

Tom Davies Square
200 Brady St

Thursday, May 27, 2021

PUBLIC HEARINGS

A0058/2021

SHERRILL MCCALL

Ward: 7

PIN 73496 0479, Survey Plan 53R-17790 Part(s) 1, Lot Part 9, Concession 1, Township of Garson, 1663 O'Neil Drive West, Sudbury, [2010-100Z, R1-1(7) Low Density Residential One]

For relief from Part 4, Section 4.2.4 of By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, as amended, in order to facilitate construction of an accessory structure being a pool cabana with attached deck where the roof will extend from the cabana over the pool deck having a maximum accessory structure height of 6.71 m whereas a maximum accessory building height of 5.0 m is permitted.

A0061/2021

LYNN RIOPEL

Ward: 8

PIN 73565 0794, Parcel 12867, Survey Plan 53R-16021 Part(s) 3 & 4, Lot 10, Concession 6, Township of Neelon, 2342 Lasalle Boulevard, Sudbury, [2010-100Z, R2-2 (Low Density Residential Two)]

For relief from Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, as amended, in order to facilitate the construction of an addition increasing the height of the existing residential building from one and a half-storeys to two-storeys providing an interior side yard setback of 1.22m where 1.8 m is required.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B134/1996 (JUL 29/96) AND B222/1994 (AUG 8/94) AND MINOR VARIANCE APPLICATION A151/1994 (AUG 8/94)

A0062/2021

2779349 ONTARIO INC.

Ward: 1

PIN 73588 1034, Parcel 9954, Survey Plan 53R-18916 Part(s) 1 & 3, Lot(s) 8, Subdivision M160, Lot Part 8, Concession 2, Township of McKim, 64 Copper Street, Sudbury, [2010-100Z, R2-2 (Low Density Residential Two)]

For relief from Part 4, Section 4.25, subsection 4.25.1 and Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z, as amended, to permit the expansion of a legal non-conforming multiple dwelling containing three dwelling units to include covered stairs, with a gross floor area of 491.0m² and also, providing a westerly minimum side yard setback of 0.60m where a minimum side yard setback of 2.4m is required.

PREVIOUSLY THE SUBJECT OF MINOR VARIANCE APPLICATIONS A57/13 (JUL 10/83), A9/12 (MAY 28/12), A170/08 (OCT. 20/08) & A289/90 (AUG. 13/90) AND CONSENT APPLICATIONS B189/08 (SEPT. 11/08) & B310/92 & B311/92 (AUG. 24/92).

A0065/2021

**CHRISTIAN GUILLOT
SONIA GUILLOT**

Ward: 11

PIN 02125 0162, Parcel 24352, Lot(s) 28, Subdivision M-286, Lot 1, Concession 5, Township of McKim, 1231 Peel Street, Sudbury, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, as amended, to permit the demolition and reconstruction of an attached garage with a rear yard setback of 4.5m where a minimum rear yard setback of 7.5m is required.

THIS APPLICATION WAS DEFERRED FROM THE MEETING OF APRIL 28, 2021 TO IN ORDER TO AFFORD THE OWNER THE OPPORTUNITY TO ADDRESS THOSE COMMENTS RECEIVED FROM AGENCIES AND DEPARTMENTS.

A0050/2021

HOI CHEU

"REVISED"

Ward: 10

PIN 73584 0169, Lot(s) PT 35, Subdivision 2S E, Lot 5, Concession 3, Township of McKim, 302 Larch Street, Sudbury, [2010-100Z, C4(1)(Office Commercial)]

For relief from Part 5, Table 5.5 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, in order convert a duplex into a triplex providing a minimum of three (3) parking spaces, where five (5) parking spaces are required.

**A REMINDER... THE NEXT SCHEDULED MEETING IS
WEDNESDAY, JUNE 9, 2021**



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 2020.01.01	
A 0058/2021	
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: \$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): Sherrill McCall	Email: <u>mccallsherrill@gmail.com</u>
Mailing Address: 1663 O'Neil Drive West	Home Phone: <u>705-507-3187</u>
	Business Phone:
City: <u>Garson</u>	Postal Code: <u>P3L 1L6</u>
	Fax Phone:

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

Name of Agent:	Email: <u>mccallsherrill@gmail.com</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:
Mailing Address:
City:
Postal Code:

- 4) Current Official Plan designation: Parks & Open Space Current Zoning By-law designation: R1-1 (17)

- 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
Height of proposed accessory building	<u>5.0 4.88 m</u>	<u>6.096</u>	<u>1.22 Left</u>
		<u>6.71</u>	<u>1.71</u>

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

- c) Description of Proposal: _____
 Accessory structure to be built; pool cabana with attached deck for swim-spa; roof to extend from cabana area over pool deck.

see back.

- d. Swim spa to be installed flush with deck, resting on concrete slab on ground requiring elevated structure and roof.

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

PIN(s): 734960479 Township: Garrison Ward: 7
 Lot No.: 9 Concession No.: 1 Parcel(s):
 Subdivision Plan No.: Lot: Reference Plan No.: RP52R-1790 Part(s): 1
 Municipal Address or Street(s): 4663 O'Neil Drive W.

7) Date of acquisition of subject land. 2005

8) Dimensions of land affected.

Frontage 75 (m) Depth 179.57 (m) Area 13467.75 (m²) Width of Street (m)

9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	<u>122.44</u>	(m ²)	<u>61.32</u>	(m ²)
Gross Floor Area:	<u>186.93</u>	(m ²)	<u>61.32</u>	(m ²)
No. of storeys:	<u>2</u>		<u>1</u>	
Width:	<u>17.02</u>	(m)	<u>6.71</u>	(m)
Length:	<u>12.09</u>	(m)	<u>9.14</u>	(m)
Height:	<u>8.53</u>	(m)	<u>6.096</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>32.08</u>	(m)	<u>41.22</u> <u>41.68</u>	(m)
Rear:	<u>145</u>	(m)	<u>138.35</u> <u>137.89</u>	(m)
Side:	<u>30.98</u>	(m)	<u>58.57</u> <u>52.8</u>	(m)
Side:	<u>26.86</u>	(m)	<u>16.43</u> <u>16.43</u>	(m)

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

What type of access to the land?

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

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

2005

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

Use(s): Residential Length of time: 16 years

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

Same as #13 or, _____

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

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

If "yes", how many? _____

17) Existing uses of abutting properties: Residential and recreational (at back)

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, Sherrill McCall (please print all names), the registered owner(s) of the property described as 1663 O'Neil Drive West Garson ON P3L 1L6 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;

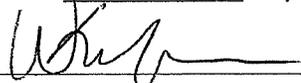
Authority to Enter Land and Photograph

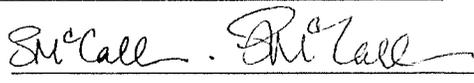
- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Local Planning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

Appointment of Authorized Agent

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

Dated this _____ day of _____, 20_____


(witness)


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

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, Sherrill McCall (please print all names), the registered owner(s) or authorized agent of the property described as 1663 O'Neil Drive West, Garson ON P3L 1L6

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 April day of 2021, 20

[Handwritten signature of Wendy Rae Kaufman]

Commissioner of Oaths

Wendy Rae Kaufman a Commissioner, etc., Province Of Ontario, for the City of Greater Sudbury, Expires November 18, 2023

[Handwritten signature of Sherrill McCall]

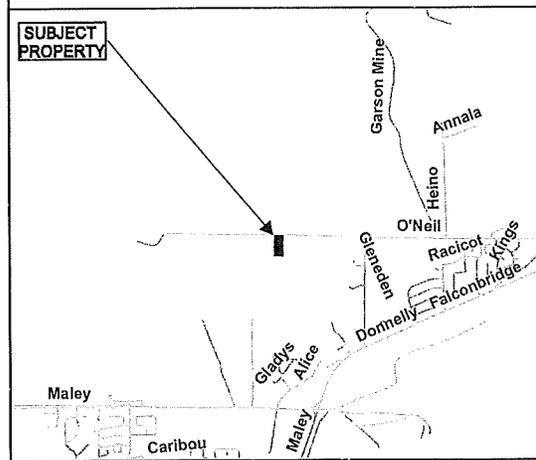
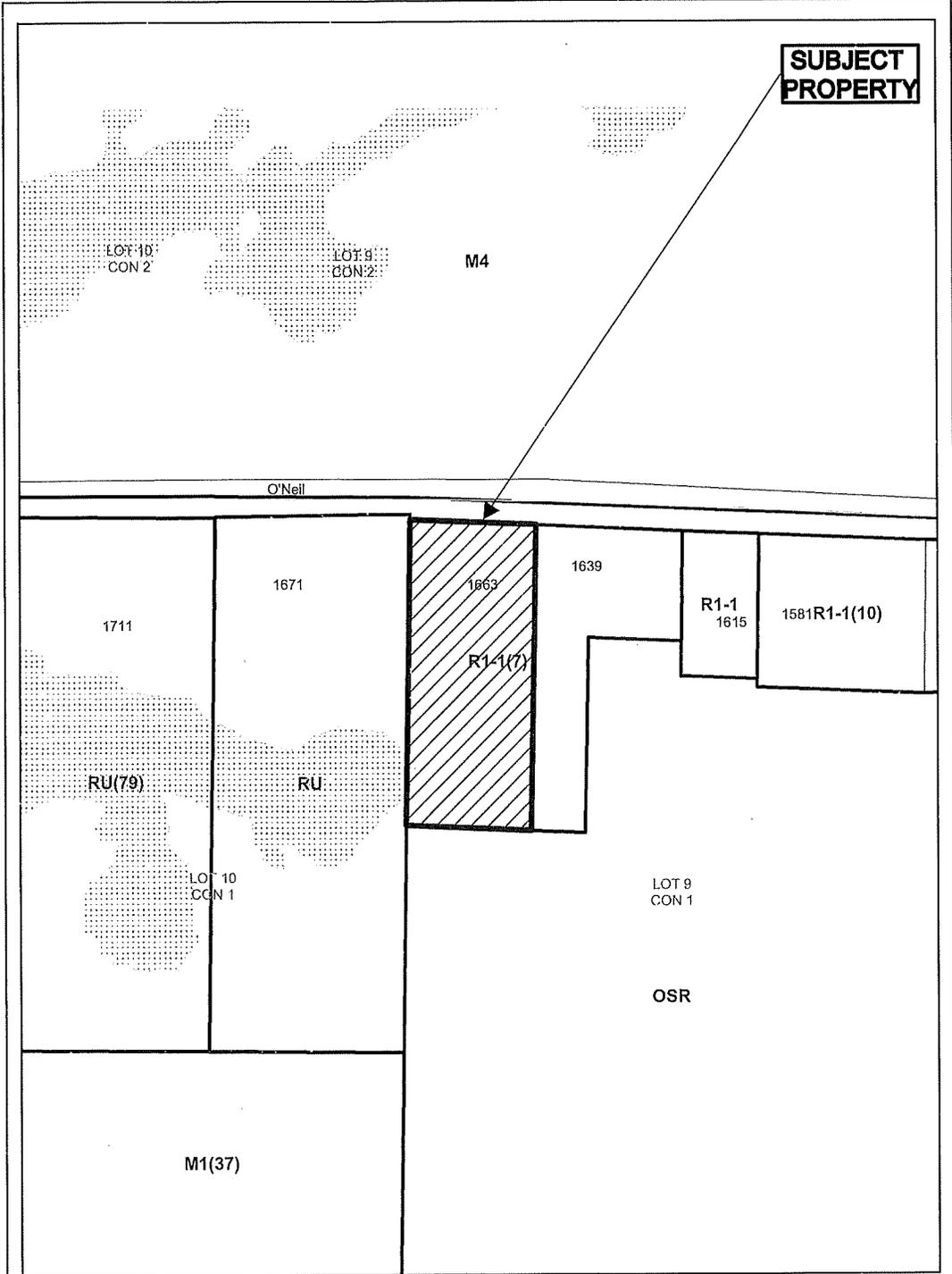
signature of Owner(s) or Signing Officer or Authorized Agent (*where a Corporation)

Print Name: Sherrill McCall *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

Form with fields: Date of Receipt, Hearing Date, Received By, Zoning Designation: RA-1(7), Resubmission: Yes/No, Previous File Number(s), Previous Hearing Date, Notes.

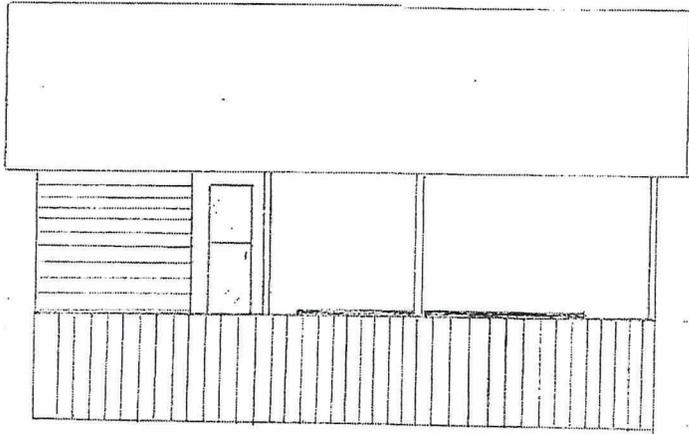


**Application for Minor
Variance or Permission**

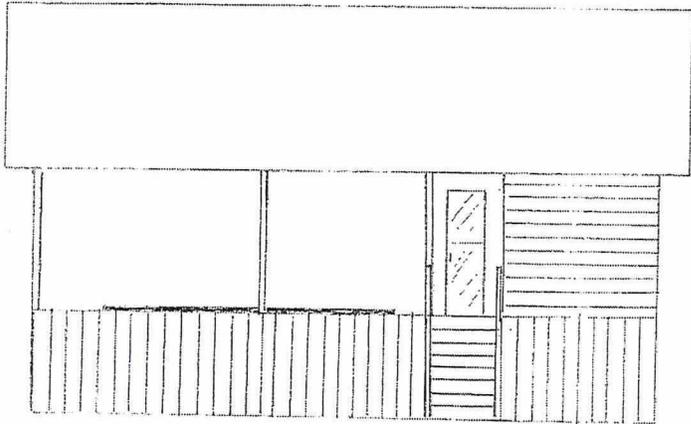
N
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Subject Property being PIN 73496-0479,
Part 1, Plan 53R-17790,
Part of Lot 9, Concession 1, Township of Garson,
1663 O'Neil Drive West, Garson
City of Greater Sudbury

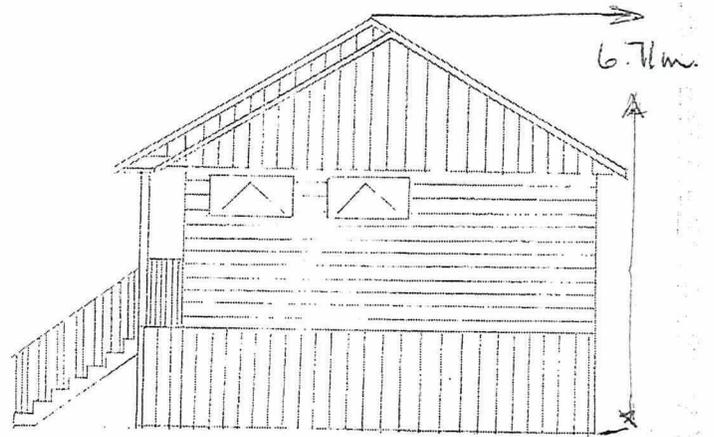
Sketch 1, NTS A58/2021
NDCA Watershed Date: 2021 05 10



EAST



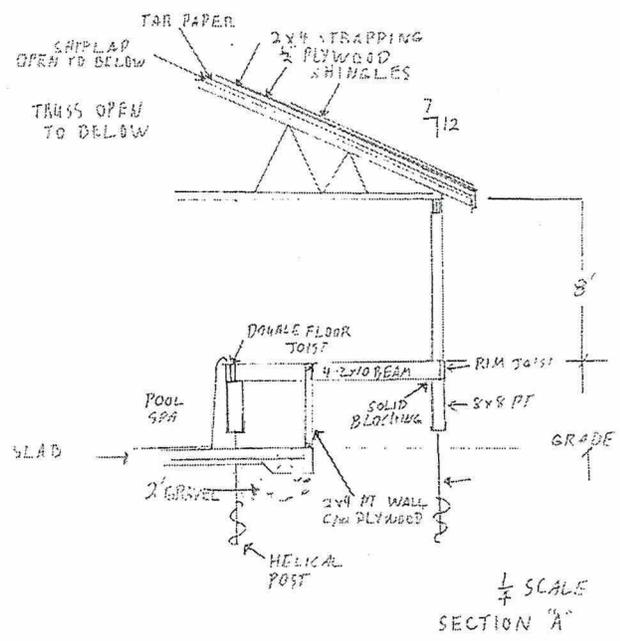
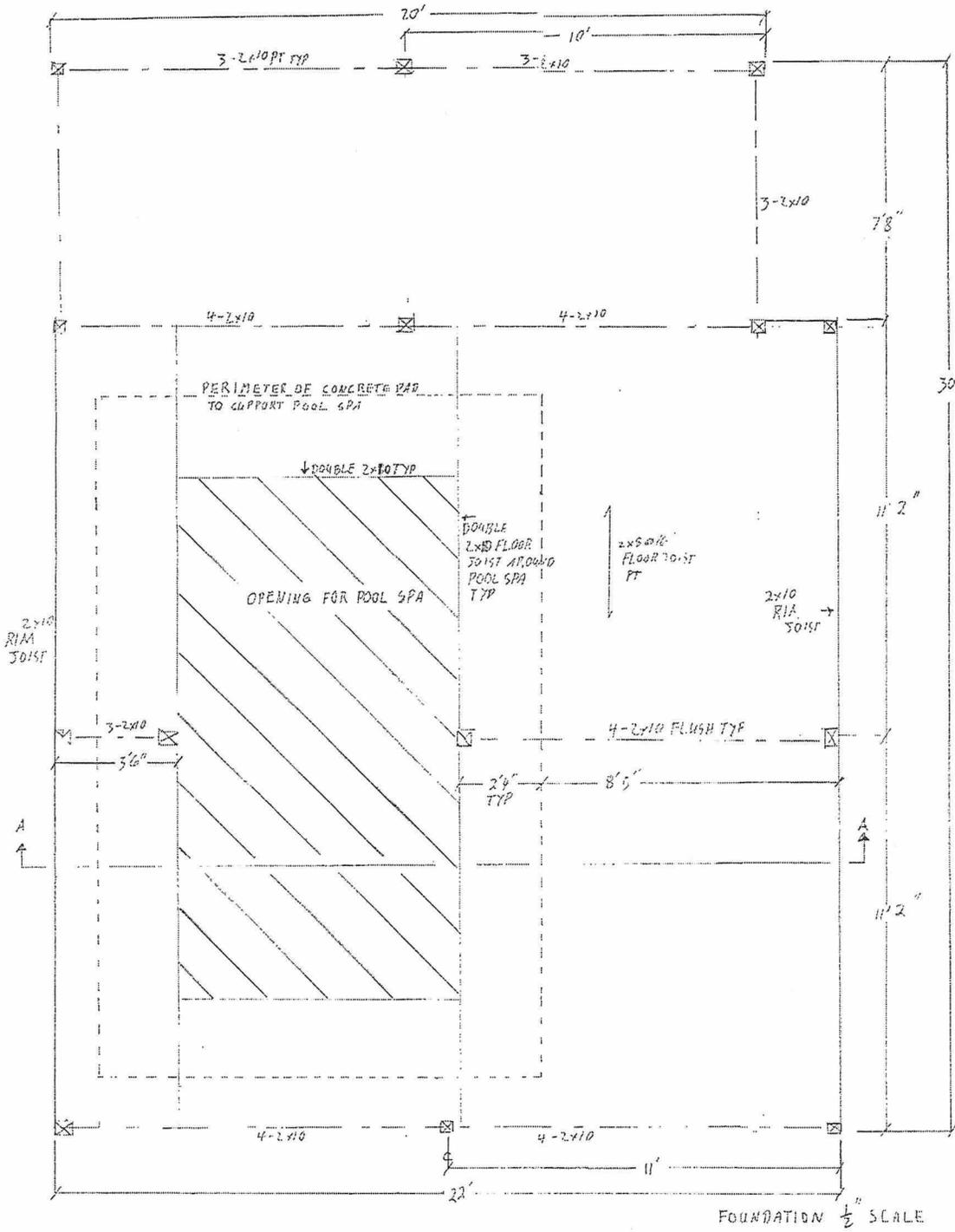
WEST



NORTH

1/4" SCALE ELEVATION

A0058/2021
Sketch 2



A005812021
 sketch 4

O'NEIL DRIVE WEST

Scale: 1:2



32.08
41-22

Field/Septic Bed

Well

9.14

17.02

30.98

House

6.7

9.16

4.3

Proposed
6.7 x 9.14

52.3

16.43

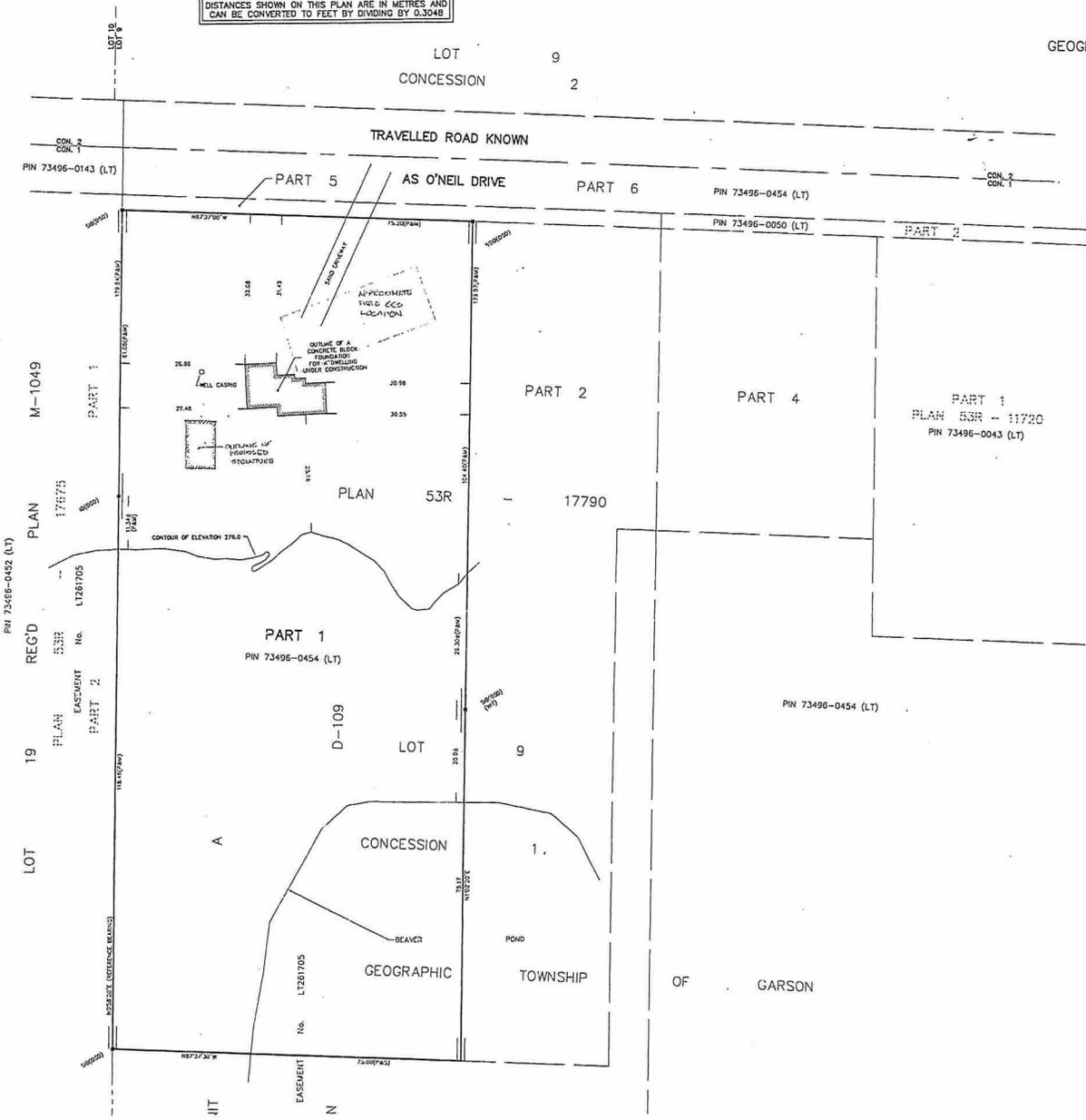
1663 O'Neil Drive West
Property: 75 x 179.57

A0058/2021
sketch 5

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

SURVEYOR'S REAL PROPERTY REPORT
PART 1) PLAN OF
PART OF LOT 9
CONCESSION 1
GEOGRAPHIC TOWNSHIP OF GARSON
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY

SCALE 1:400
0 10 20 30 METRES
D.S. DORLAND LIMITED
ONTARIO LAND SURVEYORS



- LEGEND**
- SB DENOTES STANDARD IRON BAR
 - SSB DENOTES SHORT STANDARD HIGH BAR
 - SB DENOTES HIGH BAR
 - RD DENOTES ROCK BAR
 - RFB DENOTES ROCK PILE
 - M DENOTES MORTAR FOUND
 - Q DENOTES QUARTZ FOUND
 - USTB DENOTES UNDISTURBED MORTAR
 - NEF DENOTES NO EVIDENCE FOUND
 - WT DENOTES WINDING MORTAR
 - NEF DENOTES NOT TO SCALE
 - PM DENOTES PROPERTY IDENTIFIER NUMBER
 - LI DENOTES LAND TITLE
 - PROP DENOTES PROPORTIONED
 - M DENOTES MEASURED
 - S DENOTES SET
 - P DENOTES PLAN 53R-17790
 - QU DENOTES QUANTUM SURVEYING
 - DDO DENOTES D.S. DORLAND LIMITED, O.L.S.
 - CCSD DENOTES GEODETIC SURVEYS OF CANADA DATUM

NOTE
ALL BEARINGS SHOWN HEREON ARE ASTROGNOMIC AND ARE REFERRED TO THE NEAREST LIMIT OF PART 1, PLAN 53R-17790, SHOWN THEREON TO HAVE A BEARING OF INDISTINGUISHABLE.

THIS PLAN IS NOT VALID UNLESS SCALED AND IS PREPARED FOR PUBLIC CONTRACTING AND ALL OTHERS CONNECTED WITH THIS TRANSACTION AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

ELEVATIONS SHOWN HEREON ARE CEOMETRIC AND ARE REFERRED TO CITY OF GREATER SUDBURY BENCHMARK No. 02000003 HAVING A PUBLISHED ELEVATION OF 270.65m C.C.S.D.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1.) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2.) THE SURVEY WAS COMPLETED ON THE 25th DAY OF AUGUST, 2005.

*A0058/2005
Sketch 6*



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

Office Use Only 2020.01.01	
A 00 671 2021	
S.P.P. AREA	
YES	NO
NDCA REG. AREA	
YES	NO

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

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

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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): Lynn Riopel Email: riopel@acclaimability.com
 Mailing Address: 2342 Lasalle Blvd Home Phone: 705-562-2895
 Business Phone: 705-675-2400
 City: Sudbury Postal Code: P3A 2B1 Fax Phone: _____

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

Name of Agent: _____ Email: riopel@acclaimability.com
 Mailing Address: 1048 Barry Downe Rd. 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: Sudbury Credit Union
 Mailing Address: 1048 Barry Downe Rd
 City: Sudbury Postal Code: P3A 3V3

- 4) Current Official Plan designation: R2-2 Current Zoning By-law designation: R2-2

- 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
sideyard setback for a two storey building	5.91 feet	4 feet	1.91 feet
	1.8 m	1.22 m	0.58 m

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

c) Description of Proposal: _____
to change from 1.5 storey to 2 storey home

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
The By-law permits a minimum of 1.8m (approx. 5.91 feet) side yard setback for a 2-storey dwelling

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

AK

PIN(s): 73565-0794 Township: Neelon Ward: #8
Lot No.: 10 Concession No.: 6 Parcel(s): 13867
Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: 53R-16021 Part(s): 3 and 4
Municipal Address or Street(s): 2342 Lasalle Boulevard

7) Date of acquisition of subject land. March 20, 2014

8) Dimensions of land affected.

Frontage 15.24 (m) Depth 38.86 (m) Area 595.22 (m²) Width of Street 5.5 (m)

9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	<u>66.2</u>	(m ²)	<u>66.2</u>	(m ²)
Gross Floor Area:	<u>132.4</u>	(m ²)	<u>132.4</u>	(m ²)
No. of storeys:	<u>1.5</u>		<u>2</u>	
Width:	<u>8.6</u>	(m)	<u>8.6</u>	(m)
Length:	<u>7.7</u>	(m)	<u>7.7</u>	(m)
Height:	<u>7.1</u>	(m)	<u>7.8</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>10.9</u>	(m)	<u>10.9</u>	(m)
Rear:	<u>19</u>	(m)	<u>19</u>	(m)
Side:	<u>5.4</u>	(m)	<u>5.4</u>	(m)
Side:	<u>1.2</u>	(m)	<u>1.2</u>	(m)

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

What type of access to the land?

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

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

1950 for house and garage, added entrance addition in 2017

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

Use(s): duplex dwelling Length of time: 66 yrs

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

AK

Same as #13 or, duplex dwelling

15) What is the number of dwelling units on the property? 2

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: duplex on left side, single family dwelling on right

ok

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): A0151/1994
or, describe briefly, _____

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

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

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

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

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Lynn Riopel (please print all names), the registered owner(s) of the property described as 2342 Lasalle Blvd. Sudbury, ON P3A 2B1 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 Local Planning Appeal Tribunal, the City of Greater Sudbury may not attend at the Local Planning Appeal Tribunal hearing unless the City is provided with the City's required fee for attendance at the hearing;

Appointment of Authorized Agent

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

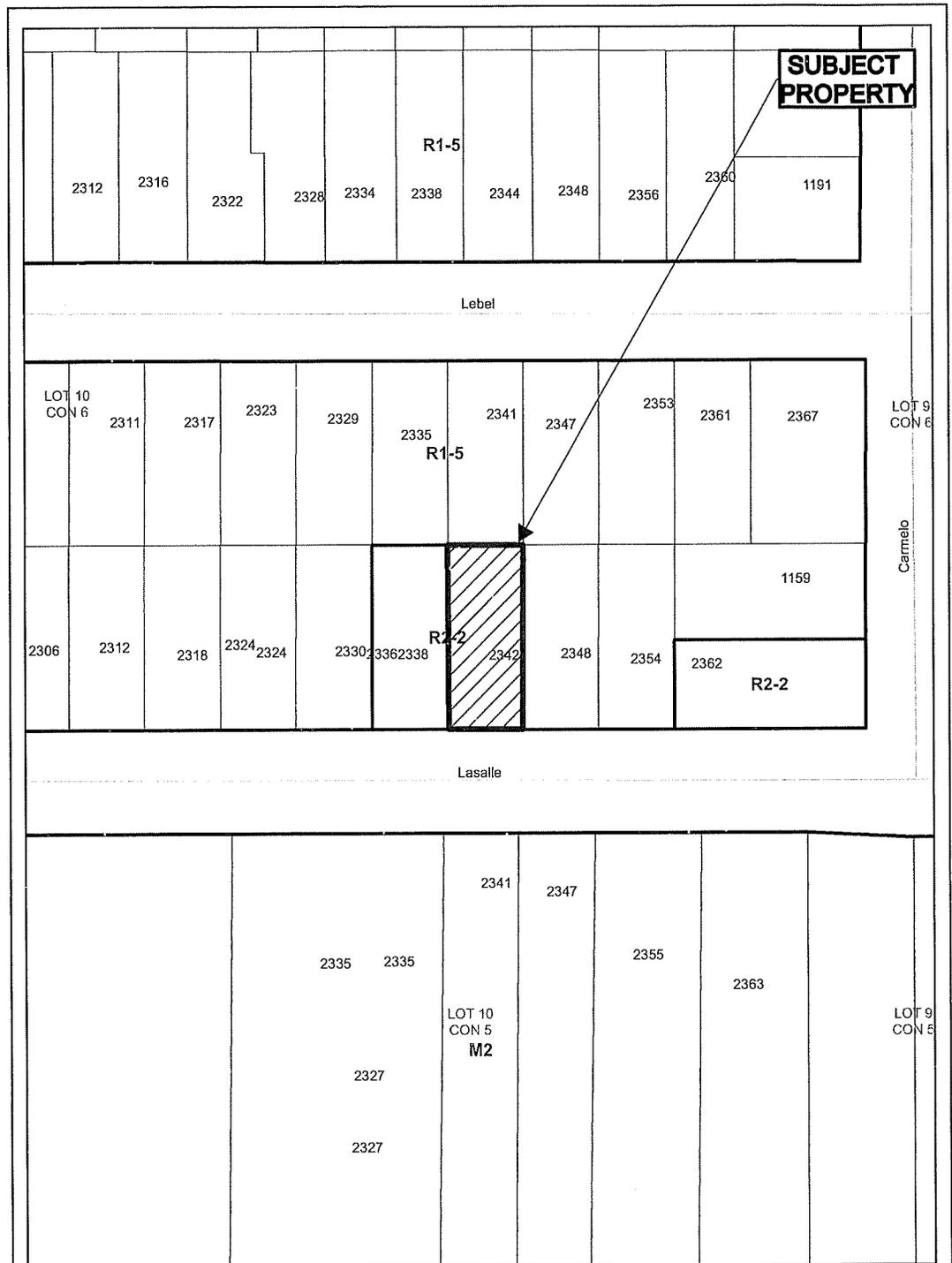
Dated this 27 day of April, 2020

[Signature]
(witness)

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

Print Name: L

*I have authority to bind the Corporation



SUBJECT PROPERTY

SUBJECT PROPERTY

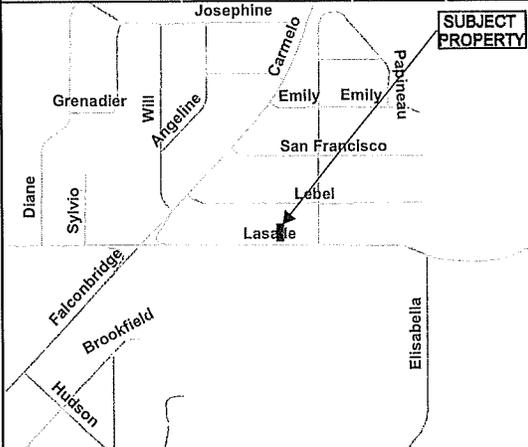
Application for Minor Variance or Permission



Subject Property being PIN 73565-0794, Parcel 12867, Parts 3 & 4, Plan 43R-16021, Lot 10, Concession 6, Township of Neelon, 2342 Lasalle Boulevard, Sudbury, City of Greater Sudbury

Sketch 1, NTS
NDCA Watershed

A61/2021
Date: 2021 05 10





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 2020.01.01	
A 0062/3021	
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: \$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): 2779349 ONTARIO INC.	Email: peterlavage@evanslumber.ca
Mailing Address: 114 Gold Street	Home Phone: 705-671-3067
	Business Phone:
City: Sudbury	Postal Code: P3E5Z3
	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: Peter Lavage	Email: peterlavage@evanslumber.ca
Mailing Address: 114 Gold Street	Home Phone: 705-671-3067
	Business Phone: 705-674-1921
City: Sudbury	Postal Code: P3E5Z3
	Fax Phone: 705-671-1507

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:	
Mailing Address: 114 Gold Street	
City:	Postal Code:

4) Current Official Plan designation: LIVING AREA 1 Current Zoning By-law designation: R2-2

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
MAX. BLG. HEIGHT			
EXPAND LEGAL NON-COMPLYING ISY	2.4m	0.60m	1.8m
\$ GFA	—	491m ²	—

b) Is there an eave encroachment? Yes No If 'Yes', size of eaves: 0.45 (m)

c) Description of Proposal:
 Continuation of a previously approved variance allowing a westerly minimum side yard setback of 0.6m to also apply to a proposed roof over previously uncovered stairs to the rear entry doors.
 Clarification that the gross floor area of approved plans is 491 square meters.

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
 As previously approved the most westerly entry door is near the building westerly side. A covered rear porch in the existing uncovered stairs location would increase resident safety, particularly in inclement weather. To allow this covered porch to extend over the most westerly door the continuation of the previous variance is needed.

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

PIN(s): 73588 1034 Township: MCKIM Ward: 1
 Lot No.: 8 Concession No.: 2 Parcel(s): 9954
 Subdivision Plan No.: M-160 Lot: 8 Reference Plan No.: 53R-18916 Part(s): 1 & 3
 Municipal Address or Street(s): 64 COPPER ST.

7) Date of acquisition of subject land. October 30th 2020

8) Dimensions of land affected.
 Frontage 31.5 ft Depth 119 ± ft Area 3740 ± ft² Width of Street N/A (m)

9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:		(m ²)		(m ²)
Gross Floor Area:		(m ²)	491	(m ²)
No. of storeys:				
Width:		(m)		(m)
Length:		(m)		(m)
Height:		(m)		(m)

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

	Existing	(m)	Proposed	(m)
Front:	3.35	(m)	3.35	(m)
Rear:	11.71	(m)	11.77	(m)
Side:	0.61	(m)	0.61	(m)
Side:	4.14	(m)	4.14	(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.

Ongoing

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

Use(s): Triplex Dwelling Length of time: 30 yrs ±

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

Same as #13 or,

15) What is the number of dwelling units on the property? 3

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

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): Most recently A0057/2013
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, 2779349 ONTARIO INC. (please print all names), the registered owner(s) of the property described as 64 Copper Street

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 Local Planning Appeal Tribunal, the City of Greater Sudbury may not attend at the Local Planning Appeal Tribunal hearing unless the City is provided with the City's required fee for attendance at the hearing;

Appointment of Authorized Agent

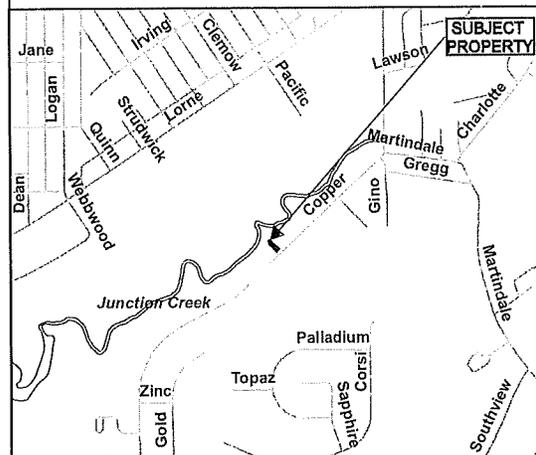
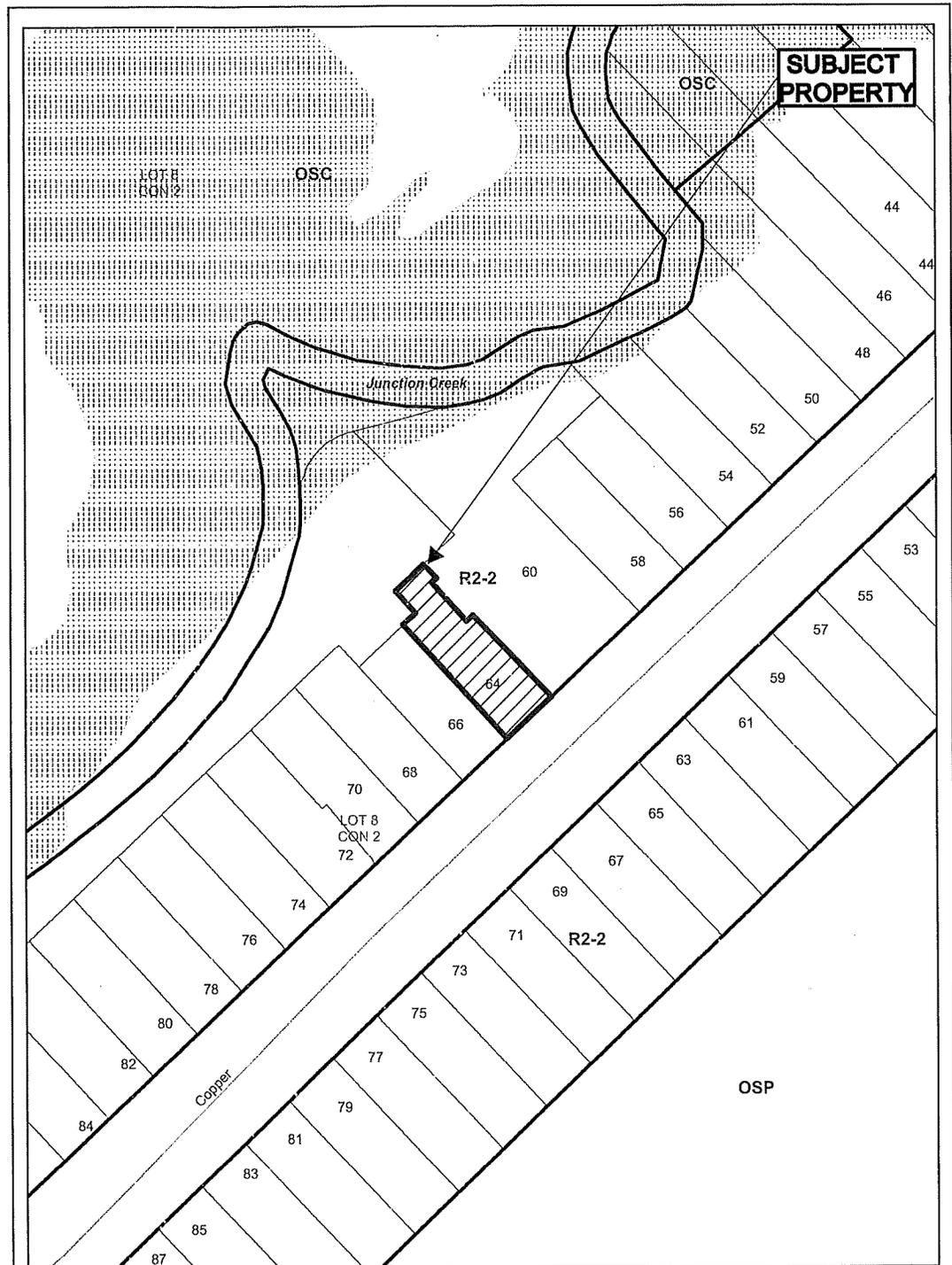
g) appoint and authorize Peter Lavalle (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents 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 30TH day of April, 2021

[Signature]
(witness)

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

*I have authority to bind the Corporation



**Application for Minor
Variance or Permission**

Subject Property being PIN 73588-1034,
Parcel 9954, Part of Lot 32, Plan M-160,
Parts 1 & 3, Plan 53R-18916,
Part of Lot 8, Concession 2, Township of McKim,
64 Copper Street, Sudbury,
City of Greater Sudbury

Sketch 1, NTS A62/2021
NDCA Watershed Date: 2021 05 10

LOT 44

REGISTERED

PLAN

M-160

7

← SD144199
R.O.W FOR
PARKING TO
BENEFIT PIN
73588-1034 →

73588-1036

PART 7
PLAN 53R-
18916

OVERHEAD BCU

PIN

CATCH
BASIN
PART 2
PLAN
53R-18916

PART 6
SD144218 R.O.W
BENEFITS PIN
73588-1034

OVERHEAD

PART 6

CONCRETE SIDEWALK

1 STOREY BRICK DWELLING
ON A CONCRETE BLOCK FOUNDATION
MUNICIPAL No. 60

LOT

BOARD FENCE ON LINE

Covered
Porch

LOT 34

PIN 73588-0281

PART LOT
PLAN

PART 4
10.58m
ENTRANCE DOOR
TO LINE

PART 4

OUTLINE OF A PROPOSED CONCRETE
FOUNDATION FOR A PROPOSED 2.9 STOREY
APARTMENT BUILDING, REPLACING NO. 84
COPPER ST. APARTMENT BUILDING DESTROYED
BY FIRE
73588-
1034

SD144199
SUBJECT

PART 7
PLAN 53R-
18916

PART 5
SD144218 R.O.W
BENEFITS PIN
73588-1034

LOT

M-160

30

PLAN

REGISTERED

COPPER
(REGISTERED

STREET

PLAN

M-57)

PIN 73588

0146

A0062/2021
Sketch 2

CONSTRUCTION ASSEMBLIES

PARTITION ASSEMBLIES NOTES:

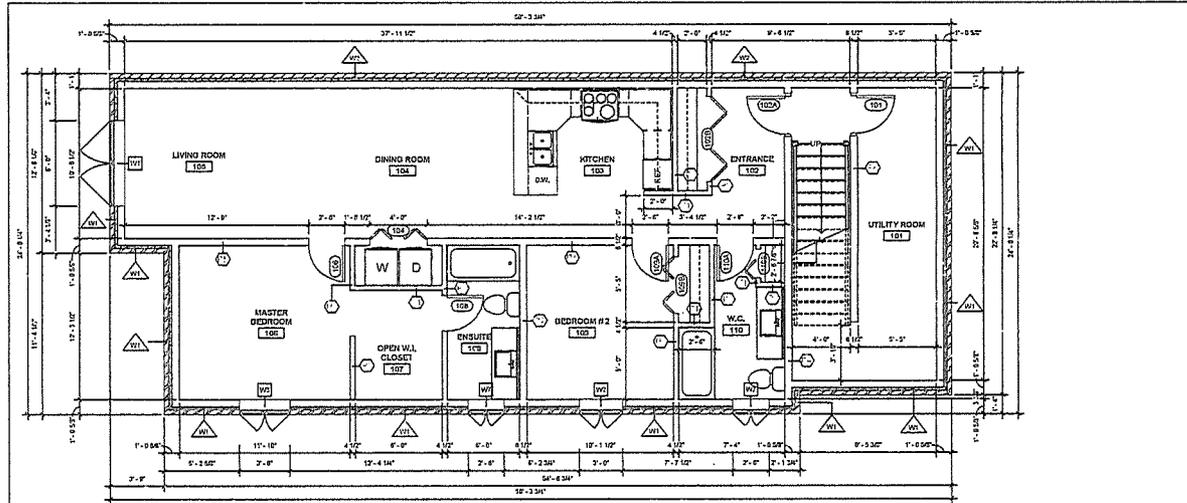
- ALL INTERIOR PARTITIONS ARE TO BE P1 UNLESS NOTED OTHERWISE
- USE WATER RESISTANT GYPSUM WALL BOARDS ON ALL WET SIDES OF PARTITIONS & CEMENT BOARD BEHIND ALL WALL MOUNTED TILE WORK
- PROVIDE WOOD BLOCKING TO ACCOMMODATE WALL MOUNTED IN ACCESSIBLE COORDINATE LOCATIONS AS REQUIRED
- ALL PARTITIONS TO EXTEND TO TOP OF STRUCTURE UNLESS OTHERWISE NOTED. BRACKLE AS REQUIRED
- ALL FLOOR ELEVATIONS ARE REFERENCED TO AND FROM GROUND FLOOR DATUM ELEVATION OF 0' 0"
- ALL EXPOSED VERTICAL CORNERS IN GYPSUM BOARD PARTITIONS SHALL BE FINISHED WITH CORNER GUARDS
- ALL DOORS SHALL BE LOCATED 4" FROM WALL FACE TO DOOR FRAME EDGE TYPICAL UNLESS NOTED OTHERWISE

PARTITION ASSEMBLIES:

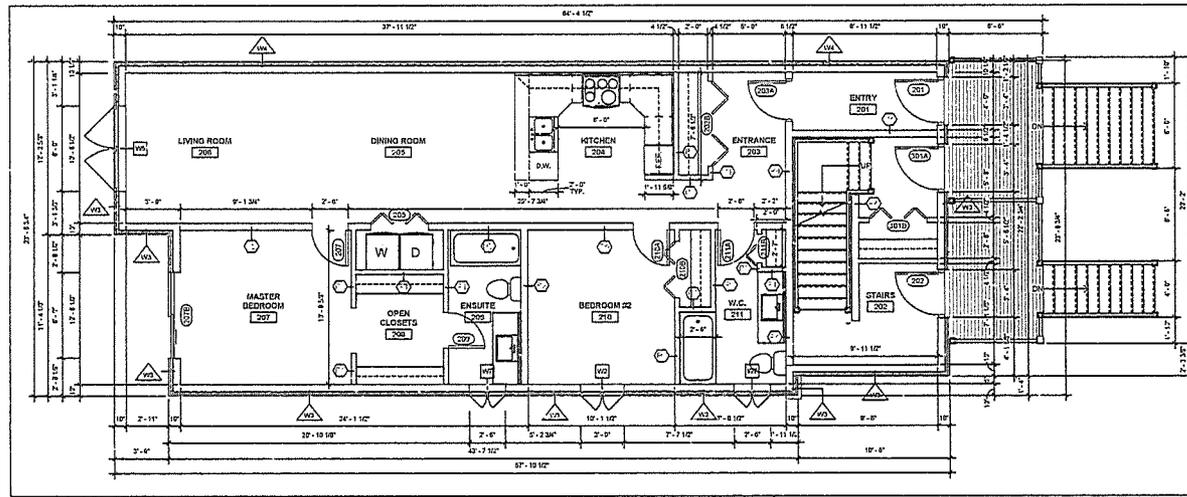
- P1 TYPICAL INTERIOR WOOD STUD PARTITION**
 - 1/2" GYPSUM BOARD ON BOTH SIDES OF
 - 3 1/2" WOOD STUD WALL SYSTEM
 - DOOR AT EXTENSION TO BE DETERMINED ON SITE BY OWNER
- P2 2x6 1HR FIRE RATED PARTITION**
 - 5/8" TYPE X GYPSUM BOARD ON BOTH SIDES OF
 - 2x6 WOOD STUDS @ 16" O/C
 - PROVIDE FIRE STOP TO SEAL PARTITION AT BASE AND TOP
- P3 2x4 PLUMBING WALL**
 - 1/2" GYPSUM BOARD ON BOTH SIDES OF
 - 2x4 WOOD STUDS @ 16" O/C
- P4 2x6 FIRE RATED PARTITION LOAD BEARING**
 - 2 LATHES 1/2" GYPSUM BOARD ON BOTH SIDES OF
 - 2x6 WOOD STUDS @ 16" O/C (DOUBLE TOP PLATE)
- P5 2x4 TYP. LOAD BEARING PARTITION**
 - 1/2" GYPSUM BOARD ON BOTH SIDES OF
 - 2x4 WOOD STUDS @ 16" O/C (DOUBLE TOP PLATE)
- P6 2x4 TYP. LOAD BEARING PARTITION**
 - 1/2" GYPSUM BOARD ON BOTH SIDES OF
 - 2x4 WOOD STUDS @ 16" O/C (DOUBLE TOP PLATE)

WALL ASSEMBLIES:

- W1 DWELLING EXTERIOR W/ BRICK VENEER**
 - 3/8" BRICK VENEER
 - 1" AIR SPACE (OPTIONAL SCARTED)
 - AIR BARRIER MEMBRANE LAP & SEAL
 - 7/16" OSB SHEATHING
 - 2x6 EXTERIOR LOAD BEARING METAL STUDS AT 16" O/C
 - FILL W/ SPRAY FOAM INSULATION
 - POLY VAPOUR BARRIER LAP & SEAL
 - 1/2" GYPSUM BOARD
- W2 DWELLING EXTERIOR W/ BRICK VENEER (FR. SHI)**
 - 4" FR. SHI BRICK VENEER
 - 1" AIR SPACE (OPTIONAL SCARTED)
 - AIR BARRIER MEMBRANE LAP & SEAL
 - 7/16" OSB SHEATHING
 - 2x6 EXTERIOR LOAD BEARING METAL STUDS AT 16" O/C
 - FILL W/ SPRAY FOAM INSULATION
 - POLY VAPOUR BARRIER LAP & SEAL
 - 1/2" GYPSUM BOARD
- W3 DWELLING EXTERIOR W/ CEMENT BOARD**
 - CEMENT BOARD
 - AIR BARRIER MEMBRANE - LAP AND TAPE
 - 7/16" OSB SHEATHING
 - 2x6 EXTERIOR LOAD BEARING METAL STUDS AT 16" O/C (SHINGLE BOTTOM PLATE) DOUBLE TOP PLATE
 - FILL W/ SPRAYFOAM INSULATION
 - POLY VAPOUR BARRIER (TAPE JOINTS)
 - 1/2" GYPSUM BOARD
- W4 DWELLING EXTERIOR W/ CEMENT BOARD (FR. SHI)**
 - CEMENT BOARD
 - AIR BARRIER MEMBRANE - LAP AND TAPE
 - 7/16" OSB SHEATHING
 - 2x6 EXTERIOR LOAD BEARING METAL STUDS AT 16" O/C (SHINGLE BOTTOM PLATE) DOUBLE TOP PLATE
 - FILL W/ (R-20 BATT INSULATION
 - POLY VAPOUR BARRIER (TAPE JOINTS)
 - 1/2" GYPSUM BOARD

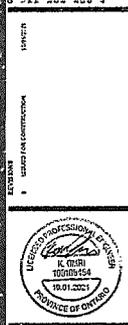


BASEMENT FLOOR PLAN
1/4" = 1'-0"



MAIN FLOOR PLAN
1/4" = 1'-0"

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE (CNBC) AND ALL APPLICABLE BY-LAWS AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES FROM THE LOCAL AUTHORITY.



CHRISTOPHER LAVILLE
44 COPPER ST. SUDBURY, ON
N4B 0B3
K4B00833

BASEMENT & MAIN FLOOR PLANS

DRAWN: DP
CHECKED: KD
SCALE: 1/4" = 1'-0"
SHEET:

A02

ISSUED FOR CONSTRUCTION - JANUARY 14, 2021

A0062/2021 sketch 5

CONSTRUCTION ASSEMBLIES

PARTITION ASSEMBLIES NOTES:

1. ALL INTERIOR PARTITIONS ARE TO BE 9" UNLESS NOTED OTHERWISE.
2. USE WATER RESISTANT GYPSUM WALL BOARD ON ALL WET SIDES OF PARTITIONS & CEMENT BOARD BEHIND ALL WALL MOUNTED TIE WORK. PROVIDE WOOD BLOCCING TO ACCOMMODATE WALL MOUNTED IN ACCESSORIES. COORDINATE LOCATIONS AS REQUIRED.
3. ALL PARTITIONS TO EXTEND TO TOP OF STRUCTURE UNLESS OTHERWISE NOTED. BRACE AS REQUIRED.
4. ALL FLOOR ELEVATIONS ARE REFERENCED TO AND FROM GROUND FLOOR DATUM ELEVATION OF 6.0.
5. ALL EXPOSED VERTICAL CORNERS IN GYPSUM BOARD PARTITIONS SHALL BE FINISHED WITH CORNER GUARDS.
6. ALL DOORS SHALL BE LOCATED 4" FROM WALL FACE TO DOOR FRAME EDGE TYPICAL UNLESS NOTED OTHERWISE.

PARTITION ASSEMBLIES:

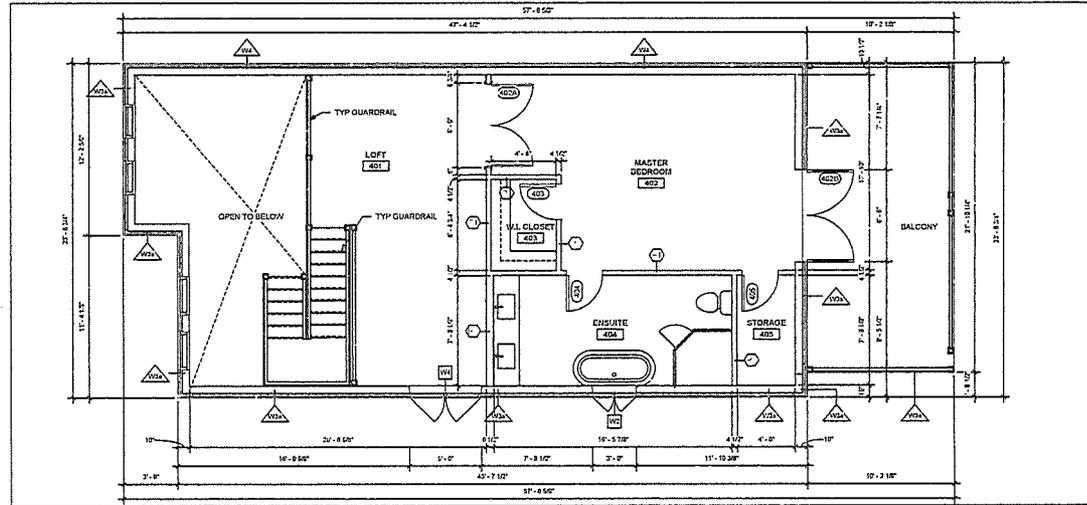
- (1) TYPICAL EXTERIOR WOOD STUD PARTITION**
 - 1/2" GYPSUM BOARD ON BOTH SIDES OF
 - 3" X 4" WOOD STUD WALL SYSTEM
 - SOUND ATTENUATION TO BE DETERMINED ON SITE BY OWNER.
- (2) 2x4 LBS FIRE RATED PARTITION**
 - 5/8" TYP 5" GYPSUM BOARD ON BOTH SIDES OF
 - 2x4 WOOD STUDS @ 16" O.C. (DOUBLE TOP PLATE)
 - PROVIDE FIRE STOP TO SEAL PARTITION AT BASE AND TOP.
- (3) 2x4 PLUMBING WALL**
 - 1/2" GYPSUM BOARD ON BOTH SIDES OF
 - 2x4 WOOD STUDS @ 16" O.C.
- (4) 2x4 FIRE 1HR PARTITION LOAD BEARING**
 - 2 LAYERS 1/2" GYPSUM BOARD ON BOTH SIDES OF
 - 2x4 WOOD STUDS @ 16" O.C. (DOUBLE TOP PLATE)
- (5) 2x4 TYP. LOAD BEARING PARTITION**
 - 1/2" GYPSUM BOARD ON BOTH SIDES OF
 - 2x4 WOOD STUDS @ 16" O.C. (DOUBLE TOP PLATE)
- (6) 2x4 TYP. LOAD BEARING PARTITION**
 - 1/2" GYPSUM BOARD ON BOTH SIDES OF
 - 2x4 WOOD STUDS @ 16" O.C. (DOUBLE TOP PLATE)

FOUNDATION WALL ASSEMBLIES:

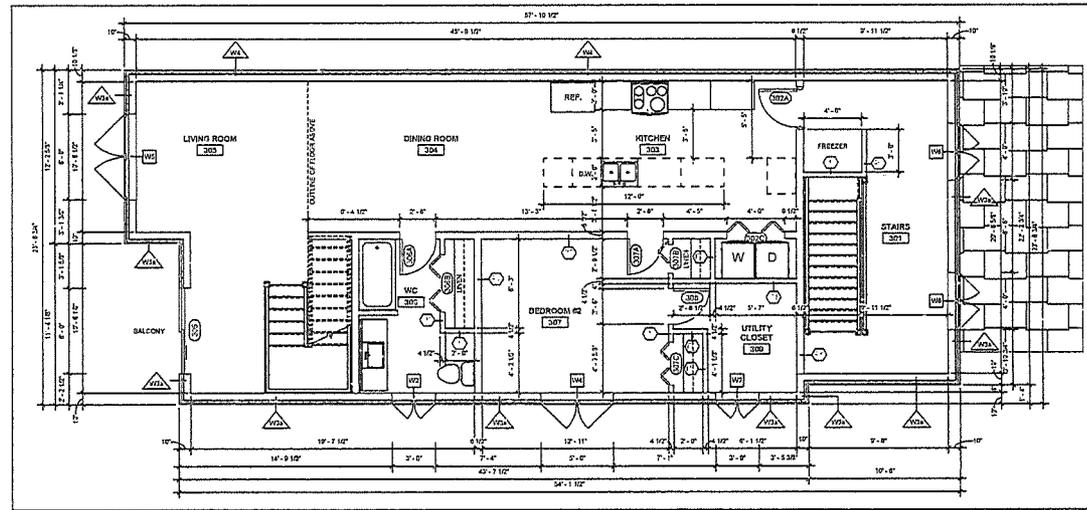
- (1) EXTERIOR BLOCK FOUNDATION WALL**
 - 2 LAYERS 1/2" GYPSUM BOARD FROM FINISHED GRADE DOWN TO CORNE AND OVER CONCRETE FOOTING
 - 1/4" MIN CONCRETE PARTINGS WITH GOVE AT TOP OF POURED CONCRETE FOOTING
 - 1" MIN CONCRETE BLOCK, JACK BOLLED TO A SUPPORTED HEIGHT OF 6" MIN. ABOVE THE GLAD
 - 2x4 WOOD STUDS @ 16" O.C.
 - FILL W/ EMBRY FOAM INSULATION

WALL ASSEMBLIES:

- (1) DWELLING EXTERIOR W/ BRICK VENEER**
 - 3/4" BRICK VENEER
 - 1" AIR SPACE (OPTIONAL COURTS)
 - AIR BARRIER MEMBRANE LAP & SEAL
 - 7/16" OSB SHEATHING
 - 2x6 SPF NO.2 STUD AT 16" O.C.
 - FILL W/ SPRAY FOAM INSULATION
 - POLY VAPOUR BARRIER, LAP & SEAL
 - 1/2" GYPSUM BOARD
- (2) DWELLING EXTERIOR W/ BRICK VENEER (CBR 100)**
 - 4" FIBER BRICK CORE
 - 1" AIR SPACE (OPTIONAL COURTS)
 - AIR BARRIER MEMBRANE LAP & SEAL
 - 7/16" OSB SHEATHING
 - 2x6 EXTERIOR LOAD BEARING METAL STUDS AT 16" O.C.
 - FILL W/ SPRAY FOAM INSULATION
 - POLY VAPOUR BARRIER, LAP & SEAL
 - 5/8" TYP 5" GYPSUM BOARD
- (3) DWELLING EXTERIOR W/ CEMENT BOARD**
 - CEMENT BOARD
 - AIR BARRIER MEMBRANE - LAP AND TAPE
 - 7/16" OSB SHEATHING
 - 2x6 SPF NO.2 STUD AT 16" O.C (SINGLE BOTTOM PLATE) DOUBLE TOP PLATE)
 - FILL W/ SPRAY FOAM INSULATION
 - POLY VAPOUR BARRIER (TAPED JOINTS)
 - 1/2" GYPSUM BOARD
- (4) DWELLING EXTERIOR W/ CEMENT BOARD**
 - CEMENT BOARD
 - AIR BARRIER MEMBRANE - LAP AND TAPE
 - 7/16" OSB SHEATHING
 - 2x6 SPF NO.2 STUD AT 16" O.C (SINGLE BOTTOM PLATE) DOUBLE TOP PLATE)
 - FILL W/ SPRAY FOAM INSULATION
 - POLY VAPOUR BARRIER (TAPED JOINTS)
 - 1/2" GYPSUM BOARD
- (5) DWELLING EXTERIOR W/ CEMENT BOARD (FIRE 1HR)**
 - CEMENT BOARD
 - AIR BARRIER MEMBRANE - LAP AND TAPE
 - 7/16" OSB SHEATHING
 - 2x6 EXTERIOR LOAD BEARING METAL STUDS AT 16" O.C.
 - FILL W/ SPRAY FOAM INSULATION
 - POLY VAPOUR BARRIER, LAP & SEAL
 - 5/8" TYP 5" GYPSUM BOARD



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



SECOND FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.



CHRISTOPHER LAVALLE
64 COPPERBELL ROAD, OHIO
COLUMBUS, OHIO
43201-1111
SECOND & LOFT FLOOR PLANS

DRAWN: DP
CHECKED: NO
SCALE: 1/4" = 1'-0"
SHEET:

A03

ISSUED FOR CONSTRUCTION - JANUARY 14, 2021

A006021 2021 sketch 6



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

Office Use Only 2020.01.01	
A	00051202
S P P AREA	
YES	NO
NDCA REG AREA	
YES	NO

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

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): <u>Christian & Sonia Guillot</u>	Email: _____
Mailing Address: <u>1231 Peel Street</u>	Home Phone: <u>705-665-3364</u>
	Business Phone: _____
City: <u>Sudbury, ON</u>	Postal Code: <u>P3A 1S1</u> Fax Phone: _____

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

Name of Agent: _____	Email: _____
Mailing Address: <u>2208 LaSalle Blvd.</u>	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>TD Canada Trust</u>
Mailing Address: <u>2208 LaSalle Blvd.</u>
City: <u>Sudbury, ON</u> Postal Code: <u>P3A 2A8</u>

- 4) Current Official Plan designation: LOT 28, PLAN M-286 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.

Section 4.25.2

Variance To	By-law Requirement	Proposed	Difference
rear yard setback	7.5 m	4.515m 4.5m	2.985m 3m

*REVISED
 AS NOTED
 Cmb MAY 12/2021
 AS PER BLDG PERMIT
 DRAWINGS.*

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

c) Description of Proposal: DEMOLISH EXISTING GARAGE FLAT ROOF DESIGN
CONSTRUCT NEW GARAGE TO REPLACE EXISTING

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
MATCH EXISTING SIDE YARD SETBACK

*Cmb.
 MAY 12/2021*

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

PIN(s): 02125-165LT Township: McKim Ward: Sudbury J1
 Lot No.: 284 Concession No.: 5 Parcel(s): 24352
 Subdivision Plan No.: M-2810 Lot: 1 Reference Plan No.: M286 Part(s):
 Municipal Address or Street(s): 46.31 Peel St

7) Date of acquisition of subject land. April 13th, 2003

8) Dimensions of land affected.

Frontage 30 (m) Depth 22.7 (m) Area 681 (m²) Width of Street (m)

9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	149.6	(m ²)	149.6	(m ²)
Gross Floor Area:	149.6	(m ²)	149.6	(m ²)
No. of storeys:	1		1	
Width:	11	(m)	11	(m)
Length:	13.6	(m)	13.6	(m)
Height:	4	(m)	4	(m)

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

	Existing		Proposed	
Front:	6	(m)	6	(m)
Rear:	6.03	(m)	4.5	(m)
Side:	0	(m)	0	(m)
Side:	7.5	(m)	7.5	(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.

circa 1955

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

Use(s): single family residence Length of time: 18 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: 1.3 Residential

cmh
MAY 12/2021

18) To the best of your knowledge has the subject property 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

We, Chris & Sonia Guillot (please print all names), the registered owner(s) of the property described as 1231 Peel St.

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 Local Planning Appeal Tribunal, the City of Greater Sudbury may not attend at the Local Planning Appeal Tribunal hearing unless the City is provided with the City's required fee for attendance at the hearing;

Appointment of Authorized Agent

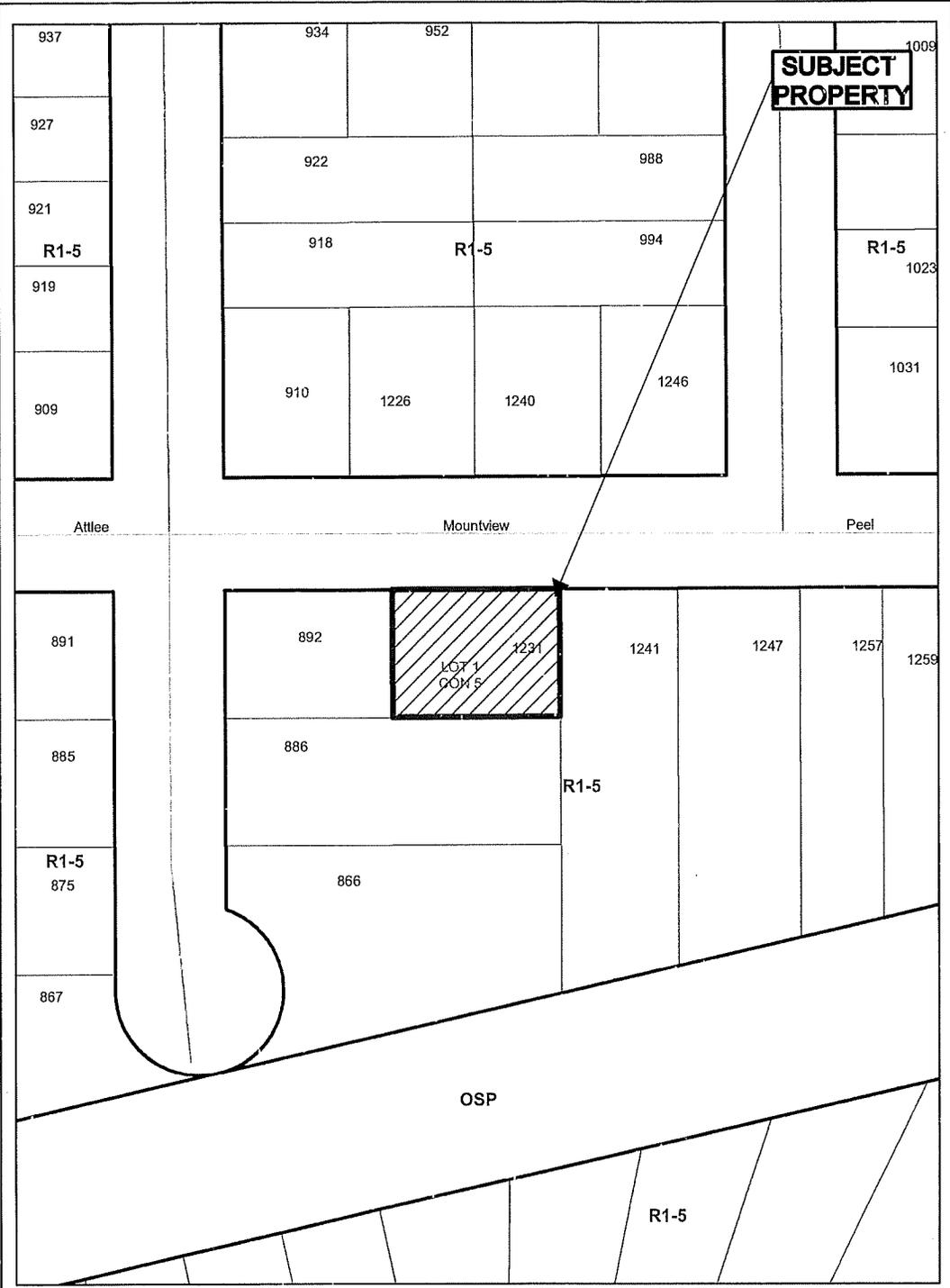
g) appoint and authorize CHRISTIAN GUILLOT & Sonia Laprise-Guillot (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and 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 28 day of MARCH, 2021

Nicklas Guillot
(witness)

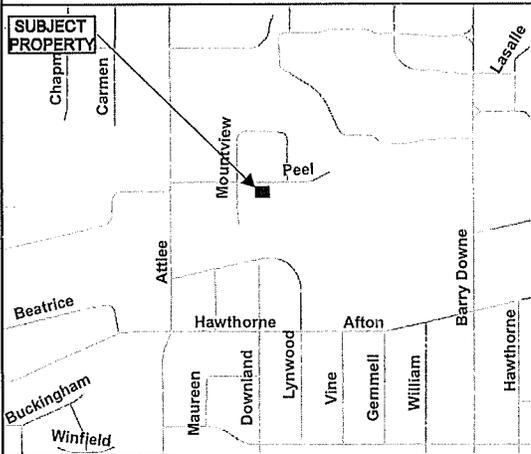
Christiane Guillot
signature of Owner(s) or Signing Officer or Authorized Agent
Print Name CHRISTIAN GUILLOT Sonia Laprise-Guillot
*I have authority to bind the Corporation

cmg
MAY 12/2021



**SUBJECT
PROPERTY**

LOT 1
CON 5



**Application for Minor
Variance or Permission**



Subject Property being PIN 02125-0162,
Parcel 24352, Lot 28, Plan M-286,
Lot 1, Concession 5, Township of McKim,
1231 Peel Street, Sudbury,
City of Greater Sudbury

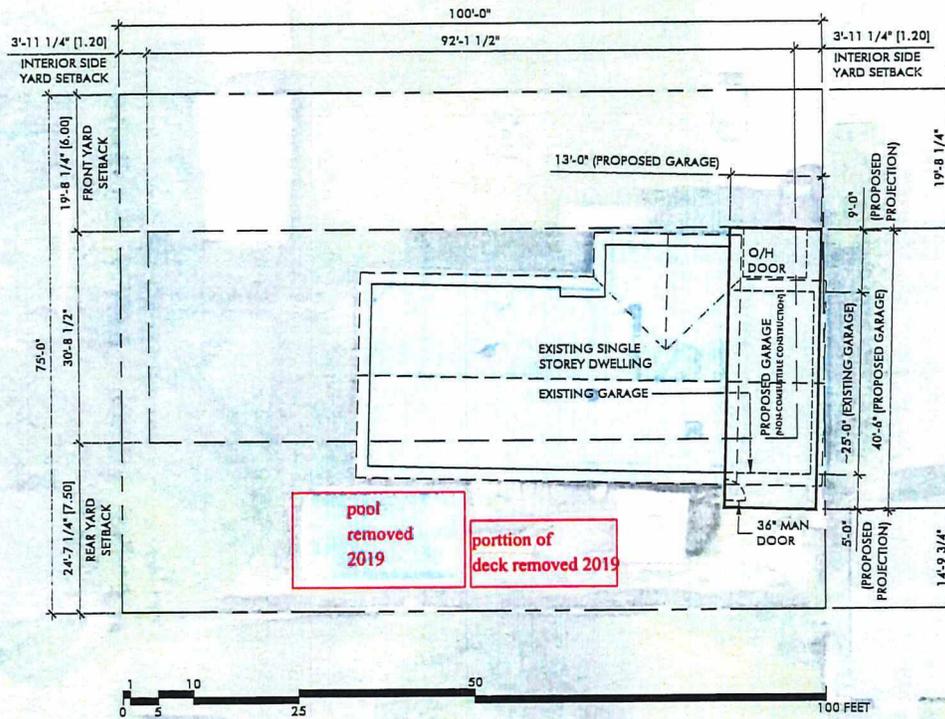
Sketch 1, NTS
NDC Watershed

A65/2021
Date: 2021 05 12

p



PEEL STREET



PROPOSED GARAGE ADDITION BUILDING WITH MINOR VARIANCE

SK-1

A0005/2021
Sketch 2



Box 5000, Station 'A', 200 Brady Street
 Sudbury ON P3A 5P3
 Tel. (705) 671-2489, Ext. 4376/4348
 Fax (705) 673-2200

Office Use Only 2020.01.01	
A 06 50 / 2021	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

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

APPLICATION FEE: \$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>Hoi Cheu</u>	Email: <u>hcheu@laurentian.ca</u>
Mailing Address: <u>1961 Hunter St.</u>	Home Phone: <u>705-673-2932</u>
	Business Phone:
City: <u>Sudbury</u>	Postal Code: <u>P3E 2S6</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>Shelbey Krahn</u>	Email: <u>shelbey.krahn@gmail.com</u>
Mailing Address: <u>1961 Hunter St.</u>	Home Phone: <u>705-673-2932</u>
	Business Phone: <u>05-919-8788</u>
City: <u>Sudbury</u>	Postal Code: <u>P3E 2S6</u>
	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>Desjardins</u>	
Mailing Address: <u>2037 Long Lake Rd Unit 1</u>	
City: <u>Sudbury</u>	Postal Code: <u>P3E 6J9</u>

- 4) Current Official Plan designation: Downtown Current Zoning By-law designation: C4(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
Table 5.5 parking requirements	5	3	2

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

- c) Resolution of Frontset
Indicate the location of the proposed variance on the attached site plan.

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
There is no way to make 8 parking spaces. Being so close to the bus terminal, all the tenants walk or use the city bus to travel.
 The two legal parking spaces each have room for two cars to park in tandem, so there is room for 4 cars to park easily.

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

PIN(s): 735840169 Township: McKim Ward: 10
 Lot No.: 5 Concession No.: 3 Parcel(s):
 Subdivision Plan No.: 2S E Lot: PT 35 Reference Plan No.: INST 11558 Part(s):
 Municipal Address or Street(s): 303 Larch St. Sudbury, ON P3B 1m1

7) Date of acquisition of subject land. Apr. 28, 2016

8) Dimensions of land affected.

Frontage 7.62 (m) Depth 36.58 (m) Area 278.74 (m²) Width of Street 12 (m)

9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	80.36 / 4.46	(m ²)	80.36 / 4.46	(m ²)
Gross Floor Area:	294.31 / 4.46	(m ²)	294.31 / 4.46	(m ²)
No. of storeys:	3/1		3/1	
Width:	6.77 / 1.83	(m)	6.77 / 1.83	(m)
Length:	13.45 / 2.44	(m)	13.45 / 2.44	(m)
Height:	10.36 / 2.5	(m)	10.36 / 2.5	(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:	11.79 / 25.85	(m)	11.79 / 25.85	(m)
Rear:	11.34 / 8.90	(m)	11.34 / 8.90	(m)
Side:	0.85 / 4.58	(m)	0.85 / 4.58	(m)
Side:	0 / 0.60	(m)	0 / 0.60	(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.

1917 / the shed's age is unknown

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

Use(s): triplex Length of time: 5 years and under other owners

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

Same as #13 or, _____

15) What is the number of dwelling units on the property? 3

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

If "yes", how many? 2

17) Existing uses of abutting properties: 300 Larch is single family residential; 310 Larch is a medical clinic with an apartment.

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, Hoi Cheu (please print all names), the registered owner(s) of the property described as 302 Larch St.

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 Local Planning Appeal Tribunal, the City of Greater Sudbury may not attend at the Local Planning Appeal 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 Shelbey Krahn (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.

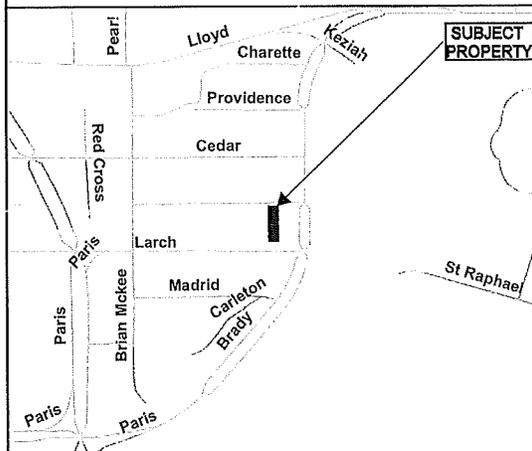
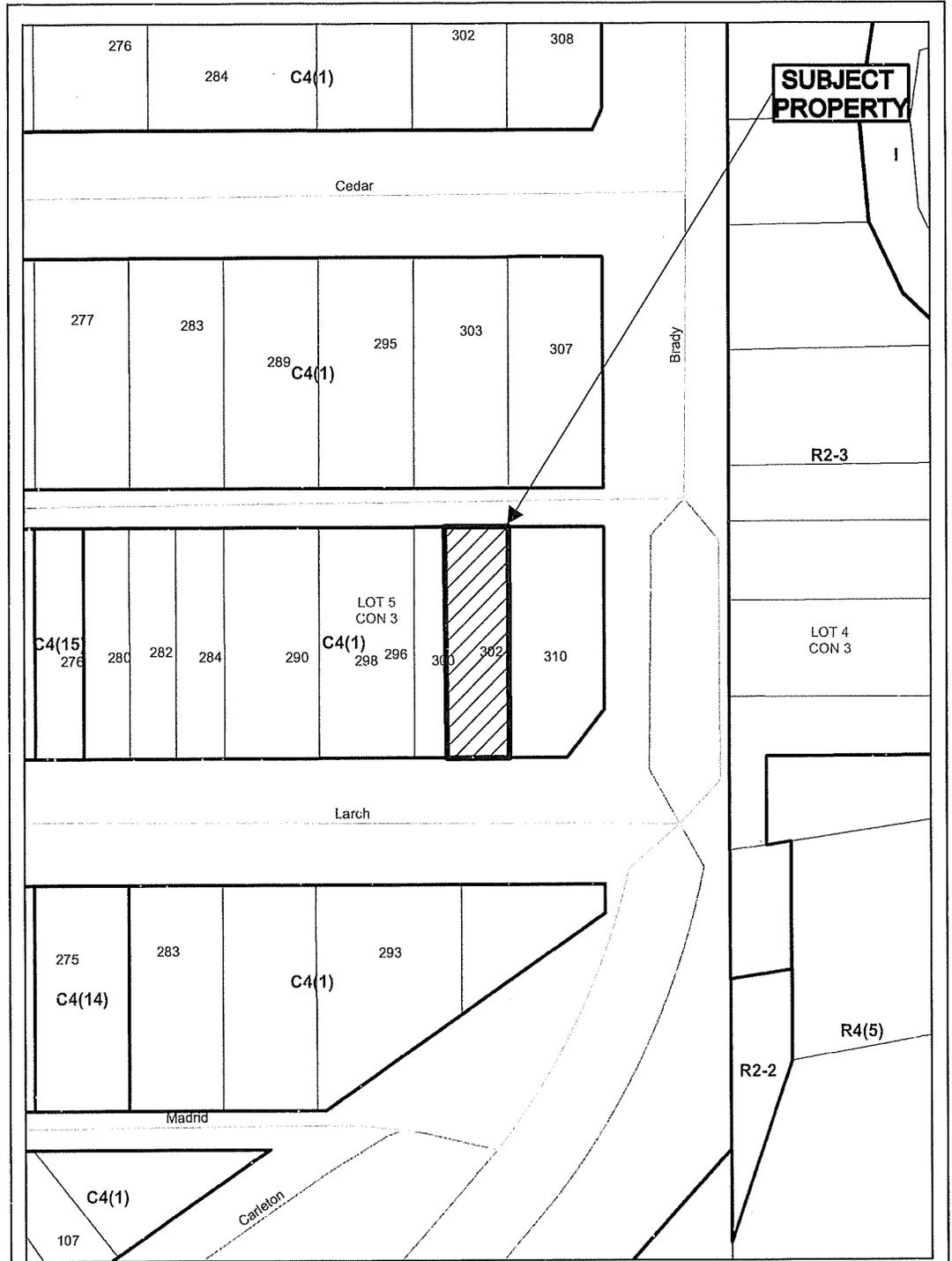
Dated this 25th day of March, 2021

Katya Cheu
(witness)

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

Print Name: Hoi F. Cheu

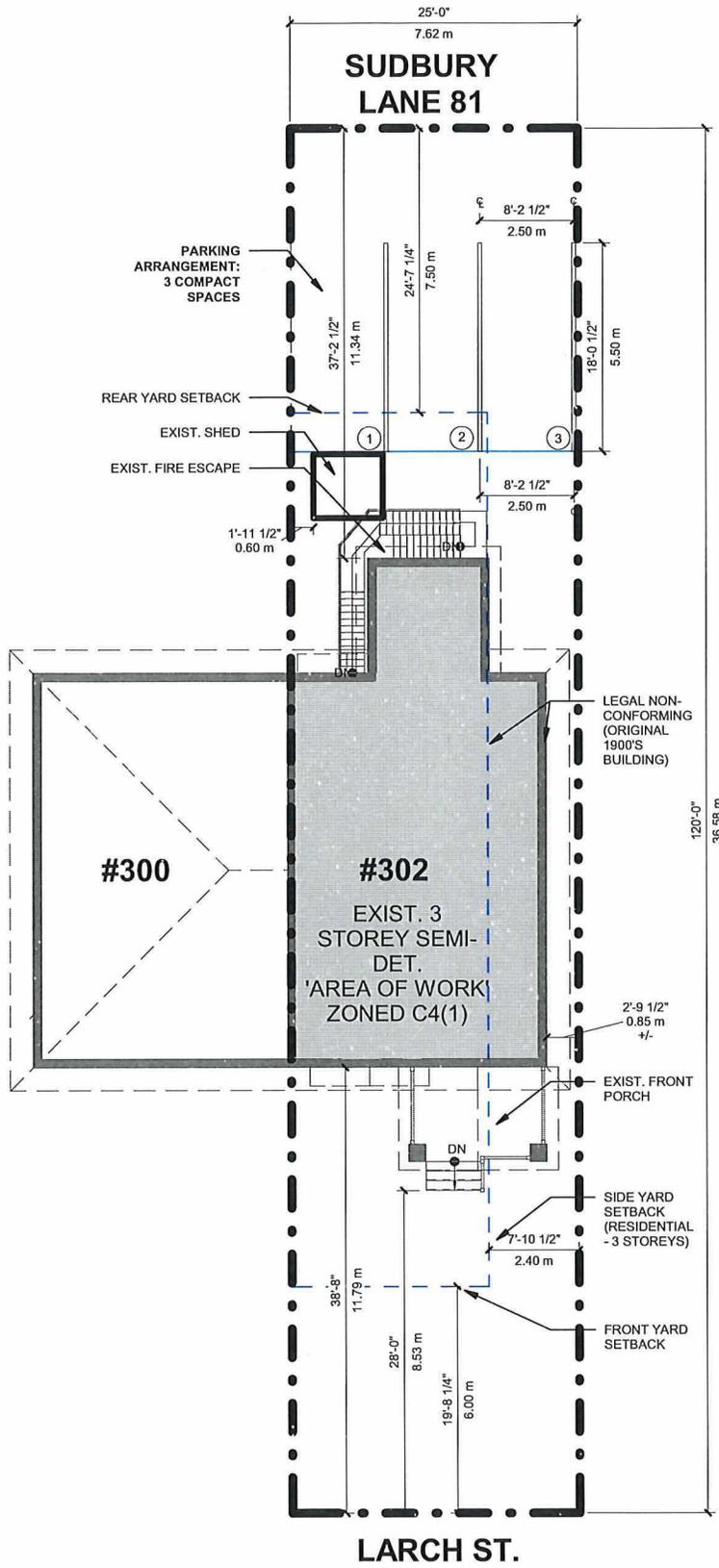
*I have authority to bind the Corporation



Application for Minor Variance or Permission

Subject Property being PIN 73584-0169, Part of Lot 35, Plan 2S E, Inst 115558, Lot 5, Concession 3, Township of McKim, 302 Larch Street, Sudbury, City of Greater Sudbury

Sketch 1, NTS
 NDCA Watershed
 A50/2021
 Date: 2021 04 08



A0050/2021
 Sketch 2
 Revised

Centreline Architecture
 73 Elm Street, Suite 201
 Sudbury, Ontario P3C 1R7

DANIEL GUILLEMETTE
 LICENCE
 7447

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REVISION 2

April 30th, 2021

TRIPLEX AT
302 LARCH

Sudbury, Ontario
 Project No. 2020-161

DRAWING NAME:
 REVISED PLOT PLAN

DRAWN BY: JV
CHECKED BY: DEG
SCALE: 1" = 10'-0"
SHEET NUMBER:

REV 2