

Tom Davies Square
200 Brady St

Wednesday, May 10, 2023

PUBLIC HEARINGS

A0038/2023

**CLAIRE MORRISON
RICHARD FOREST**

Ward: 8

PIN 73566-0649, Parcel 36275 SEC SES SRO, Lot 137, Plan M-399, subject to LT64955, Part Lot 11, Concession 6, Township of Neelon, 58 Berkley Court, Sudbury, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, Table 4.1 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit firstly, an existing uncovered deck to encroach 0.44m into the required interior side yard, 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, and secondly, an existing shed to encroach 0.44m into the required interior side yard and 0.68 into the required rear yard, where an accessory building greater than 2.5m in height shall be no closer than 1.2m from the rear or side lot line.

A0044/2023

**SYLVIO VACHON
COLETTE AUBIN**

Ward: 4

PIN 73347-1986, Parcel 26773, Part Lot 7, Concession 1, Part 16 on Plan SR-428, Part 1 on Plan 53R-21771, Township of Rayside, 4521 Whitewater Lake Road, Azilda, [2010-100Z, SLS (Seasonal Limited Service)]

For relief from Part 4, Section 4.2, subsection 4.2.4 a), subsection 4.2.5, Table 4.1, and Part 9, section 9.3, Table 9.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached garage, firstly, providing a maximum height of 5.80m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m, secondly, the existing sheds providing an interior side yard setback of 0.20m and 0.95m respectively, where accessory buildings greater than 2.5m in height shall be no closer than 1.2m from the side lot line, and thirdly, the existing seasonal dwelling providing a minimum interior side yard setback of 2.1m with eaves encroaching 0.4m into the proposed 2.1m interior side yard setback, where 3.0m is required, and where eaves may encroach 0.6m into the required interior yard but not closer than 0.6m to the lot line.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0079/2022 (SEP 26/22)

A0045/2023

TYRA COUTU

Ward: 12

PIN 02117-0060, Parcel 29891 SEC SES, Lot 41, Plan M-562, subject to 165184, Lot 1, Concession 6, Township of McKim, 1631 Redfern Street, Sudbury, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, Table 4.1 and Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of an attached garage containing a secondary dwelling unit, providing a minimum rear yard setback of 3.96m with eaves encroaching 0.609m into the proposed 3.96m 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.

A0046/2023

**DAVID GAGNON
LYNDSAY BOUCHARD GAGNON**

Ward: 9

PIN 73473-0021, Parcel 47795 SEC SES, Part Lot 9, Concession 3, Parts 4, 5, 6, 7, 8, 9, and 10 on Plan 53R-11222, subject to LT601964, subject to an easement in gross over Parts 1, 2, 3, 4, 5, and 6 on Plan 53R-20225 as in SD287966, Township of Broder, 1455 Sunnyside Road, Sudbury, [2010-100Z, R1-2 (Low Density Residential One)]

For relief from Part 4, Section 4.2, Table 4.1, 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 firstly, an existing garage providing an interior side yard setback of 0.27m and existing sauna providing an interior side yard setback of 0.92m, where an accessory building greater than 2.5m in height shall be no closer than 1.2m from the side lot line, secondly, the construction of an addition and porch providing a high water mark setback of 18.0m, 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, to permit the proposed addition and porch to be 18.0m 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.

A0047/2023

**PENNY BROUSSEAU
LUC BROUSSEAU**

Ward: 3

PIN 73367-0187, Parcel 27116 SEC SWS SRO, Part Lot 6, Concession 6, Parts 5 and 6 on Plan 53R-8619 subject to LT36330, Township of Fairbank, 2117 Vermilion Lake Road, Chelmsford, [2010-100Z, R1-1 (Low Density Residential One)]

For relief from Part 4, 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 facilitate the construction of additions on the existing single detached dwelling, providing, firstly, a high water mark setback of 16.77m, where no person shall erect any residential building or other accessory structure closer than 30.0m to the high water mark of a lake or river, and secondly, to permit the proposed additions to be 16.77m 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.

PREVIOUSLY SUBJECT TO MINOR VARIANCE A68/18 (JUL 25/18)

A0048/2023

**VANESSA BASSETT
STEVEN DUNLOP**

Ward: 9

PIN 73477-0215, Parcel 10151 SEC SES, Lot 1, Plan M-165, Part Lot 1, Concession 4, Township of Broder, 1149 Leedale Avenue, Sudbury, [2010-100Z, R1-2 (Low Density Residential One)]

For relief from Part 4, 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 facilitate the construction of an addition on the existing single detached dwelling, providing, firstly, a high water mark setback of 16.0m, where no person shall erect any residential building or other accessory structure closer than 30.0m to the high water mark of a lake or river, and secondly, to permit the proposed addition to be 16.0m 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.

A0049/2023

2380363 ONTARIO LIMITED

Ward: 4

PIN 02127-0011, Parcel 49451 SEC SES SRO, Block Y, Plan M-597, Lot 6, Concession 5, Township of McKim, 0 Burton Avenue, Sudbury, [2010-100Z, R3-1 (Medium Density Residential)]

For relief from Part 4, Section 4.15, subsection 4.15.1 e), Part 5, Section 5.5, Table 5.5 and Part 6, Section 6.3, Table 6.5 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to approve the lands to be severed, subject of future Consent Application, and proposed multiple dwelling providing, firstly, a 1.5m wide landscaped open space adjacent to the full length of the lot line abutting Burton Avenue, where a 3.0m wide landscaped area adjacent to the full length of the lot line shall be required abutting all public roads having a width greater than 10.0m, secondly, to provide for a minimum of 8 parking spaces, where 11 are required, thirdly, a minimum lot depth of 24.0m, where 30.0m is required, fourthly, a minimum front yard setback of 1.5m, where 6.0m is required, and fifthly, a minimum rear yard setback of 1.5m, where 7.5m is required.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION A0158/2022 (14 DEC 22)

A0050/2023

2380363 ONTARIO LIMITED

Ward: 4

PIN 02127-0011, Parcel 49451 SEC SES SRO, Block Y, Plan M-597, Lot 6, Concession 5, Township of McKim, 0 Burton Avenue, Sudbury, [2010-100Z, R3-1 (Medium Density Residential)]

For relief from Part 4, Section 4.15, subsection 4.15.1 e), Part 5, Section 5.2, subsection 5.2.4.3 b), Section 5.5, Table 5.5, and Part 6, Section 6.3, Table 6.5 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to approve the lands to be retained, subject of future Consent Application, and proposed multiple dwelling providing, firstly, a 1.5m wide landscaped open space adjacent to the full length of the lot line abutting Burton Avenue and Selkirk Street, where a 3.0m wide landscaped area adjacent to the full length of the lot line shall be required abutting all public roads having a width greater than 10.0m, secondly, required parking within the required corner side yard, where no part of any parking area shall be located in any required front yard or required corner side yard in a Residential (R) Zone, thirdly, a minimum of 10 parking spaces, where 14 are required, fourthly, a minimum front yard setback of 3.5m, where 6.0m is required, and fifthly, a minimum required corner side yard setback of 3.5m, where 4.5m is required.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION A0158/2022 (14 DEC 2022)

THIS APPLICATION WAS DEFERRED FROM THE MEETING OF AUGUST 10, 2022, TO IN ORDER FOR THE APPLICANTS TO ADDRESS COMMENTS FROM STAFF

A0106/2022
"REVISED"

CHRISTINA ZUFFERLI
ANTHONY ROSSI

Ward: 9

PIN 73479-0352, Parcel 32196 SEC SES, Part Lot 12, Concession 5, Part 1, Plan SR-101, Township of Dill 2626 South Lane Road, Sudbury, [2010-100Z, R1-2 (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsection 4.2.4 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 second storey addition on the existing detached garage to provide for a secondary dwelling unit providing, firstly, a maximum height of 7.1m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m and secondly, a rear yard setback of 0.68m with eaves encroaching 0.30m into the proposed 0.68m rear yard, where an accessory building greater than 2.5m in height shall be no closer than 1.2m from the rear lot line and where eaves may encroach 1.2m into the required rear yard but not closer than 0.6m to the lot line.

A REMINDER... THE NEXT SCHEDULED MEETING IS
WEDNESDAY, MAY 24, 2023



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 2021.01.01	
A 6038/2023	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

PROJECT
20-1805

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): <u>Claire Morrison, Richard Forest</u>	Email: <u>[REDACTED]</u>
Mailing Address: <u>58 Berkley Court</u>	Home Phone: <u>[REDACTED]</u>
	Business Phone: _____
City: <u>Sudbury, Ontario</u>	Postal Code: <u>P3A4B4</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: <u>N/A</u>	Email: <u>[REDACTED]</u>
Mailing Address: _____	Home Phone: _____
	Business Phone: _____
City: _____	Postal Code: _____ Fax Phone: _____

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

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

Name: <u>N/A</u>	_____
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
<u>Shed (Rump Hse.)</u>	<u>1.2</u>	<u>1.52</u>	<u>0.68</u>
<u>Shed</u>	<u>1.2</u>	<u>1.70</u>	<u>0.44</u>
<u>Deck</u>	<u>1.2</u>	<u>1.76</u>	<u>0.44</u>

- b) Is there an eave encroachment? ☒ Yes ☐ No If 'Yes', size of eaves: .30 (m)

- c) Description of Proposal: Bring into compliance, existing shed and deck

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
Deck and shed existing on property

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

PIN(s): _____ Township: NEELON Ward: 8
 Lot No.: 137 Concession No.: _____ Parcel(s): 362.75
 Subdivision Plan No.: M-399 Lot: 137 Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 52 BERKLEY COURT

- 7) Date of acquisition of subject land.
- 04-25-1992

- 8) Dimensions of land affected.

Frontage 20.57 (m) Depth 33.83 (m) Area 695.89 (m²) Width of Street _____ (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	Shed 12.2 (m ²)	Shed 12.2 (m ²)
Gross Floor Area:	Shed 12.2 (m ²)	Shed 12.2 (m ²)
No. of storeys:	Shed 1	Shed 1
Width:	Shed 3.6 (m)	Shed 3.6 (m)
Length:	Shed 3.0 (m)	Shed 3.0 (m)
Height:	Shed 3.0 (m)	Shed 3 (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:	5.15.6 (m)	5.15.6 (m)
Rear:	1.52 (m)	1.52 (m)
Side:	1.76 (m)	1.76 (m)
Side:	10.77 (m)	10.77 (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.

EXISTING IN 2010

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

Use(s): Pump House, Heater (Pool) Length of time: _____
Deck, Recreational

- 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 (LAWN)

A0038/2023

- 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, CLAIRE H. MORRISAN, RICHARD W. FOREST (please print all names), the registered owner(s) of the property described as 58 BERKLEY COURT 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 _____ (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 _____ day of 03/21/23, 2023

[Signature]
(witness)

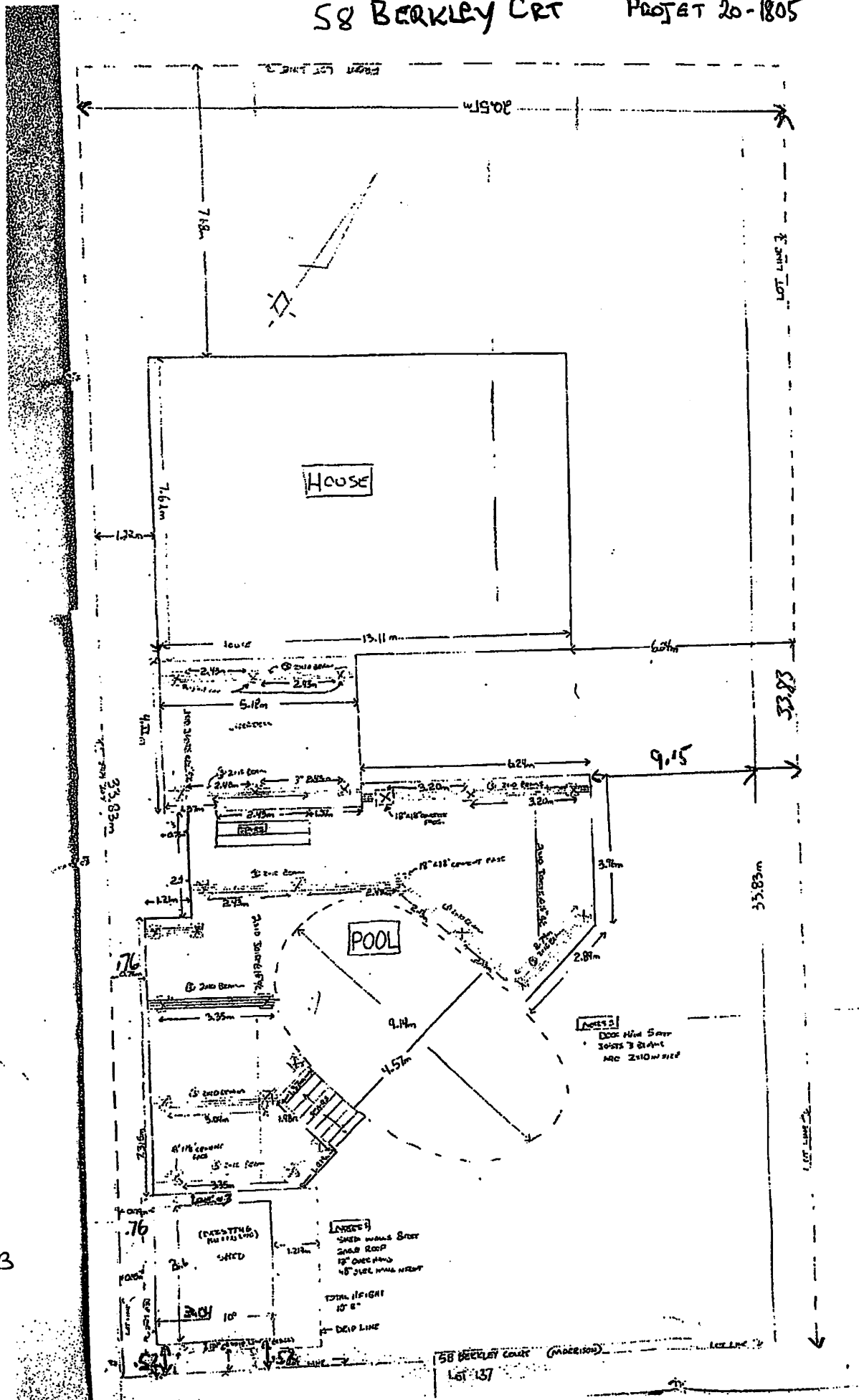
[Signature] C. Morris
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: _____

*I have authority to bind the Corporation

A0038/2023

PROJET 20-1805



Aug 38/2023
Sketch -2



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 2023.04.01	
A 0044/2023	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

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): Sylvio Vachon / Colette Aubin	Email: [REDACTED]
Mailing Address: 4521 Whitewater Lake Road/Fire Route "S"	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: Azilda (Sudbury)	Postal Code: P0M 1B0
	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 Iarch Street	Home Phone: [REDACTED]
	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: no mortgages, charges, etc
Mailing Address:
City:
Postal Code:

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

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

Variance To	By-law Requirement	Proposed	Difference
See attached Schedule			

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

- c) Description of Proposal:

To seek relief from existing setbacks for a proposed new garage and recognise minor sideyard setback requirement deficiencies for several existing structures.

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

Small lot size combined with setbacks reduces building envelope

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

PIN(s): 73347-1986	Township: Rayside
Lot No.: Part of 7	Concession No.: 1
Subdivision Plan No.: N/A	Parcel(s): N/A
Lot: N/A	Reference Plan No.: 43R-21771 / SR-428
Part(s): 1 / 16	
Municipal Address or Street(s): 4521 Whitewater Lake Road	

- 7) Date of acquisition of subject land. March 2, 2015

- 8) Dimensions of land affected.

Frontage 24.5+/- (m) Depth irreg (m) Area 2571+/- (m²) Width of Street 20.12 (m)

- 9) Particulars of all buildings:

	Existing	Proposed (Garage)
Ground Floor Area:	See attached Schedule (m ²)	119.85 (m ²)
Gross Floor Area:	(m ²)	119.85 (m ²)
No. of storeys:		1
Width:	(m)	9.55 (m)
Length:	(m)	12.55 (m)
Height:	(m)	5.80 (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:	SEE ATTACHED SKETCH (m)	(m)
Rear:	(m)	(m)
Side:	(m)	(m)
Side:	(m)	(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.

Existing house and garage 2015 - sheds were already on property when purchase - construction date unknown

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

Use(s): Seasonal Residential Length of time: 60+/- 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: same as #13

A0044/2023

- 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, Sylvio Vachon & Colette Aubin (please print all names), the registered owner(s) of the property described as Pin 73347-1986

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 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 21st day of March, 2023

(witness) [Signature]

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

Print Name: Sylvio Vachon
Colette Aubin

*I have authority to bind the Corporation

A0044/2023

I/We, **D.S. Dorland Limited**

____ (please print all names),

the registered owner(s) or authorized agent of the property described as PIN 73347-1986(LT)

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 31st day of March, 2023.

Commissioner of Oaths. *W. H. H. H.*

[Handwritten signature]

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

Print Name: Brian C. 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: April 11/23 Hearing Date: May 10/23 Received By: S. Pinkerton
Zoning Designation: SLS Resubmission: ☐ Yes ☒ No
Previous File Number(s): below
Previous Hearing Date: _____
Notes: 60079/2022 (Sept 26/22)

A0044/2023

SCHEDULE – APPLICATION FOR MINOR VARIANCE – SYLVIO VACHON & COLETTE AUBIN
ADDITIONAL INFORMATION

QUESTION 5: Nature and extent of relief from ZBL for which the application is being made

Variance To	By-Law Requirement	Proposed	Difference
Proposed Garage – max height	5.00 m	5.80 m	0.80 m
Exist. Seasonal Dwelling – min. side yard setback	3.00 m	2.10 m	0.90 m
Exist Shed 1 – min. side yard setback	1.20 m	0.20 m	1.00 m
Exist Shed 2 – min. side yard setback	1.20 m	0.95 m	0.25 m

QUESTION 9: Particulars of all existing buildings

Existing Seasonal Dwelling

Ground Floor Area – 262.7sq.m. +/-

Gross Floor Area – 262.7sq.m. +/-

No. of Storeys - 1

Width – 14.4m +/-

Length – 18.9m +/-

Height – 4.9m +/-

Existing Garage

Ground Floor Area – 113sq.m. +/-

Gross Floor Area – 113sq.m. +/-

No. of Storeys – 1

Width – 9.2m +/-

Length – 12.3m +/-

Height – 4.6m +/-

Shed 1

Ground Floor Area – 9.4sq.m. +/-

Gross Floor Area – 9.4sq.m. +/-

No. of Storeys - 1

Width – 3.75m +/-

Length – 2.5m +/-

Height – 2.97m +/-

Shed 2

Ground Floor Area – 35.7sq.m. +/-

Gross Floor Area – 35.7sq.m. +/-

No. of Storeys - 1

Width – 2.6m +/-

A0044/2023

Length – 13.5m +/-
Height – 3.15m +/-

Shed 3

Ground Floor Area - 4.1sq.m. +/-

Gross Floor Area – 4.1sq.m. +/-

No. of Storeys - 1

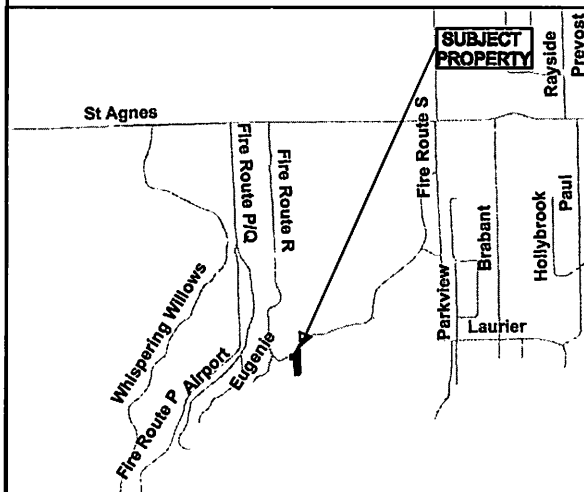
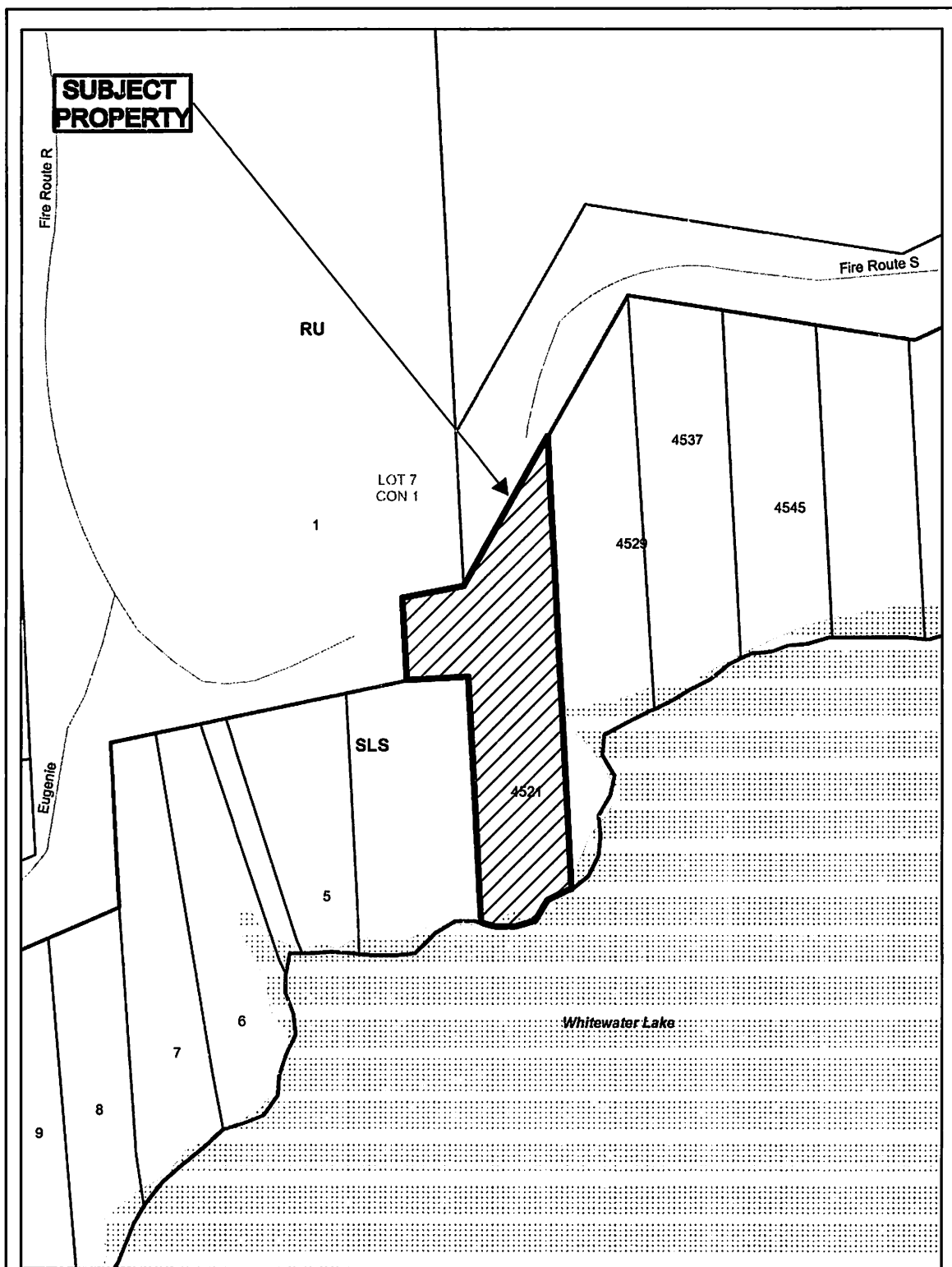
Width – 1.9m +/-

Length – 2.1m +/-

Height – 2.5m +/-

Note: This shed is in poor condition. Owner is planning on demolishing in near future. No variance being sought for any side yard deficiencies.

A0044/2023.



Application for Minor Variance or Permission



Subject Property being PIN 73347-1986,
Parcel 26773, Part 16 on Plan SR-428,
Part 1 on Plan 53R-21771,
Part Lot 7, Concession 1, Township of Rayside,
4521 Whitewater Lake Road, Azilda,
City of Greater Sudbury

Sketch 1, NTS
NDCA Watershed

A0044/2023
Date: 2023 04 06

<p>D.S.</p> <p>DORLAND</p> <p>LIMITED</p> <p>298 LARCH STREET SUDBURY, ONTARIO, P3B 1M1 PHONE (705) 673-2556 FAX (705) 673-1051 WWW.DSDORLANDLIMITED.CA</p>		<p>ONTARIO LAND SURVEYORS GEOMATICS PROFESSIONALS</p>	
<p>PREPARED BY : WJM</p>		<p>SCALE : 1:300 METRIC</p>	
<p>CHECKED : BCD</p>		<p>CAD FILE : 17347 SRPR 2.dwg</p>	
<p>DATE : MARCH 14, 2023</p>		<p>P.S. TAB : PLOT PLAN</p>	



Box 5000, Station 'A', 200 Brady Street
Sudbury ON P3A 5P3
Tel. (705) 671-2489, Ext. 4375/4348
Fax (705) 673-2200

City of Greater Sudbury

APPLICATION FOR MINOR VARIANCE

Office Use Only Date: 03/11/01	
A 0045/2023	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

APPLICATION FEE: \$1,090.00 (includes \$260.00 legal notice fee)
A 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.F.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.F. 13 for relief, as described in this application, from the By-Law, as amended.

Registered Owner(s): Tynda Court Email: [REDACTED]
Mailing Address: 122 Goldenwood Court Home: [REDACTED]
City: Greater Sudbury Postal Code: P3L 1S1 Business: [REDACTED]
Fax Phone: [REDACTED]

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

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

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

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

Name: RBC
Mailing Address: 1726 Lasalle Blvd.
City: Sudbury Postal Code: P3A 2A1

- 4) Current Official Plan designation: LY 140 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
Table 6.2 Rear Yard	7.5	3.96	3.54

- b) Is there an easement encroachment? ☒ Yes ☐ No If 'Yes', size of easement: 0.609 (m)

- c) Description of Proposal: Addition with attached garage and secondary unit above.

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: To accommodate a 2 bedroom secondary unit.

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

PIN(s): _____ Township: Mackinac
 Lot No.: 1 Concession No.: 6 Parcel(s): 24891
 Subdivision Plan No.: M562 Lot: 41 Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 1631 Redfern Street, Sault Ste. Marie, P3L 1S1

7) Date of acquisition of subject land.

8) Dimensions of land offered.

Frontage 18.227(m) Depth 38.313(m) Area 698.259(m²) Width of Street _____ (m)

9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>114.97</u> (m ²)	<u>76.3</u> (m ²)
Open Floor Area:	<u>196.21</u> (m ²)	<u>158.6</u> (m ²)
No. of storeys:	<u>1</u>	<u>2</u>
Width:	<u>8.22</u> (m)	<u>7.31</u> (m)
Length:	<u>5.18</u> (m)	<u>10.36</u> (m)
Height:	<u>4.15</u> (m)	<u>7.32</u> (m)

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

	Existing	Proposed
Front:	<u>9.14</u> (m)	<u>23.46</u> (m)
Rear:	<u>14.66</u> (m)	<u>3.96</u> (m)
Side:	<u>5.29</u> (m)	<u>9.14</u> (m)
Side:	<u>3.64</u> (m)	<u>1.82</u> (m)

11) What types of water supply, sewage disposal and storm drainages 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.

1963

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

Use(s): Residential SFD Length of time: 60 yrs

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

Same as #13 ☒ or, _____

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

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

If 'yes', how many? 1 Secondary unit

17) Existing uses of abutting properties: Residential

A0045/2023

- 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, Tyra Cantu (Lafond) (please print all names), the registered owner(s) of the property described as 1631 Redfern Street, Sudbury Ontario, P3L 1S1 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;

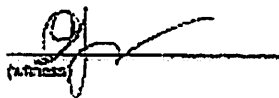
Authority to Enter Land and Photograph


- 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 _____ (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 reply, 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 March, 20 23


(Witness)


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

Print Name: Tyra Cantu (Lafond)

"I have authority to bind the Corporation"

A0045/2023

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

NAME Tyra Contu

____ (please print all names).

the registered owner(s) or authorized agent of the property described as 1631 Redfern Street

Sudbury, Ontario, P3A 3S8

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 March day of 30th .20 23

Controversy of Oath

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

I am Elizabeth Dwyer, a graduate of the
Advanced Institute of the College of Arts and Sciences,
the National College of Education and a graduate
of a postgraduate certificate of Education.

Print Names

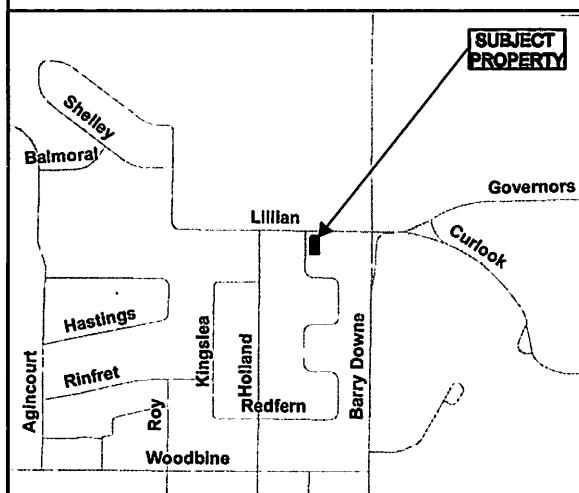
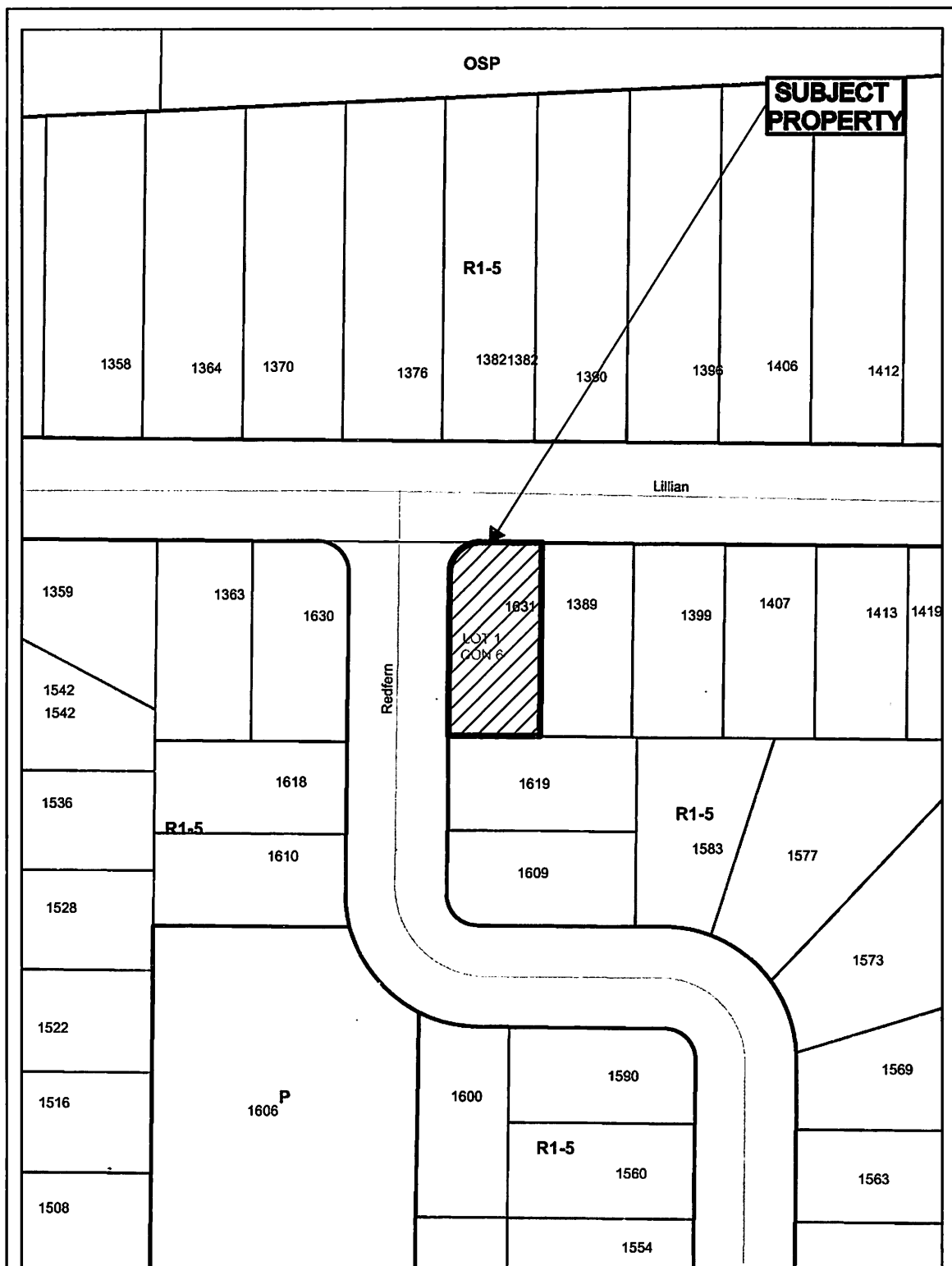
'I have authority to bind the Corporation

- * 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: Apr 11/23 Hearing Date: May 10/23 Received By: S. Pinkerton
Zoning Designation: R1-5 Resubmission: ☐ Yes ☒ No
Previous File Number(s): None
Previous Hearing Date:
Notes:

A0045/2023



Application for Minor Variance or Permission



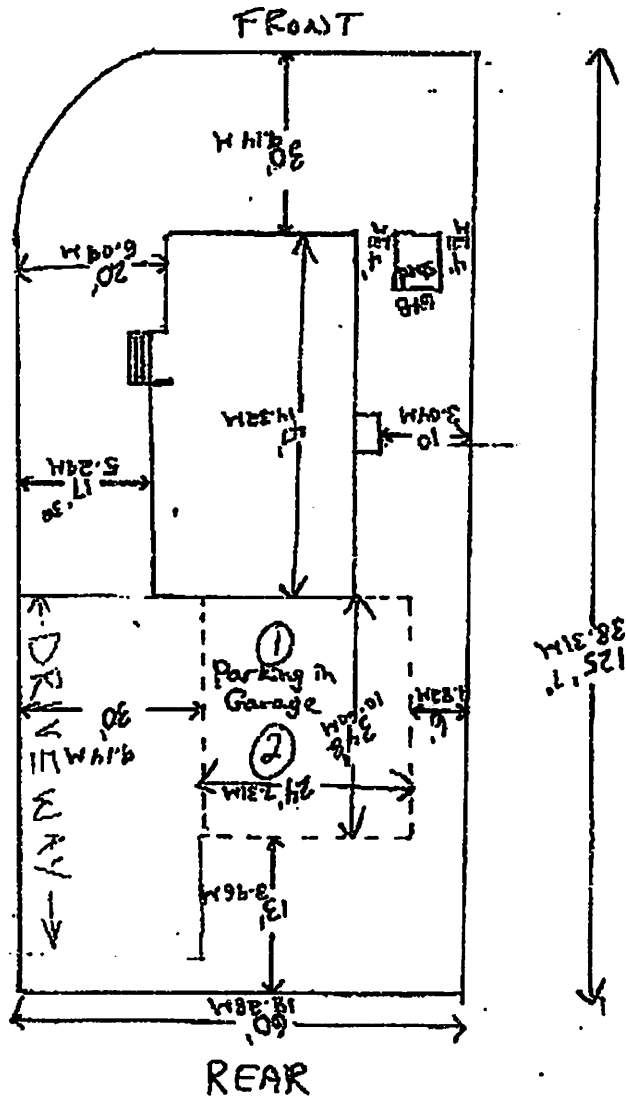
Subject Property being PIN 02117-0060,
Parcel 29891 SEC SES,
Lot 41, Plan M-562, subject to 165184,
Lot 1, Concession 6, Township of McKim,
1631 Redfern Street, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA Watershed

A0045/2023
Date: 2023 04 18

← Lilliane st. →

← Redfern Street →



A0045/2023
Sketch-2



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 2023.01.01
A0046/2023
S.P.P. AREA YES ___ NO <input checked="" type="checkbox"/>
NDCA REG. AREA YES <input checked="" type="checkbox"/> NO ___

APPLICATION FEE: \$1,090.00 (includes \$260.00 legal notice fee)
A 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): David Gagnon, Lyndsay Bouchard-Gagnon Email: [REDACTED]
Mailing Address: 1455 Sunnyside Rd Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: Sudbury Postal Code: P3G 1J1 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: Dennis Castellan Email: [REDACTED]
Mailing Address: [REDACTED] Home Phone: [REDACTED]
258 Forest lake Rd Business Phone: NA
City: Sudbury Postal Code: P3G 1K8 Fax Phone: NA

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

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

Name: Royal Bank of Canada
Mailing Address: 1720 Lasalle Blvd
City: Sudbury Postal Code: P3A 2A1

- 4) Current Official Plan designation: Residential 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
High Water Mark	30	18.0	12.0
Addition & Portion of existing house in Shoreline Buffer Zone	Not permitted	To permit	
**Garage(East side)	1.2	.27	.93
**Sauna(west side)	1.2	.92	.28

**Existing encroachments at time of Purchase

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

- c) Description of Proposal:

Addition (2 storeys) including porch and deck.

Permit sideyard building encroachments (Garage and Sauna) existing at time of purchase in 2011. (Refer Schedule B)

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

30m setback(2022) creates encroachment to portion of existing residence and lakefront portion of proposed addition*. (* site/building conditions dictate lakeside as the only viable addition option)

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

PIN(s): 73473-0021 Township: Broder
 Lot No.: 9 Concession No.: 3 Parcel(s): 47795 SEC SES
 Subdivision Plan No.: Lot: Reference Plan No.: 53R11222 Part(s): 1-7
 Municipal Address or Street(s): 258 Forest lake Rd

- 7) Date of acquisition of subject land. June 25, 2011

- 8) Dimensions of land affected.

Frontage 38.066 (m) Depth 158.196 (m) Area 4,030+/- (m²) Width of Street 20 (m)

- 9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	82	(m ²)	120	(m ²)
Gross Floor Area:	246	(m ²)	334	(m ²)
No. of storeys:	2		2	
Width:	10.36	(m)	10.9	(m)
Length:	7.92	(m)	14.8	(m)
Height:	10.36	(m)	10.36	(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:	Refer attached Schedule A	(m)	Refer Schedule A	(m)
Rear:		(m)		(m)
Side:		(m)		(m)
Side:		(m)		(m)

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

What type of access to the land?

Municipally owned & operated piped water system	<input type="checkbox"/>	Provincial Highway	<input type="checkbox"/>
Municipally owned & operated sanitary sewage system	<input type="checkbox"/>	Municipal Road	<input type="checkbox"/>
Lake	<input checked="" type="checkbox"/>	Maintained Yearly	<input checked="" type="checkbox"/>
Individual Well	<input type="checkbox"/>	Maintained Seasonal	<input type="checkbox"/>
Communal Well	<input type="checkbox"/>	Right-of-way	<input checked="" 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.

1987

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

Use(s): Single Family 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 (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

A0046/2023

- 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, David Gagnon, Lyndsay Bouchard Gagnon (please print all names), the registered owner(s) of the property described as 1455 Sunnyside Rd P361J1 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 Dennis Castellani (DENNIS CASTELLANI) (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 APRIL 2 day of APRIL, 20 23

[Signature]
(Witness)

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

Print Name: David Gagnon Lyndsay Bouchard

*I have authority to bind the Corporation

Gagnon

A0046/2023

Schedule "A"

Re: 10) Location of all buildings and structures on or proposed for the subject lands.....

Residence	Existing	Proposed
Front:	118 +/-	118+/-
Rear:	26.8+/-	18.0
Side (E):	7.68	4.4+/-
Side(w):	3.44	2.6+/-
Shed	Existing	Proposed
Front:	28.8. +/-	NA
Rear:	119. +/-	
Side (E):	12.1	
Side(w):	11.1	
Garage	Existing	Proposed
Front:	65 +/-	NA
Rear:	82 +/-	
Side (E):	.27 *	
Side(w):	18.4	
Sauna	Existing	Proposed
Front:	1155 +/-	NA
Rear:	5.1 +/-	
Side (E):	13.4	
Side(w):	.92 *	

*Includes .6m for soffit overhang

A0046/2023

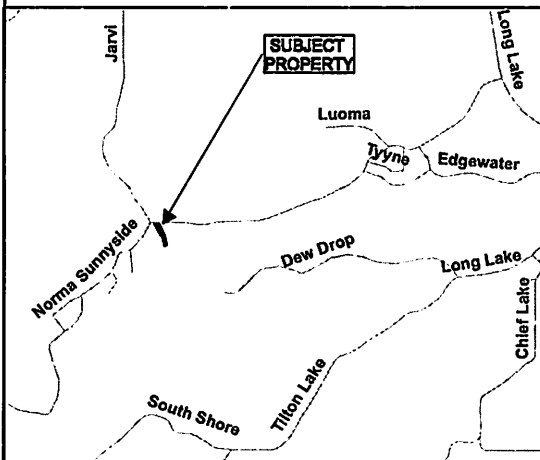
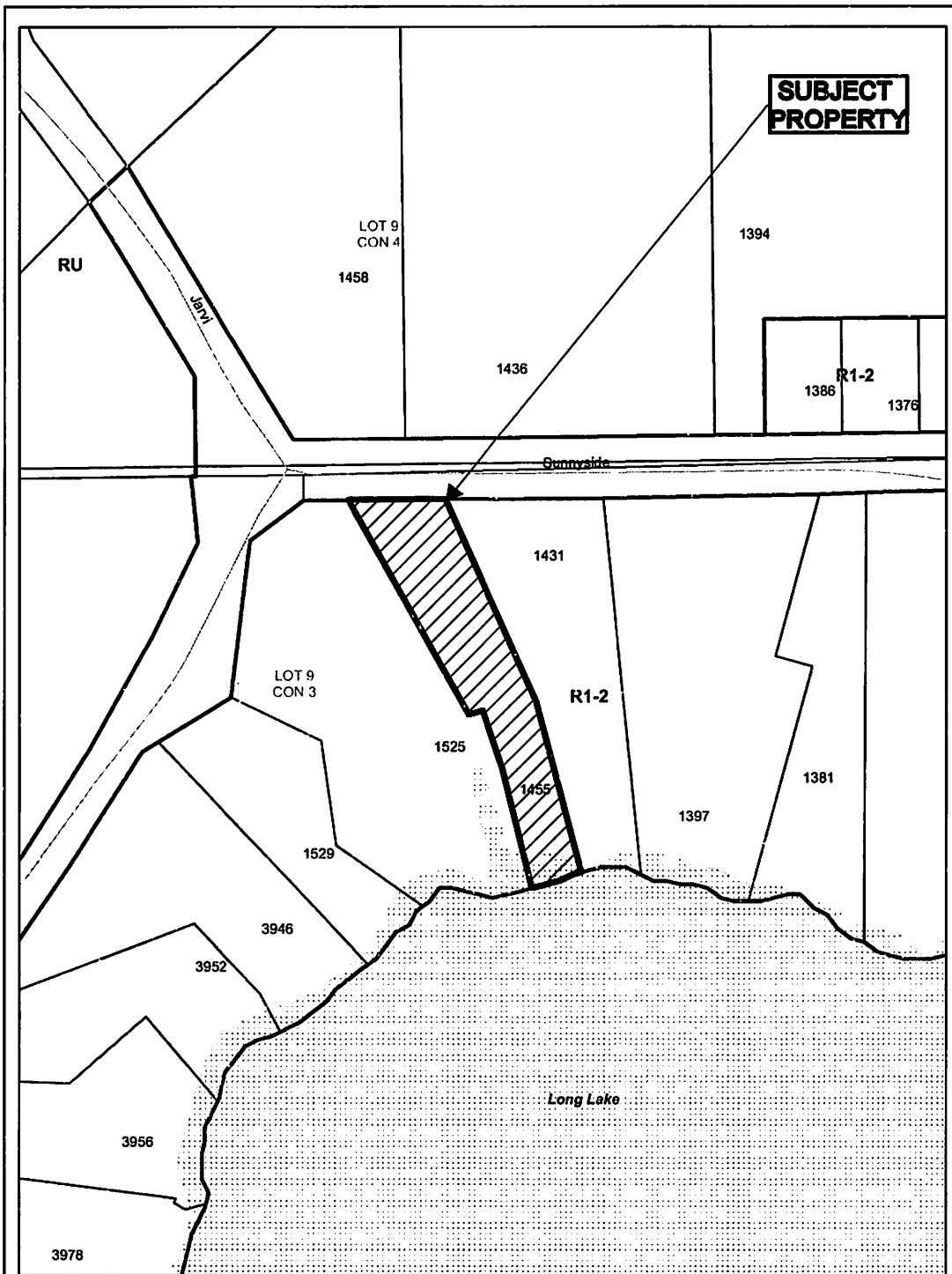
Schedule "B"

Shed 7.5m x 7.2m x 4.2m (height)

Garage 9.1m x 6.6m x 7m x 4m (height)

Sauna 4.4m x 4.4m x 3.2 m (height)

A0046/2023



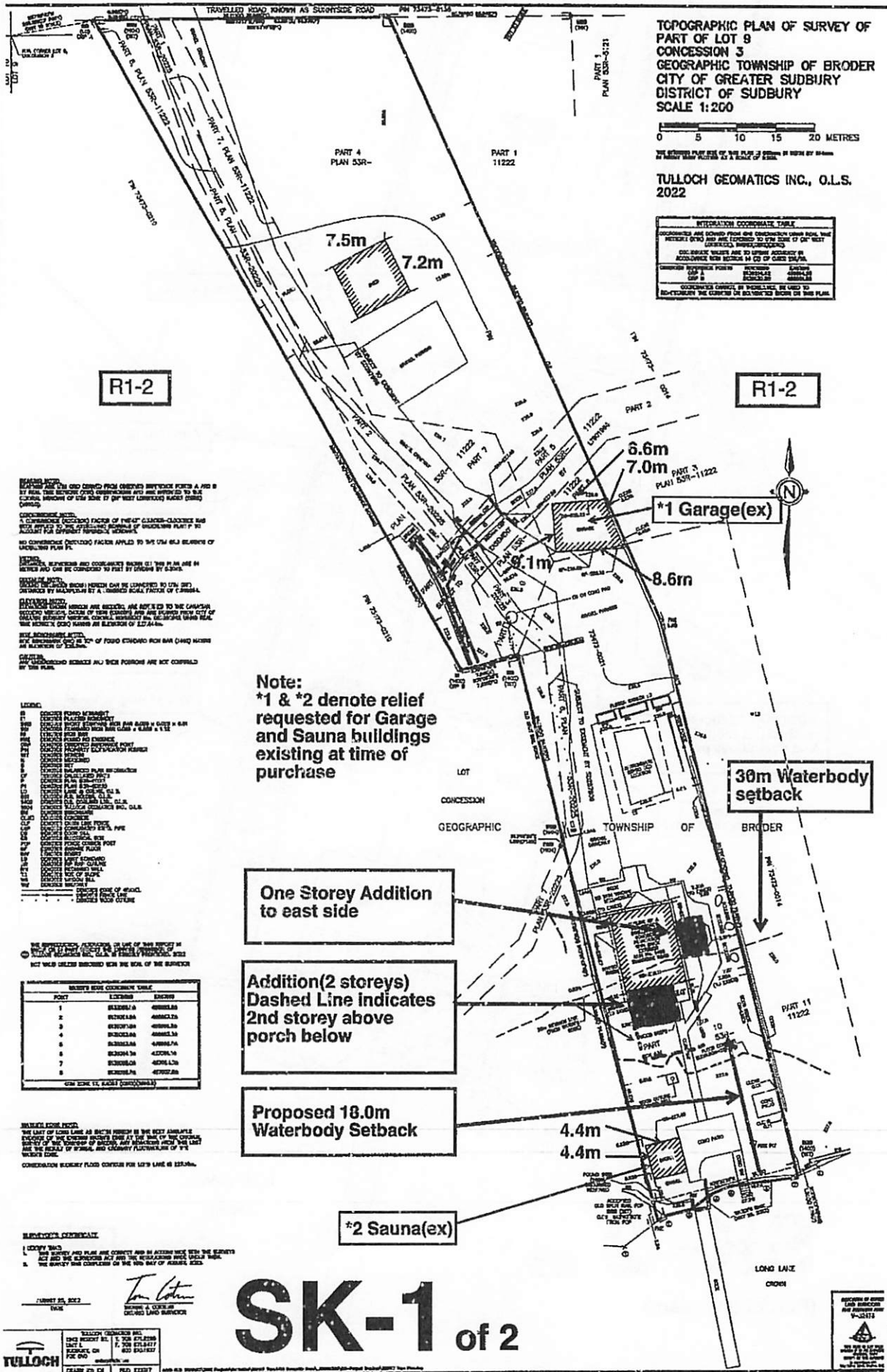
Application for Minor Variance or Permission



Subject Property being PIN 73473-0021,
Parcel 47795 SEC SES, Part Lot 9, Concession 3,
Parts 4, 5, 6, 7, 8, 9, and 10 on Plan 53R-11222,
subject to LT601964, subject to an easement in gross over
Parts 1, 2, 3, 4, 5, and 6 on Plan 53R-20225 as in SD287966,
Township of Broder, 1455 Sunnyside Road, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA Watershed

A0046/2023
Date: 2023 04 18





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

Office Use Only 2023.01.01	
A 0047/2023	
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: \$1,090.00 (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): Pennuallur Brosseau Email: [REDACTED]
Mailing Address: 710 Vermilion Lake Rd Home P: [REDACTED]
City: Chelmsford ON Postal Code: P0M1L0 Business P: [REDACTED]
Fax Phone: [REDACTED]

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

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

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

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

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

- 4) Current Official Plan designation: Living area 1 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
SETBACK TO HIGH WATER MARK	30m	16.77m	13.23m
SET BACK TO SHORELINE BUFFER	20m	16.77	3.23m
SET BACK TO SHORELINE STRUCTURE	20m	16.77	3.23m

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

- c) Description of Proposal: TO EXTEND THE EXISTING RESIDENTIAL DECK /
SOUTHERLY TOWARDS THE LAKE

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: THE PROPOSED
DECK EXTENSION WILL FAIL WITHIN THE 30M ZONING
BY-LAW REQUIREMENT.

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

PIN(s): 73367-0187 Township: FAIRBANK
 Lot No.: 6 Concession No.: 6 Parcel(s):
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: 532-0619 Part(s): 5 & 6
 Municipal Address or Street(s):
2117 VERMILION LAKE RD, CHELSEA, ONT.

- 7) Date of acquisition of subject land.

- 8) Dimensions of land affected.

Frontage 39.30 (m) Depth 70 (m) Area 367.66 (m²) Width of Street 7.6 (m)

- 9) Particulars of all buildings:

	Garage	Existing House	Proposed	
Ground Floor Area:	<u>148.6</u>	<u>169</u> (m ²)	<u>235</u>	(m ²)
Gross Floor Area:	<u>166.4</u>	<u>338</u> (m ²)	<u>470</u>	(m ²)
No. of storeys:	<u>2</u>	<u>2</u>	<u>2</u>	
Width:	<u>12.19</u>	<u>14.94</u> (m)	<u>14.94</u>	(m)
Length:	<u>12.19</u>	<u>19.96</u> (m)	<u>25.76</u>	(m)
Height:	<u>8 m</u>	<u>5.46</u> (m)	<u>5.46</u>	(m)

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

	Existing House	Existing Garage	Proposed House	
Front:	<u>53.1</u>	<u>51.6</u> (m)	<u>53.1</u>	(m)
Rear:	<u>20.27</u>	<u>56.4</u> (m)	<u>16.77</u>	(m)
Side:	<u>16.07</u>	<u>4</u> (m)	<u>10.82</u>	(m)
Side:	<u>3.14</u>	<u>23.19</u> (m)	<u>3.14</u>	(m)

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

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

What type of access to the land?

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

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

AUGUST 2008

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

Use(s): RESIDENTIAL Length of time: ~15 yrs.

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

Same as #13 ☒ or, _____

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

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

☐ Yes ☒ No

If "yes", how many? _____

- 17) Existing uses of abutting properties:
- RESIDENTIAL

A0047/2023

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.

A0068/2019
detached garage - height

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, Luc & Penny Brosseau (please print all names), the registered owner(s) of the property described as 117 Vermilion Lake Rd Chelmsford, ON T0M 1A0 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 _____ (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 30 day of March, 2023

(witness) [Signature]

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

Print Name: Penny & Luc Brosseau

*I have authority to bind the Corporation

A0047/2023

I/We, Kennedy & Lee Brosseaux (please print all names),
the registered owner(s) or authorized agent of the property described as 2117 Vermilion Lake Rd.

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 30 day of March, 2023

Penny Brosseau
Signature of Owner(s) or Signing Officer or Authorized Agent
(*where a Corporation)

Print Name: Penny & Luc Brosseau
"I have authority to bind the Corporation"

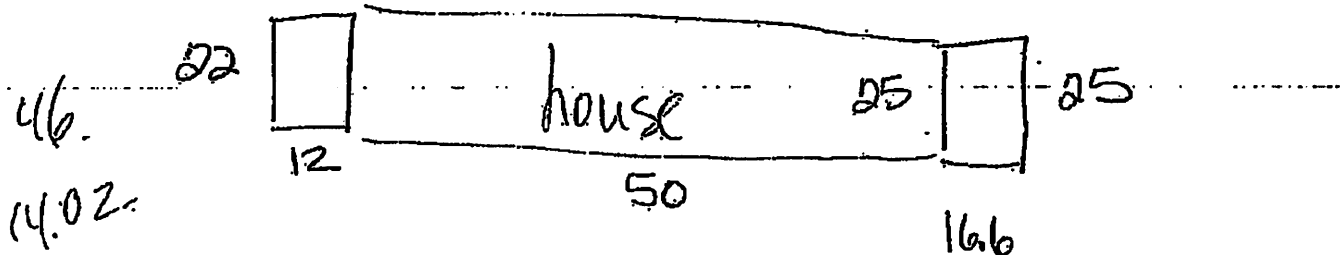
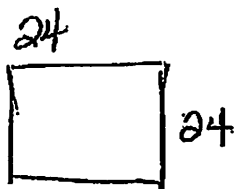
- * Where the owner is a firm or corporation, the person signing this instrument shall state that he/she has authority to bind the corporation or affix the corporate seal.

FOR OFFICE USE ONLY

Date of Receipt: Apr 18/23 Hearing Date: May 10/23 Received By: J. Pinkerton
Zoning Designation: R1-1 Resubmission: ☐ Yes ☒ No
Previous File Number(s): A108/18
Previous Hearing Date: (JUL 25/18)
Notes:

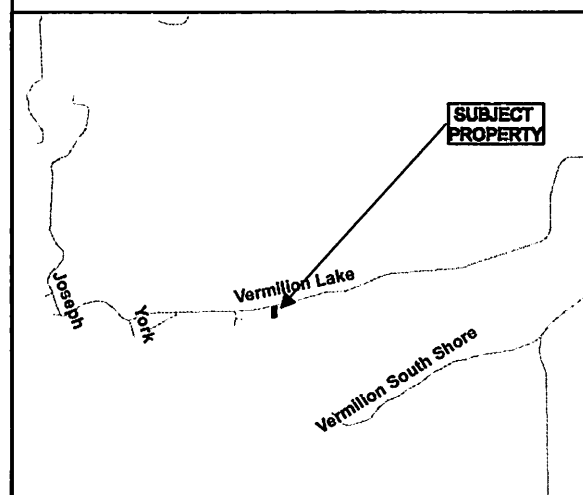
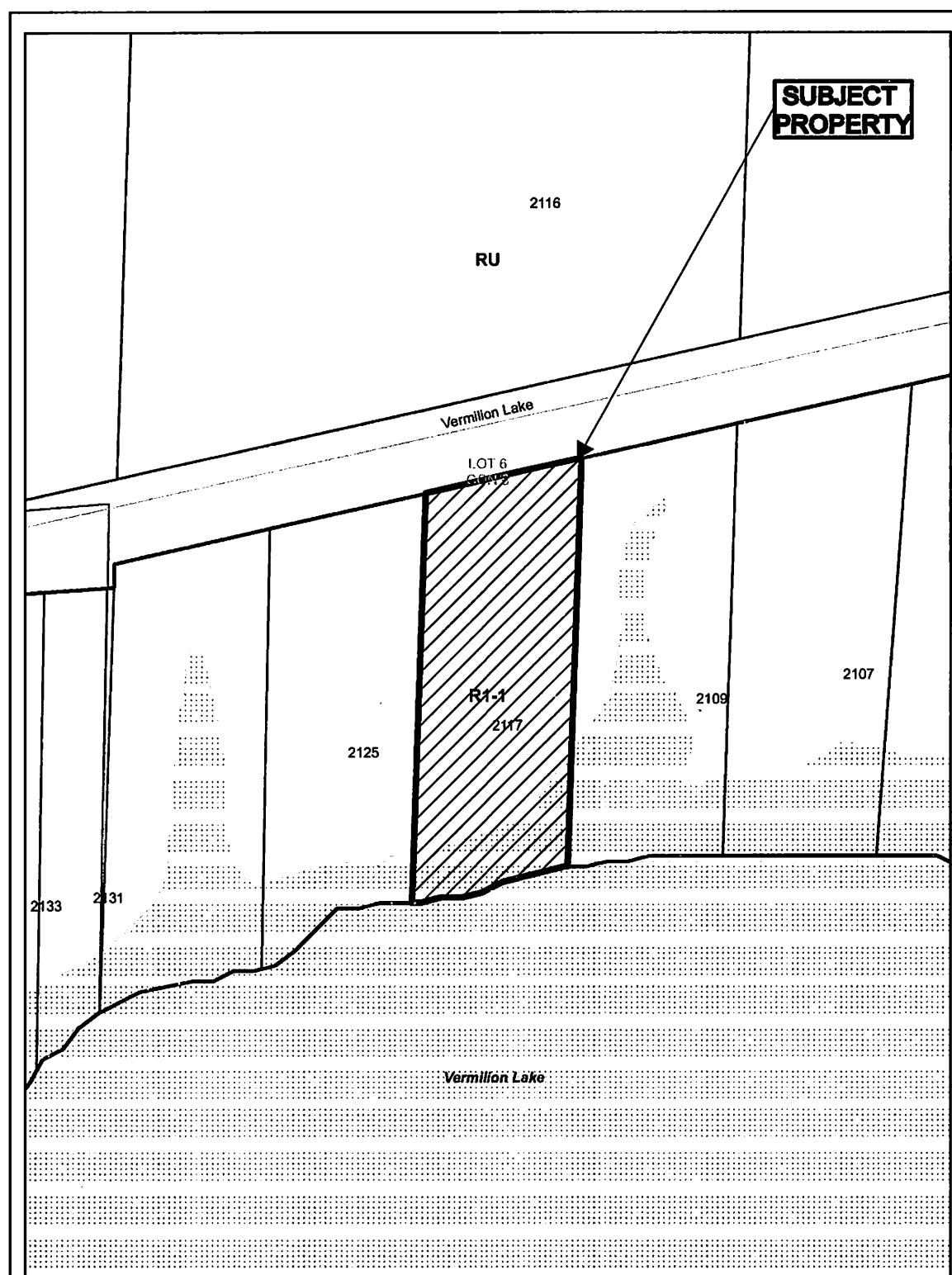
A0047/2023

Attch'd
Garage



78.6.
23.96.

A0047/2023



Application for Minor Variance or Permission



Subject Property being PIN 73367-0187,
Parcel 27116 SEC SWS SRO, Part Lot 6, Concession 6,
Parts 5 and 6 on Plan 53R-8619 subject to LT36330,
Township of Fairbank,
2117 Vermillion Lake Road, Chelmsford,
City of Greater Sudbury

Sketch 1, NTS
NDCA Watershed

A0047/2023
Date: 2023 04 24



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

Office Use Only 2023.01.01	
A 0048/2023	
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: \$1,090.00 (includes \$260.00 legal notice fee)
A 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): Vanessa Bassett & Steven Dunlop Email: [REDACTED]
Mailing Address: 1149 Leedale Ave. Home [REDACTED]
City: Sudbury Postal Code: P3G 1B9 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: Sheldon Burton Email: [REDACTED]
Mailing Address: 375 Basin Home [REDACTED]
City: Chelmsford Postal Code: B0M 1C0 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: Vanessa Bassett & Steven Dunlop
Mailing Address: 1149 Leedale Ave.
City: Sudbury Postal Code: P3G 1B9

- 4) Current Official Plan designation: LA 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
4.41.2a	30	16m	14
4.41.3a	not permitted	to permit	
4.41.4	20m	16m	4

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

c) Description of Proposal:
Construct Addition to current dwelling in buffer Area
↳ new detached garage

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
Entire build. lands in buffer Area

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

PIN(s): _____ Township: Brooks
 Lot No.: 1 Concession No.: 4 Parcel(s): 10151
 Subdivision Plan No.: M165 Lot: 1 Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 149 Leedale Ave

7) Date of acquisition of subject land. July 2012

8) Dimensions of land affected.

Frontage 22 (m) Depth 83 (m) Area 3208 (m²) Width of Street _____ (m)

9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>160</u> (m ²)	<u>250m + 66m garage</u> (m ²)
Gross Floor Area:	<u>160</u> (m ²)	<u>316</u> (m ²)
No. of storeys:	<u>1</u>	<u>2</u>
Width:	<u>9.5</u> (m)	<u>13</u> (m)
Length:	<u>16</u> (m)	<u>14</u> (m)
Height:	<u>6</u> (m)	<u>6</u> (m)

** see proposed site map **

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>46</u> (m)	<u>36</u> (m)
Rear:	<u>20</u> (m)	<u>16</u> (m)
Side:	<u>4</u> (m)	<u>4</u> (m)
Side:	<u>22</u> (m)	<u>20</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.
Home ~ 1990 shed #1 est 2010 shed #2 est 2010 Garage ~ 2017

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

Use(s): single family dwelling Length of time: 1990 -> present

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

A0048/2023

- 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, Vanessa Bassett & Steve Dunlop (please print all names), the registered owner(s) of the property described as 1149 Leedale Ave.

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 Sheldon Burton (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 03 day of April, 20 23

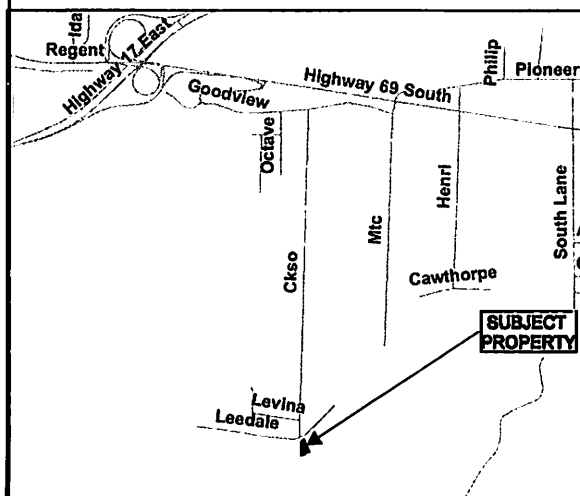
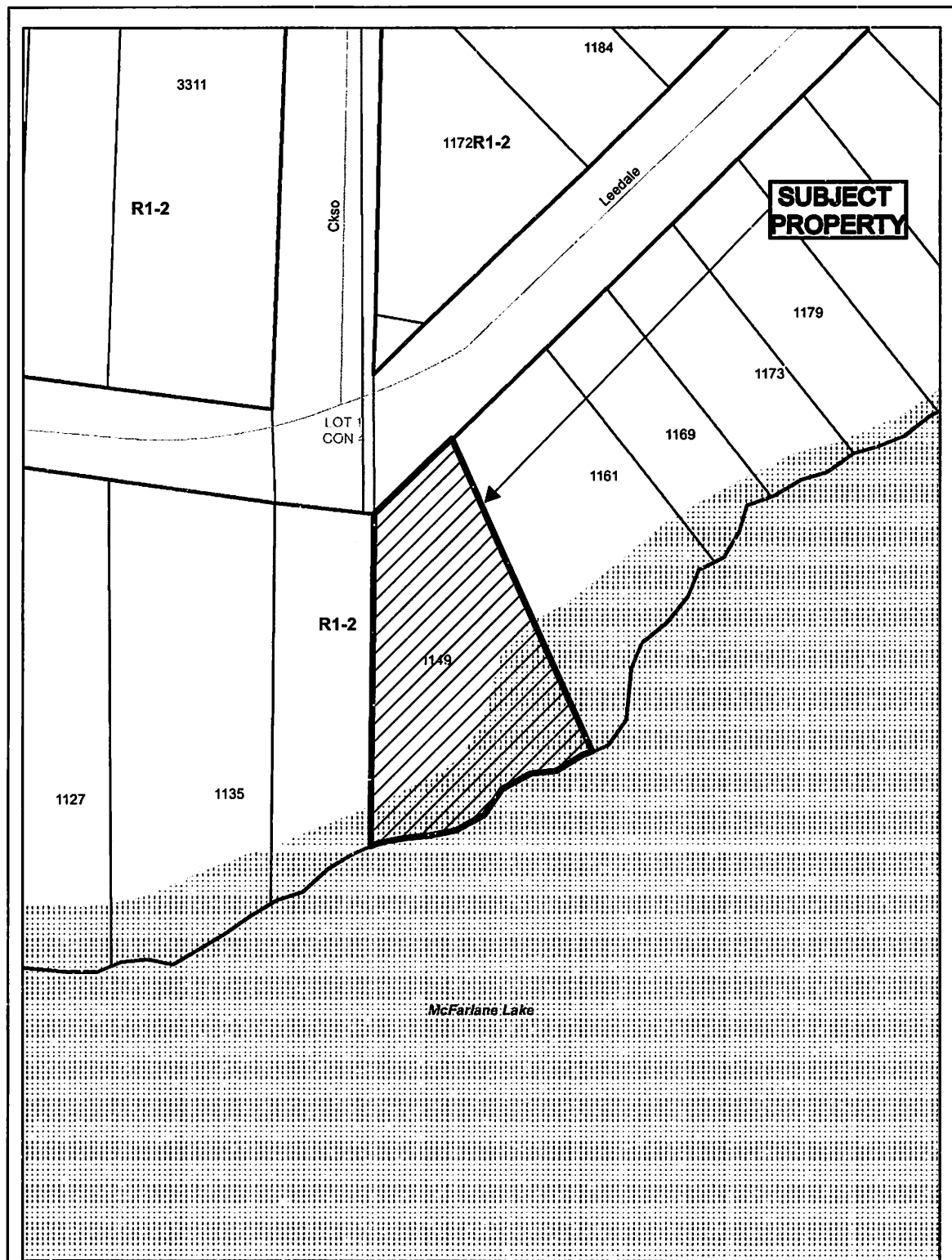
(witness)

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

Print Name: VANESSA BASSETT & STEVE DUNLOP

*I have authority to bind the Corporation

A0048/2023



Application for Minor Variance or Permission

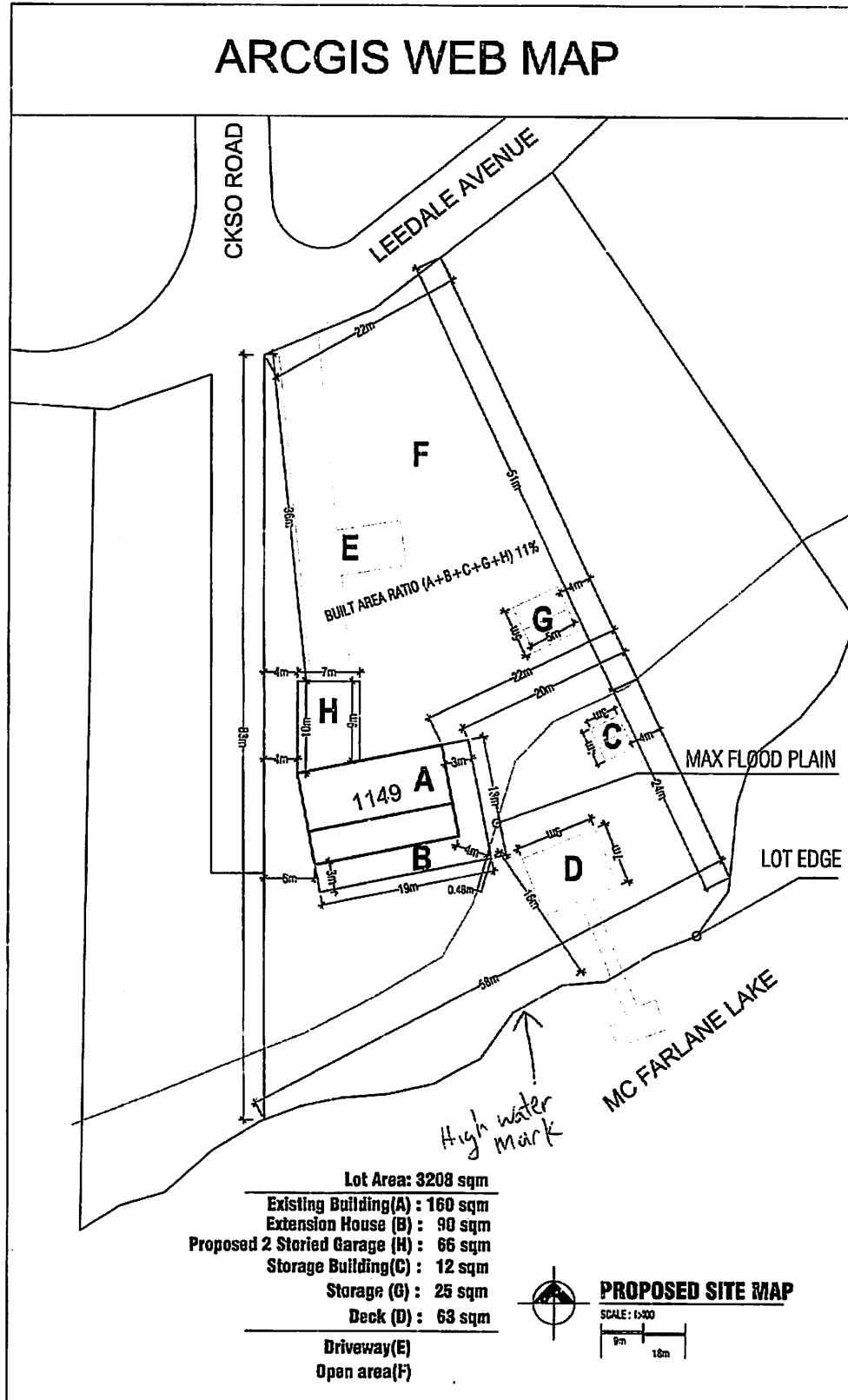


Subject Property being PIN 73477-0215,
Parcel 10151 SEC SES, Lot 1, Plan M-165,
Part Lot 1, Concession 4, Township of Broder,
1149 Leedale Avenue, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA Watershed

A0048/2023
Date: 2023 04 24

ARCGIS WEB MAP



A0043/2023
Sketch-2



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 2023.01.01	
A 0049/2023	
S.P.P. AREA	YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/>
NDCA REG. AREA	YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/>

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

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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): 2380363 ONTARIO LIMITED	Email: [REDACTED]
Mailing Address: 219 O'Neil Drive East, Hanmer	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: Sudbury	Postal Code: P3L 1H6
	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]
	Business Phone: [REDACTED]
City: Sudbury	Postal Code: P3E 5V5
	Fax Phone: [REDACTED]

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

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

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

- 4) Current Official Plan designation: Living Area I Current Zoning By-law designation: R3-1 (Medium Density Residential)

- 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
Landscaped Area Requirements	3m, per Section 4.15.1	1.5m	1.5m
Parking Space Requirements	11 PS, per Table 5.5	8 PS (1 PS per unit)	3 PS
Minimum Lot Depth	30m, per Table 6.5	24m	6m
Minimum Front Yard Setback	6m, per Table 6.5	1.5m	4.5m
Minimum Rear Yard Setback	7.5m, per Table 6.5	1.5m	6m

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

- c) Description of Proposal:

Proposed minor variances as described above to facilitate the development of a 2 storey 8 unit multiple dwellings on the proposed severed lot.

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

Limited space on the subject property due to topographic constraints. Further, the variances are proposed to make the site developable, enable the density envisioned in the OP for medium density residential housing (90u/ha) (78u/ha proposed) and facilitate the creation of the proposed lots as outlined on the attached drawing.

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

PIN(s): 02127-0011 Township: Sudbury
 Lot No.: Concession No.: Parcel(s): 49451
 Subdivision Plan No.: M597 Lot: Reference Plan No.: Part(s):
 Municipal Address or Street(s): Unavailable

7) Date of acquisition of subject land. Sep 29, 2021

8) Dimensions of land affected.

Frontage ±39.84 (m) Depth ±24.52 (m) Area ±1020 (m²) Width of Street 20 (m)

9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	N/A (m ²)	±262.5 (m ²)
Gross Floor Area:	N/A (m ²)	±525 (m ²)
No. of storeys:	N/A	2
Width:	N/A (m)	±14.85 (m)
Length:	N/A (m)	±17.57 (m)
Height:	N/A (m)	±6 (m)

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

	Existing	Proposed
Front:	N/A (m)	±1.5 (m)
Rear:	N/A (m)	±1.5 (m)
Side:	N/A (m)	±7.5 (m)
Side:	N/A (m)	±14.38 (m)

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

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

What type of access to the land?

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

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

N/A

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

Use(s): Vacant

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? 0

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

☐ Yes ☒ No

If "yes", how many? _____

17) Existing uses of abutting properties: Residential / Parks & Open Space

A0049/2023

- 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): A0168/2022
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, 2380363 ONTARIO LIMITED (please print all names), the registered owner(s) of the property described as PCL 49461 SEC SES SRO BLK Y, PLAN M597 CITY OF SUDBURY (PIN 02127-0011) 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 TULLOCH Engineering (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 28 day of MARCH, 2023

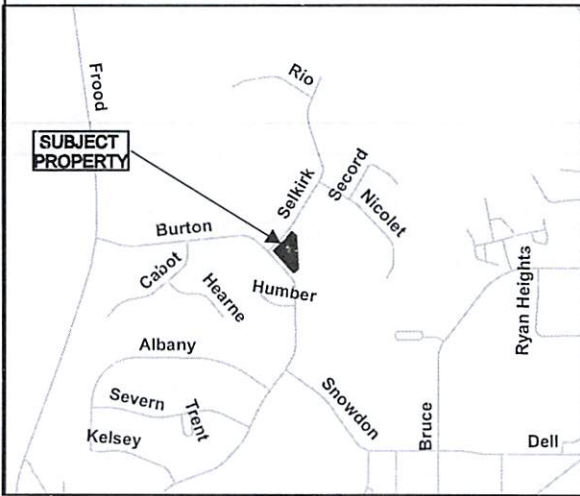
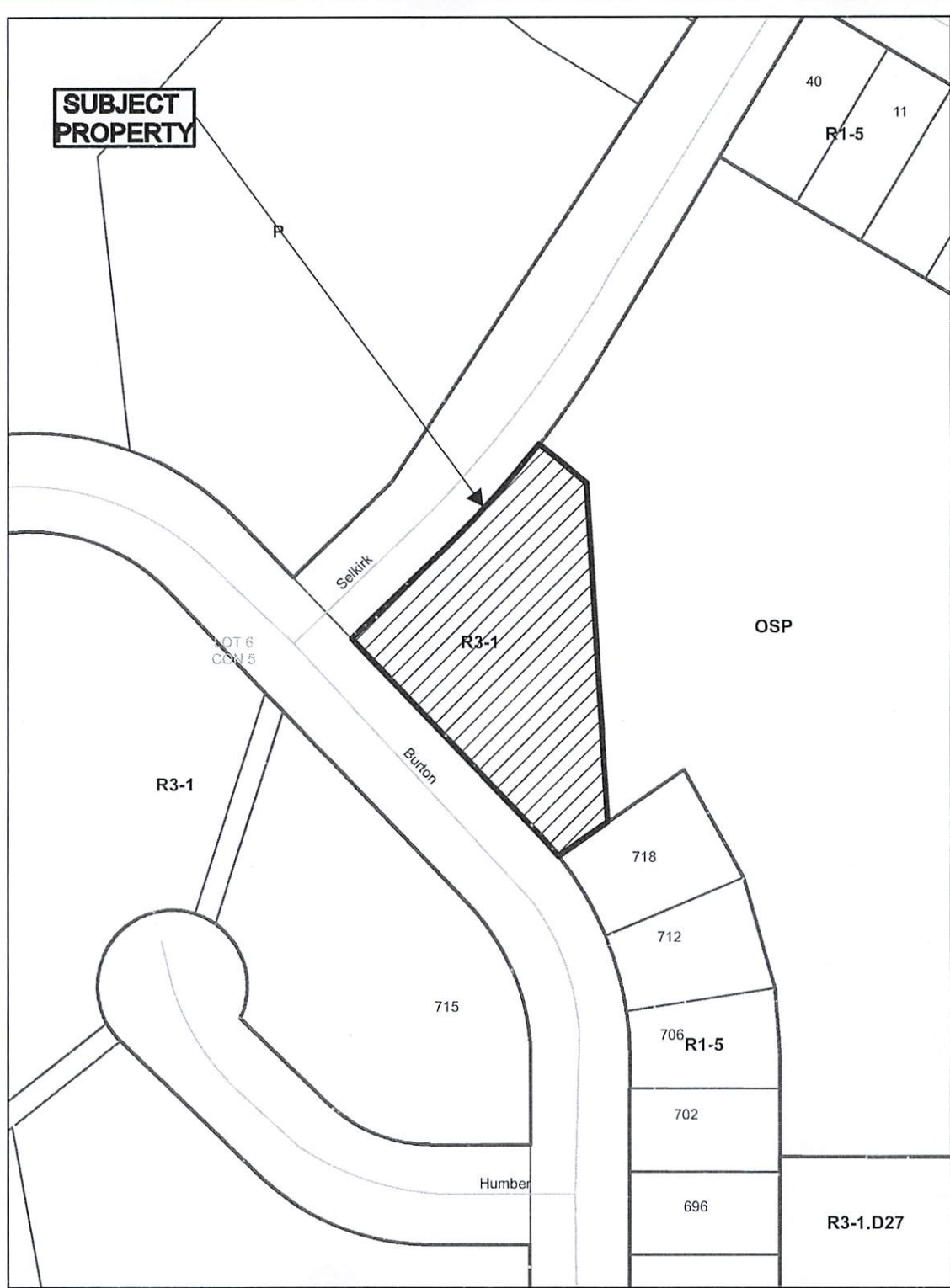
x [Signature]
(witness)

x [Signature]
Signature of Owner(s) or Signing Officer or Authorized Agent
Print Name: X PAUL CHARBONNEAU

*I have authority to bind the Corporation

A0049/2023

A0049 | 2023



**Application for Minor
Variance or Permission**



Subject Property being PIN 02127-0011,
Parcel 49451 SEC SES SRO, Block Y, Plan M-597,
Lot 6, Concession 5, Township of McKim,
0 Burton Avenue, Sudbury,
City of Greater Sudbury

Sketch 1, NTS **A0049/2023** & A0050/2023
NDCA Watershed Date: 2023 04 24

CONCEPTUAL SKETCH
BURTON AVENUE & SELKIRK STREET
CITY OF GREATER SUDBURY
2023

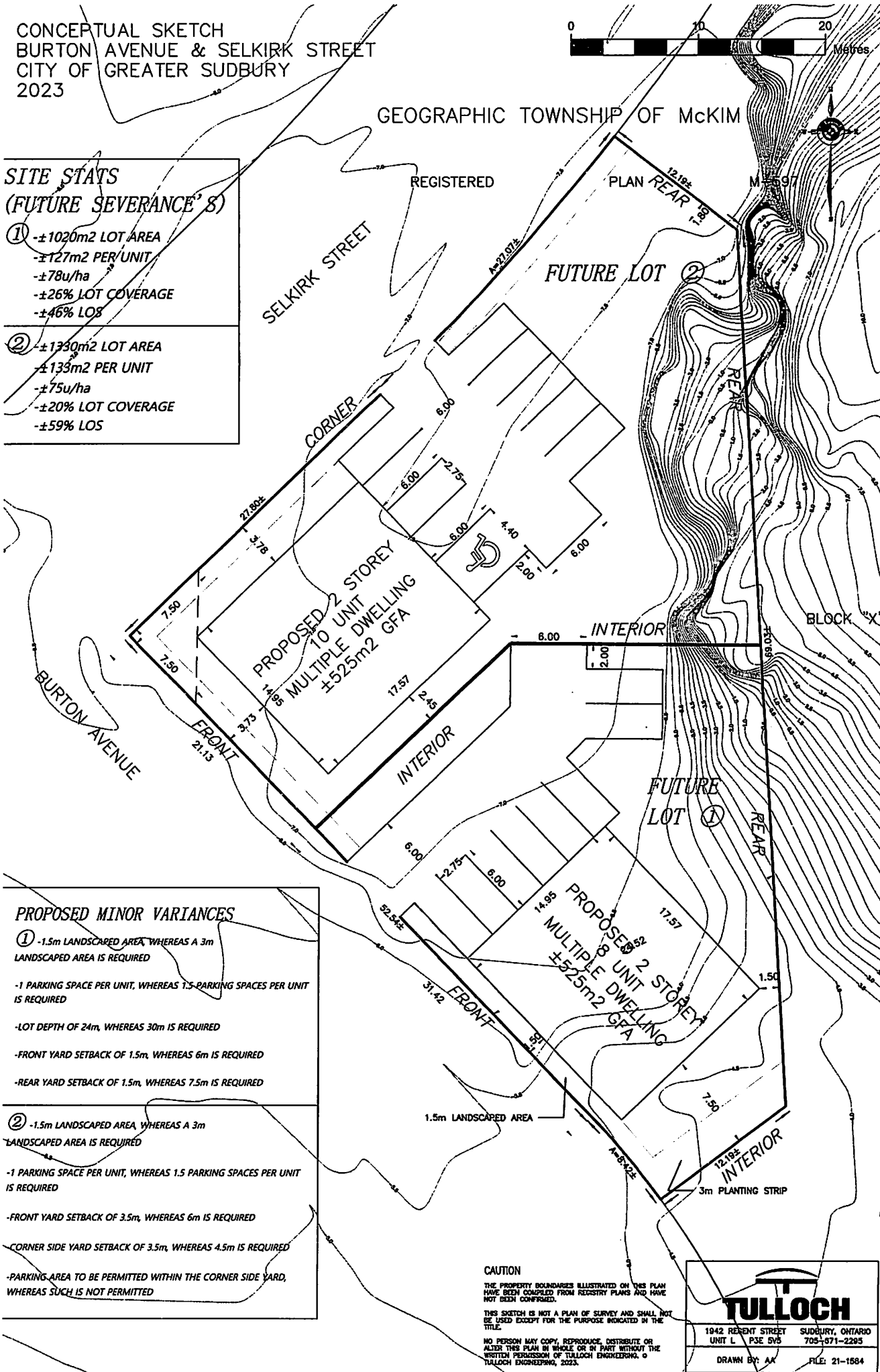


GEOGRAPHIC TOWNSHIP OF McKIM

**SITE STATS
(FUTURE SEVERANCE'S)**

- ① -±1020m² LOT AREA
-±127m² PER UNIT
-±78u/ha
-±26% LOT COVERAGE
-±46% LOS

- ② -±1330m² LOT AREA
-±133m² PER UNIT
-±75u/ha
-±20% LOT COVERAGE
-±59% LOS



PROPOSED MINOR VARIANCES

- ① -1.5m LANDSCAPED AREA, WHEREAS A 3m LANDSCAPED AREA IS REQUIRED
-1 PARKING SPACE PER UNIT, WHEREAS 1.5 PARKING SPACES PER UNIT IS REQUIRED
-LOT DEPTH OF 24m, WHEREAS 30m IS REQUIRED
-FRONT YARD SETBACK OF 1.5m, WHEREAS 6m IS REQUIRED
-REAR YARD SETBACK OF 1.5m, WHEREAS 7.5m IS REQUIRED

- ② -1.5m LANDSCAPED AREA, WHEREAS A 3m LANDSCAPED AREA IS REQUIRED
-1 PARKING SPACE PER UNIT, WHEREAS 1.5 PARKING SPACES PER UNIT IS REQUIRED
-FRONT YARD SETBACK OF 3.5m, WHEREAS 6m IS REQUIRED
-CORNER SIDE YARD SETBACK OF 3.5m, WHEREAS 4.5m IS REQUIRED
-PARKING AREA TO BE PERMITTED WITHIN THE CORNER SIDE YARD, WHEREAS SUCH IS NOT PERMITTED

CAUTION

THE PROPERTY BOUNDARIES ILLUSTRATED ON THIS PLAN HAVE BEEN COMPILED FROM REGISTRY PLANS AND HAVE NOT BEEN CONFIRMED.
THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE.
NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF TULLOCH ENGINEERING. © TULLOCH ENGINEERING, 2023.

TULLOCH	
1942 RECENT STREET UNIT L PSE 5V5	SUDBURY, ONTARIO 705-571-2285
DRAWN BY: AA	FILE: 21-1584

A0049/2023
Sketch-2



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: \$1,090.00 (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): 2380363 ONTARIO LIMITED Email: [REDACTED]
Mailing Address: 219 O'Neil Drive East, Hanmer Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: Sudbury Postal Code: P3L 1H6 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]
Business Phone: [REDACTED]
City: Sudbury Postal Code: P3E 5V5 Fax Phone: [REDACTED]

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

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

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

- 4) Current Official Plan designation: Living Area I Current Zoning By-law designation: R3-1 (Medium Density Residential)

- 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
Landscaped Area Requirements	3m, per Section 4.15.1	1.5m	1.5m
Parking Space Requirements	14 PS, per Table 5.5	10 PS (1 PS per unit)	4 PS
Minimum Front Yard Setback	6m, per Table 6.5	3.5m	2.5m
Minimum Corner Side Yard Setback	4.5m, per Table 6.5	3.5m	1m
Yards where Parking Areas are Permitted	Parking areas shall be permitted in any part of any yard, except any required front yard or required corner side yard, per Section 5.2.4.3	Parking area to be located in the required corner side yard	Not permitted, per Section 5.2.4.3

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

- c) Description of Proposal:

Proposed minor variances as described above to facilitate the development of a 2 storey 10 unit multiple dwellings on the proposed retained lot.

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

Limited space on the subject property due to topographic constraints. Further, the variances are proposed to make the site developable, enable the density envisioned in the OP for medium density residential housing (90u/ha) (75u/ha proposed) and facilitate the creation of the proposed lots as outlined on the attached drawing.

Lot 2
Retained.

Office Use Only 2023.01.01	
A 0250/2023	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

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

PIN(s): 02127-0011		Township: Sudbury	
Lot No.:	Concession No.:	Parcel(s):	48451
Subdivision Plan No.: M597	Lot:	Reference Plan No.:	Part(s):
Municipal Address or Street(s): Unavailable			

7) Date of acquisition of subject land. Sep 29, 2021

8) Dimensions of land affected.

Frontage	±21.13	(m)	Depth	±56m	(m)	Area	±1330	(m ²)	Width of Street	20	(m)
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9) Particulars of all buildings:

	Existing	(m ²)	Proposed	(m ²)
Ground Floor Area:	N/A	(m ²)	±282.6	(m ²)
Gross Floor Area:	N/A	(m ²)	±526	(m ²)
No. of storeys:	N/A	(m)	2	(m)
Width:	N/A	(m)	±14.85	(m)
Length:	N/A	(m)	±17.57	(m)
Height:	N/A	(m)	±8	(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	(m)	Proposed	(m)
Front:	N/A	(m)	±3.73	(m)
Rear:	N/A	(m)	±34	(m)
Side:	N/A	(m)	±2.45	(m)
Corner Side:	N/A	(m)	±3.78	(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.

N/A

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

Use(s): Vacant

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? 0

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

☐ Yes ☒ No

If "yes", how many?

17) Existing uses of abutting properties: Residential / Parks & Open Space

A0050/2023

- 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): A0188/2022
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, 2380363 ONTARIO LIMITED (please print all names), the registered owner(s) of the property described as PCL 49461 SEC SES SRO BLK Y, PLAN M597 CITY OF SUDBURY (PIN 02127-0011) 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 TULLOCH Engineering (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and rectify, 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 MARCH, 2023

x [Signature]
(witness)

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

Print Name: X PAUL CHARBONNEAU

*I have authority to bind the Corporation

A0050/2023

I/We, TULLOCH Engineering (please print all names),
the registered owner(s) or authorized agent of the property described as _____


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 13 day of April, 2023

Darc T. M. H.
Commissioner of Oaths

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


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

Print Name: Aaron Ariganello
 *I have authority to bind the Corporation

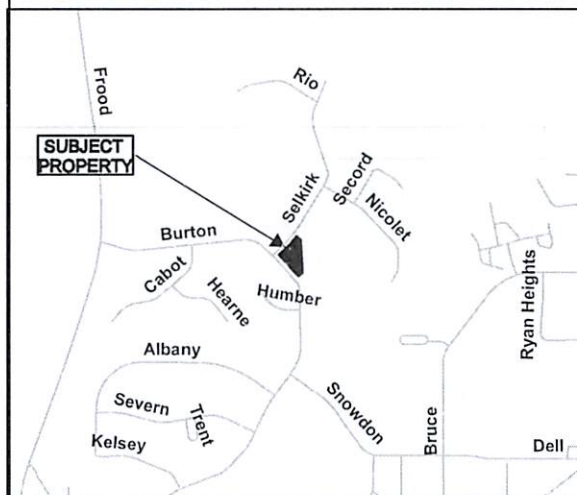
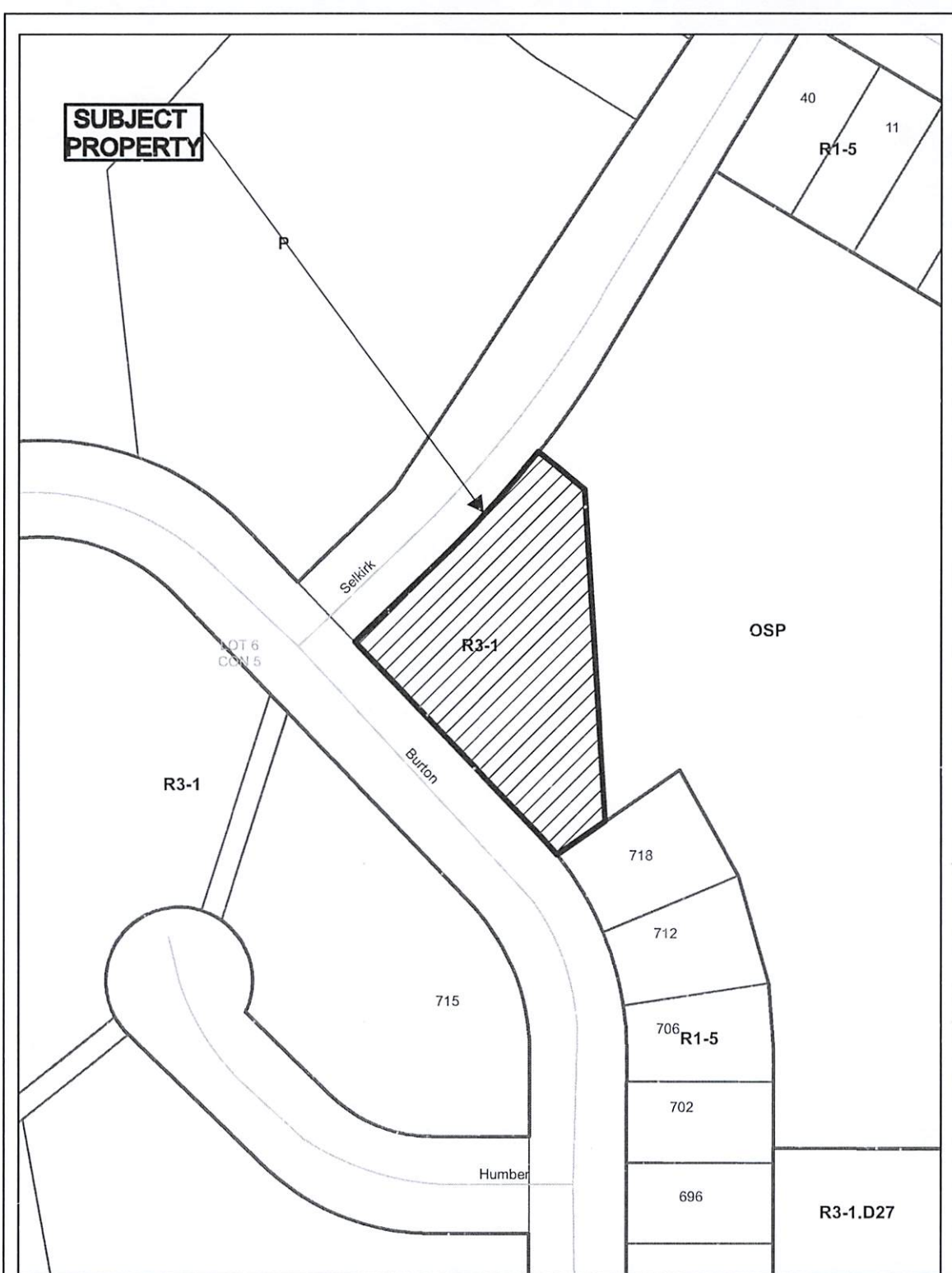
- Where the owner is a firm or corporation, the person signing this instrument shall state that he/she has authority to bind the corporation or affix the corporate seal.

FOR OFFICE USE ONLY.

Date of Receipt: Apr 14/23 Hearing Date: May 10/23 Received By: S. Pinkerton
Zoning Designation: B3-1 Resubmission: ☐ Yes ☒ No
Previous File Number(s): AD158/2022
Previous Hearing Date: 14 Dec 2022

Notes:

A0050/2023



Application for Minor Variance or Permission



Subject Property being PIN 02127-0011,
Parcel 49451 SEC SES SRO, Block Y, Plan M-597,
Lot 6, Concession 5, Township of McKim,
0 Burton Avenue, Sudbury,
City of Greater Sudbury

Sketch 1, NTS A0049/2023 & A0050/2023
NDCA Watershed Date: 2023 04 24

CONCEPTUAL SKETCH
BURTON AVENUE & SELKIRK STREET
CITY OF GREATER SUDBURY
2023

ITE STATS
FUTURE SEVERANCE'S)

① $\pm 1020\text{m}^2$ LOT AREA
- $\pm 127\text{m}^2$ PER UNIT
- $\pm 78\text{u/ha}$
- $\pm 26\%$ LOT COVERAGE
- $\pm 46\%$ LOS

② $\pm 1330\text{m}^2$ LOT AREA
- $\pm 133\text{m}^2$ PER UNIT
- $\pm 75\text{u/ha}$
- $\pm 20\%$ LOT COVERAGE
- $\pm 59\%$ LOS

GEOGRAPHIC TOWNSHIP OF McKIM

REGISTERED

PLAN REAR

FUTURE LOT ②

SELKIRK STREET

CORNER

PROPOSED 2 STOREY
10 UNIT
MULTIPLE DWELLING
 $\pm 525\text{m}^2$ GFA

INTERIOR

INTERIOR

FUTURE LOT ①

PROPOSED 2 STOREY
8 UNIT
MULTIPLE DWELLING
 $\pm 525\text{m}^2$ GFA

1.5m LANDSCAPED AREA

3m PLANTING STRIP

PROPOSED MINOR VARIANCES

① -1.5m LANDSCAPED AREA, WHEREAS A 3m LANDSCAPED AREA IS REQUIRED
-1 PARKING SPACE PER UNIT, WHEREAS 1.5 PARKING SPACES PER UNIT IS REQUIRED
-LOT DEPTH OF 24m, WHEREAS 30m IS REQUIRED
-FRONT YARD SETBACK OF 1.5m, WHEREAS 6m IS REQUIRED
-REAR YARD SETBACK OF 1.5m, WHEREAS 7.5m IS REQUIRED

② -1.5m LANDSCAPED AREA, WHEREAS A 3m LANDSCAPED AREA IS REQUIRED
-1 PARKING SPACE PER UNIT, WHEREAS 1.5 PARKING SPACES PER UNIT IS REQUIRED
-FRONT YARD SETBACK OF 3.5m, WHEREAS 6m IS REQUIRED
-CORNER SIDE YARD SETBACK OF 3.5m, WHEREAS 4.5m IS REQUIRED
-PARKING AREA TO BE PERMITTED WITHIN THE CORNER SIDE YARD, WHEREAS SUCH IS NOT PERMITTED

CAUTION

THE PROPERTY BOUNDARIES ILLUSTRATED ON THIS PLAN HAVE BEEN COMPILED FROM REGISTRY PLANS AND HAVE NOT BEEN CONFIRMED.
THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE.
NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF TULLOCH ENGINEERING, © TULLOCH ENGINEERING, 2023.

TULLOCH
1942 REPERT STREET SUDBURY, ONTARIO
UNIT L P3E 5V5 705-671-2235
DRAWN BY: AA FILE: 21-1584

A0050/2023
Sketch - 2



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 0100/2022
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"/>

REVISED

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): Anthony Rossi and Christina Zufferli Email: [REDACTED]
Mailing Address: 2626 South Lane Rd. Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: Sudbury Postal Code: P3G 1C3 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: Centrelina Architecture Email: [REDACTED]
Mailing Address: 158 Elgin St. Suite 201 Home Phone: [REDACTED]
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: Bank of Montreal
Mailing Address: 1485 Lasalle Blvd
City: Sudbury Postal Code: P3A 5H7

- 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 (or 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
Maximum Building Height	5m	7.1	2.1m
REAR YARD SETBACK	1.2m	0.68m	0.52m

- b) Is there an eave encroachment? ☒ Yes ☐ No If 'Yes', size of eaves: 0.30 (m)

- c) Description of Proposal:
A proposed secondary dwelling unit

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
The proposed secondary dwelling unit, surpasses the height restrictions set in the by law and is over top an existing garage.

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

PIN(s):		Township: DIII
Lot No.: 12	Concession No.: 5	Parcel(s): 32198
Subdivision Plan No.:	Lot:	Reference Plan No.:
Municipal Address or Street(s): 2626 South Lane Rd.	P3G 1C3	Part(s):

7) Date of acquisition of subject land. September 7th, 2017

8) Dimensions of land affected.

Frontage 23.012 (m) Depth 64.374 (m) Area 1,458.89 (m²) Width of Street 6.8 (m)

8) Particulars of all buildings:	House	Existing	Garage		House	Proposed	Garage	
Ground Floor Area:	+/- 209.7		92.9	(m ²)	+/- 209.7		92.9	(m ²)
Gross Floor Area:	+/- 419.4		185.8	(m ²)	+/- 419.4		185.8	(m ²)
No. of storeys:	1		1		1		2	
Width:	18.5		7.62	(m)	18.5		7.62	(m)
Length:	13.3		12.192	(m)	13.3		12.192	(m)
Height:	+/- 3.1		3.1	(m)	+/- 3.1		7.10	(m)

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

	House	Existing	Garage		House	Proposed	Garage	
Front:	+/- 17.09		49.62	(m)	+/- 17.09		49.62	(m)
Rear:	+/- 34.79		.68	(m)	+/- 34.79		.68	(m)
Side:	+/- 2.32		.070	(m)	+/- 2.32		2.58	(m)
Side:	+/- 3.22		12.31	(m)	+/- 3.22		12.31	(m)

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

Municipally owned & operated piped water system	<input checked="" type="checkbox"/>
Municipally owned & operated sanitary sewage system	<input type="checkbox"/>
Lake	<input type="checkbox"/>
Individual Well	<input type="checkbox"/>
Communal Well	<input type="checkbox"/>
Individual Septic System	<input type="checkbox"/>
Communal Septic System	<input type="checkbox"/>
Pit Privy	<input type="checkbox"/>
Municipal Sewers/Ditches/Swales	<input type="checkbox"/>

What type of access to the land?

Provincial Highway	<input type="checkbox"/>
Municipal Road	<input type="checkbox"/>
Maintained Yearly	<input type="checkbox"/>
Maintained Seasonal	<input type="checkbox"/>
Right-of-way	<input type="checkbox"/>
Water	<input type="checkbox"/>
If access is by water only, provide parking and docking facilities to be used.	

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

Unknown

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

Use(s): Single Family

Length of time: N/A

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 dwelling unit

A0106/2022-Revised

APPLICATION FOR MINOR VARIANCE.

PAGE 3 OF 4

- 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, Anthony Rossi and Christina Zufferli (please print all names), the registered owner(s) of the property described as 2626 South Lane Rd
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 19 day of July, 2022

Janice Ferguson
(witness)

Anthony Rossi and Christina Zufferli
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: Anthony Rossi and Christina Zufferli

I have authority to bind the Corporation

A0206/2022-Revise


PART B: OWNER OR AUTHORIZED AGENT DECLARATION

1/1/16, Centrelina Architecture (please print all names),
the registered owner(s) or authorized agent of the property described as 2626 South Lane Rd.

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 27th day of March, 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)

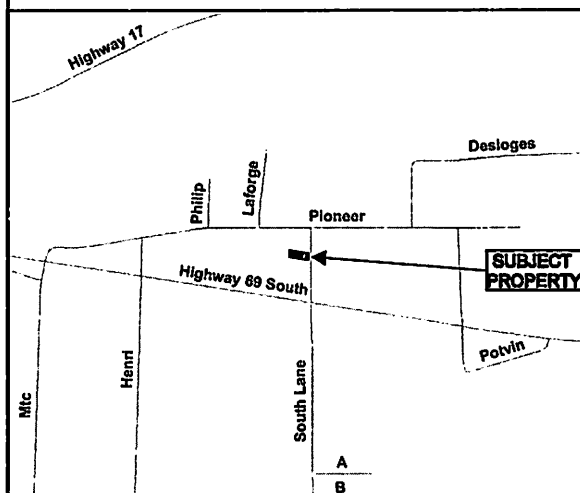
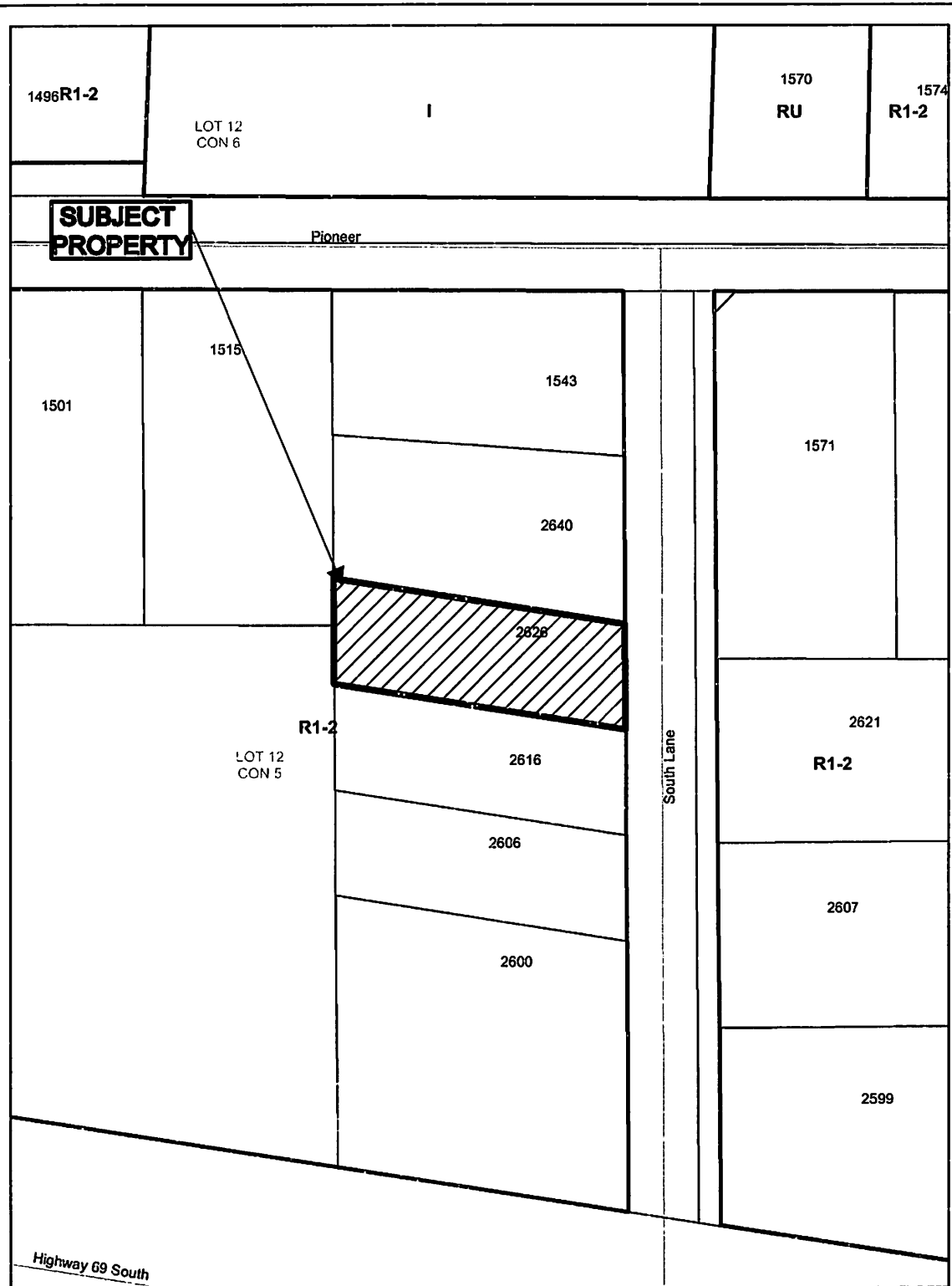
Print Name: Melissa Furino
 *I have authority to bind the Corporation

- 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>Apr 13/23</u>	Hearing Date: <u>May 10/23</u>	Received By: <u>S. Pinkerton</u>
Zoning Designation: <u>R1-2</u>	Resubmission: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Previous File Number(s):		
Previous Hearing Date:		
Notes:		

AO 106/2022
Revised



Application for Minor Variance or Permission



Subject Property being
PIN 73479-0352, Parcel 32196 SEC SES,
Part Lot 12, Concession 5, Part 1,
Plan SR-101, Township of Dill,
2626 South Lane Road, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0106/2022
Date: 2023 04 19



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

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PROJECT STATUS
ISSUED FOR CONSTRUCTION

ISSUED DATE
MARCH 24, 2023

REVISIONS
1 Revision 1 Date 1

PROJECT
Rossi - Secondary Dwelling

2626 South Lane Rd

PROJECT NUMBER
Project 2022-058

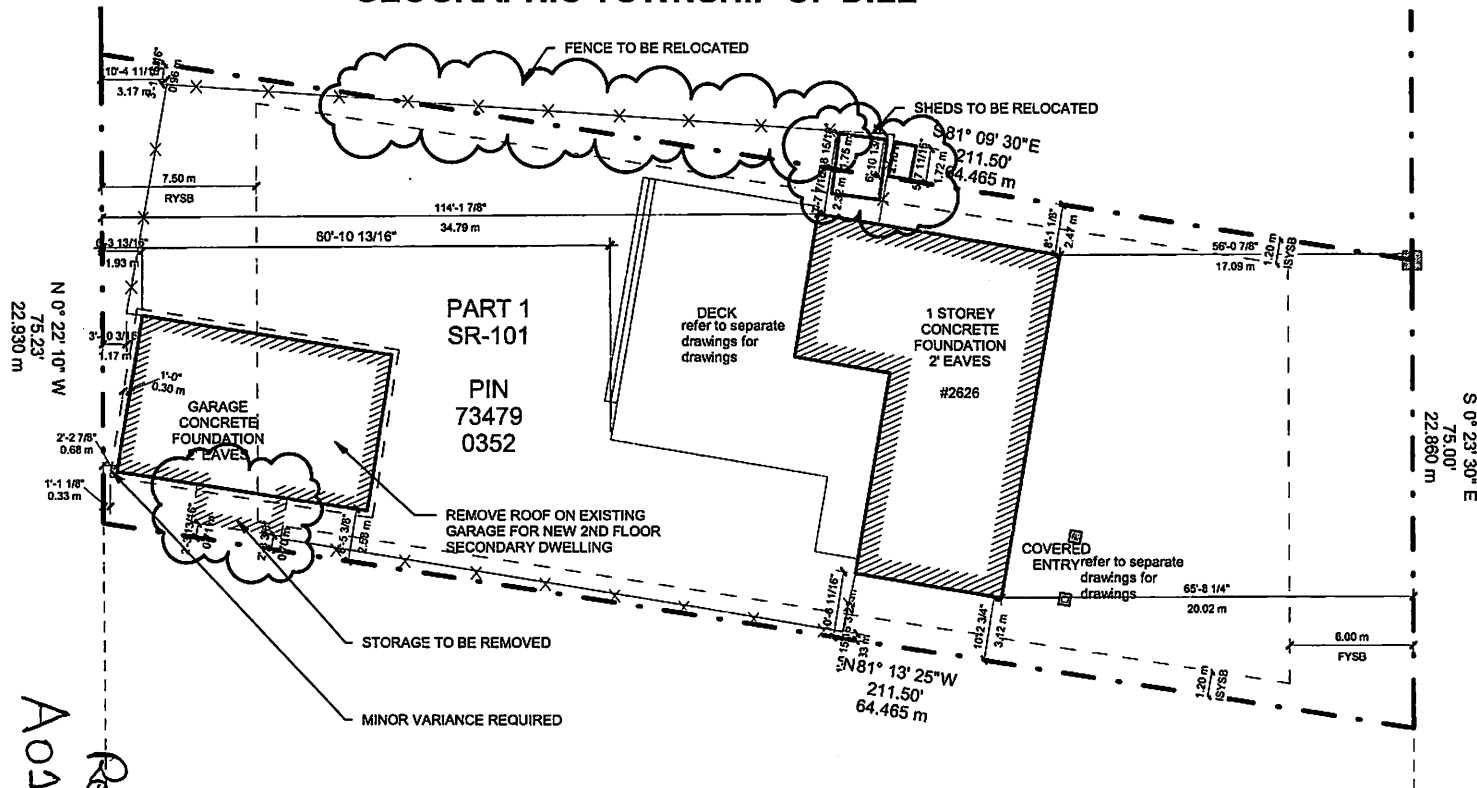
DRAWN BY / CHECKED BY
MY / DEG

SCALE
1" = 20'-0"

CONTENTS
SITE PLAN

SHEET NUMBER
MV-2

GEOGRAPHIC TOWNSHIP OF DILL



TRAVELLED ROAD KNOWN AS
SOUTH LANE ROAD

Revised
A0106/2022
Sketch-2



CENTRELINE ARCHITECTURE
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Sudbury, ON P3C 1R7
centrelinearchitecture.ca

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PROJECT STATUS
ISSUED FOR CONSTRUCTION

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MARCH 24, 2023

REVISIONS

PROJECT
Rossi - Secondary Dwelling

2626 South Lane Rd

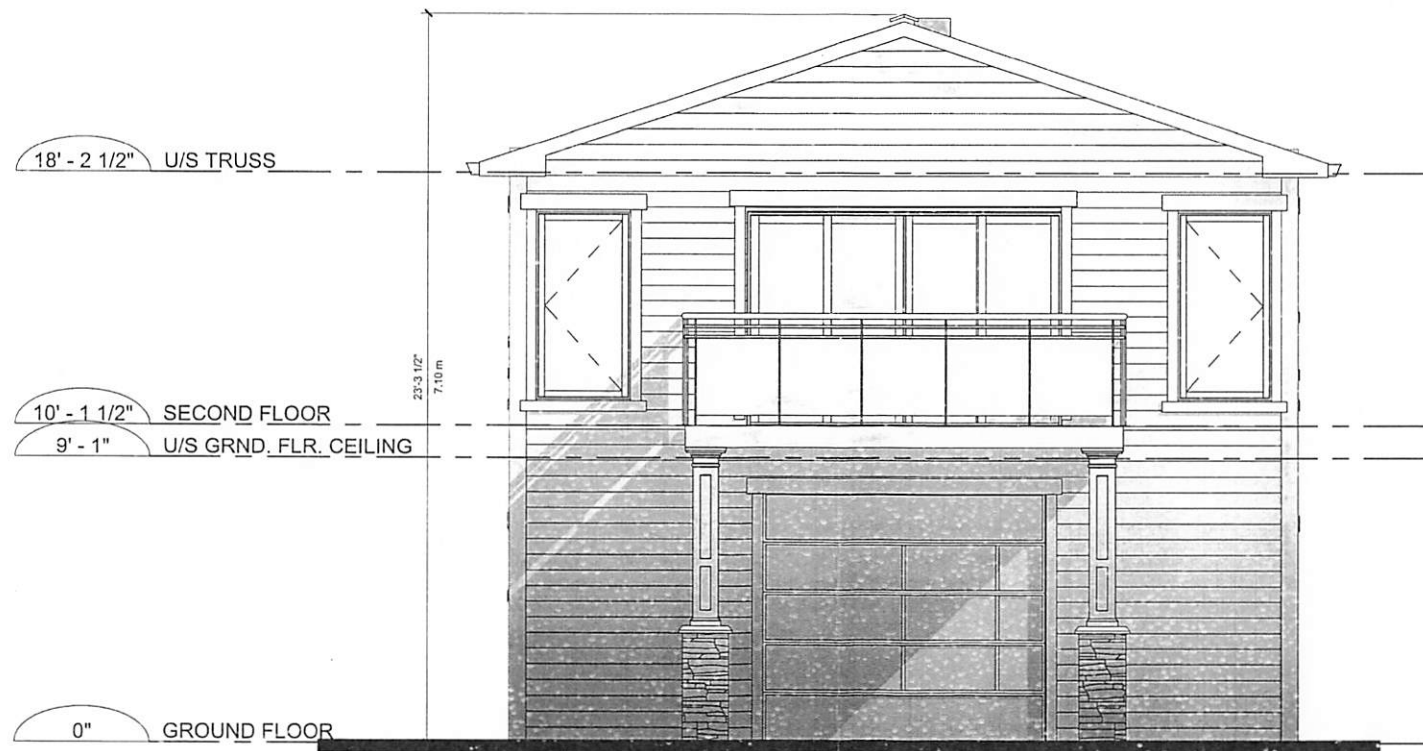
PROJECT NUMBER
Project 2022-058

DRAWN BY / CHECKED BY
MY DEG / DG

SCALE
1/4" = 1'-0"

CONTENTS
FRONT ELEVATIONS

SHEET NUMBER
MV-1



FRONT ELEVATION
1/4" = 1'-0"

Revised
A0206/2022
Sketch.3