

Tom Davies Square  
200 Brady St

Wednesday, March 15, 2023

PUBLIC HEARINGS

**A0019/2023**

**JAMES ROBERT  
JOSEE ROBERT**

Ward: 4

PIN 73347 1742, Survey Plan 53R-20042 Part(s) 1 and 2, Lot Part West Half 11, Concession 2, Township of Rayside, 157 Montée Généreux, Chelmsford, [2010-100Z, RU (Rural)]

For relief from Part 4, Section 4.2, subsection 4.2.4 b) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a covered storage accessory structure providing a maximum height of 7.2m, where the maximum height of any building or structure accessory to a residential dwelling shall be 6.5m.

PREVIOUSLY SUBJECT TO CONSENT B0014/2013 (MAY 2/2013)

**A0021/2023**

**JAMIE DEWAR  
TAMMY DEWAR**

Ward: 10

PIN 73593 0124, Parcel M1090-10 SEC SES, Subdivision Lot 10 on M -1090, Lot Part 4 , Concession 1, Township of McKim, 6 Cerilli Crescent, Sudbury, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.41, subsection 4.41.2 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 facilitate the construction of an addition on the existing single detached dwelling, providing, firstly, a high water mark setback of 26.21m, where no person shall erect any residential building or other accessory structure closer than 30.0m to the high water mark of a lake or river, and secondly, a minimum side yard setback of 0.19m, where 1.8m is required.

**A REMINDER... THE NEXT SCHEDULED MEETING IS  
WEDNESDAY, MARCH 29, 2023**



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  
2023.01.01  
A 0019/2023  
S.P.P. AREA  
YES \_\_\_ NO   
NDCA REG. AREA  
YES \_\_\_ NO

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

APPLICATION FEE: ~~\$1,090.00~~ (includes \$260.00 legal notice fee)  
APPLICATION FEE FOR HEDGEROWS: \$332.00 (includes \$260.00 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): James Robert and Josee Robert Email: [REDACTED]  
Mailing Address: 157 Montee Genevieve Home Phone: [REDACTED]  
City: Chelmsford Postal Code: P0M 1L0 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: Caisse populaire Des Voyageurs Inc.  
Mailing Address: 13812 LaSalle Blvd  
City: Sudbury Postal Code: ON P3A 1Z6

- 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
<u>4.2, 4 (b)</u>	<u>6.5m</u>	<u>7.2m</u>	<u>0.7m</u>

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

c) Description of Proposal: Covered storage structure higher than by-law allowance

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
7.0m structure for farm & other equipment.

A0019/2023

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

PIN(s): 73347-11496 LT Township: Rayside  
 Lot No.: 11 Concession No.: 2 Parcel(s):  
 Subdivision Plan No.: Lot: Reference Plan No.: 53R20042 Part(s): 1 & 2  
 Municipal Address or Street(s): 157 Montee Genevex

7) Date of acquisition of subject land. Jan 20 2015

8) Dimensions of land affected.

Frontage ± 90 (m) Depth ± 232 (m) Area ± 20000 (m<sup>2</sup>) Width of Street ± 20 (m)

9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	<u>± 225</u>	<u>± 55.5</u> (m <sup>2</sup> )	<u>± 372.1</u>	(m <sup>2</sup> )
Gross Floor Area:		(m <sup>2</sup> )		(m <sup>2</sup> )
No. of storeys:	<u>2</u>		<u>1</u>	
Width:	<u>± 22.6</u>	<u>± 6.1</u> (m)	<u>± 12.2</u>	(m)
Length:	<u>± 15.5</u>	<u>± 9.1</u> (m)	<u>± 30.5</u>	(m)
Height:	<u>± 12</u>	<u>± 3.7</u> (m)	<u>± 3</u>	(m)

*Handwritten notes: House (Existing), Storage (Proposed), CADWAS stat.*

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>± 30.4</u>	<u>± 15</u> (m)	<u>± 30.4</u>	(m)
Rear:	<u>± 190</u>	<u>± 148</u> (m)	<u>± 140</u>	(m)
Side:	<u>± 2.5</u>	<u>± 1.2</u> (m)	<u>± 45.7</u>	(m)
Side:	<u>± 44.5</u>	<u>± 201</u> (m)	<u>± 28.9</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
- Municipally owned & operated sanitary sewage system
- Lake
- Individual Well Point
- Communal Well
- Individual Septic System
- Communal Septic System
- Pit Privy
- Municipal Sewers/Ditches/Swales

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

12) Date(s) of construction of all buildings and structures on the subject land.  
2016 - house Storage structure - Jan 2023

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

Use(s): ± 7 years - house Length of time:  
± 1 month - storage structure

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

Same as #13 Or, adding 1 storage structure

15) What is the number of dwelling units on the property? 1 house and garage attached

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: 0 Rural residential

A0019/2023

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, Josee Robert James Robert (please print all names), the registered owner(s) of the property described as 157 Montee Genevieve, Chelmsford, ON R9M1L0 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 9<sup>th</sup> day of February, 20 23

[Signature]  
(witness)

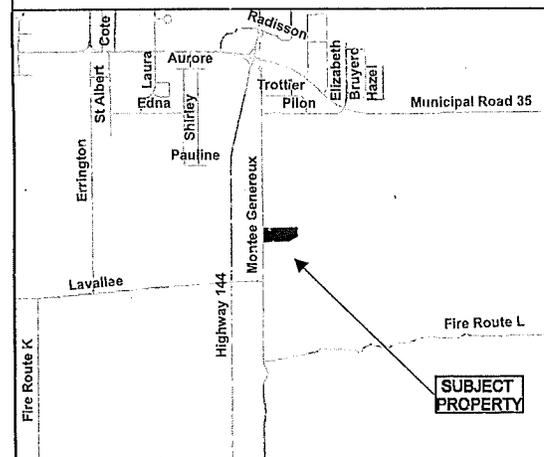
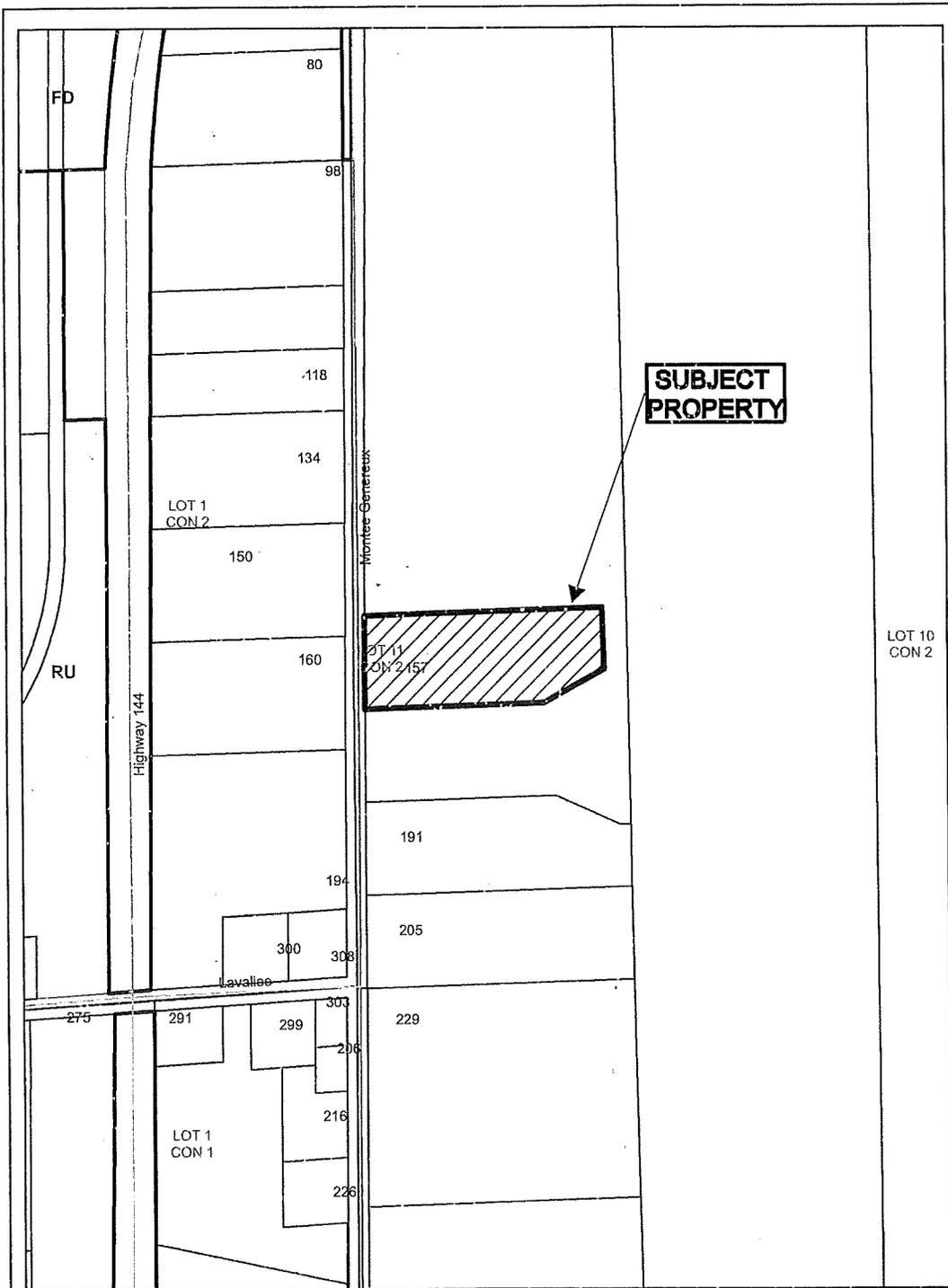
[Signature]  
Signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: Josee Robert James Robert

\*I have authority to bind the Corporation

A0029/2023





**Application for Minor Variance or Permission**

N  
↑

Subject Property,  
 PIN 73347-1742,  
 Part West Half of Lot 11, Concession 2,  
 being Parts 1 and 2, Plan 53R-20042,  
 Township of Rayside,  
 157 Montee Genereux, Chelmsford,  
 City of Greater Sudbury

Sketch 1, NTS  
 NDCA

A0019/2023  
 Date: 2023 02 21

BEING PART OF LOT 11 CONTAINING  
 TOWNSHIP OF RAYSIDE  
 SCALE 1:750 METRES

PIN 73347-0890

UTM 17, 190 27-78  
 5142226.472  
 5143216.171  
 481222.448

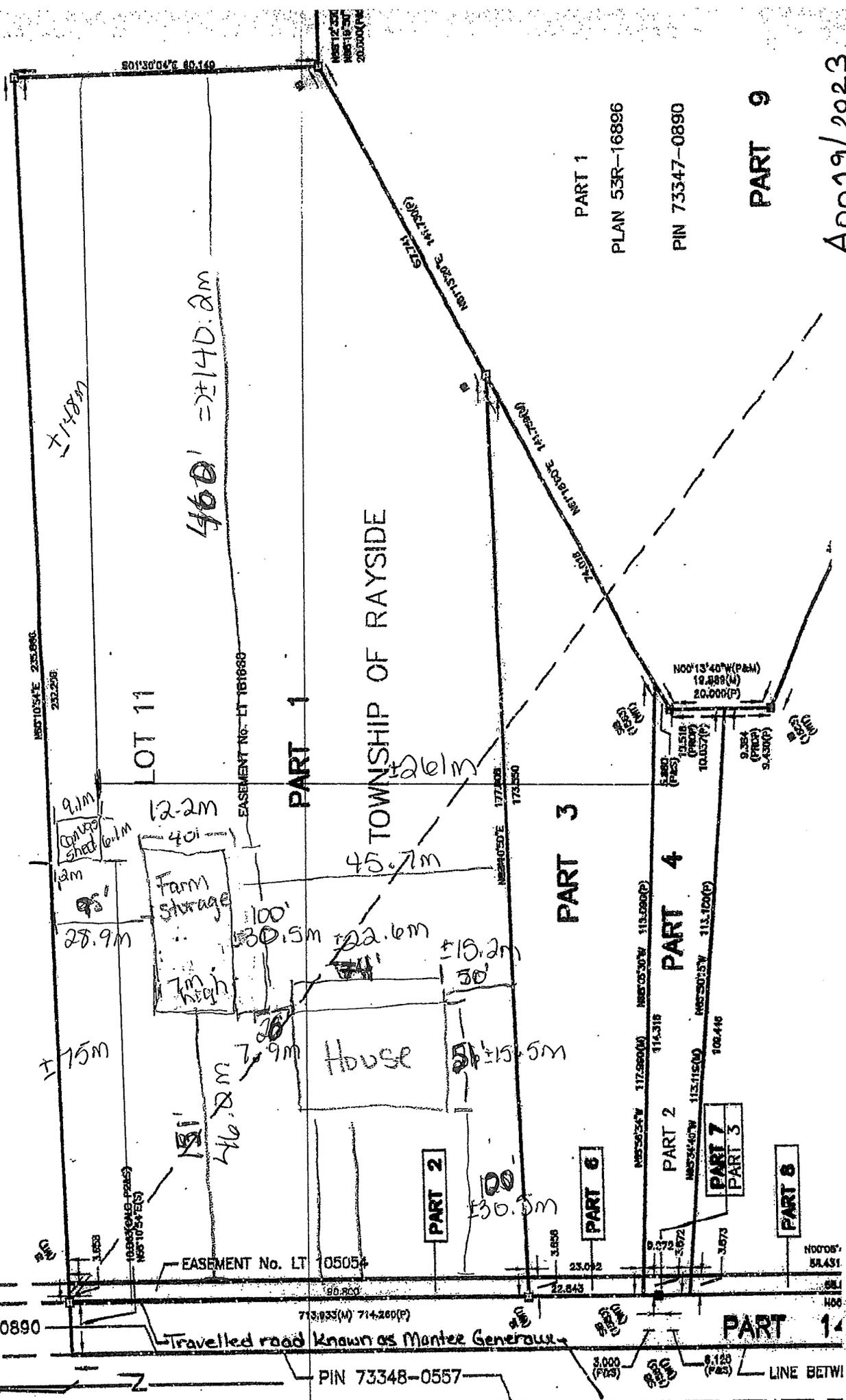
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS UTM 17, 190 27-78

UNDERLYING BEARINGS ARE ASTROGNOMIC BEARINGS

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE CORNERED SCALE FACTOR OF 0.999737.

PLAN 53R-16896  
 PART 1



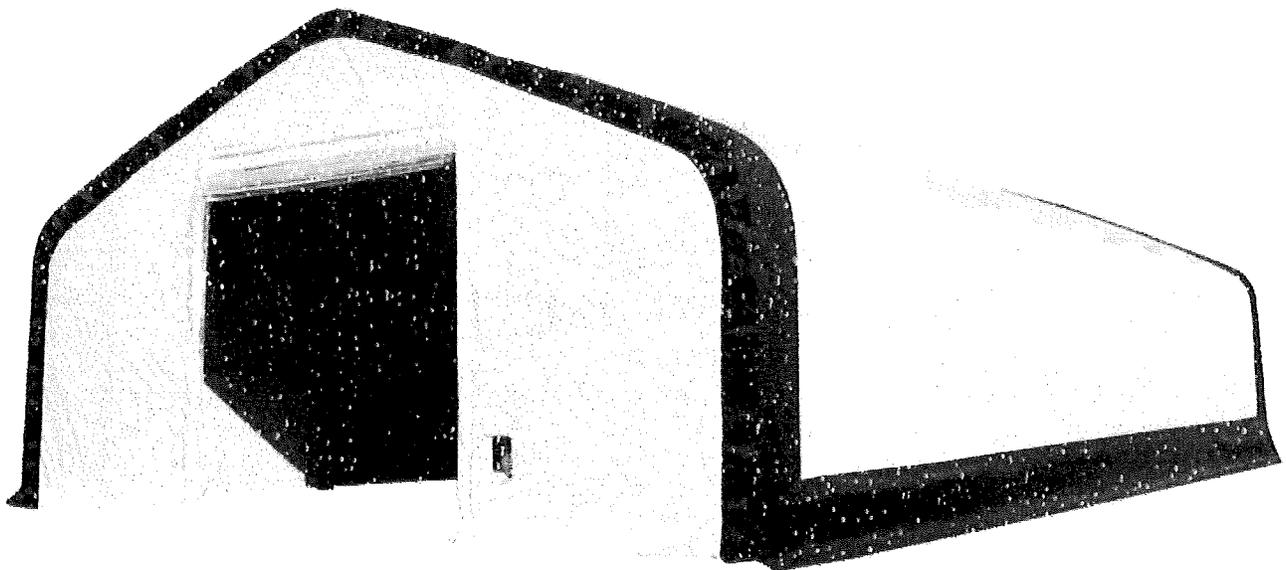
Aug 29 / 2023  
 Sketch - 2

# SHELTER ASSEMBLY MANUAL

**Model#P4010023P**

**(W40H23P SERIES)**

**Size: W12.2mxL30.5mxH7m**



A0019/2023  
Sketch-3



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

Office Use Only	
2022.01.01	
A 0021/2022	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

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

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

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

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

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

Registered Owner(s): Jamie Dewar and Tamrny Dewar Email: [REDACTED]  
 Mailing Address: 6 Cerilli Crescent Home: [REDACTED]  
 Business Phone: \_\_\_\_\_  
 City: Sudbury, On Postal Code: P3E 5R8 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: Tamrny Dewar Email: [REDACTED]  
 Mailing Address: \_\_\_\_\_ Home: [REDACTED]  
6 Cerilli Crescent Business Phone: \_\_\_\_\_  
 City: Sudbury, ON Postal Code: P3E 5R8 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: 1879 Regent Street S.  
 City: Sudbury ON Postal Code: P3E 2Z7

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
High water set back (4.41.2)	30m	26.21m	3.79m
Side lot line set back (Table 6.2)	1.8m	0.19m	1.61m

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

c) Proposing to rebuild existing screen room with same foot print but extend second level roof line and extend primary bedroom.

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
Existing Screen room is within high water set back and side lot line set back so replacing it will also be within setbacks

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

PIN(s): 73593-0124 Township: McKim  
 Lot No.: \_\_\_\_\_ Concession No.: \_\_\_\_\_ Parcel(s): M1090-10  
 Subdivision Plan No.: M1090 Lot: 10 Reference Plan No.: \_\_\_\_\_ Part(s): \_\_\_\_\_  
 Municipal Address or Street(s): 6 Cerilli Crescent

7) Date of acquisition of subject land: June 2012

8) Dimensions of land affected.

Frontage: 16.1 (m) Depth: 53.89 (m) Area: 974 (m<sup>2</sup>) Width of Street: 8.2 (m)

9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>127.52 / 29.73 (Home / Sauna) (m<sup>2</sup>)</u>	<u>150.52/29.73(home/sauna) (m<sup>2</sup>)</u>
Gross Floor Area:	<u>221.57 / 29.73 (Home/sauna) (m<sup>2</sup>)</u>	<u>251.47/29.73 (home/sauna) (m<sup>2</sup>)</u>
No. of storeys:	<u>2 / 1 (Home / Sauna)</u>	<u>2/1(home/sauna)</u>
Width:	<u>14.02 / 4.88 (home / sauna) (m)</u>	<u>14.02/4.88 (home/sauna) (m)</u>
Length:	<u>14.63 / 6.1 (home / sauna) (m)</u>	<u>14.63/6.1(home/sauna) (m)</u>
Height:	<u>8.43 / 3.05 (home / sauna) (m)</u>	<u>8.43/3.05 (home/sauna) (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>7.74 / 50 (Home / Sauna) (m)</u>	<u>7.74 / 50. (Home w screen/Sauna) (m)</u>
Rear:	<u>25.91 / 3.07 (Home/Sauna) (m)</u>	<u>22.72 / 3.07 Home w screen/Sauna) (m)</u>
Side:	<u>1.3 / 4.57 (Home / Sauna) (m)</u>	<u>0.19 / 4.57 (Home w screen /Sauna) (m)</u>
Side:	<u>1.98 / 8.23 (Home / Sauna) (m)</u>	<u>1.98 / 8.23 (Home w screen/Sauna) (m)</u>

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

What type of access to the land?

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

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

All Buildings and Structures Built in 1981

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

Use(s): Single Family Dwelling Length of time: Since 1981

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

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

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

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 Dwelling Neighbor one side, undeveloped land (forest) other side

A0021/2023

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, Jamie Dewar and Tammy Dewar (please print all names), the registered owner(s) of the property described as 6 Cerilli Crescent, Sudbury ON, P3E 5R8

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;

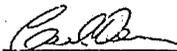
#### Authority to Enter Land and Photograph

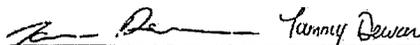
- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land 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 Tammy Dewar (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 21st day of December, 2022

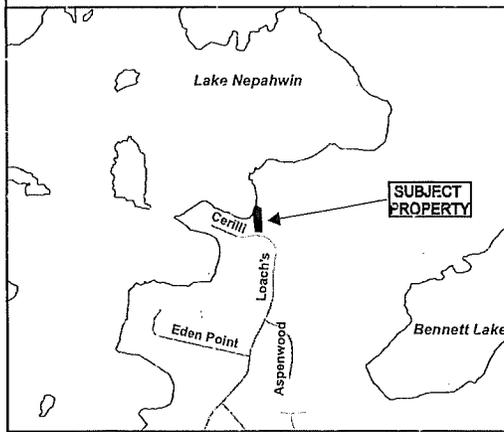
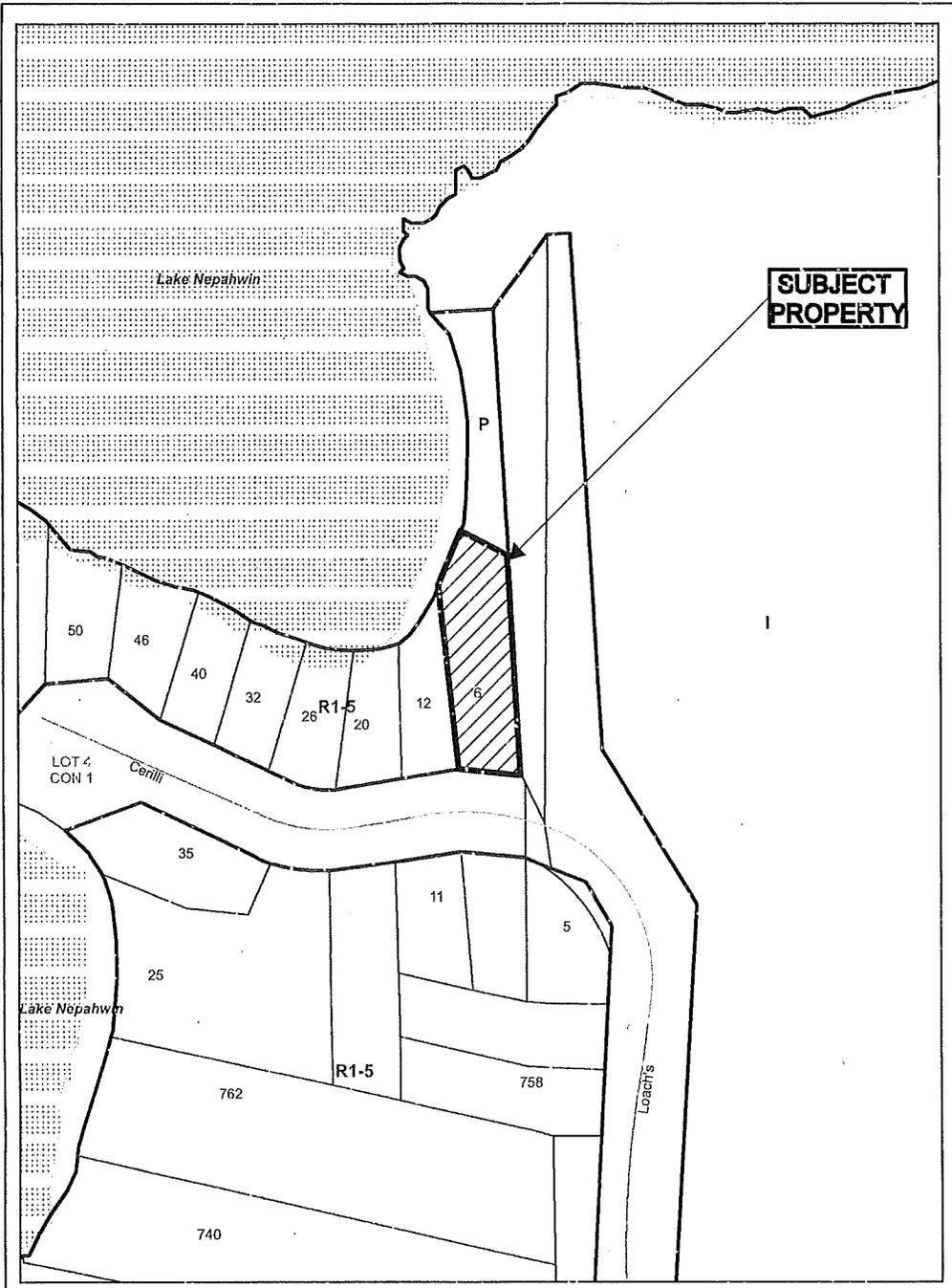
  
(witness)

  
signature of Owner(s) or Signing Officer or Authorized Agent  
Print Name: Jamie Dewar and Tammy Dewar

\*I have authority to bind the Corporation

A0021/2023





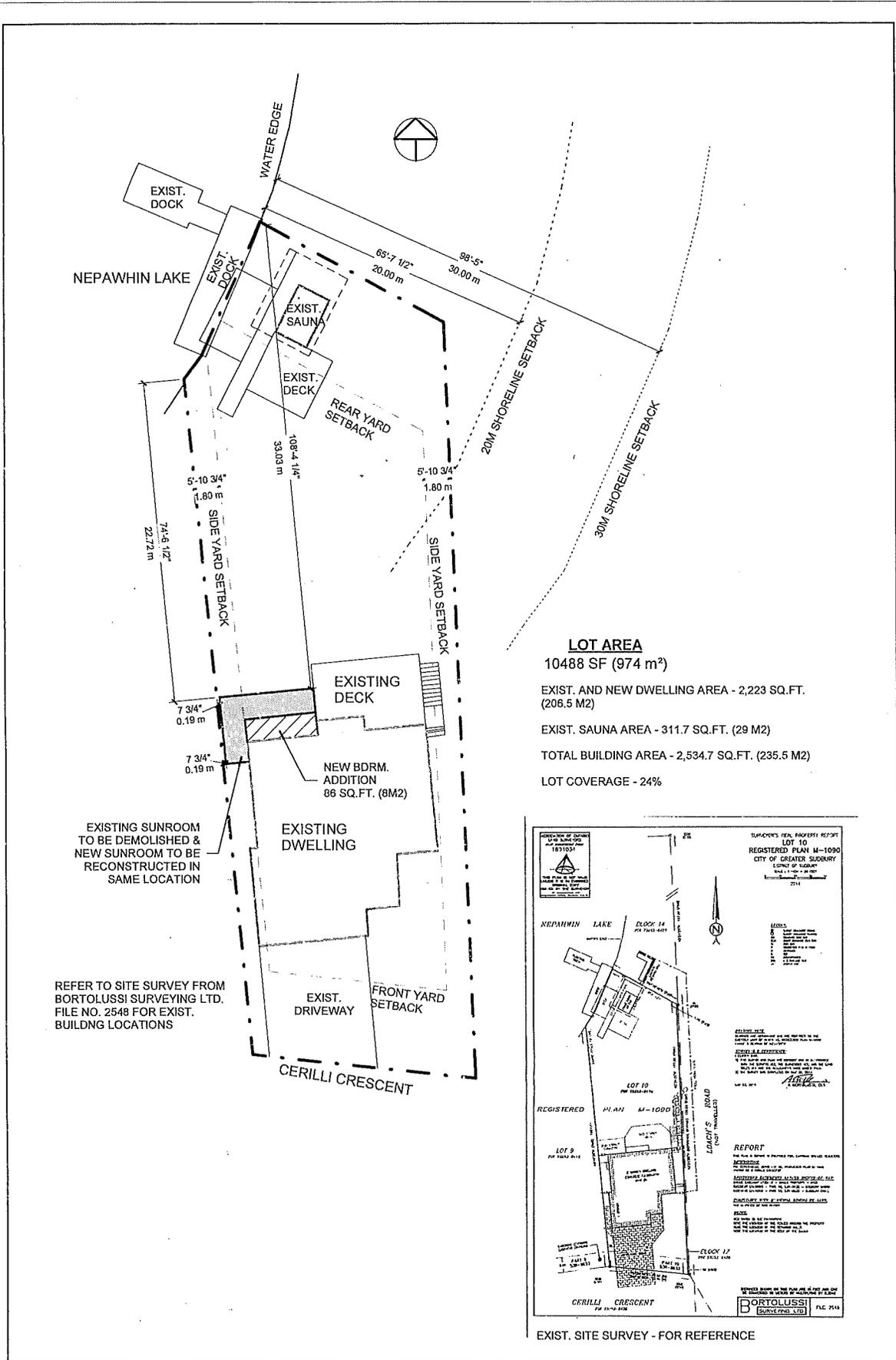
**Application for Minor  
Variance or Permission**



Subject Property,  
PIN 73593-0124,  
Parcel M1090-10 SEC SES,  
Lot 10, Plan M1090,  
Part Lot 4, Concession 1,  
Township of McKim,  
6 Cerilli Crescent, Sudbury,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

A0021/2023  
Date: 2023 02 27



**LOT AREA**  
 10488 SF (974 m<sup>2</sup>)

EXIST. AND NEW DWELLING AREA - 2,223 SQ.FT.  
 (206.5 M<sup>2</sup>)

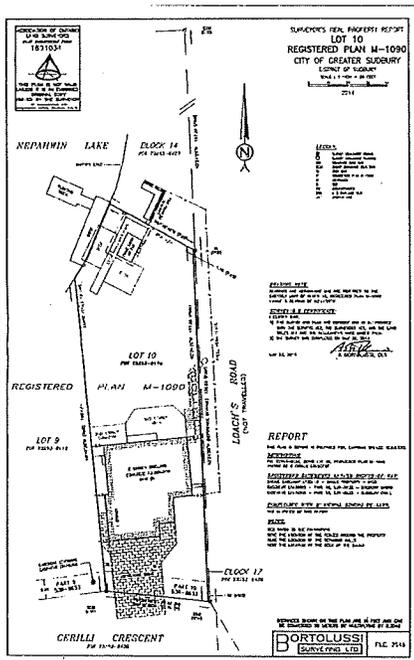
EXIST. SAUNA AREA - 311.7 SQ.FT. (29 M<sup>2</sup>)

TOTAL BUILDING AREA - 2,534.7 SQ.FT. (235.5 M<sup>2</sup>)

LOT COVERAGE - 24%

EXISTING SUNROOM TO BE DEMOLISHED & NEW SUNROOM TO BE RECONSTRUCTED IN SAME LOCATION

REFER TO SITE SURVEY FROM BORTOLUSSI SURVEYING LTD. FILE NO. 2548 FOR EXIST. BUILDING LOCATIONS

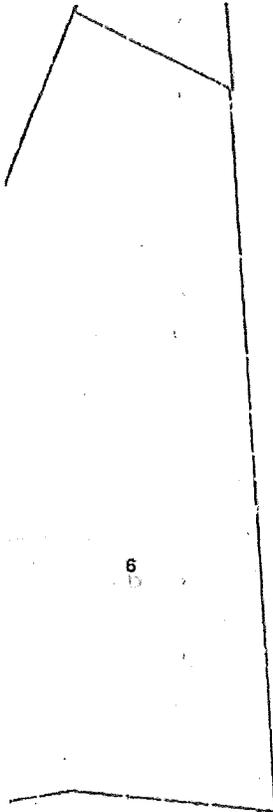


EXIST. SITE SURVEY - FOR REFERENCE

*Handwritten:* A002/2023  
 sketch 2



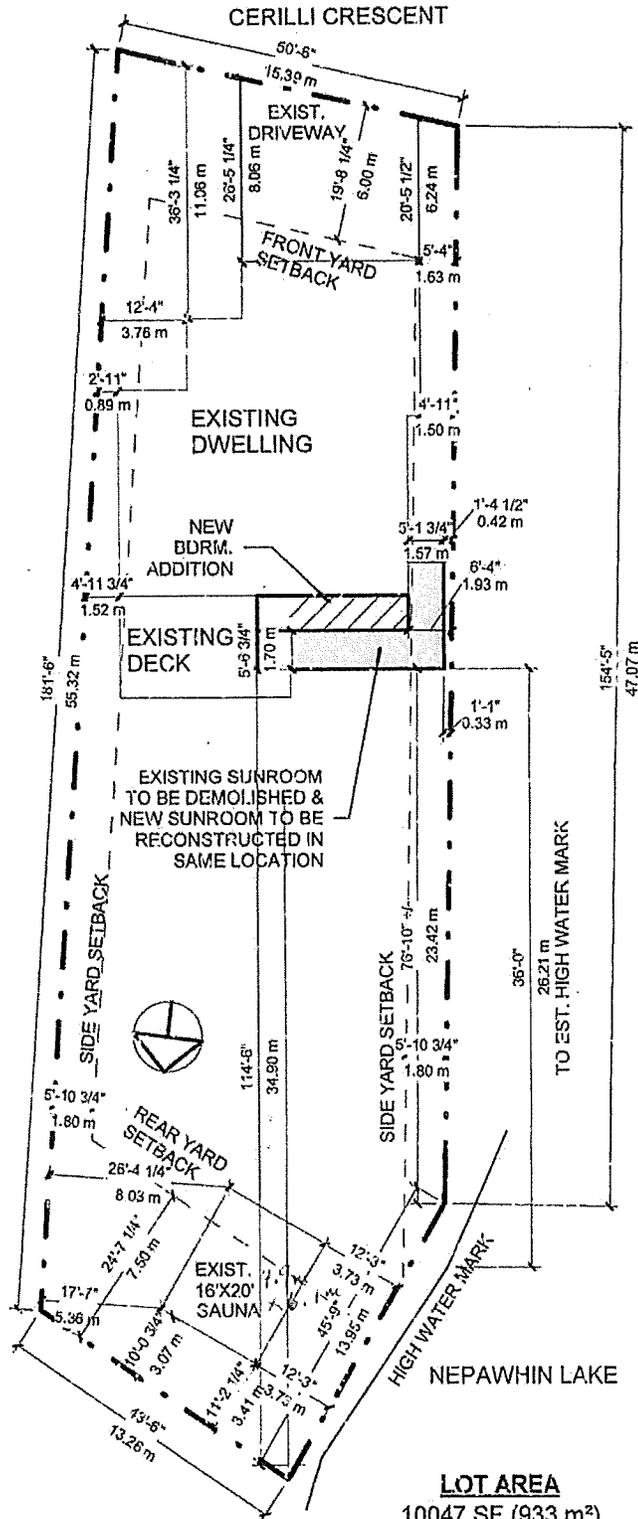
PROJECT	CONTENTS	SCALE	SHEET NUMBER
Sunroom Addition	Site Reference-R1	1" = 20'-0"	MV1
		ISSUED DATE	
		January 16, 2023	



CITY OF SUBBURY ZONING MAP



SATELLITE VIEW



NOTE:  
ALL DIM'S ARE APPROX. ALL  
SITE INFO IS TAKEN FROM  
CITY OF SUBBURY ZONING  
MAPS

**LOT AREA**  
10047 SF (933 m<sup>2</sup>)  
EXISTING AND NEW BUILDING  
AREAS ARE THE SAME  
BUILDNG AREA - 2,385 SQ.FT.  
(221.57 M2)  
LOT COVERAGE - 24%



PROJECT  
Sunroom Addition

CONTENTS  
Site Reference

SCALE  
1" = 20'-0"  
ISSUED DATE  
December 20, 2022

SHEET NUMBER  
MV1

A0021/2023  
Sketch 3

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
1891034



THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR  
In accordance with  
Regulation 1028, Section 28(3).

SURVEYOR'S REAL PROPERTY REPORT  
LOT 10  
REGISTERED PLAN M-1090  
CITY OF GREATER SUDBURY  
DISTRICT OF SUDBURY

SCALE: 1 INCH = 20 FEET  
0 10 20 30 40  
2014

NEPAHWIN LAKE  
BLOCK 14  
PIN 73593-0427



**LEGEND:**

■	SURVEY MONUMENT FOUND
□	SURVEY MONUMENT PLANTED
SSB	STANDARD IRON BAR
SSB	SHORT STANDARD IRON BAR
IB	IRON BAR
P	REGISTERED PLAN M-1090
M	MEASURED
S	SET
PR	PROPORTIONED
DSD	D S DORLAND, OLS
---	BROKEN LINE

**BEARING NOTE:**

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE  
EASTERLY LIMIT OF BLOCK 17, REGISTERED PLAN M-1090  
HAVING A BEARING OF N2°24'20"W

**SURVEYOR'S CERTIFICATE:**

- I CERTIFY THAT:
- 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
  - 2) THE SURVEY WAS COMPLETED ON MAY 22, 2014

MAY 23, 2014

*A. Bortolussi*  
A BORTOLUSSI, OLS

**REPORT**

THIS PLAN & REPORT IS PREPARED FOR: CANADIAN SHIELDS ADJUSTERS

**DESCRIPTION:**

PIN 73593-0124, BEING LOT 10, REGISTERED PLAN M-1090  
KNOWN AS 6 CERILLI CRESCENT

**REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:**

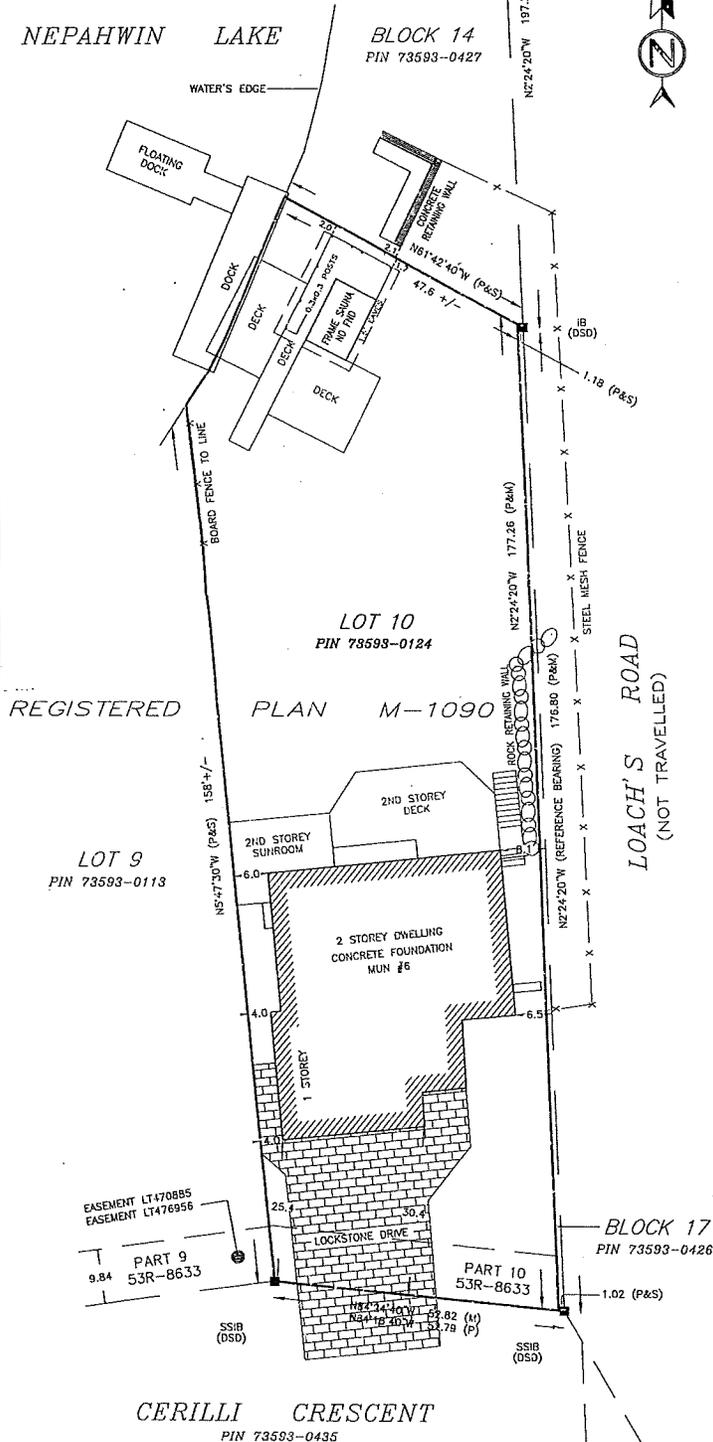
SMOKE EASEMENT LT25019 - WHOLE PROPERTY - INCO  
EASEMENT LT470885 - PART 10, 53R-8633 - SUDBURY HYDRO  
EASEMENT LT476956 - PART 10, 53R-8633 - SUDBURY CABLE

**COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:**

NOT CERTIFIED BY THIS REPORT

**NOTES:**

- TIES TAKEN TO THE FOUNDATION
- NOTE THE LOCATION OF THE FENCES AROUND THE PROPERTY
- NOTE THE LOCATION OF THE RETAINING WALLS
- NOTE THE LOCATION OF THE DECK BY THE SAUNA



DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN  
BE CONVERTED TO METERS BY MULTIPLYING BY 0.3048

**BORTOLUSSI**  
SURVEYING LTD.

FILE: 2548

A0021/2023  
Sketch 4