

Tom Davies Square
200 Brady St

Wednesday, July 27, 2022

PUBLIC HEARINGS

A0083/2022

**HELENE BOWEN
MURRAY BOWEN**

Ward: 6

PIN 73505 0108, Parcel 47592 SEC SES, Survey Plan 53R-10993 Part(s) 3, Lot Part 7, Concession 3, Township of Hanmer, 1673 Talon Street, Hanmer, [2010-100Z, RU (Rural)]

For relief from Part 4, Section 4.2, Table 4.1 and Part 9, Section 9.3, Table 9.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit the existing single detached dwelling providing, firstly, a minimum front yard setback of 7.4m with eaves encroaching 0.71m into the proposed 7.4m front yard setback, where 10.0m is required, whereas 8.53m was previous approved under Application for Minor Variance A0175/1986 and where eaves may encroach 1.2m into the required front yard but not closer than 0.6m to the lot line, and secondly, a minimum interior side yard setback of 2.9m with eaves encroaching 0.71m into the proposed 2.9m interior side yard setback, where 10.0m is required, whereas 3.04m was previously approved under Application for Minor Variance A0175/1986 and where eaves may encroach 0.6m into the required interior yard but not closer than 0.6m to the lot line.

A0097/2022

**JESSICA TANN
BRADLEY TANN**

Ward: 9

PIN 73472 0087, Parcel 34846 SEC SES, Lot(s) 4, Subdivision M-375, Lot Pt 10, Concession 2, Township of Broder, 5057 Croatia Road, Sudbury, [2010-100Z, R1-1 (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsection 4.2.4 and subsection 4.41.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached garage providing, firstly, a maximum height of 6.4008m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m, and secondly, a high water mark setback of 29.2608m, where no person shall erect any residential building or other accessory structure closer than 30.0m to the high water mark of a lake or river.

A0098/2022

**SHEILA MCGILLIS
BRIAN MCGILLIS**

Ward: 9

PIN 73475 1354, Survey Plan 53R-18006 Part(s) 2, Lot(s) Part Block A, Subdivision M-340, Lot Pt 6, Concession 6, Township of Broder, 430 Brenda Drive, 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 an existing uncovered deck to encroach 5.7m into the required rear yard, being 1.79m setback from the rear lot line, where uncovered decks greater than 1.2m in height may encroach 3.6m into the required rear yard but not closer than 3.0m to the rear lot line.

A0099/2022**GUY BELANGER HOMES LTD.**

Ward: 6

PIN 73504 3163, Lot(s) 169, Subdivision M-1115, Lot Pt 5, Concession 2, Township of Hanmer, C Bonaventure Drive, Hanmer, [2010-100Z, R2-2 (Low Density Residential Two)]

For relief from Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to approve the lands to be retained containing a semi-detached dwelling, subject of Consent Application B0051/2022, providing a maximum lot coverage of 44.5%, where 40% is permitted.

A0100/2022**MERVYN SHEPHERD**

Ward: 6

PIN 73503 0507, Lot(s) 11, Subdivision M-1083, Lot 2, Concession 3, Township of Hanmer, 285 Martha Street, Hanmer, [2010-100Z, R3.D17 (Medium Density Residential)]

For relief from Part 4, Section 4.15, subsections 4.15.4 and 4.15.5 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 a detached garage, firstly, providing a planting strip width of 1.2m (3.94 ft) along the northeastern lot line, whereas a minimum planting strip width of 3.0m (9.84 ft) is required where a medium density residential zone abuts a low density residential zone, and secondly, to permit the reduced planting strip to contain no screening devices along the full length of the detached garage, whereas a planting strip containing one or more screening devices in the form of a continuous row of trees, a continuous hedgerow of evergreens, bushes or shrubs, or berm, a wall, or a fence is required.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION A0115/2020 (LAPSED)

A0101/2022**BEVERLY PERREAULT**

Ward: 4

PIN 73347 0271, Parcel 17096 SEC SWS SRO, Lot Pt 6, Concession 1, Township of Rayside, 81 Prevost Street South, Azilda, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2.4 a) 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 accessory building in the form of a detached garage with a secondary dwelling unit on the upper floor having a maximum accessory building height of 8.23 m (27.00 ft) on a residential lot whereas a maximum accessory building height of 5 m (16.40 ft) on a residential lot is permitted.

A0102/2022**DARLENE BERTRAND**

Ward: 7

PIN 73510 0255 (part), Surveys Plan 53R-18455 Part(s) 1, 2, 3, 4, and 5 & Plan 53R-18476 Part (s) 1, Lot Pt 8, Concession 6, Township of Capreol, 1180 Capreol Lake Road, Hanmer, [2010-100Z, RU (Rural)]

For relief from Part 4, Section 4.2.10.3 c) ii) 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 a secondary dwelling unit having a maximum separation distance of 45.72 m (150.00 ft) from the primary residential dwelling, whereas a maximum separation distance of 30 m (98.43 ft) from the primary residential dwelling is permitted.

A0104/2022

DEAN CAMERON

Ward: 9

PIN 73482 0104, Parcel Parcel 31028 SEC SES, Survey Plan SR-458 Part(s) 6 and 7, Lot Pt 6, Concession 4, Township of Dryden, 1001 Highway 17 East, Wahnapiatae, [2010-100Z, R1-2 (Low Density Residential One)]

For relief from Part 4, Section 4.2.4 a) 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 a detached garage having a maximum accessory building height of 7.93 m (26.01 ft) on a residential lot, whereas a maximum accessory building height of 5 m (16.40 ft) on a residential lot is permitted.

THIS APPLICATION WAS DEFERRED FROM THE MEETING OF JUNE 15, 2022 TO AFFORD THE OWNER THE OPPORTUNITY TO ADDRESS THOSE COMMENTS RECEIVED FROM AGENCIES AND DEPARTMENTS.

A0071/2022

DONNIE ROBICHAUD

"REVISED"

Ward: 5

PIN 73498 0185, Parcel 35531 SEC SES SRO, Surveys Plan 53R-3324 Part(s) 1 & 2 & Plan 53R-3981 Part(s) Except Part 1 & Plan 53R-6062 Part(s) 4, 5, and 6 & Plan 53R-12368 Part(s) 1 & 2, Lot 7, Concession 4, Township of Blezard, 2359 Old Highway 69 North, Val Caron, [2010-100Z, RU (Rural)]

For relief from Part 4, Section 4.2, subsection 4.2.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit an existing detached garage containing a secondary dwelling unit providing maximum height of 8.33m, where the maximum height of any building or structure accessory to a residential dwelling shall be 6.5m.

**A REMINDER... THE NEXT SCHEDULED MEETING IS
WEDNESDAY, AUGUST 10, 2022**



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

Office Use Only 2022 01 01	
A 0083/2022	
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: \$1,025.00 (includes \$245.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$312.00 (includes \$245.00 legal notice fee)
 CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): BOWEN, HELENE; BOWEN, MURRAY	Email: [REDACTED]
Mailing Address: 1673 Talon Street	Home Phone:
	Business Phone: [REDACTED]
City: Sudbury	Postal Code: P0M 3B0
	Fax Phone:

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

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

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

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

Name: BOWEN, HELENE; BOWEN, MURRAY
Mailing Address: 1673 Talon Street
City: Sudbury
Postal Code: P0M 3B0

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

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

Variance To	By-law Requirement	Proposed	Difference
Front Yard Setback	Existing MV permits 8.53m	7.4m	1.13m
Interior Side Yard Setback (E)	Existing MV permits 3.04m	2.9m	0.14m

- b) Is there an eave encroachment? Yes No If 'Yes', size of eaves: 0.71 (m)

c) Description of Proposal:
Previous variance applied for in 1986 provided incorrect setback measurements

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
Existing site conditions resulting from severance.

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

PIN(s): 735050108 Township: HANMER
 Lot No.: PT LT 7 Concession No.: 3 Parcel(s): 47592
 Subdivision Plan No.: Lot: Reference Plan No.: 53R10993 Part(s):
 Municipal Address or Street(s): 1673 Talon Street, Sudury, P0M 3B0

7) Date of acquisition of subject land. 07/12/2021

8) Dimensions of land affected.

Frontage 26.8224 (m) Depth 40.285416 (m) Area 1021.93 (m²) Width of Street (m)

9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	N/A (m ²)	No new development proposed. (m ²)
Gross Floor Area:	N/A (m ²)	(m ²)
No. of storeys:	1	
Width:	N/A (m)	(m)
Length:	N/A (m)	(m)
Height:	3.0m (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:	7.4m (m)	No new development proposed. (m)
Rear:	23.8 (m)	(m)
Side:	2.9 (m)	(m)
Side:	10.78 (m)	(m)

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

What type of access to the land?

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

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

N/A

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

Use(s): Residential Length of time: 40+ Years

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

Same as #13 or, _____

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

A0083/2022

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

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

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, BOWEN, HELENE; BOWEN, MURRAY (please print all

names), the registered owner(s) of the property described as PCL 47592 SEC SES; PT LT 7 CON 3 HANMER PT 3 53R10993; GREATER SUDBURY 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 TULLOH Engineering (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 11th day of Feb, 2022

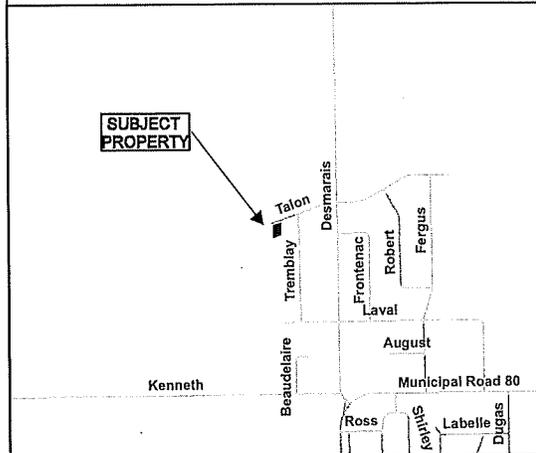
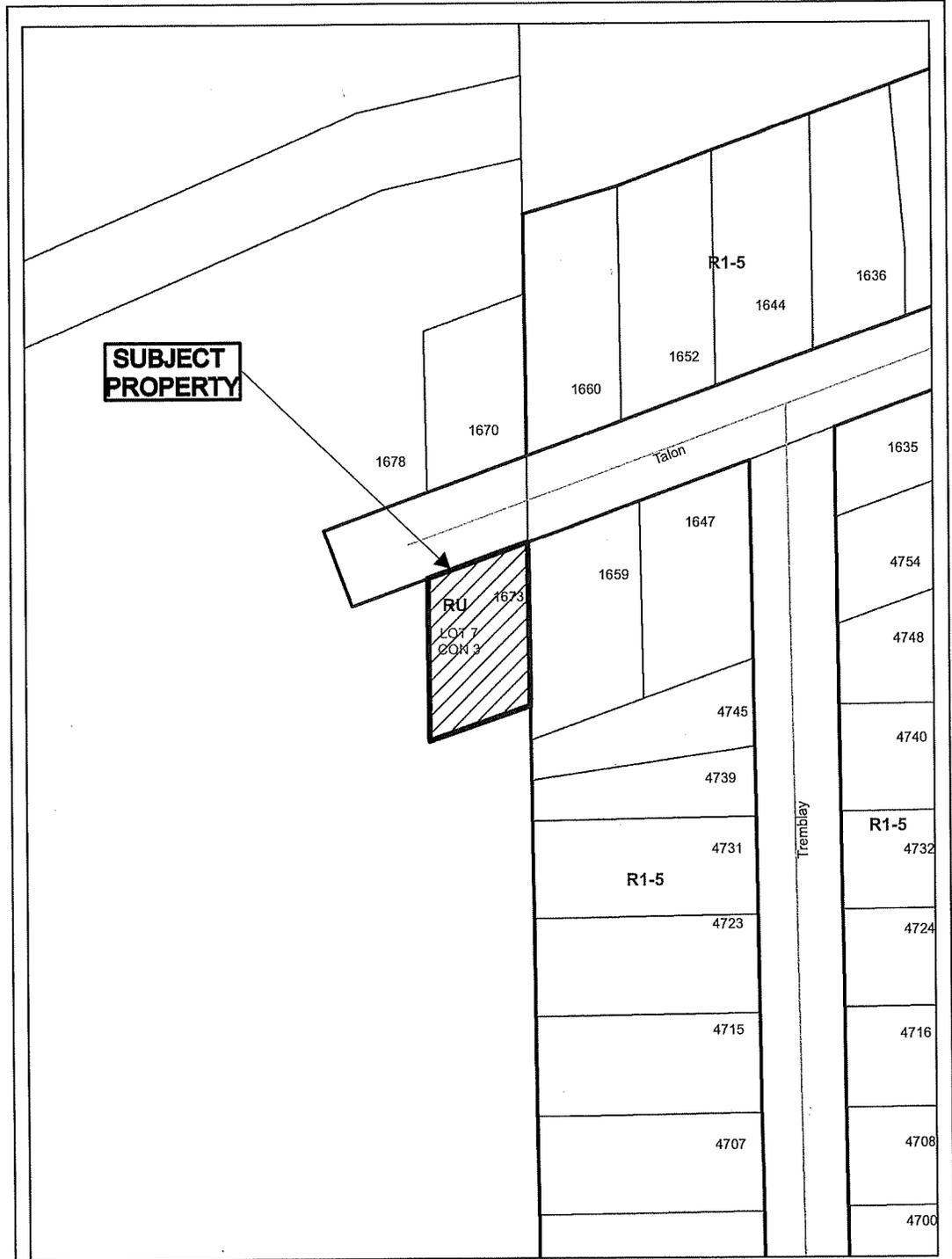
Lisa Prewé
(witness)

X Murray Bowen X Helene Bowen
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: X MURRAY BOWEN X Helene Bowen

*I have authority to bind the Corporation

A0083/2022



Application for Minor Variance or Permission

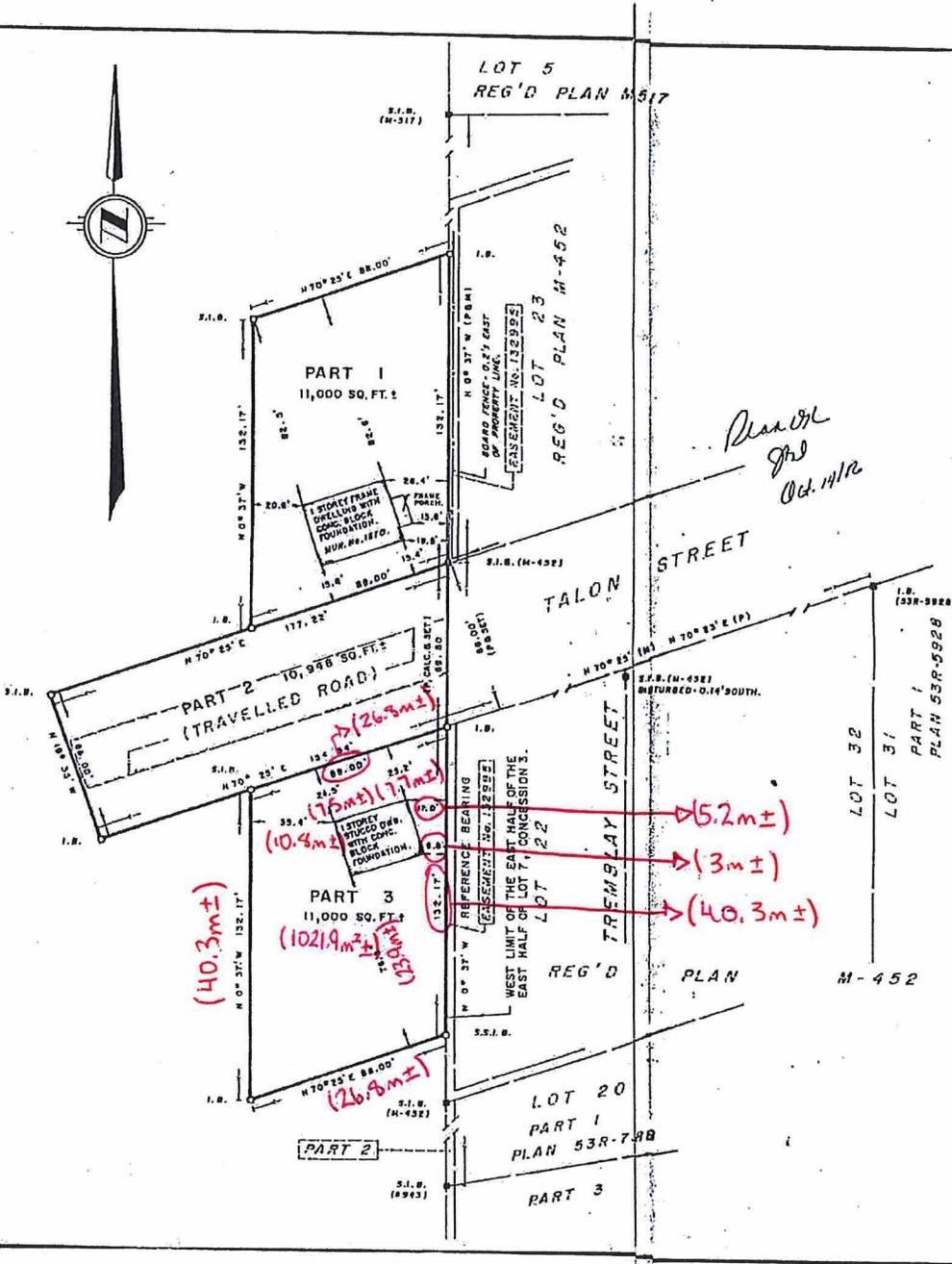
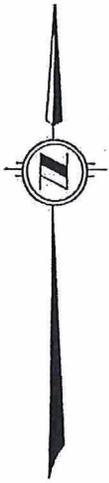


Subject Property being,
 PIN 73505-0108,
 Parcel 47592 SEC SES,
 Part Lot 7, Concession 3,
 being Part 3 on Plan 53R-10993,
 Township of Hanmer,
 1673 Talon Street, Val Therese,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

A0083/2022
 Date: 2022 06 09

WEST HALF OF THE EAST HALF OF LOT 7, CONCESSION 3



PROCESSED 3/2022
Sketch 2



Home & Structure Valuation & Sales Plans & Surveys Residential Relocation PDF Print

1673 Talon St, Greater Sudbury, P0M3B0 [Suggest an address correction](#)


Owner Name
BOWEN, HELENE; BOWEN, MURRAY


Last Sale
\$375,000
Dec 07, 2021


Lot Size
879 m² Area
132 m Perimeter

[View Measurements](#)

Legal Description
PCL 47592 SEC SES: PT LT 7 CON 3 HANMER PT 3 53R10993: GREATER SUDBURY

A0083/2022
Sketch 3



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

Office Use Only 2022.01.01	
A 009712022	
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: \$1,025.00 (includes \$245.00 legal notice fee)
 APPLICATION FEE FOR HEDGEROWS: \$312.00 (includes \$245.00 legal notice fee)
 CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Bradley and Jessica Tann Email: [REDACTED]
 Mailing Address: 5057 Croatia rd. Home Phone: [REDACTED]
 Cell Business Phone: [REDACTED]
 City: Sudbury ON Postal Code: P3E 1L5 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: BRADLEY TANN 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: TD CANADA TRUST
 Mailing Address: 1935 Paris St.
 City: Sudbury Postal Code: P3E 3C6

- 4) Current Official Plan designation: RURAL Current Zoning By-law designation: R1-1
- 5) a) Nature and extent of relief from the Zoning By-law for which the application is being made. (If more than five variances are being sought, a schedule may be attached to the application form). Measurements must be in metric.

Variance To	By-law Requirement	Proposed	Difference
High water mark	30 m	29.2608 m	0.8 m
height of garage	5m	6.4008 m	1.4 m

- b) Is there an eave encroachment? Yes If 'Yes', size of eaves: 0.46 (m)

c) Description of Proposal:
Construct detached garage 10.9728m x 10.9728m

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
To accommodate height to store trailer at existing driveway

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

PIN(s): 734720087 Township: Broder
 Lot No.: 10 Concession No.: 2 Parcel(s): 34846
 Subdivision Plan No.: M375 Lot: 4 Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 5057 CROATIA RD

7) Date of acquisition of subject land. July 2020

8) Dimensions of land affected.

Frontage 45.72 (m) Depth 64.07 (m) Area 2976.8 (m²) Width of Street _____ (m)

9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>249.17 (m²)</u>	<u>120.4 (m²)</u>
Gross Floor Area:	<u>249.17 (m²)</u>	<u>120.4 (m²)</u>
No. of storeys:	<u>One</u>	<u>One</u>
Width:	<u>17.0688 (m)</u>	<u>10.9728 (m)</u>
Length:	<u>17.3736 (m)</u>	<u>10.9728 (m)</u>
Height:	<u>5.4864 (m)</u>	<u>6.4008 (m)</u>

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

	Existing	Proposed
Front:	<u>31.8516 (m)</u>	<u>35.5092 (m)</u>
Rear:	<u>16.24584 (m)</u>	<u>29.2608 m (m)</u>
Side:	<u>7.0104 (m)</u>	<u>4.8768 (m)</u>
Side:	<u>21.336 (m)</u>	<u>29.8704 (m)</u>

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

What type of access to the land?

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

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

2018 - 2019

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

Use(s): Residential SFD Length of time: 5 years

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

Same as #13 or, _____

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

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

If "yes", how many? _____

17) Existing uses of abutting properties: Residential

A0097/2022

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

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

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

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

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

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

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, BRADLEY & Jessica Tann (please print all names), the registered owner(s) of the property described as 5057 Croatia 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 BRADLEY TANN (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

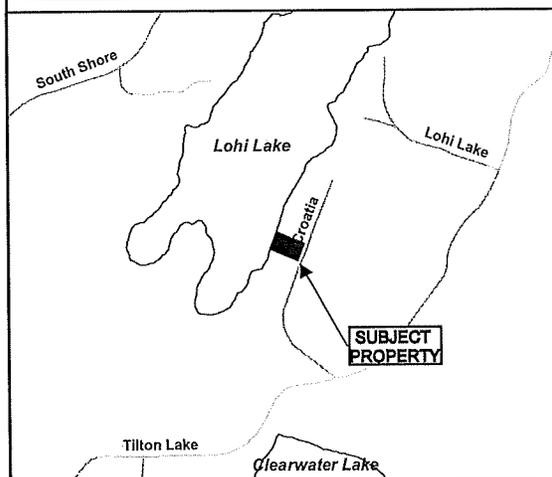
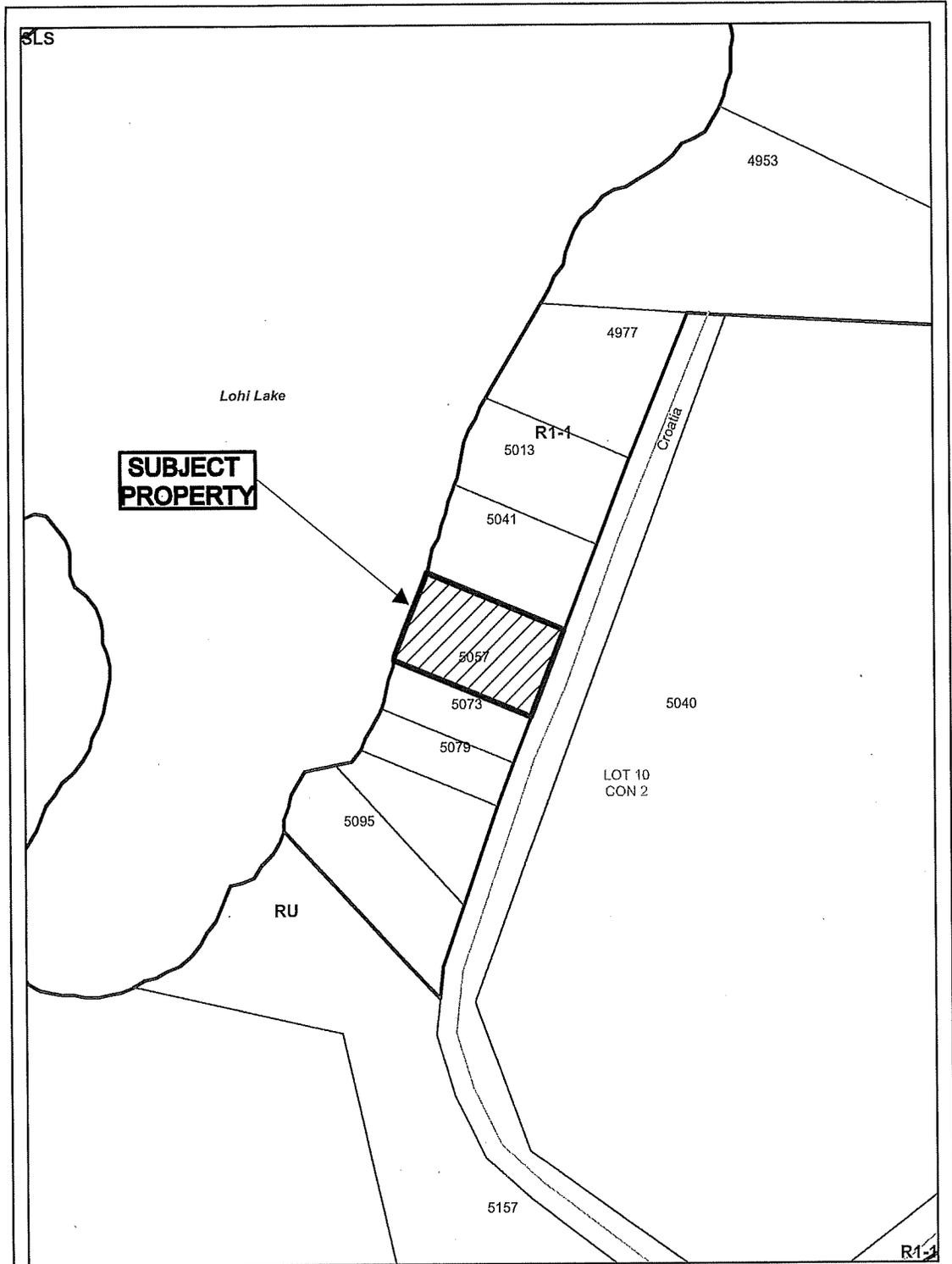
Dated this 23 day of June, 20 22

[Signature]
(witness)

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

Print Name: BRADLEY TANN JESSICA TANN

*I have authority to bind the Corporation A009712022



**Application for Minor
Variance or Permission**

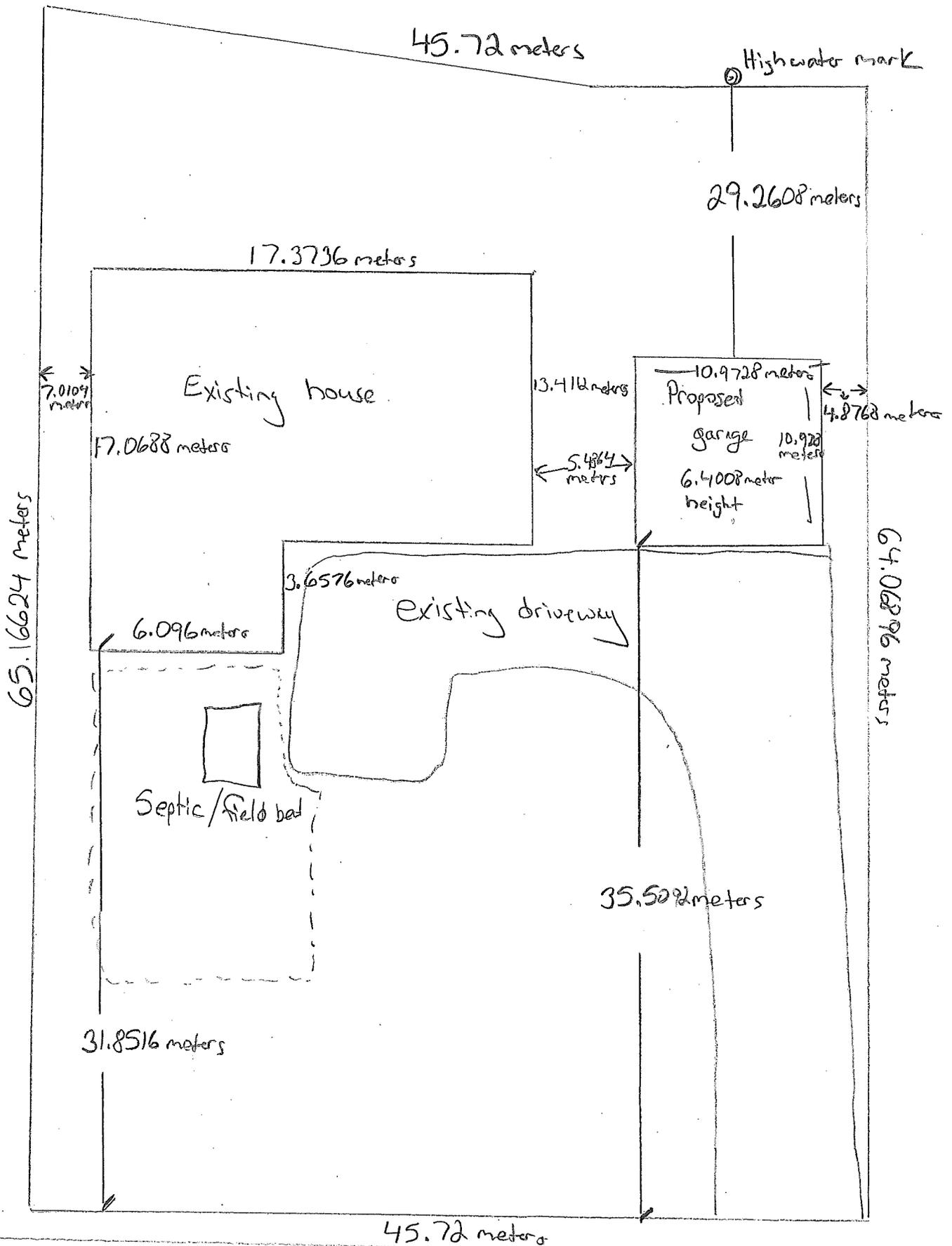


Subject Property being,
 PIN 73472-0087,
 Parcel 34846 SEC SES,
 Lot 4, Plan M-375,
 Part Lot 10, Concession 2,
 Township of Broder,
 5057 Croatia Road, Sudbury,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

A0097/2022
 Date: 2022 07 04

Lohi Lake

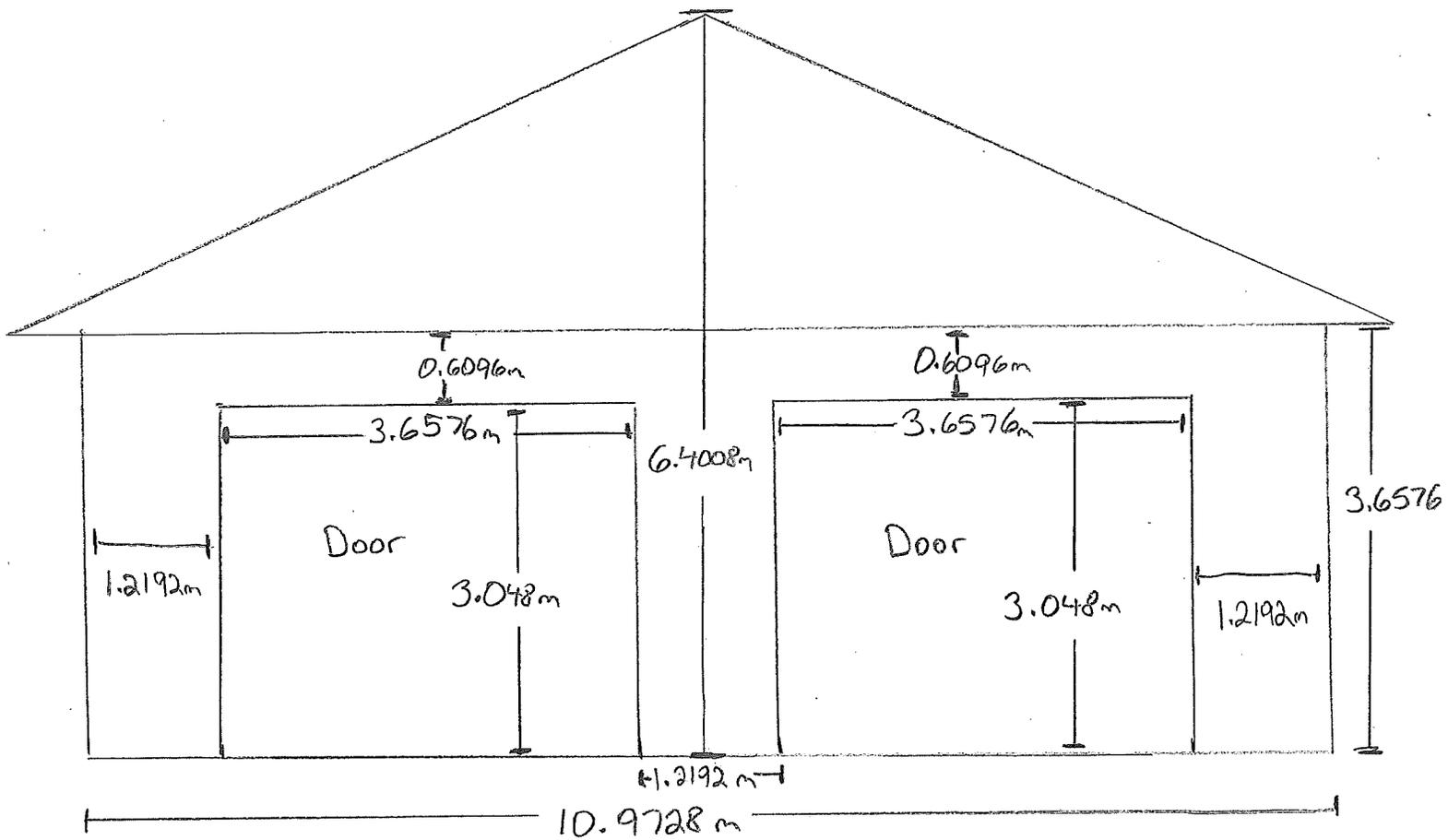


45.72 meters

Croatia Road

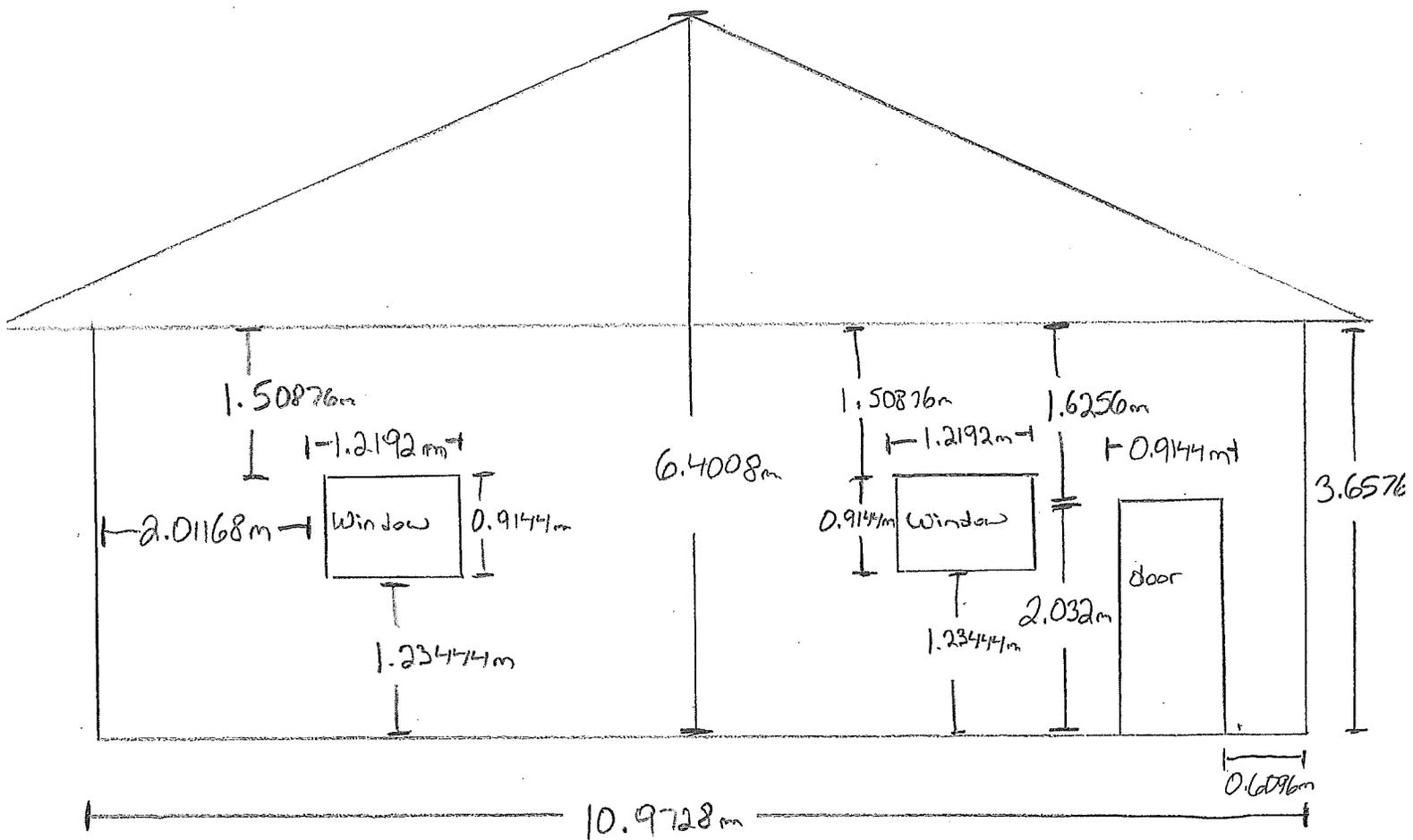
A009712022
Sketch 2

Front View



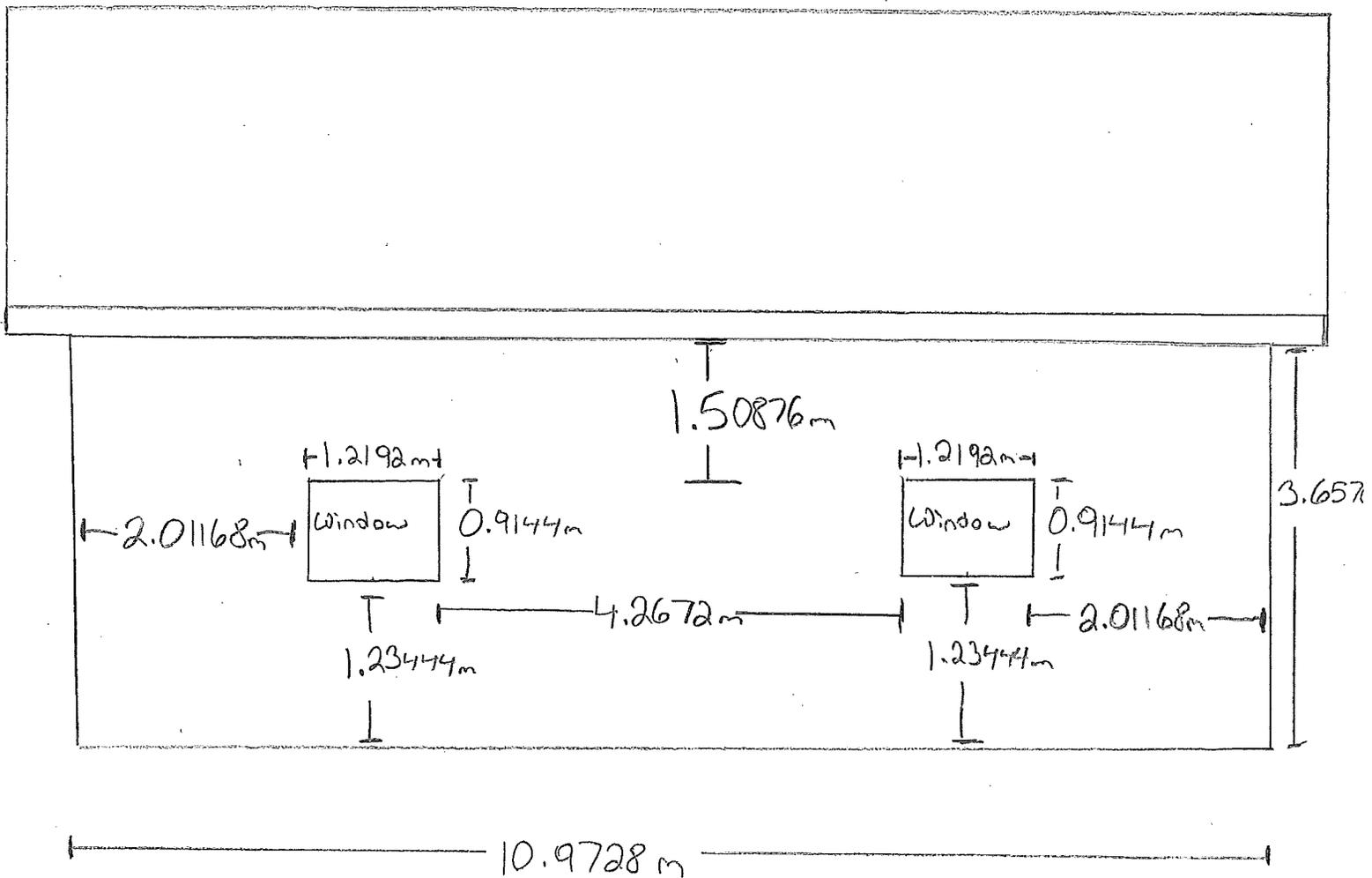
A0097/2022
Sketch 3

Rear View Facing
the lake



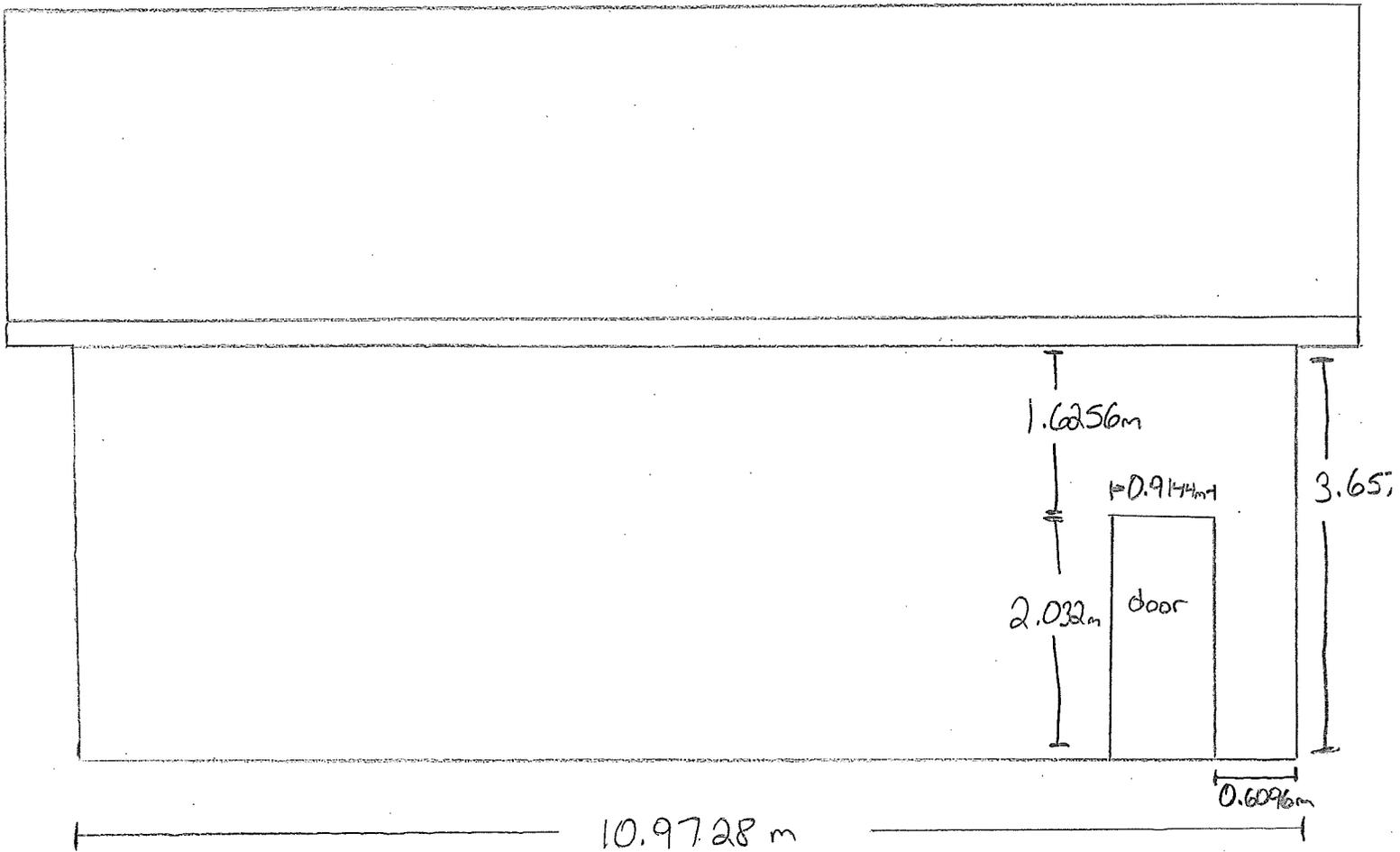
A0097/2022
Sketch 4

Side view facing lot line
opposite existing house



A10097/2022
Sketch 5

Side View facing existing house



A009712022
Sketch 10



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

Office Use Only 2022.01.01	
A 0098/2022	
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: \$1,025.00 (includes \$245.00 legal notice fee)
 APPLICATION FEE FOR HEDGEROWS: \$312.00 (includes \$245.00 legal notice fee)
 CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): BRIAN AND SHEILA McILLIS
 Mailing Address: 430 BRENDA DRIVE
 City: SUDBURY ONTARIO Postal Code: P4R 5G7 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: N/A 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: BANK OF MONTREAL LANSIE + BARRY DOWNS
 Mailing Address: 1485 LA SALLE BLVD.
 City: SUDBURY Postal Code: P3A 5H7

- 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
Permitted Rear Encroachment <i>Table 4.1</i>	3.6	5.7	2.1
Permitted Rear Yard Setback	3.0	1.79	1.21

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

c) Description of Proposal:
WE HAVE A PORTION OF OUR UPPER DECK THAT DOES NOT COMPLY WITH THE ZONING BY-LAW.

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
THIS PORTION OF OUR DECK IS 2.136 METERS TOO LONG.

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

PIN(s): 734750702 Township: Broder.
 Lot No.: 6 Concession No.: 6 Parcel(s):
 Subdivision Plan No.: M340 Lot: Reference Plan No.: 53R18006 Part(s): 2
 Municipal Address or Street(s): 430 Brenda

7) Date of acquisition of subject land. 2007

8) Dimensions of land affected.

Frontage 15.454 (m) Depth 55.455 (m) Area 70.909 (m²) Width of Street (m)

9) Particulars of all buildings:	House		Garage	Deck	
	Existing	Proposed		Existing	Proposed
Ground Floor Area:	<u>357.29</u>	<u>26.68</u>	<u>57.33 (m²)</u>	<u>44.53</u>	<u>(m²)</u>
Gross Floor Area:	<u>714.59</u>		<u>57.33 (m²)</u>		<u>(m²)</u>
No. of storeys:	<u>2</u>		<u>1</u>		
Width:	<u>11.89</u>	<u>4.6</u>	<u>7.23 (m)</u>	<u>6.1</u>	<u>(m)</u>
Length:	<u>30.05</u>	<u>5.8</u>	<u>7.93 (m)</u>	<u>7.3</u>	<u>(m)</u>
Height:	<u>8.41</u>	<u>3.05</u>	<u>4.57 (m)</u>	<u>3.05</u>	<u>(m)</u>

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

	House	Deck Existing	Garage	Deck Proposed	
Front:	<u>7.68</u>	<u>47.73</u>	<u>8.52 (m)</u>	<u>47.73</u>	<u>(m)</u>
Rear:	<u>9.10</u>	<u>4.49</u>	<u>39 (m)</u>	<u>1.79</u>	<u>(m)</u>
Side:	<u>1.83</u>	<u>1.85</u>	<u>1.27 (m)</u>	<u>1.83</u>	<u>(m)</u>
Side:	<u>1.83</u>	<u>7.524</u>	<u>8.81 (m)</u>	<u>7.62.</u>	<u>(m)</u>

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

What type of access to the land?

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

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

The Home was built by myself in 2008

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

Use(s): Family Home Length of time: 14 yrs.

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

Same as #13 or, _____

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

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

If "yes", how many? 1

17) Existing uses of abutting properties: VACANT

~~LAND~~ to be donated to City due to WATER CATCH BASIN ON HIDDEN RIDGE.
APR 18/2022

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

If "yes", indicate the application number(s): _____ or, describe briefly, The front lot line was moved out 1.335 to better align with City Road.

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, Brian and Sheila McGillis (please print all names), the registered owner(s) of the property described as 430 BRENDA DRIVE SUDBURY ONTARIO P3E 5G7 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.

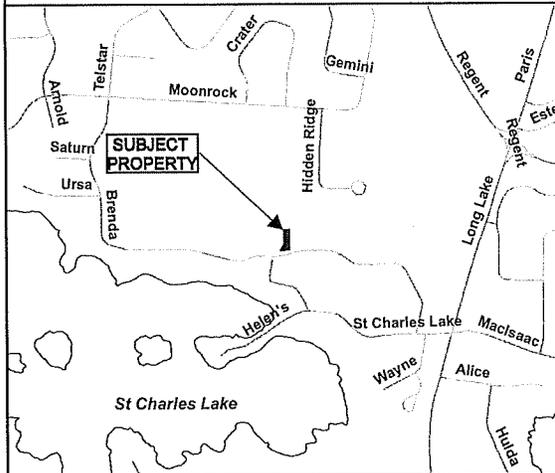
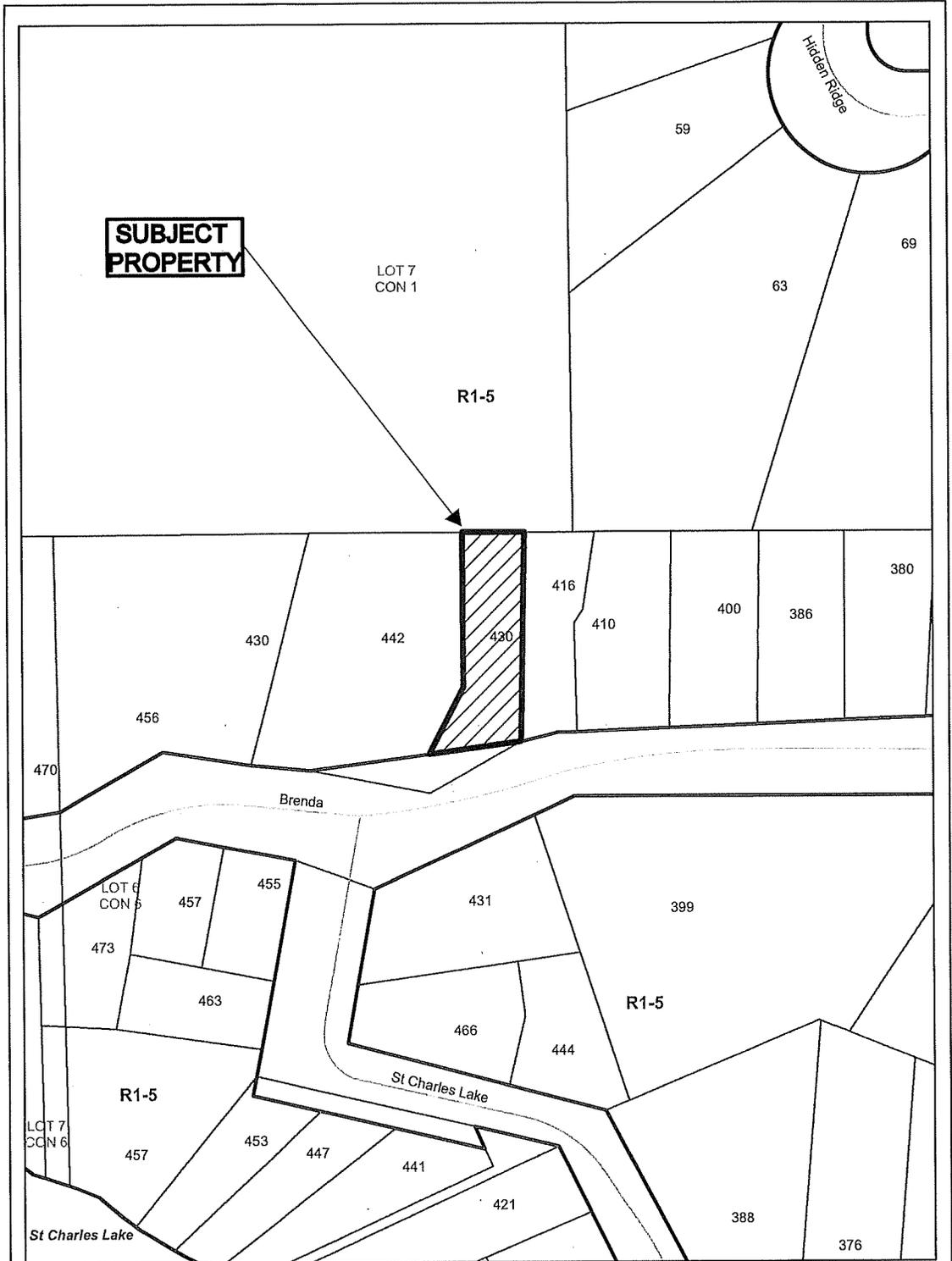
Dated this 23 day of June, 2022.

[Signature]
(witness)

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

Print Name: Sheila McGillis Brian McGillis

*I have authority to bind the Corporation A0098/2022



Application for Minor Variance or Permission



Subject Property being,
 PIN 73475-1354,
 Part Block A, Plan M-340,
 Part 2, Plan 53R-18006,
 Part Lot 6, Concession 6,
 Township of Broder,
 430 Brenda Drive, Sudbury,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

A0098/2022
 Date: 2022 07 04



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

Office Use Only	
2022 01 01	
A0099/2022	
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: \$1,025.00 (includes \$245.00 legal notice fee)
 APPLICATION FEE FOR HEDGEROWS: \$312.00 (includes \$245.00 legal notice fee)
 CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): GUY BELANGER HOMES LTD Email: _____
 Mailing Address: 60 ONWATIN LAKE RO E Home Phone: _____
 City: HANMER Postal Code: P3P 1J4 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: ADRIAN BORTOLUSSI Email: _____
 Mailing Address: 144 ELM ST Home Phone: _____
 City: SUDBURY Postal Code: P3C 1T7 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: LIVING Area 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
ZONING BY-LAW 2010-1008	MAX 40% LOT COVERAGE	44.5%	4.5%

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

c) Description of Proposal: LOT COVERAGE OF 44.5% WHERE 40% MAX IS ALLOWED

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
EXISTING BUILDING - SEVERENCE USING PARTY WALL

APPLICATION FOR MINOR VARIANCE

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

PIN(s): 73504 - 3163 Township: HANMER
 Lot No.: _____ Concession No.: _____ Parcel(s): _____
 Subdivision Plan No.: M-1115 Lot: 169 Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): BONAVENTURE DRIVE

7) Date of acquisition of subject land. MARCH 2022

8) Dimensions of land affected.

Frontage 9.87 (m) Depth 31.0 (m) Area 307.73 (m²) Width of Street 20.11 (m)

9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	<u>137.22</u>	(m ²)	_____	(m ²)
Gross Floor Area:	<u>137.22</u>	(m ²)	_____	(m ²)
No. of storeys:	<u>1</u>		<u>SAME</u>	
Width:	<u>8.59</u>	(m)	_____	(m)
Length:	<u>16.40</u>	(m)	_____	(m)
Height:	<u>+/- 3</u>	(m)	_____	(m)

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

	Existing		Proposed	
Front:	<u>6.55</u>	(m)	_____	(m)
Rear:	<u>8.05</u>	(m)	<u>SAME</u>	(m)
Side:	<u>1.30</u>	(m)	_____	(m)
Side:	<u>0</u>	(m)	_____	(m)

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

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

What type of access to the land?

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

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

UNDER CONSTRUCTION

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

Use(s): RESIDENTIAL Length of time: 2 MONTHS

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

Same as #13 or, _____

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): WILL BE ONCE MINOR VARIANCE APPROVED
submitted same time

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 LOT 169 M-1115
BONAVENTURE DRIVE
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 ADRIAN BORTOLUSSI (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

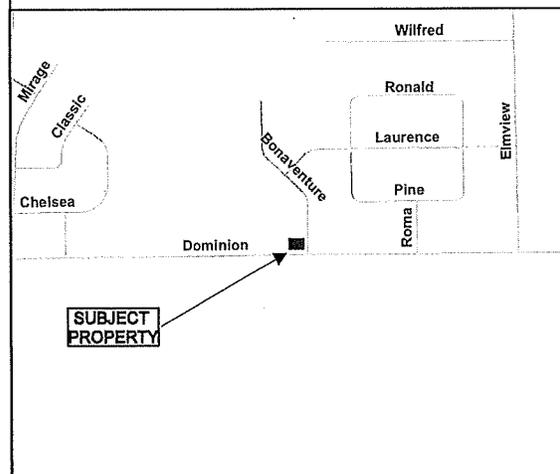
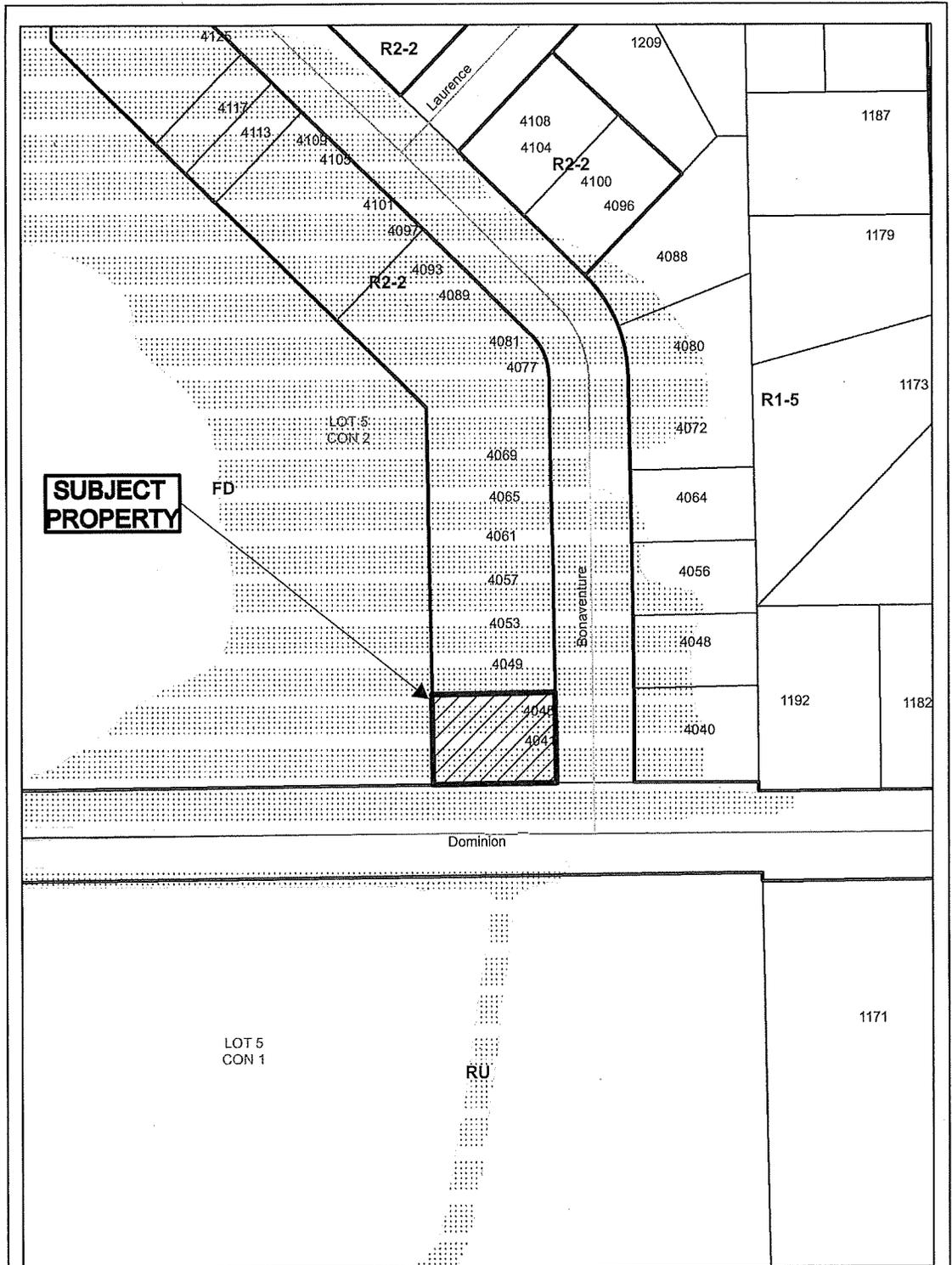
Dated this 24th day of June, 2022

[Signature]
(witness)

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

Print Name: Gay Bortolussi

*I have authority to bind the Corporation
10099/2022



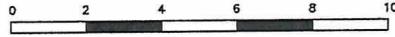
Application for Minor
Variance or Permission 

Subject Property being,
PIN 73504-3163,
Lot 169, Plan M-1115,
Part Lot 5, Concession 2,
Township of Hanmer,
0 Bonaventure Drive, Hanmer,
City of Greater Sudbury

Sketch 1, NTS A0099/2022
NDCA Date: 2022 07 06

SKETCH
LOT 169
REGISTERED PLAN M-1115
CITY OF GREATER SUDBURY

SCALE 1 : 200 METRIC



BONAVENTURE DRIVE

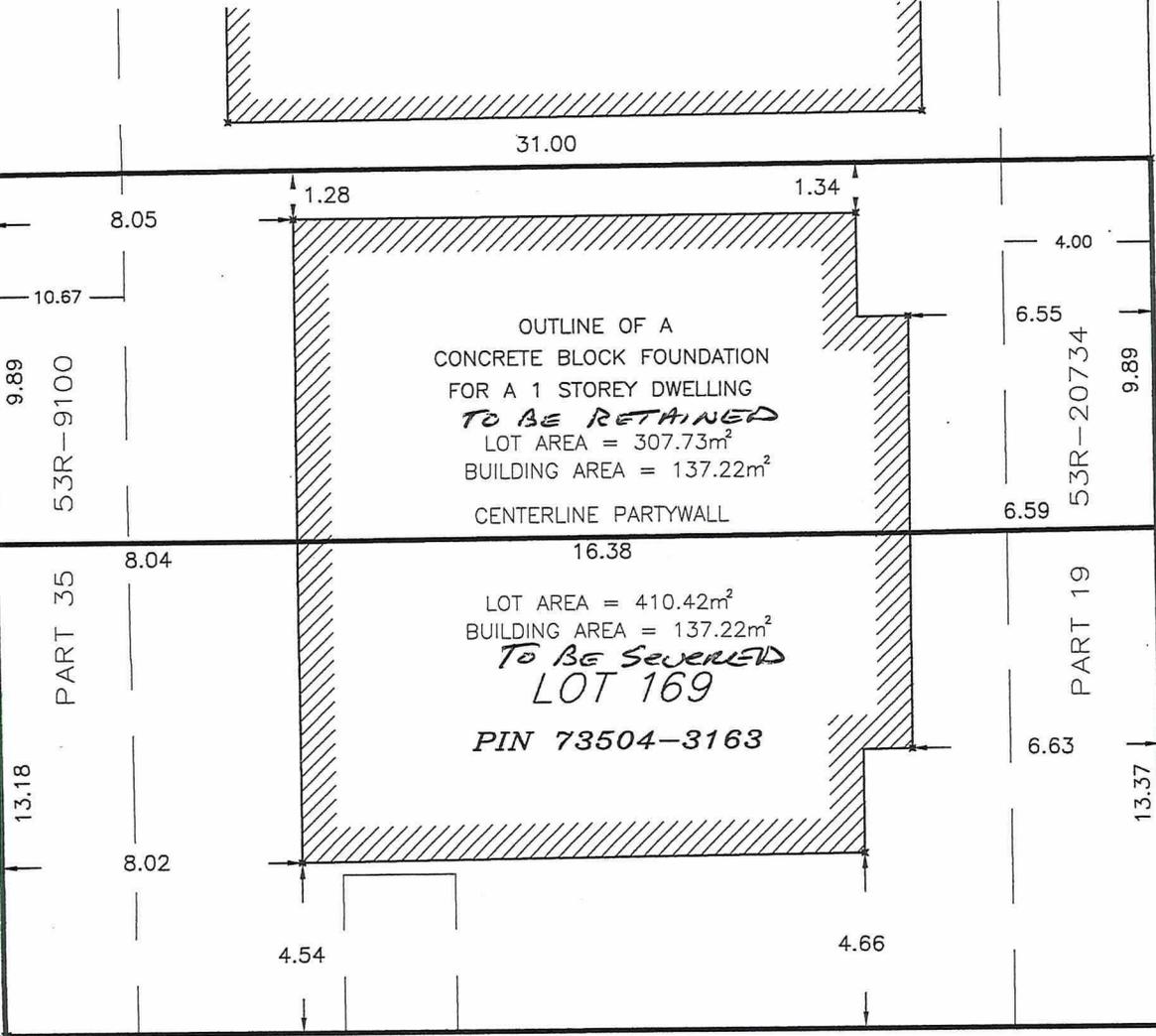
PIN 73504-2409

A009912022
Sketch 2

BLOCK P

PIN 73504-3164

23.07



OUTLINE OF A
CONCRETE BLOCK FOUNDATION
FOR A 1 STOREY DWELLING
TO BE RETAINED
LOT AREA = 307.73m²
BUILDING AREA = 137.22m²

CENTERLINE PARTYWALL

LOT AREA = 410.42m²
BUILDING AREA = 137.22m²
TO BE SEVERED
LOT 169

PIN 73504-3163

DOMINION DRIVE

31.00

23.26

8.05
10.67
9.89
53R-9100
PART 35
8.04
13.18
8.02

4.00
6.55
9.89
53R-20734
PART 19
6.63
13.37

31.00
1.28
1.34
16.38
4.54
4.66



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 2022.01.01	
A0100/2022	
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: \$1,025.00 (includes \$245.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$312.00 (includes \$245.00 legal notice fee)
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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~~PLEASE PRINT. SCHEDULES MAY BE INCLUDED IF NECESSARY.~~

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

Registered Owner(s): MERYLN SHEPHERD Email: [REDACTED]
Mailing Address: 285 MARTHA ST UNIT #16 Home Phone: [REDACTED]
City: HANMER ON Postal Code: T3P 1Y2 Business Phone: [REDACTED]
Fax Phone: [REDACTED]

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

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

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

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

Name: Caesopopulaire (Desjardins) - Desjardins Financial
Mailing Address: 40 Elm Street, Unit 166
City: Sudbury Postal Code: P3C 1S8

- 4) Current Official Plan designation: LIVING AREA 2 Current Zoning By-law designation: R3-0-17

- 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
4.15 4b PLANTING STRIP WIDTH BESIDE REAR YARD OF LOT 7, 8, AND 9	1-8m	1.2m	0.6m
4.15-5 PLANTING STRIP CONTACTS - FULL WIDTH OF THE GARAGE (80FT)	SCREENING DEVICE - NONE PROPOSED		

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

- c) Description of Proposal: CONSTRUCT GARAGE

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
TO ENABLE FUTURE REZONING TO ENABLE TOWNHOUSES - 5 UNITS

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

PIN(s): 73503-0507 Township: HANMER WARD - 6
 Lot No.: 2 Concession No.: 3 Parcel(s):
 Subdivision Plan No.: M-1083 Lot: 11 Reference Plan No.: Part(s):
 Municipal Address or Street(s): 285 MARTHA

7) Date of acquisition of subject land. 2009

8) Dimensions of land affected.

Frontage 18 (m) Depth 91-1 (m) Area 9712 (m²) Width of Street (m)

9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>SEE SITE PLAN</u> (m ²)	<u>185.8</u> m ² (m ²)
Gross Floor Area:	(m ²)	<u>185.8</u> m ² (m ²)
No. of storeys:		<u>1</u>
Width:	(m)	<u>24.384</u> (m)
Length:	(m)	<u>7.62</u> (m)
Height:	(m)	<u>4.87</u> (m)

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

	Existing	Proposed
Front:	(m)	<u>124</u> (m)
Rear:	(m)	<u>45m</u> (m)
Side: <u>NORTHERNLY</u>	(m)	<u>1.2m</u> <u>4 FT</u> (m)
Side: <u>EASTERLY</u>	(m)	<u>15.24m</u> <u>50 FT</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.

1994

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

Use(s): RESIDENTIAL Length of time: SINCE 1994

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

Same as #13 or, _____

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

16

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 AND INSTITUTIONAL (CHURCH)

APR 100/2022

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

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

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

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

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

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

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, MERVYN SHEPHERD (please print all names), the registered owner(s) of the property described as 285 MARTHA 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 _____ (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 30th day of June, 20

Ma Lewis
(witness)

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

Print Name: MERVYN SHEPHERD

*I have authority to bind the Corporation

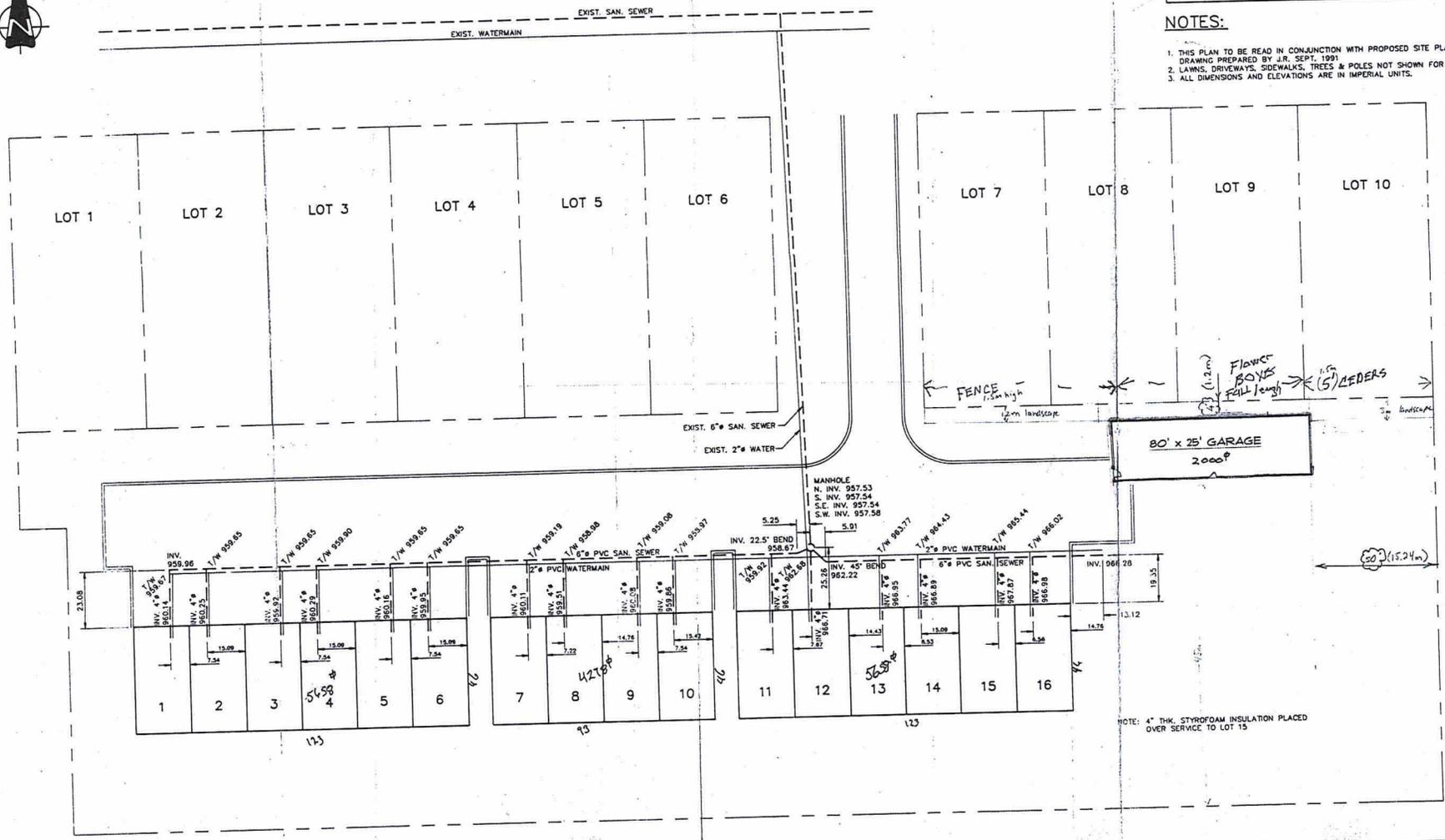
A0100/2022

BM No. 119 ELEV. 967.56
(294.912)
BOTTOM OF BRICK, SOUTH EAST CORNER OF HOUSE NO. 242
NORTH EAST CORNER, INTERSECTION MARTHA ST. & SERENNA ST.



MARTHA STREET

- NOTES:
1. THIS PLAN TO BE READ IN CONJUNCTION WITH PROPOSED SITE PLAN DRAWING PREPARED BY J.R. SEPT, 1991
 2. LAWNS, DRIVEWAYS, SIDEWALKS, TREES & POLES NOT SHOWN FOR CLARITY.
 3. ALL DIMENSIONS AND ELEVATIONS ARE IN IMPERIAL UNITS.



NOTE: 4" THK. STYROFOAM INSULATION PLACED OVER SERVICE TO LOT 15

NOTES

REVISIONS			
DATE	DETAILS	BY	
JUNE 14 1994	AS BUILT SAN. SEWER & WATER	W.P.	

DRAWN: W.P.
DATE: JUNE 1994
CHECKED:
DESIGNED:
ENGINEER:
APPROVED:

uma UMA Engineering Ltd.
Engineers & Planners
1074 Webwood Drive, Unit 2, Sudbury, Ontario P3C 3B7

SEWER AND WATER PLAN
TOWN OF VALLEY EAST
GILLES CLEMENT
TOWNHOUSE DEVELOPMENT

SCALE: 1"=20'
CONTRACT NO.:
CAD/P/E NUMBER: 5000-001
PAGE NO.: AB-1

APR 00/2023
Sketch 2



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

Office Use Only	
2022.01.01	
A0101 2022	
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: \$1,025.00 (includes \$245.00 legal notice fee)
 APPLICATION FEE FOR HEDGEROWS: \$312.00 (includes \$245.00 legal notice fee)
 CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Beverly Perreault Email: [REDACTED]
 Mailing Address: 1055 Cedar Pt Dr. Home Phone: [REDACTED]
P.O. Box 83 Business Phone: [REDACTED]
 City: Algoma Mills, ON Postal Code: P0R1A0 Fax: [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: N/A 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: 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
<u>Sec. 4.2.4(A)</u>	<u>5m</u>	<u>8.23m</u>	<u>3.23m</u>

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

- c) Description of Proposal: Detached Garage with a secondary unit above.

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
It's more economical to build up then to go bigger on the ground.

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

PIN(s): _____ Township: RAVENSIDE CON 1 Lot 6 Plan
 Lot No.: 6 Concession No.: 1 Parcel(s): 17096
 Subdivision Plan No.: M466 Lot: 54 Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 81 Prevost St S. Azilda

7) Date of acquisition of subject land. 2002

8) Dimensions of land affected.

Frontage 30.48 (m) Depth 45.72 (m) Area 1393.5456(m²) Width of Street _____ (m)

9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>75.437(m²)</u>	<u>7.315 x 7.925m = 57.97 (m²)</u>
Gross Floor Area:	<u>66.84(m²)</u>	<u>living area = 53.141 (m²)</u>
No. of storeys:	<u>(1)</u>	<u>(2)</u>
Width:	<u>9.936(m)</u>	<u>7.925m</u> (m)
Length:	<u>7.58952 m</u>	<u>7.3152 m</u> (m)
Height:	<u>4.816(m)</u>	<u>8.2296 m (to peak)</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>9.936 (m)</u>	<u>34.1376 (m)</u>
Rear:	<u>25.6032 (m)</u>	<u>3.9624 (m)</u>
Side:	<u>8.23 (m)</u>	<u>4.2672 (m)</u>
Side:	<u>13.716 (m)</u>	<u>18.288 (m)</u>

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.

≈ 1950's

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

Use(s): Rental (family member) Length of time: 20 years

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

Same as #13 or, yes (son)

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

ADOL/2022

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

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

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

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

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

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

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Beverly Lynn Perreault (please print all names), the registered owner(s) of the property described as 81 Prevost St South, Azilda

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;

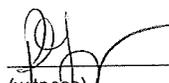
Authority to Enter Land and Photograph

- 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;

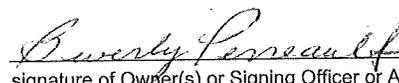
Appointment of Authorized Agent

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 28 day of June, 2022



 (witness)

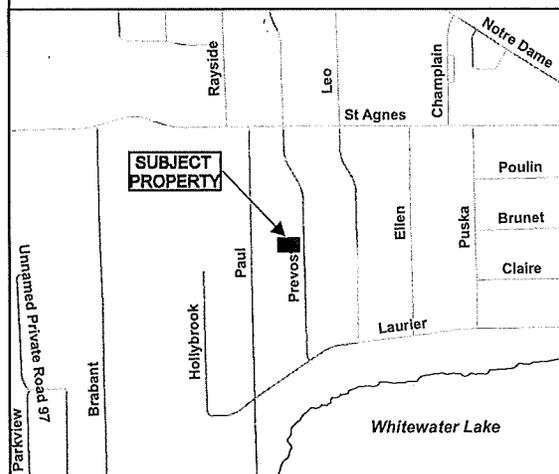
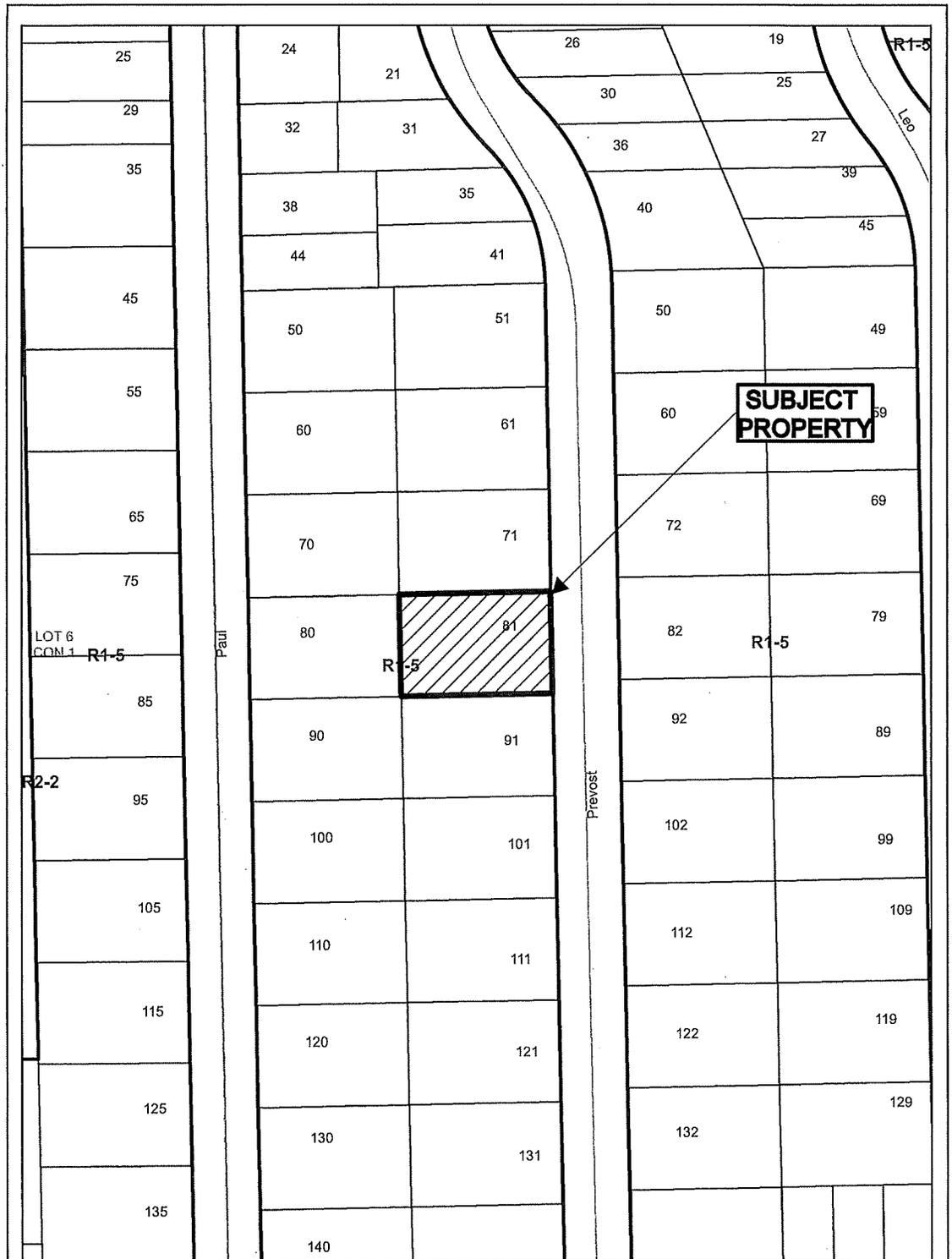


 signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: Beverly Perreault

*I have authority to bind the Corporation

AC01012022



**Application for Minor
Variance or Permission**

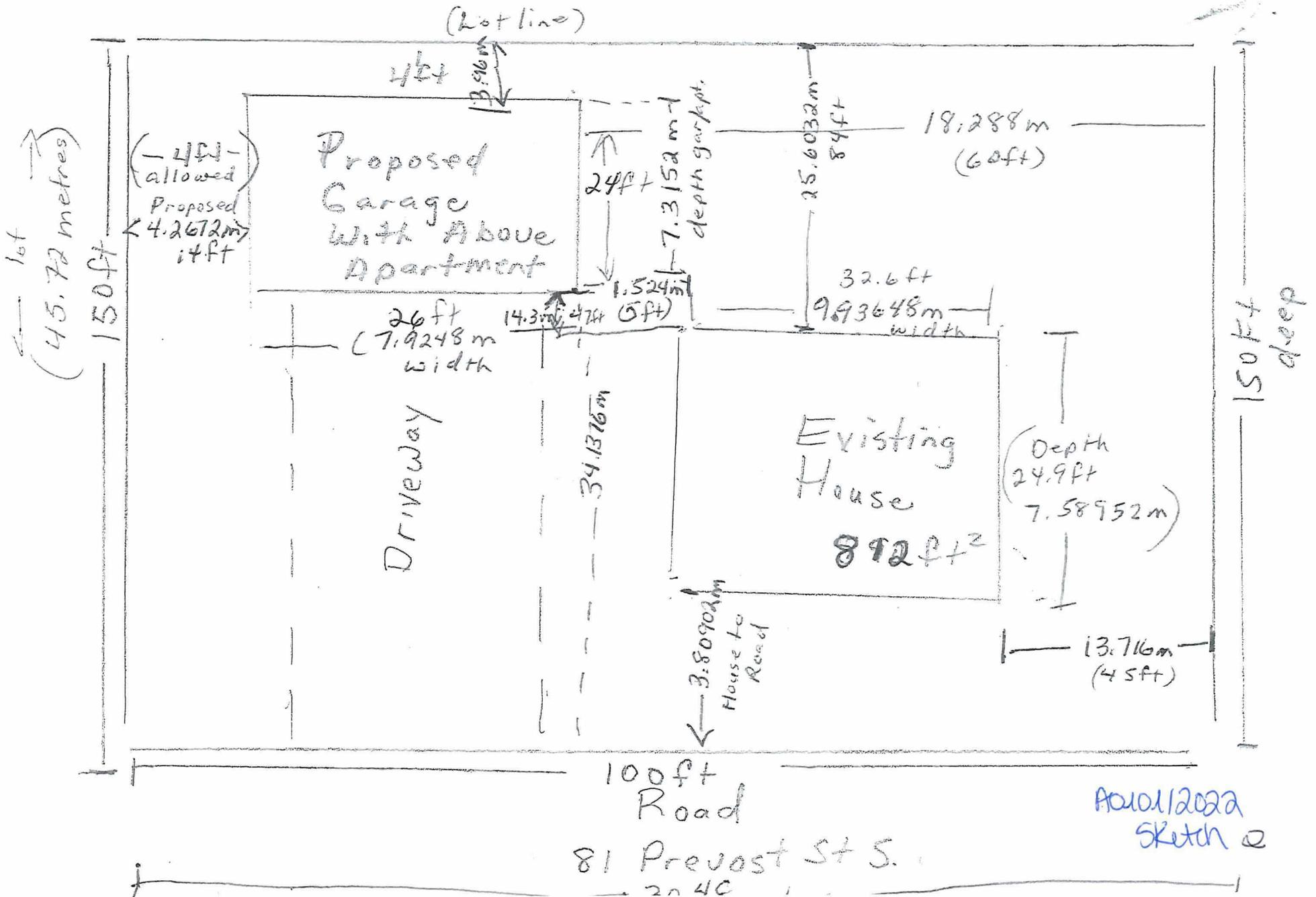


Subject Property being
PIN 73347-0271,
Parcel 17096 SEC SWS SRO,
Lot 54, Plan M-466,
Part Lot 6, Concession 6,
Township of Rayside,
81 Prevost Street South, Azilda,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0101/2022
Date: 2022 07 06

Plot Plan 81 Prevost St. S, Azilda
(Not drawn to scale)

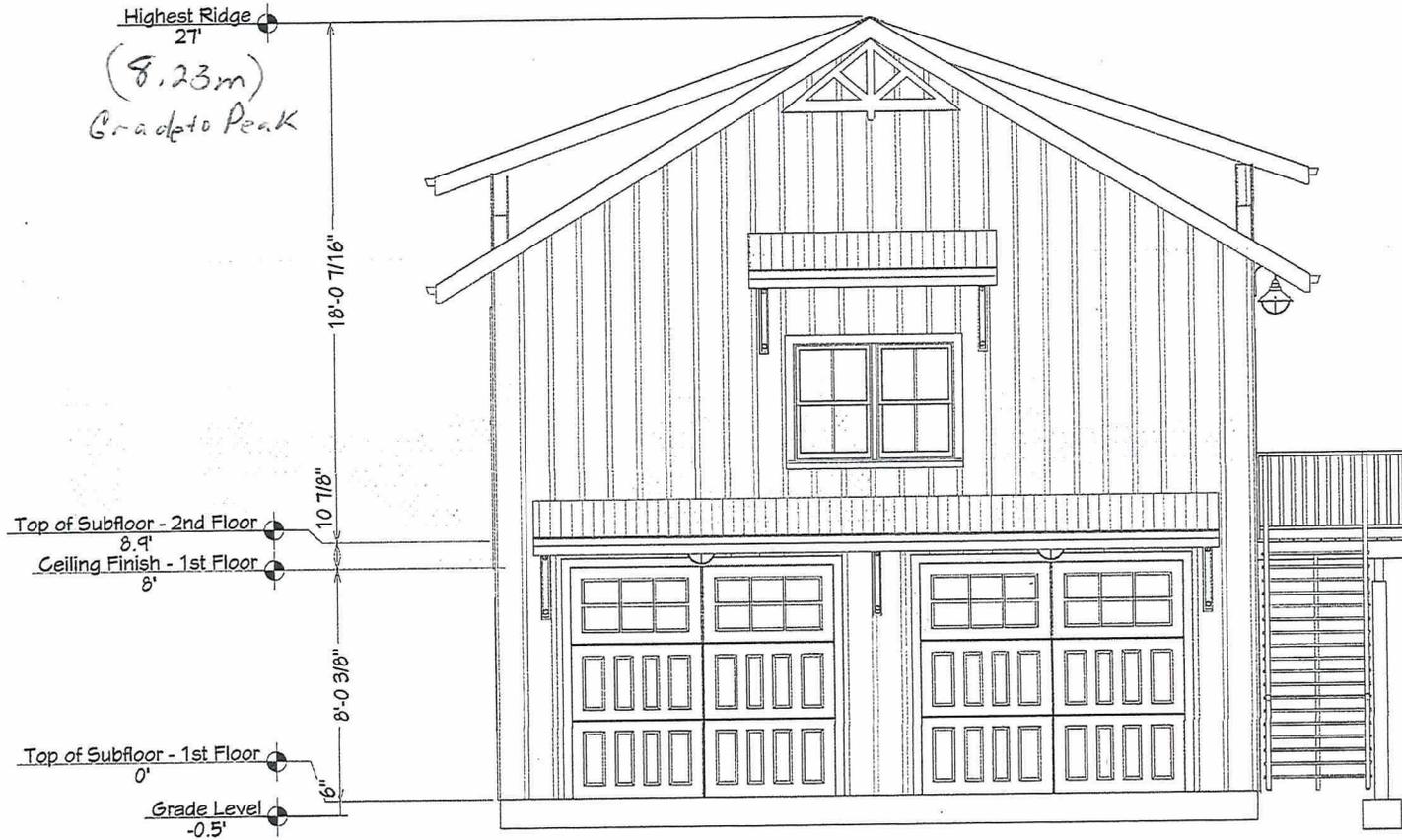


81 Prevost St S.
2040



26 X 24 GARAGE

572 SQ. FT.



FRONT ELEVATION

3/8" = 1'-0"

Street Facing

REVISION TABLE			
NO.	DATE	BY	DESCRIPTION

I, NATHAN MUTCH DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THIS DESIGN AND HAVE THE QUALIFICATIONS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER INDIVIDUAL BCIN: 34550

NATHAN MUTCH

FIRM BCIN: 119845
BLIND RIVER BUILDING CENTRE INC. 614
BLIND RIVER HOME HARDWARE BUILDING CENTRE

MODEL: **PROPOSED GARAGE**

CUSTOMER: LAMPSON

SCALE: 1/4" = 1'-0"
UNLESS OTHERWISE NOTED

DATE: Wednesday, June 22, 2022

DRAWING: **FRONT ELEVATION**

SCALED FOR ARCH C 18 X 24

DRAWN BY: Nathan Mutch

BLIND RIVER 705-396-1671



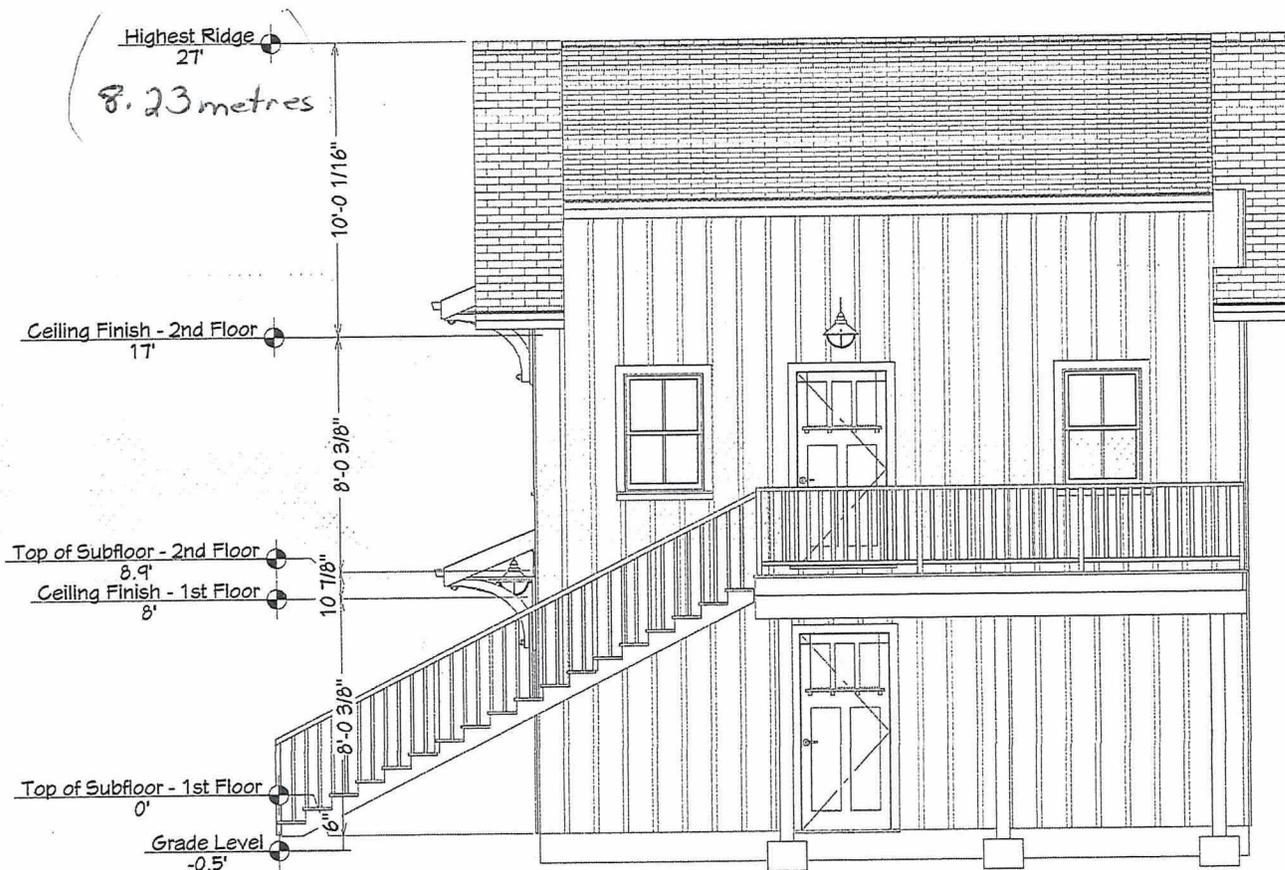
JOB NUMBER 12XXX	
SHEET NUMBER 1 10	

Added 2022 Sketch 3
6/23/2022, 12:56 PM



26 X 24 GARAGE

512 SQ. FT.



RIGHT ELEVATION

3/8" = 1'-0"

REVISION TABLE			
NO.	DATE	BY	DESCRIPTION

I, NATHAN MUTCH, DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THIS DESIGN AND HAVE THE QUALIFICATIONS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER (INDIVIDUAL BCIN: 21950)

NATHAN MUTCH

FIRM BCIN: 119845

BLIND RIVER BUILDING CENTRE INC. 604
BLIND RIVER HOME HARDWARE BUILDING CENTRE

MODEL: **PROPOSED GARAGE**

DRAWING: **RIGHT ELEVATION**

CUSTOMER: LARSON

SCALE: 1/4" = 1'-0"
UNLESS OTHERWISE NOTED

SCALED FOR ARCH C 18 X 24

DATE: Wednesday, June 22, 2022

DRAWN BY: Nathan Mutch

BLIND RIVER 705-356-1671

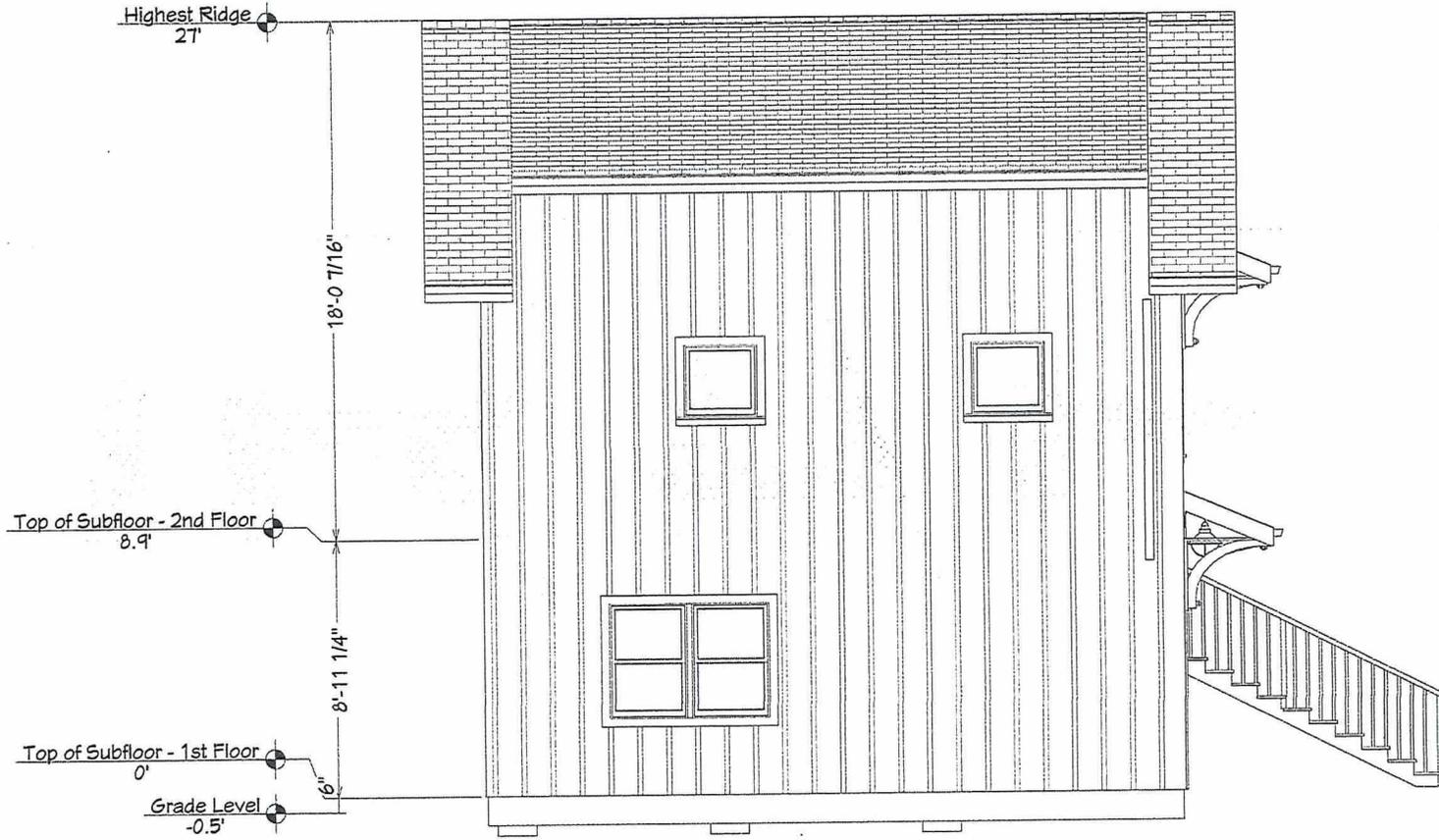


JOB NUMBER	
12XXX	
SHEET NUMBER	
4	10

Handwritten: Holdy 2022
Sketch 4



26 X 24 GARAGE
572 SQ. FT.



LEFT ELEVATION

3/8" = 1'-0"

REVISION TABLE			
NO.	DATE	BY	DESCRIPTION

I, NATHAN MUTCH DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THIS DESIGN AND I HAVE THE QUALIFICATIONS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER. INDIVIDUAL BCIN: 34950

NATHAN MUTCH
 FIRM BCIN: 114845
 BLIND RIVER BUILDING CENTRE INC. ON
 BLIND RIVER HOME HARDWARE BUILDING CENTRE

MODEL: PROPOSED GARAGE	DRAWING: LEFT ELEVATION
CUSTOMER: LARSON	SCALE: 1/4" = 1'-0" UNLESS OTHERWISE NOTED
	SCALED FOR ARCH C 18 X 24
	DATE: Wednesday, June 22, 2022

DRAWN BY: Nathan Mutch	

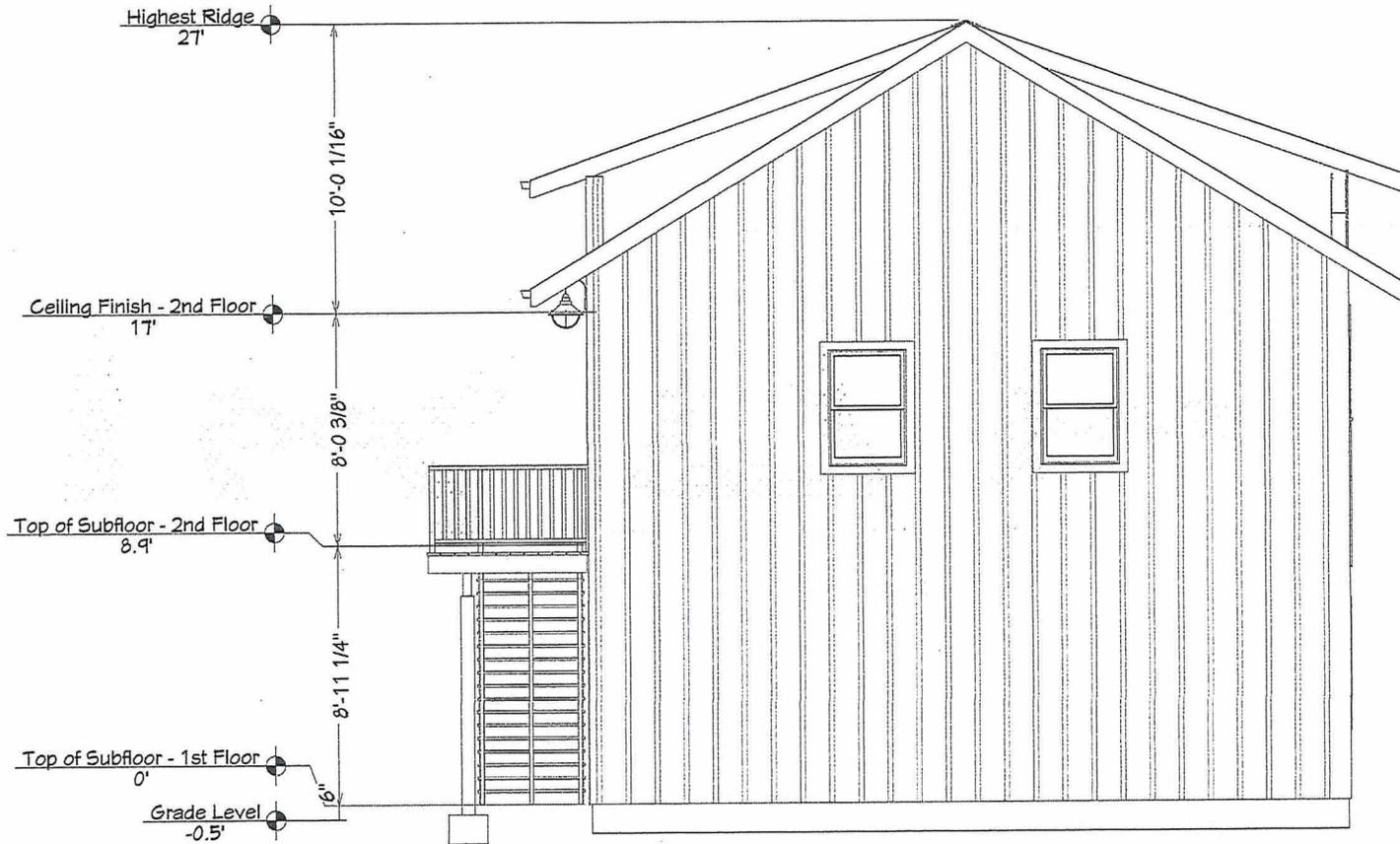


JOB NUMBER: 12XXX
SHEET NUMBER: 3 10

Handwritten: 6/23/2022 sketch



26 X 24 GARAGE
512 SQ. FT.



REAR ELEVATION
3/8" = 1'-0"

REVISION TABLE			
NO.	DATE	BY	DESCRIPTION

I, NATHAN MUTCH DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THIS DESIGN AND I HAVE THE QUALIFICATIONS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER INDIVIDUAL BCIN: 94500

NATHAN MUTCH
FIRM BCIN: 119845
BLIND RIVER BUILDING CENTRE INC. OR
BLIND RIVER HOME HARDWARE BUILDING CENTRE

MODEL: **PROPOSED GARAGE**

CUSTOMER: LAMPSON

DRAWING: **REAR ELEVATION**

SCALE: 1/4" = 1'-0"
UNLESS OTHERWISE NOTED

SCALED FOR ARCH C 18 X 24

DRAWN BY: Nathan Mutch

DATE: Wednesday, June 22, 2022



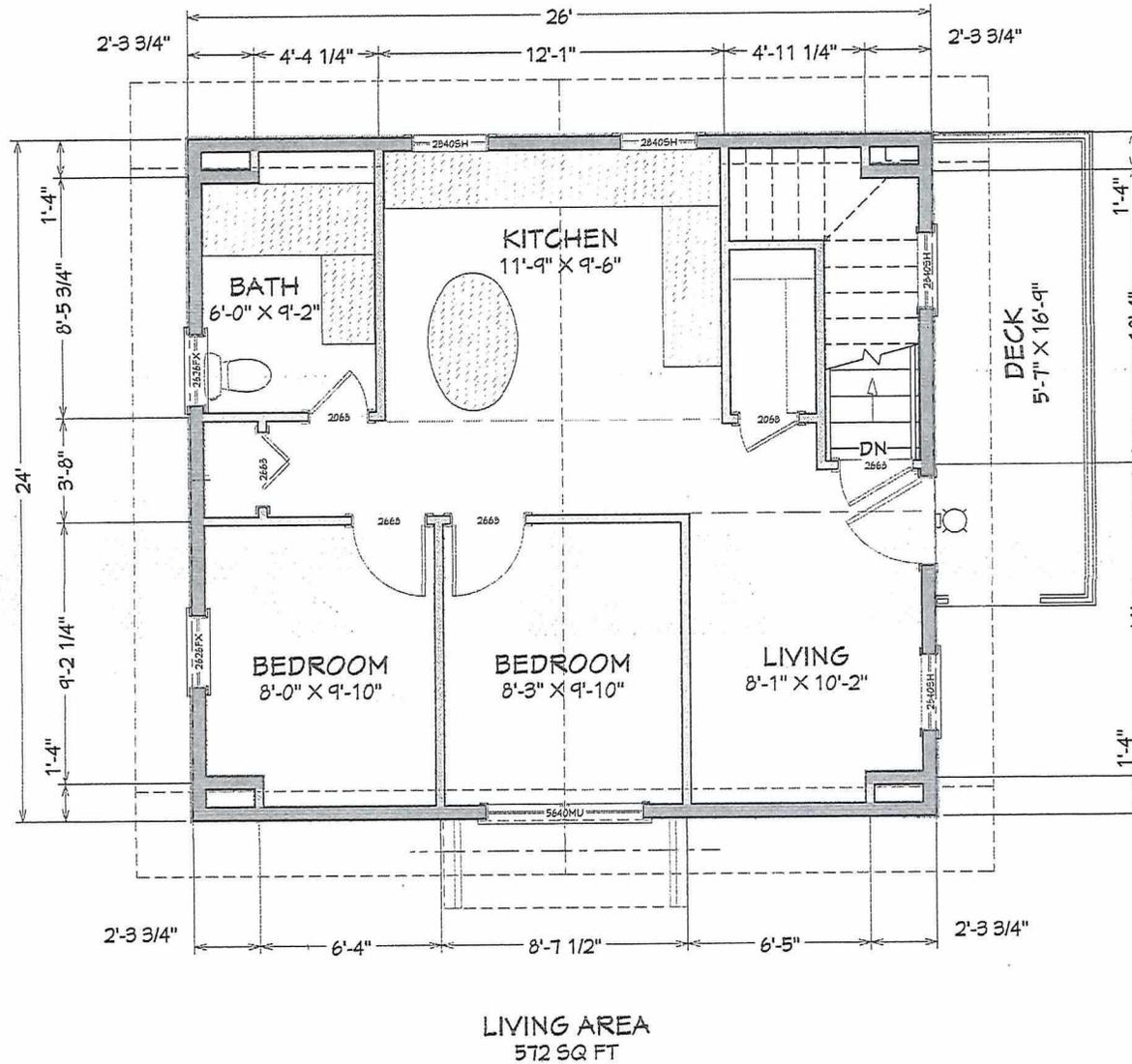
JOB NUMBER: **12XXX**

SHEET NUMBER: **2 | 10**

Handwritten: 6/23/2022 Sketch 6



26 X 24 GARAGE
572 SQ. FT.



LIVING AREA
572 SQ FT

REVISION TABLE			
NO.	DATE	BY	DESCRIPTION

I, NATHAN MUTCH DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THIS DESIGN AND HAVE THE QUALIFICATIONS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.
INDIVIDUAL BCIN: 59500

NATHAN MUTCH
FIRM BCIN: 119645
BLIND RIVER BUILDING CENTRE INC. ON
BLIND RIVER HOME HARDWARE BUILDING CENTRE

MODEL: **PROPOSED GARAGE**

CUSTOMER: LARSON

SCALE: 1/4" = 1'-0"
UNLESS OTHERWISE NOTED

DATE: Wednesday, June 22, 2022

DRAWING: **LOFT FLOOR PLAN**

SCALED FOR ARCH C 18 X 24

DRAWN BY: Nathan Mutch

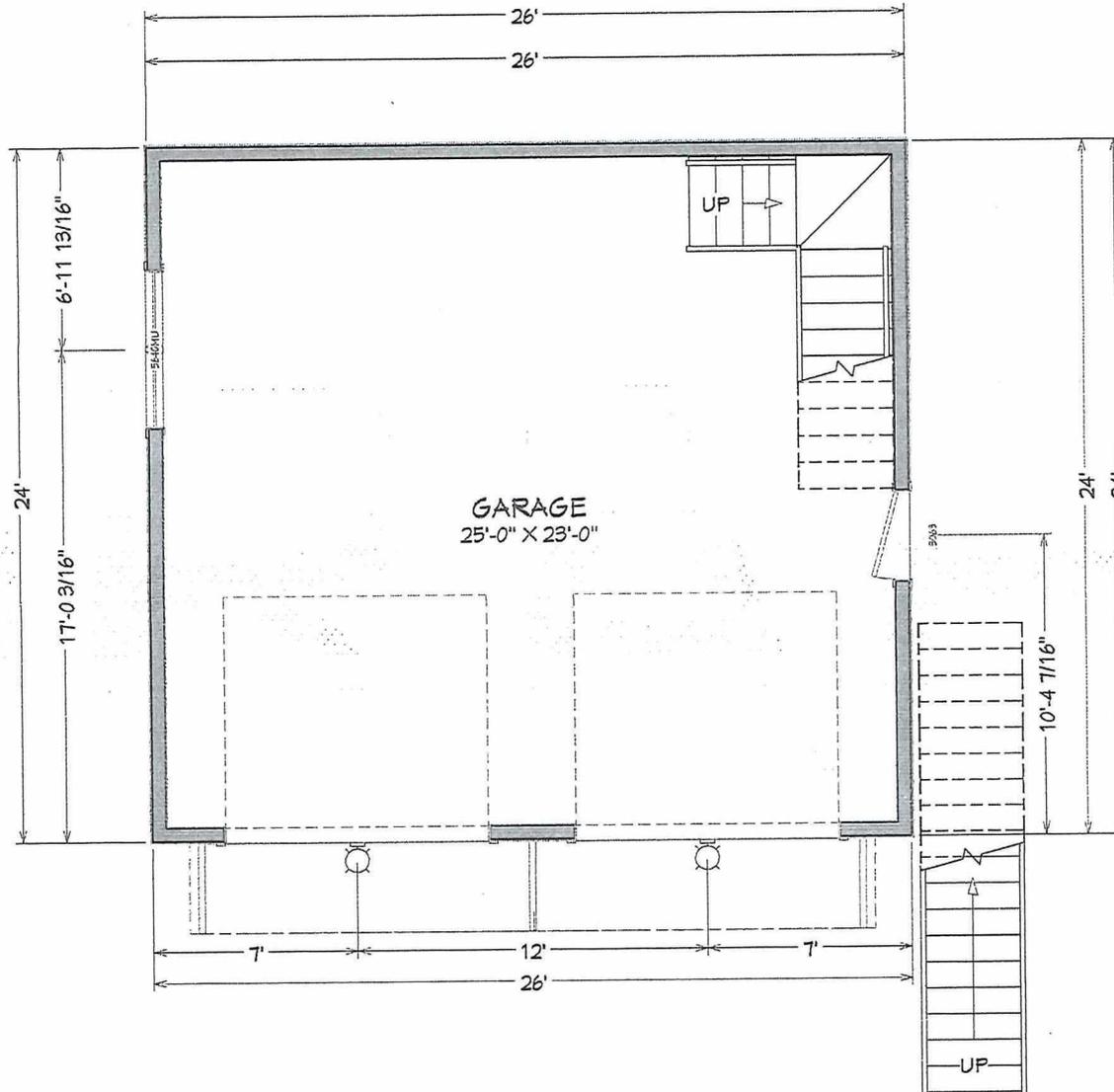
BLIND RIVER 705-356-1671



JOB NUMBER	12XXX
SHEET NUMBER	6 10

ADDED 2022
Sketch 7

26 X 24 GARAGE
572 SQ. FT.



REVISION TABLE			
NO.	DATE	BY	DESCRIPTION

I, NATHAN MUTCH DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THIS DESIGN AND I HAVE THE QUALIFICATIONS SET OUT IN THE QUITADO BUILDING CODE TO BE A DESIGNER. INDIVIDUAL BCIN: 94500

NATHAN MUTCH
 FIRM BCIN: 114845
 BLIND RIVER BUILDING CENTRE INC. GA
 BLIND RIVER HOME HARDWARE BUILDING CENTRE

MODEL: **PROPOSED GARAGE**

DRAWING: **GARAGE FLOOR PLAN**

CUSTOMER: LAYSON
 [Redacted]

SCALE: 1/4" = 1'-0"
 UNLESS OTHERWISE NOTED
 SCALED FOR ARCH C 18 X 24

DRAWN BY: Nathan Mutch

DATE: Wednesday, June 22, 2022

BLIND RIVER 705-356-1671



JOB NUMBER	12XXX
SHEET NUMBER	5 10

Adolf/2022 sketch 8



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

Office Use Only 2022.01.01	
A0102/2022	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

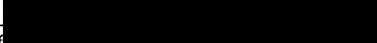
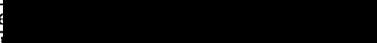
City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Robert + Darlene Bertrand Email: 
 Mailing Address: 1180 Capreol Lake Road Home Phone: 
 City: Hammer Postal Code: P3P 1V9 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: SEE ABOVE ROBERT BERTRAND 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: RBC
 Mailing Address: 55 ESSA RD
 City: BARRIE Postal Code: L4N 8V8

- 4) Current Official Plan designation: AGRICULTURE RESERVE Current Zoning By-law designation: RU

- 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 MAIN RESIDENCE 4.2.10.3(c)(i)	30m	45.72	15.72

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

c) Description of Proposal: INSTANCE OF SECONDARY LIVING SPACE FROM THE MAIN HOUSE.

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: LAYOUT AND GRADING OF LAND

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

PIN(s): _____ Township: CAPREOL
 Lot No.: B Concession No.: b Parcel(s): _____
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: 53R18476 P11 Part(s): 53R18455 P11
 Municipal Address or Street(s): 1180 CAPREOL LAKE ROAD, HANMER P3P149

7) Date of acquisition of subject land. FEBRUARY 28, 2020

8) Dimensions of land affected.

Frontage 64.06 (m) Depth _____ (m) Area 198943.46 (m²) Width of Street - (m)

9) Particulars of all buildings:	SFO	Existing	ATCO	GARAGE	Proposed	DETACHED
Ground Floor Area:	<u>351.13</u>	<u>146.3</u>	<u>98.76</u> (m ²)	<u>658.37</u>	<u>351.13</u>	<u>58</u> (m ²)
Gross Floor Area:	<u>936.35</u>	<u>146.3</u>	<u>98.76</u> (m ²)	<u>658.37</u>	<u>351.13</u>	_____ (m ²)
No. of storeys:	<u>3</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	_____
Width:	<u>7.95</u>	<u>3.65</u>	<u>2.74</u> (m)	<u>10.97</u>	<u>9.75</u>	_____ (m)
Length:	<u>14.63</u>	<u>12.192</u>	<u>18.97</u> (m)	<u>18.28</u>	<u>10.97</u>	_____ (m)
Height:	<u>7.92</u>	<u>4.27</u>	<u>2.74</u> (m)	<u>6.40</u>	<u>5.5</u>	_____ (m)

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

	SFO	OUT BUILDING	Existing	ATCO	GARAGE	Proposed	DETACHED
Front:	<u>385</u>	<u>303</u>	<u>317</u>	_____ (m)	<u>400</u>	<u>314</u>	_____ (m)
Rear:	<u>377</u>	<u>299</u>	<u>314</u>	_____ (m)	<u>395</u>	<u>402</u>	_____ (m)
Side:	<u>195</u>	<u>212</u>	<u>159</u>	_____ (m)	<u>214</u>	<u>238</u>	_____ (m)
Side:	<u>210</u>	<u>225</u>	<u>170</u>	_____ (m)	<u>198</u>	<u>175</u>	_____ (m)

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

What type of access to the land?

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

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

MAIN HOUSE - 2009 OUTBUILDING AND ATCO UNKNOWN

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

Use(s): PRIVATE HOME Length of time: 13

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: PRIVATE HOMES RESIDENTIAL

11/02/2022

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

If "yes", indicate the application number(s): UNKNOWN
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 & Darlene Bertrand (please print all names), the registered owner(s) of the property described as 1180 Capreol Lake Road, Hanmer, ON P3P 1A9 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 ROBERT BERTRAND (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.

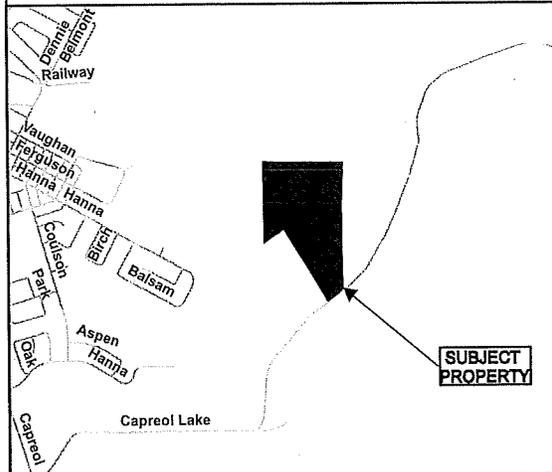
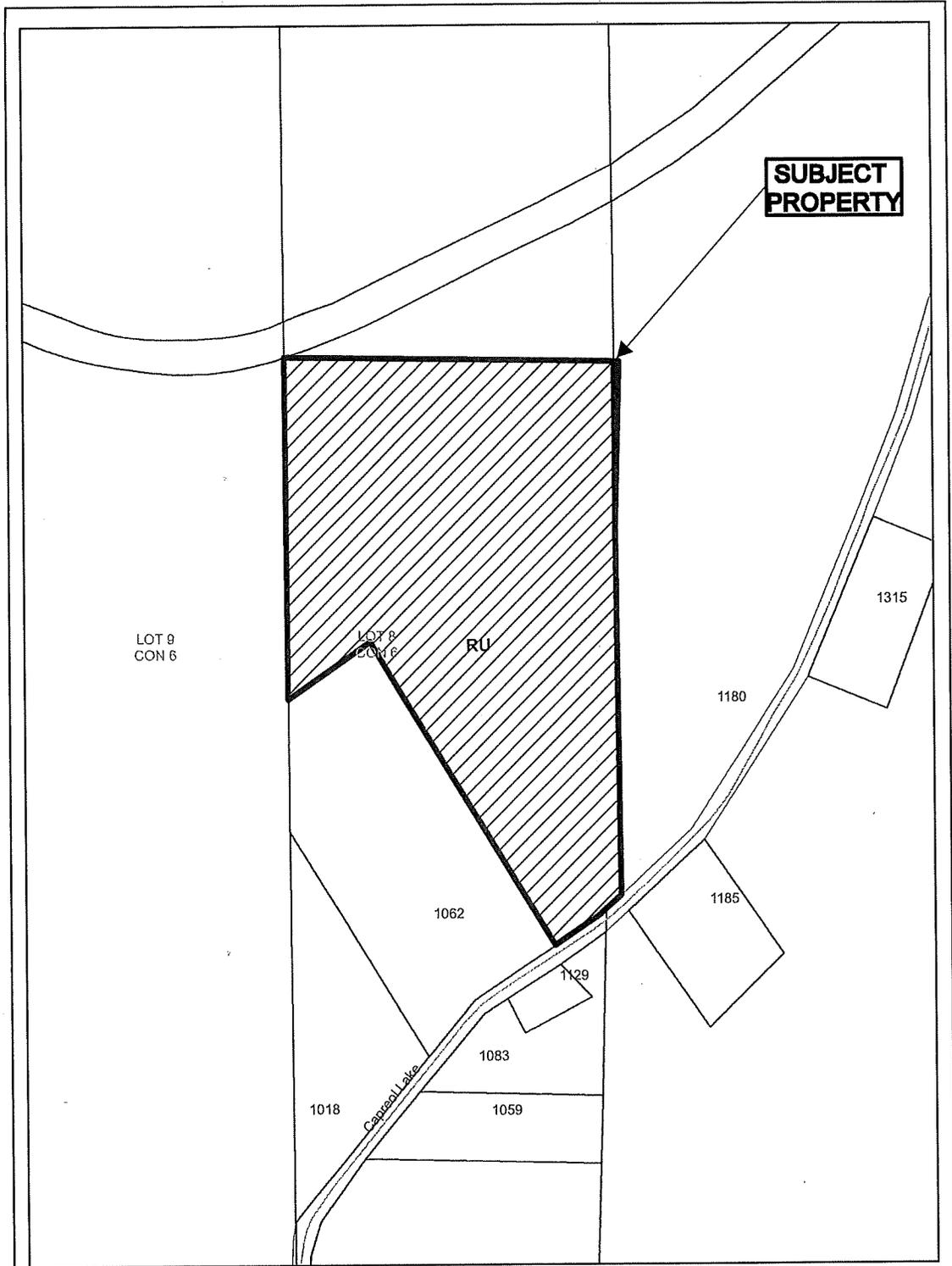
Dated this JULY 4 day of _____, 20 22

[Signature]
(witness)

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

Print Name: ROBERT BERTRAND

*I have authority to bind the Corporation AC102/2022



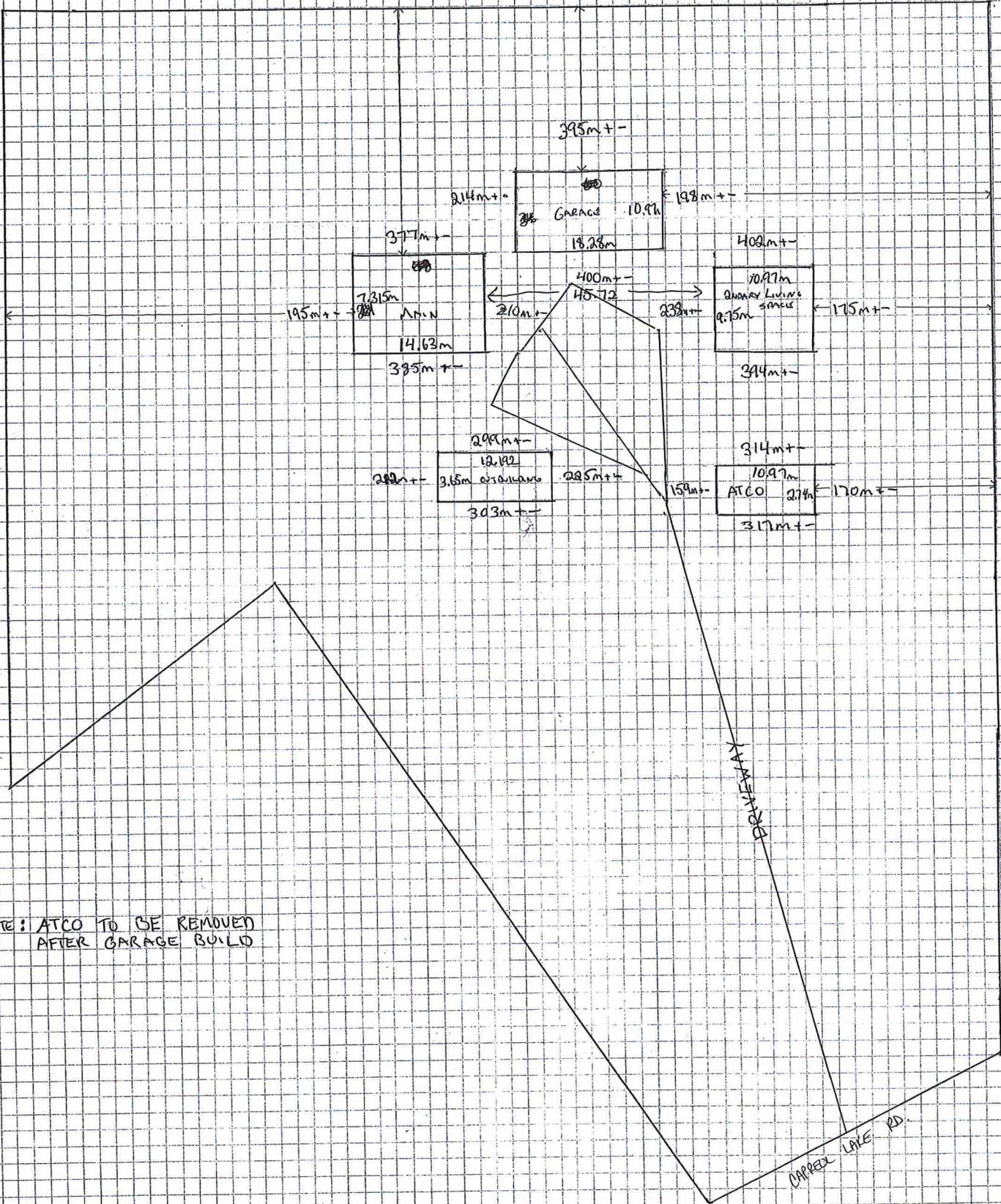
Application for Minor Variance or Permission



Subject Property being
 Part of PIN 73510-0252,
 Parts 1 to 5, Plan 53R-18455,
 Part 1, Plan 53R-18476,
 Township of Capreol,
 1180 Capreol Lake Road, Hanmer,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

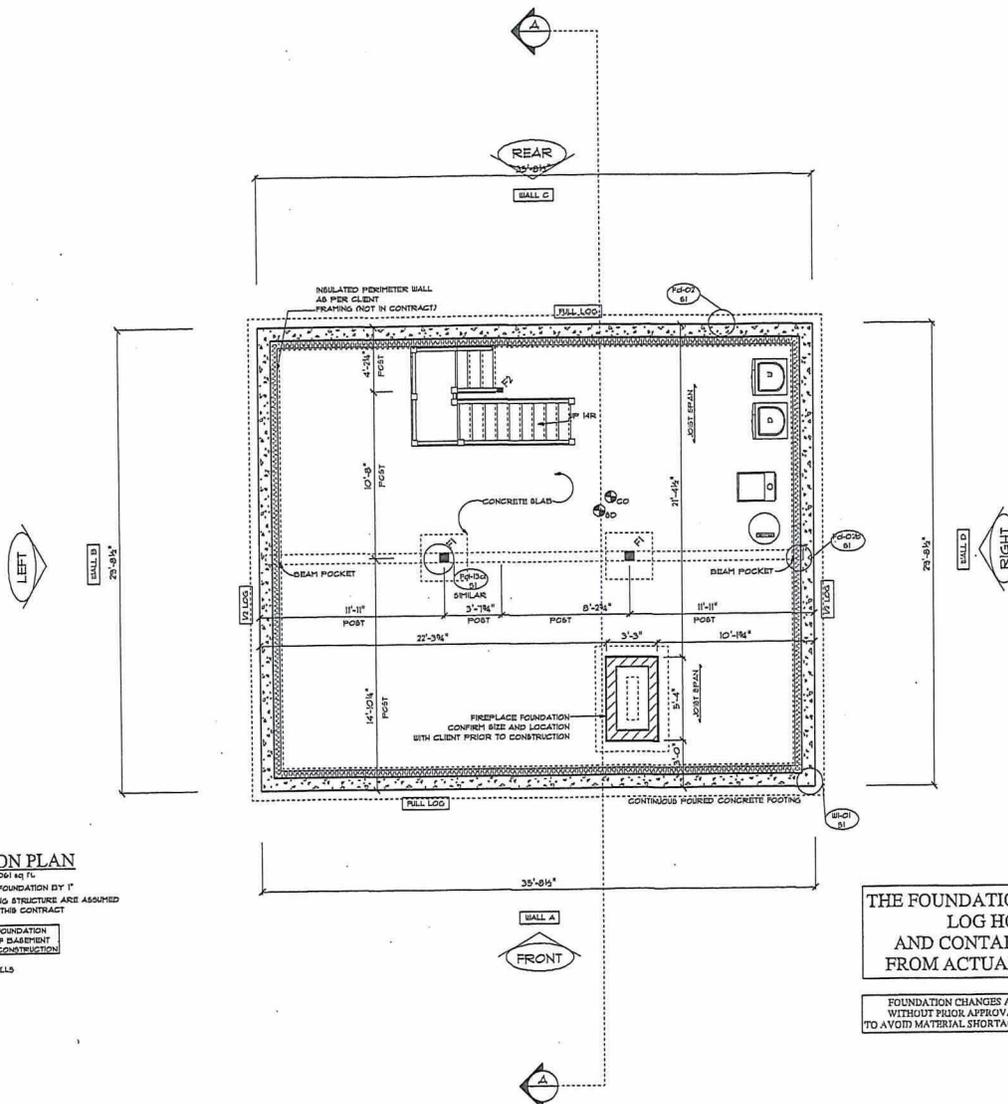
A0102/2022
 Date: 2022 07 06



Note: ATCO TO BE REMOVED AFTER GARAGE BUILD

Abio2/2022 Sketch 2

AP102/2022
Sketch 4



FOUNDATION PLAN
LOWER LEVEL AREA 1061 M² FL
LOG PAGE OVERHANGS FOUNDATION BY 1'
FOUNDATION AND FOOTING STRUCTURE ARE ASSUMED
AND ARE NOT PART OF THIS CONTRACT

CONFIRM DEPTH OF FOUNDATION
AND CLEAR HEIGHT OF BASEMENT
WITH CLIENT PRIOR TO CONSTRUCTION

ALL INTERIOR FRAME WALLS
(NOT IN CONTRACT)

THE FOUNDATION DRAWINGS PROVIDED BY TRUE NORTH
LOG HOMES ARE FOR REFERENCE ONLY
AND CONTAIN NO STRUCTURAL DATA. BUILD ONLY
FROM ACTUAL FOUNDATION DESIGNER'S DRAWINGS.

FOUNDATION CHANGES ARE NOT PERMITTED TO BE MADE
WITHOUT PRIOR APPROVAL OR NOTIFICATION FROM TNLH
TO AVOID MATERIAL SHORTAGES AS A RESULT OF THESE CHANGES.



P.O. BOX 2169,
WINHARA ROAD,
BRACERIDGE ON,
CANADA P1L 1W1

Working drawings are based on
Revision 0 Design Drawings
Contractor to ensure latest set of
drawings are being used for
construction. Contact TNLH to
confirm latest version number.

LOG SPEC

SIZE: 6"
3 COURSE, SILL B
MATERIAL: WHITE PINE
SURFACE: SMOOTH
CORNER: DOVETAIL
SHAPE: Round Groove

REFER TO DRAWING 103 FOR GENERAL
NOTES, SCHEDULES AND RELATED
APPLICABLE ITEMS
ALL DIMENSIONS IN BRACKETS
ARE IN MILLIMETERS

NOT IN CONTRACT REFERS TO ITEMS
NOT INCLUDED IN TRUE NORTH LOG
HOME PURCHASE AND SALE CONTRACT.
CONFIRM WITH CLIENT/CONTRACTOR
REGARDING THESE ITEMS



THE UNDERSIGNED HAS REVIEWED
I TAKE RESPONSIBILITY FOR THIS
DESIGN. HAS THE QUALIFICATIONS
I MEETS THE REQUIREMENTS AS A
DESIGNER AS SET OUT IN THE
ONTARIO BUILDING CODE (AS
AMENDED TO DATE)

Qualification Information

SIGNATURE: [Signature] SEGR

Registration Information
TRUE NORTH LOG HOMES 32193
FRFT SCGR

BUILDING DEPARTMENT NOTICE

This notice must be displayed in the
presence of the building department
before any construction begins. It is
the responsibility of the contractor to
ensure that all copies are stamped in full
and may be the trademark under Canada
Copyright and Patent Law.
April 20, 2022

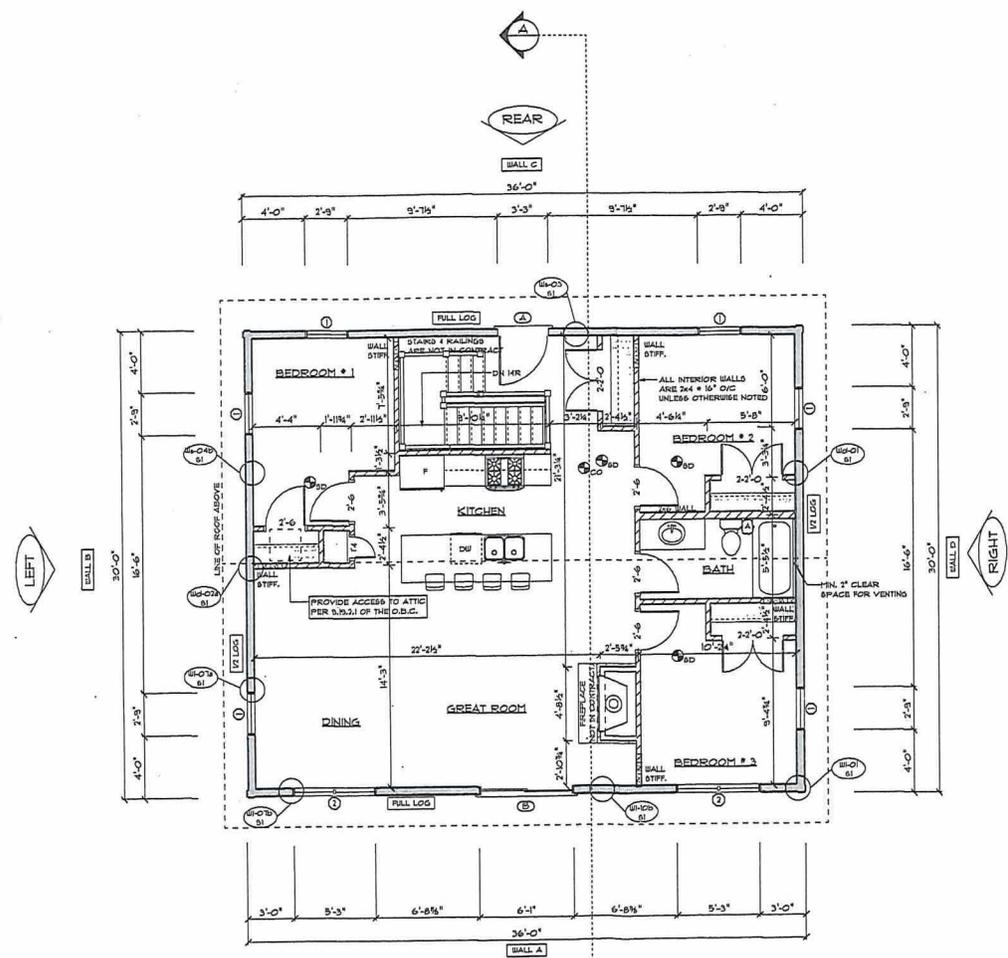
DRAWN BY: NN DATE: APRIL 2022
CHECKED BY: TNLH SCALE: 1/4" = 1'-0"
1/2" = 1'-0" (ALBERT ALTY)

Version 1

FOUNDATION PLAN

22863

P0102/2022
Sketch 5



MAIN FLOOR PLAN

- MAIN FLOOR AREA 1072 sq ft.
- CONTINUOUS LOG WALLS THAT RUN FROM THE EXTERIOR TO THE INTERIOR WILL BE STAINED AN EXTERIOR COLOUR UNLESS CLIENT HAS AGREED TO UPGRADE FOR COLOUR CHANGE.
- LOG PAGE OVERHANGS FOUNDATION BY 1"
- PROVIDE BLOCKING FOR GRAB BARS PER O.B.C. 3.8.3.8. (106)
- INTERIOR DIMENSIONS ARE FROM 6" OR INTERIOR STUD WALL + FACE OF LOG WALL.
- INTERIOR DIMENSIONS ARE TAKEN FROM THE END OF THE DOVETAIL, UNLESS OTHERWISE NOTED.

TRUE NORTH LOG HOMES
P.O. BOX 2169,
WINHARA ROAD,
BRACEBRIDGE, ON,
CANADA P1L 1W1

Working drawings are based on Revision 0 Design Drawings. Contractor to ensure latest set of drawings are being used for construction. Contact TNLH to confirm latest version number.

LOG SPEC
SIZE: 6"
S COURSE SILL B
MATERIAL: WHITE PINE
SURFACE: SHOOT. TAIL
CORNER: DOVETAIL
SHAPE: Round Green

REFER TO DRAWING NOT FOR GENERAL NOTES, SCHEDULES AND RELATED APPLICABLE ITEMS.
ALL DIMENSIONS IN BRACKETS ARE IN MILLIMETERS.
NOT IN CONTRACT REFERS TO ITEM# NOT INCLUDED IN TRUE NORTH LOG HOME PURCHASE AND SELLER CONTRACTOR CONFIRM WITH CLIENT/CONTRACTOR REGARDING THESE ITEMS.

THE UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN. HAS THE QUALIFICATIONS & MEETS THE REQUIREMENTS AS A DESIGNER AS SET OUT IN THE ONTARIO BUILDING CODE (AS AMENDED TO DATE).

Qualification Information
SIGNATURE: [Signature] BCN
Registration Information
TRUE NORTH LOG HOMES 32191
FIRM BCN

BUILDING DEPARTMENT NOTICE
A copy of this drawing is to be submitted to the Building Department for review and approval. The Building Department may require changes to the drawing. The Building Department may require the contractor to provide a copy of this drawing to the Building Department. The Building Department may require the contractor to provide a copy of this drawing to the Building Department.

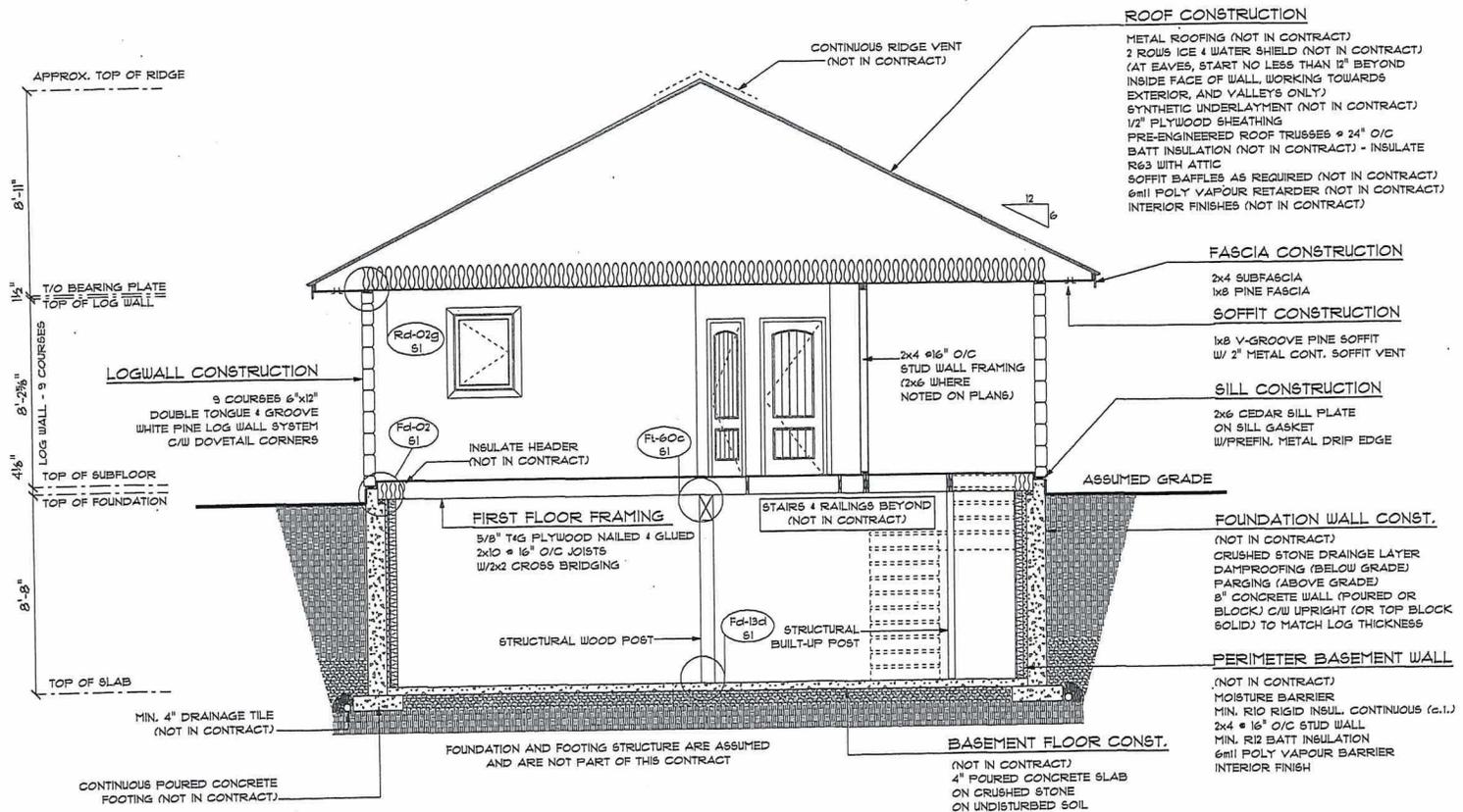
DRAWN BY: [Name] DATE: APRIL 2022
CHECKED BY: [Name] SCALE: 1/4" = 1'-0"
TNLH (P.L. #118) (RST. #178)

Version 1

MAIN FLOOR PLAN

22863

A0102/2022
Sketch 6



SECTION A-A

ROOF CONSTRUCTION
 METAL ROOFING (NOT IN CONTRACT)
 2 ROWS ICE & WATER SHIELD (NOT IN CONTRACT)
 (AT EAVES, START NO LESS THAN 12" BEYOND INSIDE FACE OF WALL, WORKING TOWARDS EXTERIOR, AND VALLEYS ONLY)
 SYNTHETIC UNDERLAYMENT (NOT IN CONTRACT)
 1/2" PLYWOOD SHEATHING
 PRE-ENGINEERED ROOF TRUSSES @ 24" O/C
 BATT INSULATION (NOT IN CONTRACT) - INSULATE R63 WITH ATTIC
 SOFFIT BAFFLES AS REQUIRED (NOT IN CONTRACT)
 6mil POLY VAPOUR RETARDER (NOT IN CONTRACT)
 INTERIOR FINISHES (NOT IN CONTRACT)

FASCIA CONSTRUCTION
 2x4 SUBFASCIA
 1x8 PINE FASCIA

SOFFIT CONSTRUCTION
 1x8 V-GROOVE PINE SOFFIT
 1/2" 2" METAL CONT. SOFFIT VENT

SILL CONSTRUCTION
 2x6 CEDAR SILL PLATE
 ON SILL GASKET
 1/2" PREFIN. METAL DRIP EDGE

FOUNDATION WALL CONST.
 (NOT IN CONTRACT)
 CRUSHED STONE DRAINAGE LAYER
 DAMPROOFING (BELOW GRADE)
 PARGING (ABOVE GRADE)
 8" CONCRETE WALL (POURED OR BLOCK) C/W UPRIGHT (OR TOP BLOCK SOLID) TO MATCH LOG THICKNESS

PERIMETER BASEMENT WALL
 (NOT IN CONTRACT)
 MOISTURE BARRIER
 MIN. R10 RIGID INSUL. CONTINUOUS (e.i.)
 2x4 @ 16" O/C STUD WALL
 MIN. R12 BATT INSULATION
 6mil POLY VAPOUR BARRIER
 INTERIOR FINISH

BASEMENT FLOOR CONST.
 (NOT IN CONTRACT)
 4" POURED CONCRETE SLAB
 ON CRUSHED STONE
 ON UNDISTURBED SOIL

LOGWALL CONSTRUCTION
 9 COURSES 6"x12"
 DOUBLE TONGUE & GROOVE
 WHITE PINE LOG WALL SYSTEM
 C/W DOVETAIL CORNERS

FIRST FLOOR FRAMING
 5/8" T&G PLYWOOD NAILED & GLUED
 2x10 @ 16" O/C JOISTS
 1/2" 2x2 CROSS BRIDGING

STAIRS & RAILINGS BEYOND
 (NOT IN CONTRACT)

APPROX. TOP OF RIDGE
 8'-11"
 TO BEARING PLATE
 TOP OF LOG WALL
 1/2"
 LOG WALL - 9 COURSES
 8'-2 1/2"
 TOP OF SUBFLOOR
 4 1/2"
 TOP OF FOUNDATION
 8'-8"
 TOP OF SLAB

MIN. 4" DRAINAGE TILE
 (NOT IN CONTRACT)
 CONTINUOUS POURED CONCRETE
 FOOTING (NOT IN CONTRACT)

FOUNDATION AND FOOTING STRUCTURE ARE ASSUMED
 AND ARE NOT PART OF THIS CONTRACT



P.O. BOX 2169,
 WINBARA ROAD,
 BRACEBRIDGE, ON,
 CANADA P1L 1W1

Working drawings are based on
 Revision 0 Design Drawings
 Contractor to ensure latest set of
 drawings are being used for
 construction. Contact TNLH to
 confirm latest version number.

LOG SPEC
 SIZE: 6"
 9 COURSE SILL B
 MAT.: WHITE PINE
 SURFACE: SMOOTH
 CORNER: DOVETAIL
 SHAPE: Round Groove

REFER TO DRAWING 002 FOR GENERAL
 NOTES, SCHEDULES AND RELATED
 APPLICABLE ITEMS

ALL DIMENSIONS IN BRACKETS
 ARE IN MILLIMETERS

NOT IN CONTRACT REFERS TO ITEMS
 NOT INCLUDED IN TRUE NORTH LOG
 HOME PURCHASE AND SALE CONTRACT
 CONFIRM WITH GLIST/CONTRACTOR
 REGARDING THESE ITEMS



THE UNDERSIGNED HAS REVIEWED
 & TAKES RESPONSIBILITY FOR THIS
 DESIGN. HAS THE QUALIFICATIONS
 & MEETS THE REQUIREMENTS AS A
 DESIGNER AS SET OUT IN THE
 ONTARIO BUILDING CODE (AS
 AMENDED TO DATE)
 Qualification Information

SIGNATURE: BGIN
 Registration Information
 TRUE NORTH LOG HOMES 32193
 FIRM BGIN

BUILDING DEPARTMENT NOTICE
 This notice must be accompanied by and
 attached to the drawings. It is the
 responsibility of the contractor to ensure
 that the drawings are approved by the
 Building Department. The contractor
 is responsible for obtaining the necessary
 permits and may be prosecuted under
 the provisions of the Building Code Act,
 R.S.O. 1990, Chapter B.12, and the
 Building Code Regulations, R.R.O. 1997,
 Chapter 622.
 LGH HOMES Professional Examiners and USA, 4000
 Main Street, Suite 100, April 30, 2022

DATE: APRIL 2022
 SCALE: 3/16" = 1'-0"

Version 1

BUILDING SECTION A-A

22865



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	
2022.01.01	
A0104/2022	
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: \$1,025.00 (includes \$245.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$312.00 (includes \$245.00 legal notice fee)
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Dean Cameron	Email:	
Mailing Address: 1001 highway 17 E	Home	
	Business Phone:	
City: wahnapiatae	Postal Code: P0M3C0	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: Desjardins	
Mailing Address: 1380 LaSalle Blvd	
City: Sudbury	Postal Code: P3A 1Z6

- 4) Current Official Plan designation: ~~R1Z~~ RURAL 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
Deattached Garage Building height	5	7.93	2.93

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

- c) Description of Proposal:
 Applying for minor variance for my garage height to match the roof pitch of my home

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
 Providing for storage in the loft and to match the height of my house

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

PIN(s): _____ Township: dryden
 Lot No.: 6 Concession No.: 4 Parcel(s): 31028
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: SR458 Part(s): 6&7
 Municipal Address or Street(s): 1001 HIGHWAY 17 EAST

7) Date of acquisition of subject land. march of 2018

8) Dimensions of land affected.

Frontage 45.72 (m) Depth 58.8, 89.6(m) Area 36525 (m²) Width of Street 20 (m)

9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	<u>127.7</u>	(m ²)	<u>119</u>	(m ²)
Gross Floor Area:	<u>238.06</u>	(m ²)	<u>238</u>	(m ²)
No. of storeys:	<u>1</u>		<u>1</u>	
Width:	<u>12.9</u>	(m)	<u>9.75</u>	(m)
Length:	<u>9.9</u>	(m)	<u>12.1</u>	(m)
Height:	<u>8.22</u>	(m)	<u>7.9</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>28.5</u>	(m)	<u>13.9 - 15</u>	(m)
Rear:		(m)		(m)
Side:	<u>7.6</u>	(m)	<u>33</u>	(m)
Side:	<u>25.3</u>	(m)	<u>3</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.

february 2019

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

Use(s): single family home Length of time: since construction

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 on one side and not in use on the other, rear mobile home park

APR 11/2022

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

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

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

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

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

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

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Dean Cameron (please print all names), the registered owner(s) of the property described as 1001 highway 17 E wahnapiitae ON P0M3C0

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;

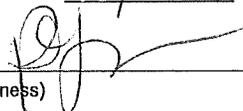
Authority to Enter Land and Photograph

- 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 05 day of July, 20 22

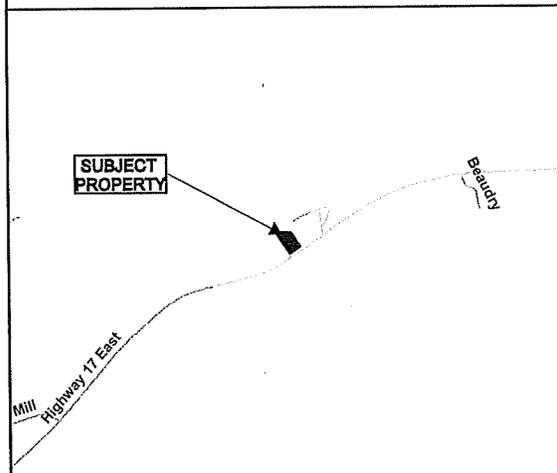
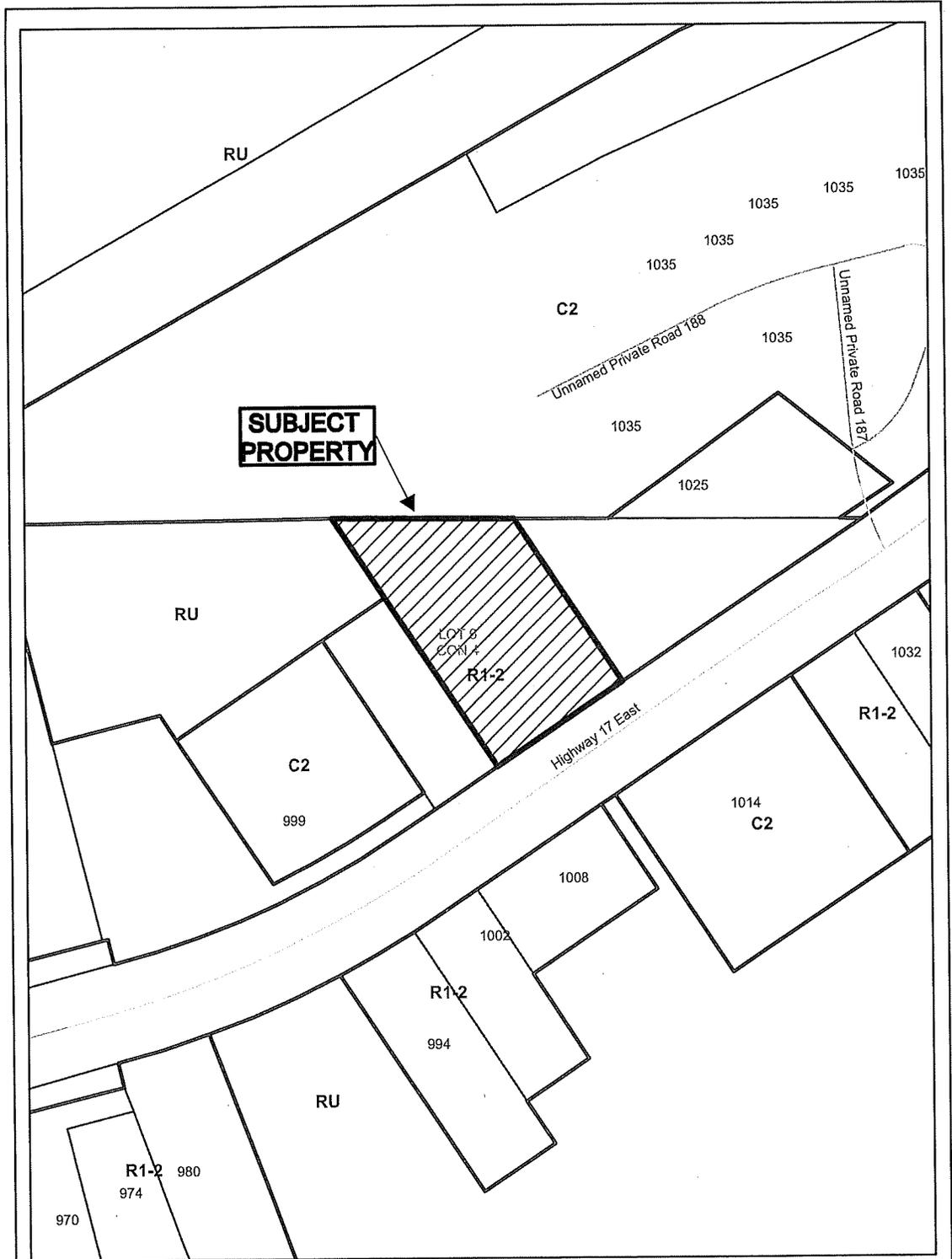
(witness) 


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

Print Name: Dean Cameron

*I have authority to bind the Corporation

19/04/2022



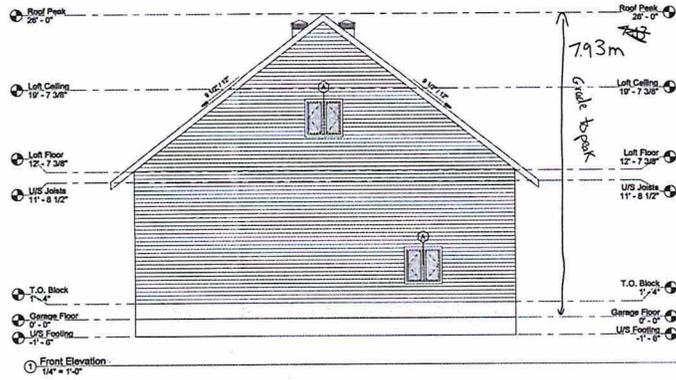
**Application for Minor
Variance or Permission**



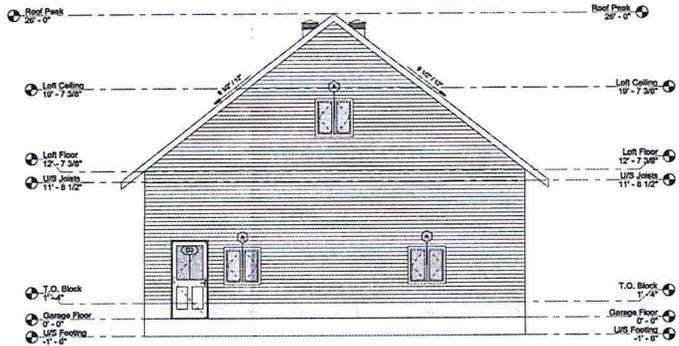
Subject Property being
 PIN 73482-0104,
 Parcel 31028 SEC SES,
 Part Lot 6, Concession 4,
 Parts 6 and 7, Plan SR-458,
 Township of Dryden,
 1001 Highway #17 East, Wahnapiatae,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

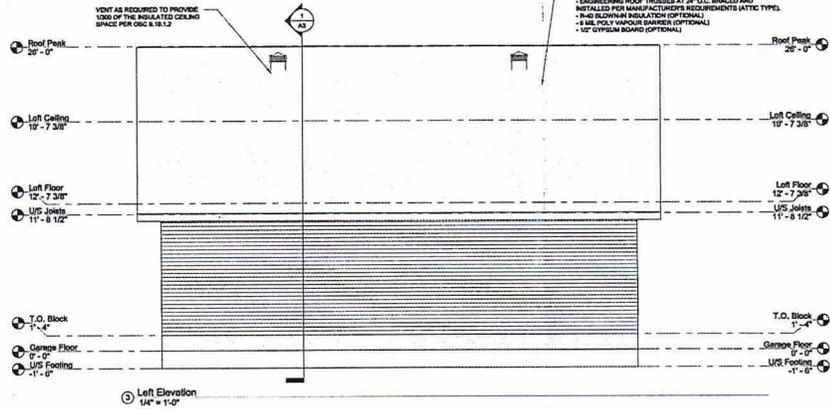
A0104/2022
 Date: 2022 07 06



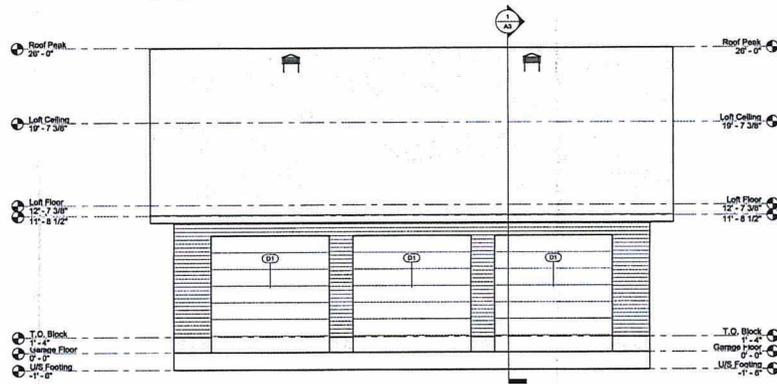
1 Front Elevation
1/4" = 1'-0"



2 Rear Elevation
1/4" = 1'-0"



3 Left Elevation
1/4" = 1'-0"



4 Right Elevation
1/4" = 1'-0"

ROOF CONSTRUCTION
 - 2" RIGID FOAM INSULATION
 - 15# FURFLEX SHEATHING OVER INSULATION
 - UNFINISHED ROOF TRUSSES AT 24" O.C. BRACED AND
 INSTALLED PER MANUFACTURER'S REQUIREMENTS (ATTIC TYPE)
 - 2" RIGID POLYURETHANE INSULATION (OPTIONAL)
 - 4 MIL POLY VAPOR BARRIER (OPTIONAL)
 - 1/2" GYP BOARD (OPTIONAL)

VENT AS REQUIRED TO PROVIDE
 CLEARANCE OF THE INSULATED CEILING
 SPACE PER CBC 8.16.1.2

THIS DRAWING WAS ENGINEERED AND PREPARED FOR THE
 EXCLUSIVE USE OF THE CLIENT OR OWNER. THE ENGINEER
 ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION
 PROVIDED BY THE CLIENT OR OWNER. THE ENGINEER'S
 LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES
 RENDERED BY HIM OR HER AND HIS OR HER FIRM. THE
 ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE
 ACCURACY OF ANY INFORMATION AS A RESULT OF
 THE NEGLIGENCE OF THE CLIENT OR OWNER.

REVISION NUMBER	REVISION DATE

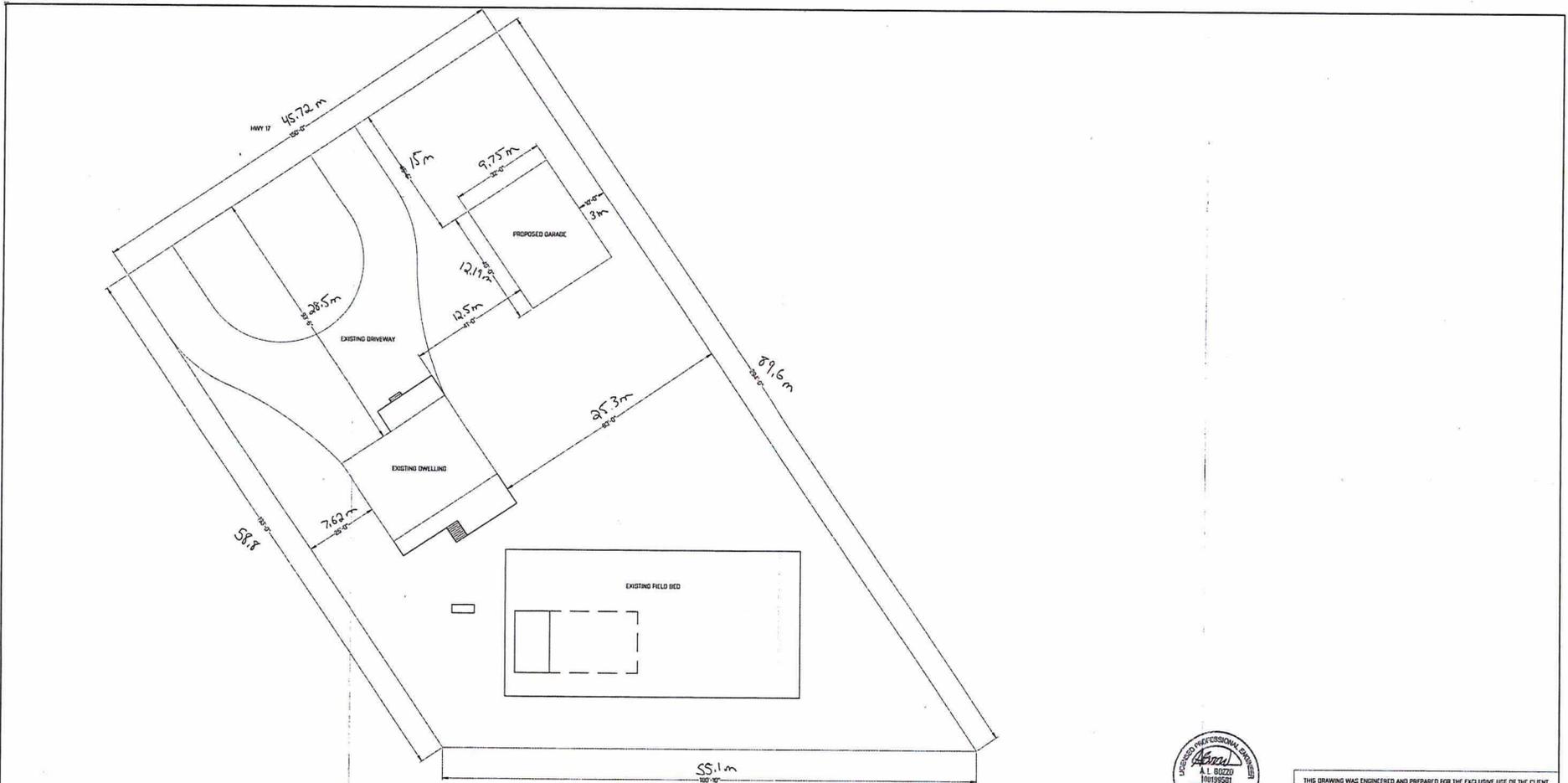


Dean Cameron Garage
 1001 HWY 17, Wahnapiatae, On

ELEVATIONS

Date	JUNE 23, 2022	Drawn By	A. BOZZO	Project No.	1732
Scale	1/4" = 1'-0"	Checked By	K. MAY	Sheet No.	A2

AO.104/2022
 Sketch 2



PLOT PLAN



THIS DRAWING WAS ENGINEERED AND PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT SO WHICHEVER THIS DESIGN IS THE PROPERTY OF THE ENGINEER. ANY USE OF THIS DRAWING BY THE NAMED CLIENT OR OTHER PARTIES FOR THE PURPOSE OF RE-USE IS STRICTLY PROHIBITED. ANY USE WHICH A THIRD PARTY MAKES OF THE INFORMATION ON THIS DRAWING OR THE ENGINEERING WORK CONTAINED HEREIN IS THE RESPONSIBILITY OF SUCH THIRD PARTIES. THE ENGINEER ACCEPTS NO RESPONSIBILITY FOR DAMAGES, IF ANY, SUFFERED BY ANY THIRD PARTY AS A RESULT OF THEIR ILLLEGAL USE OF THIS INFORMATION.

REFERENCE DRAWING NO	REF DWD REV	REFERENCE DRAWING TITLE	REVISION	REVISION DESCRIPTION	REV BY	APP'D BY	DATE
			0	ISSUED FOR CONSTRUCTION	RAA	A BOZZO	2022-06-23



CLIENT NAME	DEAN CAMERON
TITLE	1001 HWY 17 WAHNAPITAE, ON
PROJECT DESCRIPTION	PROPOSED GARAGE LAYOUT
DRAWING SUBSCRIPTION	PLOT PLAN
DRAWN BY	R ARSENEAULT
DATE DRAWN	2022-06-23
CHECKED BY	A BOZZO
DATE CHECKED	2022-06-23
APPROVED BY	A BOZZO
DATE APPROVED	2022-06-23
SCALE	1/16"=1'-0"
DRAWING NUMBER	1732-S1
REVISION	0

10/04/2022
Sketch 3



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

Office Use Only 2022.01.01	
A0071/0022	
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: \$1,025.00 (includes \$245.00 legal notice fee)
 APPLICATION FEE FOR HEDGEROWS: \$312.00 (includes \$245.00 legal notice fee)
 CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Dan Redekwas - Amber Stephens Email: [REDACTED]
 Mailing Address: 2359 OLD HWY 69 NORTH MUNICIPAL ROAD 80 Home Phone: [REDACTED]
 City: GREATER SUDBURY Postal Code: P3N1L7 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.

JA 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: Street Capital
 Mailing Address: Suite 1030, 1 City Centre Dr.
 City: MISSISSAUGA, ON Postal Code: L5B 1M7

JA ④

- Current Official Plan designation: Mining/Min. Reserve Current Zoning By-law designation: RU RURAL

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

Variance To	By-law Requirement	Proposed	Difference
HEIGHT 4.2.4.b)	6.5m	8.33m	1.83m

- b) Is there an eave encroachment? Yes No If 'Yes', size of eaves: 0 (m)

- c) Description of Proposal:
REQUEST HEIGHT VARIANCE FOR ACCESSORY BUILDING FROM 6.5M TO 8.33m TO ACCOMMODATE PARTIAL SECOND FLOOR OPTION IN GARAGE IN ADDITION TO A ROOF PITCH GREATER THEN 4:12, ACTUAL ROOF PITCH 6:12 *Garage already in existence*

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
SECOND LEVEL IN GARAGE AND ROOF PITCH OF 5:12

JA

APPLICATION FOR MINOR VARIANCE

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

PIN(s): _____ Township: BLEZARD
 Lot No.: 7 Concession No.: 4 Parcel(s): 16392 S.E.S.
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: SR-3324 Part(s): 1
 Municipal Address or Street(s): 2359 OLD HWY 69 NORTH, VAL CARON P3N 1L7

7) Date of acquisition of subject land. 2011

8) Dimensions of land affected.

Frontage 469.5+/- (m) Depth 302.5+/- (m) Area 58,054.8+/- (m²) Width of Street 46+/- (m)

9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	HOUSE 341.75 (m ²)	GARAGE 223 (m ²)
Gross Floor Area:	HOUSE 383.55 (m ²)	GARAGE 223 (m ²)
No. of storeys:	HOUSE 1 1/2	GARAGE 2
Width:	HOUSE 25.54 (m)	GARAGE 18.29 (m)
Length:	HOUSE 21.18 (m)	GARAGE 12.19 (m)
Height:	HOUSE 11.8 (m)	GARAGE 8.33 (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:	HOUSE 199.66 +/- (m)	GARAGE 173.79m +/- (m)
Rear:	HOUSE 38.15 +/- (m)	GARAGE 87.4 +/- (m)
Side:	HOUSE 116.78 +/- (m)	GARAGE 102.65 +/- (m)
Side:	HOUSE 233.95 +/- (m)	GARAGE 44.65 +/- (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 2012 - GARAGE - 2016

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

Use(s): Rural Residential Length of time: ALWAYS

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?

If "yes", how many? 0 1

(Yes)

17) Existing uses of abutting properties: Residential R1-5, Rural, Municipal Road

Approved 2022

APPLICATION FOR MINOR VARIANCE

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): n/a
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): n/a

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): n/a

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. n/a

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, (Donnic Robichaud) (x Amber Stephens) (please print all names), the registered owner(s) of the property described as 8359 HWY 69 W UAZ CARON 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;
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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 Donnic Robichaud (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 17 day of MAY, 20 22

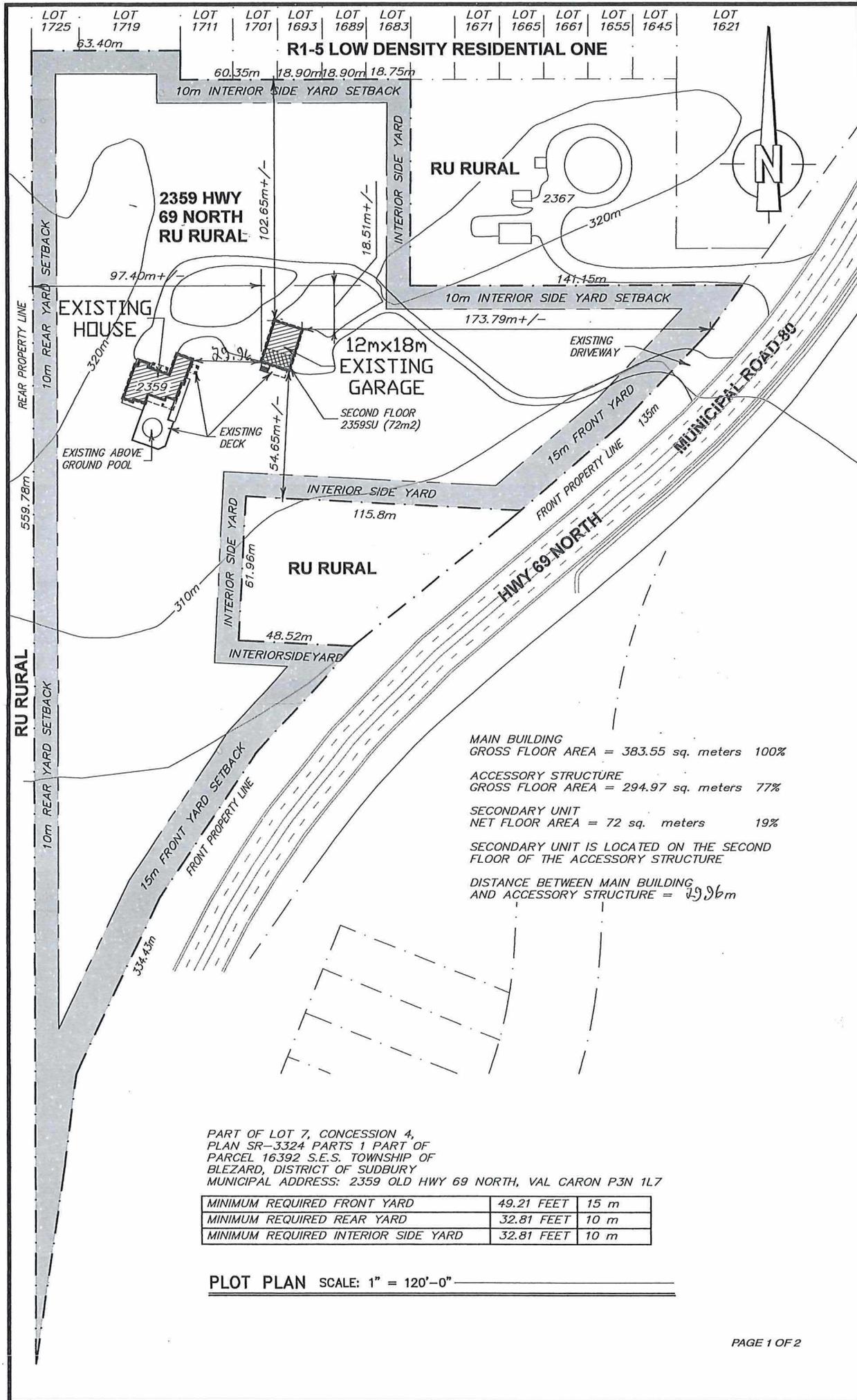
X [Signature]
(witness)

X [Signature] (please print name of Agent)
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: Donnic Robichaud Amber Stephens

*I have authority to bind the Corporation

1007/1/2022



MAIN BUILDING
GROSS FLOOR AREA = 383.55 sq. meters 100%

ACCESSORY STRUCTURE
GROSS FLOOR AREA = 294.97 sq. meters 77%

SECONDARY UNIT
NET FLOOR AREA = 72 sq. meters 19%

SECONDARY UNIT IS LOCATED ON THE SECOND FLOOR OF THE ACCESSORY STRUCTURE

DISTANCE BETWEEN MAIN BUILDING AND ACCESSORY STRUCTURE = 49.96m

PART OF LOT 7, CONCESSION 4,
PLAN SR-3324 PARTS 1 PART OF
PARCEL 16392 S.E.S. TOWNSHIP OF
BLEZARD, DISTRICT OF SUDBURY
MUNICIPAL ADDRESS: 2359 OLD HWY 69 NORTH, VAL CARON P3N 1L7

MINIMUM REQUIRED FRONT YARD	49.21 FEET	15 m
MINIMUM REQUIRED REAR YARD	32.81 FEET	10 m
MINIMUM REQUIRED INTERIOR SIDE YARD	32.81 FEET	10 m

PLOT PLAN SCALE: 1" = 120'-0"

AC07/1/2022
Sketch 2