

Tom Davies Square
200 Brady St

Wednesday, January 31, 2024

PUBLIC HEARINGS

A0001/2024

**CURTIS ANTOINE
MELANIE ANTOINE**

Ward: 7

PIN 73513 0483, Surveys Plan 53R-11842 Part(s) 2 & Plan 53R-19948 Part(s) 1, Lot(s) Part 37, Summer Resort Location, Subdivision M-137, Lot Part 6, Concession 4, Township of MacLennan, 102 Silverbirch Crescent, Sudbury, [2010-100Z, R1-1 (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsection 4.2.4 a) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached garage providing a maximum height of 7.3m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B201/11 (26 JAN 12)

A0002/2024

1930167 ONTARIO LIMITED

Ward: 12

PINs 02132-1279, 02132-1282 and 02132-1284, Part Lots 6-10 and Lots 34-36, Plan 28SB, Part Lots 33, 37, 38 & 39, and Part Pearl Street closed by By-law, Plan 28SA, being Parts 2, and 4 to 18, Plan 53R-17879, subject to easements over Parts 4, 5, 7, 10, 12, 15, 16, 17, Plan 53R-17879, Part Lot 5, Concession 4, Township of McKim, 0 Pearl Street, Sudbury, [2010-100Z, C3(17) Limited General Commercial]

For relief from Part 4, Section 4.2, subsection 4.2.9 b) i) and Section 4.15, subsection 4.15.1 e) and Part 5, Section 5.2, subsection 5.2.4.3, paragraph c), clause ii) and Part 7, Section 7.3, Table 7.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a 38-unit affordable housing development with main floor office space on a lot to be retained, subject to Consent Application B0074/2023, firstly, to permit the refuse storage area to be located in an exterior yard, where refuse storage areas shall be located in the interior yard only, secondly, to permit no landscaped area along the lot line abutting Fairview Avenue, where a 3.0m wide landscaped area adjacent to the full length of the lot line shall be required abutting all public roads having a width greater than 10.0m, thirdly, to locate parking within 0.0m of the north lot line, where no outdoor parking area shall be permitted within 3.0m to any road having a width of more than 10.0m and fourthly, to permit a 2.9m high retaining wall along the northerly property line providing a minimum rear yard setback of 0m, where a minimum rear yard setback of 7.5m is required.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B74/23 (6 NOV 23)

A0003/2024

ROBERT DESJARDINS

Ward: 5

PIN 02171 0207, Parcel 12919 SEC SES, Lot(s) Part 28, Subdivision M-190, Lot Part 3, Concession 6, Township of McKim, 1178 Rideau Street, Sudbury, [2010-100Z, R2-2 (Low Density Residential Two)]

For relief from Part 4, Section 4.2, subsection 4.2.3 and subsection 4.2.4 a) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached garage with secondary dwelling unit providing firstly, an accessory lot coverage of 12.47%, where the total lot coverage of all accessory buildings and structures on a residential lot shall not exceed 10%, and secondly, a maximum height of 7.34m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

A0004/2024

2442618 ONTARIO LIMITED

Ward: 1

PIN 73586-1076, Lot 6 as in Instrument 80995, Plan 58-S, Lot 7, Concession 3, Township of McKim, 723 Lorne Street, Sudbury, [2010-100Z, C2 (General Commercial)]

For relief from Part 4, Section 4.2, Table 4.1, Part 5, Section 5.2, subsection 5.2.9.3, and Part 7, Section 7.2, Table 7.1 and Section 7.3, Table 7.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit firstly, a residential use on the ground floor of a proposed detached garage containing a second-storey residential unit, where any dwelling containing not more than two dwelling units must have a permitted non-residential use as a main use on the ground floor provided that the lot is a fully serviced lot, secondly, a minimum rear yard setback of 1.2m, where a minimum rear yard setback of 7.5m is required, thirdly, an interior side yard setback of 1.2m, where a minimum interior side yard setback of 2.4m is required, fourthly, eaves to encroach 0.6m into the proposed 1.2m interior side yard setback and rear yard setback, where eaves may encroach 0.6m into the required interior side yard and 1.2m into the required rear yard, but not closer than 0.6m to the lot line, and fifthly, a minimum driveway width of 5.24m, where a minimum driveway width of 6.0m is required for two-way traffic.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATIONS A280/89 (23 OCT 89) AND A67/82 (12 JUL 82)

A0005/2024

**STEPHANIE MUZYKA
MIKE MUZYKA**

Ward: 6

PIN 73504 0841, Parcel 43110 SEC SES SRO, Survey Plan 53R-6839 Part(s) 1, subject to LT114876 and LT114877, Lot(s) Part 63, Subdivision M-396, Lot 4, Concession 2, Township of Hanmer, 4139 Frost Avenue, Hanmer, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsection 4.2.4 a) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached garage providing a maximum height of 5.75m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0301/1976 (7 JUN 76)

**A REMINDER... THE NEXT SCHEDULED MEETING IS
THURSDAY, FEBRUARY 15, 2024**



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

Office Use Only 2023.01.01
A0001/2024
S.P.P. AREA YES ___ NO <input checked="" type="checkbox"/>
NDCA REG. AREA YES <input checked="" type="checkbox"/> NO ___

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Curtis ANTOINE / MELANIE ANTOINE Email: [REDACTED]
 Mailing Address: 102 Silver Birch CRO. Home Phone: [REDACTED]
 Business Phone: [REDACTED]
 City: Sudb Postal Code: P6M 2Y0 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: Curtis ANTOINE Email: _____
 Mailing Address: SAME AS OWNER 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 2 Current Zoning By-law designation: R1-1

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

Variance To	By-law Requirement	Proposed	Difference
<u>4.2.4(A) Height</u>	<u>5.0 Meters</u>	<u>7.3 m</u>	<u>2.3 m</u>

- b) Is there an eave encroachment? Yes No If 'Yes', size of eaves: 3 (m)

- c) Description of Proposal: Adjustment of Height to allow BOAT and RV STORAGE

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

Height Allowance to FACILITATE BOAT winter storage 13' / 4m DOOR + ROOF LINE AND Header SPACE.



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

PIN(s): _____ Township: MacLENNAN
 Lot No.: _____ Concession No.: _____ Parcel(s): 53R11942 PART 2 RPS 53R19948 PART 1
 ? Subdivision Plan No.: M137 Lot: 37 Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 102 SILVER BIRCH CRES

7) Date of acquisition of subject land. July 1st 2018

8) Dimensions of land affected.
 Frontage 44.55 (m) Depth 181.05 (m) Area 12950 (m²) Width of Street _____ (m)

9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	120 120 (m ²)	139.52 (m ²)
Gross Floor Area:	155 120 120 (m ²)	139.52 (m ²)
No. of storeys:	2	1 2
Width:	8.02 (m)	10.9 (m)
Length:	15.8 (m)	12.8 (m)
Height:	7.62 (m)	7.3 (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:	180 160.5 (m)	100 (m)
Rear:	12.1 (m)	89 (m)
Side:	36.64 (m)	4.5 (m)
Side:	32 (m)	63 (m)

- 11) What types of water supply, sewage disposal and storm drainage are available? What type of access to the land?
- | | | | |
|---|----------------------------------|--|----------------------------------|
| Municipally owned & operated piped water system | <input type="radio"/> | Provincial Highway | <input type="radio"/> |
| Municipally owned & operated sanitary sewage system | <input type="radio"/> | Municipal Road | <input checked="" type="radio"/> |
| Lake | <input type="radio"/> | Maintained Yearly | <input type="radio"/> |
| Individual Well | <input checked="" type="radio"/> | Maintained Seasonal | <input type="radio"/> |
| Communal Well | <input type="radio"/> | Right-of-way | <input type="radio"/> |
| Individual Septic System | <input checked="" type="radio"/> | Water | <input type="radio"/> |
| Communal Septic System | <input type="radio"/> | If access is by water only, provide parking and docking facilities to be used. | <input type="radio"/> |
| Pit Privy | <input type="radio"/> | | |
| Municipal Sewers/Ditches/Swales | <input type="radio"/> | | |

12) Date(s) of construction of all buildings and structures on the subject land. July 2019

13) Existing use(s) of the subject property and length of time it / they have continued.
Use(s): PERMANENT RESIDENCE Length of time: 3 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: SEASONAL/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

We, Curtis Antoine and Melanie Antoine (please print all names), the registered owner(s) of the property described as 102 SILVERBIRCH CREST

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

Dated this 17th day of December, 2023

[Signature]
(witness)
MICHAEL PAUL

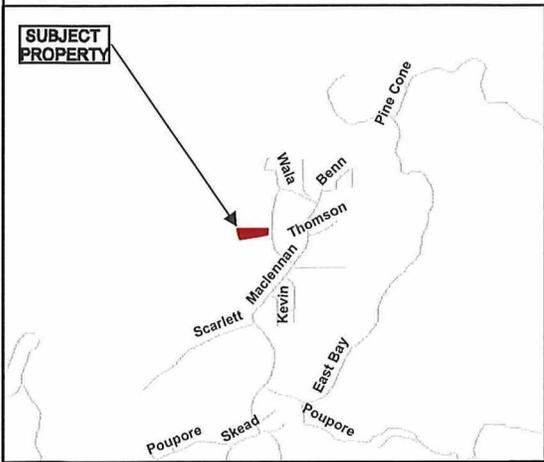
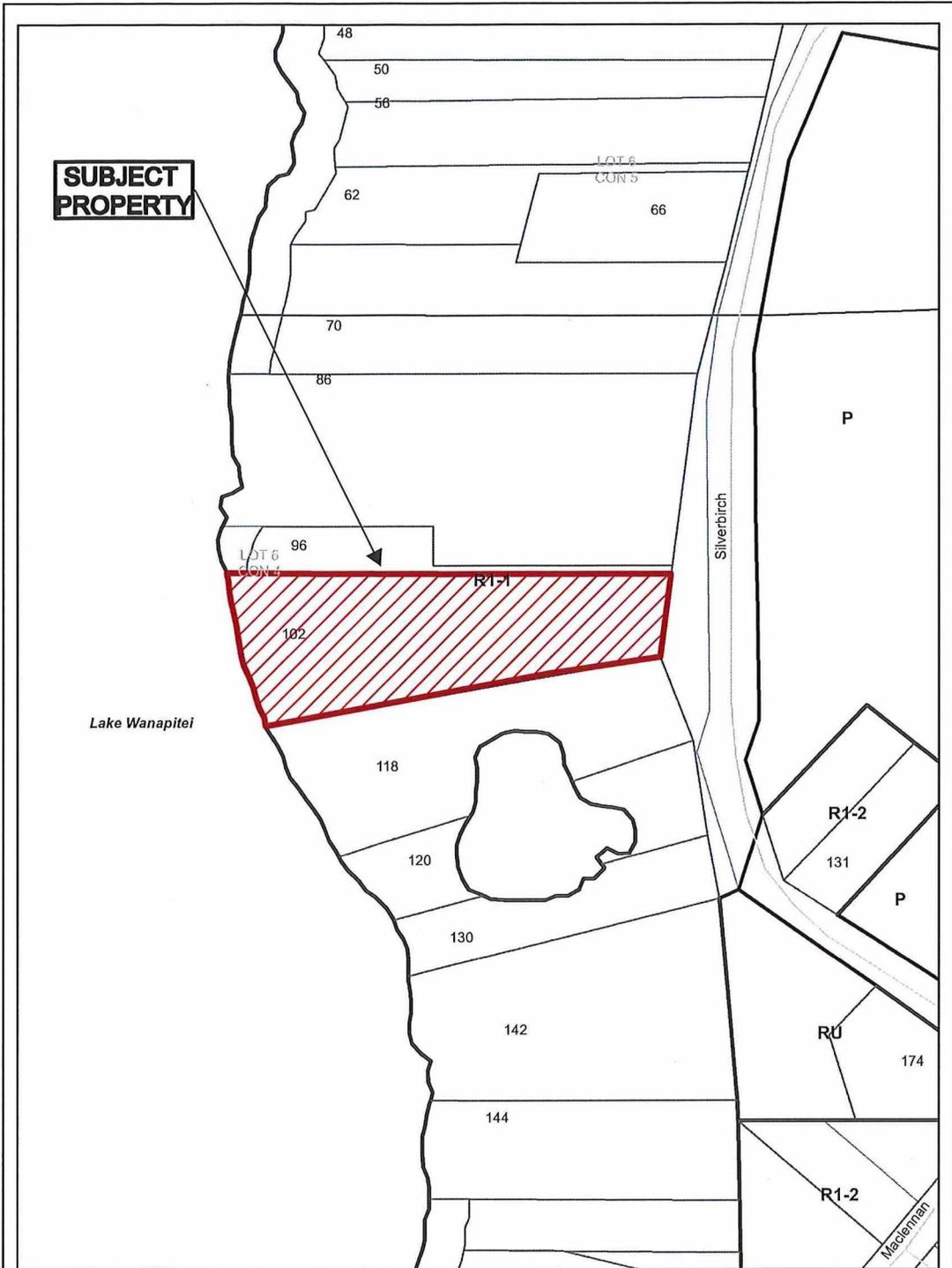
[Signature]
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: CURTIS ANTOINE

*I have authority to bind the Corporation

A0001/2024

3



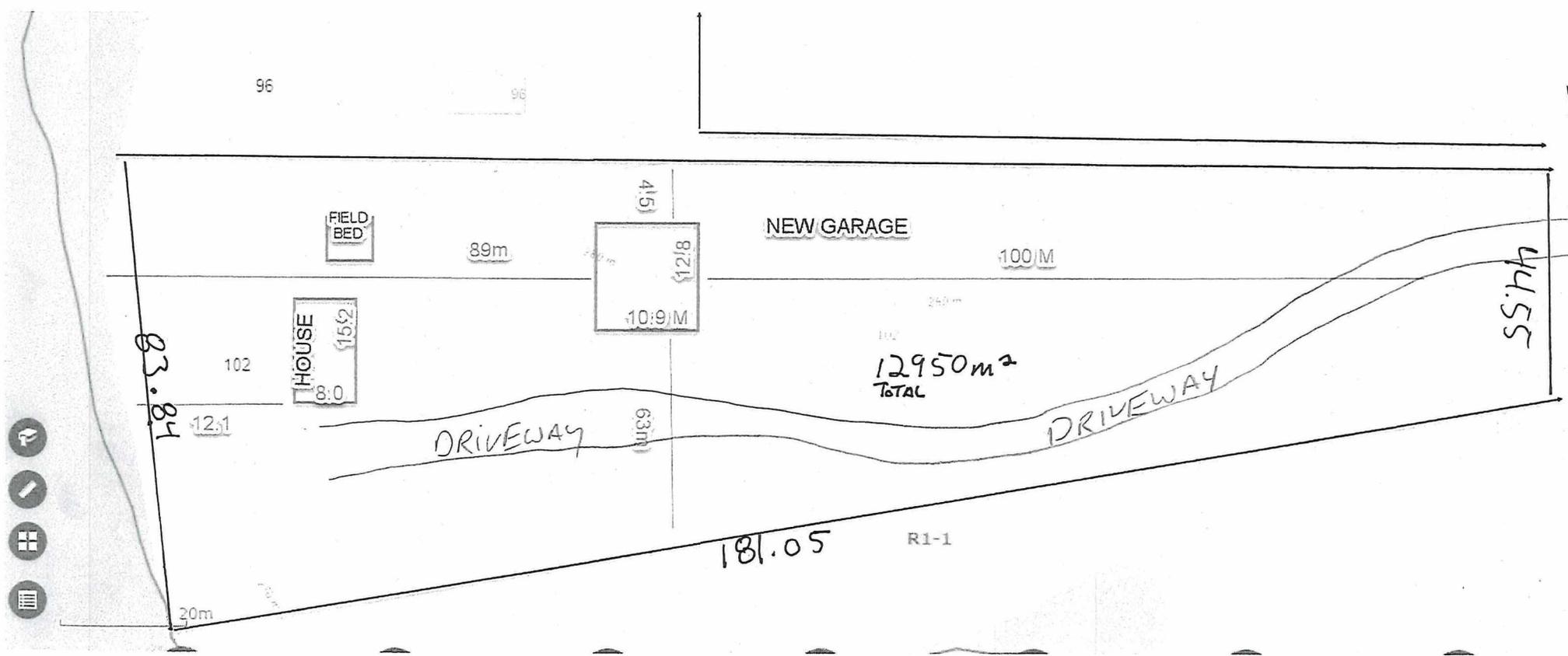
Application for Minor Variance or Permission



Subject Property being PIN 73513-0483,
 Summer Resort Location, Part Lot 37, Plan M-137,
 Part 2, Plan 53R-11842, Part 1, Plan 53R-19948,
 Part Lot 6, Concession 4, Township of MacLennan,
 102 Silverbirch Crescent, Sudbury,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

A0001/2024
 Date: 2024 01 08

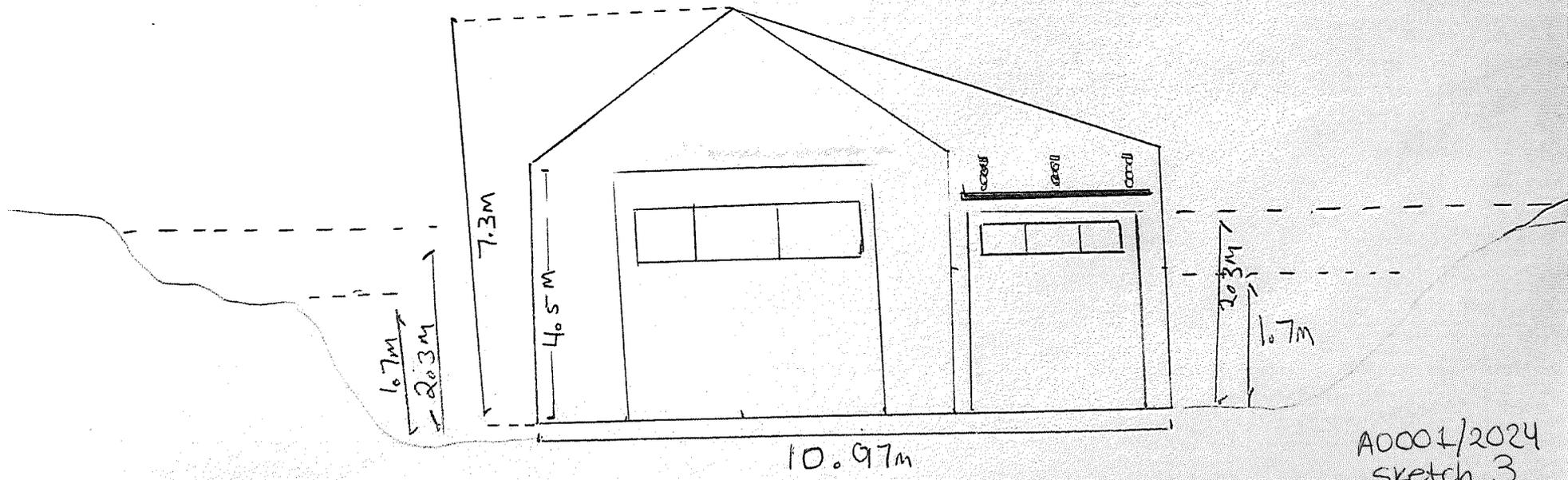


SILVER BIRCH CRES.

A0001/2024
sketch 2

102 SILVERBIRCH SKEAD	
PROPOSED GARAGE PLOT PLAN	
DRAWN BY CURTIS ANTOINE	DATE DEC 21 2023

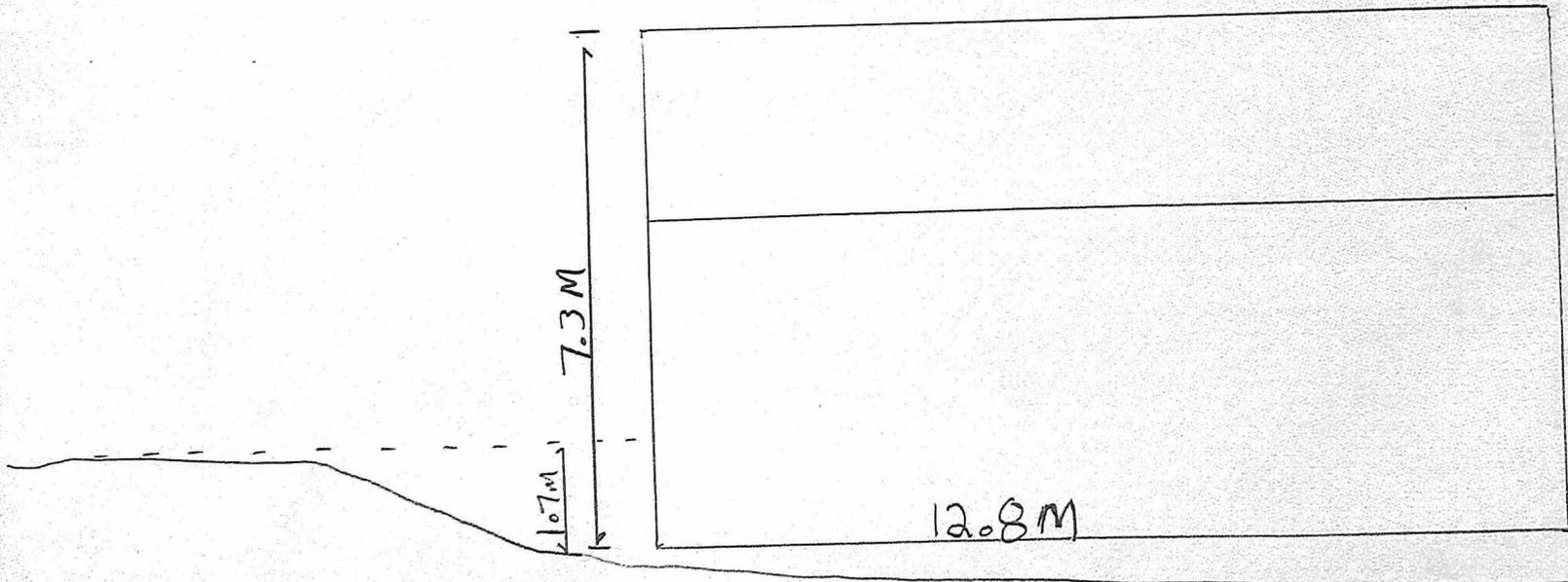
SOUTH ELEVATION



A0004/2024
sketch 3

102 SILVER BIRCH CRST.
SOUTH ELEVATION
DEC 24 2023 10mm = 1M

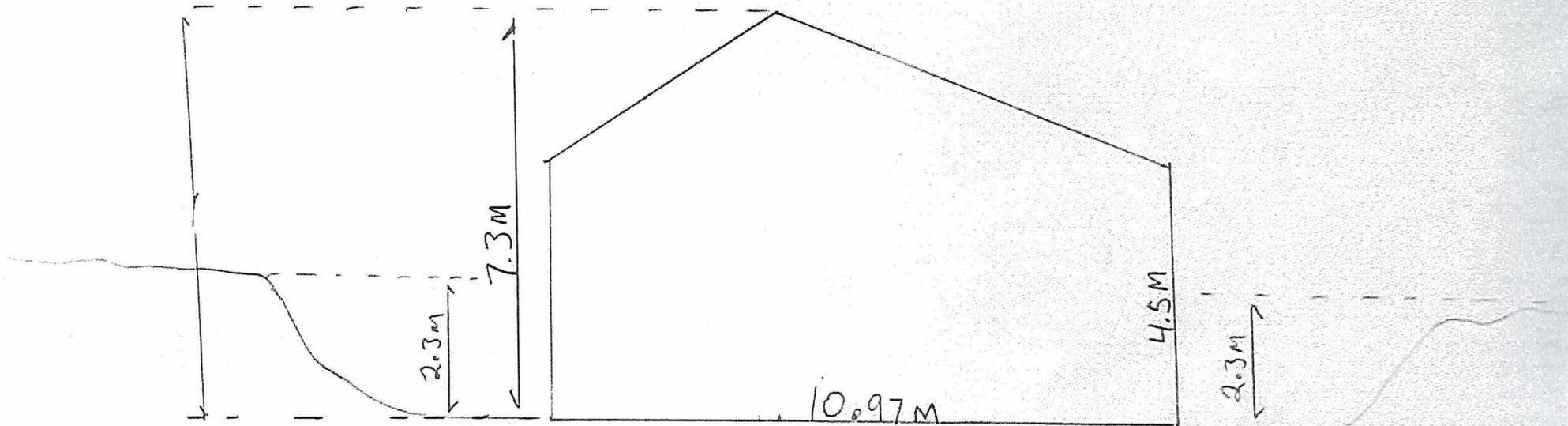
EAST ELEVATION



A0001/2024
Sketch 4

102 SILVER BIRCH
EAST SIDE ELEVATION
DEC 24 2024 10mm = 1M

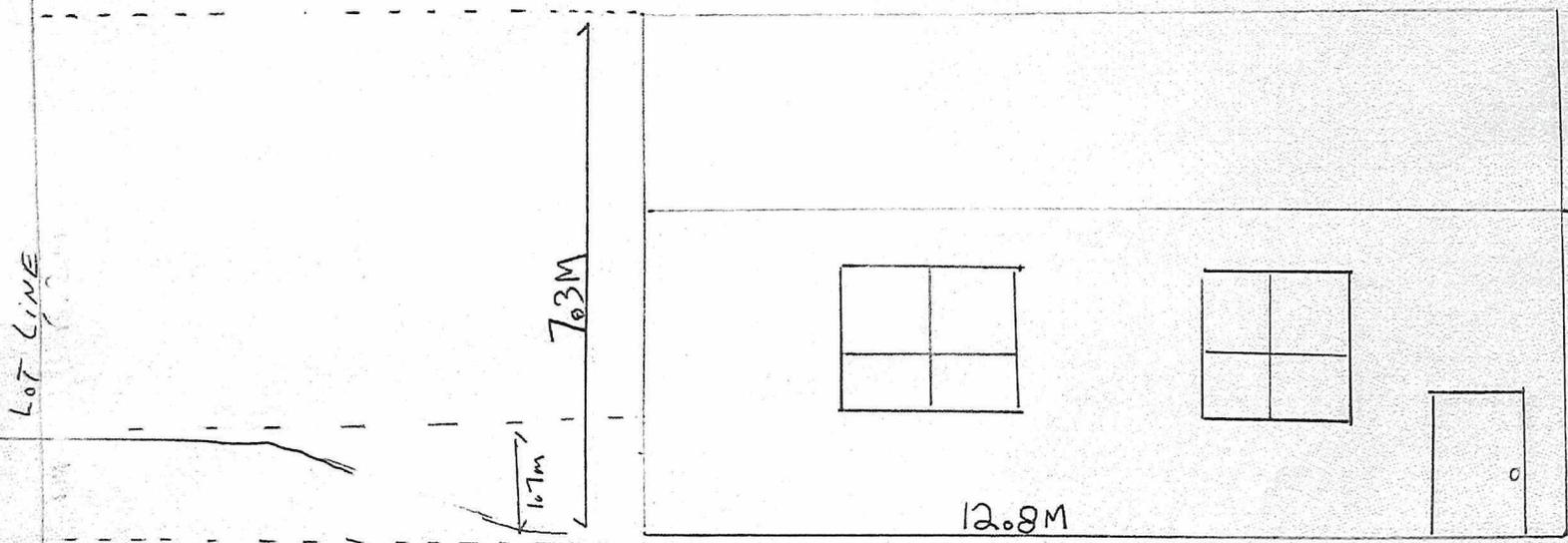
NORTH ELEVATION



A0001/2024
sketch 5

102 SILVER BIRCH CRT
NORTH ELEVATION
DEC 24 2023 10mm = 1m

WEST ELEVATION



A0001/2024
Sketch 6

102 SILVERBIRCH CRST	
WEST ELEVATION GARAGE	
Dec 24/2023	10mm = 1M

DRIVEWAY



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

Office Use Only 2023.01.01	
A0002/2024	
S.P.P. AREA	YES ___ NO <input checked="" type="checkbox"/>
NDCA REG. AREA	YES ___ NO <input checked="" type="checkbox"/>

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

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

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

Registered Owner(s): 1930167 ONTARIO LIMITED	Email:	[REDACTED]
Mailing Address: 874 Lapointe Street	Home	[REDACTED]
	Business	[REDACTED]
City: Sudbury	Postal Code: P3A 5N8	Fax Phone:

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

Name of Agent: TULLOCH	Email:	[REDACTED]
Mailing Address: 1942 Regent Street Unit L	Home P	[REDACTED]
	Business	[REDACTED]
City: Sudbury	Postal Code: P3E 5V5	Fax Phc

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

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

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

- 4) Current Official Plan designation: Living Area 1 Current Zoning By-law designation: C3(17)

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

Variance To	By-law Requirement	Proposed	Difference
See Schedule A			

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

c) Description of Proposal:

 The proposed variances are required to facilitate the construction of a 38-unit affordable housing development following first-round Site Plan Control comments from the City of Greater Sudbury.

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

 Topographic constraints/grading resulting in need for retaining walls, separated parking areas, and lack of adequate space for landscaped area's along the entirety of the right-of-way

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): B0074/2023

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

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

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, 1930167 ONTARIO LIMITED (please print all

names), the registered owner(s) of the property described as LOT 15 IN TD 2476 2X25 4 PTD LITS 33 37 10 14 P. 2454 CON'D PTD 2, 4 5 6 7 A 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 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 TULLOCH (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 17th day of November, 2023

X [Signature]
(witness)

X [Signature]
signature of Owner(s) or Signing Officer or Authorized Agent
Print Name: DARIO ZULICH

*I have authority to bind the Corporation

A0002/2024

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, 1930167 ONTARIO LIMITED (please print all names),

the registered owner(s) or authorized agent of the property described as
LOTS 34 TO 36 PL 285B & PTS LTS 33, 37 TO 39 PL 285A BEING PTS 2, 4, 5, 6, 7 & 8 53R17879; S/T EASEMENT IN GROSS OVER PTS 4 & 7 53R17879 AS IN SD106665; S/T EASEMENT IN GROSS OVER PTS 4, 5 & 7 53R17879 AS IN SD106665; GREATER SUDBURY & PT PEARL ST PL 285A CLOSED BY BY-LAW AS IN SD40922 BEING PTS 9, 10, 11, 12 & 13 53R17879; S/T EASEMENT IN GROSS OVER PT 12 53R17879 AS IN SD106665; S/T EASEMENT IN GROSS OVER PTS 10 & 12 53R17879 AS IN SD106680; GREATER SUDBURY & PT LTS 6 TO 10 PL 285B BEING PTS 14 TO 18 53R17879; S/T EASEMENT IN GROSS OVER PT 17 53R17879 AS IN SD106665; S/T EASEMENT IN GROSS OVER PTS 15 TO 17 53R17879 AS IN SD106665; GREATER SUDBURY
in the City of Greater Sudbury;

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

Dated this 17th day of November, 2023

David Glen Tulloch
Commissioner of Oaths

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

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

Print Name: DARIO ZULICH
*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

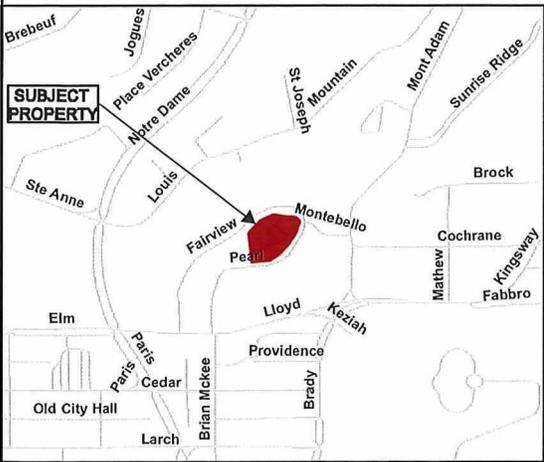
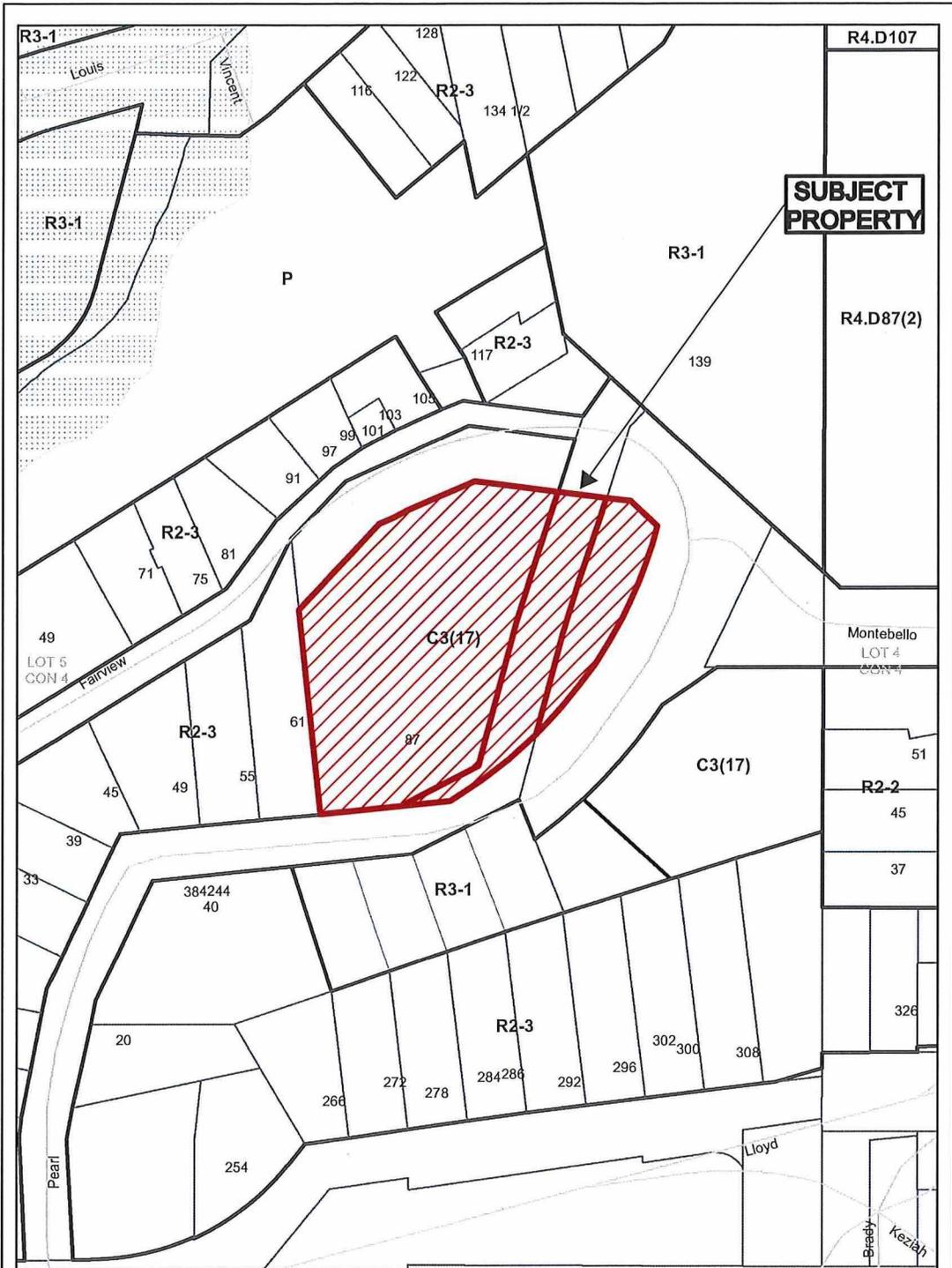
Form with fields: Date of Receipt: Dec 22/23, Hearing Date: Jan 31/24, Received By: S. Pinkerton, Zoning Designation: C-3(17), Resubmission: No, Previous File Number(s), Previous Hearing Date, Notes: B0074/2023 (Nov 6/23)

A0002/2024

SCHEDULE A – LIST OF RELIEFS

VARIANCE TO	BY-LAW REQUIREMENT	PROPOSED	DIFFERENCE
LANDSCAPING REQUIREMENTS			
REDUCE LANDSCAPE AREA (4.15.1(e))	<i>A 3.0-metre-wide landscaped area adjacent to the full length of a lot line shall be required abutting all public roads having a width greater than 10.0 metres in all Zones</i>	0.0m landscaped area along lot line of all roads having a width greater than 10.0m	3.0m landscaped wide
REFUSE STORAGE			
PERMIT REFUSE STORAGE IN AN EXTERIOR YARD (4.2.9(b)(i))	<i>An accessory building or structure containing a refuse storage area shall be located i) In an interior yard only</i>	An exterior side yard	Located in exterior yard
LOCATION OF PARKING			
PARKING WITHIN 3.0M OF ROAD (5.2.4.3(c)(ii))	<i>5.2.4.3(c)(ii) c) Closer to any road having a width of more than 10.0 metres, or any Residential Zone than: ii) 3.0 metres in a Commercial (C) or Institutional (I) Zone.</i>	0.0m	3.0m
RETAINING WALLS			
REAR YARD SETBACK FOR A 2.9M HIGH RETAINING WALL (RUNNING ALONG NORTHERLY PROPERTY LINE)	7.5m	0.0m	7.5m

A0002/2024



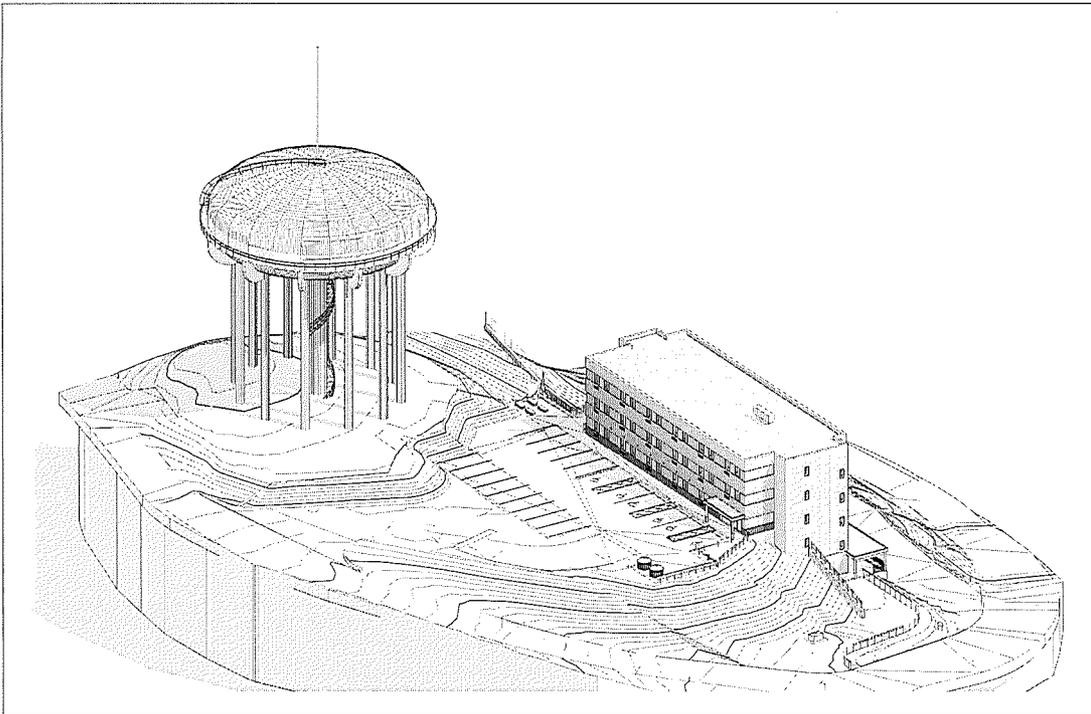
Application for Minor Variance or Permission



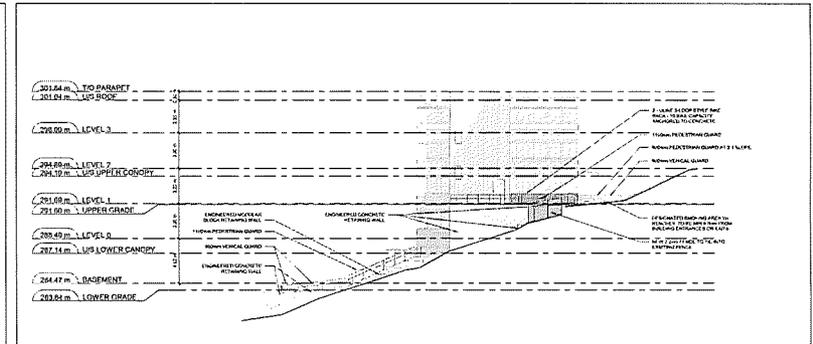
Subject Property being PINs 02132-1279, 02132-1282 and 02132-1284, Part Lots 6-10 and Lots 34-36, Plan 28SB, Part Lots 33, 37, 38 & 39, and Part Pearl Street closed by By-law, Plan 28SA, being Parts 2, and 4 to 18, Plan 53R17879, subject to easements over Parts 4, 5, 7, 10, 12, 15, 16, 17, Plan 53R-17879, Part Lot 5, Concession 4, Township of McKim, 0 Pearl Street, Sudbury, City of Greater Sudbury

Sketch 1, NTS
NDCA

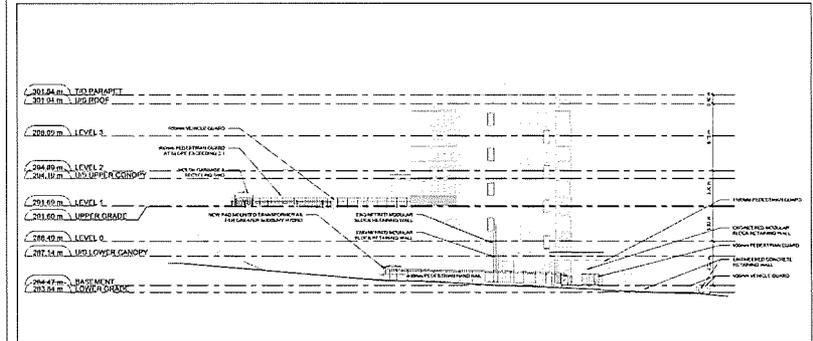
A0002/2024
Date: 2024 01 08



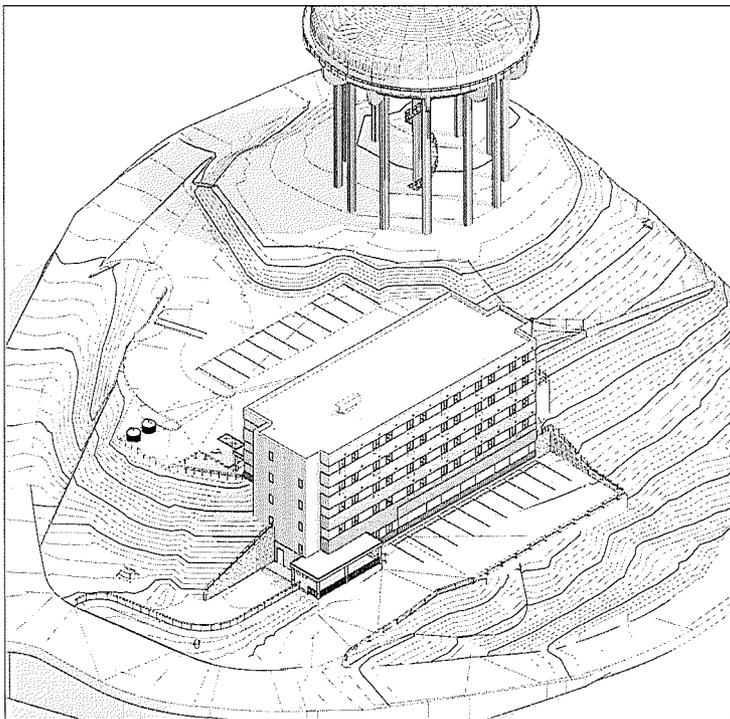
SPA SOUTH WEST ISOMETRIC



SPA WEST ELEVATION 1:100



SPA EAST ELEVATION 1:100



SPA NORTH EAST ISOMETRIC



SPA NORTH ELEVATION 1:100



SPA SOUTH ELEVATION 1:100

NOTICE

- 1. This drawing is the property of the Architect and shall remain confidential.
- 2. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the Architect.
- 3. This drawing is for informational purposes only and is not to be used for construction.
- 4. The Architect is not responsible for any errors or omissions in this drawing.
- 5. The Architect is not responsible for any construction methods or materials used in the construction of the project.
- 6. The Architect is not responsible for any construction delays or cost overruns.
- 7. The Architect is not responsible for any construction safety issues.
- 8. The Architect is not responsible for any construction environmental issues.
- 9. The Architect is not responsible for any construction legal issues.
- 10. The Architect is not responsible for any construction insurance issues.

REVISION FOR SPA NORTH ELEVATION

DATE: 06/14/2024

REVISION: 14, 2024

PROJECT: MARIEN PLACE TOWER HOUSING INC

PROJECT: MARIEN PLACE TOWER AFFORDABLE HOUSING

BY: [Signature]

FOR THE ARCHITECT:

PROJECT NO: 202404

DRAWING NO: 01-01

SCALE: 1:100

DATE: 06/14/2024

PROJECT: MARIEN PLACE TOWER HOUSING INC

PROJECT: MARIEN PLACE TOWER AFFORDABLE HOUSING

BY: [Signature]

FOR THE ARCHITECT:

PROJECT NO: 202404

DRAWING NO: 01-01

SCALE: 1:100

DATE: 06/14/2024

PROJECT: MARIEN PLACE TOWER HOUSING INC

A0002/2024 sketch 3

Q All Address, Name, PIN, ARN, Instrument, Plan

In Sudbury (Ontario)

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Sudbury

[Suggest an address correction](#)



Owner Name

1930167 ONTARIO LIMITED



Last Sale



Lot Size

3,692 m²

Area

245 m

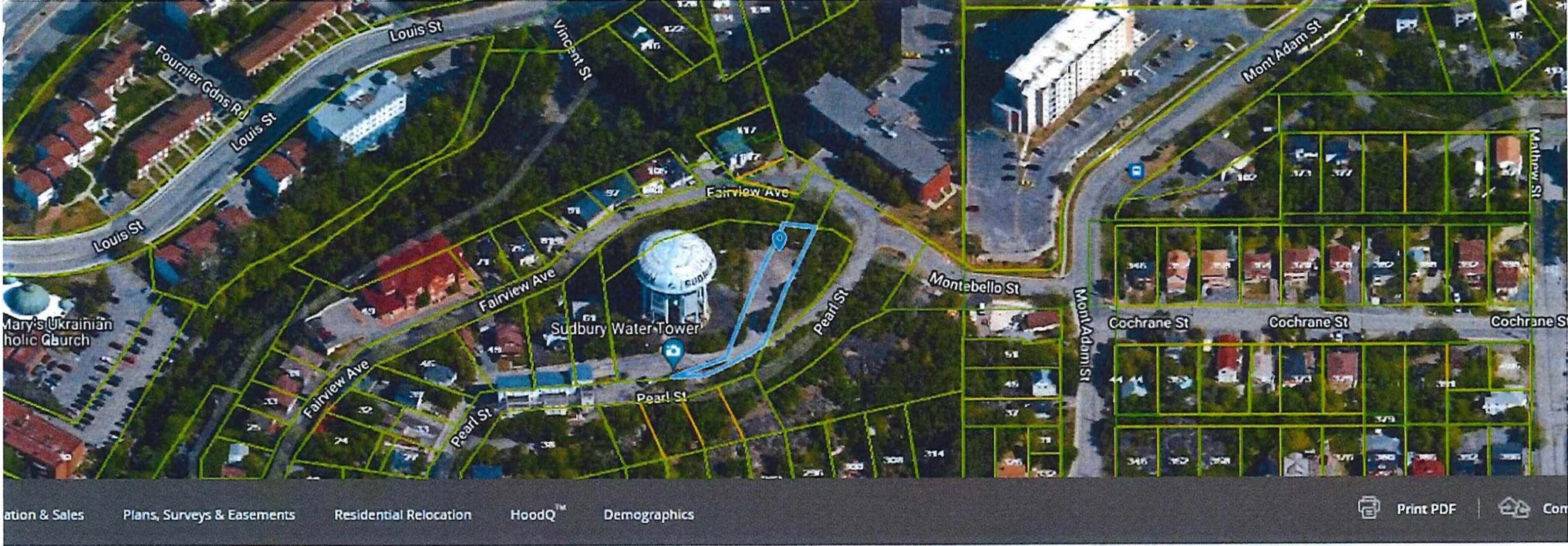
Perimeter

[View Measurements](#)

Legal Description

LOTS 34 TO 36 PL 28SB & PTS LTS 33, 37 TO 39 PL 28SA BEING PTS 2, 4, 5, 6, 7 & 8 53R17879; S/T EASEMENT IN GROSS OVER PTS 4 & 7 53R17879 ASIN SD106665; S/T EASEMENT IN GROSS OVER PTS 4, 5 & 7 53R17879 AS IN SD106666; GREATER SUDBURY [less](#)

A0002/2024
Sketch 4



Sudbury

[Suggest an address correction](#)



Owner Name

1930167 ONTARIO LIMITED



Last Sale



Lot Size

877 m²

Area

208 m

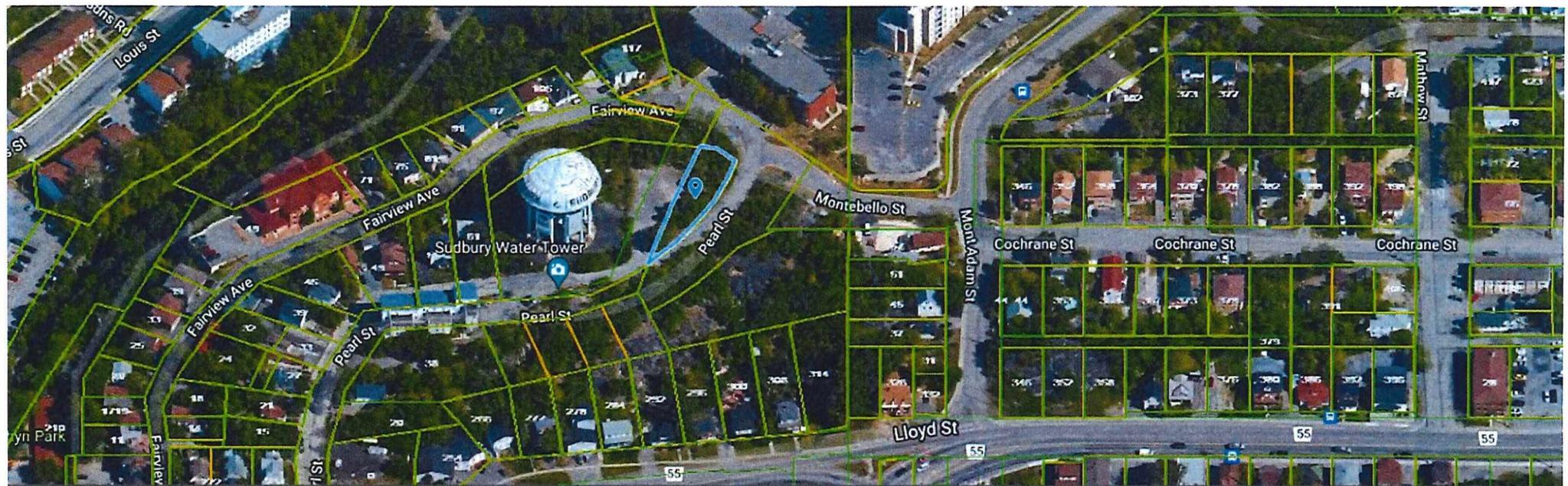
Perimeter

[View Measurements](#)

Legal Description

PT PEARL ST PL 285A CLOSED BY BY-LAW AS IN SD40922 BEING PTS 9, 10, 11, 12 & 13 53R17879; S/T EASEMENT IN GROSS OVER PT 12 53R17879 AS IN SD106665; S/T EASEMENT IN GROSS OVER PTS 10 & 12 53R17879 AS IN SD106686; GREATER SUDBURY [less](#)

A0002/2024
Sketch 5



Plans, Surveys & Easements Residential Relocation HoodQ™ Demographics Print PDF Comp

Sudbury [Suggest an address correction](#)



Owner Name
1930167 ONTARIO LIMITED



Last Sale
[Redacted]



Lot Size
687 m² Area
142 m Perimeter

[View Measurements](#)

Legal Description

PT LTS 6 TO 10 PL 28SB BEING PTS 14 TO 18 53R17879; S/T EASEMENT IN GROSS OVER PT 17 53R17879 AS IN SD106665; S/T EASEMENT IN GROSS OVER PTS 15 TO 17 53R17879 AS IN SD106666; GREATER SUDBURY [less](#)

A0002/2024
sketch 6



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

Office Use Only 2023.01.01	
A 0003 / 2024	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): ROBERT DESTARDINS Email: [REDACTED]
 Mailing Address: 89 NEPAHWIN AVE Home Phone: [REDACTED]
 Business Phone: [REDACTED]
 City: SUDBURY Postal Code: P3E 2H5 Fax Phone: _____

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

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

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

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

Name: DESTARDINS CAISSE POPULAIRE
 Mailing Address: 1380 LAGASSE BLVD
 City: SUDBURY Postal Code: _____

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

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

Variance To	By-law Requirement	Proposed	Difference
4.24a Building Height	5.0m	7.34m	2.34m
4.2c3	10%	12.46%	2.46%

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

- c) Description of Proposal: DETACHED GARAGE w/ SECOND STORY
SECONDARY UNIT, CIBED, 1 BATH

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: in order to
obtain proper ceiling height in second story. Secondary unit
all increase in overall building height is required
The size of building to accommodate indoor stairs to upper
unit.

~~Total~~ Total
Gross floor area.

79.89m² x ?

A0003/2024

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

PIN(s): 02171-0207 Township: McKim
Lot No.: 3 Concession No.: 6 Parcel(s): 12919
Subdivision Plan No.: M190 Lot: 28 Reference Plan No.: 1 Part(s):
Municipal Address or Street(s): 1178 Rideau St
* SEE ATTACHMENTS for addition Abutting Property

7) Date of acquisition of subject land. 2012

8) Dimensions of land affected.

Frontage 41.15 (m) Depth 70.42 (m) Area 840.31 (m²) Width of Street (m)

9) Particulars of all buildings: SFD^R Existing GARAGE to be demo Proposed 104.72 (m²)

Ground Floor Area:	84.72	32.51 (m ²)	104.72 (m ²)
Gross Floor Area:	84.72	32.51 (m ²)	186.51 (m ²)
No. of storeys:	1	1	2
Width:	10.84	4.06 (m)	13.12 (m)
Length:	8.43	8.03 (m)	7.81 (m)
Height:	5.05	3.38 (m)	7.34 (m)

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

	SFD Existing	Detached Garage	Proposed
Front:	5.91	5.98 (m)	10.25 (m)
Rear:	5.21	6.54 (m)	2.12 (m)
Side:	1.83	15.11 (m)	21.37 (m)
Side:	27.88	21.94 (m)	6.01 (m)

Shovel marks bit from

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

What type of access to the land?

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

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

1940 +/-

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

Use(s): Residential Length of time: 83 years +/-

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

Same as #13 or, _____

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

1

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

Yes No

If "yes", how many? _____

17) Existing uses of abutting properties:

Residential

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, Robert Desjardins (please print all names), the registered owner(s) of the property described as 1178 Rideau st. Sudbury Ontario P3A3A4 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;

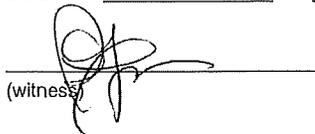
Authority to Enter Land and Photograph

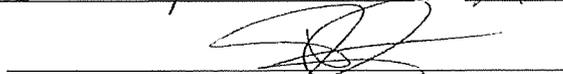
- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land 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 2nd day of January, 2024

(witness) 

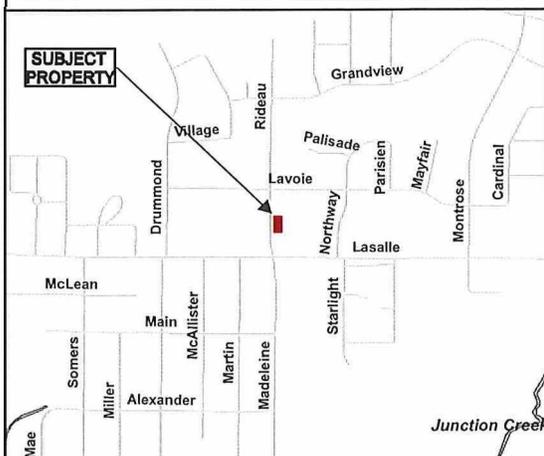


signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: Robert Desjardins

*I have authority to bind the Corporation

A0003/2024



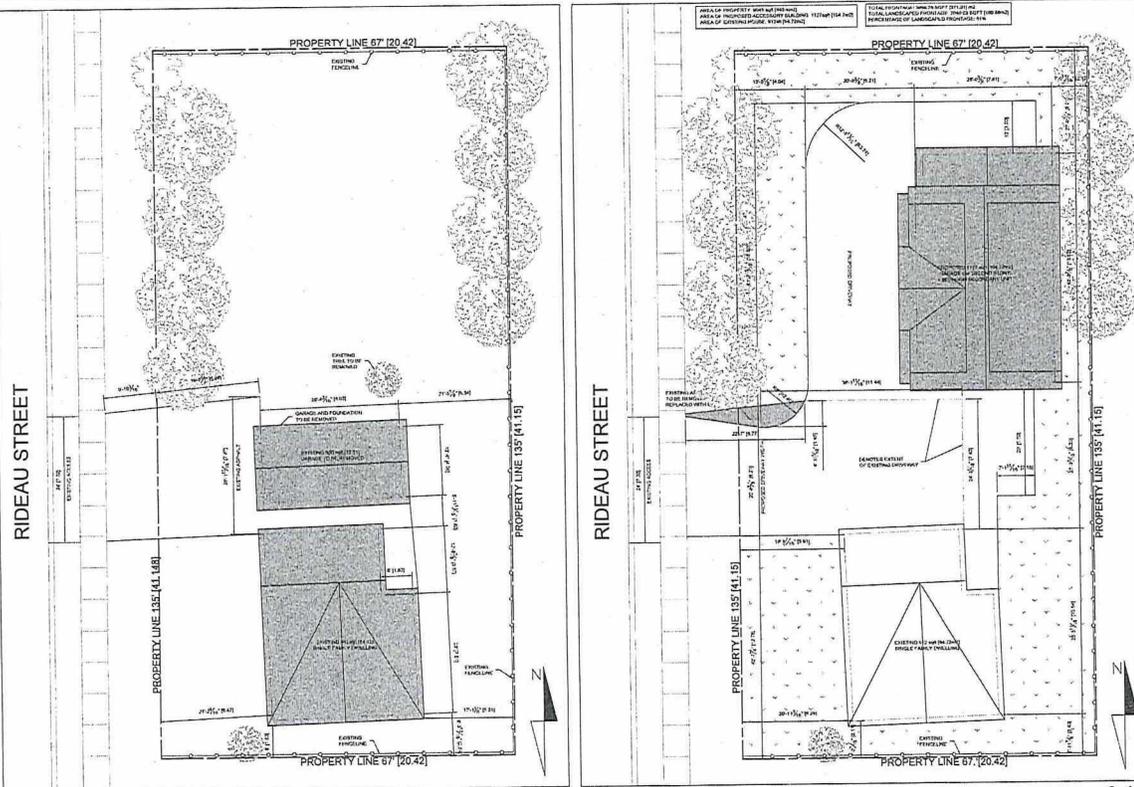
Application for Minor Variance or Permission



Subject Property being PIN 02171-0207, Parcel 12919 SEC SES, Part Lot 28, Plan M-190, Part Lot 3, Concession 6, Township of McKim, 1178 Rideau Street, Sudbury, City of Greater Sudbury

Sketch 1, NTS
NDCA

A0003/2024
Date: 2024 01 08



CONCRETE NOTES

CONCRETE NOTE - OBC 2012 DIV B9 9.3.1

- 1. ALL CONCRETE SHALL BE CAST IN PLACE AND SHALL BE PROTECTED FROM WEATHER AND DAMAGE UNTIL THE FINISH IS COMPLETE.
- 2. ALL CONCRETE SHALL BE CAST IN PLACE AND SHALL BE PROTECTED FROM WEATHER AND DAMAGE UNTIL THE FINISH IS COMPLETE.
- 3. ALL CONCRETE SHALL BE CAST IN PLACE AND SHALL BE PROTECTED FROM WEATHER AND DAMAGE UNTIL THE FINISH IS COMPLETE.

EXCAVATION NOTE - OBC 2012 DIV B9 9.12

- 1. EXCAVATIONS SHALL BE PROTECTED FROM WEATHER AND DAMAGE UNTIL THE FINISH IS COMPLETE.
- 2. EXCAVATIONS SHALL BE PROTECTED FROM WEATHER AND DAMAGE UNTIL THE FINISH IS COMPLETE.
- 3. EXCAVATIONS SHALL BE PROTECTED FROM WEATHER AND DAMAGE UNTIL THE FINISH IS COMPLETE.

FOUNDATION NOTES - OBC 2012 DIV B9 9.15

- 1. FOUNDATIONS SHALL BE PROTECTED FROM WEATHER AND DAMAGE UNTIL THE FINISH IS COMPLETE.
- 2. FOUNDATIONS SHALL BE PROTECTED FROM WEATHER AND DAMAGE UNTIL THE FINISH IS COMPLETE.
- 3. FOUNDATIONS SHALL BE PROTECTED FROM WEATHER AND DAMAGE UNTIL THE FINISH IS COMPLETE.

FRAMING NOTE

- 1. ALL FRAMING SHALL BE PROTECTED FROM WEATHER AND DAMAGE UNTIL THE FINISH IS COMPLETE.
- 2. ALL FRAMING SHALL BE PROTECTED FROM WEATHER AND DAMAGE UNTIL THE FINISH IS COMPLETE.
- 3. ALL FRAMING SHALL BE PROTECTED FROM WEATHER AND DAMAGE UNTIL THE FINISH IS COMPLETE.

INSULATION NOTE

- 1. INSULATION SHALL BE PROTECTED FROM WEATHER AND DAMAGE UNTIL THE FINISH IS COMPLETE.
- 2. INSULATION SHALL BE PROTECTED FROM WEATHER AND DAMAGE UNTIL THE FINISH IS COMPLETE.

GUARD RAILS AND HANDRAILS

- 1. GUARD RAILS AND HANDRAILS SHALL BE PROTECTED FROM WEATHER AND DAMAGE UNTIL THE FINISH IS COMPLETE.
- 2. GUARD RAILS AND HANDRAILS SHALL BE PROTECTED FROM WEATHER AND DAMAGE UNTIL THE FINISH IS COMPLETE.

STEEL NOTE

- 1. STEEL SHALL BE PROTECTED FROM WEATHER AND DAMAGE UNTIL THE FINISH IS COMPLETE.
- 2. STEEL SHALL BE PROTECTED FROM WEATHER AND DAMAGE UNTIL THE FINISH IS COMPLETE.

AIR VAPOR BARRIER NOTE

- 1. AIR VAPOR BARRIER SHALL BE PROTECTED FROM WEATHER AND DAMAGE UNTIL THE FINISH IS COMPLETE.
- 2. AIR VAPOR BARRIER SHALL BE PROTECTED FROM WEATHER AND DAMAGE UNTIL THE FINISH IS COMPLETE.

VENTILATION NOTE - OBC 2012 DIV B9 9.32

- 1. VENTILATION SHALL BE PROTECTED FROM WEATHER AND DAMAGE UNTIL THE FINISH IS COMPLETE.
- 2. VENTILATION SHALL BE PROTECTED FROM WEATHER AND DAMAGE UNTIL THE FINISH IS COMPLETE.

WINDOWS - OBC 9.7.1

- 1. WINDOWS SHALL BE PROTECTED FROM WEATHER AND DAMAGE UNTIL THE FINISH IS COMPLETE.
- 2. WINDOWS SHALL BE PROTECTED FROM WEATHER AND DAMAGE UNTIL THE FINISH IS COMPLETE.

DOORS - OBC 2012 DIV B9 9.6.1

- 1. DOORS SHALL BE PROTECTED FROM WEATHER AND DAMAGE UNTIL THE FINISH IS COMPLETE.
- 2. DOORS SHALL BE PROTECTED FROM WEATHER AND DAMAGE UNTIL THE FINISH IS COMPLETE.

CAULKING - OBC 2012 DIV B9 9.27.4

- 1. CAULKING SHALL BE PROTECTED FROM WEATHER AND DAMAGE UNTIL THE FINISH IS COMPLETE.
- 2. CAULKING SHALL BE PROTECTED FROM WEATHER AND DAMAGE UNTIL THE FINISH IS COMPLETE.

CONSTRUCTION ASSEMBLIES

ROOF ASSEMBLIES

- 1. ROOF ASSEMBLY SHALL BE PROTECTED FROM WEATHER AND DAMAGE UNTIL THE FINISH IS COMPLETE.
- 2. ROOF ASSEMBLY SHALL BE PROTECTED FROM WEATHER AND DAMAGE UNTIL THE FINISH IS COMPLETE.
- 3. ROOF ASSEMBLY SHALL BE PROTECTED FROM WEATHER AND DAMAGE UNTIL THE FINISH IS COMPLETE.

FLOOR ASSEMBLIES

- 1. FLOOR ASSEMBLY SHALL BE PROTECTED FROM WEATHER AND DAMAGE UNTIL THE FINISH IS COMPLETE.
- 2. FLOOR ASSEMBLY SHALL BE PROTECTED FROM WEATHER AND DAMAGE UNTIL THE FINISH IS COMPLETE.
- 3. FLOOR ASSEMBLY SHALL BE PROTECTED FROM WEATHER AND DAMAGE UNTIL THE FINISH IS COMPLETE.

WALLS AND PARTITIONS

- 1. WALLS AND PARTITIONS SHALL BE PROTECTED FROM WEATHER AND DAMAGE UNTIL THE FINISH IS COMPLETE.
- 2. WALLS AND PARTITIONS SHALL BE PROTECTED FROM WEATHER AND DAMAGE UNTIL THE FINISH IS COMPLETE.

EXISTING SITE PLAN 1-A1

PROPOSED SITE PLAN 2-A1

GENERAL NOTES

- GENERAL REQUIREMENTS**
 - 1. ALL DIMENSIONS SHALL BE UNLESS OTHERWISE SPECIFIED.
 - 2. ALL DIMENSIONS SHALL BE UNLESS OTHERWISE SPECIFIED.
- PERMITS AND INSPECTIONS**
 - 1. THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND INSPECTIONS.
 - 2. THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND INSPECTIONS.
- FLOOR FINISHES NOTES**
 - 1. FLOOR FINISHES SHALL BE PROTECTED FROM WEATHER AND DAMAGE UNTIL THE FINISH IS COMPLETE.
 - 2. FLOOR FINISHES SHALL BE PROTECTED FROM WEATHER AND DAMAGE UNTIL THE FINISH IS COMPLETE.

CLIMATIC DESIGN DATA

LOCATION	ELEVATION (m)	DESIGN TEMPERATURE				15 MIN RAINFALL (mm)	ONE DAY RAINFALL (mm)	ANNUAL RAINFALL (mm)	ANNUAL TOTAL RAINFALL (mm)	DRIVING RAIN WIND PRESSURE (Pa, 15)	SNOW LOAD (kPa, 1/10)	HOURLY WIND PRESSURES (Pa)	
		JANUARY 2.5% WIND SPEED	JULY 2.5% WIND SPEED	1% WIND SPEED	1% WIND SPEED								
ELLSBURGH	375	-26	-30	20	21	5180	25	97	650	875	200	54	57

DRAWING LIST

- A1
 - SITE PLANS AND CONSTRUCTION NOTES
- A2
 - FOUNDATION PLAN
 - GROUND FLOOR PLAN
 - TYPICAL FOOTING DETAILS
 - WINDOW AND DOOR SCHEDULES
- A3
 - SECOND STORY FLOOR PLAN
 - ELEVATIONS
 - BUILDING SECTIONS
- A4
 - STAIR PLAN
 - STAIR DETAILS
 - TYPICAL WALL SECTIONS

DO NOT SCALE DRAWINGS

FOR CLIENT REVIEW FOR MINOR VARIANCE 2023-07-28 2023-08-04

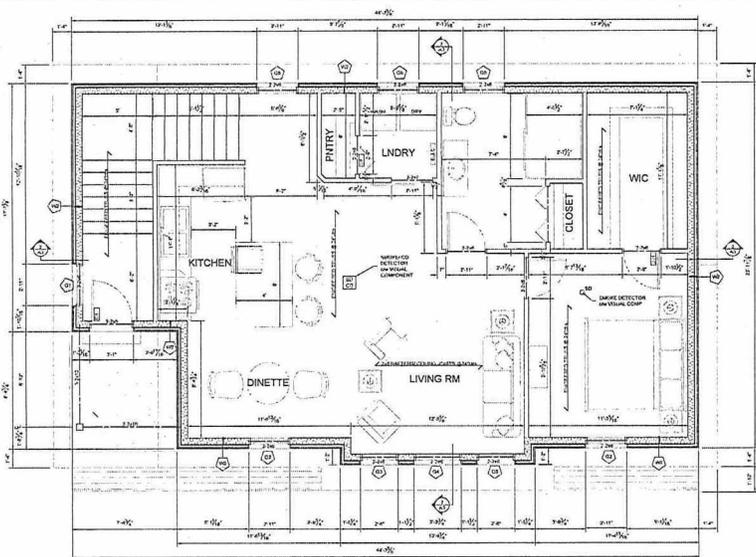
FL DESIGN DRAFTING AND CONSULTING LTD
 1800 CORAL COURT, SUDBURY ONTARIO
 BOIN 120/115

ROBERT DESJARDINS
 1178 RIDEAU STREET
 SUDBURY, ONTARIO

SITE PLAN
 CONSTRUCTION NOTES

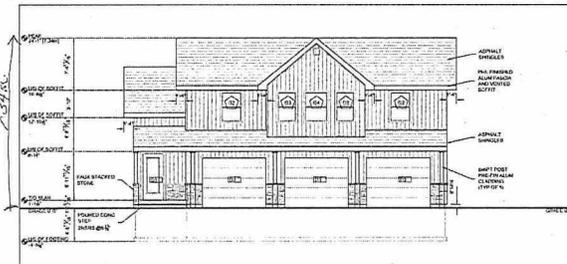
2023-07-31 AAL PROJECT 2023-013
 AS NOTED RW DRAWING A1

A0003/2024 sketch 2



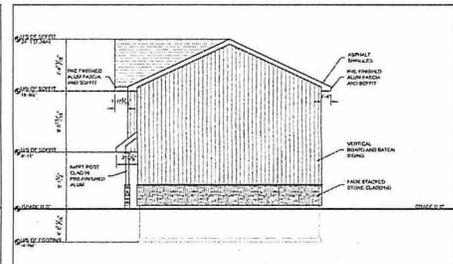
SECOND STORY FLOOR PLAN

1-A3



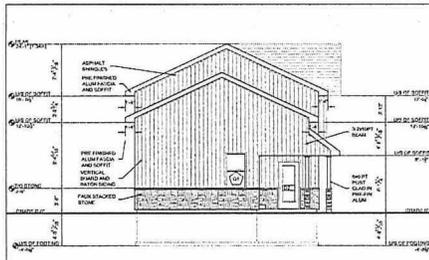
EAST ELEVATION

3-A3



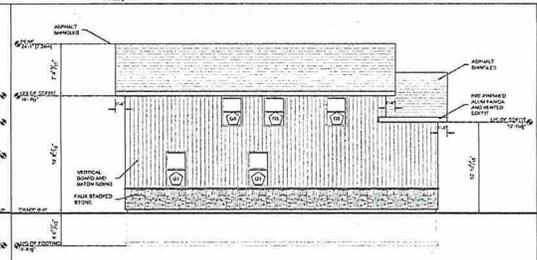
SOUTH ELEVATION

5-A3



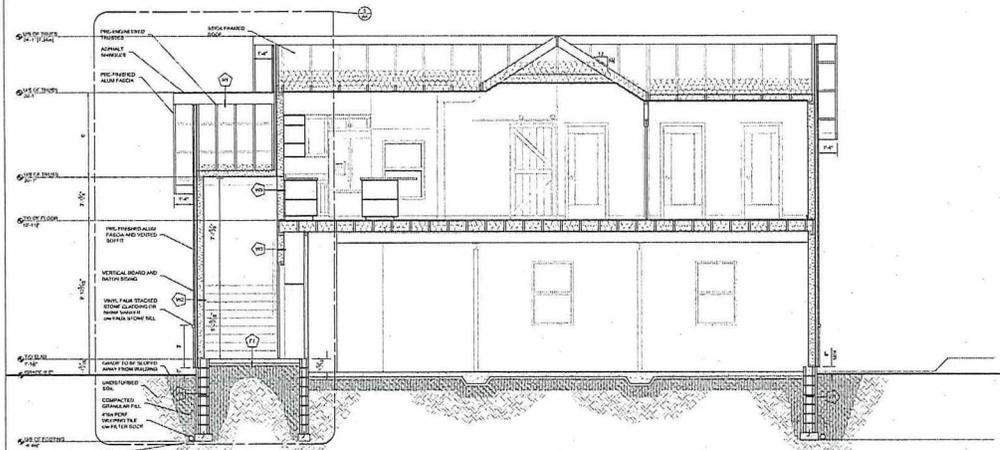
NORTH ELEVATION

4-A3



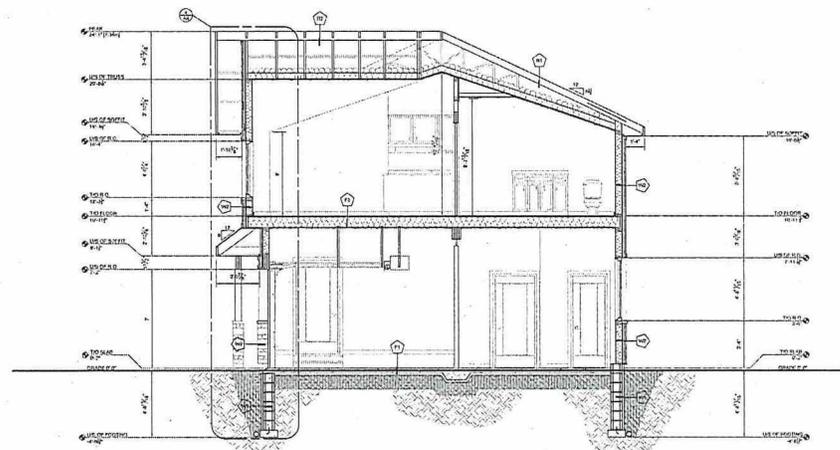
WEST ELEVATION

6-A3



BUILDING SECTION

2-A3



BUILDING SECTION

7-A3

DO NOT SCALE DRAWINGS
CONSTRUCTOR SHALL CHECK AND VERIFY ALL EXISTING CONDITIONS ON SITE AND SHALL CHECK AND VERIFY ALL DRAWING DIMENSIONS AND REPORT ANY INCONSISTENCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK

FOR CLIENT REVIEW FOR MINOR VARIANCE FOR CLIENT REVIEW

2023-07-28
2023-08-02
2023-08-15



CLIENT NAME/ADDRESS

ROBERT DESJARDINS
1178 RIDEAU STREET
SUDBURY, ONTARIO

DRAWING TITLE

SECOND STORY FLOOR PLAN
ELEVATIONS
BUILDING SECTIONS

SCALE

DATE

2023-07-31

AS NOTED

CHECKED

AAL

RW

PROJECT

2023-013

DRAWING

A3

A0003/2024
sketch 3



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

Office Use Only 2024.01.01	
A 0004/2024	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,360.00 (includes \$320.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$409.00 (includes \$320.00 legal notice fee)
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): 2442618 ONTARIO LIMITED Email: [REDACTED]
Mailing Address: 715 LORRAE ST Home Phone: [REDACTED]
City: Sudbury Postal Code: P3C 7R5 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: Adriano Portuogesi Email: [REDACTED]
Mailing Address: 144 Elm St Home Phone: [REDACTED]
City: Sudbury Postal Code: P5C 1T7 Business Phone: [REDACTED]
Note: Unless otherwise requested, all communication will be sent to the agent, if any.

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

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

- 4) Current Official Plan designation: MIXED USE COMMERCIAL Current Zoning By-law designation: C-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
BYLAW 2010-100Z	① 7.50 m REAR YARD SETBACK	1.20 m	6.3 m
	② 1.80 m SIDE YARD SETBACK	1.20 m	0.60 m
	③ 6.0 m DRIVEWAY WIDTH	5.24 m	0.76 m
	④ SEPARATE STRUCTURE	GARAGE ON MAIN FLOOR RESIDENTIAL UNIT ON TOP	

- b) Is there an eave encroachment? Yes No If 'Yes', size of eaves: 0.60 (m)
- c) Description of Proposal: CONSTRUCT GARAGE - MAIN FLOOR WITH 2ND STOREY RESIDENTIAL UNIT
- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
- GARAGE EXISTING

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

PIN(s): 73586-1076 Township: McKim
 Lot No.: 7 Concession No.: 3 Parcel(s):
 Subdivision Plan No.: RP 5B-S Lot: 6 Reference Plan No.: Part(s):
 Municipal Address or Street(s): # 723 LOUNE ST

7) Date of acquisition of subject land. Dec 2023

8) Dimensions of land affected.

Frontage 217 (m) Depth 36.55 (m) Area 794.35 (m²) Width of Street 20.17 (m)

9) Particulars of all buildings:

	Existing			Proposed	
	FRAME GARAGE	HOUSE	METAL GARAGE (m ²)		(m ²)
Ground Floor Area:	88.00	87.36	80.50	83.24	(m ²)
Gross Floor Area:	88.00	148.64	80.50	166.84	(m ²)
No. of storeys:	1	2	1	2	Same Same
Width:	8.50	7.31	6.23 (m)	8.93	(m)
Length:	10.25	11.92	12.91 (m)	9.75	(m)
Height:	3 1/2	6 1/2	4.5 +/- (m)	6 1/2	(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:	26.33	6.78	22.67 (m)	25.57	(m)
Rear:	0.12 OVER	17.81	0.97 (m)	1.20	Same Same (m)
Side:	0.15	0.99	0.45 (m)	1.20	(m)
Side:	12.88	13.44	15.00 (m)	11.98	(m)

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

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

What type of access to the land?

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

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

House 1927 FRAME GARAGE +/-1950 METAL GARAGE 1990

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

Use(s): RESIDENTIAL/COMMERCIAL Length of time: unknown

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

Same as #13 or, Commercial

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: COMMERCIAL (BOTH SIDES)

A0004/2024

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

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

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

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

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

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

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, 2442618 ONTARIO LIMITED (please print all names), the registered owner(s) of the property described as # 723 LORNE ST

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

Dated this 4th day of January, 20 24

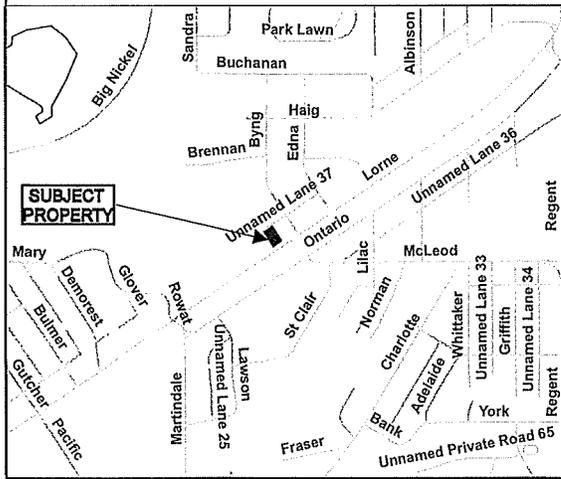
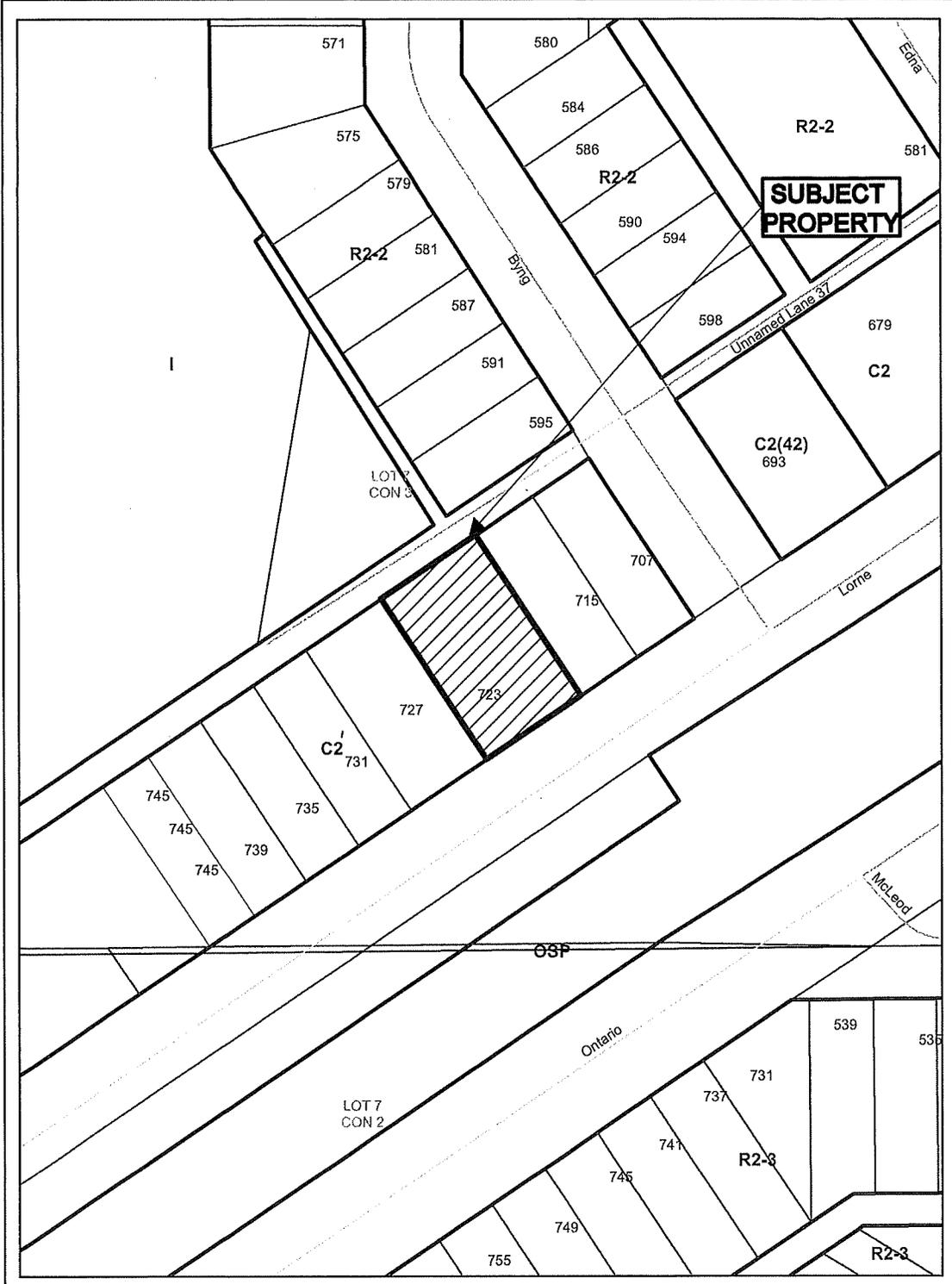
[Signature]
(witness)

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

Print Name: Louie Zagardo

*I have authority to bind the Corporation

A0004/2024



**Application for Minor
Variance or Permission**

N
↑

Subject Property being PIN 73586-1076,
Lot 6 as in Instrument 80995, Plan 58-S,
Lot 7, Concession 3, Township of McKim,
723 Lorne Street, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0004/2024
Date: 2024 01 15



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

Office Use Only 2024.01.01	
A000512024	
S.P.P. AREA	
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
NDCA REG. AREA	
YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,360.00 (includes \$320.00 legal notice fee)
 APPLICATION FEE FOR HEDGEROWS: \$409.00 (includes \$320.00 legal notice fee)
 CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Mike / Stephanie Muzyka Email: [REDACTED]
 Mailing Address: 4139 Frost Ave Home: [REDACTED]
 City: Hammer ON Postal Code: P3P 1E2 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: Mike Muzyka Email: _____
 Mailing Address: _____ Home Phone: _____
 City: See Above Postal Code: _____ Business Phone: _____
 Fax Phone: _____
 Note: Unless otherwise requested, all communication will be sent to the agent, if any.

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

Name: Manulife Bank
 Mailing Address: 500 King St North
 City: Waterloo, ON Postal Code: N2T 4C6

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

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

Variance To	By-law Requirement	Proposed	Difference
Building height <u>4.2.4(A)</u>	<u>5m</u>	<u>5.75m</u>	<u>0.75m</u>

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

- c) Description of Proposal: 40x30 garage with 3 bay doors on full foundation with 10ft walls on 2ft foundation

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
The building height is above 5m, 10ft walls for deck storage

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

PIN(s): 73504-0841 Township: Hammer
 Lot No.: 4 Concession No.: 2 Parcel(s): 43110
 Subdivision Plan No.: M396 Lot: Part 63 Reference Plan No.: _____ Part(s): 1
 Municipal Address or Street(s): 4139 Frost Ave

7) Date of acquisition of subject land. Oct 7, 2022

8) Dimensions of land affected.

Frontage 16.15 (m) Depth 124.76 (m) Area 1366 (m²) Width of Street _____ (m)

9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	<u>182.5</u>	(m ²)	<u>120.35</u>	(m ²)
Gross Floor Area:	<u>365</u>	(m ²)	<u>120.35</u>	(m ²)
No. of storeys:	<u>1</u>		<u>1</u>	
Width:	<u>9.78</u>	(m)	<u>12.79</u>	(m)
Length:	<u>21</u>	(m)	<u>9.41</u>	(m)
Height:	<u>6.70</u>	(m)	<u>5.75</u>	(m)

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

	Existing		Proposed	
Front:	<u>7.62</u>	(m)	<u>11.5</u>	(m)
Rear:	<u>99.86</u>	(m)	<u>54</u>	(m)
Side:	<u>3.66</u>	(m)	<u>18</u>	(m)
Side:	<u>1.2</u>	(m)	<u>3.6</u>	(m)

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

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

What type of access to the land?

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

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

2011

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

Use(s): Single family dwelling Length of time: 15 years

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

Same as #13 or, _____

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

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

If "yes", how many? _____

17) Existing uses of abutting properties: Residential, Sports Complex

A0005/2024

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

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

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

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

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

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

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

If "yes", provide details on how the property is designated in the Source Protection Plan. See attached Section 59 Application

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Mike / Stephanie Muzyka (please print all names), the registered owner(s) of the property described as 4139 Frost 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 Mike Muzyka (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 5th day of January, 2024

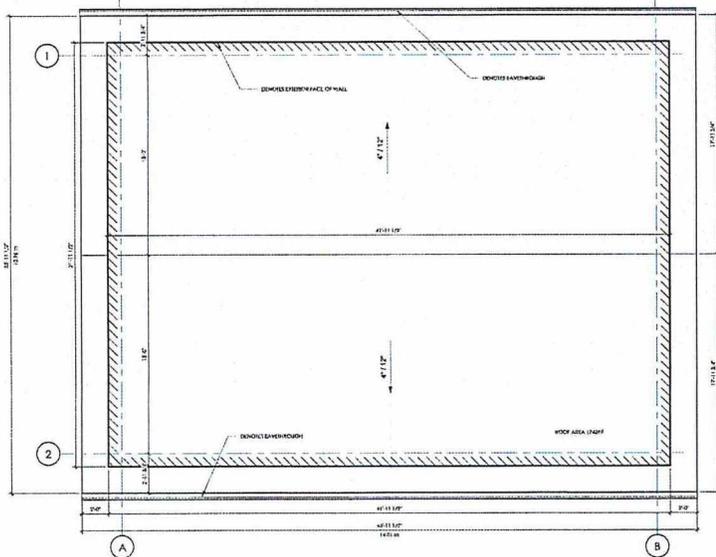
[Signature]
(witness)

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

Print Name: Mike & Stephanie Muzyka

*I have authority to bind the Corporation

A0005/2024



ROOF PLAN
1/4" = 1'-0"



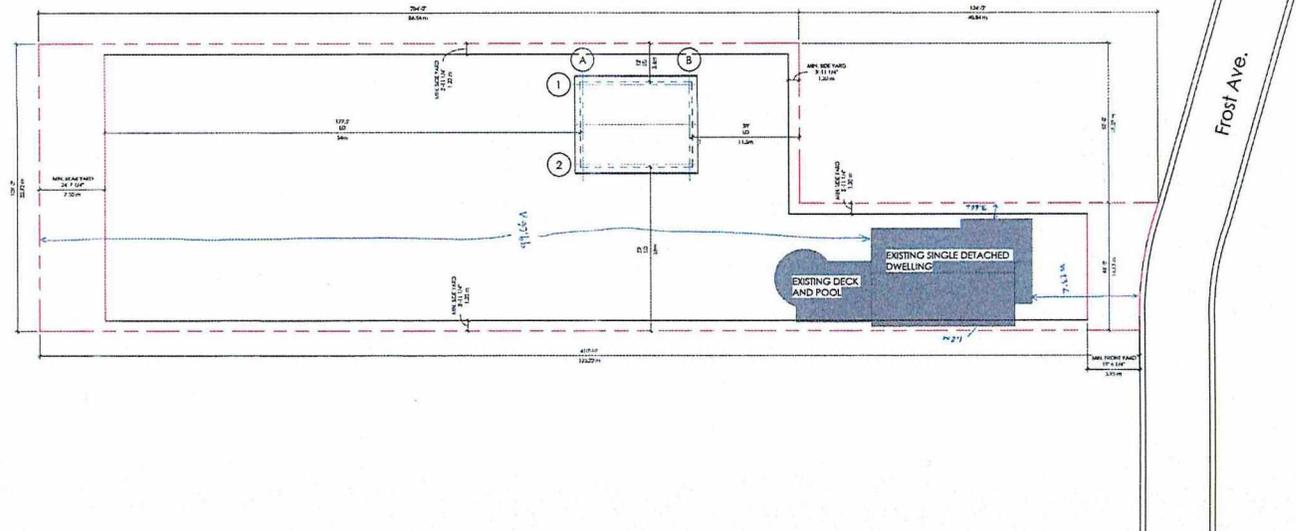
AIRIAL SITE KEYPLAN OF 4139 Frost Ave., Hammar, ON P3P 1E2
DISTRICT: GREATER SUDBURY
TOWNSHIP: HAMMAR
ZONE: R1-5
WHPA: FROST D
WHPA TYPE: B
VULNERABILITY: 10

Table 6.2 – Standards for the Low Density Residential One (R1) Zone

Zone	Minimum Lot Area	Minimum Lot Frontage	Minimum Lot Depth	Minimum Required Front Yard	Minimum Required Rear Yard	Minimum Required Interior Side Yard	Minimum Required Corner Side Yard	Maximum Lot Coverage	Maximum Height
R1-1	4000.0 m ²	45.0 m	30.0 m	6.0 m	7.5 m	1.2 m	4.5 m	40%	11.0 m
R1-2	1300.0 m ²	36.0 m	30.0 m	6.0 m	7.5 m	1.2 m	4.5 m	40%	11.0 m
R1-3	1000.0 m ²	30.0 m	30.0 m	6.0 m	7.5 m	1.2 m	4.5 m	40%	11.0 m
R1-4	665.0 m ²	18.0 m	30.0 m	6.0 m	7.5 m	1.2 m	4.5 m	40%	11.0 m
R1-5	465.0 m ²	15.0 m	30.0 m	6.0 m	7.5 m	1.2 m	4.5 m	40%	11.0 m
R1-6	400.0 m ²	12.0 m	30.0 m	6.0 m	7.5 m	1.2 m	4.5 m	40%	11.0 m
R1-7	279.0 m ²	9.0 m	30.0 m	6.0 m	7.5 m	1.2 m	4.5 m	40%	11.0 m

SPECIAL PROVISIONS FOR TABLE 6.2

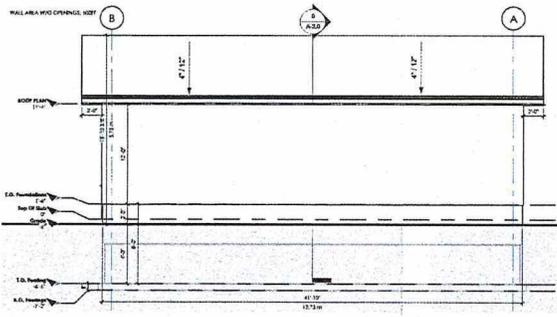
1. Corner lots will have the minimum lot frontage plus an additional 2.0 metres.
2. (f) Abutting a primary arterial road – 15.0 metres;
(f) Abutting a secondary or tertiary arterial road – 7.5 metres,
3. Plus 0.6 metres for each full storey above the first storey abutting such yard.
4. Abutting a primary arterial road – 15.0 metres.
5. For partially or unserviced lots – 25%.
6. Minimum lot depth for lots abutting a primary arterial road – 45.0 metres.
7. In addition to the minimum lot frontage, no lot shall have a front lot line less than 10.5 metres in length, measured at the street line.



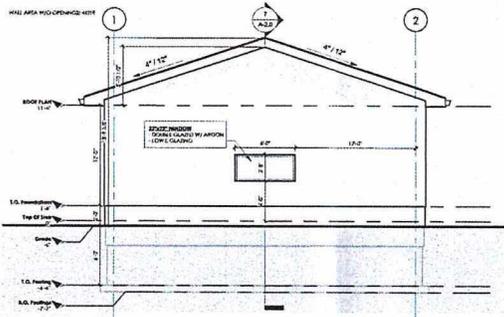
SITE PLAN
1" = 20'-0"

MUZKA GARAGE
4139 Frost Ave., Hammar, ON P3P 1E2
September 19, 2023

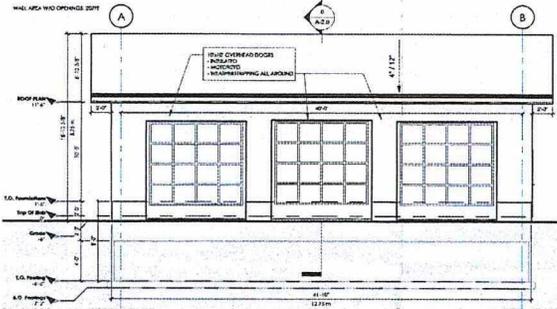
A0005/2024
Sketch 2



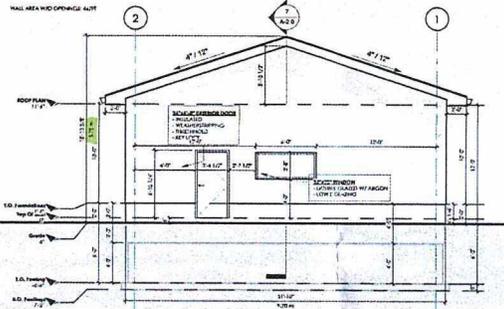
North Elevation
3/16" = 1'-0"



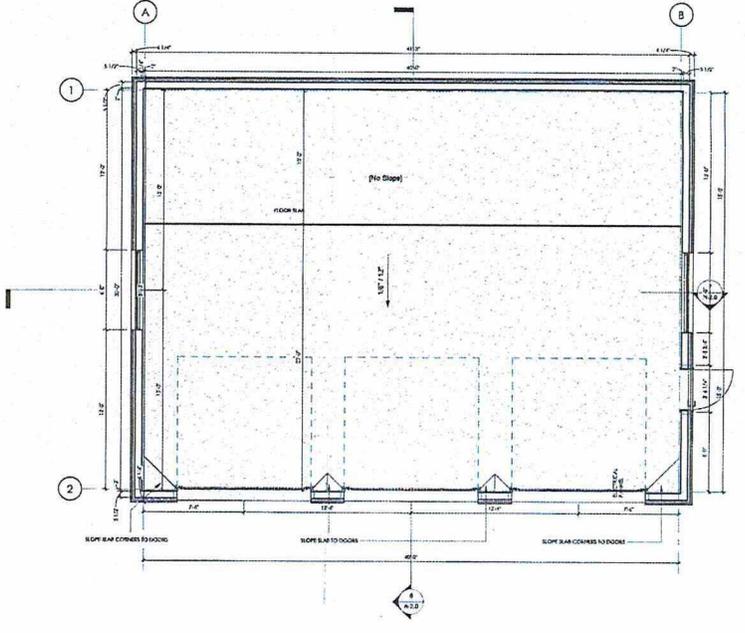
West Elevation
3/16" = 1'-0"



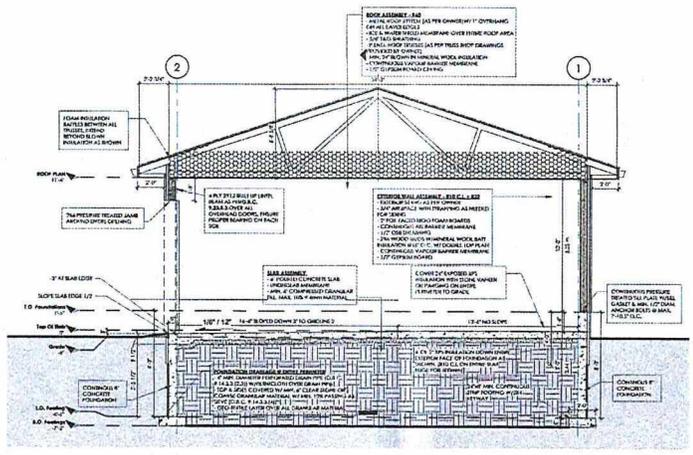
South Elevation
3/16" = 1'-0"



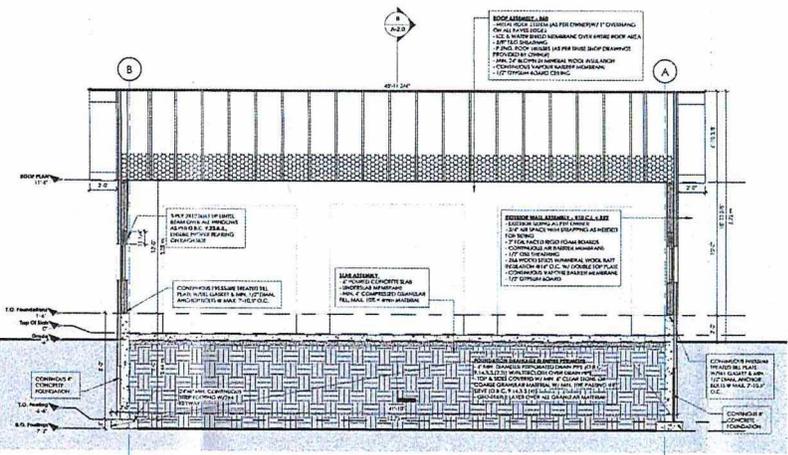
East Elevation
3/16" = 1'-0"
Street Facing



Top Of Slab
1/4" = 1'-0"



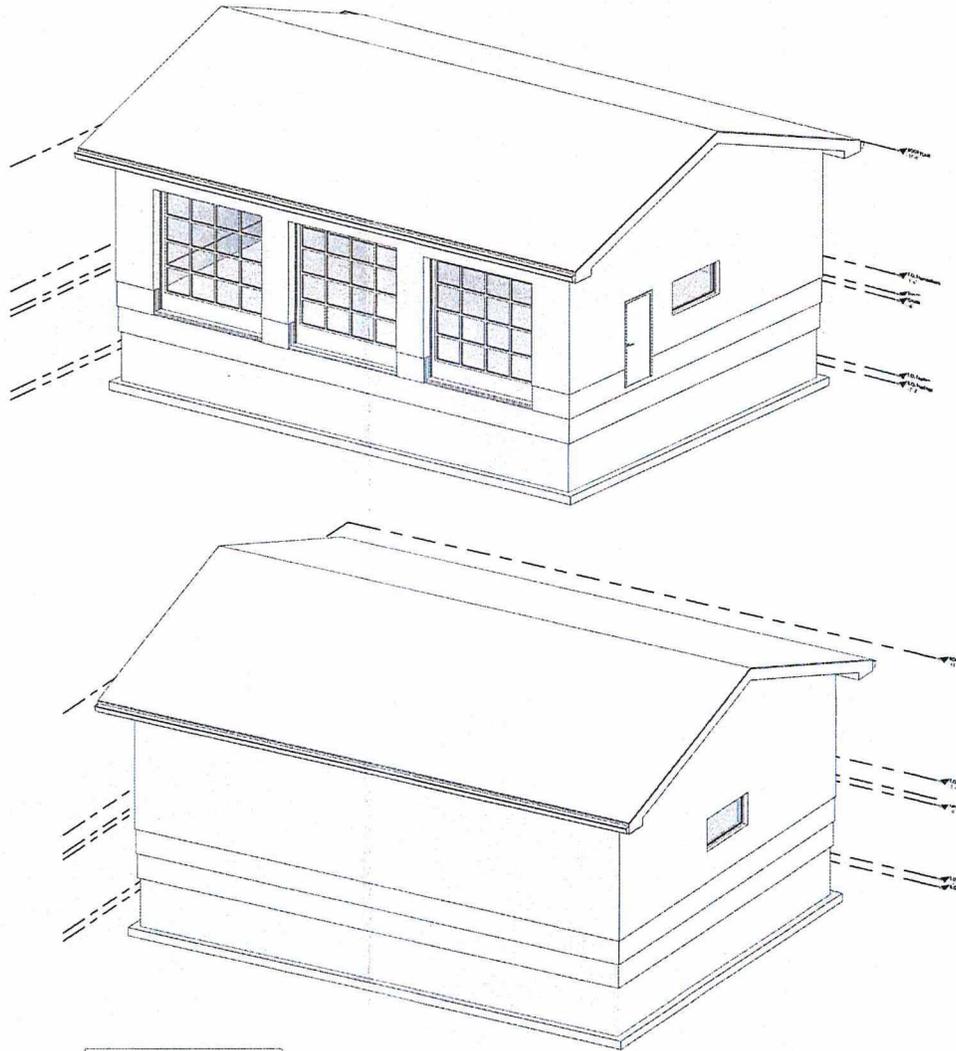
Width Section
1/4" = 1'-0"



Length Section
1/4" = 1'-0"

A0009/2024
sketch 3

Muzyka Garage



Sheet List	
Sheet No.	Project Name
Author	Client
Checked	Date
Scale	Notes

ONTARIO BUILDING CODE DATA MATRIX PART 9 - HOUSING AND SMALL BUILDINGS

Revised: 2021.02.21
OBC REFERENCE 1)

Name of Practice	Mike Muzyka		
Address 1	4139 Frost Ave, Hammer, ON P3P 1E2		
Address 2			
Contact	[REDACTED]		
Name of Project	Muzyka Garage		
Location/Address	4139 Frost Ave, Hammer, ON P3P 1E2		
Date	AS NOTED ON SHEET		
9.00 BUILDING CODE VERSION	O.Reg. 332/12	LAST AMENDMENT O.Reg. 151/14	
9.01 PROJECT TYPE	New Construction	[A] 1.1.2.	
	New detached wood framed unheated garage		
9.02 OCCUPANCY CLASSIFICATION	OCCUPANCY	USE	0.10.2.
	C Residential	Storage	
9.03 SUPERIMPOSED MAJOR OCCUPANCIES	N/A		9.10.2.3
9.04 BUILDING AREA (m²)	DESCRIPTION	EXISTING	NEW TOTAL [A] 1.1.2.
	Garage	0.00	111.40 111.4
	TOTAL	-	111.4 111.4
9.05 GROSS AREA (m²)	DESCRIPTION	EXISTING	NEW TOTAL [A] 1.1.2.
	Garage	0.00	111.40 111.4
	TOTAL	-	111.4 111.4
9.06 MEZZANINE AREA (m²)	DESCRIPTION	EXISTING	NEW TOTAL 9.10.4.1.
	TOTAL	-	-
9.07 BUILDING HEIGHT	1 STOREYS ABOVE GRADE	0.75 (m) ABOVE GRADE	[A] 1.1.2. & 9.10.4.
	0 STOREYS BELOW GRADE		
9.08 NUMBER OF STREETS/ FIRE FIGHTER ACCESS	1 STREET(S)		9.10.20.
9.09 SPRINKLER SYSTEM	Not Required	Provided: None	9.10.8.2-4.
9.10 FIRE ALARM SYSTEM	Not Required	TYPE PROVIDED: N/A	9.10.18.
9.11 WATER SERVICE/ SUPPLY IS ADEQUATE	Yes		
9.12 CONSTRUCTION TYPE	RESTRICTIONS	Combustible Permitted	9.10.6.
	ACTUAL	Combustible HEAVY TIMBER CONSTRUCTION N/A	
9.13 POST-DISASTER BUILDING	NO		[A] 1.1.2.2.(2)
9.14 OCCUPANT LOAD	FLOOR LEVEL/AREA	OCCUPANCY TYPE	BASED ON OCCUPANT LOAD (PERSONS) 3.1.17.
	N/A	C	Design of space
	TOTAL		-
9.15 BARRIER-FREE DESIGN	No	[provide explanation here]	Private Use 9.5.2.
9.16 HAZARDOUS SUBSTANCES	No		9.10.1.3.
9.17 REQUIRED FIRE RESISTANCE RATINGS	HORIZONTAL ASSEMBLY	FIRE RESISTANCE RATING (H)	SUPPORTING ASSEMBLY (H) 9.10.8.
	FLOORS EXCEPT CRAWLSPACE	n/a	n/a
	MEZZANINE	n/a	n/a
	ROOF	n/a	n/a
9.18 SPATIAL SEPARATION	WALL	EBF AREA (m²)	L.D. (m) * REQUIRED FRR (H) CONSTRUCTION TYPE CLADDING TYPE 9.10.14.
	North	41.8	3.65 45min Combustible Permitted Combustible Permitted
	East	45.0	25.00 N/A Permitted Combustible Permitted
	South	41.8	17.88 N/A Permitted Combustible Permitted
	West	45.0	11.58 N/A Permitted Combustible Permitted

9.21 NOTES

1 ALL REFERENCED ARE TO DIVISION B OF THE OBC UNLESS PRECEDED BY (A) FOR DIVISION A AND (C) FOR DIVISION C

MUZYKA GARAGE
 4139 Frost Ave, Hammer, ON P3P 1E2
 Created by: [REDACTED]

A0005/2023
sketch 4