

Tom Davies Square
200 Brady St

Wednesday, December 14, 2022

PUBLIC HEARINGS

A0155/2022

CITY OF GREATER SUDBURY

Ward: 9

PINs 73476-0498 and 73476-0482, Parcels 18243 and 19743A SEC SES, Part Lot 5, Concession 3 as in LT105347, LT114800 and Part 1 on Plan 53R-5024, except Unit 8 on Expropriation Plan D34 and SRO LT149382, Township of Broder, 4472 Long Lake Road, Sudbury, [2010-100Z, P (Park), 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 permit the existing roofed accessory building providing a minimum interior side yard setback of 1.5m, where 10.0m is required and eaves to encroach 6.7m into the required interior side yard, where eaves may encroach 0.6m into the required interior side yard but not closer than 0.6m to the lot line.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION A266/92 (OCT 5/92) AND CONSENT APPLICATION B4/73 (FEB 12/73)

A0158/2022

2380363 ONTARIO LIMITED

Ward: 4

PIN 02127 0011, Parcel 49451 SEC SES SRO, Lot(s) Y, Subdivision M-597, Lot Pt 6, Concession 5, Township of McKim, 0 Burton Avenue, Sudbury, [2010-100Z, R3-1 (Medium Density Residential)]

For relief from Part 4, Section 4.15, subsection 4.15.1 e), Part 5, Section 5.2, subsection 5.2.4.3 b), and Section 5.5, Table 5.5, and Part 6, Section 6.3, Table 6.5 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of two 8-unit multiple dwellings providing, firstly, a 1.5m wide landscaped open space adjacent the lot lines abutting Selkirk Street and Burton Avenue, where a 3.0m wide landscaped area adjacent to the full length of the lot line shall be required abutting all public roads having a width greater than 10.0m, secondly, required parking within the required front and corner side yard, where no part of any parking area shall be located in any required front yard or required corner side yard in a Residential (R) Zone, thirdly, providing 16 parking spaces, where 22 are required, fourthly, a minimum required front yard setback of 1.5m, where 6.0m is required, fifthly, a minimum required rear yard setback of 5.0m, where 7.5m is required, sixthly, a minimum required interior side yard setback of 1.5m, where 1.8m is required, and seventhly, a minimum required corner side yard setback of 1.5m, where 4.5m is required.

A0160/2022

MAIA O'SHAUGHNESSY JOHN O'SHAUGHNESSY

Ward: 2

PIN 73401-0069, Parcel 21450 SEC SWS, Location CL6934, Summer Resort Location GH66, Township of Dieppe, 943 Panache Shore Road North, Whitefish, [2010-100Z, SLS (Seasonal Limited Service)]

For permission under Section 45(2) of the Planning Act, R.S.O. 1990, c. P.13, to enlarge the legal non-conforming use of the existing seasonal dwelling located within the required front yard, high water mark setback and shoreline buffer by permitting the reconstruction and increase in gross floor area from 75.9 sq. m to 139.2 sq. m and a 6.4m front yard setback and high water mark setback.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATIONS A44/21 (APR 28/21) AND A103/15 (OCT 14/15)

A0161/2022

UPTOWN PROPERTIES

Ward: 12

PIN 73580-0600, Part Lots 8, 9, 10, 28 and 29 and all of Lots 11, 25, 26 and 27, on Plan M-42, being Part 1 on Plan 53R-20282, Part Lot 4, Concession 4, Township of McKim, 507 Kingsway, Sudbury, [2010-100Z, C2 (General Commercial)]

For relief from Part 4, Section 4.2, subsection 4.2.9 b) i) and ii), Part 5, Section 5.7, Table 5.9 and Part 7, Section 7.3, Table 7.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a gas bar, accessory convenience store and car wash providing, firstly, the refuse storage area to be located in the corner side yard and 5.17m from the corner side lot line, where refuse storage areas shall be located in the interior yard only and no closer than 15.0m from the corner side lot line, secondly, 2 queuing spaces per queuing lane for the gas bar totaling 16 queuing spaces, where 4 queuing spaces per queuing lane totaling 32 queuing spaces is required, thirdly, a minimum lot frontage of 26.6m, where 30.0m is required, and fourthly, a minimum corner side yard setback of 3.0m, where 15.0m is required.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION A6/86 (FEB 3/86)

**A REMINDER... THE NEXT SCHEDULED MEETING IS
WEDNESDAY, JANUARY 18, 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	
2022.01.01	
A0155/2022	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,025.00 (includes \$245.00 legal notice fee)

APPLICATION FEE FOR HEDGEROWS: \$312.00 (includes \$245.00 legal notice fee)

CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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

PLEASE PRINT: SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): City of Greater Sudbury	Email: [REDACTED]
Mailing Address: 200 Brady Street	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: Sudbury	Postal Code: P3A 5P3
	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: 3rdline Studio Inc.	Email: [REDACTED]
Mailing Address: 289 Centre St., Suite 300	Home Phone: [REDACTED]
4472 Long Lake Road, Sudbury, ON P3G 1K4	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.

- 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: Park and open space 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
Accessory Structure	10m	1.5m	8.5m

- b) Is there an eave encroachment? ☒ Yes ☐ No If 'Yes', size of eaves: 1.5 (m)

- c) Description of Proposal:
We are proposing the encroachment of the accessory structure into the Site Yard Setback, and adding a third sea can, as per drawing MV-2.

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
Existing conditions. Structure cannot be moved. Adding third sea can for bicycle storage.
Note: Sea cans are to be clad and re-purposed as support structure.

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

PIN(s): 73476-0482 and 73476-0498 Township: Broder
 Lot No.: 5 Concession No.: 3 Parcel(s):
 Subdivision Plan No.: Lot: Reference Plan No.: Part(s):
 Municipal Address or Street(s): 4472 Long Lake Road, Sudbury, ON P3G 1K4

- 7) Date of acquisition of subject land.

- 8) Dimensions of land affected.

Frontage 30.5 (m) Depth 189 (m) Area 22,292 (m²) Width of Street N/A (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	44.5 (m ²)	N/A (m ²)
Gross Floor Area:	44.5 (m ²)	N/A (m ²)
No. of storeys:	1	N/A
Width:	14.6 (m)	N/A (m)
Length:	8.5 (m)	N/A (m)
Height:	5.7 (m)	N/A (m)

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

	Existing	Proposed
Front:	111.6 (m)	N/A (m)
Rear:	70.4 (m)	N/A (m)
Side:	80 (m)	N/A (m)
Side:	1.57 (m)	N/A (m)

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

What type of access to the land?

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

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

Covered Sea Cans April 13, 2021

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

Use(s): Recreational Activities and Storage 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? 0

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

☐ Yes ☒ No

If "yes", how many? _____

- 17) Existing uses of abutting properties: Park, Rural

April 5, 2022

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

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

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

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

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

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

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, City of Greater Sudbury, Jeff Pafford (please print all names), the registered owner(s) of the property described as 4472 Long Lake Road, Kivi Park
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;

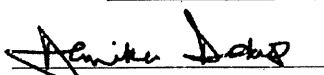
Authority to Enter Land and Photograph

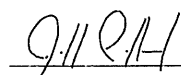
- grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land Tribunal, 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 3rdLine Studio Inc., Vivianne Giroux (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 16 day of November, 20 22


(witness)


signature of Owner(s) or Signing Officer or Authorized Agent
Print Name: Jeff Pafford Director of Leisure Services

*I have authority to bind the Corporation

10/59/2022

I/We, 3rdLine Studio Inc - Vivianne Giroux (please print all names),
the registered owner(s) or authorized agent of the property described as 4420 Long Lake Rd, Kivi Park

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 01 day of October, 20 22

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

Print Name: Vivianne Giroux
 *I have authority to bind the Corporation

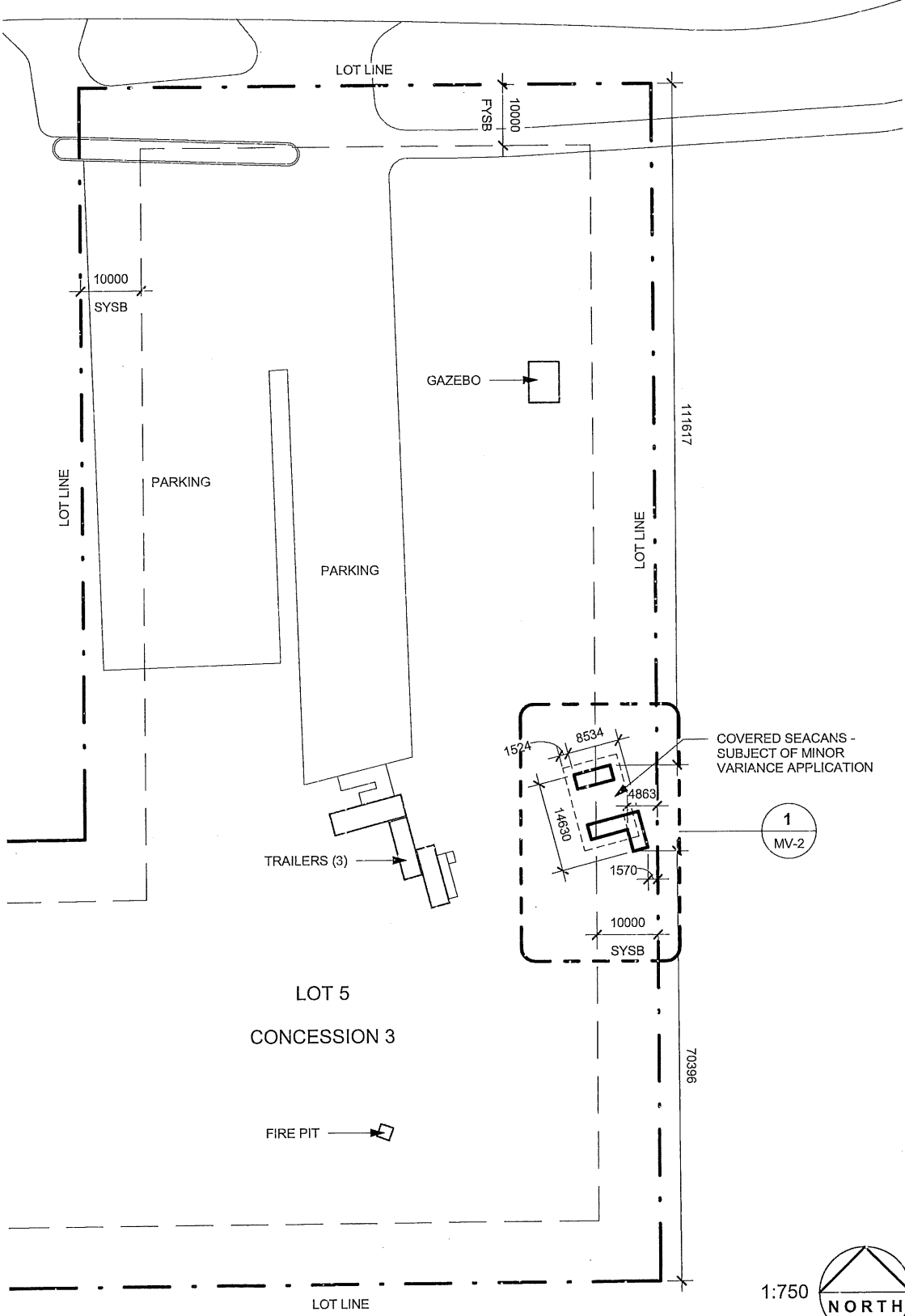
- * Where the owner is a firm or corporation, the person signing this instrument shall state that he/she has authority to bind the corporation or affix the corporate seal.

FOR OFFICE USE ONLY

Date of Receipt: Nov. 22/22 Hearing Date: December 14, 2022 Received By: N. Lewis
Zoning Designation: RU Resubmission: ☐ Yes ☐ No
Previous File Number(s): A0266/1992 / B0004/1973 - Part I, Plan 53R-6024
Previous Hearing Date: October 5, 1992 / Feb 12/73
Notes:

AP/SS/2022

LONG LAKE ROAD



LOT 5
CONCESSION 3

1:750



Aug 59/2022
sketch 2

KIVI PARK PERMITTING

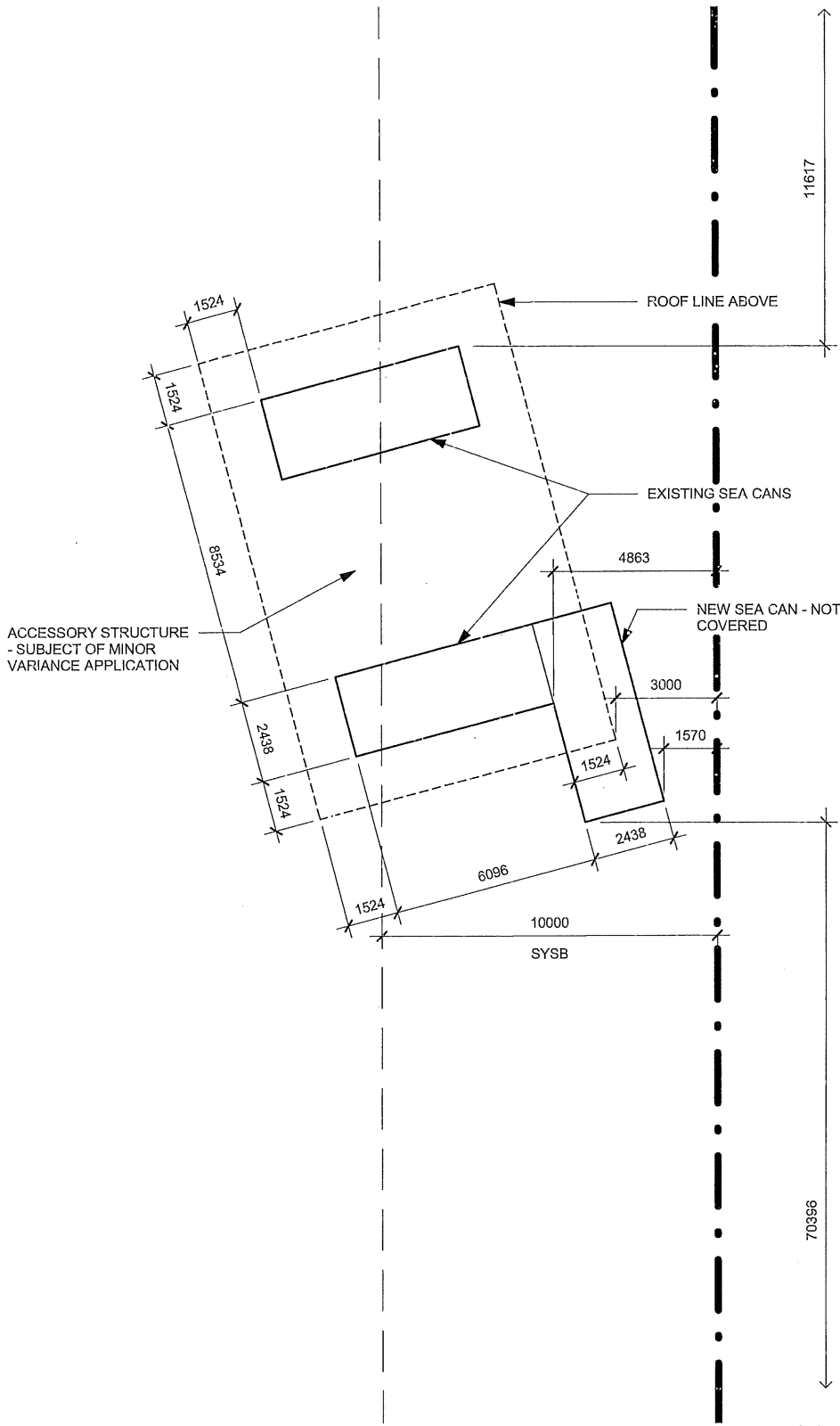
MINOR VARIANCE - ACCESSORY STRUCTURE

3RDLINE.STUDIO 289 CEDAR STREET
SUDBURY, ON P3B 1A8
1 705.674.2300

Project No: 2136
Scale: 1 : 750

2022 06 15





1:150



KIVI PARK PERMITTING

MINOR VARIANCE - ACCESSORY STRUCTURE

3RD LINE STUDIO 209 CEDAR STREET
SUDBURY, ON P3B 1M6
1-705-474-5230

Project No: 2136
Scale: 1:150

2022 06 15

A0155/2022
Sketch 3



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

Office Use Only	
2022.01.01	
A016812022	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

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

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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): 2380363 ONTARIO LIMITED
Mailing Address: 219 O'Neil Drive East, Hanmer, Sudbury
City: Sudbury Postal Code: P3L 1H6

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

Name of Agent: TULLOCH Engineering
Mailing Address: 1942 Regent Street Unit L
City: Sudbury Postal Code: P3E 5V5

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: R3-1 (Medium Density Residential)

- 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 proposed variances			

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

- c) Description of Proposal:
Proposed minor variances as described above to facilitate the development of 2, 2 storey 8 unit multiple dwellings on the subject property.

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
Limited space on the subject property due to topographic constraints. Further, the variances are proposed to make the site developable and enable the density envisioned in the OP for medium density residential housing (90u/ha) (70u/ha proposed).

City of Greater Sudbury

APPLICATION FOR MINOR VARIANCE

...

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 Front Yard Setback	6m, per Table 6.5	1.5m	4.5m
Minimum Interior Side Yard Setback	1.8m, per Table 6.5	1.5m	0.3m
Minimum Corner Side Yard Setback	4.5m, per Table 6.5	1.5m	3m
Landscaped Area Requirements	3m, per Section 4.15.1	1.5m	1.5m
Parking Space Requirements	22 PS, per Table 5.5	16 PS	6 PS
Minimum Rear Yard Setback	7.5m, per Table 6.5	5m	2.5m
Yards where Parking Areas are Permitted	Outdoor parking areas shall be permitted in any part of any yard, except that no part of any parking area shall be located in any required front yard or required corner side yard in any Residential (R) Zone, per Section 5.2.4.3	Parking areas to be located in the required front yard and corner side yard. Both parking areas are setback 1.5m from the property line	Not permitted, per Section 5.2.4.3

...

A0158/2022

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

PIN(s): 02127-0011		Township: Sudbury	
Lot No.:	Concession No.:	Parcel(s): 49451	
Subdivision Plan No.: M597	Lot:	Reference Plan No.:	Part(s):
Municipal Address or Street(s): Unavailable			

- 7) Date of acquisition of subject land. Sep 29, 2021

- 8) Dimensions of land affected.

Frontage ±55	(m)	Depth ±65	(m)	Area ±2360	(m ²)	Width of Street 20	(m)
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- 9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	N/A	(m ²)	±262.5	(m ²)
Gross Floor Area:	N/A	(m ²)	±525	(m ²)
No. of storeys:	N/A		2	
Width:	N/A	(m)	±14.95	(m)
Length:	N/A	(m)	±17.57	(m)
Height:	N/A	(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).

	Existing		Proposed	
Front:	N/A	(m)	±1.5	(m)
Rear:	N/A	(m)	±7.5	(m)
Side:	N/A	(m)	±1.5	(m)
Side:	N/A	(m)	N/A	(m)

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

What type of access to the land?

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

N/A

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

Use(s): Vacant Length of time: Unknown

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

Same as #13 ☒ or,

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

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

☐ Yes ☒ No

If "yes", how many?

- 17) Existing uses of abutting properties: Residential / Parks & Open Space

A0168/2022

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

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

or, describe briefly, _____

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

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

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

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

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, 2380363 ONTARIO LIMITED

(please print all

names), the registered owner(s) of the property described as

PCL 49451 SEC SES SRO BLK Y, PLAN M597 CITY OF SUDBURY (PIN 02127-0011)

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

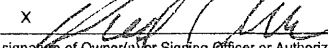
- grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land Tribunal, 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 TULLOCH Engineering (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 2nd day of November, 2022

x 
(witness)

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

Print Name: X Paul Charbonneau

*I have authority to bind the Corporation

A0158/2022

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

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

PCL 49451 SEC SES SRO BLK Y, PLAN M597 CITY OF SUDBURY (PIN 02127-0011)

in the City of Greater Sudbury:

I/We, the undersigned, do hereby 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 4 day of November, 20 22

Don E. Miller
Commissioner of Oaths


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

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

Print Name: Aaron Arigone (6)
 *I have authority to bind the Corporation

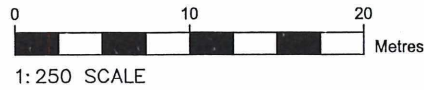
* Where the owner is a firm or corporation, the person signing this instrument shall state that he/she has authority to bind the corporation or affix the corporate seal.

FOR OFFICE USE ONLY

Date of Receipt: Nov. 16/22 Hearing Date: December 14, 2022 Received By: N. Lewis
Zoning Designation: R31 Resubmission: ☐ Yes ☒ No
Previous File Number(s):
Previous Hearing Date:
Notes:

A0158/2022

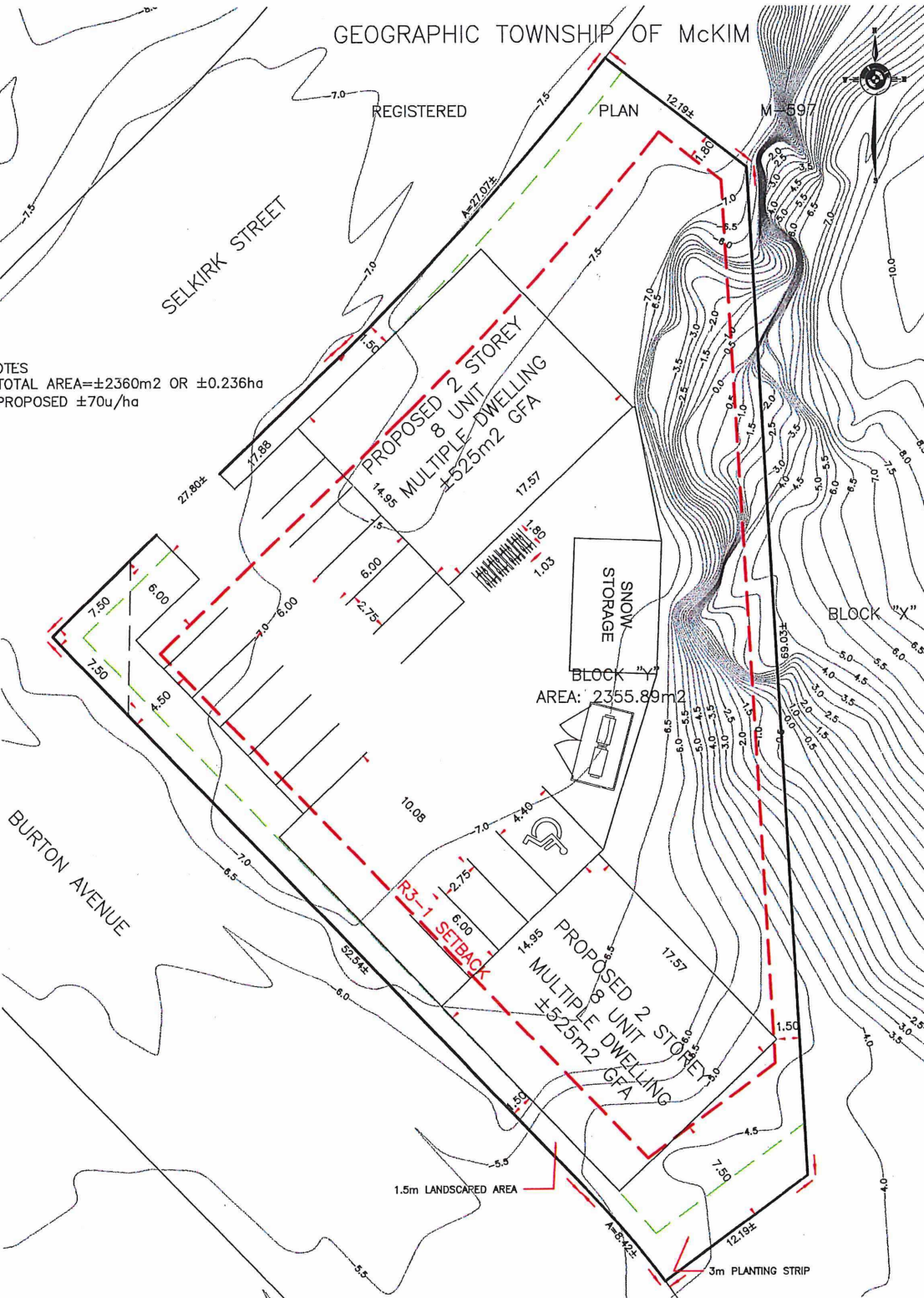
CONCEPTUAL SKETCH
BURTON AVENUE & SELKIRK STREET
CITY OF GREATER SUDBURY
2022



GEOGRAPHIC TOWNSHIP OF McKIM

SELKIRK STREET

NOTES
-TOTAL AREA=±2360m² OR ±0.236ha
-PROPOSED ±70u/ha



CAUTION

THE PROPERTY BOUNDARIES ILLUSTRATED ON THIS PLAN HAVE BEEN COMPILED FROM REGISTRY PLANS AND HAVE NOT BEEN CONFIRMED.
THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE.
NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF TULLOCH ENGINEERING, © TULLOCH ENGINEERING, 2022.

PROPOSED MINOR VARIANCES

- 1.5m Front Yard Setback, whereas 6m is required
- 1.5m Interior Side Yard Setback, whereas 1.8m is required
- 1.5m Corner Side Yard Setback, whereas 4.5m is required
- 1.5m Landscaped Area, whereas a 3m Landscaped Area is required
- 16 Parking Spaces, whereas 22 Parking Spaces is required
- 5m Rear Yard Setback, whereas 7.5m is required
- Parking areas to be located within the required front yard and corner side yard, whereas such is not permitted

TULLOCH
1942 REGENT STREET SUDBURY, ONTARIO
UNIT L P3E 5V5 705-671-2295
DRAWN BY: AA & VS FILE: 21-1584

A0158/2022
Sketch 2



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

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

Office Use Only.	
2022 01 21	
A0160/2022	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

MAIA & JOHN O'SHAUGHNESSY
Registered Owner(s):

Mailing Address: 599 MOONROCK

City: SUDBURY

Postal Code: P3E 5Z5

Email:

Home:

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: MARTY KIVISTIK

Mailing Address:

1349 DRUMMOND AVE

City: SUDBURY

Postal Code: P3A 4Y9

Email:

Home:

Business:

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: 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
NOT APPLICABLE			

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

- c) Description of Proposal:

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

SEE ATTACHED SCHEDULE, PLAN SD-2C
AND SURVEY PLAN

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

PIN(s): 73401 0069 Township: DIEPPE
 Lot No.: _____ Concession No.: _____ Parcel(s): 21450
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 943 NORTH SHORE ROAD

- 7) Date of acquisition of subject land. 2021

- 8) Dimensions of land affected.

Frontage 104 (m) Depth 126 (m) Area 4,000+ (m²) Width of Street NA (m)

Particulars of all buildings:	#1	#2	#3	#4	#5	Proposed	
Ground Floor Area:	<u>16.7</u>	<u>81.2</u>	<u>18.5</u>	<u>16.9</u>	<u>7.5</u>	<u>139</u>	(m ²)
Gross Floor Area:	<u>16.7</u>	<u>81.2</u>	<u>18.5</u>	<u>16.9</u>	<u>7.5</u>	<u>139</u>	(m ²)
No. of storeys:	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	
Width:	<u>3</u>	<u>irregular</u>	<u>3</u>	<u>4.2</u>	<u>1.5</u>	<u>9.8</u>	(m)
Length:	<u>6</u>	<u>10</u>	<u>6</u>	<u>7</u>	<u>1.8</u>	<u>14.1</u>	(m)
Height:	<u>2.2</u>	<u>varies</u>	<u>2.2</u>	<u>2.5</u>	<u>2</u>	<u>3.5</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).

	building #1	#2 Existing	#3		building #4 Proposed
Front:	<u>2.85</u>	<u>5.74</u>	<u>0</u>	(m)	<u>6.4</u>
Rear:	<u>100+</u>	<u>100+</u>	<u>100+</u>	(m)	<u>100+</u>
Side:	<u>1.57</u>	<u>26</u>	<u>6.46</u>	(m)	<u>6.0</u>
Side:	<u>30</u>	<u>NA</u>		(m)	<u>NA</u>

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

☐ 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.

1969--1972

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

Use(s): seasonal residential Length of time: since construction

- 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: crown land and seasonal residential

A016012022

- 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): A0103/2015 & A0044/2021
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, Mara and John O'Shaughnessy (please print all names), the registered owner(s) of the property described as 943 Panache North Shore Road, Dieppe Township Ref No. K-145 (V-F-K-23) 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 Mart Krustik (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 30 day of May, 20 22

M. O'Shaughnessy
(witness)

John O'Shaughnessy
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: John O'Shaughnessy

*I have authority to bind the Corporation

A0160/2022

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/we, Mart Kivitsik (please print all names),
 the registered owner(s) or authorized agent of the property described as

Parcel 21450

PIN 734010069

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

23rd
1-9th

day of

November
March

, 20 22

Commissioner of Oaths

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

OCP 603510

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

Print Name:

Mart Kivitsik
 "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. 23/22 Hearing Date: December 14, 2022 Received By: N. Lewis

Zoning Designation: SL5 Resubmission: ☐ Yes ☒ No

Previous File Number(s): A0103/2015 / A044/2021

Previous Hearing Date: Oct. 14/2015 / April 28/2021

Notes:

A0160/2022

Pursuant to Nia Lewis' request to amend the initial submission this is the revised schedule to satisfy Question 5 of the application form.

Schedule: includes details of application, survey plan, plans SD-1A, SD-1C and SD-2C, proposed development, legal basis and case law, history and surrounding uses.

Application:

The subject building is a legal existing building as confirmed by the Chief Building Official of the City. Pursuant to Section 45(2) of the Planning Act this application seeks approval to enlarge the existing building by 68.2 square metres.

Proposed Development:

Due to significant problems and deficiencies in the existing building of 75.9 square metres, it is proposed to be demolished and replaced by a new building of 139.2 square metres.

History:

The Committee of Adjustment under applications A0103/2015 and A0044/2021 approved variances to expand the existing building by 49.8 square meters to result in total area of 125.7 square metres.

Comparison: Proposed new building	139.2 square metres
Size as per C of A approvals	125.7 square metres
Difference	13.5 square metres

Survey Plan:

This plan prepared by SOS surveyors identifies the subject existing one storey building and all other building and features on the property.

Plan SD-1A

The proposed new building is shown enclosed by the black lines. Within this enclosed area is the existing building identified by the oblique lines. The grey shaded area within this enclosure is the proposed additions previously approved by the Committee.

The building location on this plan coincides with the location of the existing building and the the previous approvals with the expanded footprint to the rear.

Plan SD-2C:

This plan shows the location of the building pushed 1.52 metres easterly increasing the setback from the highwater mark in the probability that rock removal of the high cliff is possible.

Plan SC-1A:

This illustrates a schematic design of the new building.

Legal Basis and Case Law

:Legal existing buildings have a right to be demolished without relinquishing their legal existing rights. Legal existing buildings may be enlarged by approval of the Committee of Adjustment pursuant to Section 45(2) of the Planning Act.

The Local Planning Appeal Tribunal in a case in Rideau Lakes Township dealt with the demolition of a legally nonconforming cottage and its replacement with a somewhat larger building on essentially the same footprint. LPAT ruled that applications under Section 45(2) of the Planning Act are not subject to

A0160/2022

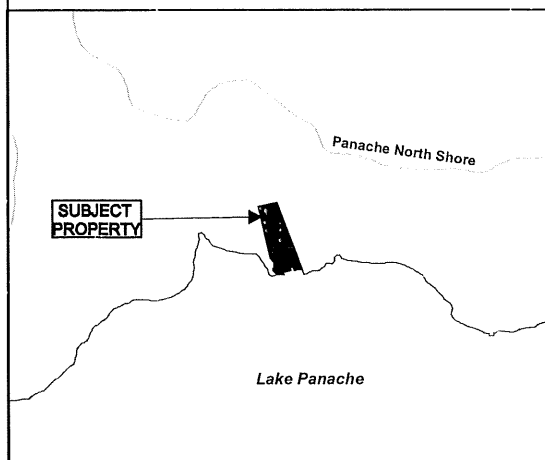
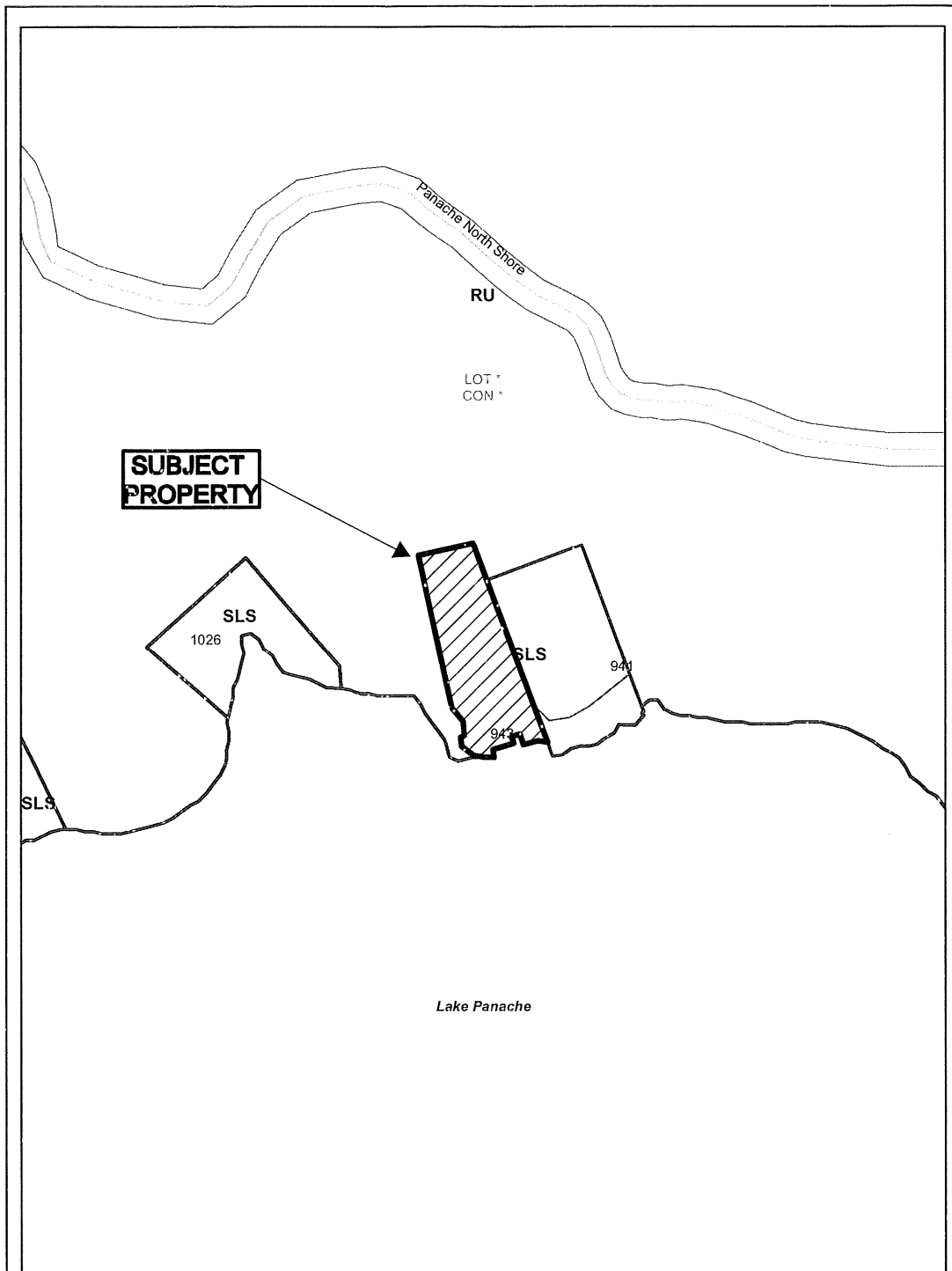
the “ four tests “ applicable to Section 45(1) applications. Furthermore there is no basis for considering the intent and purpose of the Official Plan. LPAT also stated that any adverse impacts must be determined only with respect to the proposed expansion and must be evaluated on the basis of:

- a. whether the application is desirable for the appropriate development of the property, and
- b. whether the application will result in undue adverse impacts on the surrounding properties and the neighbourhood.

Pursuant to this decision and others approving enlargement to legal existing buildings with minor variations to building location the proposed location of the building 1.52 metres further away from the highwatermark satisfies the intent and purpose of protected rights of legal existing buildings with no adverse effect on any neighbour.

Surrounding uses:

The property is bounded by Crown land on two sides and an abutting neighbour to to the east who is not visible due to the curving property, tree cover and the 15 metre high rock cliff. The nearest visible neighbour is across the bay some 200+ metres away and his view of the subject property is obscured by birch trees, cedars and red and white pine trees.



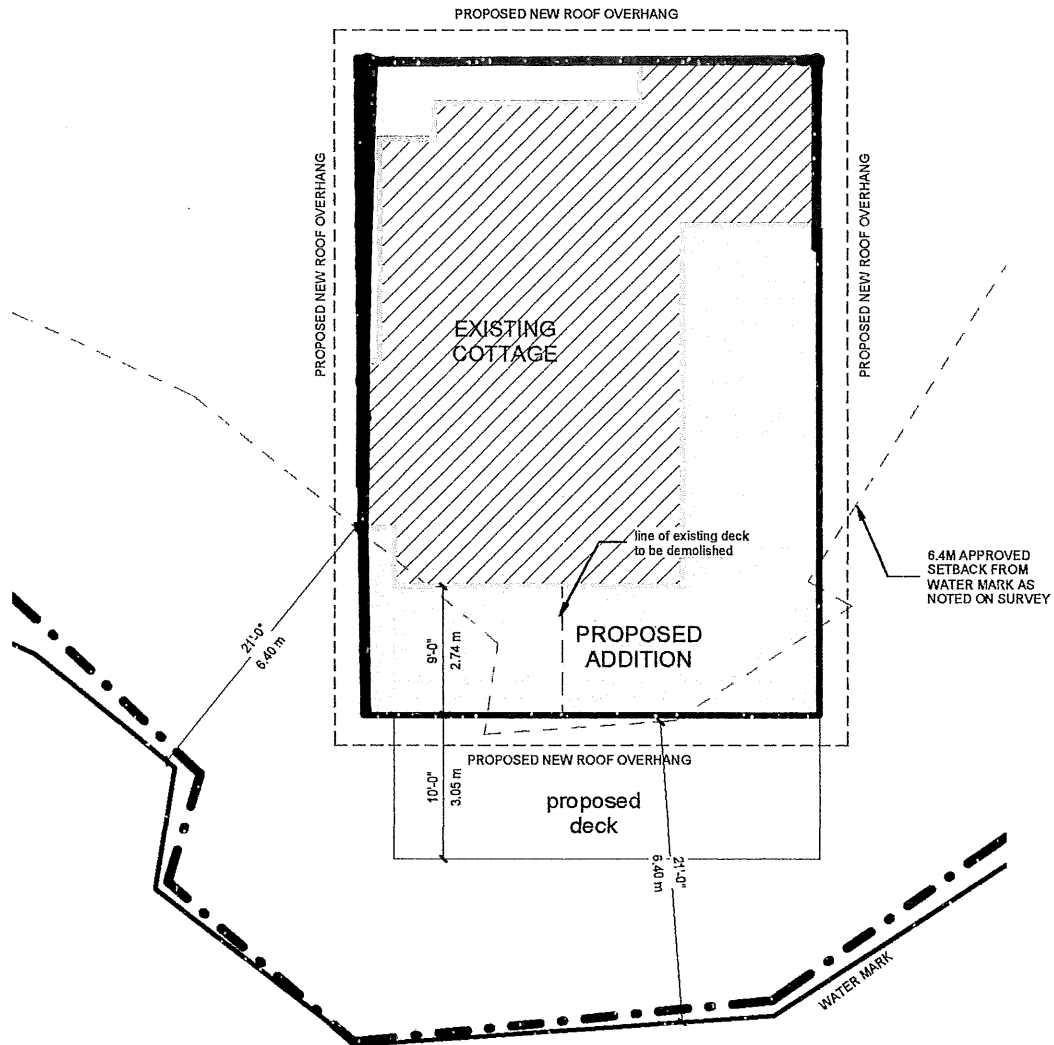
Application for Minor Variance or Permission



Subject Property being,
PIN 73401-0069,
Parcel 21450 SEC SWS,
Location CL6934.
Summer Resort Location HG66,
Township of Dieppe,
943 Panache Shore Road North, Whitefish,
City of Greater Sudbury

Sketch 1, NTS
MNR

A0160/2022
Date: 2022 11 23



CENTRELINE
ARCHITECTURE

73 Elm Street, Suite 201
Sudbury, Ontario P3C 1P7
t: (705) 810-1178
info@centrelinearchitecture.ca

proposed addition for
O'Shaughnessy

943 North Shore Lake Panache - Sudbury, Ontario
Project No. 2021-047

site setbacks

June 16, 2021

SD-1A

As of 16/01/2022
Sketch 2
Scale: 1/8" = 1'-0"

GEOGRAPHIC TOWNSHIP OF DIEPPE (UNSUBDIVIDED)

SURVEYOR'S REAL PROPERTY REPORT
PLAN OF SURVEY OF ALL OF
LOCATION CL 6934
AND ALL OF
SUMMER RESORT LOCATION GH-66
GEOGRAPHIC TOWNSHIP OF DIEPPE (UNSUBDIVIDED)
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY

SCALE 1 : 250 METRES
 0 1 2 3 4 5 10 20
 SURVEYORS ON SITE INC. © 2021

SURVEYOR'S REAL PROPERTY REPORT - PART 1

- (1) THIS IS A SURVEYOR'S REAL PROPERTY REPORT AND IS NOT TO BE ISSUED FOR REGISTRATION IN THE LAND REGISTRY OFFICE.
- (2) COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS IS NOT CERTIFIED BY THIS REPORT.
- (3) THIS REPORT CAN BE UPDATED BY THIS OFFICE HOWEVER NO ADDITIONAL PRINTS OF THIS ORIGINAL REPORT WILL BE ISSUED SUBSEQUENT TO THE DATE OF CERTIFICATION.

THIS REPORT WAS PREPARED FOR JOHN AND MARIA O'SHAUGHNESSY AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY SUBSEQUENT PARTIES.

SURVEYOR'S REAL PROPERTY REPORT - PART 2 (REPORT SUMMARY)

DESCRIPTION OF LAND:

ALL OF LOCATION CL 6934 AND ALL OF SUMMER RESORT LOCATION GH-66 UNSUBDIVIDED GEOGRAPHIC TOWNSHIP OF DIEPPE BEING ALL OF PART 1, PLAN SR-1987 AND ALL OF PART 1, PLAN SR-12043

NOTES:

REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:
 NONE

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:
 NOT CERTIFIED BY THIS REPORT

ADDITIONAL REMARKS:

A UTILITY POLE, GUY ANCHOR AND OVERHEAD UTILITY LINES ARE SITUATE ON AND OVER PIN 73401-0000 AS SHOWN HEREON.
 WOOD DOCKS EXTEND SOUTHERLY ONTO THE BED OF LAKE PANACHE AS SHOWN HEREON.
 A WOOD FRAME BOATHOUSE & DOCKHOUSE EXTEND SOUTHERLY ONTO THE BED OF LAKE PANACHE AS SHOWN HEREON.
 A WOOD DECK EXTEND SOUTHERLY ONTO CROWN LAND AS SHOWN HEREON.
 WOOD STEPS EXTEND SOUTHERLY ONTO THE BED OF LAKE PANACHE AS SHOWN HEREON.
 THE GRAVEL ACCESS ROAD CROSSES OVER PIN 73401-0142 AS SHOWN HEREON.

NOTES

BEARINGS ARE UTM GRID DERIVED FROM NETWORK RTK GPS OBSERVATIONS (SMARTNET) ON MONUMENTS A AND B AS SHOWN HEREON. HAVING A GRID BEARING OF N20°30'00"W, NAD83 CSRS (2010) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° W LONGITUDE).

DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR OF 0.999990.

FOR BEARING COMPARISONS THE FOLLOWING ROTATIONS WERE APPLIED:
 0° 25' 30" CLOCKWISE - PLAN SR-12043

ALL BUILDINGS TIES SHOWN HEREON ARE TO THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY MULTIPLYING BY 0.3048.

COORDINATES BELOW ARE DERIVED FROM NETWORK RTK GPS OBSERVATIONS (SMARTNET) ON MONUMENTS A AND B AS SHOWN HEREON. HAVING A GRID BEARING OF N20°30'00"W, NAD83 CSRS (2010) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° W LONGITUDE).

COORDINATES COMPLY WITH THE RURAL ABSOLUTE ACCURACY PER SEC. 14(2) OF OREGA 219/10.

POINT ID	NORTHING	EASTING
A	5 123 248.85	488 810.43
B	5 123 130.78	488 854.78

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 21st DAY OF MAY, 2021.

JUNE 02, 2021
 SUDBURY, ONTARIO

STEVE J. GOSSLING
 ONTARIO LAND SURVEYOR

LEGEND

□	MONUMENT PLANTED
■	MONUMENT FOUND
SSB	STANDARD IRON BAR
SB	SHORT STANDARD IRON BAR
RIB	ROUND IRON BAR
RPL	ROUND IRON BAR
VP	WOOD POST
SM	STONE MOUND
M	MEASURED
S	SET
WIT	WITNESSES
P1	CSR-13043
P43	D.W. ENDEMAN, O.L.S.
1885	TERRY DEL BORGO, O.L.S.
NVM	NO VISIBLE MARKINGS
UP	UTILITY POLE
AN	GUY ANCHOR

ELEVATION NOTES

ELEVATIONS ARE GEODETIC AND REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD28) BY DIRECT MEASUREMENT TO A REAL TIME NETWORK (SMARTNET).
 LAKE PANACHE IS ARTIFICIALLY REGULATED TO ELEVATION 221.65m (CGVD28).
 WATER'S EDGE AT THE TIME OF SURVEY WAS 221.65m (CGVD28).

LOCATION	NORTHING	EASTING
1	5 123 122.9	488 861.6
2	5 123 130.0	488 862.9
3	5 123 130.0	488 864.8
4	5 123 128.4	488 838.8
5	5 123 134.9	488 836.7
6	5 123 134.1	488 835.8
7	5 123 127.7	488 835.8
8	5 123 124.8	488 824.6
9	5 123 120.8	488 826.9
10	5 123 118.9	488 823.5
11	5 123 120.8	488 823.5
12	5 123 123.2	488 809.8
13	5 123 128.8	488 806.7
14	5 123 134.2	488 801.9
15	5 123 135.8	488 803.0
16	5 123 138.6	488 803.4
17	5 123 144.0	488 801.7
18	5 123 145.8	488 797.9
19	5 123 149.7	488 796.0
20	5 123 150.6	488 798.0

© THIS PLAN IS PROTECTED BY COPYRIGHT.
 NO PERSON MAY COPY, REPRODUCE, OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN AUTHORIZATION OF SURVEYORS ON SITE INC.



1623 BANCROFT DRIVE
 SUDBURY, ONTARIO, P3B 1R7
 (705) 665-8340
 www.surveyorsonsite.com

DRAWN BY: DTH CHECKED BY: SJZ DATE: APRIL, 2022 FILE: SUD2021-022 SKI-1

POI 6012022 sketch 3

GEOGRAPHIC TOWNSHIP OF DIEPPE (UNSUBDIVIDED)

SURVEYOR'S REAL PROPERTY REPORT PLAN OF SURVEY OF ALL OF LOCATION CL 6934 AND ALL OF SUMMER RESORT LOCATION GH-66 GEOGRAPHIC TOWNSHIP OF DIEPPE (UNSUBDIVIDED) CITY OF GREATER SUDBURY DISTRICT OF SUDBURY

SCALE 1 : 250 METRES
0 1 2 3 4 5 10 20
SURVEYORS ON SITE INC. © 2021

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THIS REPORT WAS PREPARED FOR JOHN AND MAIA O'SHAUGHNESSY AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY SUBSEQUENT PARTIES.

SURVEYOR'S REAL PROPERTY REPORT - PART 2 (REPORT SUMMARY)

DESCRIPTION OF LAND:
ALL OF LOCATION CL 6934 AND ALL OF SUMMER RESORT LOCATION GH-66 UNSUBDIVIDED GEOGRAPHIC TOWNSHIP OF DIEPPE BEING ALL OF PART 1, PLAN SR-1987 AND ALL OF PART 1, PLAN SR-13043
NOTES:
REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:
NONE
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:
NOT CERTIFIED BY THIS REPORT
ADDITIONAL REMARKS:
A UTILITY POLE, GUY ANCHOR AND OVERHEAD UTILITY LINES ARE SITUATE ON AND OVER PIN 73401-0090 AS SHOWN HEREON. WOOD DOCKS EXTEND SOUTHERLY ONTO THE BED OF LAKE PANACHE AS SHOWN HEREON.
A WOOD FRAME BOATHOUSE & DOCKHOUSE EXTEND SOUTHERLY ONTO THE BED OF LAKE PANACHE AS SHOWN HEREON.
A WOOD DECK EXTEND SOUTHERLY ONTO CROWN LAND AS SHOWN HEREON. WOOD STEPS EXTEND SOUTHERLY ONTO THE BED OF LAKE PANACHE AS SHOWN HEREON.
THE GRAVEL ACCESS ROAD CROSSES OVER PIN 73401-0142 AS SHOWN HEREON.

NOTES

BEARINGS ARE UTM GRID DERIVED FROM NETWORK RTK GPS OBSERVATIONS (SMARTNET) ON MONUMENTS A AND B AS SHOWN HEREON, HAVING A GRID BEARING OF N20°30'07"W, NAD83 CSRS (2010) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° W LONGITUDE).
DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR OF 0.99980.
FOR BEARING COMPARISONS THE FOLLOWING ROTATIONS WERE APPLIED:
0° 25' 30" CLOCKWISE - PLAN SR-15643
ALL BUILDING TIES SHOWN HEREON ARE TO THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY MULTIPLYING BY 0.3048.

COORDINATES BELOW ARE DERIVED FROM NETWORK RTK GPS OBSERVATIONS (SMARTNET) ON MONUMENTS A AND B AS SHOWN HEREON, HAVING A GRID BEARING OF N20°30'07"W, NAD83 CSRS (2010) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° W LONGITUDE).		
COORDINATES COMPLY WITH THE RURAL ABSOLUTE ACCURACY PER SEC. 14(2) OF OREGON 216/10.		
POINT ID	NORTHING	EASTING
A	5 123 248.85	488 810.43
B	5 123 130.78	488 154.78

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 21st DAY OF MAY, 2021.

JUNE 02, 2021
SUDBURY, ONTARIO

STEVE J. GOSELING
ONTARIO LAND SURVEYOR

LEGEND

□	MONUMENT PLANTED
■	MONUMENT FOUND
SIB	STANDARD IRON BAR
SSIB	SHORT STANDARD IRON BAR
IB	IRON BAR
RIB	ROUND IRON BAR
RPL	ROCK PLUG
VP	WOOD POST
SM	STONE MOUND
M	MEASURED
S	SET
WIT	WITNESS
P1	CSR-13043
943	D.W. ENDLEMAN, O.L.S.
1055	TERRY DEL BORGO, O.L.S.
NVM	NO VISIBLE MARKINGS
UP	UTILITY POLE
AN	GUY ANCHOR

ELEVATION NOTES

ELEVATIONS ARE GEODETIC AND REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD28) BY DIRECT MEASUREMENT TO A REAL TIME NETWORK (SMARTNET).
LAKE PANACHE IS ARTIFICIALLY REGULATED TO ELEVATION 221.45m (CGVD28).
WATER'S EDGE AT THE TIME OF SURVEY WAS 221.59m (CGVD28).

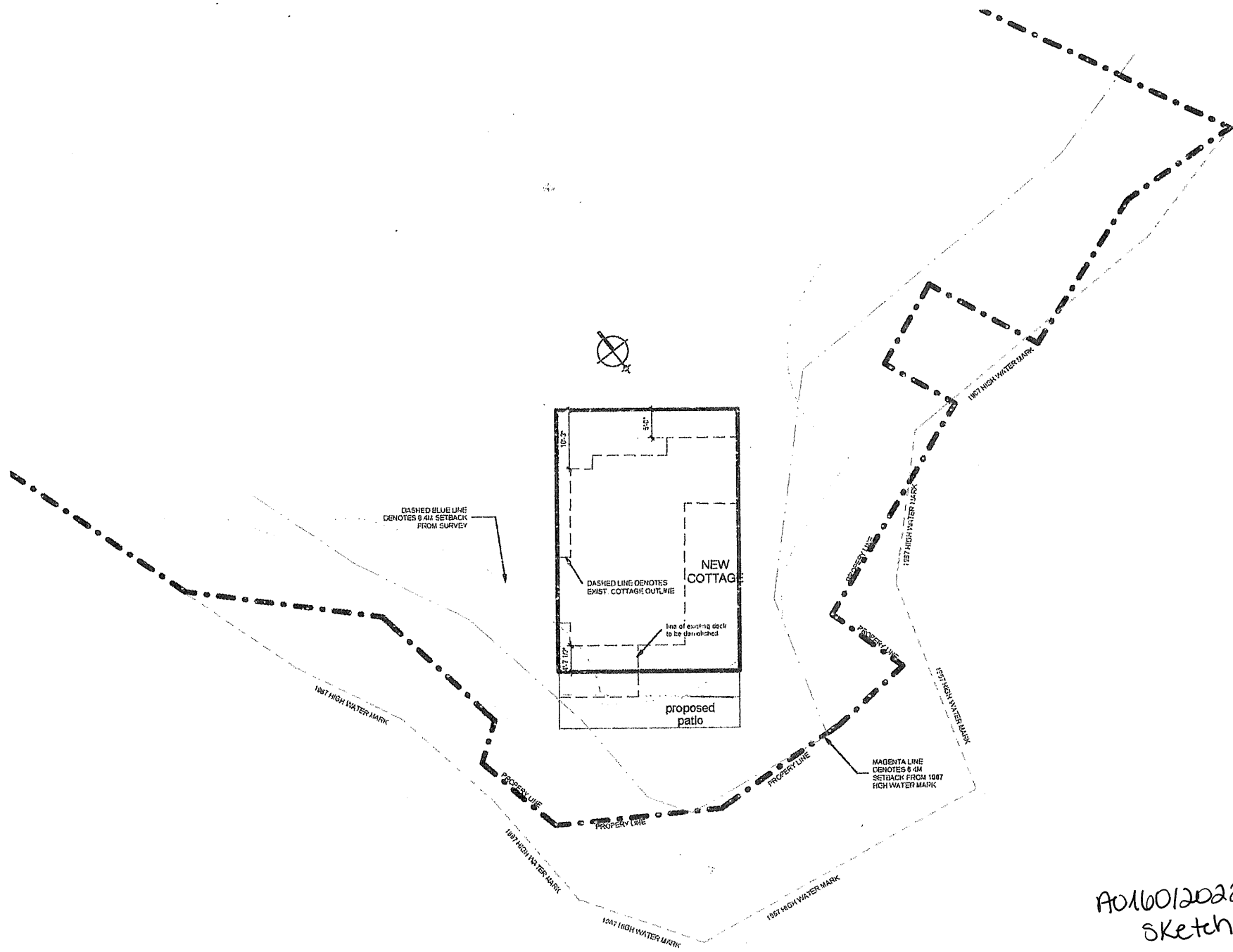
LOCATION	NORTHING	EASTING
1	5 123 222.9	488 861.8
2	5 123 130.0	488 852.8
3	5 123 130.8	488 848.8
4	5 123 128.4	488 838.8
5	5 123 134.9	488 830.7
6	5 123 134.1	488 833.9
7	5 123 127.7	488 836.9
8	5 123 124.8	488 824.8
9	5 123 120.8	488 825.9
10	5 123 119.8	488 823.5
11	5 123 120.8	488 823.3
12	5 123 123.2	488 809.8
13	5 123 120.8	488 802.7
14	5 123 134.2	488 801.9
15	5 123 135.8	488 803.9
16	5 123 130.8	488 803.4
17	5 123 144.0	488 801.7
18	5 123 148.9	488 797.8
19	5 123 140.7	488 795.0
20	5 123 155.8	488 788.8

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1623 BANCROFT DRIVE
SUDBURY, ONTARIO, P3B 1R7
(705) 665-8340
www.surveyorsonsite.com

Adm0012022 Sketchy



A016012022a
Sketch 5



CENTRELINE

Surveying & Engineering
1000 10th Ave S
Calgary, Alberta T2G 1P1

Surveyor
O'Shaughnessy

Project No. 2022-10

Project
proposed addition for

1000 10th Ave S, Calgary, Alberta T2G 1P1

Scale
site reference

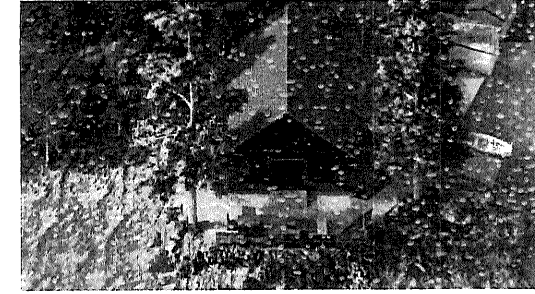
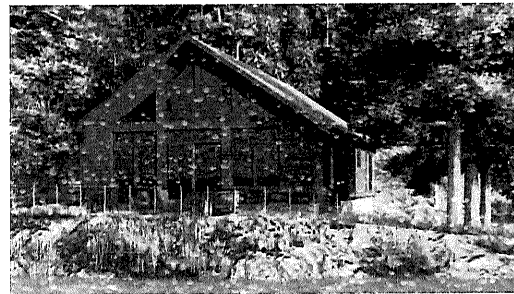
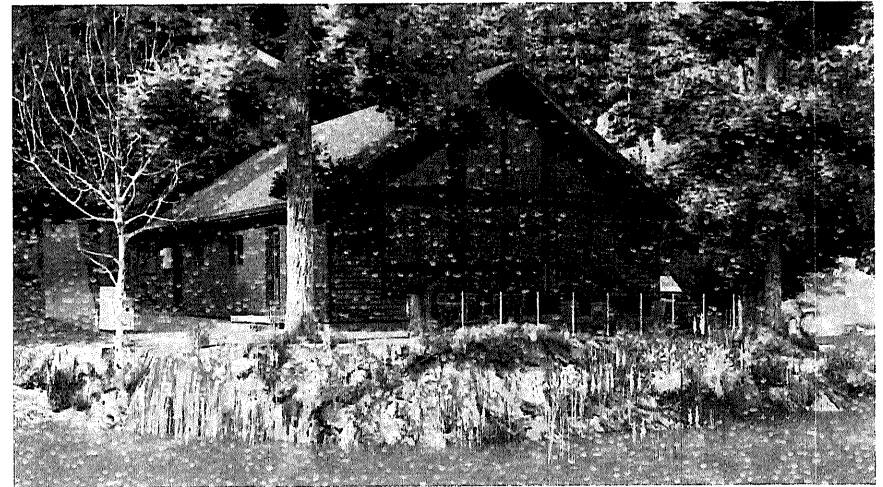
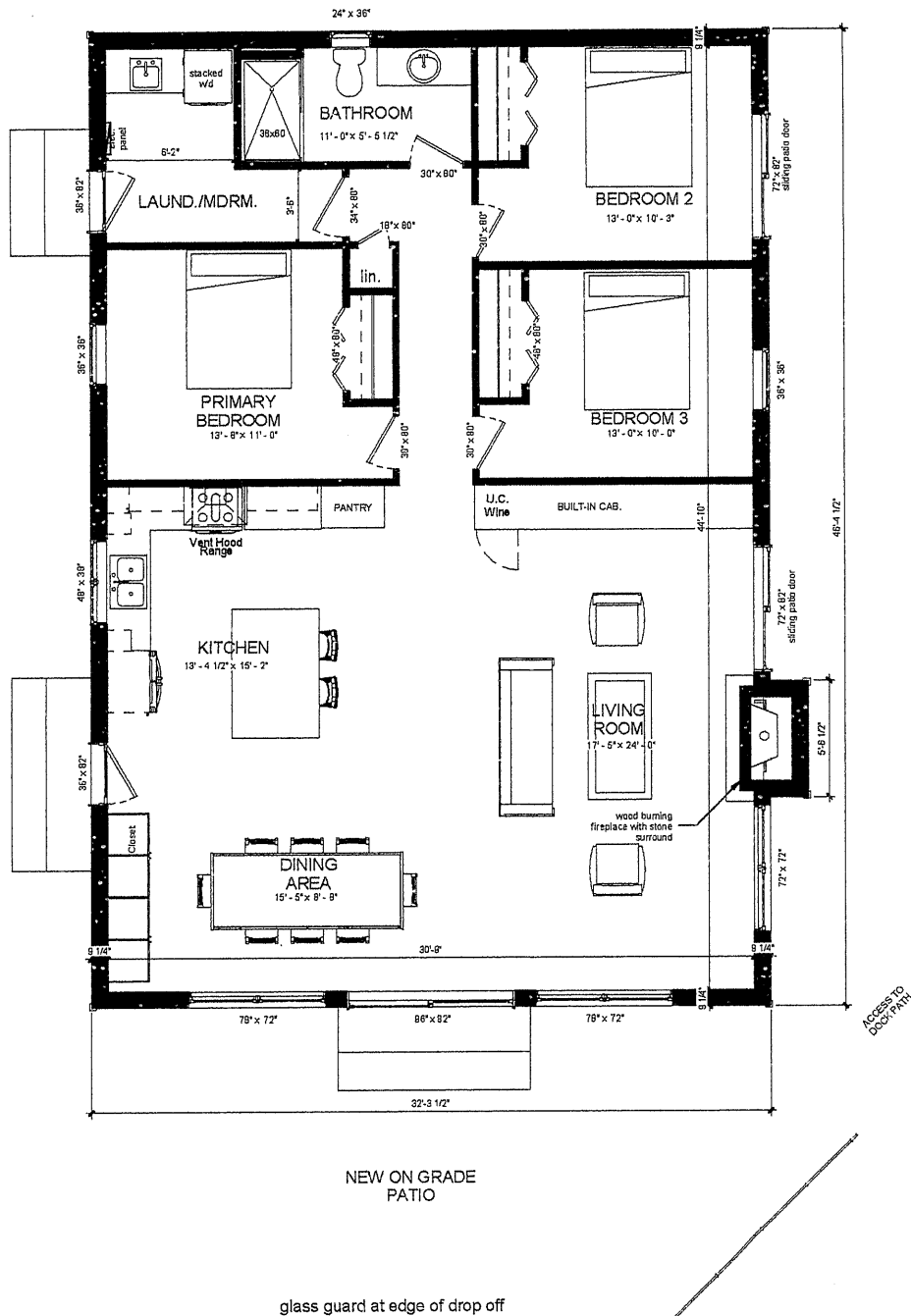
Map 1:100

Scale
3/32" = 1'-0"

Drawn by: [Name]
R.E. (R.F.)

Project No.

SD-2C





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

City of Greater Sudbury

APPLICATION FOR MINOR VARIANCE

Office Use Only	
2022 01 01	
A 01/01/2022	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Uptown Properties - John Hicks
Mailing Address: 2785 Henri St

City: Sudbury Postal Code: P3G 1C2 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: Lauren Jeffrey - IPS Consulting Inc
Mailing Address: 647 Welham Road unit 9

City: Barrie Postal Code: L4N 0B7 Fax Phone:

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

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

Name: N/A

Mailing Address

City:

Postal Code:

- 4) Current Official Plan designation: Mixed-use Commercial Current Zoning By-law designation: C2

- 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
1. A reduced lot frontage	30m	26.6m	3.4m
2. A reduced min. corner side yard setback	15m	3m	12m
3. reduced queuing space requirement (gas bar)	4 (per gas pump)	2 (per)	2 (per)
4. The refuse bins shall be located within the corner side yard.	Interior side yard	corner side yard	n/a
5. permit refuse bin within side yard setback	15m Corner Side Yard Setback	5.2m	9.8m

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

- c) Description of Proposal:

A total of four (4) minor Variances are requested to facilitate the proposed gas station with an accessory convenience store and car wash. Please See PJR for detailed analysis.

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

Please See PJR.

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

PIN(s): 73580-0600 Township: Mckim
 Lot No.: Concession No.: Parcel(s): Part of Lots 8,9,10,28 & 29 and all of L
 Subdivision Plan No.: Lot: Reference Plan No.: 53R-20282 Part(s):
 Municipal Address or Street(s): 507 Kingsway Avenue

7) Date of acquisition of subject land. n/a

8) Dimensions of land affected.

Frontage 26.6 (Arrows) (m) Depth n/a (m) Area 4,092 (m²) Width of Street (m)

9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	n/a (m ²)	See PJR (m ²)
Gross Floor Area:	(m ²)	Total GFA 318.3 (m ²)
No. of storeys:		Both convenience store & Car wash = 1 storey
Width:	(m)	Conv. Store = 20m Car wash = 7.11 (m)
Length:	(m)	Conv. Store = 9.3m Car Wash = 18.6(m)
Height:	(m)	7 (both buildings) (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:	None (m)	See PJR Conv. Store = 30.64 (m) Car wash = 56.29m
Rear:	(m)	Conv. Store = 22.57 Car Wash = 8.65 (m)
Side: Interior	(m)	Conv Store = 41.44 Car Wash = 19.1 (m)
Side: Corner:	(m)	Conv Store = 3m Car wash = > 15m (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 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.

n/a

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

Use(s): Vacant Commercial Lands Length of time: unknown.

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

Same as #13 ☐ or, _____

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

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

☐ Yes ☒ No

If "yes", how many? _____

17) Existing uses of abutting properties: Mix of commercial and residential uses.

A0161/2022

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

If "yes", indicate the application number(s): Unknown.
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, Uptown Properties - John Hicks (please print all names), the registered owner(s) of the property described as 507 Kingsway Ave, Sudbury

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 Lauren Jeffrey - IPS Consulting Inc (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 21 day of NOVEMBER, 2022

(Witness) Lauren Jeffrey


John Hicks
signature of Owner(s) or Signing Officer or Authorized Agent
Print Name: JOHN HICKS

*I have authority to bind the Corporation

A016112022

I/We, Lauren Jeffrey - IPS Consulting Inc (please print all names),
the registered owner(s) or authorized agent of the property described as 507 Kingsway Ave, 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.


Commissioner of Oaths

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

Print Name: Lauren Jeffrey
 *I have authority to bind the Corporation

FOR OFFICE USE ONLY

Date of Receipt: Nov. 25/87 Hearing Date: December 14, 2000 Received By: N. Lewis
Zoning Designation: C2 Resubmission: ☐ Yes ☒ No
Previous File Number(s): A0000/1986
Previous Hearing Date: Feb. 3, 1986
Notes:

AO16/1/2022

INNOVATIVE PLANNING SOLUTIONS

PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS



507 Kingsway Ave

Minor Variance Applications

PLANNING JUSTIFICATION REPORT

507 Kingsway Avenue, City of Greater Sudbury

IPS NO. 22-1202

November 2022



EMAIL: info@ipsconsultinginc.com
WEB: www.ipsconsultinginc.com



647 WELHAM ROAD, UNIT 9A
BARRIE, ON L4N0B7



TEL: (705)812-3281
FAX: (705)812-3438

Nov 16/2022

507 KINGSWAY AVENUE

Part of Lots 8, 9, 10, 28 & 29 & all of Lots 11, 25, 26 & 27 Registered Plan M-42 and Part 1
of 53R-20282

CITY OF GREATER SUDBURY

APPLICATION FOR

MINOR VARIANCE APPLICATION

PREPARED BY

INNOVATIVE PLANNING SOLUTIONS

647 Welham Road, Unit 9A

Barrie, ON

L4N 0B7

TEL: (705) 812-3281

ON BEHALF OF

Bluerock Inc.

NOVEMBER 2022

APR 16/2022

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1.0 INTRODUCTION

Innovative Planning Solutions has been retained by Bluerock Developments (507 Kingsway Inc.) to complete a Planning Justification Report in relation to a Minor Variance application for the proposed development of 507 Kingsway Ave, in the City of Greater Sudbury. The subject property is 4,092.1m² (after ROW conveyance) with 26.6m of frontage along Argyle Ave.

The purpose of this application is to obtain approval of four Minor Variances to facilitate development of a gas station and associated convenience store and car wash buildings on the subject property.

The subject property is designated 'Mixed Use Commercial' per Schedule 1a of the City of Greater Sudbury Official Plan, and zoned 'C2' per Zoning By-law 2010-100Z.

The following report will review the application in the context of the applicable Provincial and Municipal policies found within the documents noted below to provide the rationale necessary approval for four Minor Variances:

- The Planning Act (2018)
- Provincial Policy Statement (2020)
- The City of Greater Sudbury Official Plan

2.0 SITE DESCRIPTION AND SURROUNDING LAND USES

The subject property is a corner lot, containing 4,092.1m² of total area with 26.6m of frontage along Argyle Ave, 89.4m of frontage along Kingsway Ave, and 75.7m of frontage along Kitchener Ave. The subject site is within the Built Boundary of the City of Greater Sudbury.

For the purpose of interpreting the zoning by-law requirements, Argyle Ave is considered the site's front yard. The entire exterior side yard fronts Kingsway Ave, and the entire rear yard fronts Kitchener Ave, as determined by the City per Pre-Consultation file PC2020-091.

Kingsway Ave is an identified 'Primary Arterial' per Schedule 7 of the City of Greater Sudbury Official Plan. Primary Arterial roads in the City of Greater Sudbury are roads identified for connecting the City with other major Centers outside the City and interconnecting communities.

The property was formerly occupied by a three-storey commercial/residential building which has since been removed. The site is currently vacant, with an existing point of access/egress along Argyle Ave. The topography of the site is relatively flat, sloping west toward Argyle Ave.

The property is surrounded by a mix of commercial and residential land uses.

Land uses in the immediate area include the following:

- North:** North of Kingsway Ave is vacant land zoned 'C2'. Further north is low density, single-detached dwellings.
- East:** Kitchener Ave is directly east of the property. Across Kitchener Ave exists a mix of commercial uses and residential uses.
- South:** Single-detached residential dwellings.
- West:** Argyle Ave and Kingsway Ave are directly west of the property. Across Kingsway Ave is a public park and a mix of low-medium density residential uses.

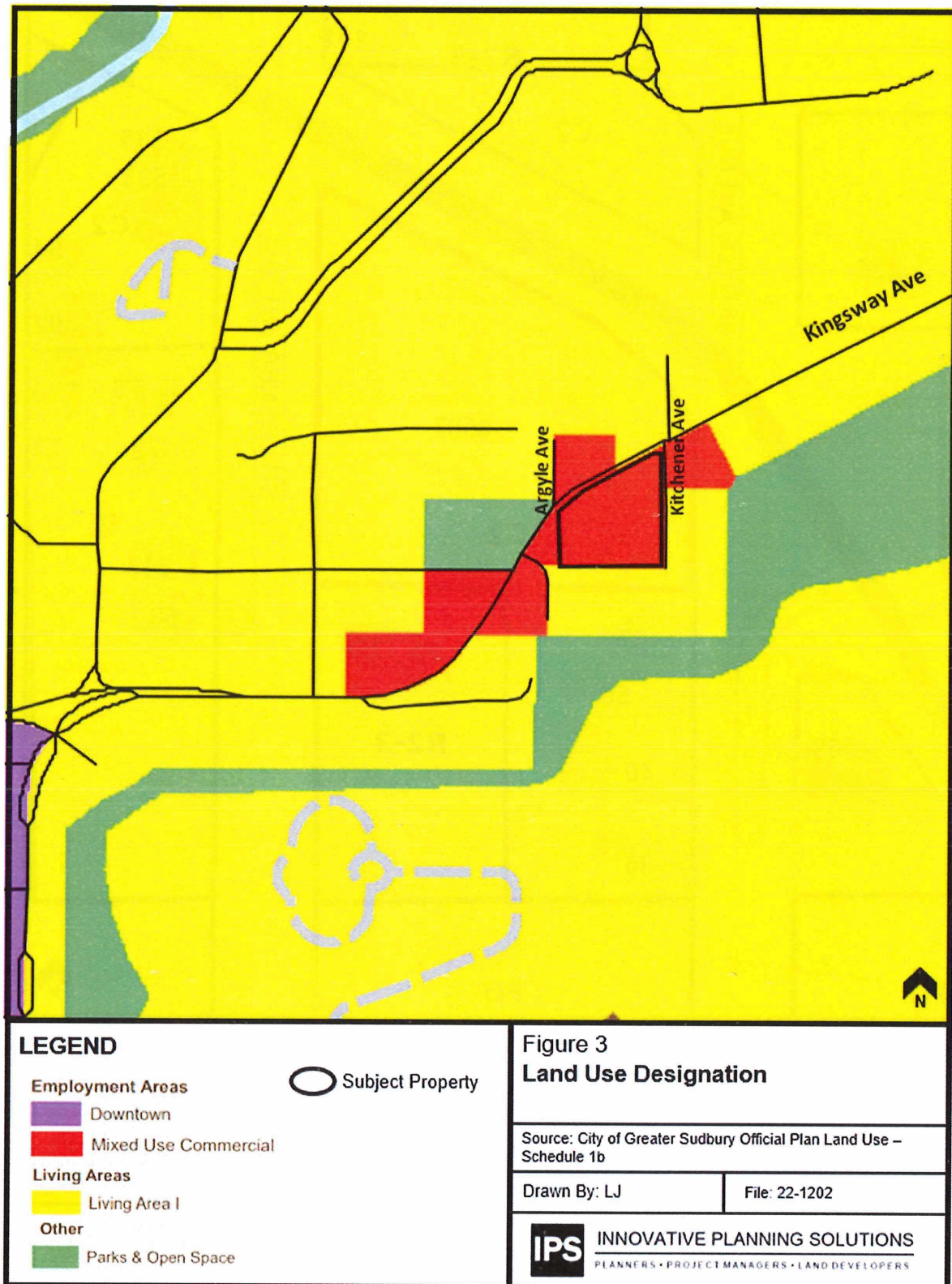
Figure 1 illustrates the subject site and surrounding land uses. Figure 2 shows the zoning of the subject site, and Figure 3 shows the land use designation per the City of Greater Sudbury's Official Plan.



Nov 6/2022



AOB/1/2022



10/16/2022

3.0 DESCRIPTION OF DEVELOPMENT

The intent of this application is to provide the necessary rationale toward the Minor Variances required to facilitate the recent site plan application for a gas station with an accompanied convenience store and drive-through car wash on the subject property.

The proposed gas bar would accommodate eight fueling positions. The proposed convenience store will provide approximately 186m² of retail space located toward the defined corner side yard lot line, which would functionally serve as the sites front yard. Additionally, the proposal includes a drive-through car wash located toward the eastern portion, which has approximately 132m² of Ground Floor Area and 11 queuing spaces. The proposed development will provide four bicycle parking spaces and nine vehicle parking spaces, including two barrier free spaces for the convenience store.

Vehicular site access connects directly to Argyle Ave(southwest), as well as Kitchener Ave (southeast). The location of the vehicular access ways will provide adequate room for loading trucks, as illustrated by the Truck Turning overlay in the Site Plan submitted with this Report. A pedestrian pathway is proposed at the north portion of the site, connecting the convenience store to the municipal sidewalk established along Kingsway Ave.

The proposed development will connect to municipal water and sewage services. Site garbage will be collected privately. As detailed on the Site Plan, Molok inground refuse bins are located west of the convenience store.

Overall, the proposed development represents an opportunity to revitalize the currently vacant commercial lands and contribute to the economic base of the surrounding area.

Table 1 summarizes the site statistics in relation to the 'C2' zone requirements of Zoning By-law 2010-100Z. The Highlighted cells represent the zone deficiencies that will be addressed by future Minor Variance Applications.

AO/6/1/2022

Table 1. Zoning Compliance Review – 'C2'			
Policy no. 'C2' – Zoning By-law 2010-100Z	Provisions	Required	Provided
Table 7.2	Permitted Uses	Gas Bar Car Wash Convenience Store	Gas Bar Car Wash Convenience Store
Table 7.3	Min. Lot Area	1,350 m ²	4,269m ²
Table 7.3	Min. Lot Frontage	30m	26.6m
Table 7.3 (Front yard – Argyle Ave)	Min. Required Front Yard	6m	15m & 38.7m
Table 7.3	Min. Required Rear yard	7.5	7.5m & 38.7m
Table 7.3 (14(ii))	Min. Interior Yard	3m	17.28 (Canopy)
Table 7.3 (1(i))	Min. Corner Side Yard (Exterior)	15m	3m
Table 7.3	Max. Lot Coverage	50%	12.7%
Table 7.3	Max. Height	15m	T.B.D
Table 7.3	Min. Landscaped open space	5%	31.6%
Section 4.15.4	Min. Landscaped Buffers	3m	3m
7.3 (6)	Min. Building separation	3m	7.7m

As of 1/2022

7.3 (10)	Max. GFA = 4,092.1m ² x 2	8,184.2m ²	318m ²
Table 5.4	# Parking spaces = 186m ² / 33m ²	6 Spaces	9 Spaces (Includes 2 Barrier Free)
Table 5.9: For Gas Bar = 4 Queueing Spaces For Car Wash = 11 Queueing spaces	# Queueing Spaces	Gas Bar: 32	Gas Bar: 16
		Car Wash: 11	Car Wash: 11
Table 5.2	# of Accessible Parking spaces	0 Spaces	2 Spaces
Table 5.8 Less than 300m ² GFA	# Loading Spaces	0 Spaces	1 Space
Table 5.10	# Bicycle Spaces	3 Spaces	4 Spaces
Section 4.2.9	Refuse Storage Area Location	Located in Interior Yard	Located in Corner Side Yard

4.0 REQUIRED MINOR VARIANCE

A total of four (4) Minor Variances are requested to facilitate the proposed gas station with an accessory convenience store and car wash. While the 'C2' zone generally permits the proposed type of development, the following 4 Minor Variances are required in order to maintain adequate functionality of the proposed development.

1. A reduced lot frontage of 26.6m where 30m is required.
2. A minimum required corner side yard setback of 3m where 15m is required.
3. A minimum of 16 queuing spaces (2 per point of service) where 32 queuing spaces (4 per point of service) are required for the gas bar.

4. The refuse bin shall be located within the corner side yard, where refuse storage areas are only permitted within the interior side yard.
5. The refuse bin shall be located 5.2m from the corner side yard lot line, whereas refuse storage areas are permitted no closer to any lot line than required (15m) for an accessory building or structure.

The following section provides an analysis of the five required variances, in relation to Section 45(1) of the Planning Act.

4.1 THE VARIANCE IS MINOR

Factors to consider when evaluating the impact of the proposal relate to the impact on neighbourhood character and consistency with existing and planned development patterns, and consistency with planning policy. The surrounding area is primarily characterized by a mix of low-medium density housing as well as a mix of commercial uses. The surrounding land parcels vary in terms of lot frontages, setbacks, and building heights.

Given the unique lot fabric and curvature of the corner (exterior) lot line along Kingsway Avenue which extends beyond the defined front lot line of the subject site, the variance for a reduced lot frontage is considered minor. The subject site has sufficient frontage to maintain necessary functions such as vehicle access and egress and would visually have over 87m of principle frontage along Kingsway Avenue. Additionally, the lot frontage deficiency is a result of the ROW road conveyance, therefore the variance is considered minor and would have no anticipated negative impacts on the functionality of the site.

The Minor Variance for a corner side yard setback is a result of the irregular lot shape and curvature of the side yard lot line. A reduced minimum corner side yard setback is required to situate the convenience store building away from the adjacent residential uses, and encourage a consistent building scale along Kingsway Ave. A mix of residential and commercial buildings existing along Kingsway Ave are sited toward the street. In order to maintain the existing character of building setbacks and orientation along Kingsway Ave, and mitigate potential conflict between commercial and residential uses, a Minor Variance is required and deemed appropriate. Additionally, the minimum 3m setback is measured from only the northeast corner of the building to the ROW line,

however, due to the curvature of the lot line and position of the building, the northwest portion of the building demonstrates a larger setback than the required 3m. Overall, permitting a reduced corner side yard setback would appropriately front the convenience store toward Kingsway Ave which is consistent with the existing character of the surrounding lands, and promote the commercial presence along Kingsway and away from adjacent residential uses.

Additionally, a reduced queuing space requirement for gas bar is considered minor as it would facilitate the appropriate drive aisle space and ensure a 10m setback from the adjacent residential lot is maintained. Two queuing spaces per point of service would have no negative impacts on the functions of the site; rather, reducing queuing spaces requirements promotes the functional movement of cars and trucks on the site.

Lastly, the location of the proposed Molok refuse bins is intended to mitigate potential conflicts with the residential dwellings abutting the interior side yard in which the zoning by-law permits. Therefore, permitting the refuse storage area within the exterior side yard will separate site refuse from residential uses and maintain proximity to the convenience store. Additionally, the proposed Molok refuse bin will be approximately 1.2m in height (above ground) and approximately 1.7m wide. Given the compact design of the Molok refuse bin, there are no anticipated negative impacts to the street view. Permitting a 5.2m setback from the corner side yard lot line to the Molok refuse bin will ensure the refuse bins are functional for the convenience store use and separated from the residential zone.

The requested variances are considered minor as they would accommodate functional site details and maintain consistency with the character of the surrounding area.

4.2 VARIANCE IS DESIRABLE FOR DEVELOPMENT OF THE AREA

This application seeks to enhance the vitality of the subject lands by utilizing vacant lands and providing services to the surrounding area. The requested minor variances will facilitate commercial development that will introduce a gas station, retail convenience store, and car wash services. The proposed development is appropriate for the subject lands and maintains the existing and planned character of the area. A variety of commercial and residential uses are present along Kingsway Avenue. Kingsway Ave is

also recognized as Primary Arterial road which are roadways identified for connecting major City Centres and interconnecting communities. Given the movement of people and goods between major activities within the City, the proposed development is considered desirable and would serve those travelling along Kingsway Ave.

The requested variances would enhance the functionality of the gas station and accompanied uses. A reduced corner side yard setback would permit the location of the convenience store sited toward the street to create a streetscape of interest. A welcoming streetscape would support a more pedestrian oriented environment and discourage reverse parking lots which prioritize the automobile. Permitting a reduced lot frontage would recognize the unique lot fabric of the subject property and facilitate a technical lot frontage that is consistent with the variety of lot frontages and lot configurations in the surrounding area. The reduced lot frontage is desirable to accommodate the proposal with no impact to the functional elements of the proposed uses. A reduced queuing space requirement is considered desirable for the proposed development of the area as it would ensure a 10m setback from the adjacent residential lot is maintained. Therefore, reducing the number of queuing spaces is in the best interest of the surrounding area. Lastly, locating the refuse bins in the corner side yard, 5.2m from the lot line, would increase the functional purpose of the refuse bins for the convenience store's use. As well as allow for the site refuse area to be separated from the residential zone adjacent to the interior lot line.

The variances are considered desirable for the appropriate development of the area and use of the subject lands.

4.3 OFFICIAL PLAN, GENERAL INTENT AND PURPOSE

The subject property is designated 'Mixed-use Commercial' in the City of Greater Sudbury Official Plan. The requested Minor Variances will facilitate commercial development that is compatible with the planned intent of the Mixed-use Commercial designation and remains consistent with the variety of commercial uses along Kingsway Ave.

Permitting a reduced corner side yard setback will allow the building design to complement a desirable community character and consistent building scaling along Kingsway Ave. The reduced corner side yard setback will facilitate site design that positively influences pedestrian activity and safety along Kingsway and convenient pedestrian access connecting from established municipal sidewalks, as promoted in Section 14.4 of the Official Plan.

The Official Plan generally promotes commercial uses to be visible with prominent street frontages. Given the irregular shape of the subject property, the property has sufficient frontage along Kingsway Ave, as well as along Kitchener Ave, that would further promote a visible and prominent street frontage for the subject property. The requested variance for a reduced lot frontage would not conflict general intent of the Official Plan; rather, the technical nature of the lot lines would provide a visible street frontage that exceeds the zone standard.

Additionally, the Official Plan supports appropriate buffering between non-residential and residential uses. The requested variances for reduced queuing spaces as well as locating the refuse bins in the corner side yard are intended to separate the functional elements of commercial development away from the adjacent residential lot. Reducing queuing spaces required for the gas station would promote the separation of queuing vehicles from the abutting residential dwelling. Furthermore, the refuse storage area located in the corner side yard would promote a buffer to residential uses that is clear of commercial refuse.

For the reasons noted above, the requested variances are considered compatible with the general intent and objectives of the Official Plan.

4.4 ZONING BY-LAW, GENERAL INTENT AND PURPOSE

The lands are zoned 'General Commercial (C2)' in the City of Greater Sudbury Zoning By-law. The 'C2' zone permits a wide range of residential and commercial uses, such as a gas station, convenience stores, drive-through car washes. While the Zoning By-law generally permits the proposed type of commercial developments, the requested minor variances are a result of supporting functional elements of the commercial uses.

Generally, corner side yard setback provisions ensure building placements are compatible with the surrounding character of the area and ensure adjacent roadways maintain adequate site lines. As outlined in a Traffic Impact Study submitted alongside the previous Site Plan Approval application, the existing nature of the curvature of Kingsway Ave limits currently limits sightlines. As a result, the applicant is contributing to the implementation of an auxiliary traffic signal head at the intersection of Cochrane Street and Kingsway Ave to mitigate future site line concerns. Furthermore, the corner side yard setback would functionally be seen as the front yard setback along Kingsway Ave. Likewise, the surrounding buildings are predominantly sited toward the street. Therefore, the requested Minor Variance would not conflict with the general intent to maintain a consistent built form.

Similarly, the minimum lot frontage requirement promotes a consistent lot frontage in the surrounding area. Due to the nature of the subject property, the front yard is defined as Argyle Ave; however, there is over 87m of additional street frontage along Kingsway which functions as considerable lot frontage from the Kingsway Street View.

Queuing space provisions are to ensure adequate space is allocated for vehicles awaiting services. Reducing the required queuing spaces to two per point of service, would facilitate the necessary drive aisle widths to accommodate undisrupted vehicular movement within the site. Furthermore, reducing the queuing space requirement would further support the separation of queuing vehicles from adjacent residential uses as encouraged by the City of Sudbury.

Lastly, the general intent of the Zoning By-law is to guide development proposals and regulate the built form through detailed provisions such as setbacks and accessory locations. Given the unique lot fabric of the subject property, locating the Molok refuse bin within the corner side yard, 5.2m from the lot line, is considered appropriate and would maintain the general intent to separate potential conflicts of land uses. The proposed location of the refuse bins is separated from adjacent residential uses. The use of a Molok refuse bin for refuse storage is intended to uphold a high-quality design of the refuse storage area and mitigate concerns to the aesthetic street view along Kingsway Ave.

The general intent and purpose of the Zoning By-law ensures that development will not conflict with the characteristics of the existing built form. As such, the general intent of the Zoning By-law is maintained through the requested Minor Variances. All other zoning standards will be met.

6.0 CONCLUSION

The Minor Variance applications intend to facilitate the development of an 8-pump gas bar (with canopy) accompanied by a convenience store and a drive-through car wash on the property municipally known as 507 Kingsway Avenue.

The subject property is zoned 'C2' and designated 'Mixed-use Commercial' which generally permits the proposed commercial development. Additionally, Kingsway Ave is identified as a Primary Arterial road which connects the movement of goods and people between major City centres, making the subject property a desirable location for a gas station and associated uses. . The surrounding lands are comprised of a mix of residential and commercial uses and characterised by a variety of lot sizes and setbacks to Kingsway Ave.

A Minor Variance is proposed for; reduced corner side yard setback; reduced lot frontage; reduced gas station queuing space requirement; reduced refuse storage area setback from lot line; and to allow for the location of the site refuse storage area to be within the corner side yard. The requested minor variances are considered minor in nature, desirable for the proposed development and surrounding lands, and conform with the general intent of the City of Greater Sudbury's Official Plan and Zoning By-law.

The proposal would encourage the development of an underutilised and currently vacant commercial lot at an appropriate scale relative to the existing and planned character of the surrounding area.

It is our professional planning opinion that the requested Minor Variance applications demonstrate consistency with, and conforms to, applicable Provincial and Municipal planning policies and principles.

Respectfully submitted,

Innovative Planning Solutions

A handwritten signature in black ink, appearing to read 'D. Vella'.

Darren Vella, MCIP, RPP

President & Director of Planning

A handwritten signature in black ink, appearing to read 'Lauren Jeffrey'.

Lauren Jeffrey

Junior Planner

APR 16/2022

APPENDIX 1:

SITE PLAN

SITE DATA - SITE ZONING C2

ZONING BYLAW PROVISIONS	REQUIRED	PROPOSED
MINIMUM LOT AREA	1,350.0m ²	4,092.1m ² (AFTER CONVEYANCE)
MINIMUM LOT FRONTAGE (ARCTIC ROAD)	30.0m	18.0m
MINIMUM REQUIRED FRONT YARD	6.0m	18.0m & 30.8m (CANOPY & BUILDING)
MINIMUM REQUIRED REAR YARD	7.5m	8.7m & 22.3m (CAR WASH & BUILDING)
MINIMUM REQUIRED INTERIOR SIDE YARD	3.0m	17.3m (CANOPY)
MINIMUM REQUIRED CORNER SIDE YARD (ABUTTING PRIMARY ARTERIAL ROAD)	15.0m	3.0m
BUILDING REFUSE BIN		3.0m
MAXIMUM LOT COVERAGE	50%	52%
MAXIMUM HEIGHT	15.0m	7.0m
MINIMUM LANDSCAPED OPEN SPACE	5%	32.2%
MINIMUM LANDSCAPED BUFFERS	3.0m	3.0m
MINIMUM BUILDING SEPARATION	3.0m	7.9m
MAXIMUM GROSS FLOOR AREA	8,164.2m ²	318.3m ²
NO. OF PARKING SPACES (2.75m x 6.0m) (INCLUDES BARRIER FREE SPACES 3.4m x 6.0m)	6 SPACES	9 SPACES
NO. OF BARRIER FREE PARKING SPACES - TOTAL NUMBER OF PARKING SPACES	0 SPACES	2 SPACES
NO. OF LOADING SPACES - LESS THAN 300m ² GROSS FLOOR AREA	0 SPACES	2 SPACES
NO. OF QUEUING SPACES - GAS BAR 4 PER GAS PUMP - AUTOMATIC CAR WASH	32 SPACES 11 SPACES	15 SPACES 12 SPACES
NO. OF BICYCLE SPACES (0.6m x 1.8m) - 2 SPACES ON A LOT + 1 SPACE PER 500m ² GROSS FLOOR AREA TO A MAX. REQUIREMENT OF 24/LOT	3 SPACES	4 SPACES
	2 + 0.8	3 ROUNDED UP

SITE PLAN
SCALE: 1 : 200

LOT 13

LOT 23

general notes:

1. THIS PRINT IS AN INSTRUMENT OF SERVICE ONLY AND THE PROPERTY OF THE ARCHITECT.
2. ORIGINALS SHALL NOT BE REPRODUCED.
3. CONTRACTORS SHALL VERIFY IT IS POSSIBLE FOR ALL ORDINANCES AND CONDITIONS ON THE JOB AND THE ARCHITECT WILL NOT BE RESPONSIBLE FOR THE SIGHTING AND CONDITIONS SHOWN BY THESE DRAWINGS.
4. ATTENTION IS DIRECTED TO PROVISIONS IN THE GENERAL CONDITIONS REGARDING CONTRACTOR'S RESPONSIBILITIES FOR SUBMISSION OF SHOP DRAWINGS.
5. IN THE EVENT THE ARCHITECT IS RETURNED TO REVIEW SHOP DRAWINGS, SUCH REVIEW IS ONLY TO CHECK FOR CONFLICT WITH EXISTING CONDITIONS AND TO OBTAIN INFORMATION OTHER IN THE CONTRACT DOCUMENTS.
6. CONTRACTORS SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS OR AMBIGUITIES BETWEEN THE CONTRACT DOCUMENTS AND ANY APPLICABLE CODES OR LAWS.
7. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS AND OR TECHNIQUES OF CONSTRUCTION OR CONSTRUCTION OF THE WORK.

A architectural
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project:
PROPOSED COMMERCIAL
DEVELOPMENT
507 KINGSWAY AVENUE
SUDBURY, ONTARIO

client:
**BLUEROCK
DEVELOPMENTS**

File:
SITE PLAN

scale:	AS SHOWN
drawn by:	TC / AS
checked by:	SMB / TC
date:	JANUARY 2022
comm. no.:	2020-071
sheet no.:	

A1.0

AO161/2022

SITE DATA - SITE ZONING C2

ZONING BYLAW PROVISIONS	REQUIRED	PROPOSED
MINIMUM LOT AREA	1,350.0m ²	4,092.1m ² (AFTER COMPLETION) 16.1%
MINIMUM LOT FRONTAGE (ARGYLE ROAD)	30.0m	30.0m
MINIMUM REQUIRED FRONT YARD	6.0m	16.0m ± 30.5m (CANOPY & BUILDING)
MINIMUM REQUIRED REAR YARD	7.5m	8.7m & 22.3m (CAR WASH & BUILDING)
MINIMUM REQUIRED INTERIOR SIDE YARD	3.0m	17.3m (CANOPY)
MINIMUM REQUIRED CORNER SIDE YARD (ABUTTING PRIMARY ARTERIAL ROAD)	15.0m	3.0m 5.2m
BUILDING REFUSE BIN		
MAXIMUM LOT COVERAGE	50%	12.7%
MAXIMUM HEIGHT	15.0m	7.0m
MINIMUM LANDSCAPED OPEN SPACE	5%	32.2%
MINIMUM LANDSCAPED BUFFERS	3.0m	3.0m
MINIMUM BUILDING SEPARATION	3.0m	7.9m
MAXIMUM GROSS FLOOR AREA	8,104.2m ²	318.3m ²
NO. OF PARKING SPACES (2.75m x 6.0m) (INCLUDES BARBER FREE SPACES 3.4m x 6.0m) - 1/33m ² NET FLOOR AREA = 185.0m ² /23m ²	6 SPACES	9 SPACES
NO. OF BARBER FREE PARKING SPACES - TOTAL NUMBER OF PARKING SPACES = 1-9 SPACES	0 SPACES	2 SPACES
NO. OF LOADING SPACES - LESS THAN 300m ² GROSS FLOOR AREA	0 SPACES	2 SPACES
NO. OF OUTWASH SPACES - GAS BAR & 4 PER GAS PUMP - AUTOMATIC CAR WASH	32 SPACES 11 SPACES	18 SPACES 12 SPACES
NO. OF BICYCLE SPACES (0.6m x 1.8m) - 2 SPACES ON A LOT + 1 SPACE PER 500m ² GROSS FLOOR AREA TO A MAX. REQUIREMENT OF 24/LOT = 2 + 0.8 = 3 ROUNDED UP	3 SPACES	4 SPACES

SITE PLAN
SCALE: 1 : 200

PROPOSED RESIDENTIAL
110.0m² (12.500m²)

PROPOSED CAR WASH
110.0m² (12.500m²)

PROPOSED BICYCLE SPACES
4 BICYCLE SPACES (0.6m x 1.8m) EACH

PROPOSED LOADING SPACES
2 LOADING SPACES (3.4m x 6.0m) EACH

PROPOSED BARBER FREE SPACES
2 BARBER FREE SPACES (3.4m x 6.0m) EACH

PROPOSED LANDSCAPED OPEN SPACE
32.2% (13.1m²)

PROPOSED LANDSCAPED BUFFERS
3.0m

PROPOSED BUILDING SEPARATION
7.9m

PROPOSED MAXIMUM GROSS FLOOR AREA
318.3m²

PROPOSED MINIMUM LOT COVERAGE
12.7%

PROPOSED MINIMUM HEIGHT
7.0m

PROPOSED MINIMUM LANDSCAPED OPEN SPACE
5%

PROPOSED MINIMUM LANDSCAPED BUFFERS
3.0m

PROPOSED MINIMUM BUILDING SEPARATION
3.0m

PROPOSED MINIMUM REQUIRED CORNER SIDE YARD (ABUTTING PRIMARY ARTERIAL ROAD)
3.0m
5.2m

PROPOSED MINIMUM REQUIRED REAR YARD
8.7m & 22.3m (CAR WASH & BUILDING)

PROPOSED MINIMUM REQUIRED FRONT YARD
16.0m ± 30.5m (CANOPY & BUILDING)

PROPOSED MINIMUM LOT FRONTAGE (ARGYLE ROAD)
30.0m

PROPOSED MINIMUM LOT AREA
4,092.1m² (AFTER COMPLETION)

PROPOSED MINIMUM REQUIRED INTERIOR SIDE YARD
3.0m

PROPOSED MINIMUM REQUIRED CORNER SIDE YARD (ABUTTING PRIMARY ARTERIAL ROAD)
3.0m
5.2m

PROPOSED BUILDING REFUSE BIN

PROPOSED MAXIMUM LOT COVERAGE
50%

PROPOSED MAXIMUM HEIGHT
15.0m

PROPOSED MINIMUM LANDSCAPED OPEN SPACE
5%

PROPOSED MINIMUM LANDSCAPED BUFFERS
3.0m

PROPOSED MINIMUM BUILDING SEPARATION
3.0m

PROPOSED MAXIMUM GROSS FLOOR AREA
8,104.2m²

PROPOSED NO. OF PARKING SPACES (2.75m x 6.0m) (INCLUDES BARBER FREE SPACES 3.4m x 6.0m) - 1/33m² NET FLOOR AREA = 185.0m²/23m²
6 SPACES

PROPOSED NO. OF BARBER FREE PARKING SPACES - TOTAL NUMBER OF PARKING SPACES = 1-9 SPACES
0 SPACES

PROPOSED NO. OF LOADING SPACES - LESS THAN 300m² GROSS FLOOR AREA
0 SPACES

PROPOSED NO. OF OUTWASH SPACES - GAS BAR & 4 PER GAS PUMP - AUTOMATIC CAR WASH
32 SPACES
11 SPACES

PROPOSED NO. OF BICYCLE SPACES (0.6m x 1.8m) - 2 SPACES ON A LOT + 1 SPACE PER 500m² GROSS FLOOR AREA TO A MAX. REQUIREMENT OF 24/LOT = 2 + 0.8 = 3 ROUNDED UP
3 SPACES

PROPOSED MINIMUM REQUIRED CORNER SIDE YARD (ABUTTING PRIMARY ARTERIAL ROAD)
3.0m
5.2m

PROPOSED MINIMUM REQUIRED REAR YARD
8.7m & 22.3m (CAR WASH & BUILDING)

PROPOSED MINIMUM REQUIRED FRONT YARD
16.0m ± 30.5m (CANOPY & BUILDING)

PROPOSED MINIMUM LOT FRONTAGE (ARGYLE ROAD)
30.0m

PROPOSED MINIMUM LOT AREA
4,092.1m² (AFTER COMPLETION)

PROPOSED MINIMUM REQUIRED INTERIOR SIDE YARD
3.0m

PROPOSED MINIMUM REQUIRED CORNER SIDE YARD (ABUTTING PRIMARY ARTERIAL ROAD)
3.0m
5.2m

PROPOSED BUILDING REFUSE BIN

PROPOSED MAXIMUM LOT COVERAGE
50%

PROPOSED MAXIMUM HEIGHT
15.0m

PROPOSED MINIMUM LANDSCAPED OPEN SPACE
5%

PROPOSED MINIMUM LANDSCAPED BUFFERS
3.0m

PROPOSED MINIMUM BUILDING SEPARATION
3.0m

PROPOSED MINIMUM REQUIRED CORNER SIDE YARD (ABUTTING PRIMARY ARTERIAL ROAD)
3.0m
5.2m

PROPOSED MINIMUM REQUIRED REAR YARD
8.7m & 22.3m (CAR WASH & BUILDING)

PROPOSED MINIMUM REQUIRED FRONT YARD
16.0m ± 30.5m (CANOPY & BUILDING)

PROPOSED MINIMUM LOT FRONTAGE (ARGYLE ROAD)
30.0m

PROPOSED MINIMUM LOT AREA
4,092.1m² (AFTER COMPLETION)

PROPOSED MINIMUM REQUIRED INTERIOR SIDE YARD
3.0m

PROPOSED MINIMUM REQUIRED CORNER SIDE YARD (ABUTTING PRIMARY ARTERIAL ROAD)
3.0m
5.2m

PROPOSED BUILDING REFUSE BIN

PROPOSED MAXIMUM LOT COVERAGE
50%

PROPOSED MAXIMUM HEIGHT
15.0m

PROPOSED MINIMUM LANDSCAPED OPEN SPACE
5%

PROPOSED MINIMUM LANDSCAPED BUFFERS
3.0m

PROPOSED MINIMUM BUILDING SEPARATION
3.0m

PROPOSED MINIMUM REQUIRED CORNER SIDE YARD (ABUTTING PRIMARY ARTERIAL ROAD)
3.0m
5.2m

PROPOSED MINIMUM REQUIRED REAR YARD
8.7m & 22.3m (CAR WASH & BUILDING)

PROPOSED MINIMUM REQUIRED FRONT YARD
16.0m ± 30.5m (CANOPY & BUILDING)

PROPOSED MINIMUM LOT FRONTAGE (ARGYLE ROAD)
30.0m

PROPOSED MINIMUM LOT AREA
4,092.1m² (AFTER COMPLETION)

PROPOSED MINIMUM REQUIRED INTERIOR SIDE YARD
3.0m

PROPOSED MINIMUM REQUIRED CORNER SIDE YARD (ABUTTING PRIMARY ARTERIAL ROAD)
3.0m
5.2m

PROPOSED BUILDING REFUSE BIN

PROPOSED MAXIMUM LOT COVERAGE
50%

PROPOSED MAXIMUM HEIGHT
15.0m

PROPOSED MINIMUM LANDSCAPED OPEN SPACE
5%

PROPOSED MINIMUM LANDSCAPED BUFFERS
3.0m

PROPOSED MINIMUM BUILDING SEPARATION
3.0m

PROPOSED MINIMUM REQUIRED CORNER SIDE YARD (ABUTTING PRIMARY ARTERIAL ROAD)
3.0m
5.2m

PROPOSED MINIMUM REQUIRED REAR YARD
8.7m & 22.3m (CAR WASH & BUILDING)

PROPOSED MINIMUM REQUIRED FRONT YARD
16.0m ± 30.5m (CANOPY & BUILDING)

PROPOSED MINIMUM LOT FRONTAGE (ARGYLE ROAD)
30.0m

PROPOSED MINIMUM LOT AREA
4,092.1m² (AFTER COMPLETION)

PROPOSED MINIMUM REQUIRED INTERIOR SIDE YARD
3.0m

PROPOSED MINIMUM REQUIRED CORNER SIDE YARD (ABUTTING PRIMARY ARTERIAL ROAD)
3.0m
5.2m

PROPOSED BUILDING REFUSE BIN

PROPOSED MAXIMUM LOT COVERAGE
50%

PROPOSED MAXIMUM

scale:	AS SHOWN
drawn by:	TC / AS
checked by:	SMB / TC
date:	JANUARY 2022
comm. no.:	2020-071
sheet no.:	

A1.0

M-5000

Capacity: 5,000 L / 6.5 yd³

Signage / Use:

- ☐ Garbage
- ☐ Recyclables
- ☐ Paper
- ☐ Cardboard

- ☐ Quick System

Lid Type:

- ☐ Standard lid
- ☐ Bear lid
- ☐ Textiles lid
- ☐ Hinged lid

User Opening:

- ☐ Full open
- ☐ Cardboard slot
- ☐ TACTile Public
- ☐ TACTile Secure

User Lid Colour:

- ☐ Black
- ☐ Blue
- ☐ Brown
- ☐ Green

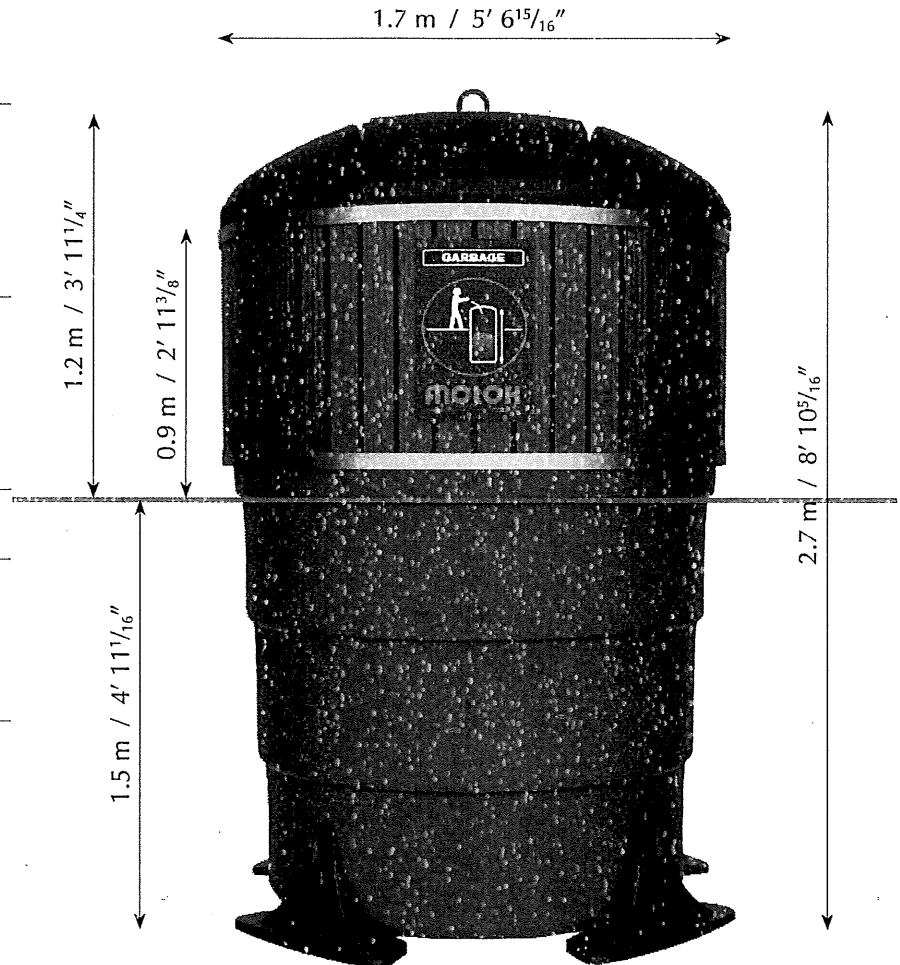
- ☐ Locking Latch

Lifting Bags and Containers

- ☐ Standard lifting bag
- ☐ Semi-hard lifting bag

Framing:

- ☐ Eon® plastic framing
 - ☐ cedar
 - ☐ mahogany
 - ☐ blue
 - ☐ black
 - ☐ grey
 - ☐ green
- ☐ Aluminum framing
 - ☐ silver
 - ☐ black



A016/2022
Sketch 3