

Tom Davies Square  
200 Brady St

Wednesday, November 24, 2021

**REVISED**

**PUBLIC HEARINGS**

**A0135/2021**

**CARMINE BERARDELLI  
EZIO BERARDELLI  
PAOLO BERARDELLI**

Ward: 1

PIN 73588 0427, Parcel 6970, Lot(s) 22, Subdivision M-76, Lot Pt 8, Concession 2, Township of McKim, 13 Strudwick Avenue, Sudbury, [2010-100Z, R2-3 (Low Density Residential Two)]

For relief from Part 4, Section 4.2, Table 4.1, Part 5, Section 5.2, subsection 5.2.9.1 and Part 6, Section 6.3, Table 6.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, in order to legalize an existing multiple dwelling as a triplex providing firstly, a minimum lot area of 125.0m<sup>2</sup> per unit, where 140.0m<sup>2</sup> per unit is required, secondly, to permit the front east uncovered deck to encroach 5.39m into the front yard and maintaining a 0.61m setback from the front lot line and 0.57m from the interior side lot line, where no encroachment is permitted into the required front yard and where uncovered decks may encroach 1.2m into the interior side yard but no closer than 1.2m to the interior side lot line, thirdly, to permit the north stair and landing 0.57m from the interior side lot line, where open, roofless and uncovered steps may encroach no closer than 0.6m into the interior side lot line, fourthly, to permit the rear uncovered deck 0.91m from the interior side lot line, where uncovered decks may encroach 1.2m into the interior side yard but no closer than 1.2m to the interior side lot line, and fifthly, to permit double parking, where each required parking space shall be accessible at all times for parking a vehicle without the necessity of moving any other vehicle.

**A0138/2021**

**CHANTAL ROBERT**

Ward: 4

PIN 73347 1084, Parcel 24179A, Lot(s) 26, Subdivision M-400, Lot Pt 5, Concession 2, Township of Rayside, 150 Notre Dame Avenue West, Azilda, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsections 4.2.3 and 4.2.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of an accessory building, being a detached garage, providing an accessory lot coverage of 10.05%, where the total lot coverage of all accessory buildings and structures on a residential lot shall not exceed 10%, and also, providing a maximum height of 6.82m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

**A0139/2021**

**JENNIFER CECCARELLI  
DARREN CECCARELLI**

Ward: 2

PIN 73374 0069, Parcel 24833A, Lot(s) 26, Subdivision M-297, Lot Pt 2, Concession 1, Township of Waters, 1032 Moxam Landing Road, Lively, [2010-100Z, R1-1 (Low Density Residential One)]

For relief from Part 4, Section 4.41, subsection 4.41.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit an existing detached accessory structure providing an 11.15m setback from the high water mark of a navigable waterbody, where no person shall erect any residential building or other accessory building or structure closer than 12.0m to the high water mark of a navigable waterbody.

**A0141/2021**

**2294542 ONTARIO INC.**

Ward: 1

PIN 73586 0666, Lot(s) Pt 280 and Lot 281, Subdivision 4-S, Lot Pt 7, Concession 3, Township of McKim, 378 Whittaker Street, Sudbury, [2010-100Z, R2-3 (Low Density Residential Two)]

For relief from Part 4, Section 4.24, subsection 4.24.1 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, in order to change the legal non-conforming use of the existing lot, including the existing building, from that of a telecommunications and electrical contracting business to a range of uses including and restricted to an insurance adjuster, a cleaning contractor, a safety supply company, and an off-season tire storage facility.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATIONS A0245/1985 (JAN 20/86) AND A0112/2012 (AUG 27/12)

**A0142/2021**

**RICHARD ROY  
HEATHER ROY**

Ward: 7

PIN 73513 0425, Surveys Plan 53R-17405 Part(s) 12 and 24 & Plan 53R-18662 Part(s) 1, 2, and 3, Lot Pt 1, Concession 5, Township of MacLennan, 90 Breezeshill Road, Skead, [2010-100Z, SLS (5) (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 retained lot following a severance, which is subject of a proposed Consent Application, providing a minimum lot area of 0.73ha, where 0.8ha is required.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0145/2007 (JUL 23/07) AND B0146/2007 (JUL 23/07)

**THIS APPLICATION WAS DEFERRED FROM THE MEETING OF SEPTEMBER 29, 2021 TO ADDRESS MISSING INFORMATION. A DEFERRAL WAS NEEDED IN ORDER TO ADDRESS COMMENTS RECEIVED BY CITY STAFF.**

**A0056/2020**

**MANUEL CARNEIRO  
MARIA CARNEIRO**

**"REVISED"**

Ward: 9

PIN 73478 0469, Parcel 35034 SES, Lot(s) 1, Subdivision M-358, Lot 4, Concession 6, Township of Broder, 3076 Algonquin Road, Sudbury, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, Table 4.1, subsection 4.2.3 and 4.2.4 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, for approval, firstly, for the existing north east retaining wall providing a minimum interior side yard setback of 0.0m, where an accessory structure 2.5m and less in height shall be no closer than 0.6m from the side lot line, secondly, for the existing north east corner and north west corner retaining wall as well as the north east retaining wall with concrete pad overhang providing a minimum interior side yard of 0.03m, where an accessory structure greater than 2.5m in height shall be no closer than 1.2m from the side lot line, thirdly, to permit an existing retaining wall in the corner side yard providing a minimum setback of 0.0m, where no encroachment is permitted, fourthly, providing an accessory lot coverage of 15.75%, where the total lot coverage of all accessory buildings and structures on a residential lot shall not exceed 10%, fifthly, providing a maximum accessory garage height of 5.28m, where the maximum height of an accessory building on a residential lot shall be 5.0m, sixthly, for an existing 2-storey dwelling providing a minimum corner side yard setback of 2.45m, where 4.5m is required, and seventhly, for an existing detached garage providing a minimum interior side yard setback of 0.67m, where 1.2m is required.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATIONS A 6/2010 (February 22, 2010) and A29/2017 (May 3, 2017)

**A REMINDER... THE NEXT SCHEDULED MEETING IS  
FRIDAY, DECEMBER 10, 2021**



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

Office Use Only 2021-01-01	
A 0135/2021	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

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

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Carmine, Ezio & Paolo Berardelli

Email:

Mailing Address: 851 Corsi Hill

Home Phone:

Business Phone:

City: Sudbury

Postal Code: P3E 6A4

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: Paolo Berardelli

Email:

Mailing Address:

Home Phone:

Business Phone:

City:

Postal Code:

Fax Phone:

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

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

Name:

Mailing Address:

City:

Postal Code:

- 4) Current Official Plan designation: Living Area #1 Current Zoning By-law designation: R2-3

- 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
Density	140m2/unit	125m2/unit	15m2
Parking	Accessible spots	Stack	2 spaces/unit
East Uncovered Deck	6.0m	0.61m	5.39m
North Side Stair and Landing	0.6m	0.57m	0.03m
Existing Rear Deck	1.2m	0.91m	0.29m
East Uncovered Deck	1.2m	0.57m	0.63m

- b) Is there an eave encroachment? ☐ Yes ☒ No

If 'Yes', size of eaves: (m)

- c) Description of Proposal:

Legalize the 3rd dwelling unit in the basement

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

The lot was too narrow to comply and the decks were built before the purchase of the property  
The Front Stairs are on the City's property that's why we want to make it a balcony

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

PIN(s): PCL 6970-SEC-SES 735880427 Township: Mckim Ward: \_\_\_\_\_  
 Lot No.: 22 8 Concession No.: 2 Parcel(s): M78 PCL 6970  
 Subdivision Plan No.: M76 Lot: 22 Reference Plan No.: \_\_\_\_\_ Part(s): \_\_\_\_\_  
 Municipal Address or Street(s): 13 Strudwick Street

- 7) Date of acquisition of subject land.
- February 2021

- 8) Dimensions of land affected.

Frontage 10.06 (m) Depth 37.19 (m) Area 374.13 (m<sup>2</sup>) Width of Street N/A (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>63.03</u> (m <sup>2</sup> )	<u>63.03</u> (m <sup>2</sup> )
Gross Floor Area:	<u>189.08</u> (m <sup>2</sup> )	<u>189.08</u> (m <sup>2</sup> )
No. of storeys:	<u>2</u>	<u>2</u>
Width:	<u>7.32</u> (m)	<u>7.32</u> (m)
Length:	<u>8.61</u> (m)	<u>8.61</u> (m)
Height:	<u>7.92</u> (m)	<u>7.92</u> (m)

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

	Existing	Proposed
Front:	<u>1.83</u> (m)	<u>1.83</u> (m)
Rear:	<u>26.75</u> (m)	<u>26.75</u> (m)
Side:	<u>1.78</u> (m)	<u>1.78</u> (m)
Side:	<u>0.91</u> (m)	<u>0.91</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.

Originally built in the 1940s and there were open permit since 2015

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

Use(s): Duplex Length of time: unknown

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

Same as #13 ☐ or, Triplex

- 15) What is the number of dwelling units on the property?
- 2 and 1 unit unfinished in the basement

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

☐ Yes ☐ No

If "yes", how many? 1

- 17) Existing uses of abutting properties:
- Duplex

Ad 35/2021

- 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, Carmine, Ezio and Paolo Berardelli (please print all names), the registered owner(s) of the property described as 13 Strudwick Avenue  
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 Paolo Berardelli (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 27 day of August, 20 21

F. Berardelli  
(witness)

\* CRB, Berardelli P. Berardelli  
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: \_\_\_\_\_

\*I have authority to bind the Corporation

A0135/2021

I/We, Carmine, Ezio & Paolo Berardelli (please print all names),  
the registered owner(s) or authorized agent of the property described as 13 Strudwick Avenue

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 15 day of October, 20 21  
27 August

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

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

Print Name: Paolo Berardelli  
 \*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: Oct 29, 2021 Hearing Date: NOV 24/2021 Received By: N. Lewis

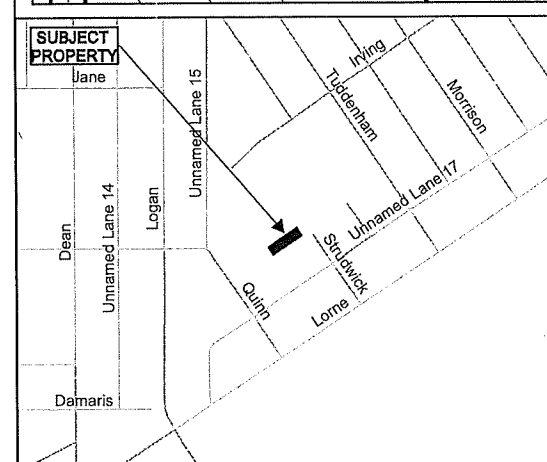
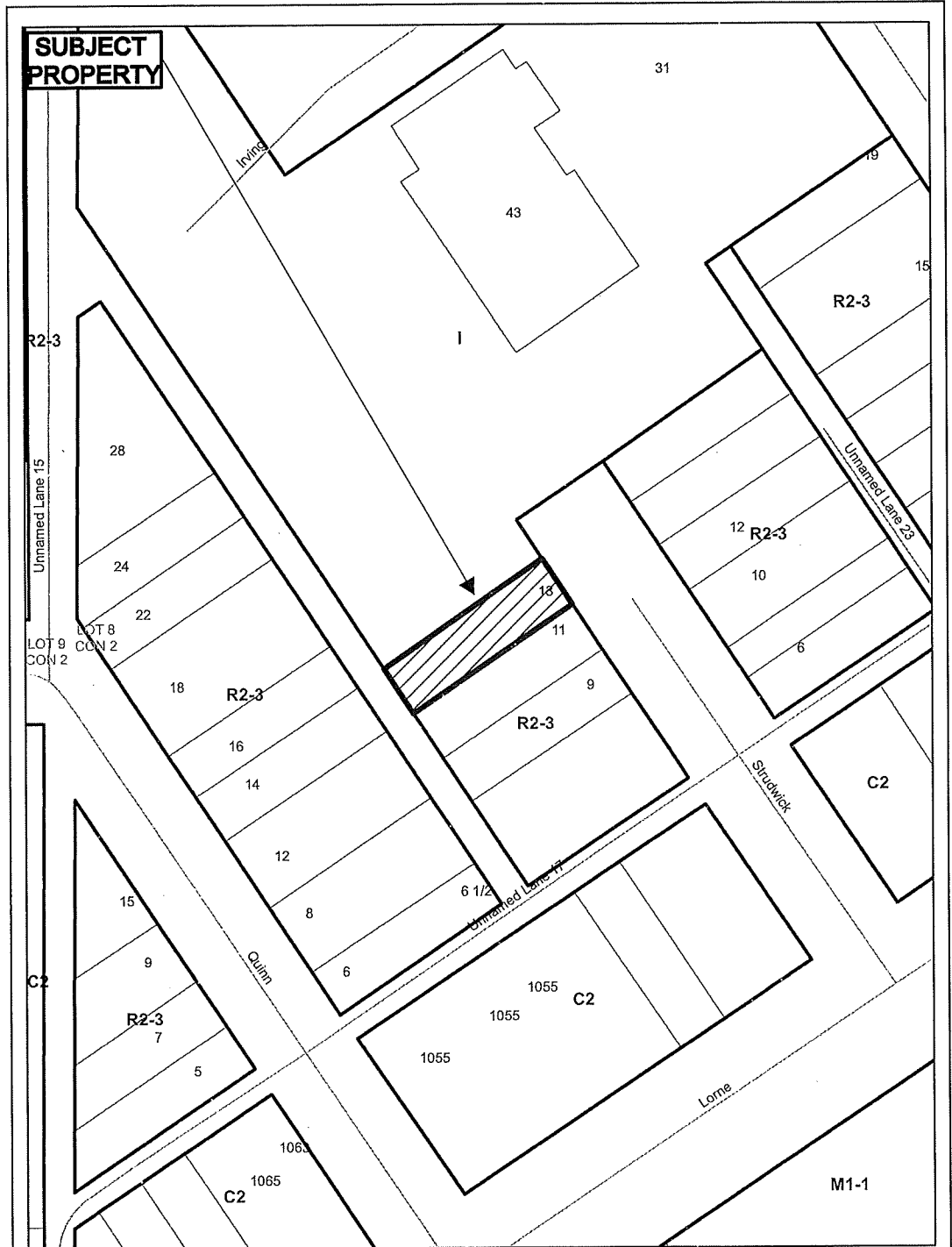
Zoning Designation: R2-3 Resubmission: ☐ Yes ☒ No

Previous File Number(s): n/a

Previous Hearing Date: n/a

Notes:

A0135/2021



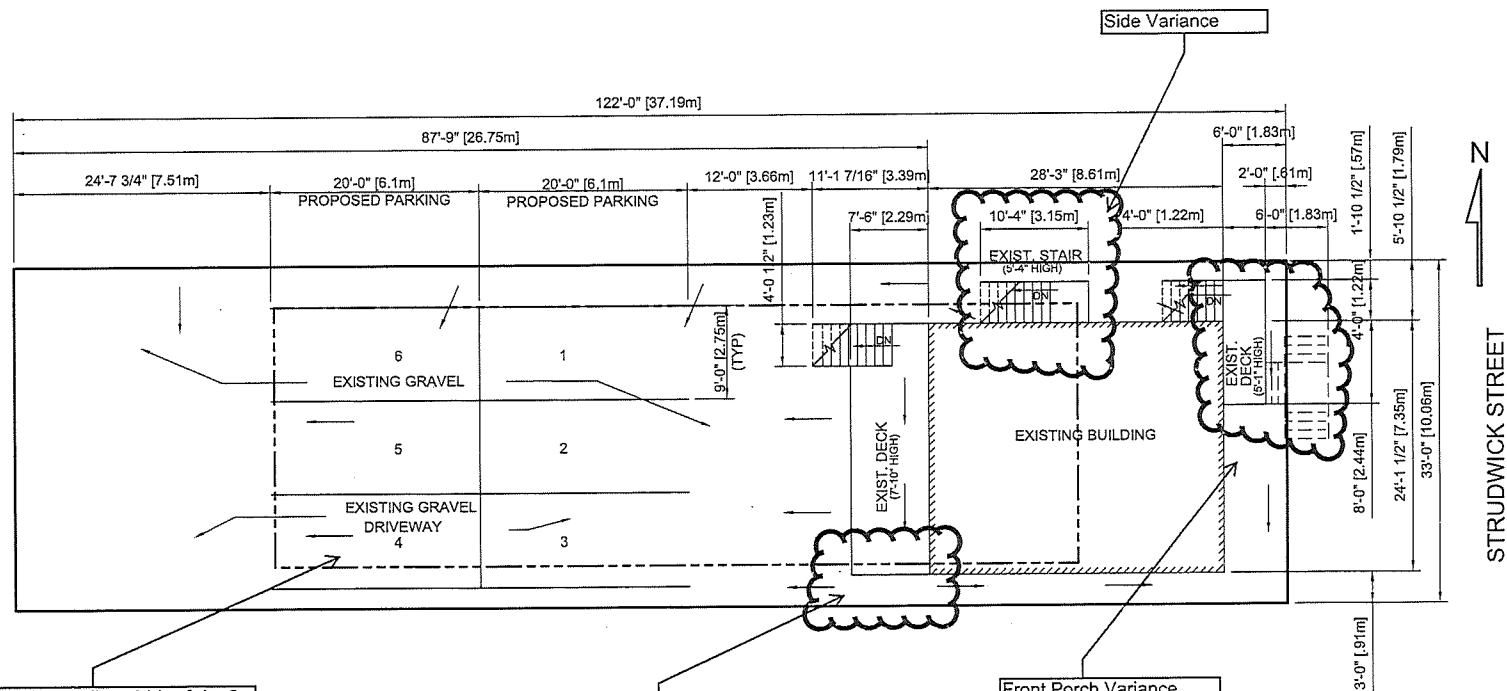
# **Application for Minor Variance or Permission**



Subject Property being  
PIN 73588-0427, Parcel 6970,  
Lot 22, Plan M-76, Part Lot 8,  
Concession 2, Township of McKim,  
13 Strudwick Avenue, Sudbury  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

A135/2021  
Date: 2021 10 21



Parking Variance: The width of the 3 parking spots is 8.25m. Each unit would have their own spot with a guest parking spot in behind their own spot. We did this at another location and it worked

Rear Deck Variance

Front Porch Variance

#### PLAN

SCALE:  $\frac{1}{8}'' = 1'-0''$

#### NOTE:

1. NEW SIDING ON ALL FOUR SIDES OF THE EXIST. BUILDING AS PER DWG. A2
2. EXIST. DECK/STAIR AS PER DWGS. A3, A4 & A5

#### LEGEND:

- DENOTES SLOPE
- DENOTES PROPERTY LINE
- DENOTES SETBACK
- DENOTES DEMOLITION

SUBMISSION RECORD			GENERAL NOTES		 <div>CDCD ENGINEERING LIMITED CONSULTING ENGINEERS 303 Cedar Street Sudbury, Ontario, P3B 1M6 Tel (705) 674-8457 Fax (705) 674-7839 Email: info@cdcdengineering.com</div>	C.E.P. Investments  851 Corsi Hill, Sudbury, Ontario, P3E 6A4	13 STRUDWICK AVE., SUDBURY SITE PLAN					
Date	Description	By	<div>-THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL INFORM THE ENGINEERS IMMEDIATELY OF ANY DISCREPANCY OR VARIATION FROM THE DRAWINGS. -THIS DRAWING, AND THE DESIGNS AND INFORMATION IT CONTAINS, IS THE PROPERTY OF THE ENGINEERS AND MAY NOT BE REPRODUCED OR USED OTHERWISE THAN ON THE SPECIFIED PROJECT WITHOUT THEIR WRITTEN PERMISSION. -DO NOT SCALE DRAWINGS</div>				Job No.: E021212					
MAR. 19, 2021	ISSUED FOR CONSTRUCTION	ATA					Drawn Designer Checked Date: Rev.					
JULY 8, 2021	ISSUED FOR CONSTRUCTION	ATA					MO ATA RA OCT. 4, 2021 1					
OCT. 4, 2021	REVISED	ATA					Scale: AS NOTED Drawing No.: SP1					
							BCIN: FIRM: 30834 DESIGNER: 29801					

T:\2 - Eo\_Lib\2021\CEP Investments\E021212 (13 Strudwick) Nov 20\Drawings\Architectural\Issued for Construction\Arch\_R1.dwg

AP 135/2021  
Sketch 2





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

City of Greater Sudbury  
APPLICATION FOR MINOR VARIANCE

Office Use Only 2021.01.01
A 0130/2021
S.P.P. AREA YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
NDCA REG. AREA YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

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.

- ☒ 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): chanlal robert Email: [REDACTED]  
Mailing Address: 150 notre dame west Home Phone: [REDACTED]  
po box 677 Business Phone: [REDACTED]  
City: azilda Postal Code: p0m 1b0 Fax Phone: [REDACTED]

- ☒ 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: Servio Cacciotti Email: [REDACTED]  
Mailing Address: 1720 lasalle blvd Home Phone: [REDACTED]  
150 notre dame west azilda ontario Business Phone: [REDACTED]  
City: Sudbury Postal Code: P3B 1M8 Fax Phone: [REDACTED]

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: rbc  
Mailing Address: 1720 lasalle blvd  
City: sudbury Postal Code: p3a 2a1

- ☒ Current Official Plan designation: Living Area 1 Current Zoning By-law designation: r1-5

- ☒ 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
increase the height of det. garage.	5 meters	6.82 meters	1.82 meters
4.2.4			
4.2.3. lot			
Coverage	10%	10.05%	0.05%

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

- c) Description of Proposal:  
Increase overall height of det. garage.

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

need the height for motorhome storage  
and exceeding lot coverage.

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

PIN(s): 73347-1084 Township: rayside Ward: 4  
 Lot No.: 5 Concession No.: 2 Parcel(s): 24179A  
 Subdivision Plan No.: m-400 Lot: 26 Reference Plan No.: \_\_\_\_\_ Part(s): \_\_\_\_\_  
 Municipal Address or Street(s): 150 notre dame west azilda ontario

- 7) Date of acquisition of subject land:
- july 16th 2016

- 8) Dimensions of land affected.

Frontage 27.4 (m) Depth 54.0 (m) Area 13873 (m<sup>2</sup>) Width of Street 20.1 (m)

- 9) Particulars of all buildings:

	Existing - garage	Proposed - garage
Ground Floor Area:	<u>89.4</u> (m <sup>2</sup> )	<u>139.4</u> (m <sup>2</sup> )
Gross Floor Area:	<u>89.4</u> (m <sup>2</sup> )	<u>139.4</u> (m <sup>2</sup> )
No. of storeys:	<u>1</u>	<u>1</u>
Width:	<u>7.4</u> (m)	<u>15.24</u> (m)
Length:	<u>11.4</u> (m)	<u>9.1</u> (m)
Height:	<u>4.8</u> (m)	<u>6.25</u> (m)

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

	Existing	Proposed
Front:	<u>12.9</u> (m)	<u>16.5</u> <u>28.6</u> (m)
Rear:	<u>2.9</u> (m)	<u>1.8</u> <u>9.1</u> (m)
Side:	<u>10.9</u> (m)	<u>16.5</u> (m)
Side:	<u>34.6</u> (m)	<u>9.1</u> <u>1.8</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.

existing 1 storey dwelling built in or around 1970

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

Use(s): Residential Home Length of time: Built in 1970's

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

Same as #13 ☒ or storage

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

- 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:
- n/a Residential

A0138/2021

- 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, chantal Robert (please print all names), the registered owner(s) of the property described as rayside, Con 2, Lot 5, Pcl 24179A, Reg plan m-400, lot 26 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 Local Planning Appeal Tribunal, the City of Greater Sudbury may not attend at the Local Planning Appeal Tribunal hearing unless the City is provided with the City's required fee for attendance at the hearing;

#### Appointment of Authorized Agent

- appoint and authorize Sergio Cacciotti (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 23 day of March, 2021

[Signature]  
(witness)

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

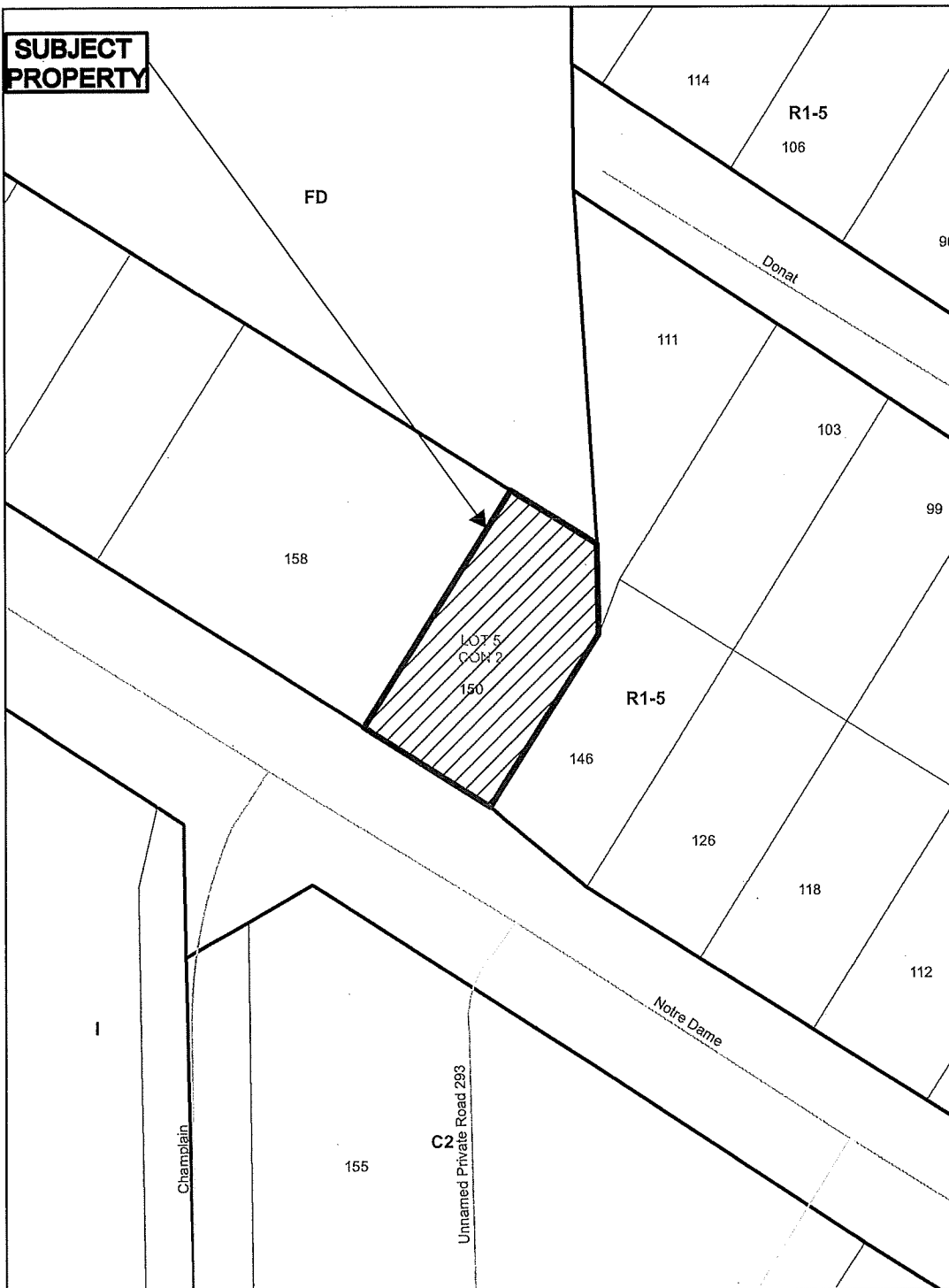
Print Name: chantal robert

\*I have authority to bind the Corporation

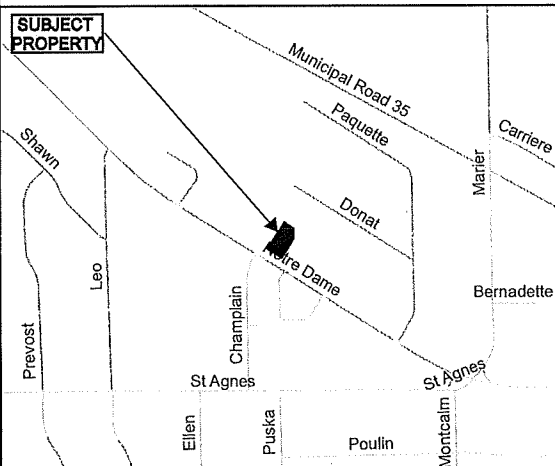
A0138/2021

10/28/2021

**SUBJECT  
PROPERTY**



**SUBJECT  
PROPERTY**



**Application for Minor  
Variance or Permission**



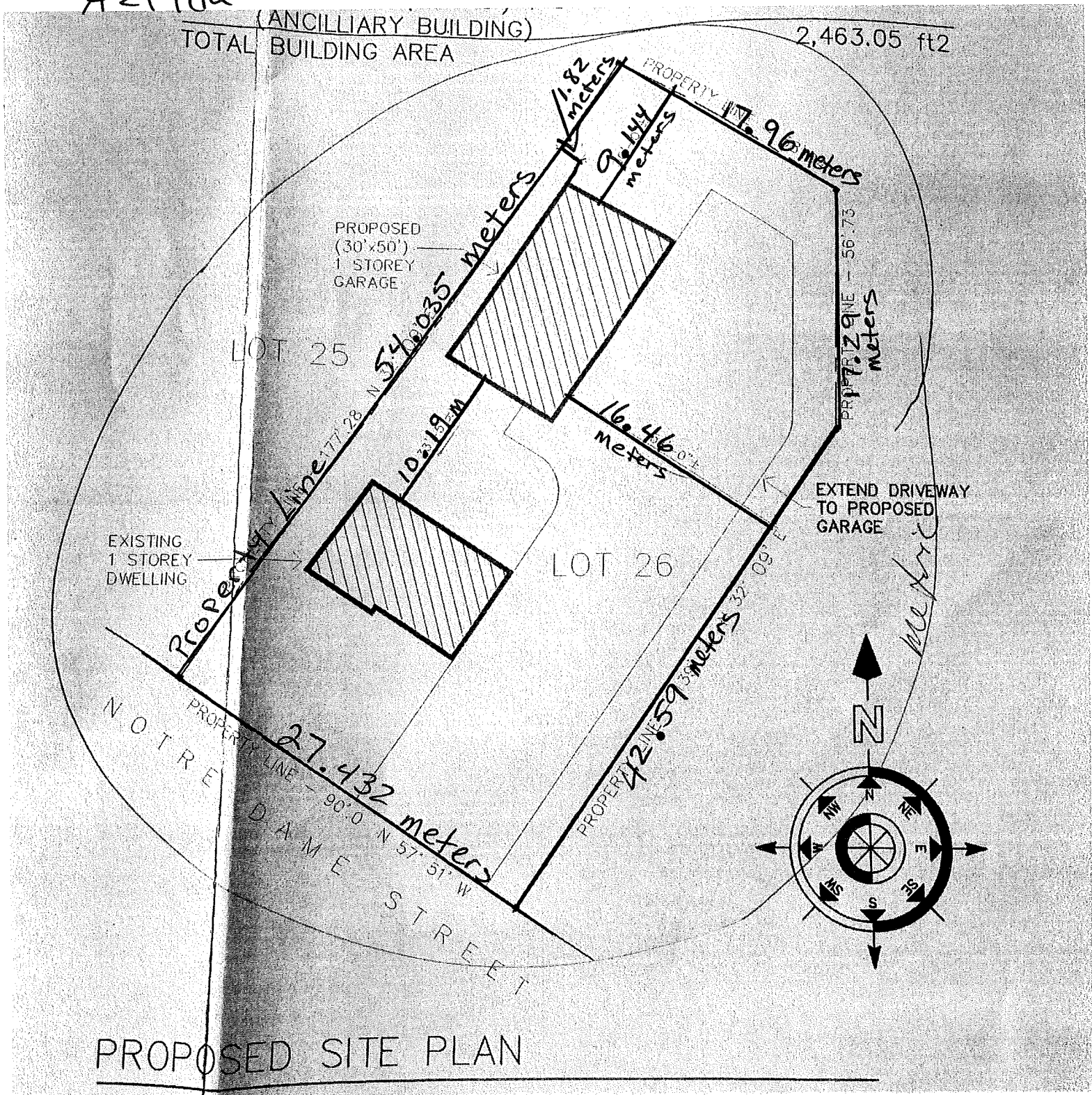
Subject Property being  
PIN 73347-1084, Parcel 24179A,  
Lot 26, Plan M-400,  
Part Lot 5, Concession 2,  
Township of Rayside,  
150 Notre Dame St West, Azilda  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

A138/2021  
Date: 2021 11 08

Chantal Robert

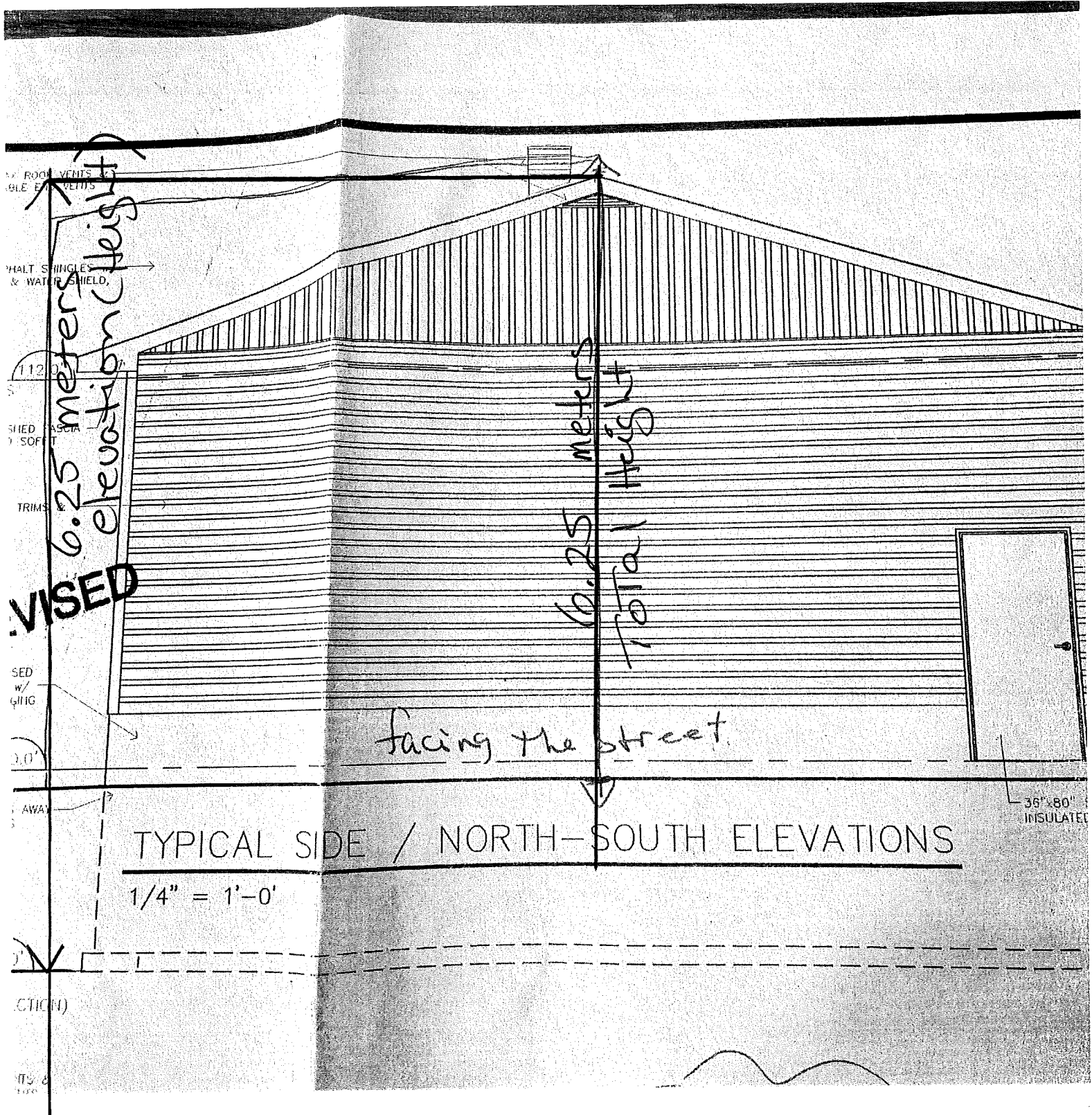
150 Notre Dame west  
Azilda



Aug 13/2021  
Sketch 2



Chantal Robert  
150 Notre Dame west  
Azilda



AD138/2021  
Sketch 3



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

## City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

Office Use Only 2021.01.01	
A0139/2021	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

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): DARREN & JENNIFER LEKAREL Email: [REDACTED]  
Mailing Address: 317 Third Ave Home Phone: [REDACTED]  
City: Sudbury, Ont Postal Code: P3B 4C5 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: \_\_\_\_\_ Email: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ Home Phone: \_\_\_\_\_  
City: \_\_\_\_\_ Postal Code: \_\_\_\_\_ Business Phone: \_\_\_\_\_  
Fax Phone: \_\_\_\_\_  
Note: Unless otherwise requested, all communication will be sent to the agent, if any.

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

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ Postal Code: \_\_\_\_\_

- 4) Current Official Plan designation: Rural Current Zoning By-law designation: B1-1

- 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	39.32 FT	36.6 FT	2.72 FT
	12 m	11.15 m	0.84 m

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

- c) Description of Proposal: gazebo replaced on property and now too close.

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: set back short demolished existing structure.



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

PIN(s): 73374-0069 Township: Lively Ward: 2  
 Lot No.: 26 Concession No.: 1 Parcel(s): 205-22  
 Subdivision Plan No.: M-197 Lot: 26 Reference Plan No.: 205-22 Part(s): 205-22  
 Municipal Address or Street(s): 1032 NOXAN LANDING RD

- 7) Date of acquisition of subject land.
- August 2019

- 8) Dimensions of land affected.

Frontage (m)	Depth (m)	Area (m <sup>2</sup> )	Width of Street (m)
--------------	-----------	------------------------	---------------------

Garage  
86.84  
1  
7.31  
11.88

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>125.53 m<sup>2</sup></u>	<u>22.28 m<sup>2</sup></u>
Gross Floor Area:	<u>125.53 m<sup>2</sup></u>	<u>22.28 m<sup>2</sup></u>
No. of storeys:	<u>1</u>	<u>1</u>
Width:	<u>10.668 m</u>	<u>3.66 m</u>
Length:	<u>11.53 m</u>	<u>6.09 m</u>
Height:	<u>4.5 (approx)</u>	<u>3.66 (approx)</u>

- 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>17.06 m</u>	<u>11.15 m</u>
Rear:	<u>26.64 m</u>	<u>27.74 m</u>
Side:	<u>2.96 m</u>	<u>3.64 m</u>
Side:	<u>6.40 m</u>	<u>2.43 m</u>

- 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.

1970's

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

Use(s): Residential

Length of time: approx 1953

- 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

AO139/2021

- 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, DARREN + JENNIFER CECCARELLI (please print all names), the registered owner(s) of the property described as 1032 Hoxam Landing Rd.

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 DARREN CECCARELLI (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 2 day of NOV, 20 21

(witness)

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

Print Name:

\*I have authority to bind the Corporation

Darren Ceccarelli

AD139/2021

Megan Golanski

Jennifer Ceccarelli

$I/We,$ 

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

(please print all names),

1032 Noxam Landing Rd

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

grcl

day of

November

, 20

Commissioner of Oaths

Nia Sian Lewis,  
a Commissioner, etc.,  
Province of Ontario,  
for the City of Greater Sudbury.  
Expires May 20, 2023.

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

Print Name: \_\_\_\_\_

\*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 3/21 Hearing Date: November 24 2021 Received By: N. Lewis

Zoning Designation: R1-1 Resubmission: ☐ Yes ☒ No

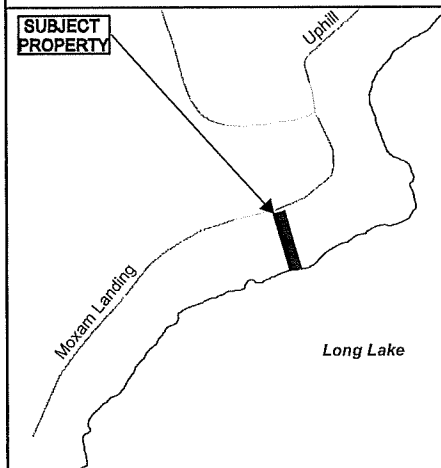
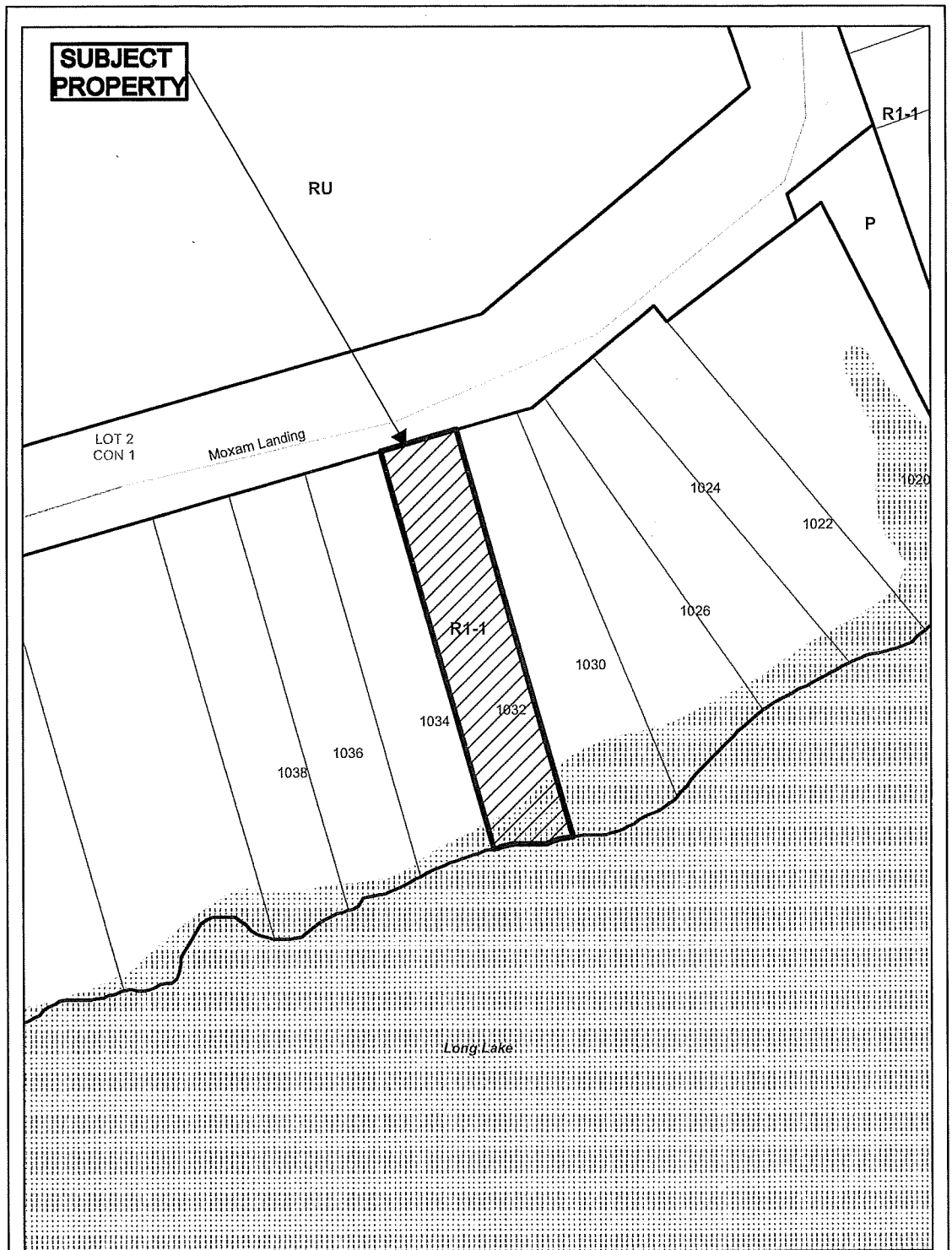
Previous File Number(s): 0/0

Previous Hearing Date: 10/19/2011

**Notes:**

Section 4.41, Subsection 4.41.2

AD139/202



# **Application for Minor Variance or Permission**



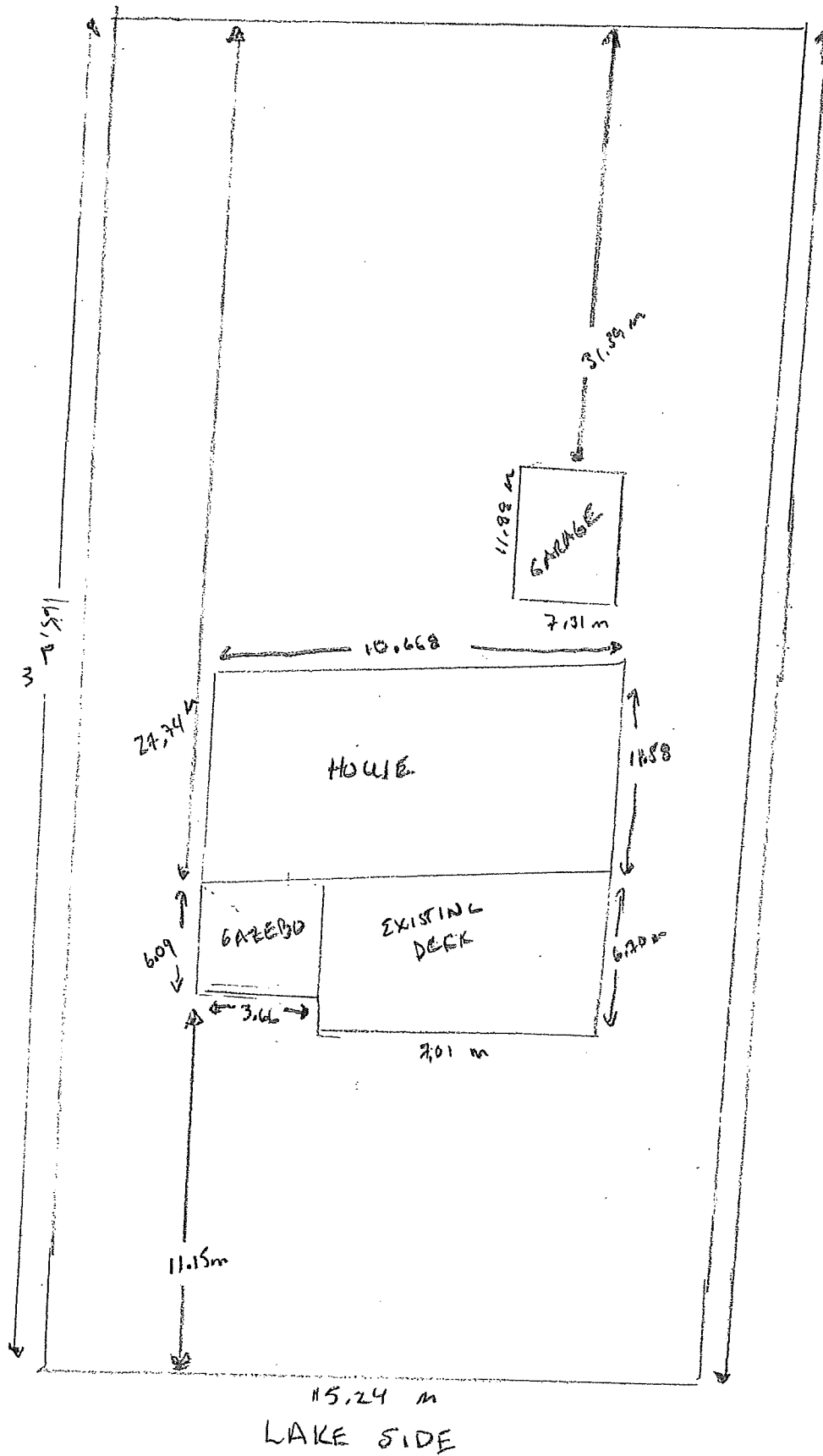
Subject Property being  
PIN 73374-0069, Parcel 24833A,  
Lot 26, Plan M-297, Part Lot 2,  
Concession 1, Township of Waters,  
1032 Moxam Landing Road, Lively  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

A139/2021  
Date: 2021 11 08

NOXAN LANDING RD

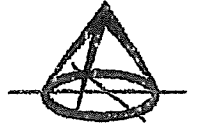
ROAD SIDE



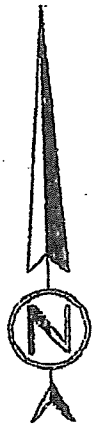
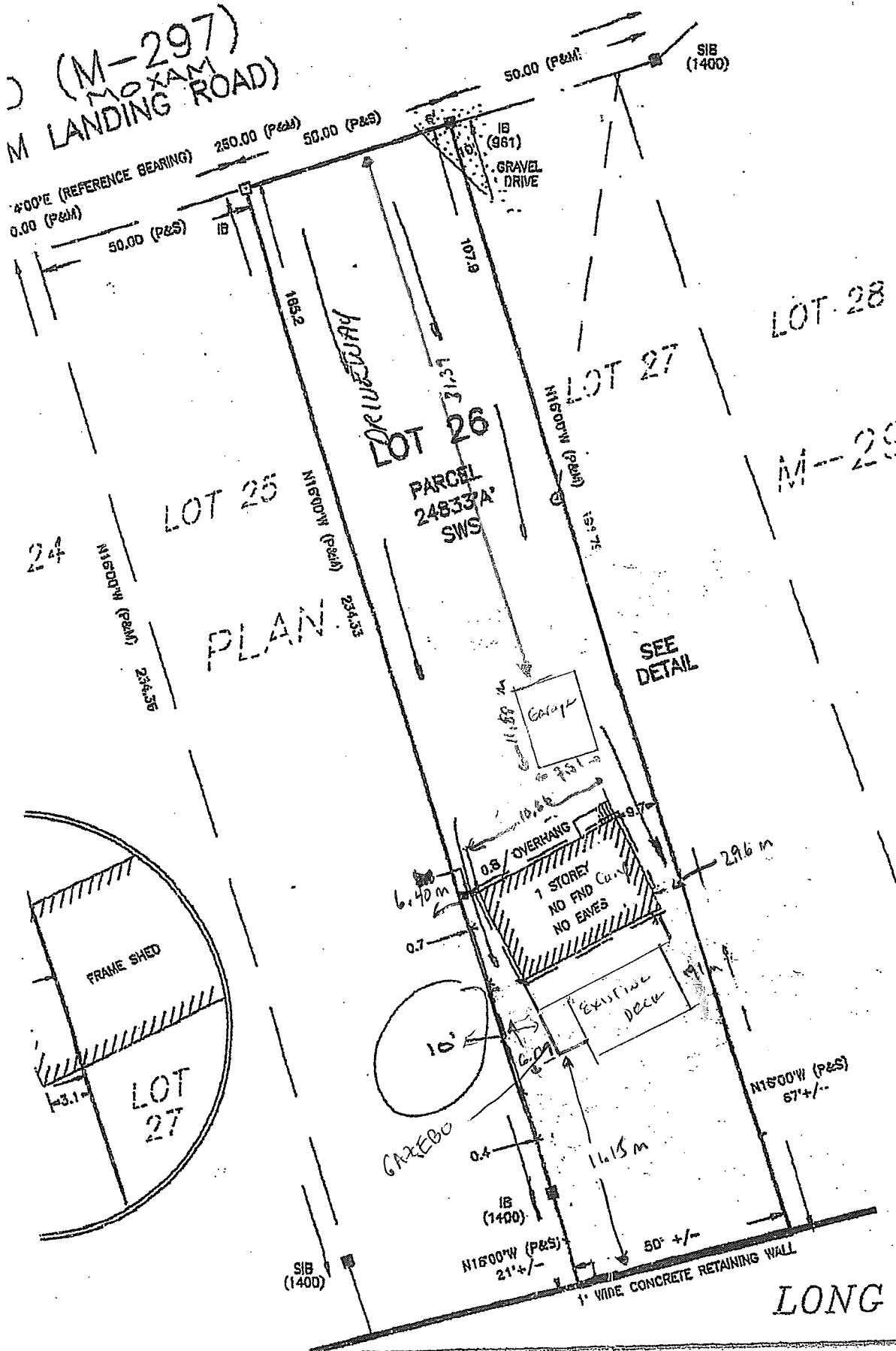
AD139/2021  
Sketch 2

(M-297)  
MOXAM  
M LANDING ROAD

ASSOCIATION OF ONT.  
LAND SURVEYORS  
PLAN SUBMISSION FOR  
1141961



THIS PLAN IS NOT VA  
UNLESS IT IS AN EMBOS  
ORIGINAL COPY  
ISSUED BY THE SURVEY  
In accordance with  
Regulation 1628, Section 2



LONG LAKE

A0139/2021  
Sketch 3



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

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

Office Use Only 2021-01-01	
A0144/2021	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

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): 2294542 ONTARIO INC	Email: [REDACTED]
Mailing Address: 378 WHITTAKER ST	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: SUDBURY	Fax Phone: [REDACTED]
Postal Code: P3C 3X9	

- 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: CORRIE-JO DELWO	Email: [REDACTED]
Mailing Address: 63 KEVIN DR	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: SKEAD	Fax Phone: [REDACTED]
Postal Code: P0M 2Y0	

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: R2-3

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

Variance To	By-law Requirement	Proposed	Difference
SEE ATTACHED			

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

- c) Description of Proposal:

TO CHANGE THE LEGAL NON-CONFORMING USE OF THE SUBJECT LANDS INCLUDING THE EXISTING BUILDING FROM THAT OF A TELECOMMUNICATIONS AND ELECTRICAL CONTRACTING BUSINESS TO VARIOUS OTHER USES (SEE ATTACHED DOCUMENT)

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

THE SUBJECT LANDS ARE ZONED R2-3 WHICH DOES NOT ALLOW FOR THE PROPOSED USES. THE EXISTING USE WAS DEEMED LEGAL NON-CONFORMING AS PER CHANGE OF USE - APPLICATION A0112/2012.

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

PIN(s): 73586 0666 Township: MCKIM Ward: 1  
 Lot No.: 7 Concession No.: 3 Parcel(s):  
 Subdivision Plan No.: PLAN 4S LT 281 Lot: PT 280 Reference Plan No.: Part(s):  
 Municipal Address or Street(s): 378 WHITTAKER STREET

- 7) Date of acquisition of subject land. AUGUST 2012

- 8) Dimensions of land affected.

Frontage 21.77 (m) Depth 38.12 (m) Area 829.79 (m<sup>2</sup>) Width of Street +/- 20 (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	542.29 (m <sup>2</sup> )	(m <sup>2</sup> )
Gross Floor Area:	700.29 (m <sup>2</sup> )	(m <sup>2</sup> )
No. of storeys:	2	(m)
Width:	17.24 (m)	(m)
Length:	31.13 (m)	(m)
Height:	4.27 (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:	0.73 (m)	(m)
Rear:	6.11 (m)	(m)
Side:	0.08 (m)	(m)
Side:	4.46 (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.

1941

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

Use(s): SEE ATTACHED

Length of time:

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

Same as #13: ☐ or, SEE ATTACHED

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

- 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: RESIDENTIAL & INSTITUTIONAL

A0141/2021



- 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): A245/85 & A0112/2012  
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, 2294542 ONTARIO INC (JAMES MCDONALD) (please print all names), the registered owner(s) of the property described as 378 WHITTAKER ST, SUDBURY, ON  
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 CORRIE-JO DELWO (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 26TH day of OCTOBER, 20 21

  
(witness)

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

Print Name: James McDonald

\*I have authority to bind the Corporation

A0112/2021

AD44/2021

**APPLICATION FOR MINOR VARIANCE  
CHANGE OF USE  
378 WHITTAKER STREET, SUDBURY, ON**

- 5)a) Nature and extent of relief from the Zoning By-law for which the application is being made.  
13) Existing use(s) of the subject property and length of time it/they have continued.  
14) Proposed use(s) of the subject property.*

5)a) To change the legal non-conforming use from that of a Telecommunications and Electrical Contracting business to various other uses (see below).

13) Existing use of the subject property is that of a Telecommunications and Electrical Contracting business which was granted a legal non-conforming use through a previous application for Change of Use (A0112/2012). The existing business, McDonald General Services Corp., has been in business at the above noted property from 2012 to current year.

14) The following is a list of proposed uses:

1. An insurance adjuster
  - a. Occupy 240 square feet of office space
  - b. 1-2 persons working in the office Monday to Friday
  - c. 1-2 parking spaces
  - d. They will see on average one client per week in the office for a 15-30 minute meeting
2. A cleaning contractor.
  - a. Occupy 360 square feet of shop space.
  - b. Store cleaning supplies
  - c. 1 parking space
  - d. Staff will pick up supplies 5-10 times weekly
3. Safety Supply Company
  - a. Occupy roughly 2,000 square feet of shop space
  - b. Occupy 400 square feet of office space
  - c. 2-3 persons working in the office and shop Monday to Friday
  - d. 2-3 parking spaces
  - e. Store equipment in the shop space
  - f. Have a delivery driver who would make multiple trips in and out throughout the day, 5 to 10 times daily on average
  - g. Occasional customer pick up
  - h. Receive one large deliver weekly
4. Off season Tire Storage by owner
  - a. Occupy roughly 1,500 square feet of shop space
  - b. No staff on site
  - c. No activity 9 out of 12 months per year.
  - d. 1 delivery per day for 6 weeks in each the spring and fall

A0141/2021

**Below is a summary of historical parking permitted:**

Previous: 5 onsite employees  
Proposed: 3-5 onsite employees

**Traffic beyond onsite employees:**

Previous: Up to 25 service vehicles picking up supplies daily. 100-125 per week. Most of them clustered between 7:00 a.m. and 8:00 a.m. No complaints received.  
Proposed: Up to 13 stops at the building daily during peak tire season.

**Large deliveries:**

Previous: 1 per week  
Proposed: 1 per week

Adrian/202









Box 5000, Station 'A', 200 Brady Street  
Sudbury ON P3A 5P3  
Tel. (705) 671-2488, Ext. 4378/4346  
Fax (705) 673-2200

City of Greater Sudbury

### APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$985.00 (includes \$235.00 legal notice fee)  
APPLICATION FEE FOR REDGEROWS: \$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): RICHARD + HENRIETTA BOY Email: [REDACTED]  
Mailing Address: 90 BREEZEMILL ROAD Home Phone: [REDACTED]  
Business Phone: [REDACTED]  
City: SUDBURY Postal Code: P6H 1L6 Fax Phone: [REDACTED]

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

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

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

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

Name: ROYAL BANK OF CANADA  
Mailing Address: 1720 LASALLE BLVD.  
City: SUDBURY Postal Code: P6A 2A1

- 4) Current Official Plan designation: RURBAN 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
MINIMUM LOT AREA	0.80 HA	0.73 HA	0.07 HA

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

- c) Description of Proposal: PROPOSING TO SEVERE PART 24 + 12 OF 532-17405.  
RETAINING PARTS 1, 2 + 3 OF 532-18402.

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

RETAINED LAND ARE "ORIGINAL" LOT. LOT WAS CREATED PRIOR TO  
BY-LAW 2810-1002.

City of Greater Sudbury
AO 1431/2021
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"/>



APPLICATION FOR MINOR VARIANCE

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

PIN(s): \_\_\_\_\_ Township: MACLENNAN/Ward: 7  
 Lot No.: 1 Concession No.: 6 Parcel(s): \_\_\_\_\_  
 Subdivision Plan No.: \_\_\_\_\_ Lot: \_\_\_\_\_ Reference Plan No.: 1532-1842 Part(s): 1, 2+3  
 >> Municipal Address or Street(s): 90 BRIDGE HILL ROAD 1532-1745 112+24

- 7) Date of acquisition of subject land. JULY 11, 2016

- 8) Dimensions of land affected.

\* Frontage 79.94 m (m) Depth 126.24 (m) \* Area 0.73 HA (m<sup>2</sup>) Width of Street \_\_\_\_\_ (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>264.52</u> (m <sup>2</sup> )	_____ (m <sup>2</sup> )
Gross Floor Area:	_____ (m <sup>2</sup> )	_____ (m <sup>2</sup> )
No. of storeys:	<u>1 STOREY + GARAGE ATTIC</u>	_____
Width:	<u>27.98</u> (m)	_____ (m)
Length:	<u>18.83</u> (m)	_____ (m)
Height:	<u>3.61</u> (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:	<u>21.3</u> (m)	_____ (m)
Rear:	<u>88.3</u> (m)	_____ (m)
Side:	<u>6.1</u> (m)	_____ (m)
Side:	<u>25.8</u> (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.

BUILDING PERMIT CLOSED 2021

- 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? 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 (S.S.)

AD142/2021

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): B0145/2007 + B0146/2007 <<

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

By: RICHARD + HEATHER RY (please print all names)

names), the registered owner(s) of the property described as PT LOT 1, CONC. 5 TOWNSHIP OF  
WALLENHAM PARTS 1, 2 + 3 ON E32-181612 AND PARTS 12 + 24 ON E32-17405  
in the City of Greater Sudbury:

#### Collection, Use and Disclosure of Information:

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

#### Authority to Enter Land and Photograph

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

#### Appointment of Authorized Agent

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

Dated this 03 day of Nov 03/21, 2020

Gaudia J. J. J.  
(Witness)

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

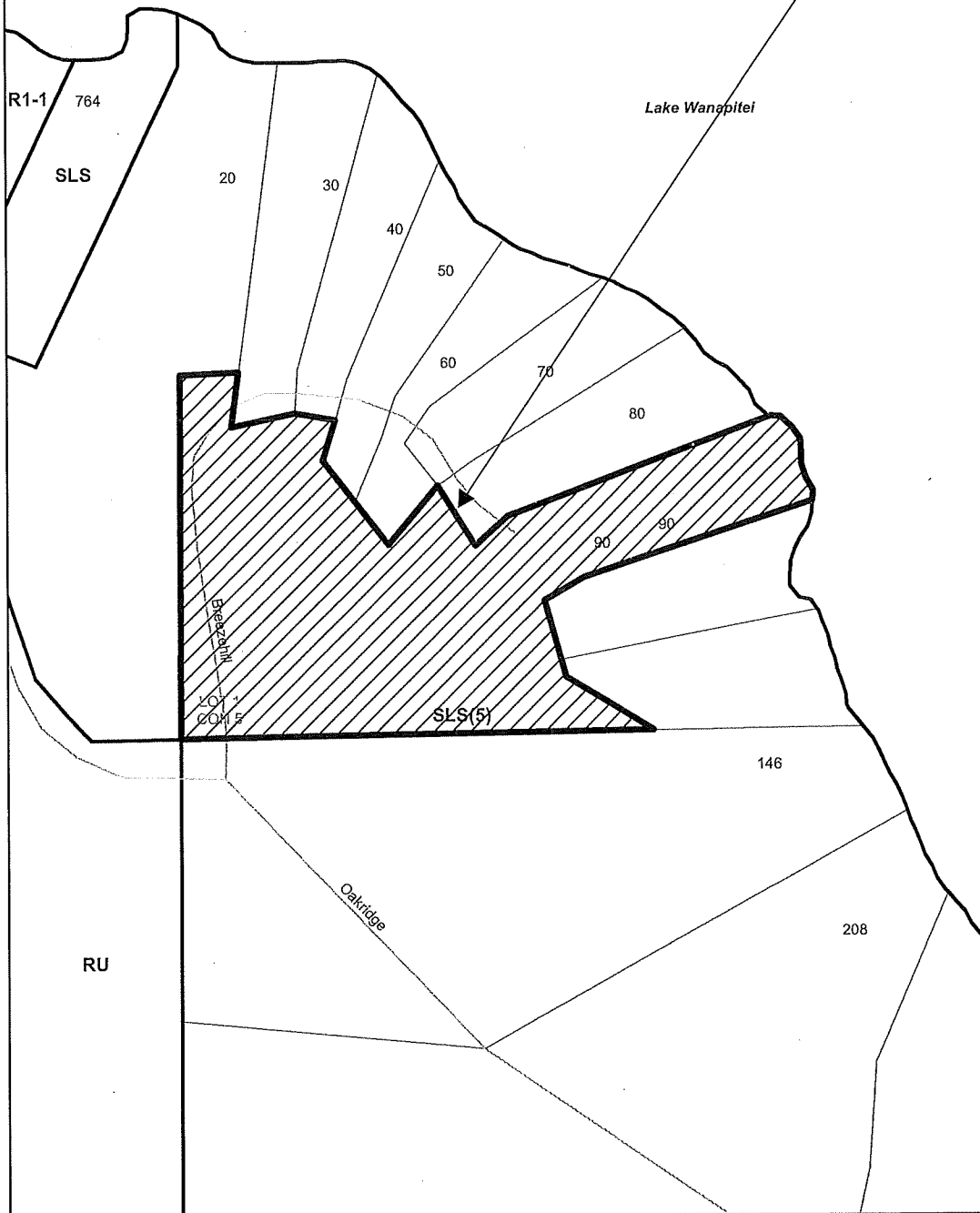
Print Name: \_\_\_\_\_

\*I have authority to bind the Corporation

B0142/2007



**SUBJECT  
PROPERTY**



**SUBJECT  
PROPERTY**

**Application for Minor  
Variance or Permission**

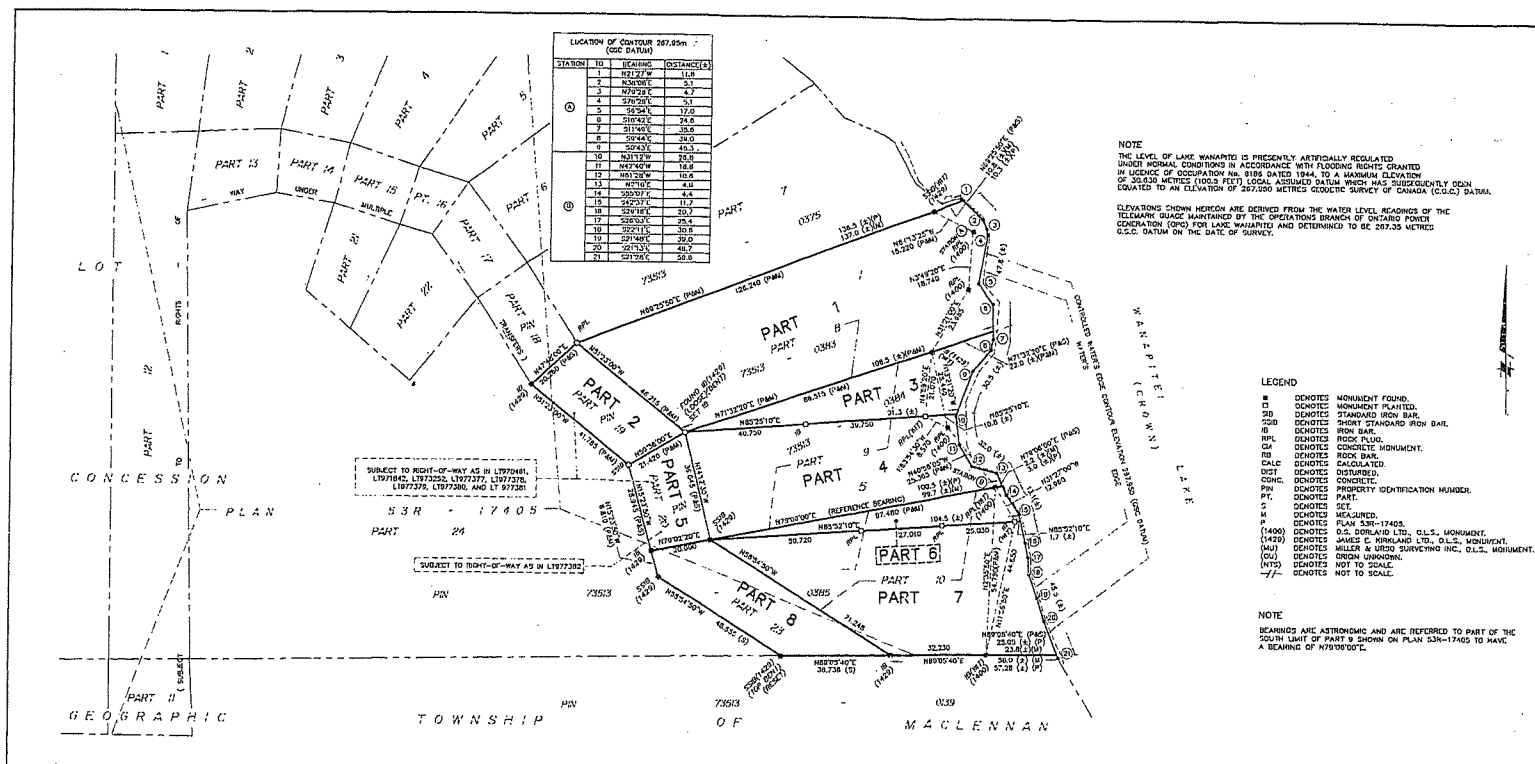


Subject Property being  
PIN 73513-0425,  
Parts 12 and 24, Plan 53R-17405,  
Parts 1, 2, and 3, Plan 53R-18662,  
Part Lot 1, Concession 5,  
Township of MacLennan,  
90 Breezehill Road, Skead  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

A142/2021  
Date: 2021 11 08





**PLAN 53R-18662**

RECEIVED AND DEPOSITED  
 2008-05-28  
 DATE  
 A.M. LAND REGISTRATION FOR THE LAND  
 TITLES DIVISION OF MANITOBA

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.  
 MAY 23, 2008  
 DATE  
 J. GOSLING  
 OFFICIAL LAND SURVEYOR

PART	LOT	CONC. PLAN	PIN	REMARKS
1			73513-0383	0.5190(4)
2				0.0000
3				0.1192(4)
4			73513-0384	0.2830(4)
5				0.0000
6				0.0017(3)
7			73513-0385	0.3322(4)
8				0.1204

PARTS 1 & 2 - ALL OF PIN 73513-0383  
 PARTS 3, 4 & 5 - ALL OF PIN 73513-0384  
 PARTS 6, 7 & 8 - PART OF PIN 73513-0385  
 PARTS 2 & 5 - SUBJECT TO RIGHT-OF-WAY AS IN L1970481, L1971842, L1972232, L1973737, L1977378, L1977379, L1977380, AND L1977381  
 PART 5 - SUBJECT TO RIGHT-OF-WAY AS IN L1977382.

# **SURVEYOR'S CERTIFICATE**

- I HEREBY CERTIFY:
- THAT THIS SURVEY AND PLAN ACCORDANCE WITH THE SURVEY ACT AND THE LAND TITLES ACT AND THE LAND TITLES MADE UNDER THEM.
  - THAT THE SURVEY WAS COMPLETED ON FEBRUARY, 2008.

MAY 23, 2008  
 DATE

PLAN OF SURVEY OF  
 PART OF LOT 1, CONCESSION 5  
 GEOGRAPHIC TOWNSHIP OF MACLENNAN  
 CITY OF GREATER SASKATCHEWAN

**SRO GEOMATICS INC.**  
 Engineers & Surveyors  
 205 REGENCY STREET  
 SASKATCHEWAN, S4N 1A7  
 PHONE: (306) 524-3131  
 FAX: (306) 524-1942

DISTANCES ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048  
 PLAN BY S.M. (P.L.S.) SCALE: 1:750 REF. PLAN: (57)-MACLENNAN  
 CTD BY: S.M. (P.L.S.) DATE: 2007 CAD FILE NAME: 5207-MACLENNAN-RP

A0142/2008  
 sketch 3

REVISED OCTOBER 27/2



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 2020.01.01	
A0056/2026	
S.P.P. AREA	
YES	NO
NDCA REG. AREA	
YES	NO

## City of Greater Sudbury

### APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$960.00 (includes \$230.00 legal notice fee)  
APPLICATION FEE FOR HEDGEROWS: \$292.00 (includes \$230.00 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):	MANUEL & MARIA CARNEIRO	Email:	
Mailing Address:	3076 ALGONQUIN ROAD	Home Phone:	
		Business Phone:	
City:	SUDBURY	Postal Code:	P3E 5B6
		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:	CDGD Engineering Limited	Email:	
Mailing Address:	303 Cedar St.	Home Phone:	
		Business Phone:	
City:	Sudbury	Postal Code:	P3B 1M8
		Fax Phone:	

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

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

Name:	
Mailing Address:	
City:	Postal Code:

- 4) Current Official Plan designation: \_\_\_\_\_ Current Zoning By-law designation: R1-5

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

Variance To	By-law Requirement	Proposed	Difference
1a. Retain wall height less than 2.5m Interior setback (WEST/EAST)	0.6m	0m (property line)	
1b. Retain wall height greater than 2.5m Interior setback (WEST/EAST)	1.2m	0.03m	
2. Retain wall concrete Slab overhang Interior side Setback (WEST)	1.2m	0.03m	
3. Garden Retaining Wall Corner Side Yard	not permitted	to allow 0.0m	
4. Lot coverage of all accessory	10%	15.75% (SEE CALC. ON PP1 DWG)	

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

- c) Description of Proposal:  
To allow all the proposed on item 5) a)

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
- 1a. & 1b. The retain wall was constructed to utilize the steep grade or topography of the property with the addition of concrete slab on top
  2. The concrete slab was constructed on top of the retain wall.
  3. It is existing and to prevent soil erosion.
  4. The exist. garage and shed was already there when the property was bought. At that time, the % lot coverage of accessory was already 13.8%



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
A0056/2020
S.P.P. AREA YES ____ NO ____
NDCA REG. AREA YES ____ NO ____

## City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$960.00 (includes \$230.00 legal notice fee)  
APPLICATION FEE FOR HEDGEROWS: \$292.00 (includes \$230.00 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):	MANUEL & MARIA CARNEIRO	Email:	
Mailing Address:	3076 ALGONQUIN ROAD	Home Phone:	
		Business Phone:	
City:	SUDBURY	Postal Code:	P3E 5B6
		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:	CDGD Engineering Limited	Email:	
Mailing Address:	303 Cedar St.	Home Phone:	
		Business Phone:	
City:	Sudbury	Postal Code:	P3B 1M8
		Fax Phone:	

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

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

Name:	
Mailing Address:	
City:	Postal Code:

- 4) Current Official Plan designation: \_\_\_\_\_ Current Zoning By-law designation: \_\_\_\_\_

- 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 EXISTING)	By-law Requirement	Proposed	Difference
5. Garage Ht.	5m	5.28m (SEE DWG. A1)	
6. Corner side yard deck setback (A0027/2017)	4.5m	2.45m	
7. Exist. garage Int. Side Setback (East)	1.2m	0.67m	

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

- c) Description of Proposal: \_\_\_\_\_  
To allow all the proposed on item 5) a) \_\_\_\_\_

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
5. Utilized exist. roof joist of the demolished barn  
6. Discovered after prev. minor variance that setback was less than the applied for. (Resubmission of A0029/2017)  
7. It is existing



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

PIN(s): \_\_\_\_\_ Township: BRODER Ward: \_\_\_\_\_  
 Lot No.: 1 Concession No.: 6 Parcel(s): 35034 SES  
 Subdivision Plan No.: M-358 Lot: \_\_\_\_\_ Reference Plan No.: \_\_\_\_\_ Part(s): \_\_\_\_\_  
 Municipal Address or Street(s): 3076 ALGONQUIN ROAD, SUDBURY, ON P3E 5B6

- 7) Date of acquisition of subject land.
- APPROX. 2000

- 8) Dimensions of land affected.

Frontage 49 (m) Depth 221+/- (m) Area 1454 (m<sup>2</sup>) Width of Street \_\_\_\_\_ (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	_____ (m <sup>2</sup> )	_____ (m <sup>2</sup> )
Gross Floor Area:	_____ (m <sup>2</sup> )	_____ (m <sup>2</sup> )
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
ITEM 5) a) Front:	_____ (m)	_____ (m)
1a Rear:	_____ (m)	_____ (m)
Side:	<u>0.01m</u> (m)	<u>0.01m</u> (m)
Side:	<u>0 (PROPERTY LINE)</u> (m)	<u>0 (PROPERTY LINE)</u> (m)

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

Municipally owned & operated piped water system	<input checked="" type="checkbox"/>	Provincial Highway	
Municipally owned & operated sanitary sewage system	<input checked="" type="checkbox"/>	Municipal Road	
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			

What type of access to the land?

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

EXIST. SHED & GARAGE - UNKNOWN  
 EXIST. 2 STOREY DECK ADDN - 2009

- 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?
- ONE

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

☐ Yes ☒ No

legalized? If "yes", how many? \_\_\_\_\_

- 17) Existing uses of abutting properties:
- Residential

A0056/2020

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

PIN(s): \_\_\_\_\_ Township: \_\_\_\_\_ Ward: \_\_\_\_\_  
 Lot No.: \_\_\_\_\_ Concession No.: \_\_\_\_\_ Parcel(s): \_\_\_\_\_  
 Subdivision Plan No.: \_\_\_\_\_ Lot: \_\_\_\_\_ Reference Plan No.: \_\_\_\_\_ Part(s): \_\_\_\_\_  
 Municipal Address or Street(s): \_\_\_\_\_

- 7) Date of acquisition of subject land. \_\_\_\_\_

- 8) Dimensions of land affected.

Frontage (m) Depth (m) Area (m<sup>2</sup>) Width of Street (m)

- 9) Particulars of all buildings:
- |                    | Existing          | Proposed          |
|--------------------|-------------------|-------------------|
| Ground Floor Area: | (m <sup>2</sup> ) | (m <sup>2</sup> ) |
| Gross Floor Area:  | (m <sup>2</sup> ) | (m <sup>2</sup> ) |
| 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).

ITEM 5) a)

	Existing	Proposed
Front:	(m)	(m)
Rear:	3.94 (m)	3.94 (m)
Side:	0.73 (m)	0.73 (m)
Side:	0.03 (m)	0.03 (m)

1B

- 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 type="checkbox"/>	Maintained Yearly	<input type="checkbox"/>
Individual Well	<input type="checkbox"/>	Maintained Seasonal	<input type="checkbox"/>
Communal Well	<input type="checkbox"/>	Right-of-way	<input type="checkbox"/>
Individual Septic System	<input type="checkbox"/>	Water	<input type="checkbox"/>
Communal Septic System	<input type="checkbox"/>	If access is by water only, provide parking and docking facilities to be used.	
Pit Privy	<input type="checkbox"/>		
Municipal Sewers/Ditches/Swales	<input type="checkbox"/>		

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

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

Use(s): \_\_\_\_\_ 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? \_\_\_\_\_

- 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: \_\_\_\_\_

A0056/2020

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

PIN(s): \_\_\_\_\_ Township: \_\_\_\_\_ Ward: \_\_\_\_\_  
 Lot No.: \_\_\_\_\_ Concession No.: \_\_\_\_\_ Parcel(s): \_\_\_\_\_  
 Subdivision Plan No.: \_\_\_\_\_ Lot: \_\_\_\_\_ Reference Plan No.: \_\_\_\_\_ Part(s): \_\_\_\_\_  
 Municipal Address or Street(s): \_\_\_\_\_

- 7) Date of acquisition of subject land. \_\_\_\_\_

- 8) Dimensions of land affected.

Frontage (m) Depth (m) Area (m<sup>2</sup>) Width of Street (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	(m <sup>2</sup> )	(m <sup>2</sup> )
Gross Floor Area:	(m <sup>2</sup> )	(m <sup>2</sup> )
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).

ITEM 5) a)

2.

	Existing	Proposed
Front:	(m)	(m)
Rear:	(m)	(m)
Side:	0.05 (m)	0.05 (m)
Side:	0.03 (m)	0.03 (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 type="checkbox"/>	Maintained Yearly	<input type="checkbox"/>
Individual Well	<input type="checkbox"/>	Maintained Seasonal	<input type="checkbox"/>
Communal Well	<input type="checkbox"/>	Right-of-way	<input type="checkbox"/>
Individual Septic System	<input type="checkbox"/>	Water	<input type="checkbox"/>
Communal Septic System	<input type="checkbox"/>	If access is by water only, provide parking and docking facilities to be used.	
Pit Privy	<input type="checkbox"/>		
Municipal Sewers/Ditches/Swales	<input type="checkbox"/>		

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

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

Use(s): \_\_\_\_\_ 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? \_\_\_\_\_

- 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: \_\_\_\_\_

A0056/2020

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

PIN(s): \_\_\_\_\_ Township: BRODER Ward: \_\_\_\_\_  
 Lot No.: 1 Concession No.: 6 Parcel(s): 35034 SES  
 Subdivision Plan No.: M-358 Lot: \_\_\_\_\_ Reference Plan No.: \_\_\_\_\_ Part(s): \_\_\_\_\_  
 Municipal Address or Street(s): 3076 ALGONQUIN ROAD, SUDBURY, ON P3E 5B6

- 7) Date of acquisition of subject land.
- APPROX. 2000

- 8) Dimensions of land affected.

Frontage 49 (m) Depth 221+/- (m) Area 1454 (m<sup>2</sup>) Width of Street \_\_\_\_\_ (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	_____ (m <sup>2</sup> )	_____ (m <sup>2</sup> )
Gross Floor Area:	_____ (m <sup>2</sup> )	_____ (m <sup>2</sup> )
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:	_____ (m)	_____ (m)
Rear:	_____ (m)	_____ (m)
Side:	_____ (m)	_____ (m)
Side:	0 (PROPERTY LINE) (m)	0 (PROPERTY LINE) (m)

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

Municipally owned & operated piped water system	<input checked="" type="checkbox"/>	Provincial Highway	
Municipally owned & operated sanitary sewage system	<input checked="" type="checkbox"/>	Municipal Road	
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"/>		

What type of access to the land?

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

EXIST. SHED & GARAGE - UNKNOWN  
 EXIST. 2 STOREY DECK ADDN - 2009

- 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?
- ONE

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

☐ Yes ☒ No

legalized? If "yes", how many? \_\_\_\_\_

- 17) Existing uses of abutting properties:
- Residential

AP056/2020

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

PIN(s): \_\_\_\_\_ Township: \_\_\_\_\_ Ward: \_\_\_\_\_  
 Lot No.: \_\_\_\_\_ Concession No.: \_\_\_\_\_ Parcel(s): \_\_\_\_\_  
 Subdivision Plan No.: \_\_\_\_\_ Lot: \_\_\_\_\_ Reference Plan No.: \_\_\_\_\_ Part(s): \_\_\_\_\_  
 Municipal Address or Street(s): \_\_\_\_\_

7) Date of acquisition of subject land. \_\_\_\_\_

8) Dimensions of land affected.

Frontage (m) Depth (m) Area (m<sup>2</sup>) Width of Street (m)

ITEM 5) a) 9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	186	(m <sup>2</sup> )		(m <sup>2</sup> )
Gross Floor Area:	186	(m <sup>2</sup> )		(m <sup>2</sup> )
No. of storeys:	1			
Width:	8.25	(m)		(m)
Length:	24	(m)		(m)
Height:	5.28	(m)	5.28	(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:	35.5	(m)		(m)
Rear:		(m)		(m)
Side:	2.884	(m)		(m)
Side:	0.67	(m)	0.67	(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 type="checkbox"/>	Maintained Yearly	<input type="checkbox"/>
Individual Well	<input type="checkbox"/>	Maintained Seasonal	<input type="checkbox"/>
Communal Well	<input type="checkbox"/>	Right-of-way	<input type="checkbox"/>
Individual Septic System	<input type="checkbox"/>	Water	<input type="checkbox"/>
Communal Septic System	<input type="checkbox"/>	If access is by water only, provide parking and docking facilities to be used.	
Pit Privy	<input type="checkbox"/>		
Municipal Sewers/Ditches/Swales	<input type="checkbox"/>		

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

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

Use(s): \_\_\_\_\_ 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? \_\_\_\_\_

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: \_\_\_\_\_

2005/12/20

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

PIN(s): \_\_\_\_\_ Township: \_\_\_\_\_ Ward: \_\_\_\_\_  
 Lot No.: \_\_\_\_\_ Concession No.: \_\_\_\_\_ Parcel(s): \_\_\_\_\_  
 Subdivision Plan No.: \_\_\_\_\_ Lot: \_\_\_\_\_ Reference Plan No.: \_\_\_\_\_ Part(s): \_\_\_\_\_  
 Municipal Address or Street(s): \_\_\_\_\_

- 7) Date of acquisition of subject land. \_\_\_\_\_

- 8) Dimensions of land affected.

Frontage (m) Depth (m) Area (m<sup>2</sup>) Width of Street (m)

- 9) Particulars of all buildings:

	Existing	Proposed (addn)
Ground Floor Area:	207 (m <sup>2</sup> )	(m <sup>2</sup> )
Gross Floor Area:	(m <sup>2</sup> )	(m <sup>2</sup> )
No. of storeys:	2	
Width:	9.14 (m)	3.66 (m)
Length:	12.19 (m)	7.9 (m)
Height:	(m)	(m)

ITEM 5) a)  
6.

- 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:	17.7 (m)	(m)
Rear:	(m)	(m)
Side:	2.45 (m)	2.45 (m)
Side:	11 (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 type="checkbox"/>	Maintained Yearly	<input type="checkbox"/>
Individual Well	<input type="checkbox"/>	Maintained Seasonal	<input type="checkbox"/>
Communal Well	<input type="checkbox"/>	Right-of-way	<input type="checkbox"/>
Individual Septic System	<input type="checkbox"/>	Water	<input type="checkbox"/>
Communal Septic System	<input type="checkbox"/>	If access is by water only, provide parking and docking facilities to be used.	
Pit Privy	<input type="checkbox"/>		
Municipal Sewers/Ditches/Swales	<input type="checkbox"/>		

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

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

Use(s): \_\_\_\_\_ 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? \_\_\_\_\_

- 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: \_\_\_\_\_

Approved 1/20/20

- 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): A006/2010; A0029/2017

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, MANUEL/MARIA CARNEIRO (please print all names), the registered owner(s) of the property described as 3076 ALGONQUIN RD., SUDBURY, ON P3E 5B6 in the City of Greater Sudbury:

#### **Collection, Use and Disclosure of Information:**

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

#### **Authority to Enter Land and Photograph**

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

#### **Appointment of Authorized Agent**

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

Dated this Oct 25 day of \_\_\_\_\_, 20 21

[Signature]  
(witness)

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

Print Name: \_\_\_\_\_

\*I have authority to bind the Corporation

A0056/2020

I/We, MARY JANE O'NEAL (please print all names),  
the registered owner(s) or authorized agent of the property described as 3070 ALGONQUIN RD.  
SUDBURY, ON

Dated this 27TH day of OCTOBER, 2021

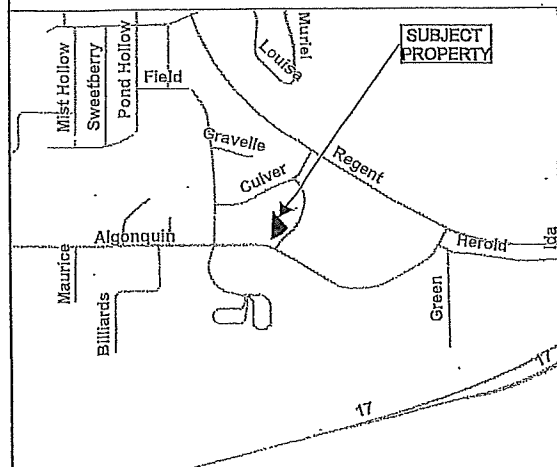
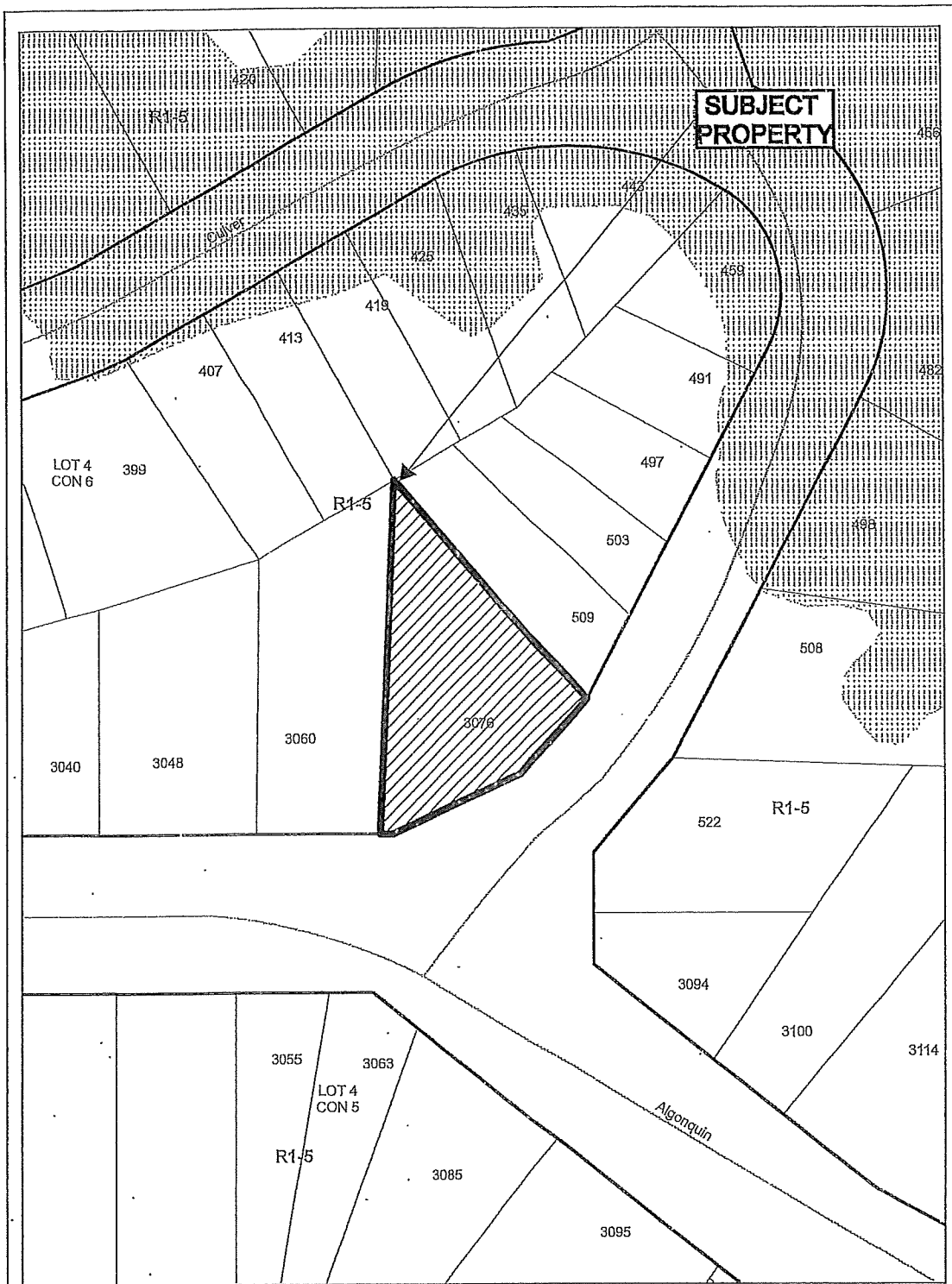
Print Name: MARY JANE OCIPANE  
 \*I have authority to bind the Corporation

**FOR OFFICE USE ONLY**

Date of Receipt:	Hearing Date:	Received By:
Zoning Designation:	Resubmission: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Previous File Number(s):		
Previous Hearing Date:		
Notes:		

170056/2020





# Application for Minor Variance or Permission



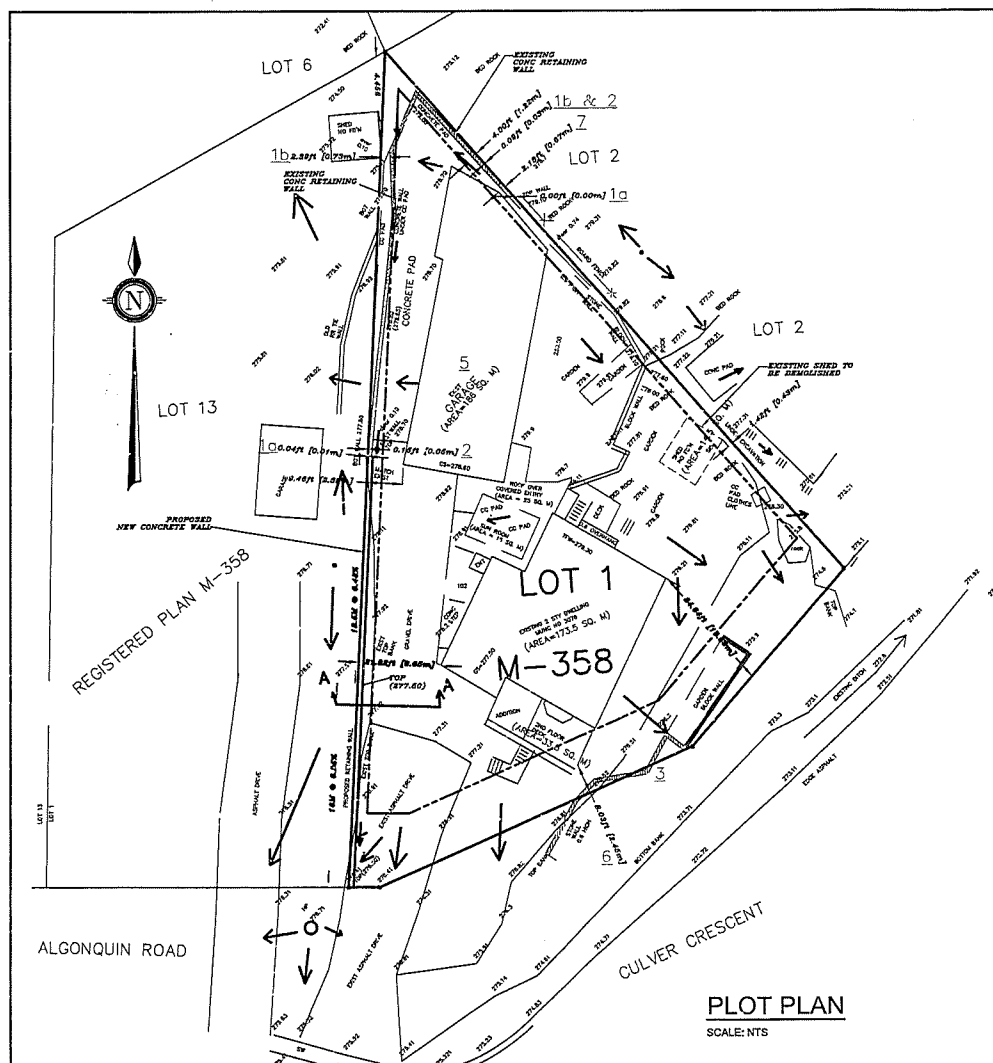
Subject Property being PIN 73478-0469,  
Parcel 35034, Part 1, Plan M-358,  
Lot 4, Concession 6, Township of Broder,  
3076 Algonquin Road, Sudbury,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA Watershed

A56/2020  
Date: 2020 09 24

A0056/2020  
Sketch 2

REVISED OCTOBER 27/21



SUBMISSION RECORD			GENERAL NOTES
Date	Description	By	-THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL INFORM THE ENGINEERS IMMEDIATELY OF ANY DISCREPANCY OR VARIATION FROM THE DRAWINGS. -THIS DRAWING, AND THE DESIGNS AND INFORMATION IT CONTAINS, IS THE PROPERTY OF THE ENGINEERS AND MAY NOT BE REPRODUCED OR USED OTHERWISE THAN ON THE SPECIFIED PROJECT WITHOUT THEIR WRITTEN PERMISSION. -DO NOT SCALE DRAWINGS
DEC. 21, 2020	ISSUED FOR MINOR VARIANCE	MO	
APR. 29, 2021	REVISED	MO	
AUG. 23, 2021	REVISED	MO	
OCT. 18, 2021	REVISED	MO	

**CDCD ENGINEERING LIMITED**  
CONSULTING ENGINEERS  
303 Cedar Street  
Sudbury, Ontario, P3B 1M8  
Tel (705) 674-8457  
Fax (705) 674-7839  
Email: info@cdcdengineering.com

**MANUEL CARNEIRO**

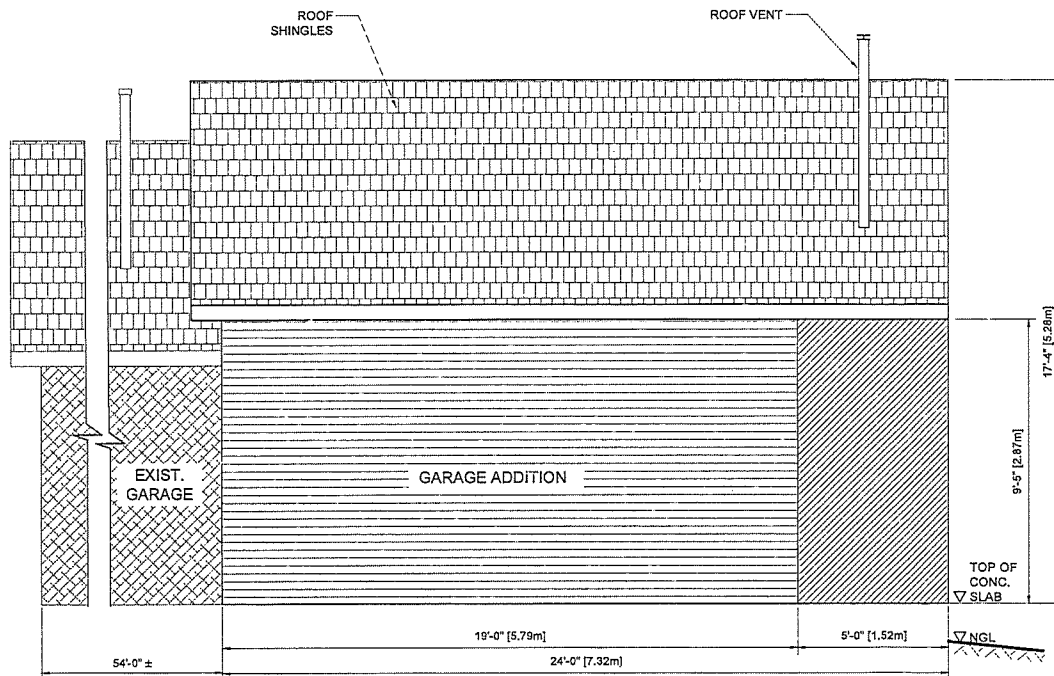
3076 Algonquin Rd.,  
Sudbury, Ontario,  
P3E 5B6

3076 ALGONQUIN RD., SUDBURY  
PLOT PLAN

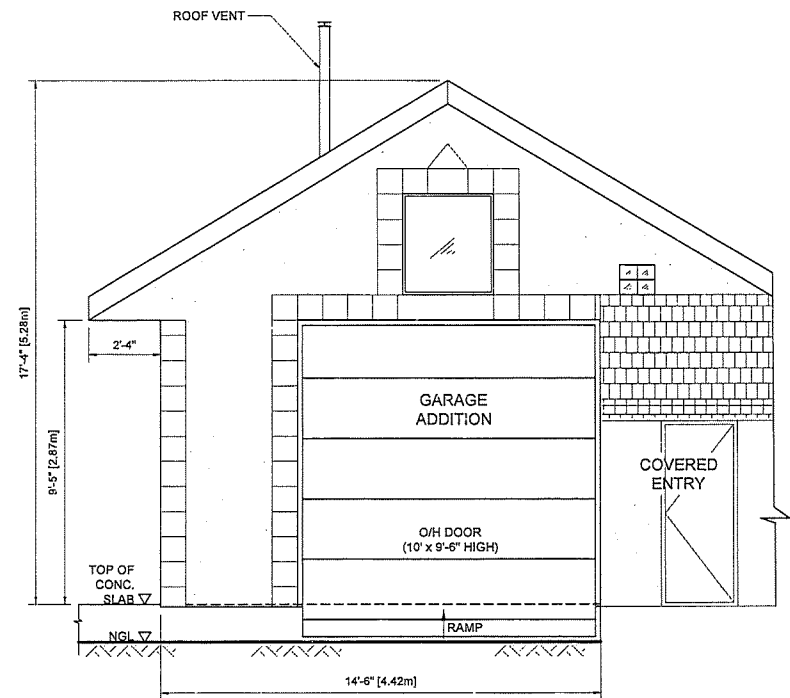
Job No.: EO22060				
Drawn	Designer	Checked	Date:	Rev.
MO	-	ATA	AUG. 23, 2021	3
Scale: AS NOTED			Drawing No.: PP1	

PO056/2020  
Sketch 3


REVISED OCTOBER 27/21



SIDE ELEVATION



FRONT ELEVATION

SUBMISSION RECORD			GENERAL NOTES	 <div>CDCD ENGINEERING LIMITED CONSULTING ENGINEERS 303 Cedar Street Sudbury, Ontario, P3B 1M8 Tel (705) 674-8457 Fax (705) 674-7839 Email: info@cdcengineering.com</div>	MANUEL CARNEIRO  3076 Algonquin Rd., Sudbury, Ontario, P3E 5B6  	GARAGE ADDITION 3076 ALGONQUIN RD., SUDBURY PLAN & ELEVATIONS					
Date	Description	By	<div>-THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL INFORM THE ENGINEERS IMMEDIATELY OF ANY DISCREPANCY OR VARIATION FROM THE DRAWINGS. -THIS DRAWING, AND THE DESIGNS AND INFORMATION IT CONTAINS, IS THE PROPERTY OF THE ENGINEERS AND MAY NOT BE REPRODUCED OR USED OTHERWISE THAN ON THE SPECIFIED PROJECT WITHOUT THEIR WRITTEN PERMISSION. -DO NOT SCALE DRAWINGS</div>			Job No.: EO20246	Drawn	Designer	Checked	Date:	Rev.
July 24, 2020	ISSUED FOR MINOR VARIANCE	ATA									
										Drawing No.:	A1