

Tom Davies Square
200 Brady St

Wednesday, November 30, 2022

PUBLIC HEARINGS**A0149/2022****JOHNSON SATHASEEVAN**

Ward: 1

PIN 73589 0561, Parcel 12768 SEC SES, Lot(s) 71, Subdivision M-99, Lot Pt 7, Concession 2, Township of McKim, 731 Regent Street, Sudbury, [2010-100Z, R2-2 (Low Density Residential Two)]

For relief from Part 4, Section 4.2, subsection 4.2.3 and subsection 4.2.4 a) 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 accessory building in the form of a detached garage with a secondary dwelling unit on the upper floor providing, firstly, an accessory lot coverage of 16.2%, where the total lot coverage of all accessory buildings and structures on a residential lot shall not exceed 10%, and secondly, a maximum accessory building height of 7.16 m (23.49 ft) on a residential lot, whereas a maximum accessory building height of 5.0 m (16.40 ft) on a residential lot is permitted.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATIONS A266/88 (SEP 12/88) AND A121/71 (AUG 23/71)

A0152/2022**LORELLA HAYES
JOEY HAYES**

Ward: 2

PIN 73374 0255, Survey Plan 53R-18686 Part(s) 2, 5, and 6, Lot(s) 8 and Pt 7, Subdivision M-591, Lot Pt 6, Concession 1, Township of Waters, 128 Wuorinen Road, Lively, [2010-100Z, R1-1 (Low Density Residential One)]

For relief from Part 4, Section 4.41, subsection 4.41.2 and 4.41.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of an addition on the existing single detached dwelling, firstly, providing a high water mark setback of 13.1m, where no person shall erect any residential building or other accessory structure closer than 30.0m to the high water mark of a lake or river, and secondly, to permit the proposed addition to be 13.1m setback from the high water mark of a lake, where only the accessory structures as set out in subsection 4.41.2, boat launches, marine railways, waterlines and heat pump loops are permitted within 20.0m of a high water mark and the area permitted to be cleared of natural vegetation in Section 4.41.3.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B284/07 (FEB 6/08), B285/07 (FEB 6/08), AND B499/90 (OCT 15/90)

A0153/2022

**ERIKA EILEEN CHURCHILL
RYAN MICHAEL FONTYN**

Ward: 4

PIN 02127 0030, Parcel 28269 SEC SES SRO, Lot(s) 208, Subdivision M-597, Lot Pt 6, Concession 5, Township of McKim, 41 Nicolet Street, Sudbury, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, Table 4.1 and Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit an existing single detached dwelling providing a minimum front yard setback of 2.7m with eaves encroaching 0.7m into the proposed 2.7m front yard setback, where a minimum front yard setback of 6.0m is required and where eaves may encroach 1.2m into the required front yard but not closer than 0.6m to the lot line.

A0154/2022

2538085 ONTARIO INC.

Ward: 4

PIN 73346 1689, Parcels 10877 SWS & 11400 SWS & 11203 SWS, Lot(s) 1 and 2, Pt 10 and 11, Subdivision M-181, Lot Pt 4, Concession 1, Township of Rayside, 105 Notre Dame Avenue East, Azilda, [2010-100Z, C2 (General Commercial)]

For relief from Part 5, Section 5.2, subsection 5.2.4.3 and Part 7, Section 7.3, Table 7.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to approve the lands to be severed, subject of future Consent Application, and proposed multiple dwelling providing, firstly, required parking identified as "visitor parking 1" and "visitor parking 2" on the sketch submitted with the application within the corner side yard, where required parking is not permitted to be closer to any road having a width of more than 10.0 metres than 3.0 m in a commercial zone, secondly, providing a minimum lot area of 1025.0 sq. m, where 1350.0 sq. m is required, and thirdly, providing a minimum lot frontage of 15.0m, where 30.0m is required.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B177/87 (JUN 22/87) AND B543/88 (JAN 9/89) AND MINOR VARIANCE APPLICATION A140/87 (JUN 22/87)

A0156/2022

13705901 CANADA INC.

Ward: 6

PIN 73504 3141, Lot(s) 185, Subdivision M-1115, Lot Pt 5, Concession 2, Township of Hanmer, 4124 Bonaventure Drive, 4128 Bonaventure Drive, Hanmer, [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, to approve the lands to be severed containing a semi-detached dwelling, subject of future Consent Application, providing a maximum lot coverage of 45%, where 40% is permitted.

A0157/2022

**RACHEL MORRIS
JOE MORRIS**

Ward: 4

PIN 73347 1255, Parcel 53M1154-4 SEC SWS SRO, Lot(s) 4, Subdivision 53M-1154, Lot Pt 7, Concession 6, Township of Snider, 0 Fire Route P, Azilda, [2010-100Z, SLS (Seasonal Limited Service)]

For relief from Part 4, Section 4.2, subsection 4.2.4 a) 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 accessory building in the form of a detached garage providing a maximum accessory building height of 7.3 m on a residential lot, whereas a maximum accessory building height of 5.0 m on a residential lot is permitted.

**A REMINDER... THE NEXT SCHEDULED MEETING IS
WEDNESDAY, DECEMBER 14, 2022**



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

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

Office Use Only 2022.01.01	
A0149/2022	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Johnson Sathaseevan Email: [REDACTED]
Mailing Address: 731 Regent Street Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: Sudbury Postal Code: P3E 3Y7 Fax Phone: [REDACTED]

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

Name of Agent: Centreline Architecture Email: [REDACTED]
Mailing Address: 158 Elgin St Home Phone: [REDACTED]
731 Regent St. Business Phone: [REDACTED]
City: Sudbury Postal Code: P3E 3N5 Fax Phone: [REDACTED]
Note: Unless otherwise requested, all communication will be sent to the agent, if any.

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

Name: [REDACTED]
Mailing Address: [REDACTED]
City: [REDACTED] Postal Code: [REDACTED]

- 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
Lot Coverage - Accessory	10%	16% 16.29%	6%
Height Restriction	5m	7.16m	2.16m

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

c) Description of Proposal:
NEW GARAGE

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
NEW GARAGE EXCEEDS LOT COVERAGE RESTRICTIONS FOR ACCESSORY BUILDING

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

PIN(s):		Township: MCKIM	
Lot No.: 7	Concession No.: 2	Parcel(s): 12768	
Subdivision Plan No.: M99	Lot: 71	Reference Plan No.:	Part(s):
Municipal Address or Street(s):			

- 7) Date of acquisition of subject land. 2011-03-01

- 8) Dimensions of land affected.

Frontage 12.19 (m) Depth 36.19 (m) Area 440 (m²) Width of Street 4 (m)

- 9) Particulars of all buildings:
- | | House | Existing Garage | House | Proposed Garage |
|--------------------|-------|-------------------|-------|-------------------|
| Ground Floor Area: | | (m ²) | | (m ²) |
| Gross Floor Area: | | (m ²) | | (m ²) |
| No. of storeys: | | | | |
| Width: | | (m) | | (m) |
| Length: | | (m) | | (m) |
| Height: | | (m) | | (m) |

SEE
ATTACHED

- 10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines).
- | | House | Existing Garage | House | Proposed Garage |
|--------|-------|-----------------|-------|-----------------|
| Front: | | (m) | | (m) |
| Rear: | | (m) | | (m) |
| Side: | | (m) | | (m) |
| Side: | | (m) | | (m) |

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

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

What type of access to the land?

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

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

Main building: pre 1960, front extension 1970's; rear extension: 2014

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

Use(s): RESIDENTIAL

Length of time:

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

Same as #13 ☐ or, _____

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

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

☐ Yes ☐ No

If "yes", how many? _____

- 17) Existing uses of abutting properties: RESIDENTIAL

A0149/2022

Application For Minor Variance

731 REGENT St

Sudbury, ON

9)

Particulars of All Buildings:

Existing

	House	Shed
Ground Floor Area (m ²)	99.3	10.4
Gross Floor Area (m ²)	99.3	10.4
No. of Storeys	1	1
Width (m)	12.55	2.49
Length (m)	9.19	4.19
Height (m)	3	3

Proposed

	Garage
Ground Floor Area (m ²)	71.3
Gross Floor Area (m ²)	142.6
No. of Storeys	2
Width (m)	7.32
Length (m)	9.74
Height (m)	7.16

10)

Location of All Buildings and Structures on or Proposed For The Subject Lands (Specify Distances From Side, Rear and Front Lot Lines.)

Existing

	House	Shed
Front (m)	4.63	30.49
Rear (m)	18.91	3.15
Side (m)	0.66	1.38
Side (m)	2.41	6.6

Proposed

	Garage
Front (m)	20.85
Rear (m)	7.6
Side (m)	1.25
Side (m)	1.32

PO449/2022

- 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): 71-2708
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, Johnson Sathaseevan (please print all names), the registered owner(s) of the property described as 731 Regent St., Sudbury, ON P3E3Y7
in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

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

Dated this 28 day of September

[Signature]

(witness)

[Signature]

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

Print Name: Johnson Sathaseevan

*I have authority to bind the Corporation

Johnson, 20 22
2022.09.29
13:47:53 -04'00'

A0149/2022

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

DO NOT FILL IN

I/We, Melissa Furino - Centrelive Architecture (please print all names),
the registered owner(s) or authorized agent of the property described as


731 Regent St.

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.

DO NOT FILL IN

Dated this 3rd day of October, 2022


Commissioner of Oaths

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


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

Print Name: Melissa Furino

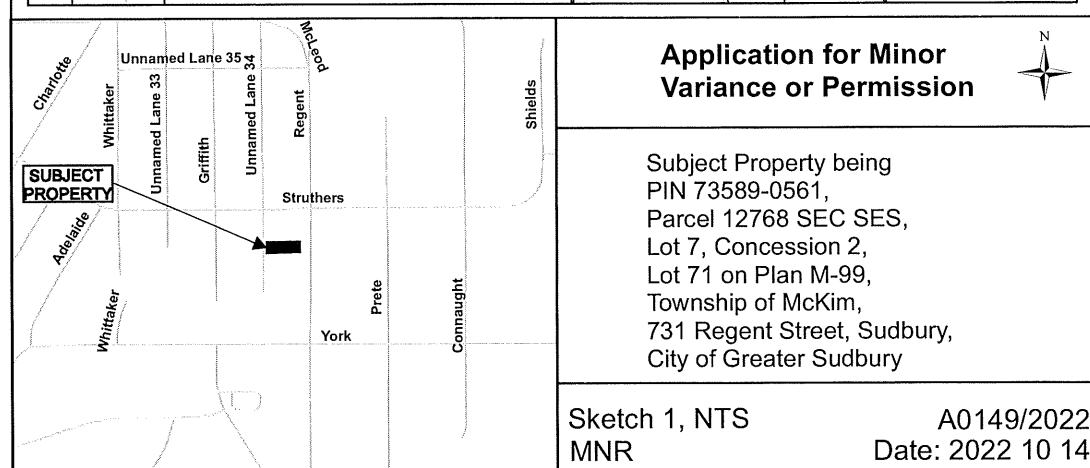
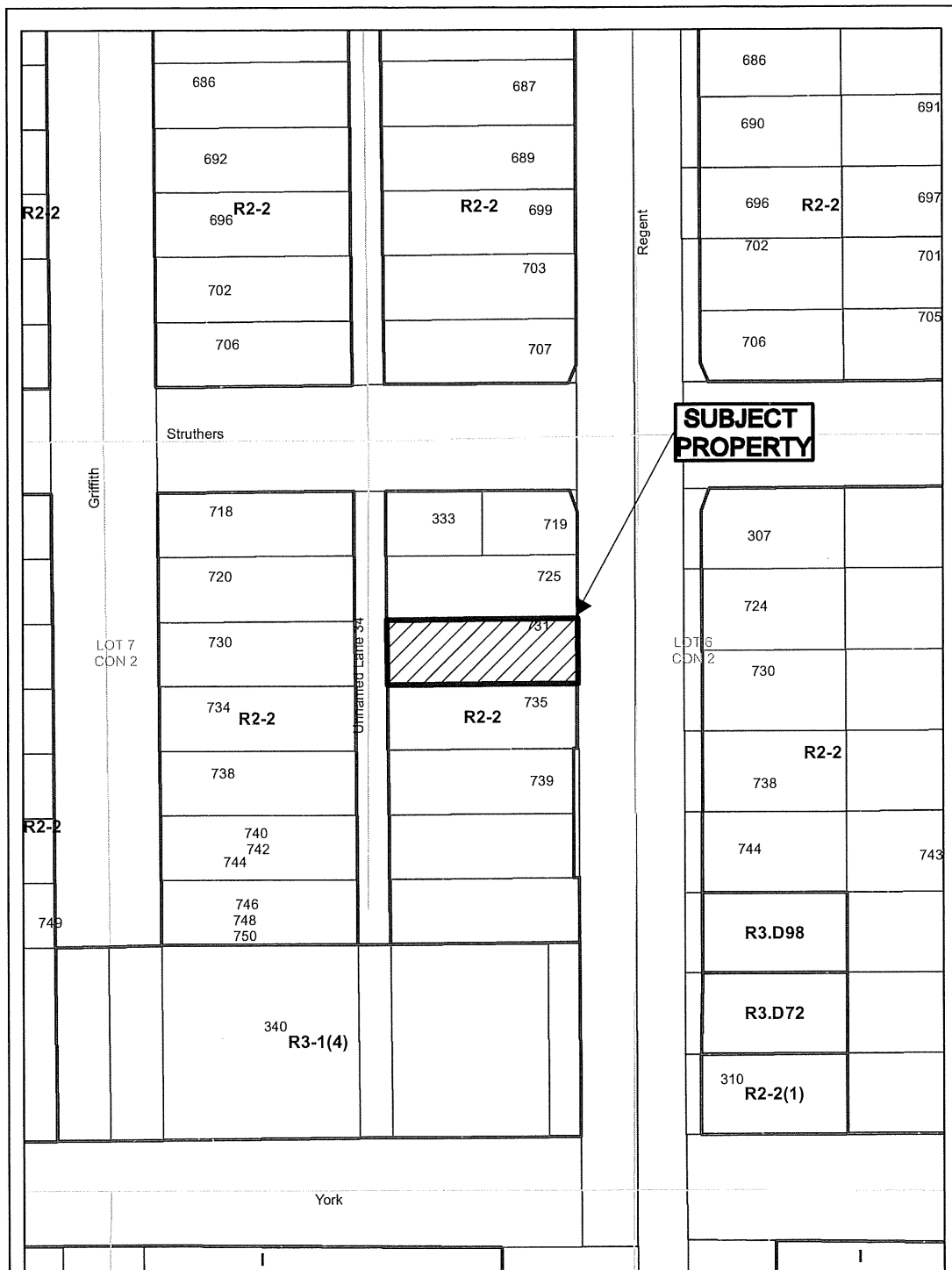
*I have authority to bind the Corporation

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

FOR OFFICE USE ONLY

Date of Receipt: 7 Nov 22 Hearing Date: Nov. 30/22 Received By: N. Lewis
Zoning Designation: R2-2 Resubmission: ☐ Yes ☒ No
Previous File Number(s): A0121/1971 / A0266/1988
Previous Hearing Date: Aug. 23/71 / Sept. 12/88
Notes:

AO14912022



Application for Minor Variance or Permission



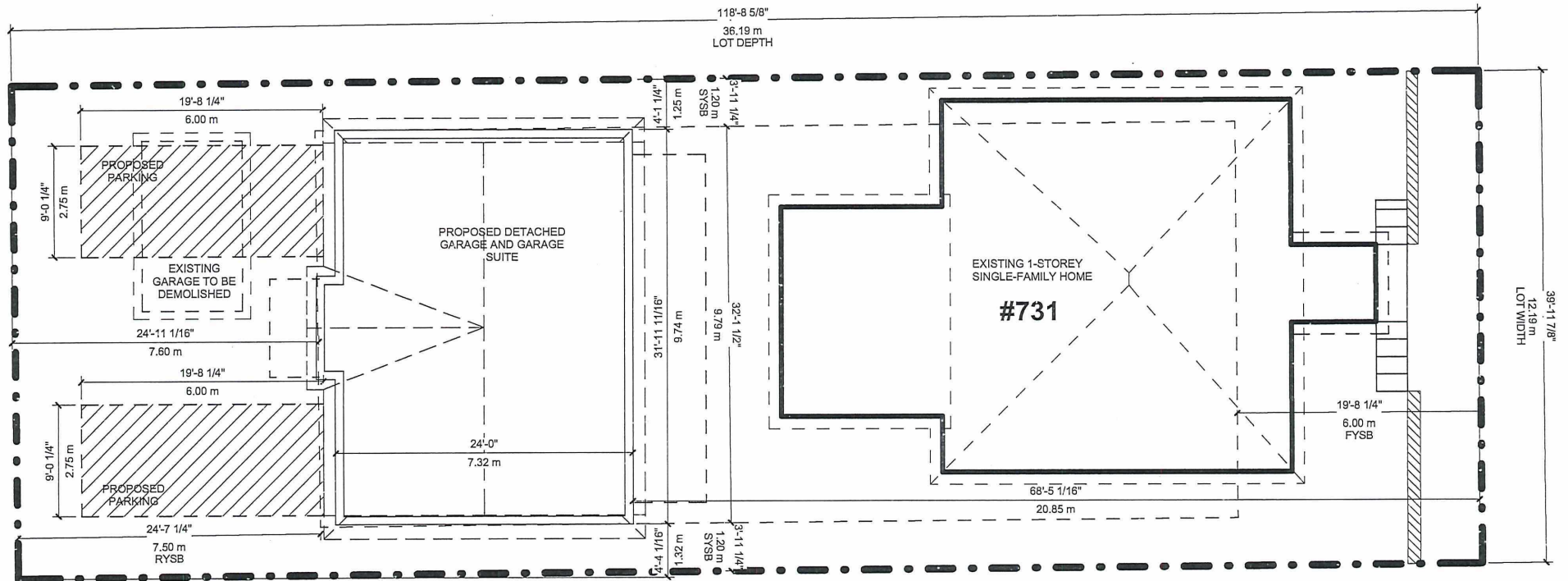
Subject Property being
PIN 73589-0561,
Parcel 12768 SEC SES,
Lot 7, Concession 2,
Lot 71 on Plan M-99,
Township of McKim,
731 Regent Street, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
MNR

A0149/2022
Date: 2022 10 14



LOT AREA: 441.15 sqm
LOT COVERAGE: 174.68
39.59%



CENTRELINE
ARCHITECTURE

158 Elgin Street, Suite 101
Sudbury, ON P3E 1S7
centrelinearchitecture.ca

CLIENT
JOHNSON SATHASEEVAN

Project No. 2022-085

PROJECT
GARAGE & SECONDARY DWELLING
FOR

731 Regent St, Sudbury, ON

ISSUED FOR REVIEW
SITE REFERENCE PLAN

November 2, 2022

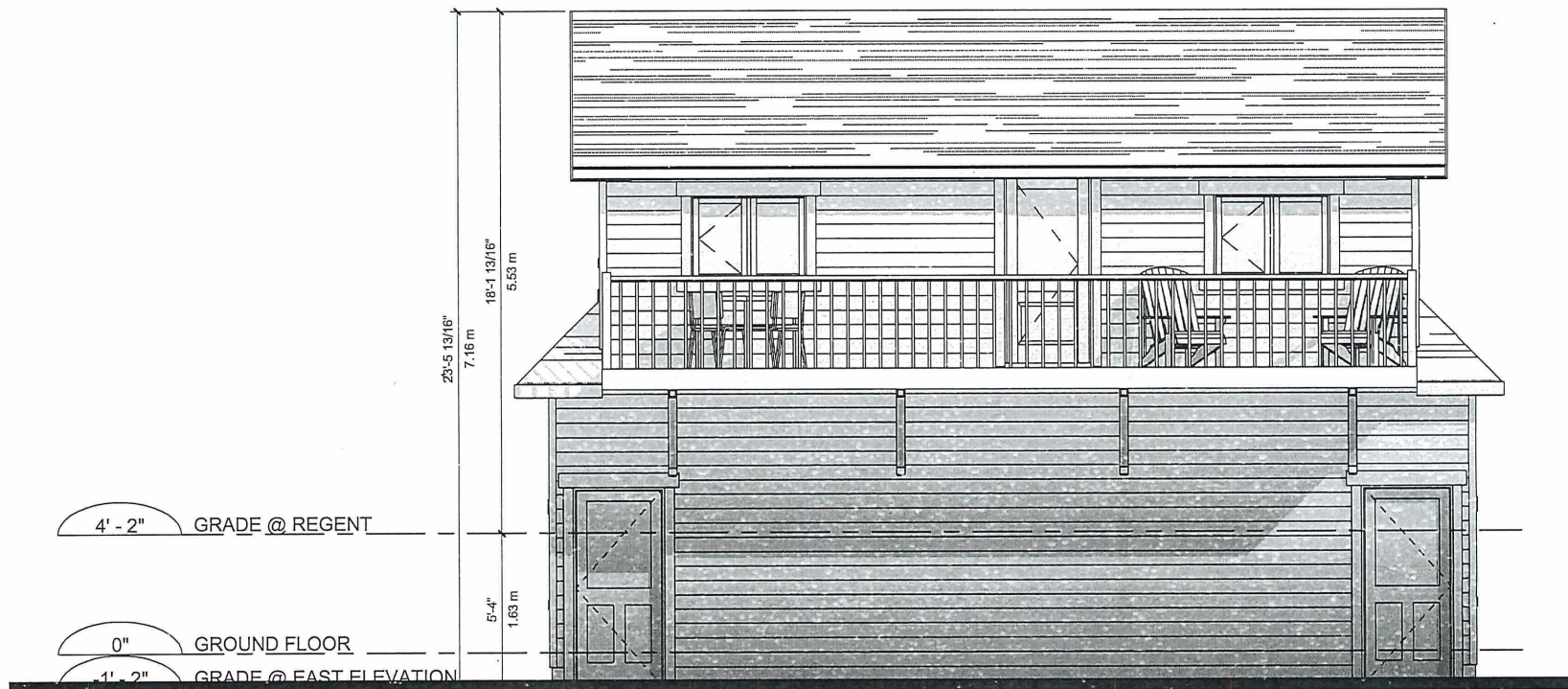
SCALE
1/8" = 1'-0"

DRAWN BY / CHECKED BY
MAS / DEG

SHEET NUMBER

A1-2

*A0149/2022
Sketch 2*



**CENTRELINE
ARCHITECTURE**

159 Elgin Street, Suite 101
Sudbury, ON P3E 1S7
centrelnearchitecture.ca

CLIENT
JOHNSON SATHASEEVAN

Project No. 2022-085

PROJECT
GARAGE & SECONDARY DWELLING
FOR

731 Regent St, Sudbury, ON

ISSUED FOR REVIEW
EAST ELEVATION

November 2, 2022

SCALE
1/4" = 1'-0"

DRAWN BY / CHECKED BY
MAS / DEG

SHEET NUMBER

A1-3

*A0149/2022
Sketch 3*



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 A0152/2022 S.P.P. AREA YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> NDCA REG. AREA YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,025.00 (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

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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): Joey and Lorella Hayes Email: [REDACTED]
Mailing Address: 128 Wuorinen Road Home Phone: [REDACTED]
City: Livley Postal Code: P3Y 1H8 Business Phone: [REDACTED]
Fax Phone: [REDACTED]

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

Name of Agent: Rick Yallowega Email: [REDACTED]
Mailing Address: 167 Silpa Street Home Phone: [REDACTED]
City: Sudbury Postal Code: P3B 3E5 Business Phone: [REDACTED]
Fax Phone: [REDACTED]

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

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

Name: NONE
Mailing Address: [REDACTED]
City: [REDACTED] Postal Code: [REDACTED]

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

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

Variance To	By-law Requirement	Proposed	Difference
Shoreline buffer	30 meters	13.1 meters	16.9 meters
Clearance of shoreline	25%	23.67%	1.33%
Permitted Residential Dwelling in Shoreline Buffer Area	Not permitted	Permit	

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

- c) Description of Proposal: Reduce the 30 meter high water mark set back from 30 meters to 13 meters.

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: We are adding an addition to the existing residence which is already in the setback.

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

PIN(s):		Township: <u>Waters</u>	
Lot No.: <u>6</u>	Concession No.: <u>1</u>	Parcel(s): <u>M591</u>	
Subdivision Plan No.:	Lot: <u>6,8</u>	Reference Plan No.: <u>18683</u>	Part(s): <u>2,5,6</u>
Municipal Address or Street(s): <u>128 Wuorinen Road</u>			

- 7) Date of acquisition of subject land.
- October 31, 2007

- 8) Dimensions of land affected.

Frontage <u>30</u>	(m)	Depth <u>88</u>	(m)	Area <u>2640</u>	(m ²)	Width of Street	(m)
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- 9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	<u>116.10.9.9</u>	(m ²)	<u>264</u>	(m ²)
Gross Floor Area:	<u>116.10.9.9</u>	(m ²)	<u>300</u>	(m ²)
No. of storeys:	<u>1,1,1,1</u>		<u>2</u>	
Width:	<u>11,2.4, 3, 3</u>	(m)	<u>11</u>	(m)
Length:	<u>12, 4.1, 3, 3</u>	(m)	<u>24</u>	(m)
Height:	<u>5, 3.7, 3.7, 3.7</u>	(m)	<u>6</u>	(m)

Existing house, sauna, shed, 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>13.1, 0.9, 22, 76.7</u>	(m)	<u>13.1</u>	(m)
Rear:	<u>68.3, 88.7, 66.7, 12.6</u>	(m)	<u>56.4</u>	(m)
Side:	<u>13.9, 0.3, 6.5, 9</u>	(m)	<u>3</u>	(m)
Side:	<u>6, 26.6, 21.5, 20.2</u>	(m)	<u>16</u>	(m)

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

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

What type of access to the land?

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

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

House commenced fall 2016 and finished 2017; shed and sauna late 2017; old shed at the back 2012

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

Use(s): Full Time Residence

Length of time:

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

Same as #13 ☐ or, _____

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

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

☐ Yes ☒ No

If "yes", how many? _____

- 17) Existing uses of abutting properties:
- Residential

A0152/2022

- 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, Joey and Lorella Hayes (please print all names), the registered owner(s) of the property described as 128 Wuorinen Road, Lively, ON, P3Y 1H8
in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

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

Dated this 30 day of September, 20 22

Michael Yallowega
(witness)

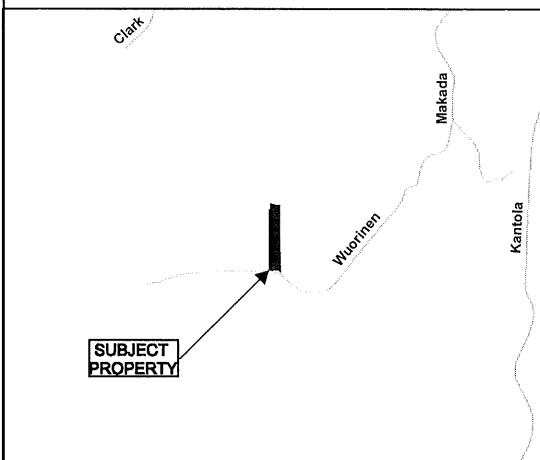
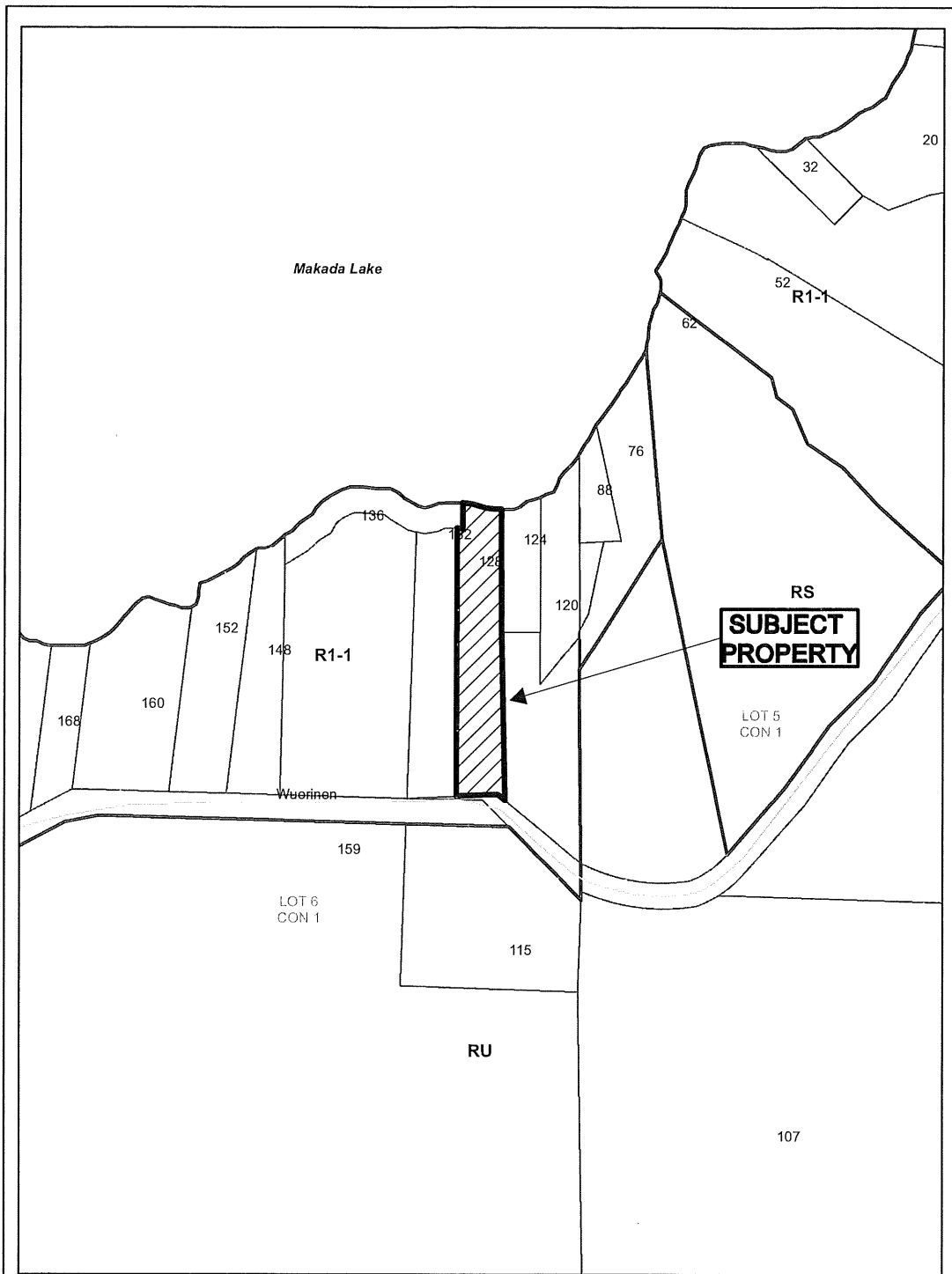
[Signature]
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: Joey and Lorella Hayes and Rick Yallowega

*I have authority to bind the Corporation

A0152/2022

A0152/2022



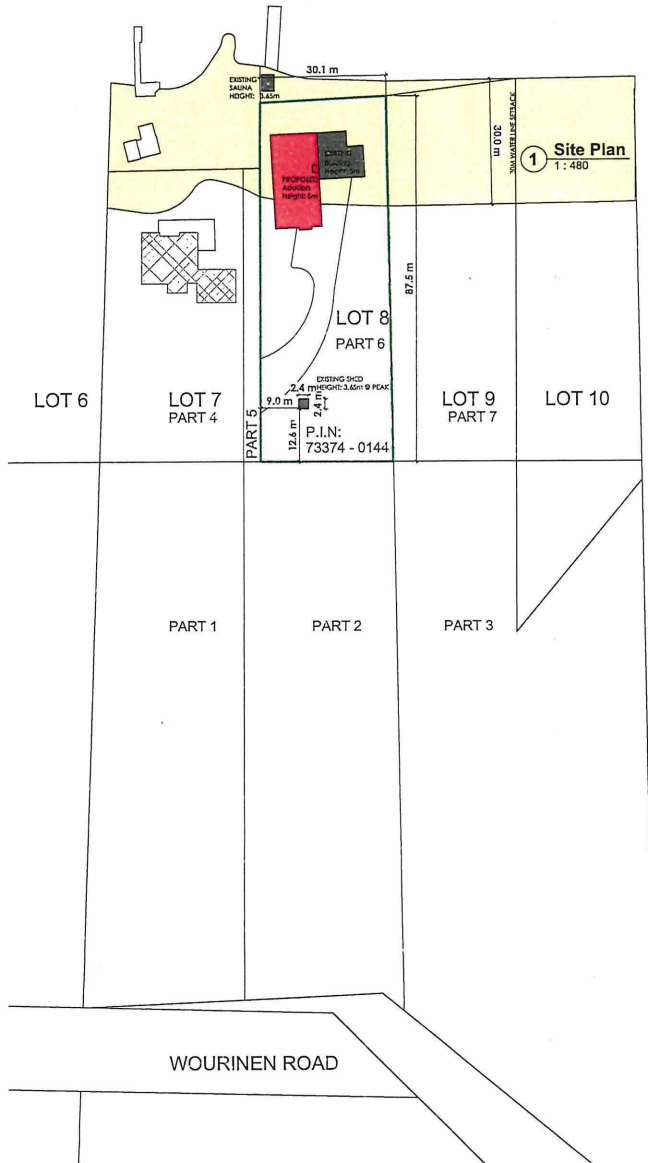
Application for Minor Variance or Permission



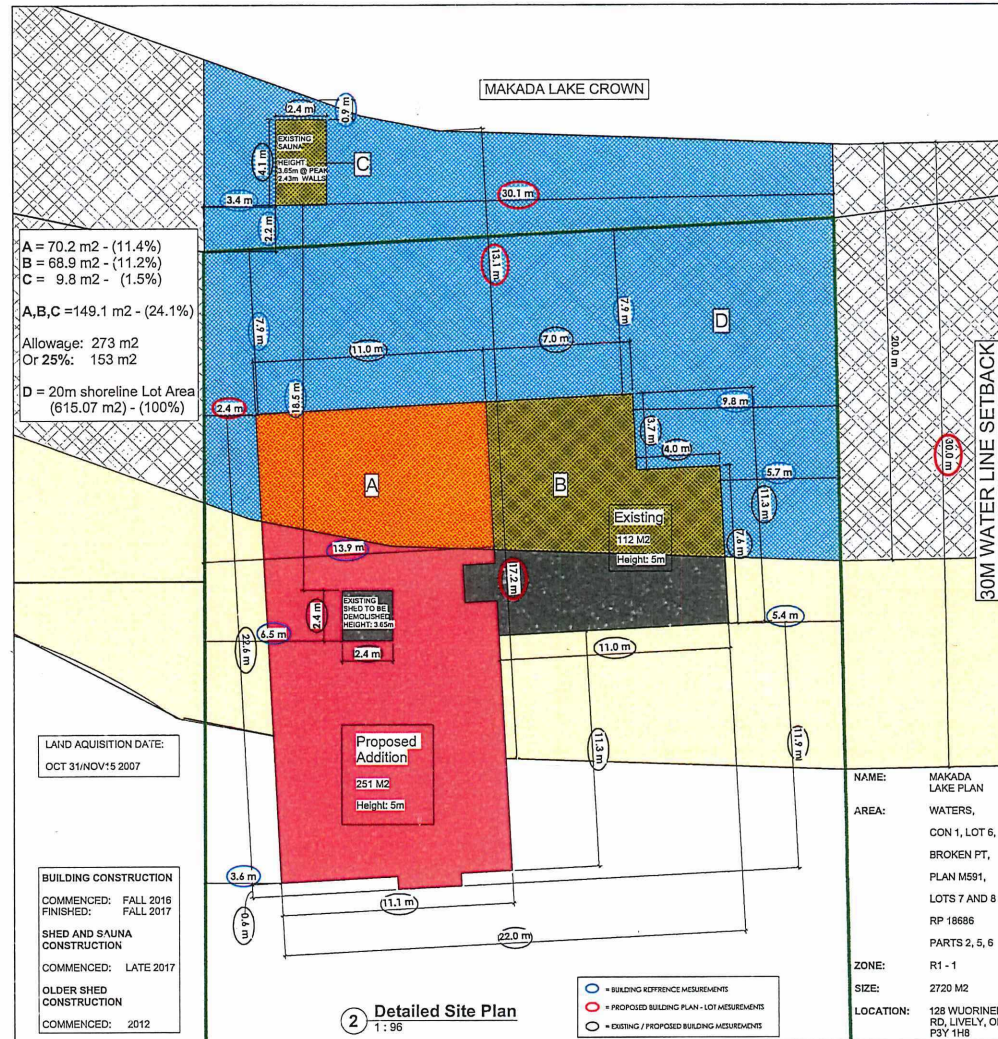
Subject Property being
PIN 73374-0255,
Part Lot 6, Concession 1,
being Parts 2, 5 and 6 on
Plan 53R-18686, Part Lot 7 and
Lot 8 on Plan M-591, Township of Waters,
128 Wuorinen Road, Lively,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0152/2022
Date: 2022 11 01



MAKADA LAKE SITE PLAN



NAME: MAKADA LAKE PLAN
AREA: WATERS, CON 1, LOT 6, BROKEN PT, PLAN M591, LOTS 7 AND 8 RP 18686 PARTS 2, 5, 6
ZONE: R1 - 1
SIZE: 2720 M2
LOCATION: 128 WOURINEN RD, LIVELY, ON, P3Y 1H8

APR 152/2022
Sketch 2



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

Office Use Only	
2022.01.01	
A0153/2022	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,025.00 (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): CHURCHILL, ERIKA EILEEN & FONTYN, RYAN MICHAEL Email

Mailing Address: 2-82 Mississauga St E, P.O. Box 2285 - Dan Kirby (main contact) Home

Busi

City: Orillia, Ontario

Postal Code: L3V 6S2

Fax

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

Name of Agent: TULLOCH Engineering Email

Mailing Address: 1942 Regent Street Unit L Home

Busi

City: Sudbury

Postal Code: P3E 5V5

Fax

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: CHURCHILL, ERIKA EILEEN & FONTYN, RYAN MICHAEL

Mailing Address: Donald Sugg - 160 Bayshore Dr.

City: Brechin, Ontario

Postal Code: L0K 1B0

- 4) Current Official Plan designation: Living Area I Current Zoning By-law designation: R1-5 (Low Density Res. One)

- 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
Minimum Required Front Yard	6m, per Table 6.2	2.7m	3.3m
Eaves Requirement	May encroach 1.2m into the required yard, per Table 4.1	Encroaches 4.3m	3.1m

- b) Is there an eave encroachment? ☒ Yes ☐ No If 'Yes', size of eaves: ±0.7 (m)

- c) Description of Proposal:

Proposed minor variances as described above. Reduction sought to legalize existing conditions. This application is largely technical in nature.

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

This application cannot comply with the provisions of the by-law because it is an existing condition.

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

PIN(s): 02127-0030		Township: McKim
Lot No.: 6	Concession No.: 5	Parcel(s): 28269
Subdivision Plan No.: M597	Lot: 208	Reference Plan No.: Part(s):
Municipal Address or Street(s): 41 Nicolet St, Sudbury, P3C3A2		

- 7) Date of acquisition of subject land, Sep 23, 2022

- 8) Dimensions of land affected.

Frontage ±15.2	(m)	Depth ±36.6	(m)	Area ±556.32	(m ²)	Width of Street 20	(m)
----------------	-----	-------------	-----	--------------	-------------------	--------------------	-----

- 9) Particulars of all buildings:

	Existing		Proposed
Ground Floor Area:	±142	(m ²)	N/A
Gross Floor Area:	±142	(m ²)	N/A
No. of storeys:	1		N/A
Width:	±11	(m)	N/A
Length:	±14	(m)	N/A
Height:	±3	(m)	N/A

- 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:	±2.8	(m)	N/A
Rear:	±20.9	(m)	N/A
Side:	±4.6	(m)	N/A
Side:	±1.8	(m)	N/A

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

What type of access to the land?

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

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

1961

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

Use(s): Residential

Length of time: Unknown

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

Same as #13 ☒ or,

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

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

☐ Yes ☒ No

If "yes", how many?

- 17) Existing uses of abutting properties: Residential

A0153/2022

APPLICATION FOR MINOR VARIANCE**PAGE 3 OF 4**

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

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

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

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

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

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

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

CHURCHILL, ERIKA EILEEN & FONTYN, RYAN MICHAEL
I/We, _____ (please print all names), the registered owner(s) of the property described as
PCL 28269 SEC SES SRO LT 208, PLAN M597 SUBJECT TO 174472 CITY OF SUDBURY (PIN 02127-0030)
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 TULLOCH Engineering _____ (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this _____ day of _____, 20

DocuSigned by:

X Kirby

6066D2EF9C064BD...
(witness)

DocuSigned by:

X Erika Churchill

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

X Erika Eileen Churchill

Print Name: Ryan Michael Fontyn

*I have authority to bind the Corporation

A015312022

APPLICATION FOR MINOR VARIANCE

PAGE 4 OF 4

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

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

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

PCL 28269 SEC SES SRO LT 208, PLAN M597 SUBJECT TO 174472 CITY OF SUDBURY (PIN 02127-0030)

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 25 day of October, 20 22

Don T. M. L.
Commissioner of Oaths

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

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

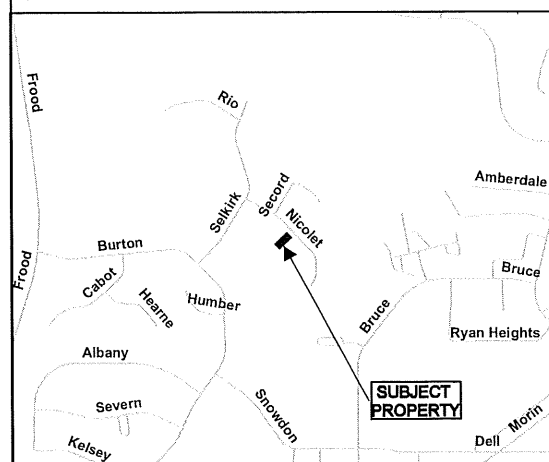
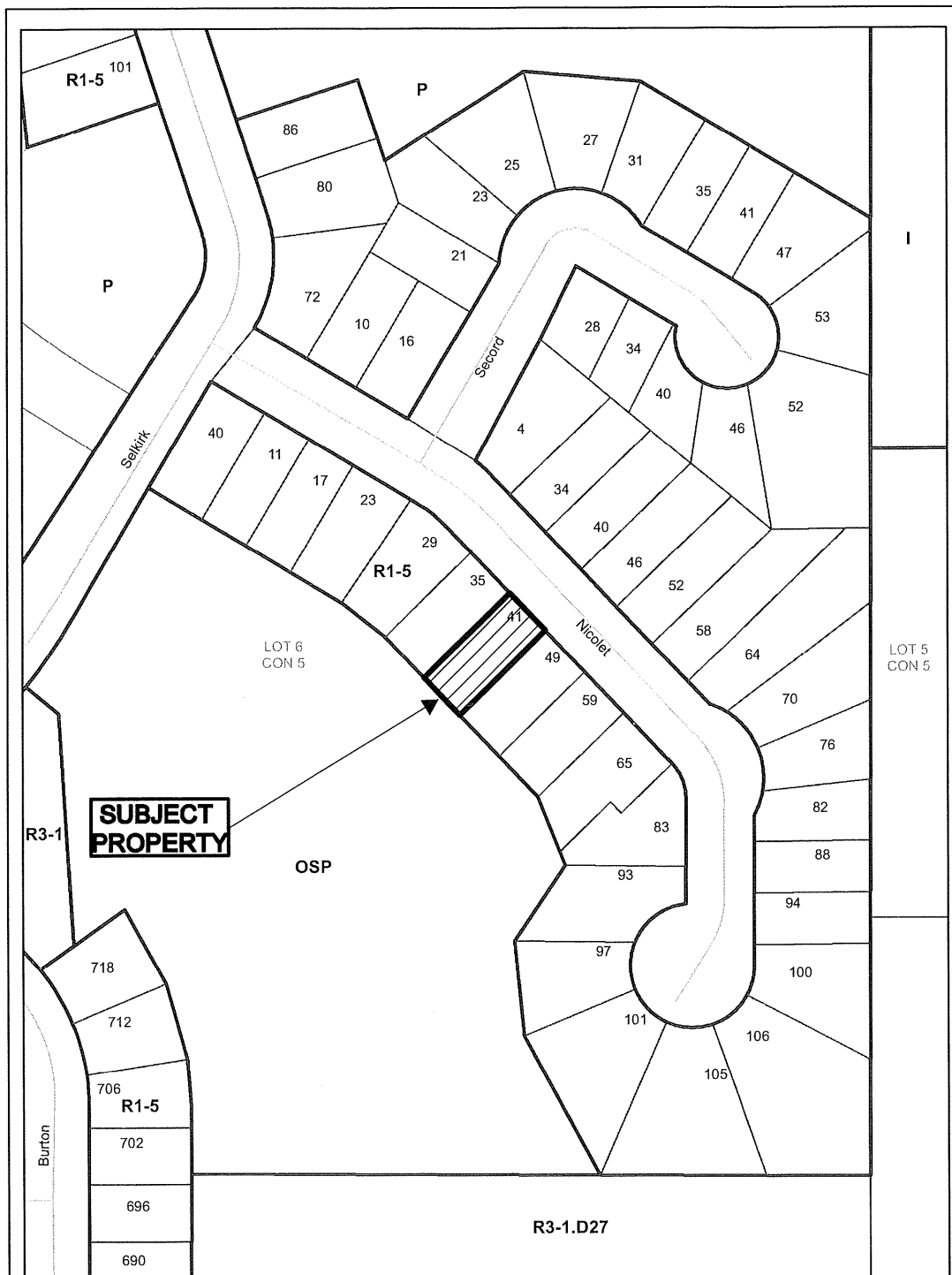
Print Name: Aaron Ariganello
 *I have authority to bind the Corporation

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

FOR OFFICE USE ONLY

[illegible]

10.53/2022



Application for Minor Variance or Permission

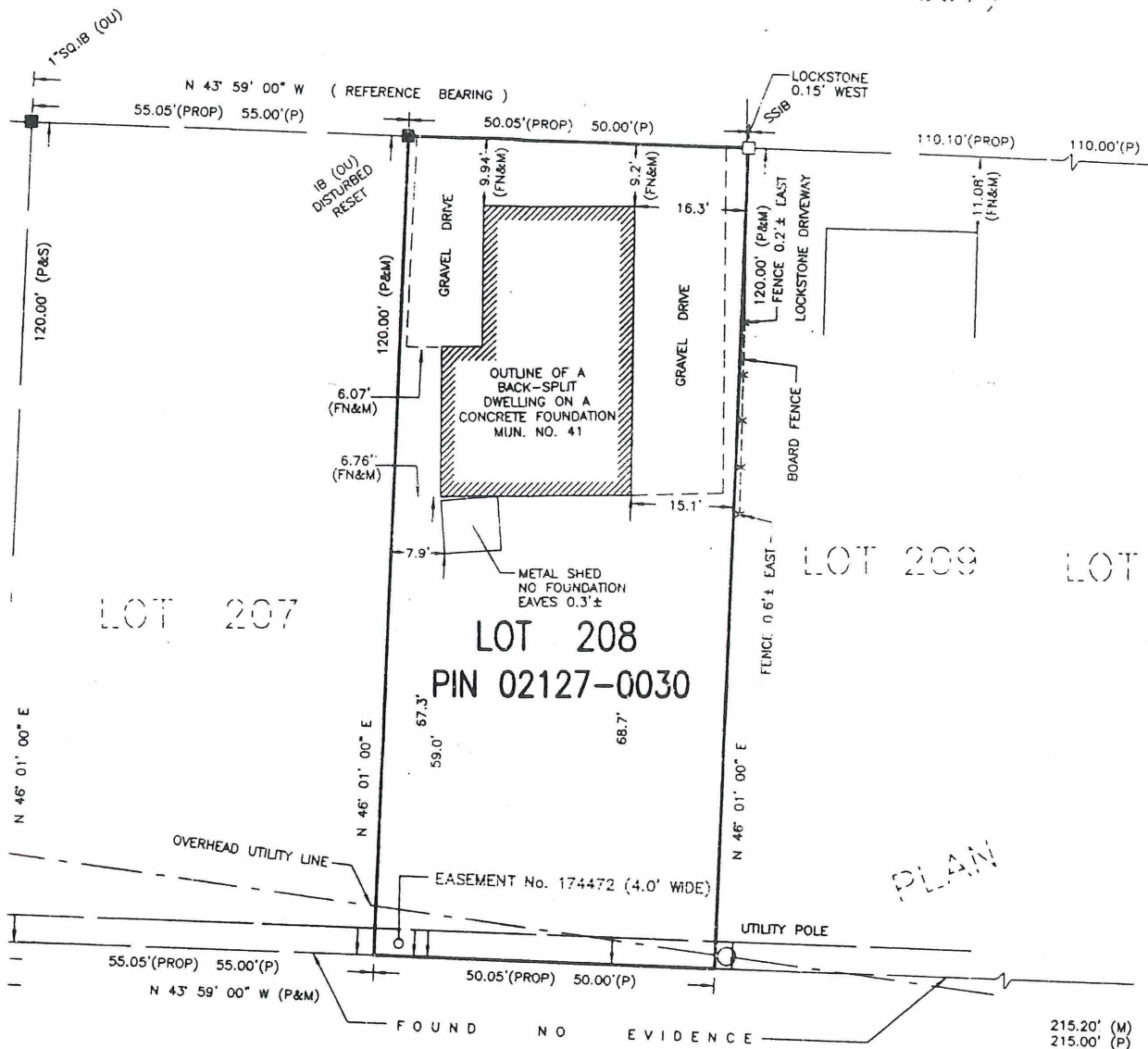


Subject Property being
PIN 02127-0030,
Parcel 28269 SEC SES SRO,
Lot 208 on Plan M-597,
Part Lot 6, Concession 5,
Township of McKim,
41 Nicolet Street, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0153/2022
Date: 2022 11 06

NICOLET STREET (REGISTERED PLAN M-597)



PIN 02127 -- 0010

RED

BLOCK

"X"

DESCRIPTION

PIN 02127-0030 (L.T.) BEING ALL OF LOT 208 KNOWN AS MUNICIPAL NO. 41 NICOLET STREET.

REGISTERED EASEMENTS AND/OR

THE REAR PERPENDICULAR 4 FEET IS SUBJECT IN FAVOUR OF THE BELL TELEPHONE COMPANY HYDRO ELECTRIC COMMISSION.

*Revised May. 29/99
Jerry Nelson*

*A015312022
Sketch 2*



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

Office Use Only	
2022.01.01	
A0154/2022	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,025.00 (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): 2538085 Ontario Inc.	Email: [REDACTED]	
Mailing Address: 1349 Lasalle Blvd	Home [REDACTED]	
	Business [REDACTED]	
City: Sudbury	Postal Code: P3A 1Z2	Fax Phone: [REDACTED]

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

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

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

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

Name: Caisse Alliance	
Mailing Address: 1 Rue Principale	
City: Verner, Ontario	Postal Code: P0H 2M0

- 4) Current Official Plan designation: Town Centre Current Zoning By-law designation: C2 (General Commercial)

- 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
Minimum Lot Area	1350sq.m, per Table 7.3	1025sq.m	325sq.m
Minimum Lot Frontage	30m, per Table 7.3	15m	15m
Yards where Parking Areas are Permitted	3m, per Section 5.2.4.3	0m	3m

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

- c) Description of Proposal:

Proposed minor variances as described above. Variances are required to facilitate a consent of the subject property and the development of 4 multiple dwelling units as permitted in the Town Centre designation and C2 (General Commercial) zone. Please see attached sketch.

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

Minor variances are required to facilitate a consent of the subject property and the development of 4 multiple dwelling units. The remainder of the property is to be dealt with separately.

APPLICATION FOR MINOR VARIANCE

PAGE 2 OF 4

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

PIN(s): 73346-1689	Township: Azilda		
Lot No.:	Concession No.:	Parcel(s): 11203, 10877 & 11400	
Subdivision Plan No.: M181	Lot: 2, 1 & 10	Reference Plan No.:	Part(s):
Municipal Address or Street(s): 105 Notre Dame Street			

- 7) Date of acquisition of subject land, 2022

- 8) Dimensions of land affected.

Frontage ±55	(m)	Depth ±67	(m)	Area ±3680.85	(m ²)	Width of Street 20	(m)
--------------	-----	-----------	-----	---------------	-------------------	--------------------	-----

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	N/A (m ²)	±513 (m ²)
Gross Floor Area:	N/A (m ²)	±513 (m ²)
No. of storeys:	N/A	1
Width:	N/A (m)	±9.5 (m)
Length:	N/A (m)	±53.5 (m)
Height:	N/A (m)	±3 (m)

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

	Existing	Proposed
Front:	N/A (m)	±6m (m)
Rear:	N/A (m)	±7.5 (m)
Side:	N/A (m)	±4.5 (m)
Side:	N/A (m)	±1.2 (m)

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

What type of access to the land?

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

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

Unknown

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

Use(s): Vacant	Length of time: Unknown
----------------	-------------------------

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

Same as #13 ☒ or,

- 15) What is the number of dwelling units on the property? 0

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

☐ Yes ☒ No

If "yes", how many?

- 17) Existing uses of abutting properties: Residential / Commercial

A0154/2022

APPLICATION FOR MINOR VARIANCE**PAGE 3 OF 4**

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

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

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

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

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

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

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, 2538085 Ontario Inc.

(please print all

names), the registered owner(s) of the property described as
FIRSTLY: PARCEL 11203 SWS LT 2 PL M181 RAYSIDE, GREATER SUDBURY; SECONDLY: PARCEL 10877 SWS LT 1 PL M181 RAYSIDE, GREATER SUDBURY; THIRDLY: PARCEL
11400 SWS PT LT 10 PL M181 RAYSIDE AS IN LT80800 AND PT LT 11 PL M181 RAYSIDE AS IN LT80800; SIT LT490838 CITY OF GREATER SUDBURY (PIN 73346-1689)
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 TULLOCH Engineering (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 20TH day of OCTOBER, 20 22

x [Signature]
(witness)

x [Signature]
signature of Owner(s) or [Signature] Authorized Agent
Print Name: X TJ HERAULT

*I have authority to bind the Corporation

A0154/2022

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

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

FIRSTLY: PARCEL 11203 SWS LT 2 PL M181 RAYSIDE, GREATER SUDBURY; SECONDLY: PARCEL 10877 SWS LT 1 PL M181 RAYSIDE, GREATER SUDBURY; THIRDLY: PARCEL 11400 SWS PT LT 10 PL M181 RAYSIDE AS IN LT80800 AND PT LT 11 PL M181 RAYSIDE AS IN LT80800; S/T LT90838 CITY OF GREATER SUDBURY (PIN 73346-1689)

in the City of Greater Sudbury:

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

Dated this 21 day of October, 2022

Dan T. Mol
Commissioner of Oaths

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

L. Brigenella
signature of Owner(s) or Signing Officer or Authorized Agent
("where a Corporation")

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

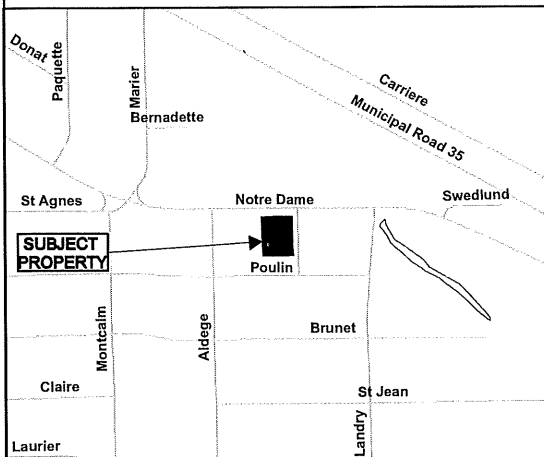
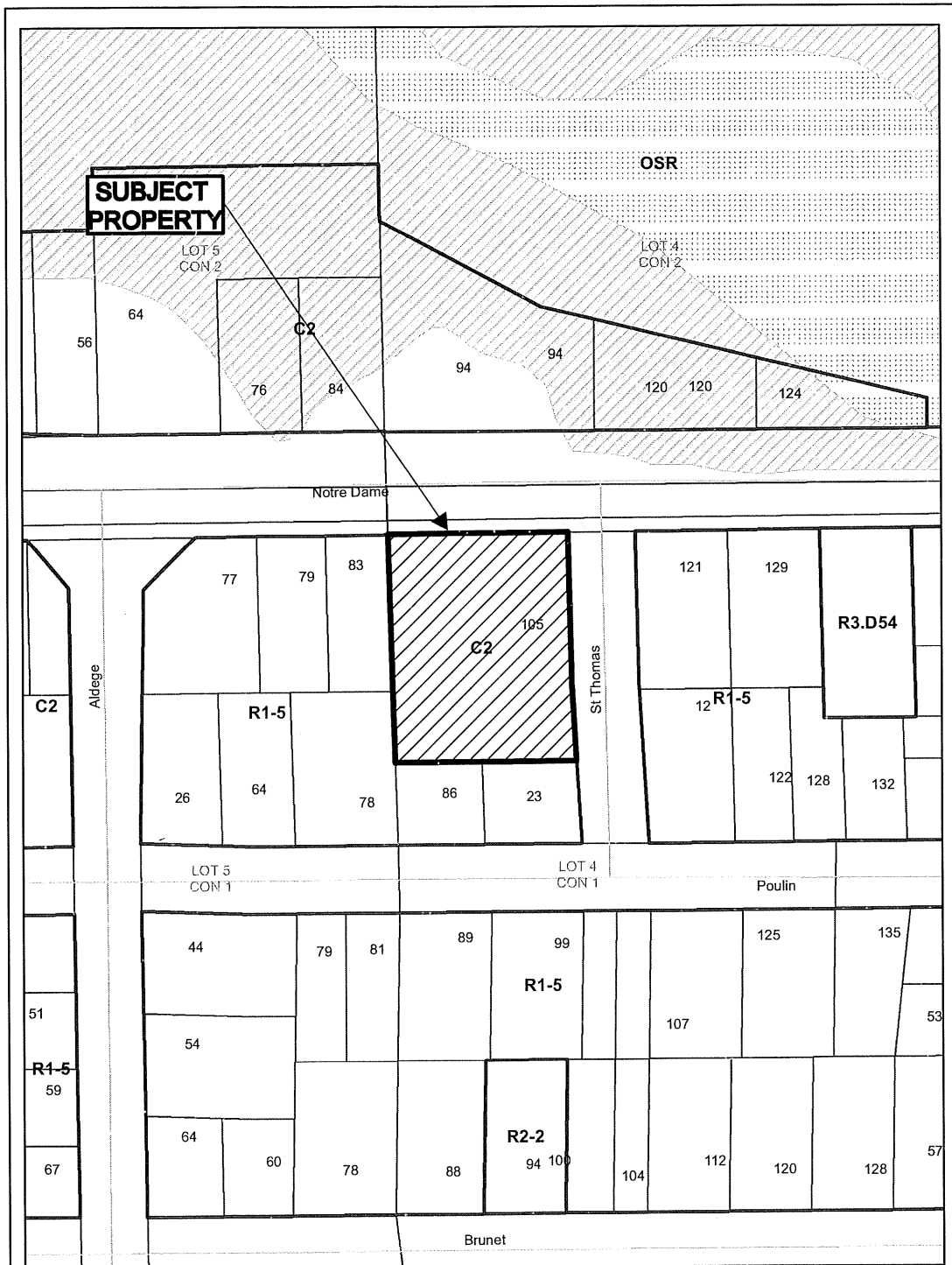
* Where the owner is a firm or corporation, the person signing this instrument shall state that he/she has authority to bind the corporation or affix the corporate seal.

FOR OFFICE USE ONLY

Date of Receipt: Nov. 7/22 Hearing Date: Nov. 30/22 Received By: N. Lewis
Zoning Designation: CA Resubmission: ☐ Yes ☒ No
Previous File Number(s): See below
Previous Hearing Date: see below

Notes: A0140/1987 (June 22/87) > relates to B0177/1987
B0177/1987 (June 22/87) > consent lapsed
B0543/1988 (Jan. 9/89) > Parcel 12461 SWS secondly, being the
remainder of Lot 11, Plan 4-181

A015412022



Application for Minor Variance or Permission



Subject Property being
PIN 73346-1689, Parcels 10877 SWS,
11203 SWS and, 11400 SWS,
Lots 1 and 2, as well as
Part Lots 10 and 11 on,
Plan M-181, Part Lot 4, Concession 1,
Township of Rayside,
105 Notre Dame Street East, Azilda,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0154/2022
Date: 2022 11 09

CONCEPTUAL SKETCH
 NOTRE DAME & ST. THOMAS STREET
 GEOGRAPHIC TOWNSHIP OF AZILDA
 CITY OF GREATER SUDBURY
 SEPTEMBER 2022

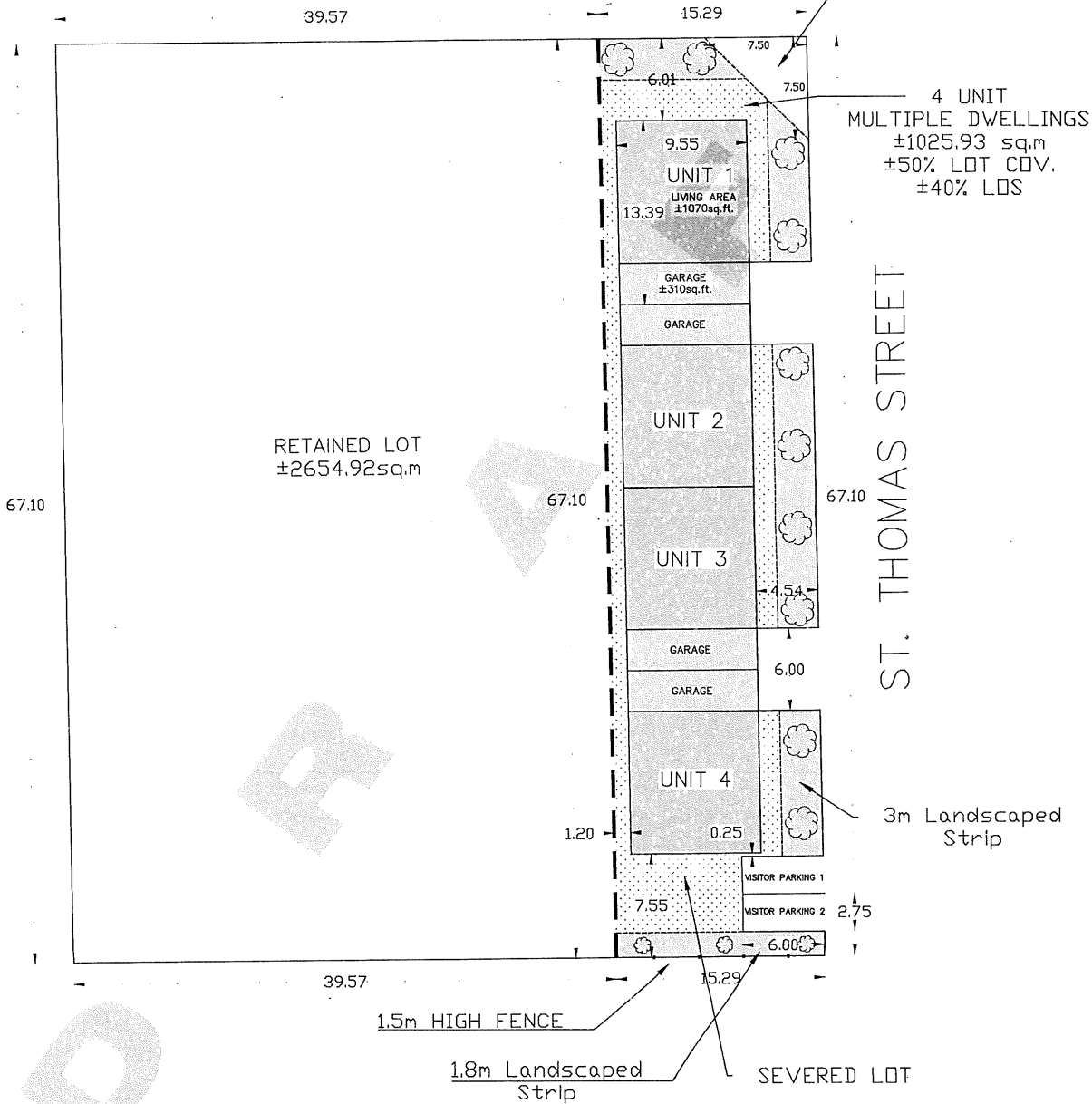
PROPOSED MINOR VARIANCES

- Minimum lot area of 1025sq.m
 whereas 1350sq.m is required
- Minimum lot frontage of 15m
 whereas 30m is required



NOTRE DAME STREET EAST

SIGHT TRIANGLE

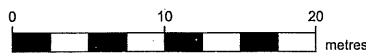



CAUTION

THE PROPERTY BOUNDARIES ILLUSTRATED ON THIS PLAN
 HAVE BEEN COMPILED FROM REGISTRY PLANS AND HAVE
 NOT BEEN CONFIRMED.

THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT
 BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE
 TITLE.

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR
 ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE
 WRITTEN PERMISSION OF TULLOCH ENGINEERING. ©
 TULLOCH ENGINEERING, 2022.



 TULLOCH	
1942 REGENT STREET UNIT L P3E 5V5	SUDBURY, ONTARIO 705-671-2295
DRAWN BY: AA & VA	FILE: 22-1151

A054/2022
 sketch 2



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

Office Use Only 2022.01.01	
A0156/2022	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,025.00 (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): 13705901 CANADA INC.	Email:	
Mailing Address: 2934 Baseline Road, Suite 402	Home:	
	Business:	
City: Ottawa	Postal Code: Ontario	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: TULLOCH Engineering	Email:	
Mailing Address: 1942 Regent Street Unit L	Home:	
	Business:	
City: Sudbury	Postal Code: P3E 5V5	Fax Phone:

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

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

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

- 4) Current Official Plan designation: Living Area I Current Zoning By-law designation: R2-2 (Low Density Residential Two)

- 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
Maximum Lot Coverage	40%, as per Table 6.3	45%	5%

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

- c) Description of Proposal:
Proposed minor variance for 45% lot coverage whereas 40% is required in the R2-2 Zone (Low Density Residential Zone).
Related Consent Application triggering such variance over parts 1, 2 & 3 of the attached sketch.

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

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

PIN(s): 73504-3141		Township: Hanmer	
Lot No.:	Concession No.:	Parcel(s):	
Subdivision Plan No.: M1115	Lot: 185	Reference Plan No.:	Part(s):
Municipal Address or Street(s): 4128 Bonaventure Drive			

- 7) Date of acquisition of subject land, Feb 25, 2022

- 8) Dimensions of land affected.

Frontage ±23	(m)	Depth ±31	(m)	Area ±713	(m ²)	Width of Street 20	(m)
--------------	-----	-----------	-----	-----------	-------------------	--------------------	-----

- 9) Particulars of all buildings:

	Existing		Proposed
Ground Floor Area:	±135 (m ²)	N/A	(m ²)
Gross Floor Area:	±135 (m ²)	N/A	(m ²)
No. of storeys:	1	N/A	
Width:	±8.5 (m)	N/A	(m)
Length:	±16.3 (m)	N/A	(m)
Height:	±3 (m)	N/A	(m)

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

	Existing		Proposed
Front:	±6.26 (m)	N/A	(m)
Rear:	±8.45 (m)	N/A	(m)
Side:	±1.36 (m)	N/A	(m)
Side:	±4.54 (m)	N/A	(m)

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

What type of access to the land?

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

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

Unknown

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

Use(s): Residential Length of time: Unknown

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

Same as #13 ☒ or, _____

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

A0156/2022

APPLICATION FOR MINOR VARIANCE**PAGE 3 OF 4**

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

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

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

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

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

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

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

If "yes", provide details on how the property is designated in the Source Protection Plan. _____
Intake Protection Zone 3

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, 13705901 CANADA INC. (please print all

names), the registered owner(s) of the property described as
LOTS 185, PLAN M1115 SUBJECT TO AN EASEMENT OVER PARTS 52, 53, 53R20734 AS IN SD325795
SUBJECT TO AN EASEMENT OVER PARTS 52 & 53 53R20734 AS IN SD325799 SUBJECT TO AN EASEMENT
in the City of Greater Sudbury: OVER PARTS 52 & 53 53R20734 AS IN SD325803 SUBJECT TO AN EASEMENT OVER PARTS 52 & 54
53R20734 AS IN SD325807 CITY OF GREATER SUDBURY (PIN 73504-3141)

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

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

Dated this 31st day of October, 20 22

DocuSigned by:
X James P. Brien
(Witness) BDCD03C9F754E8...

X Emilio Ousset
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: Emilio Ousset

*I have authority to bind the Corporation

APR 16 / 2022

APPLICATION FOR MINOR VARIANCE

PAGE 4 OF 4

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

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

in the City of Greater Sudbury: LOTS 185, PLAN M1115 SUBJECT TO AN EASEMENT OVER PARTS 52, 53, 53R20734 AS IN SD325795 SUBJECT TO AN EASEMENT OVER PARTS 52 & 53 53R20734 AS IN SD325799 SUBJECT TO AN EASEMENT OVER PARTS 52 & 53 53R20734 AS IN SD325803 SUBJECT TO AN EASEMENT OVER PARTS 52 & 54 53R20734 AS IN SD325807 CITY OF GREATER SUDBURY (PIN 73504-3141)

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

Dated this 2 day of November, 20 22

D. J. T. M. L.
Commissioner of Oaths

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


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

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

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

FOR OFFICE USE ONLY

Date of Receipt: Nov. 10/22 Hearing Date: Nov. 30, 2022 Received By: N. Lewis

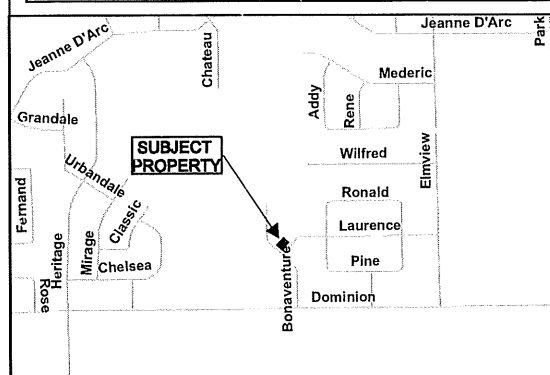
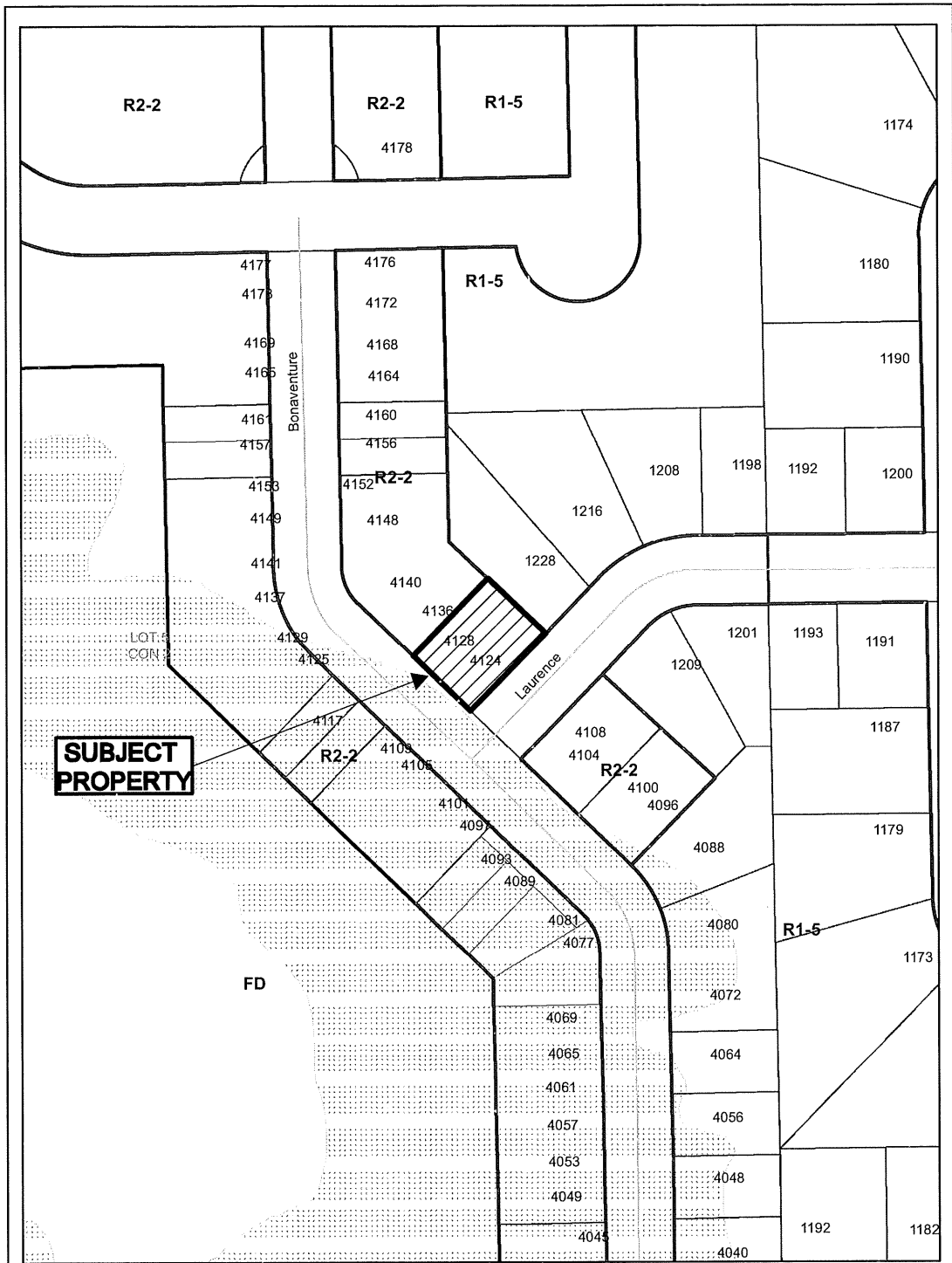
Zoning Designation: R2-2 Resubmission: ☐ Yes ☒ No

Previous File Number(s): None

Previous Hearing Date: n/a

Notes:

AO156/2022



Application for Minor Variance or Permission



Subject Property being,
PIN 73504-3141, Lot 185, Plan M-1115,
Part Lot 5, Concession 2,
Township of Hanmer,
4124 Bonaventure Drive and,
4128 Bonaventure Drive, Hanmer,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0156/2022
Date: 2022 11 09

PLAN OF SURVEY OF
LOT 185, REGISTERED PLAN M-1115
GEOGRAPHIC TOWNSHIP OF HANMER
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY
TULLOCH GEOMATICS INC., O.L.S.
2022

1m 0 1m

SCALE 1 : 100

THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm IN WIDTH BY 610mm
IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:100.

BEARING NOTE:
BEARINGS ARE UTM GRID AND ARE DERIVED FROM OBSERVED REFERENCE
POINTS A AND B BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17
(81° WEST LONGITUDE) AND 83 (CSRS) (2010.0).

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

DISTANCE NOTE:
GROUND DISTANCES SHOWN HEREON CAN BE CONVERTED TO UTM GRID BY
MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999555

CONVERGENCE NOTE:
A CONVERGENCE (ROTATION) FACTOR OF 0°00'30" CLOCKWISE HAS BEEN
APPLIED TO THE ASTROMETRIC BEARINGS OF UNDERLYING PLAN P TO ACCOUNT
FOR DIFFERENT REFERENCE MERIDIANS.

NO CONVERGENCE (ROTATION) FACTOR HAS BEEN APPLIED TO THE BEARINGS OF
UNDERLYING PLAN P1 AS IT IS ALREADY GRID.

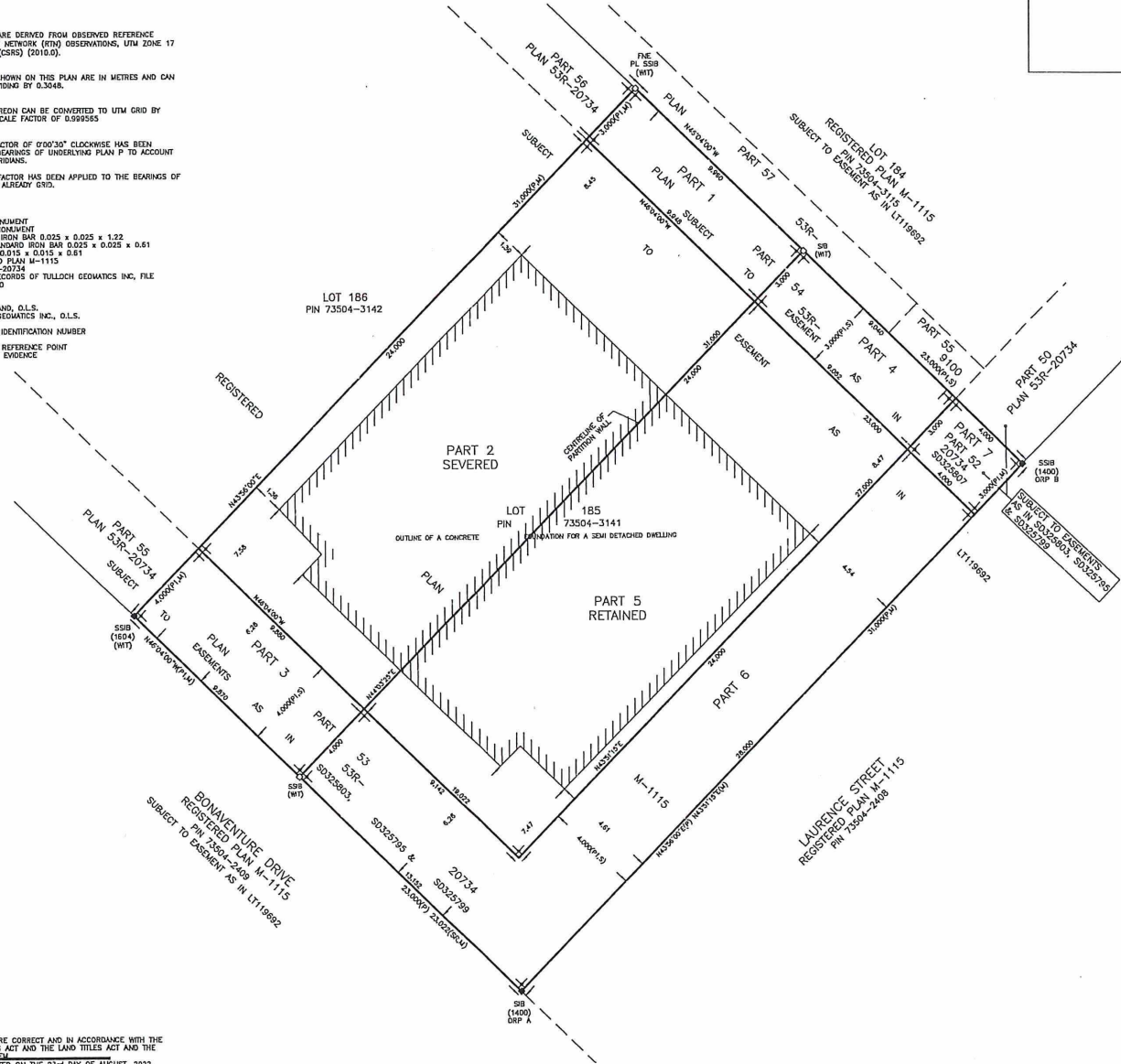
LEGEND:

- DENOTES FOUND MONUMENT
- DENOTES PLANTED MONUMENT
- SSB DENOTES STANDARD IRON BAR 0.025 x 0.025 x 1.22
- SSB DENOTES SHORT STANDARD IRON BAR 0.025 x 0.025 x 0.61
- IR DENOTES IRON BAR 0.015 x 0.015 x 0.61
- P DENOTES REGISTERED PLAN M-1115
- P1 DENOTES PLAN 53R-20734
- SR DENOTES SURVEY RECORDS OF TULLOCH GEOMATICS INC. FILE
No. 213430
- M DENOTES MEASURED
- S DENOTES SET
- 1400 DENOTES D.L. DORLAND, O.L.S.
- 1600 DENOTES TULLOCH GEOMATICS INC., O.L.S.
- DIST DENOTES DISTURBED
- FIN DENOTES PROPERTY IDENTIFICATION NUMBER
- WIT DENOTES WITNESS
- ORP DENOTES OBSERVED REFERENCE POINT
- FNE DENOTES FOUND NO EVIDENCE

INTEGRATION COORDINATE TABLE			
COORDINATES ARE DERIVED FROM GPS OBSERVATION USING REAL TIME NETWORK (RTN) AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE), NAD83 (CSRS) (2010.0).			
COORDINATE VALUES ARE TO URBAN ACCURACY IN ACCORDANCE WITH SECTION 14 (2) OF OREG 218/15.			
ORP	NORTHING	EASTING	
A	5165150.97	500495.97	
B	5165173.33	500517.45	
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.			

SCHEDULE			
PART	LOT	PLAN	PIN
1			29.9 SQ.M.
2			237.8 SQ.M.
3			39.5 SQ.M.
4	ALL OF LOT 185	REGISTERED PLAN M-1115	27.1 SQ.M.
5			218.4 SQ.M.
6			148.5 SQ.M.
7			12.0 SQ.M.

PART 1, 4 & 7: SUBJECT TO EASEMENTS AS IN S0325907.
PART 3, 5 & 6: SUBJECT TO EASEMENTS AS IN S0325903, S0325795 & S0325799.
PARTS 1 TO 7 (EXCLUSIVE): SUBJECT TO EASEMENT AS IN LT119892.



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 LAND TITLES ACT AND THE
REGULATIONS MADE UNDER THEM.
(2) THE SURVEY WAS COMPLETED ON THE 23rd DAY OF AUGUST, 2022

DRAFT

DATE: _____ JACK F. CAVANAGH
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER XXXXXXX.

	TULLOCH GEOMATICS INC.	
	1942 REGENT ST. T. 705 871.2285	
	UNIT L F. 705 871.9477	
	SUDBURY, ON S00 810.1937	
DRAWN BY: UK		FILE: 220854

AOLS FLEP/002/200854 4128-4128 Bonaventure Drive, Sudbury, Ontario, Canada

A015612022
Sketch 2



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

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,025.00 (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): Joe and Rachel Morris Email: [REDACTED]
Mailing Address: 362 Duke St W Home Phone: [REDACTED]
City: North Bay Ont Postal Code: P1B 6G1 Fax Phone: [REDACTED]

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

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

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

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

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

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

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

Variance To	By-law Requirement	Proposed	Difference
height of garage	5 m	7.3 m	2.3 m

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

- c) Description of Proposal: Height of garage to accommodate recreational vehicle

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

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

PIN(s): 733471255 Township: Azilda (Snider)
 Lot No.: 7 Concession No.: 6 Parcel(s): 53M-1154-4
 Subdivision Plan No.: 53M1154 Lot: 4 Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 0 Fire Route P

- 7) Date of acquisition of subject land. _____

- 8) Dimensions of land affected.

Frontage 75 (m) Depth 158.8(m) Area 11735 (m²) Width of Street _____ (m)

- 9) Particulars of all buildings:

	Existing		house	Proposed	garage	
Ground Floor Area:		(m ²)	217		148	(m ²)
Gross Floor Area:		(m ²)				(m ²)
No. of storeys:	one					
Width:		(m)	19.4		9.74	(m)
Length:		(m)	22.1		20.1	(m)
Height:		(m)	7.25		7.3	(m)

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

	Existing		House	Proposed	Garage	
Front:		(m)	60	60		(m)
Rear:		(m)	41.3	41.3		(m)
Side:		(m)	6.4	33.7		(m)
Side:		(m)	30.54	12.9		(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.

_____ proposed 2023 start

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

Use(s): _____ Length of time: vacant land

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

Same as #13 ☐ or, new house and garage build

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

_____ one

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

☐ Yes ☒ No

If "yes", how many? _____

- 17) Existing uses of abutting properties:

_____ residential houses

A015712022

- 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): Building permit # 22-1264

- 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) Joe and Rachel Morris (please print all names), the registered owner(s) of the property described as 53 M1154 Lot 4 Fire route P
Azilda Ont
in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

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

Dated this 14 day of November, 20 22.

(Witness)

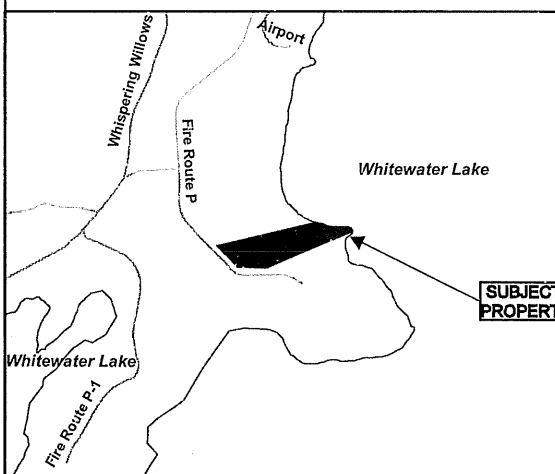
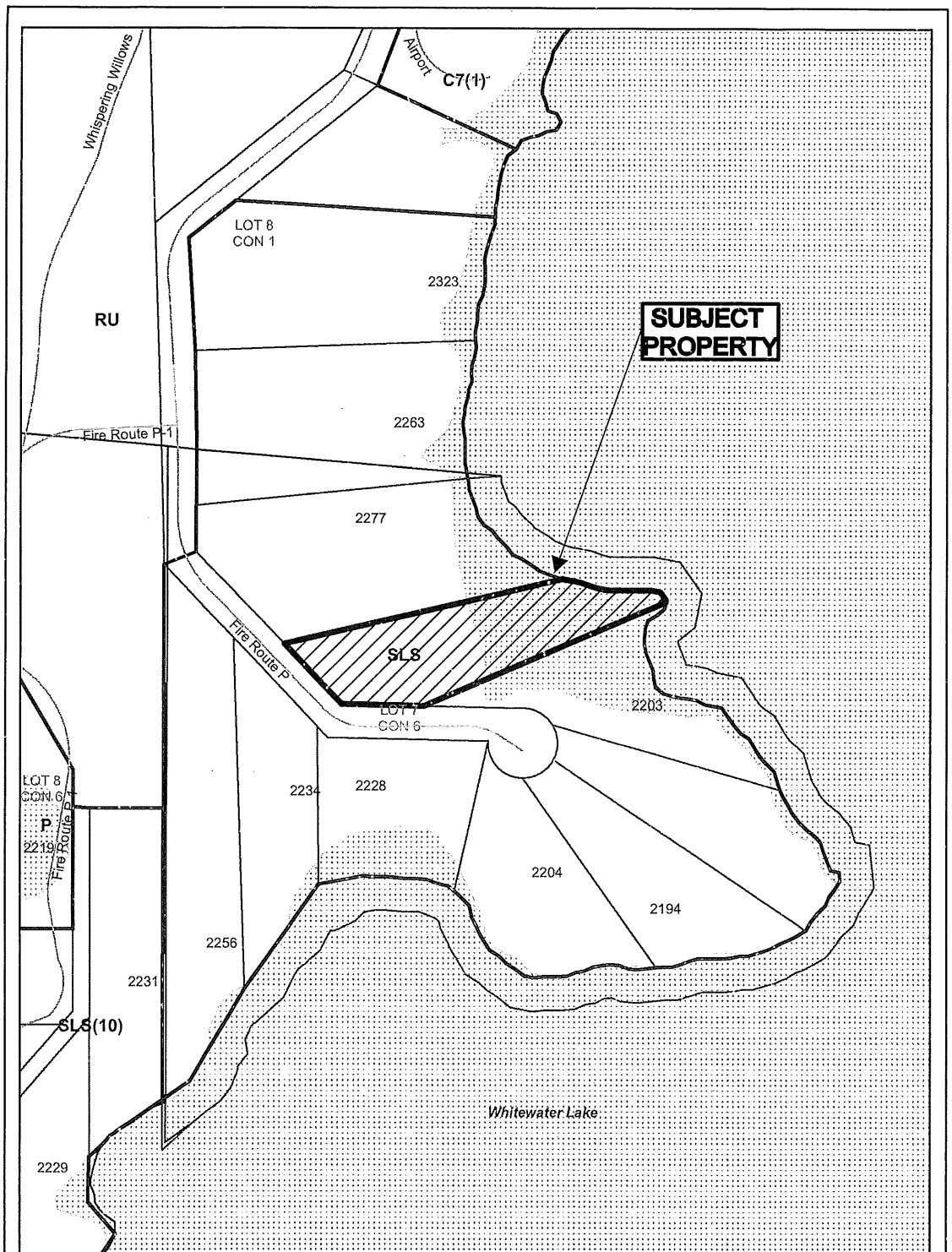
Signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: Joe Morris Rachel Morris

*I have authority to bind the Corporation

A015412022

AUG 5 7 2022



Application for Minor Variance or Permission

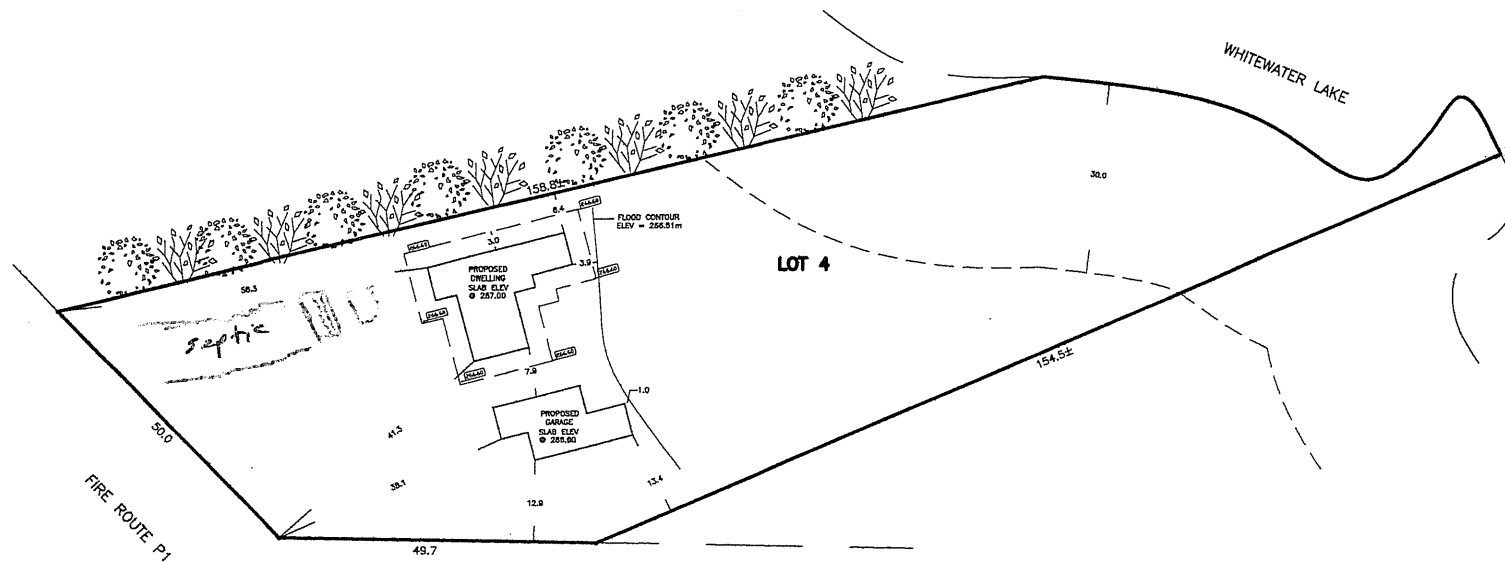


Subject Property being,
PIN 73347-1255,
Parcel 53M-1154-4 SEC SWS SRO,
Lot 4, Plan 53M-1154,
Part Lot 7, Concession 6,
Township of Snider, 0 Fire Route P, Azilda
City of Greater Sudbury

Sketch 1, NTS
NDCA

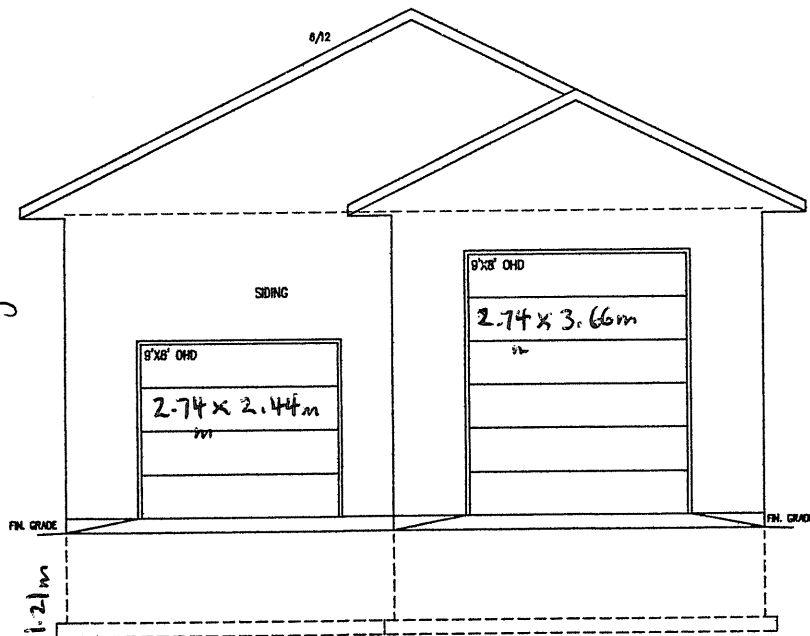
A0157/2022
Date: 2022 11 14

PLOT PLAN
LOT 4
REGISTERED PLAN 53M-1154
CITY OF GREATER SUDBURY
SCALE 1 : 750 METRIC

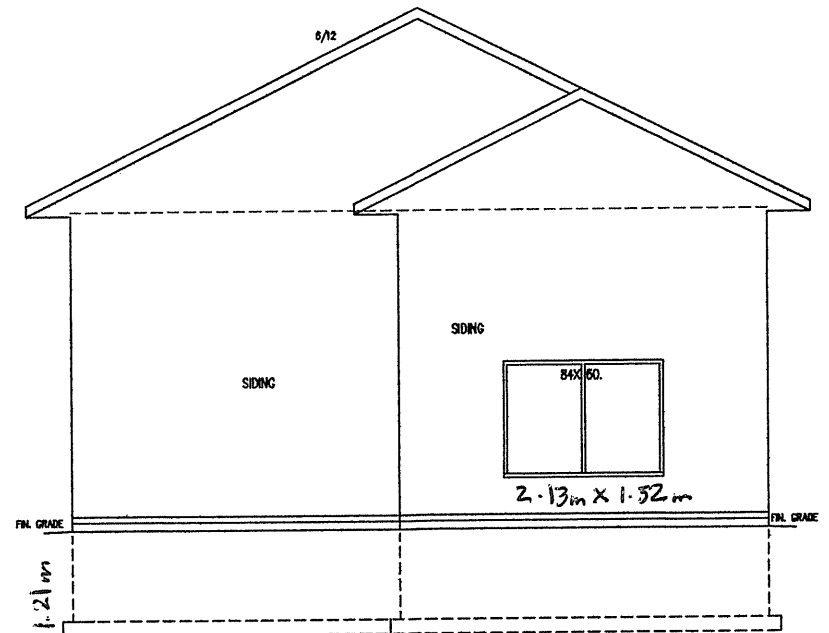


A015712022
sketch 2

height 7.3m



FRONT ELEVATION NOT TO SCALE



REAR ELEVATION NOT TO SCALE

APR 15/2022
Sketch 3

NOTES:

1. THIS DRAWING IS COPYRIGHT 2022 BY DESIGNER. IT GRANTS LICENSE TO USE THESE DRAWINGS TO OBTAIN A BUILDING PERMIT AND FOR USE IN OBTAINING MATERIALS AND TRANSPORT TO CONSTRUCT THE BUILDING DEPICTED AT THE ADDRESS SPECIFIED. CONSULTATION ABOUT PLANS OR CONSTRUCTION AFTER FINAL PLAN DELIVERY MAY BE OBTAINED VIA SEPARATE AGREEMENT AT THE SOLE DISCRETION OF DESIGNER.
2. OWNER & CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS & DETAILS, AND ANY DISCREPANCIES MUST BE REPORTED TO DESIGNER COPY WHITEHEAD IN WRITING PRIOR TO ORDERING MATERIALS OR STARTING CONSTRUCTION.
3. OWNER & CONTRACTOR MUST ASSUME RESPONSIBILITY FOR THE TOTAL PROJECT INCLUDING ADHERENCE TO THE ONTARIO BUILDING CODE, LATEST REVISION AND ALL OTHER CODES & LOCAL BYLAWS.

4. DO NOT SCALE DRAWINGS
5. ALL LINTELS MUST CONFORM TO TABLE 9.23.12.3 (1) O.B.C. OR AS INDICATED
6. ALL FRAMING MATERIAL TO BE #2 COIST. GRADE OR BETTER.
7. ALL FOOTINGS TO BE ON UNDISTURBED SOIL.
8. PROVIDE MECHANICAL VENTILATION AS PER 9.32 O.B.C.
9. SOME CONSTRUCTION MATERIALS OR TECHNIQUES, INCLUDING BUT NOT LIMITED TO FLOATING SLAB FOUNDATIONS, BEAMS AND/OR LINTELS MAY REQUIRE AN ENGINEER'S SEAL DUE TO SPECIFICATIONS AND/OR LOADS NOT COVERED IN ONTARIO BLDG. CODE TABLES. THIS IS THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO SECURE.
10. THESE DRAWINGS ARE ONLY VALID WHEN COMBINED WITH PAPERWORK DIRECTLY FROM DESIGNER WITH MATCHING DATES.

GARAGE PLANS

J. MORRIS

AZILDA

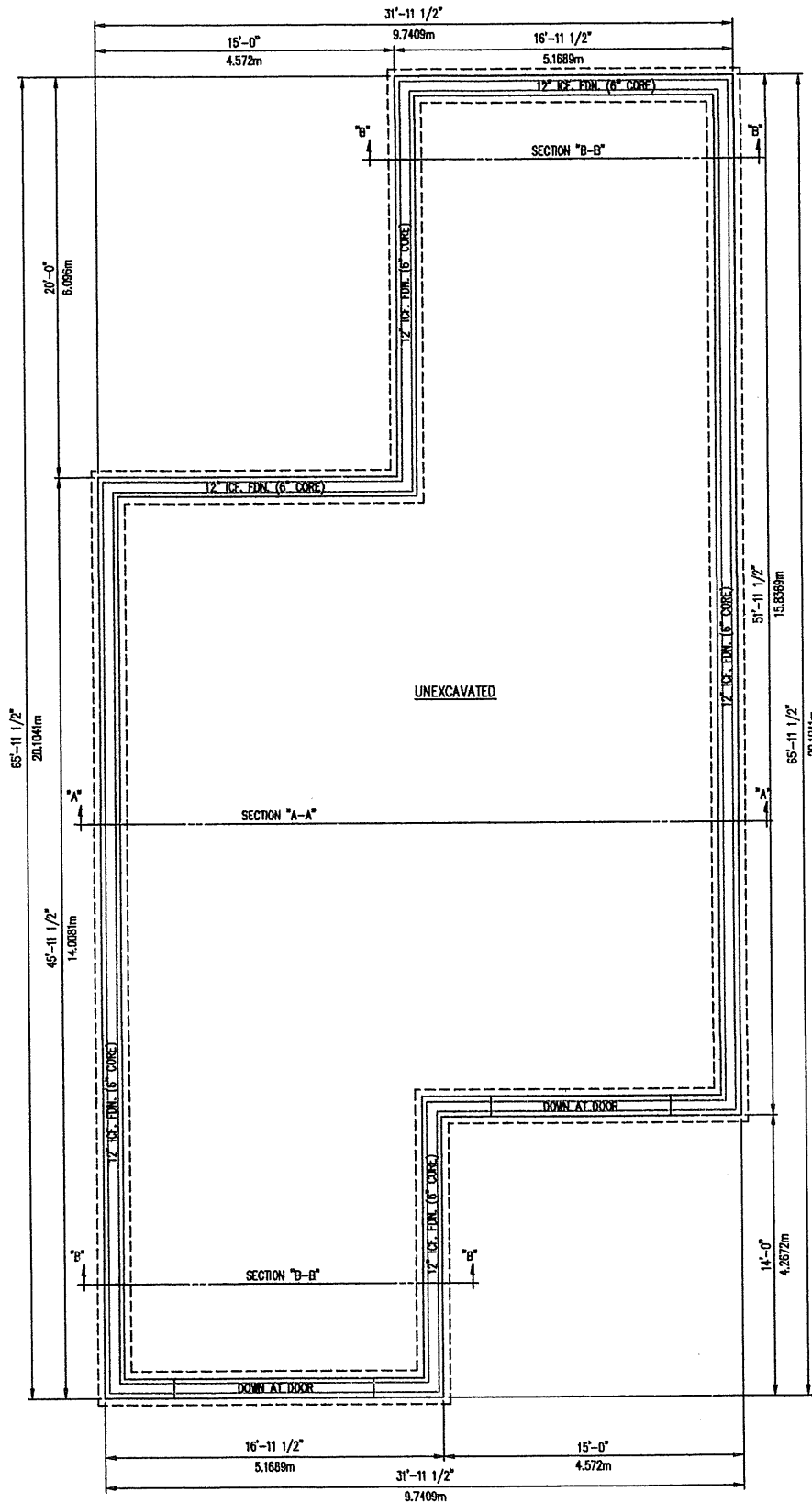
FIRE ROUTE P

2022-30

6

OF 7

2022.06.24

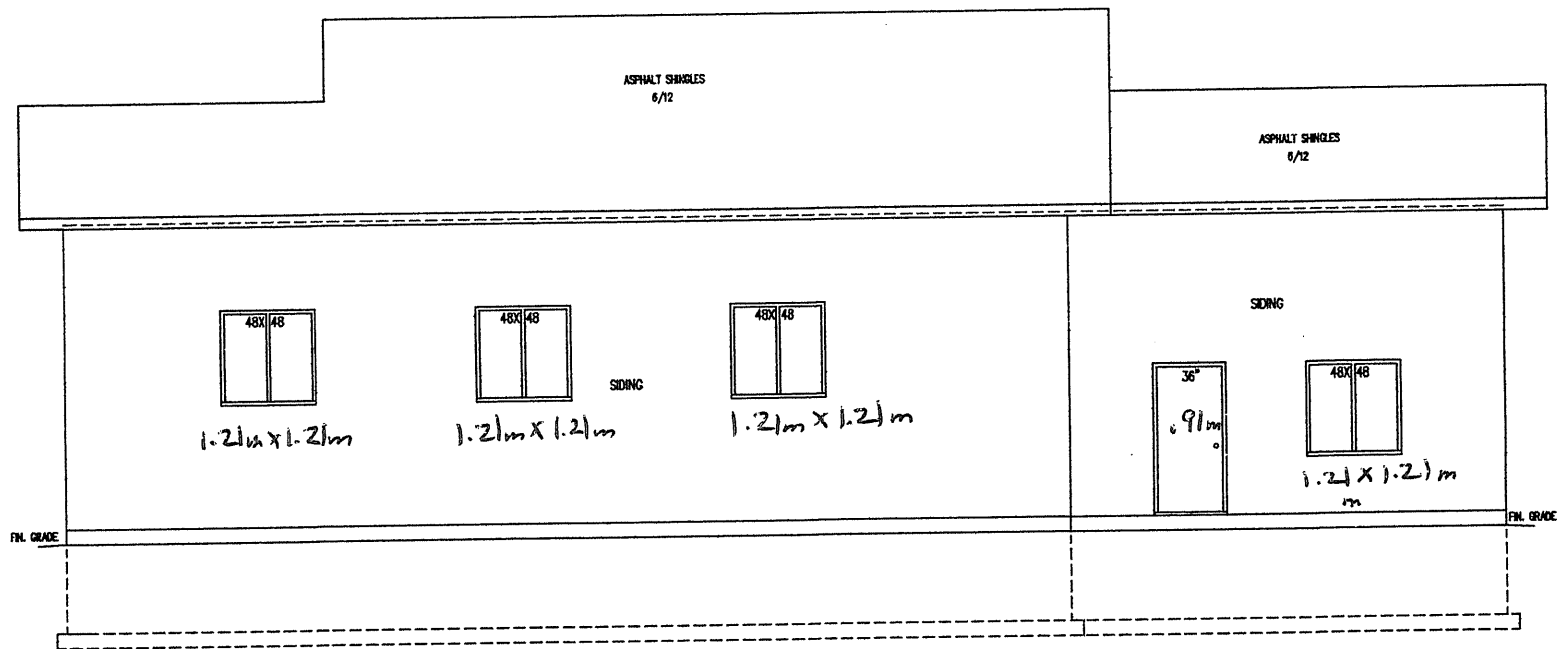


FOUNDATION PLAN NOT TO SCALE

- NOTES:**
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GARAGE PLANS	
J. MORRIS AZILDA	2022-30 2 OF 7
FIRE ROUTE P	2022.06.24

A015712022
Sketch 4



RIGHT SIDE ELEVATION NOT TO SCALE

NOTES:

1. THIS DRAWING IS COPYRIGHT 2022 BY DESIGNER. IT GRANTS LICENSE TO USE THESE DRAWINGS TO OBTAIN A BUILDING PERMIT AND FOR USE IN OBTAINING MATERIALS AND TRANSPORT TO CONSTRUCT THE BUILDING DEPICTED AT THE ADDRESS SPECIFIED. CONSULTATION ABOUT PLANS OR CONSTRUCTION AFTER FINAL PLAN DELIVERY MAY BE OBTAINED VIA SEPARATE AGREEMENT AT THE SOLE DISCRETION OF DESIGNER.
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APR 5 7 2022
Sketch 5

GARAGE PLANS

J. MORRIS

AZILDA

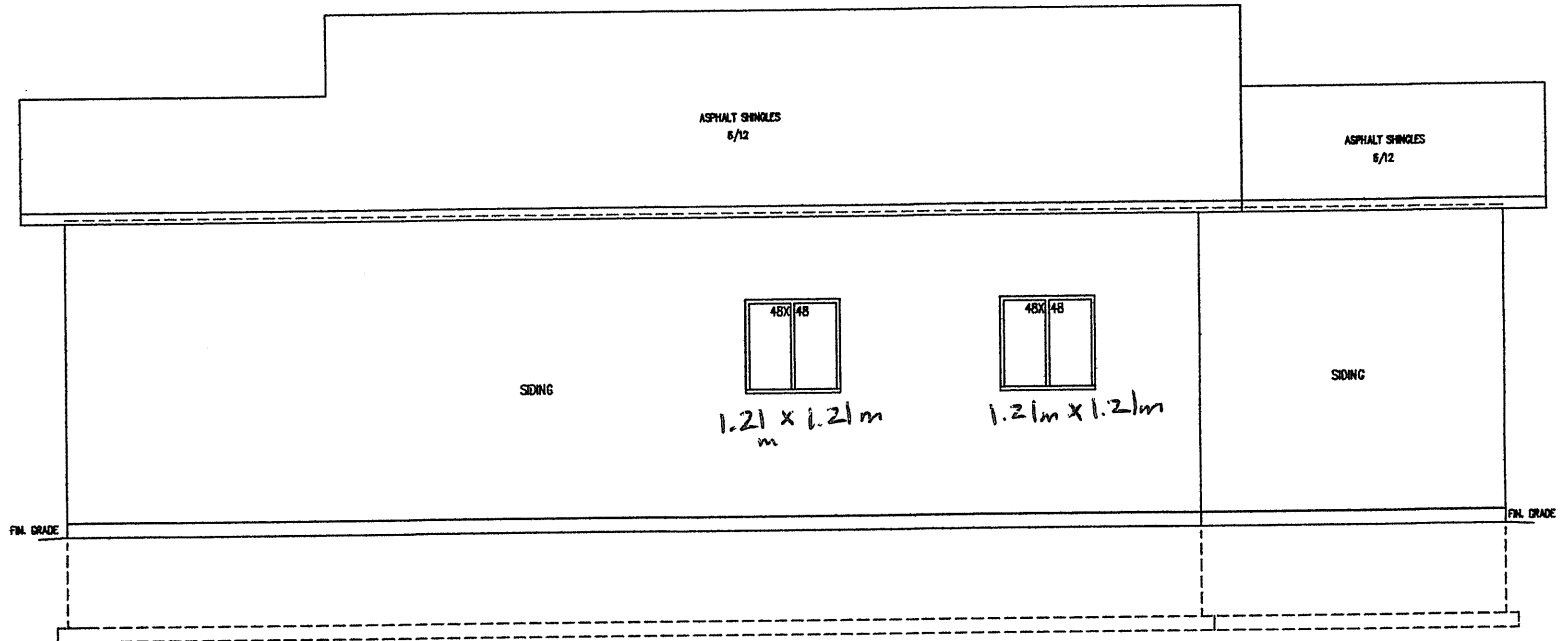
2022-30

5

OF 7

FIRE ROUTE P

2022.06.24



LEFT SIDE ELEVATION NOT TO SCALE

NOTES:

1. THIS DRAWING IS COPYRIGHT 2022 BY DESIGNER. IT GRANTS LICENSE TO USE THESE DRAWINGS TO OBTAIN A BUILDING PERMIT AND FOR USE IN OBTAINING MATERIALS AND TRANSPORT TO CONSTRUCT THE BUILDING DEPICTED AT THE ADDRESS SPECIFIED. CONSULTATION ABOUT PLANS OR CONSTRUCTION AFTER FINAL PLAN DELIVERY MAY BE OBTAINED VIA SEPARATE AGREEMENT AT THE SOLE DISCRETION OF DESIGNER.
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A015712022
Sketch 6

GARAGE PLANS

J. MORRIS
AZILDA

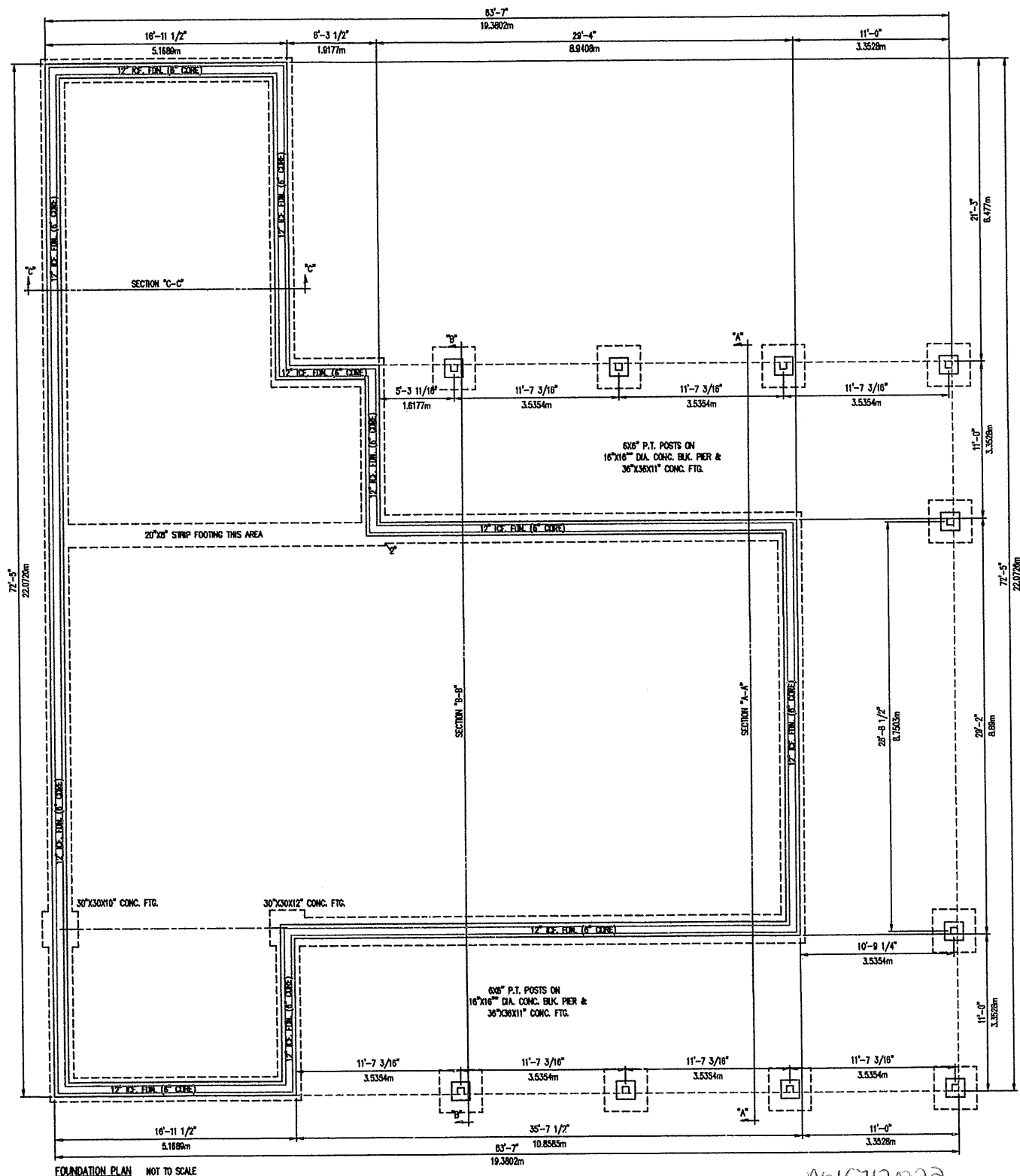
2022-30

7

OF 7

FIRE ROUTE P

2022.06.24



FOUNDATION PLAN NOT TO SCALE

- NOTES:**
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 - ALL FINISH MATERIAL TO BE AT CONST. GRADE OR BETTER.
 - ALL FOOTINGS TO BE ON UNDISTURBED SOIL
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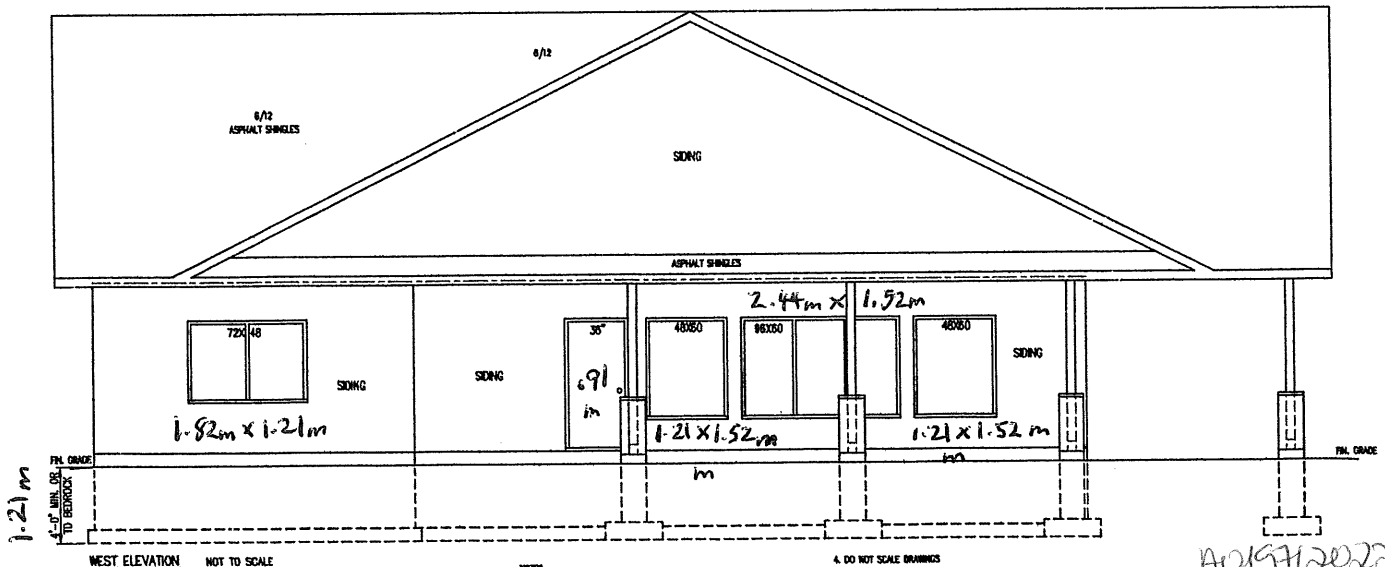
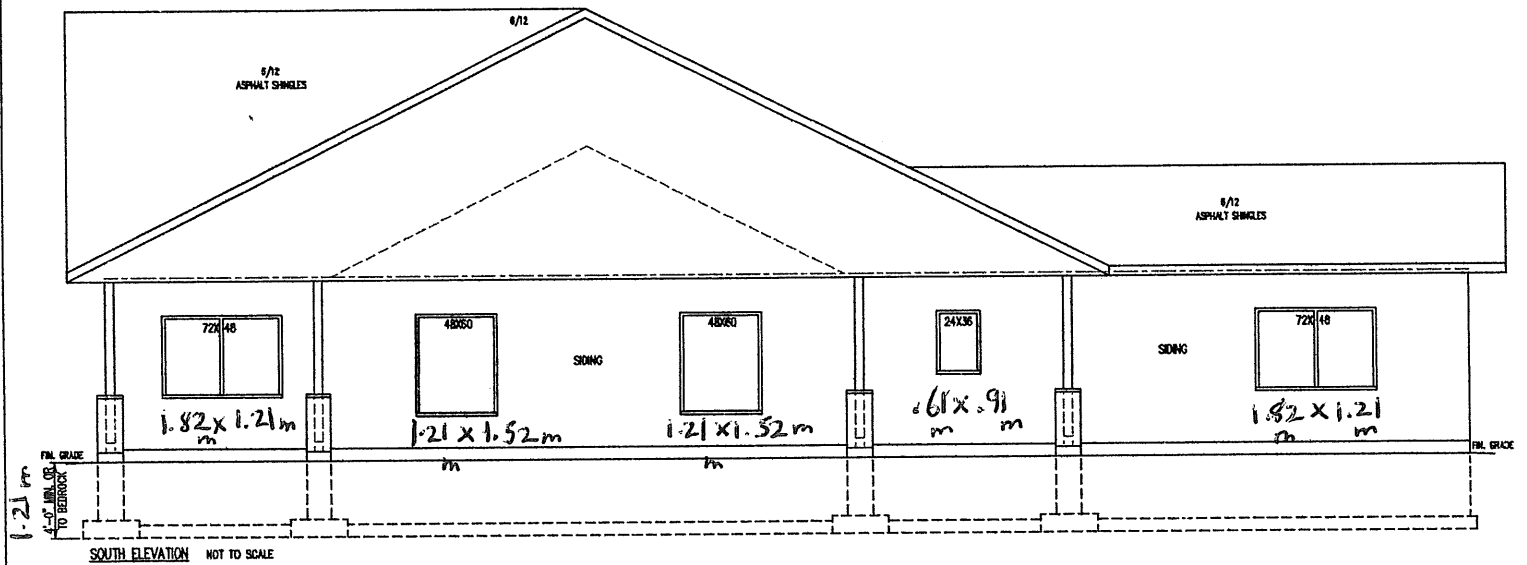
AD057120222
sketch 7

HOUSE PLANS

J. MORRIS
AZILDA

2022-20
2
OF 6

FIRE ROUTE P



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AO15712022
Sketch 8

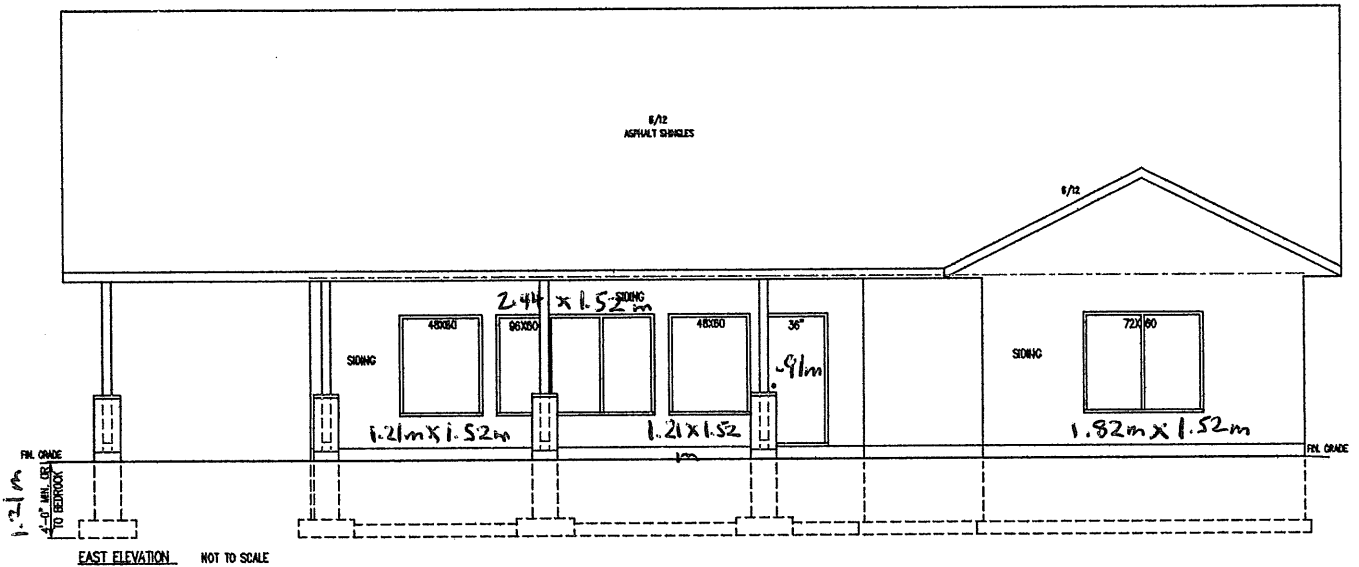
HOUSE PLANS

J. MORRIS
AZILDA

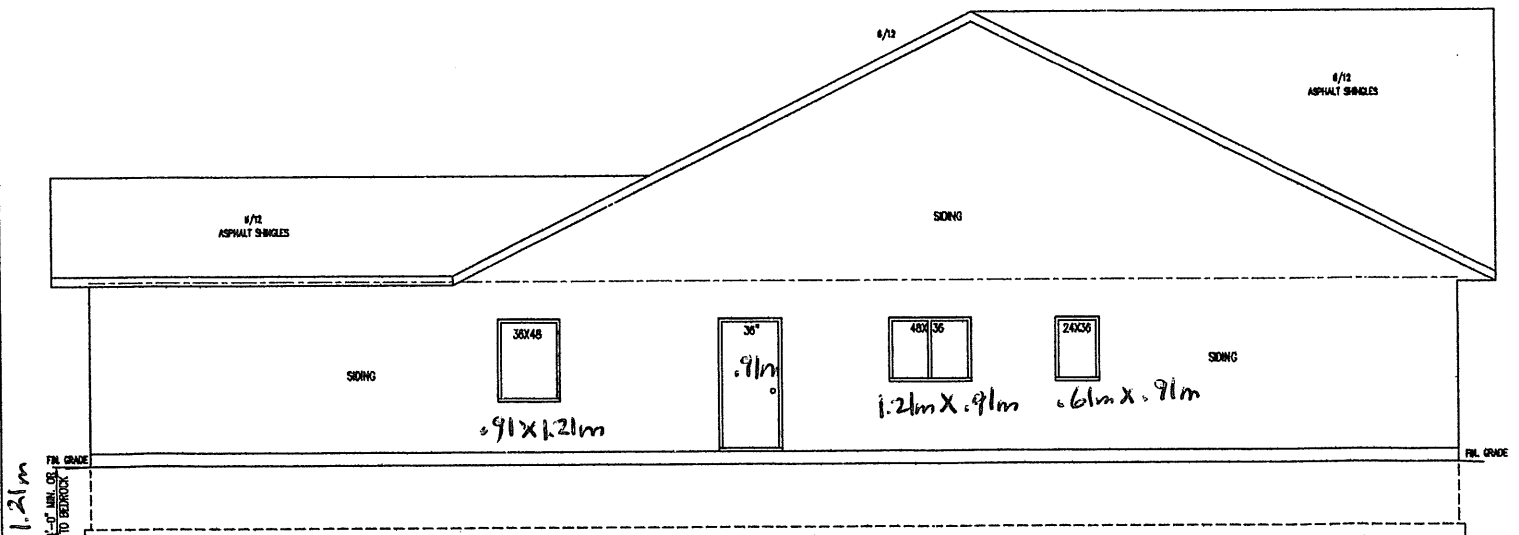
2022-30

5
OF 6

height 7.25m



EAST ELEVATION NOT TO SCALE



NORTH ELEVATION NOT TO SCALE

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4. DO NOT SCALE DRAWINGS

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A0657/2022
sketch 9

HOUSE PLANS

J. MORRIS

AZILDA

2022-30

6

OF 6