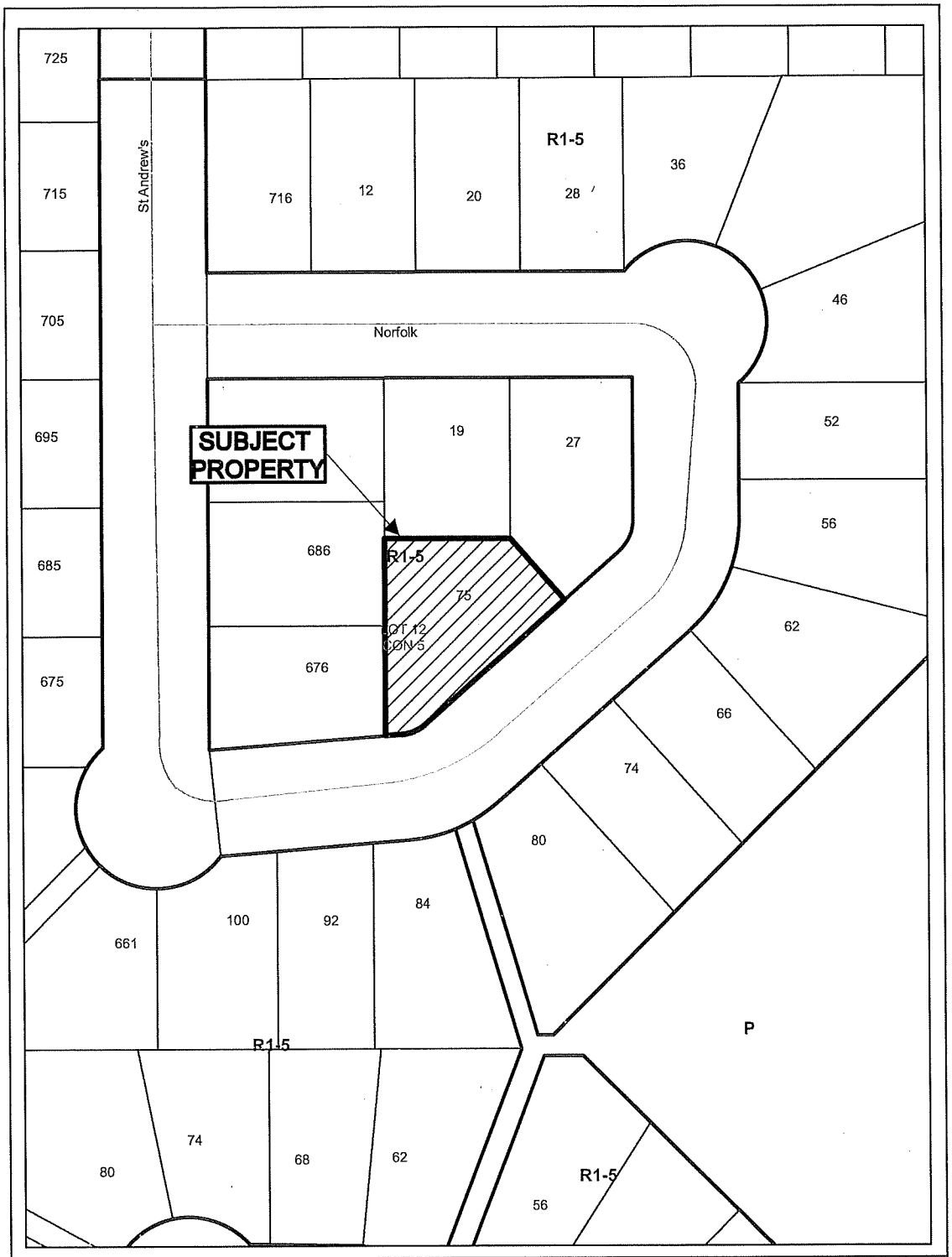
Zoning Designation: Resubmission: ☐ Yes ☐ No

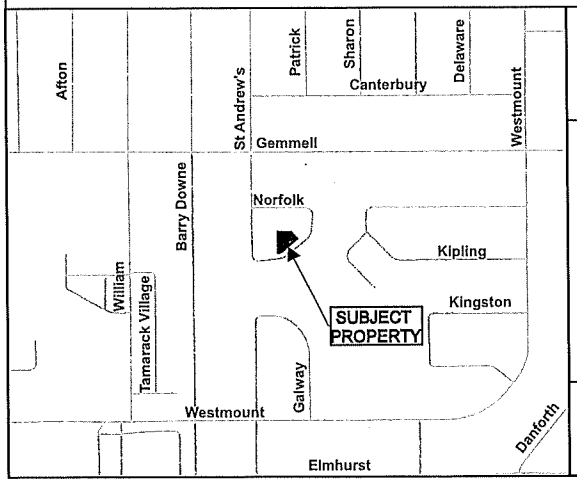
Previous File Number(s):

Previous Hearing Date:

Notes:

A0024/2022





Application for Minor Variance or Permission

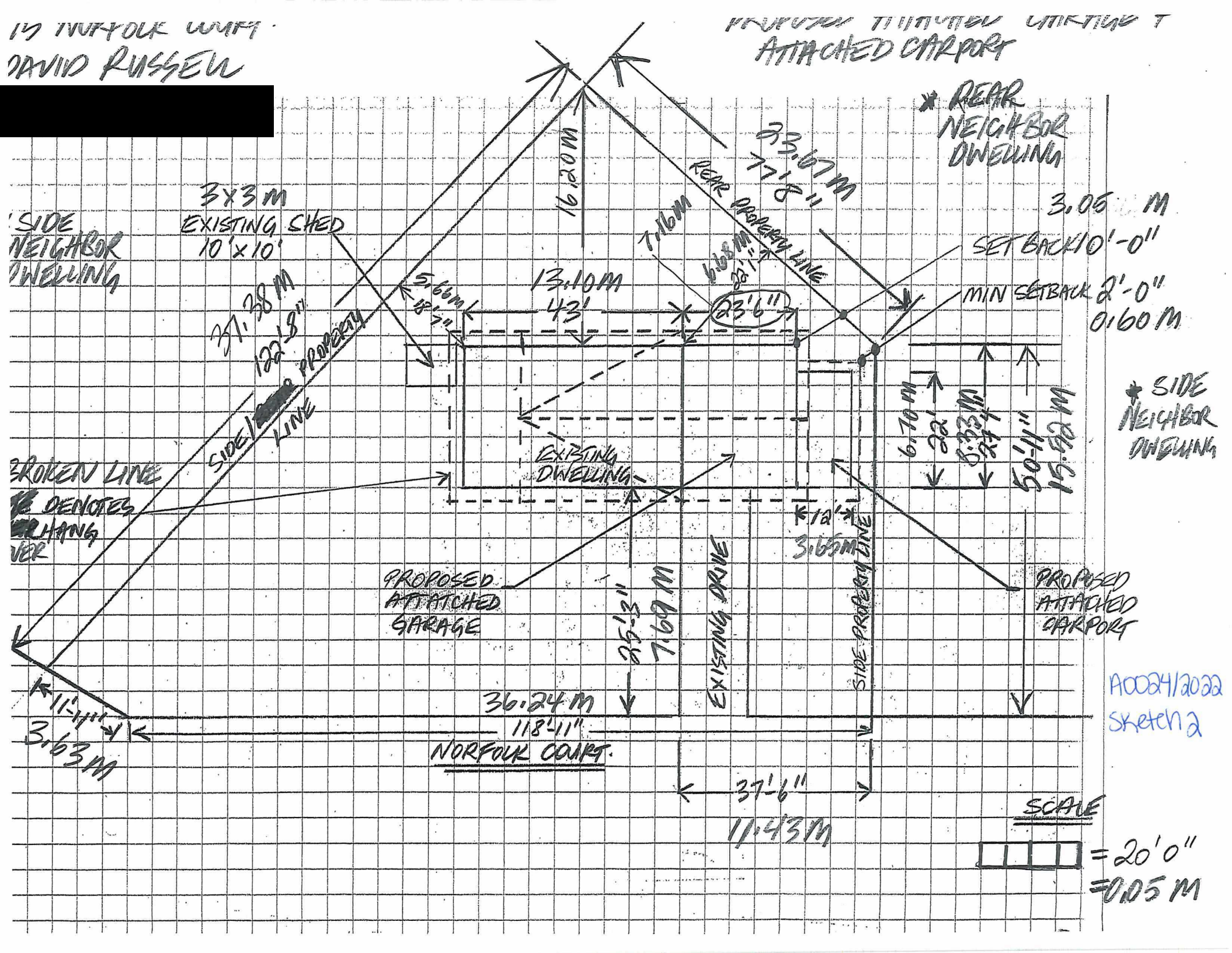
N

Subject Property being,
PIN 73571-0421, Parcel 26452,
Lot 278, Plan M-511,
Part Lot 12, Concession 5,
Township of Neelon,
75 Norfolk Court, Sudbury
City of Greater Sudbury

Sketch 1, NTS — A0024/2022
NDCA — Date: 2022 03 18

15 NORFOLK COURT.
DAVID RUSSELL
[redacted]

PROPOSED ATTACHED GARAGE & ATTACHED CARPORT



A0024/2022
Sketch 2

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

Office Use Only 2022.01.01
A0025/2022
S.P.P. AREA
YES ____ NO ____
NDCA REG. AREA
YES ____ NO ____

City of Greater Sudbury

APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: $1,025.00 (includes $245.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: $312.00 (includes $245.00 legal notice fee)
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: **CITY OF GREATER SUDBURY**

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): GARY HARVEY — Email: [redacted]
Mailing Address: 120 ST. ALPHONSE P.O. BOX 52 — Home Phone:
Business Phone:
City: AZILDA — Postal Code: P0M1B0 — Fax Phone:

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

Name of Agent: — Email:
Mailing Address: 120 ST. ALPHONSE P.O. BOX 52 — Home Phone:
Business Phone:
City: AZILDA — Postal Code: P0M1B0 — 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: FIRST NATIONAL
Mailing Address: 16 YORK STREET SUITE 1900
City: TORONTO — Postal Code: M5J 0E6

4) Current Official Plan designation: Living area 1 — Current Zoning By-law designation: R1 -5

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

Variance To	By-law Requirement	Proposed	Difference
ZONING 4.2.4	5M	5.625 M	.625M

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

c) Description of Proposal: BUILDING DETACHED GARAGE WITH ROOF HEIGHT HIGHER THEN CURRENT BY-LAW REQUIREMENTS

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
TO BE ABLE TO PARK TRAILER INSIDE AND PARK WORK VAN WITH MY TOOLS INSIDE

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

PIN(s): Township: RAYSIDE
Lot No.: Concession No.: Parcel(s):
Subdivision Plan No.: Lot: Reference Plan No.: Part(s):
Municipal Address or Street(s): 120 ST. ALPHONSE STREET

7) Date of acquisition of subject land. 2019 March 22

8) Dimensions of land affected.

Frontage 24.284 (m) Depth 45.720 (m) Area 1114.84 (m^2) Width of Street 20.116 (m)

9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	108.04	(m^2)	190.26	(m^2)
Gross Floor Area:	No change	(m^2)	No change	(m^2)
No. of storeys:	1		1	
Width:	8.534	(m)	9.754	(m)
Length:	12.192	(m)	19.373	(m)
Height:	6.375	(m)	5.625	(m)

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

	Existing		Proposed	
Front:	7.620 See attached drawing	(m)	25.024	(m)
Rear:	29.284	(m)	13.411	(m)
Side:	1.218	(m)	1.220	(m)
Side:	10.058		1.220	

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.
APRIL 2020

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

Use(s): SINGLE FAMILY HOME Length of time:

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

Same as #13 ☑ or,

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

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

If "yes", how many?

17) Existing uses of abutting properties: RESIDENTIAL

A0025/2022

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

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

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

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

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

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

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, GARY HARVEY (please print all names), the registered owner(s) of the property described as 120 St. ALPHONSE STREET AZILDA ONT in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

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

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

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

Authority to Enter Land and Photograph

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

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

Appointment of Authorized Agent

g) appoint and authorize GARY HARVEY (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 2 day of MARCH, 20 22

(witness)

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

Print Name: GARY HARVEY

*I have authority to bind the Corporation

A0025/2022

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, GARY HARVEY (please print all names),

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

in the City of Greater Sudbury:

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

Dated this 2 day of MARCH, 20 22.

Commissioner of Oaths

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

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

Print Name: GARY HARVEY
*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: 17 Mar 22 Hearing Date: 6 April 22 Received By:

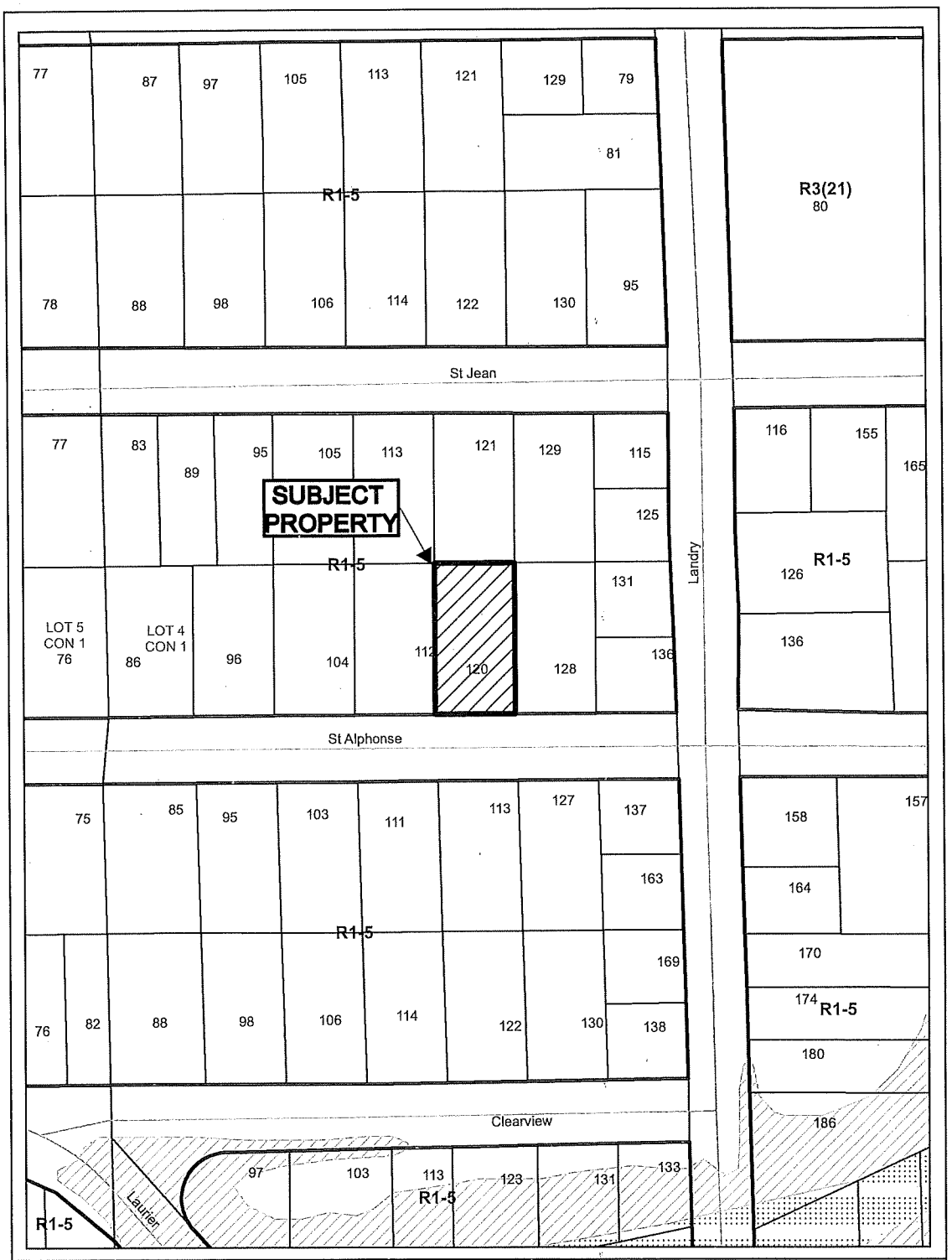
Zoning Designation: RL-5 Resubmission: ☐ Yes ☐ No

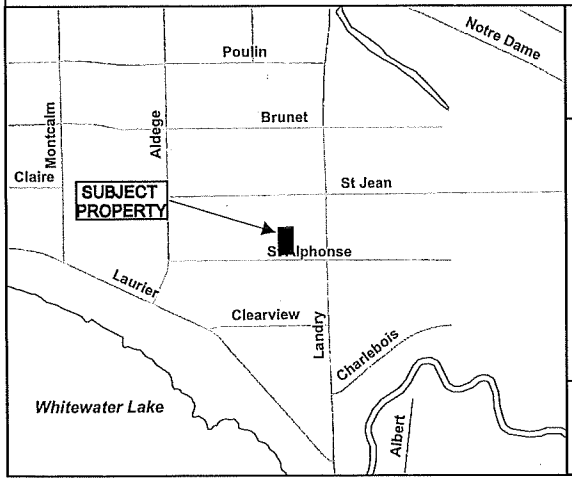
Previous File Number(s):

Previous Hearing Date:

Notes:

A0025/2022





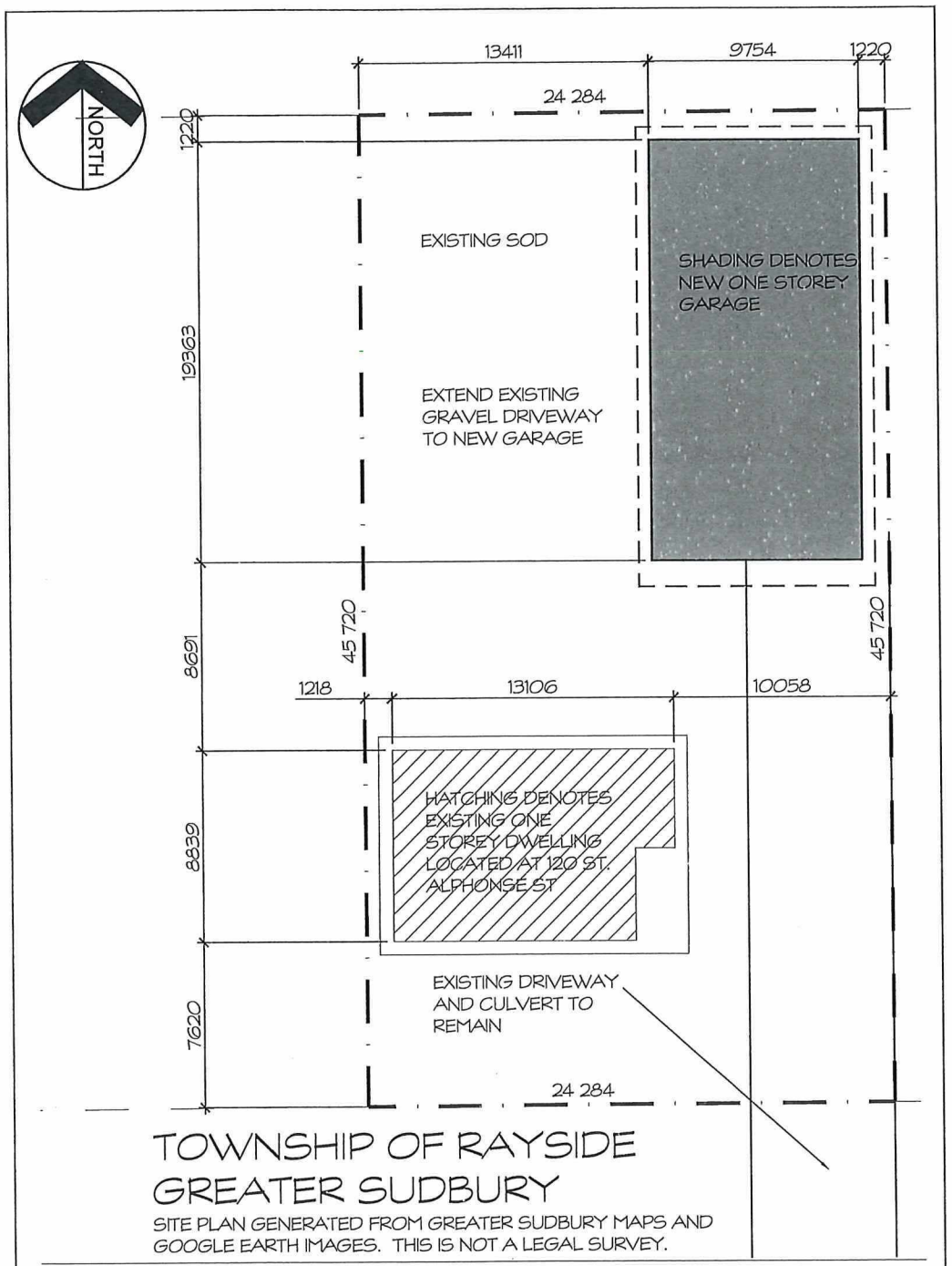
Application for Minor Variance or Permission

N

Subject Property being,
PIN 73346-0278, Parcel 13098 SEC SWS,
Lot 122, Plan M-271,
Part Lot 4, Concession 1,
Township of Rayside,
120 St Alphonse Street, Azilda
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0025/2022
Date: 2022 03 18



TOWNSHIP OF RAYSIDE GREATER SUDBURY

SITE PLAN GENERATED FROM GREATER SUDBURY MAPS AND GOOGLE EARTH IMAGES. THIS IS NOT A LEGAL SURVEY.

ST. ALPHONSE STREET

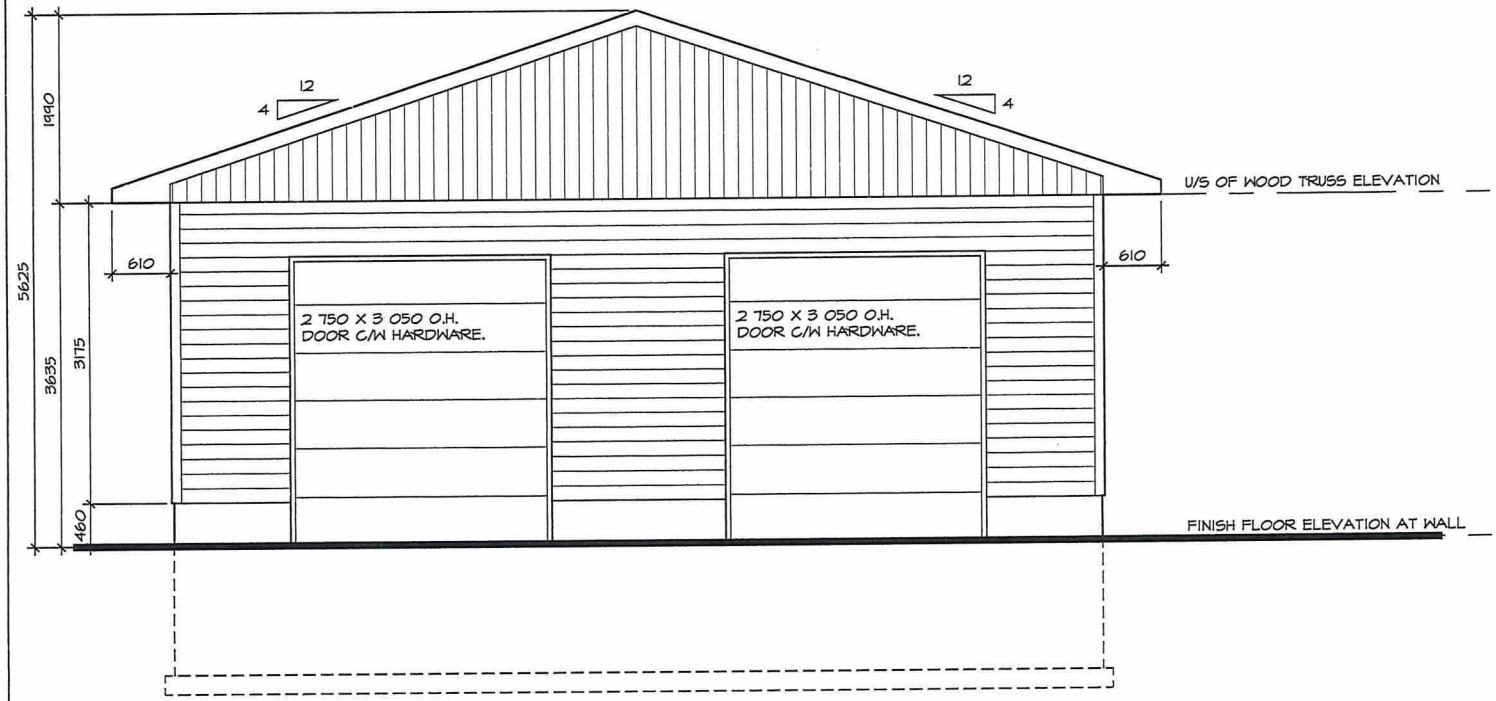
SITE PLAN
SCALE: 1:200

DRAWING NAME	PROJECT NAME	DRAWN BY: RA	DRAWING NUMBER
MINOR VARIANCE SITE PLAN	**PROPOSED GARAGE**	SCALE: 1:200	A-1
		DATE: 22-02-16	
		SAVE AS: SP	
		JOB NO: 2022-05	

CONTRACTORS AND SUBTRADE SHALL VERIFY ALL DIMENSIONS & REPORT ANY INCONSISTENCIES, DISCREPANCIES, OMISSIONS OR CONFLICTS TO THE DESIGNER/OWNER BEFORE PROCEEDING WITH THE WORK.

THESE DRAWINGS ARE PROTECTED BY THE COPYRIGHT ACT. ANY REPRODUCTION IN WHOLE OR IN PART IS PROHIBITED BY LAW. THESE DRAWINGS REMAIN THE PROPERTY OF THE DESIGNER AND SHALL NOT BE ALTERED IN ANY MANNER OR USED ON ANY OTHER PROJECT.

A0025/2022
Sketch 2



SOUTH ELEVATION
SCALE: 1/4"=1'-0"

DRAWING NAME
MINOR VARIANCE
SITE PLAN

PROJECT NAME
PROPOSED GARAGE

DRAWN BY: RA
SCALE: 1:50
DATE: 22-02-16
SAVE AS: SP
JOB NO: 2022-05

DRAWING NUMBER
A-2

THESE DRAWINGS ARE PROTECTED BY THE COPYRIGHT ACT. ANY REPRODUCTION IN WHOLE OR IN PART IS PROHIBITED BY LAW. THESE DRAWINGS REMAIN THE PROPERTY OF THE DESIGNER AND SHALL NOT BE LOANED IN ANY MANNER OR USED ON ANY OTHER PROJECT.

CONTRACTORS AND SUBTRADE SHALL VERIFY ALL DIMENSIONS & REPORT ANY INCONSISTENCIES, DISCREPANCIES, OMISSIONS OR CONFLICTS TO THE DESIGNER/OWNER BEFORE PROCEEDING WITH THE WORK.

A00252022
Sketch3

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

Office Use Only 2022.01.01
A 0026/2022
S.P.P. AREA
YES ____ NO ✓
NDCA REG. AREA
YES ____ NO ✓

City of Greater Sudbury

APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: $1,025.00 (includes $245.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: $312.00 (includes $245.00 legal notice fee)
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: **CITY OF GREATER SUDBURY**

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): The Davis Construction Management Group Ltd — Email:
Mailing Address: c/o Tim Cawte — Home Phone: [redacted]
133 Birch Drive — Business Phone:
City: Sudbury, ON — Postal Code: P3E 4N1 — 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: D.S. Dorland Limited — Email: [redacted]
Mailing Address: 298 Larch Street — Home Phone:
Business Phone: [redacted]
City: Sudbury, ON — Postal Code: P3B 1M1 — Fax Phone: [redacted]
Note: Unless otherwise requested, all communication will be sent to the agent, if any.

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

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

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

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

Variance To	By-law Requirement	Proposed	Difference
2010-100Z (9.3 Zone Standards)	90m	65.14m	24.86 m
2010-100Z (9.3 Zone Standards)	2.0 ha.	1.90 ha.	0.10 ha.

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

c) Description of Proposal:
Seek relief from the 90m road frontage requirement
Seek releif from the 2.0 ha. minimum requirement

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
shortage of road frontage with shortage of area to provide road frontage and area to an already existing undersized lot

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

PIN(s): 73470-0561 / 73470-0562 Township: Dill
Lot No.: 6 Concession No.: 2 Parcel(s): N/A
Subdivision Plan No.: N/A Lot: N/A Reference Plan No.: 53R-20717/N/A Part(s): 1&2 / N/A
Municipal Address or Street(s): 271 Birch Drive / 147 Birch Drive

7) Date of acquisition of subject land. September 23, 2016 / August 28, 2009

8) Dimensions of land affected.

Frontage 65.24 (m) Depth Irregular (m) Area 19069+/- (m^2) Width of Street 20+/- (m)

9) Particulars of all buildings:

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

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:	See attached sketch (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.

Unknown

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

Use(s): Residential Length of time: 6.5 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

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

A0026/2022

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

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

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

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

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, THE DAVIS CONSTRUCTION MANAGEMENT GROUP LTD. (please print all names), the registered owner(s) of the property described as PIN 73470-0561. 271 BIRCH DR.

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

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

D.S. DORLAND LIMITED

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 D.S. DORLAND LIMITED (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 5th day of DEC., 2021

(witness) TIMOTHY CAUTE

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

Print Name: LARRY DAVIS

*I have authority to bind the Corporation

A0026/2022

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, D.S. Dorland Limited (please print all names),

the registered owner(s) or authorized agent of the property described as Pin 73470-0561 271 Birch Dr.

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 09th day of March, 2022

Commissioner of Oaths
Barry Poulsom

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: March 10, 2022 Hearing Date: April 6, 2022 Received By: N. Lewis

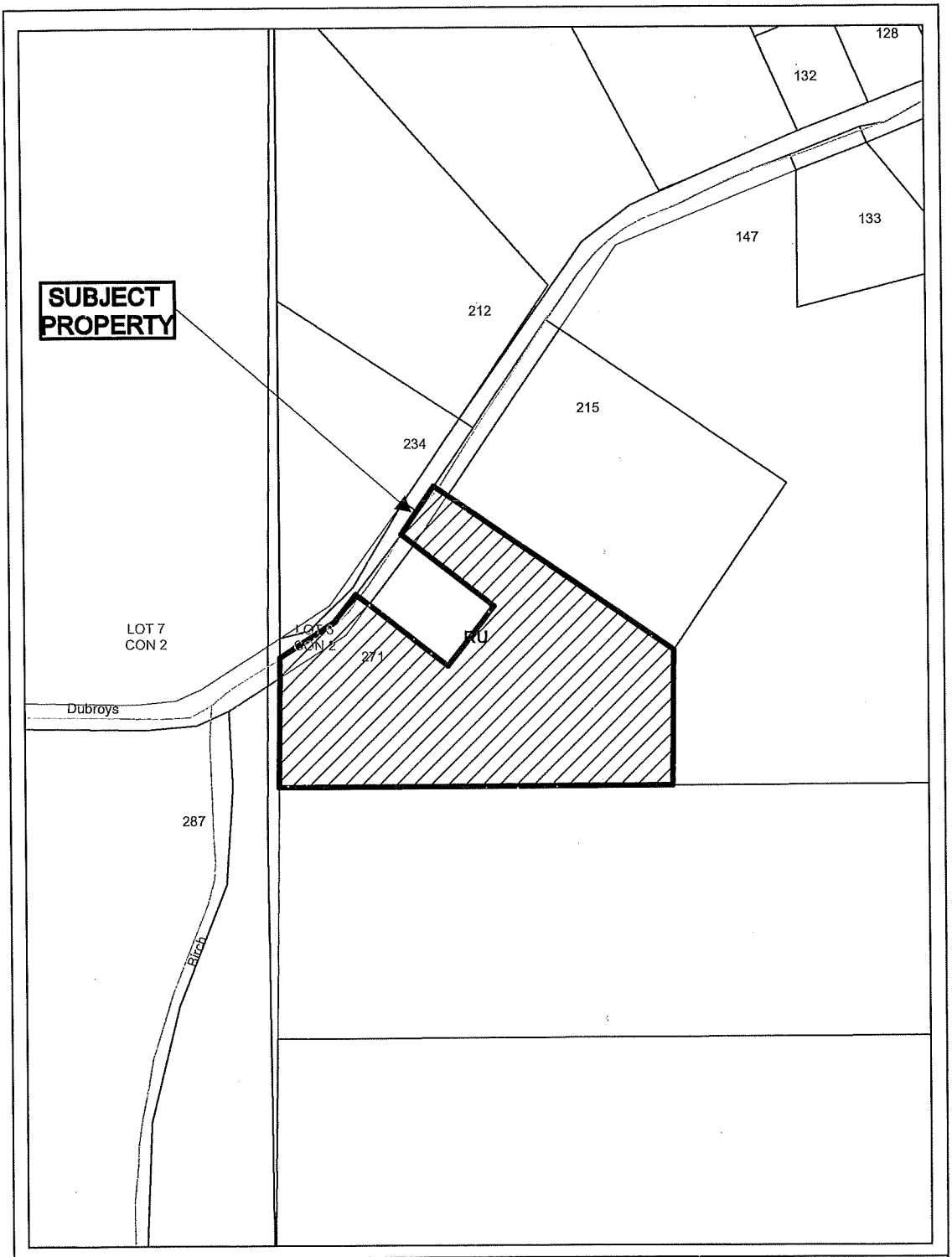
Zoning Designation: RU Resubmission: ☐ Yes ☑ No

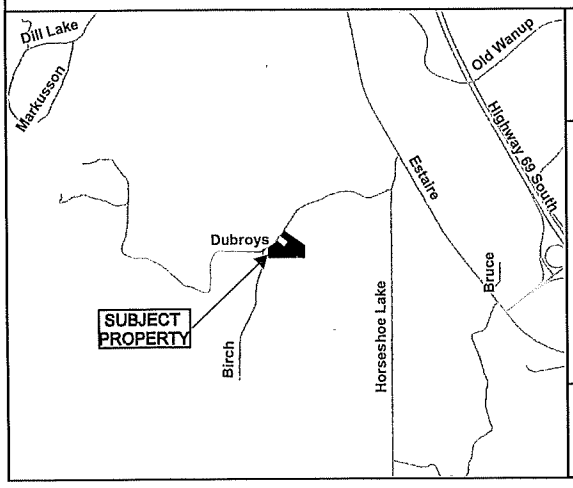
Previous File Number(s): B0154/2008 / B0036/2016

Previous Hearing Date: July 31/08 / May 16/16

Notes: Relates to an Application for Consent for a lot addition to an abutting parcel.

A0026/2022





Application for Minor Variance or Permission

N

Subject Property being,
PIN 73470-0561,
Part Lot 6, Concession 2,
Parts 1 and 2, Plan 53R-20717,
Township of Dill, 271 Birch Drive, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
MNR

A0026/2022
Date: 2022 03 18

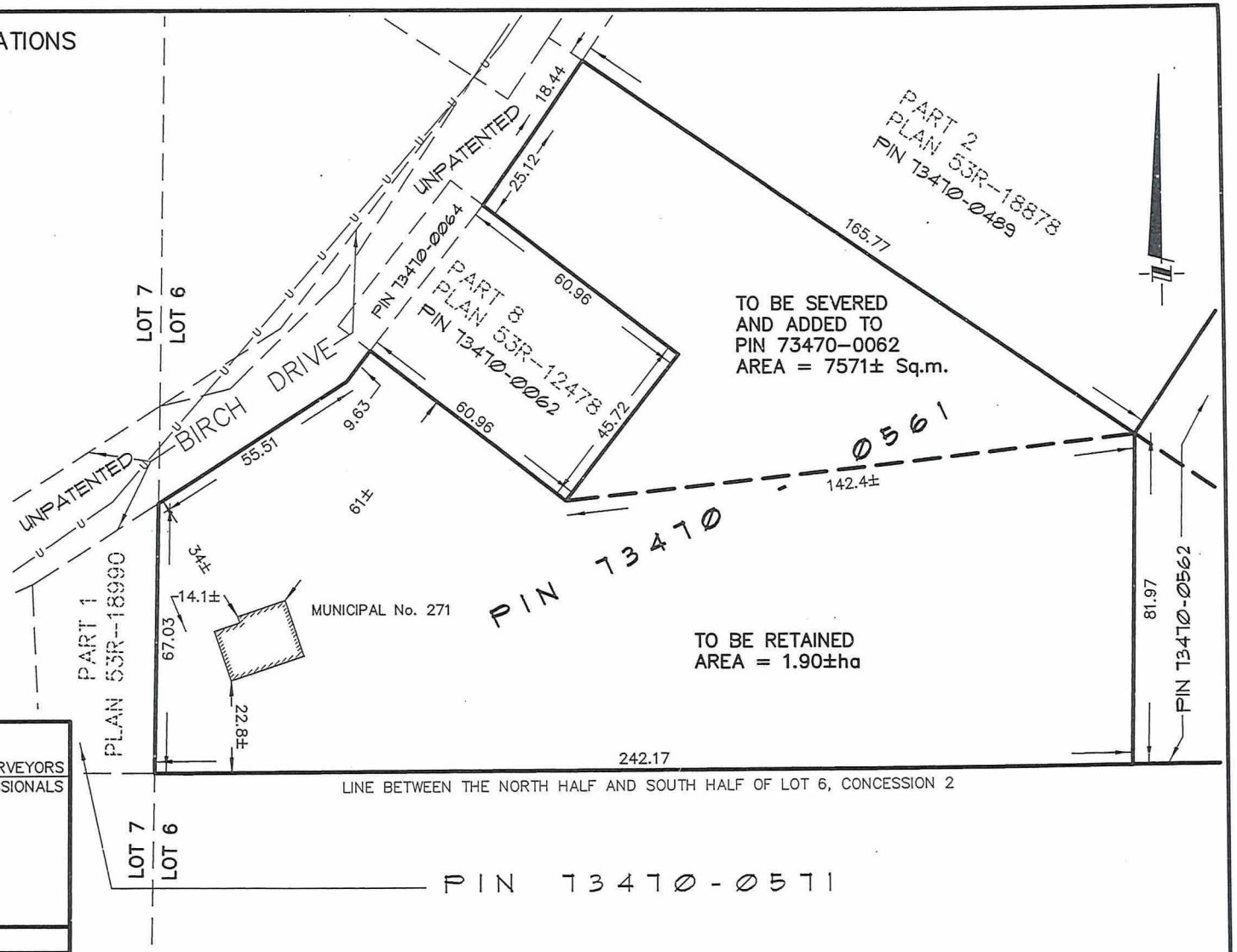
SKETCH FOR PLANNING ACT APPLICATIONS
GEOGRAPHIC TOWNSHIP OF DILL
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY

SCALE 1:1250

0 10 20 30 40 50 METRES 75

NOTE

THIS IS NOT A PLAN OF SURVEY AND SHOULD ONLY BE USED FOR THE PURPOSE STATED IN THE TITLE BLOCK.



D.S. DORLAND LIMITED
ONTARIO LAND SURVEYORS
GEOMATICS PROFESSIONALS

298 LARCH STREET
SUDBURY, ONTARIO, P3B 1M1
PHONE (705) 673-2556 FAX (705) 673-1051
WWW.DSDORLANDLIMITED.CA

PREPARED BY : WJM	SCALE : 1:1250 METRIC
CHECKED : ****	CAD FILE : 18205 RPLAN.dwg
DATE : FEBRUARY 18, 2022	P.S. TAB : PIN 73470-0561 SKETCH

A0026/2022
sketch 2