

Tom Davies Square  
200 Brady St

Thursday, April 25, 2024

PUBLIC HEARINGS

**A0024/2024**

**MIJANOU GABOURY  
MATHIEU FANTIN**

Ward: 5

PINs 73498 0112 & 73498 0257, Parcels 37174A SEC SES SRO & 30532 SEC SES, Surveys Plan SR-348 Part(s) 1 & Plan 53R-10402 Part(s) 1 and 2, Lot(s) Part 5, Subdivision M-220, Lot Part Lot 5, Concession 3 and 4, Township of Blezard, 1794 Highway 69N, Val Caron, [2010-100Z, R1-2 (Low Density Residential One)]

For relief from Part 4, Section 4.41, subsection 4.41.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of an addition to the existing single detached dwelling providing a high water mark setback of 24.4m, 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.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B164/84 (24 SEP 84)

**A0025/2024**

**NANCY DIGBY  
PAT DIGBY**

Ward: 2

PIN 73599 0620, Parcel 40670 SEC SES SRO, Lot(s) 17, Subdivision M-1023, Lot Part 1, Concession 2, Township of Snider, 19 Cobalt Street, Copper Cliff, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsection 4.2.5, Table 4.1 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit an existing shed providing an interior side yard setback of 0.6m with eaves encroaching 0.24m into the proposed 0.6m interior side yard, where an accessory building greater than 2.5m in height shall be no closer than 1.2m from the side lot line and where eaves may encroach 0.6m into the required interior side yard but not closer than 0.6m to the lot line.

**A0029/2024**

**WAYNE SABZALI  
ALISON SABZALI**

Ward: 6

PIN 73508 0590, Parcel 28782 SEC SES SRO, Survey Plan 53R-7021 Part(s) 1, Lot(s) Part 10, Subdivision M-337, Lot Part 11, Concession 2, Township of Capreol, 4378 St Michel Street, Hanmer, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsection 4.2.3 and 4.2.4 a) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached garage providing, firstly, accessory lot coverage of 13%, where the total lot coverage of all accessory buildings and structures on a residential lot shall not exceed 10%, and secondly, a maximum height of 5.94m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B1/77 (31 JAN 77)

**A0030/2024**

**1650939 ONTARIO LTD.**

Ward: 6

PIN 73505 0232, Parcel 734 SEC SES, Lot Part 10, Concession 3, Township of Hanmer, 0 Kenneth Drive, Hanmer, [2010-100Z, RU (Rural)]

For relief from Part 4, Section 4.3 and Part 9, Section 9.3, Table 9.3 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, in order to develop the subject property providing, firstly, no frontage onto an assumed road, whereas no person shall erect any building on any lot that does not have frontage on an assumed road, and secondly, a minimum lot frontage of 0.0m, where 90.0m is required.

**A0031/2024**

**CITY OF GREATER SUDBURY**

Ward: 9

PINs 73476-0498 and 73476-0482, Parcels 18243 and 19743A SEC SES, Part Lot 5, Concession 3 as in LT105347, LT114800 and Part 1 on Plan 53R-5024, except Unit 8 on Expropriation Plan D34 and SRO LT149382, Township of Broder, 4472 Long Lake Road, Sudbury, [2010-100Z, P (Park), I (Institutional), RU (Rural)]

For relief from Part 4, Section 4.2, subsection 4.2.5, Table 4.1, Section 4.34 and Part 9, Section 9.3, Table 9.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit the existing accessory structure comprised of two storage containers with a roof as well as the addition of two storage containers providing, firstly, eaves to encroach 7.0m into the required interior side yard, where eaves may encroach 0.6m into the required interior side yard but not closer than 0.6m to the lot line, secondly, to permit four accessory structures in the form of storage containers used in conjunction with a park use, whereas accessory structures in the form of storage containers may only be used in conjunction with a permitted agricultural, extractive, transport terminal or warehouse use, and thirdly, a minimum interior side yard setback of 1.5m, where 10.0m is required.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATIONS A15/23 (MAR 3/23), A266/92 (OCT 5/92) AND CONSENT APPLICATION B4/73 (FEB 12/73)

**THIS APPLICATION WAS DEFERRED FROM THE MEETING OF NOVEMBER 8, 2023 TO IN ORDER TO AFFORD THE OWNER THE OPPORTUNITY TO ADDRESS THOSE COMMENTS RECEIVED FROM AGENCIES AND DEPARTMENTS.**

**A0120/2023**

**ERIC KOIENGU**

**"REVISED"**

Ward: 6

PIN 73504 1513, Parcel 37474 SEC SES, Survey Plan 53R-7090 Part(s) 1, Lot(s) Part 101, Subdivision M-507, Lot Part 4, Concession 2, Township of Hanmer, 1011 Tilly Street, Hanmer, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsection 4.2.3 and subsection 4.2.4 a) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached garage providing, firstly, an accessory lot coverage of 13%, where the total lot coverage of all accessory buildings and structures on a residential lot shall not exceed 10%, and secondly, a maximum height of 5.64m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B834/76 (28 DEC 76)

**A REMINDER... THE NEXT SCHEDULED MEETING IS  
WEDNESDAY, MAY 8, 2024**



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 2024.01.01
A 0024 / 2024
S.P.P. AREA YES ___ NO <u>X</u>
NDCA REG. AREA YES <u>✓</u> NO ___

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): Mathieu Fortin, M. Jeanne Gauthier Email: [REDACTED]  
Mailing Address: 1794 Old Hwy 69 N Home: [REDACTED]  
Business Phone: \_\_\_\_\_  
City: Val Caron Postal Code: P3N 1M3 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: Desjardins Val Caron  
Mailing Address: 3077 Old Hwy 69 N  
City: Val Caron Postal Code: P3N 1R8

- 4) Current Official Plan designation: Living Area II Current Zoning By-law designation: R1-2  
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
Distance to waterfront addition	30m	24.4 m	5.6 m

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

c) Description of Proposal: We require to build an addition. A variance of

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

We cannot move the existing house to comply with the By-Law.

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

PIN(s): \_\_\_\_\_ Township: Bleford  
 Lot No.: 5 Concession No.: 4 Parcel(s): 30532 / 37174 A  
 Subdivision Plan No.: \_\_\_\_\_ Lot: \_\_\_\_\_ Reference Plan No.: \_\_\_\_\_ Part(s): \_\_\_\_\_  
 Municipal Address or Street(s): 1794 old highway / 69N SR 348 Part 1 / 53R 70402 Part 1 & 2

- 7) Date of acquisition of subject land.
- 2018

- 8) Dimensions of land affected.

Frontage <sup>45.0</sup> 57.5 (m) Depth <sup>74.5</sup> 87.5 (m) Area 3319 (m<sup>2</sup>) Width of Street 45 (m)

- 9) Particulars of all buildings:

	Existing	Proposed	Add'n.	Proposed
Ground Floor Area:	<u>House (81.3 m<sup>2</sup>)</u>	<u>Boat</u>	<u>129</u>	<u>129</u>
Gross Floor Area:	<u>81</u>	<u>6.25</u>	<u>129</u>	<u>129</u>
No. of storeys:	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>
Width:	<u>7.62</u>	<u>2.5</u>	<u>10.6</u>	<u>10.6</u>
Length:	<u>10.6</u>	<u>2.6</u>	<u>12.2</u>	<u>12.2</u>
Height:	<u>5.5</u>	<u>2.7</u>	<u>5.5</u>	<u>5.5</u>

- 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	Boat	Add'n.	Proposed
Front:	<u>36.5</u>	<u>40+</u>	<u>40+</u>	<u>33.5</u>	<u>33.5</u>
Rear:	<u>21.4</u>	<u>15</u>	<u>15</u>	<u>24.4</u>	<u>24.4</u>
Side:	<u>15.25</u>	<u>3</u>	<u>3</u>	<u>21.72</u>	<u>21.72</u>
Side:	<u>37.7</u>	<u>52+</u>	<u>52+</u>	<u>22.5</u>	<u>22.5</u>

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

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

- What type of access to the land?

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

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

Original construction of home 1956, raised to add basement 1976.

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

Use(s): Dwelling Length of time: Indefinite

- 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:

Dwellings

- 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, Mathieu Fortin and Michéline Gauthier (please print all names), the registered owner(s) of the property described as 1794 Old Highway

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 \_\_\_\_\_ day of March 18, 2024

x [Signature]  
(witness)

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

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

\*I have authority to bind the Corporation




### PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, Matt Fortin Mijana Graboway (please print all names),  
the registered owner(s) or authorized agent of the property described as 1794 Old Hwy 69 N Valcavon

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 18 day of March, 2024

  
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 while appointed as a Deputy Clerk for the City of Greater Sudbury.

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

Print Name: Matt Gartin Mijanow Gabowry  
 \*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: 28 Mar 24 Hearing Date: 25 April 2024 Received By: N. Lewis  
Zoning Designation: R1-2 Resubmission: ☐ Yes ☒ No  
Previous File Number(s): 301164/1984 (24 Sep 84)  
Previous Hearing Date:  
Notes:

application for minor variance 1794 Old Hwy 69 N.

Matt Fantin <[REDACTED]>

Thu 2024-03-28 9:25

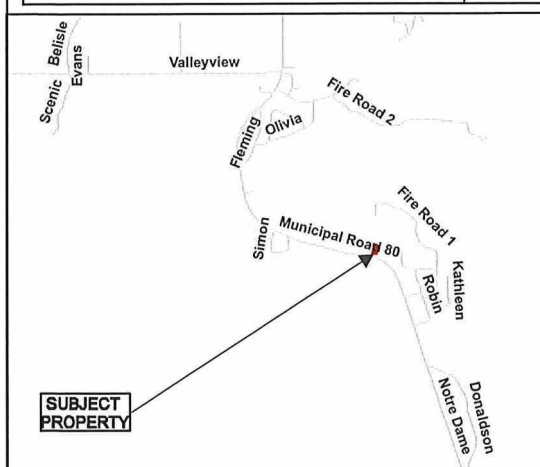
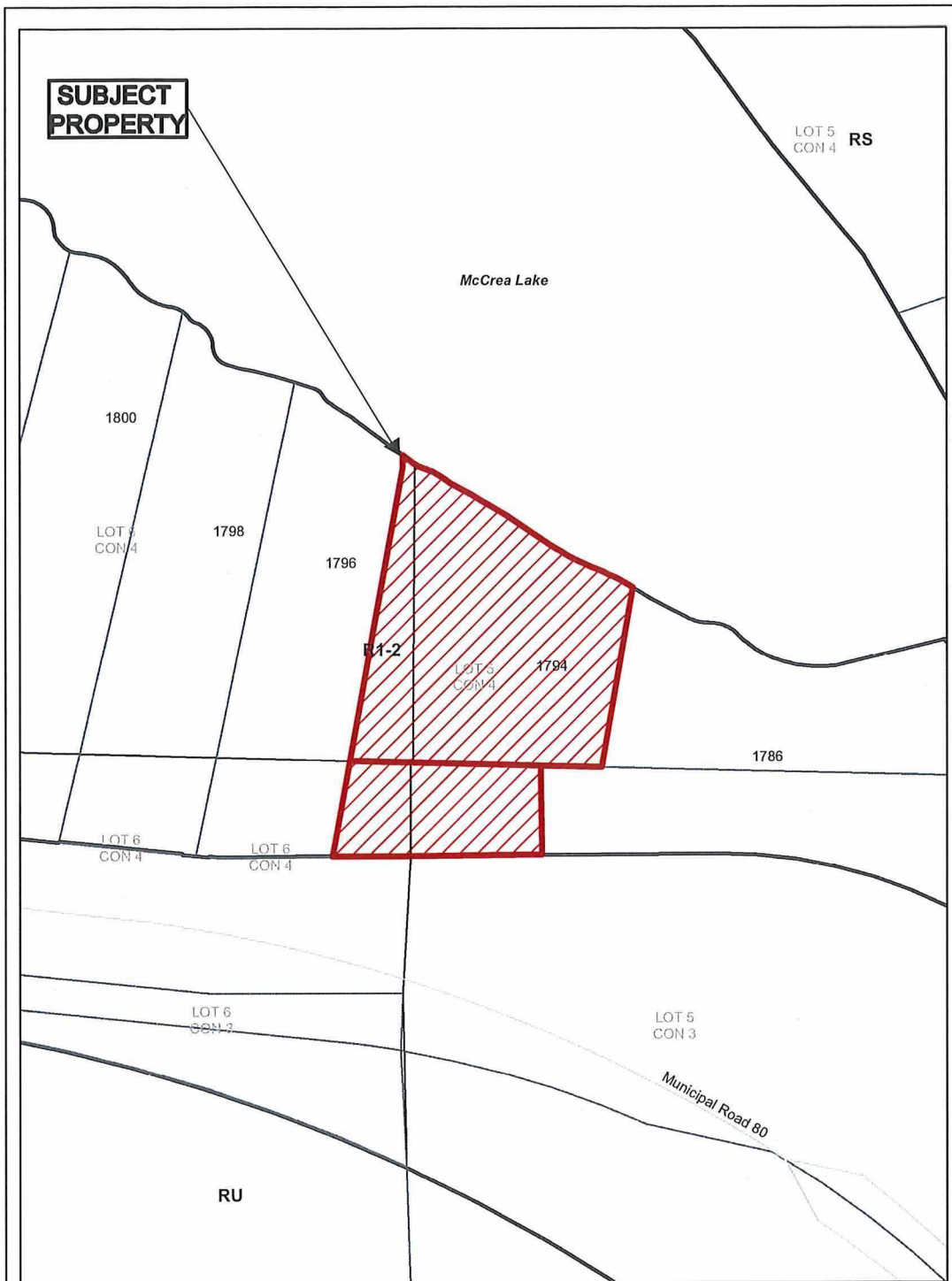
To: Nia Lewis <Nia.Lewis@greatersudbury.ca>

Good morning,

This email is to explain why the development proposed cannot comply with the zoning provisions.

Reasons for the application are as follows : the septic system we currently have does not allow for the addition to be moved back any further because of the rock formation that runs from the mountain on the other side of the road, under our property and into McCrae Lake. Also the measurements for the septic system only allow us to place it in a specific area-see plan. The addition would be the kitchen, living room and dining room as well as a second bathroom.

Matt Fantin



## Application for Minor Variance or Permission



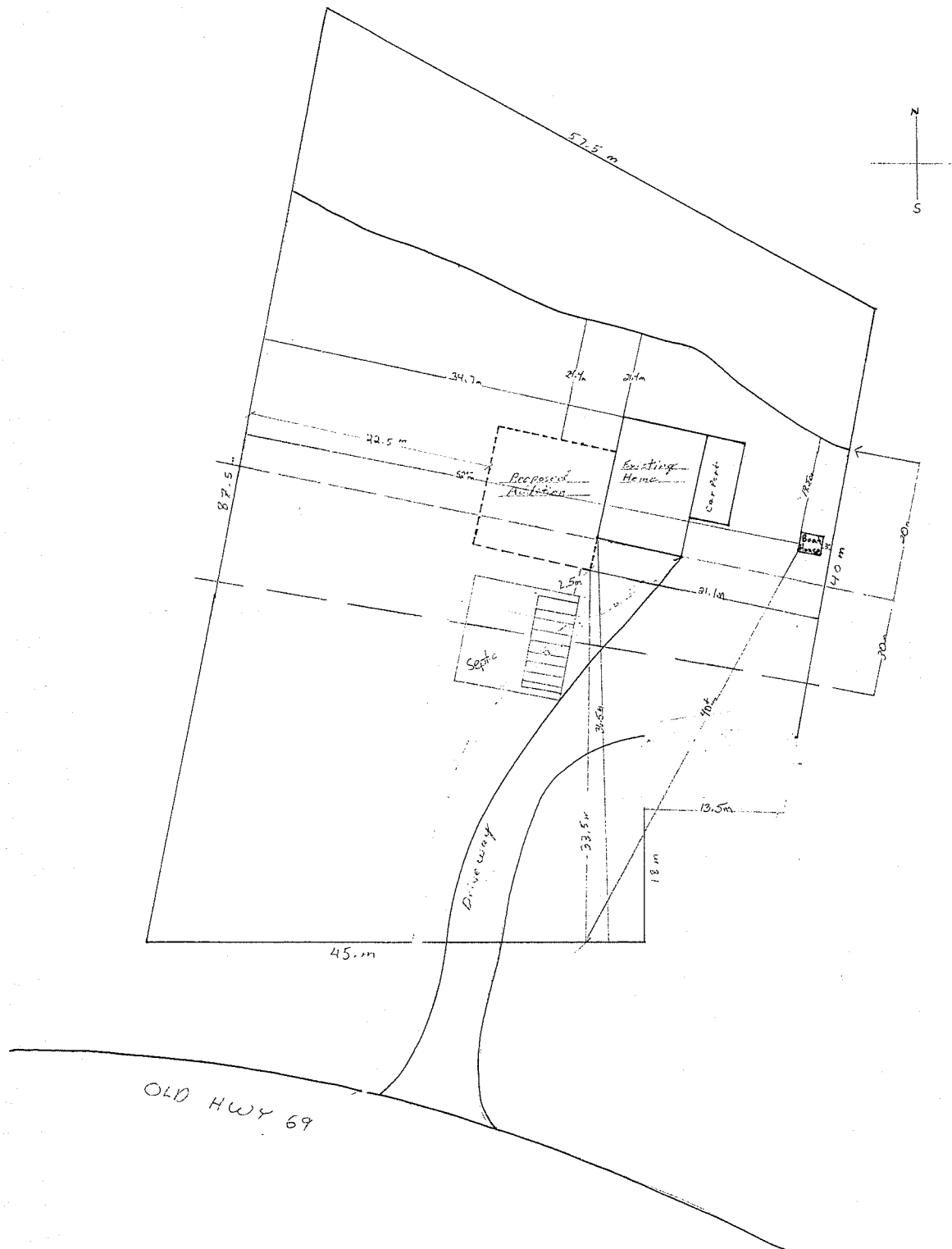
Subject Property being  
 Firstly: PIN 73498-0112, Parcel 37174A SEC SES SRO;  
 Part Lot 5, Concession 3, as in LT310117;  
 Secondly: PIN 73498-0257, Parcel 30532 SEC SES,  
 Part Lot 5, Concession 4, Part 1, Plan SR-348;  
 Part Lot 5, Plan M-220, Parts 1 and 2, Plan 53R-10402;  
 Township of Blezard, 1794 Highway 69N, Val Caron,  
 City of Greater Sudbury

Sketch 1, NTS  
 NDCA

A0024/2024  
 Date: 2024 03 22



Title	Plot Plan
Author	
Address	
Scale	1" = 5m
Page #	C-6



OLD HWY 69

A0024/2024  
Sketch 2



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

## City of Greater Sudbury

### APPLICATION FOR MINOR VARIANCE

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): PAT & NANCY DIGBY Email: [REDACTED]  
Mailing Address: Box 845 Home: [REDACTED]  
19 Cobalt St. Business: [REDACTED]  
City: Copper Cliff Postal Code: P0M1N0 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: PAT DIGBY Email: [REDACTED]  
Mailing Address: Box 845 Home: [REDACTED]  
City: Copper Cliff Postal Code: P0M1N0 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: [REDACTED]  
City: [REDACTED] Postal Code: [REDACTED]

- 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 Accessory Buildings	No of/over		
structures and uses	1.2m	1.6	0.4
	-sideyard.		
Eaves Encroachment	0.6m	0.36m	0.24

- b) Is there an eave encroachment? ☒ Yes ☐ No If 'Yes', size of eaves: 0.24 (m)

- c) Description of Proposal: Legalise a shed that is 1.6m  
instead of 1.2m

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
Can't comply because of existing deck  
and driveway

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

PIN(s): \_\_\_\_\_ Township: SNider  
 Lot No.: 17 Concession No.: 2 Parcel(s): 40670  
 Subdivision Plan No.: M1023 Lot: 17 Reference Plan No.: \_\_\_\_\_ Part(s): \_\_\_\_\_  
 Municipal Address or Street(s): 19 Cobolt ST Copper Cliff.

7) Date of acquisition of subject land. Mineteen SEVENTY NINE 1979.

8) Dimensions of land affected.

Frontage 19.03 (m) Depth 32.92 (m) Area 626.46(m<sup>2</sup>) Width of Street \_\_\_\_\_ (m)

9) Particulars of all buildings: House Existing Shed - existing  
 Ground Floor Area: 114.79 (m<sup>2</sup>) 8.9 (m<sup>2</sup>)  
 Gross Floor Area: 221.08 (m<sup>2</sup>) 8.9 (m<sup>2</sup>)  
 No. of storeys: 2  
 Width: 19.03 (m) 2.44 (m)  
 Length: 32.92 (m) 3.66 m (m)  
 Height: App 3.5 (m) 2.8 (m)

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

	Existing	Proposed
Front:	<u>5.10</u> (m)	<u>25.73 m</u> (m)
Rear:	<u>4.50</u> (m)	<u>12.00</u> (m)
Side: <u>North</u>	<u>6.27</u> (m)	<u>16.96</u> (m)
Side: <u>South</u>	<u>5.90</u> (m)	<u>1.60</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.

HOUSE RENOVATION 1984 shed 1983

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

Use(s): Residential Length of time: 1932

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

Same as #13 ☐ or, Residential

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

A0025/2024

- 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, NANCY AND Patrick DIGBY (please print all names), the registered owner(s) of the property described as 19 Cobalt ST  
Copper CLIFF  
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;

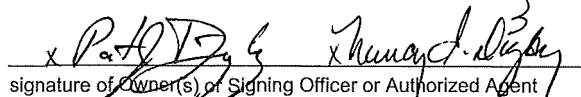
#### Appointment of Authorized Agent

- 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 18<sup>th</sup> day of MARCH, 2024

  
(witness)

Meredith Tait

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

Print Name: PAT DIGBY NANCY DIGBY


\*I have authority to bind the Corporation

A0025/2024

I/We, NANCY E PATRICK DIGBY (please print all names),  
the registered owner(s) or authorized agent of the property described as 19 Cobalt/HS7

Copper Chief  
in the City of Greater Sudbury:

Dated this 19. day of MAR 14, 20 24

  
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 while appointed as a Deputy-Clerk for the City of Greater Sudbury.

~~Pat Dyk~~ Nancy J. Dyk  
~~Pat Dyk~~ Nancy J. Dyk  
signature of Owner(s) or Signing Officer or Authorized Agent  
(\*where a Corporation)

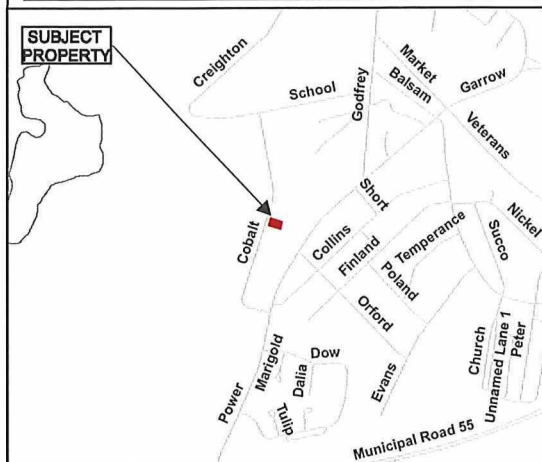
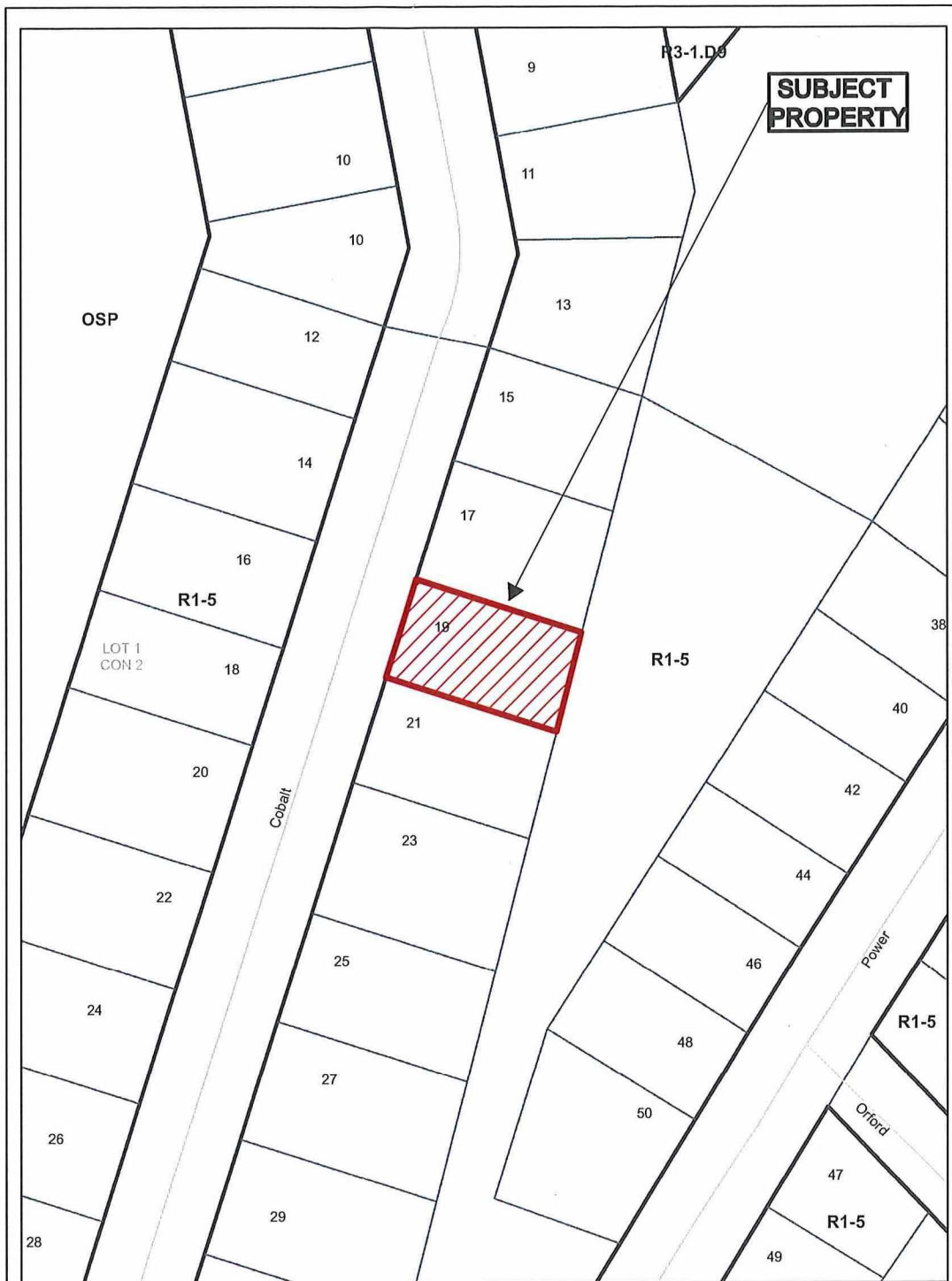
Print Name: PAT DIGBY NANCY DIGBY  
 \*I have authority to bind the Corporation

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

**FOR OFFICE USE ONLY**

Date of Receipt: <u>9 April '24</u>	Hearing Date: <u>25 April 24</u>	Received By:
Zoning Designation: <u>R1-5</u>	Resubmission: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Previous File Number(s): <u>none</u>		
Previous Hearing Date:		
Notes:		

ADD 25/2024



# **Application for Minor Variance or Permission**



Subject Property being PIN 73599-0620,  
Parcel 40670 SEC SES SRO, Lot 17, Plan M-1023,  
Part Lot 1, Concession 2, Township of Snider,  
19 Cobalt Street, Copper Cliff,  
City of Greater Sudbury

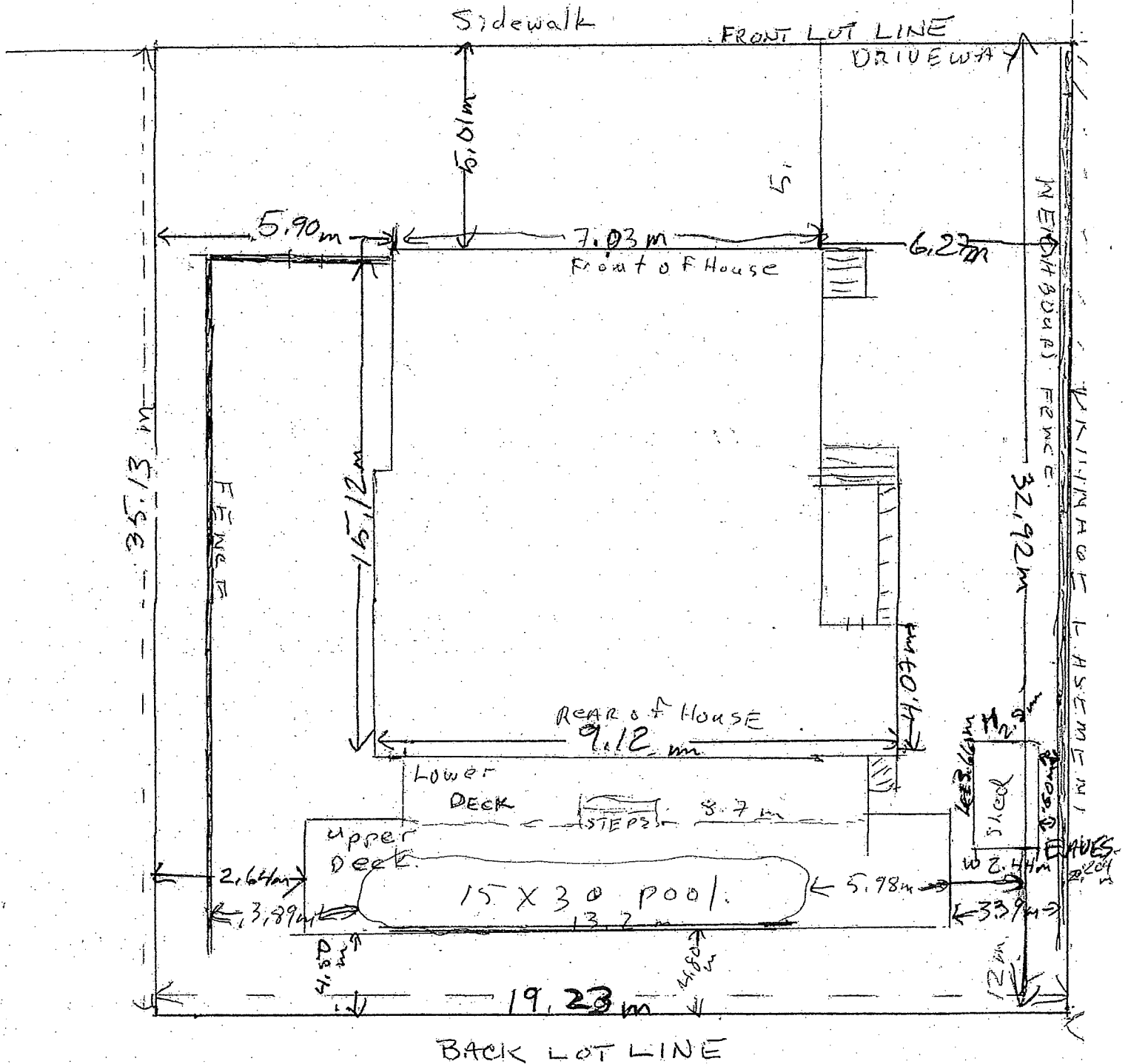
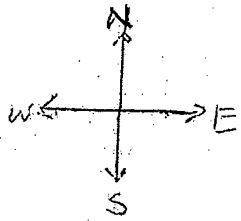
Sketch 1, NTS  
NDCA

A0025/2024  
Date: 2024 03 22



LOT 17

Cobalt ST



A0025/2024  
Sketch 2



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

## City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

Office Use Only 2024.01.01	
A 0029/2024	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

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): Wayne Sabzali, Alison Sabzali Email: [REDACTED]  
Mailing Address: 4318 ST. MICHEL SP HAMMER, ON Home: [REDACTED]  
P3P1N1 Business: [REDACTED]  
City: Greater Sudbury Postal Code: P3P1N1 Fax: [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: NA Email: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ Home Phone: \_\_\_\_\_  
City: \_\_\_\_\_ Postal Code: \_\_\_\_\_ Business Phone: \_\_\_\_\_  
Fax Phone: \_\_\_\_\_

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

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

Name: NONE  
Mailing Address: NONE  
City: \_\_\_\_\_ Postal Code: \_\_\_\_\_

- 4) Current Official Plan designation: living area 1 Current Zoning By-law designation: R15

- 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
4.2.3	10%	12.6%	2.6%
4.2.4A	5m	5.94	0.94m

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

- c) Description of Proposal: Front 65' Depth 116' requesting to build a garage larger than allowed original size.

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
Storage  
wood working shop need extra area.

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

PIN(s): \_\_\_\_\_ Township: Capreol  
 Lot No.: 2 Concession No.: 2 Parcel(s): 28782  
 Subdivision Plan No.: M337 Lot: P110 Reference Plan No.: 53R7021 Part(s): 1  
 Municipal Address or Street(s): 4378 ST. Michel St Hammer ON.

- 7) Date of acquisition of subject land:
- June 1993

- 8) Dimensions of land affected:

Frontage 19.812 (m) Depth 35.3568 (m) Area 700.988922 (m<sup>2</sup>) Width of Street \_\_\_\_\_ (m)

- 9) Particulars of all buildings:
- |                    | House        | Existing | Container (to be removed)     | Garage         | Proposed    |                   |
|--------------------|--------------|----------|-------------------------------|----------------|-------------|-------------------|
| Ground Floor Area: | <u>112.5</u> |          | <u>29.6</u> (m <sup>2</sup> ) | <u>88.37</u>   |             | (m <sup>2</sup> ) |
| Gross Floor Area:  | <u>112.5</u> |          | <u>29.6</u> (m <sup>2</sup> ) | <u>88.37</u>   |             | (m <sup>2</sup> ) |
| No. of storeys:    | <u>1</u>     |          |                               |                |             |                   |
| Width:             | <u>12.8</u>  |          | <u>2.4</u> (m)                | <u>8.5344</u>  |             | (m)               |
| Length:            | <u>8.7</u>   |          | <u>12.3</u> (m)               | <u>10.3632</u> |             | (m)               |
| Height:            | <u>6.0</u>   |          | <u>2.4</u> (m)                | <u>4.8768</u>  | <u>5.94</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).

	Front Deck/House	Back Deck	Container	Garage	
Front:	<u>6.0</u>	<u>7.4</u>	<u>16.1</u> (m)	<u>22.5</u>	<u>23.9</u> (m)
Rear:	<u>16.8</u>	<u>19.2</u>	<u>15.6</u> (m)	<u>1.2</u>	<u>1.2</u> (m)
Side:	<u>6.1</u>	<u>4.5</u>	<u>1.5</u> (m)	<u>0.6</u>	<u>8.2</u> (m)
Side:	<u>9.14</u>	<u>7.0</u>	<u>11.2</u> (m)	<u>16.7</u>	<u>3.3</u> (m)

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

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

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.

Rectangular Home 1973 BACK DECK & FRONT DECK 2000  
SEA-CAN CONTAINER 2018

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

Use(s): Residential Length of time: 1973

- 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

A0029/2024

- 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): BOO11/1977

- 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, Wayne Sabzali, Alison Sabzali (please print all names), the registered owner(s) of the property described as 4378 ST. MICHEL ST HAMMER, ON  
P3P 1N1  
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 22 day of march, 20 24

[Signature]  
(witness)

Alison Sabzali W. Sabzali  
signature of Owner(s) or Signing Officer or Authorized Agent  
Print Name: Alison Sabzali WAYNE SABZALI  
\*I have authority to bind the Corporation

A0029/2024

I/We, Alison Sabzali (please print all names),  
the registered owner(s) or authorized agent of the property described as 4378 St. Michel St. Hammer, ON  
P3P1N1

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 22 day of March, 2024.

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

Print Name: Alison Sabzali WAYNE SABZALI  
 \*I have authority to bind the Corporation

**FOR OFFICE USE ONLY**

Date of Receipt: April 4/24 Hearing Date: April 25, 2024 Received By: N. Lewis  
Zoning Designation: R1-S Resubmission: ☐ Yes ☒ No  
Previous File Number(s): B11/77  
Previous Hearing Date: Jan 31/77

Notes: Applicants have advised that the proposed garage will be 1.2m setback from the south lot line. Existing shipping container will be removed.

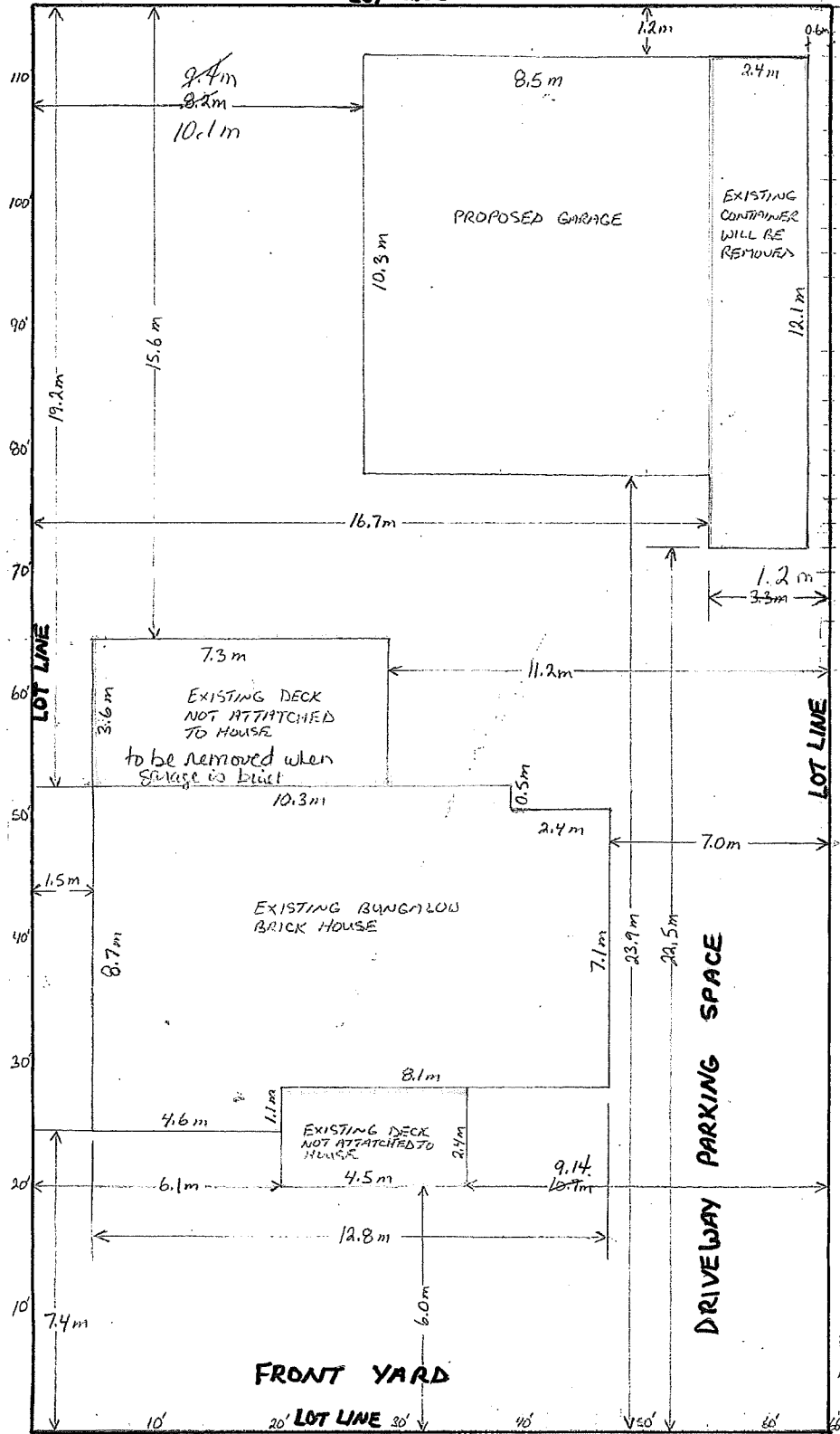
A0029/2024





120

4378 ST MITCHEL ST  
HANMER ON P3P-1N1



A0029/2024  
Sketch 2

To: \_\_\_\_\_  
From: \_\_\_\_\_  
Re: \_\_\_\_\_  
Date: \_\_\_\_\_



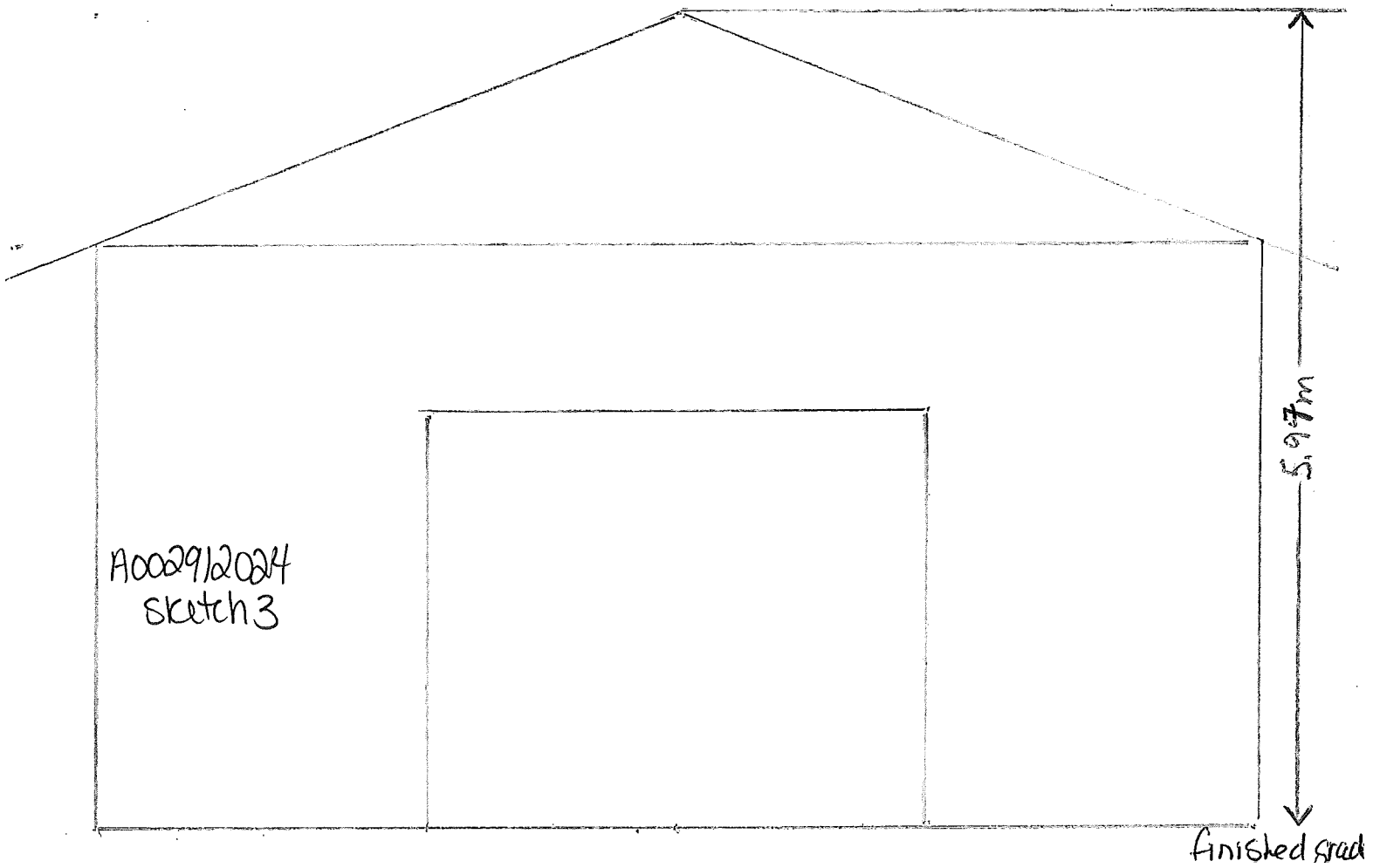
**phoenix**  
BUILDING COMPONENTS

140 Ottawa Avenue, South River, ON P0A 1X0

1-844-386-0007 toll free 705-386-0008 local 705-386-8228 fax

**Roof Trusses – Floor Trusses – Wall Panels – I-Joists – LVL – Glulam – LSL – PSL – SIPS**

To: \_\_\_\_\_ From: \_\_\_\_\_ Re: \_\_\_\_\_ Date: \_\_\_\_\_





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 2024.01.01
Apr 30/2024
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"/>

**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): 1650939 Ontario Ltd. (Kevin Vis) Email: [REDACTED]  
 Mailing Address: 9 Regional Road 84 Home: [REDACTED]  
 City: Capreol Postal Code: P0M 1H0 Fax P: [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.

Ryan & Lynn Vis  
 Name of Agent: Vision Design & Development Email: [REDACTED]  
 Mailing Address: 770 Dominion Drive Home: [REDACTED]  
 Kenneth Drive Business: [REDACTED]  
 City: Hanmer Postal Code: P3P 0A7 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: [REDACTED]  
 City: [REDACTED] Postal Code: [REDACTED]

- 4) Current Official Plan designation: Rural 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
4.3 Access onto an assumed road	no person shall erect any building on any lot that does not have frontage on an assumed road	no person shall erect any building on any lot that does not have frontage on an private access road	n/a
9.3 Zone Standards - Minimum Lot Frontage	90m	0m	90m

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

- c) Description of Proposal:

The owner is requesting the use of an existing private access road (right of egress/regress) in lieu of a public road, to allow construction on an existing parcel of land. It should be noted that the existing private access road is currently on the existing CGS right-of-way.

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

The existing public access road was never constructed to the end of the CGS right-of-way.

## APPLICATION FOR MINOR VARIANCE

PAGE 2 OF 4

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

PIN(s): 735050232 Township: Hanmer  
 Lot No.: 10 Concession No.: 3 Parcel(s): 734  
 Subdivision Plan No.: \_\_\_\_\_ Lot: \_\_\_\_\_ Reference Plan No.: \_\_\_\_\_ Part(s): \_\_\_\_\_  
 Municipal Address or Street(s): Kenneth Drive

- 7) Date of acquisition of subject land.
- October 14, 2005

- 8) Dimensions of land affected.

Frontage 217.25 (m) Depth 1614.11 (m) Area 330214.65 (m<sup>2</sup>) Width of Street 20.37 (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>n/a</u> (m <sup>2</sup> )	_____ (m <sup>2</sup> )
Gross Floor Area:	_____ (m <sup>2</sup> )	_____ (m <sup>2</sup> )
No. of storeys:	_____	_____
Width:	_____ (m)	_____ (m)
Length:	_____ (m)	_____ (m)
Height:	_____ (m)	_____ (m)

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

	Existing	Proposed
Front:	<u>n/a</u> (m)	_____ (m)
Rear:	_____ (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 type="checkbox"/>
Communal Well	<input type="checkbox"/>	Right-of-way	<input checked="" 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.

n/a

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

Use(s): agricultural Length of time: since 2005

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

Same as #13 ☐ or, \_\_\_\_\_

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

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

☐ Yes ☒ No

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

- 17) Existing uses of abutting properties:
- rural / residential properties

A0030/2024

**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): \_\_\_\_\_  
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, 1650939 Ontario Ltd. (Kevin Vis) (please print all  
names), the registered owner(s) of the property described as PIN 735050232

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**

Ryan & Lynn Vis

- g) appoint and authorize Vision Design & Development (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 12th day of February, 20 24

DocuSigned by:

Catherine Hamilton

(witness)

20DABCC06B0B4B1...

DocuSigned by:

Kevin Vis

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

Print Name: Kevin Vis

\*I have authority to bind the Corporation

A0030/2024

## PART B: OWNER OR AUTHORIZED AGENT DECLARATION

WWe, Ryan & Lynn Vis (Vision Design & Development) (please print all names),  
 the registered owner(s) or authorized agent of the property described as **PIN 735050232**

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 22 day of March, 20 24

  
Commissioner of Oaths

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

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

Print Name: Ryan Vis Lynn Vis  
 \*I have authority to bind the Corporation

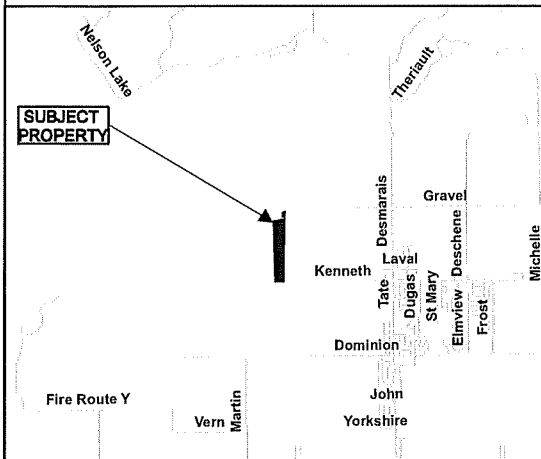
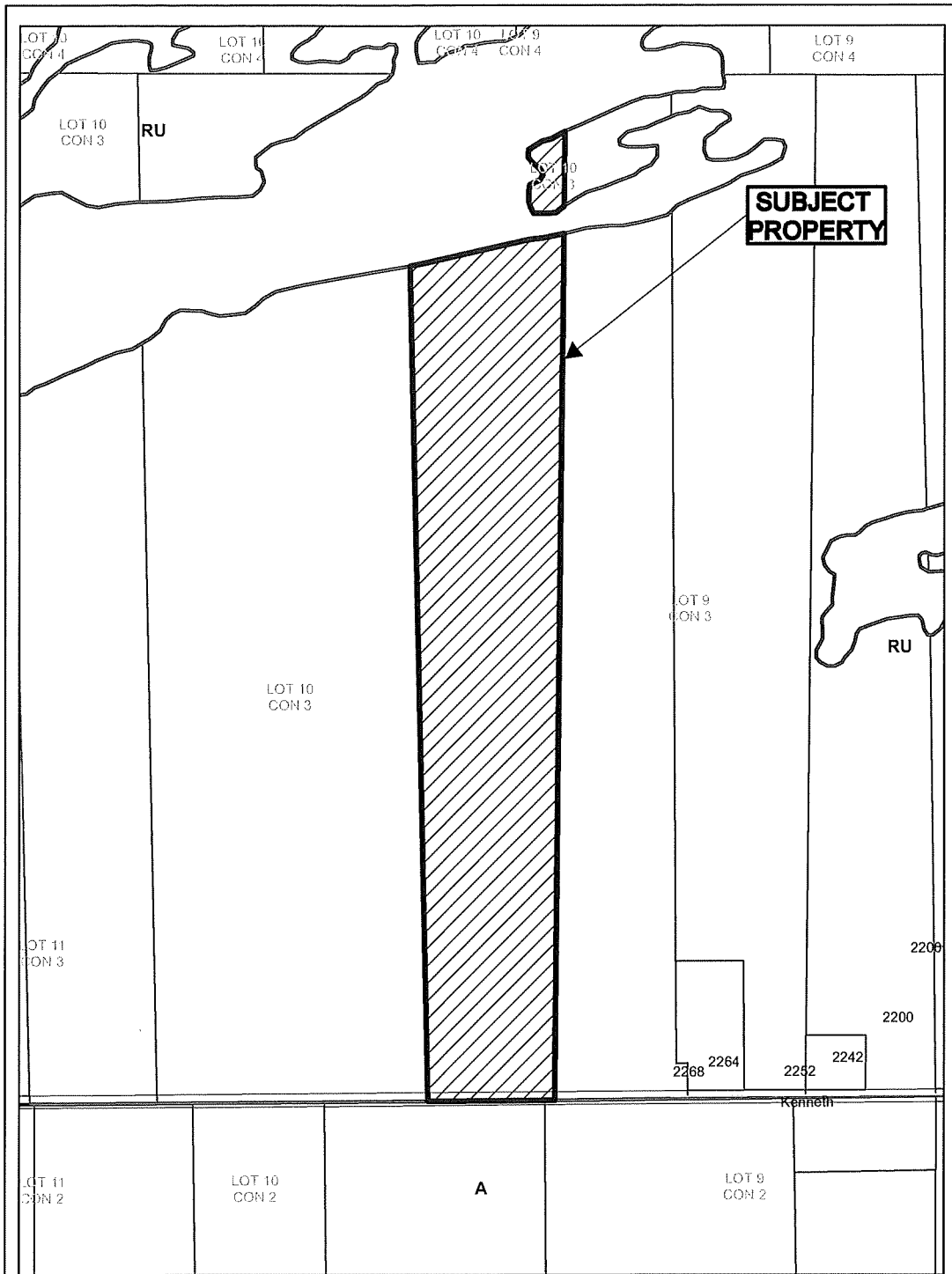
- \* Where the owner is a firm or corporation, the person signing this instrument shall state that he/she has authority to bind the corporation or affix the corporate seal.

**FOR OFFICE USE ONLY**

[illegible]

A0030/2024





### Application for Minor Variance or Permission



Subject Property being PIN 73505-0232,  
Parcel 734 SEC SES, Part Lot 10, Concession 3,  
Township of Hanmer, 0 Kenneth Drive, Hanmer,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

A0030/2024  
Date: 2024 04 08



P0030/2024  
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 2024.01.01	
A0031/2024	
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): City of Greater Sudbury Email: jeff.pafford@greatersudbury.ca  
Mailing Address: 200 Brady Street Home Phone: \_\_\_\_\_  
Business Phone: 705-674-4455  
City: Sudbury Postal Code: P3A 5P3 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: 3rdline Studio Inc. Email: [REDACTED]  
Mailing Address: 289 Centre St., Suite 300 Home Phone: [REDACTED]  
4472 Long Lake Road, Sudbury, ON P3G 1K4 Business Phone: [REDACTED]  
City: Sudbury Postal Code: P3B 1M8 Fax Phone: [REDACTED]  
Note: Unless otherwise requested, all communication will be sent to the agent, if any.

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

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

- 4) Current Official Plan designation: Park and open space Current Zoning By-law designation: RU

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

Variance To	By-law Requirement	Proposed	Difference
Side Yard Setback for Accessory Bldg	10m	1.5m <del>7m</del>	8.5m <del>3m</del>
Side Yard <del>Setback</del> for Eave encroach	0.6m <del>8.8m</del>	7.0m <del>6.5m</del>	6.4m <del>2.3m</del>
Accessory Use of Storage Containers in a Park	Not Expressly Permitted	Permitted	

- b) Is there an eave encroachment? ☒ Yes ☐ No If 'Yes', size of eaves: 1.5 (m)
- c) Description of Proposal: To permit the encroachment of the accessory structure(s) and eave overhang into the Side Yard Setback, adding a fourth storage container, as per drawing SP-1.0 and to permit the use of four (4) storage containers as structures accessory to a Park located in the Rural Zone.
- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
Existing conditions. Structure cannot be moved. Adding fourth storage container for recreational equipment.  
Note: Storage containers are to be clad and re-purposed as support structures accessory to the park.

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

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

- 7) Date of acquisition of subject land.

- 8) Dimensions of land affected.

Frontage 30.5 (m) Depth 189 (m) Area 22,292 (m<sup>2</sup>) Width of Street N/A (m)

- 9) Particulars of all buildings:

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

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

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

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

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.

Covered Sea Cans April 13, 2021

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

Use(s): Recreational Activities and Storage Length of time: \_

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

Same as #13 ☒ or, \_\_\_\_\_

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

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

☐ Yes ☒ No

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

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

A0031/2024

- 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): A0266/1992 and A0015/2023  
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): B0004/1973

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

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

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

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

### **PART A: OWNER ACKNOWLEDGEMENT AND CONSENT**

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

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

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

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

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

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

- appoint and authorize 3rdLine Studio Inc., Hailey St.Amour (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 23 day of February, 2024

Shelley Walushka  
(witness)

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

Print Name: Jeff Pafford

\*I have authority to bind the Corporation

Digitally signed by Jeff Pafford  
DN: cn=Jeff Pafford, o=City of Greater Sudbury, ou=Director of  
Liaison Services, email=jeff.pafford@greatersudbury.ca, c=CA  
Date: 2024.02.19 12:15:30 -0400

A0031/2024



I/We, 3rdLine Studio Inc. Hailey St.Amour (please print all names),  
the registered owner(s) or authorized agent of the property described as 4472 Long Lake Road, Kivi Park

solemnly declare that all of the statements contained in this application and in the Supporting Documentation are true and complete, and I/we make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Dated this 26 day of March, 2024

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

Print Name: Hailey S. Amour  
 \*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: April 5/24 Hearing Date: April 23, 2024 Received By: N. Lewis

Zoning Designation: P+1+RU Resubmission: ☐ Yes ☒ No

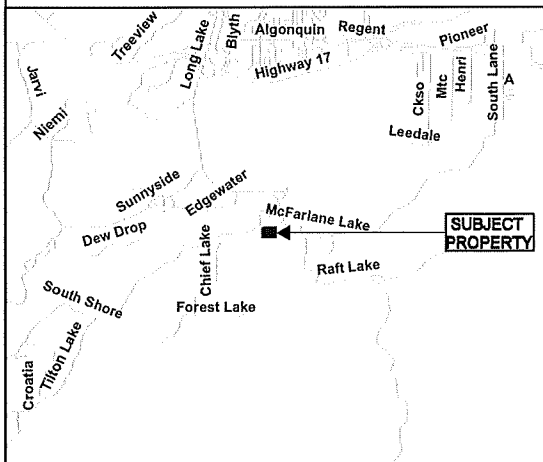
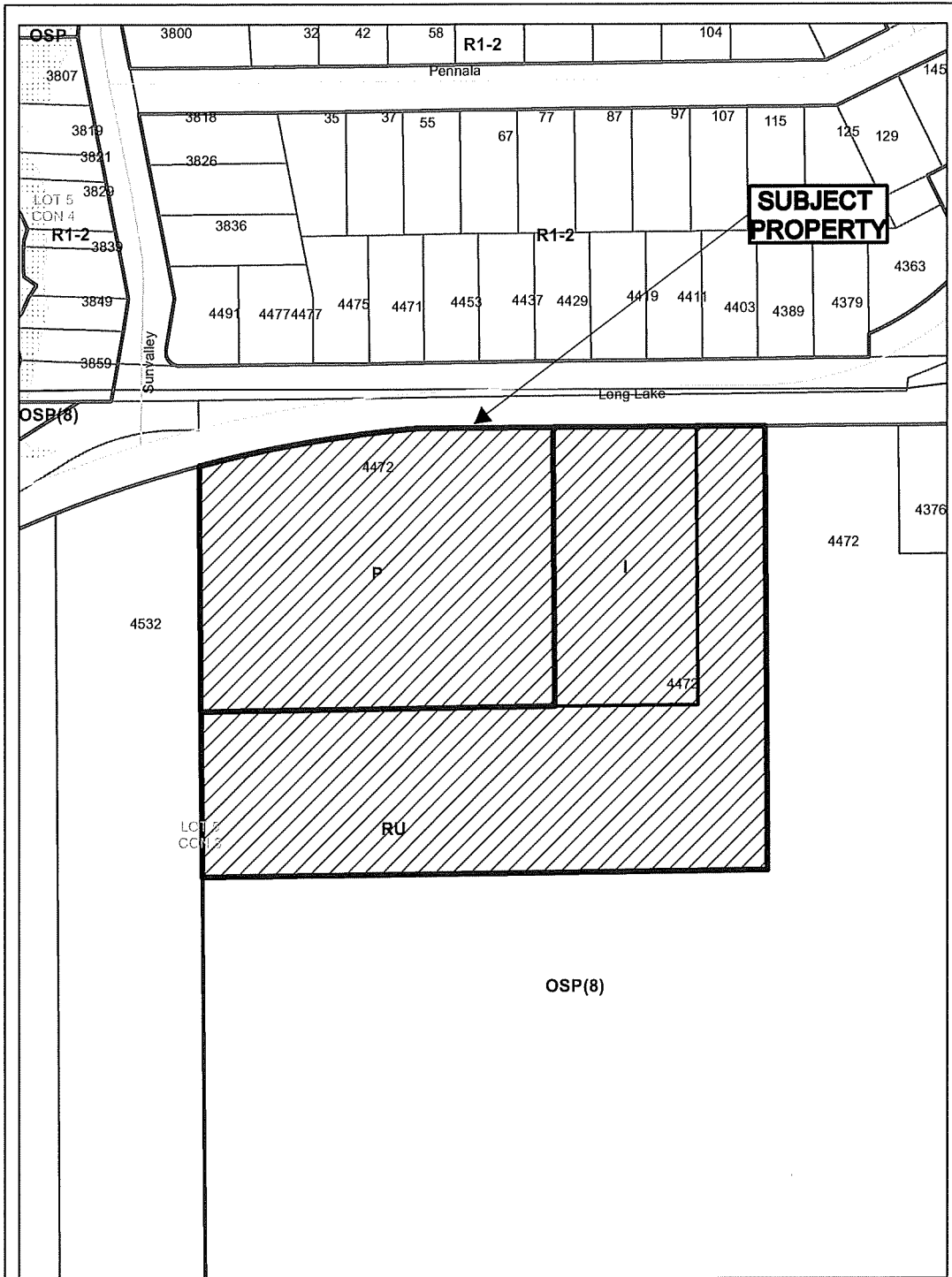
Previous File Number(s): A0015/2023 (3 Mar 23) and A0266/1992 and B4/73

Previous Hearing Date:

Notes:

A0031/2024





## Application for Minor Variance or Permission



Subject Property being PINs 73476-0498 and 73476-0482, Parcels 18243 and 19743A SEC SES, Part Lot 5, Concession 3 as in LT105347, LT114800 and Part 1 on Plan 53R-5024, except Unit 8 on Expropriation Plan D34 and SRO LT149382, Township of Broder, 4472 Long Lake Road, Sudbury, City of Greater Sudbury

Sketch 1, NTS  
NDCA

A0031/2024  
Date: 2024 04 08

DRAWINGS ARE NOT TO BE SCALED  
 CONTRACTOR MUST VERIFY ALL DIMENSIONS  
 ON THE JOB AND REPORT ANY DISCREPANCIES  
 TO ARCHITECTS BEFORE PROCEEDING WITH  
 THE WORK.  
 ALL DRAWINGS AND SPECIFICATIONS ARE THE  
 PROPERTY OF THE ARCHITECT AND ARE  
 PROTECTED BY COPYRIGHT.  
 THIS DRAWING IS NOT TO BE USED FOR  
 CONSTRUCTION UNTIL COUNTERSIGNED.

No.	Revision / Version:	Date:
1	ISSUED FOR PERMIT AND CONSTRUCTION	2022/01/04
2	ISSUED FOR PERMIT AND CONSTRUCTION Rev. 2	2023/07/19
3	ISSUED FOR PERMIT AND CONSTRUCTION Rev. 3	2023/11/16
4	MINOR VARIANCE APPLICATION	2024/02/23



**3RD LINE STUDIO**  
289 CEDAR STREET  
SUDBURY, ON P3B 1M8

289 CEDAR STREET  
SUDBURY, ON P2B 1M

**KIVI PARK PERMITTING**  
4472, CH. LONG LAKE, SUDBURY, ON  
**SITE PLANS**

Date:	2025 09 19
Scale:	As Indicated
Drawn By: TD/NH	Checked By: ML
Project No:	2138
Drawing No:	Rev: 4

SP-1.0

70031/2024  
Sketch 2





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

REVISED

Office Use Only  
2023.01.01

A 0120/2023

S.P.P. AREA

YES ☐ NO ☒

NDCA REG. AREA

YES ☐ NO ☒

## City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,180.00 (includes \$280.00 legal notice fee)

APPLICATION FEE FOR HEDGEROWS: \$357.00 (includes \$280.00 legal notice fee)

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

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

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

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

Registered Owner(s): Eric Koiengu Email: [REDACTED]  
Mailing Address: 1011 Tilly St. Home: [REDACTED]  
Business Phone:  
City: Hanmer, ON Postal Code: P3P-1C4 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: Leo Chaloux Email: [REDACTED]  
Mailing Address: 18-1771 Maley Drive Home: [REDACTED]  
1011 Tilly St. Hanmer, ON Busin: [REDACTED]  
City: Sudbury, ON Postal Code: P3A 4R7 Fax P: [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: Scotiabank | Val Caron Branch  
Mailing Address: 3080 Hwy 69 North, Unit # 3  
City: Val Caron, ON Postal Code: P3N 1R8

- 4) Current Official Plan designation: Living 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
4.2.3 Lot Coverage	max. 10%	12.6 %	2.6%
4.2.4 Height	5.0 meters	5.64	0.64

- b) Is there an eave encroachment? ☒ Yes ☐ No If 'Yes', size of eaves: 0.46 (m)

- c) Description of Proposal:

Proposed Detached One Story Garage with attic storage room

Removal of existing storage shed.

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

In order to construct a 2 car garage a minimum area required is over 10% lot coverage. Building height required to construct a storage room in the attic space is over 5.0 meters.

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

PIN(s): \_\_\_\_\_ Township: Hanmer  
 Lot No.: \_\_\_\_\_ Concession No.: \_\_\_\_\_ Parcel(s): \_\_\_\_\_  
 Subdivision Plan No.: PT 1 53R7090 Lot: 101 Reference Plan No.: M-507 Part(s): 1  
 Municipal Address or Street(s): 1011 Tilly St. Hanmer, ON

- 7) Date of acquisition of subject land.
- June 21, 2018

- 8) Dimensions of land affected.

Frontage 17.67 (m) Depth 40.53 (m) Area 716.6 (m<sup>2</sup>) Width of Street 20.0 (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>104.33</u> (m <sup>2</sup> )	<u>89.93</u> (m <sup>2</sup> )
Gross Floor Area:	<u>104.33</u> (m <sup>2</sup> )	<u>89.93</u> (m <sup>2</sup> )
No. of storeys:	<u>1</u>	<u>1</u>
Width:	<u>9.14</u> (m)	<u>8.05</u> (m)
Length:	<u>11.43</u> (m)	<u>11.06</u> (m)
Height:	<u>5.5</u> (m)	<u>5.64</u> (m)

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

	Existing	Proposed
Front:	<u>7.39</u> (m)	<u>27.64</u> (m)
Rear:	<u>21.75</u> (m)	<u>1.83</u> (m)
Side:	<u>0.50</u> (m)	<u>1.38</u> (m)
Side:	<u>8.0</u> (m)	<u>8.24</u> (m)

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

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

- What type of access to the land?

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

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

Approximately March 24, 1977

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

Use(s): Residential Length of time: 46 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

A120/2023

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

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

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

If "yes", indicate application number(s) and status of application(s): B0834/1976

- 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, Eric Koiengu & Georgina Koiengu (please print all names), the registered owner(s) of the property described as 1011 Tilly Street, Hanmer, ON

in the City of Greater Sudbury:

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

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

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

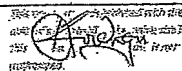
- grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land Tribunal,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

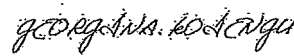
#### **Appointment of Authorized Agent**

- appoint and authorize Leo Chaloux, Nortec Building Consultants (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 October day of 2, 2023

  
(witness)

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



Print Name: Eric Koiengu & Georgina Koiengu

\*I have authority to bind the Corporation

A120/2023


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

I/We, Leo Chaloux, Nortec Building Consultants, Agent (please print all names),  
the registered owner(s) or authorized agent of the property described as 1011 Tilley Street, Hanmer, 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 28 day of March, 20 24

  
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 while appointed as a Deputy-Clerk for the City of Greater Sudbury.

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

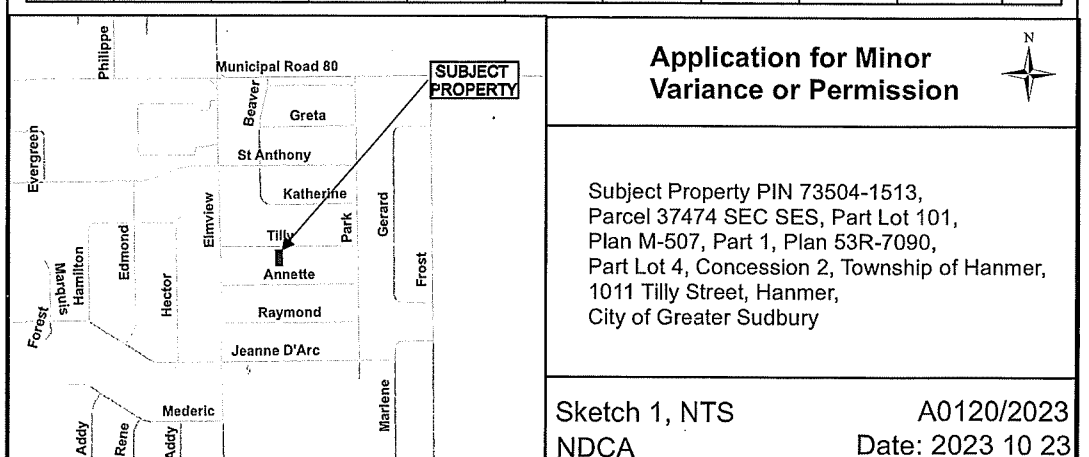
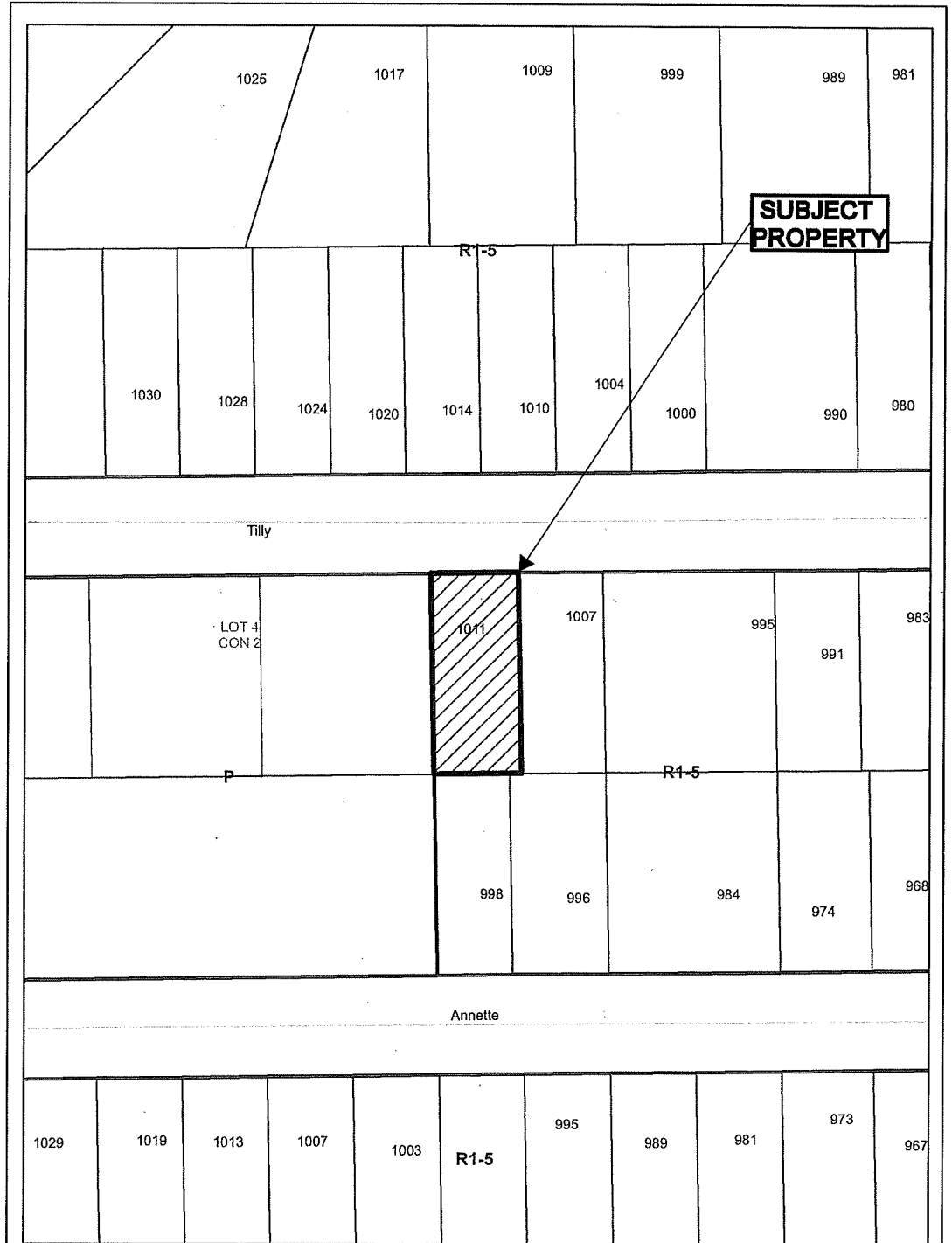
Print Name: \_\_\_\_\_  
 \*I have authority to bind the Corporation

\* 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**

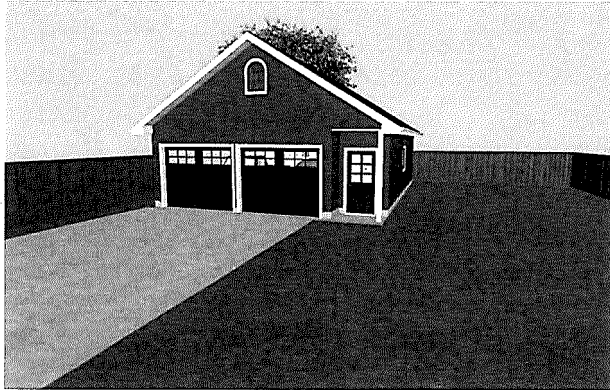
Date of Receipt: \_\_\_\_\_ Hearing Date: ✓ Received By: N. Lewis  
Zoning Designation: R1-5 Resubmission: ☒ Yes ☐ No  
Previous File Number(s): See below  
Previous Hearing Date: " "  
Notes: B0834 / 1976 - Part 1, Plan 532-7090

A120/2023

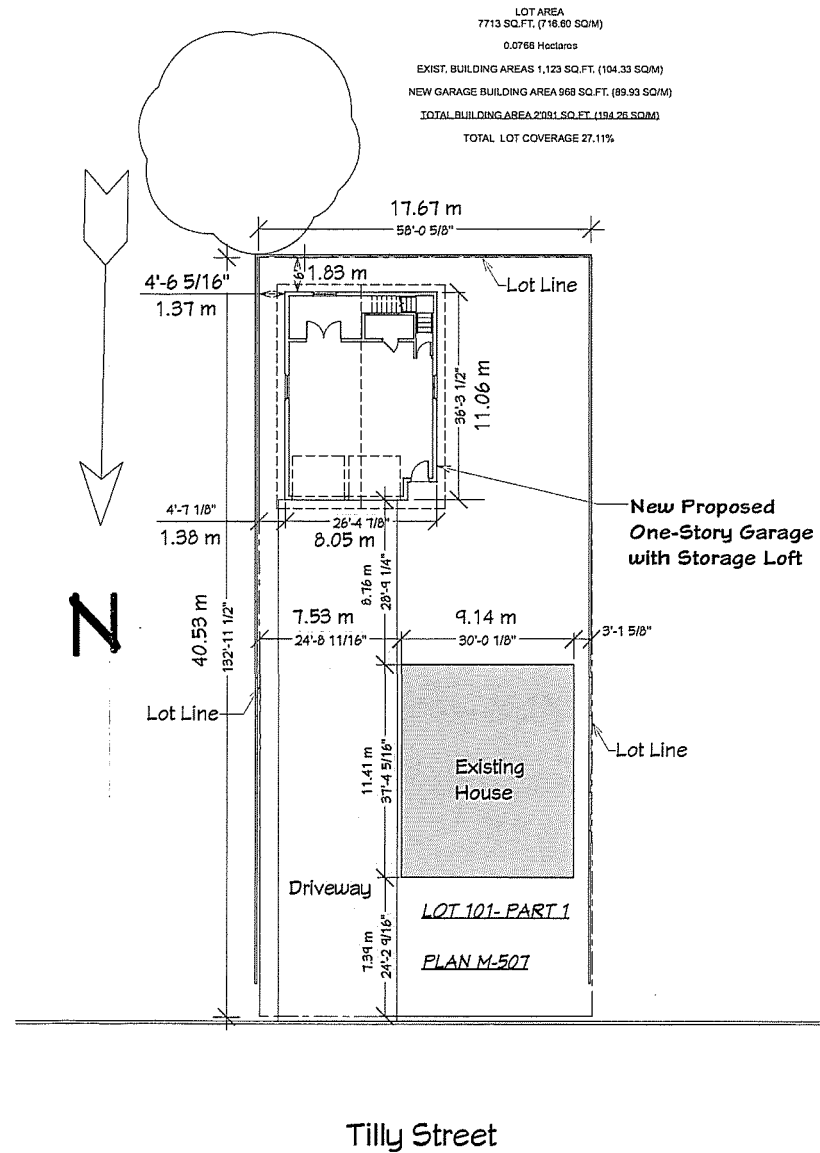
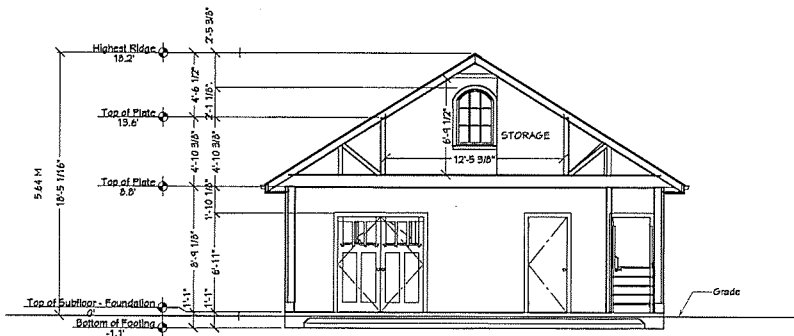




REVISED



Proposed One Story Garage



REVISED  
A12012023  
Sketch 2

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE CONSULTANT PRIOR TO PROCEEDING WITH THE WORK. THIS DRAWING SHALL NOT BE SCALED. THIS DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER RELATED DOCUMENTS AND SPECIFICATIONS. ALL DRAWINGS AND RELATED DOCUMENTS ARE THE COPYRIGHT OF THE CONSULTANT AND MUST BE RETURN UPON REQUEST. REPRODUCTION OF THE DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS PROHIBITED WITHOUT THE CONSULTANT'S WRITTEN PERMISSION.

Issued for Minor Variance			Mar 25 2024
Garage Revised to One Story with Storage Loft			Dec 4 / 2023
Rev.	Description	Date	
△	Revised		
□	Issued		
○	Approved		

Drawing Chronology



PLEASE NOTE THAT THIS DRAWING IS NOT VALID UNLESS IT IS STAMPED AND SIGNED BY THE DESIGNER. THIS DRAWING MAY NOT BE REPRODUCED WITHOUT THE DESIGNER'S WRITTEN PERMISSION. DRAWINGS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE DESIGNER AND ARE PROTECTED BY COPYRIGHT.

NOTEC  
Architectural  
Building Designs  
Development

Project For: Eric Kowalski  
Proposed One-Story Garage  
1011 10th St.  
Hammer, Ontario

Drawing Title: Site Plan

Date: 2023-04-21  
Designed By: L. Chaloux  
Checked: 2026  
Scale:  
Drawn By: L. Chaloux  
Sheet No:  
Project Number: SP-1