

Tom Davies Square  
200 Brady St

Friday, March 3, 2023

PUBLIC HEARINGS

**A0013/2023**

**THIRD AMEN HOLDINGS INC.**

Ward: 10

PIN 73592-0232, Parcel 26765 SEC SES, Firstly: Lot 3, Plan M-124 except south 50 feet, Lot 4, Plan M-124; Secondly: Part Lot 5, Plan M-124, as in LT170616; Thirdly: Part Broken Lot 2, Concession 2, as in LT170616, subject to right of way in LT170617, subject to LT523213, Township of McKim, 745 Kirkwood Drive, Sudbury, [2010-100Z, R1-3 Low Density Residential One]

For relief from Part 4, Section 4.3, Section 4.41, subsection 4.41.2 a) and Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, in order to facilitate the construction of a single-detached dwelling providing, firstly, no frontage onto an assumed road, whereas no person shall erect any building on any lot that does not have frontage on an assumed road, secondly, providing a high water mark setback of 20.0m for the single family dwelling, 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 thirdly, a maximum height of 14.6m, where 11.0m is permitted.

**A0014/2023**

**OUIMET BROS LTD**

Ward: 1

PIN 73586-0666, Lot 281 on Plan 4-SC and Part Lot 280 on Plan 4-SC as in S108819, Township of McKim, 378 Whittaker Street, Sudbury, [2010-100Z, R2-3 (Low Density Residential Two)]

For relief from Part 4, Section 4.2, Table 4.1, Section 4.25.1 and Part 6, Section 6.3, Table 6.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, in order to permit an addition to a legally existing building providing, firstly, a minimum rear yard setback of 2.19m with eaves encroaching 0.31m into the proposed 2.19m rear yard setback, where a minimum rear yard setback of 7.5m is required and where eaves may encroach 1.2m into the required rear yard, but not closer than 0.6m to the lot line, and secondly, lot coverage of 67%, where the maximum lot coverage on a residential lot shall not exceed 50%, and thirdly, an increase in gross floor area of a legally existing building of 13.27 sq.m., where enlargement, reconstruction, repair and/or renovation shall not increase the gross floor area of the building located within the minimum required rear yard setback.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATIONS A0141/2021 (NOV 24/21), A0112/2012 (AUG 27/12) AND A0245/1985 (JAN 20/86)

**A0015/2023**

**CITY OF GREATER SUDBURY**

Ward: 9

PINs 73476-0498 and 73476-0482, Parcels 18243 and 19743A SEC SES, Part Lot 5, Concession 3 as in LT105347, LT114800 and Part 1 on Plan 53R-5024, except Unit 8 on Expropriation Plan D34 and SRO LT149382, Township of Broder, 4472 Long Lake Road, Sudbury, [2010-100Z, RU (Rural)]

For relief from Part 4, Section 4.2, Table 4.1, Section 4.34 and Part 9, Section 9.3, Table 9.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit the existing accessory structures providing, firstly, eaves to encroach 7.0m into the required interior side yard, where eaves may encroach 0.6m into the required interior side yard but not closer than 0.6m to the lot line, secondly, to permit three accessory structures in the form of storage containers used in conjunction with a park use, whereas accessory structures in the form of storage containers may only be used in conjunction with a permitted agricultural, extractive, transport terminal or warehouse use, and thirdly, a minimum interior side yard setback of 1.5m, where 10.0m is required.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION A266/92 (OCT 5/92) AND CONSENT APPLICATION B4/73 (FEB 12/73)

**A0016/2023**

**PATRICK LEMIEUX  
LORIE LEMIEUX**

Ward: 9

PIN 73472-0193, Parcel 12805 SEC SES, Part Lot 9, Concession 2, as in LT72245 and Part 6 on Plan 53R-4785, Township of Broder, 5997 Tilton Lake Road, Sudbury, [2010-100Z, R1-1 (Low Density Residential One)]

For relief from Part 4, Section 4.3, Section 4.41, subsections 4.41.2, 4.41.3 and 4.41.4 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, in order to facilitate the construction of a single-detached dwelling and garage providing, firstly, no frontage onto an assumed road, whereas no person shall erect any building on any lot that does not have frontage on an assumed road, secondly, providing a high water mark setback of 17.0m for the single family dwelling and 28.5m for the 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 thirdly, for the proposed single detached dwelling to be 17.0m setback from the high water mark of a lake or a river, where only the accessory structures as set out in subsection 4.41.2, boat launches, marine railways, waterlines and heat pump loops are permitted within 20.0m of a high water mark and the area permitted to be cleared of natural vegetation in Section 4.41.3.

**A0017/2023**

**LYNN MORIN**

Ward: 9

PIN 73476-0509, Parcel 15730 SEC SES, Part Lot 5, Concession 3, Part 9 on Plan 53R-6151, Township of Broder, 4547 Long Lake Road, Sudbury, [2010-100Z, R1-2 (Low Density Residential One)]

For relief from Part 4, Section 4.2, Table 4.1, Section 4.25, subsection 4.25.1, Section 4.41, subsections 4.41.2, 4.41.3 and 4.41.4, and Part 6, Section 6.2, Table 6.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the reconstruction of the existing single detached dwelling with second-storey addition and attached garage providing, firstly, a total gross floor area of 133.62 sq.m. within the required 30.0m shoreline setback and 20.0m shoreline buffer, maintaining the existing setback of 8.28m from the high water mark, where enlargement, reconstruction, repair and/or renovation is not permitted to increase the gross floor area of a legal non-complying building located within the required 30.0m setback from the high water mark and 20.0m shoreline buffer, secondly, providing a 8.28m setback from the high water mark of a lake or river, where no person shall erect any residential building closer than 30.0m to the high water mark of a lake or a river, thirdly, to be 8.28m setback from the high water mark of a lake or a river, where only the accessory structures as set out in subsection 4.41.2, boat launches, marine railways, waterlines and heat pump loops are permitted within 20.0m of a high water mark and the area permitted to be cleared of natural vegetation in Section 4.41.3, and fourthly, a minimum front yard setback of 4.51m, with eaves encroaching 0.6m into the proposed 4.51m front yard setback, where a minimum front yard setback of 7.5m is required and where eaves may approach 1.2 m into the required front yard, but not closer than 0.6m to the lot line.

**A REMINDER... THE NEXT SCHEDULED MEETING IS  
WEDNESDAY, MARCH 15, 2023**



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

Office Use Only 2023.01.01	
A0013/2023	
S.P.P. AREA	
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
NDCA REQ. AREA	
YES <input checked="" type="checkbox"/>	NO <input 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): THIRD AMEN HOLDINGS INC. Email: [REDACTED]  
Mailing Address: [REDACTED] Home Phone: [REDACTED]  
City: [REDACTED] Postal Code: [REDACTED] Business Phone: [REDACTED]  
Fax Phone: [REDACTED]

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

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

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

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

Name: N/A  
Mailing Address: [REDACTED]  
City: [REDACTED] Postal Code: [REDACTED]

- 4) Current Official Plan designation: Living Area 1 Current Zoning By-law designation: R1-3

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

Variance To	By-law Requirement	Proposed	Difference
(4.3) Permit a single detached dwelling on a property without frontage on an assumed road	Seasonal Dwelling Only	Single Detached Dwelling	Year-round Dwelling
(4.41.2) Shoreline setback for residential building and accessory structures	30.0m	20.0m	10.0m
(6.3) Increase Height	11.0m	14.6m	3.6m
Lot frontage	30.0m	0.0m	30.0m

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

- c) Description of Proposal:  
Construction of single detached dwelling. See attached cover letter.

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
See attached cover letter.

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

PIN(s): 735920232	Township: MCKIM
Lot No.:	Concession No.:
Parcel(s): 26765	
Subdivision Plan No.: M124	Lot:
Reference Plan No.:	Part(s):
Municipal Address or Street(s): 745 Kirkwood Dr, Sudbury, P3E 6J6	

- 7) Date of acquisition of subject land. June 30, 2015

- 8) Dimensions of land affected.

Frontage ±190	(m)	Depth ±54.86	(m)	Area ±3549.97	(m <sup>2</sup> )	Width of Street N/A	(m)
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- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	N/A (m <sup>2</sup> )	448.57 (m <sup>2</sup> )
Gross Floor Area:	N/A (m <sup>2</sup> )	1524.72 (with garage) (m <sup>2</sup> )
No. of storeys:	1	2
Width:	±5.5 (m)	10.90 (irreg) (m)
Length:	±8.636 (m)	40.28 (m)
Height:	±4.0 (m)	14.58 (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:	±43.8 (m)	20.0 (m)
Rear:	±0 (m)	7.5 (m)
Side:	±38.44 (m)	5.0 (m)
Side:	±15.08 (m)	14.5 (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 type="checkbox"/>
Individual Well	<input type="checkbox"/>	Maintained Seasonal	<input type="checkbox"/>
Communal Well	<input type="checkbox"/>	Right-of-way	<input checked="" type="checkbox"/>
Individual Septic System	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>
Communal Septic System	<input type="checkbox"/>	If access is by water only, provide parking and docking facilities to be used.	
Pit Privy	<input type="checkbox"/>		
Municipal Sewers/Ditches/Swales	<input type="checkbox"/>		

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

N/A

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

Use(s): Seasonal Dwelling	Length of time: 30+
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- 14) Proposed use(s) of the subject property.

Same as #13 ☐ OR, Year-round residential

- 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 (Single Detached Dwellings)

A0013/2023

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

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

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

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

Ww. THIRD AMEN HOLDINGS INC. (please print all

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

- ### Appointment of Authorized Agent

Dated this 16 day of JANUARY, 20 23

\*I have authority to bind the Corporation

April 13, 2023

### **PART B: OWNER OR AUTHORIZED AGENT DECLARATION**

I/We, TULLOCH Engineering (please print all names),

the registered owner(s) or authorized agent of the property described as

PCL 26765 SEC SES; FIRSTLY: LT 3 PL M124 MCKIM EXCEPT S 50 FT; LT 4 PL M124 MCKIM; SECONDLY: PT LT 5 PL M124 MCKIM AS IN LT170616; THIRDLY: PT BROKEN LT 2 CON 2 MCKIM AS IN LT170616 S/T ROW IN LT170617; S/T LT523213; GREATER SUDBURY

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 11<sup>th</sup> day of Jan, 2023

Dan T. M. R.

Commissioner of Oaths

**David Glen Tulloch**  
a Commissioner, etc., Province of Ontario,  
for TULLOCH Engineering Inc.  
Expires Feb 20<sup>th</sup>, 2024

Signature of Owner/Authorized Signing Officer or Agent

signature of Owner(s) or Signing Officer or Authorized Agent  
(\*where a Corporation)

Print Name: Jennessa Smith  
 \*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: Jan 23/23 Hearing Date: March 3, 2023 Received By: S. Pinkerton  
Zoning Designation: R1-3 Resubmission: ☐ Yes ☒ No  
Previous File Number(s): N/A  
Previous Hearing Date:  
Notes:

AD013/2023

January 19th, 2023

City of Greater Sudbury  
Planning Services Division  
200 Brady Street  
Sudbury, ON  
P3A 5P3

**RE:**     *Application for Minor Variance*  
          *745 Kirkwood Drive, Sudbury, P3E 6J6*

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TULLOCH Engineering (TULLOCH) has been retained by THIRD AMEN HOLDINGS INC. to submit an application for minor variance over lands known as 745 Kirkwood Drive in Sudbury.

The following variances are requested through the application:

- To permit a single detached dwelling on a lot which does not have frontage on an assumed road where only a seasonal dwelling would be permitted;
- To permit 0.0-metres of lot frontage where 30.0-metres is required;
- To permit a shoreline setback of 20.0-metres where 30.0-metres is required; and,
- To permit a height of 14.6-metres where a maximum of 11.0-metres is permitted.

These proposed variances are required to facilitate the development of a single detached dwelling on Ramsey Lake. The property is presently occupied by a seasonal dwelling which would be demolished as part of the development. The property is presently accessed via PIN 735920141 however no easement is registered on title.

Design work has been underway since early 2021, and due to delays in completing the necessary technical designs the property owner was unable to submit for building permits prior to Feb 1, 2022, when the City's Zoning By-Law expanded shoreline setbacks from 12.0-metres to 30.0-metres.

Upon submission of building permits it was determined that the subject lands do not have frontage on an assumed road per 4.3 of the *Zoning By-Law*, which is required to permit a single detached dwelling. Staff required that necessary variances for frontage and shoreline setbacks, and issues surrounding access be rectified prior to issuing building permits.

The original design located the residence 12.0-metres from the property's shoreline. Throughout 2022 alterations to the building layout were undertaken to locate the structure as far back from the shoreline as possible with a resultant shoreline setback of 20.0-metres where 30.0-metres is required. Given the revised placement of the dwelling a height variance is required due to the site's topography and desire to construct the dwelling out of steel.

Access to the dwelling is proposed through PIN 735920141 which is a City owned parcel of land which provides access to residences along the same portion of Kirkwood Drive. The property owner's legal team is working with the City's legal department and Infrastructure Ontario to finalize the sale of an easement to 745 Kirkwood Drive over the existing driveway.

The required variances for reduced shoreline setback, increased height, and 0.0-metres of public road frontage for the single detached dwelling are appropriate and minor given that such is compatible with surrounding size and stature of homes in the neighbourhood, available lot depth, and the approximate 8.8-metre grade change across the site.

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200131/2023



Please find enclosed the following documents and supporting information in support of complete application:

- Minor Variance Application Form (1);
- Site Plan (1);
- Elevation Plans (1);
- Legal Property Description (1);
- Cheque for \$1445.00 (1); and,
- Section 59 Source Water Protection Application (1);

We trust the enclosed will enable the City to proceed to Committee of Adjustment. Should you require any further information please contact the undersigned.

Sincerely,



**Vanessa Smith, M.Pl., RPP.**

Land Use Planner

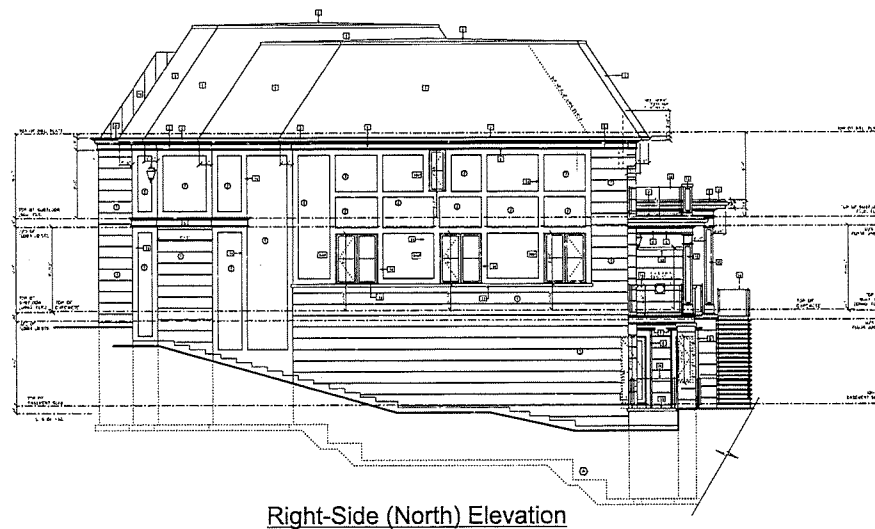
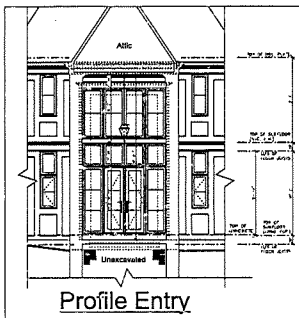
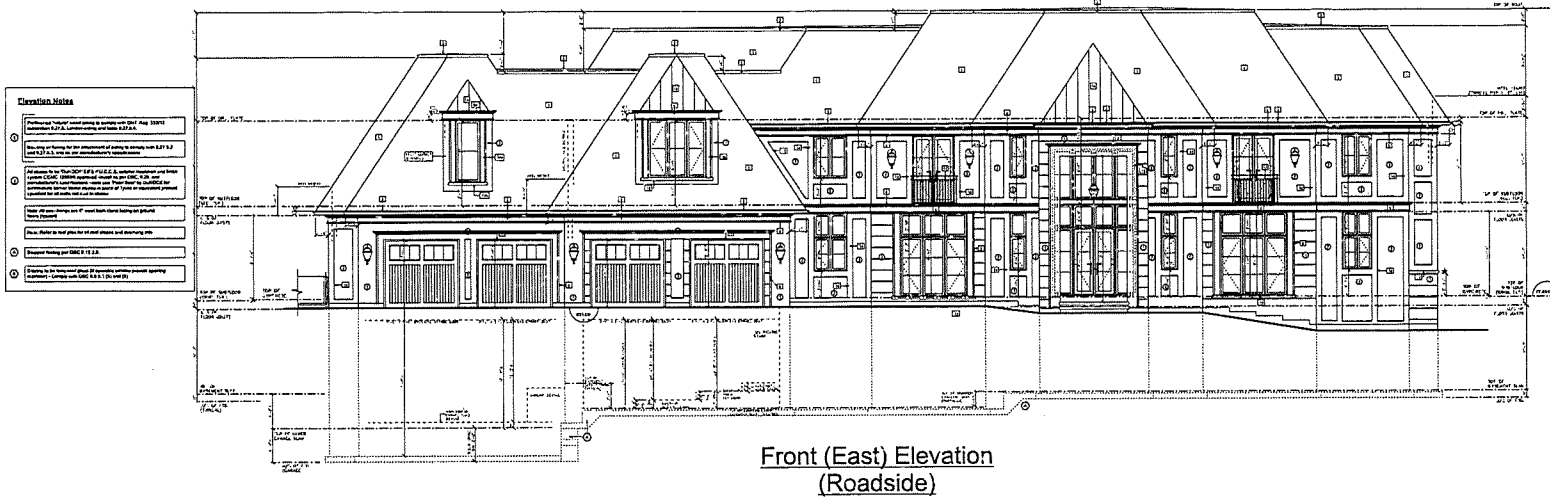


Office: 705 671 2295





Aug 13/2023  
Sketch 2



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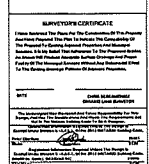
**The Mansour Home**  
746 Kingswood Drive  
Lot 4 & Part of Lots 3 & 5  
Registered Plan M-124  
City of Greater Sudbury  
Office of Building  
Department of Building

**Front & Right-Side  
Elevations**

Source: 1/4"-1"=0"  
Date: Apr 6 2021  
Drawn by: EC  
Proj. no.: 20-1848

**A5**

David Small Designs



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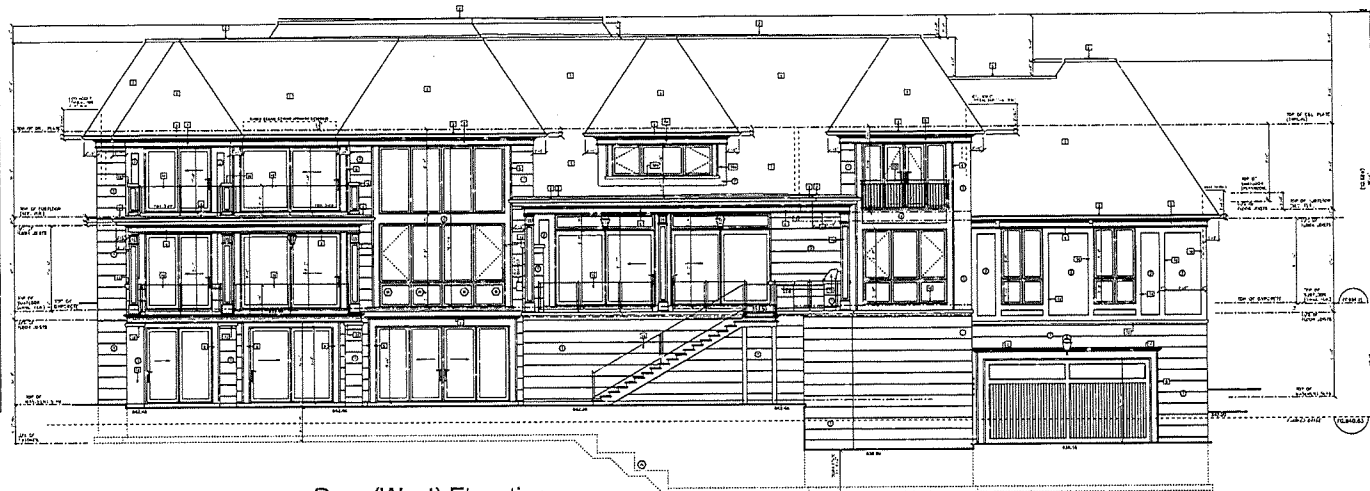


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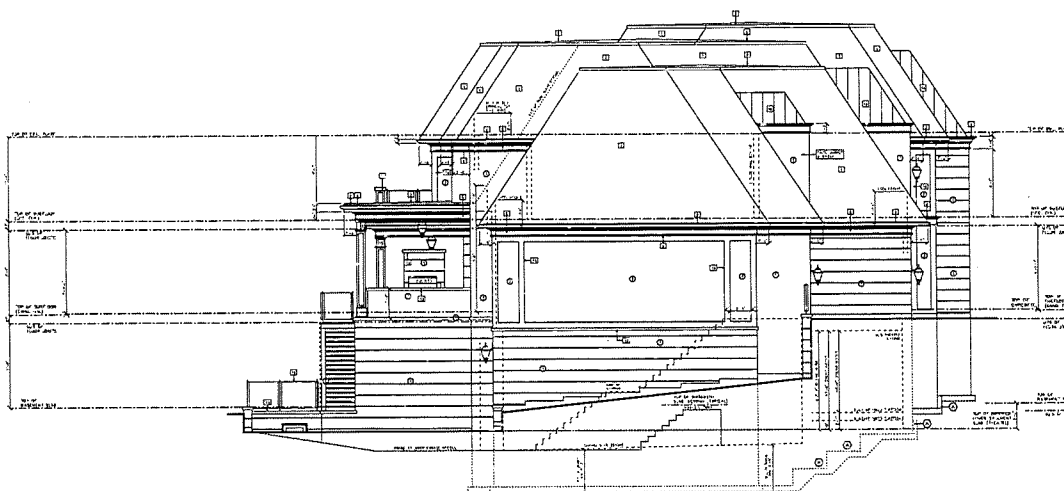
David  
Small  
Designs

A0013/2023  
Sketch 4

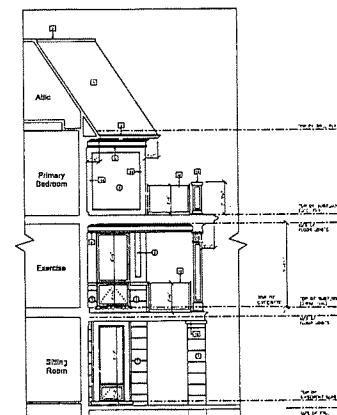
Elevation Notes	
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89	Exterior finish of wall facing to be as per Arch. Rev. 10/12
90	Exterior finish of wall facing to be as per Arch. Rev. 10/12
91	Exterior finish of wall facing to be as per Arch. Rev. 10/12
92	Exterior finish of wall facing to be as per Arch. Rev. 10/12
93	Exterior finish of wall facing to be as per Arch. Rev. 10/12
94	Exterior finish of wall facing to be as per Arch. Rev. 10/12
95	Exterior finish of wall facing to be as per Arch. Rev. 10/12
96	Exterior finish of wall facing to be as per Arch. Rev. 10/12
97	Exterior finish of wall facing to be as per Arch. Rev. 10/12
98	Exterior finish of wall facing to be as per Arch. Rev. 10/12
99	Exterior finish of wall facing to be as per Arch. Rev. 10/12
100	Exterior finish of wall facing to be as per Arch. Rev. 10/12



Rear (West) Elevation  
(Lakeside)



Left-Side (South) Elevation



Hidden Elevation 'A'

Drawing Legend	
1.1. Windows	1.1. Windows
1.2. Doors	1.2. Doors
1.3. Stairs	1.3. Stairs
1.4. Roofs	1.4. Roofs
1.5. Walls	1.5. Walls
1.6. Floors	1.6. Floors
1.7. Ceilings	1.7. Ceilings
1.8. Foundations	1.8. Foundations
1.9. Landscaping	1.9. Landscaping
1.10. Other	1.10. Other
1.11. Notes	1.11. Notes
1.12. Dimensions	1.12. Dimensions
1.13. Materials	1.13. Materials
1.14. Finishes	1.14. Finishes
1.15. Colors	1.15. Colors
1.16. Text	1.16. Text
1.17. Symbols	1.17. Symbols
1.18. References	1.18. References
1.19. Revisions	1.19. Revisions
1.20. Index	1.20. Index
1.21. Title Block	1.21. Title Block
1.22. Scale	1.22. Scale
1.23. Date	1.23. Date
1.24. Author	1.24. Author
1.25. Checker	1.25. Checker
1.26. Approver	1.26. Approver
1.27. Client	1.27. Client
1.28. Project	1.28. Project
1.29. Location	1.29. Location
1.30. Description	1.30. Description
1.31. Notes	1.31. Notes
1.32. Dimensions	1.32. Dimensions
1.33. Materials	1.33. Materials
1.34. Finishes	1.34. Finishes
1.35. Colors	1.35. Colors
1.36. Text	1.36. Text
1.37. Symbols	1.37. Symbols
1.38. References	1.38. References
1.39. Revisions	1.39. Revisions
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1.41. Title Block	1.41. Title Block
1.42. Scale	1.42. Scale
1.43. Date	1.43. Date
1.44. Author	1.44. Author
1.45. Checker	1.45. Checker
1.46. Approver	1.46. Approver
1.47. Client	1.47. Client
1.48. Project	1.48. Project
1.49. Location	1.49. Location
1.50. Description	1.50. Description

The Mansour Home	
Lot 4 & Part of Lot 5 & 6	
Registered Plan No. 121	
Drawing	
Rear & Left-Side Elevations	
Scale:	1/4" = 1'-0"
Date:	April 2021
Drawn by:	DS
Proj. no.:	20-0001

A6

David  
Small  
Designs.



A001312023  
Sketch 6



745 Kirkwood Dr, Sudbury, P3E6J6

[Suggest an address correction](#)



Owner Name  
THIRD AMEN HOLDINGS INC.



Last Sale  
\$1,400,000  
Jun 30, 2015



Lot Size  
4,000 m<sup>2</sup> Area  
448 m Perimeter

[View Measurements](#)

#### Legal Description

PCL 26765 SEC SES; FIRSTLY: LT 3 PL M124 MCKIM EXCEPT S 50 FT; LT 4 PL M124 MCKIM; SECONDLY: PT LT 5 PL M124 MCKIM AS IN LT170616; THIRDLY: PT BROKEN LT 2 CON 2 MCKIM AS IN LT170616 S/T ROW IN LT170617; S/T LT523213; GREATER SUDBURY [less](#)



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 2022.01.01	
A 0014/2023	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

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

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

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

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

Registered Owner(s): OUIMET BROS. LTD	Email:	
Mailing Address: 378 WHITTAKER ST	Home Phone:	
	Business Phone:	
City: SUDBURY	Postal Code: P3C 3X9	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: CORRIE-JO DELWO	Email:	
Mailing Address: 63 KEVIN DR	Home Phone:	
	Business Phone:	
City: SKEAD	Postal Code: P0M 2Y0	Fax Phone:

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

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

Name: DESJARDINS BUSINESS CENTRE - ISABELLE MARCHAND	
Mailing Address: 40 ELM ST, SUITE 166	
City: SUDBURY	Postal Code: P3C 1S8

- 4) Current Official Plan designation: LIVING AREA I Current Zoning By-law designation: R2-3

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

Variance To	By-law Requirement	Proposed	Difference
REAR YARD SETBACK	7.5 M	2.19 M	5.31 M
LOT COVERAGE	50%	67%	17%

- b) Is there an eave encroachment? ☒ Yes ☐ No If 'Yes', size of eaves: 0.31 (m)

- c) Description of Proposal:

TO LEGALIZE AN EXISTING ADDITION BUILT BETWEEN 1986 AND 2012 WHEN THE PREVIOUS OWNER, MR. McDONALD, PURCHASED THE PROPERTY. AS A REQUEST FROM BUILDING SERVICES THROUGH THE CHANGE OF USE APPLICATION A0141/2021, MR. McDONALD IS APPLYING FOR A BUILDING PERMIT AND MINOR VARIANCE TO LEGALIZE THE ADDITION.

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

THE SUBJECT LANDS ARE ZONED R2-3 AND THE ADDITION DOES NOT MEET THE REAR YARD SETBACK REQUIREMENTS.  
FURTHER, WE ARE EXPANDING THE GROSS FLOOR AREA OF AN EXISTING NON-COMPLYING STRUCTURE.

A0014/2023



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

PIN(s): 73586 0666 Township: MCKIM WARD 1  
 Lot No.: 7 Concession No.: 3 Parcel(s):  
 Subdivision Plan No.: PL 4S LT 281 Lot: PT 280 Reference Plan No.: Part(s):  
 Municipal Address or Street(s): 378 WHITTAKER STREET

- 7) Date of acquisition of subject land. FEBRUARY 2022

- 8) Dimensions of land affected.

Frontage 21.77 (m) Depth 38.12 (m) Area 829.79 (m<sup>2</sup>) Width of Street +/- 20 (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	542.29 (m <sup>2</sup> )	13.27 (m <sup>2</sup> )
Gross Floor Area:	700.29 (m <sup>2</sup> )	13.27 (m <sup>2</sup> )
No. of storeys:	2	1
Width:	17.24 (m)	3.35 (m)
Length:	31.13 (m)	3.96 (m)
Height:	4.27 (m)	3.60 (m)

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

	Existing	Proposed
Front:	0.83 (m)	2.19 (m)
Rear:	20.06 (m)	1.50 (m)
Side:	0.27 (m)	16.92 (m)
Side:	14.52 (m)	

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

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

What type of access to the land?

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

- 12) Date(s) of construction of all buildings and structures on the subject land.
- 
- MAIN BUILDING - 1941; ADDITION - SOMEWHERE BETWEEN 1986 (AS PER SURVEY) AND 2012 WHEN PURCHASED BY MR. MCDONALD

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

Use(s): SEE ATTACHED

Length of time: 1 YEAR

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

Same as #13 ☒ or, \_\_\_\_\_

- 15) What is the number of dwelling units on the property? N/A

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

☐ Yes ☒ No

If "yes", how many? N/A

- 17) Existing uses of abutting properties: RESIDENTIAL & INSTITUTIONAL

A0014/2023

- 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): A245/85, A0112/2012 & A0141/2021  
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, QUIMET BROS. LTD (please print all names), the registered owner(s) of the property described as 378 WHITTAKER STREET  
in the City of Greater Sudbury:

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

- 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;
- 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;
- 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;
- 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

- 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;
- 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 CORRIE-JO DELWO (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<sup>th</sup>

day of January, 20 23

(Witness)

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

Print Name: Luc Quimet

\*I have authority to bind the Corporation

Robert Quimet  
A004/2023

INVe, CORRIE-JO DELWO

\_\_\_\_ (please print all names),

the registered owner(s) or authorized agent of the property described as 378 WHITTAKER ST., 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 6th day of February, 2023

Dorothy Valle Golew  
Commissioner of Oaths      signature of Owner(s) or Signing Officer

signature of Owner(s) or Signing Officer or Authorized Agent  
(\*where a Corporation)



Print Name: CORRIE-JO DELWOOD  
 \*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.

Date of Receipt: Feb 6/23 Hearing Date: Mar 3/23 Received By: S. Pinkerton  
Zoning Designation: R2-3 Resubmission: ☐ Yes ☒ No  
Previous File Number(s): See below  
Previous Hearing Date:  
Notes:  
A 0245/1985 (Jan 20/86)  
A 0112/2012 (Aug 27/12)  
A 0141/2021 (Dec Nov 24/21)

A0044/2023

**APPLICATION FOR MINOR VARIANCE – MARCH 3, 2023  
378 WHITTAKER STREET, SUDBURY, ON**

14) The following is a list of proposed uses:

1. An insurance adjuster
  - a. Occupy 240 square feet of office space
  - b. 1-2 persons working in the office Monday to Friday
  - c. 1-2 parking spaces
  - d. They will see on average one client per week in the office for a 15-30 minute meeting
2. A cleaning contractor.
  - a. Occupy 360 square feet of shop space.
  - b. Store cleaning supplies
  - c. 1 parking space
  - d. Staff will pick up supplies 5-10 times weekly
3. Safety Supply Company
  - a. Occupy roughly 2,000 square feet of shop space
  - b. Occupy 400 square feet of office space
  - c. 2-3 persons working in the office and shop Monday to Friday
  - d. 2-3 parking spaces
  - e. Store equipment in the shop space
  - f. Have a delivery driver who would make multiple trips in and out throughout the day, 5 to 10 times daily on average
  - g. Occasional customer pick up
  - h. Receive one large deliver weekly
4. Off season Tire Storage by owner
  - a. Occupy roughly 1,500 square feet of shop space
  - b. No staff on site
  - c. No activity 9 out of 12 months per year.
  - d. 1 delivery per day for 6 weeks in each the spring and fall

**Below is a summary of historical parking permitted:**

Previous: 5 onsite employees  
Proposed: 3-5 onsite employees

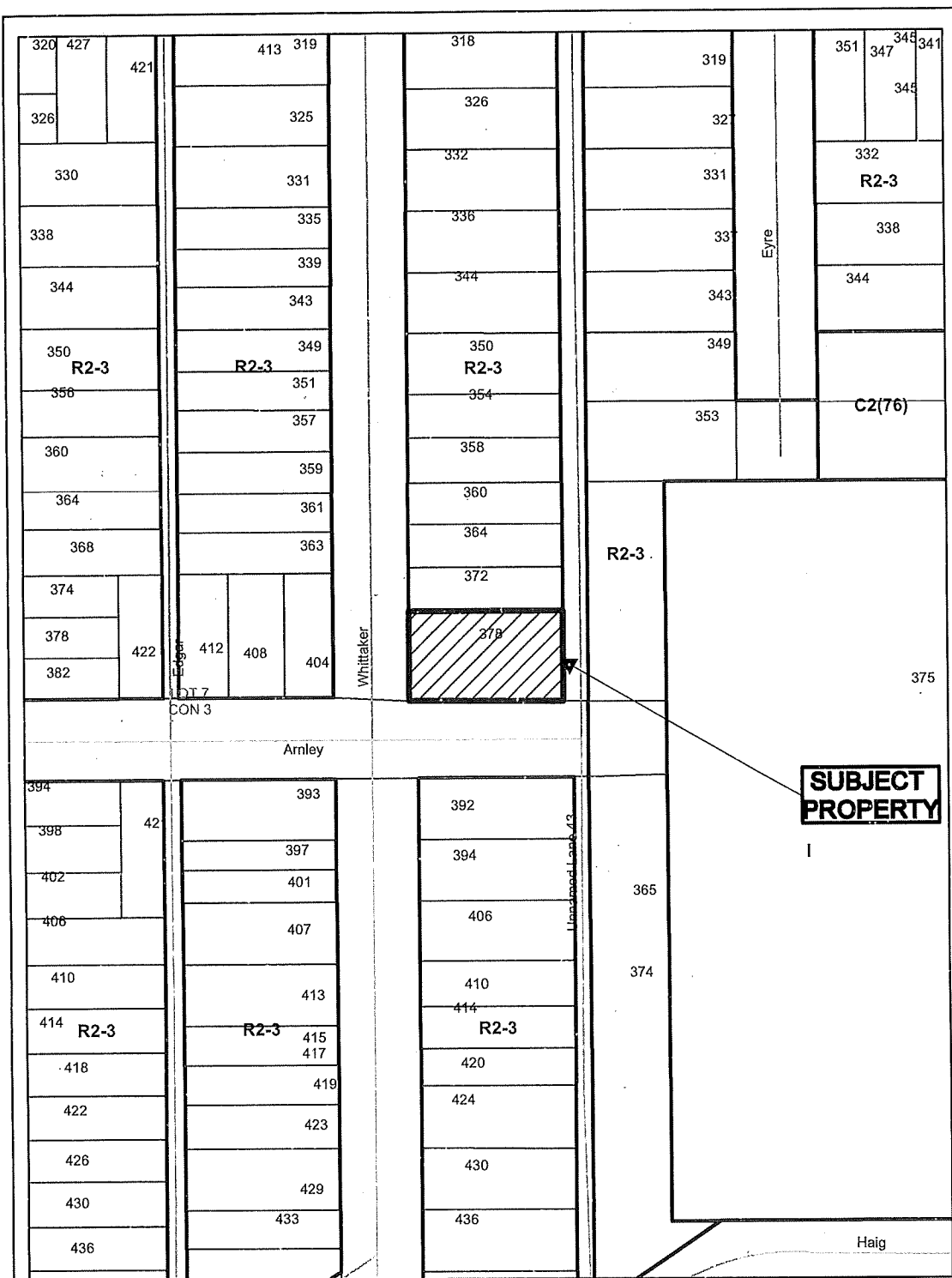
**Traffic beyond onsite employees:**

Previous: Up to 25 service vehicles picking up supplies daily. 100-125 per week. Most of them clustered between 7:00 a.m. and 8:00 a.m. No complaints received.  
Proposed: Up to 13 stops at the building daily during peak tire season.

**Large deliveries:**

Previous: 1 per week  
Proposed: 1 per week

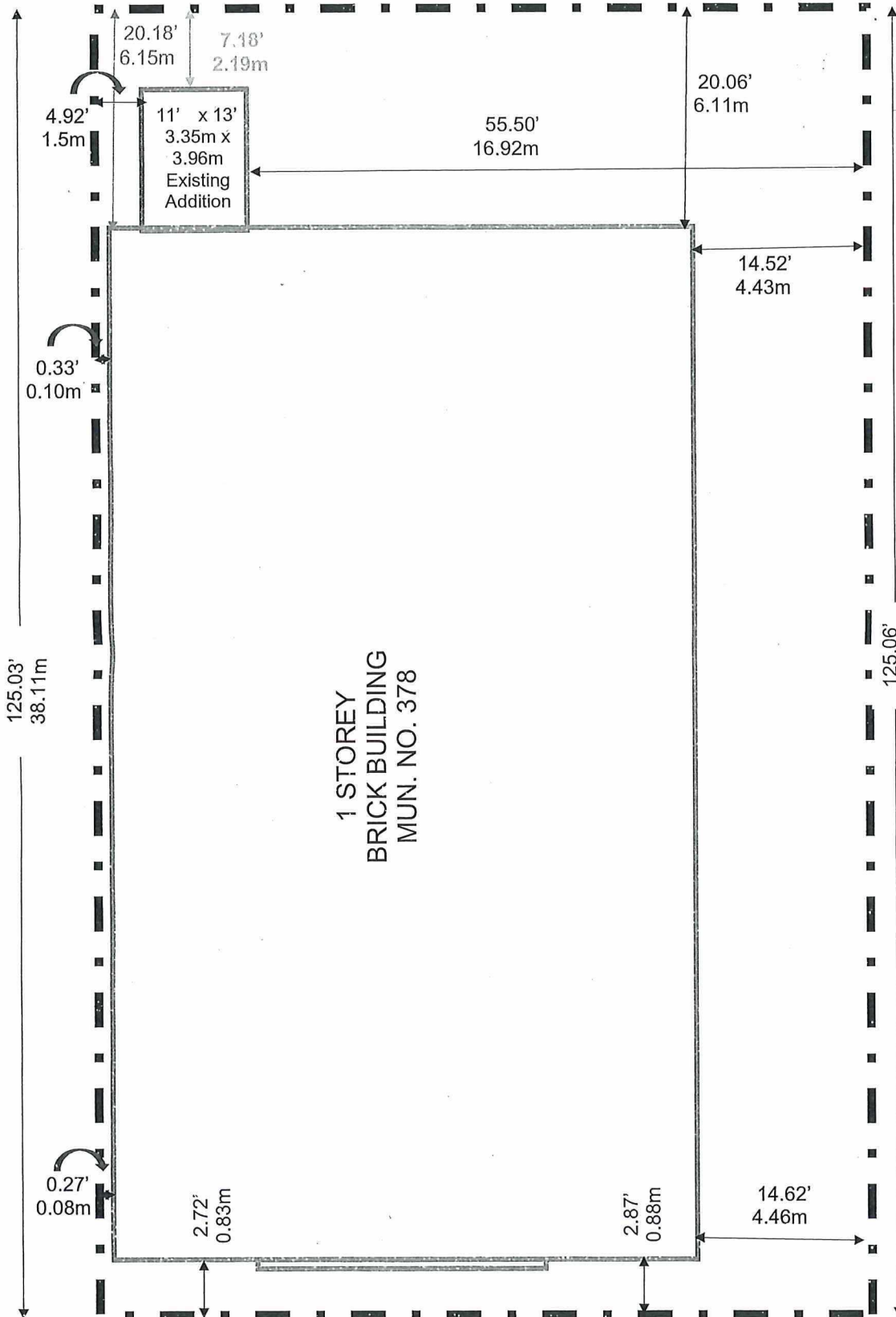
A0014/2023



		<b>Application for Minor Variance or Permission</b>	
		<p>Subject Property,  PIN 73586-0666, Lot 281 on Plan 4-SC and  Part Lot 280 on Plan 4-SC as in S108819,  Township of McKim,  378 Whittaker Street, Sudbury,  City of Greater Sudbury</p>	
Sketch 1, NTS NDCA		A0014/2023 Date: 2023 02 10	

# LANEWAY

71.42'  
21.77m



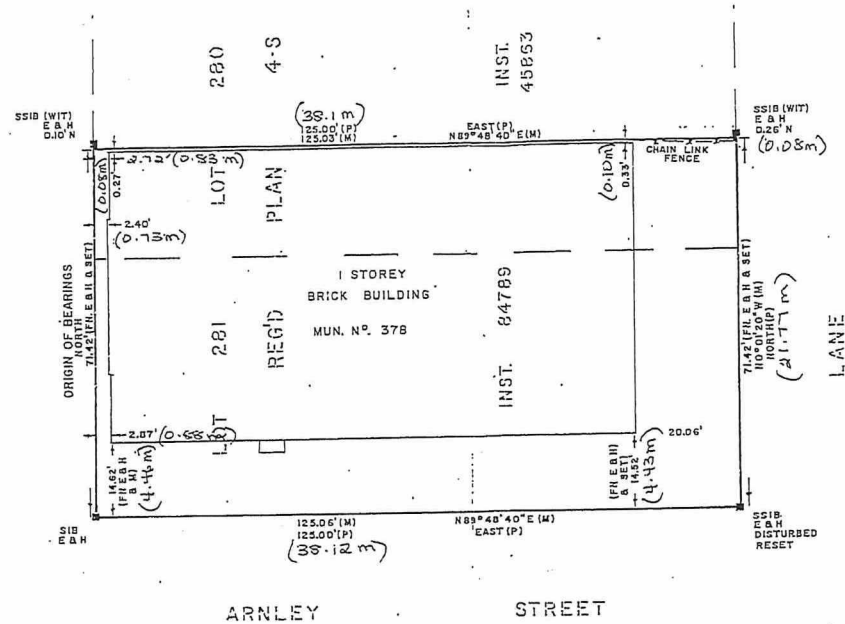
WHITTAKER STREET

ARNLEY STREET

A0014/2023  
Sketch - 2

A0044/2023  
Sketch - 3

WHITTAKER STREET



E & H DENOTES ENDLEMAN HOLDER INC.  
FN DENOTES FIELD NOTES  
SIB DENOTES STANDARD IRON BAR  
SSIB DENOTES SHORT STANDARD IRON BAR  
IB DENOTES IRON BAR  
RB DENOTES ROCK BAR  
CC DENOTES CUT CROSS  
■ DENOTES FOUND  
(M) DENOTES MEASURED  
(P) DENOTES PLAN

NOTE  
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EAST LIMIT OF WHITTAKER STREET HAVING A BEARING OF NORTH AS SHOWN ON REGISTERED PLAN 4-S

© LANE AND OGILVIE LIMITED 1986

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:  
THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 28th DAY OF FEBRUARY 1986

MAR. 4, 1986  
DATE

R.T. LANE  
ONTARIO LAND SURVEYOR

PLAN SHOWING BUILDING LOCATION  
LOT 281 AND PART OF LOT 280  
REGISTERED PLAN 4-S  
TOWNSHIP OF MCKIM  
CITY OF SUDBURY  
REGIONAL MUNICIPALITY OF SUDBURY

DATE: 1986	SCALE: 1" = 20'	REF. No. (118) 4-S 10-7-MCKIM
---------------	--------------------	----------------------------------

LANE AND OGILVIE LIMITED  
ONTARIO LAND SURVEYORS &  
CANADA LANDS SURVEYORS  
127 PINE ST - SUDBURY

A0044/2023 Sketch 2

Approved 4/2023  
Sketch-4

### FOUNDATION WALL ASSEMBLIES:

- EXTERIOR BLOCK FOUNDATION WALL**
- 2 PLY 1/2" MIN. CHAMPROOFING FROM FINISHED GRADE DOWN TO COVE AND OVER CONCRETE FOOTING
  - 16" MIN. CONCRETE PAVING WITH COVE AT TOP OF POURED CONCRETE FOOTING
  - 12" MIN. CONCRETE BLOCKS, BACKFILLED TO A SUPPORTED HEIGHT OF 8'-11" MAX. ABOVE THE SLAB

### WALL ASSEMBLIES:

- EXTERIOR BLOCK WALL WITH CORE ASSEMBLY**
- 3-1/2" BRICK VENEER
  - 1" AIR SPACE
  - 8" CMU WALL

### FLOOR ASSEMBLIES:

- 4" CONCRETE SLAB**
- 4" CONCRETE SLAB ON GRADE - REINFORCED W/ WWP #6 @ 18" O.C.

### ROOF ASSEMBLIES:

- 25 YEAR ASPHALT SHINGLES**
- 25 YEAR ASPHALT SHINGLES
  - EXTERIOR INSULATION PERIMETER AS PER DETAIL
  - ICE AND WATER SHIELD AROUND PERIMETER AND FLASHING AT EAVES
  - CONSTRUCTION FELL PAPER
  - 21/2" OSB SHEATHING
  - 2x6 RAFTERS @ 16" O.C. (SEE ROOF FRAMING PLAN)

### ROOF PLAN LEGEND

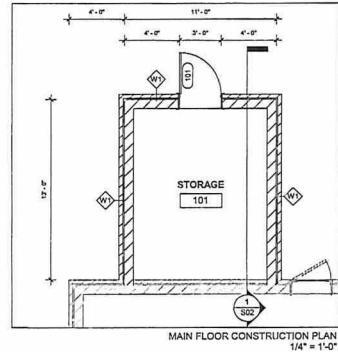
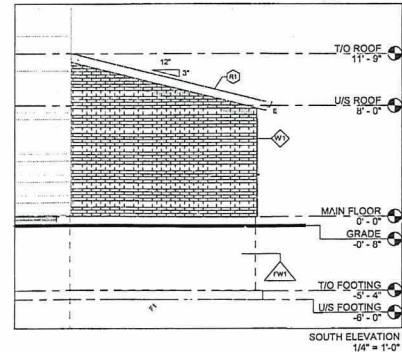
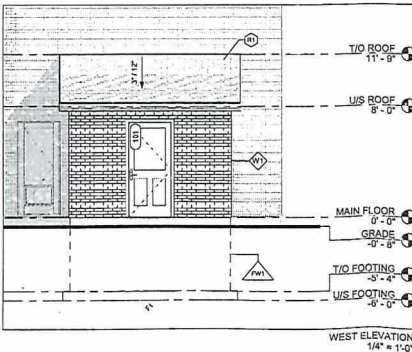
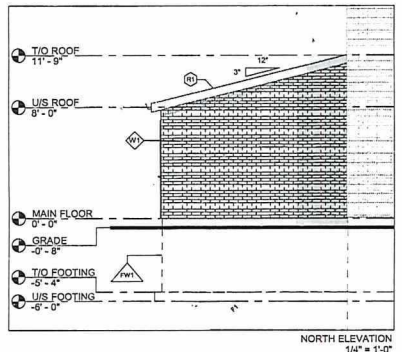
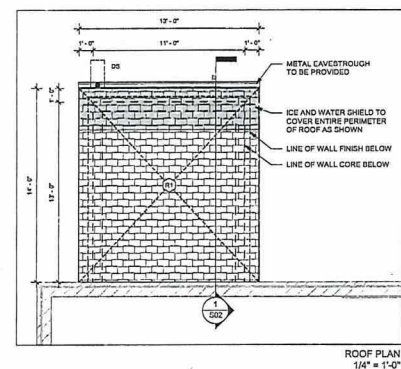
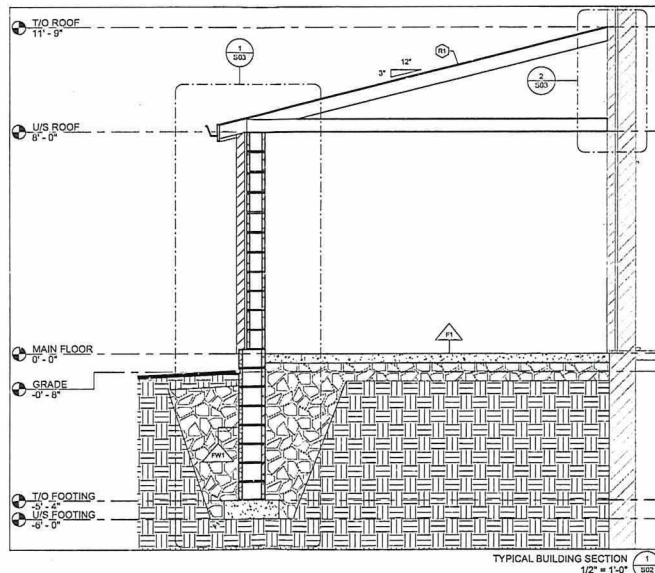
- SLOPE**  
4/12  
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■
- INDICATES DRAINAGE FROM EAVES & ROOF SLOPE
  - INDICATES DOWN SPOUTS DAY SPLASH PAD
  - INDICATES EAVESTROUGH OR DOWNSPOUT
  - INDICATES ROOF VENT
  - INDICATES MINIMUM EXTENT OF EAVE PROTECTION FLASH PROTECTION TO EXTEND A MINIMUM OF 1'-0" PAST INTERIOR FACE OF EXTERIOR WALL

### NOTES:

- ICE AND WATER SHIELD TO EXTEND 1'-0" PAST INTERIOR FACE OF EXTERIOR WALL (TYPICAL)
- ALL ROOF VENTS TO HAVE EAVE PROTECTION AND FLASHING
- THE MANUFACTURED ROOF TRUSS SUPPLIER SHALL PROVIDE MANUFACTURED ROOF TRUSSES FLUSH TO THE DESIGN PARAMETERS PROVIDED BY KOMRI ENGINEERING AND IN ACCORDANCE WITH IRC PART 8 - 2021 11 WOOD TRUSSES.

### LEGEND

- |         |  |
|---------|--|
| MTL FL  | DENOTES METAL FLASHING                     |
| ASPH SH | DENOTES 25 YEAR ASPHALT SHINGLES           |
| H/VRLSD | DENOTES HORIZONTAL VINYL SIDING BY OWNER   |
| MTL CAV | DENOTES METAL CAVESTROUGHT                 |
| PARG    | DENOTES PARKING LAYER                      |
| FWT     | FOUNDATION WALL IDENTIFICATION IN SCHEDULE |
| R01     | ROOF IDENTIFICATION IN SCHEDULE            |
| W01     | WALL IDENTIFICATION IN SCHEDULE            |
| D01     | DOOR IDENTIFICATION IN SCHEDULE            |
| F01     | FOOTING IDENTIFICATION IN SCHEDULE         |



GENERAL  
NOTES  
1. ANY CHANGES TO THIS SET SHALL BE BASED ON THE CONTRACT DOCUMENTS AND SHALL BE APPROVED BY THE ARCHITECT.  
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.  
3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.  
4. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.

REVISIONS  
# REVISION FOR CONSTRUCTION

LOCAL PROFESSIONAL SEAL  
KOMRI ENGINEERING  
K. O. KOMRI  
REGISTERED PROFESSIONAL ENGINEER  
05-28-2020  
PROVINCE OF ONTARIO

ISSUED FOR CONSTRUCTION - MAY 26, 2022

378 WHITAKER STREET, SUITE 201  
FALLS CHURCH, VA 22034

FLOOR PLAN, ELEVATIONS, ROOF PLAN AND SECTION

DRAWN: DL  
CHECKED: KO  
SCALE: As Indicated  
SHEET: 1

S02





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

APPLICATION FEE: \$1,025.00 (includes \$245.00 legal notice fee)  
APPLICATION FEE FOR HEDGEROWS: \$312.00 (includes \$245.00 legal notice fee)  
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- 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): City of Greater Sudbury Email: [REDACTED]  
Mailing Address: 200 Brady Street Home Phone: [REDACTED]  
Business Phone: [REDACTED]  
City: Sudbury Postal Code: P3A 5P3 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: 3rdline Studio Inc. Email: [REDACTED]  
Mailing Address: 289 Centre St., Suite 300 Home Phone: [REDACTED]  
4472 Long Lake Road, Sudbury, ON P3G 1K4 Business Phone: [REDACTED]  
City: Sudbury Postal Code: P3B 1M8 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: [REDACTED]  
Mailing Address: [REDACTED]  
City: [REDACTED] Postal Code: [REDACTED]

- 4) Current Official Plan designation: Park and open space Current Zoning By-law designation: RU

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

Variance To	By-law Requirement	Proposed	Difference
Side Yard Setback for Accessory Bldg	10m	1.5m	8.5m
Side Yard Setback for Eave	8.8m	3.0m	5.8m
Accessory Use of Storage Containers in a Park	Not Expressly Permitted	Permitted	

- b) Is there an eave encroachment? ☒ Yes ☐ No If 'Yes', size of eaves: 1.5 (m)

- c) Description of Proposal: To permit the encroachment of the accessory structure(s) and eave overhang into the Side Yard Setback, adding a third storage container, as per drawing MV-2 and to permit the use of the three (3) storage containers as structures accessory to a Park located in the Rural Zone.

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
Existing conditions. Structure cannot be moved. Adding third storage container for recreational equipment.  
Note: Storage Containers are to be clad and re-purposed as support structures accessory to the Park.

Office Use Only
2022.01.01
A 0015/2023
S.P.P. AREA
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
NDCA REG. AREA
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

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

PIN(s): 73476-0482 and 73476-0498 Township: Broder  
 Lot No.: 5 Concession No.: 3 Parcel(s):  
 Subdivision Plan No.: Lot: Reference Plan No.: Part(s):  
 Municipal Address or Street(s): 4472 Long Lake Road, Sudbury, ON P3G 1K4

- 7) Date of acquisition of subject land.

- 8) Dimensions of land affected.

Frontage 30.5 (m) Depth 189 (m) Area 22,292 (m<sup>2</sup>) Width of Street N/A (m)

- 9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	44.5	(m <sup>2</sup> )	N/A	(m <sup>2</sup> )
Gross Floor Area:	44.5	(m <sup>2</sup> )	N/A	(m <sup>2</sup> )
No. of storeys:	1		N/A	
Width:	14.6	(m)	N/A	(m)
Length:	8.5	(m)	N/A	(m)
Height:	5.7	(m)	N/A	(m)

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

	Existing		Proposed	
Front:	111.6	(m)	N/A	(m)
Rear:	70.4	(m)	N/A	(m)
Side:	80	(m)	N/A	(m)
Side:	1.57	(m)	N/A	(m)

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

What type of access to the land?

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

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

Covered Storage Containers April 13, 2021

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

Use(s): Recreational Activities and Storage Length of time: \_

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

Same as #13 ☒ or, \_\_\_\_\_

- 15) What is the number of dwelling units on the property? 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: Park, Rural

A0015/2023

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

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

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

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

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

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

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

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

#### **PART A: OWNER ACKNOWLEDGEMENT AND CONSENT**

I/We, City of Greater Sudbury, Jeff Pafford (please print all names), the registered owner(s) of the property described as 4472 Long Lake Road, Kivi Park

in the City of Greater Sudbury:

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

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

##### **Authority to Enter Land and Photograph**

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

##### **Appointment of Authorized Agent**

- g) appoint and authorize 3rdLine Studio Inc., Vivianne Giroux (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 16 day of November, 20 22

(witness)

**Jeff Pafford**

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

Print Name: Jeff Pafford

\*I have authority to bind the Corporation

Digitally signed by Jeff Pafford  
DN: cn=Jeff Pafford, o=City of Greater Sudbury, ou=Director of  
Labour Services, Date: 2023.02.06 09:16:24 -0500

A0015-2023


I/We, 3rdLine Studio Inc. Vivianne Giroux

\_\_\_\_ (please print all names),

the registered owner(s) or authorized agent of the property described as 4472 Long Lake Road, Kivi Park

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 6 day of February, 2023

  
Commissioner of Oaths

Paula Elizabeth Green, 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: Vivianne Giron  
\*I have authority to bind the Corporation

**FOR OFFICE USE ONLY**

Date of Receipt: Feb 6/23 Hearing Date: Mar 3/23 Received By: S. Pinkerton

Zoning Designation: P, RU Resubmission: ☒ Yes ☐ No

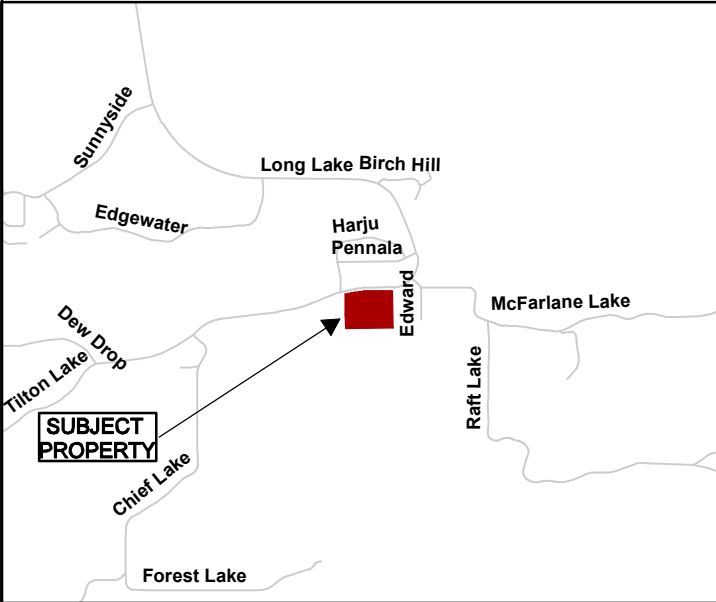
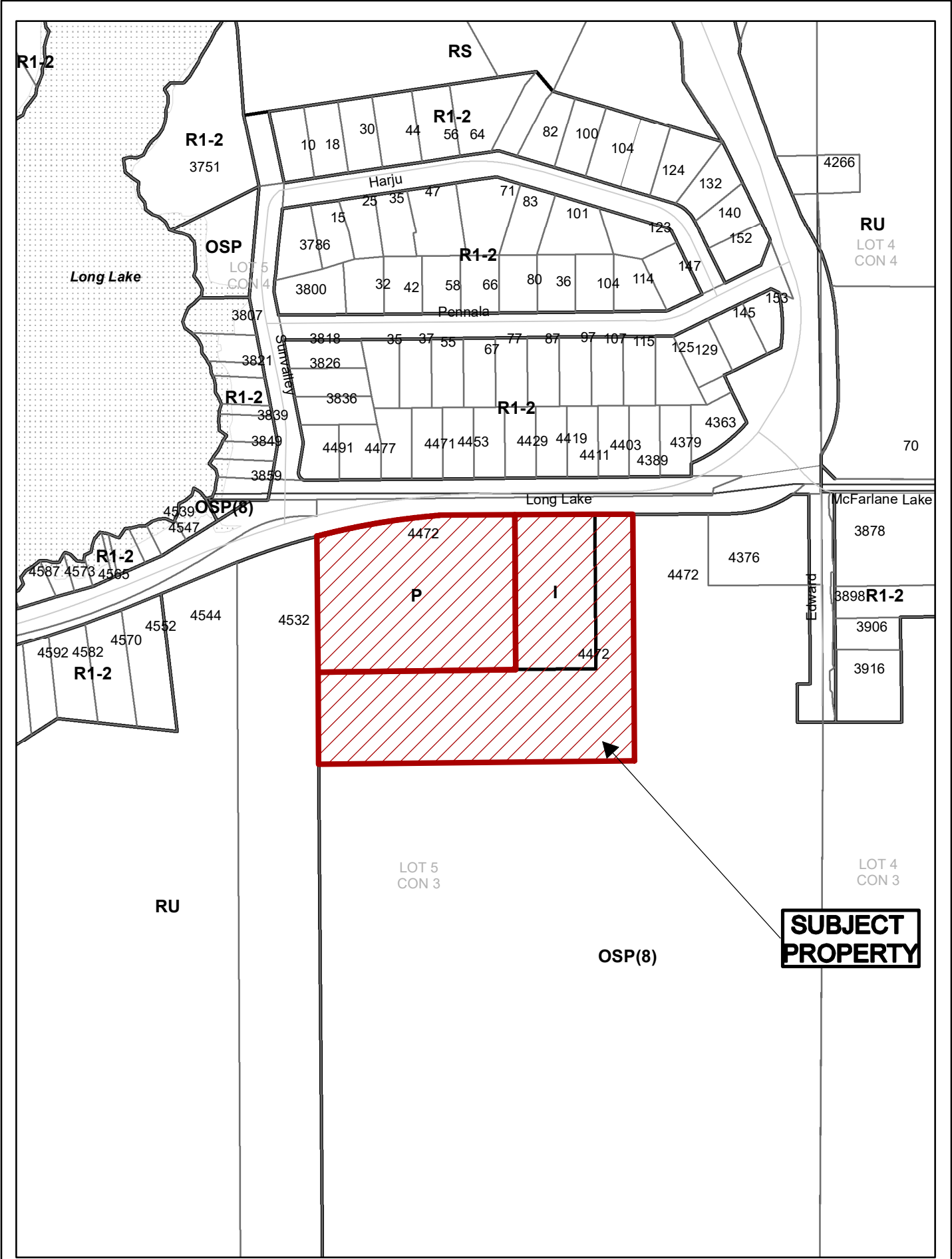
Previous File Number(s): See below

Previous Hearing Date:

Notes:

A 266/92 (Oct 5/92)  
B 4/73 (Feb 12/73)

A0015-2023



### Application for Minor Variance or Permission

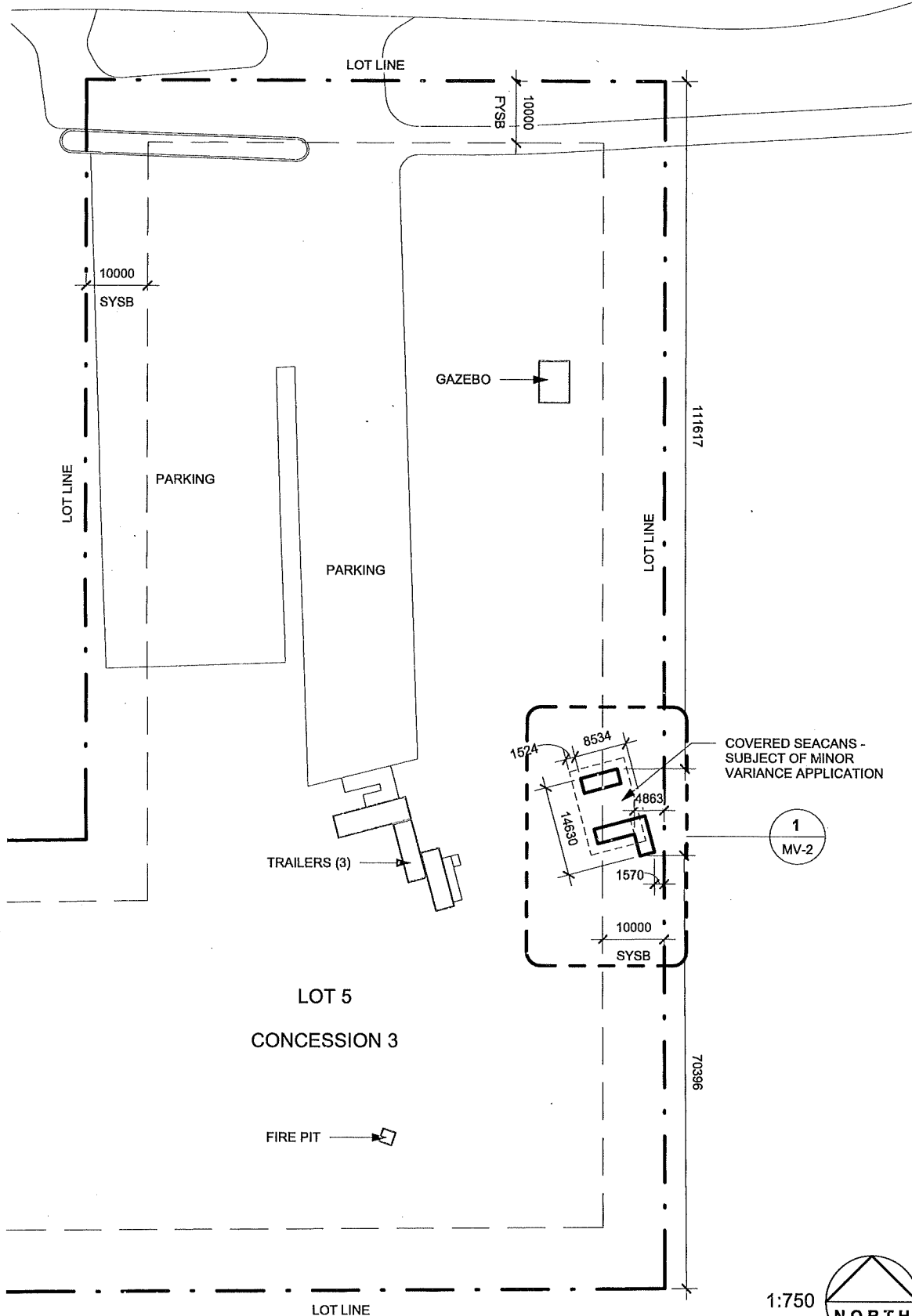
Subject Property,  
PINs 73476-0498 and 73476-0482, Parcels  
18243 and 19743A SEC SES,  
Part Lot 5, Concession 3 as in LT105347, LT114800  
and Part 1 on Plan 53R-5024,  
except Unit 8 on Expropriation Plan D34 and  
SRO LT149382, Township of Broder,  
4472 Long Lake Road, Sudbury,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

A0015/2023  
Date: 2023 02 22



# LONG LAKE ROAD



1:750



KIVI PARK PERMITTING

MINOR VARIANCE - ACCESSORY STRUCTURE

**3RDLINE.STUDIO** 287 CEDAR STREET  
SEASIDE, CA 92083  
1 705.674.2300

Project No: 2136  
Scale: 1 : 750

2022 06 15



A0015-2023  
Sketch - 3



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

## City of Greater Sudbury

### APPLICATION FOR MINOR VARIANCE

Office Use Only 2022.01.01	
A 0016/2023	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Patrick & Marie Lemieux Email: [REDACTED]  
Mailing Address: 5997 Tilton Lake Road Home: [REDACTED]  
Business Phone: [REDACTED]  
City: Sudbury Postal Code: P3G 1L3 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: Patrick Lemieux Email: [REDACTED]  
Mailing Address: 5997 Tilton Lake Road Home: [REDACTED]  
Business Phone: [REDACTED]  
City: Sudbury Postal Code: P3G 1L3 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: Caisses Alliance  
Mailing Address: 1-Rue Racine Est  
City: Uxema, Ontario Postal Code: P0H 2M0

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

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

Variance To	By-law Requirement	Proposed	Difference
4.41.2 (SFD)	30.0 m	19m	11m
4.41.2 (Garage)	30.0 m	28.5m	1.5m
4.3 A	Not Permitted	To Permit	
4.41.3 and		Zero Frontage	
4.41.4 Shore Buffer	20.0 m	17m	3m

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

c) Description of Proposal: Construct Single Family Dwelling and Detached Garage

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: Existing lot dimensions don't allow



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

PIN(s): 73472-0193 Township: Broder  
 Lot No.: 9 Concession No.: 2 Parcel(s): 128025  
 Subdivision Plan No.: \_\_\_\_\_ Lot: \_\_\_\_\_ Reference Plan No.: 53R4785 Part(s): 6  
 Municipal Address or Street(s): 3997 Tilton Lake Road, Sudbury, P3G 1L3

- 7) Date of acquisition of subject land.

May 20, 2022

- 8) Dimensions of land affected.

Frontage 33.4 (m) Depth 36.363 (m) Area 1631 (m<sup>2</sup>) Width of Street / (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>See Attached</u> (m <sup>2</sup> )	_____ (m <sup>2</sup> )
Gross Floor Area:	<u>See Attached</u> (m <sup>2</sup> )	_____ (m <sup>2</sup> )
No. of storeys:	_____	_____
Width:	_____ (m)	_____ (m)
Length:	_____ (m)	_____ (m)
Height:	_____ (m)	_____ (m)

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

	Existing	Proposed
Front:	<u>See Attached</u> (m)	<u>19</u> (m)
Rear:	<u>See Attached</u> (m)	<u>12</u> (m)
Side:	<u>See Attached</u> (m)	<u>8</u> (m)
Side:	<u>See Attached</u> (m)	<u>19</u> (m)

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

What type of access to the land?

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

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

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

Approx 1960-1975

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

Use(s): Seasonal Dwelling Length of time: Approx 62 yrs

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

Same as #13 ☐ or, Single Family Dwelling

- 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:

Single Family Dwelling, 6003 Tilton Lake Road

April 2023

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

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

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

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

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

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

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

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

#### PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Patrick & Louise Hemieux (please print all names), the registered owner(s) of the property described as 3997 Tilton Lake Road

in the City of Greater Sudbury:

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

- 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;
- 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;
- 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;
- 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

- 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;
- 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

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

Dated this 7 day of February, 20 23

Denise Anderson  
(witness)

Leisure Clerk  
Ext. 2448

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

Print Name: Patrick Hemieux

\*I have authority to bind the Corporation


A0016/2023

I/We, Patrick Lemieux (please print all names),  
the registered owner(s) or authorized agent of the property described as \_\_\_\_\_

in the City of Greater Sudbury:

I/We 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 7 day of February, 2023

  
Commissioner of Oaths

Paula Elizabeth Green, 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: Patrick Hennessy  
 \*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 7/23 Hearing Date: Mar 3/23 Received By: S. Pinkerton  
Zoning Designation: RI-1 Resubmission: ☐ Yes ☒ No  
Previous File Number(s): none  
Previous Hearing Date:  
  
Notes:

Apr 16/2023

## Question 9

### Existing

#### Sauna

Ground Floor Area	15 m <sup>2</sup>
Gross Floor Area	15 m <sup>2</sup>
No of Storeys	1
Width	3.048 m
Length	4.817 m
Height	3.658 m

### Proposed

#### House

Ground Floor Area	131.9 m <sup>2</sup>
Gross Floor Area	153.89 m <sup>2</sup>
No of Storeys	1
Width	14 m
Length	13.4 m
Height	6.286 m

### Shed 1

Ground Floor Area	17.837 m <sup>2</sup>
Gross Floor Area	17.837 m <sup>2</sup>
No of Storeys	1
Width	3.658 m
Length	4.877 m
Height	3.658 m

### Garage

Ground Floor Area	44.59 m <sup>2</sup>
Gross Floor Area	44.59 m <sup>2</sup>
No of Storeys	1
Width	6 m
Length	7.3 m
Height	5 m

### Shed 2

Ground Floor Area	15.6 m <sup>2</sup>
Gross Floor Area	15.6 m <sup>2</sup>
No of Storeys	1
Width	3.658 m
Length	4.267 m
Height	3.658 m

# Question 10

Existing  
Sawna

Front	1.1	3
<del>Sale</del> Rear	34	3 3
Sale	6.17	3 3
Sale	20	3

Shed 1

Front	12.2	3
Rear	20 <del>32</del>	3 3
Sale	32	3 3
Sale	4.11	3

Shed 2

Front	24	3
Rear	11	3 3
Sale	0.04	3 3
Sale	29.1	3

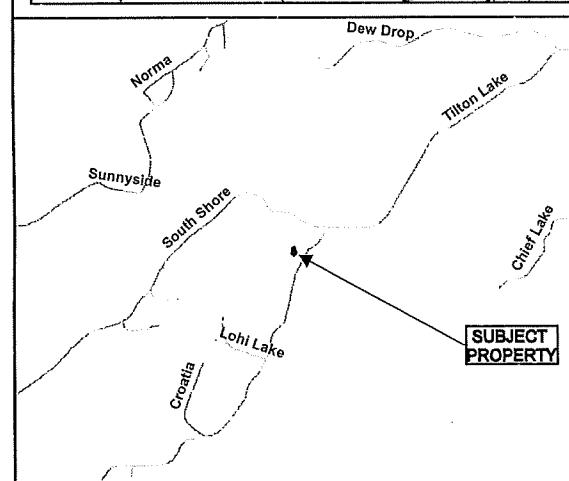
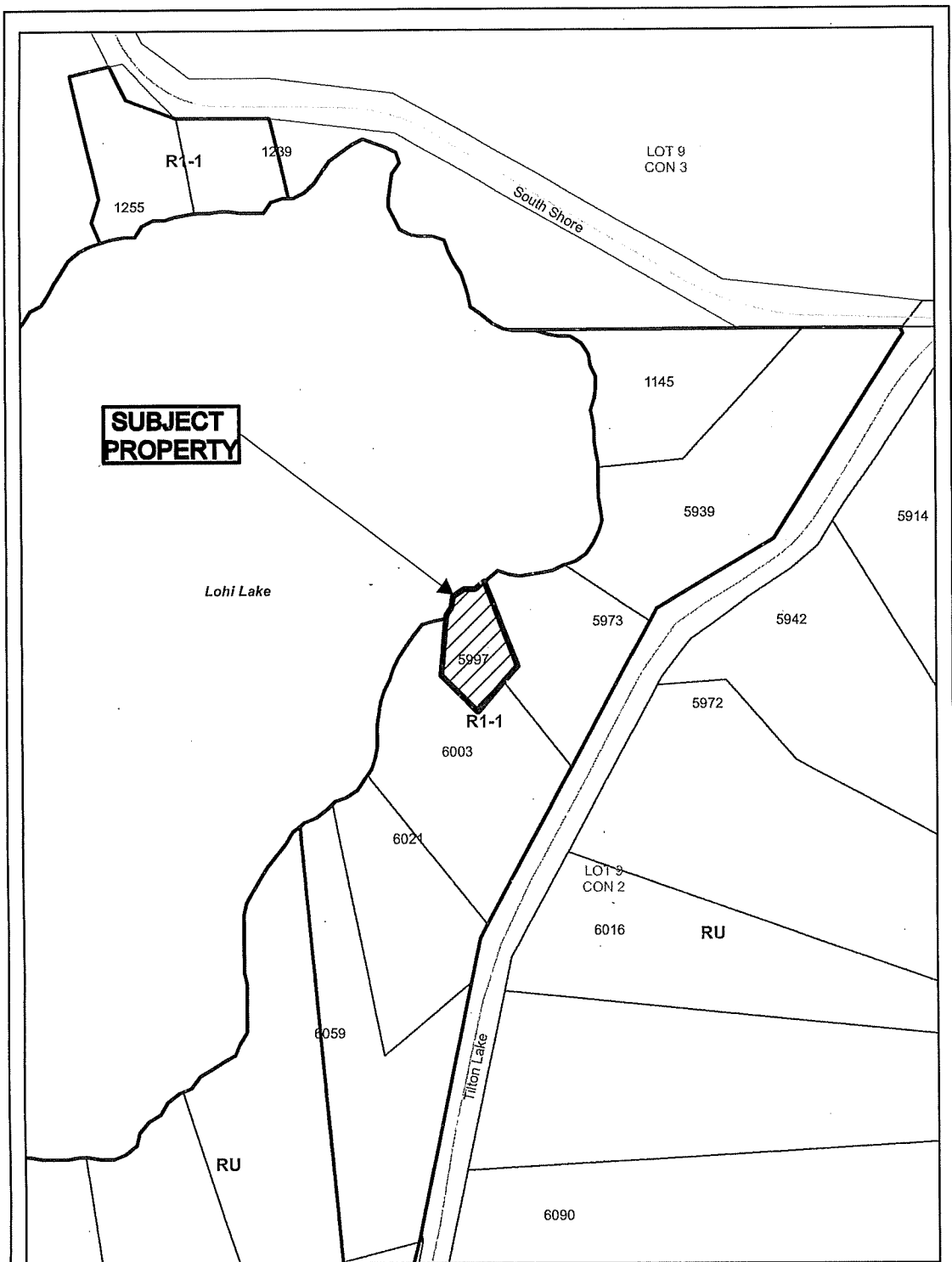
Proposed

House

19	3
12	3 3
8	3 3
14	3

Garage

27	3
6	3 3
27.48	3 3
3	3



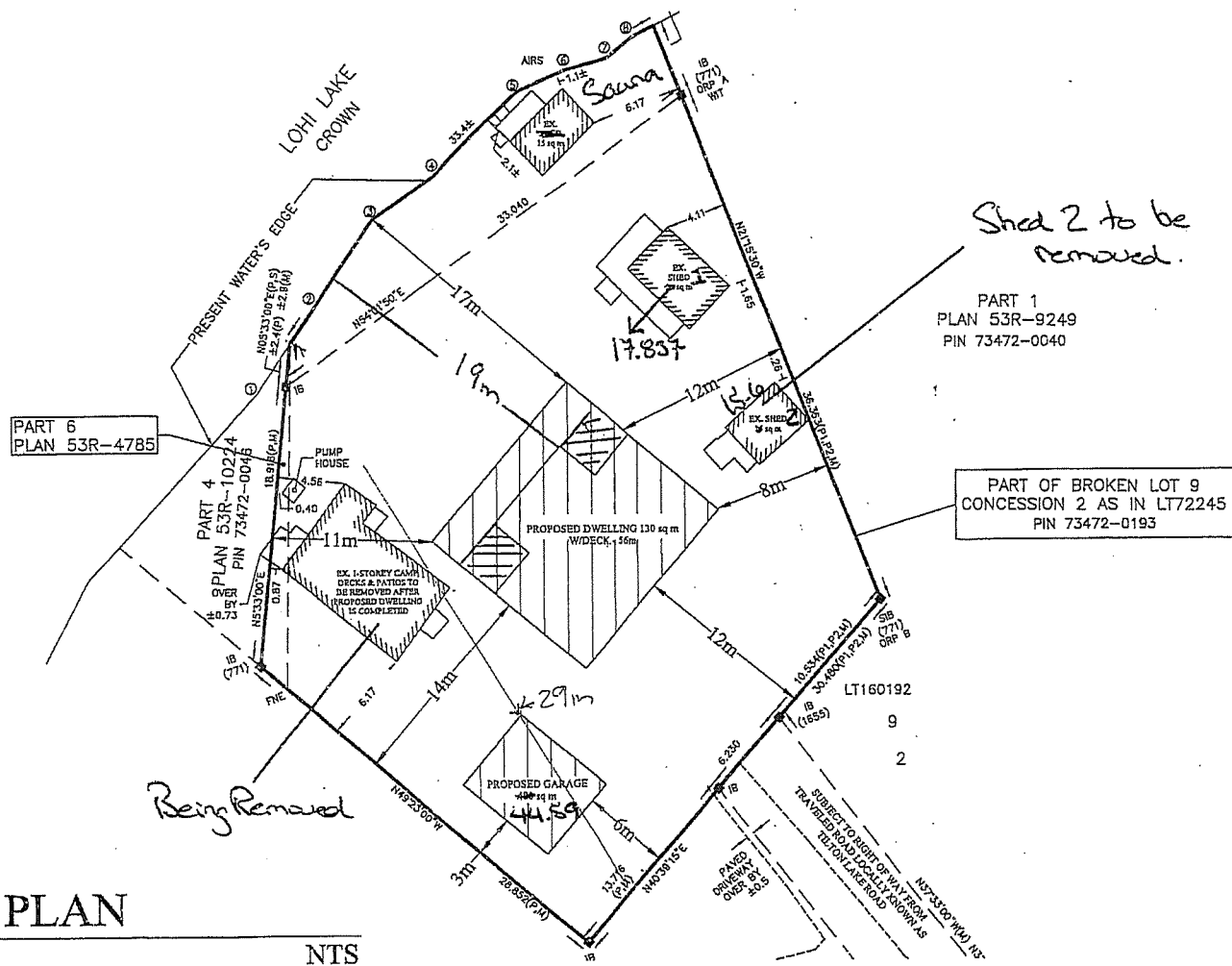
### Application for Minor Variance or Permission



Subject Property,  
PIN 73472-0193, Parcel 12805 SEC SES,  
Part Lot 9, Concession 2, as in LT72245 and  
Part 6 on Plan 53R-4785, Township of Broder,  
5997 Tilton Lake Road, Sudbury,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

A0016/2023  
Date: 2023 02 13



KIMBERLY E. ZARICHNEY



TRACIA	TRACIA
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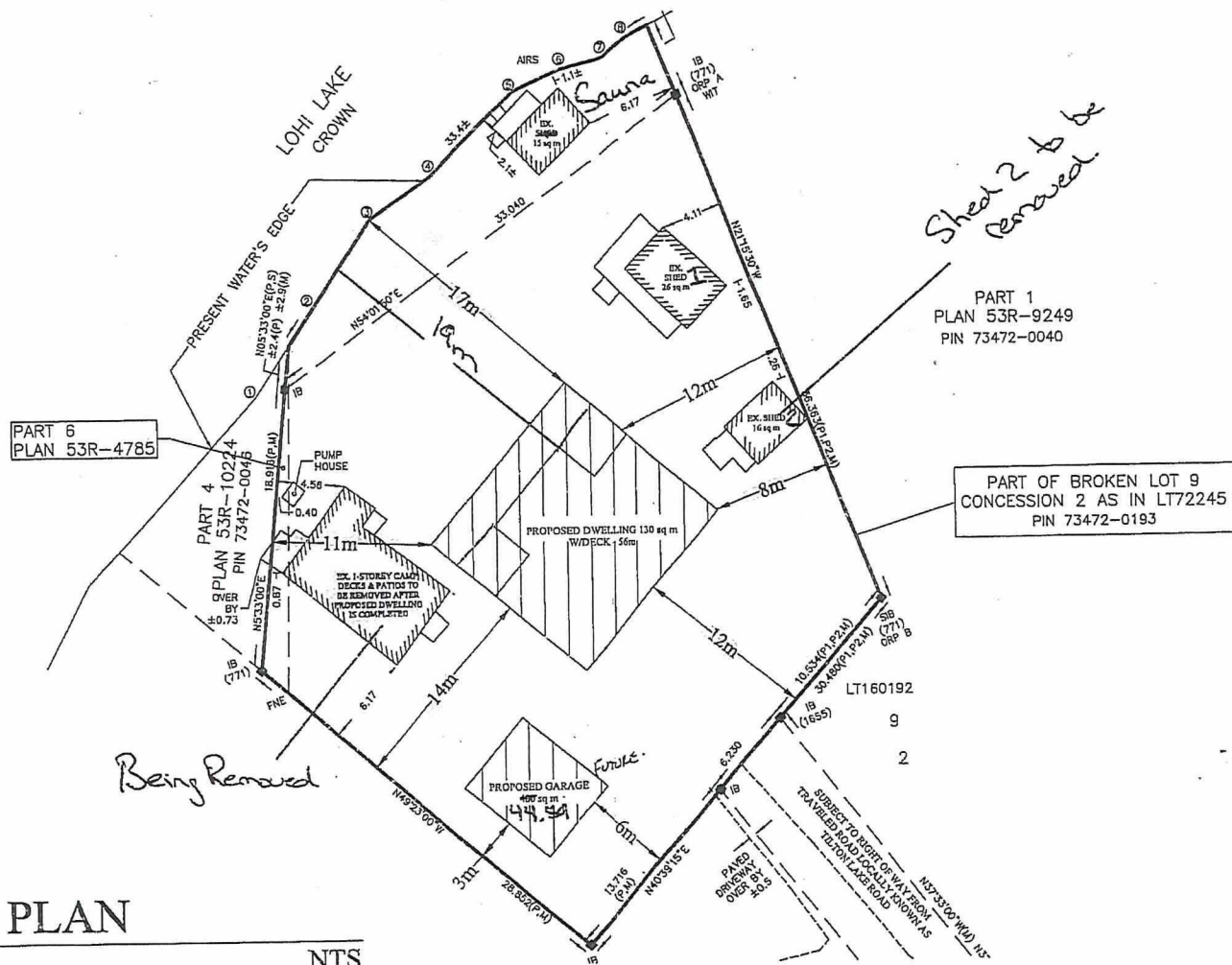
# PLOT PLAN

SCALE  
AS SHOWN  
DATED  
APRIL 2022  
DRAWN BY  
KEZ  
DATE  
DATE

F

Apr 16/2023  
Sketch-2





KIMBERLY E. ZARICHNEY



FILE	DATE
------	------

SCALE	AS SHOWN
DATED	APRIL 2022
DRAWN BY:	REZ

DATE No  
DATE No  
P1

Sketch-3  
A0016/2023





Box 5594, Station 'A', 200 Brady Street  
Sudbury ON P3A 5P3  
Tel (705) 671-2489, Ext. 4378/4346  
Fax (705) 673-2200

0017/2023  
S.P.P. AREA  
YES \_\_\_ NO ☒  
NDCA REG. AREA  
YES ☒ NO \_\_\_

## City of Greater Sudbury

### APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,090.00 (includes \$260.00 legal notice fee)  
APPLICATION FEE FOR HEDGEROWS: \$332.00 (includes \$260.00 legal notice fee)  
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED IF NECESSARY.

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

Registered Owner(s): Lynn Morin Email: [REDACTED]  
Mailing Address: 4547 Long Lake Rd Home Phone: [REDACTED]  
City: Sudbury Postal Code: P3A 1K5 Business Phone: [REDACTED]  
Fax Phone: [REDACTED]

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

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

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

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

Name: does not apply / no mortgage  
Mailing Address: [REDACTED]  
City: [REDACTED] Postal Code: [REDACTED]

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

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

Variance To	By-law Requirement	Proposed	Difference
4.41.2(A)	30m	8.28 m	21.72 m
4.41.3 and 4.41.4	20m	8.28 m	11.72 m
4.25.1		permit	not permitted
Part 6 Section 6.2	7.5 m	4.51 m	2.99 m
Table 6.2		confirm	

- b) Is there an eave encroachment? ☒ Yes ☐ No If Yes, size of eaves: 1.6 (m)

- c) Description of Proposal:

Single family dwelling / single car garage

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

inset on existing building / lot dimension

Aug 17/2023

APPLICATION FOR MINOR VARIANCE

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

PIN(s): 734760509 Township: Broder  
 Lot No.: 5 Concession No.: 3 Parcel(s): 15730 Part(s): 9  
 Subdivision Plan No.: Lot: Reference Plan No.:  
 Municipal Address or Street(s): 4477 Long Lake Rd. Sudbury On P3G 1K5

7) Date of acquisition of subject land: November 2020

8) Dimensions of land affected:

Frontage 22.92 (m) Depth 22.82 (m) Area 525.04 (m<sup>2</sup>) Width of Street (m)

9) Particulars of all buildings:

	Shed	Existing House	Gazebo	Proposed House	(m <sup>2</sup> )
✓ Ground Floor Area:	7.432	53.509	11.118	80.76	(m <sup>2</sup> )
✓ Gross Floor Area:	7.432	53.508	11.71	135.62	(m <sup>2</sup> )
No. of storeys:	1	1	1	2	(m)
Width:	2.43	5.699	3.66	9.63	(m)
Length:	3.04	9.387	3.66	9.35	(m)
Height:	2.44		3.44	8.15	(m)

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

	Shed	House	Existing	Gazebo	Proposed	(m)
Front	18.192	5.87	11.06		4.51	(m)
Rear:	1.524	8.28	9.48		8.28	(m)
Side:	0.91	5.79	1.584		1.20	(m)
Side:	19.52	14.88	17.676		11.887	(m)

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

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

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.

1940

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

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

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

Same as #13 ☒ or

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

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

☐ Yes ☒ No

17) Existing uses of abutting properties:

Residential Single Family

## APPLICATION FOR MINOR VARIANCE

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

If "yes", indicate the application number(s): \_\_\_\_\_  
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, Lynn Morin (please print all names), the registered owner(s) of the property described as 4547 Long Lake Road  
Sudbury, Ontario P3G 1K5  
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 2 day of February, 2023

(witness)

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

Print Name: Lynn Morin

\*I have authority to bind the Corporation

A0017/2023



**PART B: OWNER OR AUTHORIZED AGENT DECLARATION**

**PART B: OWNER OR AUTHORIZED AGENT DECLARATION**

PART B: OWNER OR AUTHORIZED AGENT DECLARATION (please print all names).

I/We, Lynn Morin  
the registered owner(s) or authorized agent of the property described as 4547 Long Lake Road

Sudbury, Ontario, P3G 1K5  
In the City of Greater Sudbury;

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 2 day of February, 20 23

Commissioner of Caths

signature of Owner(s) or Signing Officer or Authorized Agent  
(Where a Corporation)

**Freda Elizabeth Green, 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.**

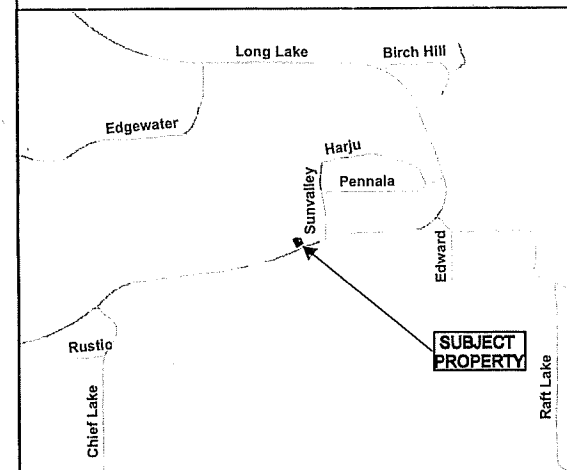
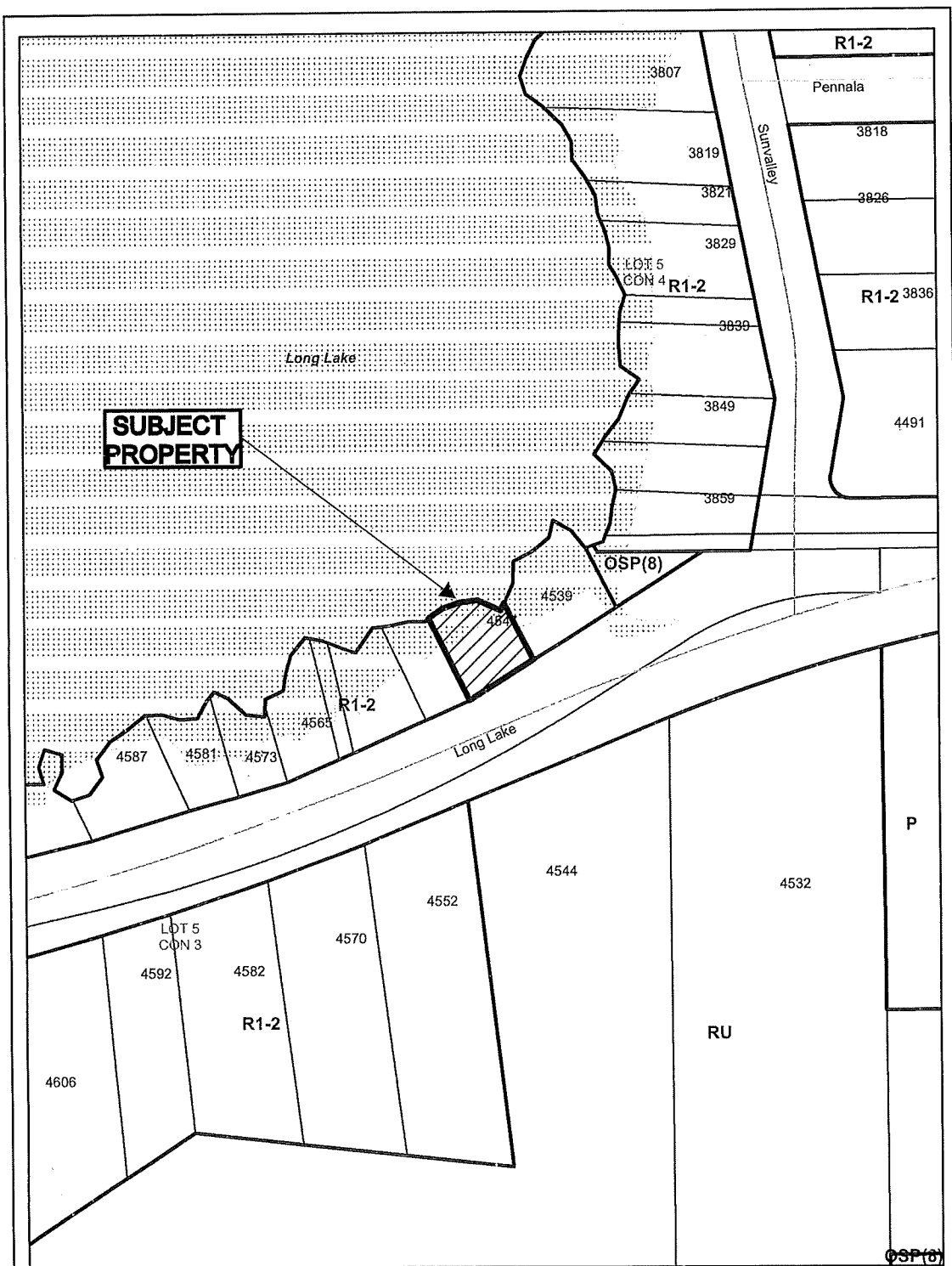
Print Name: Lynn Martin  
 \*I have authority to bind the Corporation

- 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 13/23 Hearing Date: Mar 3/23 Received By: S. Pinkerton  
Zoning Designation: R1-2 Resubmission: ☐ Yes ☒ No  
Previous File Number(s): n/a  
Previous Hearing Date:  
Notes:

A0017/2023



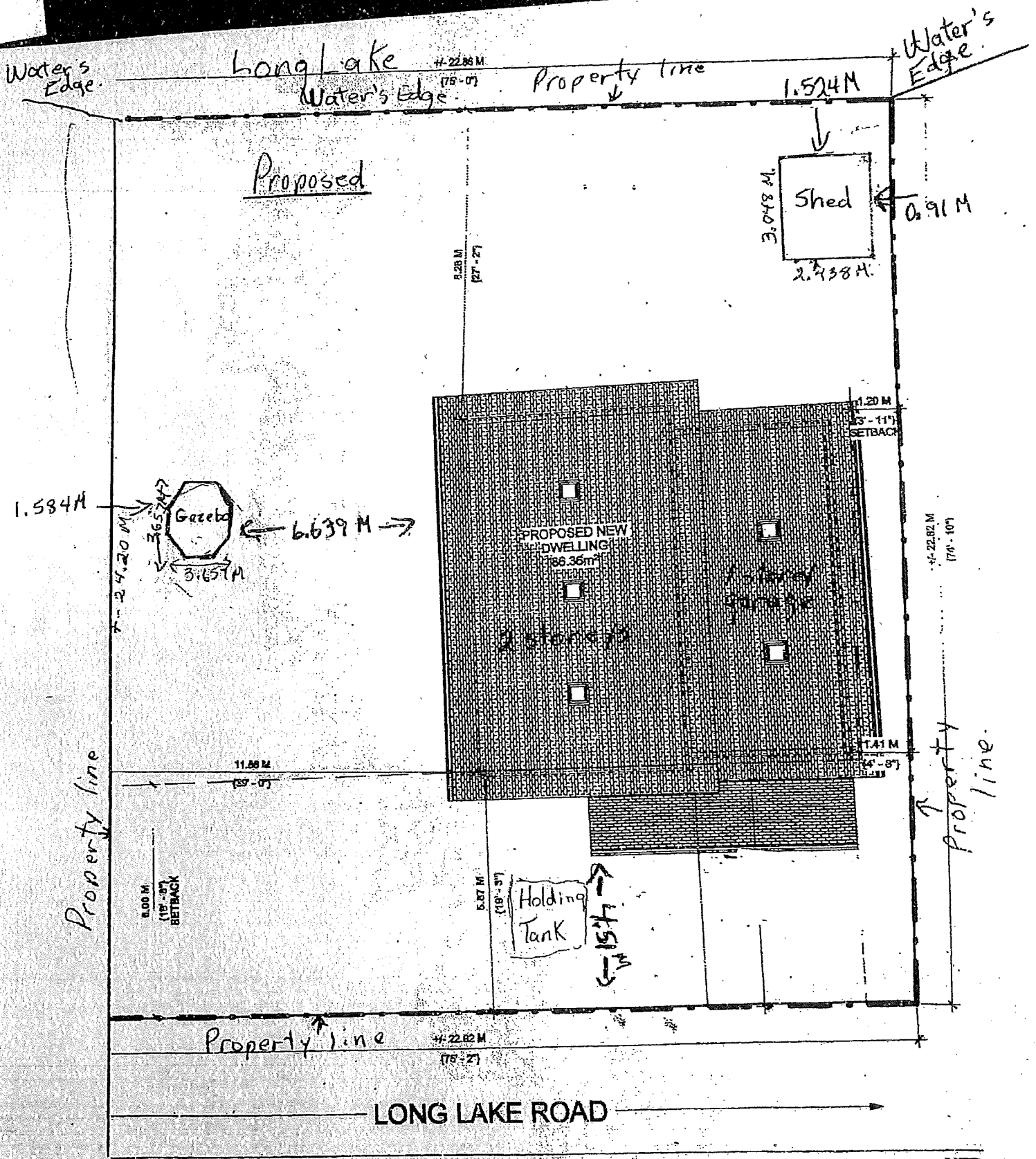
## Application for Minor Variance or Permission



Subject Property,  
PIN 73476-0509,  
Parcel 15730 SEC SES,  
Part Lot 5, Concession 3,  
Part 9 on Plan 53R-6151,  
Township of Broder,  
4547 Long Lake Road, Sudbury,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

A0017/2023  
Date: 2023 02 13



Sketch-2  
A0027/2023

NOVEMBER 15, 2021

A BORTOLUSSI, OLS

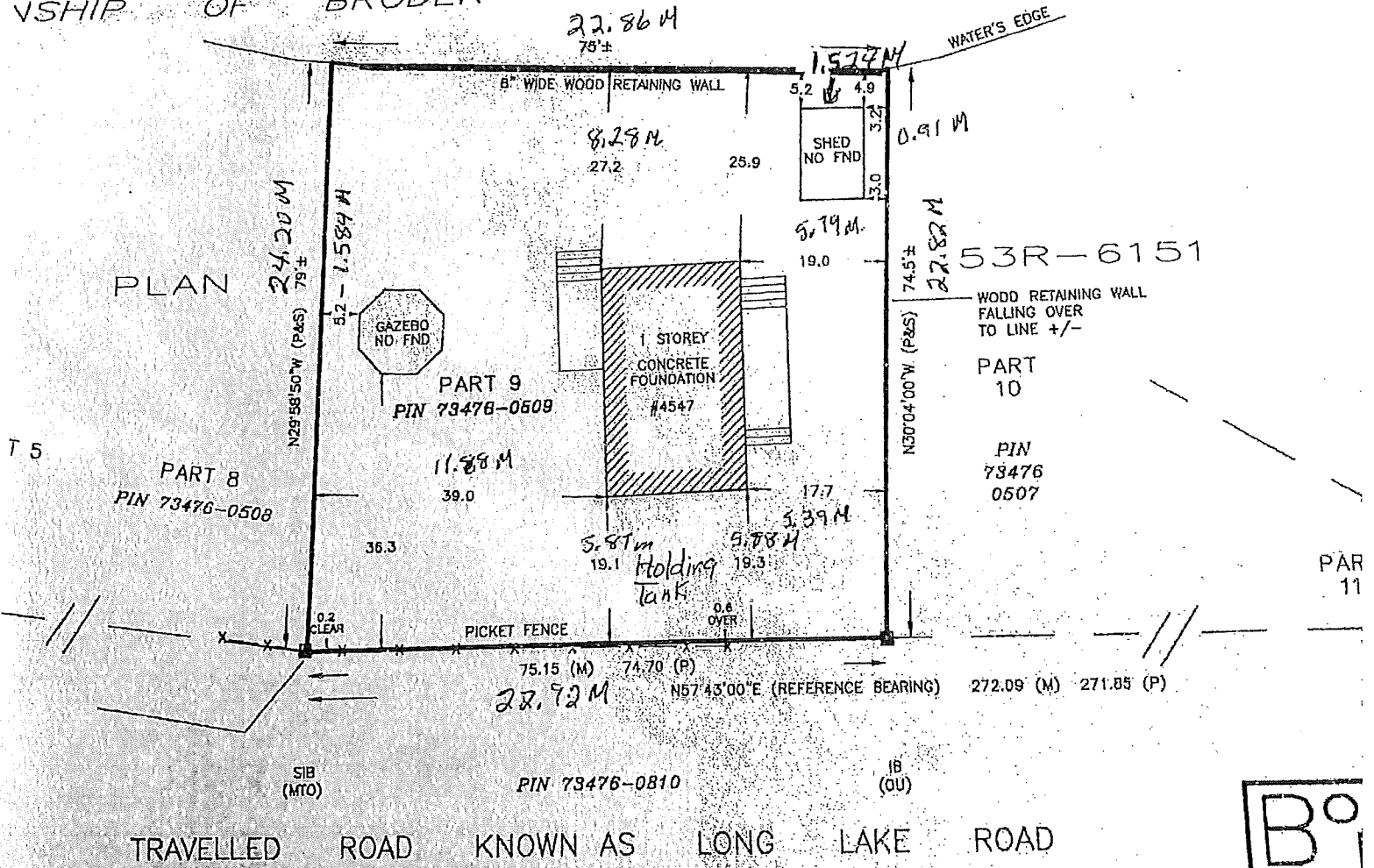
In accordance with  
Regulation 1020, Section 29(3).

Existing

CONCESSION 3

LONG LAKE

SHIP OF BRODER



Sketch - 3  
A0017/2023