

Tom Davies Square  
200 Brady St

Wednesday, June 15, 2022  
**REVISED**

### PUBLIC HEARINGS

#### **A0069/2022**

**RENEE DESJARDINS  
JULES A. LALONDE**

Ward: 2

PIN 73395 0353, Parcel 31072 SEC SWS, Survey Plan 53R-13850 Part(s) 4, Lot Pt 5, Concession 5, Township of Lorne, 87 Worthington Road, Worthington, [2010-100Z, RU (Rural)]

For relief from Part 4, Section 4.2, subsection 4.2.10.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the registration of the existing garden suite as a secondary dwelling unit providing a 57.15m setback from the primary dwelling, where a secondary dwelling unit in an "RU", Rural zone shall be located no more than 30.0m from the primary dwelling.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0314/1991 (SEP 16/91) TO B0316/1991 (SEP 16/91)

#### **A0070/2022**

**HERNANI ALMEIDA**

Ward: 10

PIN 73593 0452, Parcel 53760, Surveys Plan 53R-15756 Part(s) 7 & 8 & Plan 53R-18559 Part(s) except Parts 3 and 4, Lot Pt 1, Concession 1, Township of McKim, 1988 South Bay Road, Sudbury, [2010-100Z, R1-1(6) Low Density Residential One]

For relief from Part 4, Section 4.2, subsection 4.2.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached garage providing maximum height of 7.92m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0124/2007 (JUNE 25 2007)

#### **A0071/2022**

**DONNIE ROBICHAUD**

Ward: 5

PIN 73498 0185, Parcel 35531 SEC SES SRO, Surveys Plan 53R-3324 Part(s) 1 & 2 & Plan 53R-3981 Part(s) Except Part 1 & Plan 53R-6062 Part(s) 4 & 6 & Plan 53R-12368 Part(s) 1 & 2, Lot 7, Concession 4, Township of Blezard, 2359 Old Highway 69 North, Val Caron, [2010-100Z, RU (Rural)]

For relief from Part 4, Section 4.2, subsection 4.2.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit an existing detached garage providing maximum height of 8.33m, where the maximum height of any building or structure accessory to a residential dwelling shall be 6.5m.

**A0072/2022**

**BRENT NICHOLSON  
CHRISTINE NICHOLSON**

Ward: 9

PINs 73477 0202 & 73477 0143, Parcel 11438 and 17603 SEC SES, Surveys Plan 53R-5363 Part(s) 2 & Plan 53R-21571 Part(s) except Pt 1, Lot Pt 2, Concession 4, Township of Broder, 1086 South Lane Road, Sudbury, [2010-100Z, R1-1(6) Low Density Residential One]

For relief from Part 4, Section 4.25, subsection 4.25.1 and Section 4.41, subsections 4.41.2 and 4.41.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of an addition and attached garage, firstly, providing a total gross floor area of 331.2m<sup>2</sup> within the required 30.0m shoreline setback and 20.0m shoreline buffer, maintaining the existing setback of 15.0m from the high water mark, where enlargement, reconstruction, repair and/or renovation is not permitted to increase the gross floor area of a legal non-complying building located within the required 30.0m setback from the high water mark and 20.0m shoreline buffer, secondly, providing a 15.00m setback from the high water mark of a lake or river, where no person shall erect any residential building closer than 30.0m to the high water mark of a lake or a river, and thirdly, to be 15.00m setback from the high water mark of a lake or a river, where only the accessory structures as set out in subsection 4.41.2, boat launches, marine railways, waterlines and heat pump loops are permitted within 20.0m of a high water mark and the area permitted to be cleared of natural vegetation in Section 4.41.3.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0098/2021 (Oct 4/21), A0108/2021 (Sept 1/21)

**A0074/2022**

**RICHARD G. HANNINEN**

Ward: 9

PINs 73481 0775 & 73481 0735, Parcel 50645 SES, Surveys Plan 53R-14508 Part(s) 1 & 3 & Plan SR-2700 Part(s) 30 & Plan 53R-18033 Part(s) except Part 2 & Plan 53R-19100 Part(s) except Parts 1 & 2 & Plan 53R-17819 Part(s) except Part 3 & Plan 53R-17192 Part(s) except Parts 1 to 7 & Plan 53R-14508 Part(s) except Part 3, Lot Pt 10, Concession 3, Township of Dryden, 172 Lamothe Street, Wahnapiatae, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsection 4.2.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached garage providing a maximum height of 7.67m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0020/2005 (MAY 2 2005), B0075/2006 (MAY 29 2006), B0117/2006 (AUG 14 2006), B0213/2007 (OCT 22 2007), B0066/2009 (JUL 23 2009) & B0067/2009 (JULY 23 2009)

**A0076/2022**

**AADAM KHAN  
NOELL TRAN**

Ward: 4

PIN 02134 0067, Parcel 18472, Lot 84, Subdivision M-309, Lot Pt 7, Concession 4, Township of McKim, 403 White Avenue, Sudbury, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 5, Section 5.5, Table 5.5 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a secondary unit providing one (1) parking space, where two (2) parking spaces are required.

**THIS APPLICATION WAS DEFERRED FROM THE MEETING OF MAY 18, 2022 TO AFFORD THE OWNER THE OPPORTUNITY TO ADDRESS THOSE COMMENTS RECEIVED FROM AGENCIES AND DEPARTMENTS.**

**A0052/2022**

**AMY DUCHARME  
YVAN DUCHARME**

**"REVISED"**

Ward: 6

PIN 73508 1412, Lot(s) 17, Subdivision 53M-1413, Lot Pt 11, Concession 3, Township of Capreol, 279 Timberglade Court, Hanmer, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsection 4.2.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached garage providing a maximum height of 6.1m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

**A REMINDER... THE NEXT SCHEDULED MEETING IS  
WEDNESDAY, JUNE 29, 2022**



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	
A00129/2022	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

## City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Jules A. Lalonde & Renee Desjardins	Email: [REDACTED]
Mailing Address: 87 Worthington Road	Home Phone: [REDACTED]
	Business Phone: [REDACTED]
City: Worthington	Postal Code: P0M3H0
	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: Jules Lalonde	Email: [REDACTED]
Mailing Address:	Home [REDACTED]
87 Worthington Road, Worthington ON	Business Phone:
City: Sudbury	Postal Code: P0M3H0
	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: Canadian Imperial Bank of Commerce
Mailing Address: P.O. Box 115 Commerce Court Postal Station
City: Toronto
Postal Code: M5L 1E5

- 4) Current Official Plan designation: Rural Current Zoning By-law designation: RU(T64)

- 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
4.2.10.3 Secondary Dwelling Units in Accessory Buildings c(ii)	30m	57.15m	27.15m

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

- c) Description of Proposal:

request to register Garden Suite approved on May 29, 2012 as a secondary Dwelling as per section 4.2.10 of the zoning By-law

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

existing Secondary Dwelling previously approved as a Garden Suite with approved Well, Septic System/Field Bed and Individual Electrical connection under temp use by-law 2012-111z is in place and situated 57.15 Metres from Primary Dwelling in excess of the limit (30m) as per 4.2.10.3 C (ii)



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

PIN(s): 73395-0353 Township: LORNE  
 Lot No.: 5 Concession No.: 5 Parcel(s): 31072 S.W.S.  
 Subdivision Plan No.: Lot: Reference Plan No.: 53R-13850 Part(s): 4  
 Municipal Address or Street(s): 87 Worthington Road, Worthington ON

- 7) Date of acquisition of subject land. 2007

- 8) Dimensions of land affected.

Frontage 271.47 (m) Depth 158.52 (m) Area 40,873 (m<sup>2</sup>) Width of Street (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	151.05 (m <sup>2</sup> )	(m <sup>2</sup> )
Gross Floor Area:	240 (m <sup>2</sup> )	(m <sup>2</sup> )
No. of storeys:	1 storey with finished Basement	
Width:	8.153 (m)	(m)
Length:	17.07 (m)	(m)
Height:	4.87 (m)	(m)

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

	Existing	Proposed
Front:	see attached building details (m)	(m)
Rear:	Chart (m)	(m)
Side:	(m)	(m)
Side:	(m)	(m)

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

What type of access to the land?

Municipally owned & operated piped water system ☐  
 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.

See attached building details Chart

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

Use(s): Residential Dwelling Length of time: 2007 primary 2012 garden suite

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

Same as #13 ☐ or, \_\_\_\_\_

- 15) What is the number of dwelling units on the property? 1 primary Dwelling and Existing Garden Suite

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

☐ Yes ☐ No

If "yes", how many? The garden suite as Secondary Dwelling

- 17) Existing uses of abutting properties: vacant land and residential dwelling

Approved 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): Temporary Use Garden Suite May 29, 2012  
or, describe briefly, \_\_\_\_\_

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

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

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

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

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

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

### PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Renee Desjardins and Jules Lalonde (please print all names), the registered owner(s) of the property described as L5 Con5 Lorne Township Parcel 31072 S.W.S. 87 Worthington Road 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;

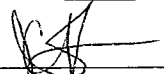
#### Authority to Enter Land and Photograph

- 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 Jules Lalonde (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 11 day of May, 20 22

  
(witness)

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

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

\*I have authority to bind the Corporation

PO069/2022

10069/2022

Application for Minor Variance - 87 Worthington road

Additional Building Details

9) Particulars of All buildings: Existing

	Primary Dwelling	Secondary Accessary Dwelling/ Garden Suite	Shed 1	Shed 2	Shed 3	Shed 4	Shed 5	Shed 6	Shed 7	Privy
Ground Floor area (m2)	151.05	76.14 Net	20.90	25.66	35.67	13.01	35.68	8.36	22.06	3.34
Gross Floor Area (m2)	240	85.46	20.90	25.66	35.67	13.01	35.68	8.36	22.06	3.34
no of storeys:	1 + finished basement	1	1	1	1	1	1	1	1	1
Width (m)	8.153	4.373	3.66	3.66	4.88	3.05	4.877	3.048	3.81	1.37
Length (m)	17.07	18.288	5.715	7.01	7.31	4.267	7.315	2.743	5.791	2.438
Height (m)	4.87	3.657	3.66	3.66	3.96	3.05	3.048	3.048	3.048	2.438

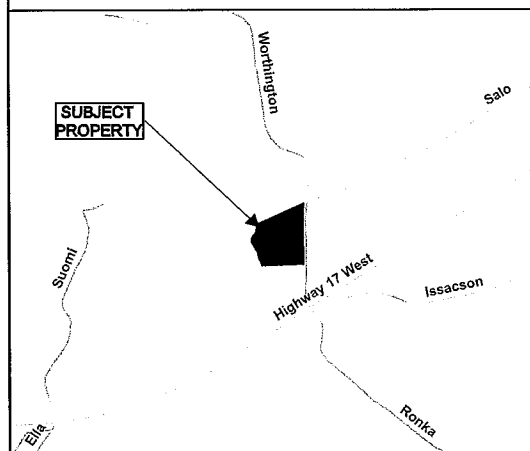
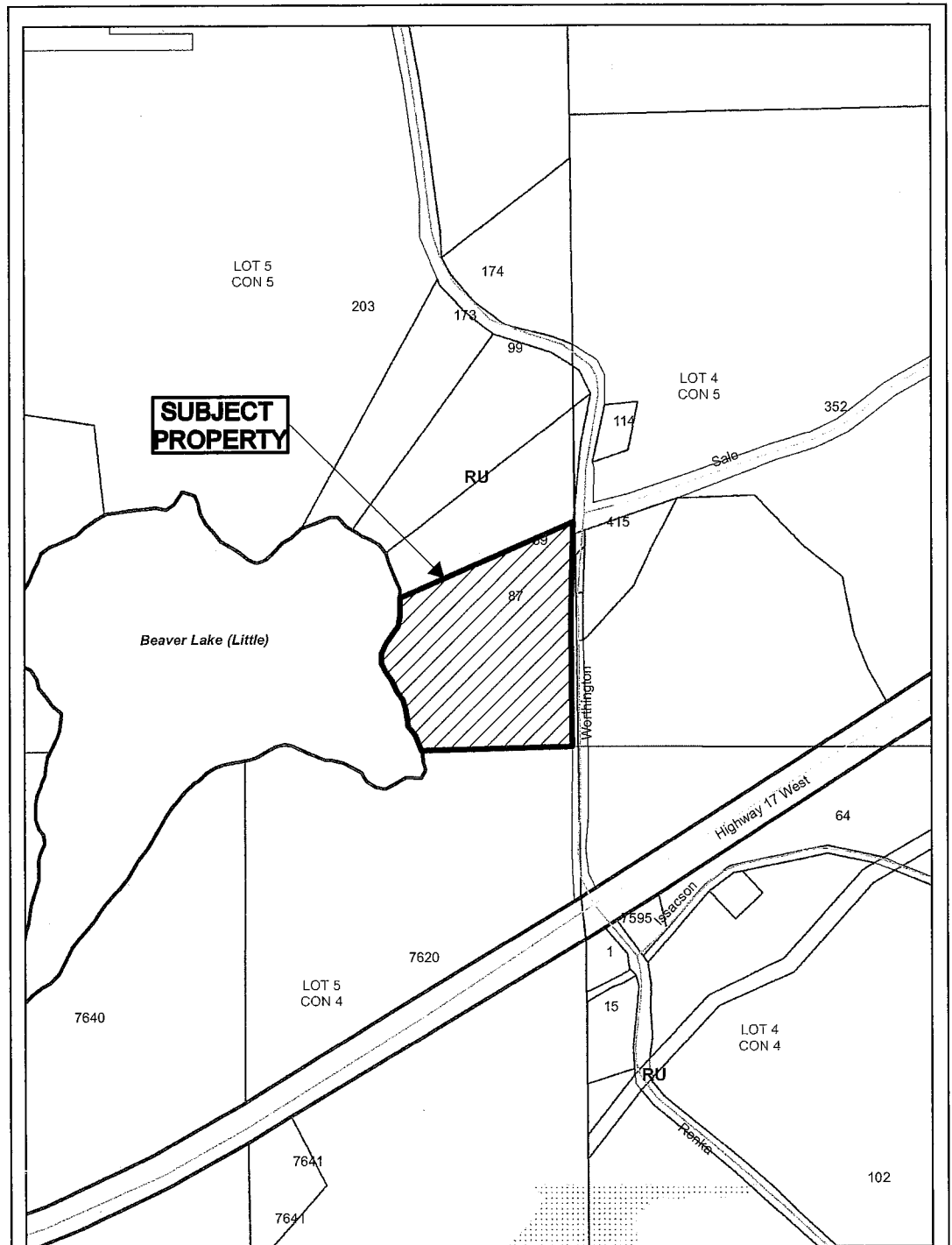
10) Locations of All buildings and structures

Front (m) east	72.9	42.49	82	110	55	68	~73	65	97	55
Rear (m) West	83.56	95	90	70	120	110	~75	108	93	116
North Side	54.16	9.92	95	97	110	105	1.34	100	123	105
South Side	159.48	~210	130	123	132	132	~215	140	105	142

12) Date of construction

1970s? / Basement										
Renovations 1990s	2012	Pre-2007	Pre-2007	Pre 2007	Pre-2007	2012	2008	2013	2007	

2006/2022



# **Application for Minor Variance or Permission**



Subject Property being,  
PIN 73395-0353,  
Parcel 31072 SEC SWS,  
Part Lot 5, Concession 5,  
Part 4, Plan 53R-13850,  
Township of Lorne,  
87 Worthington Road, Worthington,  
City of Greater Sudbury

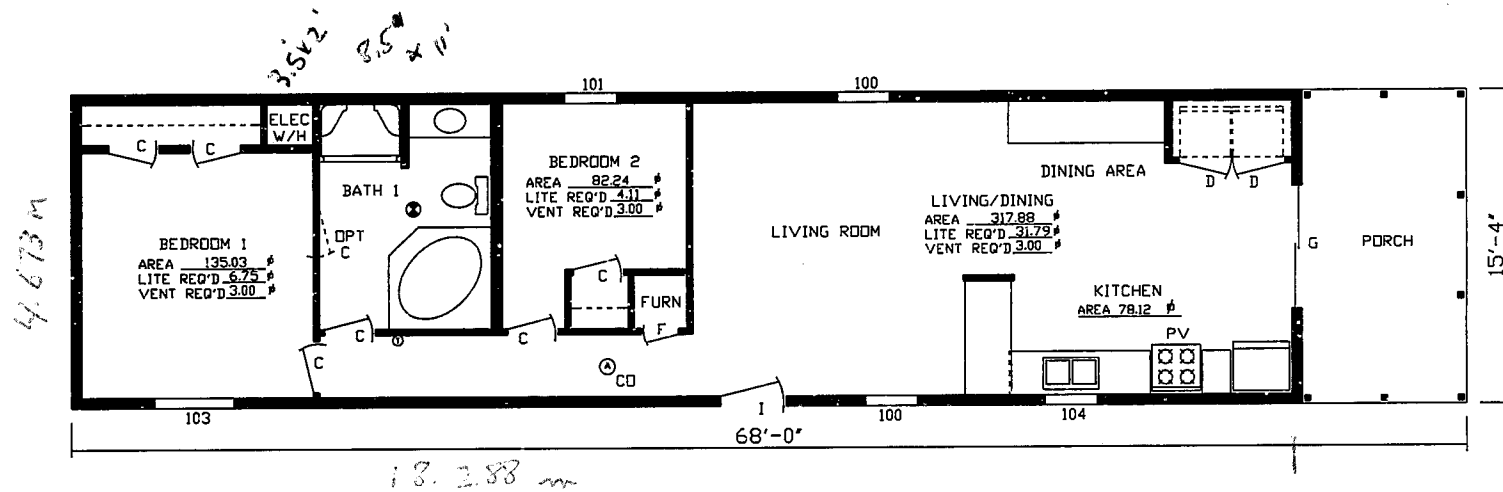
Sketch 1, NTS  
NDCA

A0069/2022  
Date: 2022 05 30



89 WORTHINGTON RD.  
EXISTING GARDEN SUITE

PROPOSED SECONDARY DWELLING



Gross Floor Area = 85.46 m<sup>2</sup>  
 less Bathroom = 2.59 x 3.35 = 8.67 m<sup>2</sup>  
 Electrical room = 1.06 x 0.61 = 0.65 m<sup>2</sup>

NET Floor Area 76.14 m<sup>2</sup>

NOTES:  
 -WALL HEIGHT 8'-0"  
 -INTERIOR WALL THICKNESS 3 1/2" OR 4 1/2"  
 -EXTERIOR WALL THICKNESS 6 1/2"  
 -WINDOWS/DOORS MAY BE ADDED OR RELOCATED  
 IN THE ROOM OR CAN BE SUBSTITUTED WITH  
 ALTERNATE WINDOW/S AND/OR DOOR/S BUT  
 MUST SATISFY MINIMUM LIGHT, VENT, SAFETY  
 GLASS AND EGRESS REQUIREMENTS

NOTE:  
 REFERENCE WINDOW  
 AND DOOR SCHEDULE  
 FOR ALL WINDOW AND  
 DOOR SPECIFICATIONS

CO  
 (A) SMOKE/CO ALARM

REVIEWED BY 06/03/13

**NIA** INC  
 Canadian  
 Standards for **Intertek**

2.NM 05/17/13  
 1.NM 09/21/11  
 REVISION:

MODEL 7216 2B 2BA

**FAIRMONT HOMES INC.**

502 SOUTH OAKLAND, P.O. BOX 27 NAPPANEE, INDIANA, USA 46550

Scale: NTS

Date: 04/28/11

Name: **N. MYERS**

THIS DOCUMENT IS THE SOLE PROPERTY OF FAIRMONT HOMES, INC.  
 UNAUTHORIZED USE, DISCLOSURE, OR DISSEMINATION OF INFORMATION  
 CONTAINED HEREIN IS STRICTLY PROHIBITED. THIS DOCUMENT CON-  
 TAINS CONFIDENTIAL INFORMATION, TRADE SECRETS, AND PROPRIETARY  
 INFORMATION AND ANY UNAUTHORIZED USE OR POSSESSION OF THIS  
 DOCUMENT WILL WARRANT PROSECUTION.

Proprietary  
 & Confidential

MODEL NUMBER:

147007

FLOOR PLAN

A0069/2022  
 Sketch 3





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

## City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

Office Use Only 2022.01.01 <u>Am 10/2022</u>
S.P.P. AREA YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
NDCA REG. AREA YES <input type="checkbox"/> 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

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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):	HERNANI ALMEIDA	Email:	
Mailing Address:	653 CORSI HILL	Home Phone:	
		Business Phone:	
City:	SUDBURY	Postal Code:	P3E 0A4
		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:	CDCD ENGINEERING LIMITED	Email:	
Mailing Address:	303 CEDAR ST	Home Phone:	
		Business Phone:	
City:	SUDBURY	Postal Code:	P3B 1M8
		Fax Phone:	

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

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

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

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

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

Variance To	By-law Requirement	Proposed	Difference
GARAGE HEIGHT	5m (16.4 ft)	7.92m (26 ft)	2.92m (9.6ft)

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

- c) Description of Proposal:  
TO ALLOW THE PROPOSED GARAGE HEIGHT

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
THE PROPOSED GARAGE IS DESIGNED WITH 19' WIDE x 8' HIGH ATTIC SPACE.

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

PIN(s): 73593-0452 Township: MCKIM  
 Lot No.: 1 Concession No.: 1 Parcel(s): 53460  
 Subdivision Plan No.: Lot: Reference Plan No.: 53R-15756 Part(s): 7&8  
 Municipal Address or Street(s): 1988 SOUTH BAY ROAD, SUDBURY ON

- 7) Date of acquisition of subject land. JULY 2011

- 8) Dimensions of land affected.

Frontage 260 (m) Depth 66 (m) Area 5745 (m<sup>2</sup>) Width of Street 10 (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	360 (m <sup>2</sup> )	192 (m <sup>2</sup> )
Gross Floor Area:	360 (m <sup>2</sup> )	192 (m <sup>2</sup> )
No. of storeys:	1	2
Width:	13 (m)	12.7 (m)
Length:	37 (m)	15 (m)
Height:	7.92 (m)	7.772 (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:	28.54 (m)	205 (m)
Rear:	25.67 (m)	1.2 (m)
Side: (INTERIOR)	16.43 (m)	3.28 (m)
Side: (CORNER)	12.22 (m)	119 (m)

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

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

- What type of access to the land?

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

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

GARAGE TO BE CONSTRUCTED ONCE THIS APPLICATION IS APPROVED

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

Use(s): RESIDENTIAL Length of time: 11 YRS

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

Same as #13 ☒ or,

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

1

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

☐ Yes ☒ No

If "yes", how many?

- 17) Existing uses of abutting properties:

RESIDENTIAL

10070/2022

- 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, HERNANI ALMEIDA (please print all names), the registered owner(s) of the property described as 1988 SOUTH BAY ROAD, 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;

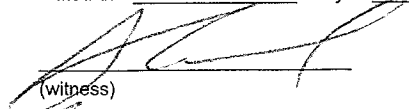
##### **Authority to Enter Land and Photograph**

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

Dated this 11th day of May, 2022

  
(witness)  
GIOVANNI  
CARMIEL

HERNANI ALMEIDA

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

Print Name: Hernani Almeida

\*I have authority to bind the Corporation

A0070/2022


**PART B: OWNER OR AUTHORIZED AGENT DECLARATION**

I/We, MARYJANE OLIVANE (COCO EAT'G LTD.) (please print all names),  
the registered owner(s) or authorized agent of the property described as 1988 SOUTH BAY ROAD,  
SUDBURY, ON

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 19<sup>th</sup> day of MAY, 20 22

  
Commissioner of Oaths

Commissioner of Oaths

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

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

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

Print Name: MARY JANE OLIPANE  
 \*I have authority to bind the Corporation  
(TECHNICIAN)

\*I have authority to bind the Corporation

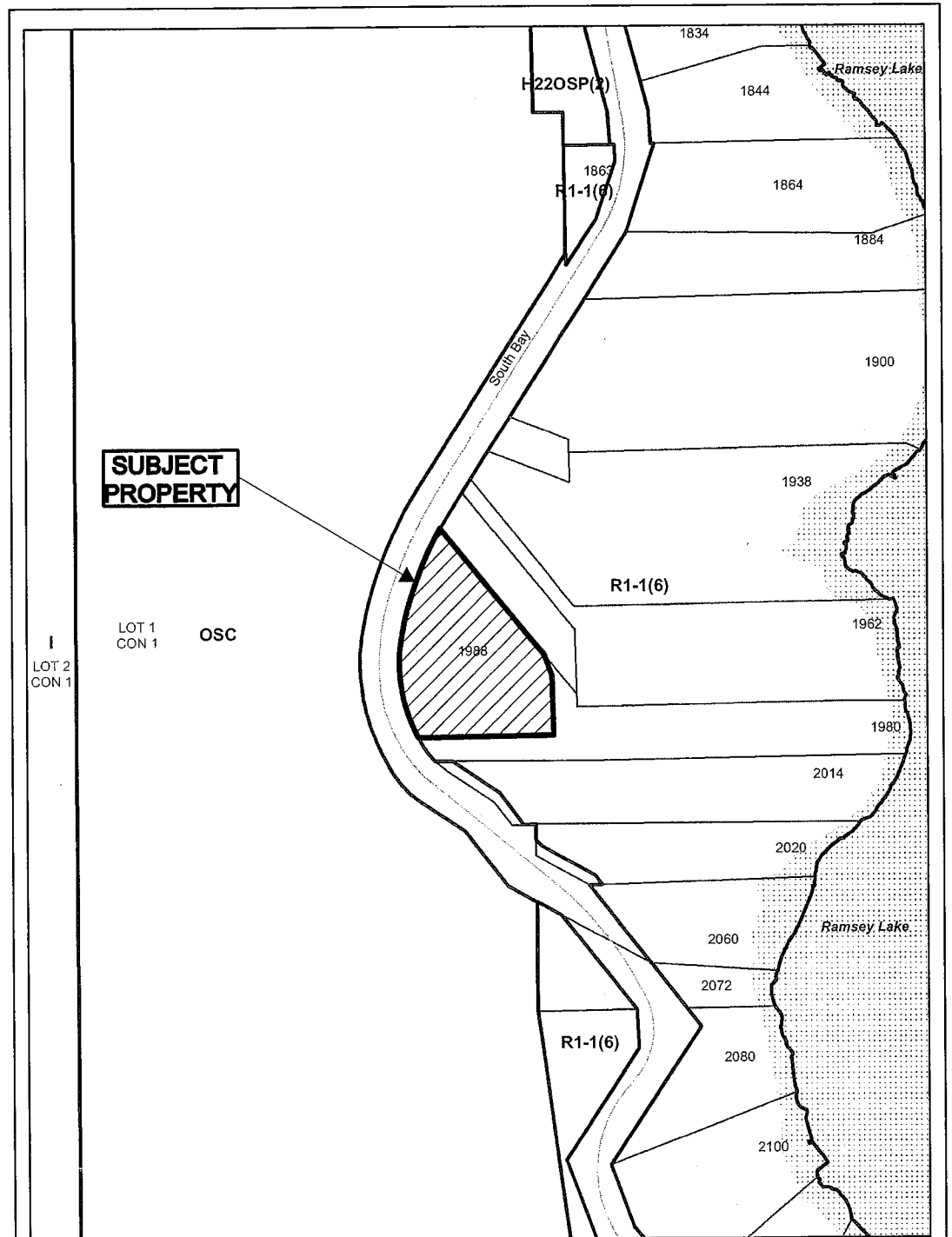
\* Where the owner is a firm or corporation, the person signing this instrument shall state that he/she has authority to bind the corporation or affix the corporate seal.

**FOR OFFICE USE ONLY**

Date of Receipt: May 19/22 Hearing Date: June 15, 2022 Received By: N. Lewis  
Zoning Designation: R-1(16) Resubmission: ☐ Yes ☒ No  
Previous File Number(s): B0124/2007  
Previous Hearing Date: June 25, 2007

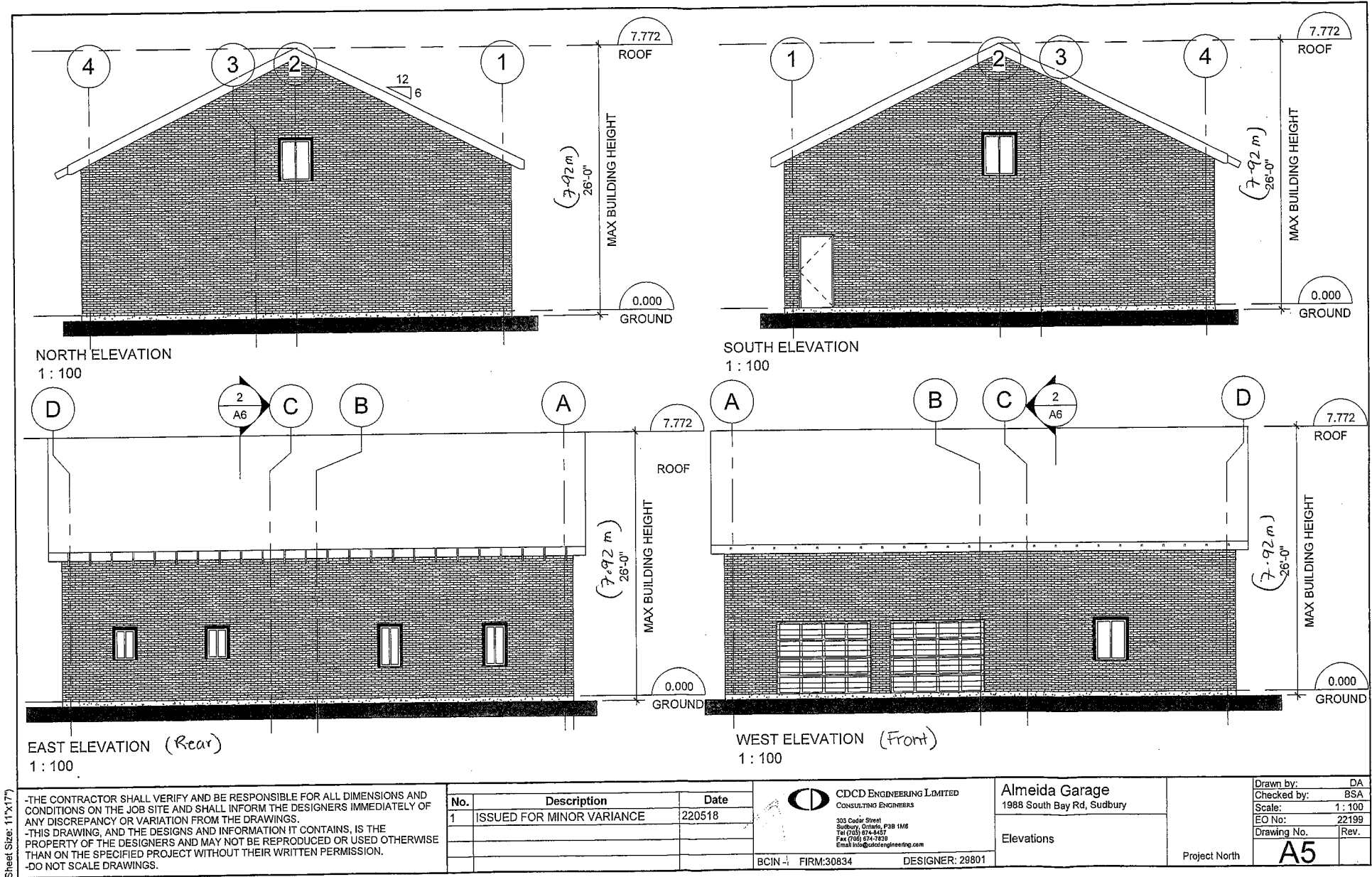
Notes:

10070/2022



<p>A location map showing the subject property (indicated by a black dot and labeled 'SUBJECT PROPERTY') in relation to the surrounding area. The map shows the property is located near South Bay, with Arlington and Keest to the north and west.</p>	<p><b>Application for Minor Variance or Permission</b></p>
	<p>Subject Property being,  PIN 73593-0452, Parcel 53760,  Part Lot 1, Concession 1,  Parts 7 and 8, Plan 53R-15756, except Parts  3 and 4, Plan 53R-18559, Township of  McKim, 1988 South Bay Road, Sudbury,  City of Greater Sudbury</p>
	<p>Sketch 1, NTS  NDCA</p> <p style="text-align: right;">A0070/2022  Date: 2022 05 30</p>





Apr 70/2022  
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	
A0071/0032	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

## City of Greater Sudbury

### APPLICATION FOR MINOR VARIANCE

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

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

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

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

Registered Owner(s): Doreen Richardson-Amber Stephens Email: [REDACTED]

Mailing Address: 2359 OLD HWY 69 NORTH MUNICIPAL ROAD 80 Home: [REDACTED]

City: GREATER SUDBURY Postal Code: P3N1L7 Business Phone: [REDACTED]  
Fax Phone: [REDACTED]

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

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

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

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

Name: Street Capital  
Mailing Address: Suite 1030, City Centre Dr.  
City: Mississauga, ON Postal Code: L5B 1M7

- 4) Current Official Plan designation: Mining/Min. Reserve Current Zoning By-law designation: RU RURAL

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

Variance To	By-law Requirement	Proposed	Difference
HEIGHT 4.2.4.b)	6.5m	8.33m	1.83m

- b) Is there an eave encroachment? Yes ☐ No ☒ If 'Yes', size of eaves: 0 (m)

- c) Description of Proposal:

REQUEST HEIGHT VARIANCE FOR ACCESSORY BUILDING FROM 6.5M TO 8.33M TO ACCOMMODATE PARTIAL SECOND FLOOR OPTION IN GARAGE IN ADDITION TO A ROOF PITCH GREATER THEN 4:12, ACTUAL ROOF PITCH 5:12 Garage already in exist

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

SECOND LEVEL IN GARAGE AND ROOF PITCH OF 5:12

## APPLICATION FOR MINOR VARIANCE

PAGE 2 OF 4

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

PIN(s):		Township: BLEZARD	
Lot No.: 7	Concession No.: 4	Parcel(s): 16392 S.E.S.	
Subdivision Plan No.:	Lot:	Reference Plan No.: SR-3324	Part(s): 1
Municipal Address or Street(s): 2359 OLD HWY 69 NORTH, VAL CARON P3N 1L7			

- 7) Date of acquisition of subject land. 2011

- 8) Dimensions of land affected.

Frontage 469.5+/- (m)    Depth 302.5+/- (m)    Area 58,054.8+/- (m<sup>2</sup>)    Width of Street 46+/- (m)

- 9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	HOUSE 341.75	(m <sup>2</sup> )	GARAGE 223	(m <sup>2</sup> )
Gross Floor Area:	HOUSE 383.55	(m <sup>2</sup> )	GARAGE 223	(m <sup>2</sup> )
No. of storeys:	HOUSE 1 1/2		GARAGE 2	
Width:	HOUSE 25.54	(m)	GARAGE 18.29	(m)
Length:	HOUSE 21.18	(m)	GARAGE 12.19	(m)
Height:	HOUSE 11.8	(m)	GARAGE 8.33	(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:	HOUSE 199.66 +/-	(m)	GARAGE 173.79m +/-	(m)
Rear:	HOUSE 38.15 +/-	(m)	GARAGE 87.4 +/-	(m)
Side:	HOUSE 116.78 +/-	(m)	GARAGE 102.65 +/-	(m)
Side:	HOUSE 233.95 +/-	(m)	GARAGE 44.65 +/-	(m)

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

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

What type of access to the land?

☐ Provincial Highway  
☒ Municipal Road  
☒ Maintained Yearly  
☒ Maintained Seasonal  
☐ Right-of-way  
☐ Water

If access is by water only, provide parking and docking facilities to be used.

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

HOUSE 2012 - GARAGE - 2016

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

Use(s): Rural Residential

Length of time: ALWAYS

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

Same as #13 ✓ or,

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

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

If "yes", how many? 0 1

(Yes)

- 17) Existing uses of abutting properties: Residential R1-5, Rural, Municipal Road

A0071/2022

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

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

If "yes", indicate the application number(s): n/a  
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): n/a

- 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): n/a

- 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. n/a

**PART A: OWNER ACKNOWLEDGEMENT AND CONSENT**

I/We, (Donnic Robichaud) (x Amber Stephens) (please print all names), the registered owner(s) of the property described as 8359 HWY 69 W  
VALCARON  
in the City of Greater Sudbury:

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

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

**Authority to Enter Land and Photograph**

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

**Appointment of Authorized Agent**

- g) appoint and authorize Donnic Robichaud (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 17 day of MAY, 20 22

X [Signature]  
(witness)

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

Print Name: Don Robichaud


\*I have authority to bind the Corporation

10071/2022

I/We, X Dan ROBINNAULT (please print all names),  
the registered owner(s) or authorized agent of the property described as 2359 Hwy 69N  
VALCARON

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 X 20 day of X MAY, 20 22

x   
Commissioner of Oaths

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

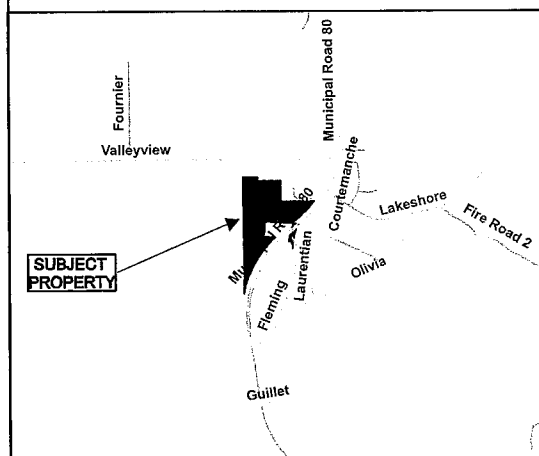
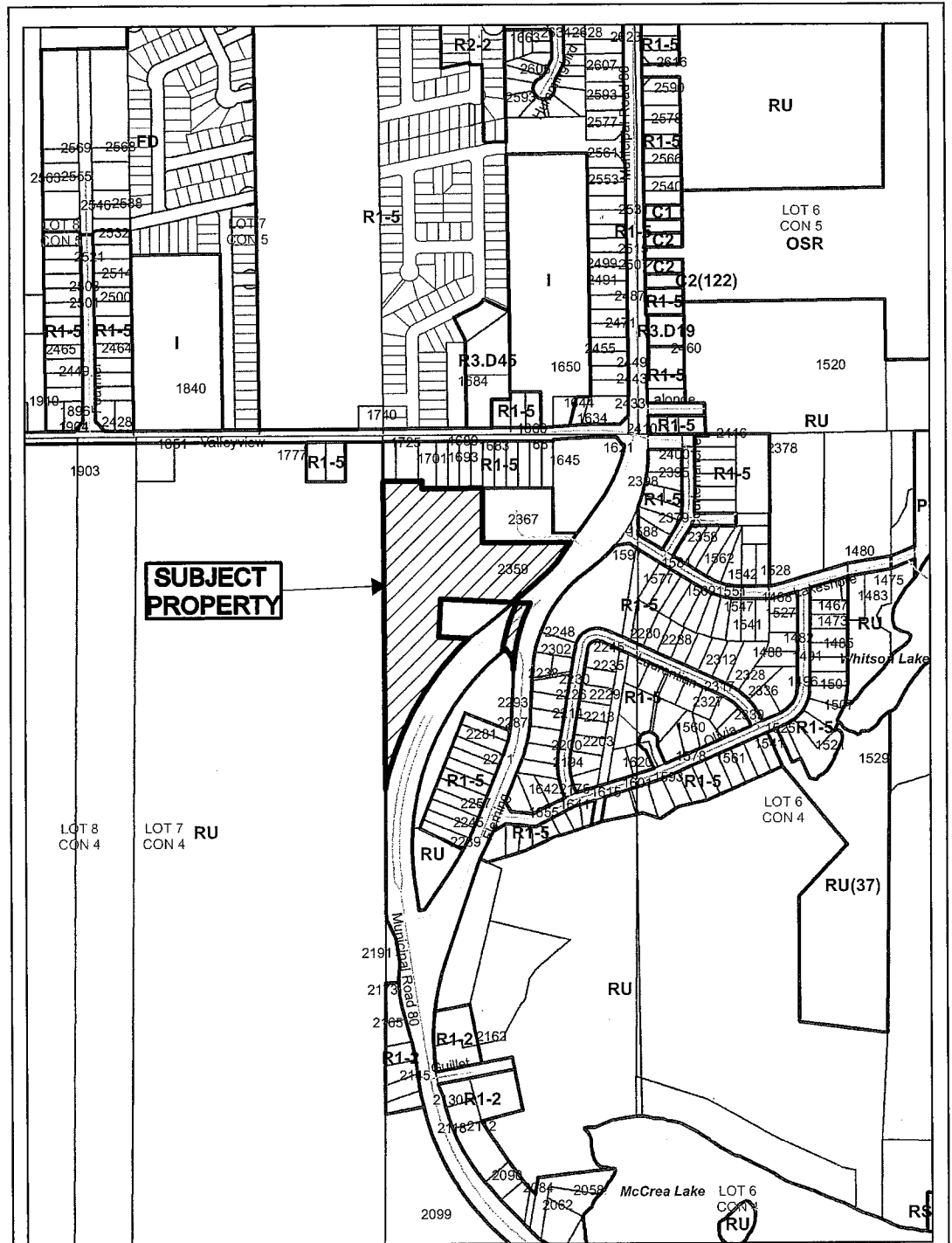
Print Name: X. J. De REPICHAUD  
 \*I have authority to bind the Corporation

\* 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: May 20/22 Hearing Date: June 15, 2022 Received By: N. Lewis  
Zoning Designation: RU Resubmission: Yes ☒ No  
Previous File Number(s): None  
Previous Hearing Date: n/a  
Notes:

170071/2022



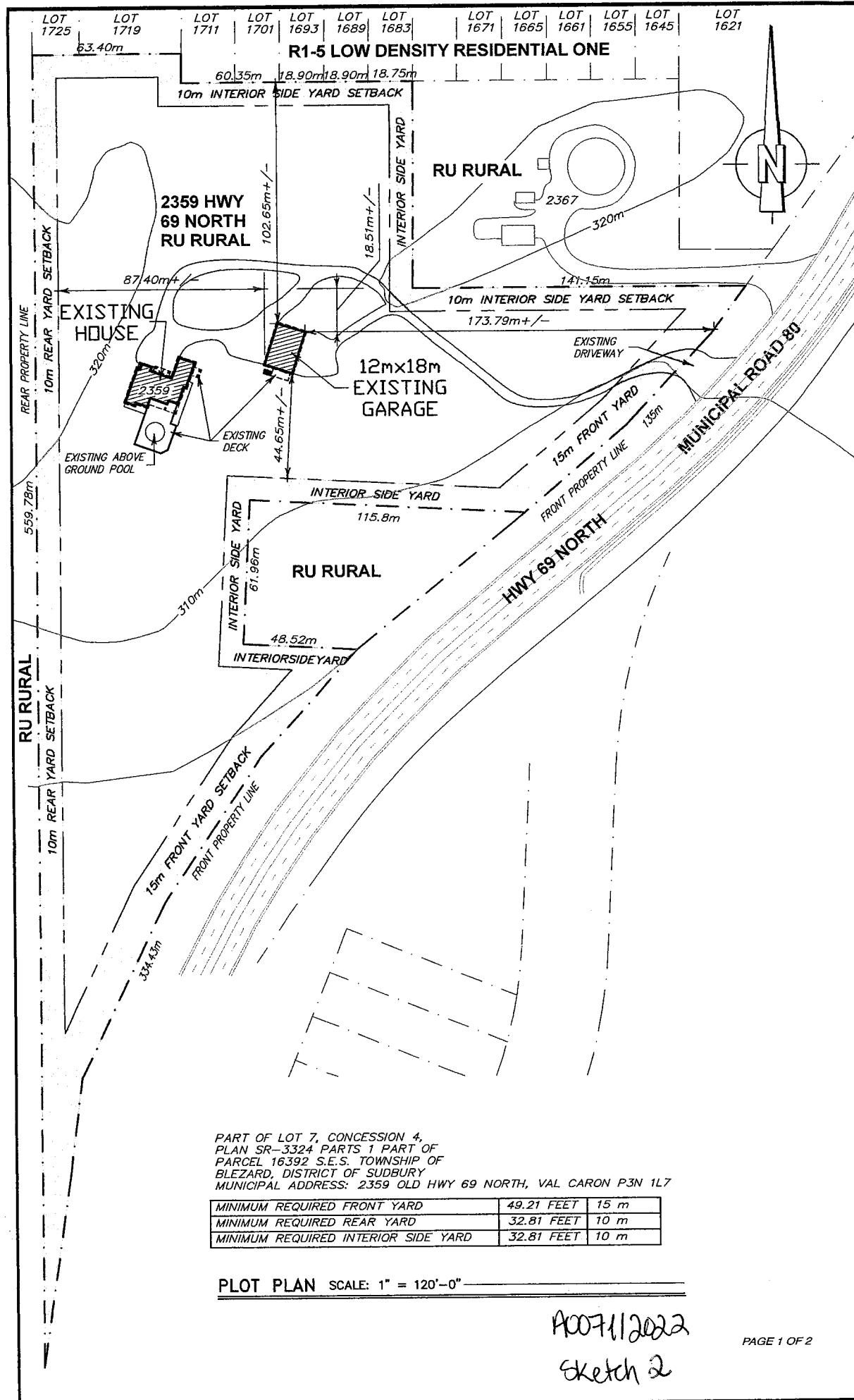
## Application for Minor Variance or Permission

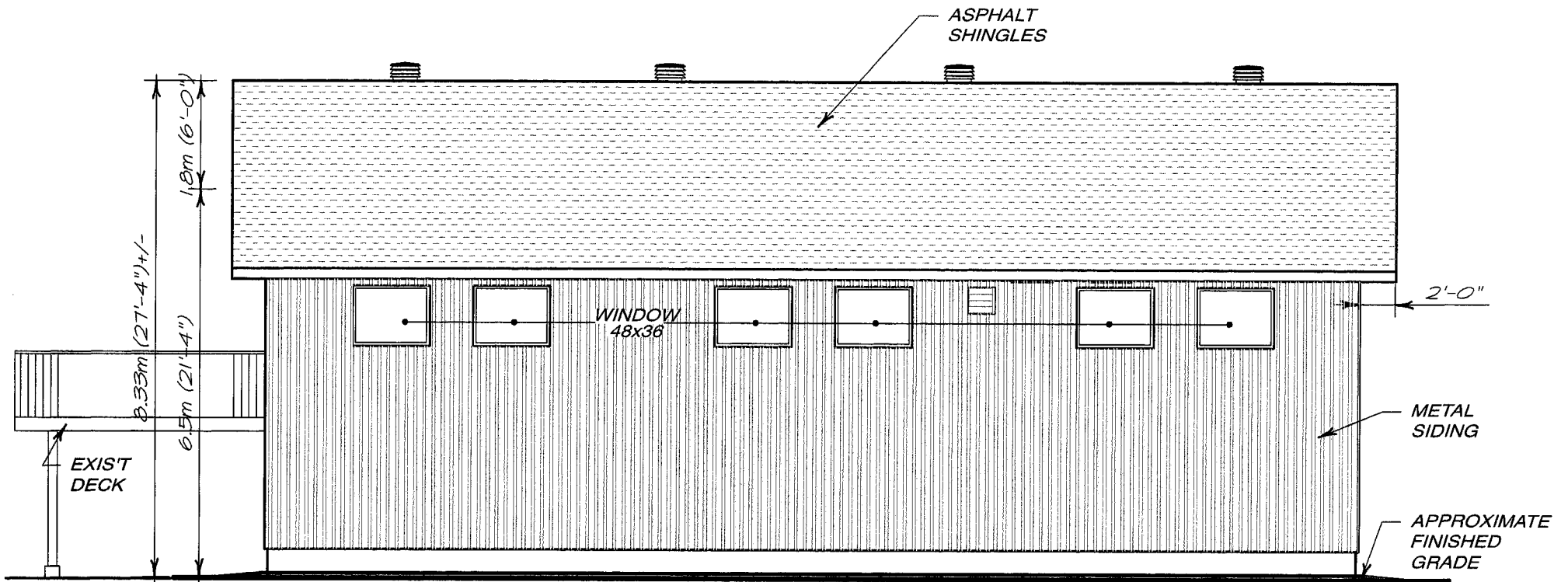


Subject Property being,  
PIN 73498-0185,  
Parcel 35531 SEC SES SRO,  
Part Lot 7, Concession 4,  
Parts 1 and 2, Plan SR-3324 except Part 1,  
Plan 53R-3981, Parts 4 to 6, Plan 53R-6062 and  
Parts 1 and 2, Plan 53R-12368,  
Township of Blezard,  
2359 Old Hwy 69 North, Val Caron  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

A0071/2022  
Date: 2022 05 27





EXISTING ACCESSORY BUILDING EAST ELEVATION 1/8"=1'-0"





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	
A0072/2022	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

\$300

## 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): Brent Nicholson and Christine Nicholson  
Mailing Address: 1086 South Lane Rd.  
City: Sudbury Postal Code: P3G 1N6

- 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: Brent Nicholson  
Mailing Address: 1086 South Lane Rd.  
City: Sudbury Postal Code: P3G 1N6

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

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

Name: Scotiabank  
Mailing Address: 1094 Barrydowne Rd.  
City: Sudbury Postal Code: P3A 3V3

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

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

	Variance To	By-law Requirement	Proposed M	Difference M
House	Section 4.41.2(A)	30 M	15 M	15 M
Garage	Section 4.41.2(A)	30 M	28 M	2 M
	Subsection 4.41.4	20 M	15 M	5 M
	Subsection 4.25.1	187.3 sqM	331.2 sqM	143.9 sqM

- b) Is there an eave encroachment? ☒ Yes ☐ No If 'Yes', size of eaves: 6 (m)

- c) Description of Proposal: Construct Addition and Attached Garage

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
Existing Dwelling is within the new required setbacks

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

PIN(s): 73477-0202 and 73477-0143 Township: Brader  
 Lot No.: 8 Concession No.: 4 Parcel(s): 11438 11603  
 Subdivision Plan No.: \_\_\_\_\_ Lot: 2 Reference Plan No.: 53R53603 Part(s): 1 and 2  
 Municipal Address or Street(s): 1086 South Lane Rd

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

- 8) Dimensions of land affected.

Frontage 45.37 (m) Depth Irregular 6.8 (m) Area 2910 (m<sup>2</sup>) Width of Street 6.7 (m)

- 9) Particulars of all buildings:

	Shed	Existing House	Well	House Proposed	Garage
Ground Floor Area:	8.8	93.64 (m <sup>2</sup> )	Same	72 = 165.6	132 (m <sup>2</sup> )
Gross Floor Area:	8.8	187.292 (m <sup>2</sup> )	Same	331.2	132 (m <sup>2</sup> )
No. of storeys:	1	1	1	1	1
Width:	3.7	8.534 (m)	Same	1.5 = 10.2	11 (m)
Length:	2.4	10.973 (m)	Same	6 = 17	12 (m)
Height:	2.4	5.2 (m)	Same		(m)

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

	Shed	Existing House	Deck/House	House Proposed	Garage	Porch
Front:	N/A	24.7 (m)	33.2	33.2	1.5	30.8 (m)
Rear:	23.5	15 (m)	15	15	28	25.4 (m)
Side:	1.5	16.7 (m)	9.4	16.7	11.2	N/A (m)
Side:	4.4	19.9 (m)	32.5	13.7	25	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 ☐  
 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.

1982

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

Use(s): Single family home Length of time: 1982

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

Same as #13 ☒ or, \_\_\_\_\_

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

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

☐ Yes ☒ No

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

- 17) Existing uses of abutting properties:
- Single family homes

A0072/2022

- 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): A0108 / 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, Brent Nicholson and Christine Nicholson (please print all names), the registered owner(s) of the property described as 1086 South Lane Rd.

in the City of Greater Sudbury:

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

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

#### Authority to Enter Land and Photograph

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

#### Appointment of Authorized Agent

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

Dated this 23<sup>rd</sup> day of May, 20 22

[Signature]  
(witness)

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


Print Name: Brent Nicholson  
\*I have authority to bind the Corporation Christine Nicholson

A0072/2022

I/We, Brent Nicholson and Christine Nicholson (please print all names),  
the registered owner(s) or authorized agent of the property described as 1086 South Lane Rd.

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 24th day of May, 2022

  
\_\_\_\_\_  
Commissioner of Oaths

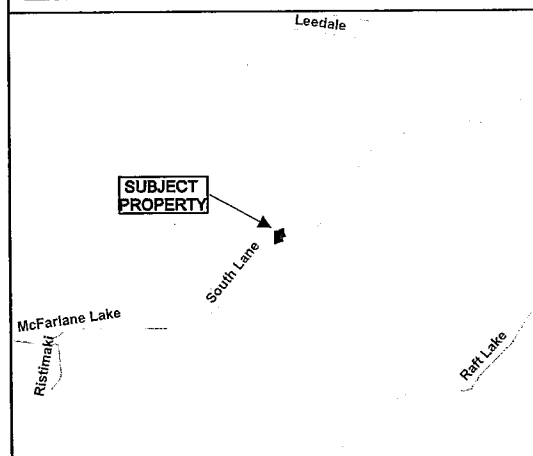
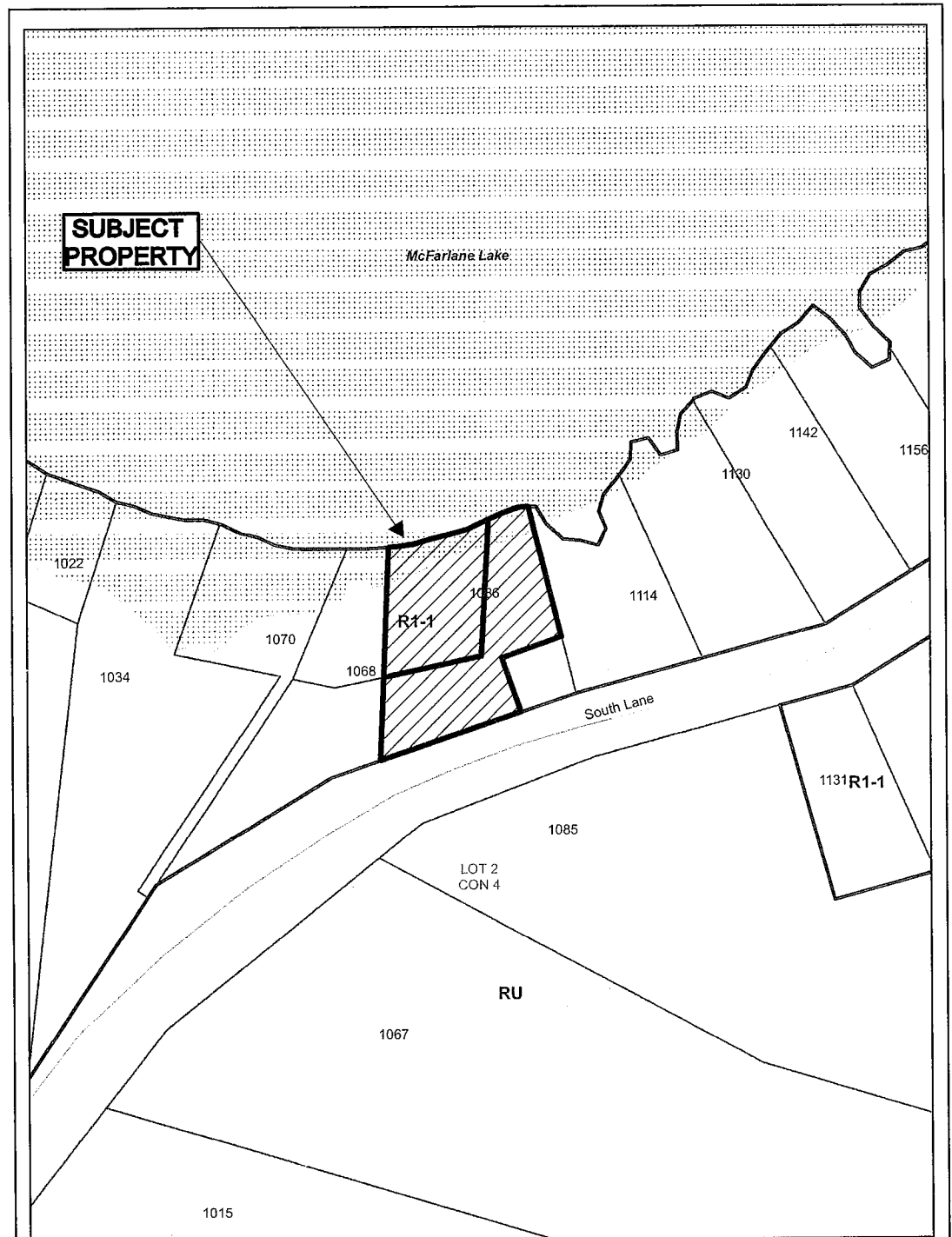
signature of Owner(s) or Signing Officer or Authorized Agent  
(\*where a Corporation)

Print Name: Brent Nicholas Christine Nicholas  
 \*I have authority to bind the Corporation: \_\_\_\_\_

**FOR OFFICE USE ONLY**

Date of Receipt: May 31/22 Hearing Date: June 15, 2022 Received By: N. Lewis  
Zoning Designation: R1-1 Resubmission: ☐ Yes ☒ No  
Previous File Number(s): B0098/2021 / A0108/2021  
Previous Hearing Date: Oct. 4, 2021 / Sept. 1, 2021  
Notes:

110072/2022



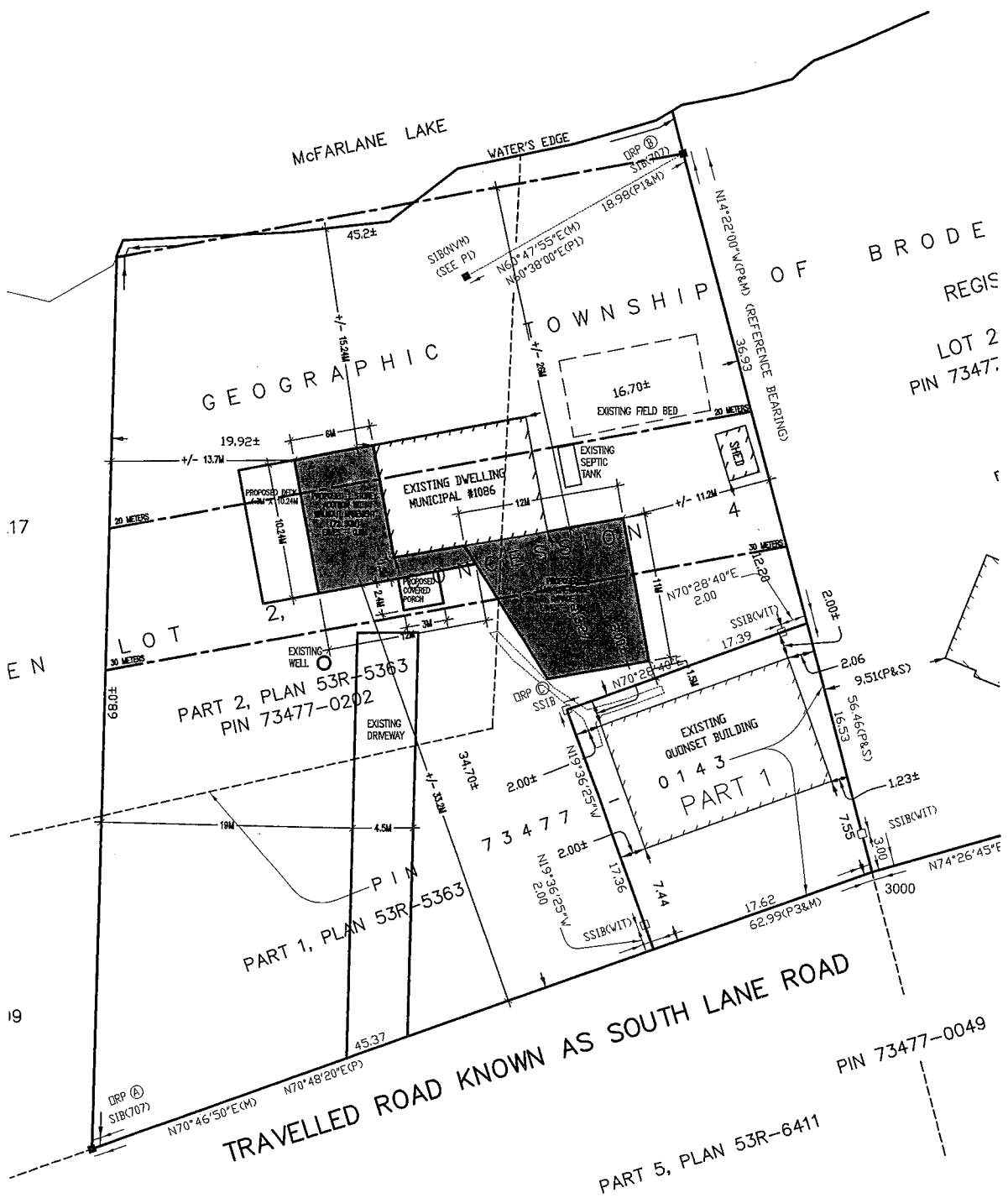
# **Application for Minor Variance or Permission**



Subject Property being,  
PINs 73477-0202 and 73477-0143,  
Parcels 11438 and 17603 SEC SES,  
Part Lot 2, Concession 4, Part 2, Plan 53R-5363,  
Part Broken Lot 2, Concession 4, Part 1,  
Plan 53R-5363 except Part 1, Plan 53R-21571,  
Township of Broder, 1086 South Lane Road, Sudbury,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

A0072/2022  
Date: 2022 05 30



A0072/2022  
Sketch 2







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

Office Use Only 2022.01.01 <b>A0074/2022</b> S.P.P. AREA YES ____ NO ____ NDCA REG. AREA YES <input checked="" type="checkbox"/> NO ____
--

## City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): RICHARD G. NANNINEN Email: [REDACTED]  
Mailing Address: 172 LAMOTHE ST. WAKHAPITAE, ON Home Phone: [REDACTED]  
172 LAMOTHE ST. Business Phone: \_\_\_\_\_  
City: WAKHAPITAE, ON Postal Code: P0H 3C0 Fax Phone: \_\_\_\_\_

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

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

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

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

Name: CIBC  
Mailing Address: 1349 LASALLE BLVD UNIT 28F  
City: SUDBURY, ON Postal Code: P3A 1Z2

- 4) Current Official Plan designation: Rural Current Zoning By-law designation: R1S

- 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
PEAK HEIGHT	5	7.1167	2.6127

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

c) Description of Proposal: TO CONSTRUCT A GARAGE TO HOUSE MY RESIDENTIAL TRAILER

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: REQUIRE ADDITIONAL HEIGHT FOR TRAILER

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

PIN(s): 73481-0775 Township: DRYDEN  
 Lot No.: 10 Concession No.: 3 Parcel(s):  
 Subdivision Plan No.: Lot: Reference Plan No.: Part(s):  
 Municipal Address or Street(s): 172 LATOITHE ST, WAHIAPIITAE, ONT.

- 7) Date of acquisition of subject land.
- SEPT. 15, 2009

- 8) Dimensions of land affected.
- SEE ATTACHED DRAWING

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

- 9) Particulars of all buildings:

	Existing	Shed	Proposed Garage
Ground Floor Area:	116.17	24 (m <sup>2</sup> )	223.04 (m <sup>2</sup> )
Gross Floor Area:	232.34	24 (m <sup>2</sup> )	223.04 (m <sup>2</sup> )
No. of storeys:	1	1	1
Width:	16.85	4 (m)	12.19 (m)
Length:	22.72	6 (m)	18.29 (m)
Height:	9.754	3.66 (m)	7.07 <del>22.72</del> (m)

TOTAL: 445.30

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

	House	Existing	Shed	Garage	Proposed
Front:	14.60	> 181.38 (m)	15.3		
Rear:	12.19	0 (m)	4.2	3.20	
Side:	14.23	38.9 (m)	38.985		
Side:	30.58	7.2 (m)	15.95		

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

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

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

2004

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

Use(s): RESIDENTIAL Length of time: 18 YEARS

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

Same as #13 ☒ or, \_\_\_\_\_

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

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

☐ Yes ☒ No

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

- 17) Existing uses of abutting properties:
- RESIDENTIAL

A00741/2022

- 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, RICHARD G. HANNINEN (please print all names), the registered owner(s) of the property described as 172 LA MOTHE ST, WAINAPITAC, ONTARIO in the City of Greater Sudbury:

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

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

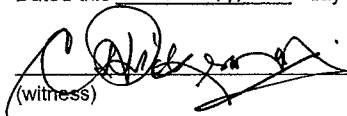
#### Authority to Enter Land and Photograph

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

#### Appointment of Authorized Agent

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

Dated this 20TH day of MAY, 20 22

  
(witness)

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

Print Name: RICHARD G. HANNINEN

\*I have authority to bind the Corporation

A0074/2022


**PART B: OWNER OR AUTHORIZED AGENT DECLARATION**

I/We, RICHARD C. HONNINEN (please print all names),  
the registered owner(s) or authorized agent of the property described as

172 LAMOTHE STREET WYANDOTT, MO 64488  
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 25th day of MAY, 2022

  
Commissioner of Oaths

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

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

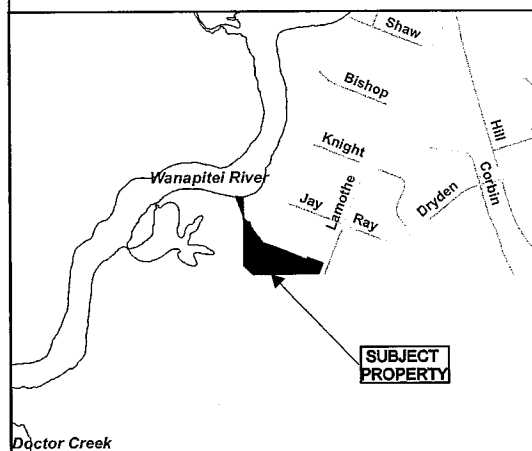
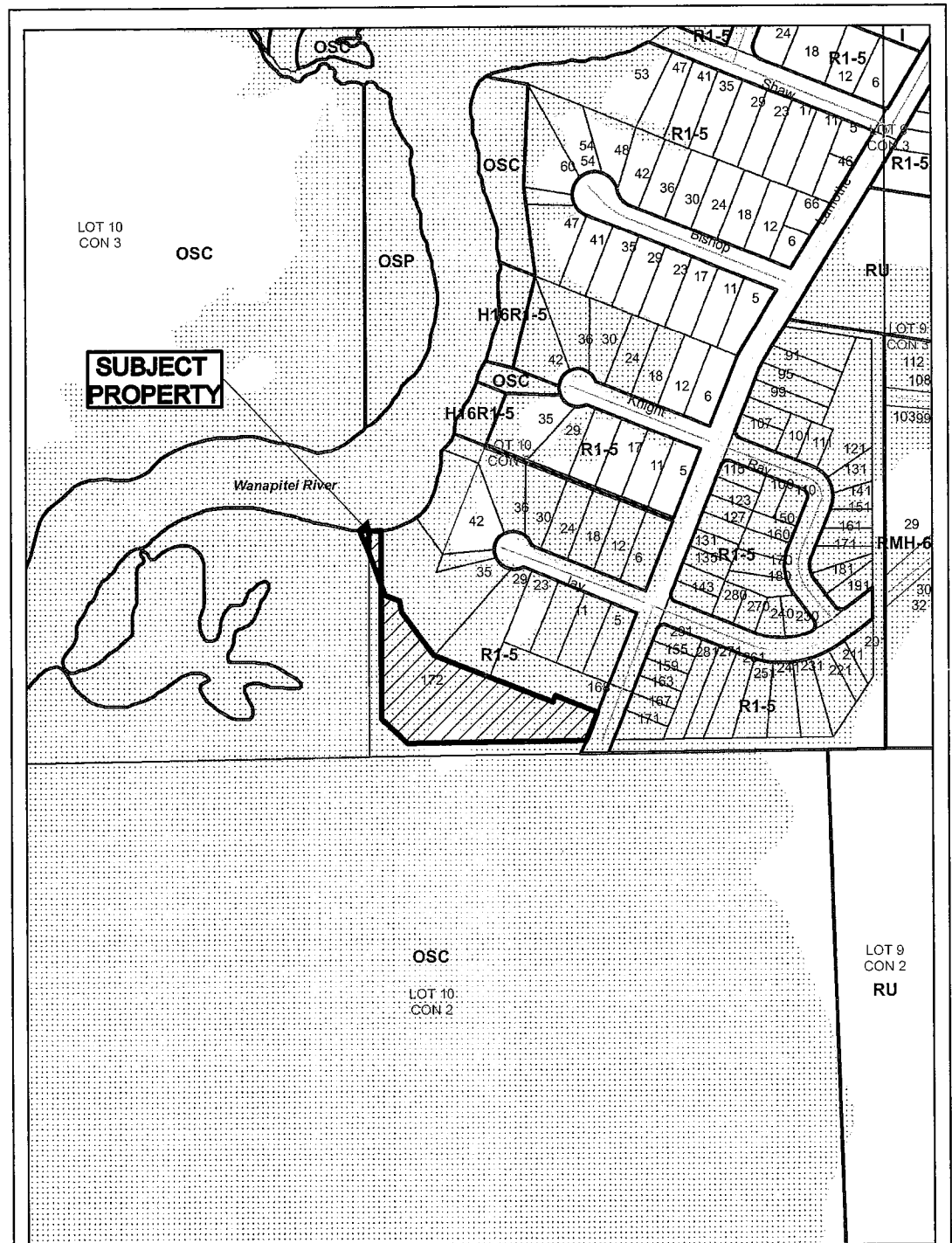
Print Name: RICHARD G. HANNIN, III  
 \*I have authority to bind the Corporation

- \* 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: May 15/22 Hearing Date: June 15/22 Received By: N. Lewis  
Zoning Designation: R7-5 Resubmission: ☐ Yes ☒ No  
Previous File Number(s): B20/05 / B375/06 / B117/06 / B213/07 / B66/09  
Previous Hearing Date: May 2/05 / May 29/06 / Aug. 14/06 / Oct. 22/07 / July 23/09  
Notes: B67/09  
July 23/09

A0074/2022



### Application for Minor Variance or Permission



Subject Property being, PINs 73481-0775 and 73481-0735, Parcel 50645 SES, Part Lot 10, Concession 3, Parts 1 and 3, Plan 53R-14508 and Part 30, Plan SR-2700, except Part 2, Plan 53R-18033, Parts 1 and 2, Plan 53R-19100, Part 3, Plan 53R-17819, Parts 1 to 7, Plan 53R-17192 and Part 3, Plan 53R-14508, Township of Dryden, 172 Lamothe Street, Wahnapiatae, City of Greater Sudbury

Sketch 1, NTS  
NDCA

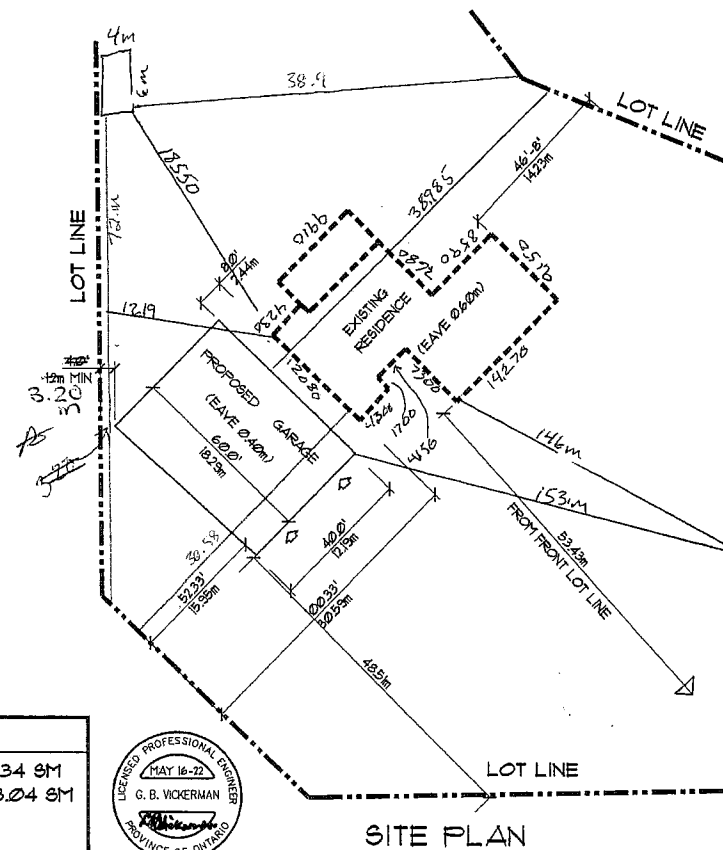
A0074/2022  
Date: 2022 05 30




BUILDING AREAS

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EXISTING RESIDENCE: 232.34 SM  
PROPOSED GARAGE: 223.04 SM  
TOTAL: 455.38 SM



												<u>Granville B. Vickerman &amp; Associates</u> Consulting Engineers - Project Managers				<u>GARAGE FOR RICK HANNINEN</u> 172 LAMOTHE ST., WAHNAPIITAE, ON. <u>SITE PLAN</u>					
DWG. No.		DESCRIPTION				0	MAY 18-22		ISSUED FOR VARIANCE APPLICATION			T.E.	CBV		DRAWN BY		CHKD	APPD	DRAWING No.		RE
REFERENCES		MK	DATE		REVISIONS AND ISSUES				REVISIONS				DATE		SCALE		AS SHOWN		RH-200		
													MAY 18, 2023								

AD074/2022  
Sketch 2





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

Office Use Only 2022.01.01
AC076/2022
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): Aadam Khan, Noell Tran  
Mailing Address: 776 Ledbury Cres, L5V 2R1  
1347 Duval Drive, L5V 2W5  
City: Mississauga Postal Code: L5V 2R1, L5V 2W5

Email: [REDACTED]  
Home Phone: [REDACTED]  
Business Phone: [REDACTED]  
Fax Phone: [REDACTED]

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

Name of Agent: CENTRELINE ARCHITECTURE  
Mailing Address: 158 Elgin Street  
City: Sudbury Postal Code: P3E 3N5

Email: [REDACTED]  
Home Phone: [REDACTED]  
Business Phone: [REDACTED]  
Fax Phone: [REDACTED]

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

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

Name: Aadam Khan, Noell Tran  
Mailing Address: 776 Ledbury Cres, L5V 2R1 - 1347 Duval Drive, L5V 2W5  
City: Mississauga Postal Code: L5V 2R1, L5V 2W5

- 4) Current Official Plan designation: LIVING AREA 1 Current Zoning By-law designation: R1-S

- 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
PARKING REQUIREMENTS	2	1	1

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

- c) Description of Proposal:  
EXISTING GARAGE TO BE CONVERTED TO A BEDROOM FOR SECONDARY DWELLING UNIT

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
SECONDARY DWELLING UNIT WILL NOT HAVE DEDICATED PARKING SPACE, DRIVEWAY ONLY PROVIDES 1 PARKING SPACE



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

PIN(s): 021340067		Township: MCKIM	
Lot No.: 7	Concession No.: 4	Parcel(s):	
Subdivision Plan No.:	Lot:	Reference Plan No.:	Part(s):
Municipal Address or Street(s): 403 WHITE AVE.			

7) Date of acquisition of subject land. MAY 26, 2022

8) Dimensions of land affected.

Frontage	15.24	(m)	Depth	39.62	(m)	Area	603.87	(m <sup>2</sup> )	Width of Street	10.0	(m)
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9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	80.16	(m <sup>2</sup> )	80.16	(m <sup>2</sup> )
Gross Floor Area:	80.16	(m <sup>2</sup> )	80.16	(m <sup>2</sup> )
No. of storeys:	1		1	
Width:	7.32	(m)	7.32	(m)
Length:	11.13	(m)	11.13	(m)
Height:	5.4	(m)	5.4	(m)

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

	Existing		Proposed	
Front:	6.0	(m)	6.0	(m)
Rear:	7.5	(m)	7.5	(m)
Side:	1.2	(m)	1.2	(m)
Side:	1.2	(m)	1.2	(m)

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

What type of access to the land?

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

12) Date(s) of construction of all buildings and structures on the subject land.  
1956

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

Use(s): RESIDENTIAL Length of time: SINCE 1956

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

Same as #13 ☒ or,

15) What is the number of dwelling units on the property? 2

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

If "yes", how many?

17) Existing uses of abutting properties: RESIDENTIAL

AC0916/2022

- 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, Aadam Khan, Noell Tran (please print all names), the registered owner(s) of the property described as 403 White Ave 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 Centreline Architecture (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 26th day of May, 2022

P. G. L. A.  
(witness)

Aadam Khan Noell Tran

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

Print Name: Aadam Khan Noell Tran

\*I have authority to bind the Corporation

**SIGN HERE**

A0076/2022

I/We, CENTRELINE ARCHITECTURE (please print all names),  
the registered owner(s) or authorized agent of the property described as 403 WHITE AVE.

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 26th day of MAY, 2022

Paula Elizabeth Green, 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.

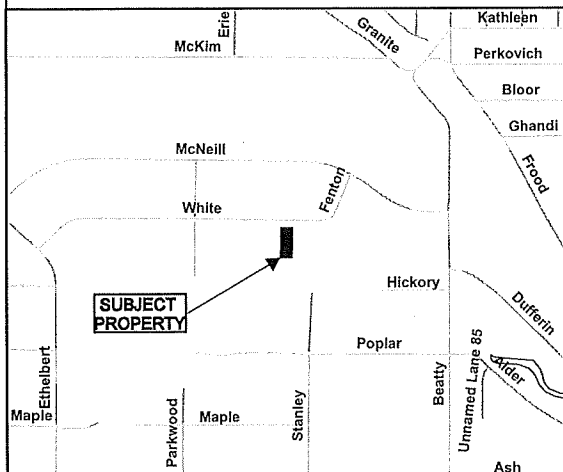
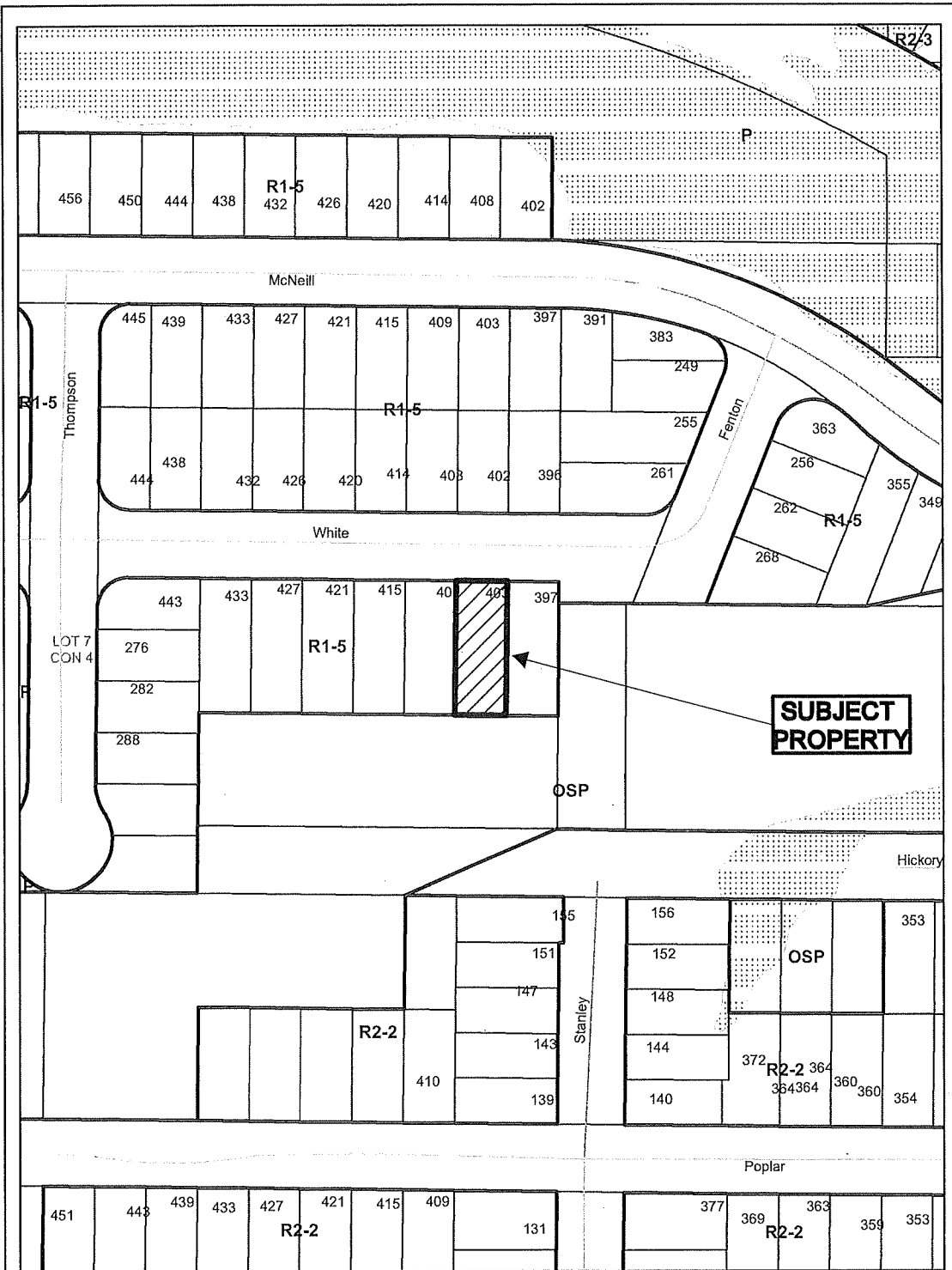
Print Name: Heather Fleury  
 \*I have authority to bind the Corporation

- \* 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: May 26/22 Hearing Date: June 15/22 Received By: N. Lewis  
Zoning Designation: R1-5 Resubmission: ☐ Yes ☒ No  
Previous File Number(s): None  
Previous Hearing Date: n/a  
Notes:

11/0076/2022



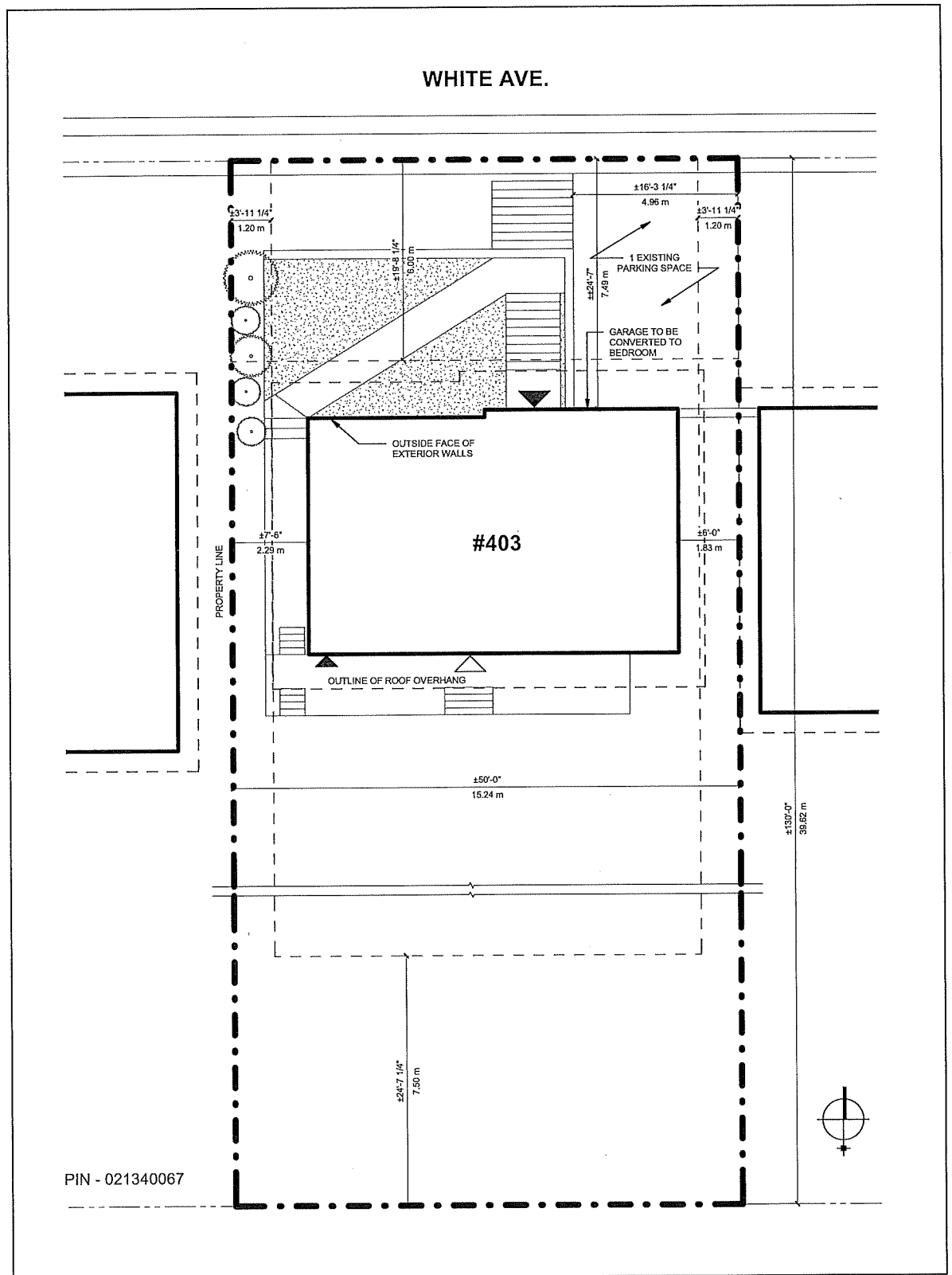
## Application for Minor Variance or Permission



Subject Property being,  
PIN 02134-0067,  
Parcel 18472,  
Lot 84, Plan M-309,  
Part Lot 7, Concession 4,  
Township of McKim,  
403 White Avenue, Sudbury,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

A0076/2022  
Date: 2022 06 02



SITE REFERENCE PLAN  
1/8" = 1'-0"



**CENTRELINE  
ARCHITECTURE**

153 Blyth Street, Suite 101  
Sudbury, ON P3E 1S7  
centrelinearchitecture.ca

CLIENT  
Adam Khan

Project No. 2022-049

PROJECT  
403 White Ave. Secondary  
Dwelling

ISSUED FOR FINAL REVIEW  
SITE REFERENCE PLAN

MAY 27, 2022

SCALE  
1/8" = 1'-0"

DRAWN BY / CHECKED BY  
BE / DEG

SHEET NUMBER

**SD-3A**

A0076/2022  
Sketch 2



Revised June 1, 2022



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	
2322.01.01	
A 0052/2022	
S.P.P. AREA	
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
NDCA REG. AREA	
YES <input type="checkbox"/>	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): Van + Amy Ducharme

Mailing Address: 279 Timberlake Cr

City: Hammer

Postal Code: P3P0C4 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: Amy Ducharme

Email: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Home Phone: \_\_\_\_\_

City: See Above

Postal Code: \_\_\_\_\_

Business Phone: \_\_\_\_\_

Fax Phone: \_\_\_\_\_

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

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

Name: Northern Credit Union

Mailing Address: 10 Vaughan Ave

City: Capreol

Postal Code: P0M 1H0

- 4) Current Official Plan designation: LIVING AREA 1

Current Zoning By-law designation: R1-5

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

Variance To	By-law Requirement	Proposed	Difference
height Section 4.2.4	5m	6.94m	1.9342
Height section 4.2.4	5m	10.1m	1.1m.

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

- c) Description of Proposal: Construct a detached garage

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
wanting higher to install hoist - also he has 3/4" truck.

See revised

may 31/22  
ap

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

PIN(s): \_\_\_\_\_ Township: CAPREOL  
 Lot No.: 11 Concession No.: 3 Parcel(s): \_\_\_\_\_  
 Subdivision Plan No.: 53 M413 Lot: 17 Reference Plan No.: \_\_\_\_\_ Part(s): \_\_\_\_\_  
 Municipal Address or Street(s): 277 TIMBERLADE CRT

- 7) Date of acquisition of subject land.
- March 1st 2017

- 8) Dimensions of land affected.

Frontage 18.360192 (m) Depth 52.998624 (m) Area 3182.087616 (m<sup>2</sup>) Width of Street (m)  
60.04 ft 173.88 ft 10,439.92

- 9) Particulars of all buildings:
- |                    | SFD             | Existing      | DECK              | DET GAR         | Proposed          |
|--------------------|-----------------|---------------|-------------------|-----------------|-------------------|
| Ground Floor Area: | <u>1165.739</u> | <u>0</u>      | (m <sup>2</sup> ) | <u>95.28755</u> | (m <sup>2</sup> ) |
| Gross Floor Area:  | <u>209.3105</u> | <u>35.67</u>  | (m <sup>2</sup> ) | <u>95.28755</u> | (m <sup>2</sup> ) |
| No. of storeys:    | <u>2</u>        | <u>N/A</u>    |                   | <u>1</u>        |                   |
| Width:             | <u>12.192</u>   | <u>7.3152</u> | (m)               | <u>4.1948</u>   | (m)               |
| Length:            | <u>16.1544</u>  | <u>4.8768</u> | (m)               | <u>10.3632</u>  | (m)               |
| Height:            | <u>6.7056</u>   | <u>1.8288</u> | (m)               | <u>6.94</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).

	SFD	Existing	DECK	DET GAR	Proposed
Front:	<u>6.096</u>	<u>N/A</u>	(m)	<u>39.290752</u>	(m)
Rear:	<u>30.7848</u>	<u>22.86</u>	(m)	<u>4.2672</u>	(m)
Side:	<u>1.2192</u>	<u>7.1628</u>	(m)	<u>6.5024</u>	(m)
Side:	<u>4.8768</u>	<u>6.2484</u>	(m)	<u>1.524</u>	(m)

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

What type of access to the land?

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

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

SFD - 2017 DECK 2019.

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

Use(s): Residential SFD Length of time: 5 years.

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

Same as #13 ☒ or, \_\_\_\_\_

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

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

☐ Yes ☒ No

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

- 17) Existing uses of abutting properties:
- Residential.

APPROVED 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, Yvan + Amy Ducharme (please print all names), the registered owner(s) of the property described as 279 Timberglade Court  
Hammerston  
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 Amy Ducharme (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 25 day of April, 20 22

(witness)

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

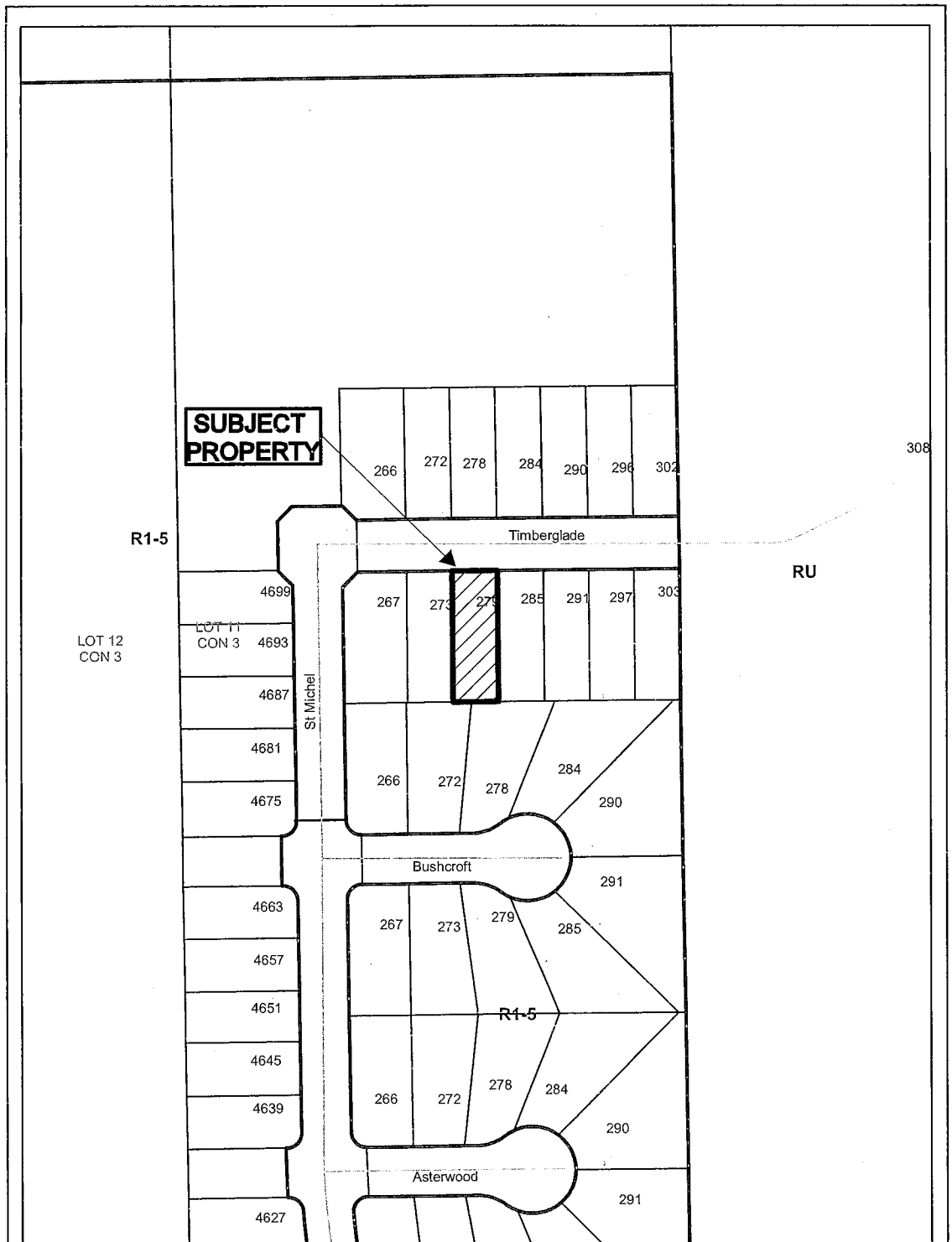
Print Name: Amy Ducharme + Yvan

\*I have authority to bind the Corporation

Ducharme  
PO0502/20 22



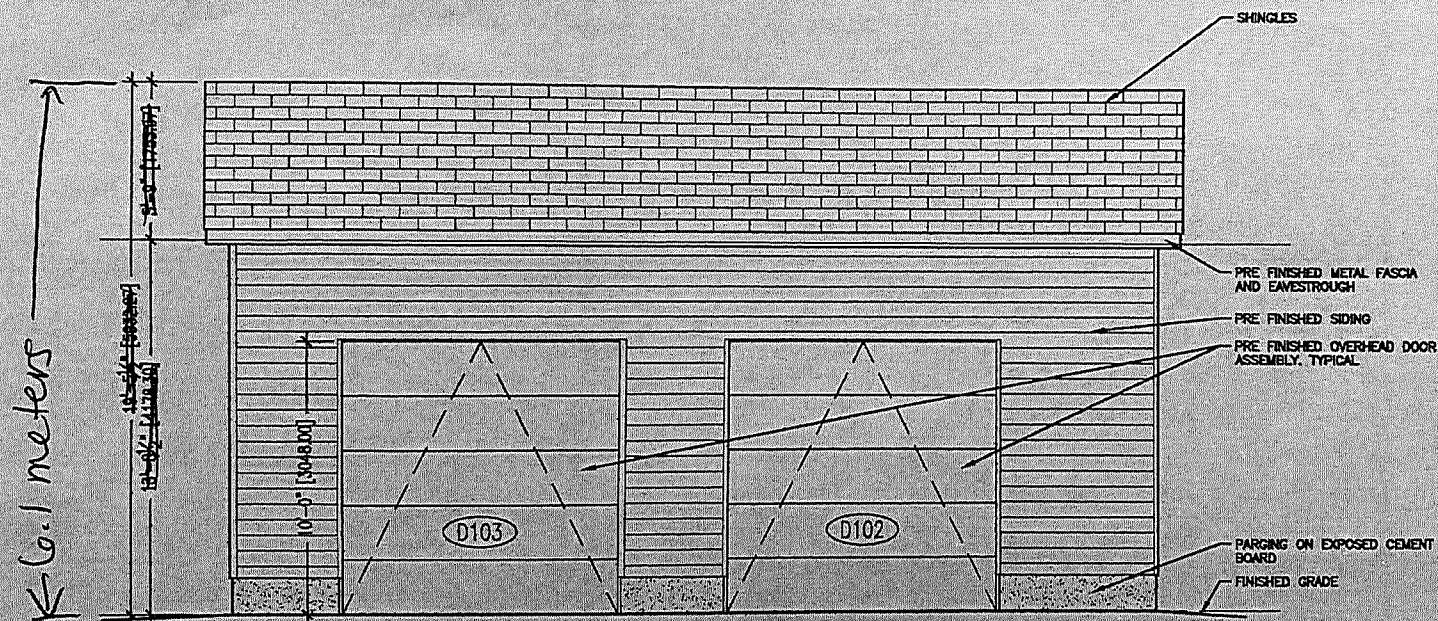




<p>Oscar</p> <p>Chenier</p> <p>Ida</p> <p>Carl</p>		<p>Timberglade</p> <p>Bushcroft</p> <p>Asterwood</p> <p>St Michel</p> <p>Capreol</p> <p><b>SUBJECT PROPERTY</b></p>		<p><b>Application for Minor Variance or Permission</b></p> <p>Subject Property being, PIN 73508-1412, Lot 17, Plan 53M-1413, Part Lot 11, Concession 3, Township of Capreol, 279 Timberglade Court, Hanmer, City of Greater Sudbury</p>	<p>N</p>
		<p>Sketch 1, NTS NDCA</p>		<p>A0052/2022 Date: 2022 04 26</p>	



Revised June 1st 20.



# General Notes

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY / ALL ERRORS AND OMISSIONS TO THE OWNER FOR HIS / HER WRITTEN DIRECTION BEFORE PROCEEDING WITH THE WORK IN QUESTION.

CONSTRUCTION OF THIS STRUCTURE SHALL CONFORM WITH ALL NECESSARY ARTICLES OF THE ONTARIO BUILDING CODE AS WELL AS ALL OTHER AUTHORITIES HAVING JURISDICTION

No.	Revision/Issue	Date

## Project Name and Address

279 TIMBERGLADE COURT  
HANMER ONTARIO  
GARAGE WORKING DRAWINGS

NORTH ELEVATION

1/4" = 1'-0"

Project  
GARAGE

Date

Scale  
AS NOTED

Sheet

A-3