

Tom Davies Square
200 Brady St

Wednesday, November 10, 2021

PUBLIC HEARINGS

A0133/2021

SHARPE FARM SUPPLIES LTD.

Ward: 4

PIN 73347 0736, Parcel 30147, Survey Plan 53R-12839 Part(s) 1, Lot Pt 7, Concession 3, Township of Rayside, 434 Montee Principale, Azilda, [2010-100Z, RU(31) (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 permit an existing accessory building, being a storage building, providing a maximum lot coverage of 15.5%, where 10% is permitted.

A0134/2021

JOHN MCCORMICK

Ward: 3

PINs 73354 0796 & 73354 0138 & 73354 0260, Parcels 23767 & 9445 SEC SWS, Survey Plan 53R-4645 Part(s) 1, Lots Pt 10, Pt Broken 10, Concession 4, Township of Dowling, 3 Marina Road, Onaping, [2010-100Z, RU (Rural), SLS (Seasonal Limited Service)]

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 a severed lot following a severance, which is subject of a proposed Consent Application, providing a minimum lot frontage of 25.0m where 45.0m is required.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0057/2008 (MAR 31/08), B0058/2008 (MAR 31/08), B0059/2008 (MAR 31/08), B0060/2008 (MAR 31/08), B0045/2001 (MAR 6/02), AND B0046/2001 (MAR 6/02)

A0137/2021

**SHAUN MCGLADE
MAZIE MCGLADE**

Ward: 7

PIN 73519 0088, Parcel 53M1229-22 SEC SES SRO, Lot(s) 22, Subdivision 53M-1229, Township of Rathburn, 1931 Bushy Bay Road, Sudbury, [2010-100Z, SLS (8) (Seasonal Limited Service)]

For relief from Part 11, Section 4, subsection 4, paragraph (h) 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 to the seasonal dwelling providing a minimum front yard setback of 18.3m, where 20.0m is required.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION A0127/2021 (OCT 14/21)

**A REMINDER... THE NEXT SCHEDULED MEETING IS
WEDNESDAY, NOVEMBER 24, 2021**



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 2021.01.01	
A 0133/2001	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

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

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Paul Sharpe of Sharpe Farm Supplies Ltd. Email: [REDACTED]
Mailing Address: 7707 Mill Road Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: Guelph Postal Code: N1H 6J1 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: John Vanderweord of HFH Inc. Email: [REDACTED]
Mailing Address: 6006 hwy 6 Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: Elora Postal Code: N0B 1S0 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: Scotiabank
Mailing Address: 190 Main St E
City: Listowel, Ontario Postal Code: N4W 3H4

- 4) Current Official Plan designation: Agricultural Reserve Current Zoning By-law designation: Rural (RU 31)

- 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	Table 9.3	15.5% (1,252.87m ²)	10.0% (808.26m ²)

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

c) Description of Proposal:
RELIEF FROM TABLE 9.3 TO PERMIT MINIMUM LOT COVERAGE WITH AN INCREASED TOTAL COVERAGE OF 15.5% (1,252.87m²) INSTEAD OF THE MAXIMUM PERMITTED COVERAGE OF 10.0% (808.26m²)

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
The building is existing on the site and was slated to be demolished. During construction of the new building, it was determined the existing building was useful.

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

PIN(s): _____ Township: Rayside Ward: _____
 Lot No.: 7 Concession No.: 3 Parcel(s): Part 1, Plan 53R-12839
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 434 MONTEE PRINCIPALE, AZILDA, ONTARIO

7) Date of acquisition of subject land. _____

8) Dimensions of land affected.

Frontage 60.96 (m) Depth 132.588 (m) Area 8,082.56 (m²) Width of Street 20.12 (m)

9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	741.7 + 447.97 = 1,189.67 (m ²)	(m ²)
Gross Floor Area:	741.7 + 447.97 = 1,189.67 (m ²)	(m ²)
No. of storeys:	1	
Width:	22.6 & 12.19 (m)	(m)
Length:	44.323 & 36.58 (m)	(m)
Height:	7.3 & 5.5 (m)	(m)

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

	Existing	Proposed
Front:	50.84 & 50.05 (m)	(m)
Rear:	37.43 & 35.93 (m)	(m)
Side:	3.10 & 45.72 (m)	(m)
Side:	35.25 & 3.048 (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.

2021 for the new building and unknown for the storage shed

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

Use(s): Animal feed store Length of time: 20+

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? n/a

17) Existing uses of abutting properties: Agricultural

A0133/2021

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, PAUL SHARPE of Sharpe Farm Supplier (please print all names), the registered owner(s) of the property described as 434 Montee Principale, Arvida 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 HFH Inc. (John Vanderweerd) (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 6 day of October, 2021

Ragene Johnson
(witness)

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

Print Name: PAUL SHARPE

*I have authority to bind the Corporation

A0133/2021

SUBJECT PROPERTY

RU

446

Montee Principale

LOT 7
CON 3

434

434

RU(31)

LOT 6
CON 3

A

422

A

SUBJECT PROPERTY

Fire Route T

Bonin

**Application for Minor
Variance or Permission**



Subject Property being
PIN 73347-0736, Parcel 30147,
Part Lot 7, Concession 3, Part 1,
Plan 53R-12839, Township of Rayside,
434 Montee Principale, Azilda
City of Greater Sudbury

Fire Route L

St Agnes

Placide
Montee Principale

Labine

Paul
Rayside

Leop
Ellen

Notre Dame

Municipal Road 35

Mejier

Brunet

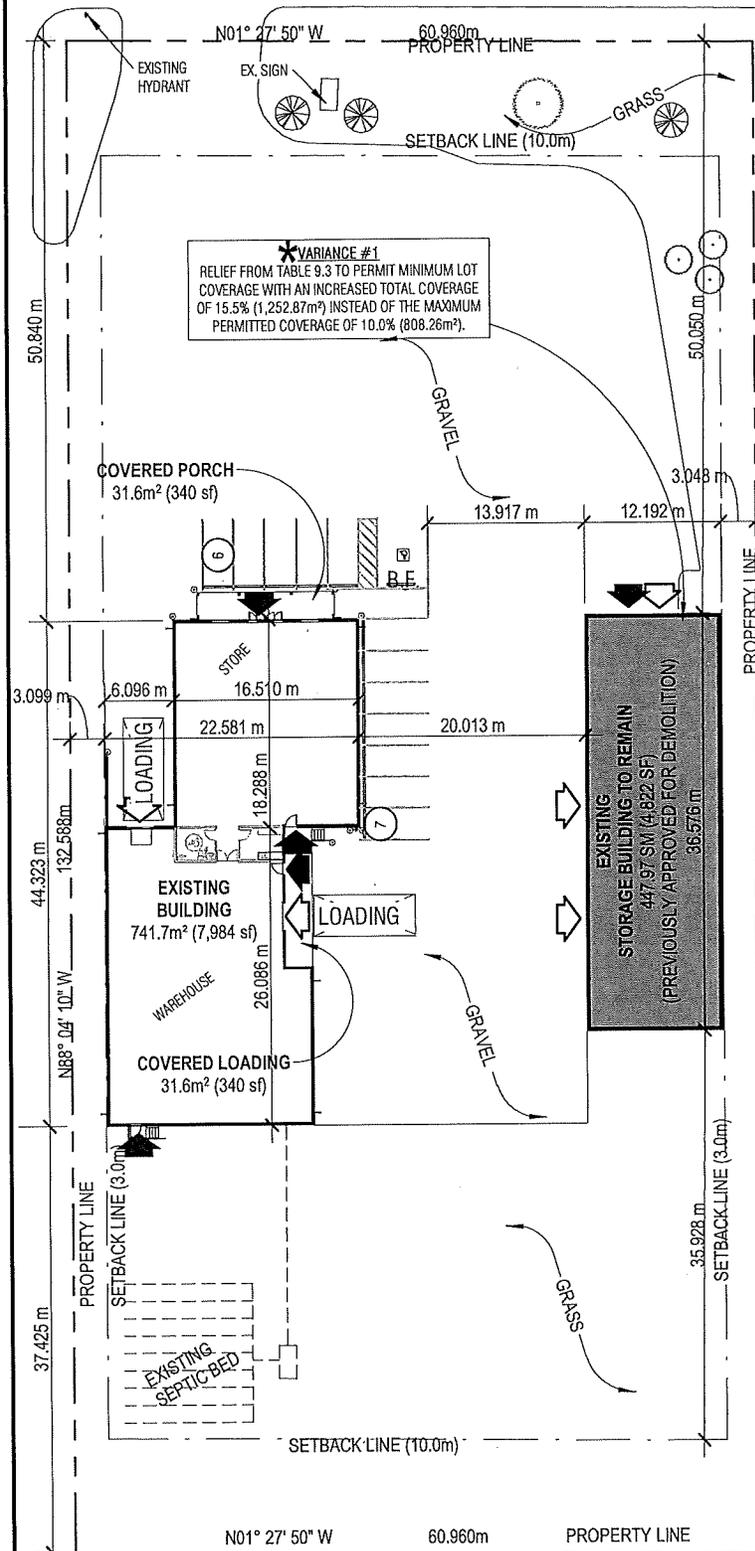
Sketch 1, NTS

A133/2021

NDCA

Date: 2021 10 20

MONTÉE PRINCIPALE



***VARIANCE #1**
RELIEF FROM TABLE 9.3 TO PERMIT MINIMUM LOT COVERAGE WITH AN INCREASED TOTAL COVERAGE OF 15.5% (1,252.87m²) INSTEAD OF THE MAXIMUM PERMITTED COVERAGE OF 10.0% (808.26m²).

SITE DATA:

ZONE - RU(31) - ANIMAL FEED STORE.
MIN. LOT AREA: 2.0 ha
LOT AREA PROVIDED: 0.8 ha (8,082.56m²)

EXISTING LOT FRONTAGE: 60.1m

SETBACKS:

FRONT YARD REQ'D: 10.00m
FRONT YARD PROVIDED: 50.84m
INTERIOR SIDE YARD REQ'D: 3.00m
INTERIOR SIDE YARD PROVIDED: 3.01m
REAR YARD REQ'D: 10.00m
REAR YARD PROVIDED: 37.425m

MAX. LOT COVERAGE: 10%

BUILDING AREA: 1,189.7m² (12,806 sf)
COVERED LOADING AREA: 31.6m² (340 sf)
COVERED PORCH AREA: 31.6m² (340 sf)
TOTAL BLDG COV'G: 1,252.87m² (13,486 sf)
LOT COVERAGE PROPOSED: 15.5%*

MAXIMUM HEIGHT: 21m

HEIGHT PROVIDED: ±8.8m

OTHER:

BUILDING SEPERATION REQ'D: 3m
BUILDING SEPERATION PROVIDED: 13.9m

MIN. PARKING REQ'D: 13 STALLS
PARKING PROVIDED: 13 STALLS

NOTE:

PROPERTY LINES ARE BASED ON PROVIDED SURVEY.

***VARIANCE #1**

RELIEF FROM TABLE 9.3 TO PERMIT MINIMUM LOT COVERAGE WITH AN INCREASED TOTAL COVERAGE OF 15.5% (1,252.87m²) INSTEAD OF THE MAXIMUM PERMITTED COVERAGE OF 10.0% (808.26m²).

1 SITE PLAN
A1.0 1 : 500

A0133/2021
Sketch 2

HFH INC
4006 Hwy 6, RR#2
Elora, ON, N0B 1S0
www.hfhinc.ca

PROJ. NO. 20-005-GB

PROJECT	SHARPE FARM SUPPLIES	434 Mt PRINCIPALE, AZILDA, ON, P0M 1L0
TITLE	SITE PLAN - VARIANCE	
SCALE	As indicated	DWG. NO. A1.0
PLOT DATE	2021-09-01 7:29:51 AM	
DRAWN BY	JRV	



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

Office Use Only 2020.01.01	
A 0134/2021	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

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

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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): JOHN MCCORMICK	Email: [REDACTED]
Mailing Address: 3 MARINA ROAD	Home Phone: [REDACTED]
	Business Phone:
City: ONAPING	Postal Code: P0M 2R0
	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: [REDACTED]
Mailing Address: 1942 Regent Street Unit L	Home Phone:
	Business Phone: [REDACTED]
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: 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
Reduce lot frontage	45.0m	25.0m	20.0m

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

- c) Description of Proposal:
 Minor variance application required to facilitate severance application given that the severed lot 1 has frontage at the end of Marina Road.

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
 Proposed lot will have 25.25m of street frontage on Marina Road in addition to 45.0m of water frontage on Windy Lake.

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

PIN(s): 733540138, 733540260, 733540796 Township: DOWLING Ward: _____
 Lot No.: _____ Concession No.: _____ Parcel(s): _____
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 3 Marina Road, Onaping

7) Date of acquisition of subject land. SEPT 15, 2021

8) Dimensions of land affected.

25.25 (Street (LOT 1)) (m) Depth 153.07 (Irreg (LOT 1)) (m) Area 0.93 (LOT 1) (m²) Width of Street 20 (m)

9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	No existing structures on proposed lot 1 (m ²)	No new development proposed (m ²)
Gross Floor Area:	(m ²)	(m ²)
No. of storeys:		
Width:	(m)	(m)
Length:	(m)	(m)
Height:	(m)	(m)

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

	Existing	Proposed
Front:	No existing structures on proposed lot 1 (m)	No new development proposed. (m)
Rear:	(m)	(m)
Side:	(m)	(m)
Side:	(m)	(m)

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

What type of access to the land?

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

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

N/A

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

Use(s): Resource-based Recreational Length of time: +30 Years

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

Same as #13 or, _____

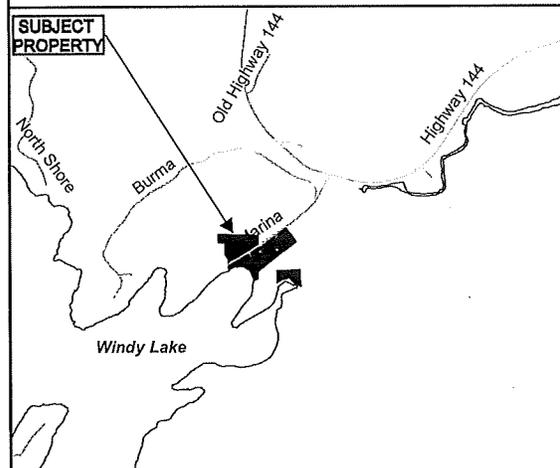
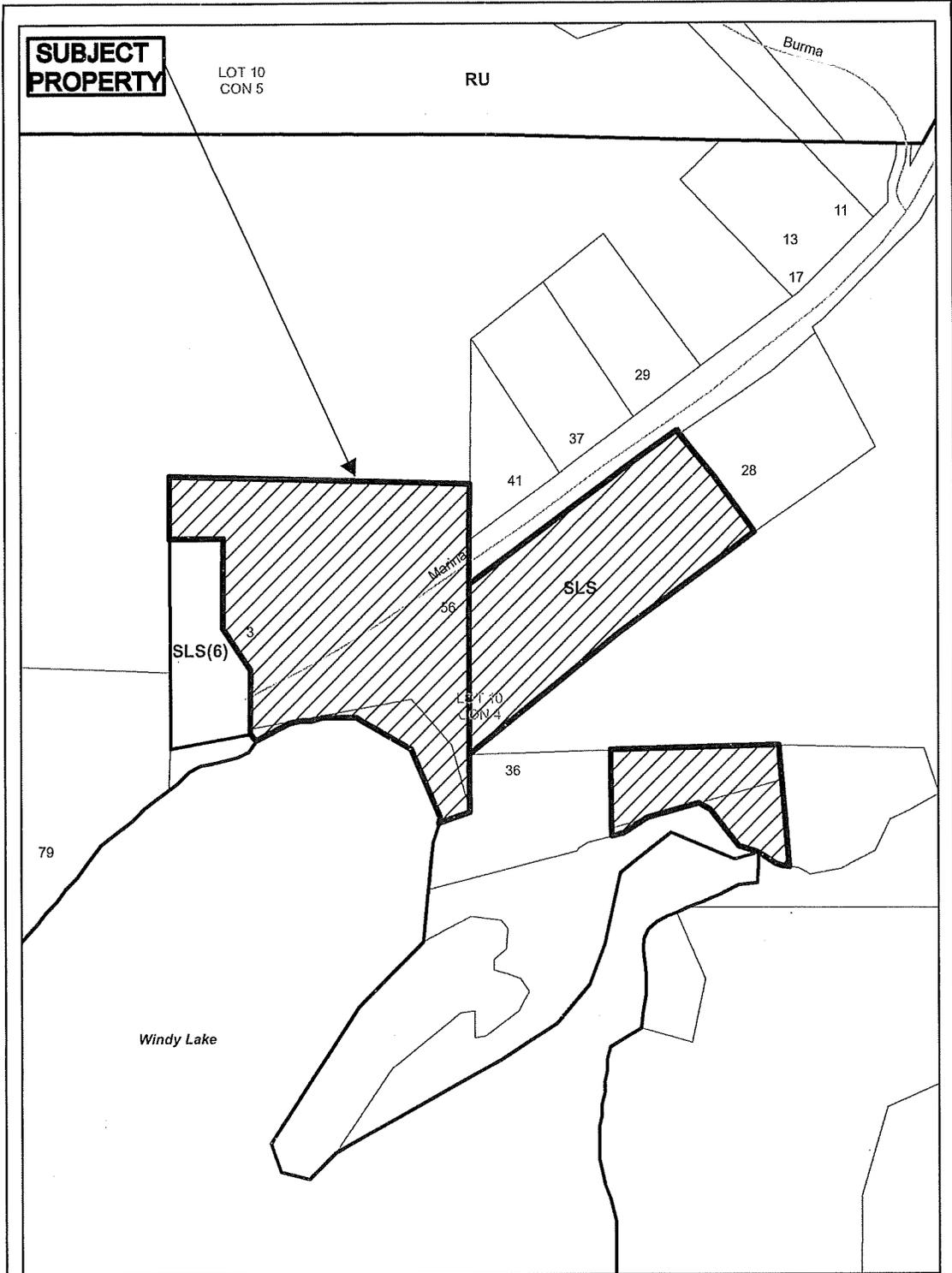
15) What is the number of dwelling units on the property? Two dwellings across PINS 733540138, 733540260, 733540796, none on proposed lot 1

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: Marina, Resource-based recreational, residential

A0134/2021



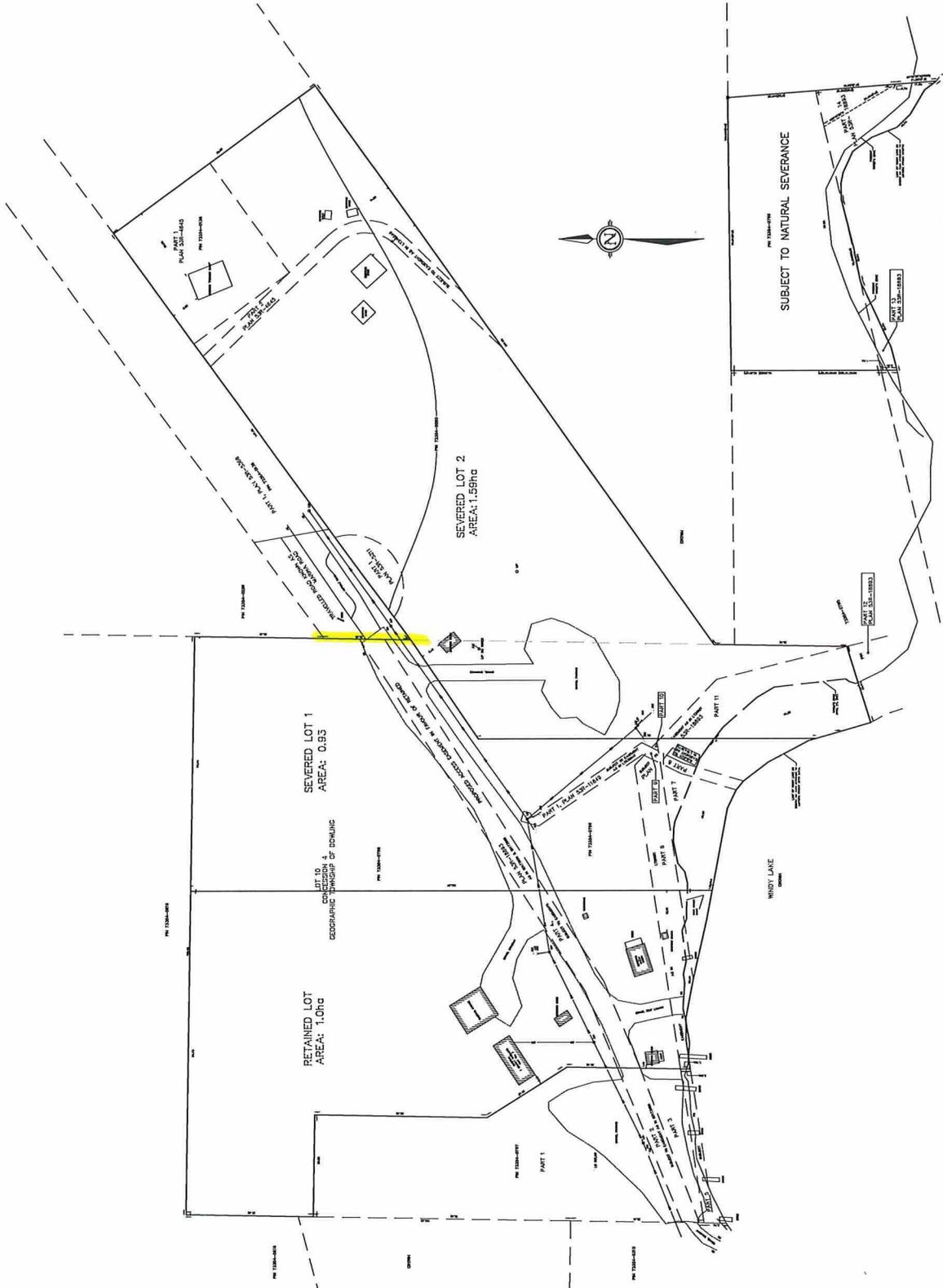
Application for Minor Variance or Permission 

Subject Property being
 PINs 73354-0138, 73354-0260 and
 73354-0796 – Parcels 23767 and
 9445 SEC SWS, Part Lot 10,
 Concession 4, being Part 1, Plan 53R-4645,
 Part Broken Lot 10, Concession 4 as in WP5180
 and Part Lot 10, Concession 4 as in WP2770,
 Township of Dowling, 3 Marina Road, Onaping,
 City of Greater Sudbury

Sketch 1, NTS A134/2021
 NDCA Date: 2021 10 27

SKETCH FOR CONSENTS
 37 MARINA ROAD
 CITY OF GREATER SUDBURY
 SCALE 1:250
 TULLOCH ENGINEERING INC.
 2021

TULLOCH ENGINEERING INC.
 1000 SHEPPARD AVENUE EAST, SUITE 100
 SCARBOROUGH, ONTARIO M1S 1T7
 TEL: (416) 291-1111
 WWW.TULLOCHENGINEERING.COM



A0134/2021
 Sketch 2



APR 34/2001
Sketch 3

PART 1, PLAN GSR--5383
PIN 73354--0138

PART 1
PLAN GSR--5211

PIN 73354--0256

TRAVELLED ROAD KNOWN AS
MARINA ROAD

ASPHALT ROAD

OF RETAINED

38.15

25.25

UP

UP

ME

ME

MO

OW

MO

OW

ES

ES

11



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 2021.01.01	
A0134/3021	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

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

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PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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):	Shaun & Mazie McGlade	Email:	[REDACTED]
Mailing Address:	2855 valleyview road	Home Phone:	[REDACTED]
		Business Phone:	
City:	Val Caron	Postal Code:	p3n1r2
		Fax Phone:	

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

Name of Agent:		Email:	[REDACTED]
Mailing Address:	1931 Bushey Bay Boad	Home Phone:	
		Business Phone:	
City:		Postal Code:	
		Fax Phone:	

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

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

Name:	
Mailing Address:	
City:	Postal Code:

Current Official Plan designation: Rathburn township Current Zoning By-law designation: seasonal SLS(8)

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
required set-back	20.0m	18.3m	1.7m

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

c) Description of Proposal:
 Building addition to existing camp structure and portion (2m to 3.5m) of the addition is closer than 20m as stated for front yard for SLS(8) zoning.

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
 based on location of the existing camp, the location of the existing sewer bed, shoreline orientation, lake high water mark, and size of addition - the front right corner of addition encroach SLS(8) 20m front yard requirement.

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

PIN(s): JD47 TA45 TWP#17310 Township: Rathburn Ward: 7
 Lot No.: 22 Concession No.: Parcel(s): 53M1229-22
 Subdivision Plan No.: 53M1229 Lot: 22 Reference Plan No.: Part(s):
 Municipal Address or Street(s): 1931 Bushey Bay Boad

7) Date of acquisition of subject land. 2000

8) Dimensions of land affected.

Frontage 44 (m) Depth 100 (m) Area 4400 (m²) Width of Street 6 (m)

9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	69	(m ²)	65	(m ²)
Gross Floor Area:	69	(m ²)	65	(m ²)
No. of storeys:	one		one	
Width:	7.3	(m)	6.5	(m)
Length:	9.7	(m)	10.2	(m)
Height:	5.2	(m)	6.4	(m)

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

	Existing		Proposed	
Front:	23	(m)	18.3 (small portion only)	(m)
Rear:	69	(m)	67	(m)
Side:	10.6	(m)	10.6	(m)
Side:	20	(m)	14.1	(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.

2001

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

Use(s): camp - seasonal Length of time: 21 years

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

Same as #13 or, _____

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

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

Yes No

If "yes", how many? _____

17) Existing uses of abutting properties: camps / cottages

AD137/2021

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, just got verbally approval on Oct.14, 2021 for a variance for garage height - waiting for final approval

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, Shaun McGlade & Mazie McGlade (please print all names), the registered owner(s) of the property described as 1931 Bushey Bay Road 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 Shaun McGlade (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 19nd day of October, 2021

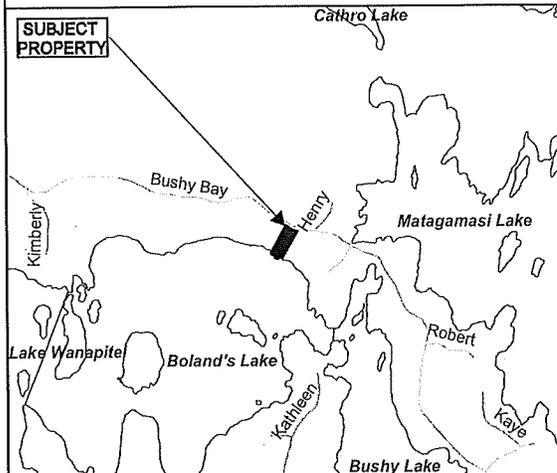
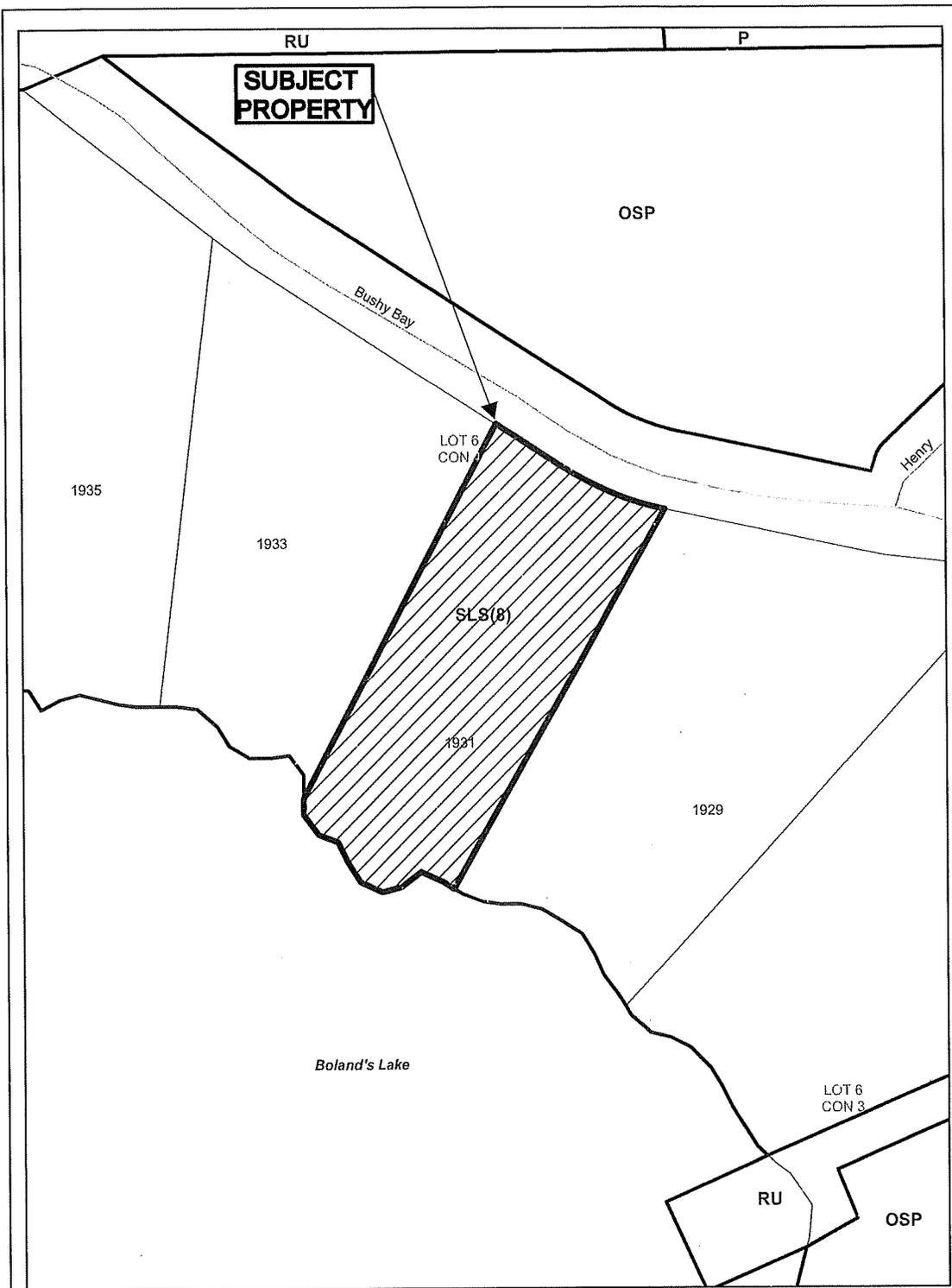
[Signature]
(witness)

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

Print Name: Mazie McGlade SHAUN MCGLADE

*I have authority to bind the Corporation

10/31/2021



Application for Minor Variance or Permission



Subject Property being PIN 73519-0088,
Parcel 53M1229-22 SEC SES SRO,
Lot 22, Plan 53M-1229,
Township of Rathburn,
1931 Bushy Bay Road, Wahnapiatae
City of Greater Sudbury

Sketch 1, NTS
NDCA

A137/2021
Date: 2021 10 27

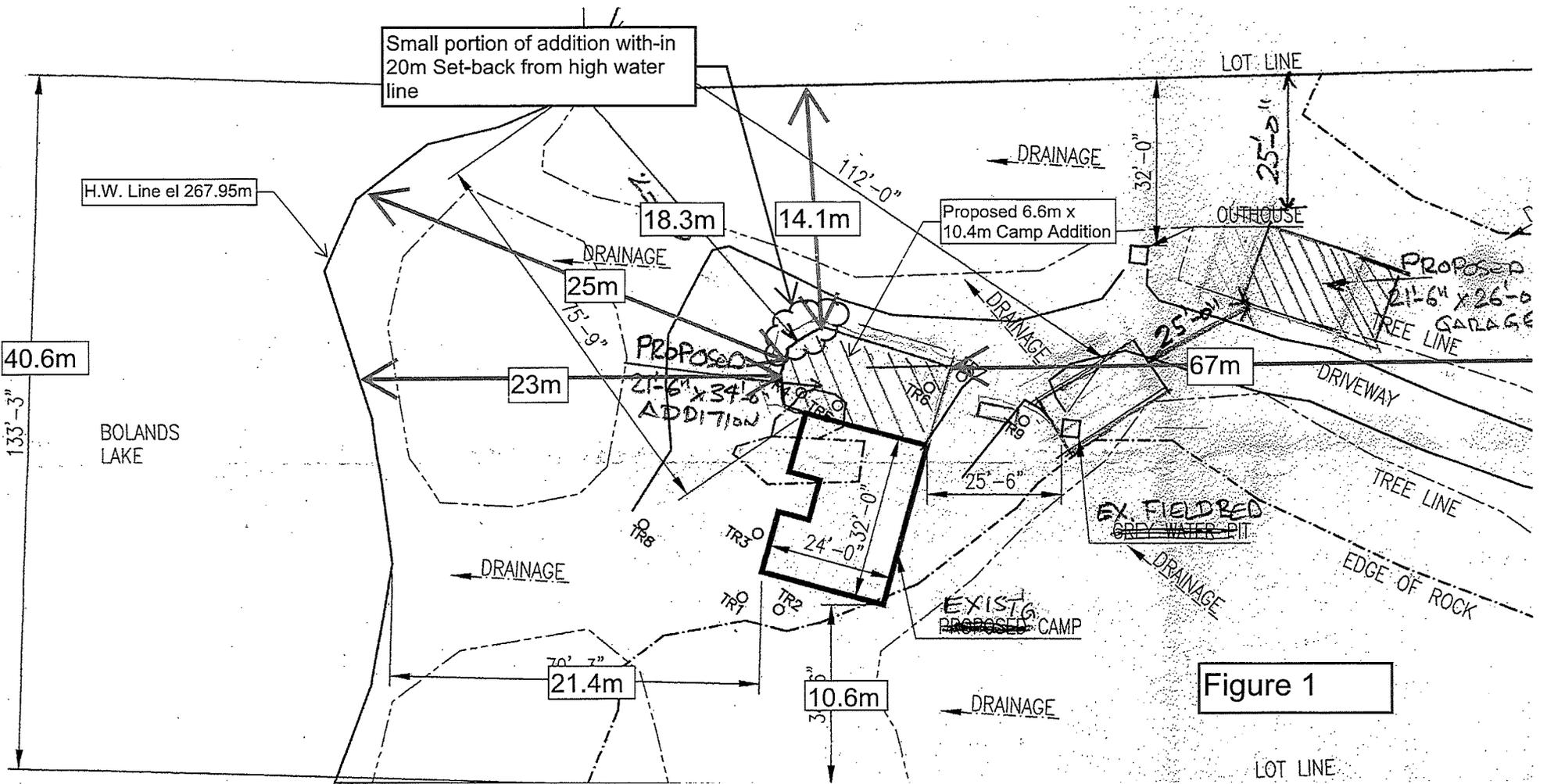
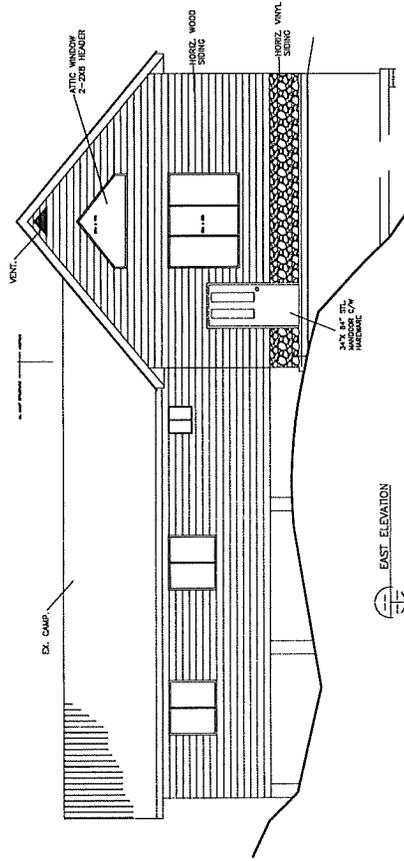


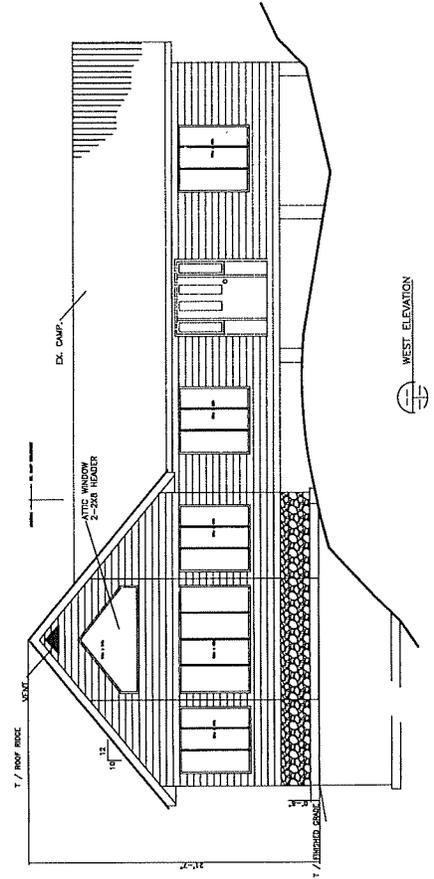
Figure 1

A01371/2021
Sketch 3

AD-3712021
Sketch 4



EAST ELEVATION



WEST ELEVATION

CLIENT & PROJECT NAME		MCGRAE'S CAMP	
DRAWING DESCRIPTION		DRAWING NO.	
DESIGNED BY	DRAWN BY	CHECKED BY	DATE
SKETCHED BY	SCALE	1/4" = 1'-0"	21-08-17
APPROVED BY	DRAWING NO.	SZ	0

NO.	REVISIONS/ISSUE	DATE
01	ELEVATION PLANS	21-08-17
02	REVISION FOR CONSTRUCTION	
03	REVISION FOR CONSTRUCTION	
04	REVISION FOR CONSTRUCTION	
05	REVISION FOR CONSTRUCTION	
06	REVISION FOR CONSTRUCTION	
07	REVISION FOR CONSTRUCTION	
08	REVISION FOR CONSTRUCTION	
09	REVISION FOR CONSTRUCTION	
10	REVISION FOR CONSTRUCTION	

