

Tom Davies Square

200 Brady St

Wednesday, March 13, 2024

PUBLIC HEARINGS

A0012/2024

**CHANTAL PATEY
JEFF PATEY**

Ward: 6

PIN 73503 1502, Lot(s) 17, Subdivision 53M-1339, Lot Part 1, Concession 3, Township of Hanmer, 4716 Serenna Drive, Hanmer, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsection 4.2.4 a) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit a detached garage providing a maximum height of 5.49m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

A0016/2024

CHARLOTTE BALEZ

Ward: 9

PIN 73472 0126, Parcel 26851 SEC SES, Survey Plan SR-11 Part(s) 1, Lot Part 12, Concession 1, Township of Broder, 2944 South Shore Road, Sudbury, [2010-100Z, R1-1 (Low Density Residential One)]

For relief from Part 4, Section 4.41, Subsections 4.41.2, 4.41.3 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 a single detached dwelling and leaching bed permitting, firstly, a high water mark setback of 6.4m for the single family dwelling and 25.4m for the leaching bed, where no person shall erect any residential building or other accessory structure closer than 30.0m to the high water mark of a lake or river, and no person shall construct a leaching bed closer than 30.0 m from the high water mark of a lake, river or stream, secondly, to permit the single detached dwelling to be 6.4m setback from the high water mark of a lake, 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, thirdly, to permit a maximum of 35.75% (146.32m²) of the required shoreline buffer area to be cleared of natural vegetation, where a maximum of 25%, but in no case shall exceed a maximum of 276.0m² of the required shoreline buffer area is permitted, and fourthly, to permit a maximum of 76.92% (16.0m) of the length of the shoreline at the high water mark to be cleared of natural vegetation, where the maximum length of the cleared area measured at the high water mark shall be 25% of the length of the shoreline of the lot but in no case shall the maximum length of cleared area measured at the high water exceed 25.0 metres in length.

**A REMINDER... THE NEXT SCHEDULED MEETING IS
WEDNESDAY, MARCH 27, 2024**



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 2024.01.01
A 001213024
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: \$1,360.00 (includes \$320.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$409.00 (includes \$320.00 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): Jeff Patey/Charlene Patey Email: [REDACTED]
Mailing Address: 4716 Serenra Drive Home: [REDACTED]
City: Hammer Postal Code: B3P 0B5 Business: [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: Jeff Patey Email: [REDACTED]
Mailing Address: 4716 Serenra Drive Home: [REDACTED]
City: Hammer Postal Code: B3P 0B5 Business: [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: Caisse Populaire - Desjardins
Mailing Address: 1380 Lasalle Blvd
City: Sudbury Postal Code: P3A 1Z6

- 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
4.2.4 (a)	5.0 m	5.49 m	.49 m

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

c) Description of Proposal:
Construct Detached Garage

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

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

PIN(s): _____ Township: Hammer
 Lot No.: 1 Concession No.: 3 Parcel(s): _____
 53M1339-2 Subdivision Plan No.: 53M1339-2 Part(s): _____
 Municipal Address or Street(s): 4716 Serengeti Drive

- 7) Date of acquisition of subject land.

- 8) Dimensions of land affected.

Frontage 18 (m) Depth 38.21 (m) Area 701 (m²) Width of Street _____ (m)

- 9) Particulars of all buildings:

	Existing	Shed (% to be removed)	Proposed	
Ground Floor Area:	<u>177.49m</u>	<u>30.49</u> 9.29 (m ²)	<u>53.51</u>	(m ²)
Gross Floor Area:	<u>310.53</u>	<u>30.49</u> 9.29 (m ²)	<u>53.51</u>	(m ²)
No. of storeys:	<u>1</u>	<u>1</u>	<u>1</u>	
Width:	<u>13.11</u>	<u>3.05</u> (m)	<u>7.32</u>	(m)
Length: <u>15.24</u>	<u>15.24</u>	<u>3.05</u> (m)	<u>7.32</u>	(m)
Height:	<u>5.49</u>	<u>4</u> (m)	<u>5.49</u>	(m)

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

	Existing	Shed (% to be removed)	Proposed	
Front:	<u>12.64</u>	<u>32.94</u> (m)	<u>29.67</u>	(m)
Rear:	<u>16.27</u>	<u>1.22</u> (m)	<u>1.22</u>	(m)
Side:	<u>3.51</u>	<u>13.73</u> (m)	<u>1.22</u>	(m)
Side:	<u>1.22</u>	<u>1.22</u> (m)	<u>9.49</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 ☒
 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.

2006

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

Use(s): SFDLength of time: 18y

- 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

A0012/2024

- 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, Jeffery Patey Chantal Patey (please print all names), the registered owner(s) of the property described as 4716 Serema Drive, Hammer, P1P 0B5 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 Jeffery Patey (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 8 day of Feb, 20 24

[Signature]
(witness)

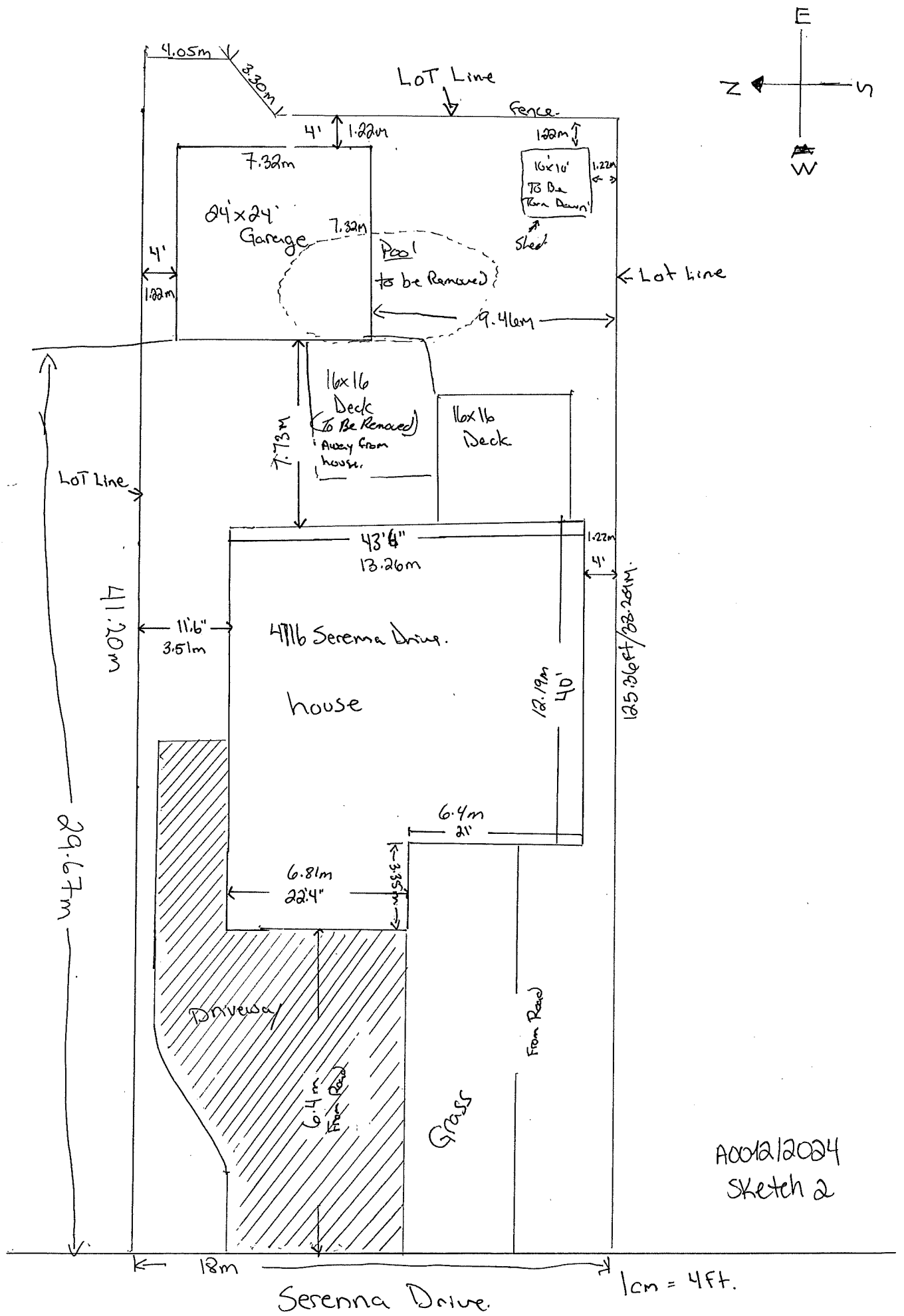
Chantal Patey

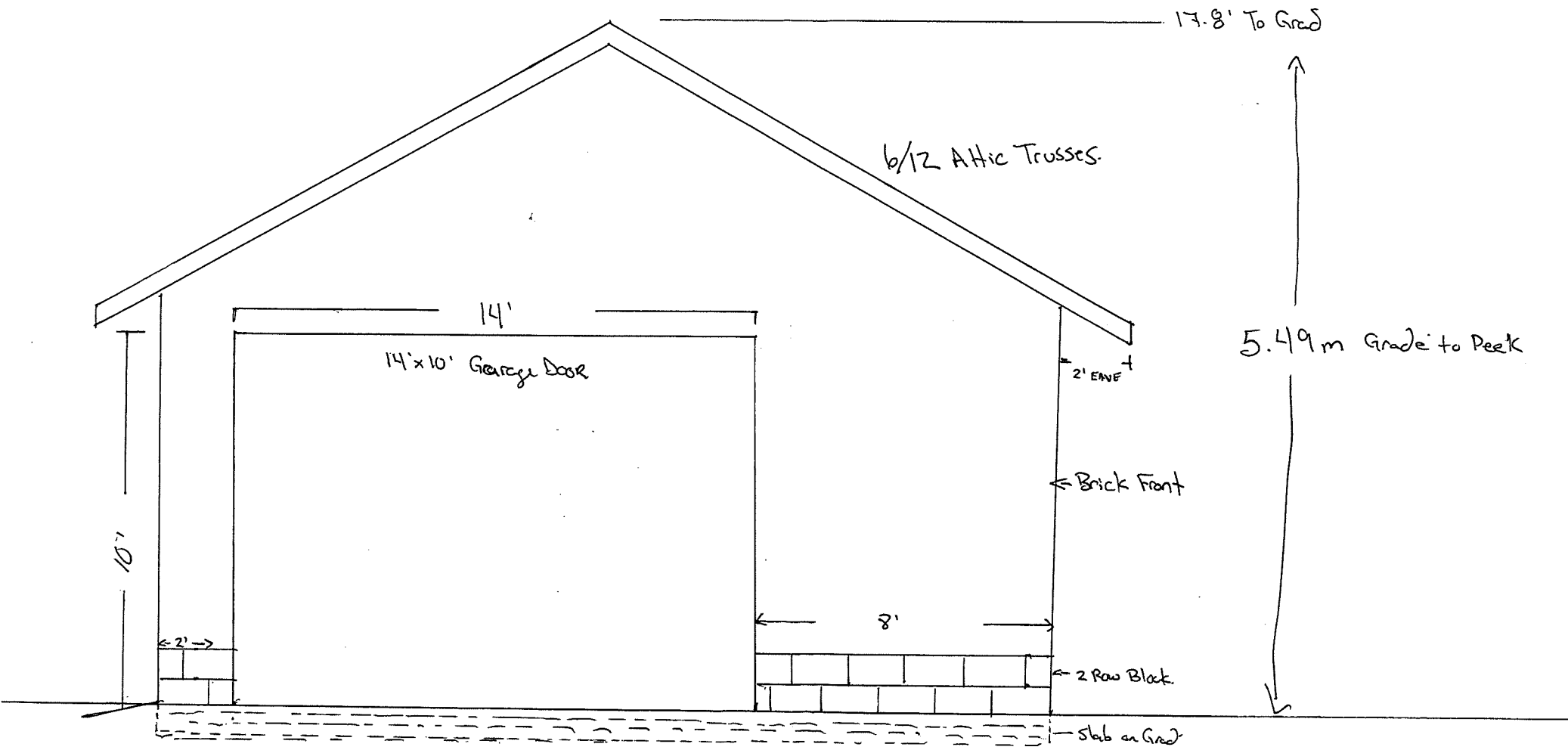
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: Chantal Patey

*I have authority to bind the Corporation

ACC 12/2024





A0012/2024
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 2024.01.01
A 00110/2024
S.P.P. AREA YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
NDCA REG. AREA YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,360.00 (includes \$320.00 legal notice fee)
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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): Charlotte Balez Email: [REDACTED]
Mailing Address: 79 Lady Ashley Crt Home: [REDACTED]
City: Sudbury Postal Code: P3E 5Z8 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 Email: [REDACTED]
Mailing Address: 158 Elgin St., Suite 201 Home: [REDACTED]
2944 South Shore Road Business: [REDACTED]
City: Sudbury Postal Code: P3E 3N5 Fax Phone: [REDACTED]

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

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

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

- 4) Current Official Plan designation: Rural Current Zoning By-law designation: RS 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
Shoreline Setback - house	20m	6.4M	7.81m
High water buffer - house	30m	6.4m	23.6m
High water buffer - leaching bed	30m	25.4m	4.6m
Length of cleared vegetation - shoreline length	5.2m	16m	10.8m
Shoreline buffer vegetation clearance	102.33 sm	146.32 sm	43.99 sm

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

- c) Description of Proposal:

Construct a single storey dwelling and septic system within the required 30m setback.

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

The proposed structure was located to ensure it is outside the floodplain for Long Lake and the drainage creek to the north due to the high water mark. A basement isn't possible therefore the footprint of structure needed to be increased to accommodate services spaces and basement amenities.

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

PIN(s): 73472-0126		Township: Sudbury		Ontario
Lot No.:	Concession No.:	Parcel(s):		
Subdivision Plan No.:	Lot:	Reference Plan No.:	Part(s):	
Municipal Address or Street(s): 2944 South Shore Road				

- 7) Date of acquisition of subject land. 1983

- 8) Dimensions of land affected.

Frontage 20.37 (m) Depth 53.05 (m) Area 1071 (m²) Width of Street 6 (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	Refer to attached (m ²)	(m ²)
Gross Floor Area:	spreadsheet (m ²)	(m ²)
No. of storeys:		
Width:	(m)	(m)
Length:	(m)	(m)
Height:	(m)	(m)

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

	Existing	Proposed
Front:	Refer to attached (m)	(m)
Rear:	spreadsheet (m)	(m)
Side:	(m)	(m)
Side:	(m)	(m)

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

What type of access to the land?

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

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

1952

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

Use(s): Residential Length of time: 1953

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

Same as #13 ☐ or, _____

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

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

☐ Yes ☒ No

If "yes", how many? _____

- 17) Existing uses of abutting properties: Residential

A0016/2024

- 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, Charlotte Balez

(please print all

names), the registered owner(s) of the property described as 2944 South Shore Rd, Broder CON 1, Lot 12 PCL 26851
RP SR11 Part 1 Long Lake
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

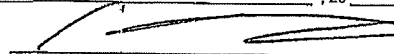
- grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land Tribunal, 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 Centrelline 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 6 day of February, 20 24


(witness)


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

Print Name: Charlotte Balez

*I have authority to bind the Corporation

A0016/2024

I/we, Centraline Architecture (please print all names),
the registered owner(s) or authorized agent of the property described as 2944 South Shore 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 19th day of February, 20 24

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.

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

Print Name: Melissa Furillo
 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: Feb 22/24 Hearing Date:

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

Received By: N. Lewis

Previous File Number(s):

Previous Hearing Date:

Notes:

7/0016/2024

Application For Minor Variance
 2944 South Shore Road
 Sudbury, ON
 9)

Particulars of All Buildings:
 Existing

	House	Workshop	Sauna
Ground Floor Area (m ²)	51.7	19.4	4.82
Gross Floor-Area (m ²)	51.7	19.4	4.82
No. of Storeys	1	n/a	n/a
Width (m)	5	4.29	2.46
Length (m)	10.39	5.57	3.72
Height (m)	3.6 approx.	3.6 approx.	3.6 approx.

10)

Location of All Buildings and Structures on or Proposed For The Subject Lands (Specify Distances From Side, Rear and Front Lot Lines,
 Existing

	House	Workshop	Sauna
Front (m)	35.61	20.14	38
Rear (m)	10.66	25.16	9.2
Side (m)	1.5	14.07	0.5
Side (m)	1.94	2.24	17.6

*A negative distance denotes the encroachment of the building into crown land from the property line.

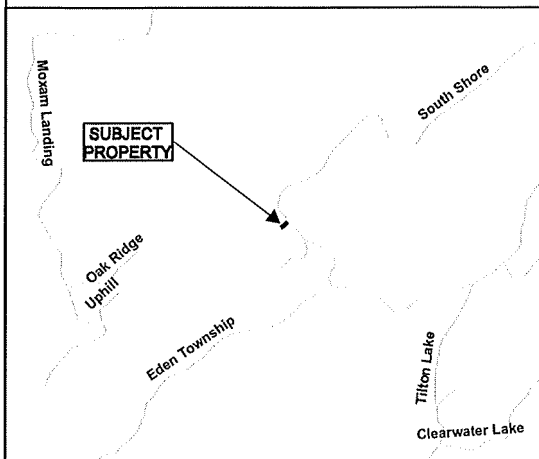
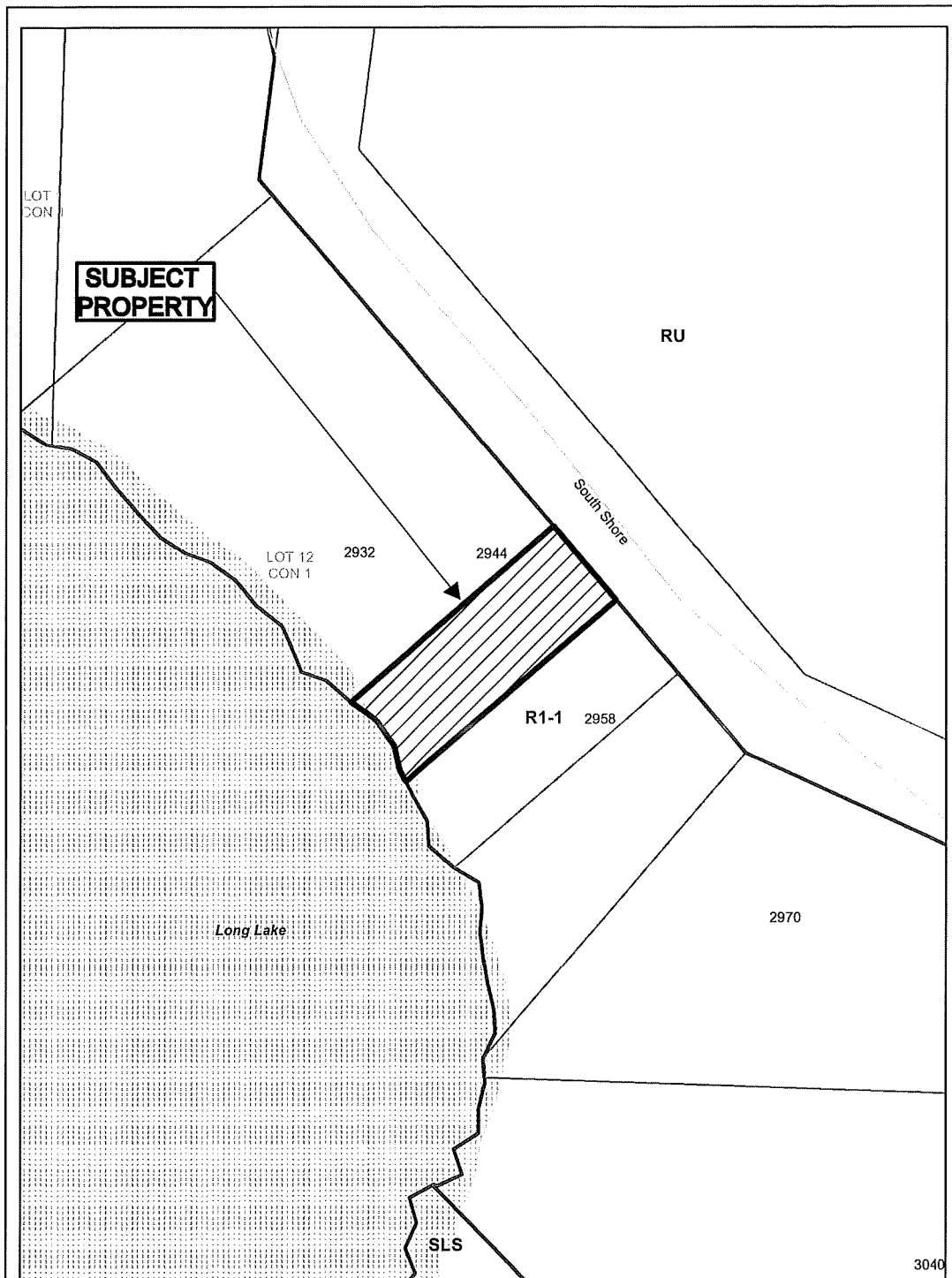
Proposed

	New single-storey dwelling
Ground Floor Area (m ²)	134.1
Gross Floor Area (m ²)	146.3
No. of Storeys	1
Width (m)	9.1
Length (m)	16
Height (m)	4.6

Proposed

	New single storey dwelling	Sauna (relocation)
Front (m)	30.1	43.8
Rear (m)	10.66	5
Side (m)	1.5	1.3
Side (m)	1.94	16.8

A0016/2024



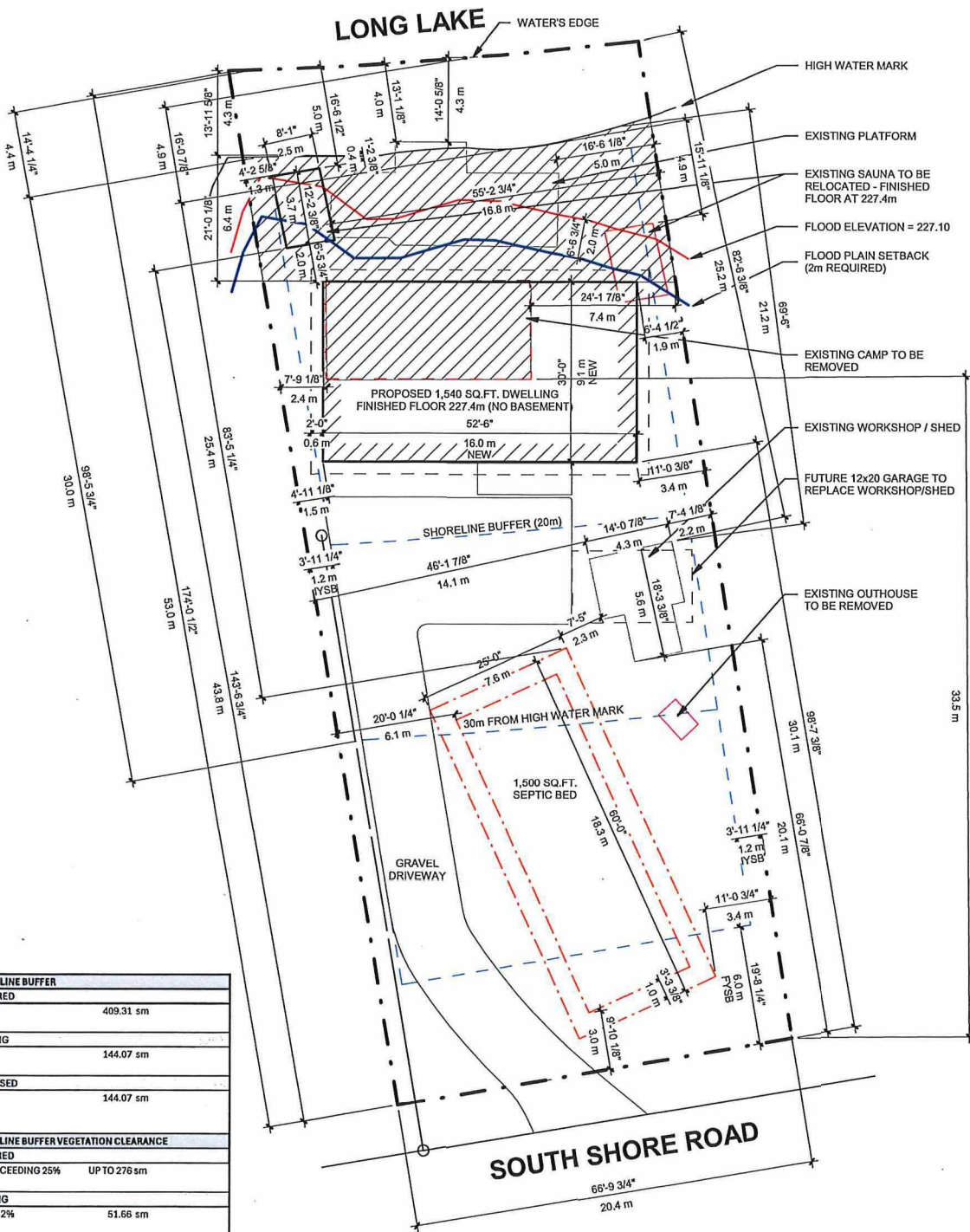
Application for Minor Variance or Permission



Subject Property being PIN 73472-0126,
Parcel 26851 SEC SES, Part 1, Plan SR-11,
Part Lot 12, Concession 1, Township of Broder,
2944 South Shore Road, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0016/2024
Date: 2024 02 27



SHORELINE BUFFER	
REQUIRED	
AREA	409.31 sm
EXISTING	
AREA	144.07 sm
PROPOSED	
AREA	144.07 sm
SHORELINE BUFFER VEGETATION CLEARANCE	
REQUIRED	
NOT EXCEEDING 25%	UPTO 276 sm
EXISTING	
12.62%	51.66 sm
PROPOSED	
35.75%	146.32 sm
BUILDING LENGTH	
REQUIRED	
NOT EXCEEDING 25% OF SHORELINE LENGTH (20.8m)	
EXISTING	
50.00%	10.4 m
PROPOSED	
76.92%	16 m

CONSERVATION FILE NO. 34906



CENTRELINE
ARCHITECTURE

158 Elgin Street, Suite 101
Sudbury, ON P3E 1S7
centrelinearchitecture.ca

CLIENT
C&P Balez

Project No. 2023-118

PROJECT
Proposed Lake Home for
Mr. & Mrs. Balez

INTERNAL REVIEW
Site Reference Plan

February 22, 2024

SCALE
1/16" = 1'-0"

DRAWN BY / CHECKED BY
DEG, MES / DEG

SHEET NUMBER

SD-1A

A0016/2024
Sketch 2