

Tom Davies Square
200 Brady St

Wednesday, June 1, 2022

PUBLIC HEARINGS

A0061/2022

**JANET CASTELLAN
DENNIS CASTELLAN**

Ward: 9

PIN 73476 0066, Parcel 49280 SEC SES, Survey Plan 53R-12869 Part(s) 3, Lot Pt 6, Concession 3, Township of Broder, 258 Forest Lake Road, Sudbury, [2010-100Z, RU (Rural)]

For relief from Part 4, Section 4.2, Table 4.1 and Part 9, Section 9.3, Table 9.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit the existing single detached dwelling providing, firstly, eaves to encroach 1.25m into the required interior side yard (9.05m setback), where eaves may encroach 0.6m into the required interior side yard but not closer than 0.6m to the lot line, and secondly, a minimum interior side yard of 8.9m, where 10.m is required.

A0062/2022

**ANGELA TUCAR
MARK DABOUS**

Ward: 9

PIN 73478 0333, Parcel 53M-1231-3, Lot(s) 3, Subdivision 53M-1231, Lot Pt 4, Concession 6, Township of Broder, 22 Pond Hollow Drive, Sudbury, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, Table 4.1 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit an existing hedgerow providing a height of 2.0m to be located in the corner side yard, where hedgerows more than 1.0m in height are not permitted in the corner side yard.

A0064/2022

ROBERT MORAN

Ward: 1

PIN 73588 0460, Parcel 6682 SEC SES, Lot(s) 170, Subdivision M-76, Lot Pt 8, Concession 2, Township of McKim, 27 Gutcher Avenue, Sudbury, [2010-100Z, R2-3 (Low Density Residential Two)]

For relief from Part 4, Section 4.2, subsection 4.2.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached garage providing an accessory lot coverage of 14.3%, where the total lot coverage of all accessory buildings and structures on a residential lot shall not exceed 10%.

A0065/2022

**SANDRA MEWS
AL VARDY**

Ward: 11

PIN 73581 0068, Parcel 9553 SEC SES, Lot Pt 2, Concession 3, Township of McKim, 1075 Lakeshore Drive, Sudbury, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, Table 4.1, Section 4.41, subsections 4.41.2 and 4.41.4 and Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit a two-storey addition to the existing dwelling, firstly, permitting eaves to encroach 1.2m into the required interior side yard, where eaves may encroach 0.6m into the required interior side yard but not closer than 0.6m to the lot line, secondly, providing a 15.0m setback from the high water mark of a lake or river, where no person shall erect any residential building closer than 30.0m to the high water mark of a lake or a river, thirdly, to be 15.0m setback from the high water mark of a lake or a river, where only the accessory structures as set out in subsection 4.41.2, boat launches, marine railways, waterlines and heat pump loops are permitted within 20.0m of a high water mark and the area permitted to be cleared of natural vegetation in Section 4.41.3, and fourthly, providing a minimum interior side yard setback of 1.2m, where 1.8m is required.

A0066/2022

1876313 ONTARIO LIMITED

Ward: 1

PINs 73588 0783 & 73588 0343 & 73588 0175, Parcels 8220 & 16897 & 43251 SEC SES, Survey Plan 53R-6204 Part(s) 9 and 10, Lot(s) 67, 68, and 69, Subdivision M-136, Lot Pt 8, Concession 2, Township of McKim, 831 Lorne Street, 829 Lorne Street, Sudbury, [2010-100Z, C2 (General Commercial)]

For relief from Part 4, Section 4.15, subsection 4.15.5, Section 4.2, subsection 4.2.9 and Part 5, Section 5.3, Table 5.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the development of a one-storey building for retail use, firstly, providing no screening device in the planting strip along the north eastern lot line abutting the R2-3 residential zone, where required planting strips shall contain one or more screening devices, secondly, to permit the refuse storage area to be located in the rear yard and 3.0m from the rear lot line, where refuse storage areas shall be located in the interior yard only and no closer than 15.0m from the rear lot line, thirdly, providing 5 parking spaces for the take-out restaurant, where 8 parking spaces are required, and fourthly, providing 3 parking spaces for the retail use, where 4 parking spaces are required.

A0067/2022

**MARY-CATHERINE TREMBLAY
JOSEPH TREMBLAY**

Ward: 6

PIN 73504 0395, Parcel 48214 SEC SES, Survey Plan 53R-7466 Part(s) 1, Lot(s) Pt 41, Subdivision M-699, Lot Pt 5, Concession 2, Township of Hanmer, 4444 Velvet Court, Hanmer, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, Table 4.1 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the reconstruction of a deck providing no setback from the south interior side yard, where uncovered decks greater than 1.2m in height may encroach 1.2m into the interior side yard but no closer than 1.2m to the interior side lot line.

A0068/2022

DANIEL FORGET

Ward: 3

PINs 73349 0786 & 73349 2151, Parcel 21282 SEC SWS SRO, Surveys Plan 53R-9552 Part(s) 1 & Plan 53R-21210 Part(s) 1 & Plan SR-3264 Part(s) 1, Lot Pt 3, Concession 3, Township of Balfour, 126 Main Street, Chelmsford, [2010-100Z, R1-5 (Low Density Residential One), R3(71) (Medium Density Residential)]

For relief from Part 11, Section 1, subsection (10), paragraph (sss), clauses (ii) and (iii) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit the existing multiple dwelling to provide, firstly, a minimum 0.91m easterly interior side yard and planting strip that would contain landscaped open space as defined in the City's Zoning By-law, whereas a minimum easterly interior side yard of 1.0m and a planting strip containing screening devices as required under Section 4.15.5 and having a width of 1.0m is required, and secondly, to provide a planting strip containing landscaped open space as defined in the City's Zoning By-law having a width of 0.91m and without a fence, whereas a fence having a minimum height of 1.5m is required along the easterly interior side lot line to a depth that is equal to the length of the residential lot situated to the east described as Parcel 25855, Part 1, Plan 53R-6956, Lot 3, Concession 3, Township of Balfour.

THIS APPLICATION WAS DEFERRED FROM THE MEETING OF JANUARY 12, 2022 TO AFFORD THE OWNER THE OPPORTUNITY TO ADDRESS THOSE COMMENTS RECEIVED FROM AGENCIES AND DEPARTMENTS.

A0157/2021

**SCOTT MULLEN
MARIKA RENELLI**

"REVISED"

Ward: 9

PINs 73476 0544 & 73476 0607 & 73476 0543, Parcels 10648 & 53892 SEC SES & 10648A, Survey Plan 53R-17219 Part(s) 2, Part Lot 7, Concession 3 as in LT58823 and Lot Part Bed of Long Lake in front of Lot 7, Concession 3, Part Location CL12643, Township of Broder, 594 Dew Drop Road, Sudbury, [2010-100Z, R1-2 (Low Density Residential One)]

For relief from Part 4, Section 4.41, subsections 4.41.2 and 4.41.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a garage addition to the existing single detached dwelling and leaching bed, firstly, for the garage addition to provide a 7.9m setback from the high water mark of a lake or river, where no person shall erect any residential building closer than 30.0m and to be 7.9m setback from the high water mark of a lake or a river, where only the accessory structures as set out in subsection 4.41.2, boat launches, marine railways, waterlines and heat pump loops are permitted within 20.0m of a high water mark and the area permitted to be cleared of natural vegetation in Section 4.41.3; and, for the leaching bed to provide a 17.8m setback from the high water mark of a lake, river or stream, where no person shall construct a leaching bed closer than 30.0m.

PREVIOUSLY SUBJECT TO MINOR VARIANCE A207/1996 (NOV 4/96)

THIS APPLICATION WAS DEFERRED FROM THE MEETING OF MAY 4, 2022 TO AFFORD THE OWNER THE OPPORTUNITY TO ADDRESS THOSE COMMENTS RECEIVED FROM AGENCIES AND DEPARTMENTS.

A0042/2022

**LYNNE BOURQUE
MIKE BOURQUE**

"REVISED"

Ward: 9

PIN 73479 0311, Parcel 27040, Lot(s) 14, Subdivision M-443, Lot Pt 10, Concession 5, Township of Dill, 0 Whippoorwill Avenue, Sudbury, [2010-100Z, R1-2 (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsection 4.2.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached garage providing maximum height of 5.7912m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

**A REMINDER... THE NEXT SCHEDULED MEETING IS
WEDNESDAY, JUNE 15, 2022**



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

Office Use Only	
A0061/2022	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

City of Greater Sudbury

APPLICATION FOR MINOR VARIANCE

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

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

PLEASE PRINT: SCHEDULES MAY BE INCLUDED IF NECESSARY.

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

Registered Owner(s): Janet, Dennis Castellan Email: [REDACTED]
 Mailing Address: 258 Forest Lake Rd. Home Phone: [REDACTED]
 Business Phone: [REDACTED]
 City: City of Greater Sudbury Postal Code: P3G 1K8 Fax Phone: [REDACTED]

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

Name of Agent: N/A Email: [REDACTED]
 Mailing Address: 258 Forest Lake Rd, Sudbury P3G 1K8 Home Phone: [REDACTED]
 Business Phone: [REDACTED]
 City: [REDACTED] Postal Code: [REDACTED] Fax Phone: [REDACTED]

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

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

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

- 4) Current Official Plan designation: Rural Current Zoning By-law designation: 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
(East) Side Yard Setback	10.0m	8.9m	1.1m
Eaves	.6m	9.05	1.25

- b) Is there an eave encroachment? Yes No If 'Yes', size of eaves: 0.150 (m)

- c) Description of Proposal:
 Where a 10.0 m side yard setback is required, relief is requested to 8.9m.
 Note: eave is .150m

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
 The house was totally completed in 1991 and a Legal Plan of Survey/Building Location Certificate was prepared post construction/occupancy in 1992. The survey identified a .1m encroachment to the then required, 9.0 m setback.

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

PIN(s): 73476 - 0066 **Township: Broder** **Ward 9**
Lot No.: 6 **Concession No.: 3** **Parcel(s): 49280**
Subdivision Plan No.: **Lot:** **Reference Plan No.: 53R-12869** **Part(s): 3**
Municipal Address or Street(s): 258 Forest Lake Rd, Sudbury P3G 1K8

7) Date of acquisition of subject land. 1990

8) Dimensions of land affected.

Frontage 90m (m) Depth 255.53m (m) Area 20,274.8 (m²) Width of Street 20 (m)

9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	320 (m ²)	(m ²)
Gross Floor Area:	513 (m ²)	(m ²)
No. of storeys:	one(1)	
Width:	5.5 (m)	(m)
Length:	47.2 (m)	(m)
Height:	8.5 (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:	62.05 (m)	Shed: 46.0 (m)
Rear:	134.1 (m)	(m)
Side:	8.9(East) (m)	Shed: 29.5 (m) 8.9 (m)
Side:	33.46 (m)	(m)

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

What type of access to the land?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Municipally owned & operated piped water system | <input type="checkbox"/> Provincial Highway |
| <input checked="" type="checkbox"/> Municipally owned & operated sanitary sewage system | <input type="checkbox"/> Municipal Road |
| <input type="checkbox"/> Lake | <input checked="" 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. |
| <input type="checkbox"/> Pit Privy | |
| <input type="checkbox"/> Municipal Sewers/Ditches/Swales | |

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

The Residence was completed in 1991 (no other additions have occurred since). A free standing shed was built in 2004.

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

Use(s): Single Family Residential Length of time: Since 1991

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

Same as #13 or, _____

15) What is the number of dwelling units on the property? one(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: Single family Residential

A0061/2022

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

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

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

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

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

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

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Janet & Dennis Castellan (please print all names), the registered owner(s) of the property described as 258 Forest Lake 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 Ontario Land Tribunal, the City of Greater Sudbury may not attend at the Ontario Land Tribunal hearing unless the City is provided with the City's required fee for attendance at the hearing;

Appointment of Authorized Agent

g) appoint and authorize Dennis Castellan (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.

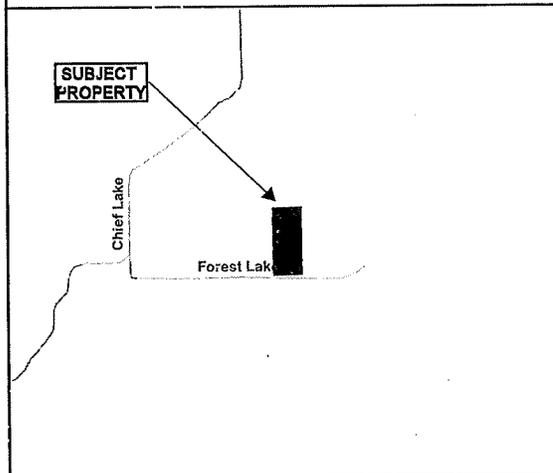
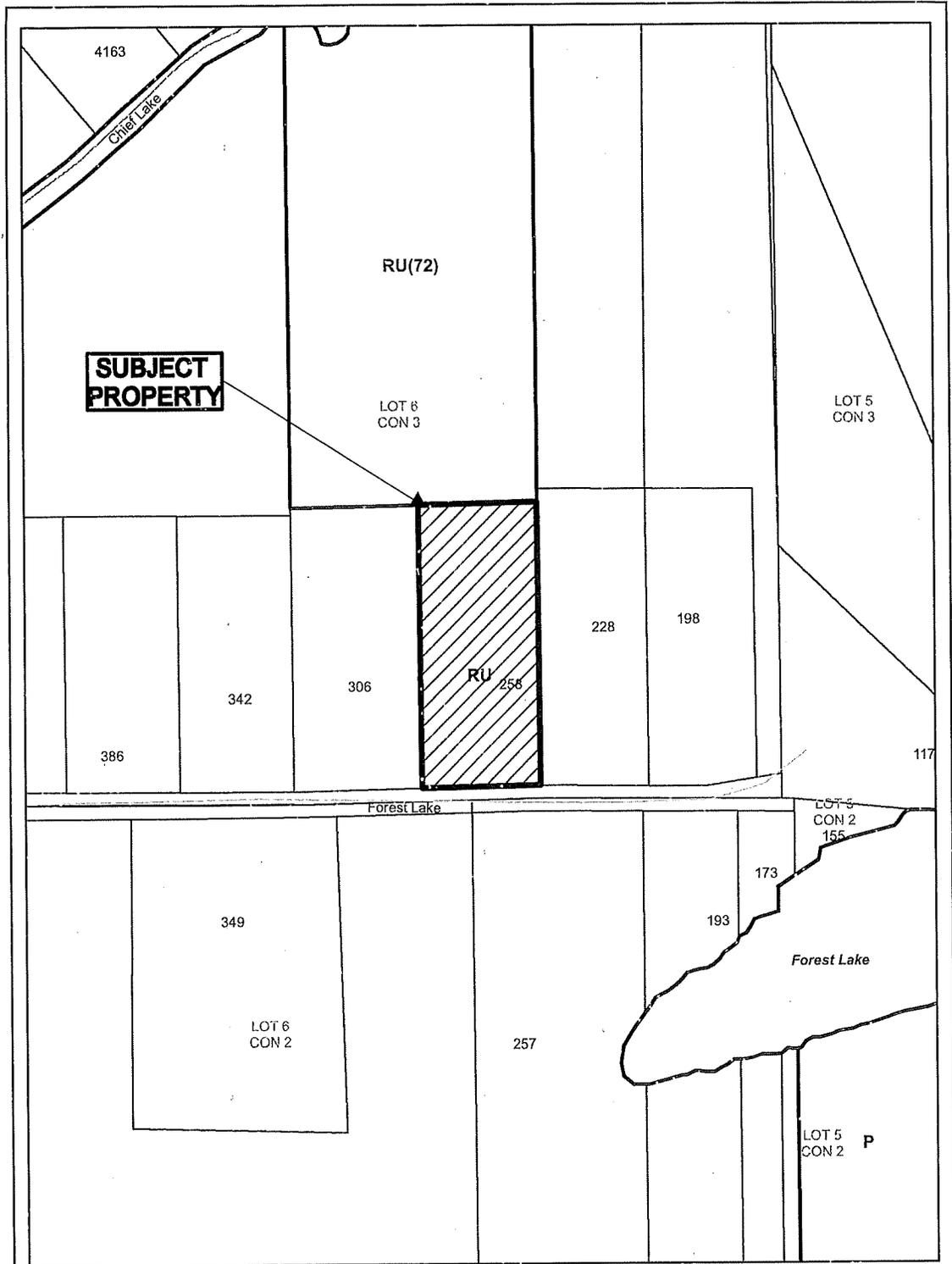
Dated this 18 day of April 2022

(witness) [Signature]

[Signature]
Dennis Castellan
Print Name: _____
signature of Owner(s) or Signing Officer or Authorized Agent

*I have authority to bind the Corporation

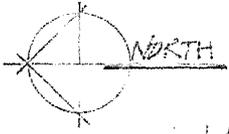
Approved



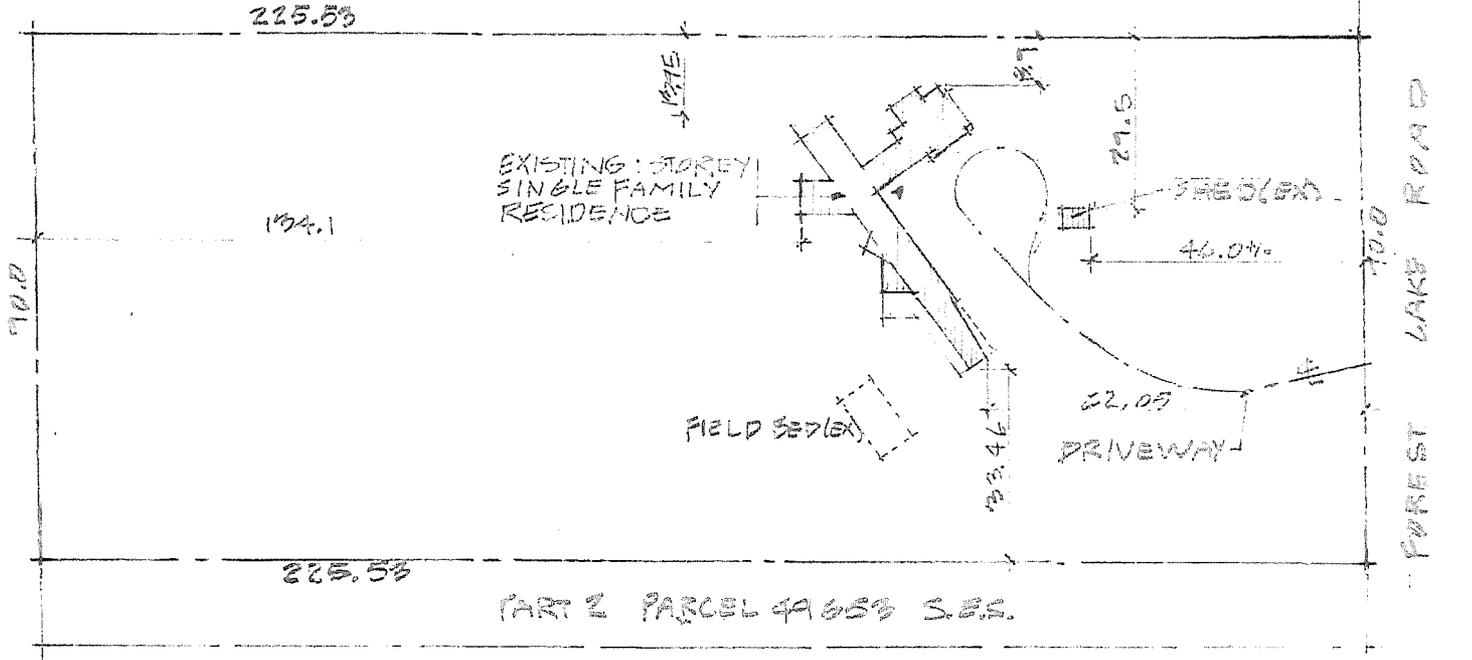
Application for Minor Variance or Permission



Subject Property being,
 PIN 73476-0066,
 Parcel 49280 SEC SES,
 Part Lot 6, Concession 3, Part 3,
 Plan 53R-12869, Township of Broder,
 258 Forest Lake Road, Sudbury
 City of Greater Sudbury



LOT 6 PARCEL 1130 S.E.S



MINOR VARIANCE
APPLICATION SKETCH
JAN, 2022

250 FOREST LAKE ROAD

1:000

A0061/2022
sketch 2



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

Office Use Only 2022.01.01	
A 0062/2022	
S.P.P. AREA	
YES	NO
NDCA REG. AREA	
YES	NO

City of Greater Sudbury
APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,025.00 (includes \$245.00 legal notice fee)
 APPLICATION FEE FOR HEDGEROWS: \$312.00 (includes \$245.00 legal notice fee)
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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): Angela Tucarc-Martha Dabris Email: [Redacted]
 Mailing Address: 22 Pond Hollow Drive Home Phone: [Redacted]
 Business Phone: n/a
 City: Sudbury Postal Code: P3E 6E5 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: Laurie Tucarc Email: [Redacted]
 Mailing Address: 844 Red Deer Lk. Rd. 10 Home Phone: [Redacted]
22 Pond Hollow Drive Sudbury P3E-6E5 Business Phone: n/a
 City: Sudbury Postal Code: P0M 3C0 Fax Phone: _____

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

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

Name: N/A - NO MORTGAGE
 Mailing Address: _____
 City: _____ Postal Code: _____

- 4) Current Official Plan designation: Living Area 1 Current Zoning By-law designation: R 1-5

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

Variance To	By-law Requirement	Proposed	Difference
2010 100z 4.2.5			
rear corner side yard hedge	1 meter	2 meters	1 meter
Note: the hedge has a 12' setback from the curb			

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

c) Description of Proposal:
 To maintain the height of a mature heritage cedar hedge as pruning will destroy it. It occupies only the rear portion of the corner side yard and in some Ontario municipalities this area is defined as the rear yard. see attached diagram

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
 Rear corner side yard hedge offers privacy from a public mail box. The hedge is a mature existing cedar and would be destroyed by severe pruning.
 The hedge does not provide a site line issue, as noted by the by law officer.

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

PIN(s): 73478-0333 Township: Brodeur
 Lot No.: 4 Concession No.: 6 Parcel(s): 53M-1231-3
 Subdivision Plan No.: 53M1231 Lot: 3 Reference Plan No.: 0.11AC78.7 Part(s):
 Municipal Address or Street(s): 22 Pond Hollow Sudbury P3E 6E5

7) Date of acquisition of subject land. 1992

8) Dimensions of land affected.

Frontage 15.76 (m) Depth 30.0 (m) Area 472.8 (m²) Width of Street 9 (m)

9) Particulars of all buildings:

	Existing			Proposed		
Ground Floor Area:	137.4	shed1	shed2	(m ²)	137.4	sheds no change (m ²)
Gross Floor Area:	137.4	5.95	1.95	(m ²)	137.4	sheds no change (m ²)
No. of storeys:	1.5	1	1		1.5	no change
Width:	10.71	2.4	2.914	(m)	10.71	sheds no change (m)
Length:	12.83	2.4	2.13	(m)	12.83	sheds no change (m)
Height:	6.25	2	2	(m)	6.25	sheds no change (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:	6.26	shed1	shed2	(m)	no change to structures (m)	
Rear:	10.3	3.02	3.02	(m)	hedge existing and proposed (m)	
Side:	1.24	4.98	8.98	(m)	2m height, setbacks; rear 3.02 (m)	
Side:	4.72	8.36	7.45	(m)	side 1.38, rear 3.02, side 13.38 (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.

1992

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

Use(s): residential

Length of time: 30 years

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

Same as #13 or,

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

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

Yes No

If "yes", how many? _____

17) Existing uses of abutting properties: residential

Acc 62/2022

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

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

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

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

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

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

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Angela Tucar, Mark Dabous ^x Angela Tucar, M. Dabous (please print all names), the registered owner(s) of the property described as 22 Pond Hollow Drive, Sudbury P3E 6E5

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

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

Dated this 28 day of Apr., 2022

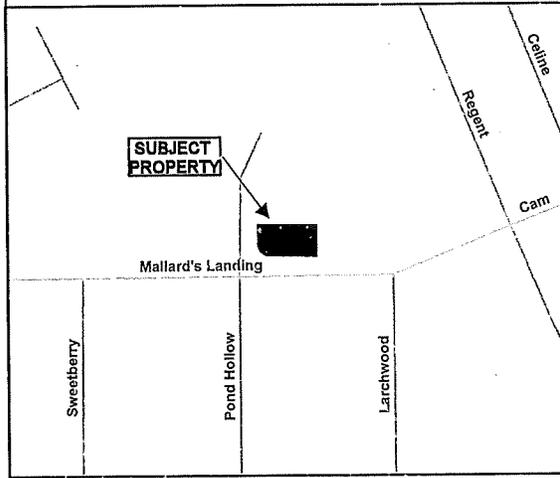
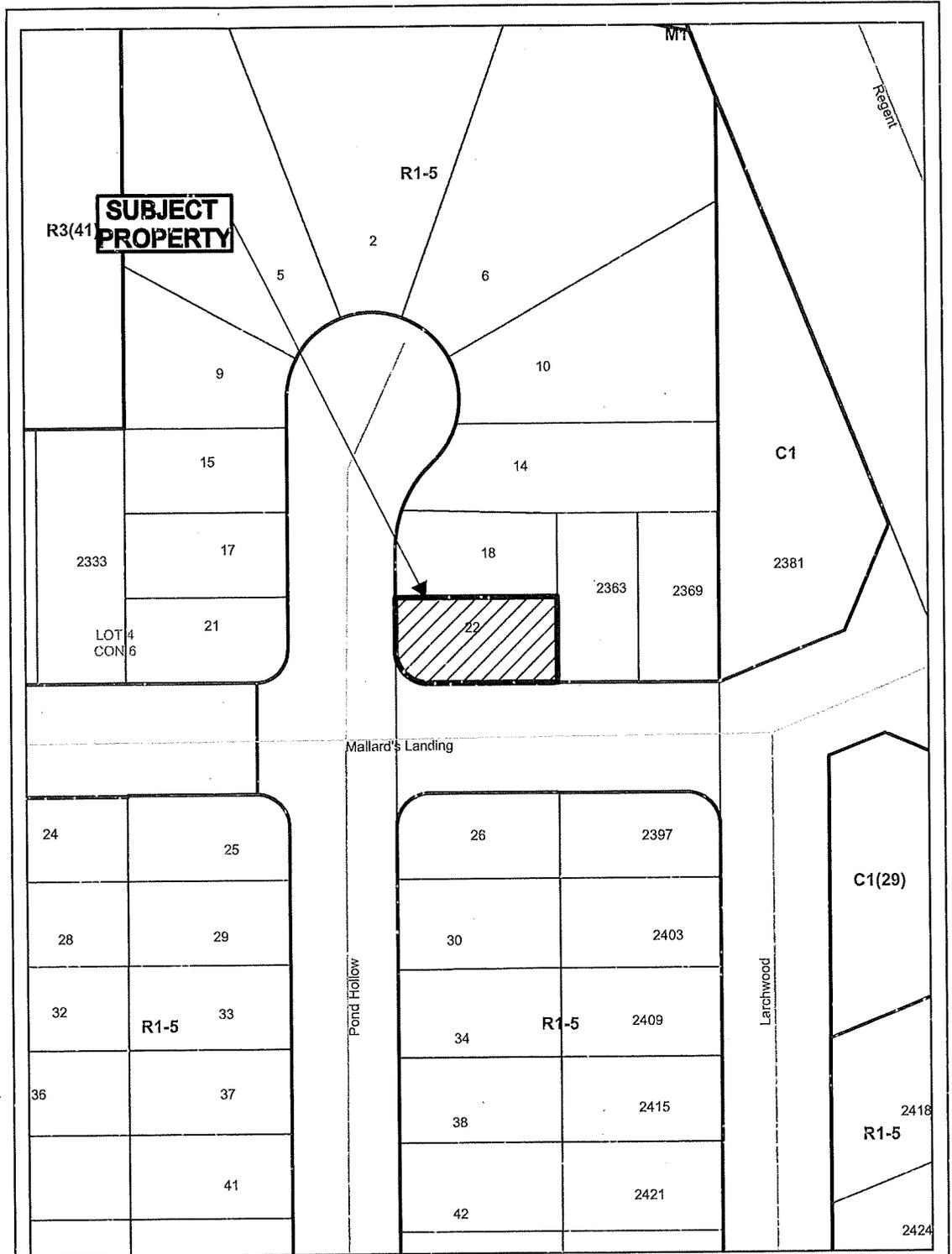
M. Dabous
(witness)

Angela Tucar, M. Dabous
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: _____

*I have authority to bind the Corporation

Approved/2022



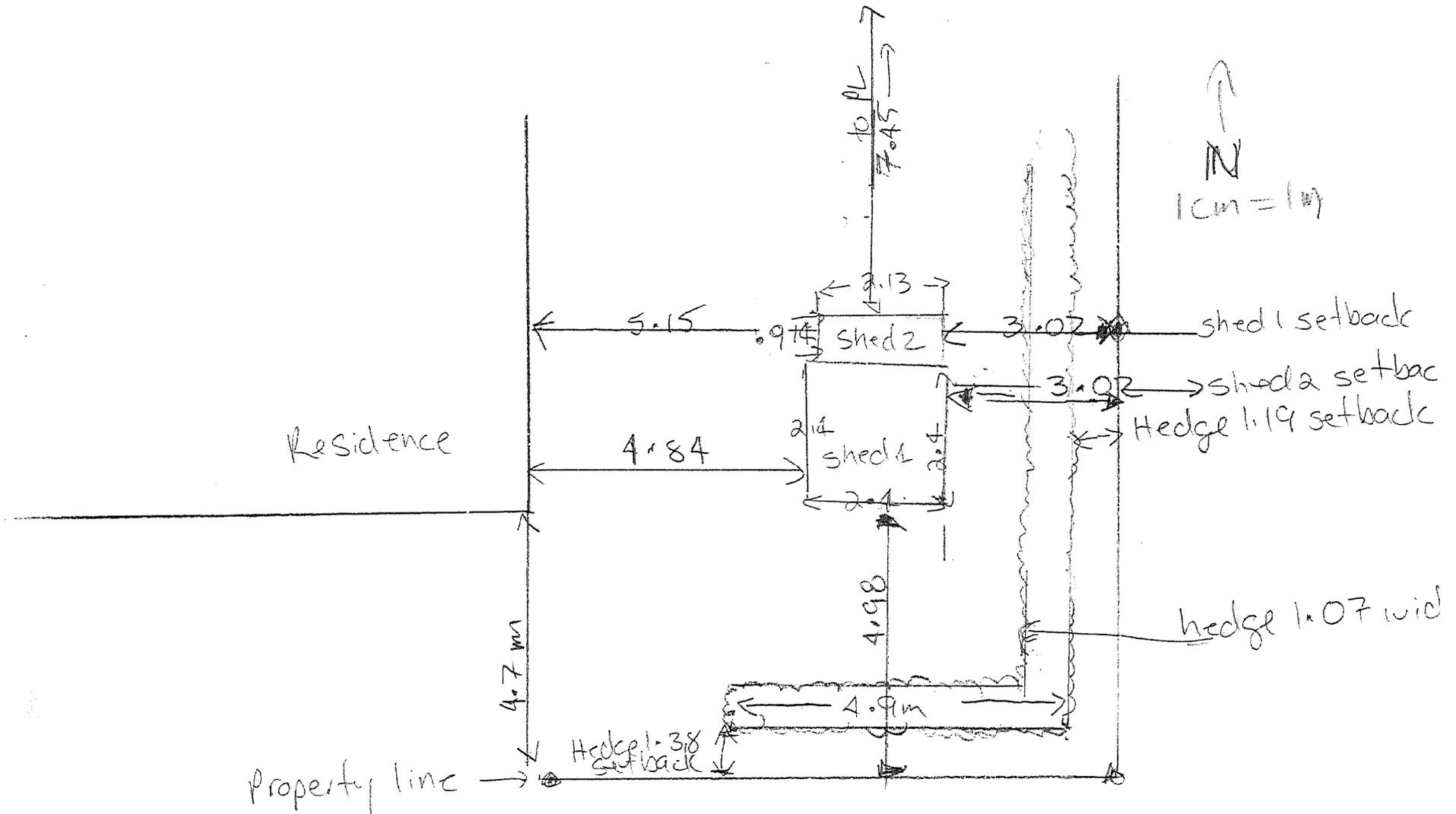
Application for Minor Variance or Permission



Subject Property being,
 PIN 73478-0333,
 Parcel 53M-1231-3, Lot 3,
 Plan 53M-1231,
 Part Lot 4, Concession 6,
 Township of Broder,
 22 Pond Hollow Drive, Sudbury,
 City of Greater Sudbury

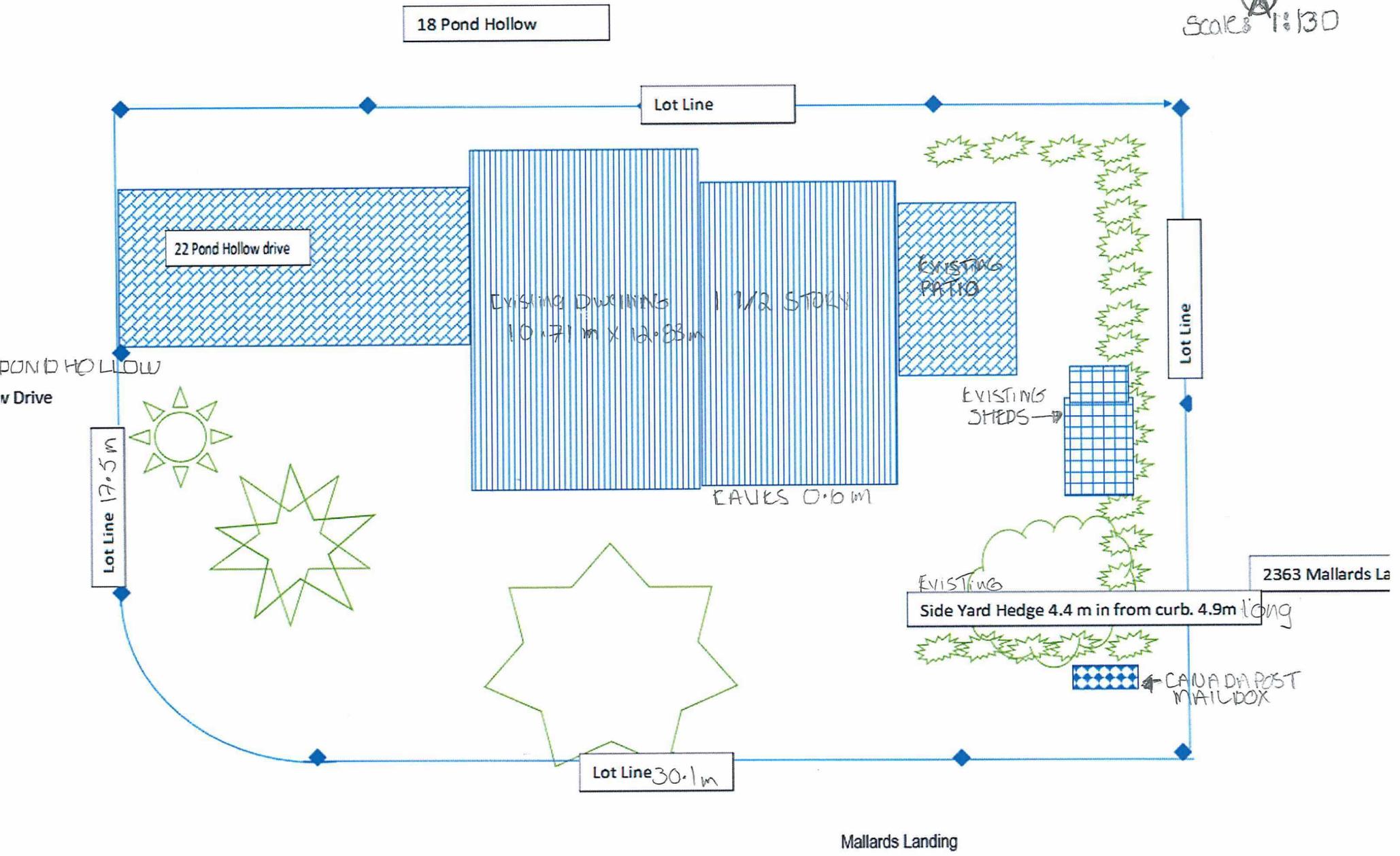
Sketch 1, NTS
 NDCA

A0062/2022
 Date: 2022 05 09



22 POND HOLLOW SHED/HEDGE DETAIL

A0062/2022
Sketch 2



POND HOLE
(DEDICATED BY REGIST

N 44°58'30" W
CH=8.485, A=9.425
R=6.000 (P1 & MEAS)

IB
(1400)

N 00°01'30" E 18.050 (P1 & MEAS)
9.760 (P1 & MEAS)
8.290 (P1 & MEAS)

PART

PART 3

N 89°58'30" W 30.000 (P1 & MEAS)

6.257

1.279

1.248

2.622

10.358

LOT 3

FOUNDATION ONLY
(UNDER CONSTRUCTION)

PCL
53M-1231-3
S.E.S.

6.321

10.301

6.000
(SET P1)

SS1B

S1B
(1400)

4.654

2.700

PART 3

0.30 RESERVE

PART 68

SS1B
(1400)

PART 2
53

S1B
(1400)

6.000
(P1 & MEAS)

24.000 (P1 & MEAS)

N 89°58'30" W 60.000 (P1 & MEAS)
(REFERENCE BEARING)

15.000 (P1 & MEAS)

15.760 (SET P1)
N 00°01'30" E 31.000 (SET P1)

SUBJECT TO EASEMENT
No.'S 739952, 739953, 739954

MALLARD'S LAND I
(DEDICATED BY REGISTERED PLAN

A0062/2022
Sketch 4

LOT 2



Looking down the side yard (Mallards Landing towards Regent) Note the ample easment between the stree and the hedge



Side yard from Mallards Landing. Neighbours drive on right. Note easment for post box and hedge as a privacy screen. The red line points to the recently surveyed property stake.



Neighbours drive in foreground. Looking towards corner of Mallards and Pond Hollow



A0002/2022
sketch5



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

Office Use Only...
2022.01.01
A0004/2022
S.P.P. AREA
YES ___ NO <input checked="" type="checkbox"/>
NDCA REG. AREA
YES ___ NO <input checked="" type="checkbox"/>

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Robert Moran Email: [REDACTED]
 Mailing Address: 27 GUTHRIE AVE. Home Phone: [REDACTED]
 City: Sudbury Ont. Postal Code: P3C-3H5 Business Phone: _____
 Fax Phone: _____

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

Name of Agent: _____ 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: None NO MORTGAGE
 Mailing Address: _____
 City: _____ Postal Code: _____

4) Current Official Plan designation: Living Area 1 Current Zoning By-law designation: R-23

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>S4.2.3 10% Acc.</u>	<u>10%</u>	<u>14.3%</u>	<u>4.3%</u>

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

c) Description of Proposal: 14.3% Proposed Increase. Exceeding lot coverage

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
I want to build a 7.32 x 7.52m but lot size is small causing it to exceed the 10% accessory

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

PIN(s): _____ Township: Wickham
 Lot No.: 8 Concession No.: 2 Parcel(s): 6682
 Subdivision Plan No.: M76 Lot: 170 Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 27 Gutcher

7) Date of acquisition of subject land. - 2002

8) Dimensions of land affected.

Frontage 10.363 (m) Depth 37.186 (m) Area 385.359 (m²) Width of Street _____ (m)

9) Particulars of all buildings:	House Existing	Garage ^{To be Demol'd}	House Proposed	Garage - New
Ground Floor Area:	<u>58.2166476</u>	<u>18.581</u> (m ²)	<u>58.2166476</u>	<u>55.57215104</u> (m ²)
Gross Floor Area:	<u>58.2166476</u>	<u>18.581</u> (m ²)	<u>58.2166476</u>	_____ (m ²)
No. of storeys:	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>
Width:	<u>6.79704</u>	<u>3.048</u> (m)	<u>6.79704</u>	<u>7.3152</u> (m)
Length:	<u>10.4394</u>	<u>6.096</u> (m)	<u>8.565</u>	<u>7.3152</u> (m)
Height:	<u>4.572</u> m	<u>2.36576</u> (m)	<u>4.572</u>	<u>2.00</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	Garage ^{To be Demol'd}	Garage New	Proposed House
Front:	<u>4.84632</u>	<u>31.09</u> (m)	<u>29.261</u>	<u>4.84632</u> (m)
Rear:	<u>21.9456</u>	<u>0</u> (m)	<u>1.219</u>	<u>21.9456</u> (m)
Side:	<u>2.5906</u>	<u>0.884</u> (m)	<u>1.8288</u>	<u>2.5906</u> (m)
Side:	<u>0.97536</u>	<u>6.451</u> (m)	<u>1.219</u>	<u>0.97536</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.

1940 House 1945 Garage

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

Use(s): RESIDENTIAL Length of time: 82 years

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

Same as #13 or, _____

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

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

Yes No

If "yes", how many? _____

17) Existing uses of abutting properties:

Residential

App 64/2022

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

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

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

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

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

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

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Robert MORAN (please print all names), the registered owner(s) of the property described as Robert MORAN 27 Catcher Ave

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

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

Dated this 28 day of April, 2022

[Signature]
(witness)

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

Print Name: Robert MORAN

*I have authority to bind the Corporation

A0064/2022



Application for Minor Variance or Permission

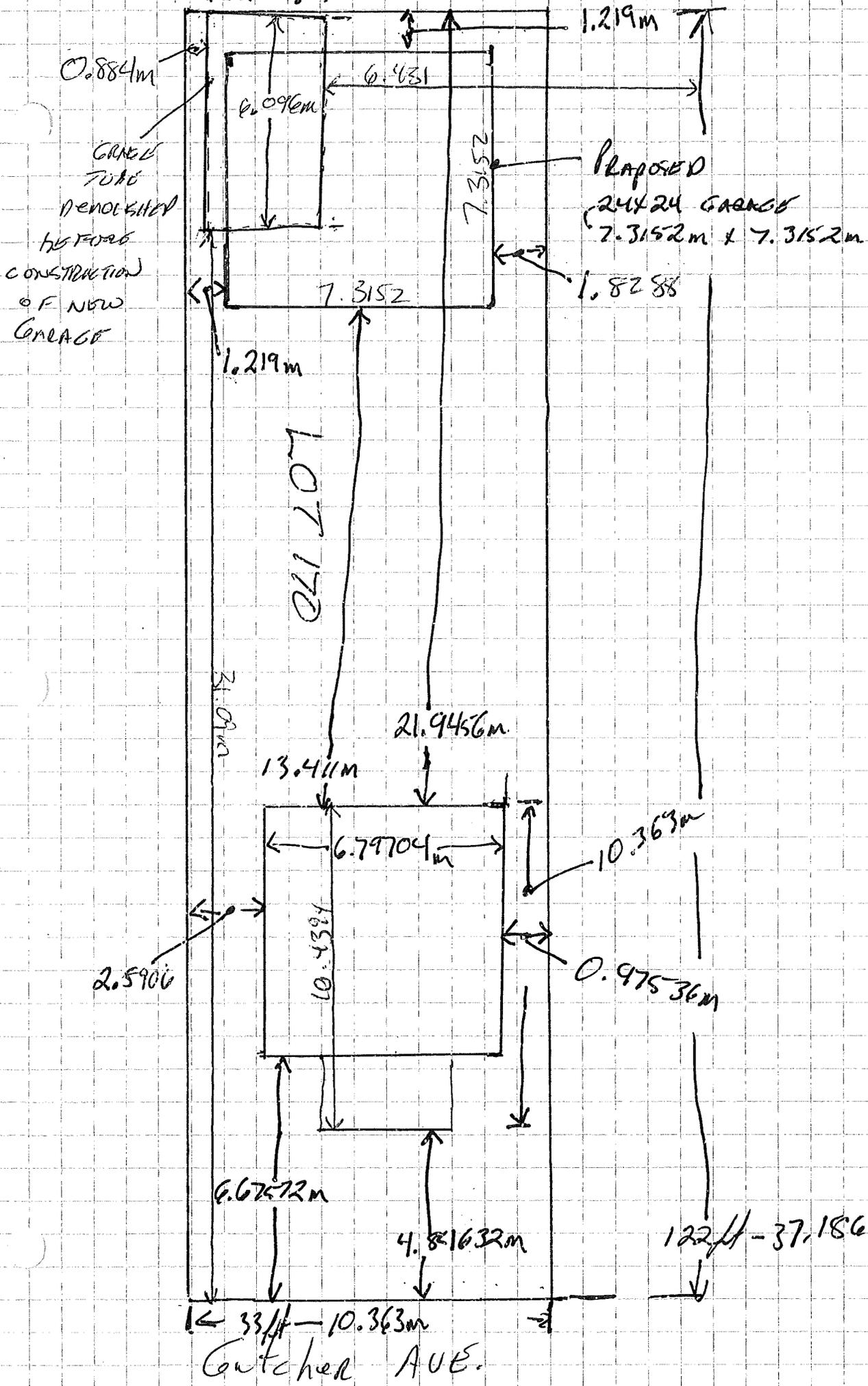


Subject Property being,
 PIN 73588-0460,
 Parcel 6882 SEC SES,
 Lot 170, Plan M-76,
 Part Lot 8, Concession 2,
 Township of McKim,
 27 Gutcher Avenue, Sudbury,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

A0064/2022
 Date: 2022 05 05

123.0487m LANEWAY



A0064/2022
Sketch 2



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

Office Use Only	
2022 01 01	
A0065/2022	
S.P.P. AREA	
YES	<input checked="" type="checkbox"/> NO
NUCA REG AREA	
YES	<input checked="" type="checkbox"/> NO

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

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

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PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): SAURA MEWS, ALVARO Email: [REDACTED]
 Mailing Address: 1075 Lakeshore Dr Home Phone: [REDACTED]
 City: Sudbury ON Postal Code: P3B1E3 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: CENTRELINE ARCHITECTURE Email: [REDACTED]
 Mailing Address: 158 ELGIN ST SUITE 201 Home Phone: [REDACTED]
 City: SUDBURY Postal Code: P3E 3N5 Business Phone: [REDACTED]
 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: First National Financial
 Mailing Address: 16 York St Suite 1900
 City: Toronto ON Postal Code: M5T 0E6

- 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
SIDE YARD SETBACK	1.8M	1.2M	0.6M
LAKE SETBACK	30M	15M	15M
EAVE ENCROACHMENT	0.6M	1.2M	0.6M
SHORELINE BUFFER	20M	15M	5M

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

c) Description of Proposal:
 A RENNOVATION AND ADDITION TO AN EXISTING DWELLING

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
 THE EXISTING BUILDING IS COMPLETELY WITHIN THE LAKE SETBACK AND SHORELINE BUFFER.
 THE CONSTRAINTS OF THE NARROW SITE

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

PIN(s): _____ Township: MCKIM
 Lot No.: 2 Concession No.: 3 Parcel(s): _____
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 1075 LAKESHORE DRIVE

7) Date of acquisition of subject land. UNKNOWN

8) Dimensions of land affected

Frontage 16.28 (m) Depth 43.9 (m) Area 647 (m²) Width of Street 8 (m)

9) Particulars of all buildings:	HOUSE	Existing	SAUNA	HOUSE	Proposed	SAUNA
Ground Floor Area:	110		15.49 (m ²)	203		15.49 (m ²)
Gross Floor Area:	212		15.49 (m ²)	429		15.49 (m ²)
No. of storeys:	1		1	2		1
Width:	9.21		3.05 (m)	13.88		3.05 (m)
Length:	14.3		5.08 (m)	16.5		5.08 (m)
Height:	4.34		3.46 (m)	7.35		3.46 (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	SAUNA	HOUSE	Proposed	SAUNA
Front:	8.5		34.42 (m)	7.4		34.42 (m)
Rear:	15		2.6 (m)	15		2.6 (m)
Side:	1.2		12.03 (m)	1.2		12.03 (m)
Side:	5.87		1.2 (m)	1.2		1.2 (m)

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

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

What type of access to the land?

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

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

UNKNOWN

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

Use(s): RESIDENTIAL Length of time: UNKNOWN

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

Same as #13 or, _____

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

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

If "yes", how many? _____

17) Existing uses of abutting properties: RESIDENTIAL

A0065/2022

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

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

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

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

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

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

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

If "yes", provide details on how the property is designated in the Source Protection Plan. _____
NICKEL DISTRICT S.P.A

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Sandra News, Albert Vardy (please print all names), the registered owner(s) of the property described as 1075 Lakeshore Drive Sudbury ON P3B1E3 in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

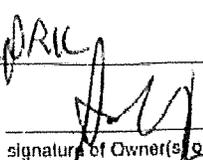
- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land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

Appointment of Authorized Agent

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

Dated this 26 day of April, 2022


(Witness)

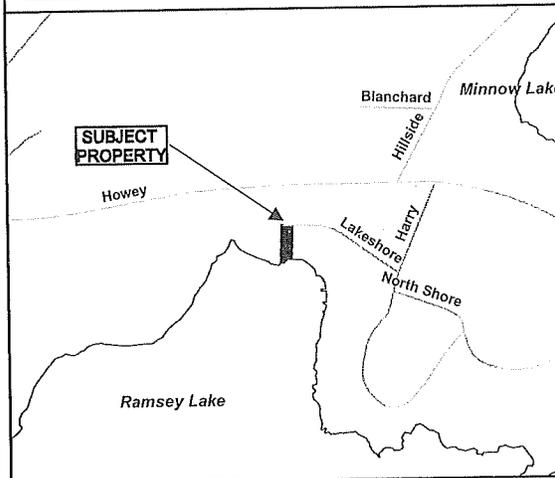
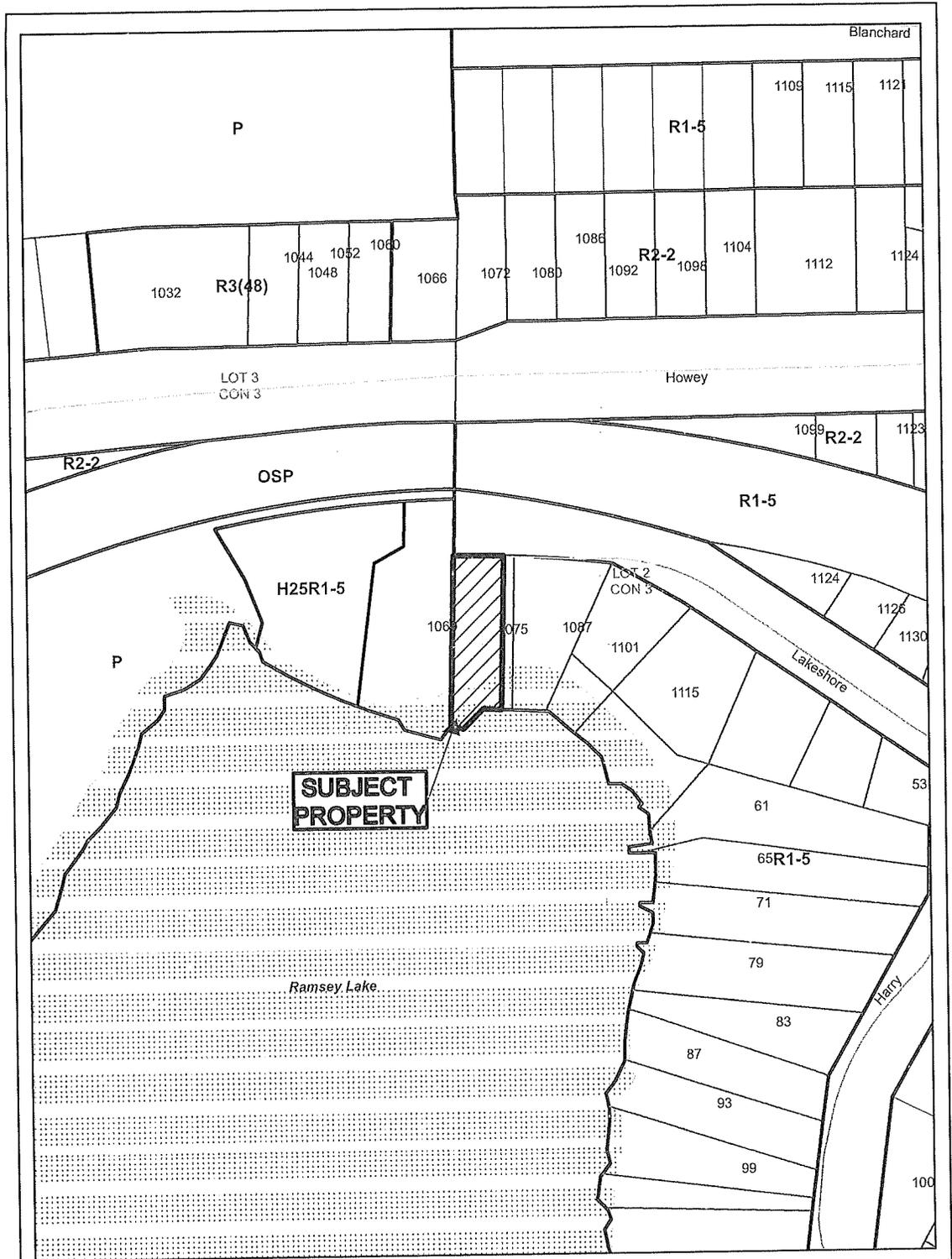

signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: Sandra News

*I have authority to bind the Corporation

Albert Vardy

A0005/2022



Application for Minor Variance or Permission



Subject Property being,
 PIN 73581-0068,
 Parcel 9553 SEC SES,
 Part Lot 2, Concession 3 as in LT 52282,
 Township of McKim,
 1075 Lakeshore Drive, Sudbury,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

A0065/2022
 Date: 2022 05 13

SB-12 Prescriptive (shad design package) Package: ADDITION Table: 11.1.1

C. Project Design Conditions

Climate Zone (US-1) Heating Equipment Efficiency Space Heating Fuel Source
 Zone 1 (5000 degree days) a 82% AFUE Gas D Propane D 80% Fuel
 Zone 2 (6000 degree days) a 84% AFUE Gas D Electric D 80% Energy

Area of walls = 777.32 sq ft W, S & G = 100%
 Area of windows = 111.11 sq ft W, S & G = 100%
 Area of doors = 111.11 sq ft W, S & G = 100%

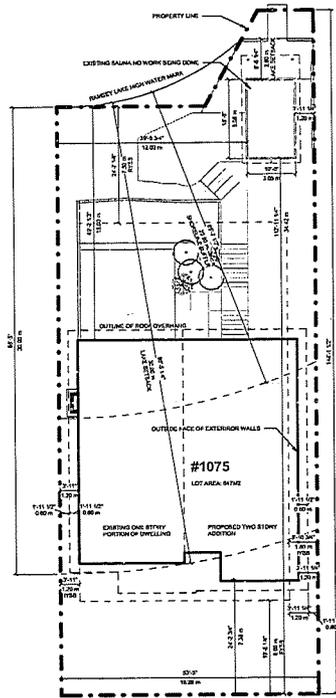
D. Building Specifications (provide values and ratings of the energy efficiency components proposed)

Energy Efficiency Substitutions

ICF 3.1.1.2.(5) & (6) / 3.1.1.3.(5) & (6)
 Combined space heating and domestic water heating systems (3.1.1.2.(7) / 3.1.1.3.(7))
 Airtightness substitution(s) Table 3.1.1.4.R. Required Permitted Substitution:
 Airtightness test required Table 3.1.1.4.C. Required Permitted Substitution:
 Water Tightness Test Allowed Table 3.1.1.4.C. Required Permitted Substitution:

Building Component	Minimum R-Value (or Minimum U-Value)	Building Component	Efficiency Rating
Thermal Insulation	Normal	Windows & Doors	Points Lit Value ¹ or EA rating
Ceiling with Attic Space	R10	Skylights/Glazed Roofs	0.29 (1/4)
Ceiling without Attic Space	R10	Skylights/Glazed Roofs	0.29 (1/4)
Exposed Floor	R10	Mechanicals	
Walls Above Grade	R13	Heating Equipment (AFUE)	
Basement Walls	R10	HRV Efficiency (SHEM at 1" D)	
Slab (at +000mm below grade)	R10	DHW Heater (EF)	
Slab (edge only at 000mm below grade)	R10	DWHR (ESA 65.1 (min. 42% efficiency))	
Slab (at 000mm below grade, w/ basement)	R10	Controlled Venting System	

RAMSEY LAKE



LAKESHORE DRIVE

SITE REFERENCE PLAN
 3/32" = 1'-0"

EEDS - WALL

ELEVATION	AREA
WEST WALL	111.11
EAST WALL	111.11
REAR WALL	111.11
FRONT WALL	111.11
GLAZED WALL	111.11

EEDS - WINDOWS

No.	WIDTH	HEIGHT	QTY	Area
W101	36"	48"	1	14.40 sq ft
W102	36"	48"	1	14.40 sq ft
W103	36"	48"	1	14.40 sq ft
W104	36"	48"	1	14.40 sq ft
W105	36"	48"	1	14.40 sq ft
W106	36"	48"	1	14.40 sq ft
W107	36"	48"	1	14.40 sq ft
W108	36"	48"	1	14.40 sq ft
W109	36"	48"	1	14.40 sq ft
W110	36"	48"	1	14.40 sq ft
W111	36"	48"	1	14.40 sq ft
W112	36"	48"	1	14.40 sq ft
W113	36"	48"	1	14.40 sq ft
W114	36"	48"	1	14.40 sq ft
W115	36"	48"	1	14.40 sq ft
W116	36"	48"	1	14.40 sq ft
W117	36"	48"	1	14.40 sq ft
W118	36"	48"	1	14.40 sq ft
W119	36"	48"	1	14.40 sq ft
W120	36"	48"	1	14.40 sq ft

EEDS - DOORS

No.	TYPE	WIDTH	HEIGHT	AREA
D101	10'	80"	80"	111.11 sq ft
D102	10'	80"	80"	111.11 sq ft

NOTE: CONTINUATION TO VERIFY ALL DIMENSIONS PRIOR TO ORDERING MATERIALS & COMMENCEMENT OF CONSTRUCTION.



NOT FOR CONSTRUCTION

GENERAL NOTES

- The drawings are the property of the Designer and shall not be used for any other project without the written consent of the Designer.
- The Designer is not responsible for any errors or omissions in the drawings or for any consequences arising therefrom.
- The Designer is not responsible for any construction methods or materials not shown on the drawings.
- The Designer is not responsible for any construction methods or materials not shown on the drawings.
- The Designer is not responsible for any construction methods or materials not shown on the drawings.

PROJECT STATUS
 PRE-CONSTRUCTION DOCUMENTS
 PRELIMINARY
 May 15, 2023
 JENSONS

PROJECT
 VARDY MEWES RESIDENCE
 RENOVATION ADDITION

PROJECT NUMBER
 Project No. 2023-107

DRAWN BY / CHECKED BY
 JENSONS / JENSONS

SCALE
 AS SHOWN

DATE
 May 15, 2023

SHEET NUMBER
 A1-1

Added 2023
 sketch 2

REMOVED 12/05/2022



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

Office Use Only 2022 01 01	
A0066/2022	
S.P.P. AREA	
YES	NO
NDCA REG. AREA	
YES	NO

City of Greater Sudbury
APPLICATION FOR MINOR VARIANCE

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): 1876313 ONTARIO LIMITED	Email: [REDACTED]
Mailing Address: _____	Home Phone: _____
City: _____	Business Phone: _____
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: TULLOCH Engineering	Email: [REDACTED]
Mailing Address: 1942 Regent Street Unit L	Home Phone: _____
City: Sudbury	Business Phone: [REDACTED]
Postal Code: P3E 5V5	Fax Phone: [REDACTED]

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

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

Name: N/A

Mailing Address: _____

City: _____ Postal Code: _____

4) Current Official Plan designation: Mixed Use Commercial Current Zoning By-law designation: General Commercial- C2

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. *See removed schedule attached*

Variance To	By-law Requirement	Proposed	Difference
To allow refuse storage in rear yard where it is only permitted in interior side yard	Interior Side Yard Only	Rear Yard	Refuse located 3.0 metres from the rear lot line
Parking reduction for takeout restaurant use	3 spaces plus 1/10 m ² net floor area (8 spaces)	5 (4 spaces)	3.1 spaces
Parking reduction retail use	1/33 m ² net floor area (4 required)	(3 spaces)	1 space
Landscape Strip-abutting R2-3	3.0 wide landscaped strip along the entirety of the R2-3 lot line	0.6m landscaped strip along the entirety of the R2-3 lot line except for the 3.0m section provided along the easterly lot line	3.0 wide landscaped strip along R2-3 lot line

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

c) Description of Proposal:
 Development of a 1-storey (169m2) building for retail purposes.

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
 Existing lot configuration, topographic challenges and landscaping requirements.

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

PIN(s): 735880783 & 735880343		Township: MCKIM	
Lot No.:	Concession No.:	Parcel(s):	
Subdivision Plan No.: M136		Lot: 67-69	Reference Plan No.:
Municipal Address or Street(s): GLOVER AVENUE			

7) Date of acquisition of subject land. 15/01/2013

8) Dimensions of land affected.

Frontage ±36.34	(m)	Depth ±36.7	(m)	Area ±1308	(m ²)	Width of Street	(m)
-----------------	-----	-------------	-----	------------	-------------------	-----------------	-----

9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	See site plan (m ²)	169 (m ²)
Gross Floor Area:	" (m ²)	169 (m ²)
No. of storeys:	1	1
Width:	See site plan (m)	9.22 (m)
Length:	" (m)	18.36 (m)
Height:	" (m)	4.0 (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:	0 (m)	6.0m (m)
Rear:	0 (m)	21.5 3.0 (m)
Side:	0 (m)	3.0 (m)
Side:	0 (m)	13.8 (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.

N/A

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

Use(s): Takeout Restaurant Length of time:

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

Same as #13 or, Takeout restaurant and retail

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: Residential/ Commercial

Accede 12/2022

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

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

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

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

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

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

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, 1876313 ONTARIO LIMITED (please print all

names), the registered owner(s) of the property described as PCL 16897 SEC SES; LT 67-69 PL M136 MCKIM; GREATER SUDBURY SUBJECT TO AN EASEMENT IN GROSS OVER PART 14, PLAN 53R20767 AS IN 6D331913-6 PCL 6220 SEC 6EE; LT 69 PL M136 MCKIM; GREATER SUDBURY SUBJECT TO AN EASEMENT IN GROSS OVER PART 13, PLAN 53R20767 AS IN SD331913

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

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

Dated this 8th day of APRIL, 2021

Julia Polleser
(witness)

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

Print Name: JOHN POLLESER

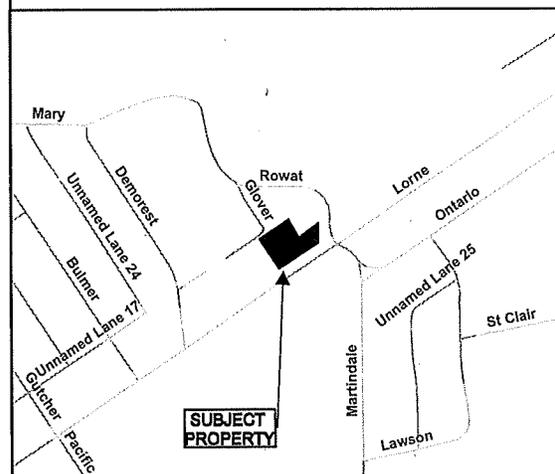
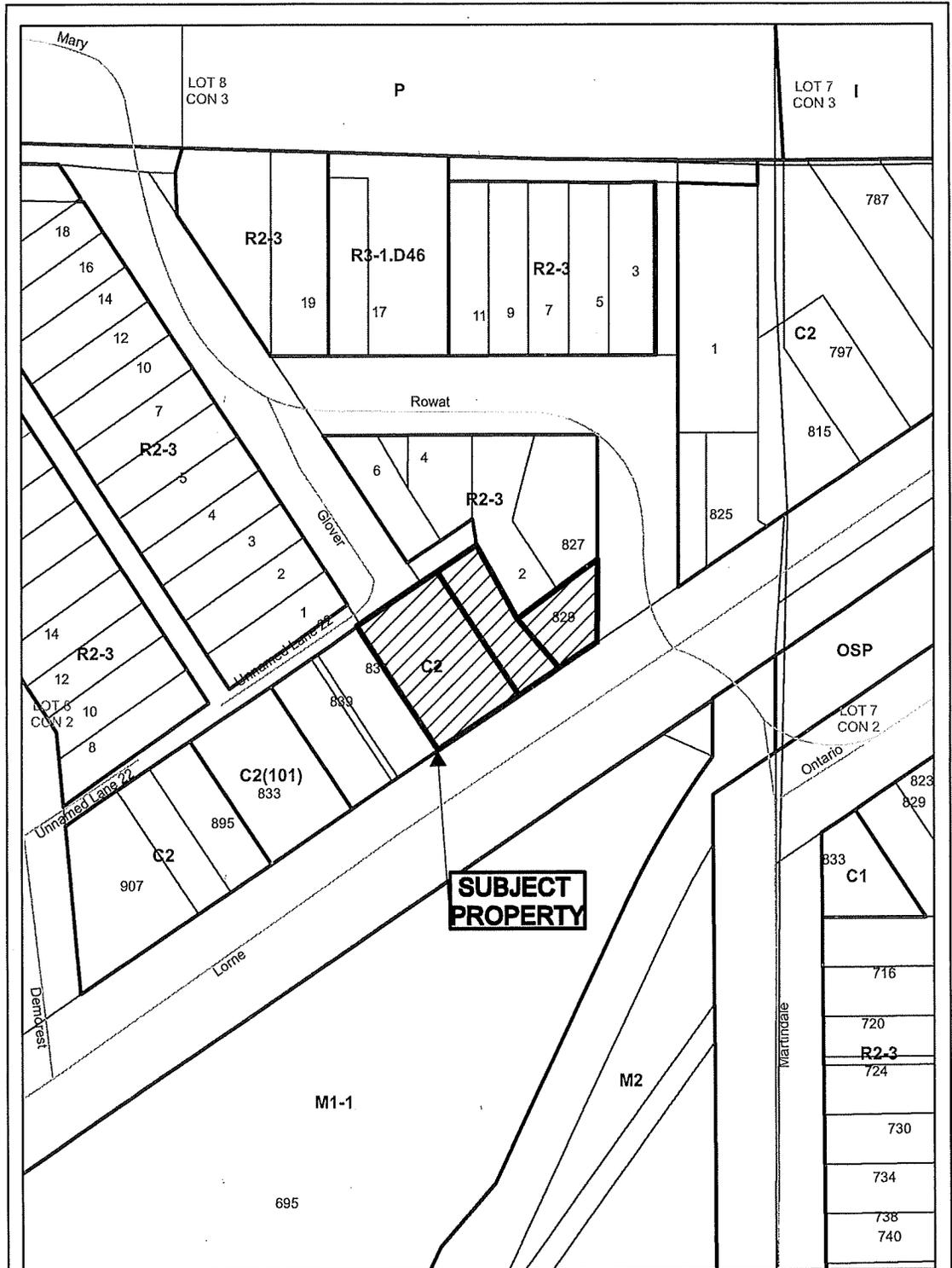
*I have authority to bind the Corporation

A0066/2022

SCHEDULE A: REQUESTED VARIANCES

VARIANCE TO	BY-LAW REQ	PROPOSED	DIFFERENCE
To allow refuse storage in rear yard where it is only permitted in interior side yard (4.2.9(b)(i)(ii))	Interior Side Yard Only	Rear Yard	Refuse located 3.0 metres from the rear lot line
Parking reduction for takeout restaurant use	3 spaces plus 1/10 m ² net floor area (8 spaces required)	(5 spaces)	3 spaces
Parking reduction for retail use	1/33 m ² net floor area (4 required)	(3 spaces)	1 space
Removed 17/05 Landscape Strip abutting R2-3 	3.0 wide landscaped strip along the entirety of the R2-3 lot line	0.0m landscaped strip along the entirety of the R2-3 lot line except for the 3.0m section provided along the easterly lot line.	3.0 wide landscaped strip along R2-3 the lot line
Relief from Rear Yard Setback	15.0 metres	A rear yard setback of 3.0m where 15.0m is required given location of the refuse storage	12.0 metres
Relief from the required screening device on the easterly planting strip under 4.15.5	A screening device is required	No screening device given topographic/soil issues.	Screening device

A0066/2022



Application for Minor Variance or Permission

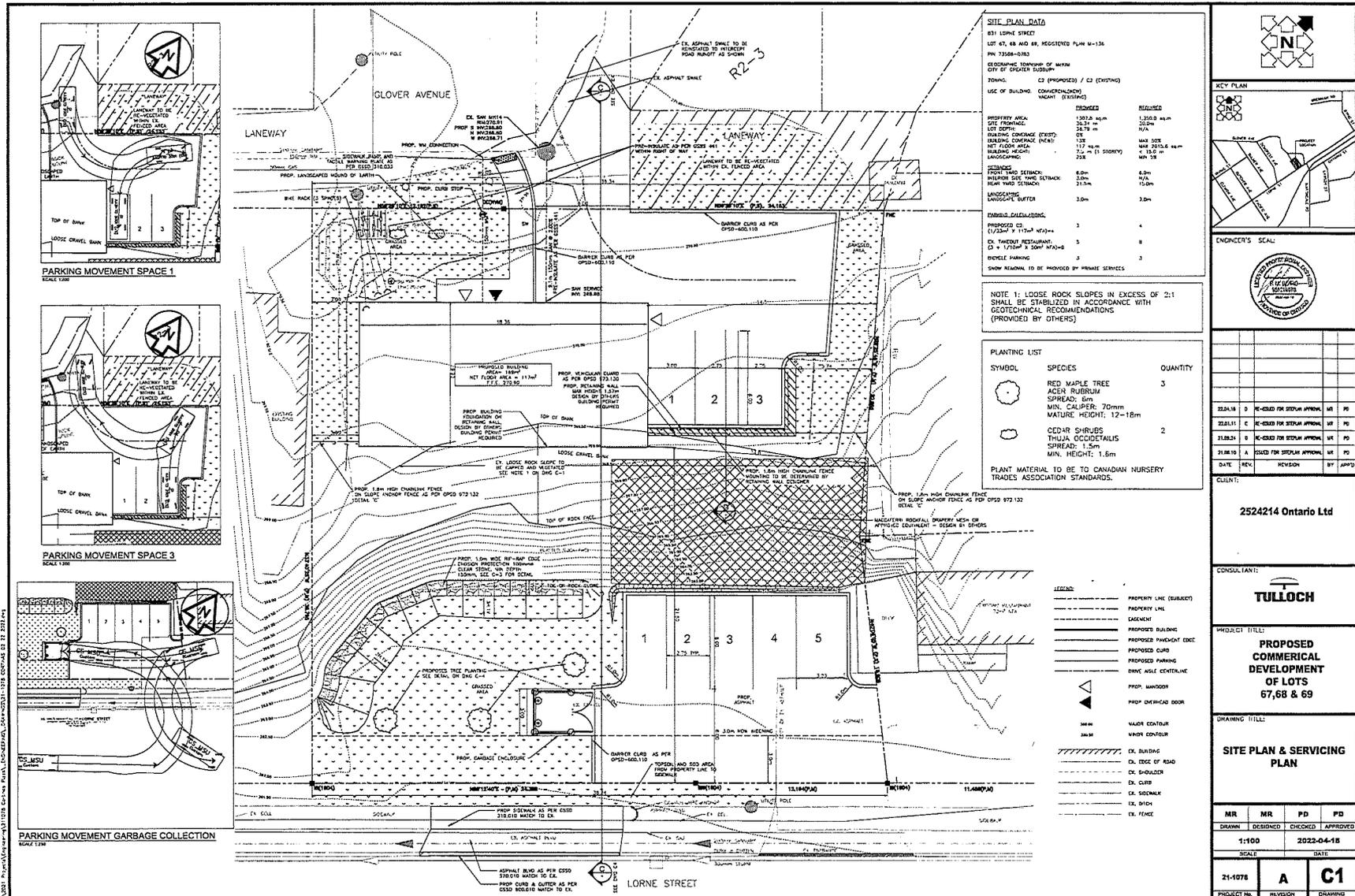


Subject Property being,
 PINs 73588-0783, 73588-0343 and
 73588-0175, Parcels 8220, 16897 and
 43251 SEC SES, Lots 67, 68, and 69,
 Plan M-136 and Part Lot 8, Concession 2,
 Parts 9 and 10, Plan 53R-6204,
 Township of McKim, 831 and
 829 Lorne Street, Sudbury,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

A0066/2022
 Date: 2022 05 17

Acc06/2022
Sketch 3



SITE PLAN DATA

831 LORNE STREET
LOT 67, 68 AND 69, REGISTERED PLAN M-136
PM 73568-0163

EXISTING TOWNSHIP OF WYOM
CITY OF OSHKOSH

ZONING: C2 (PROPOSED) / C2 (EXISTING)

USE OF BUILDING: COMMERCIAL/RESIDENTIAL

	PROPOSED	EXISTING
PROPERTY AREA:	1,502.0 sq.m	1,350.0 sq.m
SITE FRONTAGE:	26.34 m	22.00 m
LOT DEPTH:	28.79 m	N/A
ROADING COVERAGE (FEET):	0%	0%
ROADING COVERAGE (MET):	0%	0%
NET FLOOR AREA:	112 sq.m	MAX 305.6 sq.m
BUILDING HEIGHT:	7.0 - (1) STOREY	< 10.0 m
LANDSCAPING:	2%	MAX 2%

	PROPOSED	EXISTING
SEPARATED FRONT SETBACK:	6.0m	6.0m
INTERIOR SIDE WALK DISTANCE:	2.0m	N/A
REAR YARD SETBACK:	21.0m	12.0m
LANDSCAPING BUFFER:	3.0m	3.0m

EMBEDDED CALCULATIONS

	3	4
PROPOSED C2 (1/230' x 117'0" MIN)	3	4
EX. TOWNHIP RESTRICTION (2' x 1' FROM 3' SIDE SETBACK)	5	8
BICYCLE PARKING	3	3
SNOW REMOVAL TO BE PROVIDED BY PRIVATE SERVICES		

NOTE 1: LOOSE ROCK SLOPES IN EXCESS OF 2:1 SHALL BE STABILIZED IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS (PROVIDED BY OTHERS)

PLANTING LIST

SYMBOL	SPECIES	QUANTITY
(Symbol)	RED MAPLE TREE ACER RUBRUM SPREAD: 5m MIN. CALIPER: 70mm MATURE HEIGHT: 12-18m	3
(Symbol)	CEDAR SHRUBS THUJA OCCIDENTALIS SPREAD: 1.5m MIN. HEIGHT: 1.5m	2

PLANT MATERIAL TO BE TO CANADIAN NURSERY TRADES ASSOCIATION STANDARDS.

LEGEND

- PROPERTY LINE (SUBJECT)
- PROPERTY LINE
- EASEMENT
- PROPOSED BUILDING
- PROPOSED MEDIAN/DECK
- PROPOSED CURB
- PROPOSED PARKING
- DRIVE AISLE CENTERLINE
- PROP. MANHOLE
- PROP. OVERHEAD DOOR
- VALVE CONTOUR
- WARD CONTOUR
- EX. BUILDING
- EX. EDGE OF ROAD
- EX. SHOULDER
- EX. CURB
- EX. SIDEWALK
- EX. BACK
- EX. FENCE



KEY PLAN

ENGINEER'S SEAL:

DATE	REV.	REVISION	BY	APP'D

DATE	REV.	REVISION	BY	APP'D

2524214 Ontario Ltd

CONSULTANT:
TULLOCH

PROJECT TITLE:
PROPOSED COMMERCIAL DEVELOPMENT OF LOTS 67, 68 & 69

DRAWING TITLE:
SITE PLAN & SERVICING PLAN

MR	NR	PD	PD
DRAWN	DESIGNED	CHECKED	APPROVED
1:100	2023-04-18		
SCALE		DATE	
21-1078	A	C1	
PROJECT NO.	REVISION	DRAWING	

2023-04-18 10:00 AM 2023-04-18 10:00 AM 2023-04-18 10:00 AM 2023-04-18 10:00 AM 2023-04-18 10:00 AM



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

Office Use Only 2022 01 01	
A 0067/2022	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): JOSEPH MARY-CATHERINE TREMBLAY Email: [REDACTED]
 Mailing Address: 4444 DELBERT CRT Home Phone: [REDACTED]
 City: WAINMERE Postal Code: P3A1D3 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: ROYAL BANK OF CANADA
 Mailing Address: _____
 City: _____ Postal Code: _____

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

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

Variance To	By-law Requirement	Proposed	Difference
ALLOW DECK TO EXTEND TO LOT LINE - Side Setback.	1.2m	0	1.2m

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

c) Description of Proposal:
REPLACE EXISTING DECK WITH SAME STILL GOING TO LOT LINE

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
EXISTING DECK NEEDS REPLACEMENT, WANT TO KEEP AS IS IN SIZE & PRODUCTION

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

PIN(s): _____ Township: _____
 Lot No.: 5 Concession No.: 2 Parcel(s): 48214 S.M.S
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: 5327466 Part(s): 1 & 2
 Municipal Address or Street(s): 4414 DELVOT CRT

7) Date of acquisition of subject land. AUG 31, 1991

8) Dimensions of land affected.
 Frontage 17.19(m) Depth 40.51(m) Area 693.2(m²) Width of Street 20.12(m)

9) Particulars of all buildings:

	Existing				Proposed			
	H.	Deck	Sh1	Sh2-	H.	Deck	Sh1	Sh2-
Ground Floor Area:	104.67	13.529	9.29	4.459(m ²)	104.67	13.529	9.29	4.459(m ²)
Gross Floor Area:	104.67	13.529	9.29	4.459(m ²)	104.67	13.529	9.29	4.459(m ²)
No. of storeys:	1		1	1	1		1	1
Width:	8.12	2.774	3.048	1.829(m)	8.12	2.774	3.048	1.829(m)
Length:	12.89	4.877	3.048	2.13(m)	12.89	4.877	3.048	2.13(m)
Height:	5.49	1.52	3.048	2.48(m)	5.49	1.52	3.048	2.48(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			
	H	D	S1	S2	H	D	S1	S2
Front:	7.32	7.32	30.19	33.54(m)	7.32	7.32	30.19	33.54(m)
Rear:	20.33	20.34	7.30	4.57(m)	20.33	20.34	7.30	4.57(m)
Side:	6.28	14.42	13.23	14.14(m)	6.28	14.42	13.23	14.14(m)
Side:	2.93	0.15	0.91	1.22(m)	2.93	0.15	0.91	1.22(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. <input type="checkbox"/>
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 1989 - Side Deck 1989 - Shed 1 - 2006 - Shed 2 - 2000

13) Existing use(s) of the subject property and length of time it / they have continued.
 Use(s): Residential PRIMARY RESIDENTS Length of time: 32 YRS

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

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

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

17) Existing uses of abutting properties: Residential PRIMARY RESIDENTS

A0067/2022

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

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

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

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

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

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

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, JOSEPH TREMBLAY, MARY-CATHERINE TREMBLAY (please print all names), the registered owner(s) of the property described as 4444 VILLAGE CRT

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

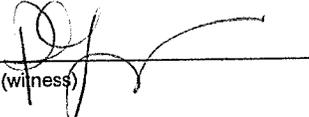
Authority to Enter Land and Photograph

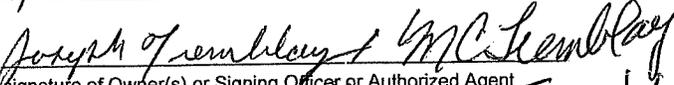
- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land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

Appointment of Authorized Agent

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

Dated this 2nd day of MAY, 2022

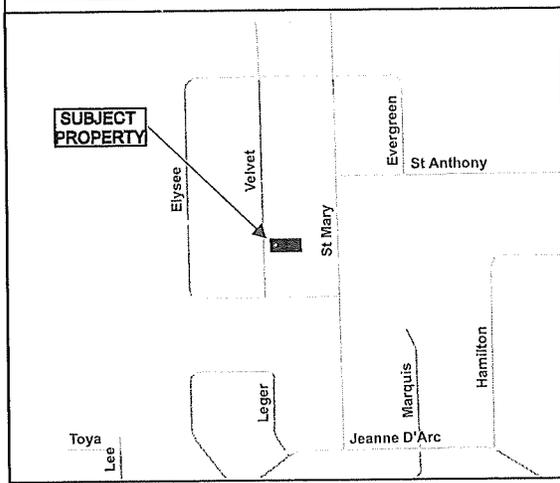
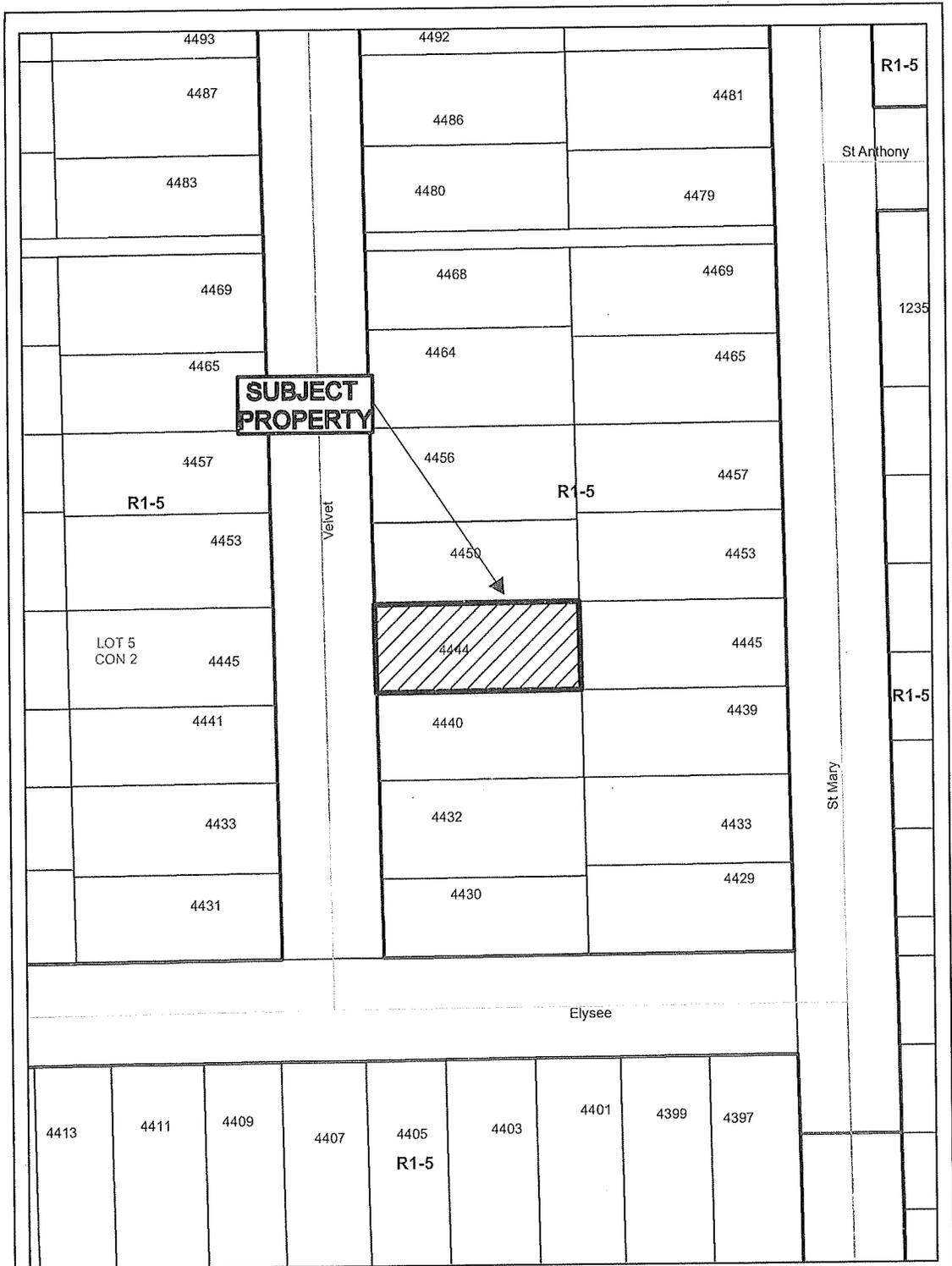

(witness)


Signature of Owner(s) or Signing Officer or Authorized Agent
Print Name: Mary-Catherine Tremblay

*I have authority to bind the Corporation

JOSEPH TREMBLAY

PO067/2022



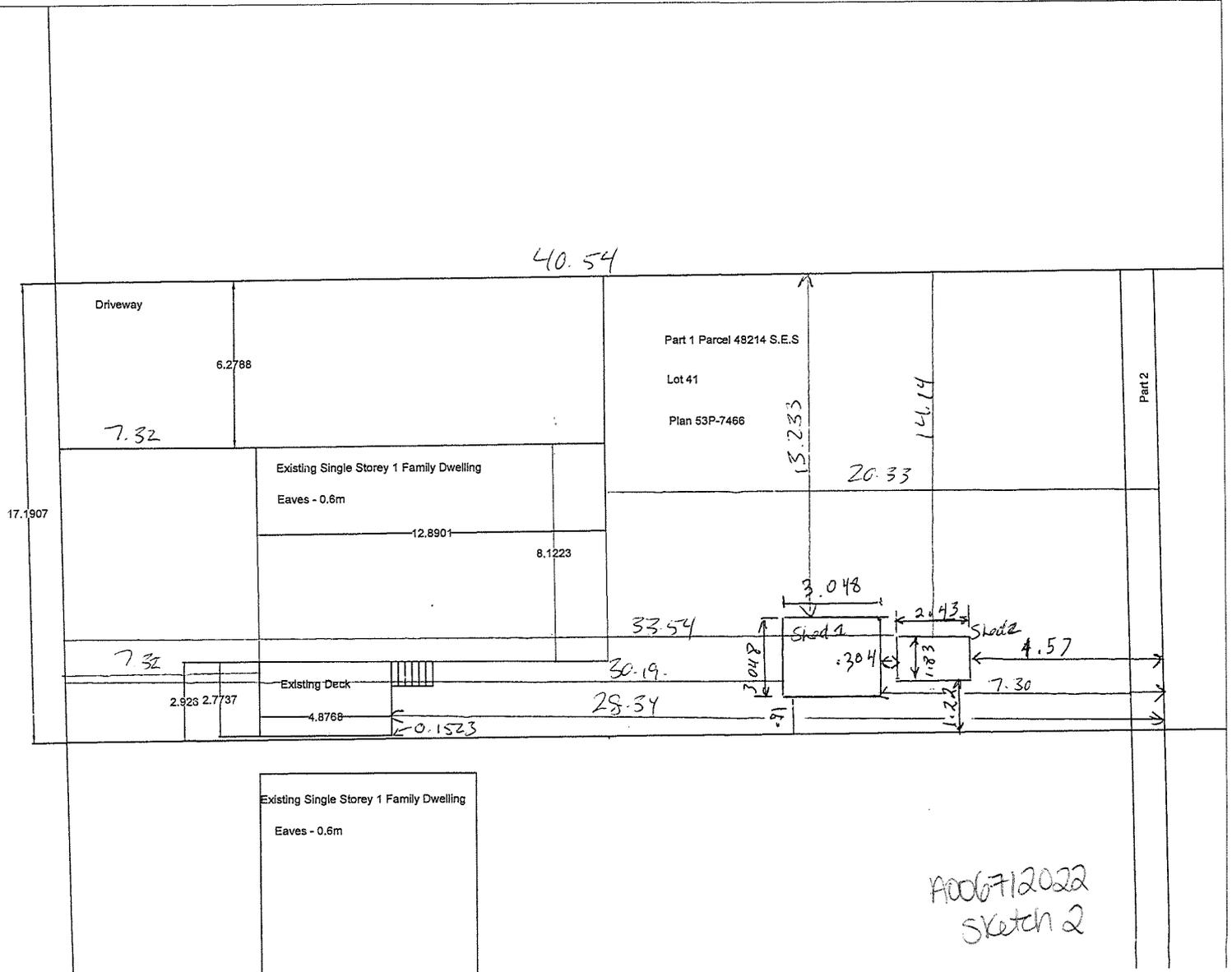
Application for Minor Variance or Permission

Subject Property being,
 PIN 73504-0395,
 Parcel 48214 SEC SES,
 Part Lot 41, Plan M-699,
 Part 1, Plan 53R-7466,
 Part Lot 5, Concession 2,
 Township of Hanmer,
 4444 Velvet Court, Hanmer,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

A0067/2022
 Date: 2022 05 13

Vetvet Court





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

Office Use Only 2022.01.01	
A 0068/2022	
S.P.P. AREA	
YES	NO
NDCA REG. AREA	
YES	NO

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Daniel Forget Email: [REDACTED]
Mailing Address: 101 Worthington St E Box 44 Home Phone: [REDACTED]
Business Phone: _____
City: North Bay, Ontario Postal Code: P1B 8G8 Fax Phone: _____

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

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

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

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

Name: Royal Bank Of Canada - 925 Stockdale rd
Mailing Address: _____
City: North Bay Postal Code: _____

- 4) Current Official Plan designation: Living Area 1 Plan 53R-0562-045-1 Current Zoning By-law designation: R3(7D) Low Density

- 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
First 6 m of Easterly interior side lot line	Opaque Fence	See thru fence	Safety issues.
Length of building (21.75M) on Easterly interior side lot line	1.5 M Fence	Landscaped Open Space	Maintenance & Mr Lefebvre concerns
Easterly interior side yard: <u>69.03m</u>	1M Planting Strip	<u>0.4m Planting Strip</u> Bedrock, grass, trees and Landscaped Open Space	Landscape Open Space definition

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

c) Description of Proposal:
Transitioning to a R3 zoning and upon issuance of building permit, the IFC drawings were redline by building Services which triggered this minor variance application. Request the entire Easterly interior side lot line & side yard setback redlines be re-evaluated with ~~1.5 M fence~~ 1.5 M fence at length of building. ~~Abandon the planting strip and bedrock, grass and trees.~~

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
By removing requirement for 1M planting strip and adding provision that
Referring to a fence would be difficult to perform maintenance (farm casing) due to design nature of properties. Also, affect negatively enjoyment of Mr Lefebvre's property.
Ref abandoning the 1m planting strip as I understand the Landscape Open space definition to include Bedrock, grass and trees which is already present on Easterly side yard setback at subject property.

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

PIN(s): 73349-0786 Township: Township of E
 Lot No.: Concession No.: 3 Parcel(s): 21282, Part 1
 Subdivision Plan No.: 53R-9552 Lot: 3 Reference Plan No.: SR-3264 Part(s): 1
 Municipal Address or Street(s):

7) Date of acquisition of subject land. 2017

8) Dimensions of land affected.

Frontage 34.14 (m) Depth 75.03 (m) Area 2561.52 (m²) Width of Street N/A (m)

9) Particulars of all buildings:	Building	Existing	Shed	Building	Proposed	Shed
Ground Floor Area:	325		4.47 (m ²)	325		4.47 (m ²)
Gross Floor Area:	804		4.47 (m ²)	804		4.47 (m ²)
No. of storeys:	2		1	2		1
Width:	12.8		2.44 (m)	12.8		2.44 (m)
Length:	37		1.83 (m)	37		1.83 (m)
Height:	6		2.44 (m)	6		2.44 (m)

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

	Building	Existing	Shed	Building	Proposed	Shed
Front:	7.32		37.5 (m)	7.32		37.5 (m)
Rear:	35.66		35.7 (m)	35.66		35.7 (m)
Side:	0.91		1.83 (m)	0.91		1.83 (m)
Side:	7.9		29.87 (m)	7.9		29.87 (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 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 checked="" 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.

1968

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

Use(s): Rental Apartment building Length of time: since 1968

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

Same as #13 or, Same as 13

15) What is the number of dwelling units on the property? Currently 10

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

how many? Yes, this is part of the process to increase to 11 units.

17) Existing uses of abutting properties: Residential

10068/2022

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

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

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

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

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

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

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Daniel Forget (please print all names), the registered owner(s) of the property described as 126 Main St W, Chelmsford, Ontario

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

g) appoint and authorize DANIEL FORGET (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 6 day of May, 2022

[Signature]
(witness)

[Signature]
signature of Owner(s) or Signing Officer or Authorized Agent
Print Name: DANIEL FORGET

*I have authority to bind the Corporation

A00682020

8 April 2022
Mr Lefebvre
124 Main St W
Chelmsford, ON

To whom it concerns,

Mr Forget has approached me in ref to his project and explained that rezoning by-law state that it requires a fence with a height of 1.5 meters along the easterly interior side lot line to a depth that is equal to the length of his lot which is approx. 135 ft.

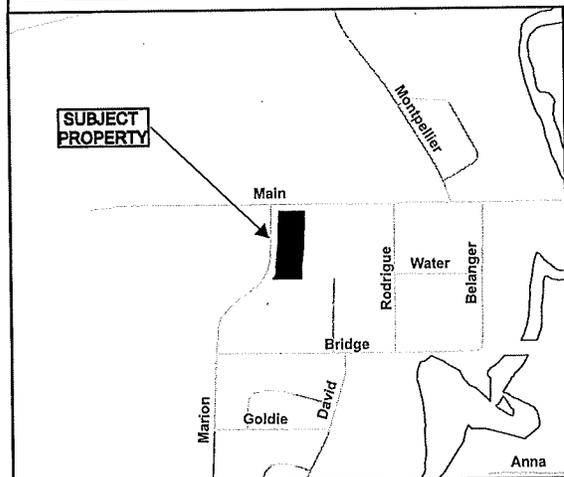
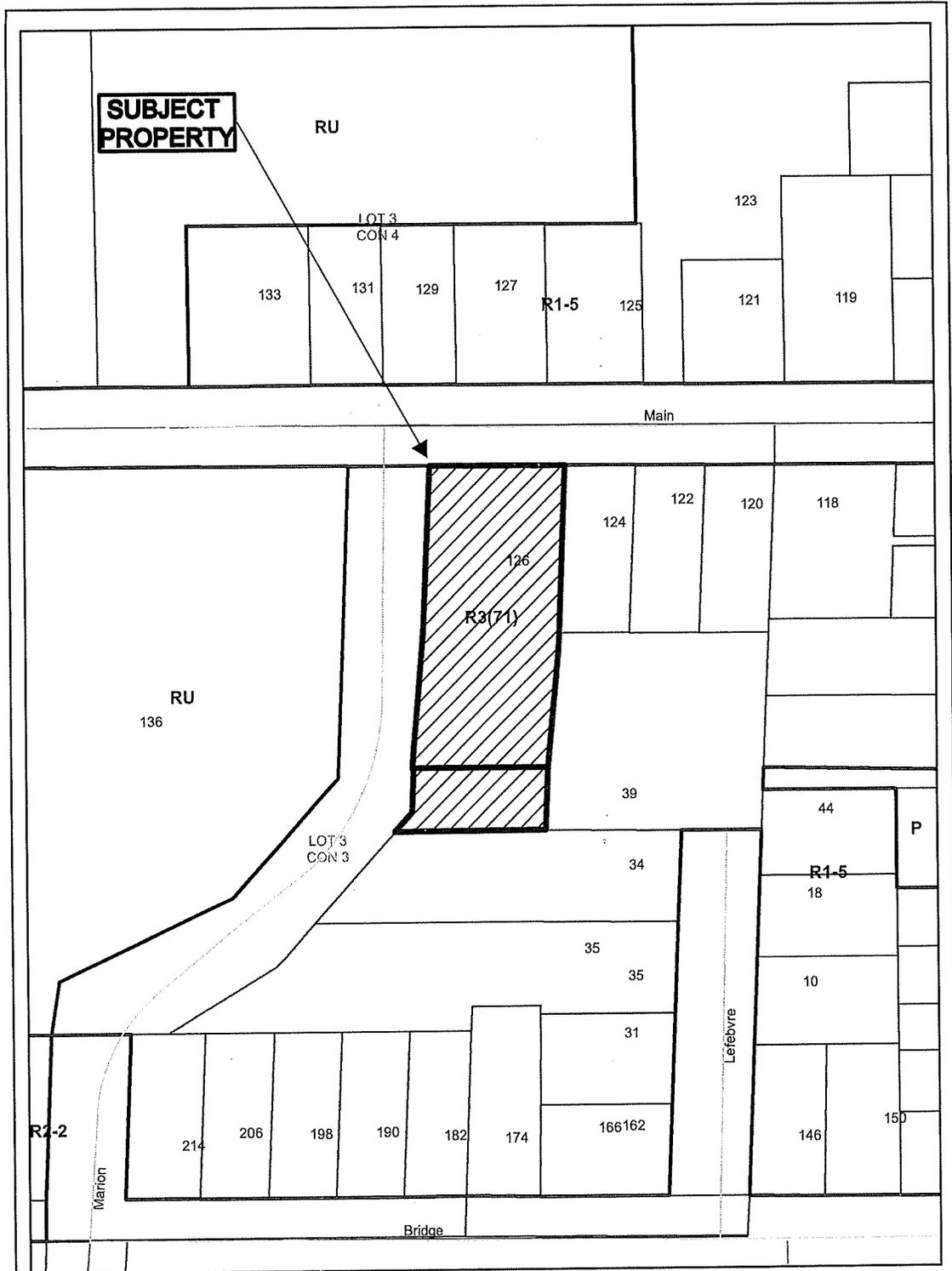
The interior side lot line of his property borders with my property. My first concern is for our property border for the entire length of Mr. Forget's rental building. Due to our unique structure designs of my house and his building (circle and semi-circle respectively), a fence would be odd, restrictive, and an eye sore. Decades ago, I decided to sod a lawn between our properties at essentially the entire length of his building and took the responsibility of maintaining it. Therefore, I strongly disagree with the idea of erecting a fence between our properties at the length of his building.

My second concern, is the border section we share of the first 6.0 m of easterly interior side lot property starting at the front yard. This is the part of front that extend up to entry structure of unit 6. I do agree to fence it due to safety reasons by the elevation height gap. However, I request the fence be see-thru so that we clearly and safely see upcoming traffic when exiting or parking spots.

Respectively,



A006812022



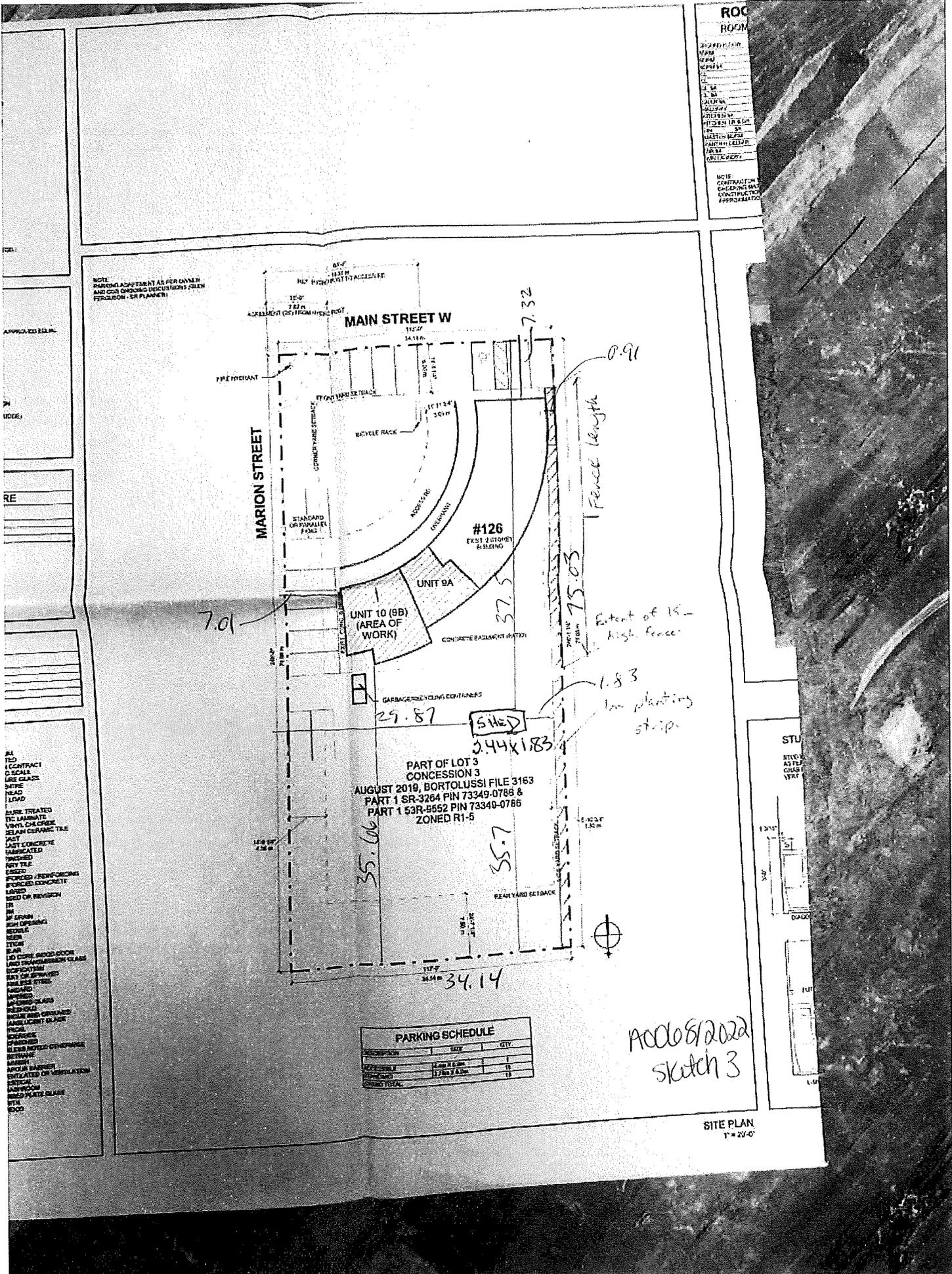
Application for Minor Variance or Permission



Subject Property being,
 PIN 73349-0786 and 73349-2151,
 Parcel 21282 SEC SWS SRO,
 Part Lot 3, Concession 3,
 Part 1 on Plan SR-3264,
 Part 1 on Plan 53R-9552 and
 Part 1 on Plan 53R-21210,
 Township of Balfour,
 126 Main Street, Chelmsford
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

A0068/2022
 Date: 2022 05 17



REVISED MAY 6/6



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
2021.01.01
A0157/2021
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): Scott Mullen + Marika Rendell
Mailing Address: 594 Dew Drop Rd
City: Sudbury
Postal Code: P3G 1L2

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: 3rdLine Studio Inc
Mailing Address: 289 Cedar Street, Suite 300
City: Sudbury
Postal Code: P3B 1M8

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: NA
Mailing Address:
City:
Postal Code:

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

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

Table with 4 columns: Variance To, By-law Requirement, Proposed, Difference. Rows include Field Bed Setback, High Water Mark Setback, Shoreline Structure Not Permitted.

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

c) Description of Proposal: Garage addition on existing residence.

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: The bylaw changes resulted in the proposed new filed bed, garage/shop to be located in the above noted set backs

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

PIN(s): 73476-0607 & 73476-0544 Township: Broder Ward:
 Lot No.: 7 Concession No.: 3 Parcel(s): 10648
 Subdivision Plan No.: Lot: Reference Plan No.: 53R-17219 Part(s): 2
 Municipal Address or Street(s): 594 Dew Drop Rd, Sudbury

7) Date of acquisition of subject land. May 28, 2010

8) Dimensions of land affected.

Frontage 50.5 (m) Depth 35.1 (m) Area 1254.9 (m²) Width of Street 6.4 (m)

9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	<u>169.6</u>	<u>(m²)</u>	<u>39.3</u>	<u>(m²)</u>
Gross Floor Area:	<u>382.4</u>	<u>(m²)</u>	<u>78.6</u>	<u>(m²)</u>
No. of storeys:	<u>2</u>		<u>1</u>	
Width:	<u>12.7</u>	<u>(m)</u>	<u>6.0</u>	<u>(m)</u>
Length:	<u>24.0</u>	<u>(m)</u>	<u>7.0</u>	<u>(m)</u>
Height:	<u>9.0</u>	<u>(m)</u>	<u>4.5</u>	<u>(m)</u>

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

	Existing		Proposed	
Front:	<u>5.0</u>	<u>(m)</u>	<u>10.9</u>	<u>(m)</u>
Rear:	<u>13.4</u>	<u>(m)</u>	<u>8.7</u>	<u>(m)</u>
Side:	<u>8.4</u>	<u>(m)</u>	<u>32.4</u>	<u>(m)</u>
Side:	<u>15.1</u>	<u>(m)</u>	<u>8.0</u>	<u>(m)</u>

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

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

What type of access to the land?

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

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

1997

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

Use(s): Residential Length of time: 25 years+

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

Same as #13 or, _____

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

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

Yes No

If "yes", how many? _____

17) Existing uses of abutting properties: Residential

A0157/2021

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, Scott Mullen & Marika Renelli (please print all names), the registered owner(s) of the property described as 594 Dew Drop Rd, Sudbury

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

g) appoint and authorize 3rdLine Studio Inc. - Vivianne Giroux (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.

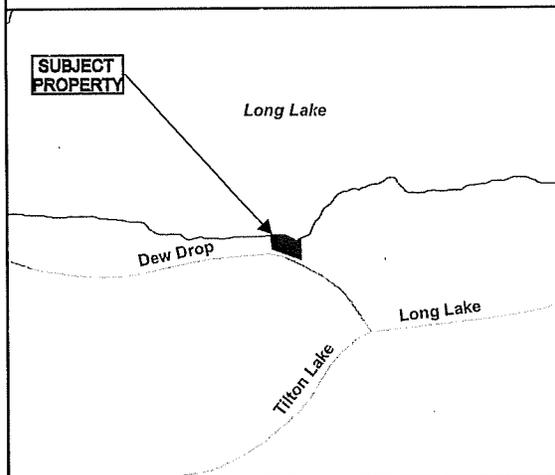
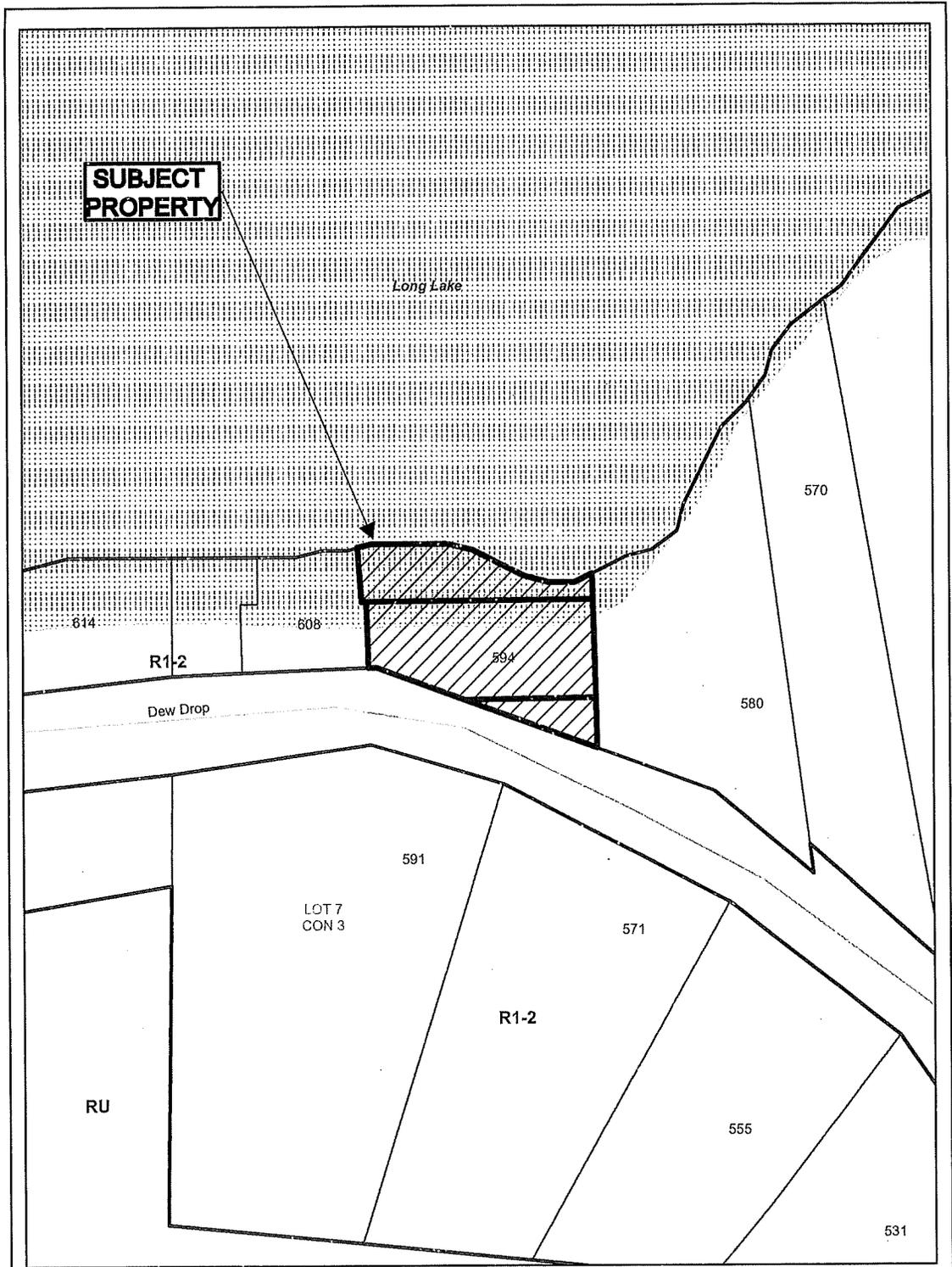
Dated this 20 day of April, 2022

[Signature]
(witness)

Scott Mullen Marika Renelli
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: Scott Mullen MARIKA RENELLI A015712021

*I have authority to bind the Corporation



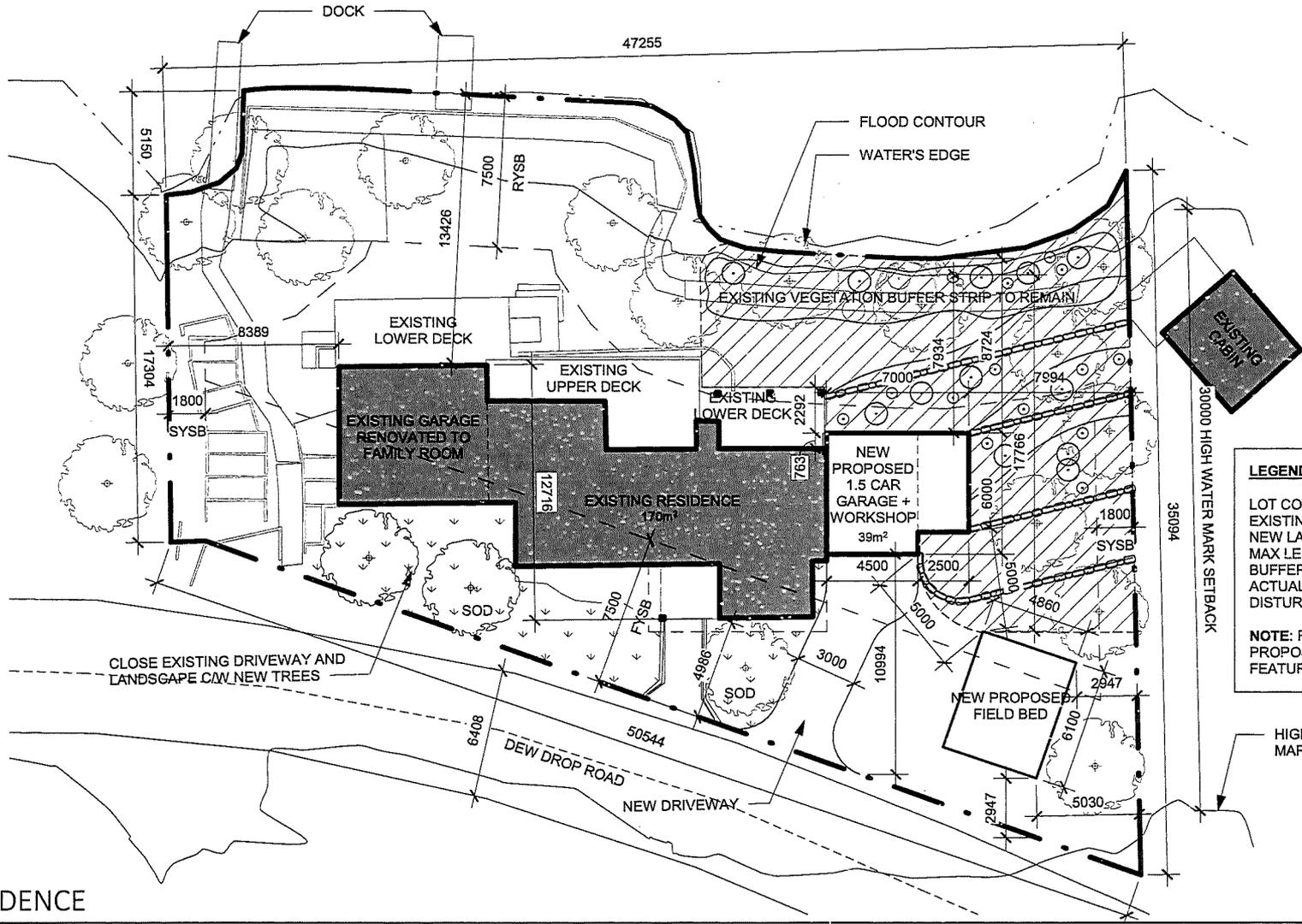
**Application for Minor
Variance or Permission**



Subject Property being
 PINs 73476-0544, 73476-0607 and 73476-0543,
 Parcels 10648, 10648A and 53982 SEC SES,
 Part Lot 7, Concession 3 as in LT58823,
 Part Bed of Long Lake in front of Lot 7,
 Concession 3, Part Location CL12643,
 Part 2, Plan 53R-17219, Township of Broder,
 594 Dew Drop Road, Sudbury,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

A0157/2021
 Date: 2021 12 13



LEGEND

LOT COVERAGE: 15.7%
 EXISTING LANDSCAPING: 46.3%
 NEW LANDSCAPING: 56.6%
 MAX LENGTH OF SHORELINE BUFFER TO BE DISTURBED: 25%
 ACTUAL SHORELINE BUFFER DISTURBED: 16.5%

NOTE: REFER TO A-1.1 FOR PROPOSED LANDSCAPE FEATURES



SITE PLAN

2022 04 26

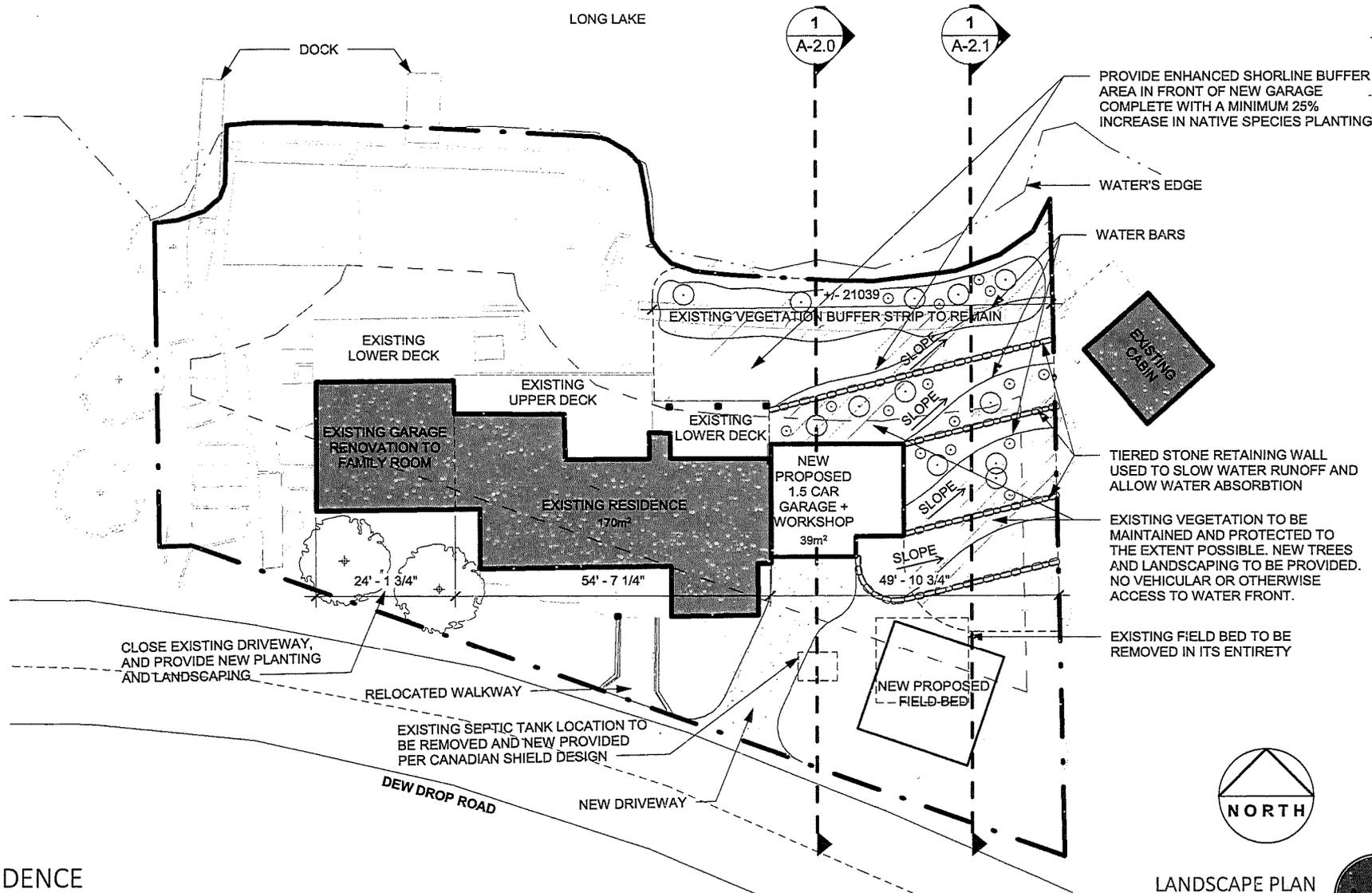


MULLEN RESIDENCE

3RDLINE.STUDIO
 269 CEDAR STREET
 SUDBURY, ON P3B 1M8
 1.703.474.2500

Project No: 2199
 Scale: 1 : 250

*10/15/2021
 sketch 2*



MULLEN RESIDENCE

LANDSCAPE PLAN

3RDLINE.STUDIO

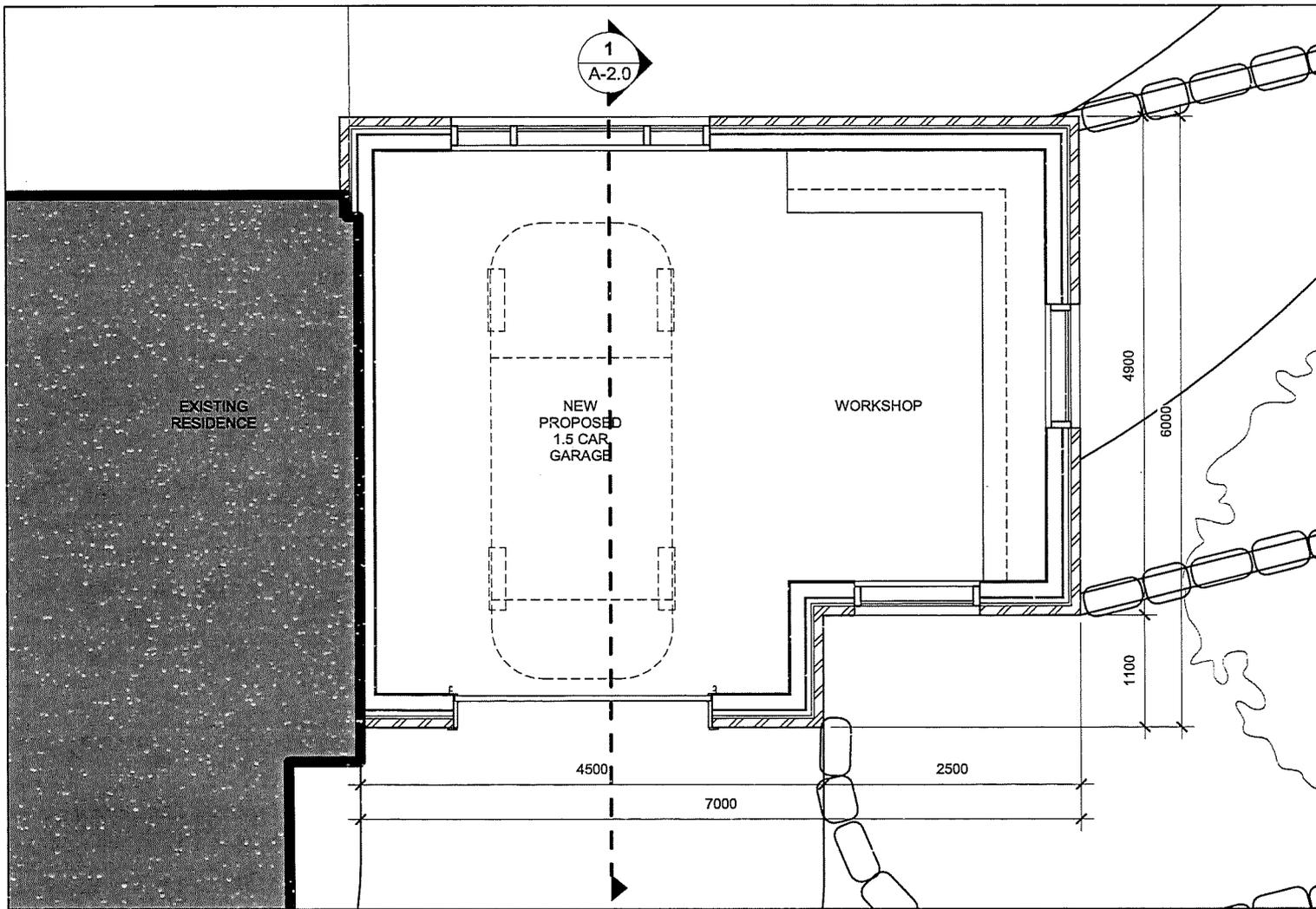
289 CEDAR STREET
SUDSBURY, ON P3B 1A8
705.674.2002

Project No: 2199
Scale: 1 : 250

2022 04 26



PROJ 5/12/2021
sketch 3



MULLEN RESIDENCE

FLOOR PLAN

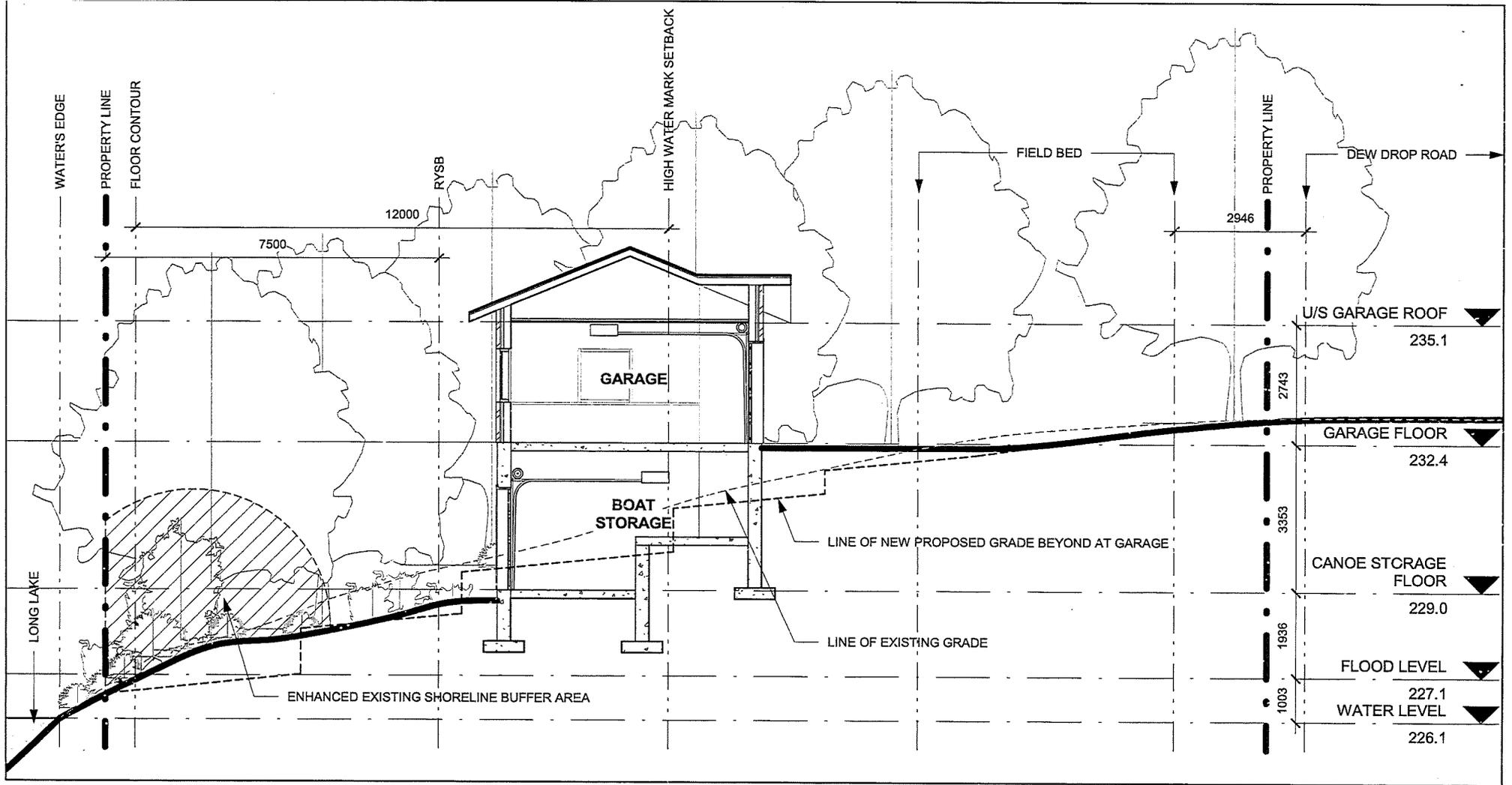
3RDLINE.STUDIO 289 CEDAR STREET
 SUITE 201, OLYMPIA, WA 98513
 T 360.474.2300

Project No: 2199
 Scale: 1:50

2022 04 26



*A015712021
 sketch 4*



MULLEN RESIDENCE

3RDLINE.STUDIO 289 CEDAR STREET
 HUDSBURY, ON P3B 1A6
 1705.6742300

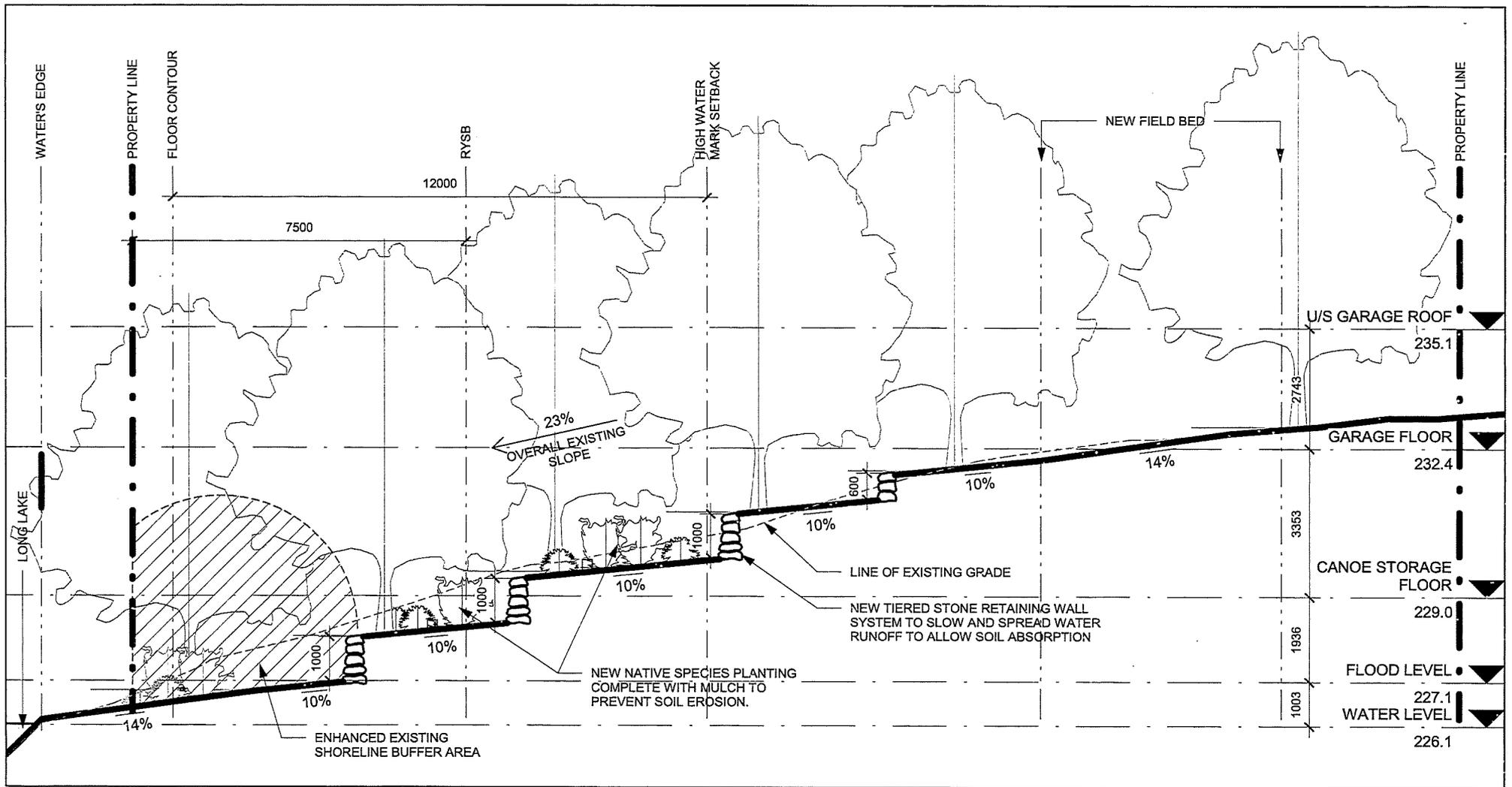
Project No: 2199
 Scale: 1:100

SITE SECTION

2022 04 26



Handwritten: A015712021
 sketch 5



MULLEN RESIDENCE

3RDLINE STUDIO
289 CEDAR STREET
 SUDBURY, ON P3B 1A8
 T.705.674.2300

Project No: 2199
 Scale: 1 : 100

SITE SECTION

2022 04 26



*ADUST/2021
 sketch 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 2022.01.01	
A0042/2022	
S.P.P. AREA	
YES	NO
NDCA REG. AREA	
YES	NO

City of Greater Sudbury
APPLICATION FOR MINOR VARIANCE

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Lynne + Mike Bourque (SENIOR) Email: [REDACTED]
 Mailing Address: 2709 SUNSET AVE. Home Phone: _____
 City: Sudbury Postal Code: P3G 1E9 Business Phone: _____
 Fax Phone: _____

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

CORLAND CONTRACTING
 Name of Agent: Michael Bourque (JUNIOR) Email: [REDACTED]
 Mailing Address: 2224 Hulda Street Home Phone: _____
 City: Sudbury Postal Code: P3E5E7 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: N/A NO MORTGAGE
 Mailing Address: _____
 City: _____ Postal Code: _____

- 4) Current Official Plan designation: LIVING AREA 1 Current Zoning By-law designation: R1-2

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

Variance To	By-law Requirement	Proposed	Difference
Accessory building height	5 metres	5.7912 m	0.7912 m

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

c) Description of Proposal: 36' x 30' x 19' detached garage
(10.9728m x 9.144m x 5.7912m)

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
height required exceeds the 5 metre accessory building height restriction.

Height needed for storing RV

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

PIN(s): 734790311 Township: DILL
 Lot No.: 4 Concession No.: _____ Parcel(s): 27040
 Subdivision Plan No.: M443 Lot: _____ Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): Whippoorwill AVE.

7) Date of acquisition of subject land. October 1st 2021

8) Dimensions of land affected.

Frontage 40.5384 (m) Depth 34.1376 (m) Area 1384 (m²) Width of Street _____ (m)

9) Particulars of all buildings:	Existing	SFD		DET. GARAGE	
		Proposed	Proposed	Proposed	Proposed
Ground Floor Area:	(m ²) <u>777.5448</u>	(m ²) <u>100.3</u>			
Gross Floor Area:	(m ²) <u>777.5448</u>	(m ²) <u>100.3</u>			
No. of storeys:	<u>one</u>	<u>one</u>	<u>one</u>	<u>one</u>	<u>one</u>
Width:	(m) <u>7.56</u>	(m) <u>9.144</u>	(m) <u>9.144</u>	(m) <u>9.144</u>	(m) <u>9.144</u>
Length:	(m) <u>19.99</u>	(m) <u>10.9728</u>	(m) <u>10.9728</u>	(m) <u>10.9728</u>	(m) <u>10.9728</u>
Height:	(m) <u>4.953</u>	(m) <u>5.7912</u>	(m) <u>5.7912</u>	(m) <u>5.7912</u>	(m) <u>5.7912</u>

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

	Existing	SFD		Proposed DET GARAGE	
		Proposed	Proposed	Proposed	Proposed
Front:	(m) <u>6.096</u>	(m) <u>21.9456</u>	(m) <u>21.9456</u>	(m) <u>21.9456</u>	(m) <u>21.9456</u>
Rear:	(m) <u>8.0772</u>	(m) <u>1.2192</u>	(m) <u>1.2192</u>	(m) <u>1.2192</u>	(m) <u>1.2192</u>
Side:	(m) <u>10.26</u>	(m) <u>1.2192</u>	(m) <u>1.2192</u>	(m) <u>1.2192</u>	(m) <u>1.2192</u>
Side:	(m) <u>12.8016</u>	(m) <u>30.1752</u>	(m) <u>30.1752</u>	(m) <u>30.1752</u>	(m) <u>30.1752</u>

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

What type of access to the land?

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

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

Construction to commence in May 2022

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

Use(s): empty lot. Residential Length of time: _____

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

Same as #13 or, Dwelling + Detached Garage

15) What is the number of dwelling units on the property? 2 plus detached garage
 (SFD WITH SECONDARY UNIT)

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: Dwellings Residential

A0042/2022

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

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

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

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

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

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

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Lynne and Mike Bourque (s/k) (please print all names), the registered owner(s) of the property described as lot 14 Whippoorwill Ave.

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

- g) appoint and authorize Michael Bourque of Corland Contracting Inc. (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 24 day of March, 2022

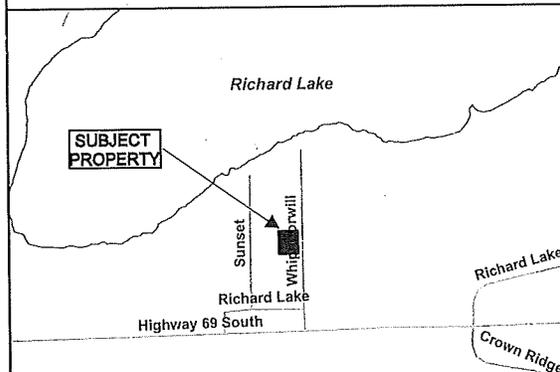
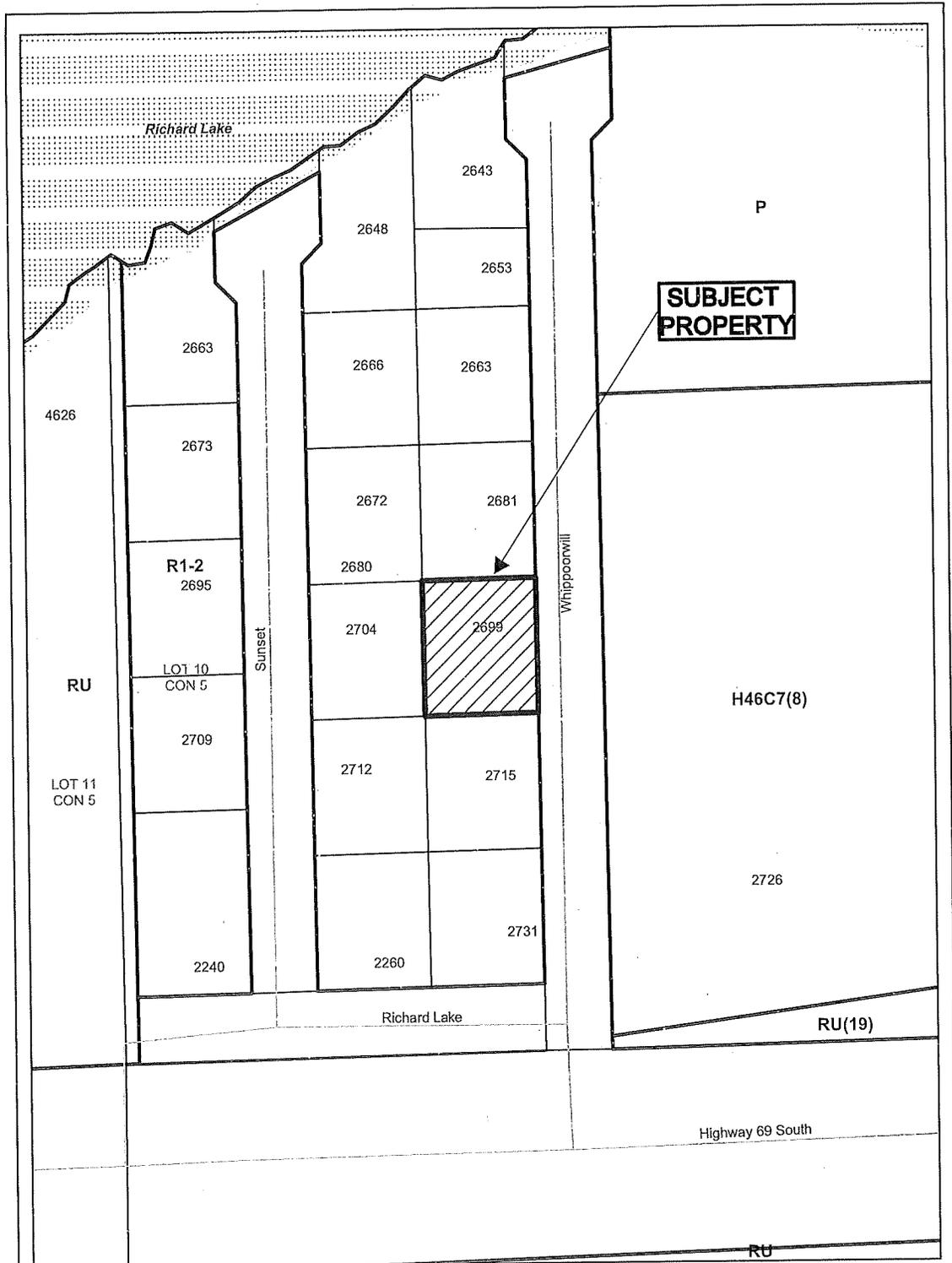
[Signature]
(witness)

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

Print Name: Mike Bourque Lynne Bourque

*I have authority to bind the Corporation

A0042/2022



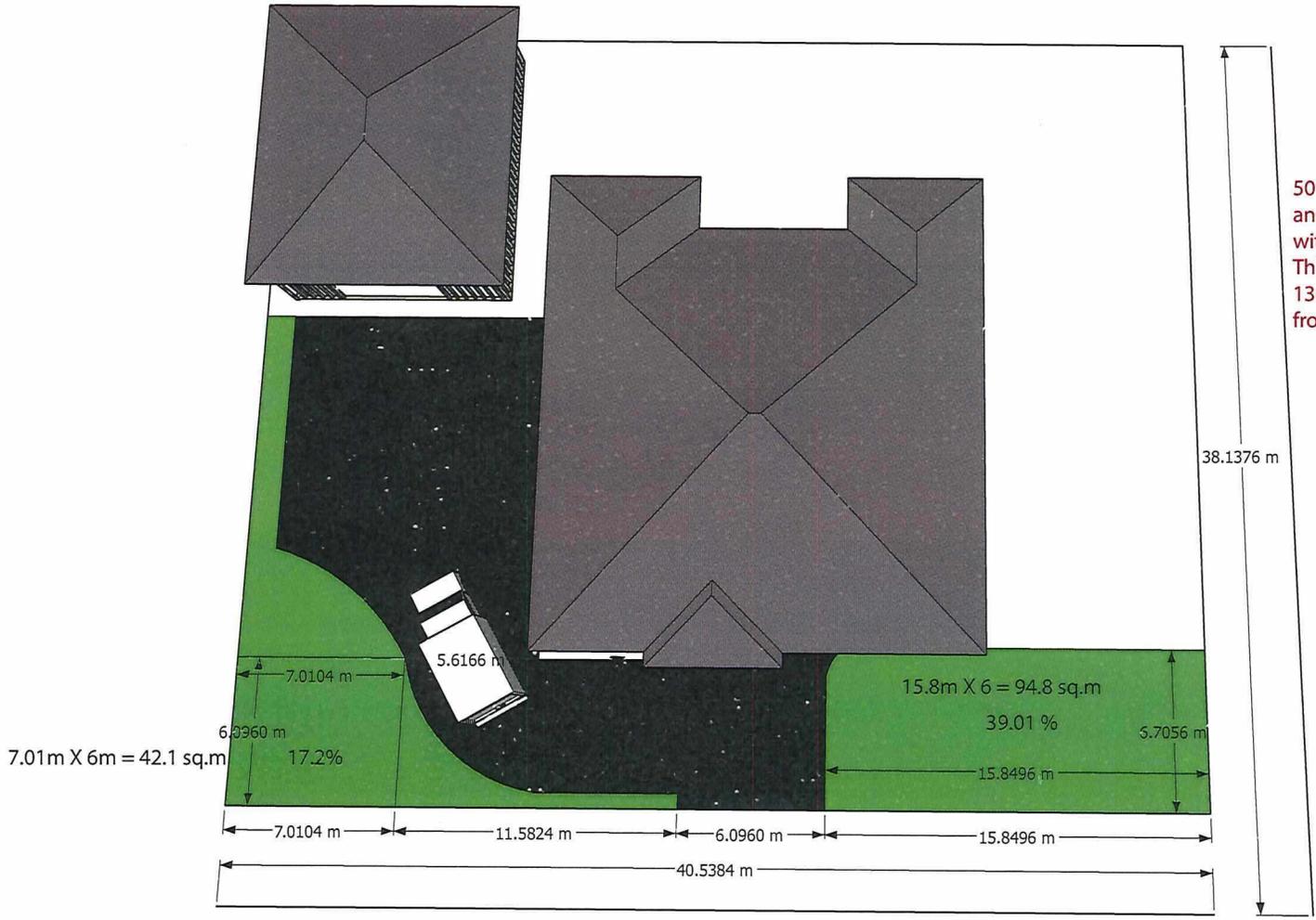
Application for Minor Variance or Permission



Subject Property being,
 PIN 73479-0311, Parcel 27040,
 Lot 14, Plan M-443,
 Part Lot 10, Concession 5,
 Township of Dill,
 0 Whippoorwill Avenue, Sudbury,
 City of Greater Sudbury

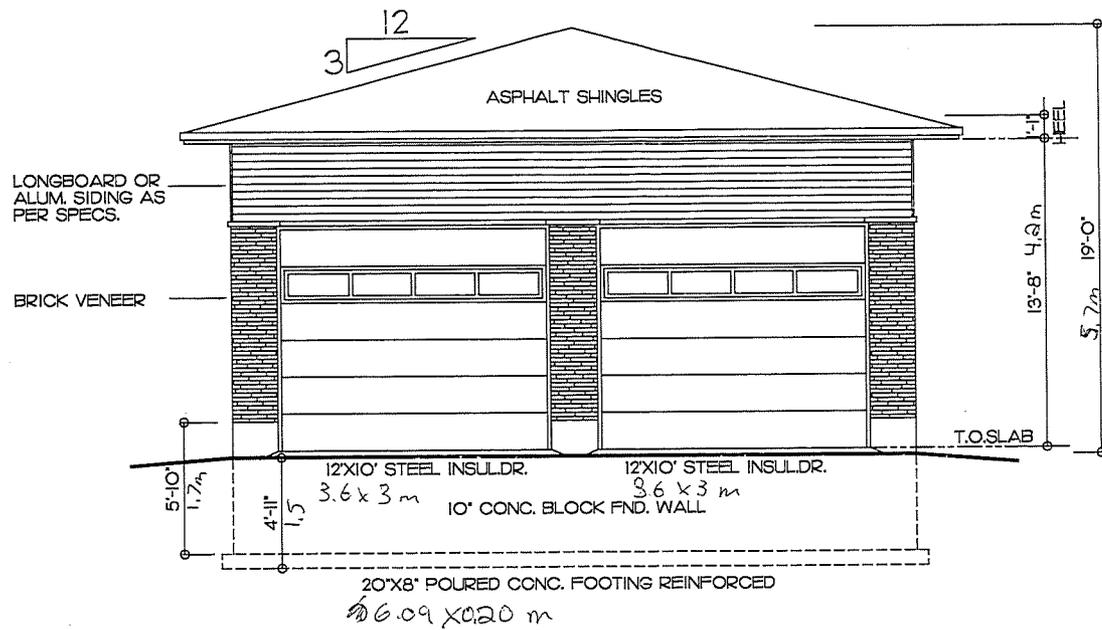
Sketch 1, NTS
 NDCA

A0042/2022
 Date: 2022 04 19

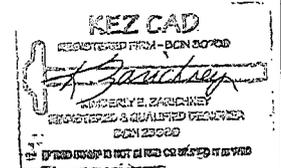


50% of 243 sq.m is 121.5 sq.m and is required to comply with bylaw. This plot plan shows a total of 136.9 sq.m of landscaped frontage

0004a/2022
'REVISED'



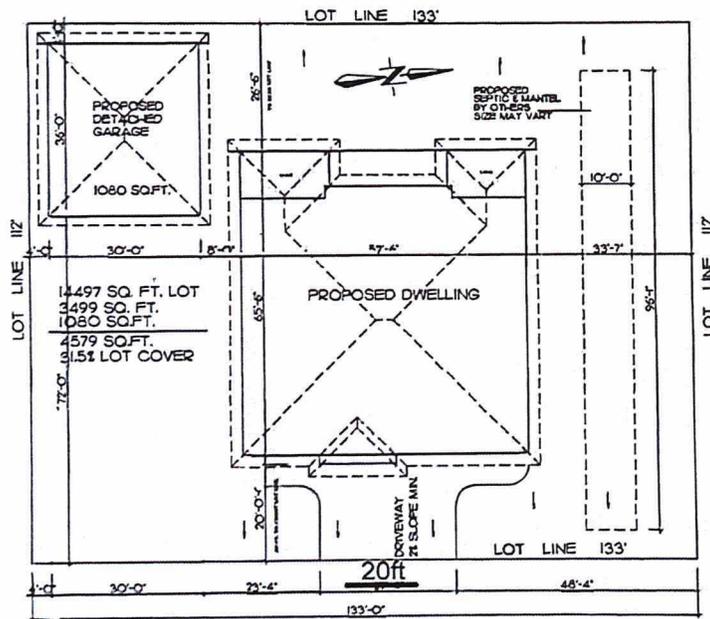
FRONT ELEVATION GARAGE
SCALE: 3/16"=1'-0"



DRAWING		LYNNE ETHIER-BOURQUE	
DATE		SCALE	
FRONT ELEVATION		3/16"=1'-0"	
PLAN NAME		DWC	
		A-3G	

A0042/2022
 sketch 3

LT 129307
 PCL 27040 SEC.S.E.S. LT 14
 PL M443
 PIN 734790311
 TWP. OF DILL
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY



WHIPPOORWILL AVENUE



OCT 2021	142-0
SITE PLAN	SP-1

A0042/2022
 Sketch 4