

Tom Davies Square
200 Brady St

Wednesday, March 27, 2024

PUBLIC HEARINGS

A0013/2024

**AMBER SALACH
MATTHEW SCHULTZE**

Ward: 10

PIN 73594 0376, Parcel 14361, Lot(s) 102, Subdivision M-205, Lot Part 5, Concession 1, Township of McKim, 202 Stewart Drive, Sudbury, [2010-100Z, R1-5 (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 detached garage and an addition to the existing single detached dwelling providing a high water mark setback of 15.6m for the proposed addition and 14.7m for the proposed detached garage, 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 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.

PREVIOUSLY SUBJECT TO MINOR VARIANCE A0066/2021 (9 JUN 21)

A0015/2024

**ALYSON LAKING
MATT PETERS**

Ward: 9

PIN 73475 1622, Survey Plan 53R-20287 Part(s) except 1, Lot(s) 6, Subdivision M-340, Lot Part 6, Concession 6, Township of Broder, 294 Brenda Drive, Sudbury, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsection 4.2.4 a) and Table 4.1 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 storage building and opaque fence on the subject property, firstly, for the detached storage building providing a maximum height of 6.58m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m, and secondly, for the 1.83m high opaque fence to be located in the required front yard providing a 2.32m setback from the front lot line, where fences more than 1.0m in height are not permitted in the required front yard.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B23/14 (8 MAY 14)

A0017/2024

STEPHANIE CAMPAGNA

Ward: 5

PIN 73505 0178, Parcel 43858, Survey Plan 53R-7387 Part(s) 1, Lot(s) Part 36, Subdivision M-565, Lot Part 7, Concession 1, Township of Hanmer, 3723 Swanson Court, Val Caron, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsection 4.2.5, Table 4.1 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit an existing uncovered deck providing an interior side yard setback of 0.76m, where uncovered decks greater than 1.2m in height may encroach 1.2 m into the required yard but no closer than 1.2 m to the interior side lot line.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0866/1976 (24 JAN 77)

A0019/2024

2694565 ONTARIO INC.

Ward: 10

PIN 73584 0180, Survey Plan 53R-15926 Part(s) 1, 2 &3, Lot(s) Part 42, Subdivision 2-SB, Lot Part 5, Concession 3 as in S115835, Township of McKim, 254 Larch Street, Sudbury, [2010-100Z, C4(1)(Office Commercial), C4.D90(18) (Office Commercial)]

For relief from Part 7, Section 7.3, Table 7.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to approve a lot to be severed subject of Consent Application B0008/2024, providing a minimum lot frontage of 15.0m, where 18.0m is required.

SUBJECT TO CONSENT APPLICATION B0008/2024 AND PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0111/2010 (9 SEP 10).

A0020/2024

JOSHUA NEGUSANTI

Ward: 9

PIN 73477 0082, Parcel 32032 SEC SES, Survey Plan SR-1412 Part(s) except 1, Lot(s) 2, Subdivision M-556, Lot Part 2, Concession 4, Township of Broder, 966 Leedale Avenue, Sudbury, [2010-100Z, R1-2 (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsection 4.2.4 a) and Table 4.1 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached garage with attached canopy providing, firstly, a maximum height of 6.1m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m, and secondly, the attached canopy to encroach 2.64m (3.36m setback) into the required front yard, where canopies may only encroach 1.2m into the required front yard.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0208/1977 (14 NOV 77) AND MINOR VARIANCE APPLICATION A0416/1977 (17 JUL 78)

THIS APPLICATION WAS DEFERRED FROM THE MEETING OF DECEMBER 20, 2023 TO AFFORD THE OWNER THE OPPORTUNITY TO ADDRESS THOSE COMMENTS RECEIVED FROM AGENCIES AND DEPARTMENTS.

A0125/2023

**PAVAN KUMAR KOKA
BELINDA KOKA**

"REVISED"

Ward: 9

PIN 73476 0735, Survey Plan 53R-18135 Part(s) 1, 2, 3, 4, 5, 6 and 7, Lot Part 8, Concession 3, Township of Broder, 988 Dew Drop Road, Sudbury, [2010-100Z, R1-2 (Low Density Residential One)]

For relief from Part 4, Section 4.2, Table 4.1 and subsection 4.2.11 and Section 4.41, subsections 4.41.2, 4.41.3 and 4.41.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit the installation of an inground pool, hot tub, retaining wall and accessory structure together with the pool and hot tub utilities contained therein, firstly, to permit the pool and hot tub utilities to be 1.2m setback from the interior side lot line, where no interior wall of an outdoor swimming pool and no water circulating, heating or pumping equipment shall be located closer than 1.5m to any interior side lot line, secondly, providing a high water mark setback of 16.5m for the inground pool, 22.2m for the hot tub, 14.2m for the accessory structure together with the pool and hot tub utilities contained therein and 10.9m for the retaining wall, 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, thirdly, to permit the inground pool to be 16.5m setback, the accessory structure together with the pool and hot tub utilities contained therein to be 14.2m setback, and the retaining wall to be 10.9m setback from the high water mark of a lake, 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, fourthly, to permit a maximum of 96% of the required shoreline buffer area to be cleared of natural vegetation, where a maximum of 25%, but in no case shall exceed a maximum of 276.0m² of the required shoreline buffer area is permitted, and fifthly, to permit a 100% of the length of the shoreline at the high water mark to be cleared of natural vegetation, where the maximum length of the cleared area measured at the high water mark shall be 25% of the length of the shoreline of the lot but in no case shall the maximum length of cleared area measured at

the high water exceed 25.0 metres in length.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B118/07 (19 JUN 07), B117/07 (19 JUN 07), B121/06 (6 SEP 06), B50/01 (9 JUL 01), B28/89 (13 FEB 89) AND MINOR VARIANCE APPLICATIONS A15/05 (4 APR 05), A49/01 (30 JUL 01)

THIS APPLICATION WAS DEFERRED PRIOR TO THE MEETING OF FEBRUARY 28, 2024 AT THE REQUEST OF THE AGENT TO AFFORD THE APPLICANTS THE OPPORTUNITY TO ADDRESS COMMENTS RECEIVED FROM CITY DEPARTMENTS

A0010/2024

**ANITA DEMATTIA
BRIAN DEMATTIA**

"REVISED"

Ward: 4

PIN 73346 1622, Survey Plan 53R-19750 Part(s) 1, 2, 3, and 4, Lot(s) Part Block 'A', Subdivision M-1063, Lot 3, Concession 1, Township of Rayside, 415 Notre Dame Street East, Azilda, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsection 4.2.3 and 4.2.4 a) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached garage providing, firstly, accessory lot coverage of 11%, where the total lot coverage of all accessory buildings and structures on a residential lot shall not exceed 10%, and secondly, a maximum height of 6.08m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B174/11 TO B177/11 (1 MAR 12) AND B120/11 TO B123/11 (22 SEP 11)

**A REMINDER... THE NEXT SCHEDULED MEETING IS
WEDNESDAY, APRIL 10, 2024**



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

Office Use Only 2024 01 01	
A 013/2024	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

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

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Amber Salach & Matthew Schultze Email: [REDACTED]
Mailing Address: [REDACTED] Home Phone: [REDACTED]
202 Stewart Drive Business Phone: [REDACTED]
City: sudbury Postal Code: P3E 2R5 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 - Owner above Email: [REDACTED]
Mailing Address: [REDACTED] Home Phone: [REDACTED]
202 Stewart Drive 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: RBC
Mailing Address: 72 Durham Street
City: Sudbury Postal Code: P3E 3M6

- 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
House - High water mark	30m	15.6m	14.4m
House - Shoreline Structure	20m	15.6m	4.4m
Garage - High water mark	30m	14.7m	15.3m
Garage - Shoreline Structure	20m	14.7m	5.3m

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

- c) Description of Proposal:
Request of relief from the shoreline setback for the construction of house addition and detached two car garage.

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

The existing house is within the 30M shoreline setback (23.9m) and the proposed addition although further from the majority of the lake than the existing house, is within the highwater mark setback. The closest location of the addition is at the CGS storm sewer outlet. The new garage is positioned as close to the front of the yard as possible and not within the CGS Easement, however within the highwater mark setback at the CGS storm sewer outlet (14.7m).

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

PIN(s): 73594-0376		Township: McKim	
Lot No.: 102	Concession No.:	Parcel(s):	
Subdivision Plan No.:	Lot:	Reference Plan No.: M-205	Part(s):
Municipal Address or Street(s): 202 Stewart Drive			

7) Date of acquisition of subject land: 2018

8) Dimensions of land affected:

Frontage: 41.658 (m)	Depth: 60.142 (m)	Area: 2,166 (m ²)	Width of Street: 6 (m)
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9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	House: 112.8 / Shed: 18.6 (m ²)	House: 199.7 / Garage: 65 (m ²)
Gross Floor Area:	House: 231.5 / Shed: 18.6 (m ²)	House: 433.5 / Garage: 65 (m ²)
No. of storeys:	3 storey side split / Shed: 1	3 storey side split / Garage: 1
Width:	House: 8.92 / Shed: 3.05 (m)	House: 17.21 / Garage: 8.23 (m)
Length:	House: 14.23 / Shed: 6.1 (m)	House: 19.72 / Garage: 9.14 (m)
Height:	House: 5.6 / Shed: 3.9 (m)	House: 5.6 / Garage: 3.96 (m)

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

	Existing	Proposed
Front:	House: 14.8m / Shed: 38.74m (m)	House: 7.5m / Garage: 9.5m (m)
Rear:	House: 17.9m / Shed: 9.4m (m)	House: 15.6m / Garage: 14.7m (m)
Side:	House: 5.4m / Shed: 19.6m (m)	House: 6.7m / Garage: 24.6m (m)
Side:	House: 19.0m / Shed: 12.9m (m)	House: 13.2m / Garage: 6.2m (m)

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

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

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

1957 (house) and 2021 (shed)

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

Use(s): House/residential Length of time: 67 years

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? 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

A0013/2024

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

If "yes", indicate the application number(s): A006-2021

or, describe briefly, Reconstruct a shed in the shoreline set back

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, Amber Salach & Matthew Schulze (please print all names), the registered owner(s) of the property described as 202 Stewart Drive, Sudbury, ON

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

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

Dated this 12th day of February

. 20 24

[Signature]
(Witness)

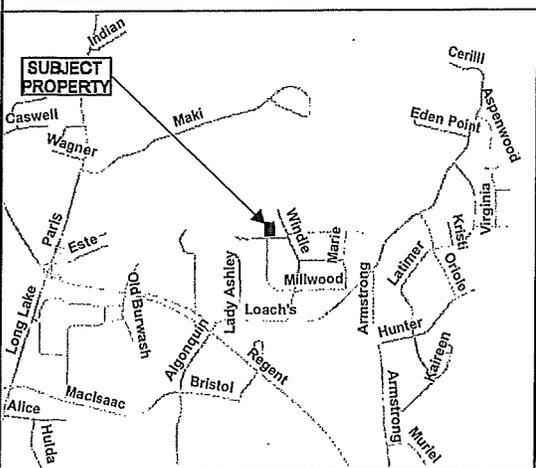
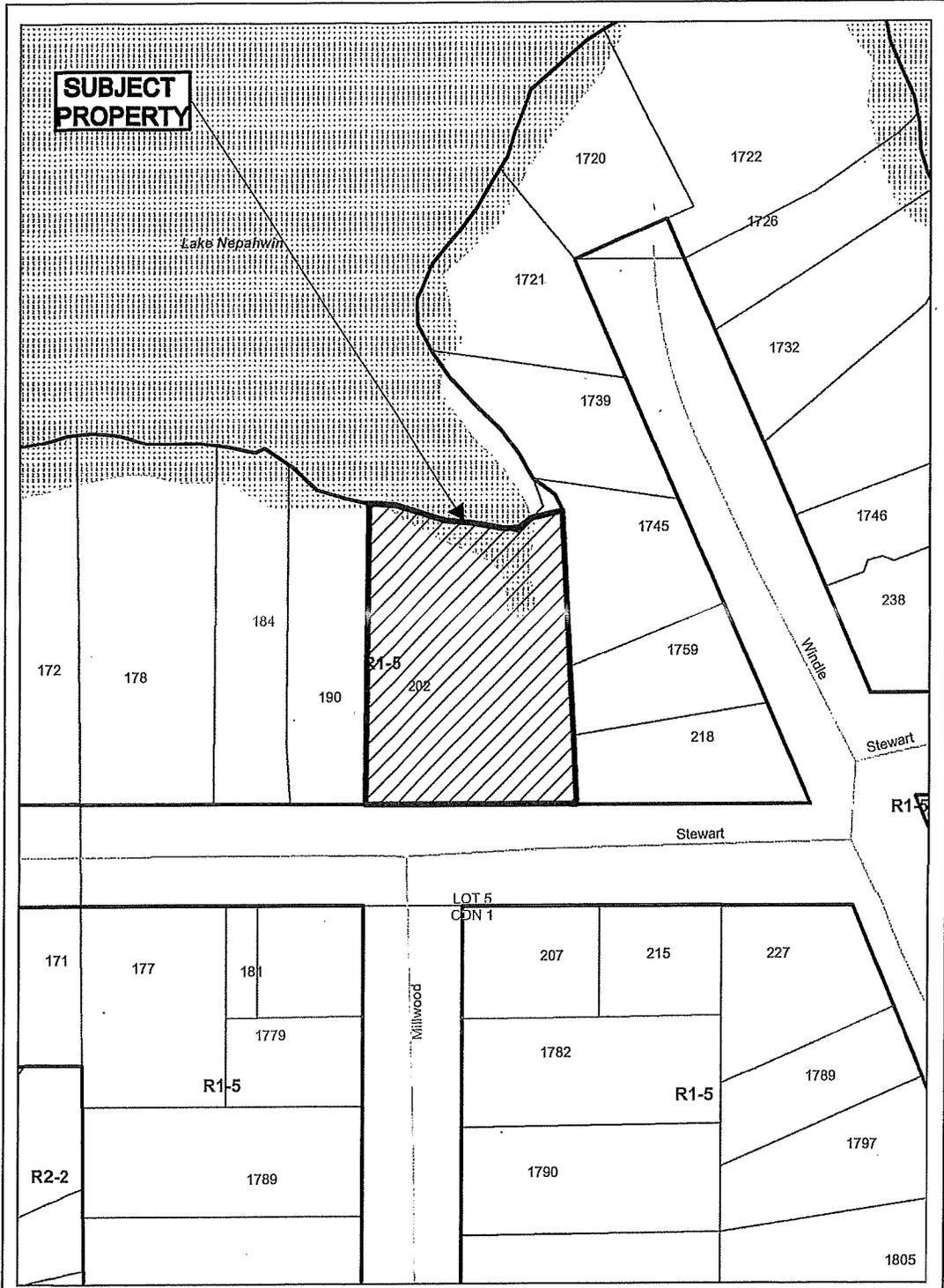
[Signature] [Signature]

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

Print Name: Amber Salach & Matthew Schulze

*I have authority to bind the Corporation

A0013/2024



**Application for Minor
Variance or Permission**

N
↑

Subject Property being PIN 73594-0376,
Parcel 14361 SEC SES, Lot 102, Plan M-205,
Part Lot 5, Concession 1, Township of McKim,
202 Stewart Drive, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0013/2024
Date: 2024 02 26



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

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

Office Use Only 2024.01.01	
A0015/2024	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

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

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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): Alyson Laking & Matt Peters Email: [REDACTED]
 Mailing Address: 585 Moonrock Ave Home Phone: [REDACTED]
 Business Phone: [REDACTED]
 City: Sudbury Postal Code: P3E 5Z5 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: Rebecca Muise & Peter Giordano Email: [REDACTED]
 Mailing Address: 4-1405 Cornwall Rd Home Phone: [REDACTED]
294 Brenda Dr Business Phone: [REDACTED]
 City: Oakville Postal Code: L6J 7T5 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: BMO Bank of Montreal
 Mailing Address: 1600 Carling Ave
 City: Ottawa ON Postal Code: K1Z 1B4

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

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

Variance To	By-law Requirement	Proposed	Difference
Building Height - Detached Storage	5m	6.58m	1.58m
Fence Height in front yard	1m	1.83m	0.83m
Front Yard setback to fence	6m	2.32m	3.68m

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

c) Description of Proposal: _____
Construction of a two-storey family dwelling and a detached storage building. Variances are for height of the detached storage and height of the proposed fence at the front of the property. Lastly, there is a variance for front yard setback to proposed privacy fence.

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
see separate document title "Reason the proposal can not comply - 294 Brenda"

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

PIN(s):		Township:	
Lot No.: Part of Lot 6		Concession No.:	
Subdivision Plan No.: M-340		Lot:	
Municipal Address or Street(s): 294 Brenda Dr		Reference Plan No.:	
		Part(s):	

7) Date of acquisition of subject land: unknown

8) Dimensions of land affected.

Frontage 26.41m (m) Depth 94.49 (m) Area 5693.16 (m²) Width of Street unknown (m)

Particulars of all buildings:	Existing	Proposed
Ground Floor Area:	<u>unknown</u> (m ²)	<u>202.48</u> (Detached Storage Building) (m ²)
Gross Floor Area:	<u>unknown</u> (m ²)	<u>202.48</u> (m ²)
No. of storeys:	<u>1</u>	<u>1</u>
Width:	<u>unknown</u> (m)	<u>20.05</u> (m)
Length:	<u>unknown</u> (m)	<u>9.9</u> (m)
Height:	<u>unknown</u> (m)	<u>6.58</u> (m)

Reference separate document - 294 Brenda Sections 9 and 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>unknown</u> (m)	<u>33.90</u> (house) (m)
Rear:	<u>unknown</u> (m)	<u>7.8</u> (Detached Storage Building) (m)
Side:	<u>unknown</u> (m)	<u>2.14m</u> (Detached Storage Building) (m)
Side:	<u>unknown</u> (m)	<u>unknown</u> (m)

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

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

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

A0015/2024

294 Brenda – Sections 9 and 10

	Existing (Home)	Proposed (Home)
Ground Floor Area	91sm	198.88 sm
Coverage (ground floor, attached garage, covered porches)		368.66 sm
Gross Floor Area	91sm	627.70 sm
No of Storeys	1	2
Width	8.54m	32.96m
Length	10.67m	17.55m
Height	Unable to confirm height	10.38m
		Proposed (Detached building)
Ground Floor Area		202.48sm
Gross Floor Area		202.48sm
No of Storeys		1
Width		10.54m
Length		20.05m
Height		6.58m
	Existing (Home)	Proposed (Home)
Front	22.23m	33.90m
Rear (north lot line)	54.24m	25.97m
Rear (east lot line)	48.60	34.94m
Side - left	11.83m	6.12m
Side - right	16.80m	30.70m
		Proposed (Detached Building)
Front		58.28m
Rear (north lot line)		40.85m
Rear (east lot line)		7.64m
Side - left		50.88m
Side - right		2.14m
		Proposed Fence
Front		2.32m

A0015/2024

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

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

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

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

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

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

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Alison Laking & Matthew Peters (please print all names), the registered owner(s) of the property described as 294 Brenda Dr 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 Rebecca Muise & Peter Giordano, David Small Designs (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 16 day of February, 2024

Rh
 (witness)

Alison Laking Matthew Peters
 signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: Alison Laking & Matthew Peters

*I have authority to bind the Corporation

A0015/2024

Reason the Proposal Can't Comply – 294 Brenda

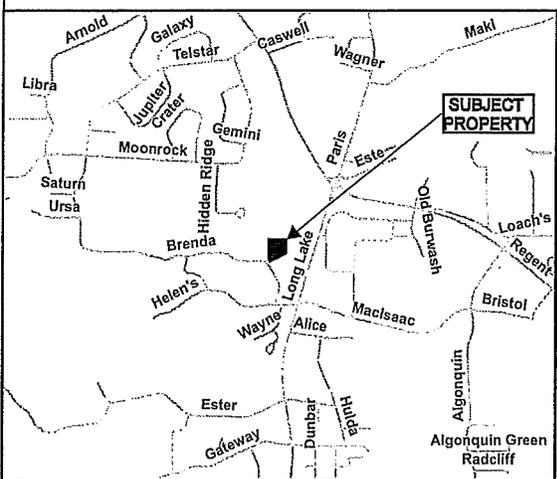
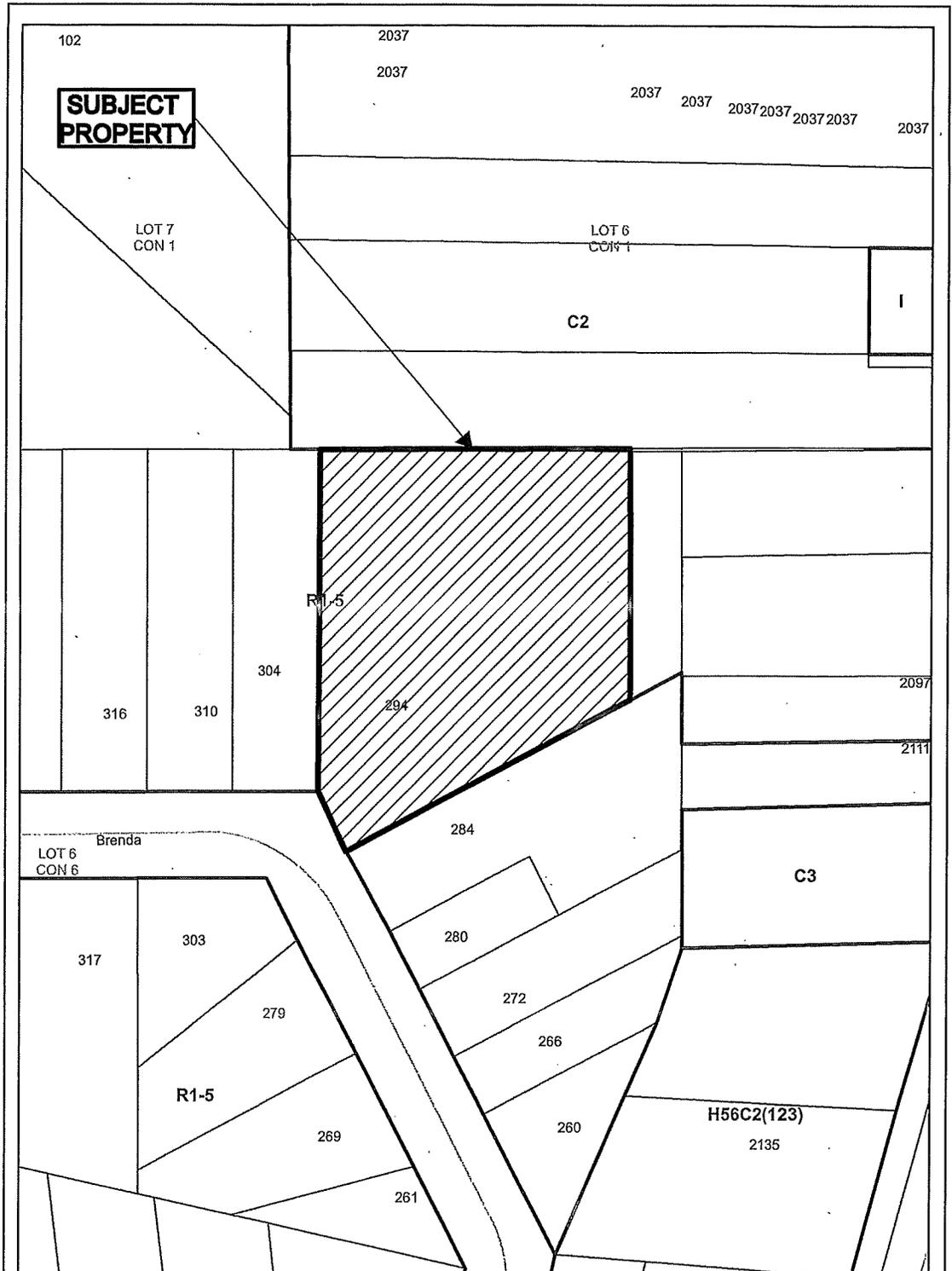
The development proposal for 294 Brenda Dr is for a two-storey single family dwelling and detached storage building. The variances are for the height of the detached storage building, and height of the proposed privacy fence in the front yard. The two-storey dwelling is fully in compliance with the zoning by-laws.

The detached storage building is appropriately setback from the street and property lines and is strategically positioned on the lot to create privacy and visually shield the adjacent commercial property. The design of the detached structure mimics the architectural style and complements the roof pitch of the home. The detached storage building includes a golf simulator, which requires a 12ft ceiling. The combination of the 12ft ceiling height and the roof pitch/design creates the height variance.

The front privacy fence is 1.83m, when 1m is required. The increased height of the fence is important for privacy and is proportionate with the scale and layout of the development. And the location of the fence at 2.32m from the front property line, instead of the 6m required, is appropriate for the irregular shape of the property and narrow front entry.

We believe these variances to be appropriate and minor.

A0015/2024



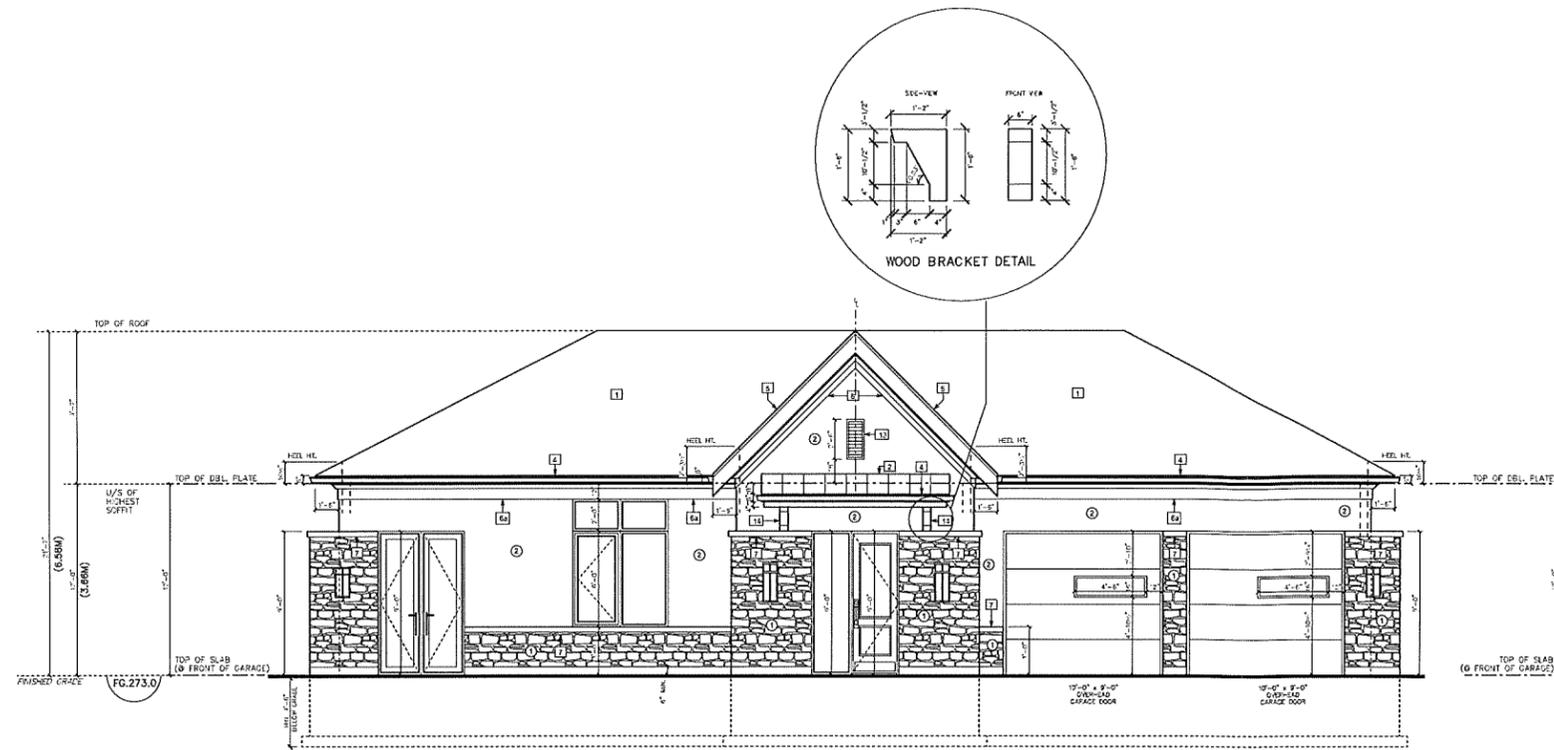
Application for Minor Variance or Permission



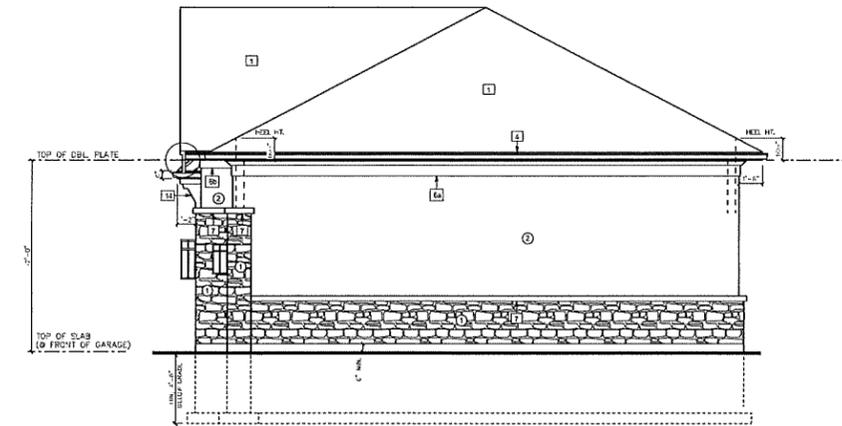
Subject Property being PIN 73475-1622, SRO, Lot 6, Plan M-340, except Part 1, Plan 53R-20287, Part Lot 6, Concession 6, Township of Broder, 294 Brenda Drive, Sudbury, City of Greater Sudbury

Sketch 1, NTS
NDCA

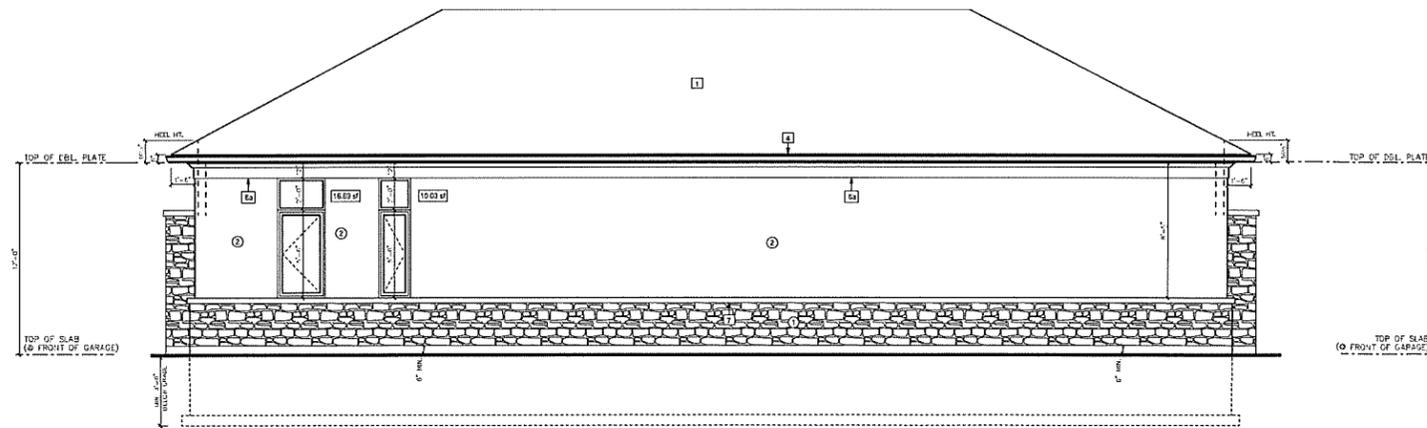
A0015/2024
Date: 2024 02 26



Storage Front (West) Elevation



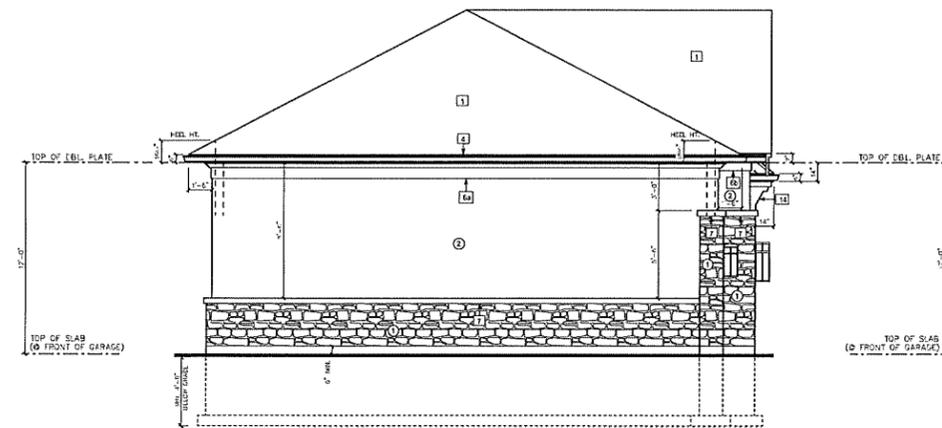
Storage Right-Side (South) Elevation



Storage Rear (East) Elevation

Unprotected Openings Calculations	
Listing Distance	7.80m
Wall Area	783.7 sf (72.8 cm)
Opening Area Allowed	421.6 sf (33.8 %)
Opening Area Proposed	28.7 sf (3.4 %)

Please Note The Figure For % Openings Allowed Has Been Interpolated Based On O.B.C. Table B.10.15.4 And Glazed Areas Were Used To Calculate Proposed Openings As Allowed By 9.10.15.4.



Storage Left-Side (North) Elevation

Drawing Legend

- 1.0 Materials**
 - ① Natural Stone
 - ② Pigmented Epoxy Stucco
 - ③ ACM Panel
- 2.0 Roofing**
 - ① 40 Year Asphalt Shingles
 - ② Raised Seam Prefinished Metal Roofing
 - ③ 2-Ply Torch On Rubber Membrane Roof Sloped To 2% To Outside Edge On 1/2" Plywood Roof Sheathing On Roof Trusses/Joints
- 3.0 Trim, Cornice, Moulding, & Gutter Notes**
 - ① Prefinished Aluminum Gutter on 6" Prefinished Aluminum Fascia
 - ② 12" Stepped Aluminum Fascia w/ 2" Top-Edge Reveal
 - ③ 4" Crown Mould Wood Trim on Extra Flat Stock w/ 2" High x 1-1/4" Deep Bottom Trim (Total 6" High)
 - ④ 4" Crown Mould Wood Trim on Extra Flat Stock w/ 2" High x 1-1/4" Deep Bottom Trim (Total 12" High)
 - ⑤ 6" Prefinished Wood Trim
 - ⑥ 4" Cut Stone Sill w/ 2" Projection
 - ⑦ 4" Cut Stone Coping Cap w/ 2" Projection
 - ⑧ 4" Stucco Sill Projected 2"
 - ⑨ 2" Prefinished Metal Sill Flashing
 - ⑩ 12" Stucco Lintel
 - ⑪ 12" Stucco Trim
 - ⑫ 12" Stone Lintel
 - ⑬ 1-1" x 2-6" Decorative Wood Louvre
 - ⑭ 1-1" x 3-4" Decorative Wood Louvre
 - ⑮ Prefinished Decorative Wood Brackets
- 4.0 Railing Post**
 - ① 12"x12" Solid Timber Post & Beam
 - ② Frameless Tempered Glass Panels Min. 42" Above Fin. Decking - Contractor To Provide Shop Drawing To Inspector Prior To Installation To Ensure They Meet All Aspect Of CBC 9.8. & 9.8-13 Of The Supplement

The undersigned has reviewed and takes responsibility for this work, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. Qualification information required under the Building Code Act, Example under Division C-1.2.2.1.1 of the 2012 Ontario Building Code.

Practising Architect
 Name: *David M. Small* Registration No.: 20041
 Firm Name: David M. Small Designs Inc. Registration No.: 20099

no.	date	revision / comment
1	Nov 20/23	Issued To Owner For Bidding Approximate

Project:
The Laking-Peters Home
 294 Brenda Drive
 Part of Lot 6
 Registered Plan M-340
 City of Greater Sudbury,
 District of Sudbury

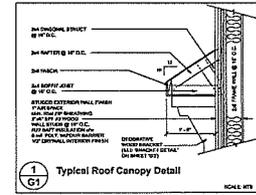
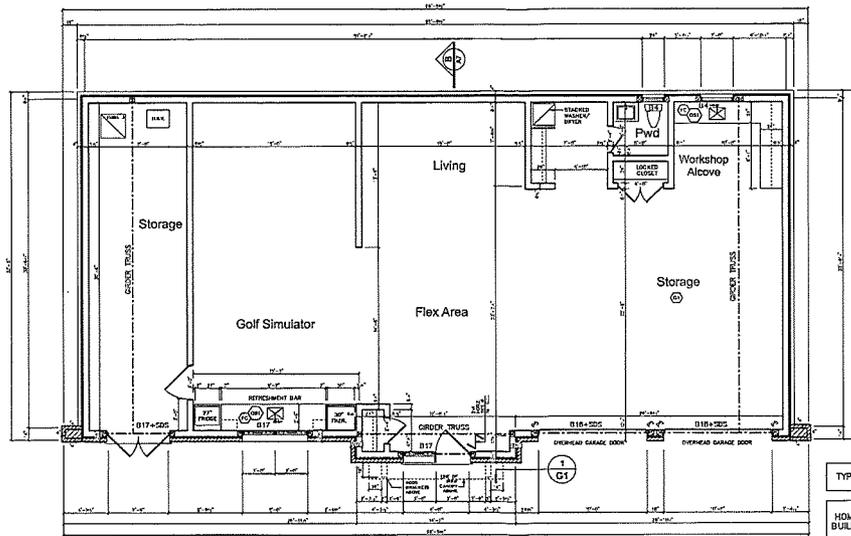
Detached Storage Elevations

Scale: 1/4" = 1'-0"
 Date: Nov 2023
 Dwn by: RMS
 Proj. no.: 23-2068



David Small Designs
 Architecture + Interior Design

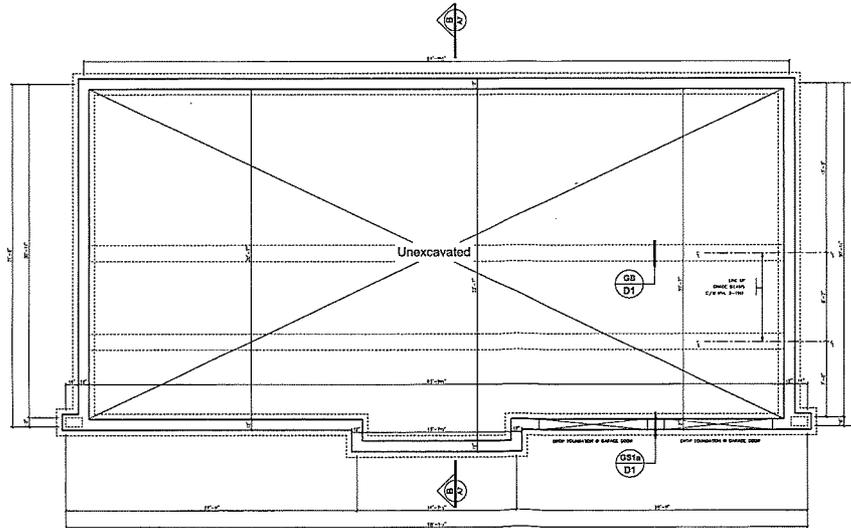
Approved 2024
 S. V. S. 23



TYPICAL CEILING HEIGHT 12'-1"

HOME OWNER IS RESPONSIBLE FOR ACQUIRING BUILDER PRICING DURING THE DESIGN EXERCISE

Storage Ground Floor Plan



Storage Foundation Plan



David Small Engineering Design Inc.
The Consultants Inc. 410-913-2088

Opening Legend

Existing Door	
Pocket Door	
Archway	
Existing Door	
Glass Wall	
Staircase	
Existing Door	

Directional Legend

Joint direction		Post above	
Floor drain		20000' Area	
Interpenetrated		10000' Area	
Window Schedule		Typical 9'0"	
CD Name		Joint 10'0"	

1	10/15/23	100% Plans, as Per Schedule 100% Design Inc.
2	10/23/23	Issue to Owner for Permit Application
3	11/01/23	Issue to Owner for Permit Application
4	11/01/23	Issue to Owner for Permit Application

Project:
The Laking-Peters Home
294 Brenda Drive
Part of Lot 6
Registered Plan M-340
City of Charlotte, North Carolina

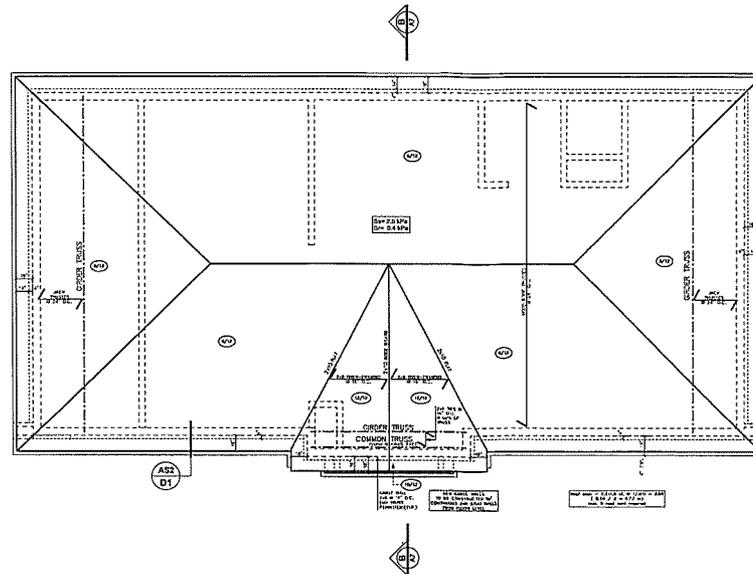
Drawing:
Detached Storage Plans

Scale: 1/4" = 1'-0"
Date: Nov 2023
Des. by: DS
Proj. no.: 23-2090

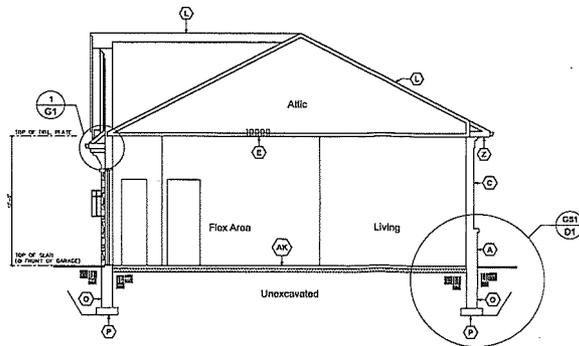


ADD 11/2024
sketch 5

David Small Designs
Architecture + Interior Design



Roof Plan



Cross Section

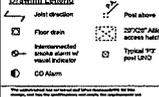
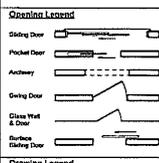
Section Notes

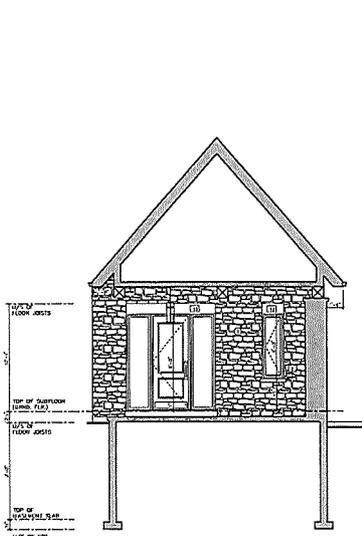
- (A) Typical CMU/Glaze Window Wall
- (B) Brick or Stone Veneer 1" Air Space
- (C) SIP 2x12 Joist Sheathing Panel (SIP Max. 24" PANSIC Clearspan) w/ rafter insulation and SIP exterior panel (per manufacturer) over 2x12 wall studs @ 16" o.c. one minimum R13 batt insulation, 5/8" self vapor barrier, 1/2" drywall on inside surface
- (D) Waterproof & sheap membrane on bituminous asphalt slope parking, 1" reinforced concrete foundation wall (see detail)
- (E) 2x12 w/ 8" deep concrete footing over 2" corr. 15m rebar
- (F) Prefinished aluminum soffit of rafterline roof
- (G) Garage slab to be 4" concrete slab on 1" deep concrete (12" deep - 30#s, 48#s, 60#s, CIP 1" x 12" x 16" w/ 4#s, 8#s, 12#s @ 12" o.c.)
- (H) Typical Roof Insulation
- (I) SIP control air gap with exterior barrier on top of roof trusses and SIP batt insulation
- (J) 40 year asphalt shingles on 1/2" plywood roof sheathing on roof trusses

NOTE: THE TAGS PROVIDED ON SHEET 'A1' ARE GENERAL TAGS USED BY DAVID SMALL DESIGNS INC. & WILL NOT APPLY TO ALL PROJECTS

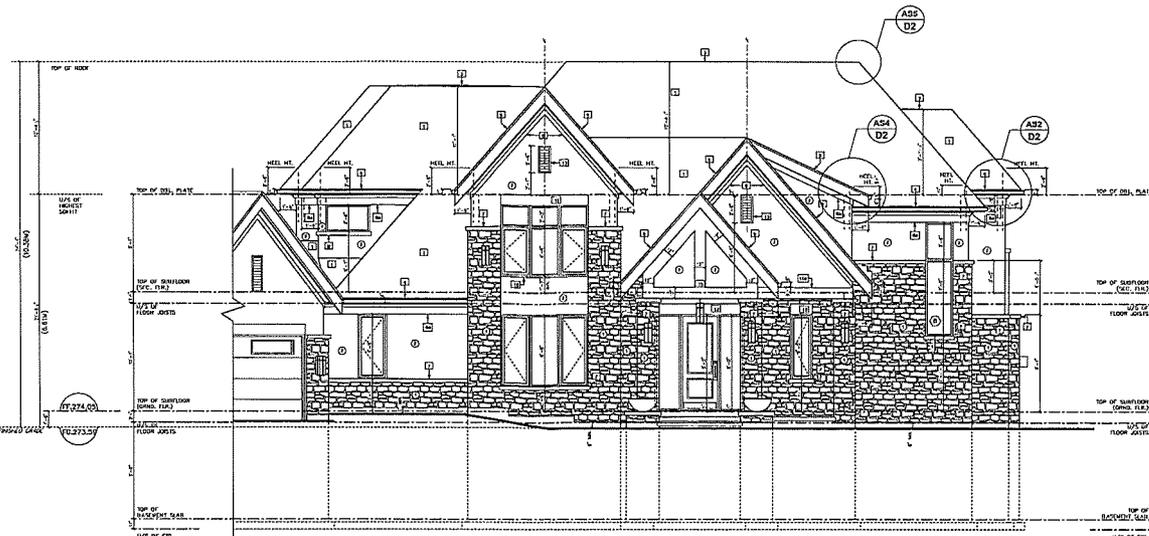
PLEASE REFER TO SECTION A-A FOR THE APPROPRIATE TAGS USED.

ADD 15/2024
Sketch 6

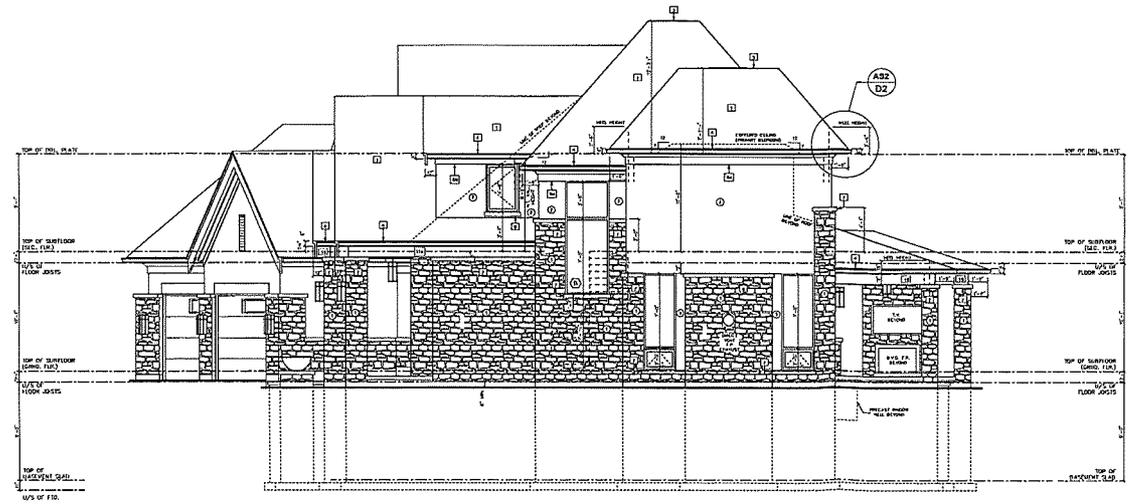




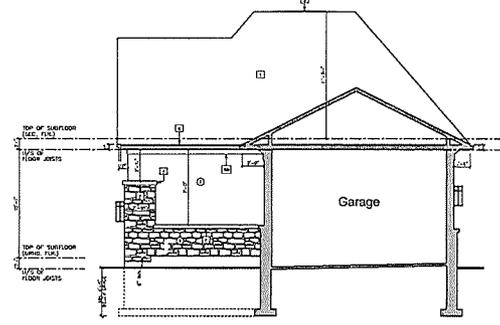
Front Entry Profile



Front (South) Elevation



Right-Side (East) Elevation



Elevation A

A0015/2024
Sketch 7

Drawing Legend

1.0 Materials

- Natural Stone
- Polynesian Epoxy Stone
- ACM Panel

2.0 Roofing

- 45 Year Asphalt Shingles
- ▨ Raised Gable Prefinished Metal Roofing
- ▨ 4" Big Stone On-Ridge Aluminum Roof (Sloped to 2% to Outside Edge On 1/2" Thermal Break Drawing On Roof Thruout)

3.0 Trim, Siding, & Cladding Notes

- ▨ Prefinished Aluminum Outer 4x8"
- ▨ Prefinished Aluminum Frieze
- ▨ 1/2" Dropped Aluminum Frieze 4x2" (No Edge Form)
- ▨ 4" Crown Mould Wood Trim on Eaves (Flat Deck w/ 2" High x 1-1/4" Deep Gutter Trim (Roof 12" High))
- ▨ 4" Crown Mould Wood Trim on Gable (Flat Deck w/ 2" High x 1-1/4" Deep Gutter Trim (Roof 12" High))
- ▨ 4" Prefinished Wood Trim
- ▨ 4" Cold Stone GR on 2" Projection
- ▨ 4" Cold Stone Coping Cap on 2" Projection
- ▨ 2" Shown DR Prefinish 2"
- ▨ 2" Prefinished Metal GR Flashing
- ▨ 1" Shown Lead
- ▨ 1/2" Shown Trim
- ▨ 1/2" Shown Lead
- ▨ 1-1/4" x 2-1/4" Creative Wood Louvers
- ▨ 1-1/4" x 2-1/4" Creative Wood Louvers
- ▨ Prefinished Creative Wood Louvers

4.0 Railing Post

- ▨ 1 1/2" x 1 1/2" Solid Timber Post & Brum

1	Rev	DATE	DESCRIPTION
2	Rev	12/23	Client Approved Drawings
3	Rev	12/23	Issue 3: Issue for Permit Application
4	Rev	12/23	Issue 4: Issue for Permit Application

Project:

The Laking-Peters Home
294 Brenda Drive
Part of Lot 6
Registered Plan M-340
City of Kelowna

Drawing:

Front & Right-Side Elevations

Scale: 1/4" = 1'-0"

Date: Nov 2023

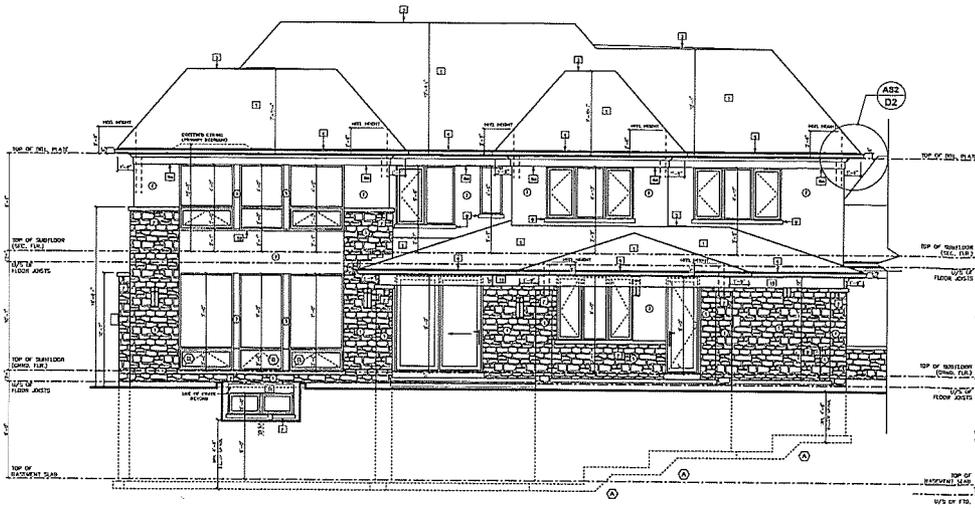
Drawn By: RMS

Prof. No.: 23-2006

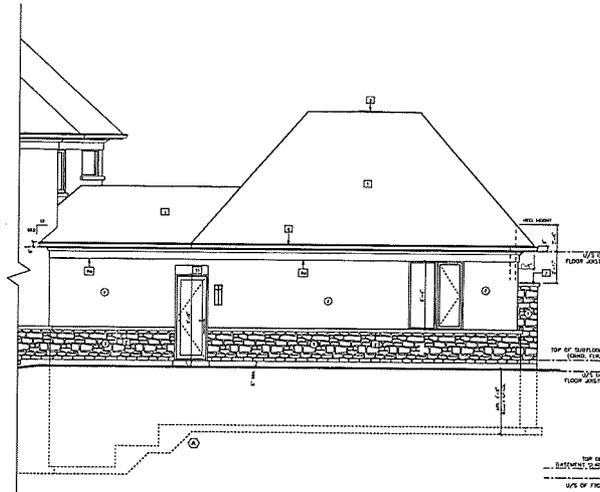
A5

David Small Designs

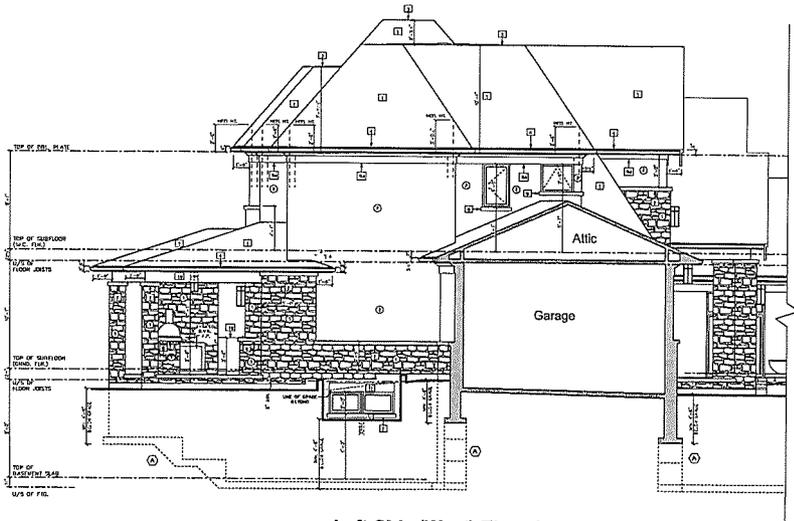
Architecture + Interior Design



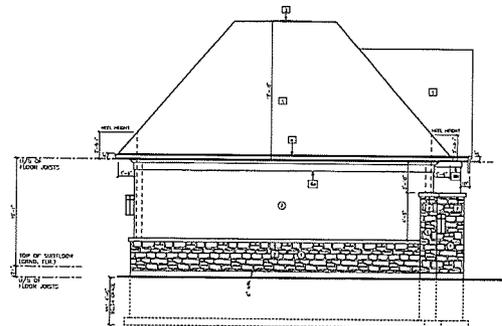
Rear (North) Elevation



Elevation B



Left-Side (West) Elevation



Elevation C

Drawing Legend

1.0 Materials

- Natural Stone
- ⊖ Polymorph Epoxy Stone
- ⊙ ACM Panel

2.0 Roofing

- ⊠ 48 Year Asphalt Shingles
- ⊠ Handed Sawn Prefinished Metal Roofing
- ⊠ 2" Poly Isoform On Rubber Membrane Roof Insulated to 2" In Outside Edge On 1/2" Plywood Foot Overhanging On Roof Trusses/Joints

2.0 Trim Cornice

Rooflines & Other Notes

- ⊠ Prefinished Aluminum Clutter w/ 6" Prefinished Aluminum Frieze
- ⊠ 1" Exposed Aluminum Frieze w/ 2" No-Cure Resin
- ⊠ 4" Crown Mould Wood Trim on Gable End Deck w/ 2" High x 4" 1-1/4" Deep Solid Pine (Top 12" High)
- ⊠ 4" Crown Mould Wood Trim on Extra Flat Deck w/ 2" High x 4" 1-1/4" Deep Solid Pine (Top 12" High)
- ⊠ 6" Prefinished Wood Trim
- ⊠ 4" Cut Stone Sill on 2" Projection
- ⊠ 2" Cut Stone Drip Cap on 2" Projection
- ⊠ 4" Shown 2" Projection
- ⊠ 2" Prefinished Metal Sill Flashing
- ⊠ 12" Shown Level
- ⊠ 12" Shown Level
- ⊠ 1" x 1" x 2" 4" Decorative Wood Louvre
- ⊠ 1" x 1" x 2" 4" Decorative Wood Louvre
- ⊠ Prefinished Decorative Wood Brackets

4.0 Railings Post

- ⊠ 12"x12" Solid Timber Post & Beam

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1	10/12/23	Issue 1
2	10/12/23	Issue 2
3	10/12/23	Issue 3
4	10/12/23	Issue 4

Project:
 The Laking-Peters Home
 294 Bronda Drive
 Part of Lot 6
 Neighborhood: Plan 66-340
 City of Orange, California
 Orange, CA

Rear & Left-Side Elevations

Scale: 1/4" = 1'-0"
 Date: Nov 2023
 Drawn by: RMS
 Project no.: 23-2056

A6

A001512024
 sketch 8

David Small Designs
 Architecture + Interior Design



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

Office Use Only 2024.01.01	
A 007/2024	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s):	Stephanie Campagna	Email:	[REDACTED]
Mailing Address:	3723 Swanson crt	Home	[REDACTED]
		Business Phone:	
City:	Val Caron	Postal Code:	P3N 1J5
		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:	CIBC Mortgages National Servicing Centre
Mailing Address:	PO Box 115, Commerce Court - Postal Station
City:	Toronto, ON
Postal Code:	M5L 1E5

- 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
Existing Deck, Table 4.1	4.00 ft ↳ 1.2 m	2.50 ft ↳ 0.76 m	1.50 ft ↳ 0.44 m

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

- c) Description of Proposal: legalize attached deck
Existing deck is too close to property line Built by previous owner.

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
Too close to neighbouring property by approximately 1.50 ft.

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

PIN(s): _____ Township: Hanmer
 Lot No.: 7 Concession No.: 1 Parcel(s): 43858
 Subdivision Plan No.: M565 Lot: Part 36 Reference Plan No.: 53 R 7387 Part(s): 1
 Municipal Address or Street(s): 3723 SIMARSON CRT

7) Date of acquisition of subject land. June 2016

8) Dimensions of land affected.

Frontage 15.25 (m) Depth 47.03 (m) Area 1280.6 (m²) Width of Street N/A (m)

9) Particulars of all buildings:

	Existing (House)	Proposed (Existing Deck)
Ground Floor Area:	<u>65.2 (m²)</u>	<u>36.62 (m²)</u>
Gross Floor Area:	<u>177.8 (m²)</u>	<u>(m²)</u>
No. of storeys:	<u>2</u>	<u>(m)</u>
Width:	<u>7.62 (m)</u>	<u>7.52 (m)</u>
Length:	<u>12.21 (m)</u>	<u>4.87 (m)</u>
Height:	<u>6.7 (m)</u>	<u>1.30 (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>10.11 (m)</u>	<u>18.25 (m)</u>
Rear:	<u>29.26 (m)</u>	<u>21.74 (m)</u>
Side:	<u>Right 1.82 (m)</u>	<u>Right 9.61 (m)</u>
Side:	<u>Left 1.21 (m)</u>	<u>Left 0.76 (m)</u>

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

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

12) Date(s) of construction of all buildings and structures on the subject land.
House 1975, Deck 2016

13) Existing use(s) of the subject property and length of time it / they have continued.
 Use(s): Single family Dwelling Length of time: 49 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: Single Family Dwellings

A001712024

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, Stephanie Campagna (please print all names), the registered owner(s) of the property described as 3723 Swinson 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 26 day of February, 20 24

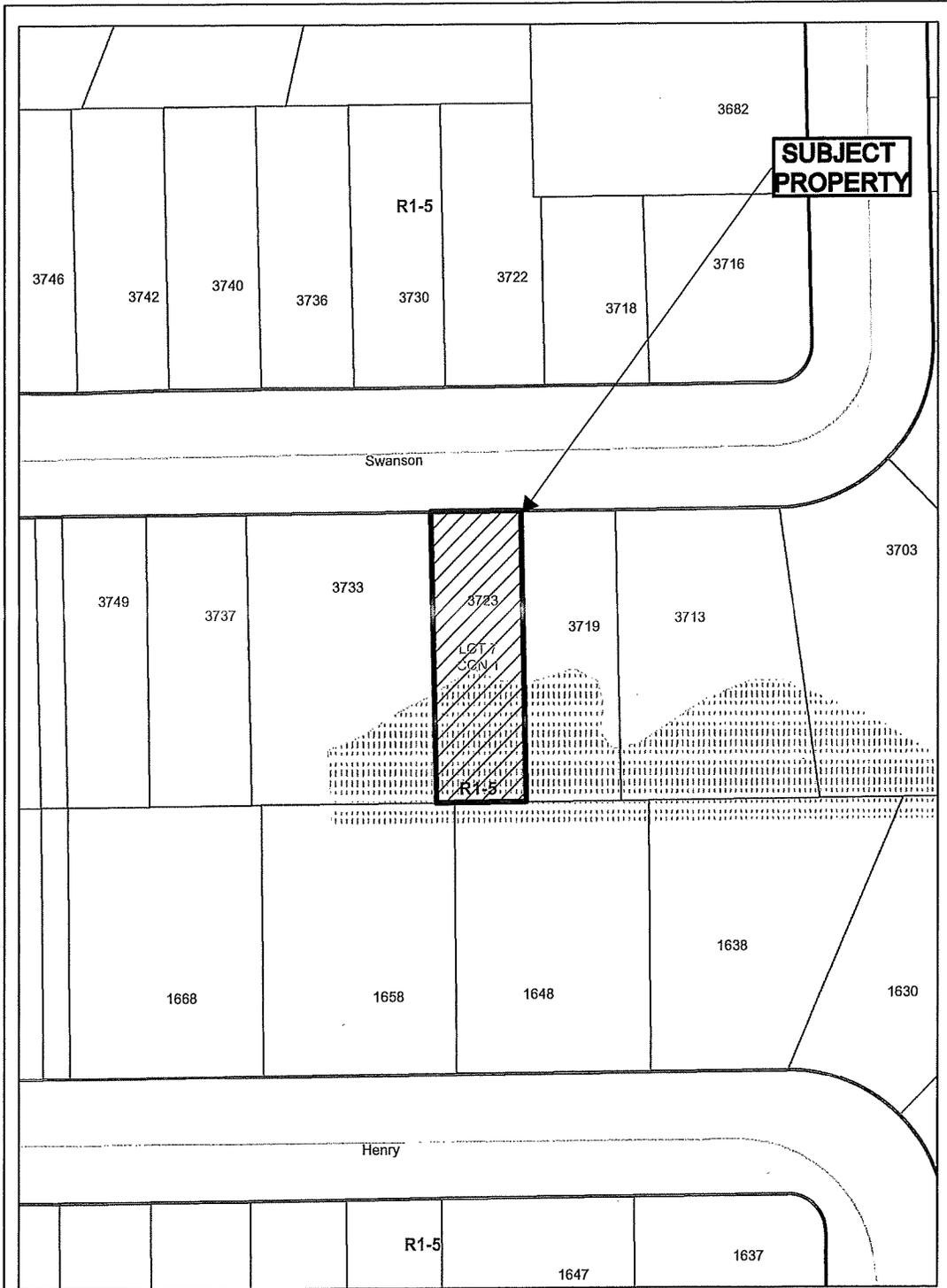
[Signature]
(witness)

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

Print Name: Stephanie Campagna

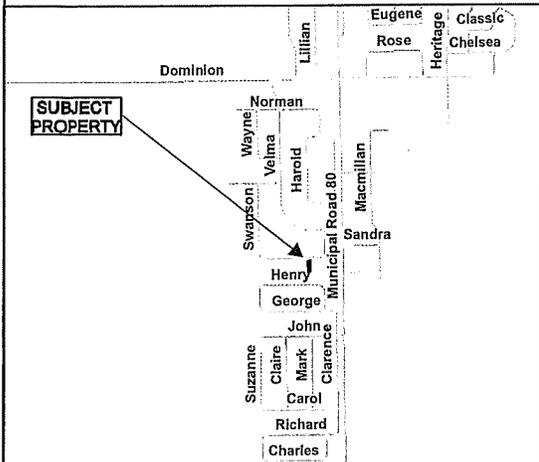
*I have authority to bind the Corporation

A0017/2024



**SUBJECT
PROPERTY**

LOT 7
CON 1
R1-5



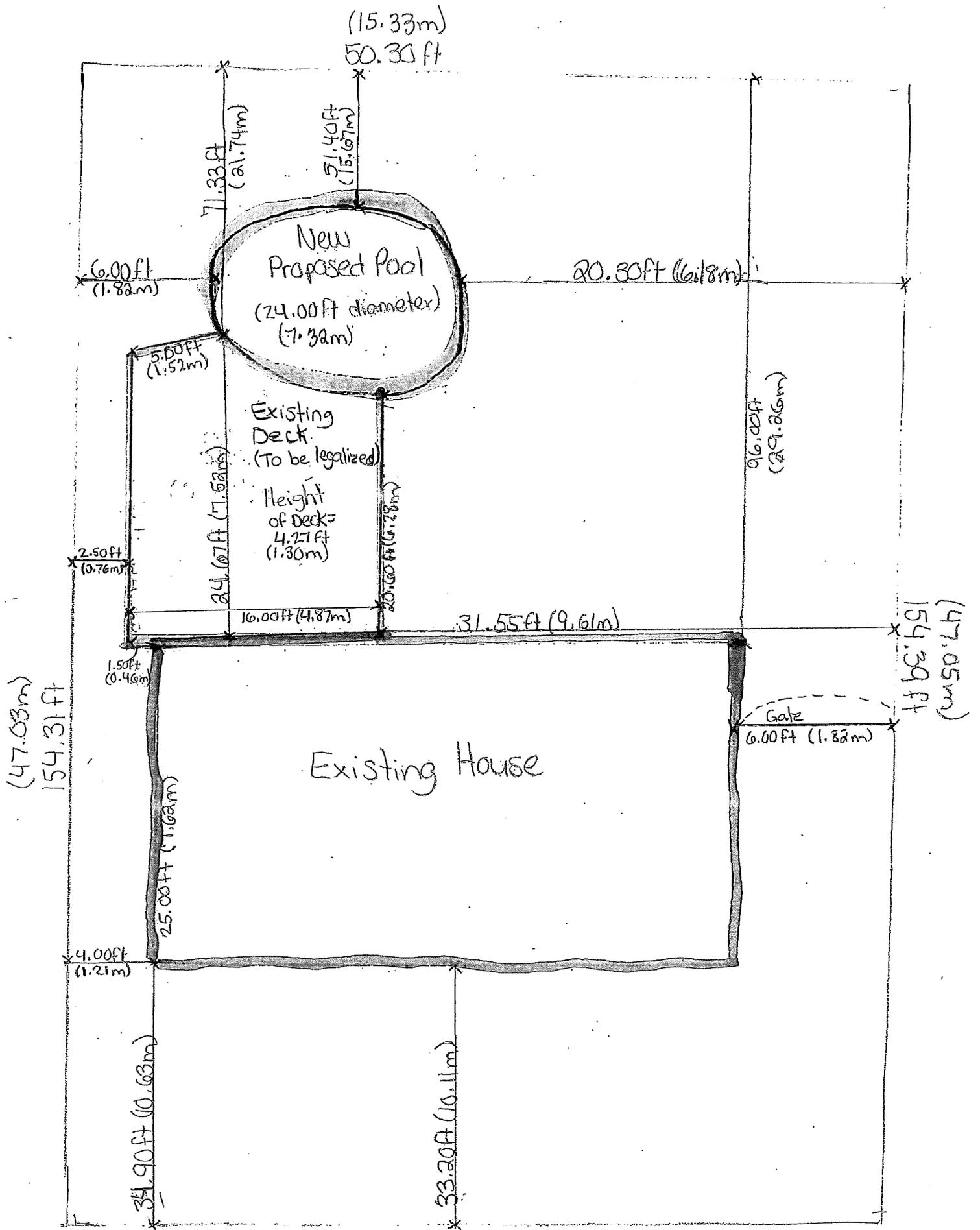
**Application for Minor
Variance or Permission**



Subject Property being PIN 73505-0178,
Parcel 43858, Part Lot 36, Plan M-565,
Part 1, Plan 53R-7387,
Part Lot 7, Concession 1, Township of Hanmer,
3723 Swanson Court, Val Caron,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0017/2024
Date: 2024 03 04



50.05 ft (15.25m)

Swanson Crt

- House
 - Deck
 - New Proposed Pool
 - Fenced Area
- A0017/2024
 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 2024.01.01	
A 0019/2024	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): 2694565 Ontario Inc.	Email: [REDACTED]
Mailing Address: 254 Larch Street	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: Sudbury	Postal Code: P3B 1M1
	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: M.D. Sinclair - msinclair@sinclairandsinclair.ca	Email: [REDACTED]
Mailing Address: Sinclair & Sinclair	Home Phone: [REDACTED]
Vacant Lot - immediately east of 254 Larch Street	Business Phone: [REDACTED]
City: Sudbury	Postal Code: P3C 4J2
	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: Caisse Populaire Voyageurs Inc.
Mailing Address: 1380 Lasalle Blvd.
City: Sudbury, ON
Postal Code: P3A 1Z6

4) Current Official Plan designation: Downtown Current Zoning By-law designation: C-4

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
Part of Lands in Deed SD197764	18.0	present/	3.0 m
(previously Deeds #77811/S115835		historic frontage	
presently 15.0 m (50 feet)		15.0 m	

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

c) Description of Proposal:
 Presently there is an application for consent to sever these lands from the abutting lands to the east (23 m) - 254 Larch Street - also there is a minor variance application for the lands to the east.

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

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

PIN(s): 73584-0180 (LT) Township: McKim
 Lot No.: Pt Lot 5 Concession No.: 3 Parcel(s):
 Subdivision Plan No.: Lot: Reference Plan No.: Part(s):
 Municipal Address or Street(s): Vacant Lot - immediately east of 254 Larch Street

7) Date of acquisition of subject land. September 8, 2000

8) Dimensions of land affected.

Frontage 15.24 (m) Depth 36.58 (m) Area 557.4 (m²) Width of Street 20.12 (m)

9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	vacant (m ²)	same (m ²)
Gross Floor Area:	vacant (m ²)	same (m ²)
No. of storeys:	vacant	same
Width:	vacant (m)	same (m)
Length:	vacant (m)	same (m)
Height:	vacant (m)	same (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:	vacant lot (m)	(m)
Rear:	(m)	(m)
Side:	(m)	(m)
Side:	(m)	(m)

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

What type of access to the land?

- | | | | |
|---|-------------------------------------|--|-------------------------------------|
| Municipally owned & operated piped water system | <input 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.

vacant lot

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

Use(s): parking lot Length of time: since 2000

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

Same as #13 or, _____

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

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

If "yes", how many? _____

17) Existing uses of abutting properties: east-office building, west-public lane, north-public lane, south-Larch Street

A0019/2024

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

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

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

If "yes", indicate application number(s) and status of application(s): to be assigned

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, 2694565 Ontario Inc. (please print all names), the registered owner(s) of the property described as PIN 73584-0180, Part of Lot 5, Concession 3 McKim, Township 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 M.D. Sinclair (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 01 day of February, 20 24

[Signature]
(witness)

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

*I have authority to bind the Corporation

A0019/2024

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, 2694565 Ontario Inc. (please print all names),

the registered owner(s) or authorized agent of the property described as PIN 73584-0180 (LT), Part of Lot 5,

Concession 3, McKim Township

in the City of Greater Sudbury:

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

Dated this 21 day of February, 2024

Andrea Doig
Commissioner of Oaths
Andrea Geraldine Doig, a
Commissioner, etc., Province of
Ontario, for Amanda Berloni
Professional Corporation,
Barrister and Solicitor.
Expires May 5, 2025.

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

Print Name: Amanda Berloni
*I have authority to bind the Corporation

* Where the owner is a firm or corporation, the person signing this instrument shall state that he/she has authority to bind the corporation or affix the corporate seal.

FOR OFFICE USE ONLY

Date of Receipt: Feb 29/24 Hearing Date: Mar. 27, 2024 Received By: N. Lewis

Zoning Designation: C4(C) Resubmission: Yes No
C4.D90(18)

Previous File Number(s): see below

Previous Hearing Date:

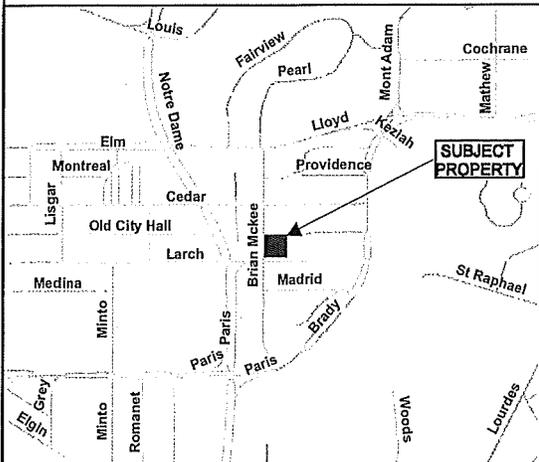
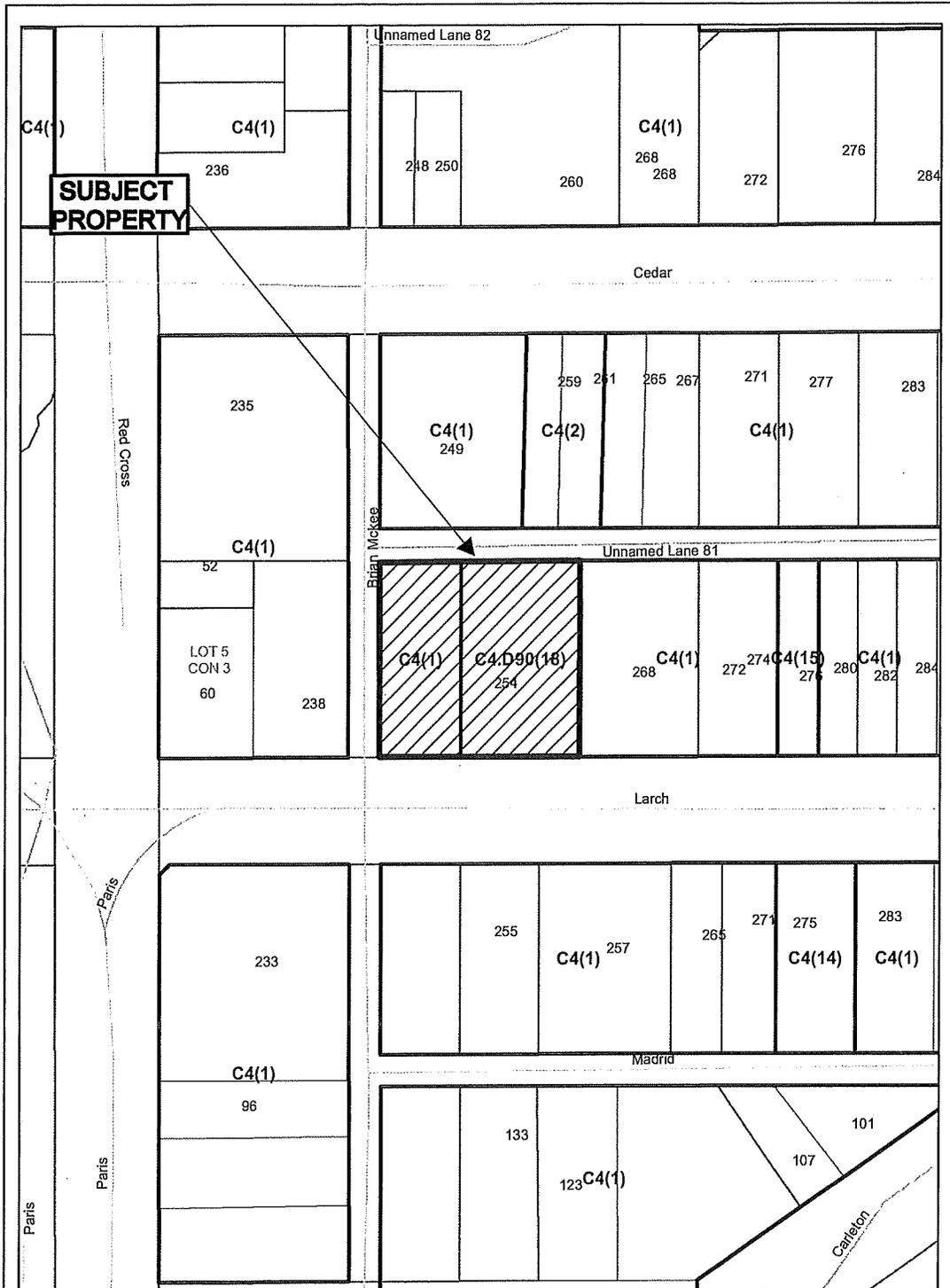
Notes: B0111/2010 (Sep 9/10) - no certificate issued, consent lapsed.
Concurrent Consent Application (B0008/2024)
Concurrent MV Application for retained (A0018/2024)

A0019/2024

MINOR VARIANCE APPLICATION

This property has historically been totally separate in ownership and use from 254 Larch Street.

A0019/2024



Application for Minor Variance or Permission



Subject Property being PIN 73584-0180,
 Part Lot 5, Concession 3 as in S115835,
 Part Lot 42, Plan 2-SB,
 Parts 1, 2 and 3, Plan 53R-15926,
 Township of McKim, 254 Larch Street, Sudbury,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

A0018/2024 & A0019/2024
 Date: 2024 03 04

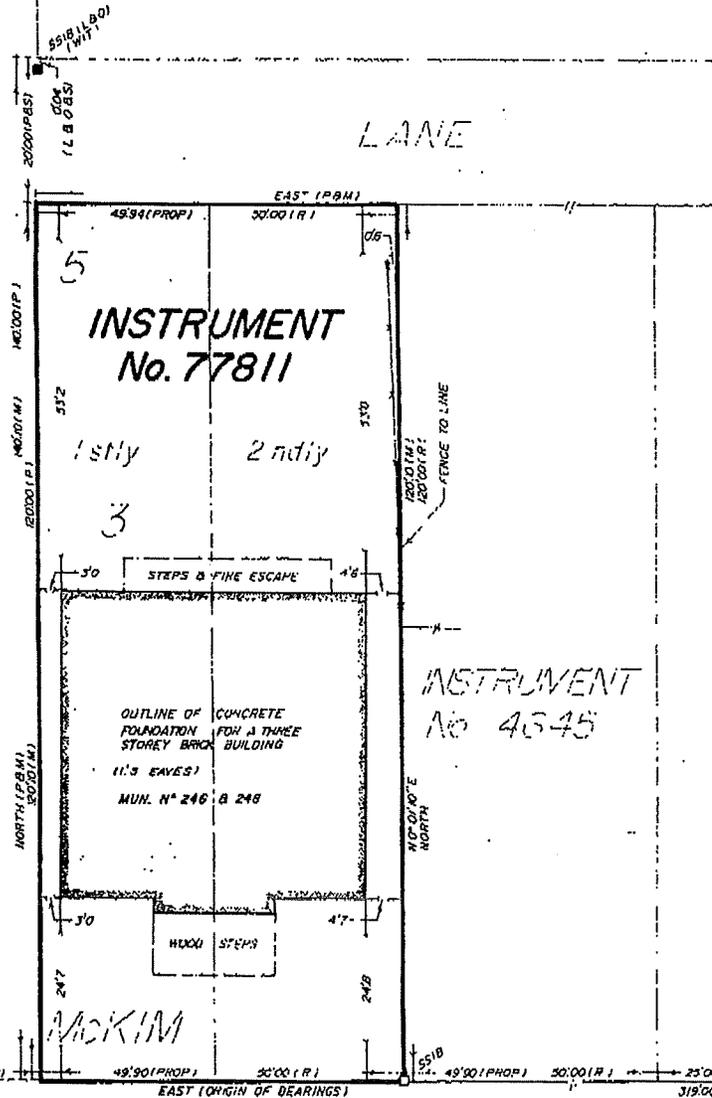
PART I
PLAN 53R-8194

LANE

LOT

CON.

LANE



LARCH STREET

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF D.S. DORLAND LTD., O.L.S.

© D.S. DORLAND LTD., 1988

D. S. DORLAND LTD.	
ONTARIO LAND SURVEYORS	
290 LARCH STREET SUDBURY, ONTARIO	
FILE No. 3882	SCALE: 1" = 20'
DATE: MARCH 17, 1988	PREPARED BY: TUV/PB

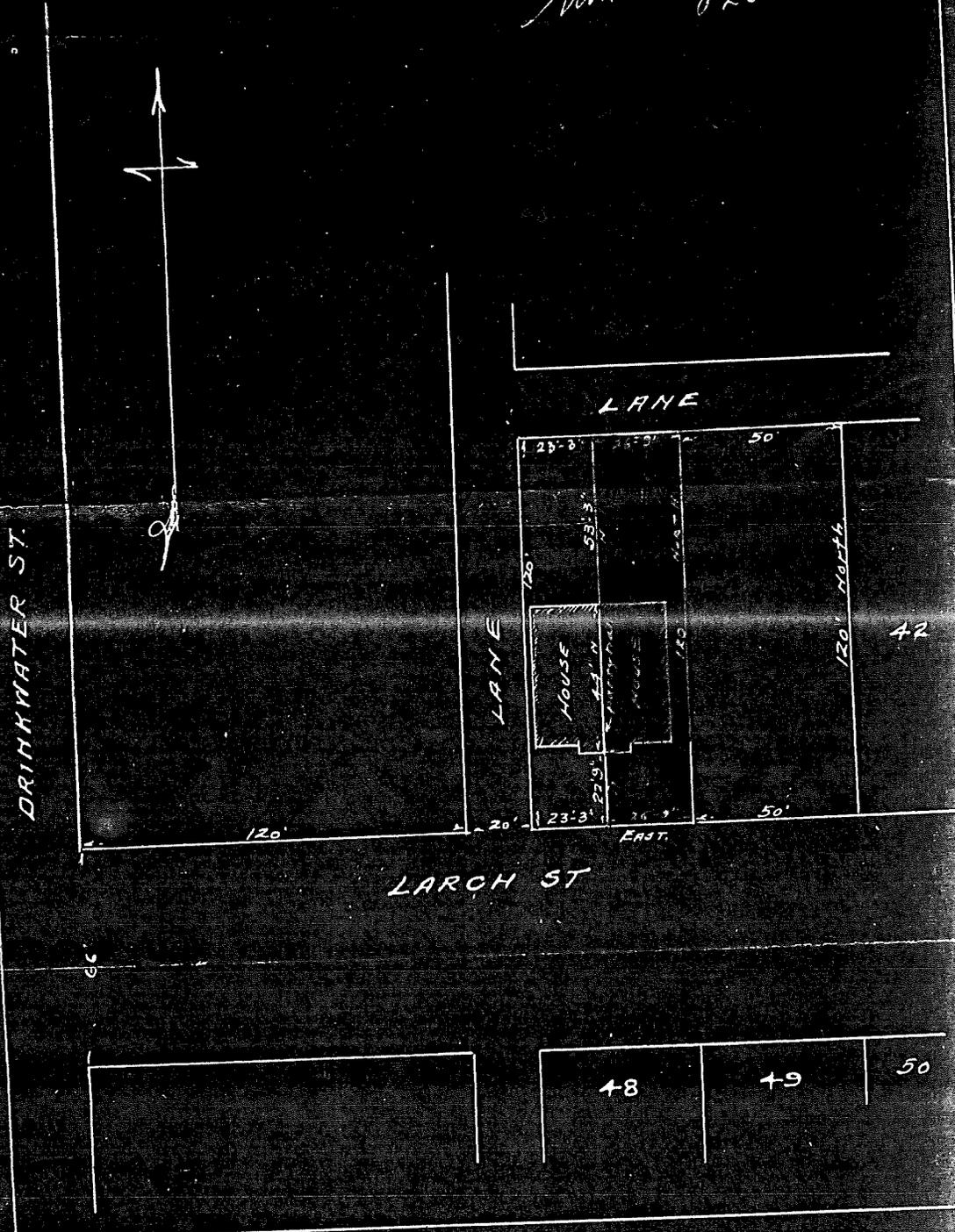
ADD 19/2024
Sketch 4

10124

PLAN
OF PART OF LOT 5, CON. 116, TP. 17 N. R. 11 W. 11 M.,
NORTH SIDE OF LARCH STREET
TOWN OF SUDBURY
Dist. of Sudbury
Ont

Scale 40ft to an inch

Sudbury Ont
Feb. 21st 1924
Wm. Wallat Stell
of L. Simpson



A0019/2024
Sketch 6

0-1023

PLAN

OF PART OF LOT 5, CON. III, TR of M^cKIM,
NORTH SIDE OF LARCH STREET
TOWN OF SUDBURY
Dist. of Sudbury
ont.

Scale 40ft to an inch

Sudbury ont

Feb. 21st 1924

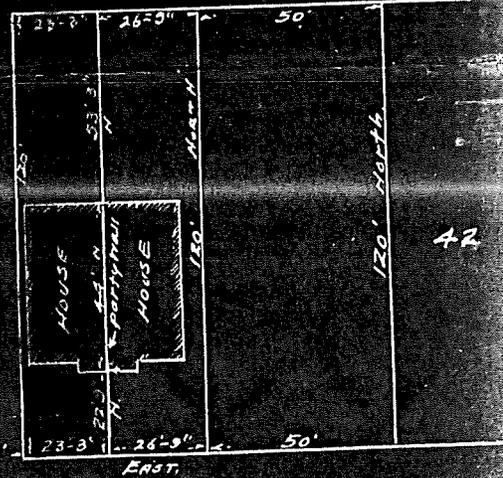
Wm. Walter Fittell
of Summers.

P 7. 0



DRINKWATER ST.

LANE



42

LARCH ST

Longfeed
File

48

49

50

A0019/2024
Sketch 7

Office Use Only 2024.01.01	
A0620/2024	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

City of Greater Sudbury

APPLICATION FOR MINOR VARIANCE

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): <u>Joshua Nequsanti</u>	Email: <u>[REDACTED]</u>
Mailing Address: <u>966 Leedale Ave</u>	Home Phone: <u>[REDACTED]</u>
	Business Phone: _____
City: <u>Sudbury</u>	Postal Code: <u>P3G1B8</u>
	Fax Phone: _____

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

Name of Agent: _____	Email: _____
Mailing Address: _____	Home Phone: _____
<u>966 Leedale Ave</u>	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: <u>Manulife Bank of Canada</u>
Mailing Address: <u>500 King Street North, Suite 500-MA, P.O. Box 1602 STN Waterloo</u>
City: <u>Waterloo</u>
Postal Code: <u>N2J4C6</u>

- 4) Current Official Plan designation: Living area/open/park Current Zoning By-law designation: R 1-2

- 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
6M Garage Height	5M Height	5M 6.1	1M
Canopy front yard Encroachment	0 - 1.248	3.36	1.44

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

c) Description of Proposal:
Detached Garage with storage loft - Height of 6M - Garage to have a 2.9 M long canopy facing Leedale Avenue.

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
In order to have functional space in the loft area of the garage we are requesting a minor variance which would allow the peak of the roof to exceed 5 meters; We are seeking approval for the garage height to be 6 meters.

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, Joshua Negusanti (please print all names), the registered owner(s) of the property described as 966 Leedale 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;

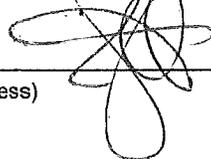
Authority to Enter Land and Photograph

- 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

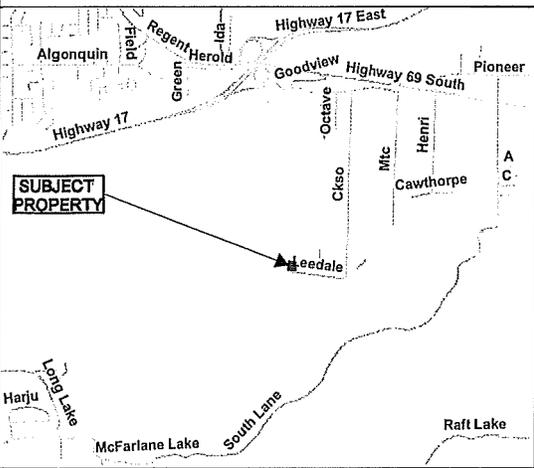
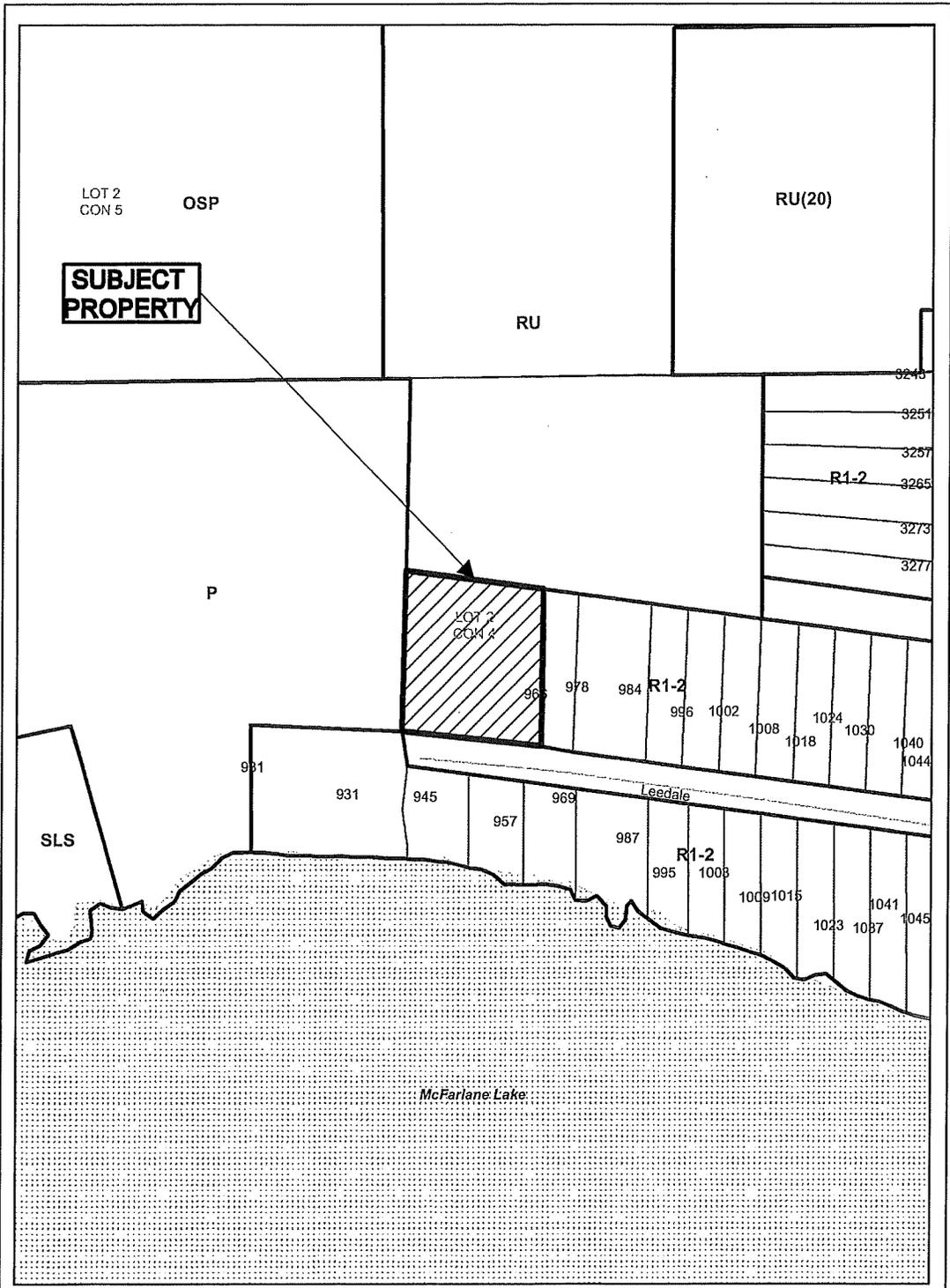
- g) appoint and authorize _____ (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents 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 February, 2024

(witness) 


Signature of Owner(s) or Signing Officer or Authorized Agent
Print Name: Josh Negusanti

A0020/2024



Application for Minor Variance or Permission

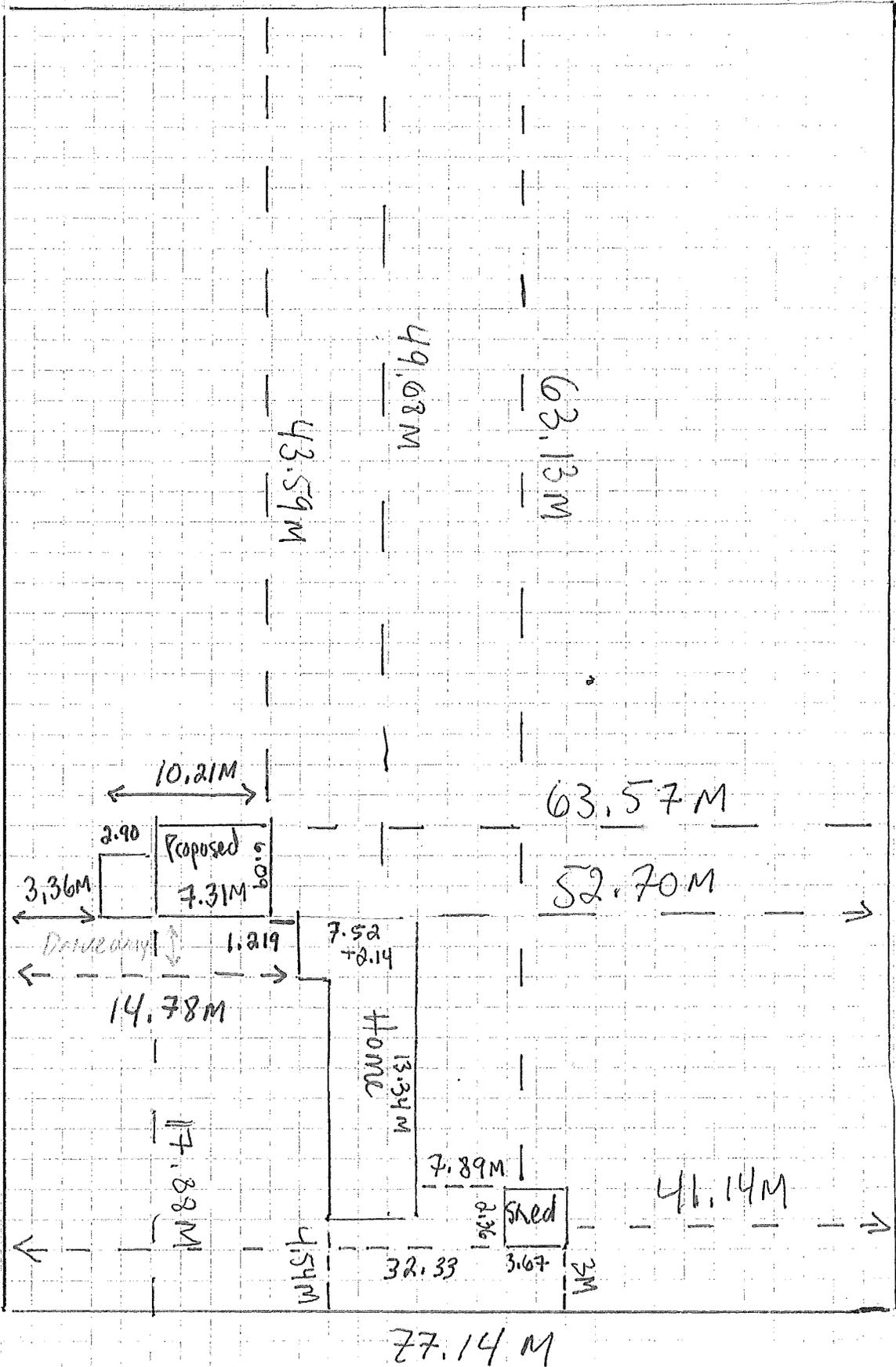


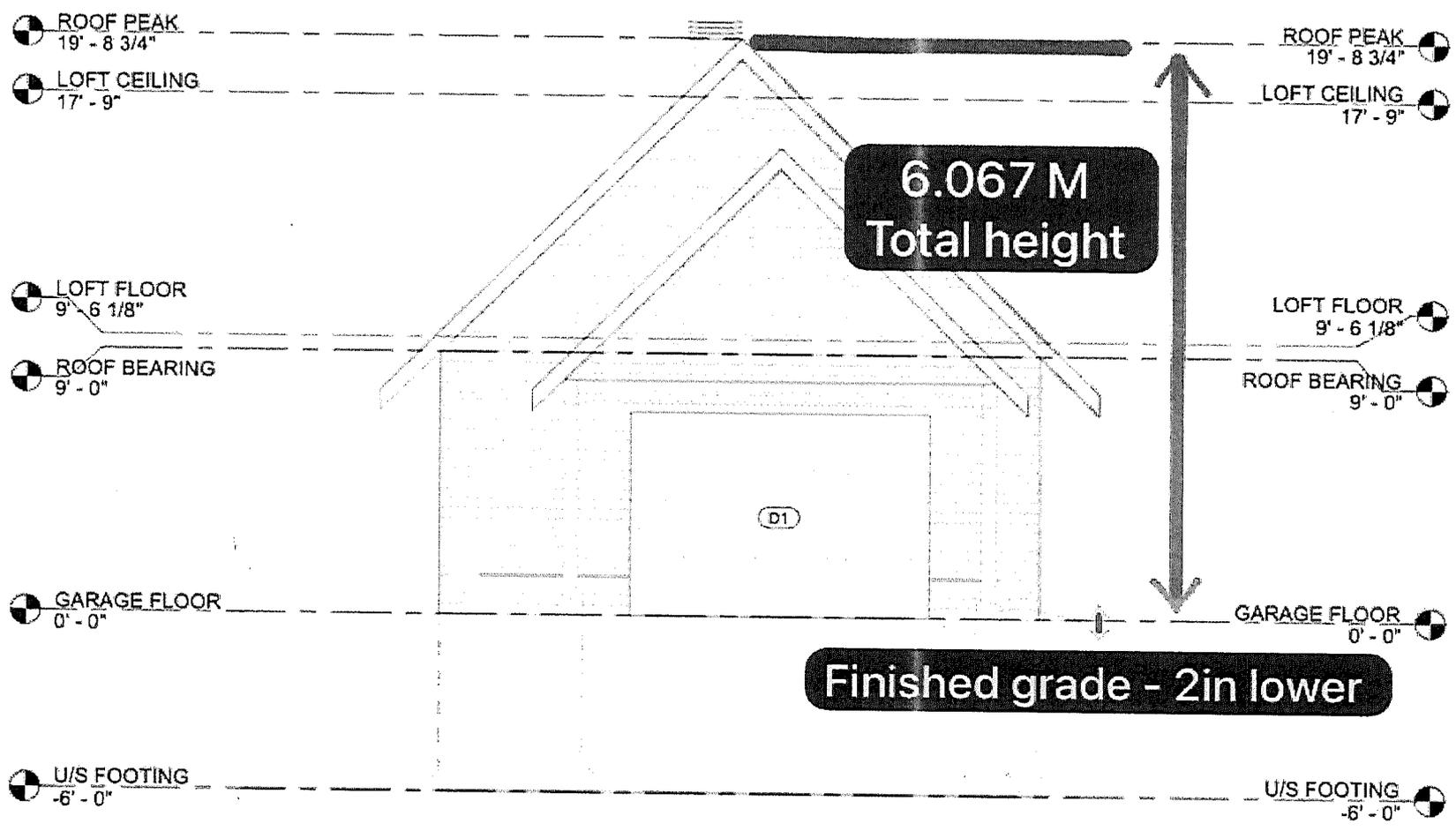
Subject Property being PIN 73477-0082,
 Parcel 32032 SEC SES, Part Lot 2, Concession 4,
 Lot 2, Plan M-556, except Part 1, Plan SR-1412,
 Township of Broder, 966 Leedale Avenue, Sudbury,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

A0020/2024
 Date: 2024 03 04

Leedale Ave
 68.49
 A0020/2024
 Sketch 2



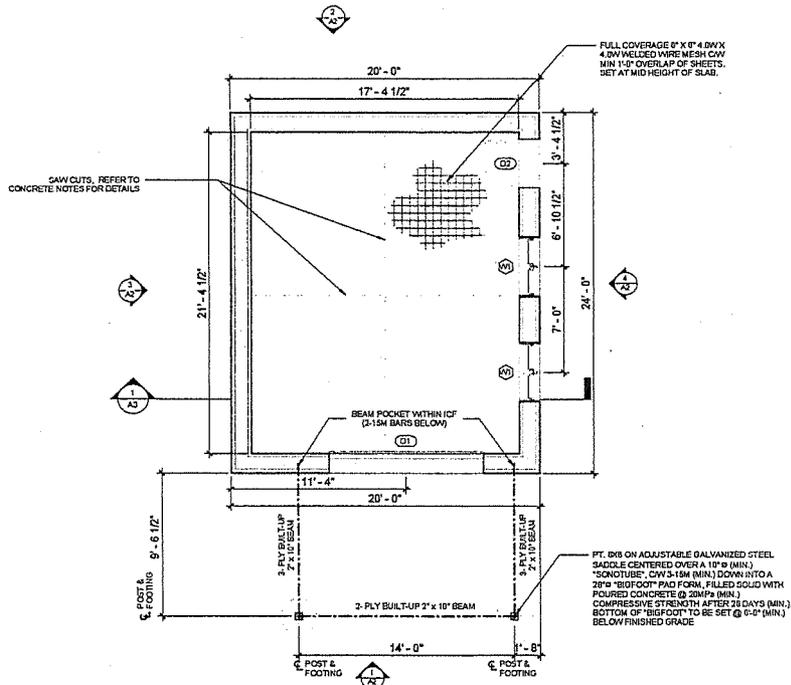


**6.067 M
Total height**

Finished grade - 2in lower

① **FRONT ELEVATION**
1/4" = 1'-0"

*Aug 20/2024
Sketch 3*

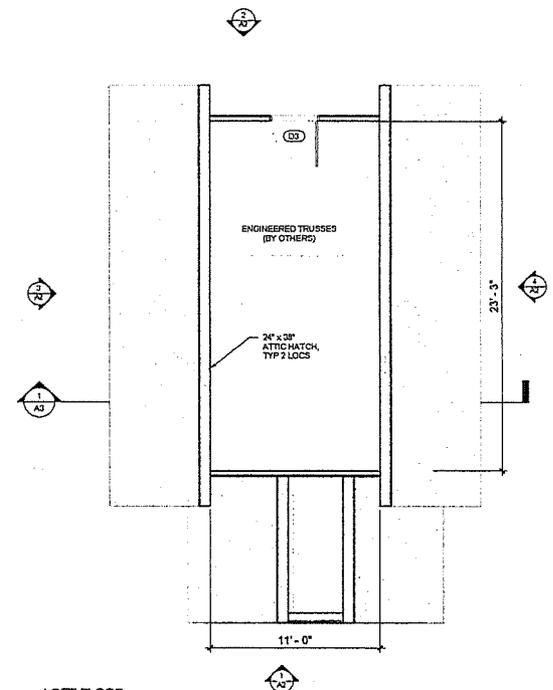


1 GARAGE FLOOR
1/4" = 1'-0"

Window Schedule				
Tag Label	Width	Height	Head Height	Count
W1	4'-0"	2'-0"	1'-0"	2
12" DEEP LINTEL WITHIN ICF W/ 1-15M BOT BAR				

NOTE: LOCATION OF WINDOWS, AND HEIGHT OF WINDOWS MAY BE ALTERED TO THE OWNER'S PREFERENCE, SHOULD THE WIDTH OF THE WINDOWS CHANGE, CONTACT THE ENGINEER TO ENSURE APPROPRIATE LINTEL SIZE IS INSTALLED.

Door Schedule				
Tag Label	Width	Height	Qty	Comments
D1	10'-0"	7'-0"	1	12" DEEP LINTEL WITHIN ICF W/ 2-15M BOT BAR
D2	3'-0"	6'-8"	1	12" DEEP LINTEL WITHIN ICF W/ 1-15M BOT BAR
D3	3'-0"	6'-8"	1	LINTEL MINIMUM REQUIREMENTS: 2-2X4



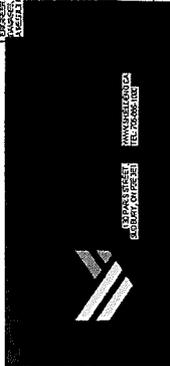
2 LOFT FLOOR
1/4" = 1'-0"

INSULATED CONCRETE FORMS WALL CONSTRUCTION
 - HORIZONTAL VINYL SIDING (OR AS SELECTED BY OWNER) ABOVE GRADE
 - 1/2" CEMENT PAROING
 - 5M WATERPROOFING MEMBRANE (BELOW GRADE)
 - AIR BARRIER (ABOVE GRADE)
 - 10" ICF WALL

LOFT FLOOR CONSTRUCTION
 - FIN FLOOR BY OWNER
 - 5/8" OSB DRY GUARD OR T&O PLYWOOD
 - PRE-ENG ATTIC TRUSSES @ 24" O.C. (BY OTHERS)
 - 1/2" GYPSUM BOARD (OPTIONAL)

ROOF CONSTRUCTION
 - 2" T&O SELF SEALING ASPHALT SHINGLES
 - 1/2" SPRUCE SHEATHING C/W H-CLIPS
 - PRE-ENGINEERED ATTIC TYPE ROOF TRUSSES AT 24" O.C. BRACED AND INSTALLED PER MANUFACTURER'S REQUIREMENTS (BY OTHERS)
 - 8" BLOW-IN INSULATION (OPTIONAL)
 - 8 MIL POLY VAPOUR BARRIER (OPTIONAL)
 - 1/2" GYPSUM BOARD (OPTIONAL)

IF THE EXISTING WALLS ARE TO BE RECONSTRUCTED, THE EXISTING WALLS SHALL BE DEMOLISHED AND THE FOUNDATION SHALL BE RECONSTRUCTED TO SUPPORT THE NEW WALLS. THE FOUNDATION SHALL BE RECONSTRUCTED TO SUPPORT THE NEW WALLS. THE FOUNDATION SHALL BE RECONSTRUCTED TO SUPPORT THE NEW WALLS.



PROJECT NUMBER 3091	PROJECT NAME 666 LEEDALE GARAGE	CLIENT NAME SITE 866 LEEDALE AVENUE SUBURBY, ON	CHECKED BY M. JOYAL	APPROVED BY A. BOZZO
	DRAWING NUMBER A1		DRAWN BY P. MANJUNATH	CHECKED BY M. JOYAL
TITLE FLOOR PLANS		REVISION DATE 2024-02-09	SCALE 1/4" = 1'-0"	

A0020/2024
Sketch 5



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

REVISED
 Feb. 29, 2024

Office Use Only 2024.01.01	
A0123/2023	
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: \$1,360.00 (includes \$320.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$409.00 (includes \$320.00 legal notice fee)
 CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): HANUMANTHAPPA PAVAN KUMAR & BELINDA KOKA	Email: [REDACTED]
Mailing Address: 988 DEW DROP ROAD	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: Sudbury	Postal Code: P3G 1L2
	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: D.S. DORLAND LIMITED	Email: [REDACTED]
Mailing Address: 298 Larch St.	Home Phone: [REDACTED]
988 Dew Drop Road	Business Phone: [REDACTED]
City: Sudbury	Postal Code: P3B 1M1
	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: Bank of Montreal
Mailing Address: 79 Durham St
City: Sudbury
Postal Code: P3E 3M5

4) Current Official Plan designation: Living Area II 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. ****SEE SCHEDULE B ATTACHED FOR FURTHER VARIANCES*****

Variance To	By-law Requirement	Proposed (m) +/-14.2Utility room	Difference (m)
set back swimming pool & hot tub & utility room(inc.pool/hotTub utilities)	minimum 30m	±16.5pool +/-22.2hotTub	+13.5pool +7.8hot tub +15.8utilityRm
from seasonal high water mark of Long Lake	minimum 20m	+/-16.5 pool 14.2Utility room	+3.5 pool, +5.8utility room
setback of proposed retaining wall > 1m in height	minimum 30m	+/-10.9	+19.1
from seasonal high water mark of Long Lake	minimum 20m	+/-10.9	+9.1
20m shoreline buffer area(total area=+/-467m2)	maximum 25%=117m2	exist./prop.447m2(96%)	+330 m2(+71%)
length of cleared shoreline	max.25% of shoreline=5m	exist./prop. 20.1m(100%)	+15.1m(+75%)

note: the proposed utility room is an accessory structure containing the pool & hot tub utilities. This setback incl. pool/hot tub utilities

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

c) Description of Proposal:

The landscaped area, on the lake side of the house, will be revised to include a proposed in-ground swimming pool, terraced lockstone patios with retaining walls
 a hot tub, fire pit a utility room for the pool (situated under the pool deck, at the NE corner of the pool deck), some raised planters and a garden area. (see attached sketches)

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

the proposed pool will be located as close to the house as possible. (the dwelling itself is a distance of 227m from the current water's edge, it is legal non-conforming & the pool will be a M.V. as a result)
 The supports for the upper deck of house restrict moving pool closer to house. Value of the property will be increased to be able to enjoy this recreational area with views of the lake (the back of the house is not a visually appealing area to put the pool. The back of the house has the septic bed area, which would not work for the pool location.)
 The shoreline buffer areas that have been cleared of natural vegetation already pre-existed when the current owner of the property purchased the house (including length of cleared shoreline). The new development will not increase the cleared area & the length of cleared shoreline is already at 100%

SCHEDULE B- QUESTION 5a Minor Variance Relief continued:

Variance to:	By-law Requirement	Proposed (m)	Difference (m)
Interior side yard	1.5m	+/-1.2m	+0.3m
Setback for outdoor			
Swimming pool, circulating,			
Heating & pumping			
Equipment (PROPOSED)			

A0/25/2023

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

PIN(s): 73476-0735 Township: Broder
 Lot No.: 8 Concession No.: 3 Parcel(s):
 Subdivision Plan No.: Lot: Reference Plan No.: 53R-18135 Part(s): 1,3,4,5,6&7
 Municipal Address or Street(s): 988 Dew Drop Road

7) Date of acquisition of subject land. 2019/05/16

8) Dimensions of land affected.

Frontage 45.9+/- (m) Depth 123+/- (m) Area 4418+/- (m²) Width of Street 16.3+/- (m)

9) Particulars of all buildings:		Existing		Proposed	
Ground Floor Area:	shed 20.7 house 229	sauna 9.4	(m ²)	not applicable (m ²)	
Gross Floor Area:	20.7	598	9.4 (m ²)	(m ²)	
No. of storeys:	one	two	one		
Width:	3.7	irregular +/- 24	2.9 (m)	(m)	
Length:	5.6	irregular +/- 22	3.4 (m)	(m)	
Height:	+/- 2	+/- 9	+/- 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).		exist. shed	exist. house	Existing sauna	Proposed
Front:	70.2	71.7	+/- 92 (m)	proposed pool, hot tub.	(m)
Rear:	+/- 60.8	+/- 26.0	+/- 5.2 (m)	>1m high Retaining walls,	(m)
Side:	1.20	4.23	7.76 (m)	& utility room under pool deck	(m)
Side:	33.9	5.56	11.02 (m)	**SEE ATTACHED Schedule A***	(m)

SEE ATTACHED Schedule A for more Existing setbacks

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

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

house 2000± House addition 2019 sauna 2006±

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

Use(s): residential Length of time: 24 years

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

Same as #13 or, _____

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

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

If "yes", how many? _____

17) Existing uses of abutting properties: residential

A0125/2023

SCHEDULE A

Minor Variance QUESTION #10 Location of Proposed & Existing structures (distance from lot lines):

PROPOSED POOL:

Rear: +/-16.5m Front: +/-77.4m Side: +/-4.3m Side: +/-10.7m

PROPOSED RETAINING WALL (greater than 1m in height):

Rear: +/-10.9m Front: +/-77.3 Side: +/-1.2m Side: 0.6m

PROPOSED UTILITY ROOM accessory structure containing the pool & hot tub utilities (under pool deck- measured from NE corner of pool decking) (this setback information is also applicable to setbacks for pool and hot tub utilities):

Rear: +/-14.2m Front: +/-77.6m Side: +/-1.2m Side: +/-20.7m

PROPOSED HOT TUB:

Rear: +/-22.2m Front: +/-77.0m Side: +/-5.6m Side: +/-19.0m

Existing Retaining Wall (greater than 1m in height, to remain- Stone R/W by water front):

Rear: +/-2.5m Front: +/-84.6m Side: 0.0m Side: +/-12.1m

A0125/2023

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): A0125/2023
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, PAVAN KUMAR KOKA & BELINDA KOKA (please print all names), the registered owner(s) of the property described as PART OF LOT 8, CONCESSION 3 BEING PARTS 1,3,4,5,6 & 7 ON PLAN 53R-18135 TOWNSHIP OF BRODER, MUNICIPAL # 988 DEW DROP 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;

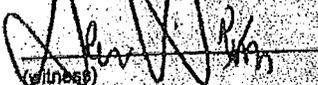
Authority to Enter Land and Photograph

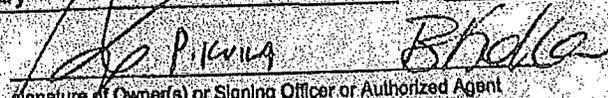
- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land 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 D.S. DORLAND LIMITED (please print name of Agent) to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 17th day of February, 2024


(Witness)


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

Print Name: Pavan Koka & Belinda Koka

*I have authority to bind the Corporation

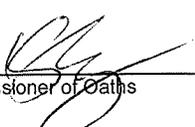
A0125/2023

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

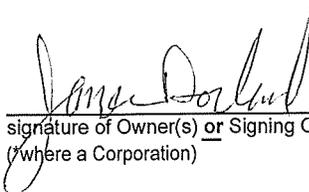
I/We, D.S. DORLAND LIMITED (please print all names),
the registered owner(s) or authorized agent of the property described as PART OF LOT 8, CONCESSION 3 BEING PARTS
1,3,4,5,6 & 7 ON PLAN 53R-18135 TOWNSHIP OF BRODER, MUNICIPAL # 988 DEW DROP ROAD
in the City of Greater Sudbury:

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

Dated this 20 day of February, 20 24



Commissioner of Oaths
Karen Elizabeth Pigeau, a Commissioner for taking Affidavits in and for the Courts of Ontario, while within the Territorial District of Sudbury and while appointed as a Deputy-Clerk for the City of Greater Sudbury.



signature of Owner(s) or Signing Officer or Authorized Agent
(*where a Corporation)
Print Name: James Dorland
*I have authority to bind the Corporation

* Where the owner is a firm or corporation, the person signing this instrument shall state that he/she has authority to bind the corporation or affix the corporate seal.

FOR OFFICE USE ONLY

Date of Receipt: <u>Feb 29/24</u>	Hearing Date: <u>March 27, 2024</u>	Received By: <u>N. Lewis</u>
Zoning Designation: <u>R1-2</u>	Resubmission: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Previous File Number(s): <u>see below</u>		
Previous Hearing Date: <u>see below</u>		
Notes: <u>Owners advised that the existing retaining walls were installed in and around 2006</u>		
<u>B0038/1999 (Feb 13/99) - for an easement, consent lapsed, no cert. issued.</u>		
<u>B0050/2001 (July 9/01) - lot addition for Pts 1&2, P1 53R-17019 to Parcel 48556 SES</u>		
<u>A0049/2001 (July 30/01) - variance relating to B0050/2001</u>		
<u>A0015/2005 (April 9/05) - variance for garage addition (rear yard and eaves)</u>		
<u>B0117/2007 (June 19/07) - lot addition for Pt 2 Plan 53R-18135 to PIN 73476-2018</u>		

A0125/2023

D.S.
DORLAND
LIMITED

DAVID DORLAND,
B.Sc., O.L.S.
PRESIDENT

JAMES DORLAND,
B.Sc., O.L.S., G.E.M.A.S.
VICE-PRESIDENT

BRYAN C. DORLAND,
ESTON
VICE-PRESIDENT

BUS: [REDACTED]
1 - [REDACTED]
FAX: [REDACTED]
INTERNET: <http://www.dsdorlandlimited.ca>

ONTARIO LAND SURVEYORS
GEOMATICS PROFESSIONALS

298 LARCH STREET
SUDBURY, ONTARIO
P3B 1M1

Planning Report

File No. 18523

Dr. and Mrs. Koka wish to build a swimming pool as close as possible to the front of their dwelling at 988 Dew Drop Road.

In considering trying to move the pool closer to the house, it is noted that the supports for an upper deck restrict moving the pool closer to the house.

They have had the pool designed by Futurescape Landscaping and wish to construct it next spring. Its proposed location is illustrated on our sketch titled "Detail A".

A fairly new bylaw 2021-152Z requires greater setbacks from the lake for any residential dwelling, accessory building, or structure from 12m to 30m.

It is understood that the increased setback requirements apparently emanated from the Province to address problems in the Muskoka's.

It is noted that bylaw 2021-152Z is somewhat ambiguous. We require a variance for an inground, unobtrusive pool, and yet we would not require a variance to construct a large boat house shown on our sketch "Detail B".

The variance also comes into play as a pool, inground or not, is determined to be a structure in bylaw 2010-100Z.

The application has been circulated to area residents who have indicated their unanimous support.

We also attach a colour aerial image that confirms that pool construction similar to that which we are seeking is not out of character for the area.

Bylaw 2021-152Z has only been in force since 2021.

It would appear as though variances to the bylaw for similar applications have generally received the approval of the Committee with supportive comments from City Planning Staff as outlined on Schedule A, attached.

Development of waterfront property is also guided by bylaw 2010-100Z.

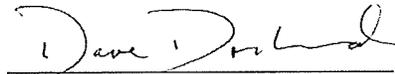
This bylaw restricts the extent of the permitted clearing of the natural vegetation within a 20-meter setback of the high-water mark of a lake.

We have contacted Mr. Aki Tarvudd, the previous owner of the property. He purchased the property in 2005 and reports that all of the natural vegetation within a 20-meter corridor of the lake had been cleared by a previous owner as indicated in his attached e-mail.

I also attach some aerial imagery at various intervals which confirm this matter.

Accordingly, it can be determined that the property is deemed to have a legal nonconforming status with respect to bylaw 2010-100Z in this regard.

Dated at Sudbury,
October 30, 2023



D.S. Dorland, B.Sc., OLS

ESTABLISHED IN 1977
MAPPING AND PLANNING CONSULTANTS - SPECIALISTS IN UNDERGROUND MINING DEVELOPMENT SURVEYS
PROPRIETORS OF THE RECORDS OF SILVESTER, STULL, DEMOREST, LOWE, MOONEY, ESTE,
LACKSTROM, GRANT, MAHER, JIREADA, BRUCE, ONTARIO LAND SURVEYORS

A0185/2023

**D.S.
DORLAND
LIMITED**

DAVID DORLAND,
B.Sc., O.L.S., O.L.P.
PRESIDENT

JAMES DORLAND,
B.Sc.E. (O.N.S. - GEOMATICS)
O.L.S., O.L.P.
VICE-PRESIDENT

BRYAN C. DORLAND,
EnrTECH
VICE-PRESIDENT

BUS: [REDACTED]
1 - [REDACTED]
FAX: [REDACTED]
E-MAIL: [REDACTED]
INTERNET: <http://www.dsorlandlimited.ca>

ONTARIO LAND SURVEYORS
GEOMATICS PROFESSIONALS

298 LARCH STREET
SUDBURY, ONTARIO
P3B 1M1

Schedule A

File No.18523

- | | | | |
|---------------|----------------------------------|-----------------------------------|--|
| 1. A0157/2021 | Scott Mullen
Marika Renelli | 594 Dew Drop
Rd | New garage addition & field bed

7.9m from lake
30m required |
| 2. A0111/2022 | Dr. Paul Kyle
Sharon Kyle | 58 Cerilli Cres | Convert main floor deck to living
space, & new screened porch

Living space setback: 18.3m
New porch setback: 15.25m |
| 3. A0001/2022 | Norm Doucet
Carolina Bohrer | Ramsey Lake
Road | Construct single detached dwelling

20.17m setback |
| 4. A0036/2023 | Victoria Barclay
Jake Barclay | 3807 Sunvalley
Ave (Long Lake) | Construct a two-storey dwelling &
septic system

11.47m from high-water mark |
| 5. A0039/2023 | Karen Hayes
Chris Hayes | 1751 West Bay
Rd | Single family detached dwelling

15m from high-water mark |
| 6. A0064/2023 | Jeff Perry
Adrienne Perry | 260 Maki Ave | In-ground pool

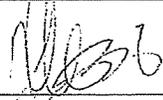
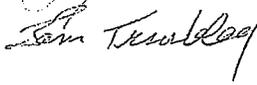
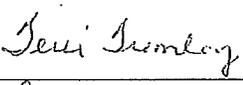
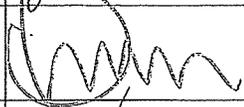
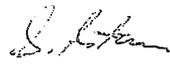
14.32m setback |

ESTABLISHED IN 1977
MAPPING AND PLANNING CONSULTANTS – SPECIALISTS IN UNDERGROUND MINING DEVELOPMENT SURVEYS
PROPRIETORS OF THE RECORDS OF SILVESTER, STULL, DEMOREST, LOWE, MOONEY, ESTE,
LACKSTROM, GRANT, MAHER, JIREADA, BRUCE, ONTARIO LAND SURVEYORS

A0125/2023

TO WHOM IT MAY CONCERN:

WE, THE UNDERSIGNED AREA RESIDENTS, HAVE REVIEWED THE MINOR VARIANCE APPLICATION BY DR. PAVAN & BELINDA KOKA SEEKING PERMISSION TO BUILD A SWIMMING POOL ADJACENT TO THE FRONT OF THEIR HOME AT 988 DEW DROP ROAD ON LONG LAKE. WE ARE IN SUPPORT OF THE APPLICATION.

NAME	SIGNATURE	ADDRESS	DATE
Ali Turvudd		998 DEW DROP Rd.	23/10/18
Anu Lassi		958 DEW DROP Rd	23/10/18
Tom Tremblay + Terri Tremblay		926 Dew Drop	23/10/18
^L TERRI TREMBLAY		926 Dew Drop.	23/10/18
Joanne Turvudd		998 Dew Drop Rd	23/10/18
Brian P. Vandramm		1010 Dew Drop Road	23/10/18
DEBBIE VANDRAMM		1010 DEW DROP RD	23/10/18
STEVE ATKINS		990 DEW DROP R.D	23/10/18

AO 125/2023



SUDBURY/NORTH BAY
2228342 Ontario Limited
(t) 1-800-276-6580
(f) 705-368-1469
www.sunswimpools.com

January 17, 2024

Anita Alatyppo,
D.S Dorland Limited
298 Larch Street
Sudbury, ON P3B 1M1
[REDACTED]

Re: Application A00125/2023 – 988 Dew Drop Road, Sudbury. (Pavan Koka Residence)

Drainage plan for proposed pool:

In response to The Long Lake Stewardship Committee inquiry on the drainage of the proposed pool. The homeowner, since inception of the planning stages for the new pool build has agreed that any draining of the pool water would be carried out by a licensed MOE Company. In any case where water needs to be drained or removed from the pool, it will be carried out by Auto Wash Plus (MOECC #921-AH9Q4J) for water removal. We have a long-standing relationship with Auto Wash Plus for both removing, transporting, and properly disposing of pool water as well as freshwater supply.

In addition to contracting out any water removal, the proposed pool will have an advanced cartridge filtering system that unlike conventional sand filters does not require flushing or backwashing any of the pool water on a weekly basis. The pool will also be constructed with an automatic pool cover sealing off the pool from the elements and any rainwater. This automatic pool cover avoids any surplus water that would build up within the pool avoiding the need of lowering or removing any water within the pool.

I hope this is the information you require.

Regards,
Craig Boyer
Sunswim Pool Concepts and Design
[REDACTED]

A0125/2023

Nia Lewis

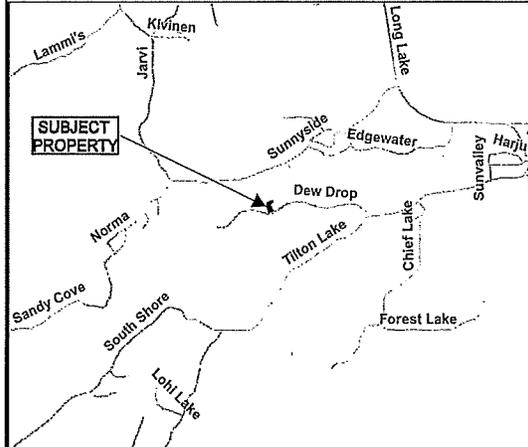
From: Aki Tarvudd [REDACTED]
Sent: Thursday, October 19, 2023 4:56 PM
To: Info
Subject: Property 988 Dew Drop Sudbury, Ontario

Mr Dave Dorland

When we purchased the property in 2005, all of the natural vegetation had been cleared on the lake side of the property from the shore to the house. The initial landscaping was in place.

We replaced the dock that had been damaged by a microburst of the ice that year.

We sold the property to the Koka's in 2019.
If any more concerns please contact me on my cell.
Thank You
Aki Tarvudd
[REDACTED]



**Application for Minor
Variance or Permission**

Subject Property PIN 73476-0735,
 Part 1 – 7, Plan 53R-18135,
 Part Lot 8, Concession 3, Township of Broder,
 988 Dew Drop Road, Sudbury
 City of Greater Sudbury

Sketch 1, NTS A0125/2023
 MNR Date: 2023 11 06

LONG LAKE

DETAIL 'A'

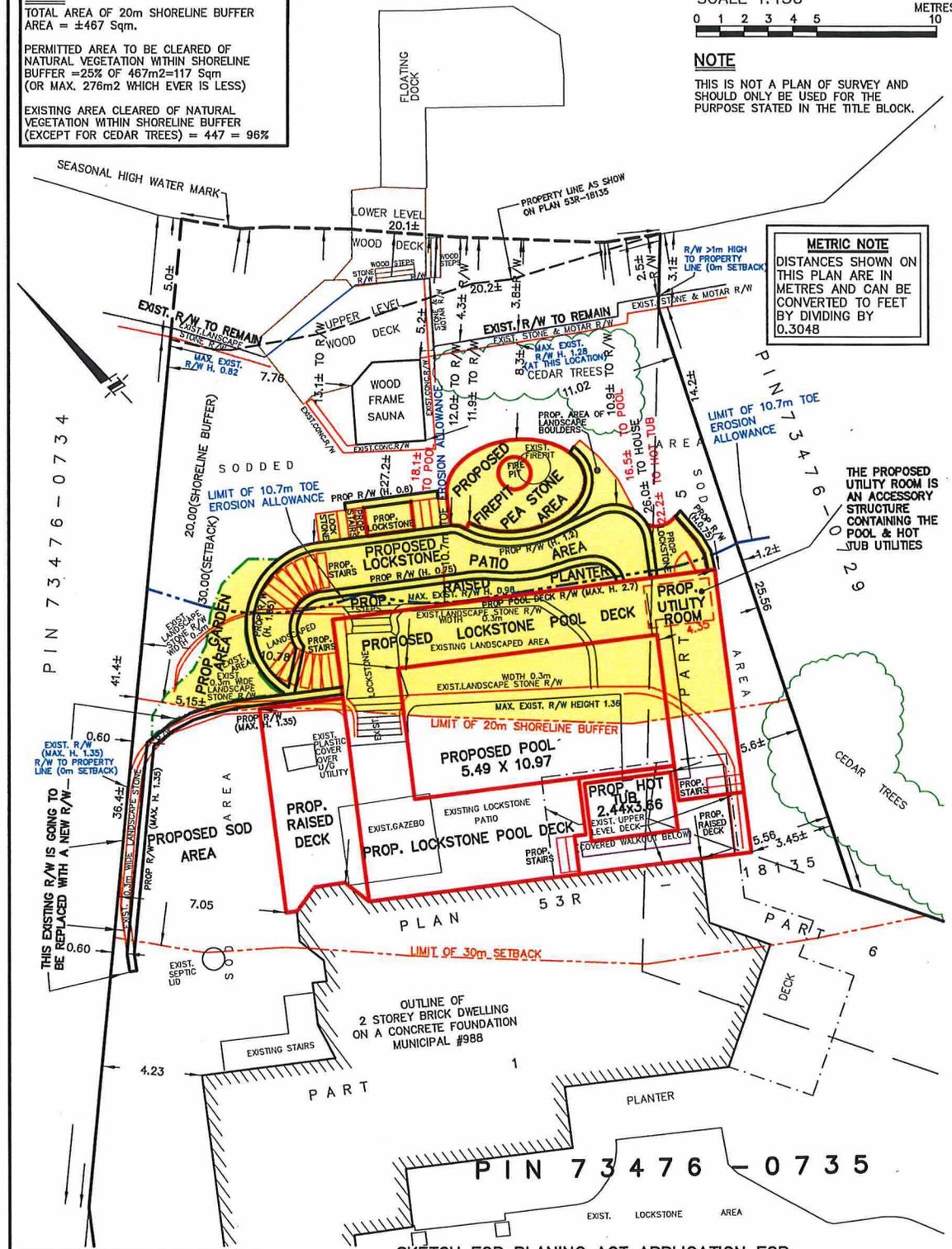
SCALE 1:150



NOTE
 TOTAL AREA OF 20m SHORELINE BUFFER AREA = ±467 Sqm.
 PERMITTED AREA TO BE CLEARED OF NATURAL VEGETATION WITHIN SHORELINE BUFFER = 25% OF 467m²=117 Sqm (OR MAX. 276m² WHICH EVER IS LESS)
 EXISTING AREA CLEARED OF NATURAL VEGETATION WITHIN SHORELINE BUFFER (EXCEPT FOR CEDAR TREES) = 447 = 96%

NOTE
 THIS IS NOT A PLAN OF SURVEY AND SHOULD ONLY BE USED FOR THE PURPOSE STATED IN THE TITLE BLOCK.

METRIC NOTE
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



D.S.
DORLAND LIMITED
 ONTARIO LAND SURVEYORS
 GEOMATICS PROFESSIONALS
 298 LARCH STREET
 SUDBURY, ONTARIO, P3B 1M1
 PHONE (705) 673-2556 FAX (705) 673-1051
 WWW.DSDORLANDLIMITED.CA

PREPARED BY: AA (EB)	SCALE: 1:150 METRIC
CHECKED: AA	CAD FILE: 18523 SKETCH.dwg
DATE: FEB. 27, 2024	P.S. TAB: A-SKETCH PROP DetailA 150s

SKETCH FOR PLANING ACT APPLICATION FOR
DETAIL 'A' PROPOSED POOL AND LANDSCAPE FEATURES
PIN 73476-0735
#988 DEW DROP ROAD
 GEOGRAPHIC TOWNSHIP OF BRODER
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

LEGEND
 DENOTES PROPOSED NEW DEVELOPMENT AREA (CLEARED OF NATURAL VEGETATION) WITHIN SHORELINE BUFFER = 195 Sq.m. (42%)
 R/W H. DENOTES MAXIMUM RETAINING WALL HEIGHT

NOTE: ALL PROPOSED RETAINING WALL HEIGHTS SHOWN HEREON ARE MAXIMUM RETAINING WALL HEIGHTS.

A0125/2023
 sketch3

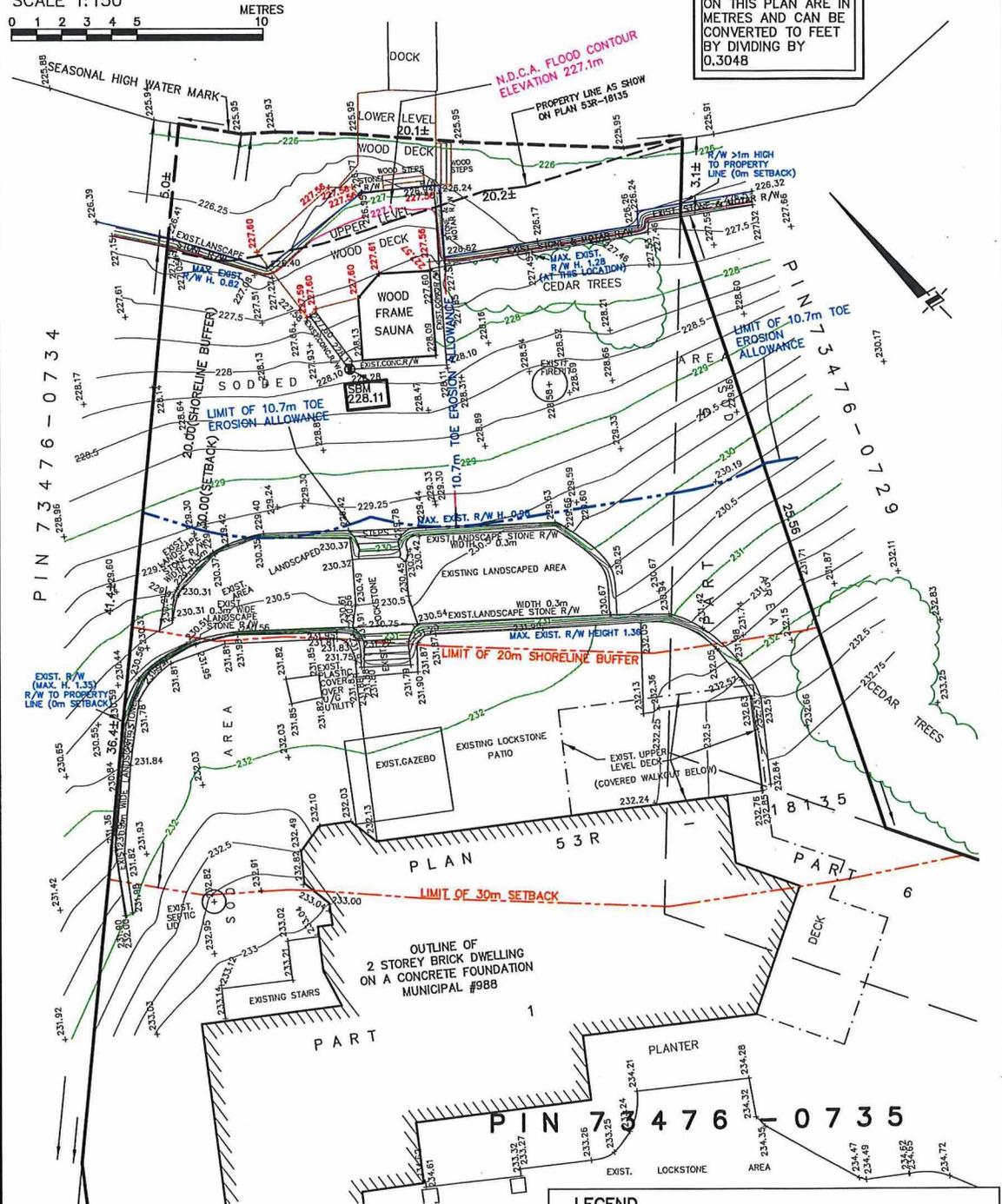
TOPOGRAPHICAL SKETCH FOR
PIN 73476-0735
#988 DEW DROP ROAD
 GEOGRAPHIC TOWNSHIP OF BRODER
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY
 SCALE 1:150

BENCHMARK:

SITE BENCHMARK IS LOCATED ON TOP AN INSERT, IN THE CONCRETE, AT THE S.W. CORNER OF THE SAUNA, SHOWN HEREON TO HAVE AN ELEVATION OF 228.11 METRES CGVD.

NDCA FLOOD CONTOUR
 ELEVATION = 227.1m

METRIC NOTE
 DISTANCES & ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



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 ONTARIO LAND SURVEYORS
 GEOMATICS PROFESSIONALS

298 LARCH STREET
 SUDBURY, ONTARIO, P3B 1M1
 PHONE (705) 673-2556 FAX (705) 673-1051
 WWW.DSDORLANDLIMITED.CA

PREPARED BY: AA (EB)	SCALE: 1:150 METRIC
CHECKED: AA	CAD FILE: 18523 SKETCH.dwg
DATE: FEB. 27, 2024	P.S. TAB: A-TOPO EXIST Contours 150scale

LEGEND

CGVD	DENOTES CANADIAN GEODETIC VERTICAL DATUM
PIN	DENOTES PROPERTY IDENTIFIER NUMBER
x 292.11	DENOTES SPOT ELEVATION
x 292.11	DENOTES TOP WOODEN DECK SPOT ELEVATION (RED COLOUR)
SBM	DENOTES SITE BENCHMARK
NDCA	DENOTES NICKEL DISTRICT CONSERVATION AUTHORITY
R/W H.	DENOTES RETAINING WALL HEIGHT

NOTES

THIS IS NOT A PLAN OF SURVEY AND SHOULD ONLY BE USED FOR THE PURPOSE STATED IN THE TITLE BLOCK.

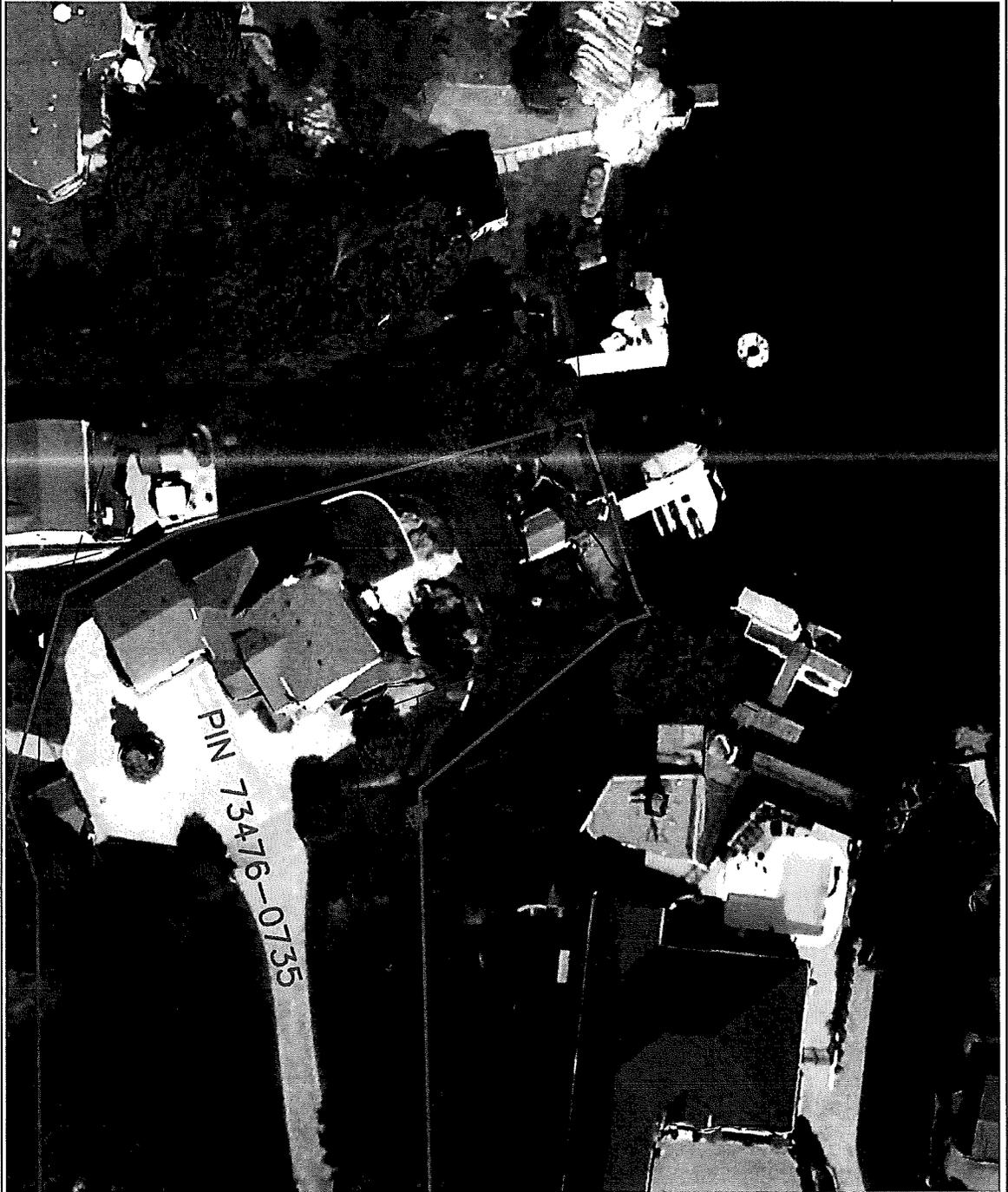
CONTOUR INTERVAL = 0.25m (CONTOURS SHOWN ARE GROUND ELEVATIONS, CONTOURS UNDER DECK BY WATER FRONT ARE APPROXIMATE)

FIELD WORK WAS COMPLETED JUNE 2, 2023

A0125/2023
 sketch 5

SKETCH
 GOOGLE EARTH IMAGERY
 PIN 73476-0735
 988 DEW DROP ROAD
 GEOGRAPHIC TOWNSHIP OF BRODER
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

NOT ON SCALE



D.S.
DORLAND
 LIMITED

ONTARIO LAND SURVEYORS
 GEOMATICS PROFESSIONALS

298 LARCH STREET
 SUDBURY, ONTARIO, P3B 1M1
 PHONE (705) 673-2556 FAX (705) 673-1051
 WWW.DSDORLANDLIMITED.CA

PREPARED BY: EB/AA	SCALE: N.T.S.
-	CAD FILE: 18523 SKETCH.dwg
DATE: FEB. 27, 2024	P.S. TAB: A-BDY SKETCH ORTHO

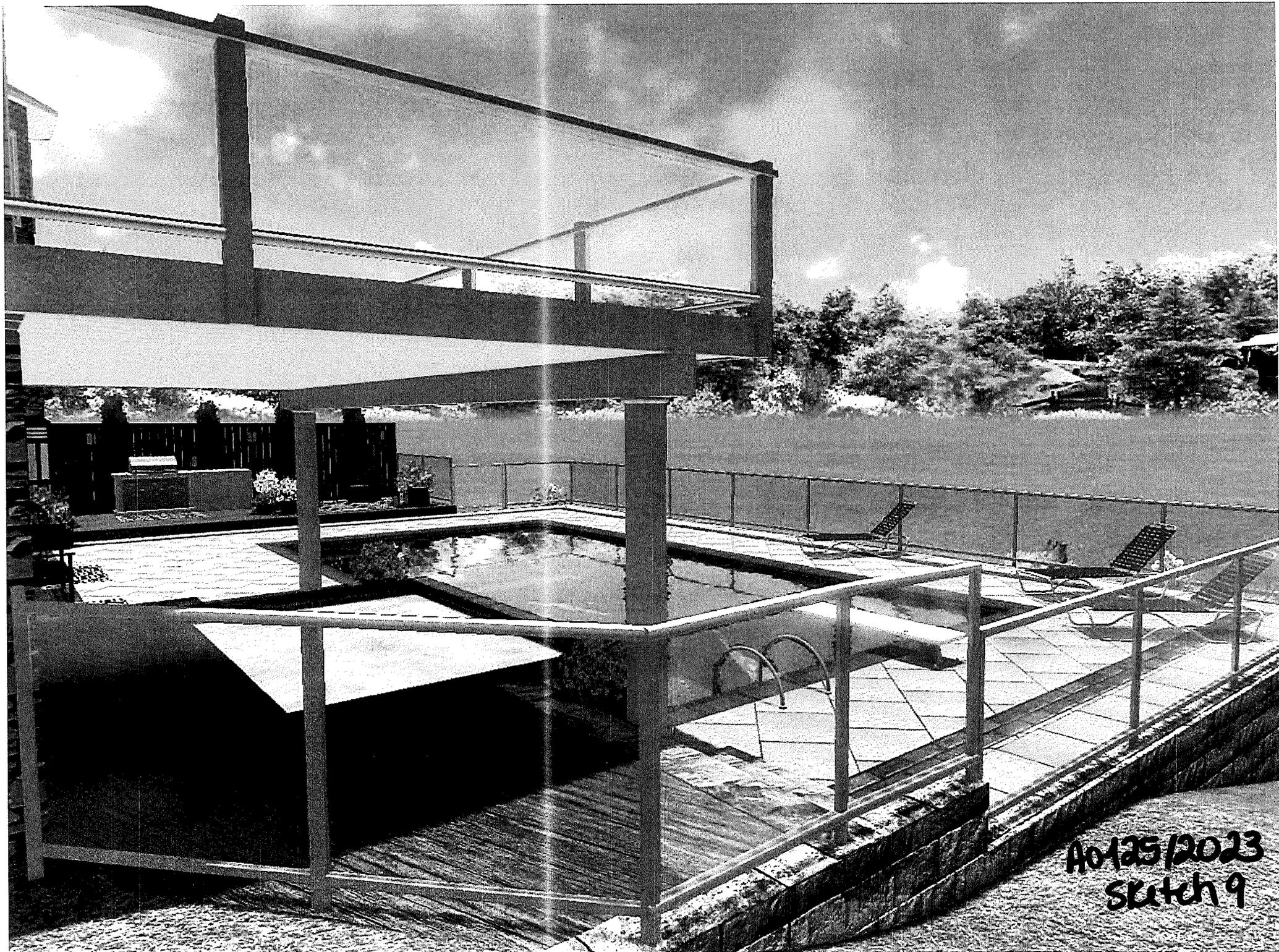
A0-125/2023
 sketch 6



A0123/2023
Sketch 7



10/23/2023
Sketch 8



A0125/2023
Sketch 9



AO 125/2023
Sketch 10



Box 5000, Station 'A', 200 Brady Street
 Sudbury ON P3A 6P3
 Tel. (705) 671-2489, Ext. 4376/4346
 Fax (705) 673-2200

REVISED

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

City of Greater Sudbury
APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,090.00 (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): Mr. Brian DeMattia & Mrs. Anita DeMattia Email: [REDACTED]
 Mailing Address: 250 Billiards Way Unit 13 Home Phone: [REDACTED]
 Business Phone: [REDACTED]
 City: Sudbury Ontario Postal Code: P3E 0E9 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. Home Phone: [REDACTED]
Suite 201 Business Phone: [REDACTED]
 City: Sudbury Postal Code: P3E 3N5 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: Property is owned free & clear - no mortgage
 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
Accessory bldg. height	5m	6.08m	1.08m
Accessory Building Lot Coverage	10%	10.75%	0.75%

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

c) Description of Proposal: New 5-bay garage to store recreational vehicles/equipment

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: increased height required to allow for storage of larger recreational vehicles/equipment.

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

PIN(s): 73346-1618 Township: _____
 Lot No.: Block A Concession No.: _____ Parcel(s): _____
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: M-1063 Part(s): _____
 Municipal Address or Street(s): 415 Notre Dame E, Azuda ON

7) Date of acquisition of subject land. April 1, 2021

8) Dimensions of land affected.

Frontage 24.4 (m) Depth 106.61 (m) Area 2465.05 (m²) Width of Street 62 (m)

9) Particulars of all buildings:	Existing		Proposed	
		(m ²)		(m ²)
Ground Floor Area:	/		<u>260.12</u>	<u>487.1</u>
Gross Floor Area:	/		<u>260.12</u>	<u>487.1</u>
No. of storeys:	/		<u>1</u>	<u>1</u>
Width:	/	(m)	<u>12.19</u>	<u>18.4</u>
Length:	/	(m)	<u>21.34</u>	<u>38.65</u>
Height:	/	(m)	<u>6.08</u>	<u>5.65</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	
		(m)		(m)
Front:	/		<u>64.88</u>	<u>6</u>
Rear:	/		<u>9.24</u>	<u>41.26</u>
Side:	/		<u>1.36</u>	<u>1.36</u>
Side:	/		<u>10.85</u>	<u>4.52</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.

Planned construction for mid-2024

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

Use(s): Vacant residential Length of time: Prior to purchase

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

Same as #13 or, single family dwelling w/detached garage

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: single family homes

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, Mr. Brian DeMattia & Mrs. Anita DeMattia (please print all names), the registered owner(s) of the property described as 415 Notre Dame Street East Azilda, ON 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 6th day of FEBRUARY, 2024

x Roxanne Belliveau
(witness)

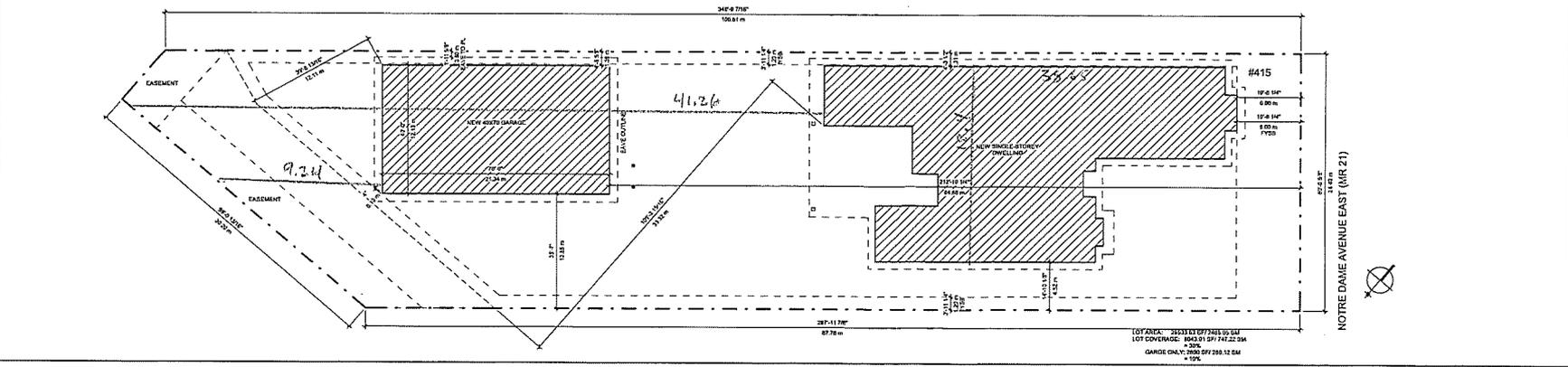
x Brian DeMattia
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: BRIAN DEMATTIA

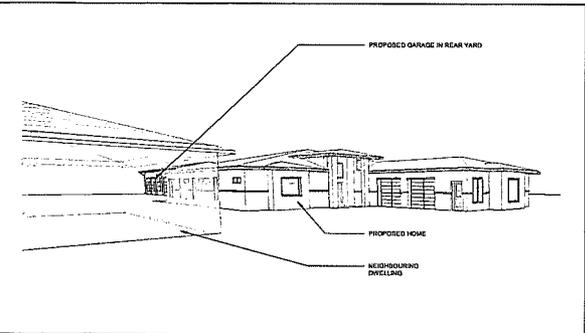
*I have authority to bind the Corporation

x Anita DeMattia ANITA DEMATTIA

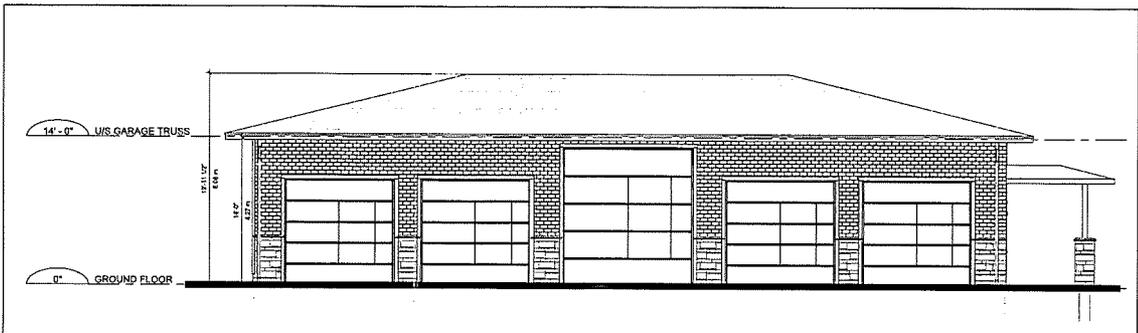
A0010/2024



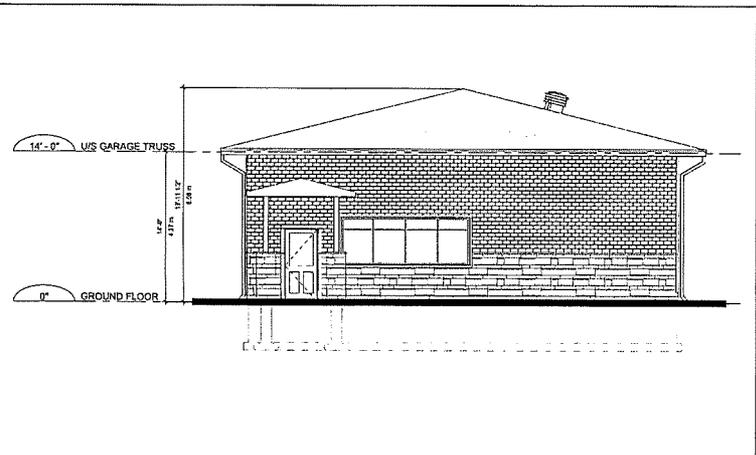
SITE PLAN
1/8" = 1'-0"



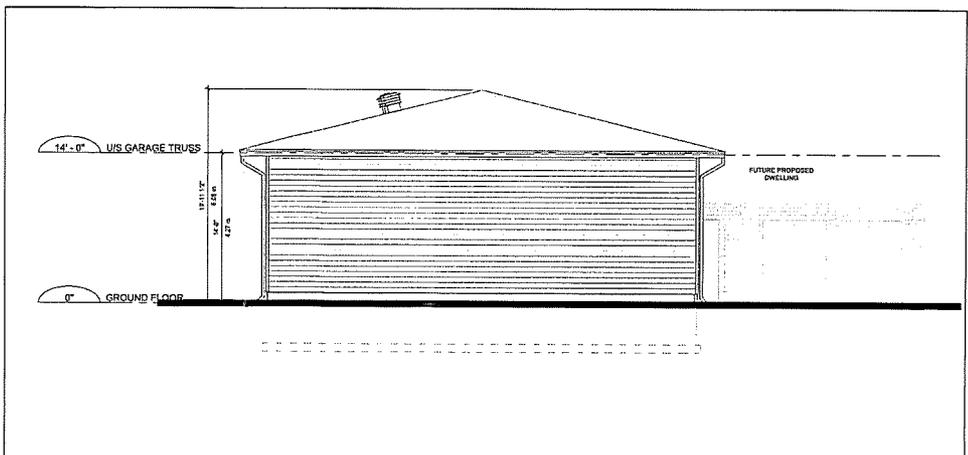
DRIVING WEST ON NOTRE DAME E



RIGHT (INTERIOR) ELEVATION
3/16" = 1'-0"



FRONT (ROAD) ELEVATION
3/16" = 1'-0"



REAR ELEVATION
3/16" = 1'-0"



CENTRELINE ARCHITECTURE
158 Elgin Street, Suite 101
Sudbury, ON P3C 1R7
centrelinearchitecture.ca

CLIENT
DEMATTIA

PROJECT
NEW GARAGE

412 Notre Dame East, Azibo, ON

STATUS
MINOR VARIANCE

ISSUED DATE
February 6, 2024

A0010/2024
PROJECT NUMBER
Sketch 2