

Tom Davies Square
200 Brady St

Wednesday, December 20, 2023

PUBLIC HEARINGS

A0125/2023

**PAVAN KUMAR KOKA
BELINDA KOKA**

Ward: 9

PIN 73476 0735, Survey Plan 53R-18135 Part(s) 1, 2, 3, 4, 5, 6 and 7, Lot Part 8, Concession 3, Township of Broder, 988 Dew Drop Road, Sudbury, [2010-100Z, R1-2 (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 installation of an in-ground swimming pool providing, firstly, a high water mark setback of 16.9m, 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 secondly, to permit the proposed pool to be 16.9m 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.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B118/07 (19 JUN 07), B117/07 (19 JUN 07), B121/06 (6 SEP 06), B50/01 (9 JUL 01), B28/89 (13 FEB 89) AND MINOR VARIANCE APPLICATIONS A15/05 (4 APR 05), A49/01 (30 JUL 01)

A0129/2023

JASON MEDEIROS

Ward: 6

PIN 73505 0400, Parcel 34768 SEC SES, Lot(s) 40, Subdivision M-347, Lot Part 7, Concession 2, Township of Hanmer, 4128 Larocque Avenue, 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 facilitate the construction of a detached garage containing a secondary dwelling providing a maximum height of 7.86m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

A0130/2023

**CLAUDE SEGUIN
RICHARD SEGUIN**

Ward: 4

PIN 73345 0245, Parcel 2348 SEC SWS, Lot Part 9, Concession 4, Township of Rayside, 4197 Regional Road 15, Chelmsford, [2010-100Z, A (Agricultural)]

For relief from 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 approve the lands to be retained containing a single detached dwelling, detached garage and outbuilding, subject of Consent Application B0085/2023, providing a minimum required interior side yard of 4.0m for the garage and 2.4m for the outbuilding, where 10.0m is required.

SUBJECT TO CONSENT B0085/2023 AND PREVIOUSLY SUBJECT TO MINOR VARIANCE A50/92 (25 MAY 92) AND CONSENT APPLICATIONS B67/92 (24 JUN 92), B684/77 (11 OCT 77)

A0131/2023

**FRED MENS
ANNE ARCHER**

Ward: 10

PIN 73583 0633, Part Block O, Plan 5-S-A, Parts 3 and 4, Plan 53R-20136, subject to an easement in gross over Part 4 on Plan 53R-20136 as in SD201636, Lot 4, Concession 3, Township of McKim, 491 John Street, Sudbury, [2010-100Z, R2-2 (Low Density Residential Two)]

For relief from Part 4, Section 4.2, Table 4.1 and Section 4.41, subsections 4.41.2 and 4.41.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit the retaining wall to provide firstly, a minimum interior side yard setback of 0.2m, where an accessory structure 2.5m and less in height shall be no closer than 0.6m from the side lot line, secondly, a 14.3m setback from the high water mark of a lake or river, where no person shall erect any residential building closer than 30.0m to the high water mark of a lake or a river, and thirdly, to be 14.3m setback from the high water mark of a lake or a river, where only the accessory structures as set out in subsection 4.41.2, boat launches, marine railways, waterlines and heat pump loops are permitted within 20.0m of a high water mark and the area permitted to be cleared of natural vegetation in Section 4.41.3.

PREVIOUSLY SUBJECT TO MINOR VARIANCE AND CONSENT APPLICATIONS A67/23 (22 JUN 23), A58/13 (22 MAY 13), A115/13 TO A117/13 (11 SEP 13), B101/13 TO B103/13 (15 AUG 13), B54/12 TO B55/12 (8 JUN 12) AND B57/11 (26 MAY 11)

THIS APPLICATION WAS DEFERRED FROM THE MEETING OF OCTOBER 25, 2023 IN ORDER TO AFFORD THE OWNER THE OPPORTUNITY TO ADDRESS THOSE COMMENTS RECEIVED FROM AGENCIES AND DEPARTMENTS.

A0118/2023

**JAMES BISSET
PAIGE BISSET**

"REVISED"

Ward: 10

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

For relief from Part 4, Section 4.2, Table 4.1, Section 4.41, subsections 4.41.2 and 4.41.4 and Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a carport and vestibule addition providing, firstly, a minimum front yard setback of 2.0m with eaves encroaching 1.0m into the proposed 2.0m front yard setback, where a minimum front yard setback of 6.0m is required and where eaves may encroach 1.2m into the required front yard but not closer than 0.6m to the lot line, and secondly, a high water mark setback of 15.7m for the carport and 17.76m for the vestibule, where no person shall erect any residential building or other accessory structure closer than 30.0m to the high water mark of a lake or river, and where only the accessory structures as set out in subsection 4.41.2, boat launches, marine railways, waterlines and heat pump loops are permitted within 20.0m of a high water mark and the area permitted to be cleared of natural vegetation in Section 4.41.3.

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

**A REMINDER... THE NEXT SCHEDULED MEETING IS
WEDNESDAY, JANUARY 17, 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 2023.01.01	
A0125/2023	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REQ. AREA	
YES <input checked="" type="checkbox"/>	NO

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): DR. PAVAN KUMAR KOKA & BELINDA KOKA Email: [REDACTED]
Mailing Address: 988 DEW DROP ROAD Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: SUDBURY Postal Code: P3G 1L2 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: D.S.DORLAND LIMITED Email: [REDACTED]
Mailing Address: 298 LARCH STREET Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: SUDBURY Postal Code: P3B 1M1 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: Bank of Montreal
Mailing Address: 79 Durham St
City: Sudbury Postal Code: P3E 3M5

- 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
set back of swimming pool from seasonal	minimum 30m	±16.9m	13.1m
high water mark of Long Lake	minimum 20m	±16.9m	3.1m

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

- c) Description of Proposal:

The landscaped area on the lake side of the house will be revised to include a proposed in-ground swimming pool
(see attached sketches)

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

the proposed pool will be located as close to the house as possible. (the dwelling itself is a distance of ±26.0m from the current water's edge, it is legal non-conforming & the pool will naturally be a Minor Variance regardless, as a result)

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

PIN(s): 73476-0735 Township: BRODER
 Lot No.: 8 Concession No.: 3 Parcel(s):
 Subdivision Plan No.: Lot: Reference Plan No.: 53R-18135 Part(s): 1,3,4,5,6&7
 Municipal Address or Street(s): 988 Dew Drop Road

- 7) Date of acquisition of subject land. 2019/05/16

- 8) Dimensions of land affected.

Frontage 45.9± (m) Depth 123± (m) Area 4375± (m²) Width of Street 16.3± (m)

- 9) Particulars of all buildings:

	Existing		Proposed
Ground Floor Area:	house 229	sauna 9.4 (m ²)	N/A (m ²)
Gross Floor Area:	598	9.4 (m ²)	(m ²)
No. of storeys:	two	one	
Width:	irregular +/- 24	2.9 (m)	(m)
Length:	irregular +/- 22	3.4 (m)	(m)
Height:	+/- 9	+/- 5 (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).

	exist house	exist.sauna	Proposed pool
Front:	71.7	+/- 92 (m)	+/- 77 (m)
Rear:	+/- 26.0	+/- 5.2 (m)	+/- 17.4 (m)
Side:	4.23	7.76 (m)	10.98 (m)
Side:	5.56	11.02 (m)	4.35 (m)

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

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

What type of access to the land?

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

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

house 2000± House addition 2019 sauna 2006±

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

Use(s): residential Length of time: 20 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

A0125/2023

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

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

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

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

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

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

- 21) Is this property located within an area subject to the Greater Sudbury Source Protection Plan?

☐ Yes ☒ No

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

We, PAVAN KUMAR KOKA & BELINDA KOKA (please print all names), the registered owner(s) of the property described as PART OF LOT 8, CONCESSION 3 BEING PARTS 1,3,4,5,6 & 7 ON PLAN 53R-18135 TOWNSHIP OF BRODER, MUNICIPAL #988 DEW DROP ROAD in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

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

Dated this 10th day of October, 20 23

T. Thompson
(witness)

B. Koka
signature of Owner(s) or Signing Officer or Authorized Agent
Print Name: Pavan Koka Belinda Koka

*I have authority to bind the Corporation

A0125/2023

I/We, D.S.DORLAND LIMITED

____ (please print all names),

PART OF LOT 8, CONCESSION 3 BEING PARTS

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 19th 30th day of October, 20 23

Commissioner of Oaths

Barry Poulsen

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

Print Name: DAVE DOBLAND

*I have authority to bind the Corporation

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

FOR OFFICE USE ONLY

Date of Receipt: Nov 8/23 Hearing Date: Dec 20/23 Received By: S. Pinkerton

Zoning Designation: R1-2 Resubmission: ☐ Yes ☐ No

Previous File Number(s): See below

Previous Hearing Date:

Notes:

B28/89 (Feb 13/89)

B50/01 (July 9/01) A49/01 (Jul 30/01)

B121/06 (Sep 2/06) A15/05 (Apr 4/05)

B117/07 (Jun 19/07)

B118/07

A0125/2023

D.S.

DORLAND

LIMITED

DAVID DORLAND,
B.Sc., O.L.S.
PRESIDENT

JAMES DORLAND,
B.Sc.E.(UND-GEOMATICS)
VICE-PRESIDENT

BRYAN C. DORLAND,
ENGTECH
VICE-PRESIDENT

BUS: [REDACTED]
FAX: [REDACTED]
E-MAIL: [REDACTED]
INTERNET: <http://www.dsdorlandlimited.ca>

ONTARIO LAND SURVEYORS
GEOMATICS PROFESSIONALS

298 LARCH STREET
SUDBURY, ONTARIO
P3B 1M1

Planning Report

File No.18523

Dr. and Mrs. Koka wish to build a swimming pool as close as possible to the front of their dwelling at 988 Dew Drop Road.

In considering trying to move the pool closer to the house, it is noted that the supports for an upper deck restrict moving the pool closer to the house.

They have had the pool designed by Futurescape Landscaping and wish to construct it next spring. Its proposed location is illustrated on our sketch titled "Detail A".

A fairly new bylaw 2021-152Z requires greater setbacks from the lake for any residential dwelling, accessory building, or structure from 12m to 30m.

It is understood that the increased setback requirements apparently emanated from the Province to address problems in the Muskoka's.

It is noted that bylaw 2021-152Z is somewhat ambiguous. We require a variance for an inground, unobtrusive pool, and yet we would not require a variance to construct a large boat house shown on our sketch "Detail B"

The variance also comes into play as a pool, inground or not, is determined to be a structure in bylaw 2010-100Z.

The application has been circulated to area residents who have indicated their unanimous support.

We also attach a colour aerial image that confirms that pool construction similar to that which we are seeking is not out of character for the area.

Bylaw 2021-152Z has only been in force since 2021.

It would appear as though variances to the bylaw for similar applications have generally received the approval of the Committee with supportive comments from City Planning Staff as outlined on Schedule A, attached.

Development of waterfront property is also guided by bylaw 2010-100Z.

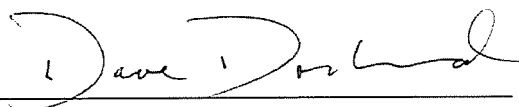
This bylaw restricts the extent of the permitted clearing of the natural vegetation within a 20-meter setback of the high-water mark of a lake.

We have contacted Mr. Aki Tarvudd, the previous owner of the property. He purchased the property in 2005 and reports that all of the natural vegetation within a 20-meter corridor of the lake had been cleared by a previous owner as indicated in his attached e-mail.

I also attach some aerial imagery at various intervals which confirm this matter.

Accordingly, it can be determined that the property is deemed to have a legal nonconforming status with respect to bylaw 2010-100Z in this regard.

Dated at Sudbury,
October 30, 2023


D.S. Dorland, B.Sc., OLS

A0125/2023

**D.S.
DORLAND
LIMITED**

DAVID DORLAND,
B.Sc., O.L.S.
PRESIDENT

JAMES DORLAND,
B.Sc.E.(UHB-GEOMATICS)
VICE-PRESIDENT

BRYAN C. DORLAND,
ENRTECH
VICE-PRESIDENT

BUS: [REDACTED]
FAX: [REDACTED]
E-MAIL: [REDACTED]
INTERNET: <http://www.dsdorlandlimited.ca>

ONTARIO LAND SURVEYORS
GEOMATICS PROFESSIONALS

298 LARCH STREET
SUDBURY, ONTARIO
P3B 1M1

File No.18523

Schedule A

**List of Similar Minor Variance Applications Approved by the
Committee With the Support of City Planning Department Staff**

- | | | | |
|----------------------|----------------------------------|-----------------------------------|--|
| 1. A0157/2021 | Scott Mullen
Marika Renelli | 594 Dew Drop
Rd | New garage addition & field bed

7.9m from lake
30m required |
| 2. A0111/2022 | Dr. Paul Kyle
Sharon Kyle | 58 Cerilli Cres | Convert main floor deck to living
space, & new screened porch

Living space setback: 18.3m
New porch setback: 15.25m |
| 3. A0001/2022 | Norm Doucet
Carolina Bohrer | Ramsey Lake
Road | Construct single detached dwelling

20.17m setback |
| 4. A0036/2023 | Victoria Barclay
Jake Barclay | 3807 Sunvalley
Ave (Long Lake) | Construct a two-storey dwelling &
septic system

11.47m from high-water mark |
| 5. A0039/2023 | Karen Hayes
Chris Hayes | 1751 West Bay
Rd | Single family detached dwelling

15m from high-water mark |
| 6. A0064/2023 | Jeff Perry
Adrienne Perry | 260 Maki Ave | In-ground pool

14.32m setback |

Melissa Pilbacka

From: Aki Tarvudd <[REDACTED]>
Sent: October 19, 2023 4:56 PM
To: Info
Subject: Property 988 Dew Drop Sudbury, Ontario

Mr Dave Dorland

When we purchased the property in 2005, all of the natural vegetation had been cleared on the lake side of the property from the shore to the house. The initial landscaping was in place.

We replaced the dock that had been damaged by a microburst of the ice that year.

We sold the property to the Koka's in 2019.

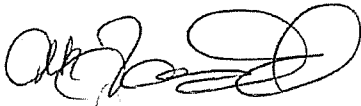
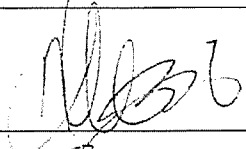
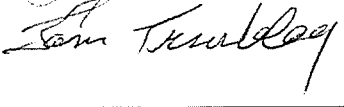
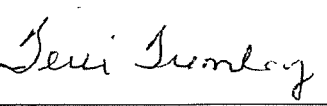
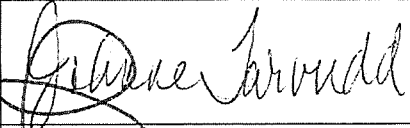



If any more concerns please contact me on my cell.

Thank You

Aki Tarvudd
[REDACTED]

TO WHOM IT MAY CONCERN:

WE, THE UNDERSIGNED AREA RESIDENTS, HAVE REVIEWED THE MINOR VARIANCE APPLICATION BY DR. PAVAN & BELINDA KOKA SEEKING PERMISSION TO BUILD A SWIMMING POOL ADJACENT TO THE FRONT OF THEIR HOME AT 988 DEW DROP ROAD ON LONG LAKE. WE ARE IN SUPPORT OF THE APPLICATION.

NAME	SIGNATURE	ADDRESS	DATE
Ali Turvudd		998 DEW DROP Rd	23/10/18
Anu Lassi		958 DEW DROP Rd	23/10/18
Tom Tremblay + Terri Tremblay		926 Dew Drop	23/10/18
L TERRI TREMBLAY		926 Dew Drop.	23/10/18
Joanne Turvudd		998 Dew Drop Rd	23/10/18
Brian P. Vendramin		1010 Dew Drop Road	23/10/18
DEBBIE VENDRAMIN		1010 DEW DROP RD	23/10/18
STEVE ATKINS		990 DEW DROP RD	23/10/18

18523 KOLA

Sept 23 / 2004

our map.

988 Dew Drop Rd

A0125/2023

April 20, 2012

your map.

988 Dew Drop Rd

AO125/2023

MAY 4 2013

your map.

988 Dew Drop Rd

A0125/2023

AUG 4, 2013

your map.



A0125/2023

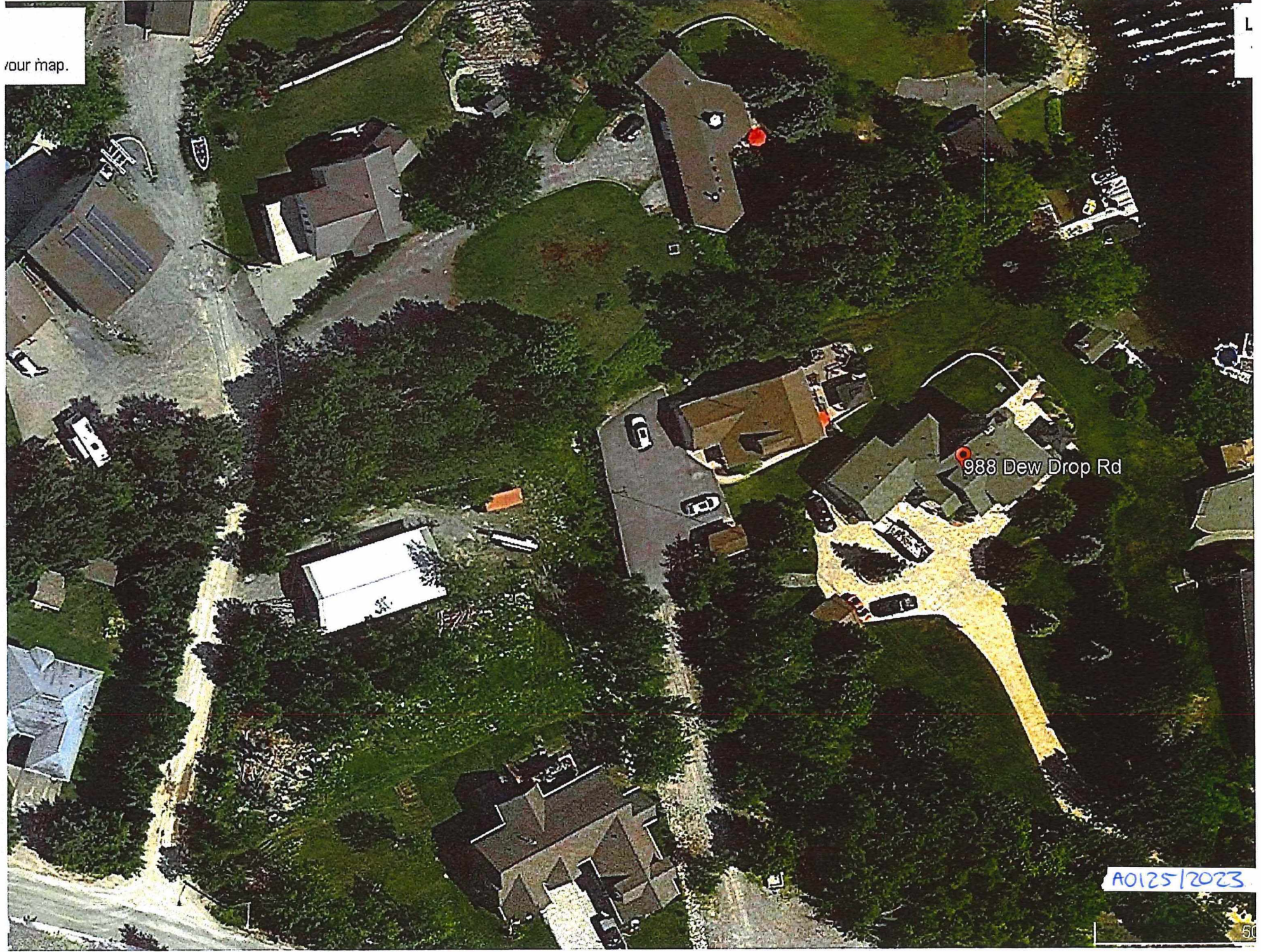
JUNE 2 2017

your map.

988 Dew Drop Rd

A0125/2023

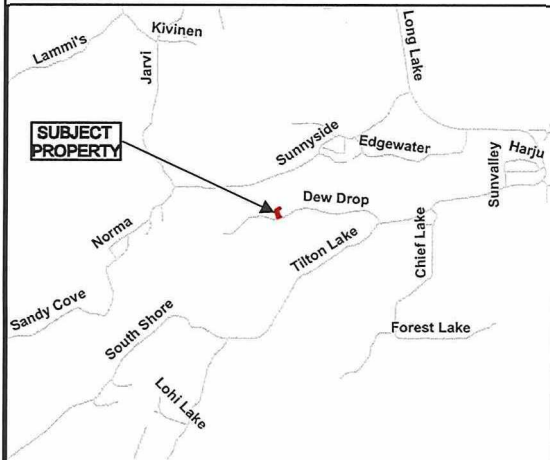
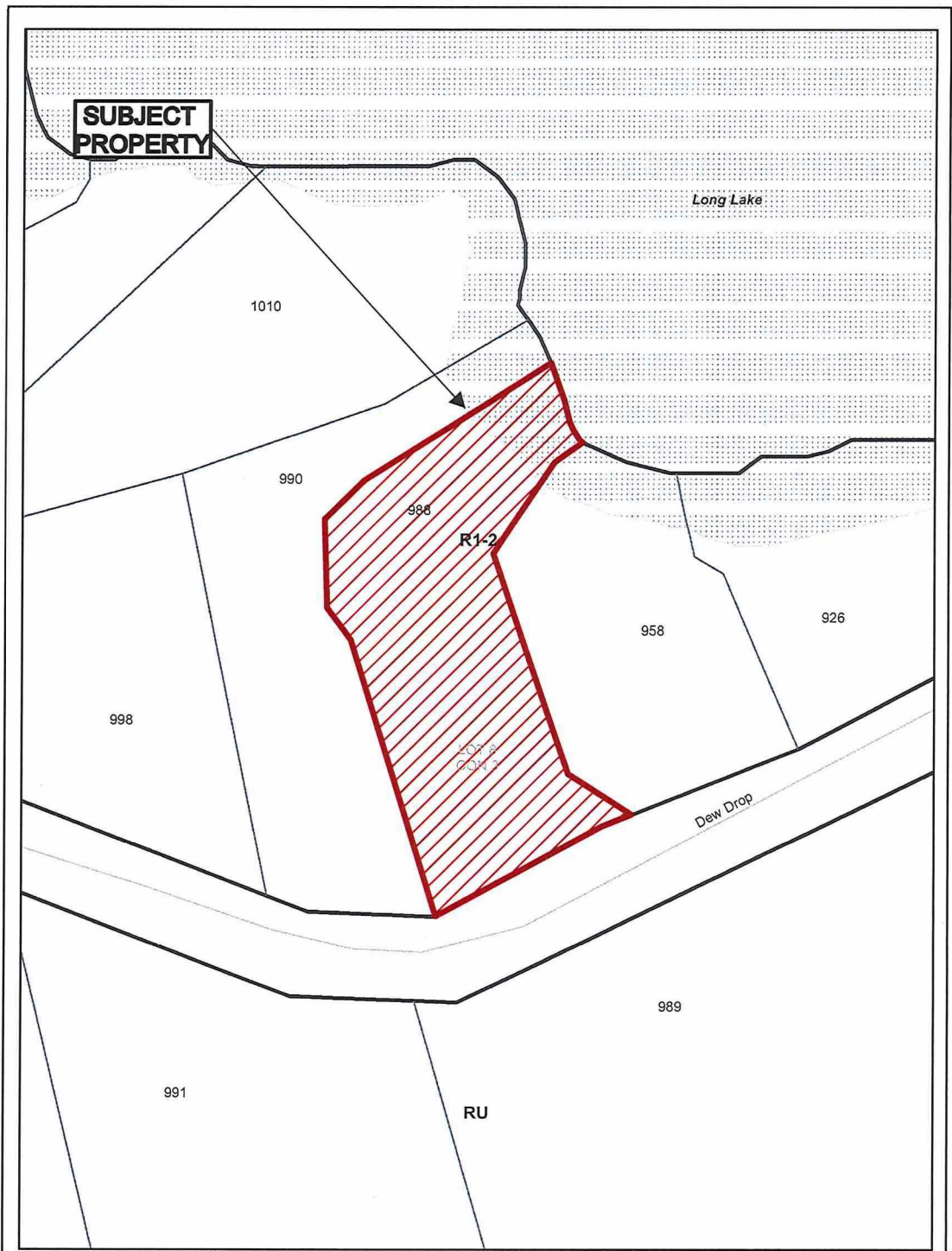
July 2, 2019



your map.

988 Dew Drop Rd

A0125/2023



Application for Minor Variance or Permission



Subject Property PIN 73476-0735,
Part 1 – 7, Plan 53R-18135,
Part Lot 8, Concession 3, Township of Broder,
988 Dew Drop Road, Sudbury
City of Greater Sudbury

Sketch 1, NTS
MNR

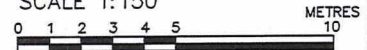
A0125/2023
Date: 2023 11 06

A0125/2023
Sketch 3

LONG LAKE

DETAIL 'B'

SCALE 1:150

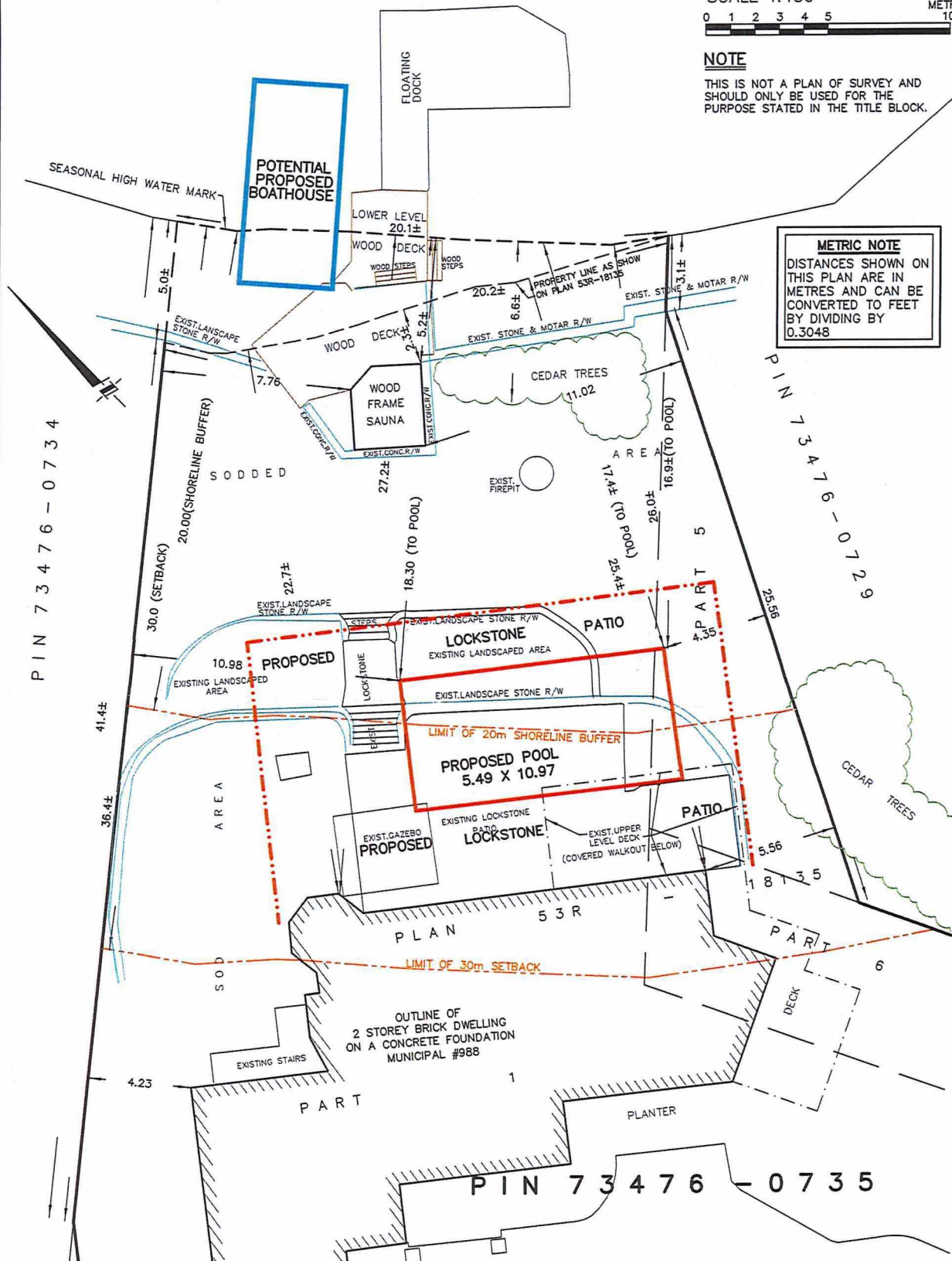


NOTE

THIS IS NOT A PLAN OF SURVEY AND SHOULD ONLY BE USED FOR THE PURPOSE STATED IN THE TITLE BLOCK.

METRIC NOTE

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



D.S.

DORLAND
LIMITED

ONTARIO LAND SURVEYORS
GEOMATICS PROFESSIONALS

298 LARCH STREET
SUDBURY, ONTARIO, P3B 1M1
PHONE [REDACTED] FAX [REDACTED]
WWW.DSDORLANDLIMITED.CA

PREPARED BY: EB/AA	SCALE: 1:150 METRIC
CHECKED: AA	CAD FILE: 18523 SKETCH.dwg
DATE: OCTOBER 30, 2023	P.S. TAB: SKETCH 2B 150scale (boathouse)

SKETCH FOR PLANING ACT APPLICATION FOR
**DETAIL 'B' PROPOSED POOL
AND LANDSCAPE FEATURES**
PIN 73476-0735
#988 DEW DROP ROAD
GEOGRAPHIC TOWNSHIP OF BRODER
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY

AO125/2023
sketch 5

SKETCH
 GOOGLE EARTH IMAGERY
 PIN 73476-0735
 988 DEW DROP ROAD
 GEOGRAPHIC TOWNSHIP OF BRODER
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY



D.S.		ONTARIO LAND SURVEYORS GEOMATICS PROFESSIONALS	
DORLAND			
LIMITED			
298 LARCH STREET SUDBURY, ONTARIO, P3B 1M1			
PHONE		FAX	
WWW.DSDORLANDLIMITED.CA			
PREPARED BY : EB/AA		SCALE : N.T.S.	
-		CAD FILE : 18523 SKETCH.dwg	
DATE : OCTOBER 30, 2023		P.S. TAB : SKETCH ORTHO	

A0125/2023
 sketch 6



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

City of Greater Sudbury	
A 0124/2023	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

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): JASON MEDEIROS Email: [REDACTED]
Mailing Address: 4188 LAROCQUE Home Phone: [REDACTED]
City: HANMER Postal Code: P3P 1A1 Business Phone: [REDACTED]
Fax Phone: [REDACTED]

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

Name of Agent: _____ Email: _____
Mailing Address: _____ Home Phone: _____
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: SCOTIA BANK
Mailing Address: 3080 ON-C9 UNIT 3
City: VAL CARON Postal Code: P3N 1R8

- 4) Current Official Plan designation: LIVING AREA 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
HEIGHT	5.0	7.861m	2.861

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

- c) Description of Proposal: TO OBTAIN HEIGHT VARIANCE

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
HEIGHT BY-LAW ONLY ALLOWS FOR 5m
STRUCTURE REQUIRES 7.861m TO ACCOMMODATE SECONDARY DWELLING

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

PIN(s): 73505-0400 LT Township: HANMER
 Lot No.: 7 Concession No.: 8 Parcel(s): 30.768
 Subdivision Plan No.: M397 Lot: 40 Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 4128 LAROCQUE AVE

7) Date of acquisition of subject land. JUN 1/2020

8) Dimensions of land affected.

Frontage 30.98 (m) Depth 46.32 (m) Area 1416.4 (m²) Width of Street _____ (m)

9) Particulars of all buildings:

	Existing			Proposed		
Ground Floor Area:	<u>92.71</u>	<u>185.42</u>	<u>92.71</u> (m ²)	<u>82.59</u>	<u>165.18</u>	<u>82.59</u> (m ²)
Gross Floor Area:	<u>92.71</u>	<u>185.42</u>	<u>92.71</u> (m ²)	<u>82.59</u>	<u>165.18</u>	<u>82.59</u> (m ²)
No. of storeys:	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>
Width:	<u>12.39</u>	<u>12.39</u>	<u>12.39</u> (m)	<u>9.677</u>	<u>9.677</u>	<u>9.677</u> (m)
Length:	<u>7.49</u>	<u>15.07</u>	<u>7.49</u> (m)	<u>8.534</u>	<u>8.534</u>	<u>8.534</u> (m)
Height:	<u>4.87</u>	<u>4.87</u>	<u>4.87</u> (m)	<u>9.861</u>	<u>9.861</u>	<u>9.861</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>11.43</u>	<u>43.33</u>	<u>43.33</u> (m)	<u>35.97</u>	<u>35.97</u>	<u>35.97</u> (m)
Rear:	<u>27.23</u>	<u>3</u>	<u>3</u> (m)	<u>1.829</u>	<u>1.829</u>	<u>1.829</u> (m)
Side:	<u>13.87</u>	<u>1.6</u>	<u>1.6</u> (m)	<u>1.829</u>	<u>1.829</u>	<u>1.829</u> (m)
Side:	<u>4.267</u>	<u>13</u>	<u>13</u> (m)	<u>18.974</u>	<u>18.974</u>	<u>18.974</u> (m)

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

What type of access to the land?

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

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

1976

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

Use(s): RESIDENTIAL Length of time: 53 YEARS
SINGLE FAMILY DWELLING

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

Same as #13 ☒ or, UPPER LEVEL SINGLE FAMILY DWELLING
LOWER LEVEL GARAGE/PARKING

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? 1 SECONDARY DWELLING TO BE ADDED

17) Existing uses of abutting properties:

RESIDENTIAL

A0129/2023

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

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

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

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

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

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

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

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, JASON MEDEIROS (please print all names), the registered owner(s) of the property described as 4122 LAROCQUE AVE
in the City of Greater Sudbury;

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

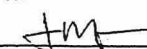
- grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land Tribunal,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

Appointment of Authorized Agent

- appoint and authorize _____ (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 14TH day of NOVEMBER, 2023

(witness) 


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

Print Name: JASON MEDEIROS

*I have authority to bind the Corporation

A0129/2023


PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, JASON MEDEIROS (please print all names),
the registered owner(s) or authorized agent of the property described as 4128 LALOCQUA

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 14TH day of NOVEMBER, 2023


Commissioner of Oaths

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.

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

Print Name: JASON MENEZES

*I have authority to bind the Corporation

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

FOR OFFICE USE ONLY

Date of Receipt: Nov 29/23 Hearing Date: Dec 20/23 Received By: S. Pinkerton

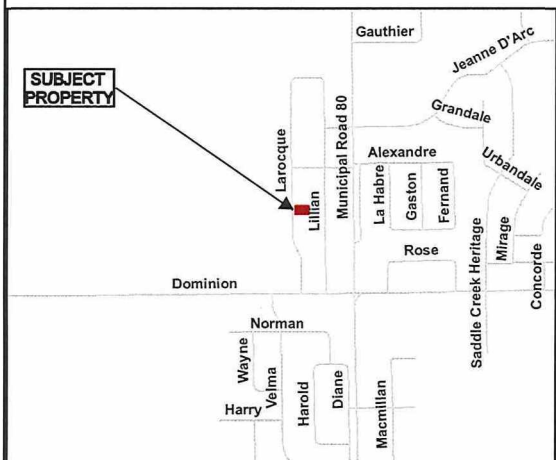
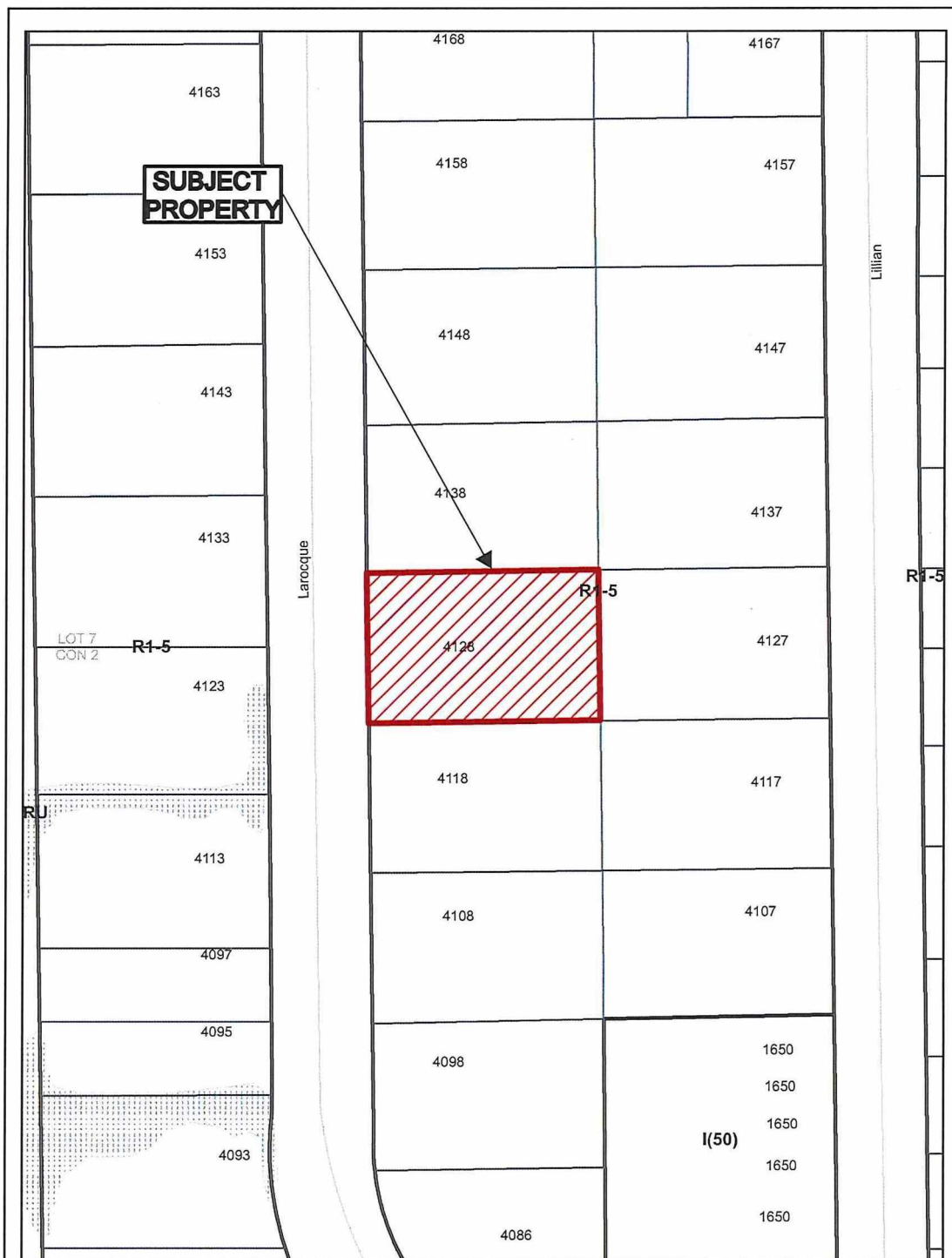
Zoning Designation: R1-5 Resubmission: ☐ Yes ☒ No

Previous File Number(s): None

Previous Hearing Date:

Notes:

A0129/2023

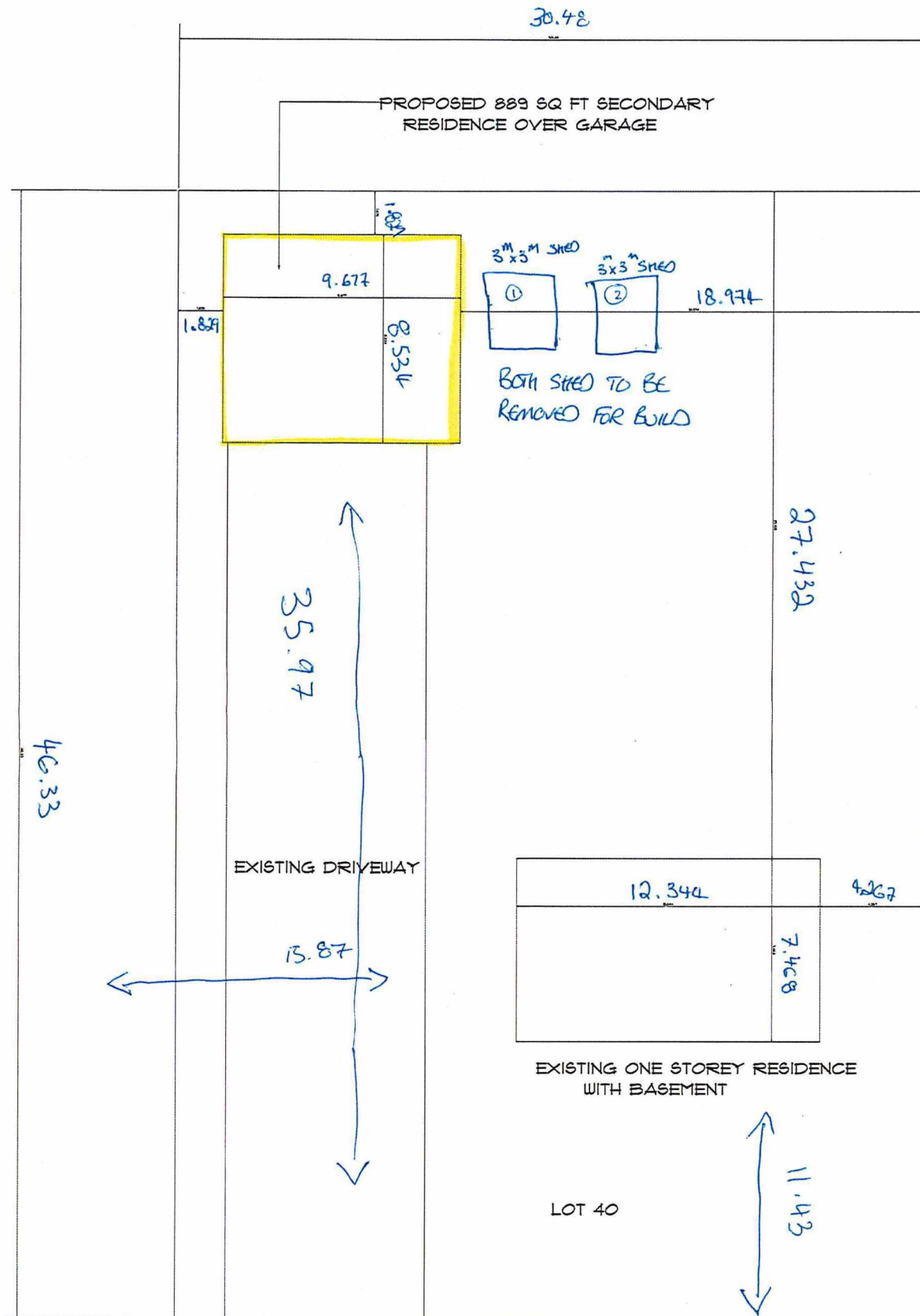


Application for Minor Variance or Permission

Subject Property PIN 73505-0400,
Parcel 34768 SEC SES, Lot 40, Plan M-347,
Part Lot 7, Concession 2, Township of Hanmer,
4128 Larocque Avenue, Hanmer,
City of Greater Sudbury

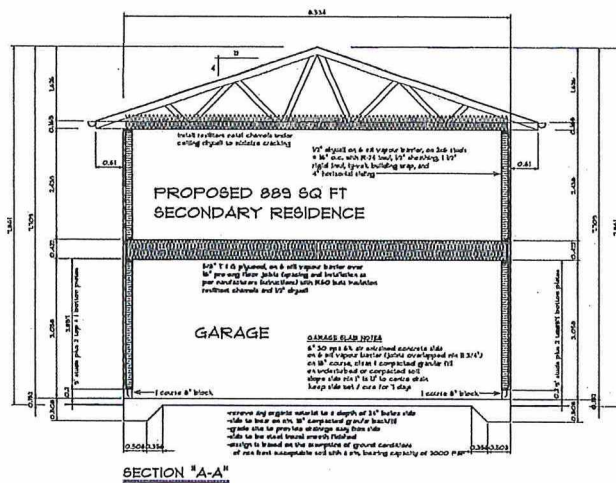
Sketch 1, NTS
MNR

A0129/2023
Date: 2023 11 21

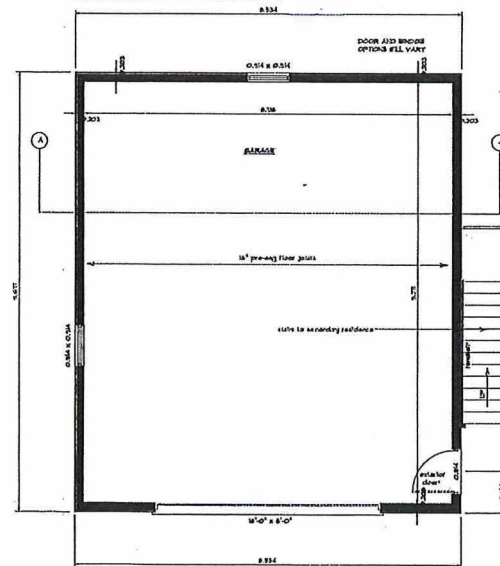
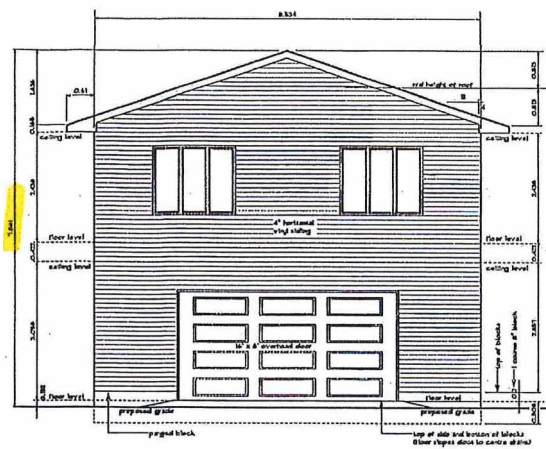


4128 LAROQUE AVENUE

A0129/2023
Sketch 2



PROPOSED 889 SQ FT SECONDARY
RESIDENCE OVER GARAGE





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 2023.01.01
A 0130/2023
S.P.P. AREA YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
NDCA REG. AREA YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

APPLICATION FEE: \$1,090.00 (includes \$260.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$332.00 (includes \$260.00 legal notice fee)
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

Personal information on this form is collected pursuant to the Planning Act, R.S.O. 1990 c.P.13. Any questions regarding the collection of this information may be directed to the Manager of Development Approvals. In accordance with Section 1.0.1 of the *Planning Act*, R.S.O. 1990 information and material required to be provided to a 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): Claude Seguin / Richard Seguin Email: [REDACTED]
Mailing Address: 2797 White Street Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: Val Caron Postal Code: P3N 1B2 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: D.S. Dorland Limited Email: [REDACTED]
Mailing Address: 298 Larch Street Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: Sudbury Postal Code: P3B 1M1 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: 298 Larch Street
City: [REDACTED] Postal Code: [REDACTED]

- 4) Current Official Plan designation: Agricultural Reserve Current Zoning By-law designation: Agricultural

- 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 for 2 Out Buildings	10m	4.0m	6.0m
2010-100Z	10m	2.4m	7.6m

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

- c) Description of Proposal:

The variance application is submitted with a concurrent consent application for disposal of a surplus dwelling consistent with Official Plan policies.

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

The proposed westerly boundary is set along the limit of the agricultural land

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

PIN(s): 73346-0245(LT)	Township: Rayside	Ward: 4
Lot No.: 9	Concession No.: 4	Parcel(s): 2348 SWS
Subdivision Plan No.: N/A	Lot: N/A	Reference Plan No.: N/A
Municipal Address or Street(s): 4197 Municipal Road 15		

- 7) Date of acquisition of subject land. November 30, 2017

- 8) Dimensions of land affected.

Frontage 69+/- (m) Depth 73+/- (m) Area 5067+/- (m²) Width of Street 30.5+/- (m)

Outbuilding		Existing		Proposed	
Particulars of all buildings:		House	Garage		
Ground Floor Area:	77+/-	125+/-	63+/-	No change	(m ²)
Gross Floor Area:	77+/-	250+/-	63+/-	No change	(m ²)
No. of storeys:	1	1.5	1	No change	
Width:	7.6+/-	11+/-	6.5+/-	No change	(m)
Length:	10.2+/-	11.5+/-	12+/-	No change	(m)
Height:		All less than 11m		No change	(m)

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

	Outbuilding	House	Existing Garage	Proposed
Front:	53.3+/-	10+/-	23.8+/-	No change
Rear:	11.4+/-	53+/-	39+/-	No change
Side:	2.4+/-	16+/-	4.0+/-	No change
Side:	46.1+/-	30+/-	45.7+/-	No change

- 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.

Unknown

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

Use(s): Residential Length of time: Unknown

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

Same as #13 ☒ or,

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

A0130/2023

- 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): Not Assigned (Concurrent)

- 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. Significant Groundwater Recharge Area / Highly Vulnerable Aquifer - Score is 6

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Claude Seguin / Richard Seguin (please print all names), the registered owner(s) of the property described as PCL 2348 SEC SWS; PT LT 9 CON 4 RAYSIDE as in WP819 Except LT4144, LT133720, LT201947, LT211535; T/W All ores, mines or minerals which are or shall hereafter be found on or in the City of Greater Sudbury: under the said lands; S/T LT75082;

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 Local Planning Appeal Tribunal, the City of Greater Sudbury may not attend at the Local Planning Appeal 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 D.S. Dorland (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 10th day of September, 20 2023

(witness) Dane Dorland

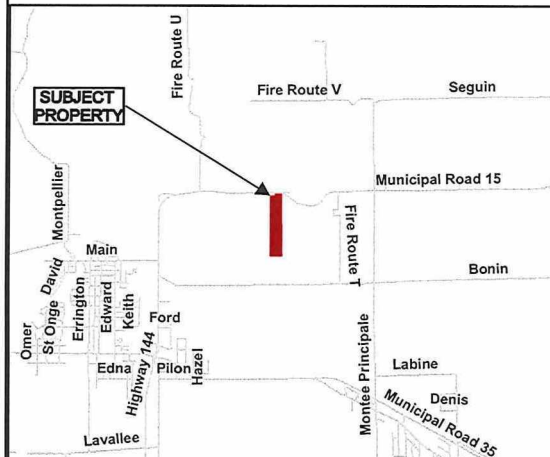
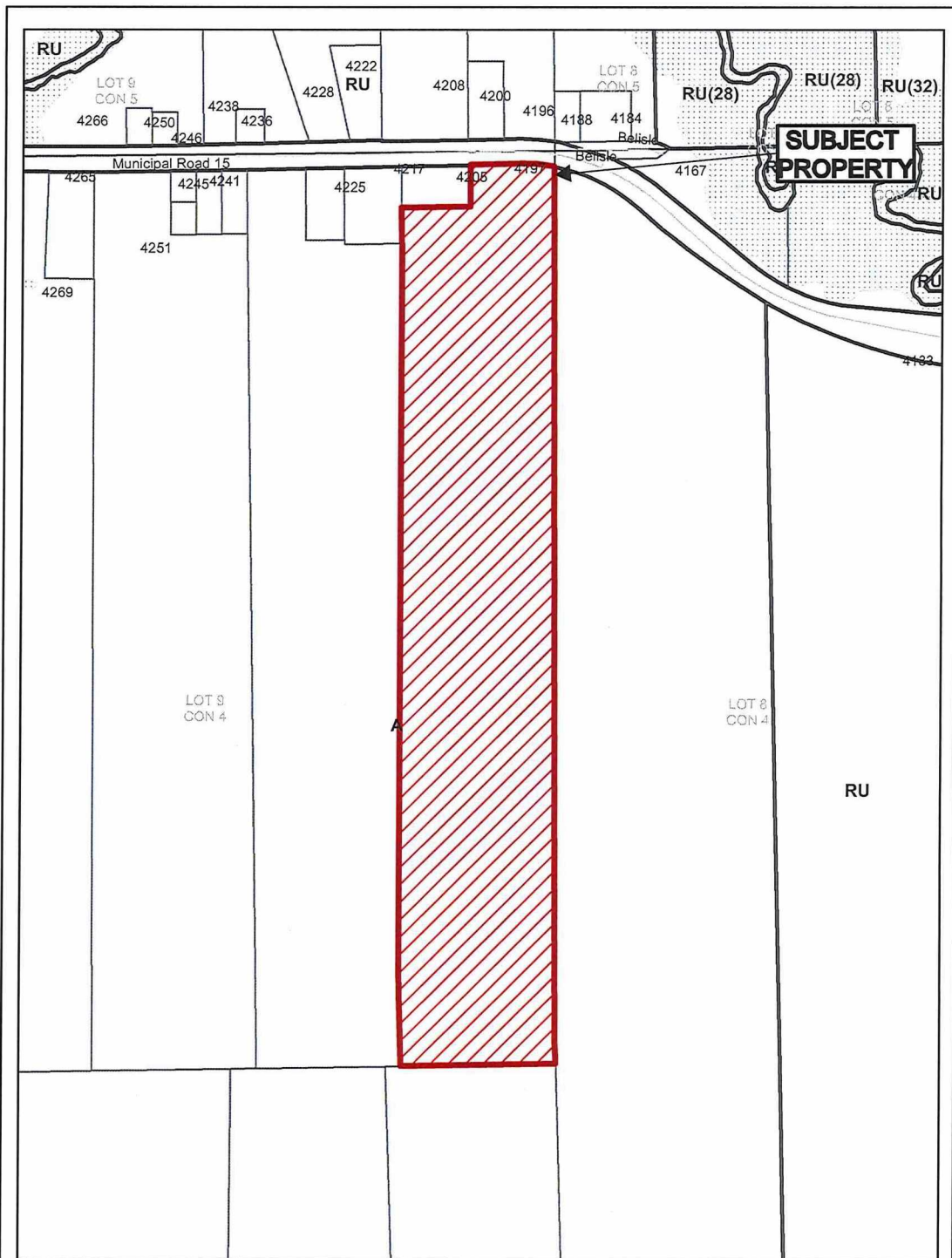
[Signature]
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: _____

*I have authority to bind the Corporation

A0130/2023

AO130/2023



Application for Minor Variance



Subject Property being PIN 73345-0245,
Parcel 2348 SEC SWS,
Part Lot 9, Concession 4, Township of Rayside,
4197 Regional Road 15, Chelmsford,
City of Greater Sudbury

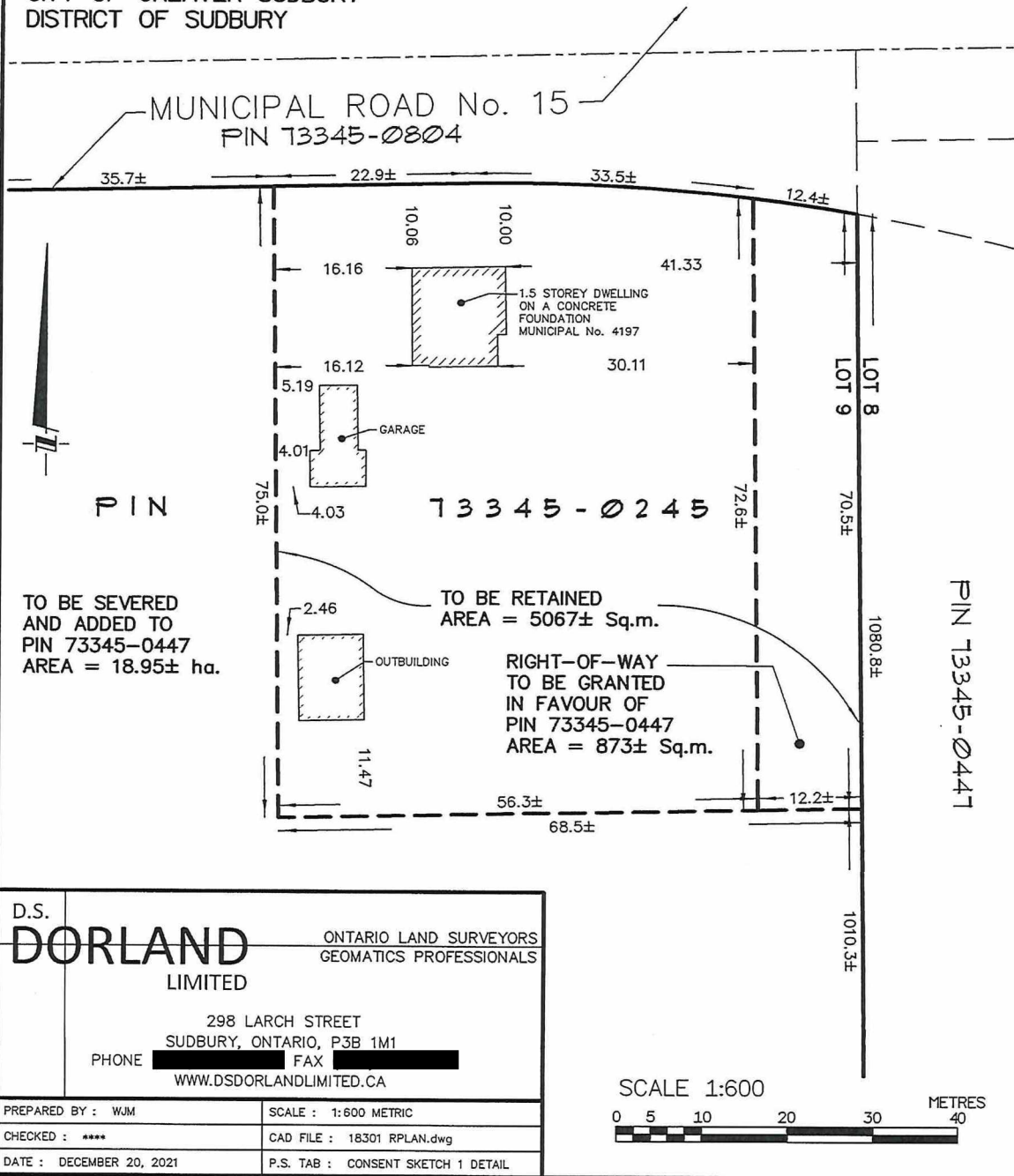
Sketch 1, NTS
MNR

A0130/2023
Date: 2023 11 30

DETAIL SKETCH FOR PLANNING ACT APPLICATION
PART OF LOT 9
CONCESSION 4
 GEOGRAPHIC TOWNSHIP OF RAYSIDE
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

NOTE

THIS IS NOT A PLAN OF SURVEY AND
 SHOULD ONLY BE USED FOR THE PURPOSE
 STATED IN THE TITLE BLOCK.



A0130/2023
 sketch 2

SKETCH FOR PLANNING ACT APPLICATION
PART OF LOT 9
CONCESSION 4
 GEOGRAPHIC TOWNSHIP OF RAYSIDE
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY



TO BE RETAINED
 AREA = 5067± Sq.m.
 SEE DETAIL SKETCH

TO BE SEVERED
 AND ADDED TO
 PIN 73345-0447
 AREA = 18.95±ha.

PIN 73345-0441

PIN 73345-0245

PIN 73345-0447

1080.9±

1010.3±

1029.7±

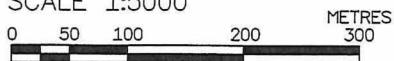
EASEMENT
 No. L175082

PIN 73345-0275

NOTE

THIS IS NOT A PLAN OF SURVEY AND
 SHOULD ONLY BE USED FOR THE PURPOSE
 STATED IN THE TITLE BLOCK.

SCALE 1:5000



D.S.

DORLAND
 LIMITED

ONTARIO LAND SURVEYORS
 GEOMATICS PROFESSIONALS

298 LARCH STREET
 SUDBURY, ONTARIO, P3B 1M1
 PHONE [REDACTED] FAX [REDACTED]
 WWW.DSDORLANDLIMITED.CA

PREPARED BY : WJM	SCALE : 1:5000 METRIC
CHECKED : ****	CAD FILE : 18301 RPLAN.dwg
DATE : DECEMBER 20, 2021	P.S. TAB : CONSENT SKETCH 1

A0130/2023
 sketch 3



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

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

Office Use Only 2023.01.01	
A0131/2023	
S.P.P. AREA	
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

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): FRED MENIS / ANNE ARCHER Email: _____
Mailing Address: 499 JOHN ST Home Phone: _____
Business Phone: _____
City: SUDBURY ON Postal Code: P3E-1R4 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: KEN KAUHAJAINEN Email: _____
Mailing Address: 929 HORSESHOE LK RD- Home Phone: _____
Business Phone: _____
City: SUDBURY Postal Code: P3E-4H1 Fax Phone: _____

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

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

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

- 4) Current Official Plan designation: LIVING AREA 1 Current Zoning By-law designation: R2-2

- 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
TABLE 4.1	0.6	0.203	0.397
4.4.1.2 (A)	30M	7.580	14.380
		14.380	15.620
* FRONT YARD - RET. WALL	6M	8	6M
SHORELINE STRUCTURE - WALL	20M	14.380	15.620

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

- c) Description of Proposal: RETAINING WALLS OF VARYING HEIGHTS TO VARYING DISTANCE IN THE SHORELINE SETBACK

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
USABLE REAL ESTATE ON A SLOPE SLOPING SITE

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

PIN(s): _____ Township: McKim
 Lot No.: 4 Concession No.: 3 Parcel(s): _____
 Subdivision Plan No.: SSA Lot: PT-River Reference Plan No.: 53R-20136 Part(s): 3 & 4
 Municipal Address or Street(s): 491 JOHN ST.

- 7) Date of acquisition of subject land.

- 8) Dimensions of land affected.

Frontage 1.8283 (m) Depth 39 (m) Area 71.32 (m²) Width of Street _____ (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	_____ (m ²)	_____ (m ²)
Gross Floor Area:	_____ (m ²)	_____ (m ²)
No. of storeys:	_____	_____
Width:	_____ (m)	_____ (m)
Length:	_____ (m)	_____ (m)
Height:	_____ (m)	_____ (m)

SEE ATTACHED

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

	Existing	Proposed
Front:	_____ (m)	_____ (m)
Rear:	_____ (m)	_____ (m)
Side:	_____ (m)	_____ (m)
Side:	_____ (m)	_____ (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.

APRIL 2022

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

Use(s): RESIDENTIAL Length of time: ONE YEAR

- 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

A0131/2023

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

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

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

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

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

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

- 21) Is this property located within an area subject to the Greater Sudbury Source Protection Plan?

☒ Yes ☐ No

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

1721 RAMSEY

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, FRED MEN'S & ANNE ARCHER (please print all names), the registered owner(s) of the property described as 491 JOHN ST, SUDBURY
in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent ^(CA)

- appoint and authorize Karl Kalishawent (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 NOVEMBER, 20 2023

x M. Mens
(witness)

x Fred Mens x MA
signature of Owner(s) or Signing Officer or Authorized Agent
Print Name: FRED MENS ANNE ARCHER

*I have authority to bind the Corporation

A0131/2023

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

NAME, KEVIN KATTAINEN (please print all names),
the registered owner(s) or authorized agent of the property described as 491 JOHN ST. SUDBURY

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 12 day of NOVEMBER, 20 23

Commissioner of Oaths

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.

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

Print Name: KEN KACHANE

*I have authority to bind the Corporation

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

FOR OFFICE USE ONLY

Date of Receipt: Nov 29/23 Hearing Date: Dec 20/23 Received By: S. Pinkerton

Zoning Designation: R2-2 Resubmission: ☐ Yes ☐ No

Previous File Number(s): ~~BE~~ See below

Previous Hearing Date:

Notes:

A0067/2023 (Jun 22/23)
A0058/2013 (May 22/13)
A0115/2013 to A0117/2013 (Sep 11/13)

B0101/2013 to B0103/2013 (Aug 15/13)
B0054/2012 to B0055/2012 (Jun 8/12)
B0057/2011 (May 26/11)

A0131/2023

Concession No.: _____ Parcel(s): _____
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): _____

7) Date of acquisition of subject land. _____

8) Dimensions of land affected.

Frontage (m)	Depth (m)	Area (m ²)	Width of Street (m)
--------------	-----------	------------------------	---------------------

9) Particulars of all buildings:

Ground Floor Area:

Gross Floor Area:

No. of storeys:

Width:

Length:

Height:

Existing	Proposed
(16454) 152.8 (m ²)	152.8 (m ²)
243.03 (m ²)	243.03 (m ²)
2	2
10.97 (m)	10.97 (m)
13.93 (m)	13.93 (m)
(23'10") 7.26 (m)	7.26 (m)

Front 4m x 2m, South side 1.50m
 East side 1.20m

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

Front:

Rear:

Side:

Side:

Existing	Proposed
3.2 (m)	3.2 (m)
18.92 (m)	18.92 (m)
3.7 (m)	3.7 (m)
3.615 (m)	3.615 (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

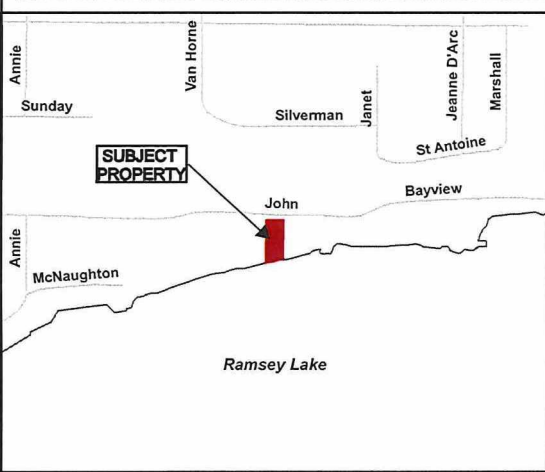
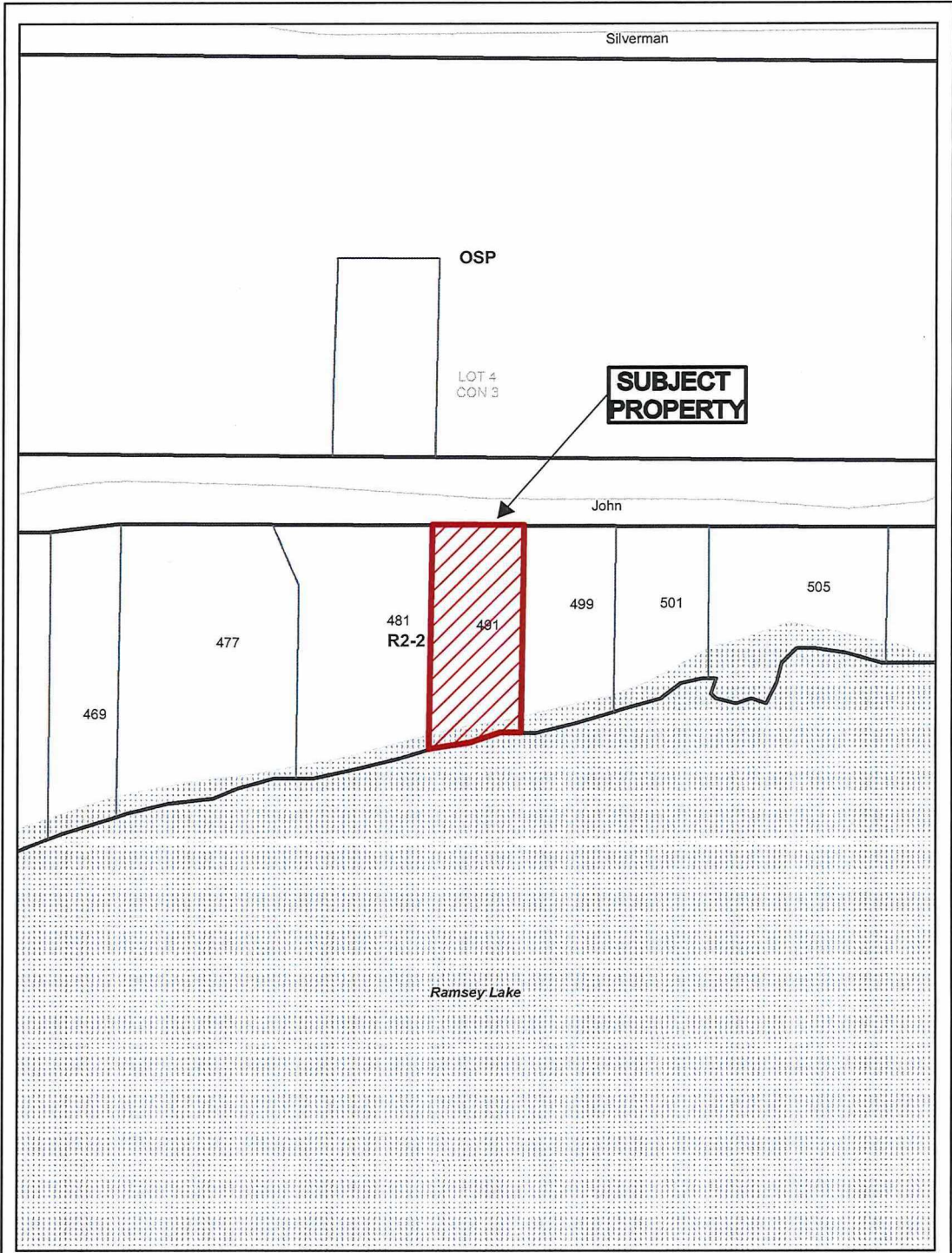
What type of access to the land?

☐
☐
☐
☐

Provincial Highway
 Municipal Road
 Maintained Yearly
 Maintained Seasonally

☐
☐
☐
☐

A0131/2023



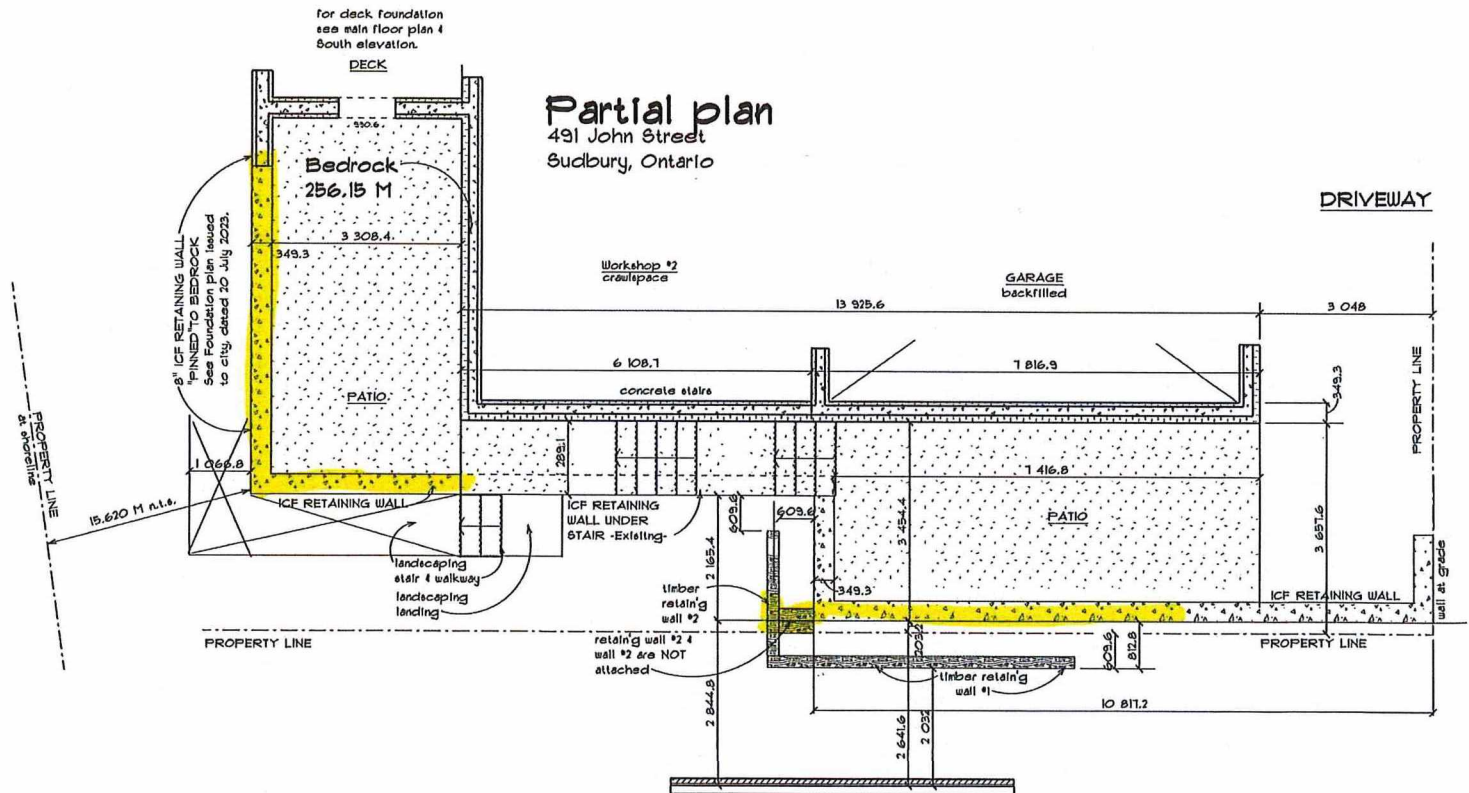
**Application for Minor
Variance or Permission**



Subject Property being,
PIN 73583-0633, Part Block O,
Plan 5-S-A, Parts 3 and 4, Plan 53R-20136,
subject to an easement in gross over
Part 4 on Plan 53R-20136 as in SD201636,
Lot 4, Concession 3, Township of McKim,
491 John Street, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0131/2023
Date: 2023 12 04



Partial plan
491 John Street
Sudbury, Ontario

DESIGNED &
ICF CONSULTANT by:-
Nor-Ont Design & Drafting
(Sudbury) Ltd.

Fred Mens
491
500 John Street
Sudbury, Ontario

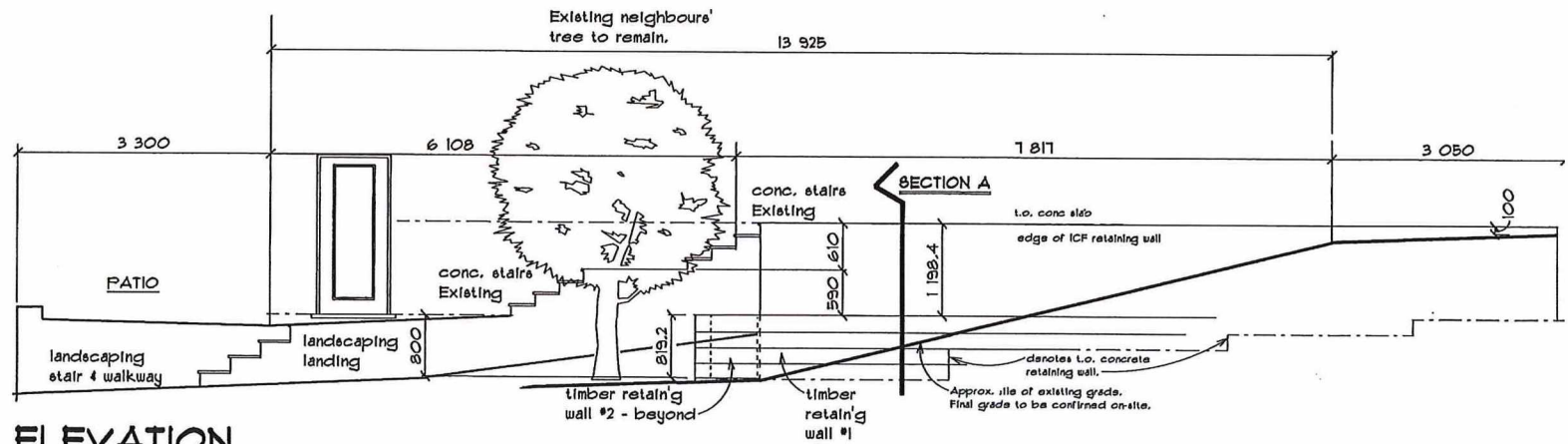
November 23, 2023

PLAN

SCALE: 1:100

Drawing # 1 of 3

A0131/2023
sketch 2



ELEVATION

along common property line

DESIGNED &
ICF CONSULTANT by:-

Nor-Ont Design & Drafting
(Sudbury) Ltd.

Fred Mens

491 John Street
Sudbury, Ontario

November 23, 2023

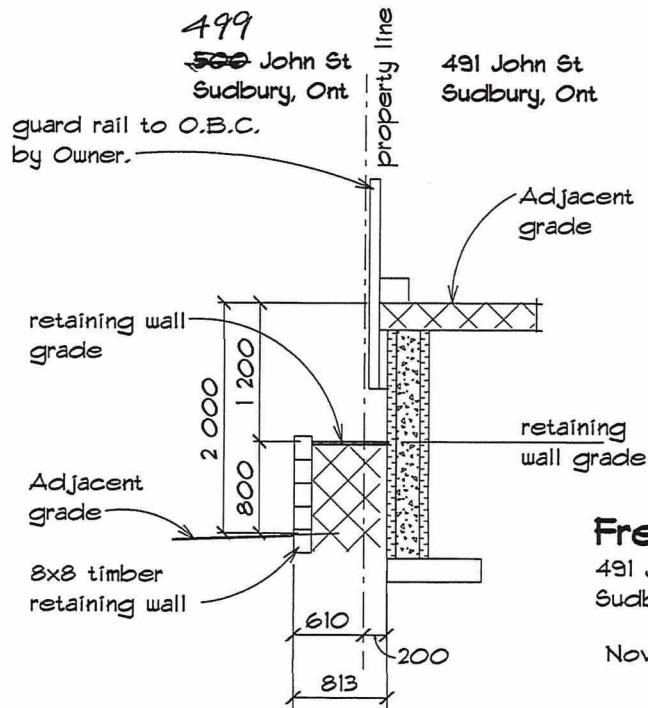
ELEVATION

SCALE: 1:15

Drawing # 2 of 3

Q

A0131/2023
Sketch 3



DESIGNED &
ICF CONSULTANT by:-

**Nor-Ont Design & Drafting
(Sudbury) Ltd.**

Fred Mens

491 John Street
Sudbury, Ontario

November 23, 2023

SECTION A

SCALE: 1:50

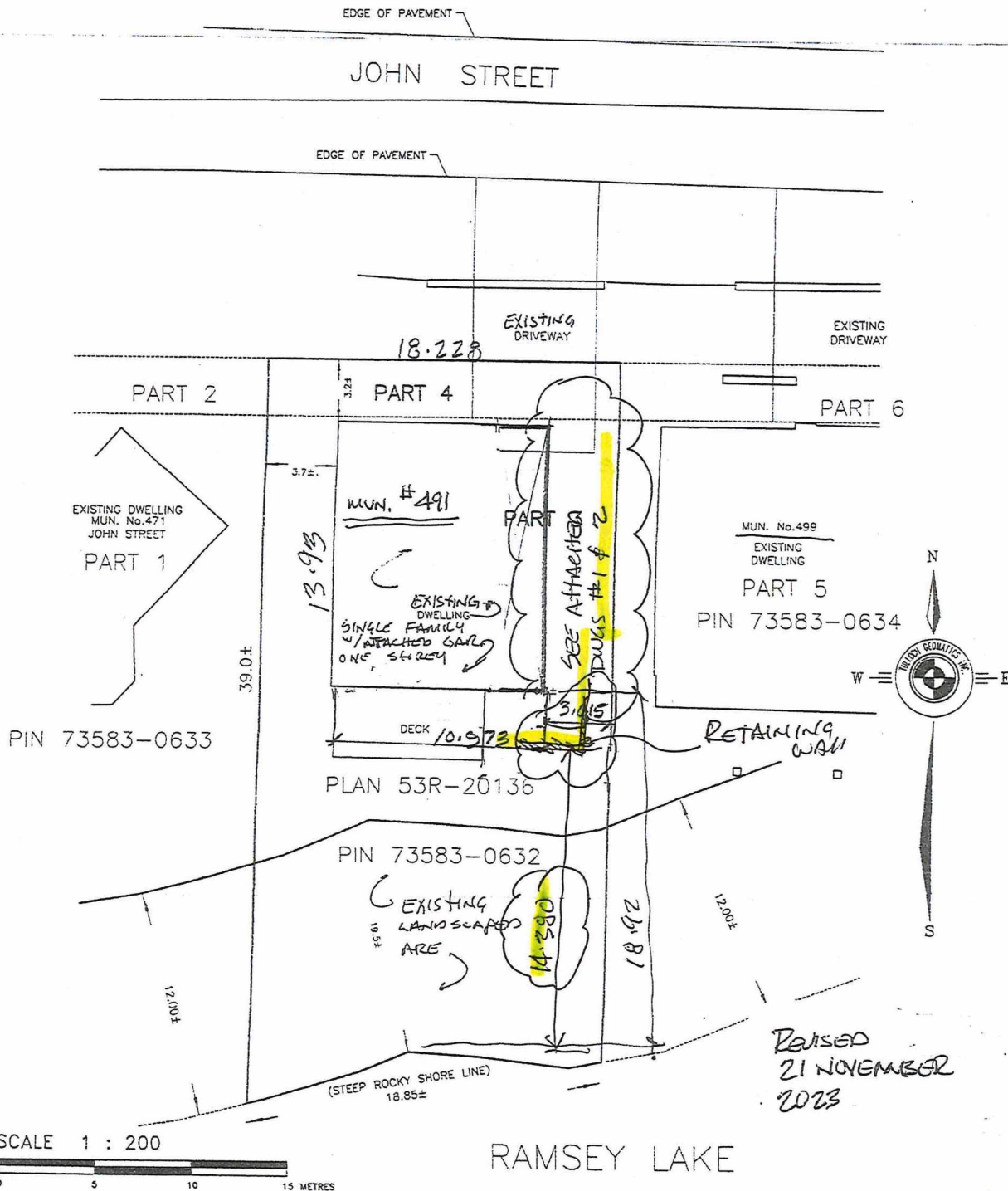
Drawing # 3 of 3

A0131/2023
Sketch 4

SKETCH FOR PROPOSED BUILDING ON
PARTS 3 & 4, PLAN 53R-20136
PART OF BLOCK 'O', REG'D PLAN 5-S-A
GEOGRAPHIC TOWNSHIP OF McKIM
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY

NOVEMBER 16, 2021

REGISTERED PLAN 5-S-A



NOTE : DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

A0131/2023
Sketch 5

REVISED OCT 6/23



Box 5000, Station 'A', 200 Brady Street
Sudbury ON P3A 6P3
Tel. (705) 671-2489, Ext. 4376/4346
Fax (705) 673-2200.

M. Elliott

REVISED

Office Use Only 2023-01-01	
A 0118/2023	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,180.00 (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): JAMES AND PAIGE BISSET Email: [REDACTED]
Mailing Address: 1720 WINDLE DR Home Phone: [REDACTED]
City: SUDBURY ON Postal Code: P3E 2Y5 Business Phone: N/A
Fax Phone: N/A

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

Name of Agent: MARK ELLIOTT Email: [REDACTED]
Mailing Address: 3601 PATRICIA ST Home Phone: [REDACTED]
City: LIVELY ON Postal Code: P3Y 1B1 Business Phone: [REDACTED]
Fax Phone: N/A

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

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

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

- 4) Current Official Plan designation: R1 Current Zoning By-law designation: R1S

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

Variance To	By-law Requirement	Proposed	Difference
SEE ATTACHED			

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

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

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

SEE ATTACHED

REVISED
OCT 6/23

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

PIN(s): _____ Township: M^cKIM
 Lot No.: 100 Concession No.: _____ Parcel(s): 43305
 Subdivision Plan No.: M 205 Lot: 5 Reference Plan No.: _____ Part(s): 1
 Municipal Address or Street(s): 1720 WINDLE DR
SUDBURY ON LRP 53 R7013

- 7) Date of acquisition of subject land.

1993

- 8) Dimensions of land affected.

Frontage 25.6 (m) Depth 33.5 (m) Area 630 (m²) Width of Street ± 12 (m)

- 9) Particulars of all buildings:

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

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

	Existing	Proposed
Front:	_____ (m)	_____ (m)
Rear:	_____ (m)	<u>SEE</u> (m)
Side:	_____ (m)	<u>ATTACHED</u> (m)
Side:	_____ (m)	<u>ATTACHED</u> (m)

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

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

- What type of access to the land?

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

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

HOUSE 1981 SAUNA 1981

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

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

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

Same as #13 ☒ or, _____

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

1

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

☐ Yes ☒ No

If "yes", how many? _____

- 17) Existing uses of abutting properties:

RESIDENTIALA0118/2023

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

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

or, describe briefly, _____

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

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

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

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

- 21) Is this property located within an area subject to the Greater Sudbury Source Protection Plan?

☐ Yes ☒ No

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

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

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

Collection, Use and Disclosure of Information:

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

Dated this 28 day of SEPTEMBER, 2023

Windy Spinks
(witness)

[Signature]
signature of Owner(s) or Signing Officer or Authorized Agent
Print Name: JAMES BISSET PAIGE BISSET
*I have authority to bind the Corporation

A0118/2023

1720 Windle Dr. MV Sect 5 Tables-Dec 20 Meeting

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

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

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

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

Section 9 - Particulars of All Buildings

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

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

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

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

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

A0118/2023

1720 Windle Dr. Minor Variance Section 5d-Dec 20 Meeting

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

Background

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

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

Covid has changed work and everyday life for many people . Gyms were closed during COVID so the Bissets installed a home gym in the existing garage . This made parking in the driveway the only option . The large mature pine trees in the front yard are a valued part of the property but they also drip sap onto the parked cars below. This sap ruins car paint over time. Cutting the trees is not an option so the proposed carport protects cars from the falling tree sap .



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

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Photo 2- Bisset Privacy Screen to be removed to make more snow storage space. Existing pines drip sap and ruin paint when cars are parked in the existing drive. Note the proposed driveway is staying exactly where it currently exist.

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

1) Non-Compliance with 6M Setback

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

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

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

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

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Specific to POINT B above- There is very limited snow storage space between the Bisset property at 1720 and the neighbor at 1721. The existing privacy screen on the Bisset property contributes to less snow storage space on the right of way. (This privacy screen exist to block car headlights from shining straight though the front of the Bisset Residence) Snow from the Bisset driveway and front entry area is stored primarily on the west side of the street as shown in the Key Plan and picture attached .

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

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

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

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

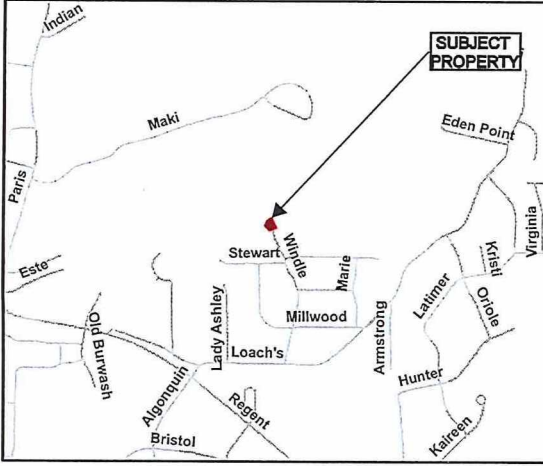
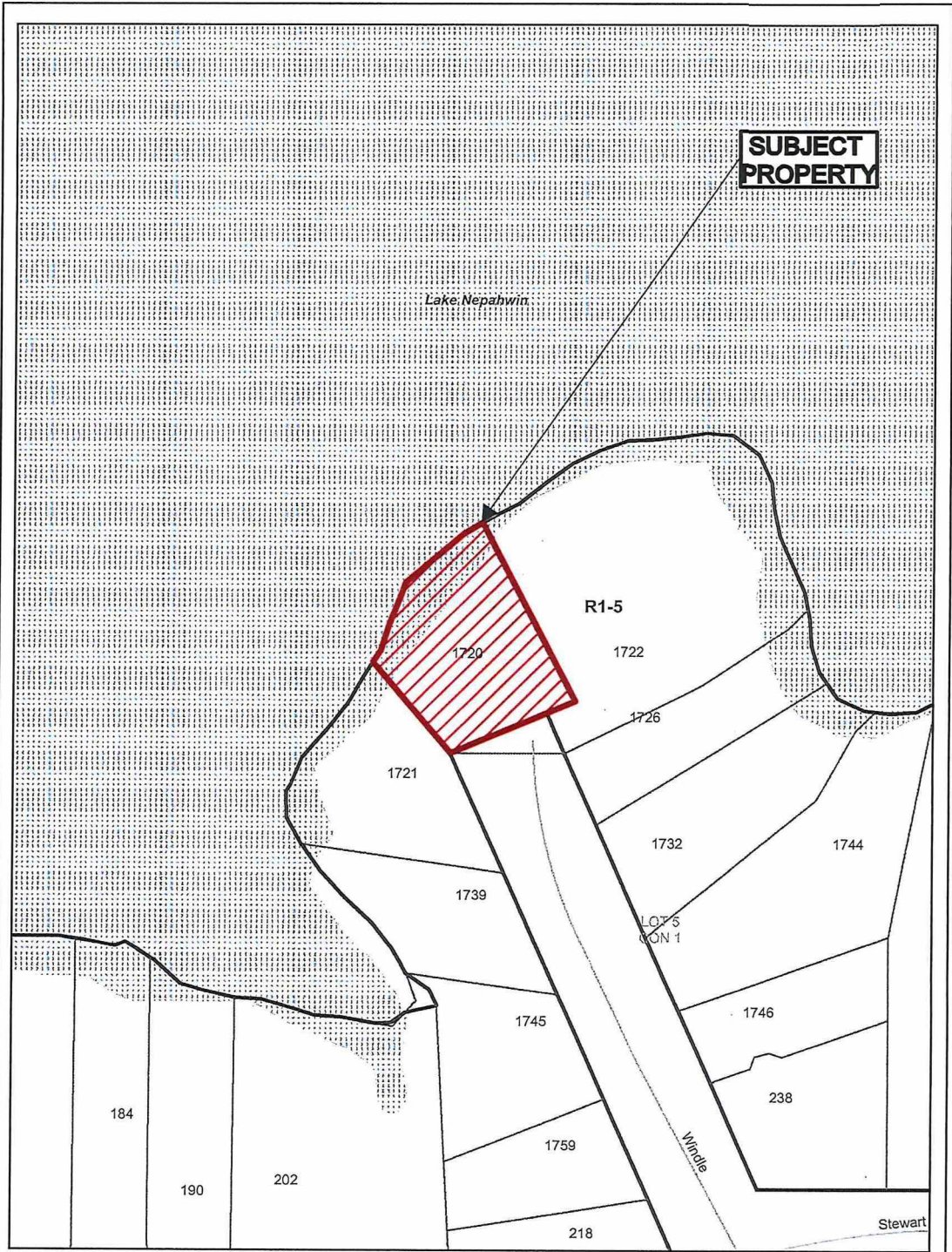
Why Maintain a Shoreline Buffer?

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

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

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

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Application for Minor Variance or Permission



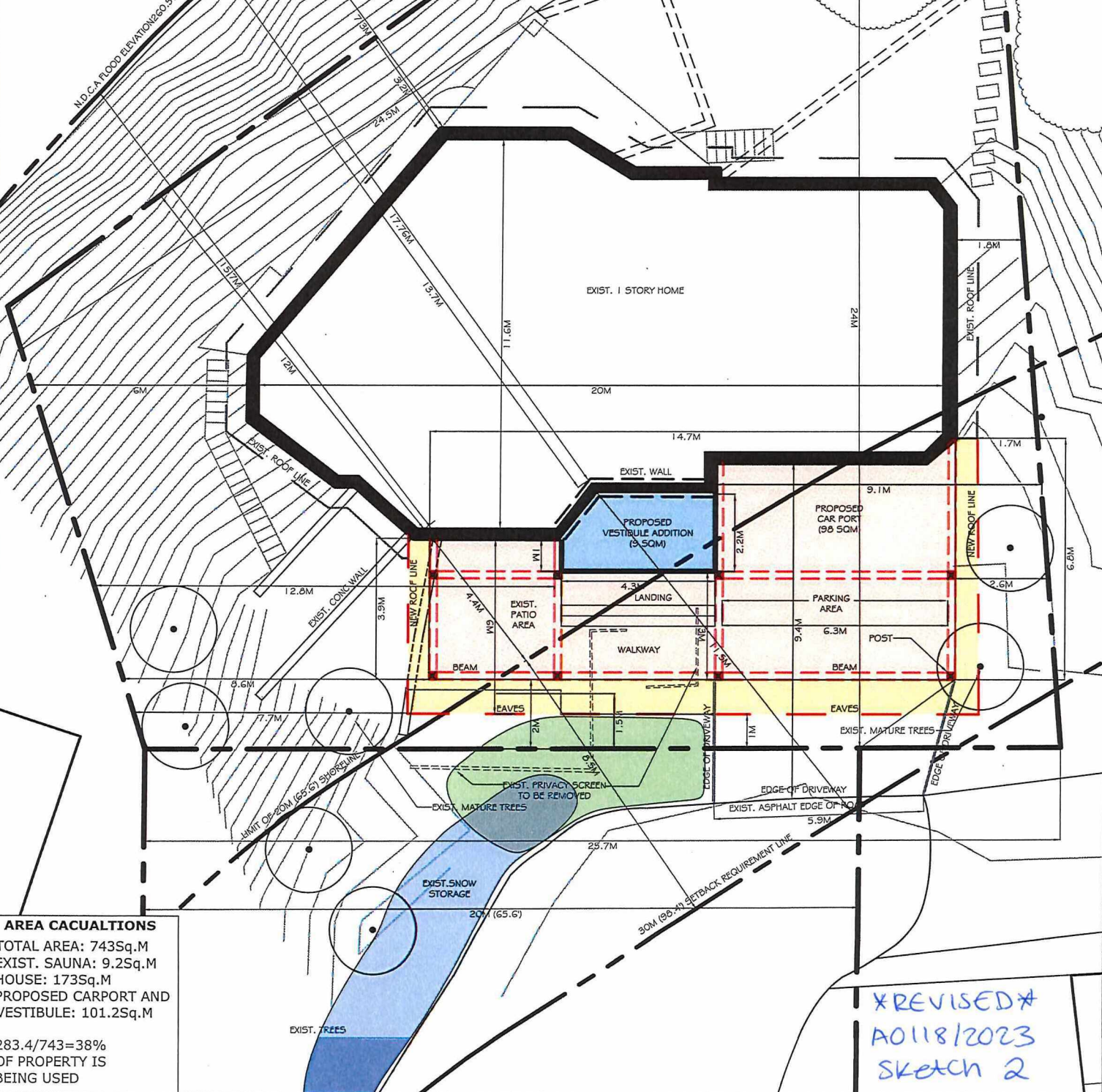
Subject Property PIN 73594-0034,
Parcel 43365 SEC SES, Part Lot 100, Plan M-205,
Part 1, Plan 53R-7013, Part Lot 5, Concession 1,
Township of McKim, 1720 Windle Drive, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

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Date: 2023 10 10

SITE PLAN
JIM & PAIGE BISSET
1720 WINDLE DR. SUDBURY,
MINOR VARIANCE APPLICATION.
SUBMITTED AUGUST 22, 2023
SCALE - 1:150

- PROPOSED CARPORT
- ROOF OVERHANG
- PROPOSED VESTIBULE ADDITION 5SQ.M
- EXIST. SNOW STORAGE
- IMPROVED SNOW STORAGE W REMOVAL OF EXISTING SCREEN



AREA CALCULATIONS
 TOTAL AREA: 743SQ.M
 EXIST. SAUNA: 9.25sq.M
 HOUSE: 173SQ.M
 PROPOSED CARPORT AND VESTIBULE: 101.25sq.M

283.4/743=38%
 OF PROPERTY IS
 BEING USED

REVISED
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