

Tom Davies Square  
200 Brady St

Wednesday, October 25, 2023

PUBLIC HEARINGS

**A0116/2023**

**JULIE GAUTHIER  
MICHEL GAUTHIER**

Ward: 5

PIN 73498 0181, Parcel 35836 SEC SES SRO, Surveys Plan SR-3402 Part(s) 1 & Plan 53R-9191 Part(s) except 1, Lot Part 6, Concession 4, Township of Blezard, 1480 Lakeshore Drive, Val Caron, [2010-100Z, RU (Rural)]

For relief from Part 4, Section 4.2, Table 4.1, and 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 facilitate the construction of a sunroom addition on the single detached dwelling providing a minimum front yard setback of 3.2m with eaves encroaching 0.4m into the proposed 3.2m front yard setback, where a minimum front yard setback of 10.0m is required and where eaves may encroach 1.2m into the required front yard but not closer than 0.6m to the lot line.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATIONS A73/01 (24 SEP 01), A70/90 (9 APR 90) AND CONSENT APPLICATIONS B72/01 (24 SEP 01), B66/90 (9 APR 90) AND B240/80 (17 NOV 80)

**A0117/2023**

**PATRICK RILEY**

Ward: 12

PIN 73580 0168, Parcel 4266 SEC SES, Lot(s) 77, Subdivision M-42, Lot Part 4, Concession 4, Township of McKim, 567 Kingsway, Sudbury, [2010-100Z, R3-1 (Medium Density Residential)]

For relief from Part 5, Section 5.2, subsection 5.2.4.3, paragraph d), and Section 5.5, Table 5.5 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, to facilitate the conversion of the existing building from two residential units to three residential units providing, firstly, a minimum of 3 parking spaces, where 4 parking spaces is required and secondly, to permit parking within the required front yard, maintaining a front yard setback of 4.88m, where parking is not permitted to be within the required front yard in any Residential Zone.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION A169/88 (20 JUN 88)

**A0118/2023**

**JAMES BISSET  
PAIGE BISSET**

Ward: 10

PIN 73594 0034, Parcel 43365 SEC SES, Survey Plan 53R-7013 Part(s) 1, Lot(s) Part 100, Subdivision M-205, Lot Part 5, Concession 1, Township of McKim, 1720 Windle Drive, Sudbury, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, Table 4.1, Section 4.41, subsections 4.41.2 and 4.41.4 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, to facilitate the construction of a carport and vestibule addition providing, firstly, a minimum front yard setback of 2.0m with eaves encroaching 1.0m into the proposed 2.0m front yard setback, where a minimum front yard setback of 6.0m is required and where eaves may encroach 1.2m into the required front yard but not closer than 0.6m to the lot line, and secondly, a high water mark setback of 15.7m for the carport and 17.76m for the vestibule, where no person shall erect any residential building or other accessory structure closer than 30.0m to the high water mark of a lake or river, and where only the accessory structures as set out in subsection 4.41.2, boat launches, marine railways, waterlines and heat pump loops are permitted within 20.0m of a high water mark and the area permitted to be cleared of natural vegetation in Section 4.41.3.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B699/76 (29 NOV 76), B317/67 (8 NOV 67), B318/67 (8 NOV 67) AND MINOR VARIANCE APPLICATION A228/76 (29 NOV 76)

**THIS APPLICATION WAS DEFERRED FROM THE MEETING OF APRIL 13, 2023 TO AFFORD THE OWNER THE OPPORTUNITY TO ADDRESS THOSE COMMENTS RECEIVED FROM AGENCIES AND DEPARTMENTS.**

**A0020/2023**

**TREVOR FERA  
ALISON FERA**

**"REVISED"**

Ward: 11

PIN 73559 0114, Parcel 44400, Part Lot 9, Concession 2, Parts 3, 4, 7 and 8, Plan 53R-7096, together with Part 1, Plan 53R-16903 as in LT919152, Township of Neelon, 535 Moonlight Beach Road, Sudbury, [2010-100Z, R1-1(6) Low Density Residential One]

For relief from Part 4, Section 4.2, subsections 4.2.3 and 4.2.4 a) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a garage providing, firstly, an accessory lot coverage of 11%, where the total lot coverage of all accessory buildings and structures on a residential lot shall not exceed 10%, and secondly, a maximum height of 6.9m, where the maximum height of any building or structure accessory to a residential dwelling shall be 5.0m.

**A REMINDER... THE NEXT SCHEDULED MEETING IS  
WEDNESDAY, NOVEMBER 8, 2023**



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 2023.01.01	
A 0116/2023	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

## City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,180.00 (includes \$280.00 legal notice fee)  
 APPLICATION FEE FOR HEDGEROWS: \$357.00 (includes \$280.00 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): MICHEL & JULIE GAUTHIER	Email: [REDACTED]
Mailing Address: 1480 LAKESHORE DRIVE	Home Phone: [REDACTED]
VAL CARON	Business Phone: [REDACTED]
City: SUDBURY	Fax Phone: [REDACTED]
Postal Code: P3N 1L6	

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: PAUL PELLAND	Email: [REDACTED]
Mailing Address: VAL CARON 210 FIRE ROUTE 2	Home Phone: [REDACTED]
City: VAL CARON	Business Phone: [REDACTED]
Postal Code: P3N 1P3	Fax Phone: [REDACTED]

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

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

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

4) Current Official Plan designation: RESIDENTIAL <sup>LIVING AREA 2 + RURAL</sup> Current Zoning By-law designation: RU

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
MIN FRONT YARD TABLE 9.3	10m	3.2m	6.8m

b) Is there an eave encroachment?  Yes  No If 'Yes', size of eaves: .4 (m)

c) Description of Proposal:  
 PROPOSED THREE SEASON SUN ROOM ADDITION TO EXISTING HOME

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
 TABLE 9.3 RU MIN REQUIRED FRONT YARD 10m , EXISTING HOUSE BUILT 3.2 m FROM PROPERTY LINE City's Zoning By-law 2121-152z  
 NEW ADDITION WILL BE 3.2 M TO 4m FROM PROPERTY LINE AS PER SKETCH

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

PIN(s): 734980181 Township: Blezard  
 Lot No.: 6 Concession No.: 4 Parcel(s): 35836  
 Subdivision Plan No.: Lot: Reference Plan No.: SR 3402 PR 1 EXCEPT 5329191 PR 1  
 Municipal Address or Street(s): 1480 LAKESHORE DRIVE, VAL CARON

7) Date of acquisition of subject land. NOV 1, 2010

8) Dimensions of land affected.

Frontage 111.14 (m) Depth 222.276 (m) Area 743 (m<sup>2</sup>) Width of Street 18 (m)

9) Particulars of all buildings: SEE ATTACHED Existing Proposed

Ground Floor Area:	234.48 house, garage, shed (m <sup>2</sup> )	31.21	(m <sup>2</sup> )
Gross Floor Area:	234.48 house, garage, shed (m <sup>2</sup> )	31.21	(m <sup>2</sup> )
No. of storeys:	1	1	
Width:	8.7 m house (m)	4.27	(m)
Length:	12.40m house (m)	7.31	(m)
Height:	6 (m)	6	(m)

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

SEE ATTACHED Existing Proposed

Front:	3.2 (m)	3.2 to 4 (m)
Rear:	197.6 (m)	197 (m)
Side:	29.41 (m)	29.41 (m)
Side:	70 (m)	66 (m)

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

What type of access to the land?

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

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

1973

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

Use(s): SINGLE FAMILY DWELLING Length of time: 50 YEARS

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

Same as #13  or, \_\_\_\_\_

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

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

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

17) Existing uses of abutting properties: SINGLE FAMILY HOMES + PARK

A0116/2023

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, SMALL FRONT DECK VARIANCE TO FRONTAGE

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, MICHEL GAUTHIER & JULIE GAUTHIER (please print all names), the registered owner(s) of the property described as 1480 LAKESHORE DRIVE, VAL CARON

in the City of Greater Sudbury:

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

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

**Authority to Enter Land and Photograph**

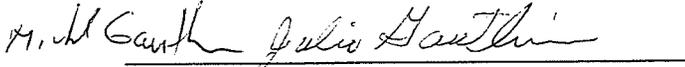
- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land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

**Appointment of Authorized Agent**

g) appoint and authorize Paul Pelland (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 25 day of September, 2023

  
(witness)



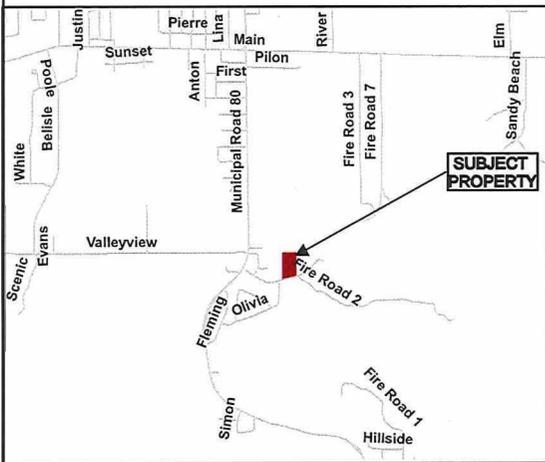
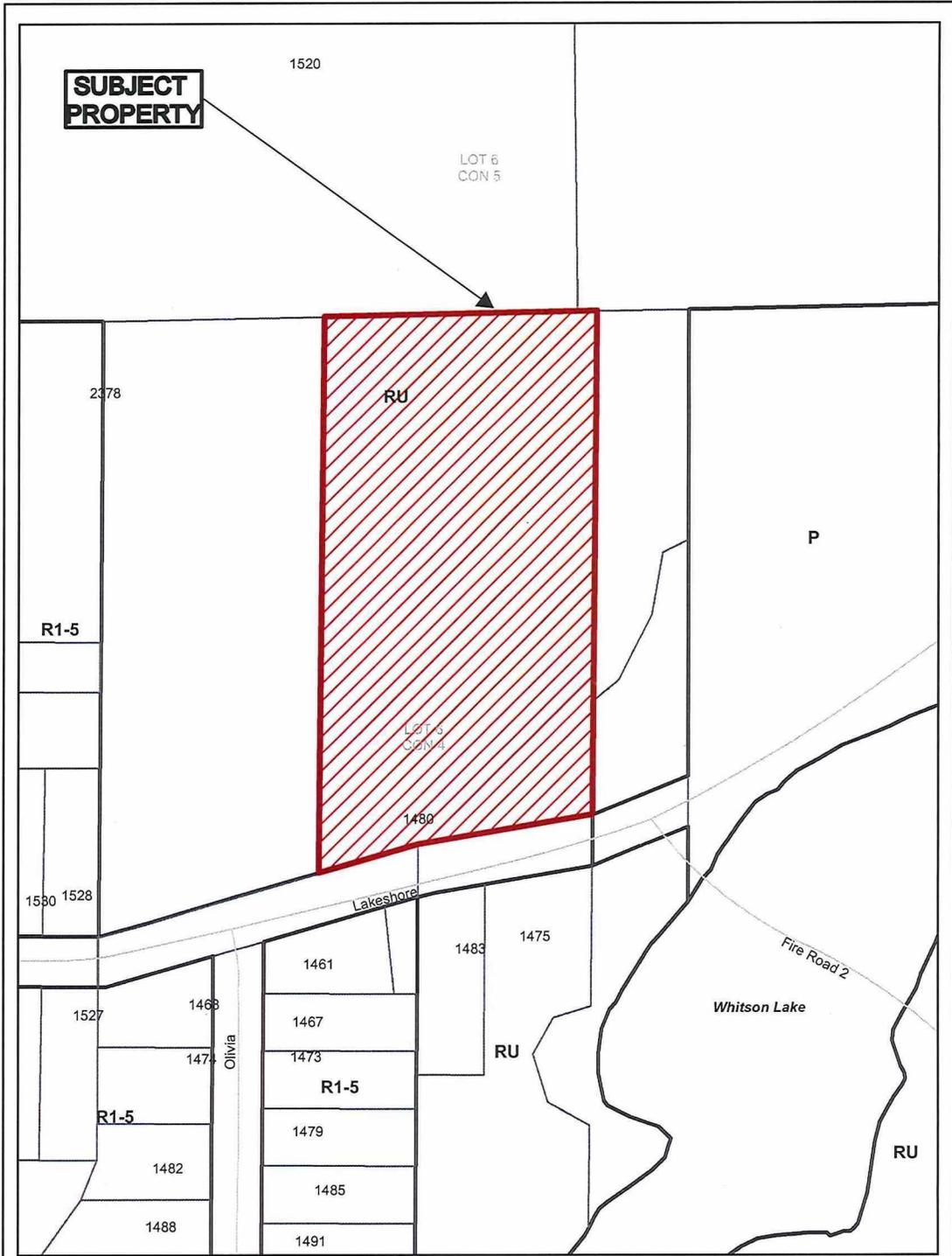
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: MICHEL & JULIE GAUTHIER

\*I have authority to bind the Corporation

A0116/2023





**Application for Minor Variance or Permission**

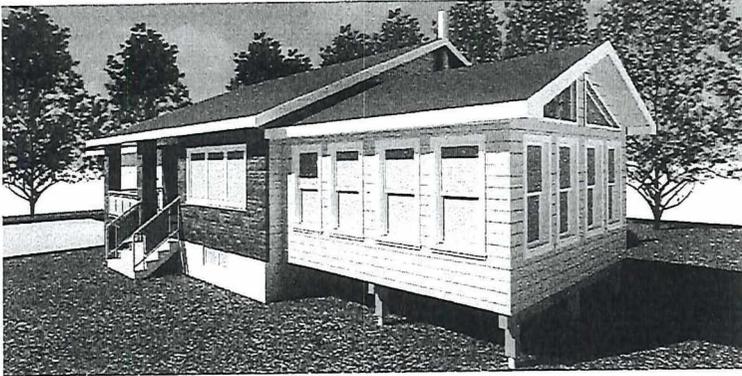


Subject Property PIN 73498-0181,  
 Parcel 35836 SEC SES SRO, Part Lot 6, Concession 4,  
 Part 1, Plan SR-3402, except Part 1, Plan 53R-9191,  
 Township of Blezard, 1480 Lakeshore Drive, Val Caron,  
 City of Greater Sudbury

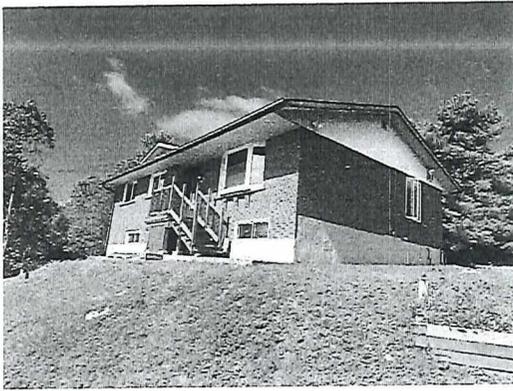
Sketch 1, NTS  
 NDCA

A0116/2023  
 Date: 2023 10 04





CONCEPT RENDERING OF PROPOSED SUNROOM



SIDE PHOTO OF 1480 LAKE SHORE DRIVE, VAL CARON



FRONT PHOTO OF 1480 LAKESHORE DRIVE, VAL CARON



GOOGLE EARTH VIEW

<p>I PAUL PELLAND DECLARE THAT I REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF THE FIRM REGISTERED UNDER SUBSECTION 2.17.4 OBC I AM QUALIFIED AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES</p> <p>EMAIL: [REDACTED]          PHONE: [REDACTED]          INDIVIDUAL BCIN 115884          FIRM BCIN 35810</p> <p>PAUL PELLAND, [Signature]          1582750 ONTARIO LTD O/A NORTH SOUTH STUDIO</p>	<p>PROJECT  <b>PROPOSED THREE SEASON          SUNROOM</b></p> <p>GAUTHIER RESIDENCE          1480 LAKESHORE DRIVE, VAL CARON</p>	<p>DRAWN PAUL PELLAND</p>
	<p>ON THIS SHEET  <b>PHOTOS</b></p>	<p>CHECKED Checker</p>
		<p>DATE 09/25/23</p>
		<p>SCALE</p>

WWW.NORTHSOUTHSTUDIO.ONLINE

A0116/2023  
 sketch 3



Greater Sudbury  
www.greatersudbury.ca

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

Office Use Only 2023.01.01
A0117/2023
S.P.P. AREA YES ___ NO <input checked="" type="checkbox"/>
NDCA REG. AREA YES ___ NO <input checked="" type="checkbox"/>

## City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

**APPLICATION FEE: \$1,180.00 (includes \$280.00 legal notice fee)**  
**APPLICATION FEE FOR HEDGEROWS: \$357.00 (includes \$280.00 legal notice fee)**  
**CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY**

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**PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.**

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

Registered Owner(s): PATRICK RILEY	Email: [REDACTED]
Mailing Address: 406 HARESFIELD COURT	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: OTTAWA	Postal Code: K4M 0E2
	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: PAUL PELLAND	Email: [REDACTED]
Mailing Address: [REDACTED]	Home Phone: [REDACTED]
210 FIRE ROAD 2	Business Phone: [REDACTED]
City: VAL CARON	Postal Code: P3N 1P3
	Fax Phone: [REDACTED]

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

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

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

- 4) Current Official Plan designation: LIVING AREA 1      Current Zoning By-law designation: R3-1

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

Variance To	By-law Requirement	Proposed	Difference
table 5.5 (multiple dwelling)PARKING	4	3	1
5.2.4.3(b) & table 6.5 PARKING	15m	4.88	10.12

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

- c) Description of Proposal: \_\_\_\_\_

MINOR VARIANCE REDUCING REQUIRED PARKING FROM 4 TO 3 SPACES AND HAVE THE PARKING WITH-IN 15m FRONY YARD, TO CREAT A THIRD BASEMENT UNIT

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

MINOR VARIANCE TO Section 5.2.4.3 and TABLE 6.5 PARKING REQUIREMENTof the City's Zoning By-law  
 FIRST PROPOSED PARKING IS WITH THE FRONT YARD OF 15 m NO ROOM FOR 4 PARKING SPACE ON LOT.

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

PIN(s): 735800168 Township: Mckim  
 Lot No.: Concession No.: Parcel(s): 4266  
 Subdivision Plan No.: M42 Lot: 77 Reference Plan No.: Part(s):  
 Municipal Address or Street(s): 210 FIRE ROAD 2 567 Kingsway, Sudbury

7) Date of acquisition of subject land. Sept 1, 2020

8) Dimensions of land affected.

Frontage 15.24 (m) Depth 36.57 (m) Area 558 (m<sup>2</sup>) Width of Street 15.24 (m)

Particulars of all buildings:	Existing (see plot plan attached)	Proposed
Ground Floor Area:	173 duplex, 5.67 shed (m <sup>2</sup> )	(m <sup>2</sup> )
Gross Floor Area:	173 duplex, 5.67 shed (m <sup>2</sup> )	(m <sup>2</sup> )
No. of storeys:	1 duplex & shed	basement unit 106m2
Width:	9.87 duplex, 3.05 shed (m)	(m)
Length:	21.53 duplex, 3.66 shed (m)	(m)
Height:	3.65 duplex, 3.0m shed (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 (see plot plan attached)	Proposed
Front:	3.66 duplex, 27.63 m shed (m)	(m)
Rear:	11.39 duplex, 5.90 shed (m)	(m)
Side:	1.21 duplex, 1.65 m shed (m)	(m)
Side:	4.17 duplex, 9.94 m shed (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 checked="" type="checkbox"/> | Provincial Highway   | <input type="checkbox"/>            |
| Municipally owned & operated sanitary sewage system | <input checked="" type="checkbox"/> | Municipal Road   | <input type="checkbox"/>            |
| Lake  | <input type="checkbox"/>            | Maintained Yearly  | <input checked="" type="checkbox"/> |
| Individual Well                                     | <input type="checkbox"/>            | Maintained Seasonal  | <input type="checkbox"/>            |
| Communal Well                                       | <input type="checkbox"/>            | Right-of-way   | <input type="checkbox"/>            |
| Individual Septic System                            | <input type="checkbox"/>            | Water  | <input type="checkbox"/>            |
| Communal Septic System                              | <input type="checkbox"/>            | If access is by water only, provide parking and docking facilities to be used. |                                     |
| Pit Privy   | <input type="checkbox"/>            |  |                                     |
| Municipal Sewers/Ditches/Swales                     | <input type="checkbox"/>            |  |                                     |

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

1945

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

Use(s): TRIPLEX Length of time: 78 YEARS

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

Same as #13  or, LEGALIZING BASEMENT UNIT

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

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

If "yes", how many? 1 UNIT IN BASEMENT TO BE LEGALIZED

17) Existing uses of abutting properties: SINGLE FAMILY AND DUPLEX

A0117/2023

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, Patrick Riley (please print all names), the registered owner(s) of the property described as 567 kingsway

in the City of Greater Sudbury:

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

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

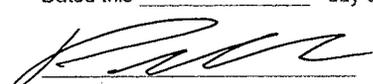
**Authority to Enter Land and Photograph**

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

**Appointment of Authorized Agent**

g) appoint and authorize Paul Pelland (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 22 day of September, 2023

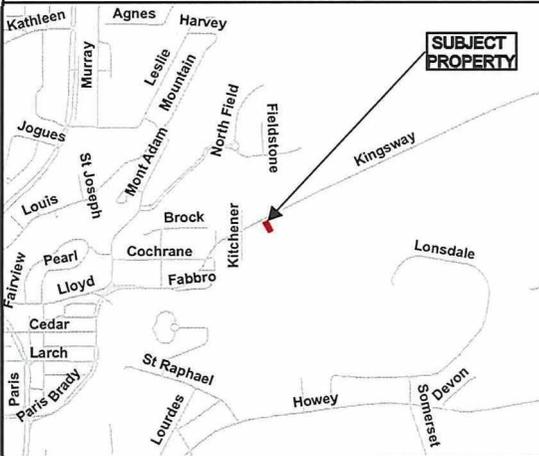
  
(witness)

  
Signature of Owner(s) or Signing Officer or Authorized Agent  
Print Name: Patrick Riley

\*I have authority to bind the Corporation

A0117/2023





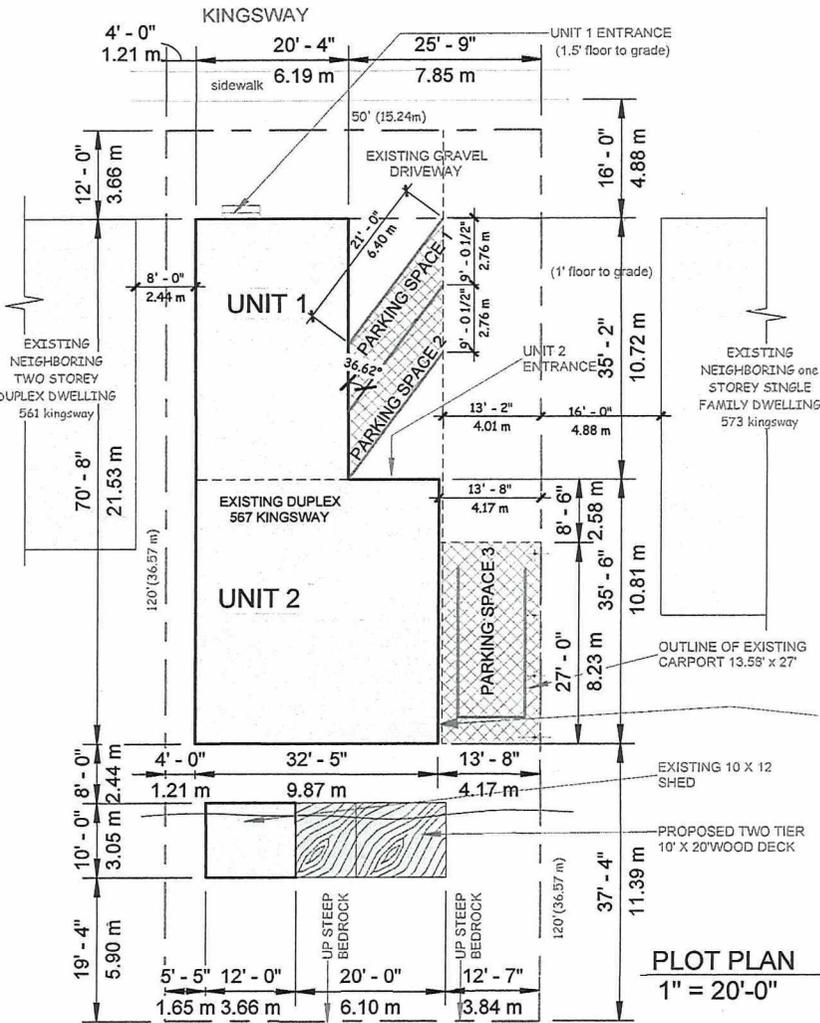
**Application for Minor Variance or Permission**



Subject Property PIN 73580-0168,  
 Parcel 4266 SEC SES, Lot 77, Plan M-42,  
 Part Lot 4, Concession 4, Township of McKim,  
 567 Kingsway, Sudbury,  
 City of Greater Sudbury

Sketch 1, NTS  
 NDCA

A0117/2023  
 Date: 2023 10 10



**SITE DATA**

OWNER NAME:  
PATRICK RILEY



LEGAL DESCRIPTION :

PCL 4266 SEC SES; LT 77 PL M42 MCKIM CITY OF GREATER SUDBURY

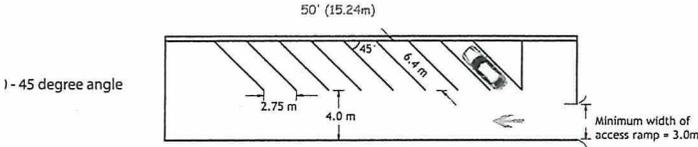
EXISTING ZONING R3-1  
EXISTING DUPLEX  
PROPOSED THIRD BASEMENT UNIT

LOT AREA: 6009 sq. ft (558 m<sup>2</sup>)  
BUILDING AREA: 1863 sq. ft. (173m<sup>2</sup>)  
BUILDING COVERAGE: 31 %  
GROSS FLOOR AREA MAIN FLOOR UNIT 1 & UNIT 2 1863S.F (173m<sup>2</sup>).  
BASEMENT UNIT 3 1150 SF (106m<sup>2</sup>)  
NO OF STOREY; 1 STOREY + BASEMENT  
NO OF DWELLING UNITS: 2 EXISTING

PROPOSED BASEMENT DWELLING UNITS 3  
BUILDING CLASSIFICATION: C  
BUILDING DEFINITION: HOUSE  
PARKING SPACE REQUIRED 4  
PARKING PROVIDED 4 SPACES

ENTRANCE TO  
PROPOSED  
BASEMENT UNIT 3

**PLOT PLAN**  
1" = 20'-0"



ANGLED PARKING BYLAW REFERENCE



STREET VIEW



GOOGLE EARTH

I PAUL PELLAND DECLARE THAT I REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF THE FIRM REGISTERED UNDER SUBSECTION 2.17.4 OBC I AM QUALIFIED AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES  
EMAIL: [REDACTED]  
PHONE: [REDACTED]  
INDIVIDUAL BCIN 115884  
FIRM BCIN 35810  
PAUL PELLAND, [Signature]

PROJECT  
**PROPOSED BASEMENT APARTMENT**  
PATRICK RILEY  
567 KINGSWAY, SUDBURY  
ON THIS SHEET  
**PLOT PLAN**

DRAWN	PAUL PELLAND
CHECKED	AL MCCANN
DATE	SEPT 22, 2023
SCALE	1" = 20'-0"

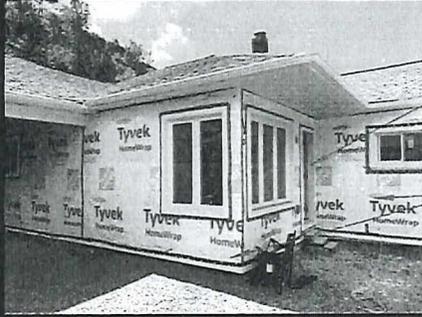
A0117/2023  
Sketch 2

REAR YARD SHED



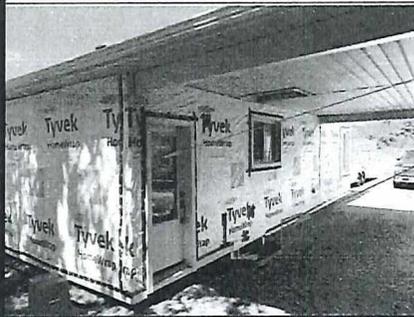
- EXISTING 8 X 12 SHED
- PROVIDE NEW PREFINISHED SIDING AS SELECTED BY OWNER
- NEW DECK TO BE BUILT SEE A11

UNIT 2 ENTRANCE PHOTO



- EXISTING 34 X 84 EXT DOOR ACCESS TO EXISTING MAIN FLOOR UNIT 2 APARTMENT PROVIDE WOOD OR MASONRY STEPS AS PER OBC 9.8
- PROVIDE NEW PREFINISHED SIDING AS SELECTED BY OWNER

PROPOSED BASEMENT UNIT 3 ENTRANCE



- EXISTING 34 X 84 EXT DOOR ACCESS DIRECTLY TO PROPOSED BASEMENT APARTMENT
- NEW 44 x 20 (RO) window C/W WINDOW WELL CUT NEW 44 X 20 ROUGH OPENING INTO EXISTING CONC WALL, PROVIDE NEW WINDOW WELL, MAKE GOOD
- EXISTING 44 X 20 WINDOW C/W WINDOW WELL

CARPORT PHOTO



- REMOVE EXISTING OLD METAL POST AND SONO TUBE AND PROVIDE NEW 6 X 6 P.T. WOOD POST C/W DIAGONAL WOOD BRACING FASTENED TO HELICAL METAL POST MAINTAIN 75MPA (REFER SPEC SUPPLIED BY INSTALLER) OPTION 10" DAIMETER BIG FOOT WITH 32" BASE 5' BELOW GRADE OR ON BEDROCK

I PAUL PELLAND DECLARE THAT I REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF THE FIRM REGISTERED UNDER SUBSECTION 2.17.4 OBC I AM QUALIFIED AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES  
 EMAIL: [REDACTED]  
 PHONE: [REDACTED]  
 INDIVIDUAL BCIN 115884  
 FIRM BCIN 35810  
 PAUL PELLAND

PROJECT  
**PROPOSED BASEMENT APARTMENT**  
 PATRICK RILEY  
 567 KINGSWAY, SUDBURY  
 ON THIS SHEET  
**ELEVATION PHOTOS**

DRAWN	PAUL PELLAND
CHECKED	AL MCCANN
DATE	01/05/22
SCALE	1/4" = 1'-0"

A0117/2023  
 Sketch 3

**Greater Sudbury**  
www.greatersudbury.ca  
Box 5000, Station 'A', 200 Braby Street  
Sudbury ON P3A 5P3  
Tel. (705) 671-2469, Ext. 4376/4346  
Fax (705) 672-2200

*M Elliott*

Office Use Only 2023.01.01	
A 0118/2023	
S.P.P. AREA	
YES	NO
NDCA REG. AREA	
YES	NO

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

APPLICATION FEE: \$1,180.00 (includes \$280.00 legal notice fee)  
APPLICATION FEE FOR HEDGEROWS: \$357.00 (includes \$280.00 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): JANISLAND PAGE BISSET Email: [REDACTED]  
Mailing Address: 1720 WINDLE DR Home Phone: [REDACTED]  
Business Phone: N/A  
City: SUDBURY ON Postal Code: P3E 2Y5 Fax Phone: N/A

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: MARK ELLIOTT Email: [REDACTED]  
Mailing Address: 301 PATRICIA ST Home Phone: [REDACTED]  
Business Phone: [REDACTED]  
City: LIVELY ON Postal Code: P8Y 1R1 Fax Phone: N/A

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

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

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

4) Current Official Plan designation: R1 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	By-law Requirement	Proposed	Difference
SEE ATTACHED			

REVISED  
OCT 6 23

b) Is there an eave encroachment?  Yes No If Yes, size of eaves: 1 (m)

c) Description of Proposal PROPOSED GARPORT AND VESTIBULE  
ADDITION - REMOVAL OF EXISTING PRIVACY SCREEN  
ENCROACHING ON MUNICIPAL PROPERTY

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

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

Township: M'KIM  
 Lot No.: 100 Concession No.: 1 Parcel(s): 43365  
 Subdivision Plan No.: M 205 Lot: 5 Reference Plan No.: 1 Part(s): 1  
 Municipal Address or Street(s): 1720 WINDLE DR  
SUDBURY ON LRP 53 R7013

7) Date of acquisition of subject land. 1993

8) Dimensions of land affected.

Frontage 25.6 (m) Depth 33.5 (m) Area 630 (m<sup>2</sup>) Width of Street 12 (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)	<u>SEE</u> (m)
Length:	_____ (m)	<u>SEE</u> (m)
Height:	_____ (m)	<u>ATTACHED</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:	_____ (m)	_____ (m)
Rear:	_____ (m)	<u>SEE</u> (m)
Side:	_____ (m)	_____ (m)
Side:	_____ (m)	<u>ATTACHED</u> (m)

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

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

What type of access to the land?

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

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

HOUSE 1981 SAUNA 1981

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

Use(s): RESIDENTIAL Length of time: 1981-PRESENT

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

A0118/2023

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, JAMES AND PAIGE BISSET (please print all names), the registered owner(s) of the property described as 1720 WINDLE DR SUDBURY ON in the City of Greater Sudbury;

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

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

**Authority to Enter Land and Photograph**

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

**Appointment of Authorized Agent**

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

Dated this 28 day of SEPTEMBER, 2023

Windy Spink  
(witness)

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

Print Name: JAMES BISSET PAIGE BISSET

\*I have authority to bind the Corporation

A0118/2023



## Oct 6 Revisions 1720 Windle Drive Minor Variance Tables

### Section 5- Nature and extent of relief from the Zoning By-Law

Variance To- Front Yard Setback	By-Law Requirement	Proposed	Difference
Carport	6m	2m	4m
Vestibule Addition	6m	5m	1m

Variance To- 30 m Highwatermark Setback	By-Law Requirement	Proposed	Difference
Carport	30m	15.7m	14.3
Vestibule Addition	30m	17.76m	12.24

Variance To- 20m Buffer Setback	By-Law Requirement	Proposed	Difference
Carport	20m	15.7	4.3 m
Vestibule Addition	20m	17.76 m	2.24 m

### Section 9 - Particulars of All Buildings

	Existing House	Carport	Vestibule Addition
Ground Floor Area	172.8 sq.m .	98	9
Gross Floor Area	345.6 sq.m.	na	na
No of Storeys	1	1	1
Width	20m	14.7m	2.2m
Length	11.6	6.8.	4.3m
Height	7.2 from walkout	3.3m	4.2m.

	Existing Sauna
Ground Floor Area	9.3 sq.m .
Gross Floor Area	na
No of Storeys	1
Width	1.8m
Length	5.4m
Height	3

### Section 10 - Location of All buildings and Structures on or Proposed for Subject Land

	Existing House	Carport	Vestibule Addition
Front	6m	2m	5m
Rear (to property line )	3.2m	12m	13.7m
Side	1.8m	1.7m	1m
Side	6m	7.7m	

	Existing Sauna
Front	24m
Rear (to property line)	2.1m
Side	1.2m
Side	24.5mm

A0118/2023

## 1720 Windle Dr. Minor Variance Section 5d

There are three variances being addressed for both the carport and vestibule addition . In order to address each one some background and analysis of Windle Dr is given first.

### Background

The Key Plan attached shows the location of houses on this section of Windle Drive . While the minimum setback to the right of way is 6m the majority of houses on the street do not comply with the 6m setback . The adjacent house at 1721 is only set back 1.8 metres from the right away. There is no traditional Cul-de-Sac at the end of Windle Dr.

Despite the non-compliance of every house on the street , services such as fire, snow ploughing and garbage pick up have remained manageable . It is acknowledged that special efforts are made to provide these services . For example a pick up truck with a blade is used to plough the street instead of a full sized truck. Garbage trucks currently back up the street for pick up. In 2000 there was a fire at the Bisset Residence and fire trucks drove straight up the street and backed down when they were done. Pick up for school buses has never occurred on this part of Windle.



Photo 1 -Existing Snow Storage on the West Side of Windle

A0118|2023



Photo 2- Bisset Privacy Screen to be Removed

***Provide the reasons why the proposal cannot comply with the provisions of the Zoning Bylaw .***

**1) Non-Compliance with 6M Setback**

CGS staff indicated in an email that there was no specific description of the intent of the various set backs in the bylaw. (6 m in this case) We suggest the following are good reasons for the 6m set back.

- A) 6m setback provides enough room for a full car length to park between the house and street.
- B) 6m setback provides enough room for snow storage on the edge of street.
- C) 6m setback creates a pleasant visual uniformity to the street and allows for street trees and landscaping to beautify the street.

As noted above every house of the street does not comply with the 6 metre set back yet there is adequate space so that POINTS A, B, C above have not historically been an issue.

**Specific to POINT A above** the carport is open-air so the length of parking space is not effected. The 1m vestibule encroachment does not effect parking either . (the neighbor to the west is only set back 1.8 m)

**Specific to POINT B above-** There is very limited snow storage space between the Bisset property at 1720 and the neighbor at 1721. The existing privacy screen on the Bisset property contributes to less snow storage space on the right of way. (This privacy screen exist to block

A0118/2023

car headlights from shining straight through the front of the Bisset Residence) Snow from the Bisset driveway and front entry area is stored primarily on the west side of the street as shown in the Key Plan and picture attached .

In this proposal, the existing privacy screen is being removed creating more snow storage in the right of way. The proposed carport posts are set back 2 m from the right-of-way so the snow storage area is improved. The biggest benefit to the snow storage issue is the proposed carport roof will cover a significant footprint so that this amount of snow does not get combined with the snow from the street. Snow is essentially stored on the carport roof

**Specific to POINT C above-** In terms of visual uniformity the street has its own charm and homes have mature trees and well landscaped yards . The Bisset residence will maintain the large pine trees giving the neighborhood character. By removing the existing screen in the right-of-way more green space in the right of way is being created .

## **2) Non-Compliance with the 20m Buffer Zone and the 30m set back from the high water mark.**

The City of Greater Sudbury's web site states the following :

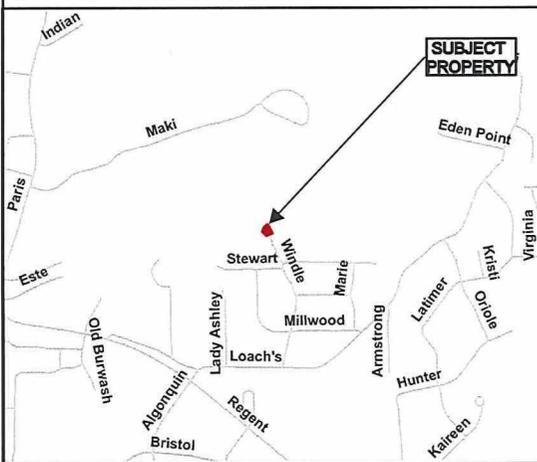
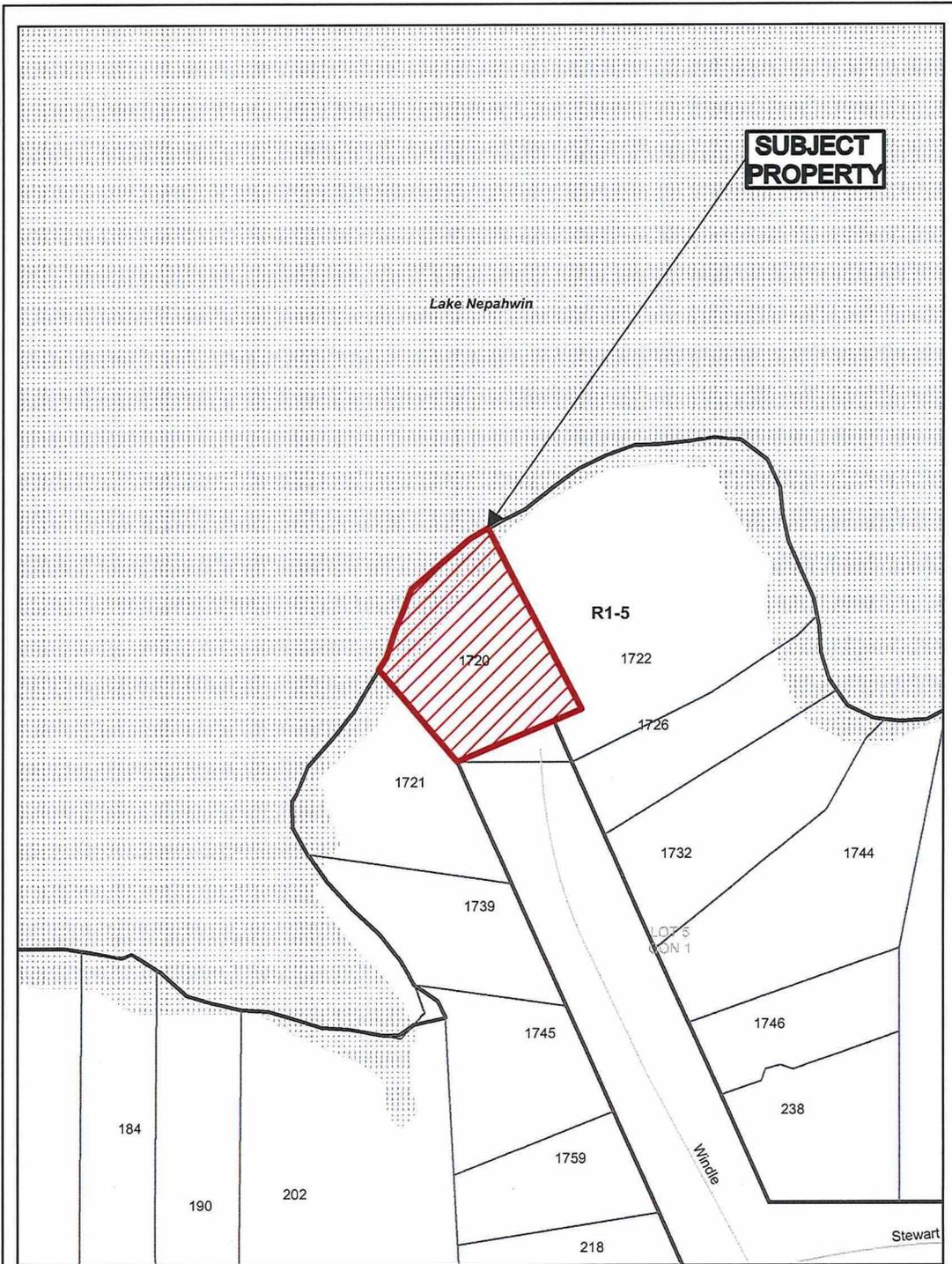
*Why Maintain a Shoreline Buffer?*

*A shoreline buffer can help filter sediment and other pollutants (such as fertilizers and pesticides) from runoff that flows from the land into waterways, thus protecting the waters from nearby land uses. The shoreline zone also provides critical habitat for aquatic insects, microorganisms, fish, and other animals, thereby helping to maintain a balance in sensitive aquatic ecosystems.*

The existing site has been fully developed since 1981 -well before the 20 metre buffer zone and 30 m set- back was established . Almost the entire lot is within the 30 m set back.

No naturalized type habitat currently exist in the front yard. While the importance of 20 and 30 m set backs are important and acknowledged, no additional negative impact , loss of habitat and introduction of pollutants will come from this proposed development . The existing large pines are being kept in this plan .

A0118/2023



**Application for Minor Variance or Permission**



Subject Property PIN 73594-0034,  
 Parcel 43365 SEC SES, Part Lot 100, Plan M-205,  
 Part 1, Plan 53R-7013, Part Lot 5, Concession 1,  
 Township of McKim, 1720 Windle Drive, Sudbury,  
 City of Greater Sudbury

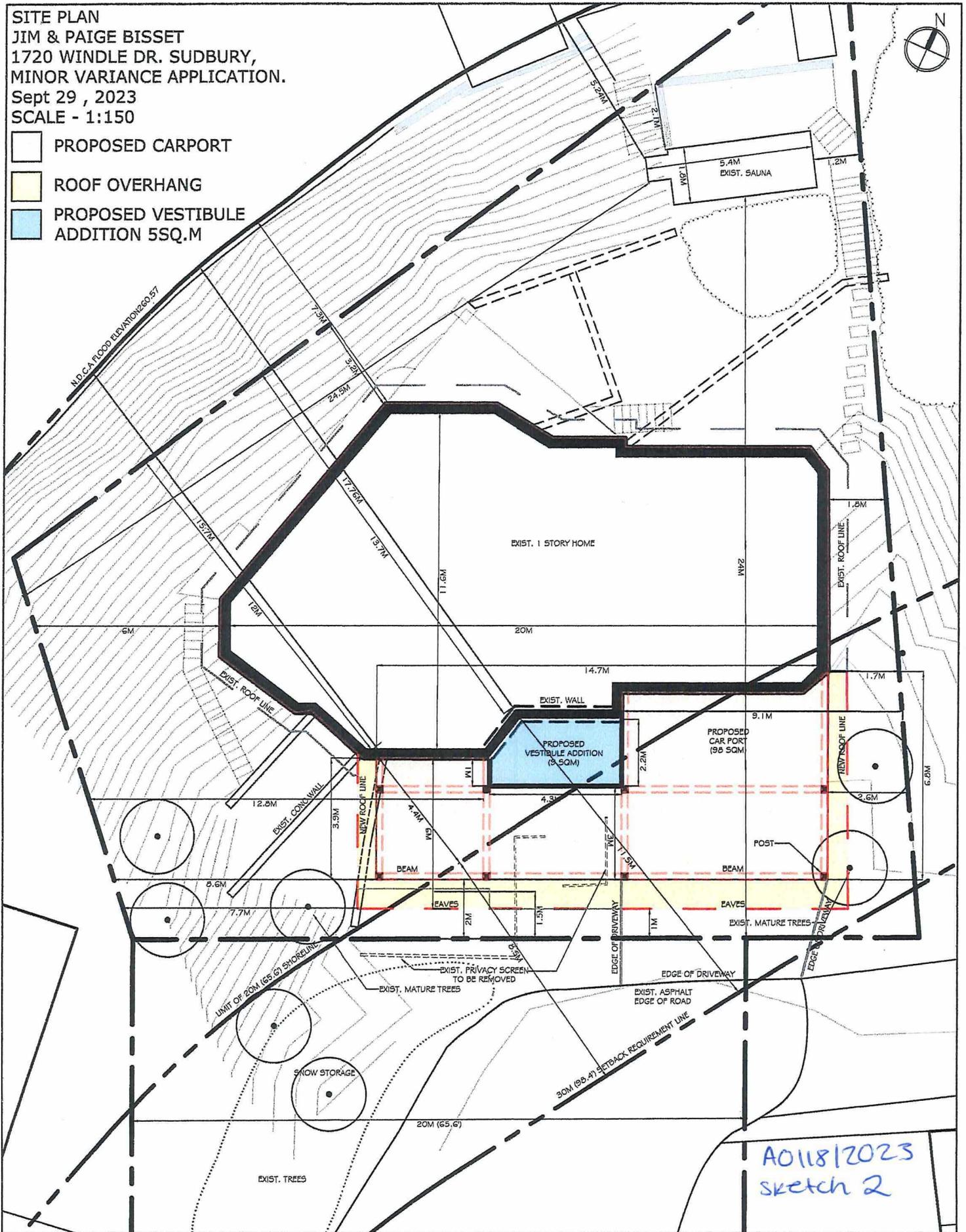
Sketch 1, NTS  
 NDCA

A0118/2023  
 Date: 2023 10 10

SITE PLAN  
 JIM & PAIGE BISSET  
 1720 WINDLE DR. SUDBURY,  
 MINOR VARIANCE APPLICATION.  
 Sept 29 , 2023  
 SCALE - 1:150



- PROPOSED CARPORT
- ROOF OVERHANG
- PROPOSED VESTIBULE  
ADDITION 5SQ.M



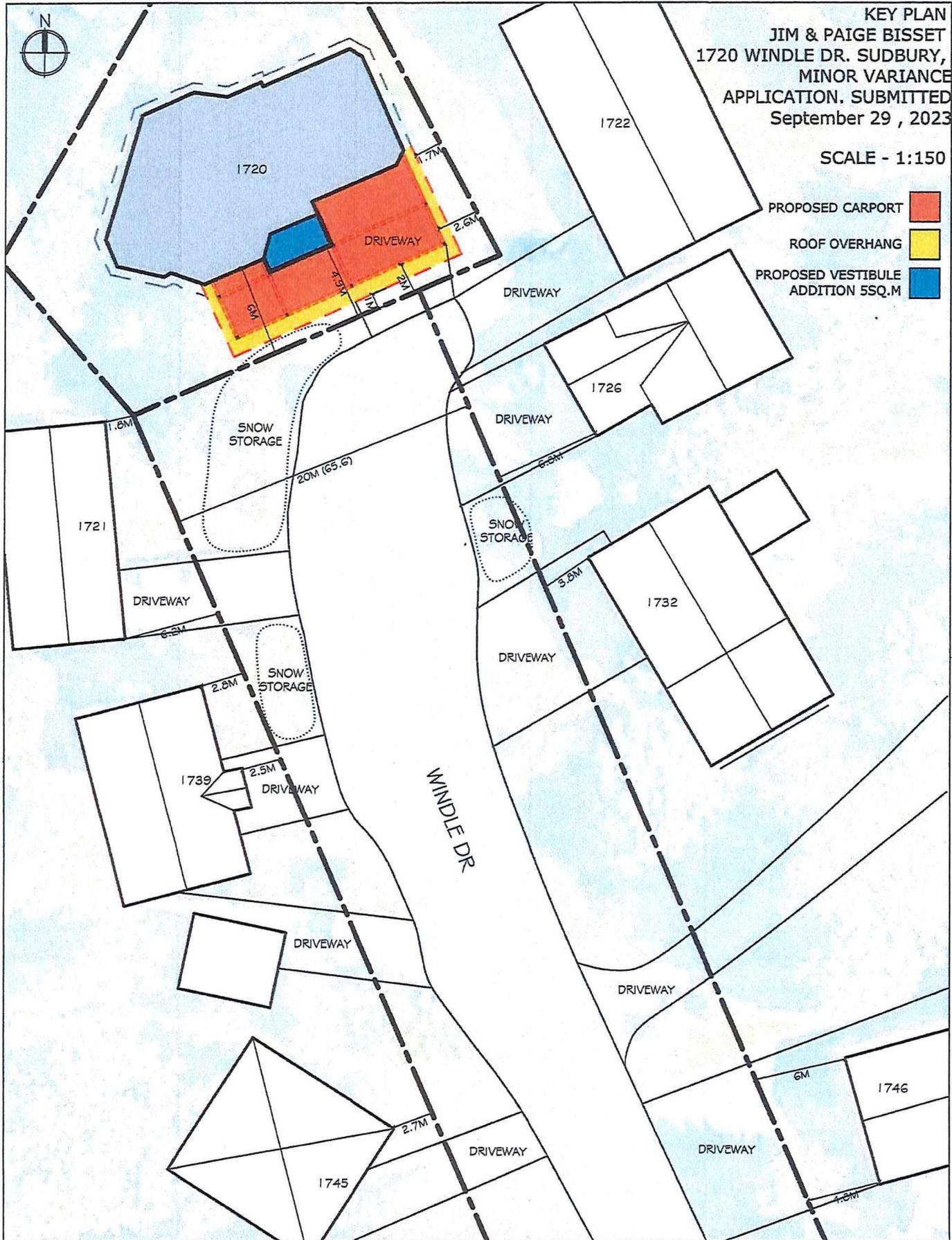
A0118/2023  
 sketch 2

KEY PLAN

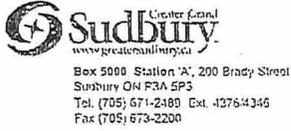
JIM & PAIGE BISSET  
1720 WINDLE DR. SUDBURY,  
MINOR VARIANCE  
APPLICATION. SUBMITTED  
September 29, 2023

SCALE - 1:150

- PROPOSED CARPORT
- ROOF OVERHANG
- PROPOSED VESTIBULE ADDITION 55SQ.M



A0118/2023  
Sketch 3



**\*REVISED\***

Office Use Only 2023.01.01	
A 0020/2023	
S.P.P. AREA	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
NDCA REG. AREA	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

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

APPLICATION FEE: \$1,090.00 (Includes \$260.00 legal notice fee)  
 APPLICATION FEE FOR HEDGEROWS: \$332.00 (Includes \$260.00 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 municipally 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): Trewer Fera Alison Fera Miller  
 Mailing Address: 53 Moonlight Branch Rd Home Phone: [REDACTED]  
 City: Sudbury Postal Code: N3B 3J7 Business Phone: \_\_\_\_\_  
 Fax Phone: \_\_\_\_\_

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

Name of Agent: \_\_\_\_\_ Email: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ 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: RMB Mortgage S  
 Mailing Address: PO Box 351 STN C  
 City: Kitchener Postal Code: N2G 3V9

4) Current Official Plan designation: Living Area 1 Current Zoning By-law designation: R1-1 (6)

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
Garage Height	5m	6.9m	1.9m
Accessory Lot Coverage	10%	11%	1%

b) Is there an easement?  Yes  No If Yes, size of eaves: \_\_\_\_\_ (m)

c) Description of Proposal: Garage will be 6.9m in height  
Current garage and new garage will have  
coverage. Current shed will be removed. 11%

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

Storage above garage -

**APPLICATION FOR MINOR VARIANCE**

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

PIN(s): \_\_\_\_\_ Township: Sudbury  
 Lot No: PT 9 Concession No.: 2 Parcel(s): 44460  
 Subdivision Plan No. \_\_\_\_\_ Lot: \_\_\_\_\_ Reference Plan No.: 47 R - 2011 Part(s) 5478  
 Municipal Address or Street(s): 535 Mainlight Beach Rd.

7) Date of acquisition of subject land Oct 2018

8) Dimensions of land affected.  
 Frontage 33.42 (m) Depth 38.35 (m) Area 1188 (m<sup>2</sup>) Width of Street: \_\_\_\_\_ (m)

9) Particulars of all buildings.

	House	Existing Garage	New Proposed Garage
Ground Floor Area:	<u>155</u>	<u>68</u> (m <sup>2</sup> )	<u>62</u> (m <sup>2</sup> )
Gross Floor Area:	<u>310</u>	<u>68</u> (m <sup>2</sup> )	<u>62</u> (m <sup>2</sup> )
No. of storeys:	<u>2 = 6.16m</u>	<u>1</u>	<u>1.5</u>
Width:	<u>7.4</u>	<u>7</u> (m)	<u>7.3</u> (m)
Length:	<u>11.5</u>	<u>7.5</u> (m)	<u>8.5</u> (m)
Height:	<u>6.5</u>	<u>5</u> (m)	<u>6.9</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>2.1</u>	<u>2.1</u> (m)
Rear:	<u>13.7</u>	<u>34.7</u> (m)
Side:	<u>6.4</u>	<u>1.3</u> (m)
Side:	<u>11.6</u>	<u>23.8</u> (m)

*Right of Way*  
*Water*

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

12) Date(s) of construction of all buildings and structures on the subject land.  
House - 2006 Garage -

13) Existing use(s) of the subject property and length of time if they have continued.  
 Use(s): Residential Length of time: \_\_\_\_\_

14) Proposed use(s) of the subject property.  
 Same as #13  or, \_\_\_\_\_

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

16) If this application is approved, would any existing dwelling units be legalized?  Yes  No  
 If "yes", how many? \_\_\_\_\_

17) Existing uses of abutting properties. Houses.

**APPLICATION FOR MINOR VARIANCE**

18) To the best of your knowledge has the subject land ever been subject of a previous application for minor variances/permissions?  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, Trevor Fera, Alison Fera (please print all names), the registered owner(s) of the property described as 535 Mountain Beach Rd in the City of Greater Sudbury: Sudbury - P3B 3W7

**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 1.07 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.

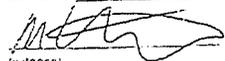
**Authority to Enter Land and Photograph**

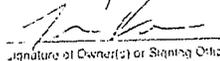
- c) grant the City permission to attend, photograph and conduct inspections of the issues subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land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

**Appointment of Authorized Agent**

I appoint and authorize Trevor Fera (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 10<sup>th</sup> day of February 20 23

  
(Witness)  
M. Whelan

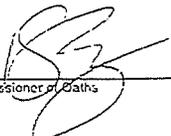
  
Signature of Owner(s) or Signing Officer or Authorized Agent  
Print Name Alison Fera (Millward)  
\*I have authority to bind the Corporation  
Alison Fera

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

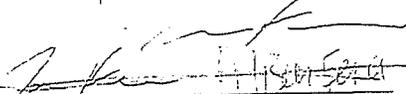
I/we, Trevor Fera, Allison Mitchell (please print all names),  
the registered owner(s) or authorized agent of the property described as 535 Moonlight  
Beach Rd Sudbury Ont P3B 3L7  
in the City of Greater Sudbury.

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 10<sup>th</sup> day of February, 2023

  
Commissioner of Bylaws

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

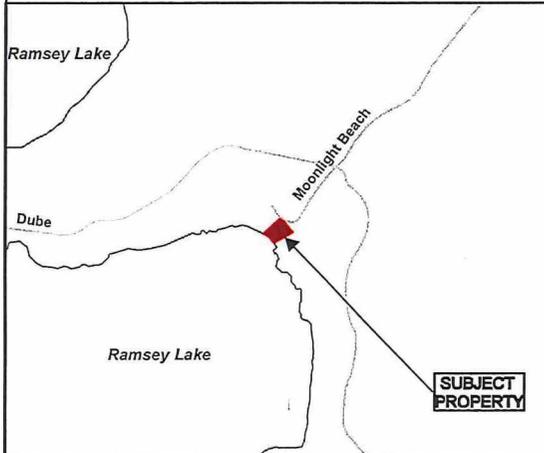
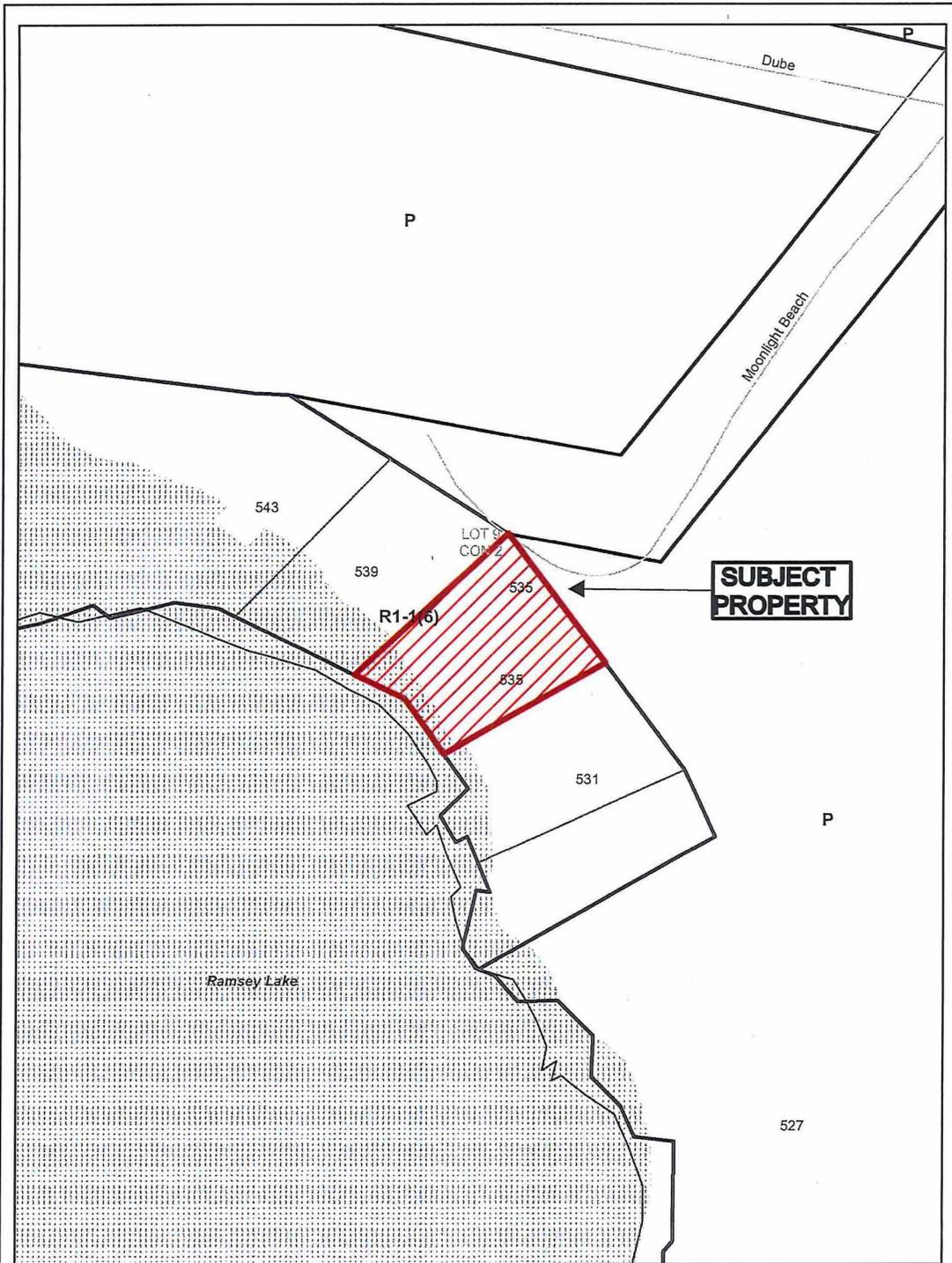
  
signature of Owner(s) or Signing Officer or Authorized Agent  
(where a Corporation)

Print Name: Trevor Fera, Allison Mitchell  
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: <u>Mar 13/23</u>	Hearing Date: <u>Apr 13/23</u>	Received By: <u>S. Pinkerton</u>
Zoning Designation: <u>R1-16</u>	Resubmission: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Previous File Number(s): <u>N/A</u>		
Previous Hearing Date:		
Notes:		
<u>resubmitted: Oct 5/23</u>		
<u>new hearing date: Oct 25/23</u>		
<u>S. Pinkerton</u>		



**Application for Minor  
Variance or Permission**



Subject Property,  
PIN 73559-0114, Parcel 44400,  
Part Lot 9, Concession 2,  
Parts 3, 4, 7 and 8, Plan 53R-7096,  
together with Part 1, Plan 53R-16903 as in  
LT919152, Township of Neelon,  
535 Moonlight Beach Road, Sudbury,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

A0020/2023  
Date: 2023 02 27

