APPLICATIONS FOR MINOR VARIANCE

Tom Davies Square
200 Brady St

Friday, December 10, 2021

PUBLIC HEARINGS

A0144/2021 **AHMED SHAKIL ASFAQUE**

Ward: 10

PIN 73590 0247, Parcel 31498, Survey Plan SR-222 Part(s) 14, Lot(s) 7, Subdivision M-668, Lot Pt 6, Concession 2, Township of McKim, 836 Prete Street, Sudbury, [2010-100Z, R3-1 (Medium Density Residential)]

For relief from Part 5, Section 5.2, subsection 5.2.4.3 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 secondary unit providing the required parking to be located within the sight triangle, where no part of any parking area shall be located within a sight triangle in accordance with Section 4.35 of the By-law.

A0145/2021 **KARIM OMRI**
MICHELLE FRAPPIER-CHARBONNEAU

Ward: 10

PIN 73582 0207, Parcel 47850, Lot(s) 72 and 97, Subdivision M-124, Lot Pt 3, Concession 3, Township of McKim, 934 Roderick Avenue, Sudbury, [2010-100Z, R1-3 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, in order to facilitate the construction of an addition providing, firstly, eaves on the east and west elevations to encroach 0.12m into the interior side yard setbacks, where eaves may encroach 0.6m into the interior side yard setback but not closer than 0.6m to the lot line, and secondly, minimum interior side yard setbacks on the east and west side of 0.73m, where 1.8m is required.

A0146/2021 **BLAKE DIDONE**

Ward: 1

PIN 73588 1093, Lot(s) 18, Subdivision 53M-1405, Lot Pt 8, Concession 2, Township of McKim, 29 Topaz Court, Sudbury, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, Table 4.1 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit the north portion and the south portion of the retaining wall to provide a minimum interior side yard setback of 0.3m, where an accessory structure greater than 2.5m in height shall be no closer than 1.2m from the side lot line.

A0147/2021 **TASHIA MANNINEN**
DYLAN LEHMAN

Ward: 2

PIN 73375 0119, Parcel 15770, Lot(s) 28, Subdivision M-431, Lot Pt 6, Concession 4, Township of Waters, 100 Westview Crescent, Lively, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsections 4.2.3 and 4.2.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of an accessory building, being a detached garage, providing an accessory lot coverage of 14%, where the total lot coverage of all accessory buildings and structures on a residential lot shall not exceed 10%, and also, providing a maximum height of 5.8m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

A0148/2021 **JASON LEE**

Ward: 5

PIN 73498 0441, Parcel 17706, Lot(s) 62, Subdivision M-296, Lot Pt 5, Concession 3, Township of Blezard, 1587 Highway 69 North, Val Caron, [2010-100Z, R1-2 (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 approve the resulting lot following a lot addition, which is subject of Consent Application B0112/2021, with an existing 2-storey single detached dwelling to provide, firstly, eaves with no setback from the interior side lot line, where eaves may encroach 0.6m into the interior side yard setback but not closer than 0.6m to the lot line, and secondly, a minimum interior side yard setback of 0.48m, where 1.8m is required.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION A0214/93 (OCT 4/93)

THIS APPLICATION WAS DEFERRED FROM THE MEETING OF NOVEMBER 24, 2021 TO AFFORD THE OWNER THE OPPORTUNITY TO ADDRESS THOSE COMMENTS RECEIVED FROM AGENCIES AND DEPARTMENTS.

A0139/2021 **JENNIFER CECCARELLI**
DARREN CECCARELLI

"REVISED"

Ward: 2

PIN 73374 0069, Parcel 24833A, Lot(s) 26, Subdivision M-297, Lot Pt 2, Concession 1, Township of Waters, 1032 Moxam Landing Road, Lively, [2010-100Z, R1-1 (Low Density Residential One)]

For relief from Part 4, Section 4.41, subsection 4.41.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit an existing attached accessory structure providing an 9.99m setback from the high water mark of a navigable waterbody, where no person shall erect any residential building or other accessory building or structure closer than 12.0m to the high water mark of a navigable waterbody.

A REMINDER... THE NEXT SCHEDULED MEETING IS WEDNESDAY, DECEMBER 22, 2021

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 2021.01.01
A0144/2021
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): Ahmed Shakil Asfaque — Email: [redacted]
Mailing Address: 836 Prete St — Home Phone: [redacted]
Business Phone:
City: Sudbury — Postal Code: P3E 3Y1 — 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: [redacted]
Mailing Address: 12th Floor, TD Tower, 66 Wellington Street — 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 Mortgage Corporation
Mailing Address: 12th Floor, TD Tower, 66 Wellington Street
City: Toronto, ON — Postal Code: M5K 1A2

4) Current Official Plan designation: Living Area 1 Current Zoning By-law designation: R3-1

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

Variance To	By-law Requirement	Proposed	Difference
5.2.4.3 (Side triangle)	not permitted	to permit	
~~Table 5.4~~	~~6 meters~~		
5.2.4.3 (Front Yard)	not permitted	to permit	

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

c) Description of Proposal:
Seeking a secondary units required additional parking. There is a built in garage and need 1 parking option currently there is 14.78 meter away on Prete side an 6.7 on benn side.

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law.
This is an existing driveway 14.78 meter by 3.35 meter driveway built in 1965. No additional parking allowed under secondary driveway. So the only option is parking on the driveway close to the house.

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

PIN(s): 73590-0247 Township: MCKIM Ward:
Lot No.: Concession No.: Parcel(s): 31498
Subdivision Plan No.: M-668 Lot: 7 Reference Plan No.: SR222 Part(s): 14
Municipal Address or Street(s): 836 Frete St. Sudbury, ON P3E 3Y1

7) Date of acquisition of subject land. Sep 3, 2020

8) Dimensions of land affected.

Frontage 16.76 (m) Depth 50.29 (m) Area 842.86 (m^2) Width of Street 20 (m)

9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	104	(m^2)		(m^2)
Gross Floor Area:	169	(m^2)		(m^2)
No. of storeys:	One			
Width:	9.45	(m)		(m)
Length:	11.28	(m)		(m)
Height:	6.4	(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:	7.55	(m)		(m)
Rear:	33.65	(m)		(m)
Side:	1.8	(m)		(m)
Side:	2.6	(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.

1965

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

Use(s): Residential Length of time: 56 year

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

Same as #13 ☒ or,

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

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

If "yes", how many? two

17) Existing uses of abutting properties: Residential

A0144/2021

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, Ahmed Shakil Asfaque **(please print all names)**, the registered owner(s) of the property described as 836 Prete Street, Sudbury ON, P3E 3Y1 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 8th day of November, 2021

Ira Reus
(witness)

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

Print Name: AHMED SHAKIL ASFAQUE

*I have authority to bind the Corporation

A0144/2021

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, AHMED SHAKIL ASFAQUE (please print all names),

the registered owner(s) or authorized agent of the property described as 836 PRETE ST, SUDBURY ON, P3E 3Y1

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 8th day of November, 20 21

Commissioner of Oaths

Nia Sian Lewis,
a Commissioner, etc.,
Province of Ontario,
for the City of Greater Sudbury.
Expires May 20, 2023.

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

Print Name: AHMED SHAKIL ASFAQUE
*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: Nov. 8/21 Hearing Date: December 10, 2021 Received By: N. Lewis

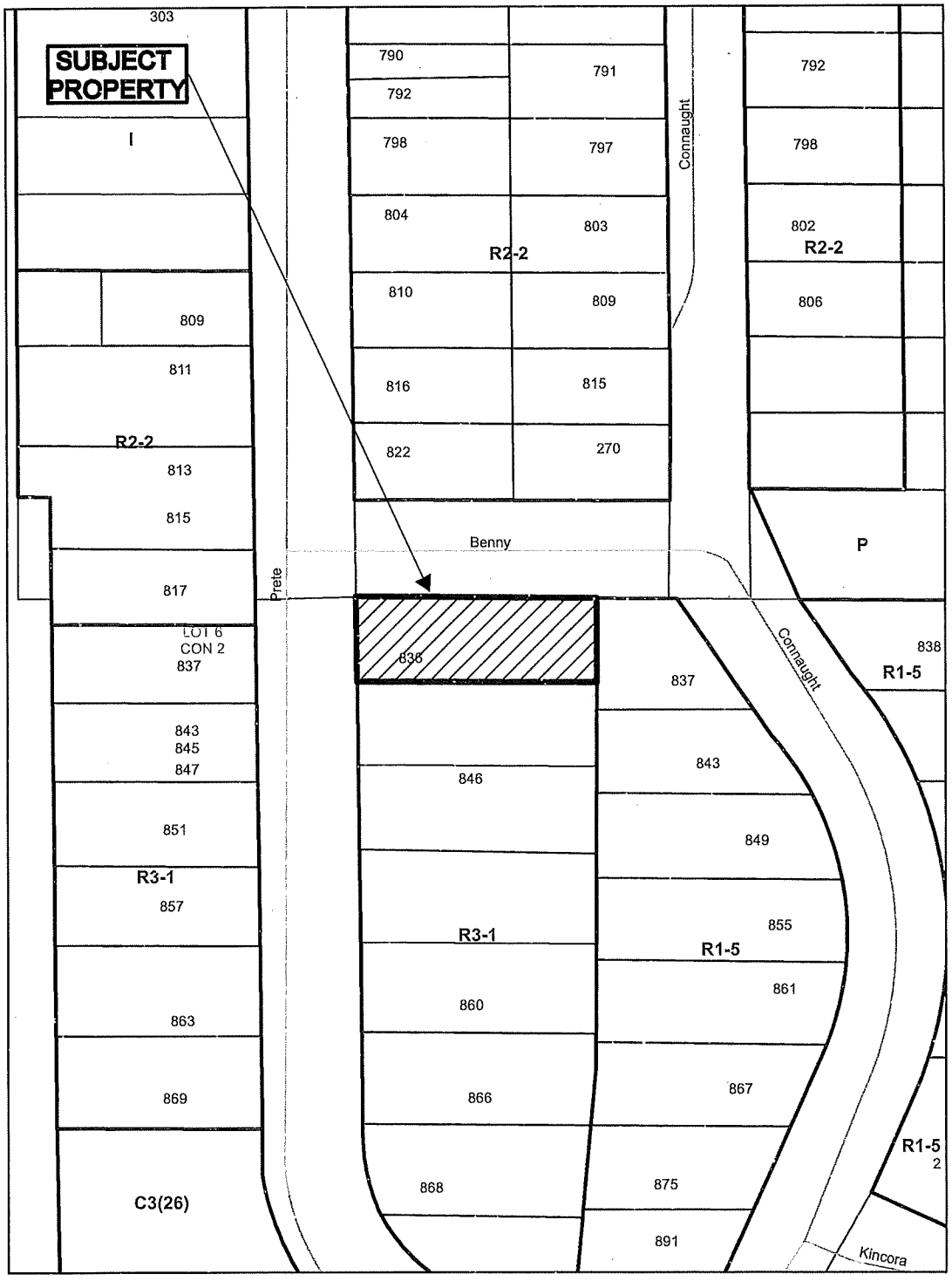
Zoning Designation: R3-1 Resubmission: ☐ Yes ☒ No

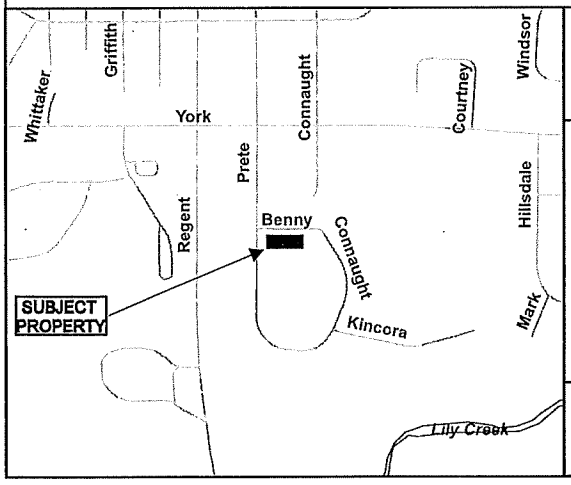
Previous File Number(s): n/a

Previous Hearing Date: n/a

Notes:

A014412021





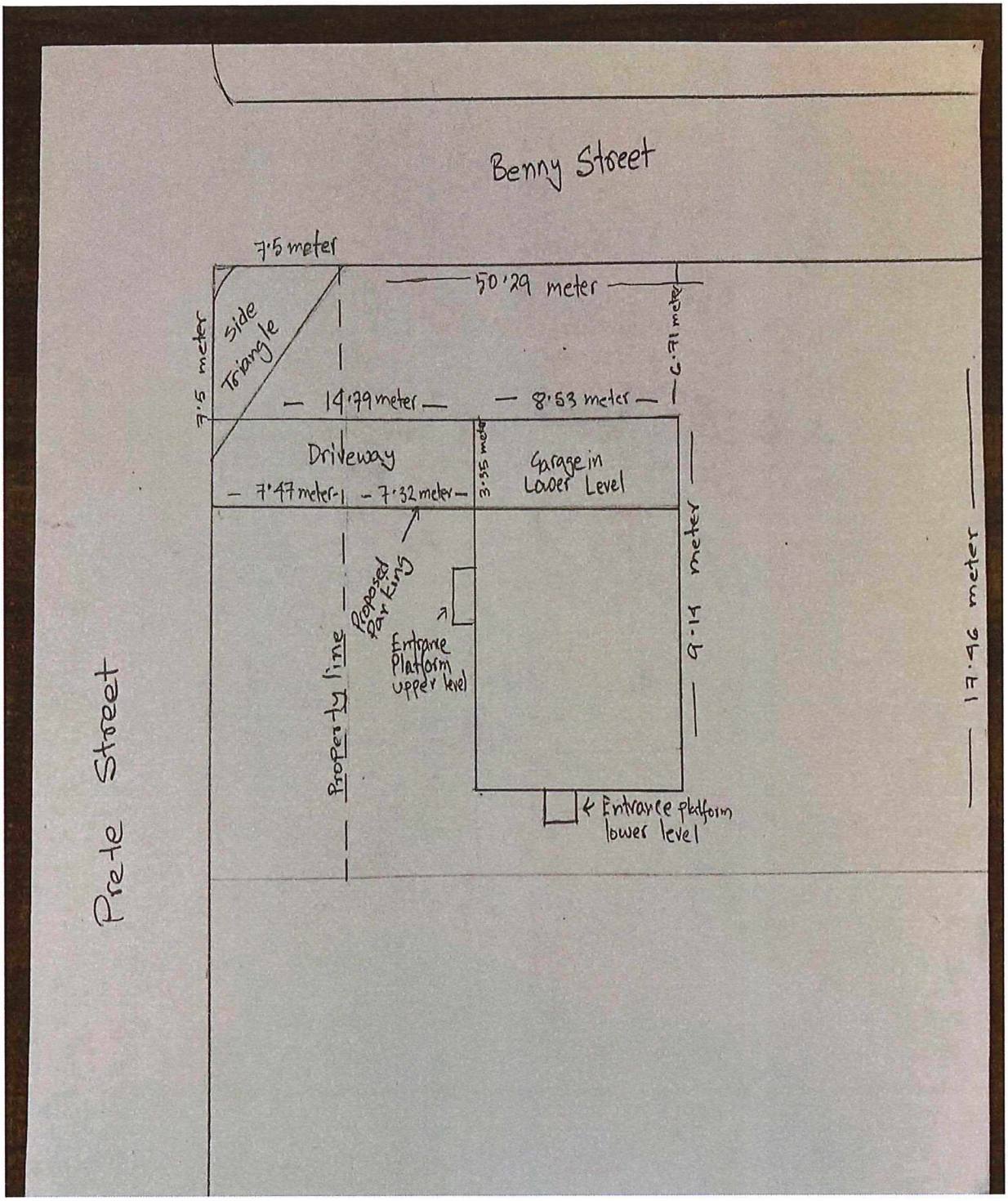
Application for Minor Variance or Permission

N

Subject Property being PIN 73590-0247,
Parcel 31498, Lot 7,
Plan M-668, Part 14, Plan SR-222,
Part Lot 6, Concession 2,
Township of McKim,
836 Prete Street, Sudbury,
City of Greater Sudbury

Sketch 1, NTS — A144/2021

NDCA — Date: 2021 11 17



A0.144/2021
sketch 2

Greater Grand Sudbury
www.greatersudbury.ca
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Tel. (705) 671-2489, Ext. 4376/4346
Fax (705) 673-2200

Office Use Only
A 0145/2021
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)
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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): Karim Omri — Email: [redacted]
Mailing Address: 934 Roderick Ave — Home Phone: [redacted]
Business Phone:
City: Sudbury — Postal Code: P3E 6J5 — 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: [redacted]
Mailing Address: 2208 Lasalle Boul — Home Phone:
934 roderick ave — 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: Kevin Despot/TD
Mailing Address: 2208 Lasalle Boul
City: Sudbury — Postal Code: P3A 2A8

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
Distance from the lot line	4'	2.4'	1.6'
eaves	2'	0.4'	1.4'

b) Is there an eave encroachment? ☒ Yes ☐ No — If 'Yes', size of eaves: 0.6 (m) (2 ft)

c) Description of Proposal:
There is an existing foundation (retaining wall holding back the foundation) on the back of the house supporting a concrete slab and we are looking to enclose it.
A structural engineer (Karim Omri, P.Eng.) approved the wall to be able to support the addition.

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
The problem is the foundation/retaining wall is existing (2.4' to the lot line on both sides) and can't be removed. As per Karim Omri, P.Eng., the wall was likely installed due to slope stability problems and is retaining the foundation for the house.

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

PIN(s): Township: Ward:
Lot No.: Concession No.: Parcel(s):
Subdivision Plan No.: Lot: Reference Plan No.: Part(s):
Municipal Address or Street(s): 934 roderick ave

7) Date of acquisition of subject land. JUN. 2020 ±

8) Dimensions of land affected.

Frontage 15 (m) Depth 140 ± (m) Area 2100 ± (m^2) Width of Street N/A (m)

9) Particulars of all buildings:

	Existing (house)		Proposed (w/ addition)	
Ground Floor Area:		(m^2)		(m^2)
Gross Floor Area:		(m^2)		(m^2)
No. of storeys:	2			
Width:	11.5	(m)	11.5	(m)
Length:	11.5	(m)	17	(m)
Height:	9	(m)	9	(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:	72	(m)		(m)
Rear:	41	(m)	36	(m)
Side:	1.8	(m)	0.73 (for addition)	(m)
Side:	1.8	(m)	0.73 (for addition)	(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.
1989

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

Use(s): Single family dwelling Length of time: since 1989

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: SFD

A014/5/2021

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. IPZ 3

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Karim Omri & Michelle Frappier-Charbonneau (please print all names), the registered owner(s) of the property described as 934 Roderick Ave

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

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

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

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

Authority to Enter Land and Photograph

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

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

Appointment of Authorized Agent

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

Dated this 11 day of November, 20 21

(witness)

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

Print Name: Michelle Frappier

*I have authority to bind the Corporation

PD145/2021

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, KARIM OMRI (please print all names),

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

934 RODERICK AVE, SUDBURY

in the City of Greater Sudbury:

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

Dated this 9TH day of NOVEMBER, 20 21

Commissioner of Oaths

Glen Stewart Ferguson,
a Commissioner, etc.,
Province 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:
*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: 9 NOV 21 Hearing Date: 10 Dec 2021 Received By: Glen F.

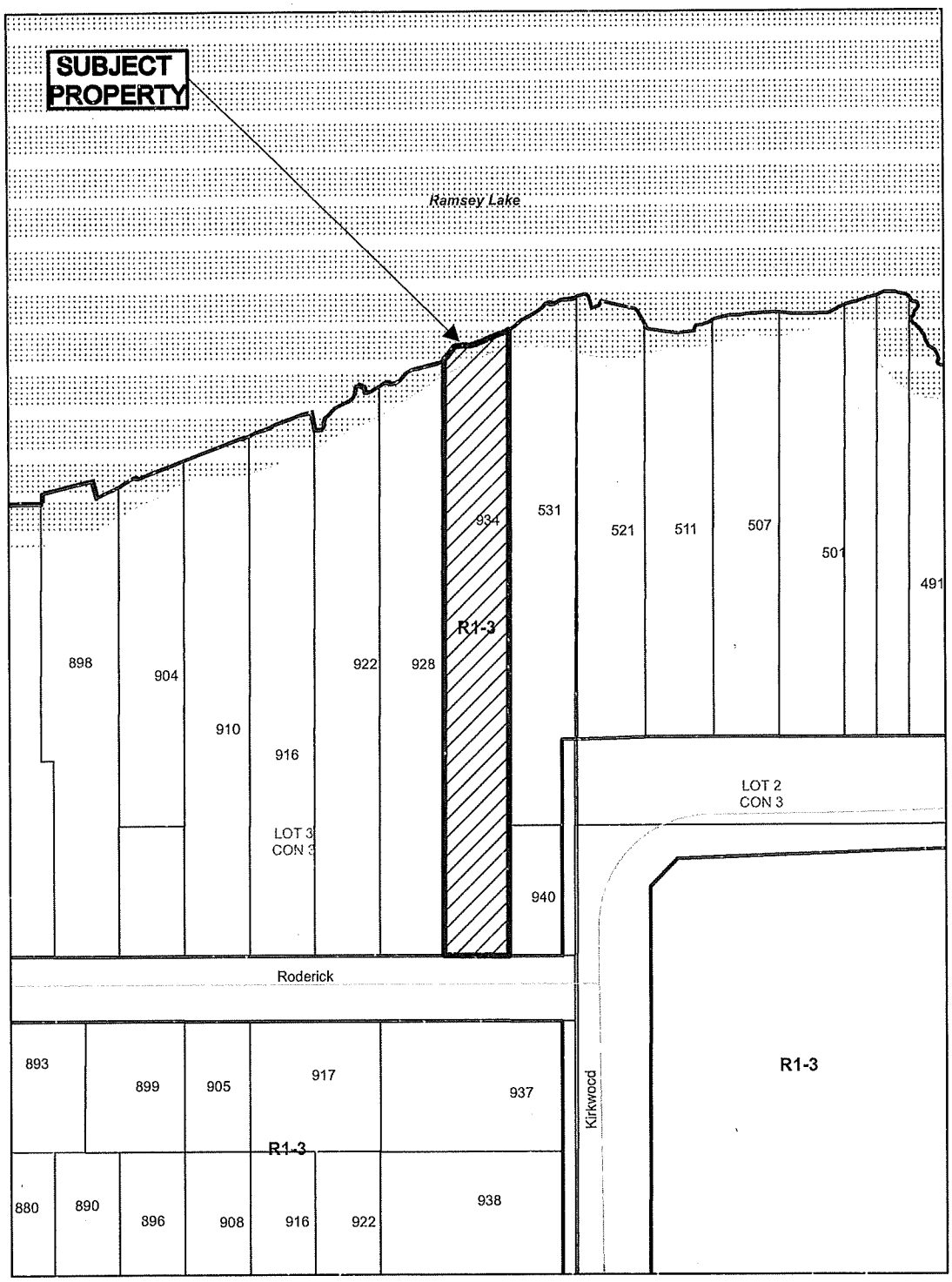
Zoning Designation: R1-3 Resubmission: ☐ Yes ☐ No

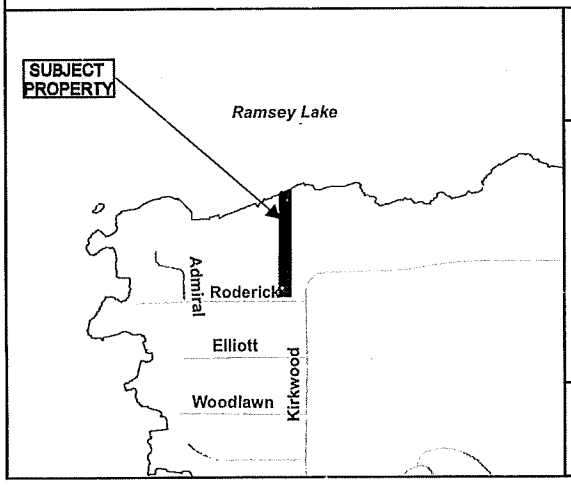
Previous File Number(s):

Previous Hearing Date:

Notes:

A0145/2021



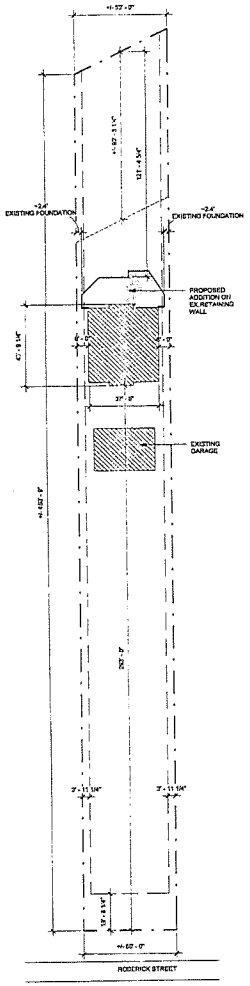


Application for Minor Variance or Permission

N

Subject Property being
PIN 73582-0207, Parcel 47850,
Lot 72 and 97, Plan M-124,
Part Lot 3, Concession 2,
Township of McKim,
934 Roderick Ave, Sudbury
City of Greater Sudbury

Sketch 1, NTS — A145/2021
NDCA — Date: 2021 11 17



SITE PLAN

GENERAL

1. ALL EXCAVATIONS DONE TO THE EXTERIOR FORMS JOINT TRENCHES SHALL COMPLY WITH THE CURRENT OSHA REGULATIONS. WELL VENT CONFIGURATIONS MUST COMPLY WITH LOCAL CODES.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
3. PLANS AND SPECIFICATIONS REMAIN THE PROPERTY OF KOMRI ENGINEERING, PLLC. THEY MAY NOT BE REPRODUCED OR USED ON ANY OTHER PROJECT.
4. DO NOT SCALE DRAWINGS

REVISIONS

KOMRI ENGINEERING

RESIDENTIAL ADDITION
934 RODERICK AVENUE, SUDBURY, ON
PROJECT NO. 1.SUD.21.11

SITE PLAN

DRAWN	KO
CHECKED	KO
SCALE:	1" = 30'-0"
SHEET	SP01

SITE PLAN

A01451/2021
Sketch 2

KARIM OMRI - ADDITION

934 RODERICK AVENUE, SUDBURY,ON
PROJECT NO. KSI-020-131

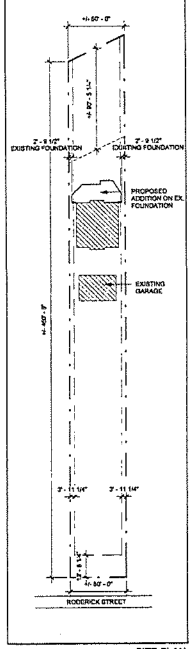
ISSUED FOR CONSTRUCTION - AUGUST 3RD, 2021

KOMRI ENGINEERING

ABBREVIATIONS:

DOOR SCHEDULE:

WD	WOOD
HM	HOLLOW METAL
PT	PAINT
GL-1	GLAZING TYPE 1



SITE PLAN
1" = 50'-0"

DIMENSIONS ON SITE PLAN TO BE FIELD VERIFIED BY HOME OWNER, CONTRACTOR OR SITE SURVEY. ANY DISCREPANCIES SHALL BE REPORTED TO KOMRI ENGINEERING

ZONE =	~R1-3
TOTAL PROPERTY AREA=	~± 23635.00ft²
EXISTING DWELLING=	~± 2305.70ft²
NEW PROPOSED ADDITION=	~679.78ft²
NEW TOTAL LOT COVERAGE=	~12.8%
MAXIMUM LOT COVERAGE=	~40%
MAXIMUM HEIGHT=	~36.1 FT
MINIMUM LOT FRONTAGE=	~98.42 FT
MINIMUM FRONT YARD=	~19.69 FT
MINIMUM REAR YARD=	~24.6 FT
MINIMUM INTERIOR SIDE YARD=	~3.93 FT
MINIMUM CORNER SIDE YARD=	~15.0 FT

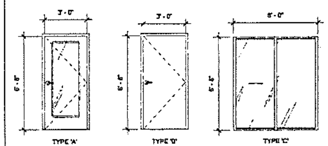
Zone 2 Energy Design Summary		
Glass/Wall Ratio	Wall Area:	680.8 # ft²
	Glass Area:	141.0 # ft²
	% Glass/Wall:	20.62 # %
Fuel Supply	☒ Gas / ☐ Oil / ☐ Earth	☐ Propane / ☐ Electric / ☐ Solid Fuel
Compliance Path	☒ SB-12 Prescriptive / ☐ SB-12 Performance / ☐ EnerGuide 80 Equivalent	
Prescriptive Summary	Table: 3.1.1.3.A	Package A4

Insulation (R-Value)	R-Value
Ceiling w/Attic Space	R60
Ceiling w/o Attic Space	R31
Exposed Floor	R31
Walls Above grade	R22 + 7.5ci
Basement Walls	R20ci
(>600mm) Below Grade Slab	R0
Edge of Below Grade Slab	R10
Heated Slab	R10
(≤600mm) Below Grade Slab	R10
Window and Door (U-Value) Greater than 17% less than 22%	
Windows / Sliding Glass Doors	1.0 U-Value
Skylights	2.8 U-Value
Appliance Efficiency	
Space Heating Equipment (AFUE) (%)	96%
HRV Efficiency (%)	65%
DHW Heater (EF)	0.67

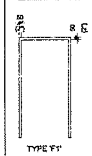
DOOR SCHEDULE GENERAL NOTES:

1. A HYPHEN (-) IS USED IN ANY COLUMN THAT DOES NOT APPLY TO A PARTICULAR DOOR.
2. DOOR WIDTH IS THE LEAF SIZE IN INCHES FOR SINGLE DOORS.
3. FRAME TYPE REFERS TO FRAME ELEVATIONS SHOWN BELOW.
4. TYPICAL FRAME SECTIONS ARE SHOWN ELSEWHERE IN THIS SCHEDULE OR ON CONSTRUCTION DETAILS. FRAME DEPTHS FOR DOORS AND SCREENS SHALL BE DEPTH OF WALL PLUS 1" (25 MM). (TYP.)

DOOR TYPES



FRAME TYPES

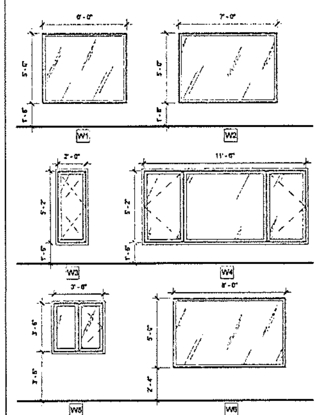


DOOR AND FRAME FINISH SCHEDULE

NUMBER	DOOR TYPE	WIDTH	HEIGHT	DOOR MATERIAL	DOOR FINISH	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	FIRE RATING	COMMENTS
101	A	3' - 0"	6' - 8"	HM	PT	F1	WD	PT	-	INSULATED DOOR C/W WEATHER STRIPPING
102	B	3' - 0"	6' - 8"	HM	PT	F1	WD	PT	-	
103	B	2' - 4"	6' - 8"	HM	PT	F1	WD	PT	-	
201A	C	6' - 0"	6' - 8"	HM	PT	F1	WD	PT	-	INSULATED DOOR C/W WEATHER STRIPPING
201B	C	6' - 0"	6' - 8"	HM	PT	F1	WD	PT	-	INSULATED DOOR C/W WEATHER STRIPPING

WINDOW SCHEDULE

1. TYPICAL FRAME SECTIONS ARE SHOWN ELSEWHERE IN THIS SCHEDULE OR ON CONSTRUCTION DETAILS. FRAME DEPTHS FOR WINDOWS AND SCREENS SHALL BE DEPTH OF WALL PLUS 1" (25 MM), TYPICAL.
2. FRAME THICKNESS TO BE 2" (TYP.)



CONSTRUCTION ASSEMBLIES

PARTITION ASSEMBLIES NOTES:

1. ALL INTERIOR PARTITIONS ARE TO BE P1 UNLESS NOTED OTHERWISE
2. USE WATER RESISTANT GYPSUM WALL BOARD ON ALL WET SIDES OF PARTITIONS & CEMENT BOARD BEHIND ALL WALL MOUNTED TILE WORK.
3. PROVIDE WOOD BLOCKING TO ACCOMMODATE WALL MOUNTED IN ACCESSORIES. COORDINATE LOCATIONS AS REQUIRED.
4. ALL PARTITIONS TO EXTEND TO U/S OF STRUCTURE UNLESS OTHERWISE NOTED. BRACE AS REQUIRED.
5. ALL FLOOR ELEVATIONS ARE REFERENCED TO AND FROM GROUND FLOOR DATUM ELEVATION OF 0.0.
6. ALL EXPOSED VERTICAL CORNERS IN GYPSUM BOARD PARTITIONS SHALL BE FINISHED WITH CORNERS GUARDS.
7. ALL DOORS SHALL BE LOCATED 4" FROM WALL FACE TO DOOR FRAME EDGE TYPICAL UNLESS NOTED OTHERWISE

PARTITION ASSEMBLIES:

(P1) TYPICAL 2x6 PARTITION WALL
- 1/2" GYPSUM BOARD ON BOTH SIDES OF
- 2X6 SPF NO.1/NO.2 LOAD BEARING STUD WALL @ 16 O/C. C/W BLOCKING MID-HEIGHT

(P2) TYPICAL 2x4 PARTITION WALL
- 1/2" GYPSUM BOARD ON BOTH SIDES OF
- 2X4 SPF NO.1/NO.2 STUD WALL @ 16 O/C.

WALL ASSEMBLIES:

(W1) DWELLING EXTERIOR W/ SIDING
- SIDING AS PER OWNER
- 1X3" STRAPPING @ 16" O/C.
- 1 1/2" VAPOUR PERMEABLE RIGID INSULATION (R-7.5)
- AIR BARRIER MEMBRANE - LAP AND SEAL
- 7/16" OSB SHEATHING
- 2X6" SPF NO.2 STUD AT 16" O/C. (DOUBLE TOP PLATE)
- 5-1/2" BATT INSULATION (R-22)
- 6mil POLY VAPOUR BARRIER - LAP & SEAL
- 1/2" GYPSUM BOARD

FLOOR ASSEMBLIES:

(F1) TYP. FLOOR ASSEMBLY
- EXISTING 6" SLAB
- 2X4" @ 16" O/C. C/W BLOCKING MID-HEIGHT @ 4' O/C.
- SPRAY FOAM MIN R-10
- 5/8" T&G PLYWOOD SHEATHING
- FLOORING SELECTED BY OWNER

ROOF ASSEMBLIES:

(R1) TYP. BALCONY ROOF
- DURADEK MEMBRANE
- SELF-ADHERED WATERPROOFING MEMBRANE
- 5/8" T&G PLYWOOD SHEATHING
- PRE-ENG TJI BY MANUFACTURER - REFER TO STRUCTURAL
- FILLED W/ SPRAY FOAM INSULATION - R-35 MIN.
- 1/2" GYPSUM BOARD SHEATHING

GENERAL REQUIREMENTS

1. GENERAL CONTRACTOR & SUBCONTRACTOR SHALL EXAMINE THE SITE, VERIFY ALL DIMENSIONS, DRAWING DETAILS TO ASCERTAIN THE EXTENT AND NATURE OF WORK.
2. ALL DISCREPANCIES, OMISSIONS, OR CONFLICTS SHALL BE REPORTED TO DESIGNER PRIOR TO WORK.
3. CONTRACTOR IS NOT TO PROCEED WITH ANY CHANGES OR MODIFICATIONS TO THE DESIGN UNLESS REVISED AND APPROVED BY KOMRI ENGINEERING.
4. GENERAL CONTRACTOR SHALL PROVIDE ALL MATERIAL AND LABOR REQUIRED.
5. BREAKDOWN OF WORK IS NOT NECESSARILY COMPLETE AND IS FOR GUIDANCE ONLY.
6. ALL SITE MEASUREMENTS MUST BE CONFIRMED BY CONTRACTOR PRIOR TO ORDERING MATERIAL OR BEGINNING THE WORK.

CODE AND STANDARDS

GENERAL CONTRACTOR SHALL:
1. COMPLY WITH THE ONTARIO BUILDING CODE REQUIREMENTS OR OTHER AUTHORITIES HAVING JURISDICTION, HEREAFTER REFERRED TO AS CODE
2. MEET OR EXCEED REQUIREMENTS OF CONTRACTOR DOCUMENTS, SPECIFIED STANDARDS, CODES AND REFERENCED DOCUMENTS.
3. COMPLY WITH THE ONTARIO OCCUPATIONAL HEALTH AND SAFETY ACT 1991 AND REGULATIONS FOR CONSTRUCTION PROJECTS

PERMITS AND INSPECTIONS

1. THE CONTRACTOR SHALL OBTAIN AND PAY FOR BUILDING PERMIT AND ASSOCIATED INSPECTIONS

DESIGN DATA

1. STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2012 SUPPLEMENTED BY THE USER'S GUIDE - NBC 2010 STRUCTURAL COMMENTARIES (PART 4 OF DIVISION B).
2. CLIMATIC LOCATION: SUDBURY, ONTARIO

SUBMITTALS

1. SUBMIT FOR REVIEW BEFORE STARTING WORK
2. SUBMIT SHOP DRAWINGS IN CONFORMANCE WITH THE SEQUENCE OF CONSTRUCTION
3. SHOP DRAWINGS MUST BE REVIEWED BY CONTRACTOR BEFORE SUBMISSION TO CONSULTANT
4. SHOP DRAWINGS WITHOUT CONTRACTOR STAMPS WILL BE RETURNED WITHOUT BEING REVIEWED
5. OUR REVIEW OF SHOP DRAWINGS DOES NOT INCLUDE DETAILED CHECKING OF DIMENSIONS OR CALCULATIONS OF ELEMENTS ENGINEERED BY OTHERS AND DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO COMPLETE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS
6. BEFORE RESUBMITTING DRAWINGS ENSURE ALL CORRECTIONS REQUIRED BY PRIOR REVIEWS HAVE BEEN COMPLETED
7. DO NOT ADD DETAILS TO DRAWINGS WHICH HAVE NOT BEEN STAMPED AS NOTED
8. DO NOT BEGIN FABRICATION UNTIL ALL SHOP DRAWINGS HAVE BEEN EXAMINED
9. PROVIDE FINAL RECORD DRAWINGS AFTER ALL CORRECTIONS ARE MADE
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DEVELOP AND MAINTAIN A QUALITY CONTROL PLAN ASSOCIATED WITH THE STRUCTURAL WORK. THIS MUST BE PROVIDED TO THE CONSULTANT WHEN REQUESTED THIS SHOULD INCLUDE:
   - COLD AND HOT WEATHER CONSTRUCTION PROCEDURES
   - THIRD-PARTY INSPECTION AND TESTING PROCEDURES

CONCRETE NOTES

1. CONCRETE IS SPECIFIED AS PER THE "PERFORMANCE SPECIFICATION" ALTERNATIVE AS OUTLINED IN CSA A23.1, TABLE 5.
2. THE CONTRACTOR AND CONCRETE SUPPLIER TO MEET ALL CERTIFICATION, DOCUMENTATION AND QUALITY CONTROL REQUIREMENTS.
3. STAMPED REBAR SHOP DRAWINGS TO BE REVIEWED BY KOMRI ENGINEERING FOR APPROVAL
4. CONCRETE TO HAVE A COMPRESSIVE STRENGTH OF 25 MPa MINIMUM AT 28 DAYS - 4-7% AIR ENTRAINMENT.
5. THE CONCRETE SUPPLIER TO BE CERTIFIED BY THE READY-MIXED CONCRETE ASSOCIATION OF ONTARIO
6. THE CONTRACTOR AND THE CONCRETE SUPPLIER ARE TO ENSURE THAT THE PLASTIC AND HARDENED MIX PROPERTIES MEET SITE REQUIREMENTS FOR PLACING, FINISHING AND THE OWNER'S PERFORMANCE REQUIREMENTS
7. CEMENT TO BE PORTLAND CEMENT TYPE GU UNLESS NOTED OTHERWISE OR REQUIRED BY EXPOSURE CLASS
8. PLACE CONCRETE AS CLOSE AS POSSIBLE TO FINAL LOCATION TO AVOID SEGREGATION. VIBRATE ALL CONCRETE
9. FORM THE SIDES OF ALL STRUCTURAL CONCRETE MEMBERS
10. PERMIT DRAWING FOR BUILDING TO BE SUBMITTED TO KOMRI ENGINEERING FOR APPROVAL PRIOR TO CONSTRUCTION

WINDOWS & DOORS

1. IT IS THE OWNER'S/CONTRACTORS RESPONSIBILITY TO CONFIRM THE FOLLOWING ITEMS PRIOR TO ORDERING
   A. COLOUR OF WINDOWS AND DOORS
   B. DIRECTION OF SWING FOR OPERABLE
   C. GRID PATTERN (IF APPLICABLE)
   D. DRYWALL RETURN THICKNESS
2. ALL EXTERIOR DOORS TO CONFORM TO OBC 9.6.5 (SPECIFICATIONS TO BE PROVIDED BY MANUFACTURER
3. RESISTANCE TO FORCED ENTRY APPLIES TO ALL TYPES OF ENTRANCE DOORS INTO DWELLING UNITS AND ATTACHED GARAGE (SEE OBC 9.6.8) (SPECIFICATIONS TO BE PROVIDED BY MANUFACTURER)
4. EFFICIENCY RATING REQUIRED FOR NEW WINDOWS & DOORS TO BE .25 MAX.U-VALUE

TEMPORARY WORKS

1. AS STRUCTURAL DRAWINGS SHOW THE COMPLETED STRUCTURE, IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE, DESIGN AND ERECT ANY TEMPORARY WORKS REQUIRED TO COMPLETE THE WORK
2. LOADS INDICATED ON DRAWINGS MUST NOT BE EXCEEDED BY CONSTRUCTION LOADS
3. CONTRACTOR IS RESPONSIBLE TO ENSURE THE DESIGN AND REVIEW OF ALL TEMPORARY WORKS ARE CARRIED OUT BY A PROFESSIONAL ENGINEER LICENSED AND INSURED TO WORK IN ONTARIO

EXISTING STRUCTURES

1. PRIOR TO CONSTRUCTION VERIFY EXISTING CONDITIONS AND DIMENSIONS
2. TAKE ALL NECESSARY PRECAUTIONS TO ENSURE EXISTING PROTECTED DURING CONSTRUCTION
3. ENSURE ALL TEMPORARY SHORING AND BRACING IS INSTALLED AND REMOVED TO ENSURE THE INTEGRITY OF EXISTING STRUCTURE
4. REPORT ANY VARIATIONS IN EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK

DEMOLITION

1. PROVIDE ADEQUATE SHORING OF EXISTING STRUCTURE BEFORE DEMOLITION OF STRUCTURE

SYMBOL LEGEND

- (P1) PARTITION WALL IDENTIFICATION IN SCHEDULE
- (W1) WALL IDENTIFICATION IN SCHEDULE
- (R1) ROOF IDENTIFICATION IN SCHEDULE
- (F1) FLOOR IDENTIFICATION IN SCHEDULE
- (D01) DOOR IDENTIFICATION IN SCHEDULE
- (L1) LINTEL IDENTIFICATION IN SCHEDULE
- [W1] WINDOW IDENTIFICATION IN SCHEDULE
- P1 POST IDENTIFICATION IN SCHEDULE — SHOWN AS
- [B1] BEAM IDENTIFICATION IN SCHEDULE — SHOWN AS
- ELEVATION REFERENCE: S01 / 01 — DETAIL NUMBER — SHEET SECTION IS SHOWN
- DETAIL REFERENCE: 01 — DETAIL NUMBER; S1 — SHEET DETAIL IS SHOWN
- BUILDING SECTION REFERENCE ARROW (TYP): 1 — SECTION NUMBER; A101 — SHEET SECTION IS SHOWN
- ROOM NAME [101] — ROOM NAME & NUMBER REFERENCE
- NORTH — NORTH ARROW

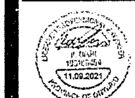
WALL PHASING

- NEW TEMPORARY SHORING (SEE WALL SCHEDULE)
- EXISTING WALLS
- DEMOLITION

SHEET LIST	
SHEET NUMBER	SHEET NAME
A01	INFORMATION SHEET
A02	DEMOLITION PLANS
A03	FLOOR PLANS
A04	ELEVATIONS
S01	STRUCTURAL FLOOR PLANS

GENERAL
1. - ANY CHANGES DONE TO THE DESIGN DURING CONSTRUCTION WITHOUT KOMRI ENGINEERING'S WRITTEN CONSENT & APPROVAL WILL VOID KOMRI ENGINEERING'S INSURANCE COVERAGE.
2. - CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
3. - THESE DRAWINGS REMAIN THE PROPERTY OF KOMRI ENGINEERING AND SHALL NOT BE ALTERED IN ANY MANNER OR USED ON ANY OTHER PROJECT.
4. - DO NOT SCALE DRAWINGS

REVISIONS
1 ISSUED FOR CONSTRUCTION 3/08/2021



KOMRI ENGINEERING

RESIDENTIAL ADDITION
934 RODERICK AVENUE, SUDBURY,ON
PROJECT NO. KSI-020-131

INFORMATION SHEET

DRAWN	NBM
CHECKED	KO/OP
SCALE	As indicated
SHEET	A01

ISSUED FOR CONSTRUCTION - AUGUST 3RD, 2021

A0145/2021
Sketch 3

DEMOLITION LEGEND

D1 — DEMOLITION TAG REFER TO DEMOLITION NOTES

DEMOTED EXISTING ITEMS TO REMAIN

DEMOTED ITEMS TO BE REMOVED - REFER TO DEMOLITION NOTES

DEMOLITION NOTES (GENERAL):

1. REFER TO DEMOLITION FLOOR PLAN AND COORDINATE WORK BETWEEN TRADES
2. ALL ELECTRICAL DEVICES SUBJECT TO DUST AND DEBRIS ARE TO BE REMOVED PRIOR TO DEMOLITION PHASE AND REINSTALLED DURING CONSTRUCTION PHASE. MAKE SAFE ALL ELECTRICAL.
3. MECHANICAL DUCTS ARE TO BE CAPPED DURING DEMOLITION PHASE TO PREVENT THE SPREAD OF DUST TO REST OF THE BUILDING STILL IN OPERATION.
4. ALL REMOVED ITEMS NOTE RE-USED IN NEW CONSTRUCTION OR TURN OVER TO OWNER, SHALL BE REMOVED OFF SITE.
5. PROTECT EXISTING FLOORS, WALLS, EQUIPMENT, MILLWORK AND OTHER PERMANENT FIXTURES FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION OF THE WORK. AS A MINIMUM USE POLYETHYLENE AND PLYWOOD HOARDING
6. PROTECT EXISTING MECHANICAL AND ELECTRICAL SYSTEMS WHEN EXPOSED TO THE ELEMENTS.

DEMOLITION NOTES (TAGS):

D1 — CONTRACTOR TO REMOVE EXISTING CONCRETE COLUMN IN ITS ENTIRETY . MAKE GOOD ALL SURFACES IN PREPARATION FOR NEW.

D2 — CONTRACTOR TO REMOVE BRICK FINISH IN ITS ENTIRETY. MAKE GOOD ALL SURFACES IN PREPARATION FOR NEW.

D3 — CONTRACTOR TO REMOVE EXISTING WALL. SHORE AS REQUIRED PRIOR TO DEMOLITION. MAKE GOOD ALL SURFACES IN PREPARATION FOR NEW.

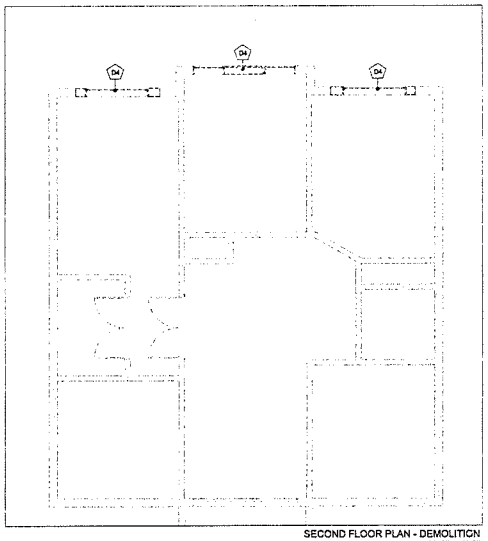
D4 — CONTRACTOR TO REMOVE EXISTING WINDOW SYSTEM IN ITS ENTIRETY. MAKE GOOD ALL SURFACES IN PREPARATION FOR NEW.

D5 — CONTRACTOR TO REMOVE EXISTING DOOR SYSTEM IN ITS ENTIRETY. MAKE GOOD ALL SURAFECS IN PREPARATION FOR NEW.

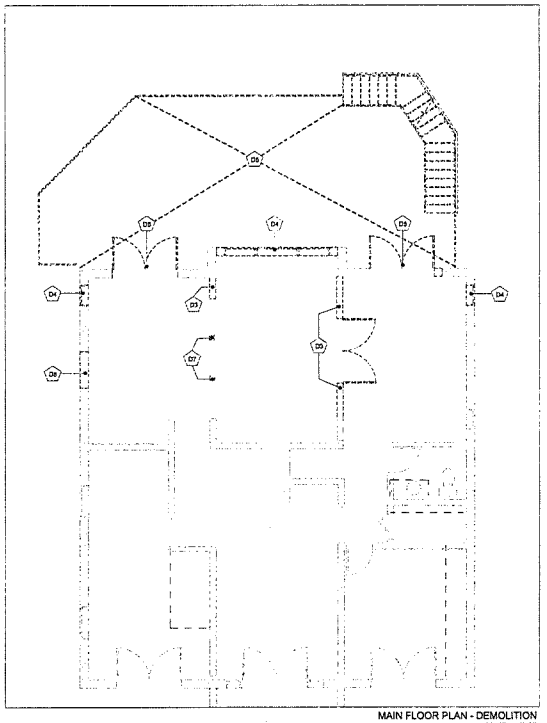
D6 — CONTRACTOR TO REMOVE EXISTING DECK IN ITS ENTIRETY INCLUDING BUT NOT LIMITED TO: GUARDRAILS, RAILINGS AND STAIRS. MAKE GOOD ALL SURFACES IN PREPARATION FOR NEW.

D7 — CONTRACTOR TO REMOVE EXISTING COLUMNS IN ITS ENTIRETY. MAKE GOOD ALL SURFACES IN PREPARATION FOR NEW.

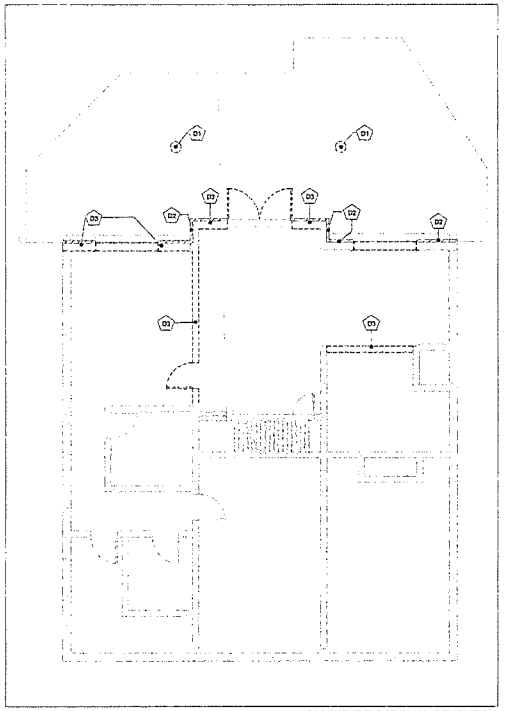
D8 — CONTRACTOR TO MAKE A 42"x42" ROUGH OPENING IN EXICTING EXTERIOR WALL FOR NEW WINDOW INOTALLATION. MAKE GOOD ALL SURFACES IN PREPARATION FOR NEW.



SECOND FLOOR PLAN - DEMOLITION
3/16" = 1'-0"



MAIN FLOOR PLAN - DEMOLITION
3/16" = 1'-0"



BASEMENT FLOOR PLAN - DEMOLITION
3/16" = 1'-0"

GENERAL

1. ANY CHANGES DONE TO THE DESIGN DURING CONSTRUCTION WITHOUT ACCURATE DIMENSIONS WILL BE ACCEPTED AT THE CONTRACTOR'S OWN RISK. ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER BEFORE PROCEEDING WITH WORK.
3. THESE DRAWINGS REMAIN THE PROPERTY OF KOMR ENGINEERING AND MAY NOT BE REPRODUCED IN ANY MANNER OR USED ON ANY OTHER PROJECT.
4. DO NOT SCALE DRAWINGS

REVISIONS		
1	ISSUED FOR CONSTRUCTION	03/08/2021

K. KOMRI
LICENSED PROFESSIONAL ENGINEER
11.09.2021
PROVINCE OF ONTARIO

KOMRI ENGINEERING

RESIDENTIAL ADDITION
334 ROGERICK AVENUE, SUDBURY ON
PROJECT NO. KS-20-151

DEMOLITION PLANS

DRAWN: NBM
CHECKED: KO/DP
SCALE: As Indicated
SHEET: A02

ISSUED FOR CONSTRUCTION - AUGUST 3RD, 2021

A0145/2021
sketch 4

BEAM SCHEDULE		
COUNT	IDENTITY	SIZE
2	B1	3-PLY 1 3/4" x 11 7/8" WEST FRASER LVL 2.0E
4	B2	3-PLY 1 3/4" x 14" WEST FRASER LVL 2.0E
2	B3	3-PLY 2X8 SPF NO.1/NO.2

LINTEL SCHEDULE		
COUNT	IDENTITY	SIZE
4	L1	2-PLY 2x6 SPF NO.1/NO.2, MIN. 3" BEARING
6	L2	2-PLY 1 3/4"x 11 7/8" WEST FRASER LVL 2.0E, MIN. 3" BEARING
2	L3	2-PLY 2x10 SPF NO.1/NO.2, MIN. 3" BEARING

POST/COLUMN SCHEDULE		
COUNT	IDENTITY	SIZE
4	P1	3-PLY 2x6 SPF NO.1/NO.2
4	P2	6x6 SPF NO.1/NO.2 FT POST
4	P3	4-PLY 2x6 SPF NO.1/NO.2
1	P4	2-PLY 2x6 SPF NO.1/NO.2

FLOOR ASSEMBLIES:

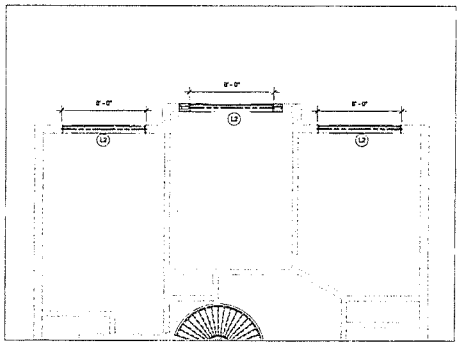
F1 — TYP. FLOOR ASSEMBLY
- EXISTING 4" SLAB
- 2X4" @ 16" O/C. C/W BLOCKING MID-HEIGHT @ 4' O/C.
- SPRAY FOAM MIN R-19
- 5/8" T&G PLYWOOD SHEATHING
- FLOORING SELECTED BY OWNER

WALL ASSEMBLIES:

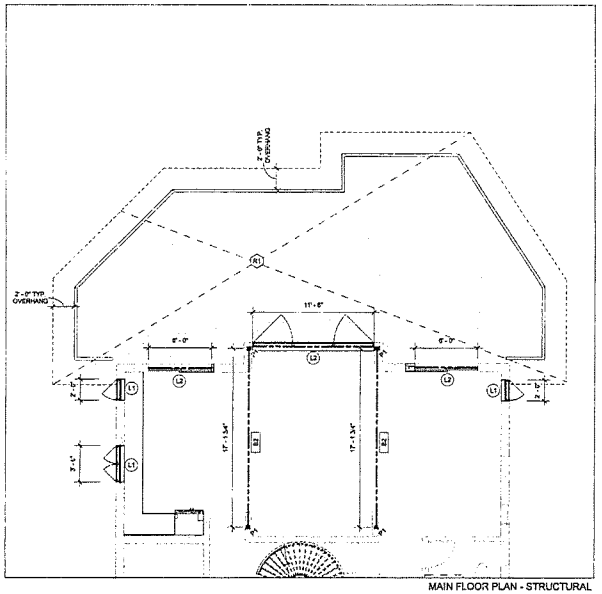
W1 — DWELLING EXTERIOR W/ SIDING
- SIDING AS PER OWNER
- 1X3" STRAPPING @ 16" O/C
- 1 1/2" VAPOUR PERMEABLE RIGID INSULATION (R-7.5)
- AIR BARRIER MEMBRANE - LAP AND SEAL
- 7/16" OSB SHEATHING
- 2X6" SPF NO.2 STUD AT 16" O/C. (DOUBLE TOP PLATE)
- 5-1/2" BATT INSULATION (R-23)
- 6mil POLY VAPOUR BARRIER - LAP & SEAL
- 1/2" GYPSUM BOARD

ROOF ASSEMBLIES:

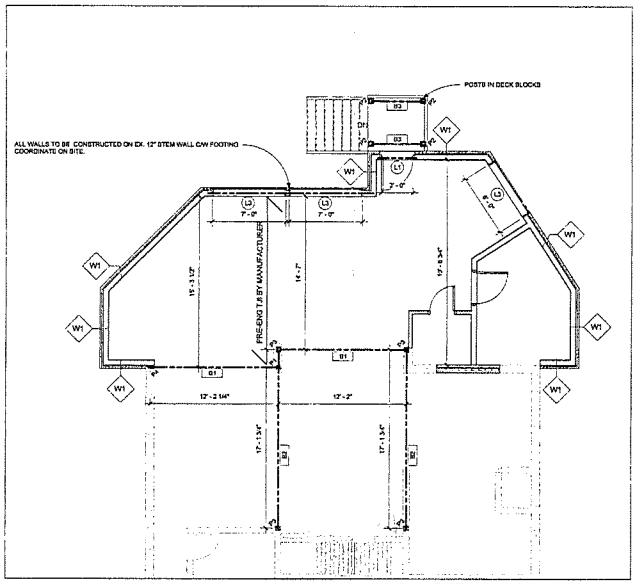
R1 — TYP. BALCONY ROOF
- DURADEK MEMBRANE
- SELF-ADHERED WATERPROOFING MEMBRANE
- 5/8" T&G PLYWOOD SHEATHING
- PRE-ENG T-8 BY MANUFACTURER - REFER TO STRUCTURAL
- FILLED W/ SPRAY FOAM INSULATION - R-23 MIN.
- 1/2" GYPSUM BOARD SHEATHING



SECOND FLOOR PLAN - STRUCTURAL
3/16" = 1'-0"



MAIN FLOOR PLAN - STRUCTURAL
3/16" = 1'-0"



BASEMENT FLOOR PLAN - STRUCTURAL
3/16" = 1'-0"

GENERAL
1. ANY CHANGES DONE TO THE DESIGN DURING CONSTRUCTION WITHOUT KOMRI ENGINEERING'S WRITTEN CONSENT & APPROVAL WILL NULLIFY THE ENGINEER'S SEAL AND ALL RESPONSIBILITY.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
3. THESE DRAWINGS REMAIN THE PROPERTY OF KOMRI ENGINEERING & ASSOCIATES AND MUST BE RETURNED IN ANY SERVICE ON REQUEST ONE WEEK AFTER ISSUE.
4. DO NOT SCALE DRAWINGS

REVISIONS		
#		
1	ISSUED FOR CONSTRUCTION	03/08/2021

KOMRI ENGINEERING

RESIDENTIAL ADDITION
934 RODERICK AVENUE, SUDBURY, ON
PROJECT NO. KS-023-151

STRUCTURAL FLOOR PLANS

DRAWN: NBM
CHECKED: KO/DP
SCALE: As Indicated
SHEET: S01

ISSUED FOR CONSTRUCTION - AUGUST 3RD, 2021

A0145/2021
Sketch 5

CONSTRUCTION LEGEND

ROOM NAME 101 — DENOTED ROOM NAME AND NUMBER REFERENCE

P1 — DENOTED PARTITION ASSEMBLY TAG REFERENCE

101 — DENOTED DOOR AND DOOR NUMBER

CONSTRUCTION ASSEMBLIES

PARTITION ASSEMBLIES NOTES:

1. ALL INTERIOR PARTITIONS ARE TO BE P1 UNLESS NOTED OTHERWISE
2. 1/2" WATER RESISTANT GYPSUM WALL BOARD ON ALL WET SIDES OF PARTITIONS & CEMENT BOARD BEHIND ALL WALL MOUNTED TILE WORK.
3. PROVIDE WOOD BLOCKING TO ACCOMMODATE WALL MOUNTED IN ACCESSORIES. COORDINATE LOCATIONS AS REQUIRED.
4. ALL PARTITIONS TO EXTEND TO U/S OF STRUCTURE UNLESS OTHERWISE NOTED. BRACE AS REQUIRED.
5. ALL FLOOR ELEVATIONS ARE REFERENCED TO AND FROM GROUND FLOOR DATUM ELEVATION OF 0.0.
6. ALL EXPOSED VERTICAL CORNERS IN GYPSUM BOARD PARTITIONS SHALL BE FINISHED WITH CORNERS GUARDS.
7. ALL DOORS SHALL BE LOCATED 4" FROM WALL FACE TO DOOR FRAME EDGE TYPICAL UNLESS NOTED OTHERWISE

PARTITION ASSEMBLIES:

P1 — TYPICAL 2HR PARTITION WALL
- 1/2" GYPSUM BOARD ON BOTH SIDES OF
- 2X6 SPF NO.1/NO.2 LOAD BEARING STUD WALL @ 16 O/C. C/W BLOCKING MID-HEIGHT

P2 — TYPICAL 2HR PARTITION WALL
- 1/2" GYPSUM BOARD ON BOTH SIDES OF

WALL ASSEMBLIES:

W1 — DWELLING EXTERIOR WALL
- 2X6NO.2 STUD WALL @ 16 O/C.
- SIDING AS PER OWNER
- 1X3" STRAPPING @ 16" O/C
- 1 1/2" VAPOUR PERMEABLE RIGID INSULATION (R-7.5)
- AIR BARRIER MEMBRANE - LAP AND SEAL
- 7/16" OSB SHEATHING
- 2X6" SPF NO.2 STUD AT 16" O/C. (DOUBLE TOP PLATE)
- 6-1/2" BATT INSULATION (R-22)
- 6mil POLY VAPOUR BARRIER - LAP & SEAL
- 1/2" GYPSUM BOARD

FLOOR ASSEMBLIES:

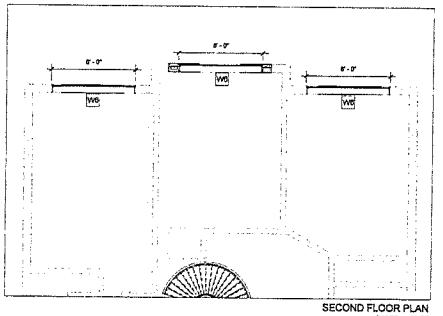
F1 — TYP. FLOOR ASSEMBLY
- EXISTING 8" SLAB
- 2X4" @ 16" O/C. C/W BLOCKING MID-HEIGHT @ 4' O/C
- SPRAY FOAM MIN R-10
- 3/4" T&G PLYWOOD SHEATHING
- FLOORING SELECTED BY OWNER

ROOF ASSEMBLIES:

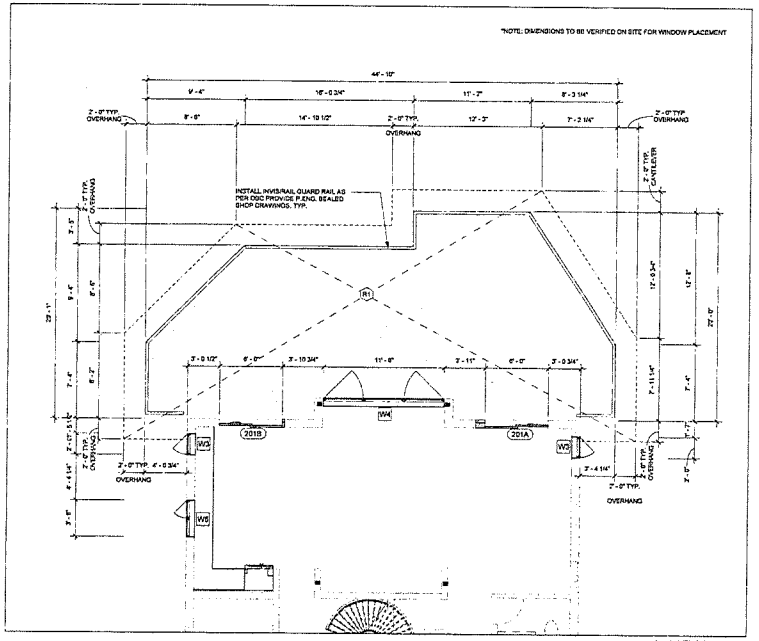
R1 — TYP. BALCONY ROOF
- LURADECK MEMBRANE
- SELF-ADHERED WATERPROOFING MEMBRANE
- 5/8" T&G PLYWOOD SHEATHING
- PRE-ENG TJI BY MANUFACTURER - REFER TO STRUCTURAL
- FILLED W/ SPRAY FOAM INSULATION - R-28 MIN.
- 1/2" GYPSUM BOARD SHEATHING

CONSTRUCTION NOTES (TAGS):

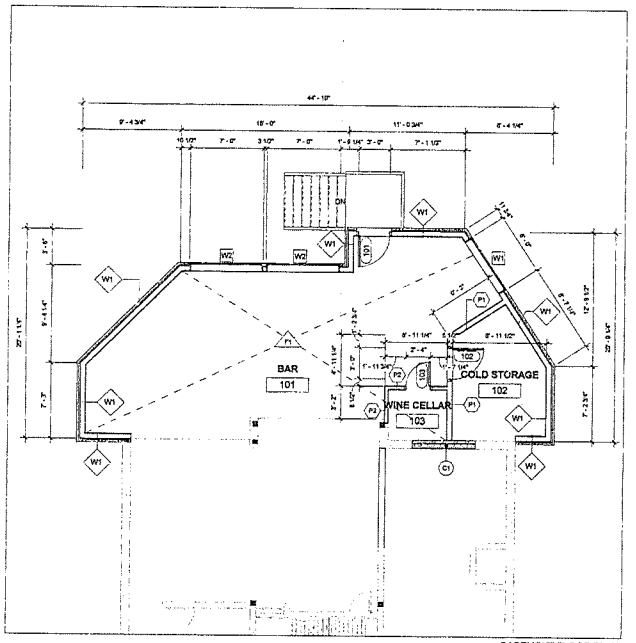
C1 — CONTRACTOR TO INSTALL NEW WALL SYSTEM. MATCH NEW WALL TO EXISTING WITH LINE KIND AND QUALITY.



SECOND FLOOR PLAN
3/16" = 1'-0"



MAIN FLOOR PLAN
3/16" = 1'-0"



BASEMENT FLOOR PLAN
3/16" = 1'-0"

ISSUED FOR CONSTRUCTION - AUGUST 3RD, 2021

GENERAL
1. ALL DIMENSIONS SHOWN ON THIS DRAWING SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER BEFORE PROCEEDING WITH WORK.
2. THESE DRAWINGS ARE THE PROPERTY OF KOMR ENGINEERING AND SHALL NOT BE ALTERED IN ANY MANNER OR USED WITHOUT WRITTEN CONSENT.
3. DO NOT SCALE DRAWINGS

REVISIONS		
1	ISSUED FOR CONSTRUCTION	3 AUG 2021

PERMIT STAMP
K. O. MORI
100142154
11.09.2021
PROVINCE OF ONTARIO

KOMRI ENGINEERING

RESIDENTIAL ADDITION
934 RODERICK AVENUE, SUDBURY, ON
PROJECT NO. KS1409-151

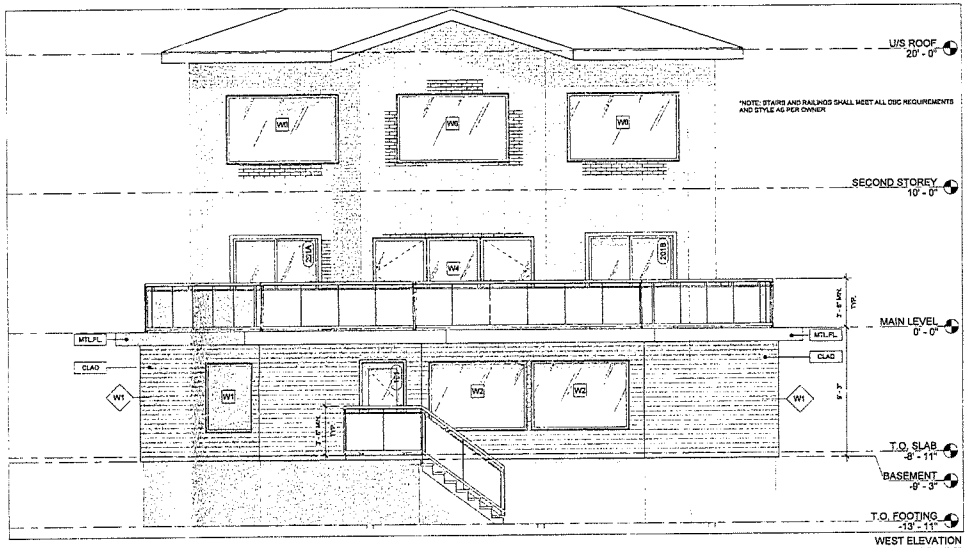
FLOOR PLANS

DRAWN: NBM
CHECKED: KO/DP
SCALE: As Indicated
SHEET: A03

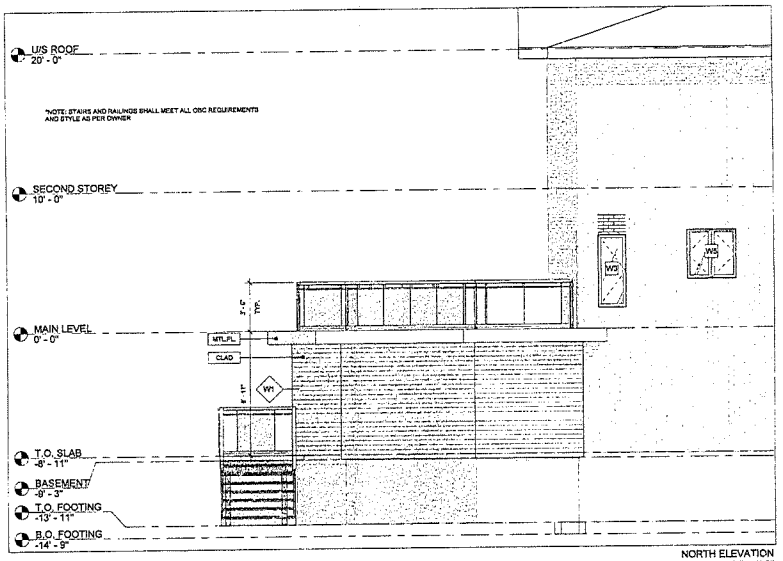
A0145/2021
Sketch 6

LEGEND

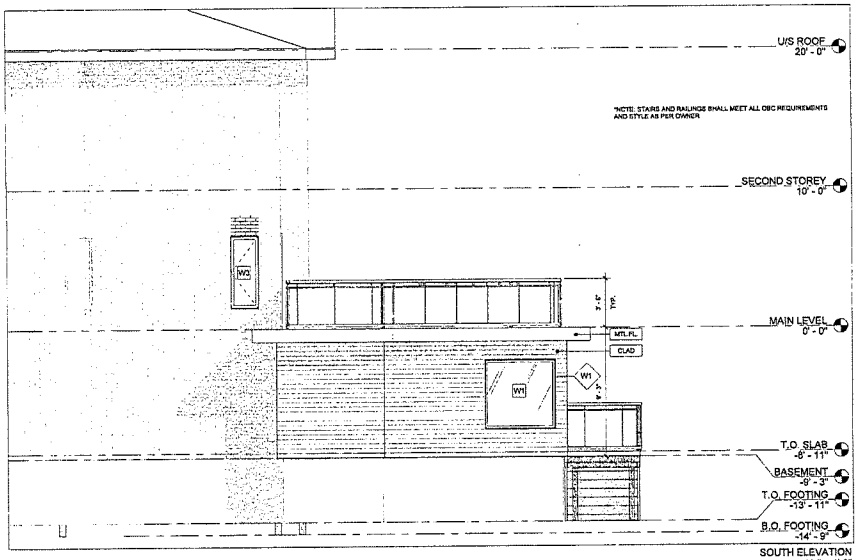
MTL. FL.	DENOTES METAL FLASHING
CLAD	DENOTES SIDING BY OWNER
W1	WALL IDENTIFICATION IN SCHEDULE
R1	ROOF IDENTIFICATION IN SCHEDULE
101	DOOR IDENTIFICATION IN SCHEDULE
W1	WINDOW IDENTIFICATION IN SCHEDULE



WEST ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"



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

ISSUED FOR CONSTRUCTION - AUGUST 3RD, 2021

GENERAL

1. ANY CHANGES DONE TO THE DESIGN DURING CONSTRUCTION WITHOUT CONSULTATION WITH THE STRUCTURAL ENGINEER WILL VOID SUBMITTED STRUCTURAL INSURANCE COVERAGE.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
3. THESE DRAWINGS REMAIN THE PROPERTY OF KOMRI ENGINEERING AND MAY NOT BE REPRODUCED OR USED ON ANY OTHER PROJECT.
4. DO NOT SCALE DRAWINGS

REVISIONS		
1	ISSUED FOR CONSTRUCTION	03/08/2021

LICENSED PROFESSIONAL ENGINEER
N. SHAH
PEng, P.Eng
11.09.2021
PROVINCE OF ONTARIO

KOMRI ENGINEERING

RESIDENTIAL ADDITION
934 ROSEBECK AVENUE, SUDBURY, ON
PROJECT NO. KS-20-131

ELEVATIONS

DRAWN	NBM
CHECKED	KO/DP
SCALE	1/4" = 1'-0"
SHEET	A04

A0149/2021
sketch 7

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 2021.01.01
A 0146/2021
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): Blake Didone — Email:
Mailing Address: 29 Topaz Court — Home Phone: [redacted]
Business Phone: [redacted]
City: Sudbury — Postal Code: P3E 0G3 — Fax Phone: [redacted]

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

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

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

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

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

4) Current Official Plan designation: Residential — 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
South sideyard	1.2m	0.3m	0.9m
North Sideyard	1.2m	0.3m	0.9m

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

c) Description of Proposal:
To permit a variance with dimensions described above to allow for the construction of a retaining wall.

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
Property on hilltop has no rear yard due to dramatic falling grades. Retaining wall designed to provide useable rear-yard. to comply with existing provisions would be cost prohibitive.

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

PIN(s): 1041 Township: Mckim Ward: 1
Lot No.: 8 Concession No.: 2 Parcel(s):
Subdivision Plan No.: 53M-1387 Lot: 18 Reference Plan No.: Part(s): 24
Municipal Address or Street(s): 29 Topaz Ct., Sudbury

7) Date of acquisition of subject land. Oct 2021

8) Dimensions of land affected. Lot 1.4 acres (5666 sq.m)

Frontage (m)	Depth (m)	Area (m^2)	Width of Street (m)
11.705m	x 3.127m	x 102.75m	x 88.215 x 5.337 x 126.394m

9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	245	(m^2)	Gazebo	(m^2)
Gross Floor Area:	390	(m^2)		(m^2)
No. of storeys:	2		1	
Width:		(m)	3.66	(m)
Length:		(m)	3.66	(m)
Height:		(m)	10.96	(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:	Proposed setback for Gazebo is 1.7m a S/E	(m)		(m)
Rear:	lot line 34.2m from N/W lot line	(m)		(m)
Side:	32.2m from N/W lot line and 10m	(m)		(m)
Side:	from S/W rear lot line	(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.
May - Oct 2021

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

Use(s): Residential Dwelling Length of time: less than 1 month since occup.

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: Residentail dwelling

A0146/2021

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, Blake Didone **(please print all names)**, the registered owner(s) of the property described as 29 Topaz Court P3E 0G3 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 N/A (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 26 day of October, 20 21

(witness)

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

Print Name: _____

*I have authority to bind the Corporation

A0146/2021

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, Blake Didone **(please print all names),**

the registered owner(s) or authorized agent of the property described as 29 Topaz Court Sudbury, ON P3E 0G3

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 9TH day of NOVEMBER, 20 21

Glen Stewart Ferguson,
a Commissioner, etc.,
Province of Ontario,
for the City of Greater Sudbury,
Expires July 21, 2023

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: Nov. 9/21 Hearing Date: Dec. 10, 2021 Received By: N. Lewis

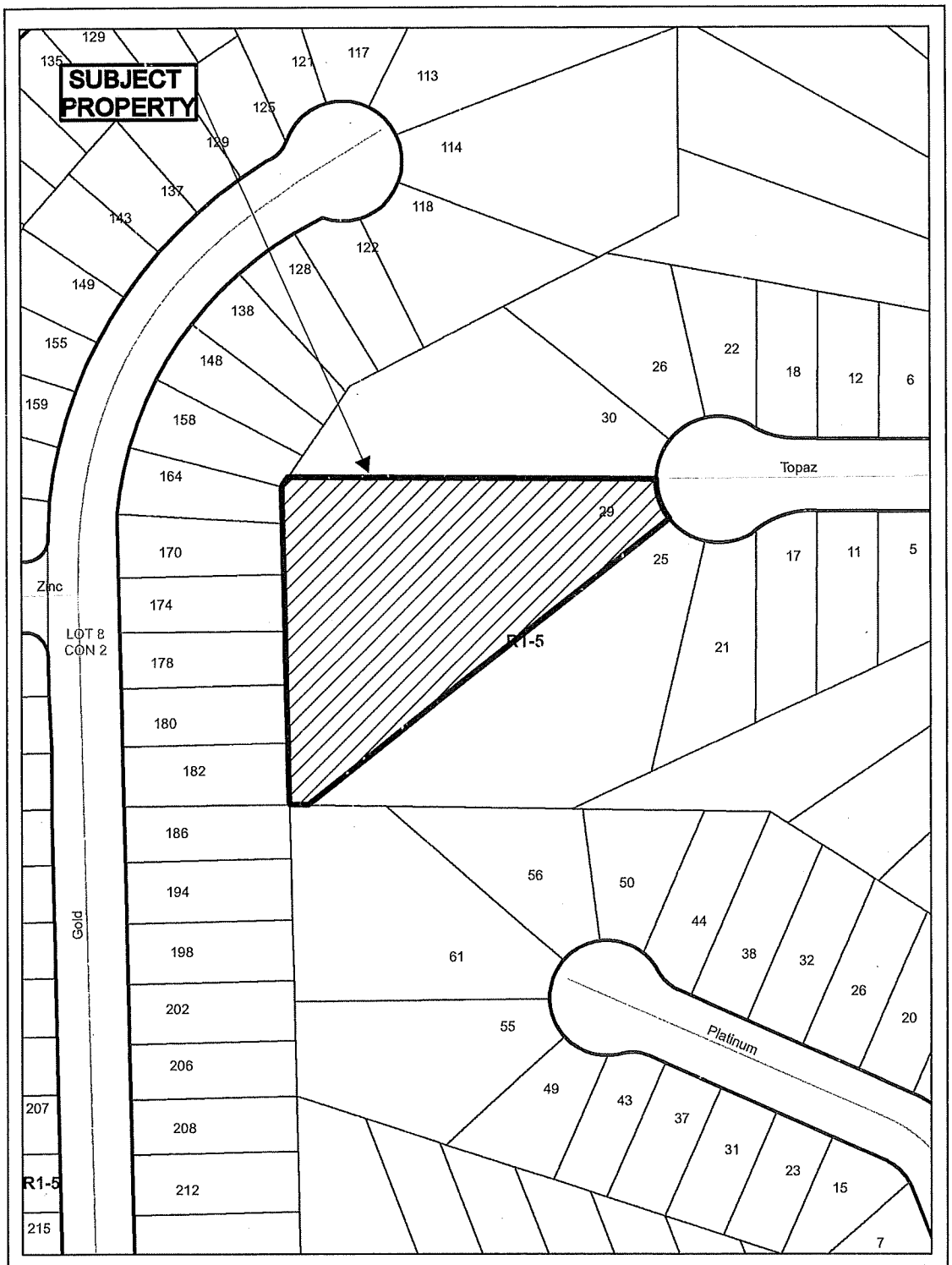
Zoning Designation: R1-5 Resubmission: ☐ Yes ☒ No

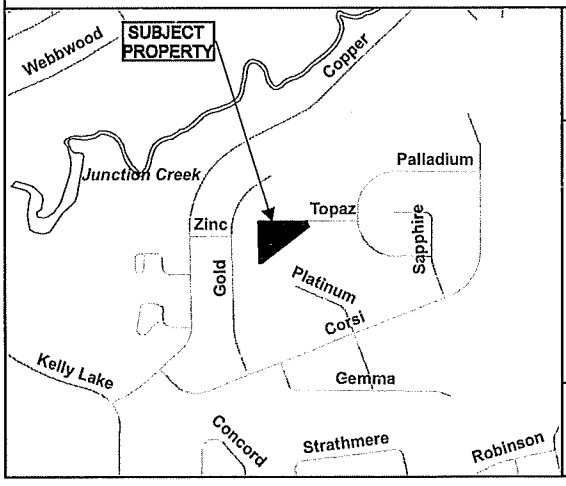
Previous File Number(s): n/a

Previous Hearing Date: n/a

Notes:

A0146/2021



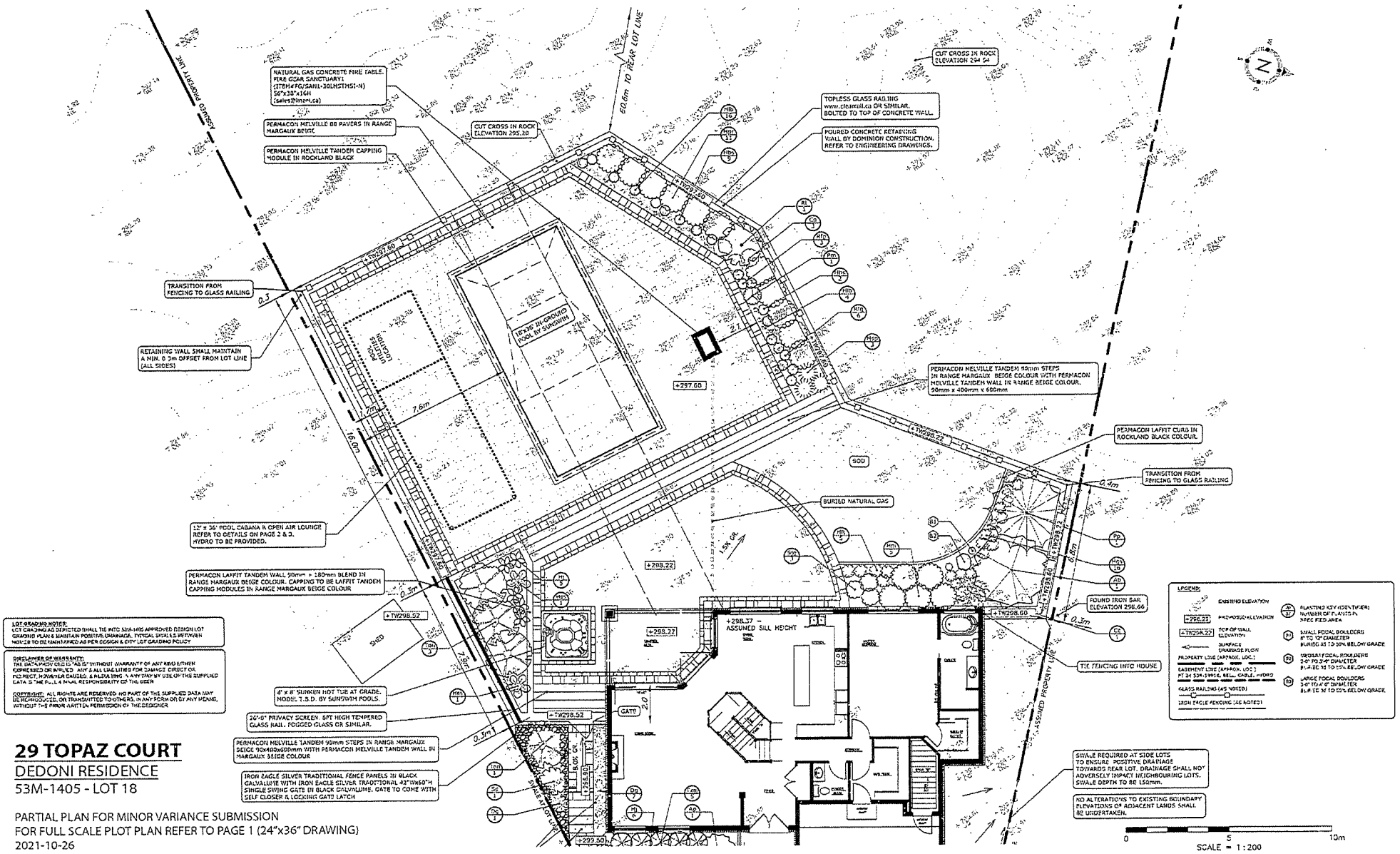


Application for Minor Variance or Permission

N

Subject Property being
PIN 73588-1093,
Lot 18, Plan 53M-1405,
Part Lot 8, Concession 2,
Township of McKim,
29 Topaz Court, Sudbury,
City of Greater Sudbury

Sketch 1, NTS — A146/2021
NDCA — Date: 2021 11 17



LOT GRADING NOTES:
LOT GRADING AS DEPICTED SHALL TIE INTO 53M-1405 APPROVED DESIGN LOT GRADING PLAN & MAINTAIN POSITIVE DRAINAGE. TYPICAL SWALES BETWEEN HOUSE TO BE MAINTAINED AS PER DESIGN & CITY LOT GRADING POLICY

DISCLAIMER OR WARRANTY:
THE DATA PROVIDED IS "AS IS" WITHOUT WARRANTY OF ANY KIND EITHER EXPRESSED OR IMPLIED. ANY & ALL LIABILITIES FOR DAMAGES DIRECT OR INDIRECT, HOWEVER CAUSED, & RESULTING IN ANY WAY BY USE OF THE SUPPLIED DATA IS THE FULL & SOLE RESPONSIBILITY OF THE USER

COPYRIGHT: ALL RIGHTS ARE RESERVED. NO PART OF THE SUPPLIED DATA MAY BE REPRODUCED, OR TRANSMITTED TO OTHERS, IN ANY FORM OR BY ANY MEANS, WITHOUT THE PRIOR WRITTEN PERMISSION OF THE DESIGNER

29 TOPAZ COURT

DEDONI RESIDENCE

53M-1405 - LOT 18

PARTIAL PLAN FOR MINOR VARIANCE SUBMISSION
FOR FULL SCALE PLOT PLAN REFER TO PAGE 1 (24"x36" DRAWING)
2021-10-26

A0146/2021
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 2021.01.01
A0147/2021
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**

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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): DYLAN LEHMAN TASHIA MANNINEN Email: [redacted]
Mailing Address: 100 WEST VIEW CRESCENT Home Phone:
LIVELY ON Business Phone: [redacted]
City: LIVELY ON Postal Code: P3Y 1B6 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: ELDON GAINER Email: [redacted]
Mailing Address: BOX 329 Home Phone:
39 MARY AVE Business Phone: [redacted]
City: NAUGHTON Postal Code: P0M 2M0 Fax Phone:
Note: Unless otherwise requested, all communication will be sent to the agent, if any.

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

Name: DESJARDINS
Mailing Address: 40 ELM ST
City: SUDBURY Postal Code: P3C 1S8

4) Current Official Plan designation: living area 1 Current Zoning By-law designation: R 1-5

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

Variance To	By-law Requirement	Proposed	Difference
4.2.3 lot coverage	10%	14%	4%
4.2.4a height	5m	5.8m	0.8m

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

c) Description of Proposal: detached garage

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
more storage room and 2 vehicle family - get rid of 1 small shed and a tarp garage (portable)

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

PIN(s): 73375-0119 Township: Waters Ward: 2
Lot No.: 6 Concession No.: 4 Parcel(s): 15770 (15770)
Subdivision Plan No.: Lot: Reference Plan No.: 431 Part(s):
Municipal Address or Street(s): 100 Westview Cr. Lively

7) Date of acquisition of subject land. June 2016

8) Dimensions of land affected.

Frontage 16.5 (m) Depth 60.3 (m) Area ~~14374~~ 1335.4 m^2 (m^2) Width of Street (m)

9) Particulars of all buildings:

	Existing (house)		Proposed (garage)	
Ground Floor Area:	96.1 m^2	(m^2)	185.8 m^2	(m^2)
Gross Floor Area:	96.1 m^2	(m^2)	185.8 m^2	(m^2)
No. of storeys:	one		one	
Width:	11.3 m	(m)	15.2 m	(m)
Length:	8.5 m	(m)	12.2 m	(m)
Height:		(m)	5.8 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 (house)		Proposed (garage)	
Front:	16.5	(m)	47.m	(m)
Rear:	55 m	(m)	~~47~~ m 3.2 m	(m)
Side:	3 m	(m)	~~4.5~~ m 3.2 m	(m)
Side:	6 m	(m)	3.2 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.
1958

13) Existing use(s) of the subject property and length of time it / they have continued.
Use(s): single family residential Length of time: 50+ years

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

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

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

17) Existing uses of abutting properties: single family residential

A0147/2021

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, Dylan Lehman + Tashia Manninen (please print all names), the registered owner(s) of the property described as 100 Westview Crescent Lively in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

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

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

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

Authority to Enter Land and Photograph

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

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

Appointment of Authorized Agent

g) appoint and authorize Eldon Gainer (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 14 day of November, 20 21

Eldon Gainer
(witness)

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

Print Name: TASHIA MANNINEN DYLAN LEHMAN

*I have authority to bind the Corporation

A014712021

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, Eldon Gainer **(please print all names),**

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

100 Westview Crescent

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 15 day of November, 20 21

Commissioner of Oaths

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

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

Print Name: Eldon Gainer
*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: 15 Nov 21 Hearing Date: 10 December 2021 Received By: Wendy / Nia

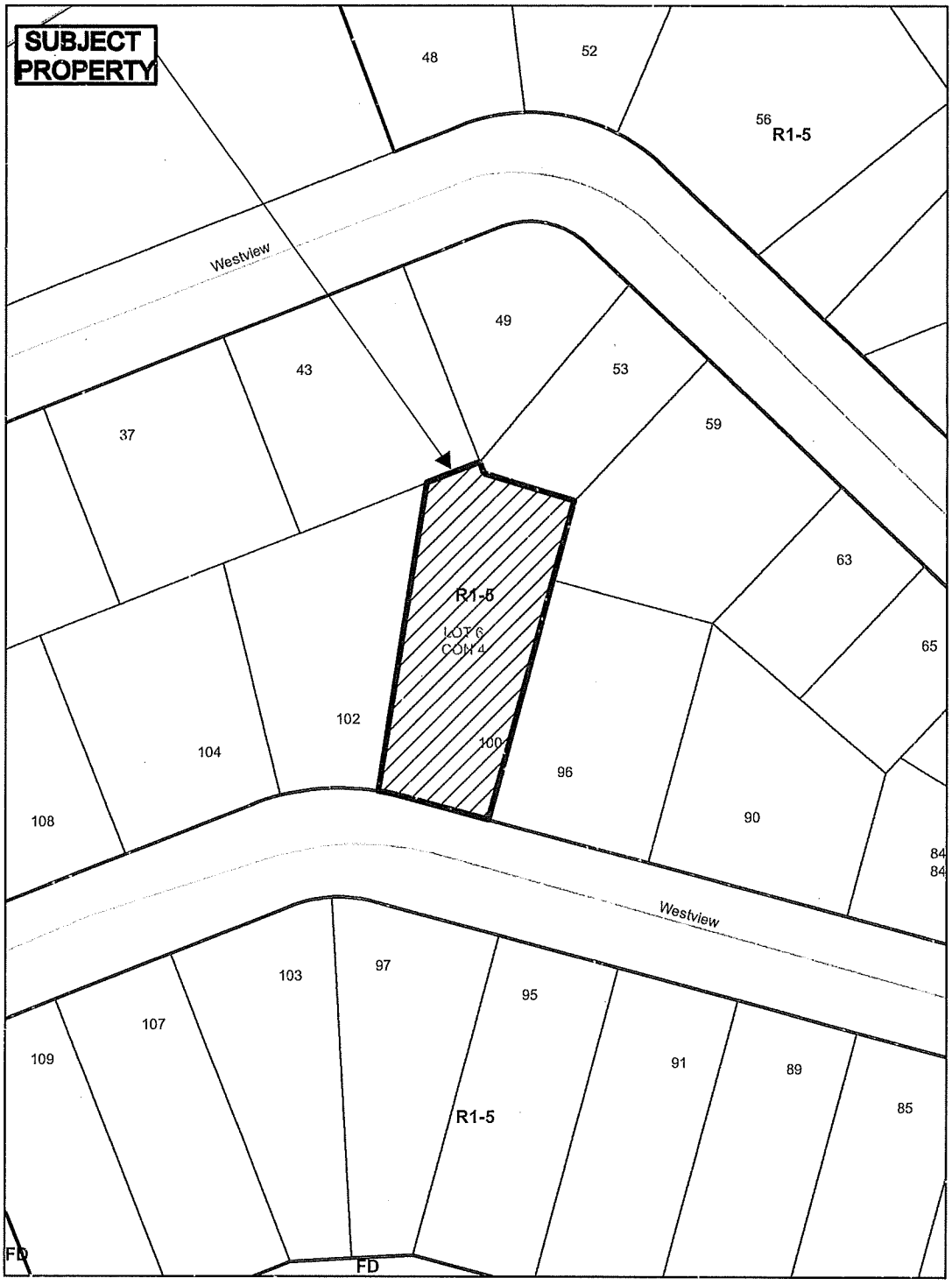
Zoning Designation: R1-5 Resubmission: ☐ Yes ☐ No

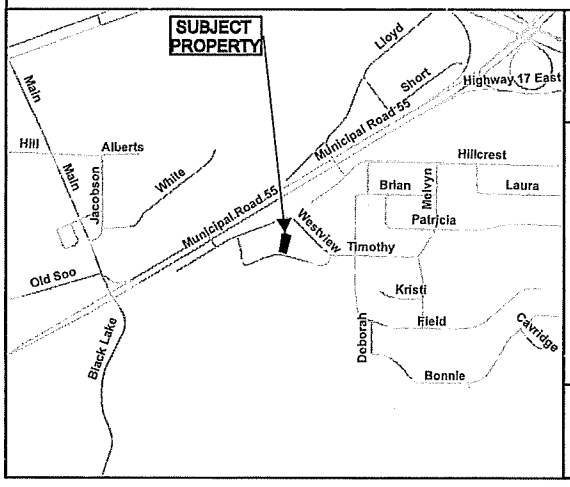
Previous File Number(s): n/a

Previous Hearing Date: n/a

Notes:

A0147/2021





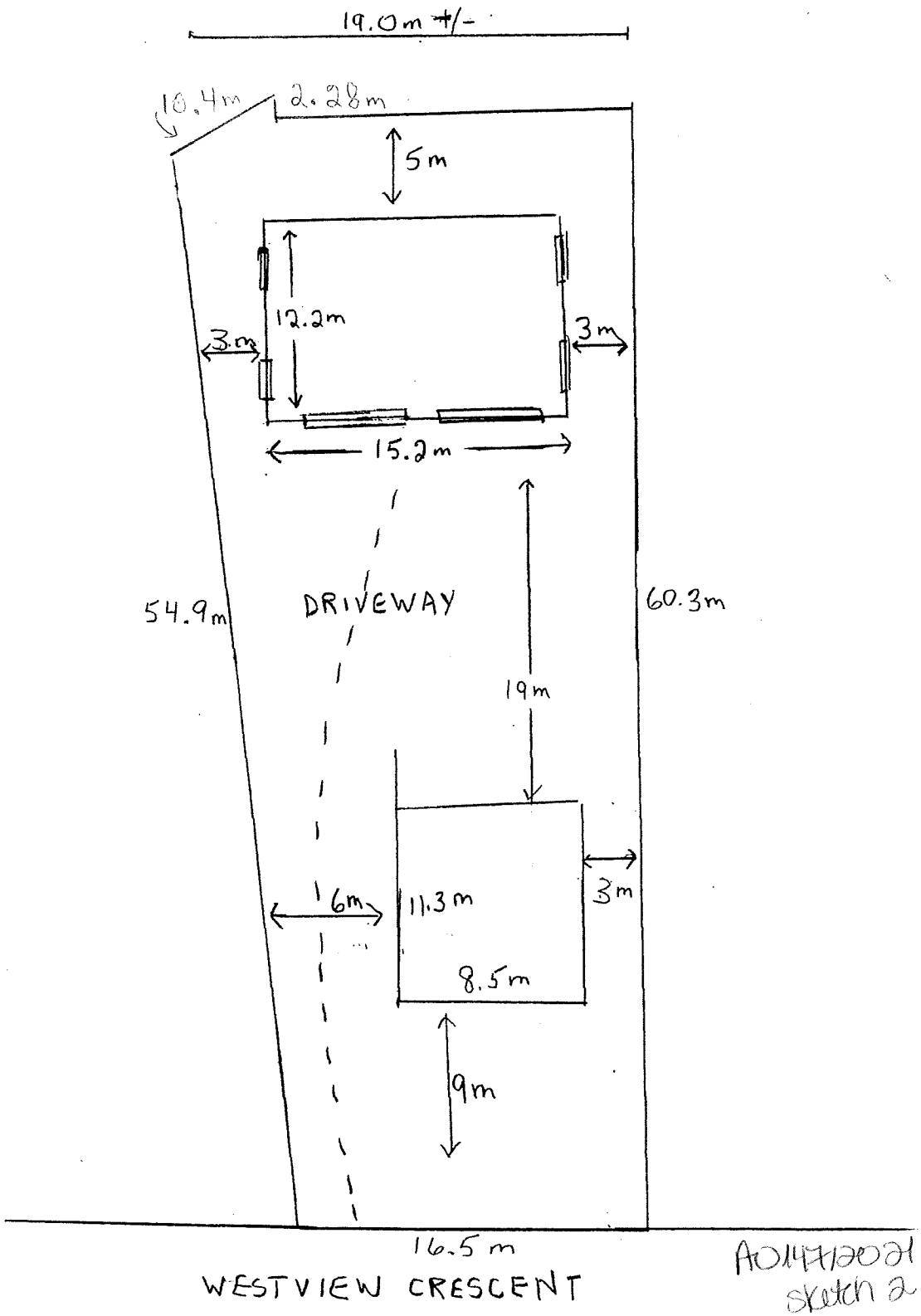
Application for Minor Variance or Permission

N

Subject Property being
PIN 73375-0119, Parcel 15770,
Lot 28, Plan M-431, Part Lot 6,
Concession 4, Township of Waters,
100 Westview Crescent, Lively
City of Greater Sudbury

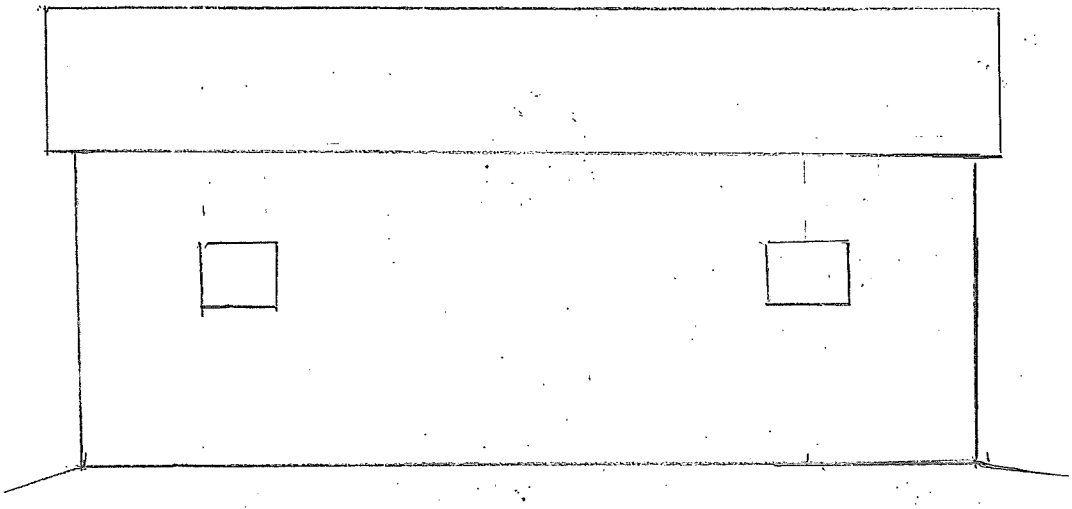
Sketch 1, NTS — A147/2021
NDCA — Date: 2021 11 23

DYLAN LEHMAN TASHIA MANINEN
100 WESTVIEW CRESCENT
LIVELY ON

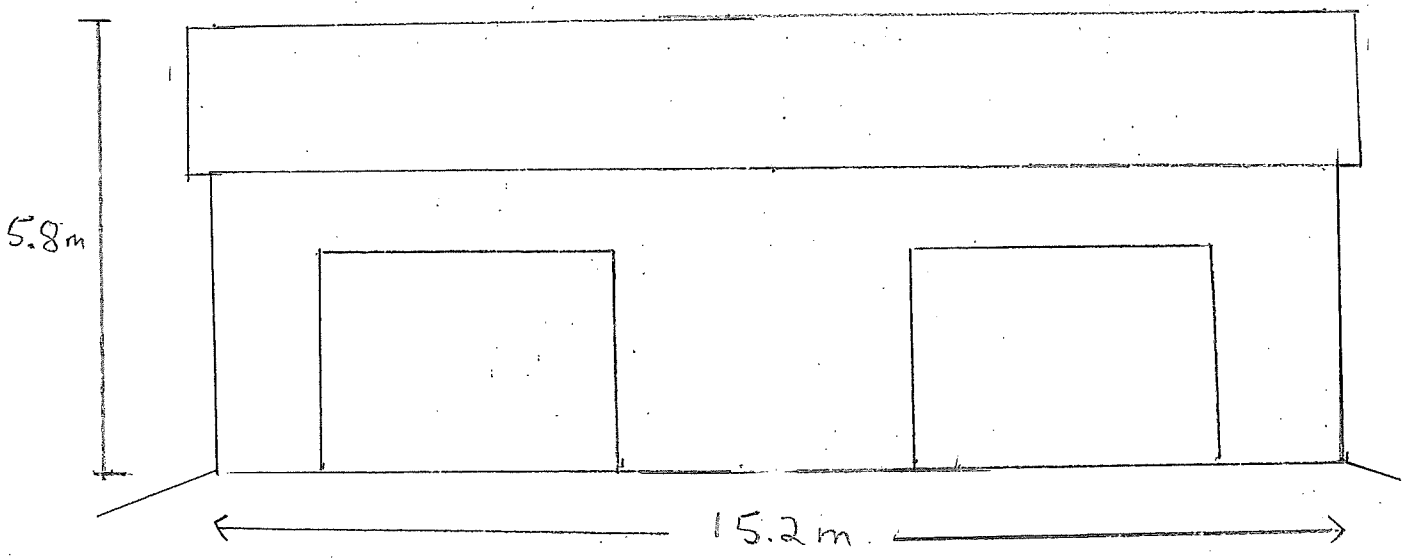


A014/2021
sketch 2

100 WESTVIEW CRESCENT
LIVELY PCL 15770
JASHIA MANNINEN DLXAN LEHMAN



SIDE ELEVATION



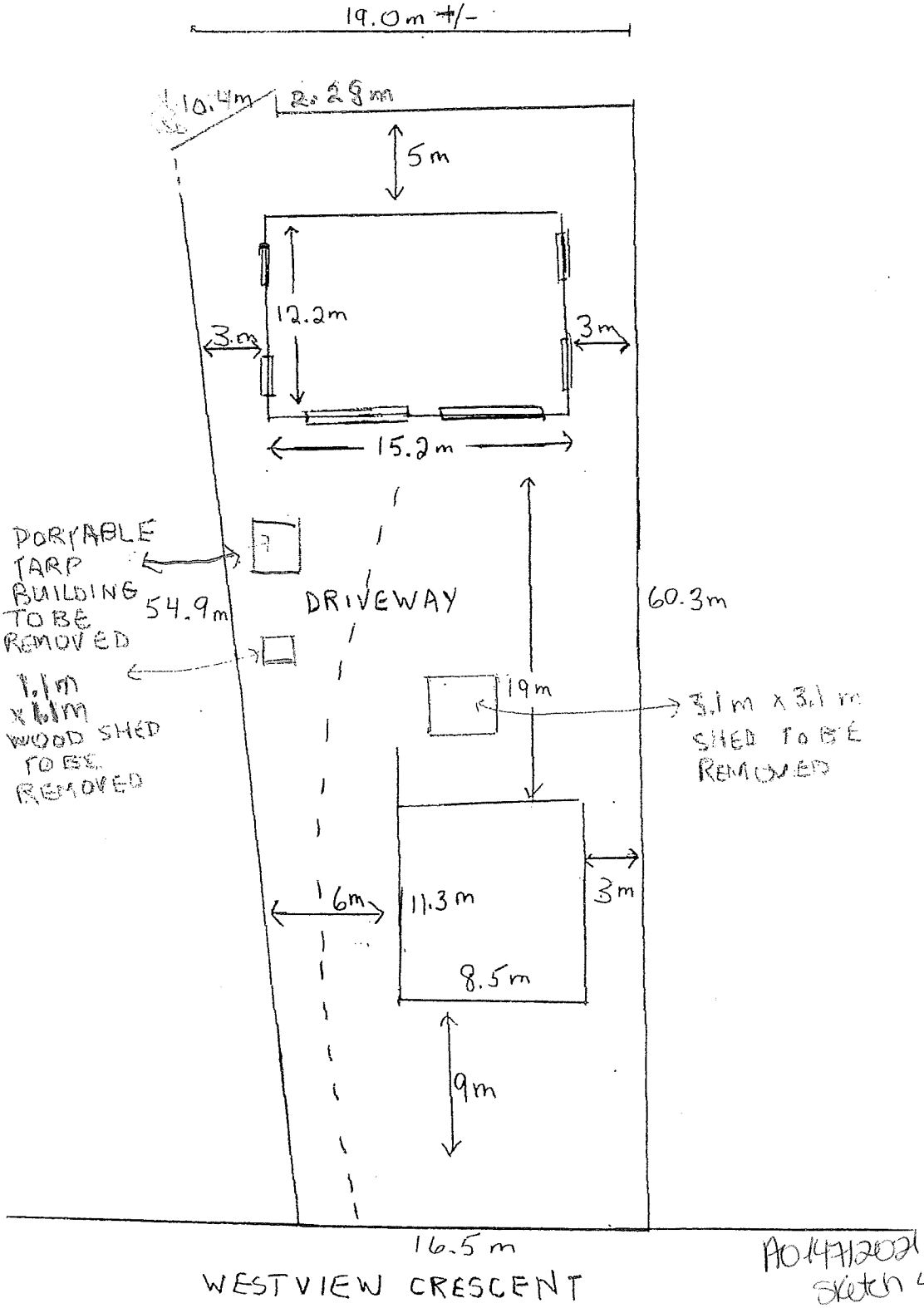
FRONT ELEVATION

A0147/2021
sketch 3

DYLAN LEHMAN TASHIA MANINEN
100 WESTVIEW CRESCENT
LIVELY ON

Received
NOV 24 2021
Building Services

Received
NOV 24 2021
Building Services



A01471 2021
Sketch 4

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 2021.01.01
A0148/2021
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): Jason Lee — Email: [redacted]
Mailing Address: 1587 Hwy 69 North — Home Phone: [redacted]
Business Phone:
City: Val Caron — Postal Code: P3N 1M2 — Fax Phone:

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

Name of Agent: Ø — Email:
Mailing Address: — Home Phone:
Business Phone:
City: — Postal Code: — Fax Phone:
Note: Unless otherwise requested, all communication will be sent to the agent, if any.

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

Name: None
Mailing Address:
City: — Postal Code:

4) Current Official Plan designation: Living Area 1 — Current Zoning By-law designation: R1-2

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

Variance To	By-law Requirement	Proposed	Difference
Side Yard Requirement	~~1.8~~ 1.2 m	0.48±	~~0.72 m~~ 1.32
EAVE REQUIREMENT	0.6	0	0.6

b) Is there an eave encroachment? ☑ Yes ☐ No — If 'Yes', size of eaves: 0.45± (m)

c) Description of Proposal: This Application to to look after a Long Standing Building encroachment onto Lot 61

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
The Owner of Lot 61 did not want to provide enough land to comply with the Zoning By-Law

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

PIN(s): Township: Bleasard Ward: 5
Lot No.: Concession No.: Parcel(s):
Subdivision Plan No.: M-296 Lot: 62 Reference Plan No.: Part(s):
Municipal Address or Street(s): 1587 Highway 69 North.

7) Date of acquisition of subject land. 2005

8) Dimensions of land affected.

Frontage 18.288± (m) Depth 76.2± (m) Area 1394± (m^2) Width of Street 30, (m)

9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	188± Sq. meters	(m^2)	Same	(m^2)
Gross Floor Area:	188± Sq. meters	(m^2)	Same	(m^2)
No. of storeys:	Split level / 2 Storey		Same	
Width:	15.28	(m)	Same	(m)
Length:	12.28	(m)	Same	(m)
Height:	Two Storey	(m)	Same	(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:	20.4±	(m)		(m)
Rear:	42.6±	(m)		(m)
Side:	2.16±	(m)		(m)
Side:	0.48±	(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.
Early 1990's

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

Use(s): Residential Length of time: Not Known

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: 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, _____ **(please print all names)**, the registered owner(s) of the property described as 1587 HWY 69 N, VAL CARON, ON P3N 1M2
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 12 day of November, 20 21

_____ (witness)

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

Print Name: JASON GANYP LEE

*I have authority to bind the Corporation

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 JASON LEE (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 November, 20 21

(witness)
JASON LEE

Lisa Robinson Benny Robinson
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: Lisa Robinson BEN ROBINSON

*I have authority to bind the Corporation

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

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

the registered owner(s) or authorized agent of the property described as 1587 Highway 69 N Valley

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 12 day of November, 20 21

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: JASON LEE
*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

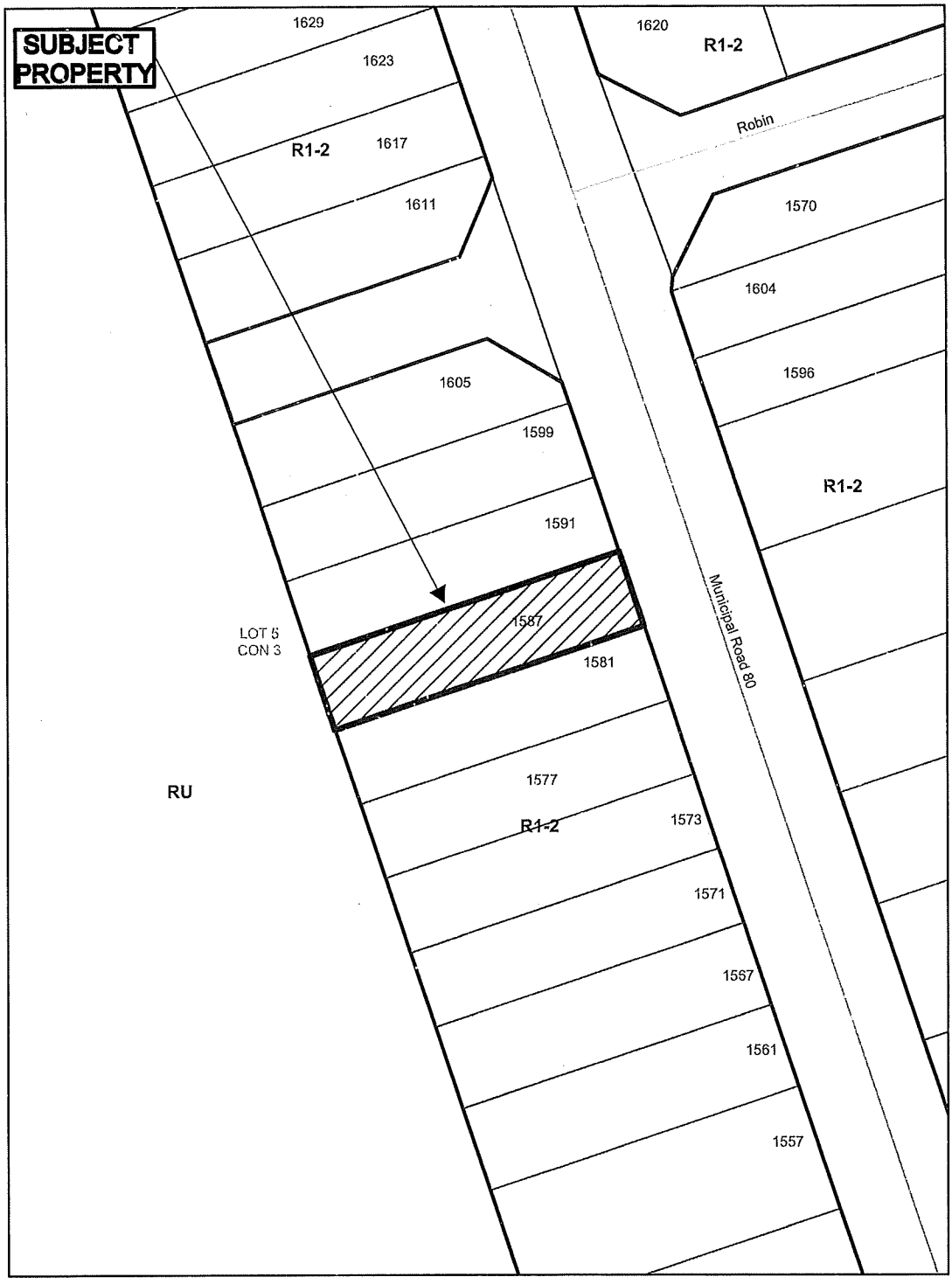
Date of Receipt: 12 Nov 21 Hearing Date: Dec. 10, 2021 Received By: W. Kaufman / M. Lee

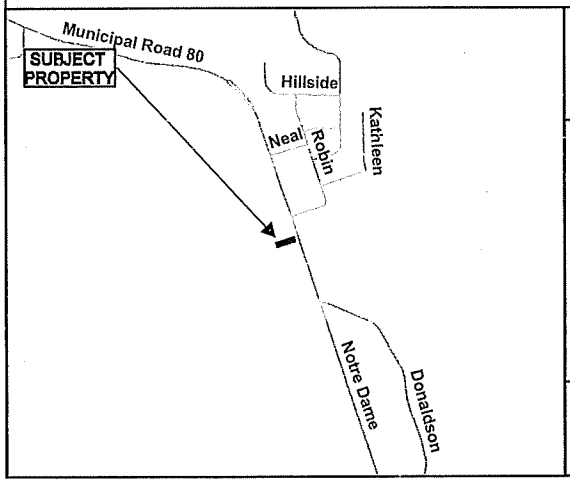
Zoning Designation: R1-2 Resubmission: ☐ Yes ☒ No

Previous File Number(s): A0214/1993

Previous Hearing Date: October 4, 1993

Notes:





Application for Minor Variance or Permission

N

Subject Property being
PIN 73498-0441, Parcel 17706,
Lot 62, Plan M-296, Part Lot 5,
Concession 3, Township of Blezard,
1587 Highway 69 N, Val Caron,
City of Greater Sudbury

Sketch 1, NTS — A148/2021
NDCA — Date: 2021 11 23

PLAN OF SURVEY OF
PART OF LOT 61, REGISTERED PLAN M-296
GEOGRAPHIC TOWNSHIP OF BLEZARD
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY

TULLOCH GEOMATICS INC., O.L.S.
2021

SCALE 1:200

0 2 4 6 8 METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200

BEARING NOTE:
BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0).

CONVERGENCE NOTE:
A CONVERGENCE (ROTATION) FACTOR OF 0°00'30" CLOCKWISE HAS BEEN APPLIED TO THE ASTRONOMIC BEARINGS OF UNDERLYING PLANS SR AND P TO ACCOUNT FOR DIFFERENT REFERENCE MERIDIANS.

METRIC:
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

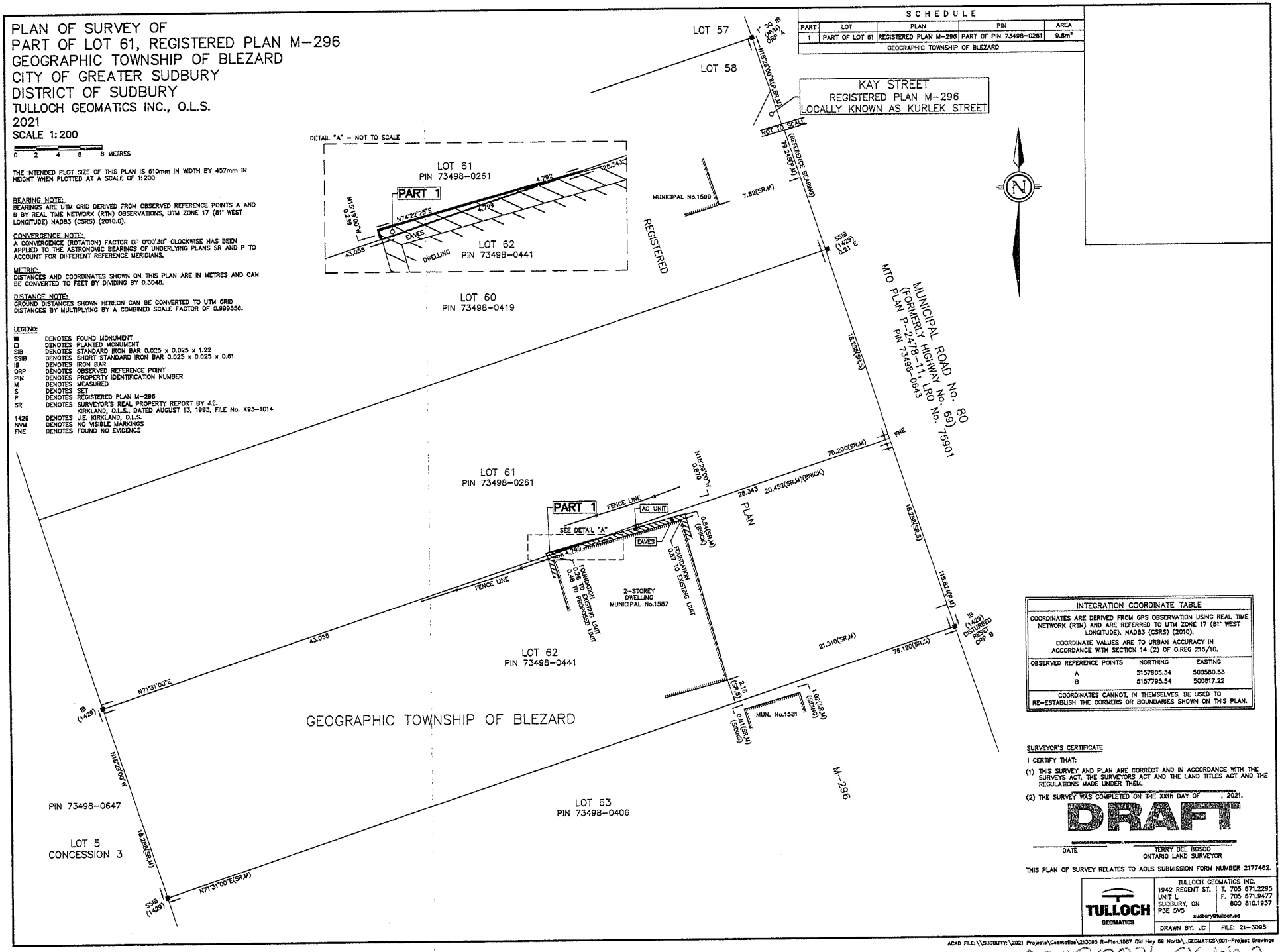
DISTANCE NOTE:
GROUND DISTANCES SHOWN HEREON CAN BE CONVERTED TO UTM GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999556.

LEGEND:

■	DENOTES FOUND MONUMENT
□	DENOTES PLANTED MONUMENT
SIB	DENOTES STANDARD IRON BAR 0.025 x 0.025 x 1.22
SSIB	DENOTES SHORT STANDARD IRON BAR 0.025 x 0.025 x 0.61
IB	DENOTES IRON BAR
ORP	DENOTES OBSERVED REFERENCE POINT
PIN	DENOTES PROPERTY IDENTIFICATION NUMBER
M	DENOTES MEASURED
S	DENOTES SET
P	DENOTES REGISTERED PLAN M-296
SR	DENOTES SURVEYOR'S REAL PROPERTY REPORT BY J.E. KIRKLAND, O.L.S., DATED AUGUST 13, 1993, FILE No. K93-1014
1429	DENOTES J.E. KIRKLAND, O.L.S.
NVM	DENOTES NO VISIBLE MARKINGS
FNE	DENOTES FOUND NO EVIDENCE

SCHEDULE

PART	LOT	PLAN	PIN	AREA
1	PART OF LOT 61	REGISTERED PLAN M-296	PART OF PIN 73498-0261	9.8m²
GEOGRAPHIC TOWNSHIP OF BLEZARD				



INTEGRATION COORDINATE TABLE

COORDINATES ARE DERIVED FROM GPS OBSERVATION USING REAL TIME NETWORK (RTN) AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE), NAD83 (CSRS) (2010).

COORDINATE VALUES ARE TO URBAN ACCURACY IN ACCORDANCE WITH SECTION 14 (2) OF O.REG 216/10.

OBSERVED REFERENCE POINTS	NORTHING	EASTING
A	5157905.34	500580.53
B	5157795.54	500617.22

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

(1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

(2) THE SURVEY WAS COMPLETED ON THE XXth DAY OF , 2021.

DRAFT

DATE

TERRY DEL BOSCO
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS SUBMISSION FORM NUMBER 2177462.

TULLOCH GEOMATICS

TULLOCH GEOMATICS INC.
1942 REGENT ST.
UNIT L
SUDBURY, ON
P3E 5V5
T. 705 671.2295
F. 705 671.9477
800 810.1937
sudbury@tulloch.ca

DRAWN BY: JC FILE: 21-3095

ACAD FILE: \\SUDBURY\ \2021 Projects\Geomatics\213095 R-Plan.1587 Old Hwy 69 North_GEOMATICS\001-Project Drawings

A0148/2021 Sketch 2

Revised Nov 22/21

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 2021.01.01
A0139/2021
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): DARREN + JENNIFER CECCARELLI
Mailing Address: 317 Third Ave
City: Sudbury, Ont Postal Code: P3B 4C5

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 specify.

Name of Agent:
Mailing Address:
City: Postal Code:

Email:
Home Phone:
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:
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
Shoreline buffer	12 m	9.99	2.01

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

c) Description of Proposal: gazebo replaced on property and now too close.

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: demolished existing structure set back short

Revised Nov 22/21

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

PIN(s): 73374-0069 Township: Lindy. Ward:
Lot No.: 2 Concession No.: 1 Parcel(s): 04833 A
Subdivision Plan No.: M-797 Lot: 26 Reference Plan No.: Part(s):
Municipal Address or Street(s): 1032 MOXAN LANDING RD

7) Date of acquisition of subject land. August 2019

8) Dimensions of land affected.

Frontage	(m)	Depth	(m)	Area	(m^2)	Width of Street	(m)

9) Particulars of all buildings:

	Existing (CAMP)		Proposed	
Ground Floor Area:	125.33 m	(m^2)	22.28	(m^2)
Gross Floor Area:	125.33 m	(m^2)	22.28	(m^2)
No. of storeys:	1		1	
Width:	10.668	(m)	3.66	(m)
Length:	11.58	(m)	6.09	(m)
Height:	4.5 (approx)	(m)	3.66 (approx)	(m)

GARAGE 86.84 / 1 / 7.31 / 11.88

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 (GARAGE)	
Front:	17.06 m ~	(m)	9.99 +	(m)
Rear:	21.64 m	(m)	27.74 m ~	(m)
Side:	2.96 m ~	(m)	3.04 m ~	(m)
Side:	6.70 m ~	(m)	2.43 m ~	(m)

Garage: 33.22 m ~ Front; 24.21 m ~ Rear; 1.22 m ~ Side; 6.70 m ~ Side

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.

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

Use(s): Residential Length of time: approx 1953

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

Same as #13 ☐ or, cottage

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.

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

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

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

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

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

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

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, DARREN + JENNIFER CECCARELLI (please print all names), the registered owner(s) of the property described as 1032 Moxam Landing Rd.

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 DARREN CECCARELLI (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 NOV, 20 21

Megan Golanski
(witness)

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

Print Name: Jennifer Ceccarelli

*I have authority to bind the Corporation

Darren Ceccarelli

A0139/2021

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, Darren & Jennifer Leccarelli (please print all names),

the registered owner(s) or authorized agent of the property described as 1032 Moxam Landing 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 3rd day of November, 20

Commissioner of Oaths

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

Nia Sian Lewis,
a Commissioner, etc.,
Province of Ontario,
for the City of Greater Sudbury.
Expires May 20, 2023.

Print Name: Jennifer Leccarelli

*I have authority to bind the Corporation

Darren Leccarelli

* 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: Nov. 3/21 Hearing Date: December 10 2021 Received By: N. Lewis

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

Previous File Number(s): n/a

Previous Hearing Date: n/a

Notes:

Section 4.41, Subsection 4.41.2

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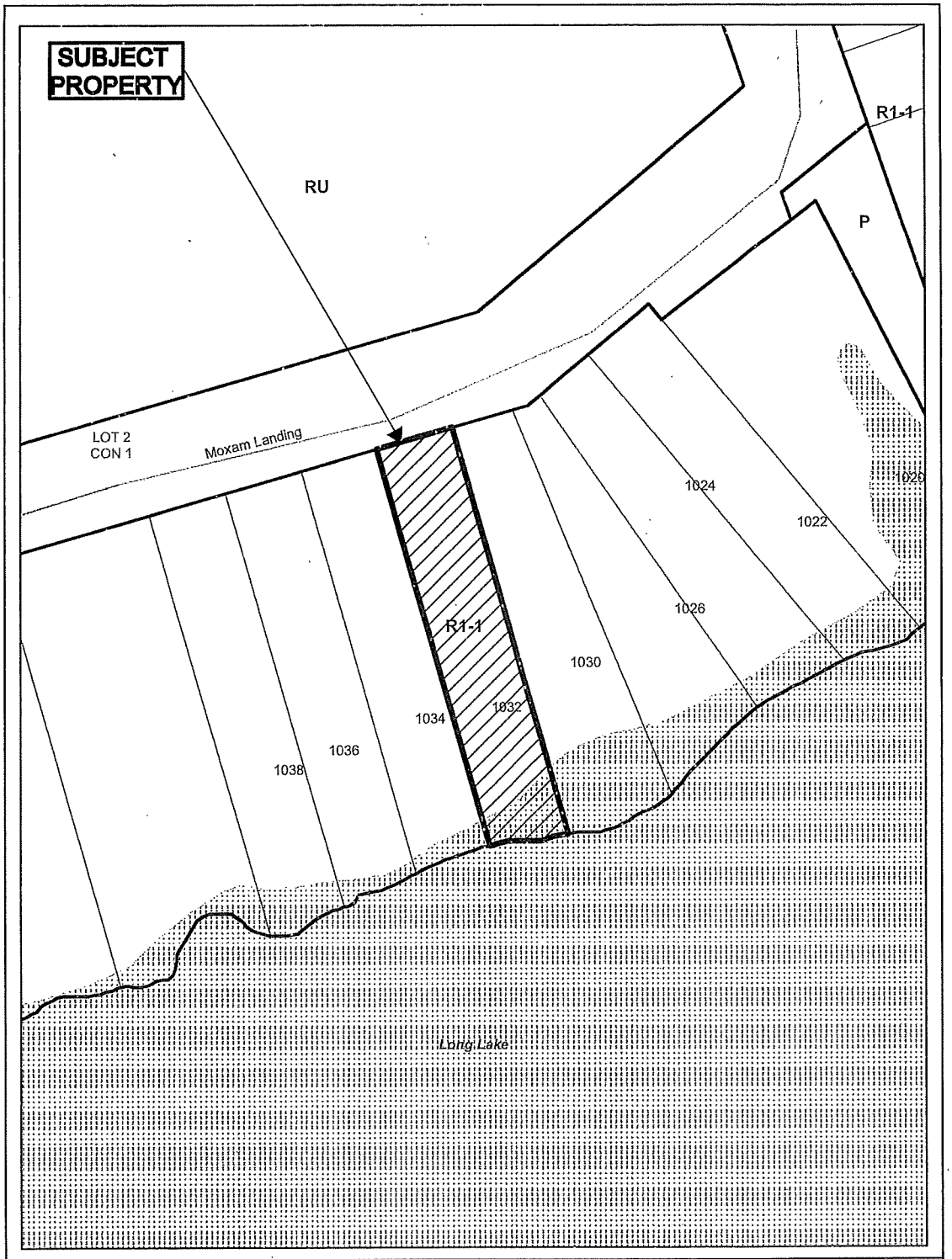
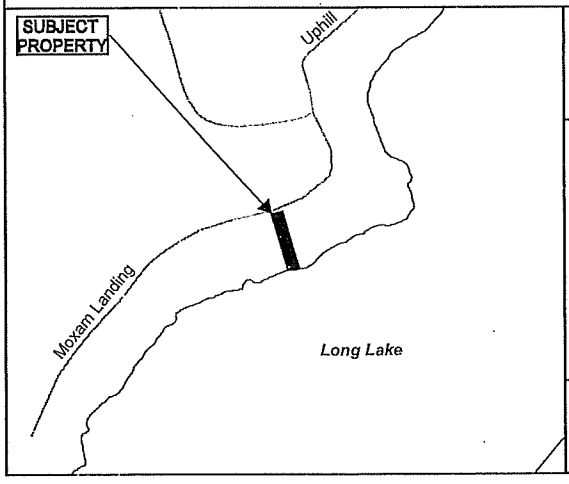




Application for Minor Variance or Permission

N

Subject Property being
PIN 73374-0069, Parcel 24833A,
Lot 26, Plan M-297, Part Lot 2,
Concession 1, Township of Waters,
1032 Moxam Landing Road, Lively
City of Greater Sudbury

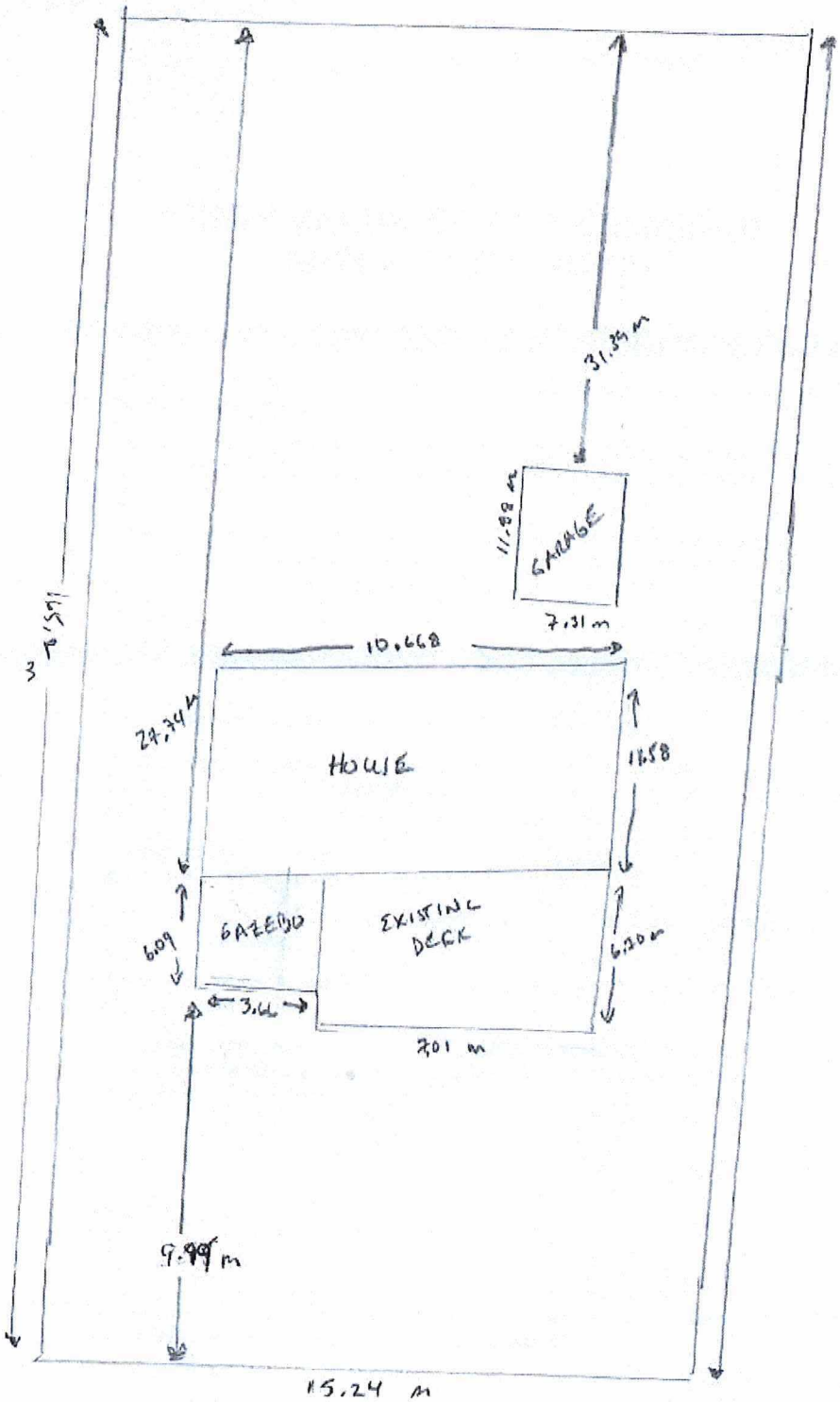
Sketch 1, NTS — A139/2021

NDCA — Date: 2021 11 08

Revised Nov 22/21

MOXAM LANDING RD

ROAD SIDE



LAKE SIDE

A0139/2021
Sketch 2