

Tom Davies Square
200 Brady St

Wednesday, November 16, 2022

PUBLIC HEARINGS

A0150/2022

**LYNN VIS
RYAN VIS**

Ward: 6

PIN 73503-0122, Parcel 20201A SEC SES SRO, Part Lot 3, Concession 2, except LT3519, Part 1 on Plan 53R-16848 and Part 1 on Plan 53R-4833, Township of Hanmer, 770 Dominion Drive, Hanmer, [2010-100Z, RU (Rural)]

For relief from 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 approve the lot to be retained subject to a future Consent Application, providing a minimum lot frontage of 85.31m, where 90.0m is required.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATIONS A138/22 (OCT 5/22), A99/00 (SEPT 25/00), A30/81 (NOV 2/81), AND CONSENT APPLICATIONS B66/00 (SEP 25/00) AND B44/81 (NOV 2/81)

A0151/2022

**SONIA GONCALVES
DANIEL SANTOS**

Ward: 11

PIN 73572 0539, Lot(s) 7, Subdivision 53M-1388, Lot Pt 11, Concession 4, Township of Neelon, 24 Jeanine Street, 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 an existing gazebo to maintain a setback of 0.6096m from the rear lot line with eaves encroaching 0.09m into the proposed 0.609m rear yard setback, where accessory buildings and structures 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, NOVEMBER 30, 2022**



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

Office Use Only 2022.01.01	
A0160/2022	
S.P.P. AREA	
YES	<input checked="" type="checkbox"/> NO <input type="checkbox"/>
NDCA REG. AREA	
YES	<input checked="" type="checkbox"/> NO <input type="checkbox"/>

City of Greater Sudbury
APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,025.00 (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): Ryan and Lynn Vis Email: [Redacted]
 Mailing Address: 770 Dominion Drive Home [Redacted]
 City: Hanmer Postal Code: P3P 0A7 Business [Redacted]
 Fax [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: Ryan Vis Email: [Redacted]
 Mailing Address: 770 Dominion Drive Home [Redacted]
 City: Hanmer Postal Code: P3P 0A7 Business [Redacted]
 Fax Phone: n/a

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

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

Name: Caisses populaires de la région de Sudbury
 Mailing Address: 770 Dominion Drive
 City: Val Caron Postal Code: P3N 1R8

4) Current Official Plan designation: Urban Expansion Res Current Zoning By-law designation: Rural

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
9.3 Zone Standards (By-law 2021-152Z)	90m	85.31m	4.69m

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

c) Description of Proposal:
A minor variance is being requested as the proposed retained lands will not meet the minimum lot frontage of 90m.
Please note that a Official Plan Amendment for the lot severance was approved on May 31, 2022 (file number 701-7/21-02)

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
The proposal can not comply with the provisions of the zoning by-laws due to an existing split frontage of the parcel.

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

PIN(s): Part of PIN 73503-0122		Township: Hanmer	
Lot No.: 3	Concession No.: 2	Parcel(s): Part of Parcel 20201A S.E.S.	
Subdivision Plan No.:	Lot:	Reference Plan No.:	Part(s):
Municipal Address or Street(s):			

7) Date of acquisition of subject land. December 2016

8) Dimensions of land affected.

Frontage	85.307 (m)	Depth	796.747 (m)	Area	221,449 (m ²)	Width of Street	(m)
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9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	290.879	(m ²)	290.879	(m ²)
Gross Floor Area:	404.035	(m ²)	404.035	(m ²)
No. of storeys:	2		2	
Width:	37.389	(m)	37.389	(m)
Length:	16.002	(m)	16.002	(m)
Height:	9.601	(m)	9.601	(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:	93.726	(m)	93.726	(m)
Rear:	687.019	(m)	687.019	(m)
Side:	23.535	(m)	23.535	(m)
Side:	24.384	(m)	24.384	(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.

Dwelling built in 2019

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

Use(s): Rural Length of time: 5 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: Rural / Residential

A015012022

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): A0138/2022
or, describe briefly, Minor variance for lot severance (approved October 5th, 2022)

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, Ryan and Lynn Vis (please print all names), the registered owner(s) of the property described as 770 Dominion Drive

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

Dated this 17th day of October, 2022

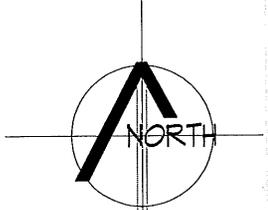
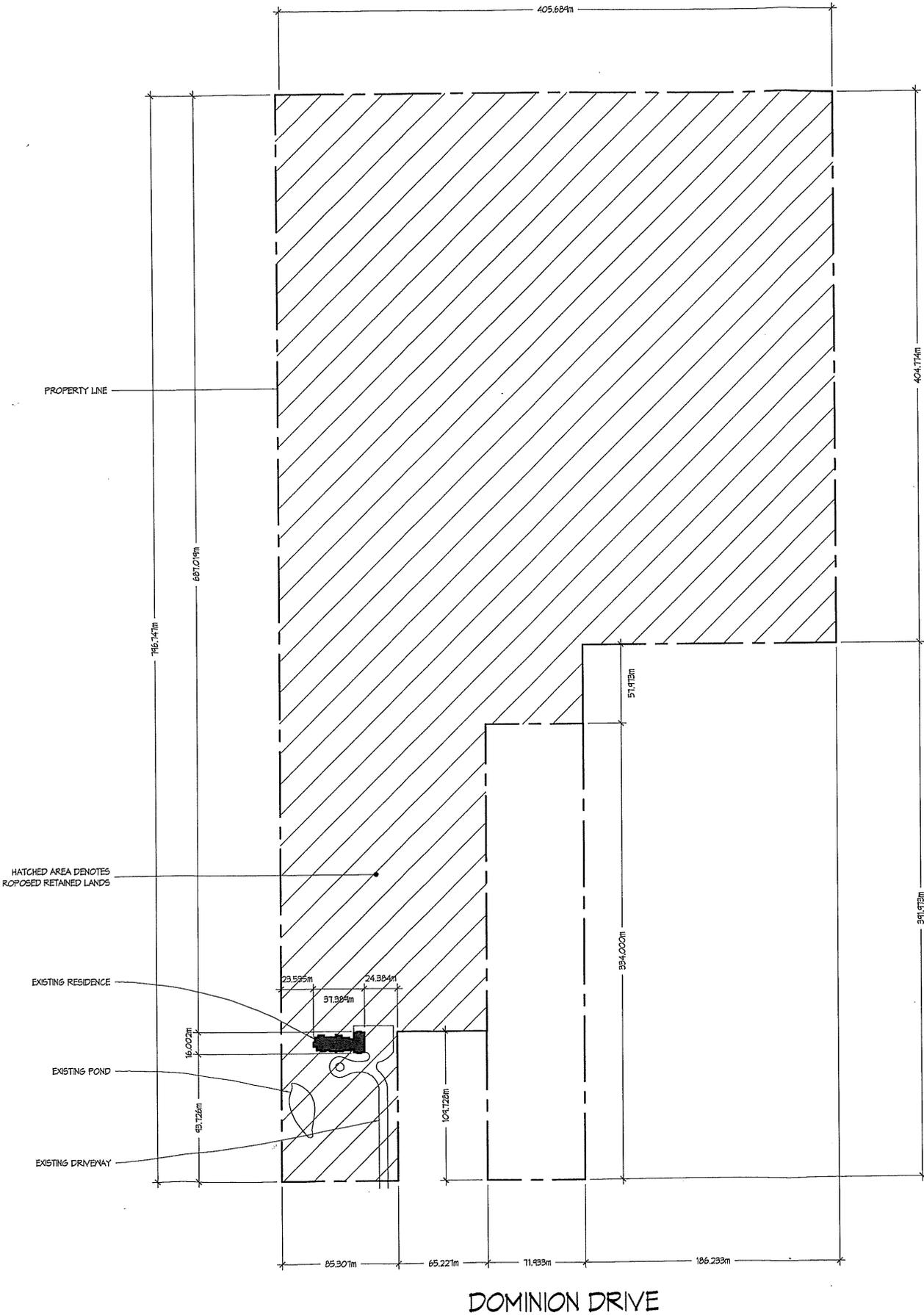
[Signature]
(witness)

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

Print Name: Ryan Vis Lynn Vis

*I have authority to bind the Corporation

A0150/2022



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

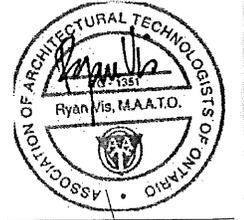
QUALIFICATION INFORMATION
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER ART. 1.1 OF THE BUILDING CODE

RYAN VIS, M.A.A.T.O. *Ryan Vis* 26412
 NAME SIGNATURE BCG

REGISTRATION INFORMATION
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER ART. 1.1 OF THE BUILDING CODE

VISION DESIGN & DEVELOPMENT 100540
 FIRM BCG

REGISTRATION INFORMATION
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER ART. 1.1 OF THE BUILDING CODE



PROPERTY SEVERANCE

TIO DOMINION DRIVE, HAMMER

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY INCONSISTENCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK. DIMENSIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE DESIGNER AND ARE PROTECTED BY COPYRIGHT. DO NOT SCALE DRAWINGS.

PROJECT	2105B	DRAWN BY	R. VIS	BCG	26-412/100640
DATE	OCT. 11, 2022	SCALE	1 = 2400		
DESCRIPTION	PLOT PLAN				

SITE PLAN
 1 = 2400

A01501/2022
 sketch 2

A002



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

Office Use Only 2022.01.01
A015/12003
S.P.P. AREA YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
NDCA REG. AREA YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

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

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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): Sonia Goncalves / Daniel Santos Email: [REDACTED]
 Mailing Address: 24 Jeanine St. Home: [REDACTED]
 Business Phone: _____
 City: Sudbury Postal Code: P3B 0E5 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: SONIA GONCALVES Email: [REDACTED]
 Mailing Address: 24 Jeanine St Home: [REDACTED]
 Business Phone: _____
 City: Sudbury Postal Code: P3B 0E5 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 Royal Bank
 Mailing Address: 1720 Lasalle Blvd.
 City: Sudbury Postal Code: P3A 2A1

- 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
Gazebo Pavillion	1.2192	0.6096	0.6096

- b) Is there an eave encroachment? Yes No If 'Yes', size of eaves: 0.09 (m)

c) Description of Proposal:
 Allow built ~~pavillion~~ in its location with one post 2ft (0.6096m) from lot line.
gazebo

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
 Existing deck built in 2011 did not allow for one post of the ~~pavillion~~ to comply with the provisions of the Zoning By-law (4ft - 1.2192m)
gazebo

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

PIN(s):		Township: <u>NEELON</u>	
Lot No.: <u>11</u>	Concession No.: <u>4</u>	Parcel(s): <u>39836</u>	
Subdivision Plan No.: <u>53M-1388</u>	Lot: <u>7</u>	Reference Plan No.:	Part(s):
Municipal Address or Street(s): <u>24 Jeanine St.</u>			

7) Date of acquisition of subject land. August 9, 2010

8) Dimensions of land affected.

Frontage <u>25.9</u> (m)	Depth <u>36.5</u> (m)	Area <u>823.65</u> (m ²)	Width of Street _____ (m)
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9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>172.8 → 162.5, 2.7, 3.9, 3.7 (m²)</u>	<u>35.6</u> (m ²)
Gross Floor Area:	<u>172.8 = 162.5, 2.7, 3.9, 3.7 (m²)</u>	<u>35.6</u> (m ²)
No. of storeys:	<u>0</u>	<u>0</u>
Width:	<u>28.3 = 19, 1.8, 1.8, 2.4 (m)</u>	<u>7.3</u> (m)
Length:	<u>23.4 = 18.3, 1.5, 2.1, 1.5 (m)</u>	<u>4.8</u> (m)
Height:	<u>12.6 = 4.5, 2.7, 2.7, 2.7 (m)</u>	<u>3.0</u> (m)

House; Shed 1; Shed 2; Pool shed

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>6.2, 26.6, 25.1, 24.5, 21.5, 23.1 (m)</u>	<u>29.6</u> (m)
Rear:	<u>12.1, 8.8, 12.7, 8.8, 1.5, 1.3 (m)</u>	<u>0.6 and 2.4</u> (m)
Side:	<u>1.3, 3.9, 9.3, 4.2, 19.4 (m)</u>	<u>7.9</u> (m)
Side:	<u>1.3, 17.4, 12.3, 10.5, 2.1, 2.7 (m)</u>	<u>10.5</u> (m)

House; Shed 1; Shed 2; Deck; Pool; Pool shed

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.

House - 2010-2011 ; Deck - 2011 ; Pavilion, pool shed and sheds - 2021 ; pool - 2022

gaboo

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

Use(s): Family home

Length of time: 11 years - 3 months

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: Family home

A0151/2022

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, SONIA GONCALVES e DANIEL SANTOS (please print all names), the registered owner(s) of the property described as 24 Jeanine 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 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 SONIA GONCALVES (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 18th day of October, 2022

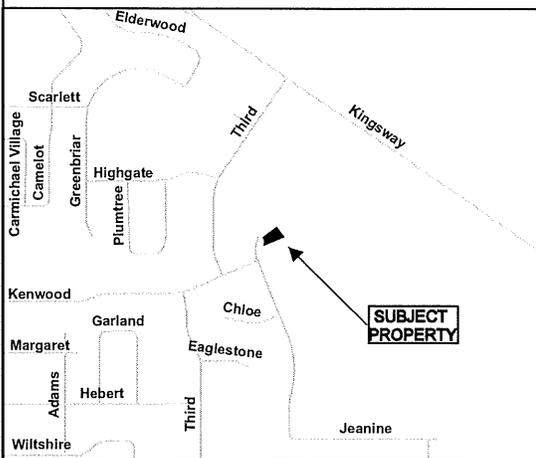
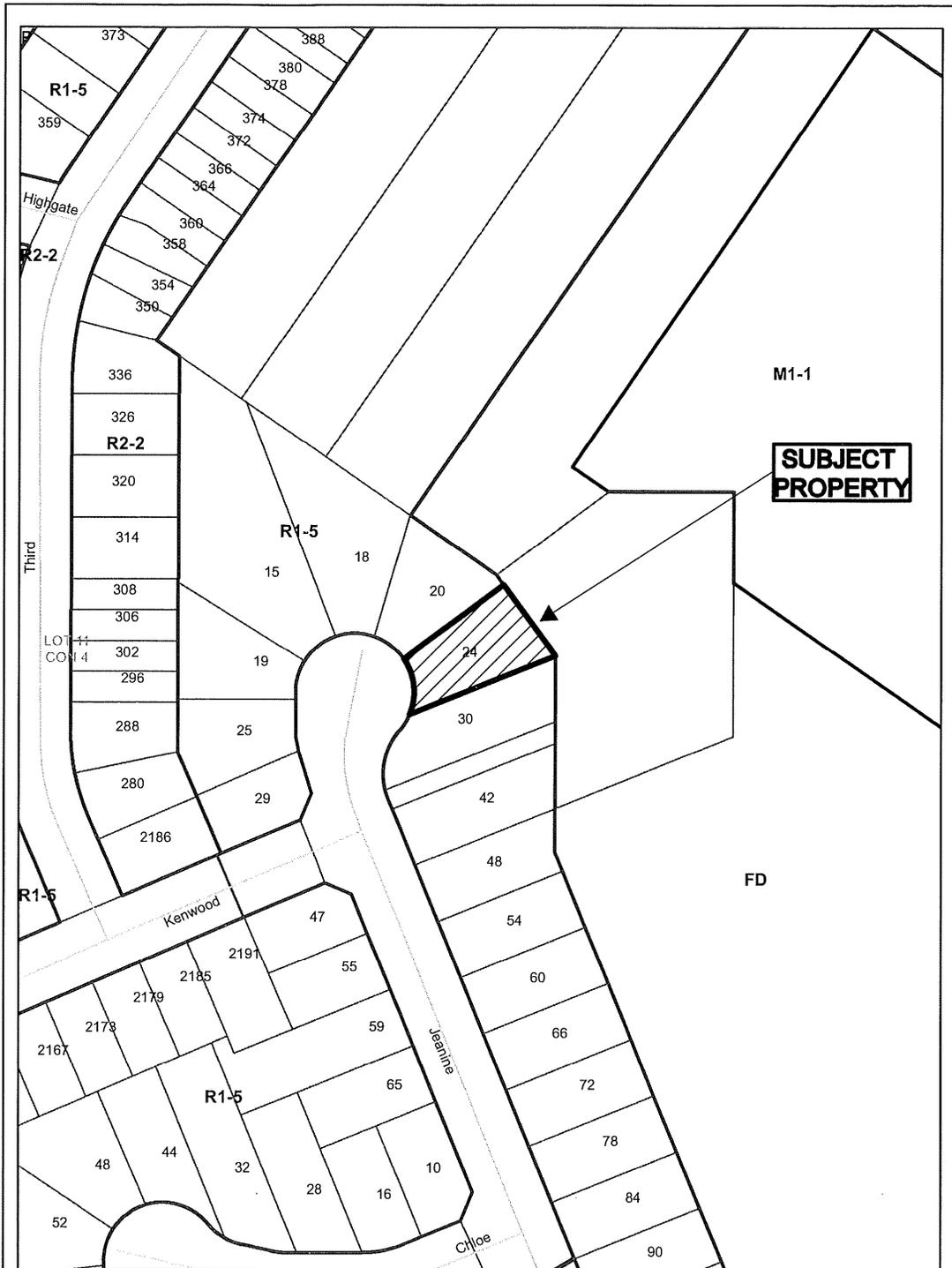
Maurice Gaudin
(witness)

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

for Sonia

Print Name: DANIEL SANTOS SONIA GONCALVES

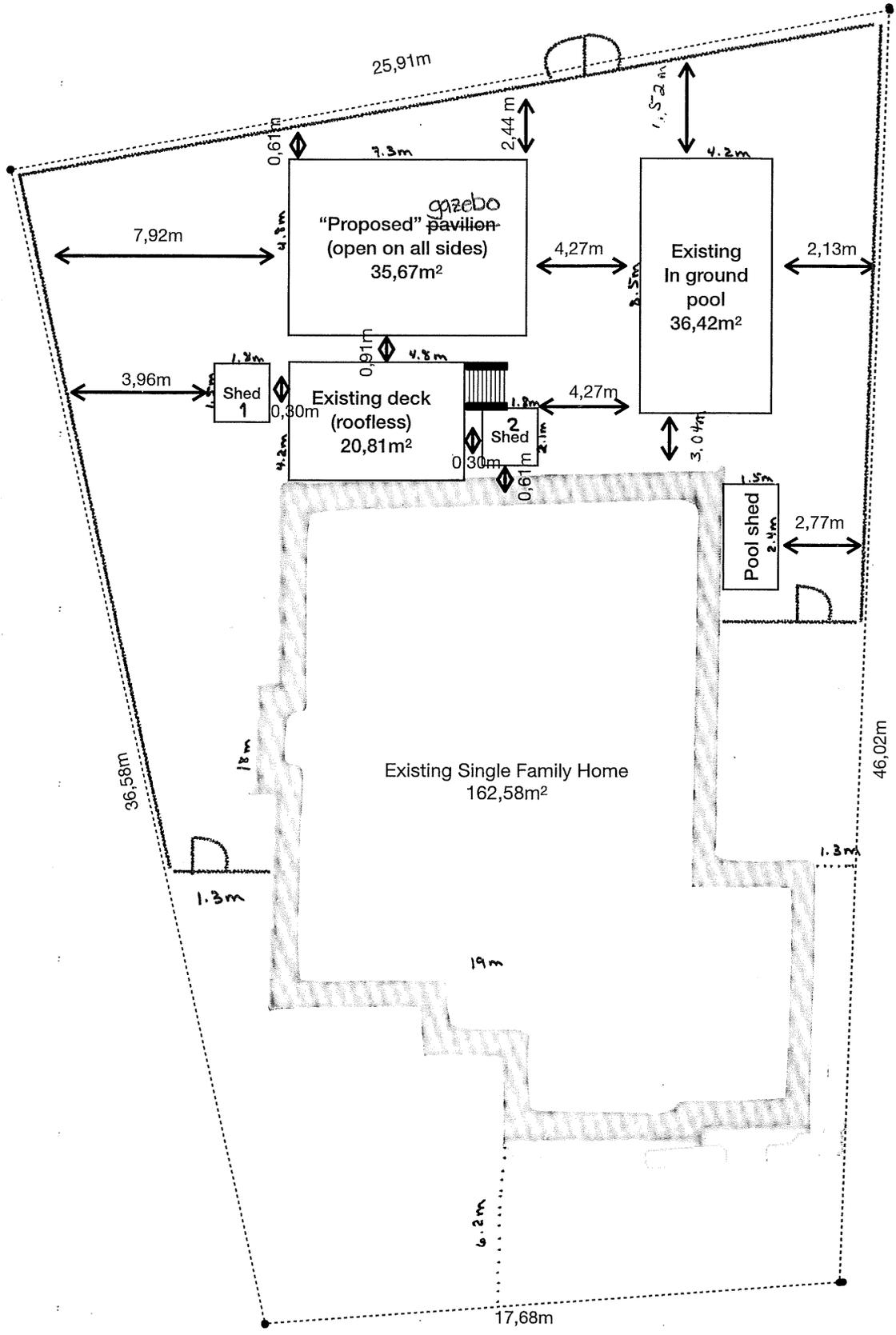
*I have authority to bind the Corporation 10/18/2022



**Application for Minor
Variance or Permission** 

Subject Property being
PIN 73572-0539, Lot 7,
Plan 53M-1388,
Part Lot 11, Concession 4,
Township of Neelon,
24 Jeanine Street, Sudbury,
City of Greater Sudbury

Sketch 1, NTS A0151/2022
NDCA Date: 2022 10 28



Aug 11/2022
Sketch 2

- Pool shed - 3,71m²
- 1 x shed - 2,79m²
- 2 x shed - 3,90m²

PVC fence - - - - -