

Tom Davies Square

200 Brady St

Wednesday, July 7, 2021

### PUBLIC HEARINGS

**A0073/2021**

**ROCK FORTIN  
LIZETTE FORTIN**

Ward: 8

PIN 73565 0575, Parcel 25393, Lot(s) 163, Subdivision M-381, Lot 10, Concession 6, Township of Neelon, 1624 Sherwood Avenue, Sudbury, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsection 4.2.3 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, in order to permit the construction of a shed providing a lot coverage of 15%, where permitted lot coverage for an accessory building shall not exceed 10%.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION A0088/2013 (JULY 24/13)

**A0074/2021**

**HENRY MUST  
DONNA MUST**

Ward: 9

PIN 73477 0250, Parcel 53854 SES, Survey Plan 53R-17252 Part(s) 1 & 2, Lot Part 1, Concession 4, Township of Broder, 1755 South Lane Road, Sudbury, [2010-100Z, RU (Rural)]

For relief from Part 9, Table 9.3 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, to approve the lands to be retained, subject of Consent Application B0054/2021, providing a minimum lot frontage of approximately 45.0m, where 90.0m is required.

ALSO SUBJECT TO MINOR VARIANCE APPLICATION A0075/2021 AND CONSENT APPLICATION B0054/2021

**A0075/2021**

**HENRY MUST  
DONNA MUST**

Ward: 9

PIN 73477 0250, Parcel 53854 SES, Survey Plan 53R-17252 Part(s) 1 & 2, Lot Part 1, Concession 4, Township of Broder, 1755 South Lane Road, Sudbury, [2010-100Z, RU (Rural)]

For relief from Part 9, Table 9.3 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, to approve the lands to be severed, subject of Consent Application B0055/2021, providing a minimum lot frontage of approximately 45.0m, where 90.0m is required.

ALSO SUBJECT TO MINOR VARIANCE APPLICATION A0074/2021 AND CONSENT APPLICATION B0055/2021

**A0076/2021**

**JEAN SAUVE  
JEANNE SAUVE  
RENE GRAVELLE**

Ward: 9

PINs 73479 0553 & 73479 0554 & 73479 0153, Parcel 9921 SEC SES, Surveys Plan 53R-21142 Part(s) 1, 2, 3 and 4 & Plan 53R-6411 Part(s) 11 & Plan 53R-21142 Part(s) 5, Lot 11 & 12 (Broken), Concession 4, Township of Dill, 1881 South Lane Road, Sudbury, [2010-100Z, RU (Rural)]

For relief from Part 9, Table 9.3 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, to approve the lands to be severed, subject of Consent Application B0056/2021, providing a minimum lot frontage of approximately 45.0m, where 90.0m is required.

ALSO SUBJECT TO MINOR VARIANCE APPLICATIONS A0077/2021 AND A0078/2021 AND CONSENT APPLICATIONS B0056/2021 TO B0058/2021

**A0077/2021**

**JEANNE SAUVE  
JEAN SAUVE  
RENE GRAVELLE**

Ward: 9

PINs 73479 0553 & 73479 0554 & 73479 0153, Parcel 9921 SEC SES, Surveys Plan 53R-21142 Part(s) 1, 2, 3 and 4 & Plan 53R-6411 Part(s) 11 & Plan 53R-21142 Part(s) 5, Lot 11 & 12 (Broken), Concession 4, Township of Dill, 1881 South Lane Road, Sudbury, [2010-100Z, RU (Rural)]

For relief from Part 9, Table 9.3 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, to approve the lands to be severed, subject of Consent Application B0057/2021, providing a minimum lot frontage of approximately 45.0m, where 90.0m is required.

ALSO SUBJECT TO MINOR VARIANCE APPLICATIONS A0076/2021 AND A0078/2021 AND CONSENT APPLICATIONS B0056/2021 TO B0058/2021

**A0078/2021**

**JEAN SAUVE  
JEANNE SAUVE  
RENE GRAVELLE**

Ward: 9

PINs 73479 0553 & 73479 0554 & 73479 0153, Parcel 9921 SEC SES, Surveys Plan 53R-21142 Part(s) 1, 2, 3 and 4 & Plan 53R-6411 Part(s) 11 & Plan 53R-21142 Part(s) 5, Lot 11 and 12 (Broken), Concession 4, Township of Dill, 1881 South Lane Road, Sudbury, [2010-100Z, RU (Rural)]

For relief from Part 9, Table 9.3 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, to approve the lands to be severed, subject of Consent Application B0058/2021, providing a minimum lot frontage of approximately 45.0m, where 90.0m is required.

ALSO SUBJECT TO MINOR VARIANCE APPLICATIONS A0076/2021 AND A0077/2021 AND CONSENT APPLICATIONS B0056/2021 TO B0058/2021

**A0079/2021**

**MICHAEL HOWARD  
WHITNEY MARSHALL**

Ward: 6

PIN 73508 0746, Parcel 24006, Lot(s) 17, Subdivision M-410, Lot 12, Concession 3, Township of Capreol, 36 Oscar Street, Hanmer, [2010-100Z, R1-5 (Low Density Residential One)]

Relief from Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, to approve the lands to be severed, subject of Consent Application B0053/2021, providing a minimum rear yard setback of approximately 6.43m, where 7.5m is required.

ALSO SUBJECT TO MINOR VARIANCE APPLICATION A0080/2021 AND CONSENT APPLICATION B0053/2021.

**A0080/2021**

**MICHAEL HOWARD  
WHITNEY MARSHALL**

Ward: 6

PIN 73508 0746, Parcel 24006, Lot(s) 17, Subdivision M-410, Lot 12, Concession 3, Township of Capreol, 36 Oscar Street, Hanmer, [2010-100Z, R1-5 (Low Density Residential One)]

Relief from Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, to approve the lands to be retained, subject of Consent Application B0053/2021, providing a minimum lot depth of approximately 25.3m, where 30.0m is required.

ALSO SUBJECT TO MINOR VARIANCE APPLICATION A0079/2021 AND CONSENT APPLICATION B0053/2021.

**A0081/2021**

**LORRAINE WILKINSON  
TOOD WILKINSON**

Ward: 9

PIN 73473 0297, Parcel 17178, Surveys Plan 53R-19682 Part(s) 6 & 7 & Plan 53R-20458 Part(s) 1, Lot Pt 9, Concession 3, Township of Broder, 1255 South Shore Road, Sudbury, [2010-100Z, R1-1 (Low Density Residential One)]

For relief from Part 4, Section 4.25, subsection 4.25.2 and Section 4.41, subsection 4.41.2 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, to facilitate the addition of a sunroom on the subject property by permitting the increase in gross floor area of a legal existing non-complying building and attached deck to approximately 191.0m<sup>2</sup>, where enlargement of a legal existing non-complying building is permitted if the enlargement does not increase the gross floor area of the building, and providing a minimum 2.29m setback from the high water mark of a navigable waterbody, where a minimum 12.0m setback from the high water mark is required.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION A0001/2006 (NOV 20/06)

**A0083/2021**

**BARRON WEST INC.**

Ward: 3

PIN 73348 0772, Lot(s) 8, Subdivision 53M-1438, Lot Part 2, Concession 2, Township of Balfour, 3346 Edna Street, Chelmsford, [2010-100Z, R3(67) (Medium Density Residential)]

For relief from Part 6, Section 6.3, Table 6.5 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, in order to facilitate the construction of a row dwelling providing a front yard setback of 5.5m, where a minimum 6.0m front yard setback is required.

**A0084/2021**

**GILLES LAGACE  
NOELLA LAGACE**

Ward: 3

PIN 73348 0774, Lot(s) 10, Subdivision 53M-1438, Lot Part 2, Concession 2, Township of Balfour, 3347 Edna Street, Chelmsford, [2010-100Z, R3(67) (Medium Density Residential)]

For relief from Part 6, Section 6.3, Table 6.5 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, in order to facilitate the construction of a row dwelling providing a front yard setback of 5.93m, where a minimum 6.0m front yard setback is required.

**A0085/2021**

**CLIFFORD DUSICK  
MONA DUSICK**

Ward: 3

PIN 73354 0165, Parcel 18513, Surveys Plan SR-87 Part(s) 1 & Plan SR-960 Part(s) 3, Lot 11, Concession 4, Township of Dowling, 135 D Burma Road, Dowling, [2010-100Z, SLS (Seasonal Limited Service)]

For relief from Part 4, Section 4.2, Table 4.1, Section 4.25, subsections 4.25.1 and 4.25.2, Section 4.41, subsection 4.41.2 and subsection 4.41.3 and Part 9, Section 9.3, Table 9.3 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, to reconstruct a legal non-complying building and attached deck on the subject property, being a legal existing non-complying lot, providing, firstly, eaves to encroach 0.6m into the required front yard, where eaves may only encroach 1.2m into the required yard but not closer than 0.6m to the lot line, secondly, increase the gross floor area of a legal non-complying building and attached deck to approximately 250.2m<sup>2</sup>, where enlargement of a legal non-complying building is permitted if the enlargement does not increase the gross floor area of the building, thirdly, providing a minimum 7.0m setback from the high water mark of a navigable waterbody, where a minimum 12.0m setback from the high water mark is required, fourthly, providing 74% of the required shoreline buffer area to be cleared of natural vegetation, where a maximum of 25% of the required shoreline buffer area may be cleared of natural vegetation, and fifthly, providing a minimum 7.0m front yard setback, where a minimum 10.0m front yard setback is required.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION A0045/2020 (JULY 8/20)

**A REMINDER... THE NEXT SCHEDULED MEETING IS  
WEDNESDAY, JULY 21, 2021**



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

**City of Greater Sudbury**  
**APPLICATION FOR MINOR VARIANCE**

Office Use Only 2020.01.01	
A 0013/2021	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

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

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

**PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.**

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

Registered Owner(s): <u>Rock Fortin Lizette Fortin</u>	Email: <u>[REDACTED]</u>
Mailing Address: <u>1624 Sherwood Ave</u>	Home Phone: <u>[REDACTED]</u>
	Business Phone: _____
City: <u>Sudbury</u>	Postal Code: <u>P3A 4L3</u> 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: <u>[REDACTED]</u>
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: _____
Mailing Address: _____
City: _____ Postal Code: _____

4) Current Official Plan designation: Livign 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
Remove 3.048 x 3.048 shed			
4.23 Lot Coverage	10%	15%	5%

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

c) Description of Proposal:  
Remove a 3.048 x 3.048 shed and add a 4.877 x 3.048 prefabricated engineer shed

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
To add additional storage space

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

PIN(s): 73565-0575 Township: Medora Ward: 8  
 Lot No.: 10 Concession No.: 0 Parcel(s): 25393  
 Subdivision Plan No.: M381 Lot: 163 Reference Plan No.: \_\_\_\_\_ Part(s): \_\_\_\_\_  
 Municipal Address or Street(s): 1624 Sherwood

7) Date of acquisition of subject land. 1996

8) Dimensions of land affected.  
 Frontage 21,257 (m) Depth 45,720 (m) Ar. 840.21 (m<sup>2</sup>) Width of Street \_\_\_\_\_ (m)

9) Particulars of all buildings:

	House	Garage Existing	Shed	Proposed	
Ground Floor Area:	<u>73.46</u>	<u>55.47</u>	<u>9.2</u> (m <sup>2</sup> )	<u>9.85</u>	(m <sup>2</sup> )
Gross Floor Area:	<u>NA</u>	<u>NA</u>	<u>NA</u> (m <sup>2</sup> )	<u>NA</u>	(m <sup>2</sup> )
No. of storeys:	<u>1</u>	<u>1</u>	<u>3.0591</u>	<u>1</u>	
Width:	<u>11.33</u>	<u>8.534</u>	<u>3.04</u> (m)	<u>3.048</u>	(m)
Length:	<u>9.144</u>	<u>10.262</u>	<u>3.08</u> (m)	<u>4.877</u>	(m)
Height:	<u>4.00</u>	<u>4.00</u>	<u>2.42</u> (m)	<u>3.5</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).

	House	Existing	Shed	Proposed	
Front:	<u>7.498</u>	<u>20.544</u>	<u>31.507</u> (m)	<u>41.148</u>	(m)
Rear:	<u>30.74</u>	<u>16.13</u>	<u>27.06</u> (m)	<u>1.524</u>	(m)
Side:	<u>10.345</u>	<u>1.529</u>	<u>10.345</u> (m)	<u>1.524</u>	(m)
Side:	<u>1.012</u>	<u>4.022</u>	<u>3.42</u> (m)	<u>10.424</u>	(m)

11) What types of water supply, sewage disposal and storm drainage are available? What type of access to the land?

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

12) Date(s) of construction of all buildings and structures on the subject land.  
House 1952 Garage 2013 Shed 1997  
Shed to be removed 2008

13) Existing use(s) of the subject property and length of time it / they have continued.  
 Use(s): Residential Length of time: 7955

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

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

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

17) Existing uses of abutting properties: Homes

**A0073/2021**

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

If "yes", indicate the application number(s): A0088/2013  
or, describe briefly, Building of a garage

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, Rock Fortin & Lizette Fortin (please print all names), the registered owner(s) of the property described as 1624 Sherwood

in the City of Greater Sudbury:

**Collection, Use and Disclosure of Information:**

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

**Authority to Enter Land and Photograph**

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

**Appointment of Authorized Agent**

g) appoint and authorize \_\_\_\_\_ (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 7 day of June, 2021

U Kayman  
(witness)

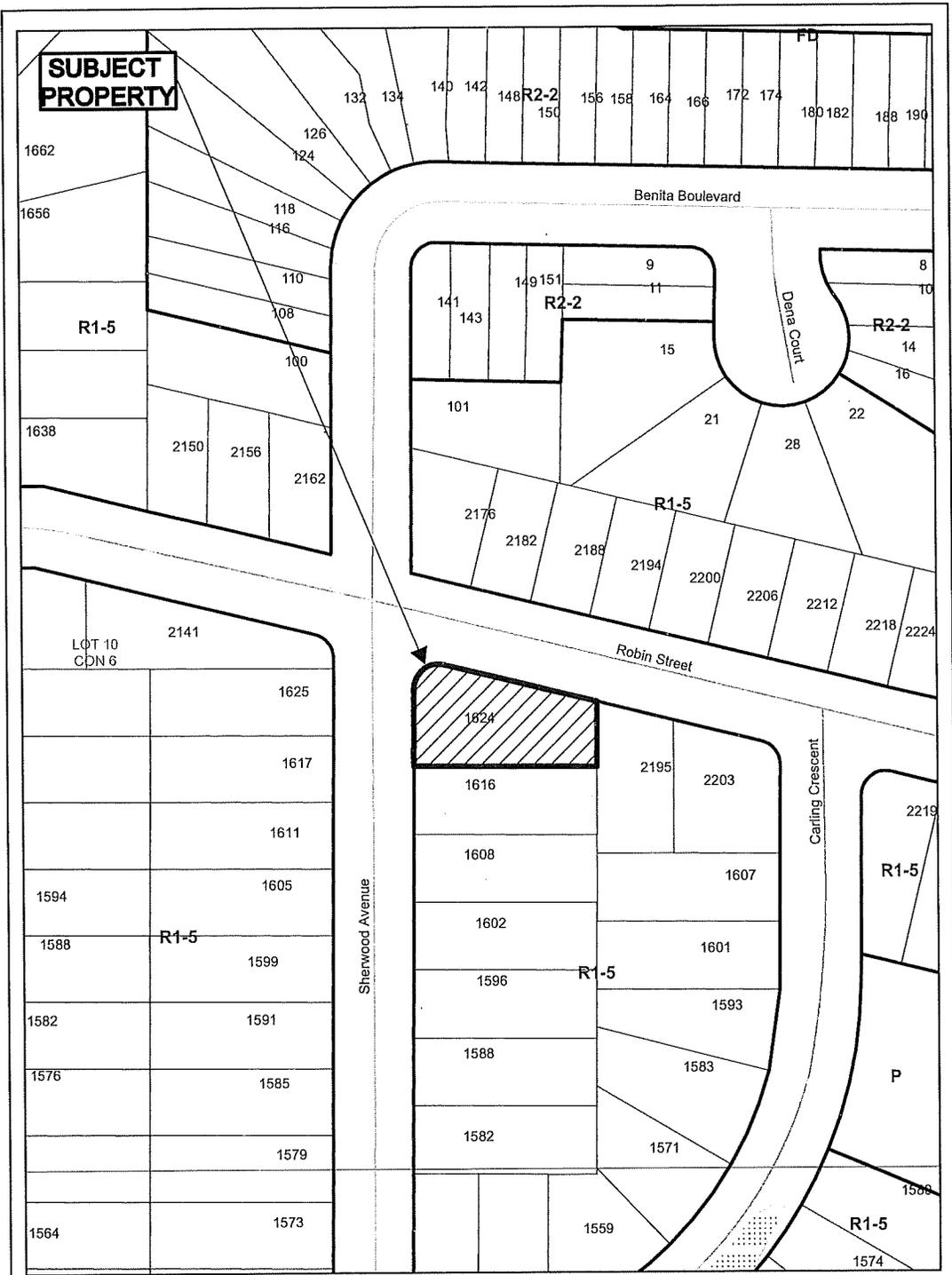
Rock Fortin Lizette Fortin  
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: Rock Fortin Lizette Fortin

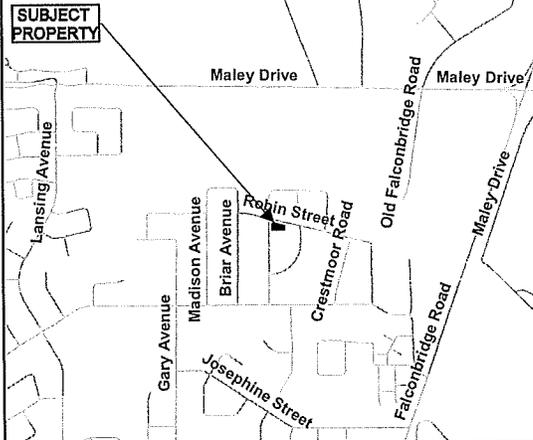
\*I have authority to bind the Corporation

**A0073/2021**





**SUBJECT PROPERTY**



**Application for Minor Variance or Permission**



Subject Property being PIN 73565-0575, Parcel 25393, Lot 163, Plan M-381, Lot 10, Concession 6, Township of Neelon, 1624 Sherwood Avenue, Sudbury, City of Greater Sudbury

Sketch 1, NTS  
NDCA Watershed

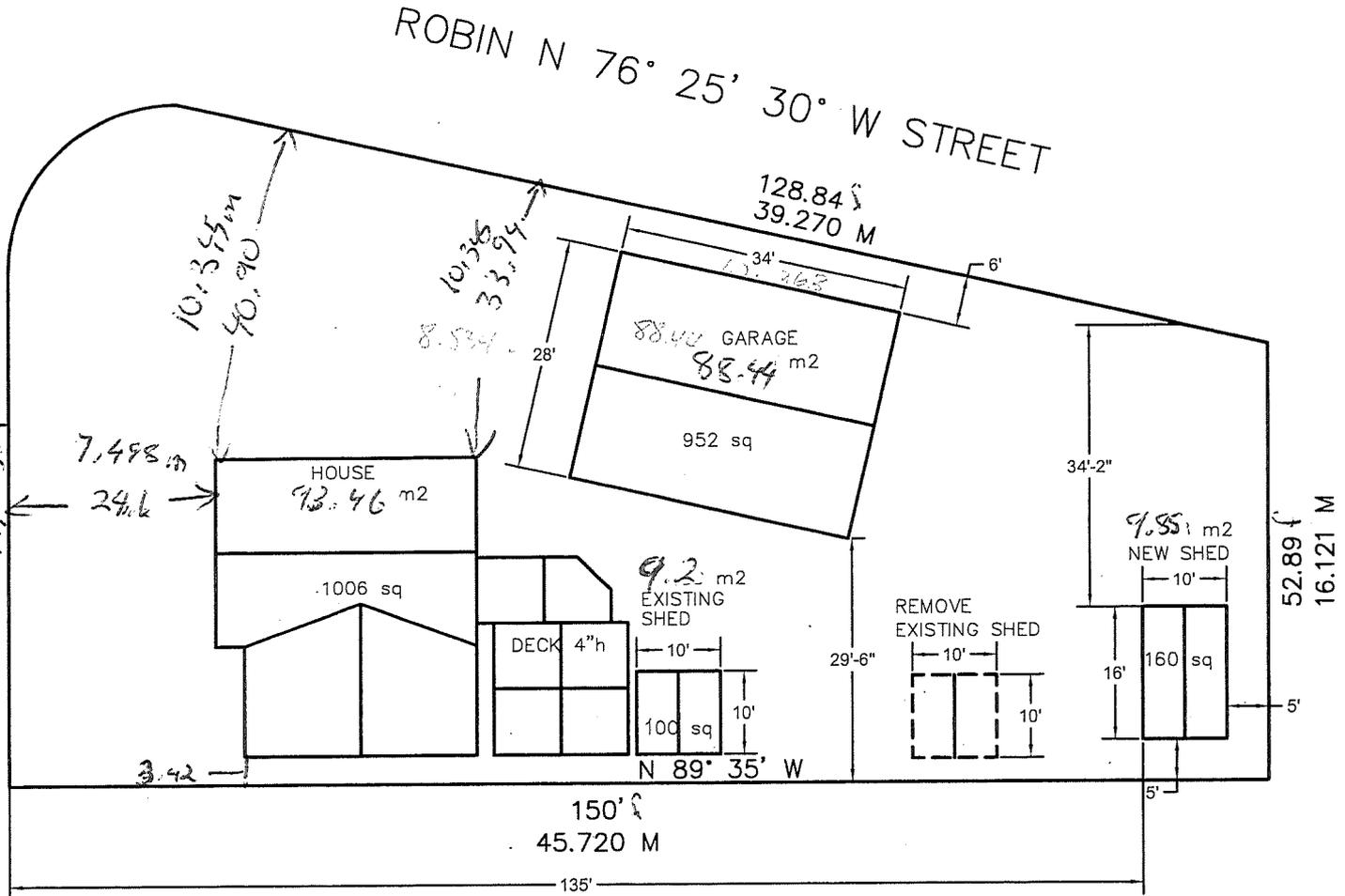
A73/2021  
Date: 2021 06 15



SHERWOOD N 0° 2.5' E AVE.

62.74 f

19.133 M



1624 Sherwood Ave  
10'x16' shed permit

A0073/2021 sketch 2



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

Office Use Only 2020.01.01
A 0074/2021
S.P.P. AREA YES ___ NO ___
NDCA REG. AREA YES ___ NO ___

### City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

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

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**PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.**

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

Registered Owner(s): Henry Must, Donna Must      Email: [Redacted]  
Mailing Address: 1755 South Lane Road      Home Phone: [Redacted]  
[Redacted]      Business Phone: [Redacted]  
City: Greater Sudbury      Postal Code: P3G 1N9      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: Jean Sauve, Jeanne Sauve, Rene Gravelle      Email: [Redacted]  
Mailing Address: 1881 South Lane Road      Home Phone: [Redacted]  
1755 South Lane Road      Business Phone: [Redacted]  
City: Greater Sudbury      Postal Code: P3G 1C8      Fax Phone: [Redacted]

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

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

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ Postal Code: \_\_\_\_\_

- 4) Current Official Plan designation: RU      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
reduce road frontage	90 m.	45 m.	45 m.

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

- c) Description of Proposal:  
An Application for Consent to realign the common boundary between 1755 South Lane Rd and 1881 South Lane Rd has been submitted. This will result in 1755 South Lane Road gaining 55,800 sq.m. and 90 m. of water frontage on Raft Lake. We are proposing to create a second LOT from the property at 1755 South Lane Road. A Minor Variance would make this possible.

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
Since this proposed LOT '1' is zoned RU rural it normally require 90 m. of public road frontage. Waterfront lots with a minimum of 45 m. of water frontage and 0.8 hectare are permitted in rural areas but this minor variance is required to reduce the public road frontage requirement at the other end of the lot to 45 m.



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, Henry Must, Donna Must (please print all names), the registered owner(s) of the property described as PIN 73477-0250 being part 1 of PLAN 53R-17252, part of lot 1, concession 4, Broder, 1755 South Lane Road 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;

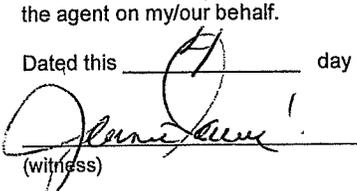
**Authority to Enter Land and Photograph**

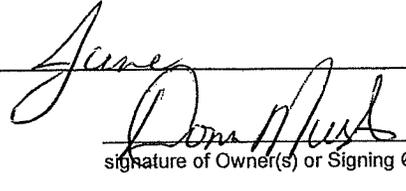
- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
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**Appointment of Authorized Agent**

g) appoint and authorize Jean Sauve (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 June, 2021

  
(witness)

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

**A0074/2021**

Print Name: \_\_\_\_\_

\*I have authority to bind the Corporation

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

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

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

If "yes", indicate application number(s) and status of application(s): Applications submitted concurrently

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, Jean Sauve, Jeanne Sauve, Rene Gravelle (please print all

names), the registered owner(s) of the property described as \_\_\_\_\_  
PINs 73479-0178 & 73479-0153, PLAN 53R-21142, parts of lots 11 & 12, concession 4, Dill, 1881 South Lane Road.  
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;
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- 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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**Appointment of Authorized Agent**

g) appoint and authorize Jean Sauve (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 4 day of June, 2021

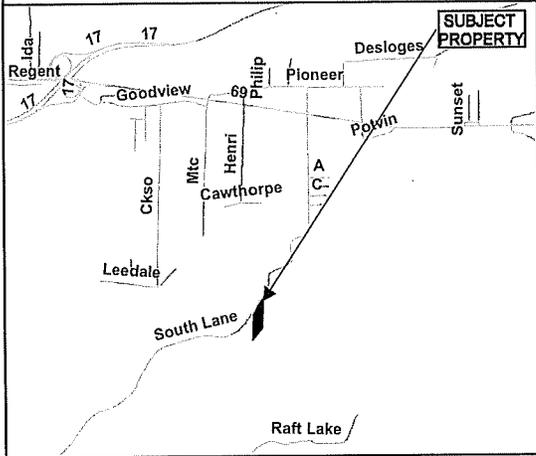
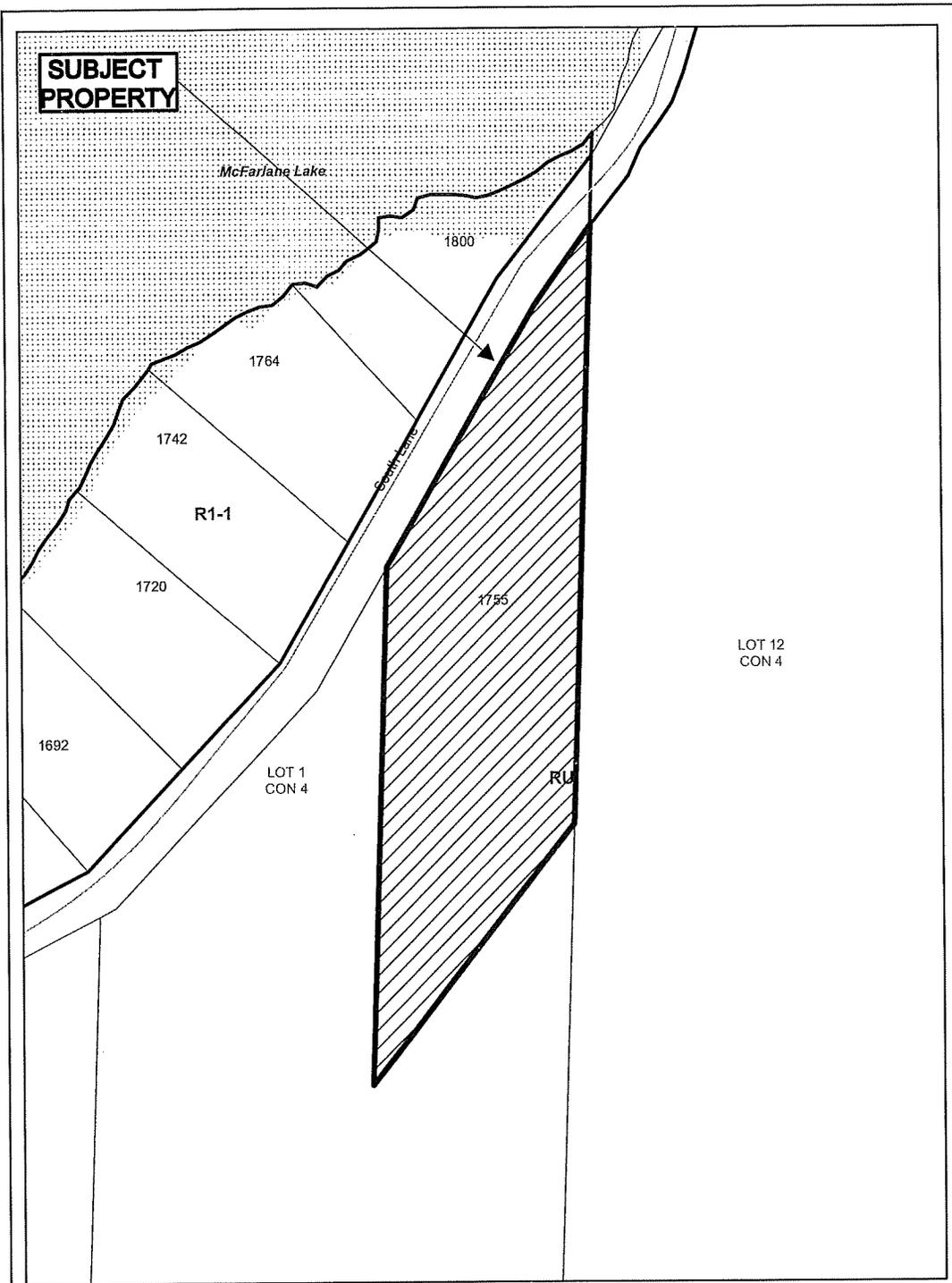
Raychel Rose  
(witness)

Jean Sauve, Jeanne Sauve, Rene Gravelle  
signature of Owner(s) or Signing Officer or Authorized Agent  
Print Name: Jean Sauve, Jeanne Sauve, Rene Gravelle

A0074/2021

\*I have authority to bind the Corporation





**Application for Minor Variance or Permission**



Subject Property being PIN 73477-0250, Parcel 53854, Parts 1 & 2, Plan 53R-17252, Part Lot 1, Concession 4, Township of Broder, 1755 South Land Road, Sudbury, City of Greater Sudbury

Sketch 1, NTS A74/2021 & A75/2021  
 NDCA Watershed Date: 2021 06 15

# McFARLANE LAKE

Land Transferred  
from PIN 0250 to PIN 0554  
2,475± sq.m.

3,117± sq.m.  
of Land Retained  
by PIN 0250

15,903± sq.m.  
of Land Retained  
by PIN 0250

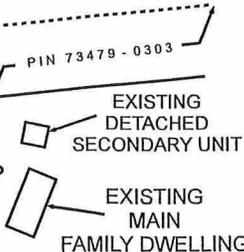
**PROPOSED  
RETAINED  
LOT '1'**  
37,636± sq.m.

PART 2  
PLAN 53R - 13330  
PARCEL 49881  
PART OF LOT 1  
CONCESSION 4

GEOGRAPHIC TOWNSHIP OF BRODER

TOWNSHIP OF BRODER  
TOWNSHIP OF DILL

# RAFT LAKE



**PROPOSED  
RIGHT OF WAY  
FOR ACCESS TO  
RAFT LAKE  
for ALL NEW LOTS**  
7,000± sq.m.

**PROPOSED  
COMMON  
BOUNDARY  
REALIGNMENT**

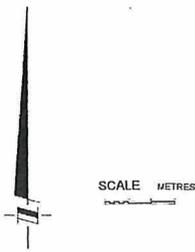
Land Transferred  
from PIN 0554 to PIN 0250  
58,275± sq.m.

PART OF LOT 12  
CONCESSION 4

**PROPOSED  
NEW LOT LINE  
CREATING  
SECOND LOT**

**PROPOSED  
NEW  
LOT '2'**  
39,659± sq.m.

GEOGRAPHIC TOWNSHIP OF DILL



A0074/2021  
Sketch 2

Proposed Lot '2'



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

Office Use Only 2020.01.01	
A0015/2021	
S.P.P. AREA	
YES	NO
NDCA REG. AREA	
YES	NO

### City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

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

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

**PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.**

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

Registered Owner(s): Henry Must, Donna Must	Email: [REDACTED]	
Mailing Address: 1755 South Lane Road	Home Phone: [REDACTED]	
[REDACTED]	Business Phone: [REDACTED]	
City: Greater Sudbury	Postal Code: P3G 1N9	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: Jean Sauve, Jeanne Sauve, Rene Gravelle	Email: [REDACTED]	
Mailing Address: 1881 South Lane Road	Home Phone: [REDACTED]	
1755 South Lane Road	Business Phone: [REDACTED]	
City: Greater Sudbury	Postal Code: P3G 1C8	Fax Phone: [REDACTED]

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

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

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

4) Current Official Plan designation: \_\_\_\_\_ Current Zoning By-law designation: \_\_\_\_\_

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

Variance To	By-law Requirement	Proposed	Difference
reduce road frontage	90 m.	45 m.	45 m.

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

c) Description of Proposal:

An Application for Consent to realign the common boundary between 1755 South Lane Rd and 1881 South Lane Rd has been submitted. This will result in 1755 South Lane Road gaining 55,800 sq.m. and 90 m. of water frontage on Raft Lake. We are proposing to create a second LOT from the property at 1755 South Lane Road. A Minor Variance would make this possible.

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

Since this proposed LOT '2' is zoned RU rural it normally require 90 m. of public road frontage. Waterfront lots with a minimum of 45 m. of water frontage and 0.8 hectare are permitted in rural areas but this minor variance is required to reduce the public road frontage requirement at the other end of the lot to 45 m.

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

PIN(s): 73477-0250 Township: Broder Ward: 9  
 Lot No.: 1 Concession No.: 4 Parcel(s): 49881 S.E.S. ~~63854~~  
 Subdivision Plan No.: Lot: Reference Plan No.: 53R-17252 Part(s): 1 + 2  
 Municipal Address or Street(s): 1755 South Lane Road

P

7) Date of acquisition of subject land. 2002

8) Dimensions of land affected.

Frontage Rd45/Lk80(m) Depth Irregular (m) Area 39,659 ± (m<sup>2</sup>) Width of Street 20 (m)

9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	n/a (m <sup>2</sup> )	n/a (m <sup>2</sup> )
Gross Floor Area:	(m <sup>2</sup> )	(m <sup>2</sup> )
No. of storeys:		
Width:	(m)	(m)
Length:	(m)	(m)
Height:	(m)	(m)

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

	Existing	Proposed
Front:	n/a (m)	n/a (m)
Rear:	(m)	(m)
Side:	(m)	(m)
Side:	(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.

2002

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

Use(s): n/a Length of time: 20 years

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

Same as #13  or, \_\_\_\_\_

15) What is the number of dwelling units on the property? 0

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

If "yes", how many? \_\_\_\_\_

17) Existing uses of abutting properties: Vacant

A0075/2021

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

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

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

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

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

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

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

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

**PART A: OWNER ACKNOWLEDGEMENT AND CONSENT**

I/We, Henry Must, Donna Must (please print all names), the registered owner(s) of the property described as PIN 73477-0250 being part 1 of PLAN 53R-17252, part of lot 1, concession 4, Broder, 1755 South Lane Road in the City of Greater Sudbury:

**Collection, Use and Disclosure of Information:**

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**Appointment of Authorized Agent**

g) appoint and authorize Jean Sauve (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 4 day of June, 2021

Jean Sauve  
(witness)

Donna Must, Henry Must  
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: \_\_\_\_\_

\*I have authority to bind the Corporation

A0075/2021

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

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If "yes", indicate application number(s) and status of application(s): Applications submitted concurrently

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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, Jean Sauve, Jeanne Sauve, Rene Gravelle (please print all

names), the registered owner(s) of the property described as \_\_\_\_\_  
PINS 73479-0178 & 73479-0153, PLAN 53R-21142, parts of lots 11 & 12, concession 4, Dill, 1881 South Lane Road.  
in the City of Greater Sudbury:

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Dated this 4 day of June, 2021

Raychel Rose  
(witness)

Jean Sauve, Jeanne Sauve, Rene Gravelle  
signature of Owner(s) or Signing Officer or Authorized Agent

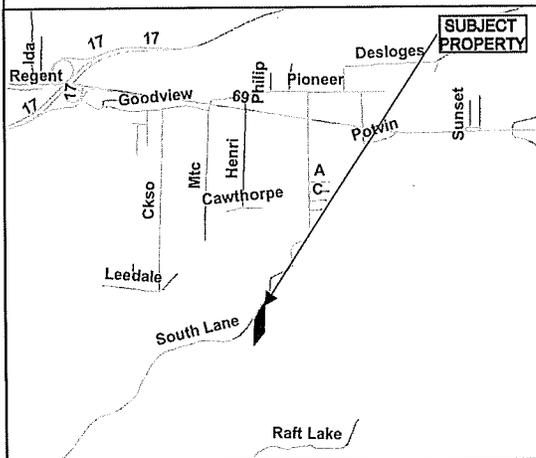
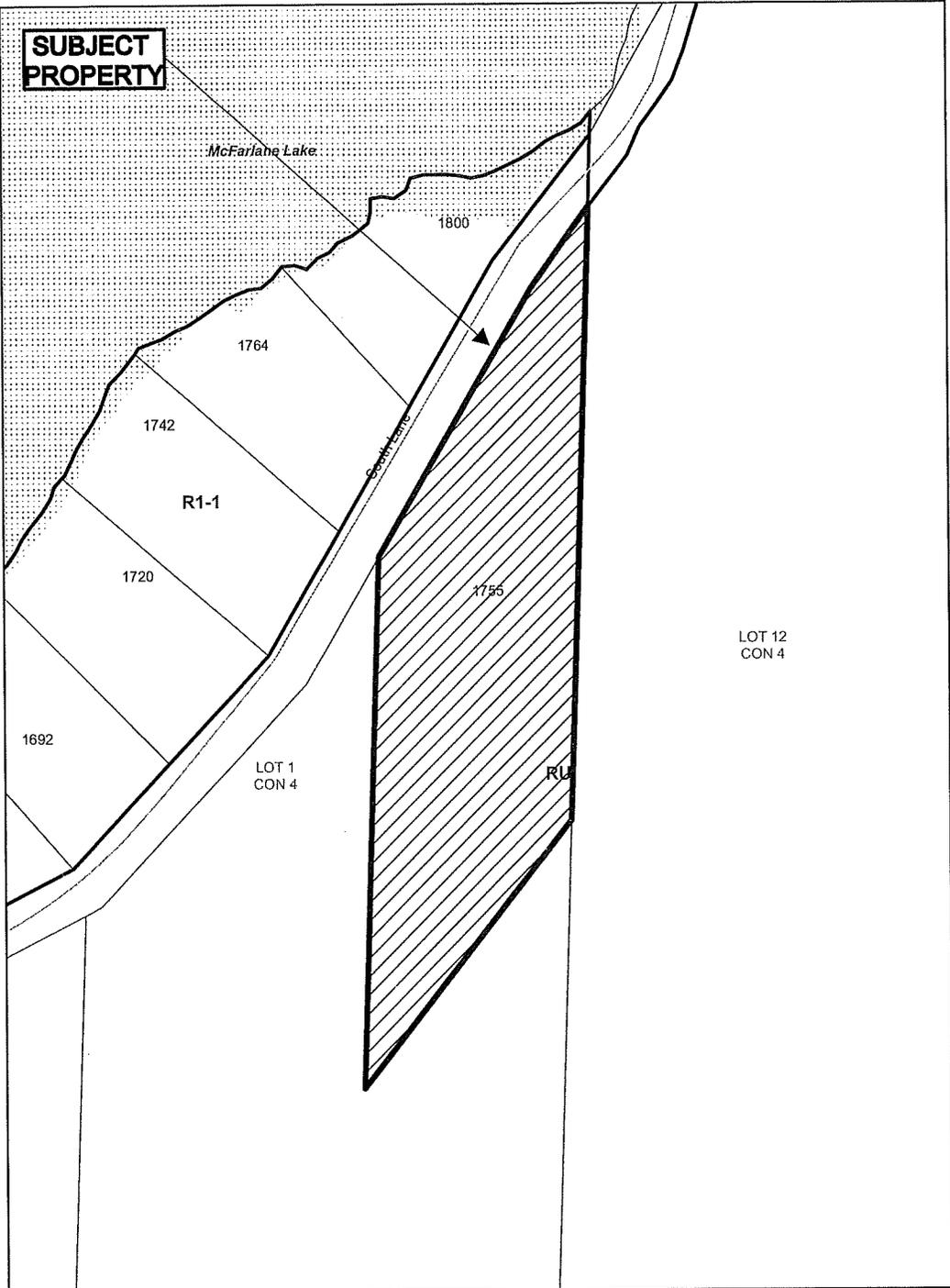
Print Name: Jean Sauve, Jeanne Sauve, Rene Gravelle

\*I have authority to bind the Corporation

A0075/2021



**SUBJECT  
PROPERTY**



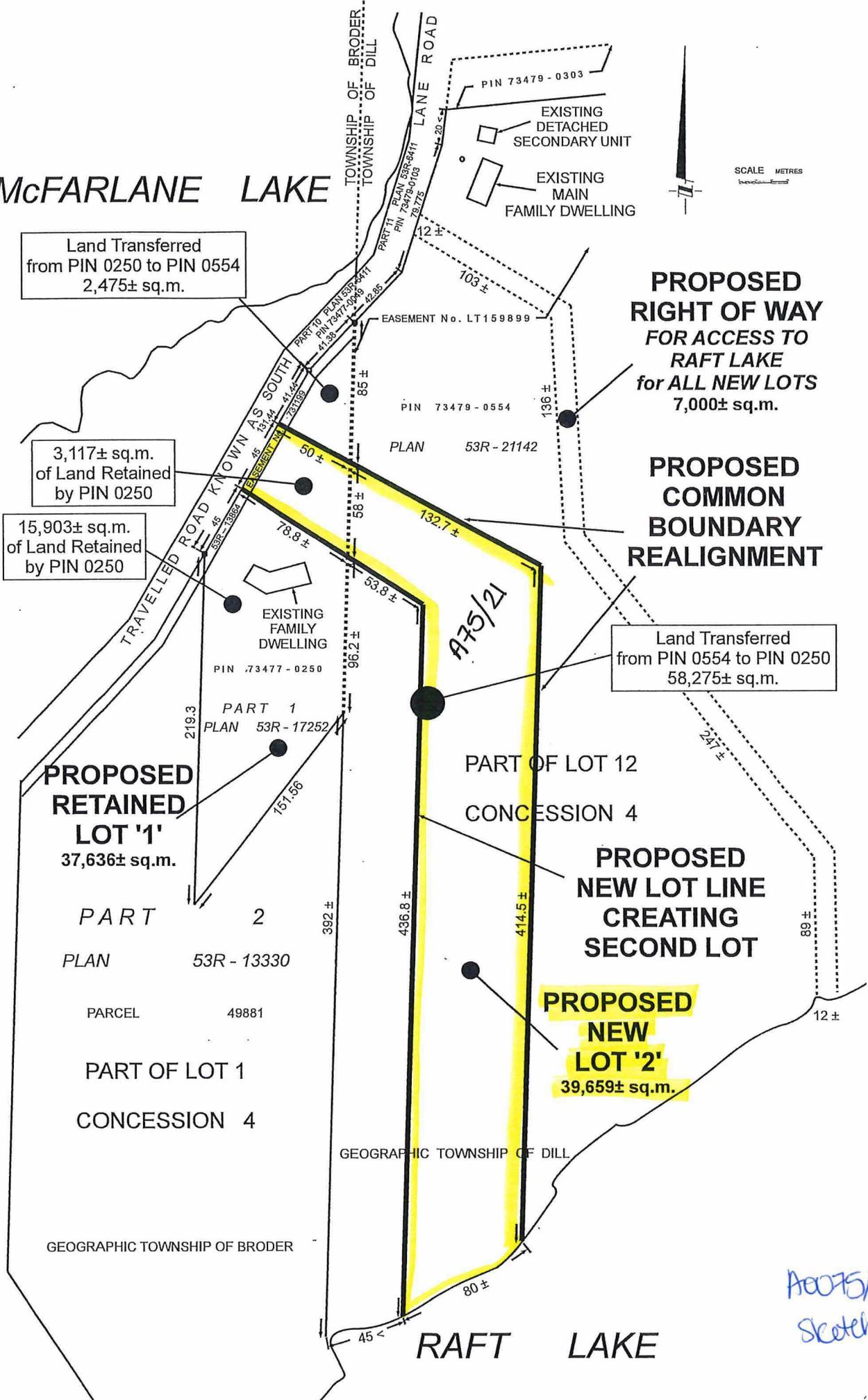
**Application for Minor  
Variance or Permission**



Subject Property being PIN 73477-0250,  
Parcel 53854, Parts 1 & 2, Plan 53R-17252,  
Part Lot 1, Concession 4, Township of Broder,  
1755 South Land Road, Sudbury,  
City of Greater Sudbury

Sketch 1, NTS      A74/2021 & A75/2021  
NDCA Watershed      Date: 2021 06 15

# McFARLANE LAKE



Land Transferred from PIN 0250 to PIN 0554 2,475± sq.m.

3,117± sq.m. of Land Retained by PIN 0250

15,903± sq.m. of Land Retained by PIN 0250

**PROPOSED RIGHT OF WAY FOR ACCESS TO RAFT LAKE for ALL NEW LOTS 7,000± sq.m.**

**PROPOSED COMMON BOUNDARY REALIGNMENT**

Land Transferred from PIN 0554 to PIN 0250 58,275± sq.m.

**PROPOSED RETAINED LOT '1'**  
37,636± sq.m.

PART 2  
PLAN 53R - 13330  
PARCEL 49881

PART OF LOT 1  
CONCESSION 4

PART OF LOT 12  
CONCESSION 4

**PROPOSED NEW LOT LINE CREATING SECOND LOT**

**PROPOSED NEW LOT '2'**  
39,659± sq.m.

GEOGRAPHIC TOWNSHIP OF BRODER

GEOGRAPHIC TOWNSHIP OF DILL

# RAFT LAKE

A0075/2021  
Sketch 2



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

Office Use Only
2020.01.01
A 0016/2021
S.P.P. AREA
YES \_\_\_ NO \_\_\_
NDCA REG. AREA
YES \_\_\_ NO \_\_\_

City of Greater Sudbury
APPLICATION FOR MINOR VARIANCE

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

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PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Jean Sauve, Jeanne Sauve, Rene Gravelle
Mailing Address: 1881 South Lane Road
City: Greater Sudbury Postal Code: P3G 1C8

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: Jean Sauve
Mailing Address: 1881 South Lane Road
City: Greater Sudbury Postal Code: P3G 1C8

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: Caisse Desjardins Ontario
Mailing Address: 1380 Lasalle Blvd
City: Sudbury Postal Code: P3A 1Z6

4) Current Official Plan designation: RU 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.

Table with 4 columns: Variance To, By-law Requirement, Proposed, Difference. Row 1: reduce minimum public road frontage, 90 metres, 45 metres, 45 metres.

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

c) Description of Proposal: The rural proposed lot 'A' in question is a waterfront lot having more than 45 m. of water frontage. It also has over 25,000 sq.m. of land area. This proposal is requesting that the minimum public road frontage requirement of 90 m. be reduced to 45 m. for this new lot because it is waterfront and has at least 45 m. of water frontage.

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: Since this proposed lot 'A' is zoned RU rural it normally require 90 m. of public road frontage. Waterfront lots with a minimum of 45 m. of water frontage are permitted in rural areas but this minor variance is required to reduce the public road frontage at the other end of the lot to 45 m.

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

PIN(s): 73479-0178 <sup>0554</sup> & 73479-0153 Township: Dill Ward: 9  
 Lot No.: 11 & 12 Concession No.: 4 Parcel(s): 15001A S.E.S. & 9921 S.E.S.  
 Subdivision Plan No.: Lot: Reference Plan No.: 53R-21142 Part(s): All but 5  
 Municipal Address or Street(s): 1581 South Lane Rd

7) Date of acquisition of subject land. October 1st, 2018

8) Dimensions of land affected.

Frontage rd-45/1k-70 <sup>110m</sup> (m) Depth Irregular (m) Area <sup>30,180 m<sup>2</sup></sup> ~~26,304~~ (m<sup>2</sup>) Width of Street 20 (m)

9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	n/a	(m <sup>2</sup> )	n/a	(m <sup>2</sup> )
Gross Floor Area:	n/a	(m <sup>2</sup> )	n/a	(m <sup>2</sup> )
No. of storeys:	n/a		n/a	
Width:	n/a	(m)	n/a	(m)
Length:	n/a	(m)	n/a	(m)
Height:	n/a	(m)	n/a	(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:	n/a	(m)	n/a	(m)
Rear:	n/a	(m)	n/a	(m)
Side:	n/a	(m)	n/a	(m)
Side:	n/a	(m)	n/a	(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 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 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): Vacant Length of time: n/a

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

Same as #13  Or, RU waterfront permitted uses / to be determined

15) What is the number of dwelling units on the property? 0

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: RU Residential

A0076/2021

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

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

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

If "yes", indicate application number(s) and status of application(s): Applications submitted concurrently

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, Jean Sauve, Jeanne Sauve, Rene Gravelle (please print all

names), the registered owner(s) of the property described as \_\_\_\_\_ PINs 73479-0178 & 73479-0153, PLAN 53R-21142, parts of lots 11 & 12, concession 4, Dill, 1881 South Lane Road. in the City of Greater Sudbury;

**Collection, Use and Disclosure of Information:**

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

**Authority to Enter Land and Photograph**

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

**Appointment of Authorized Agent**

g) appoint and authorize Jean Sauve (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 4 day of June, 2021

Rachel Rose  
(witness)

Jean Sauve, Jeanne Sauve, Rene Gravelle  
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: Jean Sauve, Jeanne Sauve, Rene Gravelle

\*I have authority to bind the Corporation

A00716/2021

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

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

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

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

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

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

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

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

**PART A: OWNER ACKNOWLEDGEMENT AND CONSENT**

I/We, Henry Must, Donna Must (please print all names), the registered owner(s) of the property described as PIN 73477-0250 being part 1 of PLAN 53R-17252, part of lot 1, concession 4, Broder, 1755 South Lane Road in the City of Greater Sudbury:

**Collection, Use and Disclosure of Information:**

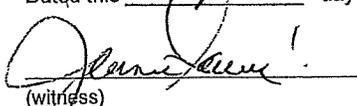
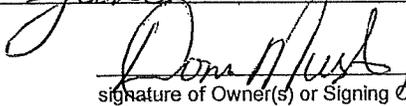
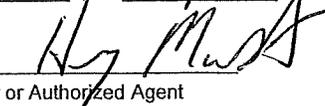
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- c) in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*, consent to the use and disclosure of this application and any Supporting Documentation, inclusive of any personal information, to any person or entity, in 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**

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

**Appointment of Authorized Agent**

g) appoint and authorize Jean Sauve (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 January, 2021  
 (witness)  
  
 signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: \_\_\_\_\_

\*I have authority to bind the Corporation

A0076/2021





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

PIN(s): 73479-0178 & 73479-0153 Township: Dill Ward: 9
Lot No.: 11 & 12 Concession No.: 4 Parcel(s): 15001A S.E.S. & 9921 S.E.S.
Subdivision Plan No.: Lot: Reference Plan No.: 53R-21142 Part(s): All but 5
Municipal Address or Street(s): 1881 South Lane Rd

7) Date of acquisition of subject land. October 1st, 2018

8) Dimensions of land affected.

Frontage rd-45/lk-60 (m) Depth Irregular (m) Area 26,411 m^2 (m^2) Width of Street 20 (m)

9) Particulars of all buildings:

Table with columns: Existing, Proposed, (m^2), (m). Rows include Ground Floor Area, Gross Floor Area, No. of storeys, Width, Length, Height.

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

Table with columns: Existing, Proposed, (m). Rows include Front, Rear, Side, Side.

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

What type of access to the land?

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

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

n/a

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

Use(s): Vacant Length of time: n/a

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

Same as #13 or, RU waterfront permitted uses / to be determined

15) What is the number of dwelling units on the property? 0

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: RU Residential

Handwritten signature: A007712021

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): Applications submitted concurrently

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, Jean Sauve, Jeanne Sauve, Rene Gravelle (please print all names), the registered owner(s) of the property described as PINs 73479-0-18 & 73479-0-53, PLAN 53R-21142, parts of lots 11 & 12, concession 4, Dill, 1881 South Lane Road. 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;
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- 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**

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**Appointment of Authorized Agent**

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Dated this 4 day of June, 2021

Rachael Rose  
(witness)

Jean Sauve, Rene Gravelle  
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: Jean Sauve, Jeanne Sauve, Rene Gravelle

\*I have authority to bind the Corporation

**AV077/2021**

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

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

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

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

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

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

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

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

**PART A: OWNER ACKNOWLEDGEMENT AND CONSENT**

I/We, Henry Must, Donna Must (please print all names), the registered owner(s) of the property described as PIN 73477-0250 being part 1 of PLAN 53R-17252, part of lot 1, concession 4, Broder, 1755 South Lane Road 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;
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- 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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**Appointment of Authorized Agent**

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Dated this 17 day of January, 2021

Jean Sauve  
(witness)

Henry Must, Donna Must, Hy Must  
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: \_\_\_\_\_

\*I have authority to bind the Corporation

**A00977/2021**





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

PIN(s): 73479-0178 & 73479-0153 Township: Dill Ward: 9
Lot No.: 11 & 12 Concession No.: 4 Parcel(s): 15001A S.E.S. & 9921 S.E.S.
Subdivision Plan No.: Lot: Reference Plan No.: 53R-21142 Part(s): All but 5
Municipal Address or Street(s): 1881 South Lane Rd

7) Date of acquisition of subject land. October 1st, 2018

8) Dimensions of land affected.
Frontage rd-45/lk-45 (m) Depth Irregular (m) Area 28,189 m^2 (m^2) Width of Street 20 (m)

Table with 4 columns: Particulars of all buildings, Existing, Proposed, and units (m^2 or m). Rows include Ground Floor Area, Gross Floor Area, No. of storeys, Width, Length, and Height.

Table with 4 columns: Location of all buildings and structures, Existing, Proposed, and units (m). Rows include Front, Rear, Side, and Side measurements.

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

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

13) Existing use(s) of the subject property and length of time it / they have continued.
Use(s): Vacant Length of time: n/a

14) Proposed use(s) of the subject property.
Same as #13 or, RU waterfront permitted uses / to be determined

15) What is the number of dwelling units on the property? 0

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: RU Residential

Approved/2021

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

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

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

If "yes", indicate application number(s) and status of application(s): Applications submitted concurrently

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, Jean Sauve, Jeanne Sauve, Rene Gravelle (please print all names), the registered owner(s) of the property described as PINs 73479-0476 & 73479-0153, PLAN 53R-21142, parts of lots 11 & 12, concession 4, Dill, 1881 South Lane Road. in the City of Greater Sudbury:

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**Appointment of Authorized Agent**

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Dated this 4 day of June, 2021

Rachael Rose  
(witness)

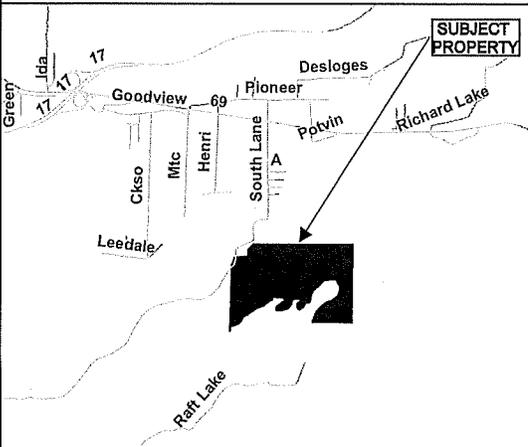
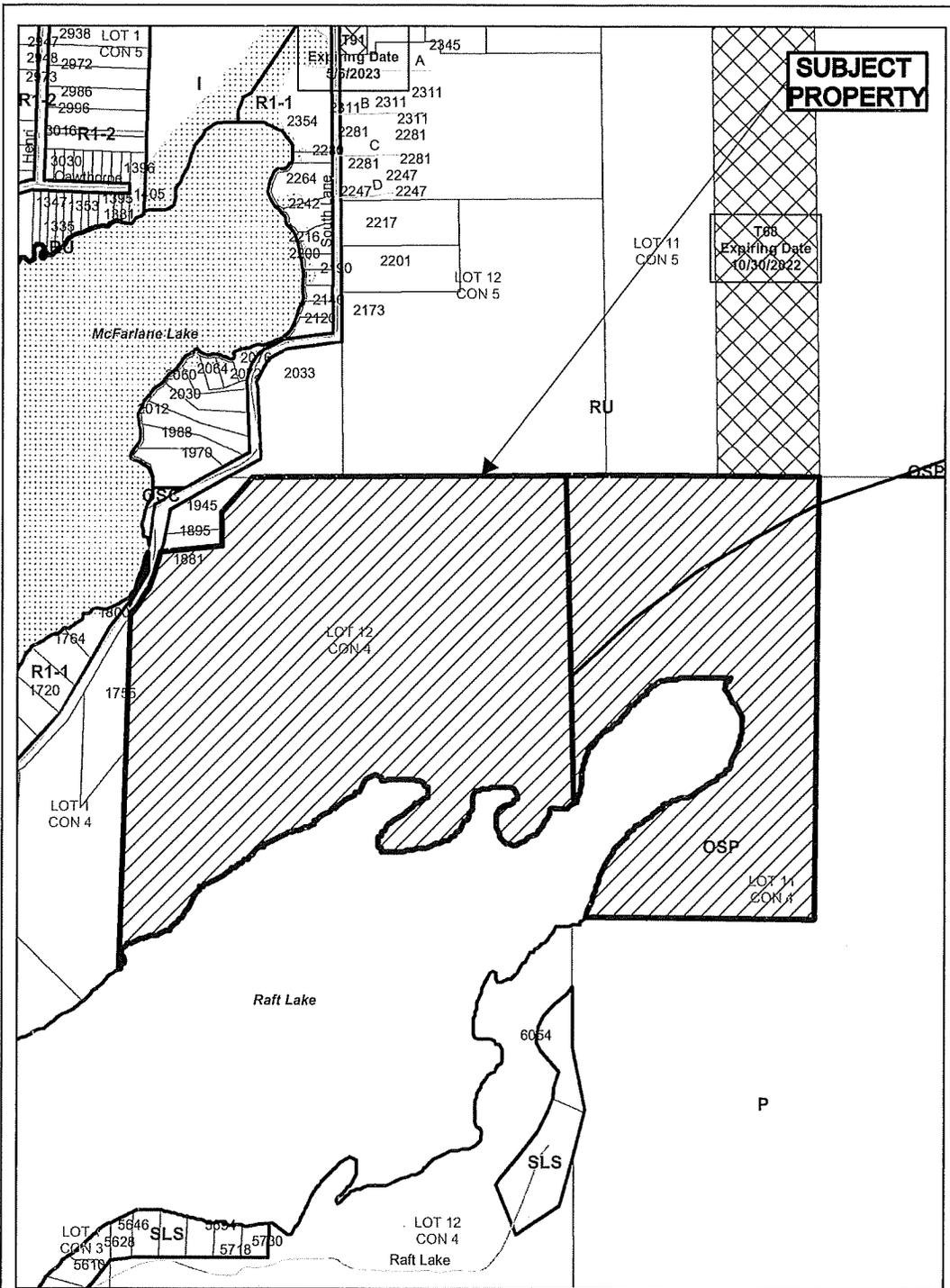
Jean Sauve Rene Gravelle  
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: Jean Sauve, Jeanne Sauve, Rene Gravelle

\*I have authority to bind the Corporation

**A0078/2021**





**Application for Minor Variance or Permission**

N

Subject Property being PINs 73479-0553, 73479-0554 & 73479-0153, Parcel 9921, Parts 1, 2, 3 and 4, Plan 53R-21142 except LT45226, LT84290 & LT164783, Part 11, Plan 53R-6411 & Part 5, Plan 53R-21142, Part Broken Lots 11 & 12, Concession 4, as in EP6521 & EP5474, Township of Dill, 1881 South Lane Road, Sudbury City of Greater Sudbury

Sketch 1, NTS      A76/2021, A77/2021 & A78/2021  
 NDCA Watershed      Date: 2021 06 16

**NEW LOTS  
ROAD FRONTAGE**

McFARLANE LAKE

**PROPOSED  
NEW LOTS  
'A' 'B' 'C'**

TOWNSHIP OF BR  
TOWNSHIP OF DIL

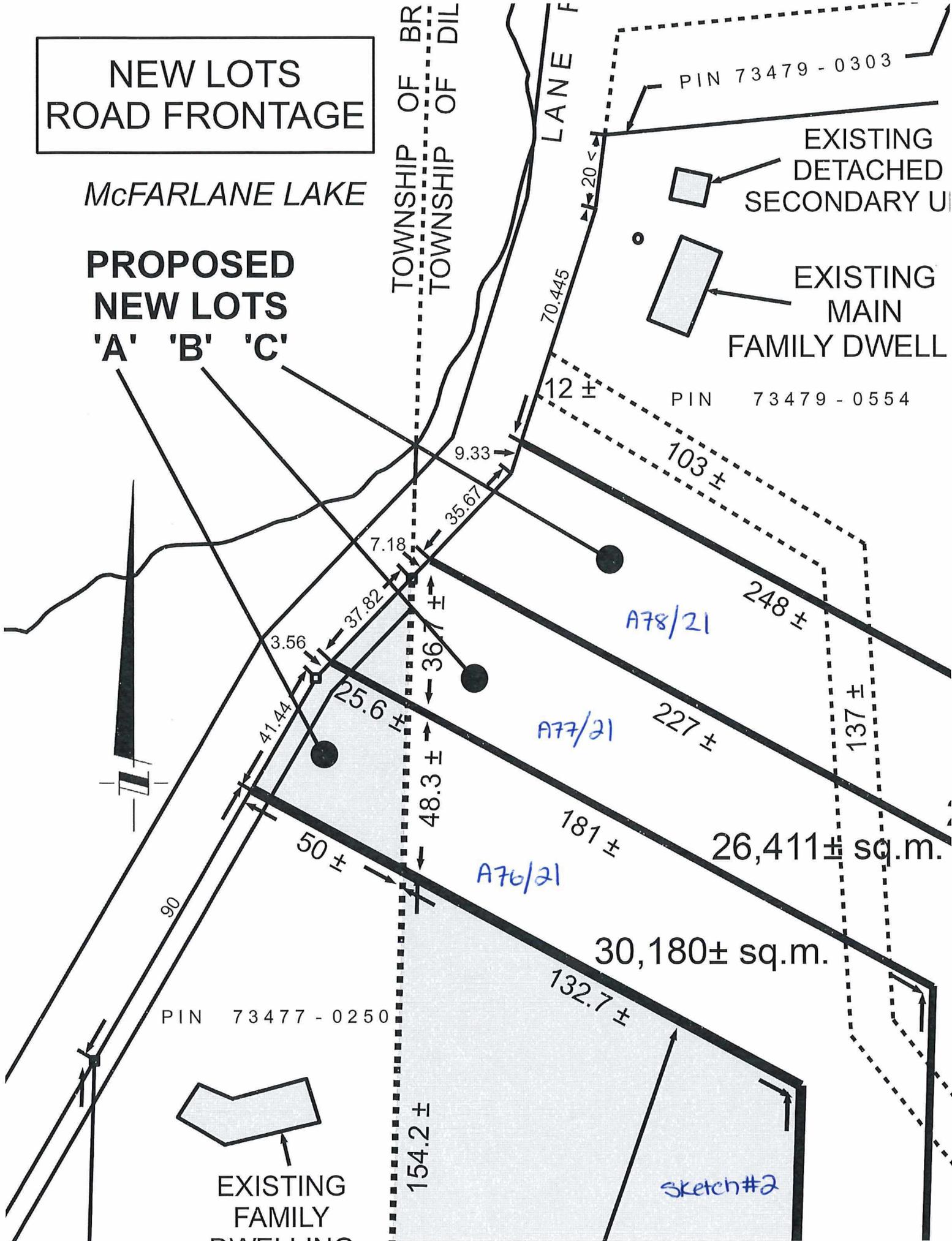
LANE F

PIN 73479 - 0303

EXISTING  
DETACHED  
SECONDARY U

EXISTING  
MAIN  
FAMILY DWELL

PIN 73479 - 0554



A78/21

A77/21

A76/21

26,411 ± sq.m.

30,180 ± sq.m.

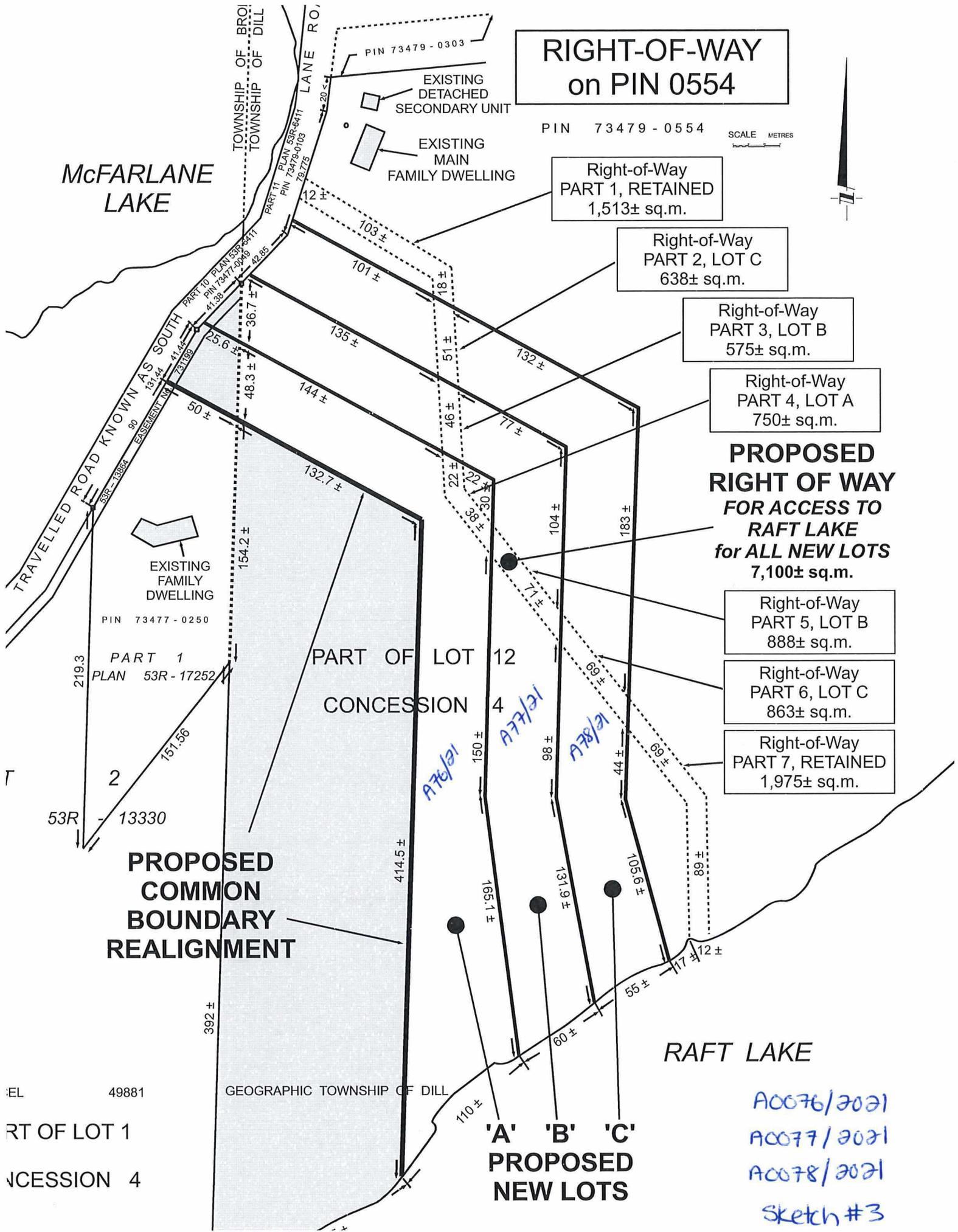
PIN 73477 - 0250

EXISTING  
FAMILY  
DWELLING

sketch#2

**RIGHT-OF-WAY  
on PIN 0554**

PIN 73479 - 0554 SCALE METRES



Right-of-Way  
PART 1, RETAINED  
1,513± sq.m.

Right-of-Way  
PART 2, LOT C  
638± sq.m.

Right-of-Way  
PART 3, LOT B  
575± sq.m.

Right-of-Way  
PART 4, LOT A  
750± sq.m.

**PROPOSED  
RIGHT OF WAY  
FOR ACCESS TO  
RAFT LAKE  
for ALL NEW LOTS  
7,100± sq.m.**

Right-of-Way  
PART 5, LOT B  
888± sq.m.

Right-of-Way  
PART 6, LOT C  
863± sq.m.

Right-of-Way  
PART 7, RETAINED  
1,975± sq.m.

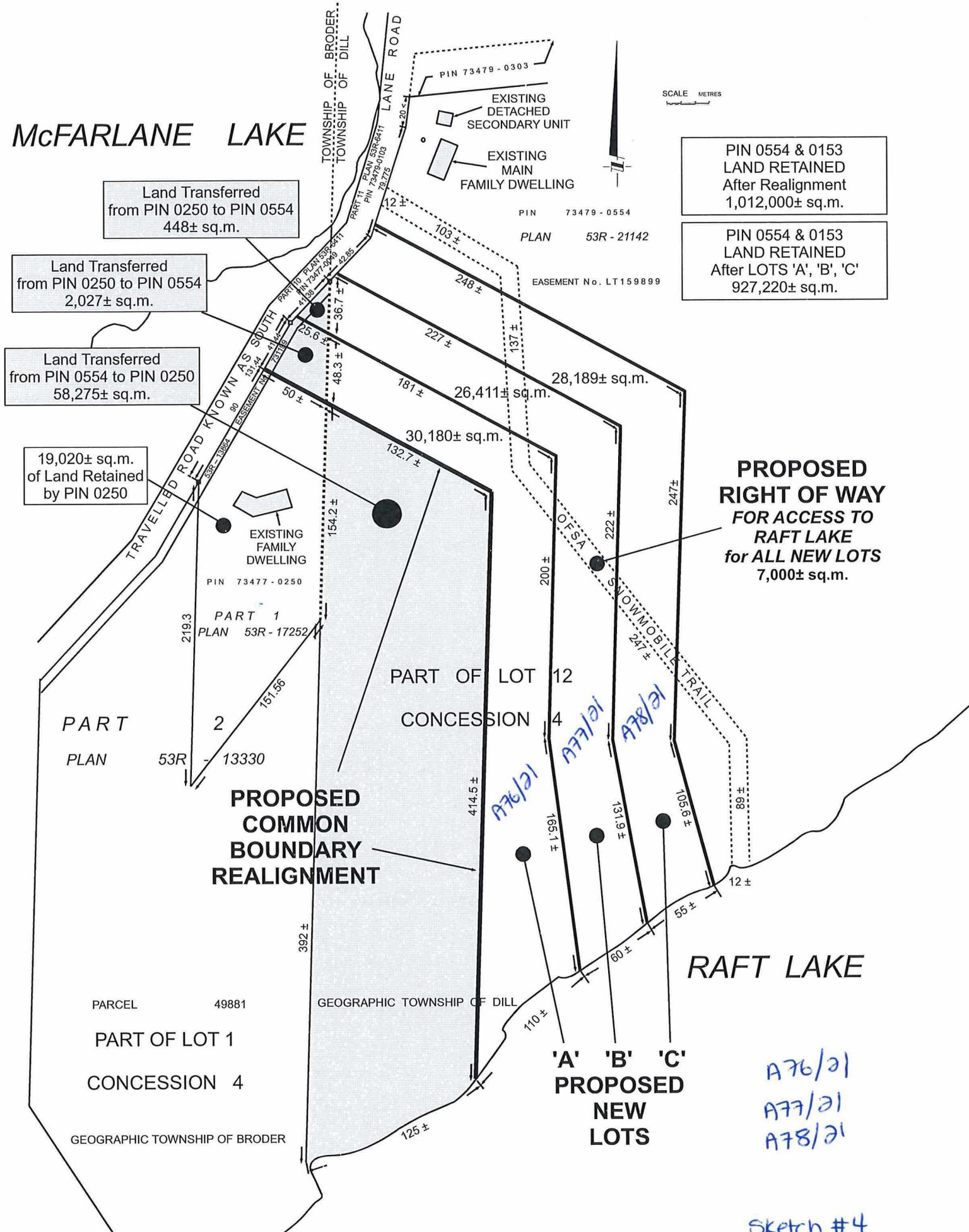
**PROPOSED  
COMMON  
BOUNDARY  
REALIGNMENT**

**'A' 'B' 'C'  
PROPOSED  
NEW LOTS**

A0076/2021  
A0077/2021  
A0078/2021  
Sketch #3

REL 49881  
RT OF LOT 1  
NCESSION 4

# McFARLANE LAKE



Land Transferred  
from PIN 0250 to PIN 0554  
448± sq.m.

Land Transferred  
from PIN 0250 to PIN 0554  
2,027± sq.m.

Land Transferred  
from PIN 0554 to PIN 0250  
58,275± sq.m.

19,020± sq.m.  
of Land Retained  
by PIN 0250

PIN 0554 & 0153  
LAND RETAINED  
After Realignment  
1,012,000± sq.m.

PIN 0554 & 0153  
LAND RETAINED  
After LOTS 'A', 'B', 'C'  
927,220± sq.m.

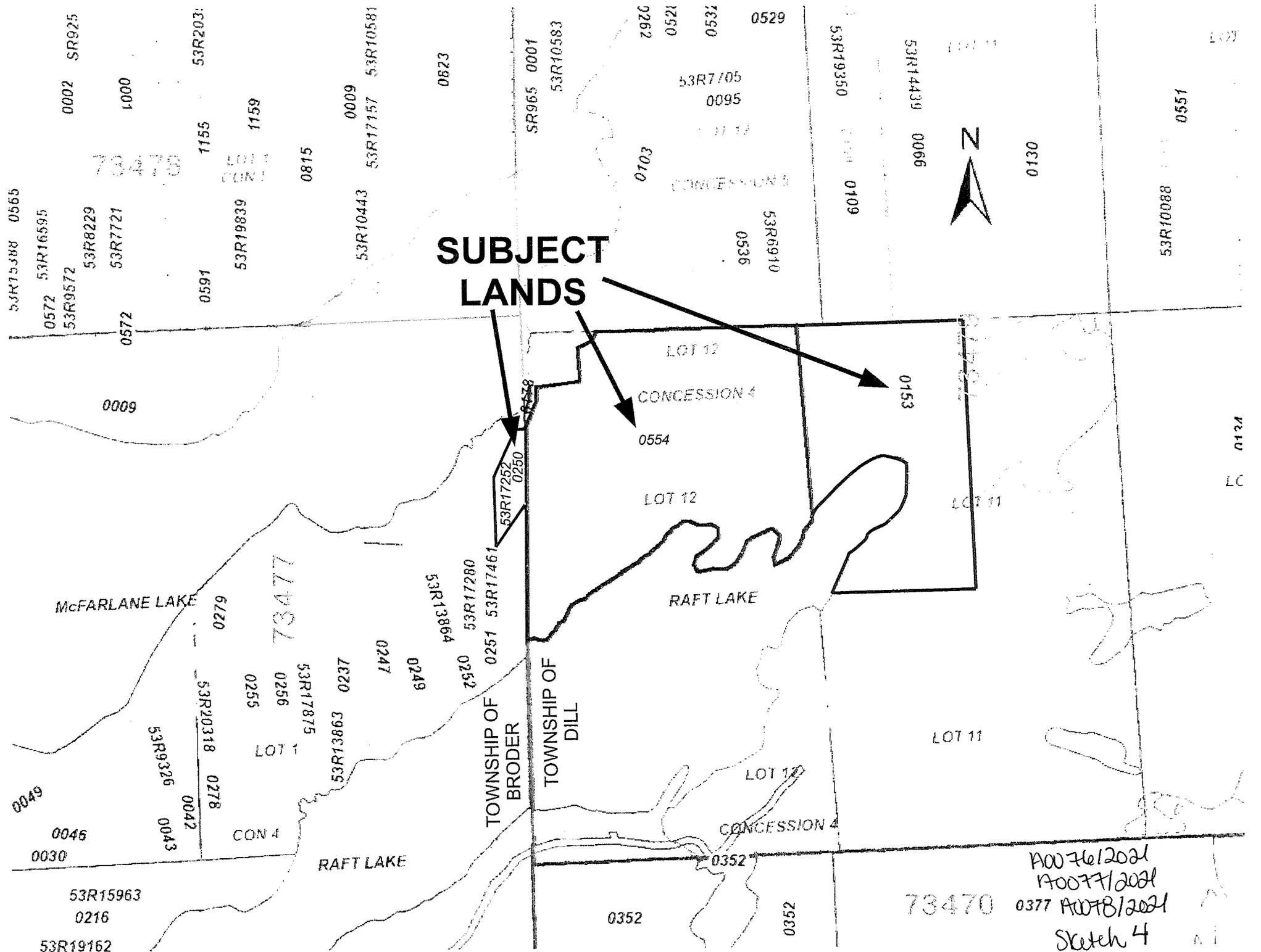
**PROPOSED  
RIGHT OF WAY  
FOR ACCESS TO  
RAFT LAKE  
for ALL NEW LOTS  
7,000± sq.m.**

**PROPOSED  
COMMON  
BOUNDARY  
REALIGNMENT**

**'A' 'B' 'C'  
PROPOSED  
NEW  
LOTS**

*A76/21  
A77/21  
A78/21*

*Sketch #4*



**SUBJECT LANDS**



73470  
 A0076/2021  
 A0077/2021  
 0377 A0078/2021  
 Sketch 4



53R10

Township of Broder

Township of Dill

0536

3R6910



McFARLANE LAKE

Land to be transferred  
from PIN 0250 to PIN 0554  
2,475± sq.m.

Retained Land  
1,012,000± sq.m.

LOT 12

CONCESSION 4

1,335±

0554

PROPOSED COMMON  
BOUNDARY REALIGNMENT

Retained Land  
19,020± sq.m.

53R17252  
0250

820± m

LOT 12

LOT 11

414.5±

RAFT LAKE

Land to be transferred  
from PIN 0554 to PIN 0250  
58,275± sq.m.

4320

0247

0249

53R13864

53R17280

0252

53R17461

1520

80

219.3±

191.26±

132.7±

A0076/2021  
A0077/2021  
A0078/2021  
Sketch 6



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

Office Use Only 2020 01 01	
A 0074/2024	
S.P.P. AREA	
YES	NO
NDCA REG. AREA	
YES	NO

## City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

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

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

**PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.**

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

*ADDT  
 EVER  
 SEE  
 PLAN*

Registered Owner(s): MICHAEL HOWARD Email: \_\_\_\_\_  
WHITNEY MARSHALL  
 Mailing Address: 7057 CLASSIC PARKWAY Home Phone: \_\_\_\_\_  
 Business Phone: \_\_\_\_\_  
 City: HOMER Postal Code: \_\_\_\_\_ 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: JAMES KIRKLAND OLS Email: \_\_\_\_\_  
 Mailing Address: 2651 DESLORES RD Home Phone: \_\_\_\_\_  
 Business Phone: \_\_\_\_\_  
 City: SUDBURY OLS Postal Code: P3B1G5 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: 5118 OLD HURDY CR  
 City: HOMER Postal Code: P3P1B9

- 4) Current Official Plan designation: RESIDENTIAL Current Zoning By-law designation: R1-5

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

Variance To	By-law Requirement	Proposed	Difference
<u>BACKYARD</u>	<u>7.5</u>	<u>6.43</u>	<u>1.07</u>
<u>GEORGE</u>			

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

- c) Description of Proposal: LOTSPLIT NEED VARIANCE TO  
GET AREA FOR RETAIN

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
IT IS GET AREA FOR SPLIT OR GET BACKYARD TIE  
SEE PLAN

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

PIN(s): 73508-0746 Township: CARleton Ward:  
 Lot No.: \_\_\_\_\_ Concession No.: \_\_\_\_\_ Parcel(s): \_\_\_\_\_  
 Subdivision Plan No.: M-410 Lot: 17 Reference Plan No.: \_\_\_\_\_ Part(s): \_\_\_\_\_  
 Municipal Address or Street(s): 36 OSCAR ST HANMER

7) Date of acquisition of subject land. 2018/10/01

8) Dimensions of land affected.  
 Frontage 36.36 (m) Depth 25.29 (m) Area 920 (m<sup>2</sup>) Width of Street 20.117 (m)

9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>232</u> (m <sup>2</sup> )	<u>NO</u> (m <sup>2</sup> )
Gross Floor Area:	<u>232</u> (m <sup>2</sup> )	_____ (m <sup>2</sup> )
No. of storeys:	<u>1</u>	_____
Width:	<u>14.6</u> (m)	_____ (m)
Length:	<u>22</u> (m)	_____ (m)
Height:	<u>5</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>2.7</u> (m)	_____ (m)
Rear:	<u>7.14</u> (m)	_____ (m)
Side:	<u>2.8</u> (m)	_____ (m)
Side:	<u>2.7</u> (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 checked="" type="checkbox"/>	Provincial Highway	<input checked="" type="checkbox"/>
Municipally owned & operated sanitary sewage system	<input type="checkbox"/>	Municipal Road	<input type="checkbox"/>
Lake	<input type="checkbox"/>	Maintained Yearly	<input checked="" type="checkbox"/>
Individual Well	<input type="checkbox"/>	Maintained Seasonal	<input type="checkbox"/>
Communal Well	<input type="checkbox"/>	Right-of-way	<input type="checkbox"/>
Individual Septic System	<input type="checkbox"/>	Water	<input type="checkbox"/>
Communal Septic System	<input type="checkbox"/>	If access is by water only, provide parking and docking facilities to be used.	_____
Pit Privy	<input type="checkbox"/>		
Municipal Sewers/Ditches/Swales	<input type="checkbox"/>		

12) Date(s) of construction of all buildings and structures on the subject land.  
1850 ±

13) Existing use(s) of the subject property and length of time it / they have continued.  
 Use(s): RESIDENTIAL Length of time: 50 YRS ±

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

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

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

17) Existing uses of abutting properties: RESIDENTIAL

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

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

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

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

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

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

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

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

**PART A: OWNER ACKNOWLEDGEMENT AND CONSENT**

I/We, WHITNEY MARSHALL & MICHAEL HOWARD (please print all names), the registered owner(s) of the property described as 36 OSCAR ST HALMER in the City of Greater Sudbury:

**Collection, Use and Disclosure of Information:**

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

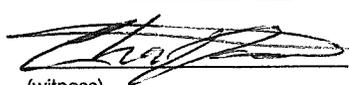
**Authority to Enter Land and Photograph**

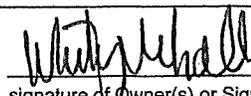
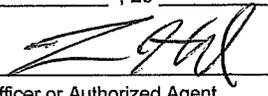
- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Local Planning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

**Appointment of Authorized Agent**

g) appoint and authorize \_\_\_\_\_ (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 9<sup>th</sup> day of JUNE, 2021

  
(witness)

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

Print Name: Whitney Marshall & Michael Howard

\*I have authority to bind the Corporation





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 2020.01.01	
A 0680/2021	
S.P.P. AREA	
YES	NO
NDCA REG. AREA	
YES	NO

70' IN  
1735

+ 750

City of Greater Sudbury

APPLICATION FOR MINOR VARIANCE

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

PART 1  
RETAINED  
SEE PLAN

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

Registered Owner(s): MICHAEL HOWARD  
WHITNEY MARSHALL Email: \_\_\_\_\_  
Mailing Address: 4055 CLASSIC PARKWAY Home Phone: \_\_\_\_\_  
Business Phone: \_\_\_\_\_  
City: HANMER Postal Code: \_\_\_\_\_ 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: JAMES KIRILLANO OLS Email: \_\_\_\_\_  
Mailing Address: 2651 DESLOEBS RD Home Phone: \_\_\_\_\_  
Business Phone: \_\_\_\_\_  
City: SUDBURY ONT Postal Code: P3G1G5 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: 5110 OLD HWY 69  
City: HANMER Postal Code: P3P1B9

4) Current Official Plan designation: \_\_\_\_\_ 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
LOT DEPTH	30	25.3	4.7 M

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

c) Description of Proposal: \_\_\_\_\_

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

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

PIN(s): 73508-0746 Township: CARLETON Ward: \_\_\_\_\_  
 Lot No.: \_\_\_\_\_ Concession No.: \_\_\_\_\_ Parcel(s): \_\_\_\_\_  
 Subdivision Plan No.: M-410 Lot: 17 Reference Plan No.: \_\_\_\_\_ Part(s): \_\_\_\_\_  
 Municipal Address or Street(s): 36 OSCAR

7) Date of acquisition of subject land. 2019 / 10 / 01

8) Dimensions of land affected.

Frontage 18.5 (m) Depth 95.3 (m) Area 468 (m<sup>2</sup>) Width of Street 20.117 (m)

9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	_____ (m <sup>2</sup> )	<u>2253</u> (m <sup>2</sup> )
Gross Floor Area:	_____ (m <sup>2</sup> )	<u>2253</u> (m <sup>2</sup> )
No. of storeys:	_____	<u>1</u>
Width:	_____ (m)	<u>15</u> (m)
Length:	_____ (m)	<u>15</u> (m)
Height:	_____ (m)	<u>7.81</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>6</u> (m)
Rear:	_____ (m)	<u>7.5</u> (m)
Side:	_____ (m)	<u>1.2</u> (m)
Side:	_____ (m)	<u>1.2</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.

NA

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

Use(s): \_\_\_\_\_ Length of time: \_\_\_\_\_

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

Same as #13  or, RESIDENTIAL

15) What is the number of dwelling units on the property? NONE

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

If "yes", how many? \_\_\_\_\_

17) Existing uses of abutting properties: RESIDENTIAL

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

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

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

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

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, WHITNEY MARSHALL AND MICHAEL HOWARD (please print all names), the registered owner(s) of the property described as 36 OSCAR ST ADDEN in the City of Greater Sudbury:

**Collection, Use and Disclosure of Information:**

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

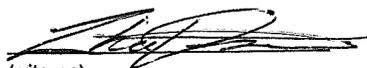
**Authority to Enter Land and Photograph**

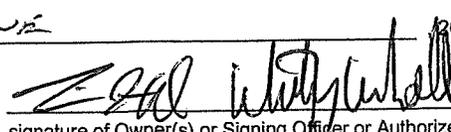
- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Local Planning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

**Appointment of Authorized Agent**

g) appoint and authorize JAMES KIRKLAND OES (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.

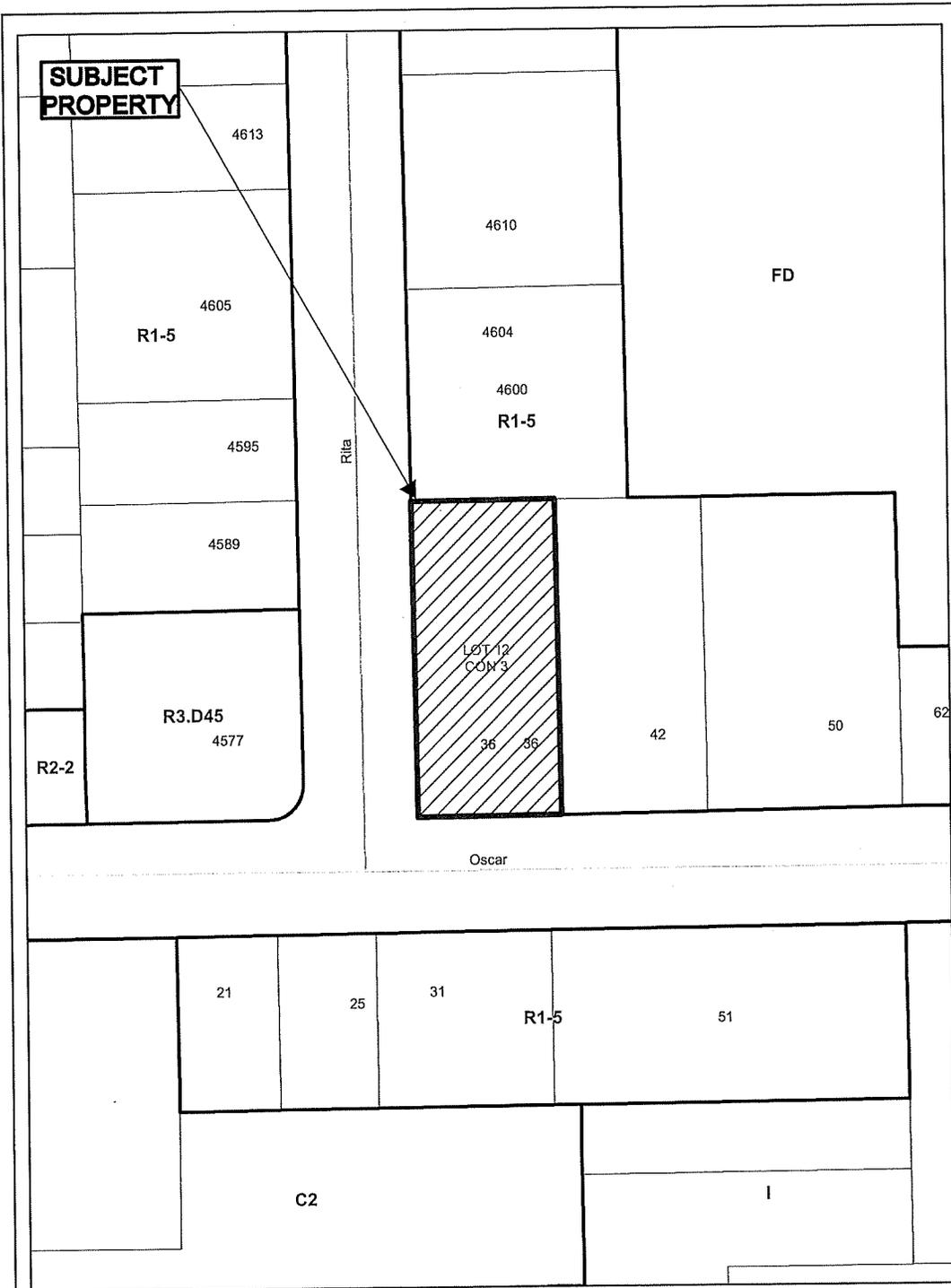
Dated this 21 day of SUNE 2021

  
(witness)

  
signature of Owner(s) or Signing Officer or Authorized Agent  
Print Name: Michael Howard & Whitney Marshall

\*I have authority to bind the Corporation





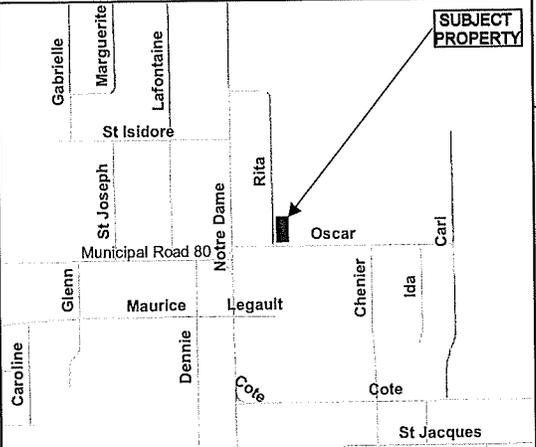
**SUBJECT  
PROPERTY**

**SUBJECT  
PROPERTY**

**Application for Minor  
Variance or Permission**



Subject Property being PIN 73508-0746,  
Parcel 24006, Lot 17, Plan M-410,  
Lot 12, Concession 3, Township of Capreol,  
36 Oscar Street, Hanmer,  
City of Greater Sudbury



Sketch 1, NTS      A79/2021 & A80/2021  
NDCa Watershed      Date: 2021 06 18





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  
2000 01 01  
A 0081 / 0001  
S.P.P. AREA  
YES \_\_\_ NO \_\_\_  
NDCA REG. AREA  
YES \_\_\_ NO \_\_\_

City of Greater Sudbury  
APPLICATION FOR MINOR VARIANCE

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

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PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY

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

Registered Owner(s): LORRAINE AND TODD WILKINSON Email: [REDACTED]  
Mailing Address: 1255 SOUTH SHORE RD. Home Phone: [REDACTED]  
City: SUDBURY Postal Code: P3G 1L4 Business Phone: [REDACTED]  
Fax Phone: [REDACTED]

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

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

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

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

Name: MR. GURPREET BROCA, C/O TD CANADA TRU ST  
Mailing Address: 43 ELM ST  
City: SUDBURY Postal Code: P3E 4R7 Phone: 705.522.2370

- 4) Current Official Plan designation: \_\_\_\_\_ Current Zoning By-law designation: R1-1

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

Variance To	By-law Requirement	Proposed	Difference
<u>HIGH WATER MARK</u>	<u>12 m</u>	<u>2.29</u>	<u>9.71</u>
<u>ADD SCREENED SUNROOM TO HOUSE (UNHEATED)</u>	<u>176.75 m<sup>2</sup></u>	<u>191 m<sup>2</sup></u>	<u>14.25 m</u>

- b) Is there an eave encroachment?  Yes  No If 'Yes', size of eaves: 0.609 (m)

c) Description of Proposal: ADD A PREFABRICATE ALUMINUM SUNROOM ONTO FRONT DECK

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: SEE DRAWING Pg 1A. MY DECK/HOUSE IS GRANDFATHERED ONTO THE SHORELINE OVER 10 YEARS AGO, AND SUNROOM WILL BE 2.29M FROM HIGH WATER MARK.

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

PIN(s) 73473-0297 Township: BRODER Ward: 9  
 Lot No. PART OF LOT 4 Concession No. 3 Parcel(s): 17178 REF. S3R-20458 PART 1  
 Subdivision Plan No. \_\_\_\_\_ Lot: \_\_\_\_\_ Reference Plan No.: S3R-19682 Part(s): 6 and 7  
 Municipal Address or Street(s) 1755 SOUTH SHORE RD. SUDBURY ONT P3G 1L4  
DISTRICT: 55  
SUB-DISTRICT 5515  
ZONING R1-1

7) Date of acquisition of subject land. PERSONALLY 2015

8) Dimensions of land affected.

Frontage 50 (m) Depth 98.6 (m) Area 4930 (m<sup>2</sup>) Width of Street 6.6 (m)

GARAGE  
 93.28 m<sup>2</sup>  
 1 STORY  
 8m  
 11.66m  
 3.06m

9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area	<u>168.53</u> (m <sup>2</sup> )	<u>1383</u> (m <sup>2</sup> )
Gross Floor Area	<u>176.75</u> (m <sup>2</sup> )	<u>14.25</u> (m <sup>2</sup> )
No of storeys	<u>1 STORY</u>	<u>1 STORY</u>
Width:	<u>11.88</u> (m)	<u>4.57</u> (m)
Length:	<u>14.17</u> (m)	<u>3.12</u> (m)
Height:	<u>2.79</u> EVE (m)	<u>BACK 2.09 FRT 2.33</u> (m)

EXISTING DECK  
 470.87 m<sup>2</sup>  
 33.16m  
 14.2m  
 2.26m  
 OFF WATER

GARAGE:  
 16.76m. F  
 21.66m. R  
 1.52m. E  
 41.18m. W

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

	Existing House	Proposed
Front:	<u>50</u> m (m)	<u>70</u> m (m)
Rear:	<u>5.41</u> m (m)	<u>2.29</u> m (m)
Side: WEST	<u>5</u> m WEST (m)	<u>11.0</u> m WEST (m)
Side: EAST	<u>30</u> m EAST (m)	<u>34.</u> m EAST (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.

HOME 2008 SHORELINE PERMIT # SU-08-2163  
NORMAN LEE PLAYFORD + JOAN CASS

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

Use(s): RESIDENTIAL Length of time: 6 YEARS FOR US.

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

Same as #13  or, \_\_\_\_\_

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

1 + DETACHED GARAGE

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:

ONE HOME ON EAST. EMPTY LOT ON WE

PROB. 100%

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): 0 BIS-0711 (EXPAND WEST SIDE DECK TO  
or, describe briefly, SU-035-08 - REPLACE EXISTING 11W X 25D  
(2) JULY 2008 RETAINING WALL. 06/2015.

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): (3) NOV 2006  
(A0001/2006  
DECK VARIAN

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, LORRAINE AND TODD WILKINSON (please print all names), the registered owner(s) of the property described as 1255 SOUTH SPUR RD  
SUDBURY, ONT N3G 1L4  
in the City of Greater Sudbury:

**Collection, Use and Disclosure of Information:**

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

**Appointment of Authorized Agent**

g) appoint and authorize TODD WILKINSON (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 14TH day of JUNE, 2021

Cindy Moore  
(witness)

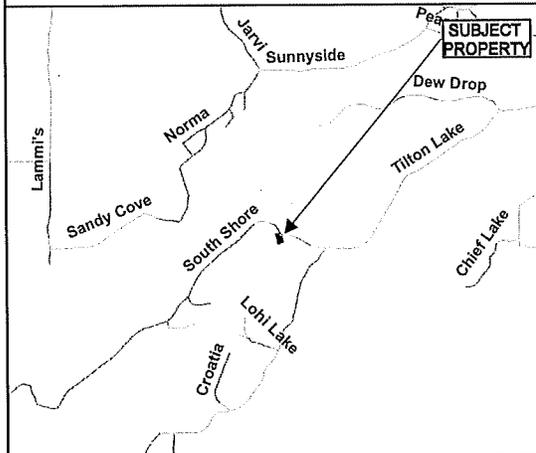
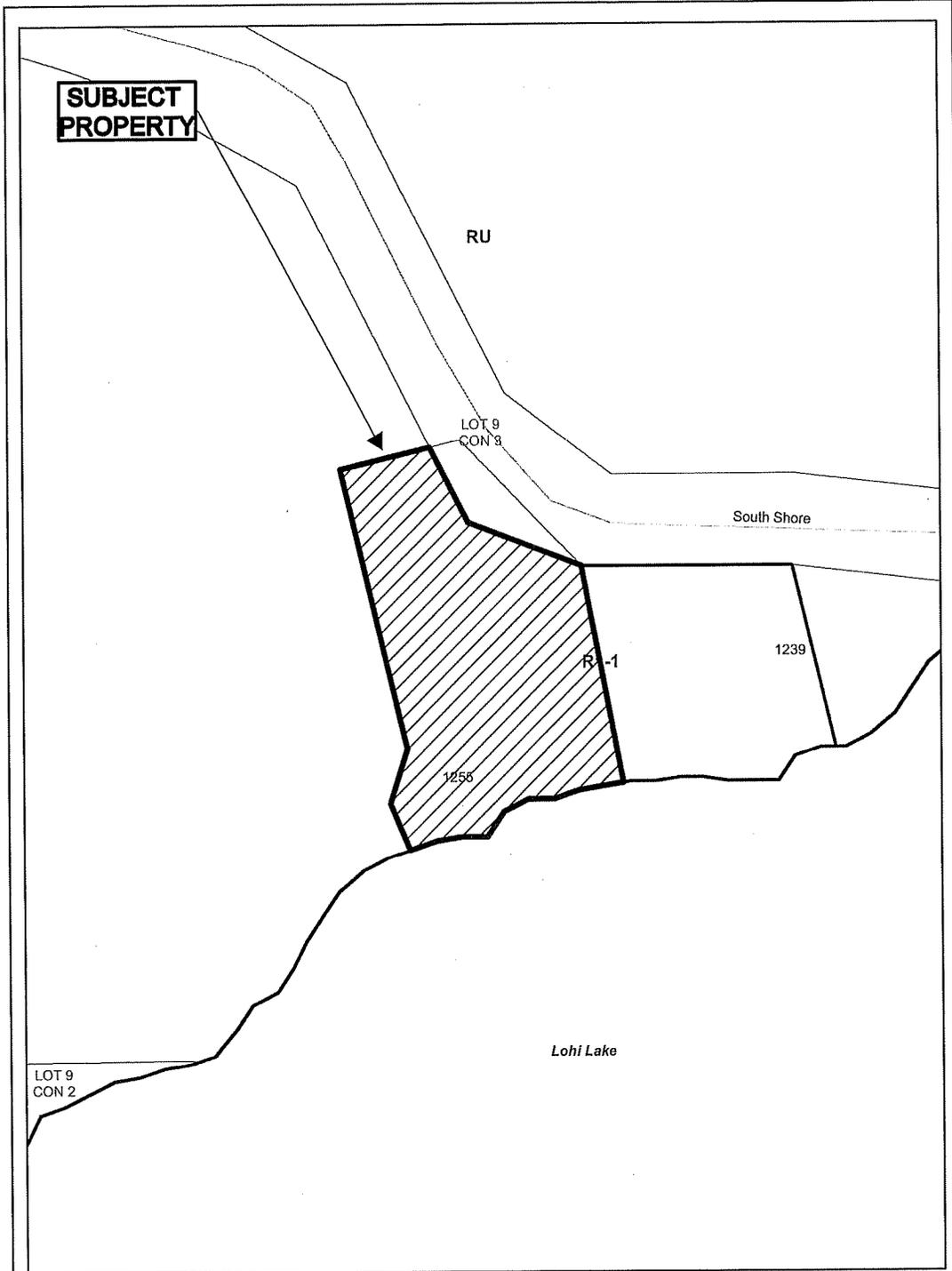
x T. Wilkinson T. Wilkinson  
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: TODD WILKINSON / Lorraine Wilkinson

\*I have authority to bind the Corporation

A0081/2021





**Application for Minor Variance or Permission**



Subject Property being PIN 73473-0297, Parcel 17178, Parts 6 and 7, Plan 53R-19682, Part 1, Plan 53R-20458, Part Lot 9, Concession 3, Township of Broder, 1255 South Shore Road, Sudbury, City of Greater Sudbury

Sketch 1, NTS  
NDCA Watershed

A81/2021  
Date: 2021 06 21



OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, MAD83 (CSRS) (2010.0), COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O. REG. 216/10		
POINT ID	NORTHING	EASTING
ORP A	N 5137775.255	N 5137778.192
ORP B	N 5137778.192	E 497042.055
ORP C	N 5137748.464	E 497022.214

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

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM 17, MAD83 (CSRS) (2010.0). DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999585

SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA
1	PART OF LOT 9	3	PART OF PIN 73473-0073	834.50 M.

TOWNSHIP OF BRODER

### PLAN 53R-

RECEIVED AND DEPOSITED

DATE \_\_\_\_\_

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF SUDBURY

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE \_\_\_\_\_ TERRY DEL BOSCO, O.L.S.

CONCESSION 3

P.I.N. 73473-0073

PLAN 53R-19682

PART 4

P.I.N. 73473-0073

PART 1

PLAN 53R-19682

LOT 9

PIN 73473-0177

PIN 73473-0164

PART 2

PART 3

P.I.N. 73473-0073

PLAN OF SURVEY OF  
PART OF  
LOT 9  
CONCESSION 3  
GEOGRAPHIC TOWNSHIP OF BRODER  
CITY OF GREATER SUDBURY  
DISTRICT OF SUDBURY  
TERRY DEL BOSCO, ONTARIO LAND SURVEYOR  
2015

SCALE 1 : 600



#### LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
B	DENOTES	IRON BAR
RR	DENOTES	ROCK RIVET
RPW	DENOTES	ROCK PIN AND WASHER
M	DENOTES	MEASURED
S	DENOTES	SET
NW	DENOTES	NO VISIBLE MARKINGS
WT	DENOTES	WITNESS MONUMENT
PROP	DENOTES	PROPORTIONED
P.I.N.	DENOTES	PROPERTY IDENTIFICATION NUMBER
588	DENOTES	A. O. ESTE, O.L.S.
771	DENOTES	E. J. LACKSTROM, O.L.S.
864	DENOTES	M. R. MAHER, O.L.S.
P	DENOTES	PLAN 53R-19682
P2	DENOTES	PLAN OF SURVEY BY A. O. ESTE, O.L.S., DATED MAY 3, 1954
SR	DENOTES	SURVEY RECORDS OF E. J. LACKSTROM, O.L.S., PROJECT NO. 4-534, DATED JUNE 1970

TOWNSHIP OF BRODER

LOHI LAKE

CROWN

P.I.N. 73472-0220

LOT 9

CONCESSION 2

P.I.N. 73472-0200

#### SURVEYOR'S CERTIFICATE

I CERTIFY THAT

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 29th DAY OF JANUARY, 2015.

DATED AT SUDBURY, ONTARIO

TERRY DEL BOSCO, O.L.S.

#### NOTE

THE LIMIT OF LOHI LAKE AS SHOWN HEREON IS THE BEST AVAILABLE EVIDENCE OF THE WATER'S EDGE OR HIGH WATER MARK EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF BRODER.

NOTE : DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

1942 REGENT STREET SUDBURY, ONTARIO  
UNIT L P3E 0V5 705-671-2255  
FILE 155504 R PLAN PREPARED BY TD8

Approved 2021  
Sketch 3

210/10
STING
7778.192
42.055
22.214
TO THIS PLAN.

Pg 1B.

CONCE

POINTS A AND B,  
CSRS (2010.0).

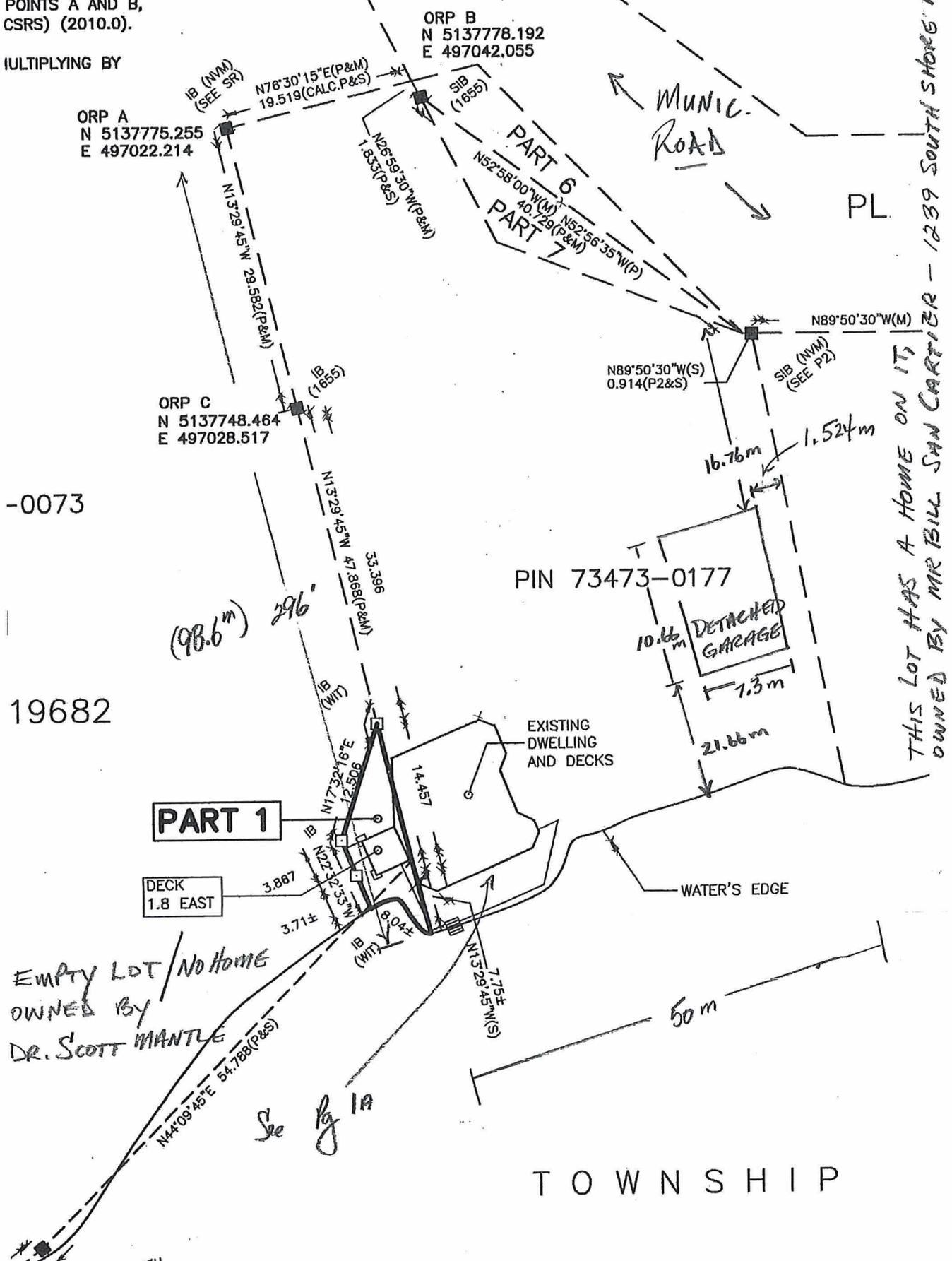
MULTIPLYING BY

SUDON P3514  
1239 SOUTH SHORE RD,  
OWNED BY MR BILL SAN CARTIER

-0073

19682

EMPTY LOT / NO HOME  
OWNED BY  
DR. SCOTT MANTLE



THIS LOT HAS A HOME ON IT,  
OWNED BY MR BILL SAN CARTIER

See Pg 1A

APR 11 2021  
Sketch 4

TOWNSHIP



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

Office Use Only 2020.01.01	
A0083/2021	
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: \$985.00 (includes \$235.00 legal notice fee)**  
**APPLICATION FEE FOR HEDGEROWS: \$299.00 (includes \$235.00 legal notice fee)**  
 CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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

**PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.**

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

Registered Owner(s): <u>Barron West INC</u>	Email: <u>[REDACTED]</u>
Mailing Address: <u>1107 Auger Ave.</u>	Home Phone: _____
City: <u>Sudbury</u>	Business Phone: <u>[REDACTED]</u>
Postal Code: <u>P3A 4B1</u>	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: <u>[REDACTED]</u>
Mailing Address: _____	Home Phone: _____
<u>3346 and 3047 Edna Street</u>	Business Phone: _____
City: _____	Fax Phone: _____
Postal Code: _____	

**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: <u>Desjardins Commercial</u>	
Mailing Address: _____	
City: <u>Sudbury</u>	Postal Code: _____

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

- 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
Reduce Front Yard requirement on Lot 8	6m	5.50m	0.5m
Reduce Front Yard requirement on Lot 10	6m	5.93m	0.07m

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

- c) Description of Proposal:  
Barron West is proposing to reduce the Front Yard size requirement from 6m to 5.5m and 5.93m for lots 8 and 10 respectively.

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
Designed and Engineered building is oversized for lot. Residents will be using side yard for parking.

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

PIN(s): 73348-0772 Township: Balfour Ward: 3  
 Lot No.: 2 Concession No.: 2 Parcel(s):  
 Subdivision Plan No.: 53M-1438 Lot: 8 Reference Plan No.: Part(s):  
 Municipal Address or Street(s): 3346 and 9947 Elm Street W

7) Date of acquisition of subject land. Sept 2018

8) Dimensions of land affected.  
 Frontage 32.8 (m) Depth 43.4 (m) Area 1423.5 (m<sup>2</sup>) Width of Street 9 (m)

9) Particulars of all buildings:	Existing		Proposed	
Ground Floor Area:	<u>487.0</u>	(m <sup>2</sup> )	<u>487.0</u>	(m <sup>2</sup> )
Gross Floor Area:	<u>487.0</u>	(m <sup>2</sup> )	<u>487</u>	(m <sup>2</sup> )
No. of storeys:	<u>1</u>		<u>1</u>	
Width:	<u>12.5</u>	(m)	<u>12.5</u>	(m)
Length:	<u>36.58</u>	(m)	<u>36.58</u>	(m)
Height:	<u>4.5</u>	(m)	<u>4.5</u>	(m)

10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines).	Existing		Proposed	
Front:	<u>5.5</u>	(m)	<u>5.5</u>	(m)
Rear:	<u>11.81</u>	(m)	<u>11.81</u>	(m)
Side:	<u>1.2</u>	(m)	<u>1.2</u>	(m)
Side:	<u>7.2</u>	(m)	<u>7.2</u>	(m)

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

12) Date(s) of construction of all buildings and structures on the subject land.  
2021

13) Existing use(s) of the subject property and length of time it / they have continued.  
 Use(s): Residential Length of time: \_\_\_\_\_

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

15) What is the number of dwelling units on the property? 4 Units Handwritten note

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

A10083/2021

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

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

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

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

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

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

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, Barron West Inc. (please print all names), the registered owner(s) of the property described as 3346 and 3347 Edna Street in the City of Greater Sudbury:

**Collection, Use and Disclosure of Information:**

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

**Authority to Enter Land and Photograph**

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

**Appointment of Authorized Agent**

g) appoint and authorize \_\_\_\_\_ (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 10 11 day of June, 2021

[Signature]  
(witness)

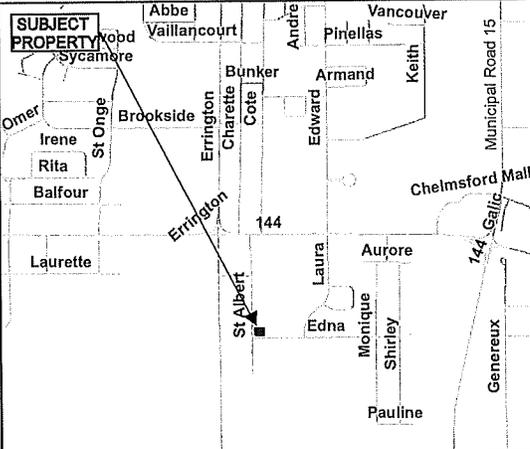
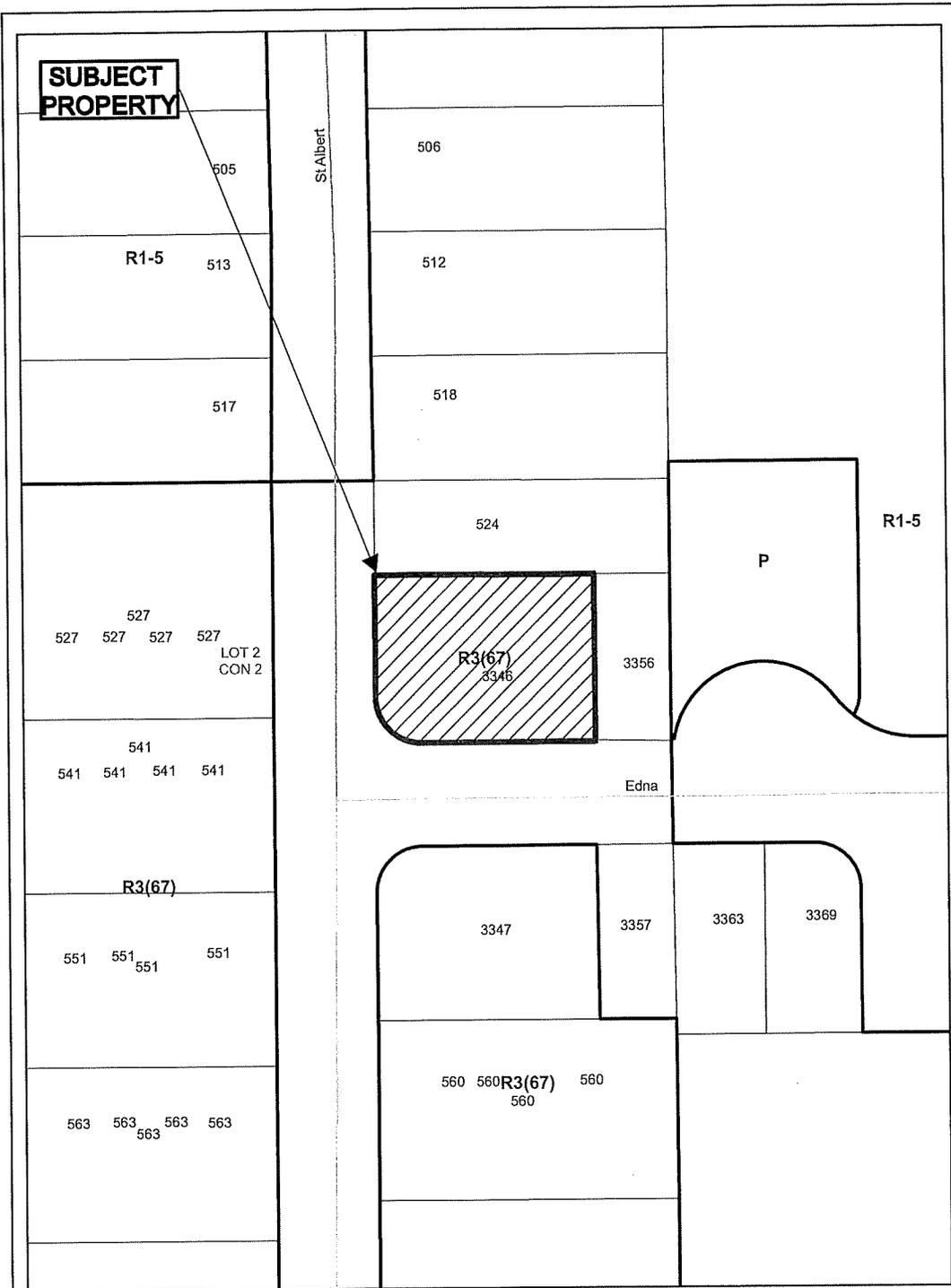
[Signature]  
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: \_\_\_\_\_

\*I have authority to bind the Corporation

**A0083/2021**





**Application for Minor  
Variance or Permission**



Subject Property being PIN 73348-0772,  
Lot 8, Plan 53M-1438,  
Part Lot 2, Concession 2, Township of Balfour,  
3346 Edna Street, Chelmsford,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA Watershed

A83/2021  
Date: 2021 06 18

A0083/2021  
Sketch #2



LOT 8 MINOR VARIANCE REQUEST  
 REQUIRED MINIMUM FRONT YARD: 6.0 m  
 PROPOSED FRONT YARD: 5.5m

LOT 10 MINOR VARIANCE REQUEST  
 REQUIRED MINIMUM FRONT YARD: 6.0 m  
 PROPOSED FRONT YARD: 5.93m

A0083/2021

BARRON WEST INC.



R.V. Anderson Associates Limited  
engineering • environment • infrastructure

MINOR VARIANCE SKETCH  
 GENERAL LAYOUT  
 MARQUIS PARK - PHASE 5

SCALE: 1:400

CONTRACT NO.:

CAD/FILE NUMBER: 173460

PAGE NO.: 3

REVISIONS			CAUTION		
DATE	DETAILS	BY	- ALL UTILITIES ARE NOT NECESSARILY SHOWN ON THIS DRAWING.		
APRIL 30, 2018	ISSUED FOR REVIEW	RGL	- WHERE UTILITIES ARE SHOWN, LOCATIONS ARE NOT GUARANTEED - LOCATION & SIZE OF ALL UTILITIES MUST BE VERIFIED IN THE FIELD.		
JUNE 25, 2018	REVISED PER CCS LETTER DATED JUNE 8TH 2018 AND RE-ISSUED FOR APPROVAL	RGL			
AUG 6, 2018	REVISED PER CCS LETTER DATED AUG 1, 2018 AND RE-ISSUED FOR APPROVAL	RGL			
MARCH 8, 2019	ISSUED FOR CONSTRUCTION	RGL			

DATE:	2019-02-18
DRAWN:	CT
DESIGNED:	ACP
CHECKED:	JMB
ENGINEER:	RDL
APPROVED:	



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

Office Use Only 2021.01-01	
A 0084/2021	
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: \$985.00 (includes \$235.00 legal notice fee)  
 APPLICATION FEE FOR HEDGEROWS: \$299.00 (includes \$235.00 legal notice fee)  
 CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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

**PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.**

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

Registered Owner(s): Gilles + Nicole Lagace Email: [REDACTED]  
 Mailing Address: 3369 Edna St Home Phone: [REDACTED]  
 Business Phone: [REDACTED]  
 City: Chelmsford Postal Code: P0M 1L0 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: Ron Ceaser Email: [REDACTED]  
 Mailing Address: 3061 Emerald cres Home Phone: [REDACTED]  
 Business Phone: [REDACTED]  
 City: Chelmsford Postal Code: P0M 1L0 Fax Phone: [REDACTED]

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

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

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

- 4) Current Official Plan designation: Lungara 1 Current Zoning By-law designation: R-3

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

Variance To	By-law Requirement	Proposed	Difference
Reduce front yard requirement on lot 10	6 m	5.93	0.07 m

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

c) Description of Proposal: The Lagace's are proposing to Reduce the front yard size from 6m to 5.93 m for lot 10 St Albert St. Chelmsford

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
The Designed & Engineered building is oversized for lot. Residents will be using side yard for parking

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

PIN(s): Lot 10 Township: Bathour Ward: 3  
 Lot No.: 2 Concession No.: 2 Parcel(s):  
 Subdivision Plan No.: Lot: 10 Reference Plan No.: Part(s):  
 Municipal Address or Street(s): 3347 Edna st

7) Date of acquisition of subject land. April 2021

8) Dimensions of land affected.

Frontage 32.8 (m) Depth 43.4 (m) Area 1423.5 (m<sup>2</sup>) Width of Street (m)

9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>487.0</u> (m <sup>2</sup> )	<u>487</u> (m <sup>2</sup> )
Gross Floor Area:	<u>487.0</u> (m <sup>2</sup> )	<u>487</u> (m <sup>2</sup> )
No. of storeys:	<u>1</u>	<u>1</u>
Width:	<u>12.5</u> (m)	<u>12.5</u> (m)
Length:	<u>36.58</u> (m)	<u>36.58</u> (m)
Height:	<u>4.5</u> (m)	<u>4.5</u> (m)

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

	Existing	Proposed
Front:	<u>5.5</u> (m)	<u>5.5</u> (m)
Rear:	<u>11.81</u> (m)	<u>11.81</u> (m)
Side:	<u>1.2</u> (m)	<u>1.2</u> (m)
Side:	<u>7.2</u> (m)	<u>7.2</u> (m)

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

What type of access to the land?

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

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

2021

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

Use(s): Residential Length of time:

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

Same as #13  or,

15) What is the number of dwelling units on the property? 4 units

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

**A0084/2021**

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

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

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

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

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

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

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, Gilles + Noella Lagace (please print all names), the registered owner(s) of the property described as 3347 Edna 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 Local Planning Appeal Tribunal, the City of Greater Sudbury may not attend at the Local Planning Appeal Tribunal hearing unless the City is provided with the City's required fee for attendance at the hearing;

**Appointment of Authorized Agent**

g) appoint and authorize Ron Ceaser (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 10 day of June, 2021

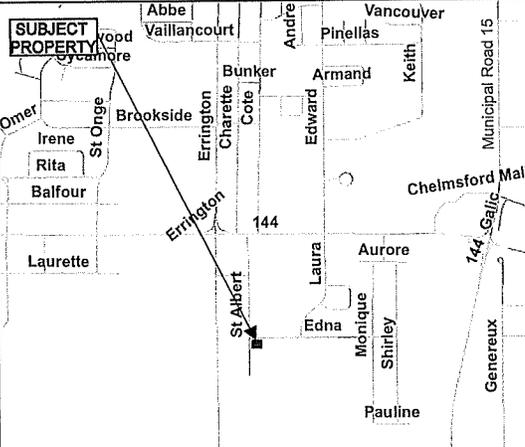
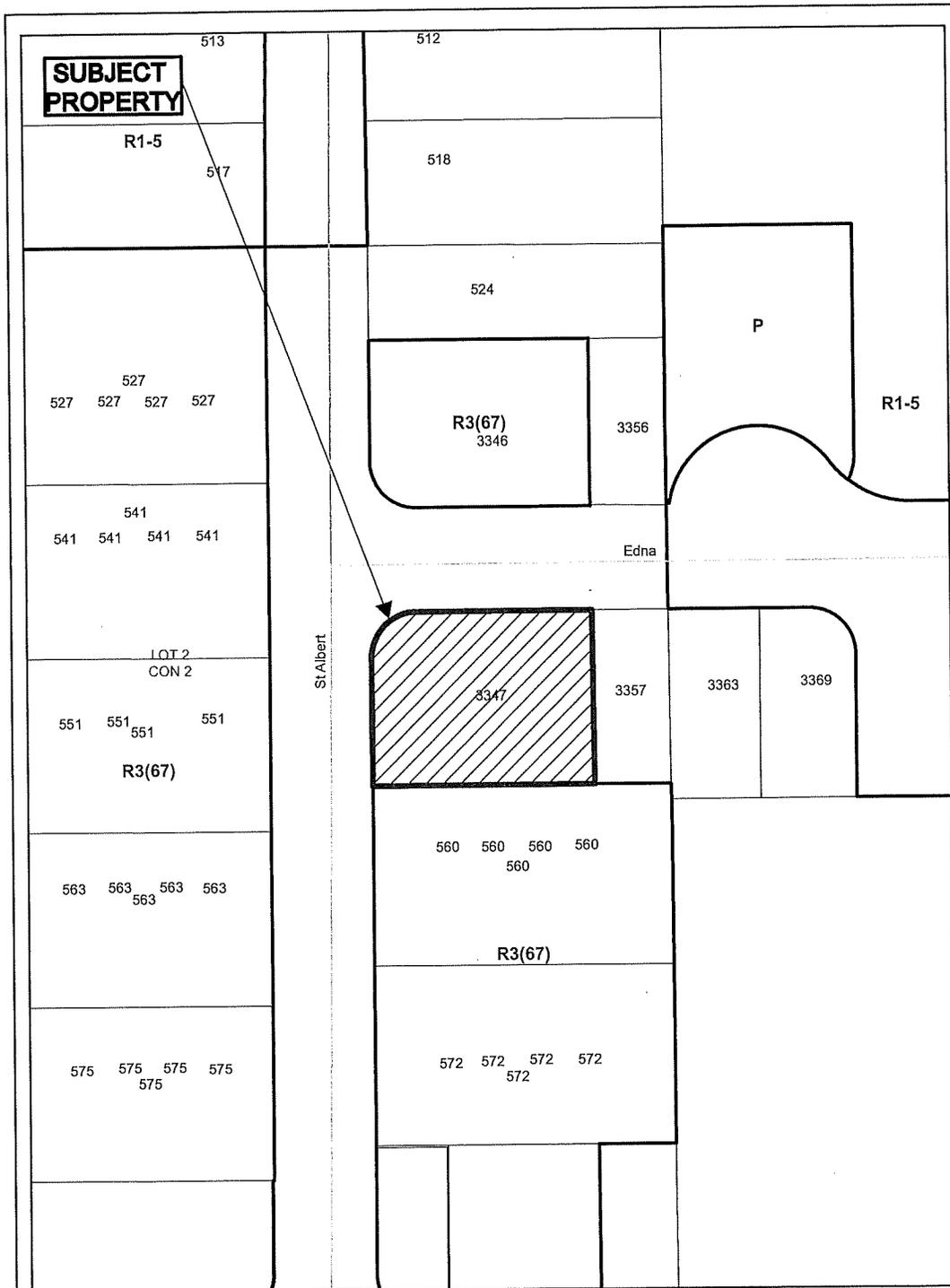
[Signature]  
(witness)

[Signature]  
signature of Owner(s) or Signing Officer or Authorized Agent  
Print Name: Gilles Lagace Noella Lagace

\*I have authority to bind the Corporation

**AC084/2021**





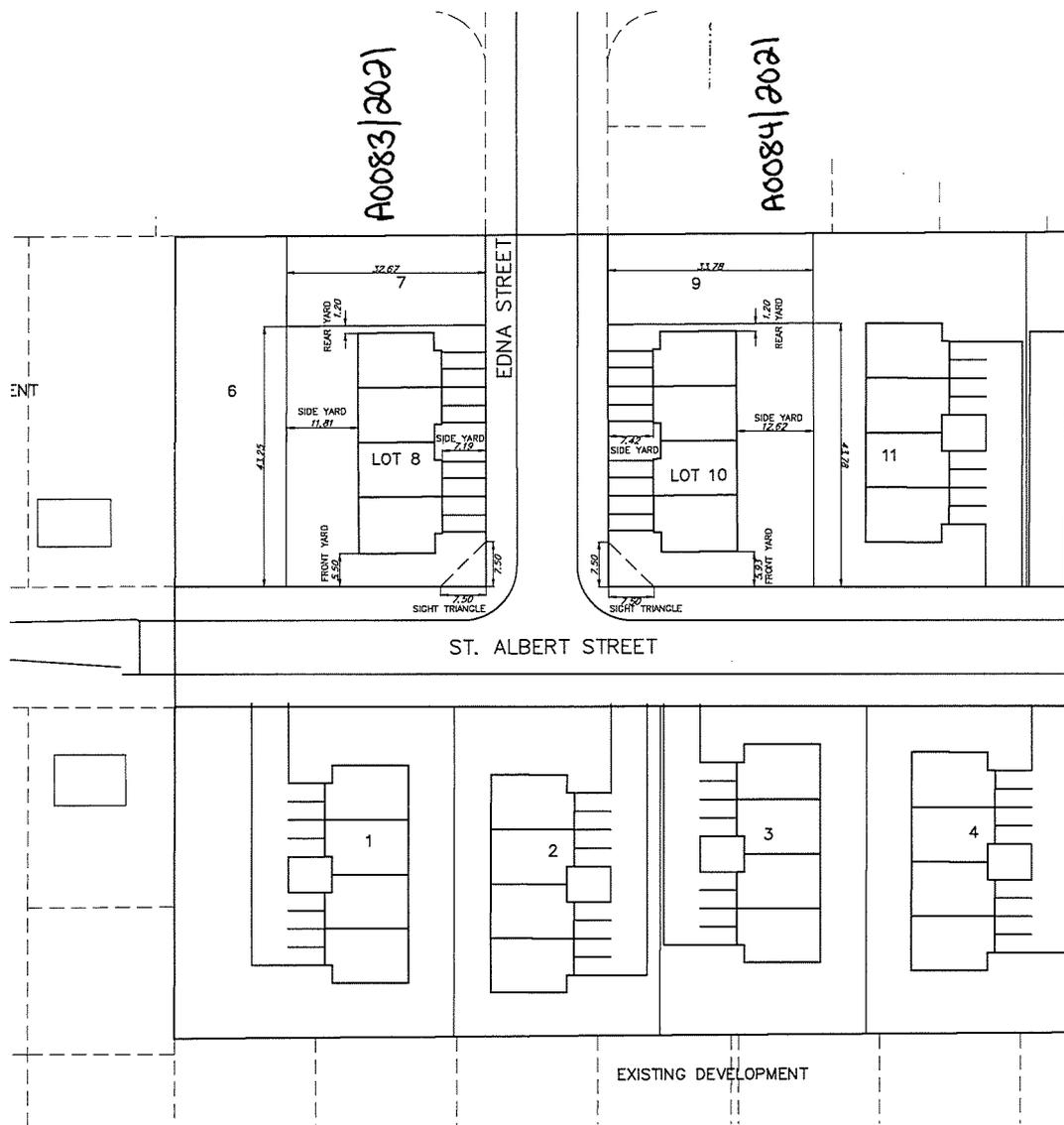
**Application for Minor Variance or Permission**



Subject Property being PIN 73348-0774,  
 Lot 10, Plan 53M-1438,  
 Part Lot 2, Concession 2, Township of Balfour,  
 3347 Edna Street, Chelmsford,  
 City of Greater Sudbury

Sketch 1, NTS  
 NDCA Watershed

A84/2021  
 Date: 2021 06 18



**LOT 8 MINOR VARIANCE REQUEST**  
 REQUIRED MINIMUM FRONT YARD: 6.0 m  
 PROPOSED FRONT YARD: 5.5m

**LOT 10 MINOR VARIANCE REQUEST**  
 REQUIRED MINIMUM FRONT YARD: 6.0 m  
 PROPOSED FRONT YARD: 5.93m

REVISIONS			CAUTION		DATE: 2018-02-16		BARRON WEST INC.	 R.V. Anderson Associates Limited <small>engineering • environment • infrastructure</small>	SCALE: 1:400
DATE	DETAILS	BY	- ALL UTILITIES ARE NOT NECESSARILY SHOWN ON THIS DRAWING.		DRAWN: CT	CONTRACT NO.:			
APRIL 20, 2018	ISSUED FOR REVIEW	RGL	- WHERE UTILITIES ARE SHOWN, LOCATIONS ARE NOT GUARANTEED - LOCATION & SIZE OF ALL UTILITIES MUST BE VERIFIED IN THE FIELD.		DESIGNED: ACP	173460			
JUNE 25, 2018	REVISED PER CCS LETTER DATED JUNE 8TH 2018 AND RE-ISSUED FOR APPROVAL	RGL			CHECKED: JMD				
AUG 8, 2018	REVISED PER CCS LETTER DATED AUG 1, 2018 AND RE-ISSUED FOR APPROVAL	RGL			ENGINEER: RGL				
MARCH 8, 2019	ISSUED FOR CONSTRUCTION	RGL			APPROVED:	<b>MINOR VARIANCE SKETCH</b> <b>GENERAL LAYOUT</b> MARQUIS PARK – PHASE 5	PAGE NO.: <b>3</b>		



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

Office Use Only 2020.01.01	
A 0085/2021	
S.P.P. AREA	
YES	NO
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

## City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

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

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

**PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.**

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

Registered Owner(s): Clifford and Mona Dusick	Email:
Mailing Address: Box 383	Home Phone:
	Business Phone:
City: Dowling, Ontario	Postal Code: P0M 1R0
	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: None	Email:
Mailing Address:	Home Phone:
135D Burma Rd	Business Phone:
City:	Postal Code:
	Fax Phone:

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

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

Name: None
Mailing Address:
City:
Postal Code:

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

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

Variance To	By-law Requirement	Proposed	Difference
Please refer to the attachement			
at the end of this form.			

- b) Is there an eave encroachment?  Yes  No If 'Yes', size of eaves: 0.6 (m)

- c) Description of Proposal:  
 To demolish the existing decrepit 3 seasons dwelling and erect a new 3 seasons dwelling as far back (5.4m) from the existing dwelling as practical and 1.5m to the north east.

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
 The lay of the land is quite rugged and the only viable space is near the existing footprint.

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

PIN(s): 73354 0165	Township: Dowling	Ward: 3
Lot No.: 44	Concession No.: 4	Parcel(s): 18513
Subdivision Plan No.:	Lot: 11	Reference Plan No.:
Municipal Address or Street(s): 135D Burma Rd		

7) Date of acquisition of subject land. May 12, 2005

8) Dimensions of land affected.

Frontage 37.8 (m) Depth 51.8 avg (m) Area 1780.6 (m<sup>2</sup>) Width of Street n/a (m)

9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	78.0	(m <sup>2</sup> )	98.0	(m <sup>2</sup> )
Gross Floor Area:	138.2 (includes all decks)	(m <sup>2</sup> )	263.7 (include all decks & bsmnt)	(m <sup>2</sup> )
No. of storeys:	single		single	
Width:	6.1	(m)	7.5 avg	(m)
Length:	12.85	(m)	12.8	(m)
Height:	2.6 avg	(m)	3.0 avg (vaulted ceiling)	(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:	Garage 29.0	Camp 1.2	(m)	Dwelling 7.0	(m)
Rear:	11.0	42.0	(m)	37.0	(m)
Side:	20.0	9.0	(m)	6.0	(m)
Side:	5.0	14.8	(m)	16.6 (3 seasons Rm 12.0)	(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.

3 seasons dwelling circa 1985 shed and privy 2003 garage 2011

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

Use(s): 3 seasons dwelling Length of time: ~56 years

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

Same as #13  or, \_\_\_\_\_

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

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

If "yes", how many? \_\_\_\_\_

17) Existing uses of abutting properties: Left = 3 seasons dwelling Right = vacant forest Front = lake Rear = vacant forest

A0085/2021

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

If "yes", indicate the application number(s): A0045/2020  
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, Cliff and Mona Dusick (please print all names), the registered owner(s) of the property described as 135D Burma Road, Onaping Falls

in the City of Greater Sudbury:

**Collection, Use and Disclosure of Information:**

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

**Authority to Enter Land and Photograph**

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

**Appointment of Authorized Agent**

appoint and authorize Cliff Dusick (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 27th day of May, 20 21

→ [Signature]  
(witness)  
Jerome Dusick

[Signature]  
signature of Owner(s) or Signing Officer or Authorized Agent  
Print Name: Mona Dusick Cliff Dusick

\*I have authority to bind the Corporation

**A0045/2021**

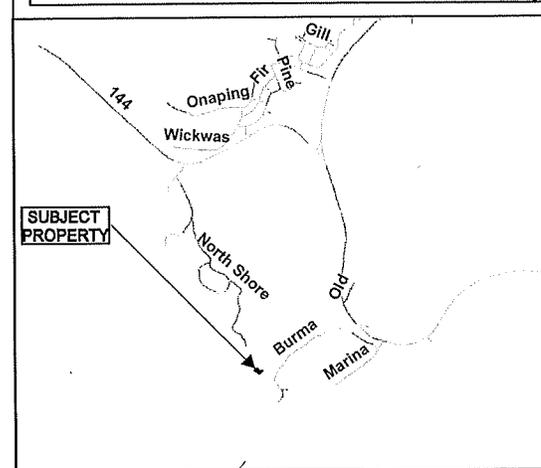
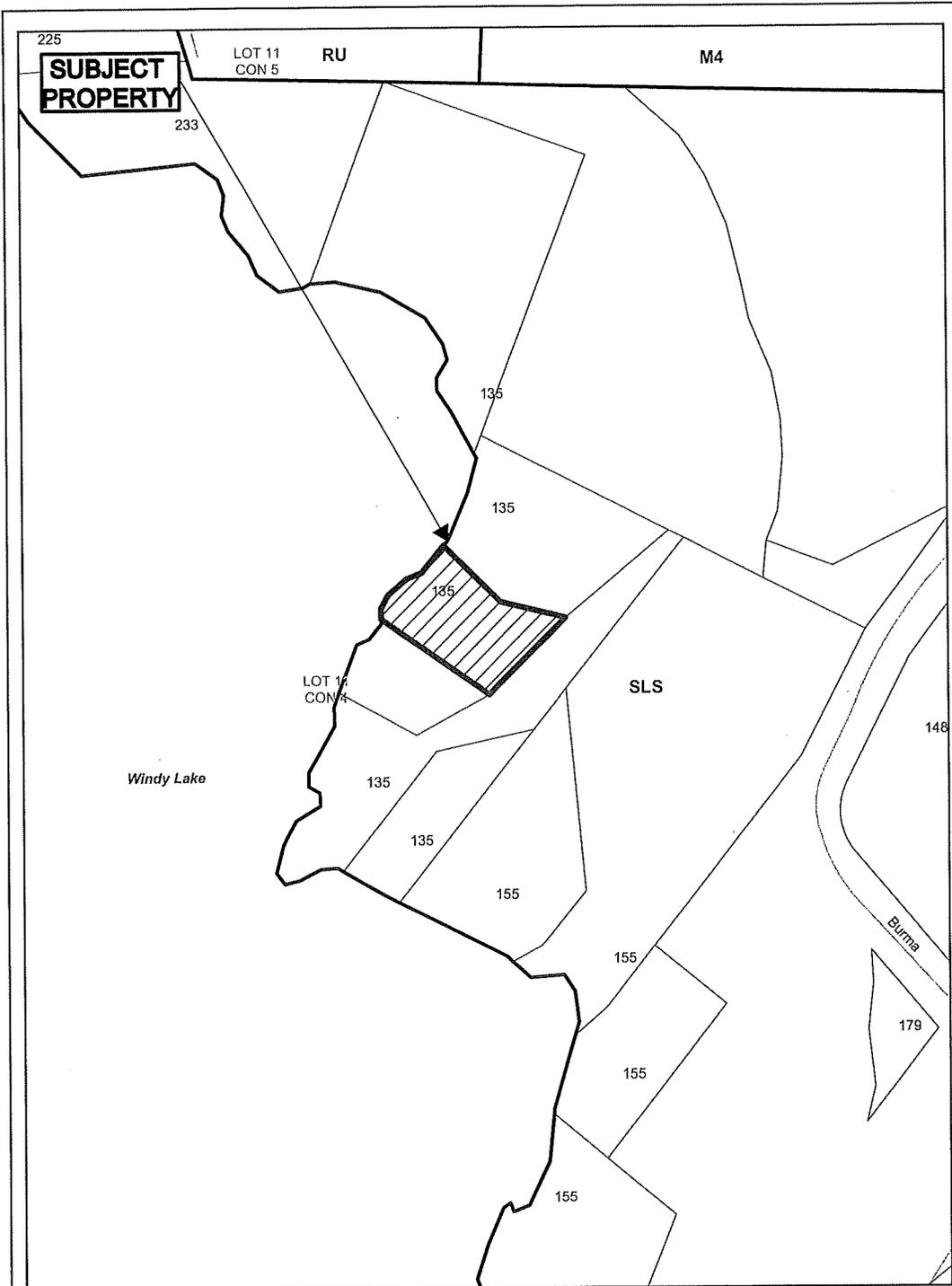


Cliff & Mona Dusick's Proposal - 135 E Burma Rd Onaping Falls

Variance:	By-Law Requirement	Proposed	Difference
Part 9, Section 9.3, Table 9.3 (Front Yard Setback)	10m	7.0m	-3.0m
Part 4, 4.41.3 (shore line buffer 10m deep)	25%	Total shore line buffer = ~392m <sup>2</sup> Existing Zone cleared in 1965 = ~268m <sup>2</sup> Additional clearing req'd* = ~23m <sup>2</sup> Total Buffer Cleared ~74%	~49%
Part 4, Section 4.25, subsection 4.25.1 and 4.25.2 (Legal Non Complying Building on a Legal Non Complying lot)	Enlarge and Reconstruct	*** Existing Dwelling = 78m <sup>2</sup> New Dwelling = 98.0m <sup>2</sup> Existing Basement = n/a New Basement** = 93.4m <sup>2</sup> *** Existing Open Decks = 44.8m <sup>2</sup> New Open Decks = 13.5m <sup>2</sup> *** Existing Covered Deck = 15.4m <sup>2</sup> New Covered Decks = 33.8m <sup>2</sup> Existing 3 Season Rm = n/a New 3 Season Rm = 25.0m <sup>2</sup> Total Existing inc. all decks = 138.2m <sup>2</sup> Total Proposed includes all** = 263.7m <sup>2</sup>	+20.0m <sup>2</sup> +93.4m <sup>2</sup> -31.3m <sup>2</sup> +18.4m <sup>2</sup> +25.0m <sup>2</sup> +125.5m <sup>2</sup>
Part 4, Section 4.41, subsection 4.41.2 (12m back from High Water Mark)	12.0m	7.0m	-5.0m
Part 4, Section 4.2, Table 4.1 (Eaves encroachment into Front Yard Setback)	1.2m max allowed into the Setback	0.6m into the Setback	

\*Note: there is no need to further clear directly against the shoreline. The extra clearing will be near the rear of the buffer zone or entirely out of it.

Attachment to MV Application A0085/2021



**Application for Minor Variance or Permission**

Subject Property being PIN 73354-0165, Parcel 18513. Part 1, Plan SR-87 & Part 3, Plan SR-960, Lot 11, Concession 4, Township of Dowling, 135D Burma Road, Dowling, City of Greater Sudbury

Sketch 1, NTS  
NDCA Watershed

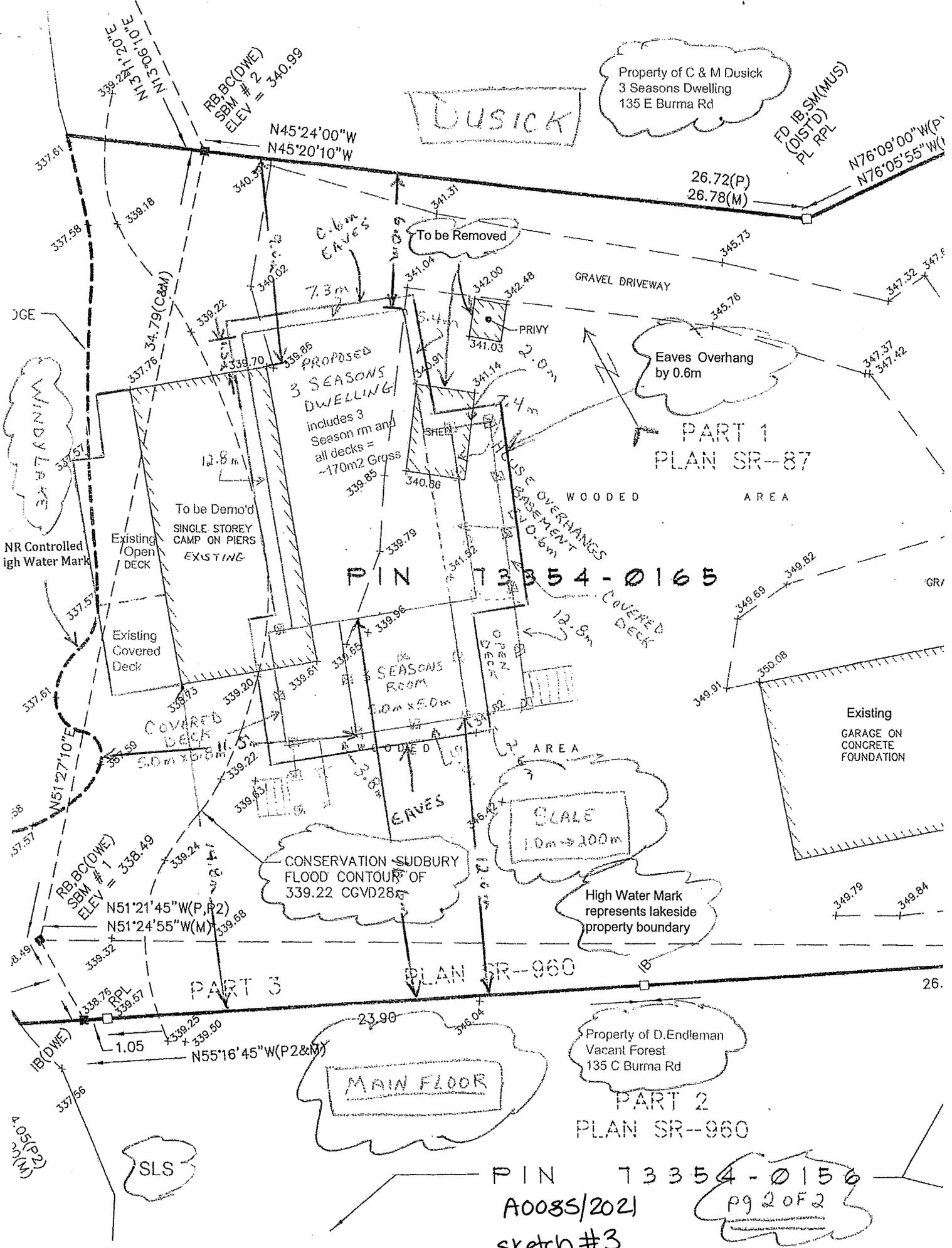
A85/2021  
Date: 2021 06 18



DUSICK

Property of C & M Dusick  
3 Seasons Dwelling  
135 E Burma Rd

FD IB SM(MUS)  
(DISTD)  
PL RPL  
N76°09'00"W(P)  
N76°05'55"W(M)



PIN 73354-0165

PART 1  
PLAN SR-87

SLATE  
10m x 20m

CONSERVATION SUDBURY  
FLOOD CONTOUR OF  
339.22 CGVD28

High Water Mark  
represents lakeside  
property boundary

PART 3

PLAN SR-960

MAIN FLOOR

PART 2  
PLAN SR-960

PIN 73354-0156

A0085/2021

Sketch #3

P920F2

SLS

RECEIVED

APR 06 2021

BUILDING SERVICES

26.72  
25.78

GRAVEL DRIVEWAY

PRIVY

HOUSE OVERLOOKS  
BASEMENT + 17.0m

PAR PLAN

WOODED

PIN 73354-0165

WOODED AREA

CONSERVATION SUBURBY  
FLOOD CONTOUR OF  
339.22 CGVD28.

12m SETBACK

PLAN SR-960

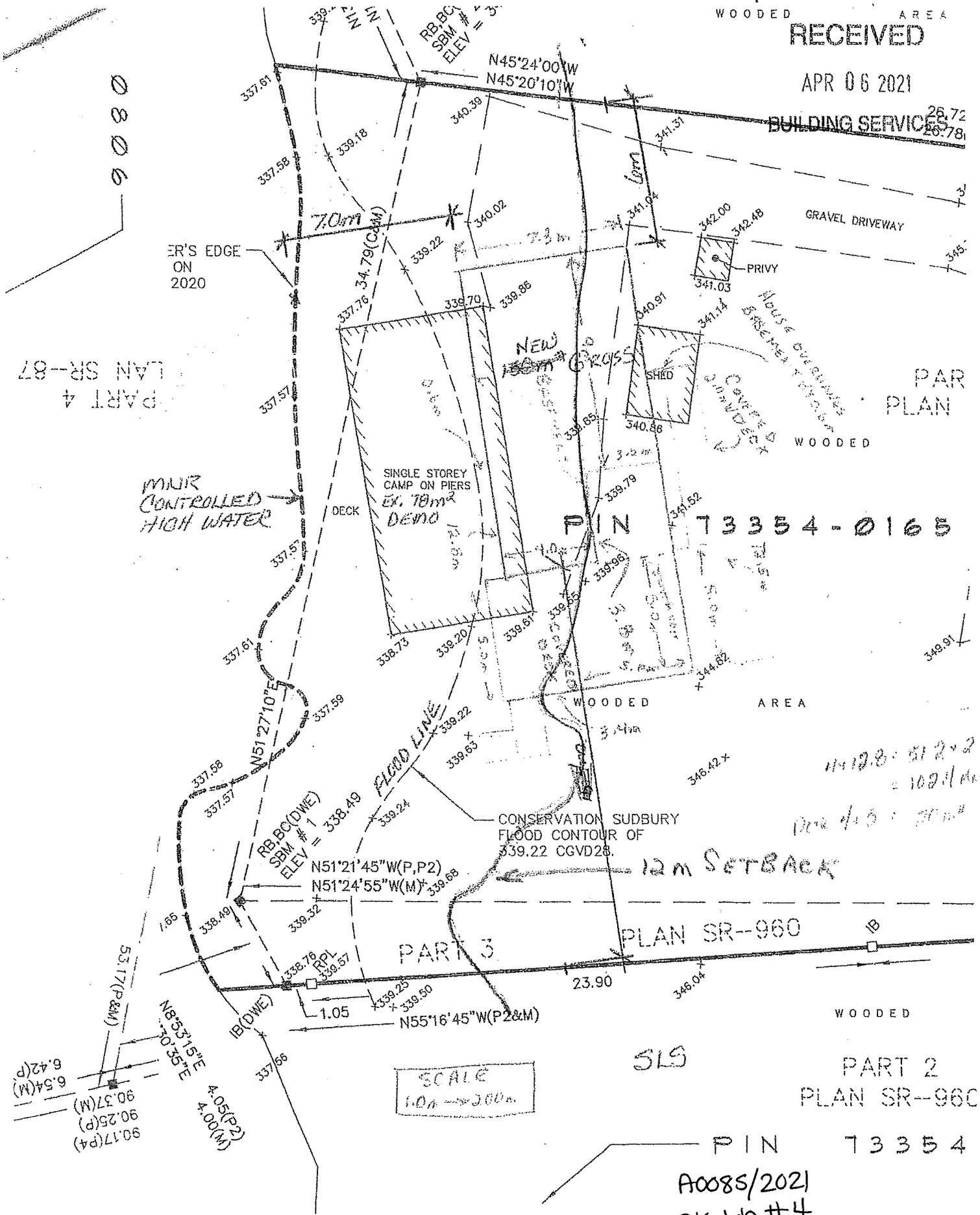
WOODED

PART 2  
PLAN SR-960

PIN 73354

A0085/2021  
Sketch #4

SCALE  
1:01 → 3.00m



MUD  
CONTROLLED  
HIGH WATER

SINGLE STOREY  
CAMP ON PIERS  
EX. 78m<sup>2</sup>  
DEMO

NEW  
GROSS  
SHED

COVERED  
PUNDED

PART 3

PART 4

LAN SR-87

ER'S EDGE  
ON  
2020

0  
8  
0  
6

90.17(P4)  
90.25(P)  
90.37(M)  
6.54(M)  
6.42(P)

(W)00°40'35"E  
4.05(P2)

N55°16'45"W(P2&M)

N51°21'45"W(P,P2)  
N51°24'55"W(M)

RB,BC(DWE)  
SBM #1  
ELEV = 338.49

N51°27'10"E

N45°24'00"W  
N45°20'10"W

RB,BC  
SBM #5  
ELEV = 339.18

339.18

337.81

337.58

339.18

340.39

7.0m  
34.79(CAM)

340.02

339.70

339.86

339.22

337.76

337.57

337.57

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