

Tom Davies Square
200 Brady St

Wednesday, May 8, 2024

PUBLIC HEARINGS

A0026/2024

BYRNES GULF SERVICE (SUDBURY) LTD.

Ward: 4

PINs 73346 1102 & 73346 0548, Parcels 1659 SEC SWS & 10006 SEC SWS, Lot Part 4, Concession 1, Township of Rayside, 234 Notre Dame Avenue East, Azilda, [2010-100Z, C2 (General Commercial), R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, Table 4.1 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, to permit the existing canopy covering the pump island to be 0.76m from the south street line being Notre Dame Street East, where no part of any canopy used to cover a pump island shall be located closer than 6.0m to any street line.

A0032/2024

FREDIANO ELLERO MARCO ELLERO

Ward: 1

PIN 73585 1136, Lot(s) 68, Subdivision 31-SA, Lot Part 6, Concession 3, Township of McKim, 261 Walnut Street, Sudbury, [2010-100Z, R2-3 (Low Density Residential Two)]

For relief from Part 5, Section 5.5, subsection 5.5.3 and Part 6, Section 6.3, Table 6.4 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, to facilitate the conversion of the existing building from four residential units to six residential units providing, firstly, a minimum of 5 parking spaces, where 6 is required, secondly, a minimum lot area of 92.6sq.m per unit, where 140.0sq.m is required, and thirdly, six dwelling units, where not more than 4 dwelling units it permitted.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION A37/08 (APR 14/08)

A0033/2024

CINDY ROBERT JEFFREY HUFFMAN

Ward: 3

PIN 73354 0357, Parcel 53M-1142-2 SES SWS SRO, Lot(s) 2, Subdivision 53M-1142, Lot Part 12, Concession 5, Township of Dowling, 109 B North Shore Road, Onaping, [2010-100Z, SLS (Seasonal Limited Service)]

For relief from Part 4, Section 4.2, subsection 4.2.4 a) and Section 4.41, subsection 4.41.2 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, to facilitate the construction of, firstly, a seasonal dwelling providing a high water mark setback of 20.0m, 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, a detached garage providing a maximum height of 8.3m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

A0034/2024

**LIISA MAKINEN
PAUL MAKINEN**

Ward: 2

PIN 73374 0030, Parcel 9602 SES SWS, Lot(s) 1, Subdivision M-585, Lot Part 5, Concession 2, Township of Waters, 435 North Shore Black Lake Road, Lively, [2010-100Z, SLS (Seasonal Limited Service)]

For relief from Part 4, Section 4.2, Table 4.1, Section 4.25, subsection 4.25.1, Section 4.41, subsections 4.41.2, 4.41.3 and 4.41.4 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 facilitate the construction of an addition and three season room, firstly, providing eaves to encroach 2.21m into the required interior yard, where eaves may encroach 0.6m into the required interior side yard but not closer than 0.6m to the lot line, secondly, providing an increase in gross floor area of 3.44 sq.m within the required interior side yard and maintaining an interior side yard setback of 1.9m, where an interior side yard setback of 3.0m is required, thirdly, providing a high water mark setback of 13.66m, 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, fourthly, to be 13.66m 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, and fifthly, providing 33.5% of the natural vegetation of the required shoreline buffer area to be cleared, whereas a maximum of 25% of the required shoreline buffer area may be cleared of natural vegetation, but in no case shall a cleared area exceed a maximum of 276 sq.m.

PREVIOUSLY THE SUBJECT OF CONSENT APPLICATIONS B263/08 (NOV 27/08), B54/05 TO B56/05 (SEPT. 19/05), B112/04 AND B113/04 (AUG. 30/04), B56/04 (MAY 3/04), B31/03 AND B32/03 (MAR. 24/03), B98/97 (JULY 7/97) & B15/96 (MARCH 4/96)

A0036/2024

**DOROTHY-ANN MEILLEUR
MARC MEILLEUR**

Ward: 9

PIN 73476 0665, Survey Plan 53R-16953 Part(s) 7, 8, 9, and 10, Lot Part 6, Concession 4, Township of Broder, 3521 Long Lake Road, Sudbury, [2010-100Z, RU (Rural)]

For relief from Part 4, Section 4.2, subsection 4.2.4 b) 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 with attached carport providing a maximum height of 8.43m, where the maximum height of any accessory building or structure on a residential lot shall be 6.5m.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B53/04 AND B54/04 (3 MAY 04) AND MINOR VARIANCE APPLICATION A267/93 (15 NOV 93)

A0037/2024

2380363 ONTARIO LIMITED

Ward: 10

PINs 73583 0183 & 73584 0882, Survey Plan 53R-13449 Part(s) except 2 and 3, Lot(s) 5 & 6, Parts 3 & 4, & Part closed Elizabeth & Lourdes St, Subdivision 13-SB, Lot Part 5, Concession 3, Township of McKim, 291 Lourdes Street, Sudbury, [2010-100Z, R3(79) (Medium Density Residential)]

For relief from Part 11, Section 1, subsection 10, paragraph (aaaa), clause (iv) of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, to facilitate the conversion of the existing multiple dwelling from twenty-four residential units to twenty-seven residential units providing a minimum of 24 parking spaces, where 27 parking spaces are required.

PREVIOUSLY SUBJECT TO REZONING 751-6/21-23

A0038/2024

**REEMA RAJPAL
SULABH SINGH**

Ward: 9

PIN 73477 0037, Parcel 48271 SEC SES, Lot(s) 1, Subdivision M-218, Lot Part 1, Concession 4, Township of Broder, 1410 South Lane Road, Sudbury, [2010-100Z, R1-1 (Low Density Residential One)]

For relief from Part 4, Section 4.2, Table 4.1, and Section 4.41, subsection 4.41.2 and Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, to facilitate the construction of, firstly, a detached garage providing a minimum required front yard setback of 4.5m with eaves encroaching 0.6m into the proposed 4.5m front yard setback, where a minimum front yard setback of 6.0m is required and where eaves may encroach 1.2m into the required rear yard, but not closer than 0.6m to the lot line and a high water mark setback of 26.6m, 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, a retaining wall providing a high water mark setback of 26.6m, 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.

A0039/2024

**KENDRA SPRINGER
CRAIG GIFFORD**

Ward: 7

PIN 73513 0201, Parcel 14605 SEC SES, Lot Part 6, Concession 4, Township of MacLennan, 52 Scarlett Drive, Skead, [2010-100Z, R1-1 (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 providing a maximum height of 5.6m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

**A REMINDER... THE NEXT SCHEDULED MEETING IS
THURSDAY, MAY 23, 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

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): BYRNES GOLF SERVICE (SUDBURY) LTD Email: _____
Mailing Address: 234 NOTRE DAME ST Home Phone: _____
Business Phone: _____
City: AZILDA ON Postal Code: P0M1B0 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: Jim Belanger Email: _____
Mailing Address: 605 NOTRE DAME ST Home Phone: _____
Business Phone: _____
City: AZILDA Postal Code: P0M1B0 Fax Phone: _____

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

- 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: C2 Living area 1 Current Zoning By-law designation: C2 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
To Reduce Setback for Service Station Setback	7.6 m	0.76	6.74

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

c) Description of Proposal: To legalize existing ramp that is 1.76m from lot line

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: To cover ramp island that have not changed location or size since 1957.

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

PIN(s): 73346-0548, 73346-1102 Township: RAYSIDE
 Lot No.: 4 Concession No.: 1 Parcel(s): 1659, 10006
 Subdivision Plan No.: _____ Lot: 4 Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 234 Notre Dame St AZIMAH ON POMIRO

- 7) Date of acquisition of subject land.
- 1976

- 8) Dimensions of land affected.

Frontage 6.68 (m) Depth 62.26 (m) Area 1760 (m²) Width of Street _____ (m)

- 9) Particulars of all buildings:

	Service Station Apron Existing		CANOPY Proposed	
Ground Floor Area:	<u>125</u>	<u>89 (m²)</u>	<u>76.25</u>	<u>(m²)</u>
Gross Floor Area:	<u>125</u>	<u>(m²)</u>		<u>(m²)</u>
No. of storeys:	<u>1</u>		<u>1</u>	
Width:	<u>9.14</u>	<u>7.32 (m)</u>	<u>6.1</u>	<u>(m)</u>
Length:	<u>13.72</u>	<u>12.19 (m)</u>	<u>12.5</u>	<u>(m)</u>
Height:	<u>4 m</u>	<u>(m)</u>	<u>4.4</u>	<u>(m)</u>

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

	S. Station	Existing Apron	CANOPY	Proposed
Front:	<u>47</u>	<u>33.22 (m)</u>		<u>32.92 (m)</u>
Rear:	<u>9.63</u>	<u>28.65 (m)</u>		<u>28.35 (m)</u>
Side:	<u>10.48</u>	<u>6.15 (m)</u>		<u>1.76 (m)</u>
Side:	<u>3.35</u>	<u>12.98 (m)</u>		<u>18.58 (m)</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.

1957

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

Use(s): SERVICE STATION Length of time: 66 yrs

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

Same as #13 ☒ or, _____

- 15) What is the number of dwelling units on the property?
- N/A (none)

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

☐ Yes ☒ NoIf "yes", how many? N/A

- 17) Existing uses of abutting properties:

residential

- 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, BYRNES GULF SERVICE (SUDBURY) LTD (please print all names), the registered owner(s) of the property described as 234 NOTRE-DAME ST
AZILDA ON POM 1B0
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 Jim Belanger (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 day of MARCH, 20 24



(witness)


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

Print Name: NORM BYRNES

*I have authority to bind the Corporation

I/We, Jim Belanger (please print all names),
the registered owner(s) or authorized agent of the property described as 234 Notre Dame
AZILDA ON POM 1BO
in the City of Greater Sudbury:

Dated this 18 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: Jim Bell
 *I have authority to bind the Corporation

FOR OFFICE USE ONLY

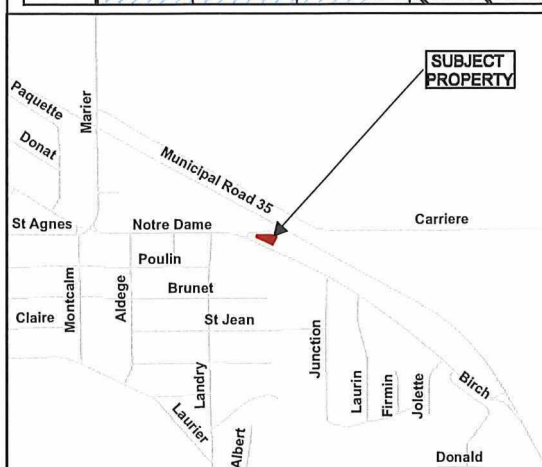
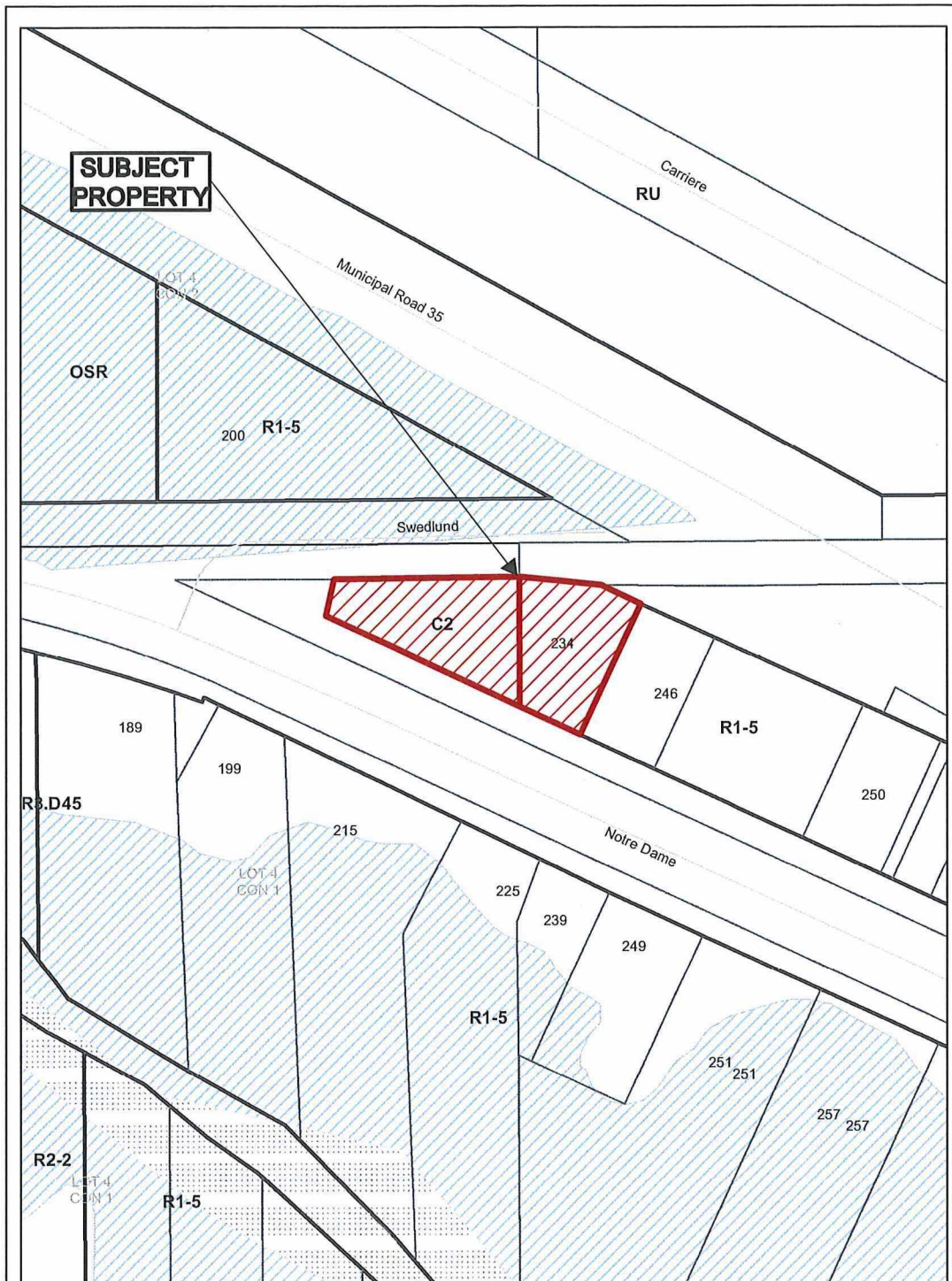
Date of Receipt: Apr. 12/04 Hearing Date: May 8 2024 Received By: N. Lewis

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

Previous File Number(s): see below

Previous Hearing Date:

Notes: A0126/2020 *expired*



Application for Minor Variance or Permission



Subject Property being PINs 73346-0548 and 73346-1102,
Parcel 1659 SEC SWS and Parcel 10006 SEC SWS,
Part Lot 4, Concession 1, Township of Rayside,
234 Notre Dame Street East, Azilda,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0026/2024
Date: 2024 03 22



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	
A0032/2024	
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):	Frediano & Marco Ellero	Email:	
Mailing Address:	1334 Attlee Avenue	Home	
		Busine	
City:	Sudbury, ON	Postal Code:	P3A 6A4
		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:	Robert Martel o/a Robert Martel Interior Design Inc	Email:	
Mailing Address:	1001 Buckmiller Road	Home	
	261 Walnut Street, Sudbury ON	Busin	
City:	Massey ON	Postal Code:	P0P 1P0
		Fax P	

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:	RBC Royal Bank of Canada
Mailing Address:	1879 Regent Street
City:	Sudbury ON
Postal Code:	

- 4) Current Official Plan designation: R-2-3 Living Area I Current Zoning By-law designation: R2-3

- 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 6.1 Permitted Uses_max. # dwelling units permitted	4	6	+2
Table 5.5.3 R2-3 Zone parking requirements	6	5	-1
Table 6.4 min. lot area (Required 140m2/unit)	Ex Provided 138.90m2/Units	Proposed 92.60m2/Unit	-47.4m2/Units

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

- c) Description of Proposal: To allow 2 additional dwelling units within an existing non-compliant basement. There is no addition to the building foot print or to the existing as-built site plan, approved under BP # 08-1320, copy which is attached; Further exemption for 1 (one) parking space is requested, since an additional parking space at the front of the property is not practical & not compliant

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

Two 1 bedroom apartment occupancy in the basement are non-compliant to R2-3 Zone, permitting only 4 (four) dwelling units with 92.60m2/unit lot area since the property cannot be further developed and with 1 deficient parking space, since providing a parking space at the front of the property is not practical & compliant.

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

PIN(s):		Township: McKim	
Lot No.: 6	Concession No.: 3	Parcel(s): INFP-109009	
Subdivision Plan No.: 31S		Lot: 68	Reference Plan No.: Part(s):
Municipal Address or Street(s): 261 Walnut Street, Sudbury ON			

- 7) Date of acquisition of subject land.
- March 14, 2008

- 8) Dimensions of land affected.

Frontage 15.189 (m) Depth 36.576 (m) Area 555.552 (m²) Width of Street (m)

- 9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	<u>205.758 (m²)</u>		<u>205.758 (m²)</u>	
Gross Floor Area:	<u>617.273 (m²)</u>		<u>617.273 (m²)</u>	
No. of storeys:	<u>2</u>		<u>2</u>	
Width:	<u>11.277 (varies) (m)</u>		<u>11.277 (varies) (m)</u>	
Length:	<u>21.031 (varies) (m)</u>		<u>21.031 (varies) (m)</u>	
Height:	<u>8.534± (m)</u>		<u>8.534± (m)</u>	

- 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>6.096 (m)</u>		<u>6.096 (m)</u>	
Rear:	<u>9.474 (m)</u>		<u>9.474 (m)</u>	
Side:	<u>2.082 (m)</u>		<u>3.082 (m)</u>	
Side:	<u>7.828 (m)</u>		<u>7.828 (m)</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.

June 2008

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

Use(s): R2-3 Length of time: _____

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

Same as #13 ☐ or, with an additional 2 (1 bedroom) dwelling units

- 15) What is the number of dwelling units on the property?
- 4 existing (2 bedroom) dwelling units

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

☒ Yes ☐ No

If "yes", how many? 2 (1 bedroom) dwelling units

- 17) Existing uses of abutting properties:
- R2-3

A0032/2024

- 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): A0034/2008
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, Frediano & Marco Ellero (please print all names), the registered owner(s) of the property described as 261 Walnut Street, 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 Robert Martel o/a Robert Martel Interior Design Inc (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 27 day of March, 20 24

(Witness)

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

Print Name: FREDIANO & MARCO ELLERO

*I have authority to bind the Corporation

Robert Martel Digitally signed by Robert Martel
Date: 2024.04.18 09:33:44 -04'00'

Robert Martel/RMID
18-04-'24

A0032/2024

PART B: OWNER OR AUTHORIZED AGENT DECLARATION


I/We, Robert Martel o/a Robert Martel Interior Design Inc (please print all names),
the registered owner(s) or authorized agent of the property described as

261 Walnut Street, Sudbury ON


in the City of Greater Sudbury:

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

Dated this 27th day of March, 2024


Commissioner of Oaths

Tabitha Rose Landry, a Commissioner for taking Affidavits in aid 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: ROBERT MARTEL
 *I have authority to bind the Corporation /RMID

* 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 22/24 Hearing Date: May 8/24 Received By: N. Lewis

Zoning Designation: R2-3 Resubmission: ☐ Yes ☒ No

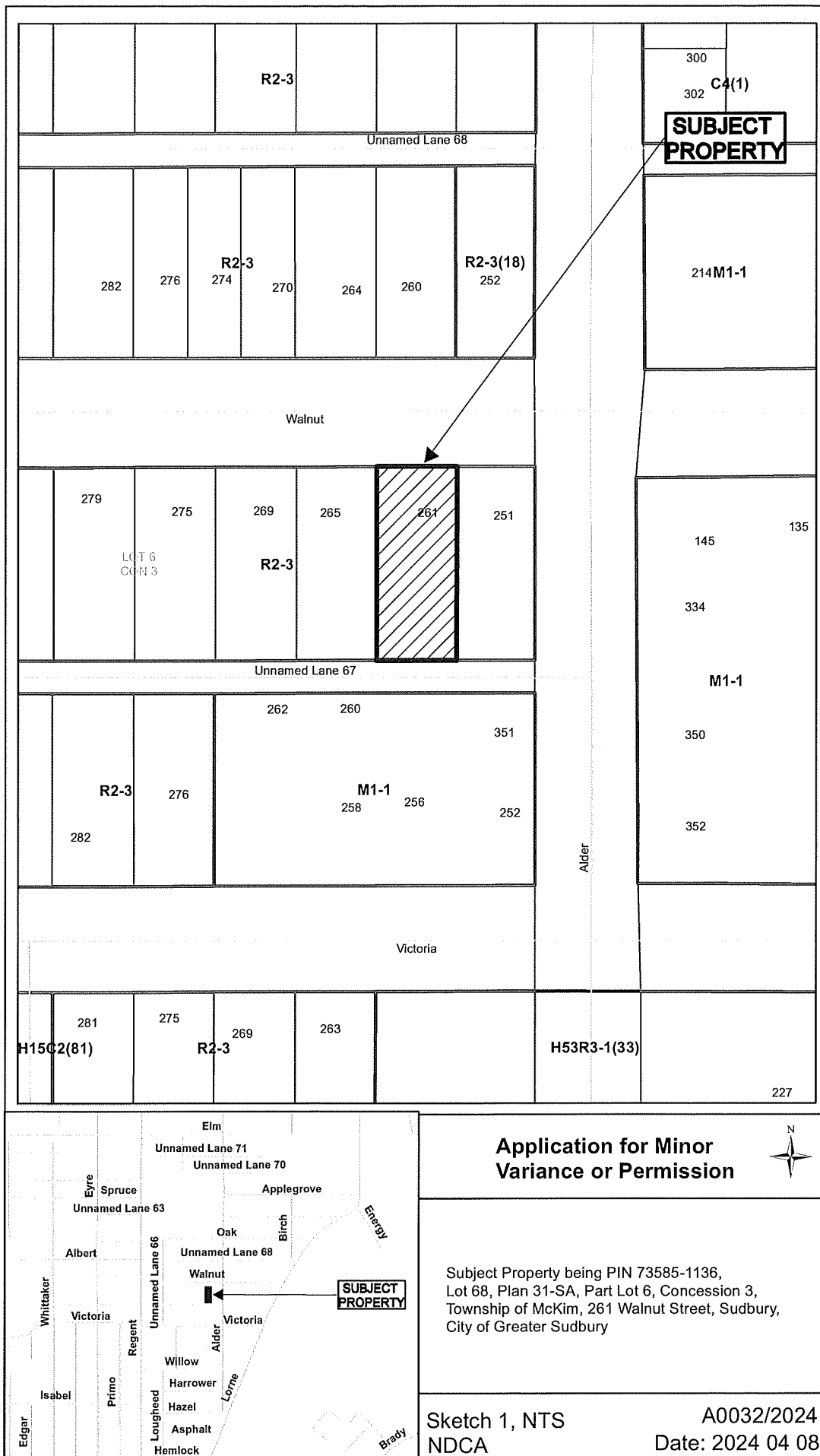
Previous File Number(s): A0034/2008

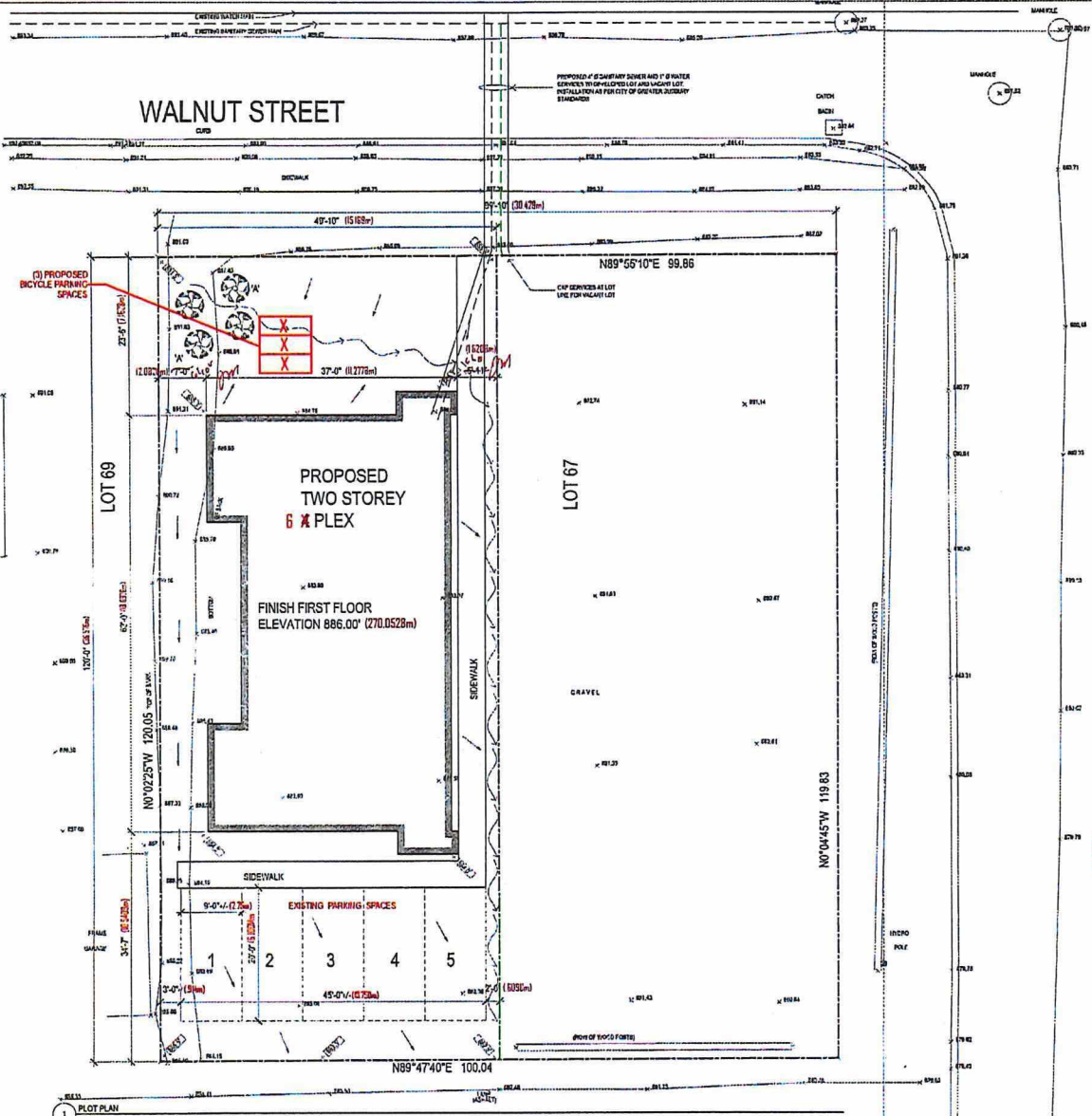
Previous Hearing Date: April 14, 2008

Notes:

A0034/2008 - approved 15.24m lot frontage, 557.4m² lot area and 6 parking spaces. (as-6002)

170032/2024





LEGEND OF SYMBOLS

- FINAL ELEVATION
- EXISTING ELEVATION
- FENCING
- MODULAR STONE RETAINING WALL
- CONCRETE CURB
- DIRECTION OF SURFACE DRAINAGE
- CATCH BASIN
- MAINTENANCE HOLE
- MAINTENANCE HOLE CATCH BASIN
- STORM SEWER - AS INDICATED
- MAINTENANCE HOLE EXISTING
- DRAINAGE SWALE
- WALL MOUNTED EXTERIOR BUILDING LIGHTING
- EXISTING HYDRO POLE
- PROPOSED BUILDINGS
- EXISTING BUILDINGS TO BE DEMOLISHED
- MURDERY SOO ON TOPSOIL
- SEEDING ON TOPSOIL
- EXISTING TREE
- PROPOSED TREES & SHRUBS
- TYPE 'A' - NORWAY MAPLE 70 mm CALIPER @ 500 mm ABOVE GROUND
- TYPE 'B' - SPRUCE 70 mm CALIPER 1.5 m HIGH A.T.P.

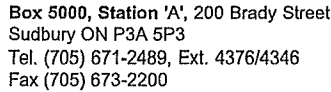
PROPOSED BICYCLE PARKING REQUIREMENTS
 0.5 Unit = 3 (1 6x1 8m) bicycle parking spaces compliant to City of Greater Sudbury Zoning By-law 2310-1002

NOTE: IT IS THE CONSTRUCTOR'S RESPONSIBILITY TO ENSURE THAT ALL CONSTRUCTION COMES WITHIN THE REQUIREMENTS OF THE ONTARIO BUILDING ACT. NOTATIONS MADE ON THESE DRAWINGS ARE FOR YOUR INFORMATION AND ASSISTANCE ONLY. FOR YOUR INFORMATION AND ASSISTANCE ONLY. FOR YOUR INFORMATION AND ASSISTANCE ONLY.

OFFICE COPY
 JUN 27 2001
 03-1320

<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>2001-06-27</td> <td>ISSUED FOR BIDDING</td> </tr> <tr> <td>2</td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> </tr> <tr> <td>5</td> <td></td> <td></td> </tr> <tr> <td>6</td> <td></td> <td></td> </tr> </table>	NO.	DATE	DESCRIPTION	1	2001-06-27	ISSUED FOR BIDDING	2			3			4			5			6			<p>McCANN CONSULTING GROUP 80 COMMUNITY SQUARE SUDBURY, ONTARIO P1E 8P PHONE: (705) 525-1111 FAX: (705) 525-1111 E-MAIL: info@mccannconsulting.com</p>	<p>PROJECT PROPOSED FOURPLEX FOR FAMILY ON THE BAYVIEW SITE PLAN</p>	<p>Drawn AM Checked M Date 2001-06-27 Approved A-0 AS SHOWN</p>	<p>McCANN CONSULTING GROUP</p>	<p>A-0</p>
NO.	DATE	DESCRIPTION																								
1	2001-06-27	ISSUED FOR BIDDING																								
2																										
3																										
4																										
5																										
6																										

A0032/2004
 sketch 2



1. Constructing a new dwelling and detached garage does not fit on the lot with the current set back of 30.0m from the high water mark and existing easement restrictions.
2. A max height of 5.0m for an accessory building does not provide enough height above for a gym/studio/storage. The house will not have a basement, therefore storage above the garage is a necessity.

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

PIN(s):	Township: Dowling	Ward: 3
Lot No.: 12	Concession No.: 5	Parcel(s):
Subdivision Plan No.:	Lot: 2	Reference Plan No.: PCL53M-1142-2 Part(s):
Municipal Address or Street(s): 109B Northshore Road, Windy Lake		

- 7) Date of acquisition of subject land. June 1, 2021

- 8) Dimensions of land affected.

Frontage	30.5	(m)	Depth	65.5	(m)	Area	2026	(m ²)	Width of Street	n/a -	(m)
private right of way unmaintained											

- 9) Particulars of all buildings:

	Existing	**not yet demolished**	Proposed
Ground Floor Area:	+/- 72.7m ²	boathouse - +/-14.7m ² (m ²)	dwelling - 194m ² , garage - 140m ² (m ²)
Gross Floor Area:	+/- 72.7m ²	boathouse - +/-14.7m ² (m ²)	dwelling - 300m ² , garage - 274m ²
No. of storeys:	1 storey	boathouse - 1 storey	dwelling - 2 storeys, garage - 2 storeys
Width:	+/- 8.2m	boathouse - +/-4.4m (m)	dwelling - 18.8m, garage - 15.8m (m)
Length:	+/- 11.0m	boathouse - +/-3.3m (m)	dwelling - 10.0m, garage - 8.8m (m)
Height:	+/- 5.0m	boathouse - +/-2.7m (m)	dwelling - 9.0m, garage 8.3m (m)

proposed lot coverage = 16.7% clause 8 states "8. Maximum lot coverage for legal existing lots having an area of 0.42 hectares or less – 25 percent." this lot is 0.2ha

- 10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines).
- | | Existing | **not yet demolished** | Proposed |
|--------|----------|---------------------------------------|--------------------------------------|
| Front: | 37.5m | boathouse - 0m ² (m) | dwelling - 31.5m, garage - 10.0m (m) |
| Rear: | 15.3m | boathouse - +/-65.5m ² (m) | dwelling - 20.0m, garage - 40.1m (m) |
| Side: | 11.7m | boathouse - +/-1.6m (m) | dwelling - 8.9m, garage - 1.2m (m) |
| Side: | 9.3m | boathouse - +/-25.7m (m) | dwelling - 3.0m, garage - 20.8m (m) |

existing lot coverage = 4.2%

- 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 checked="" type="checkbox"/>	Municipal Road	<input type="checkbox"/>
Lake	<input checked="" type="checkbox"/>	Maintained Yearly	<input type="checkbox"/>
Individual Well	<input type="checkbox"/>	Maintained Seasonal	<input type="checkbox"/>
Communal Well	<input checked="" 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.

1955

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

Use(s): Seasonal dwelling Length of time: 5 months/year

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

Same as #13 ☒ or,

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

existing - 1 to be demolished
proposed 1 dwelling + 1 detached garage

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

☐ Yes ☒ No

If "yes", how many? n/a

- 17) Existing uses of abutting properties: Seasonal Dwellings

A0033/2024

- 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, Jeffrey Huffman, Cindy Robert (please print all names), the registered owner(s) of the property described as 109 B NORTHSORE ROAD, ONAPING
PCL 53M1142-2 SEC SWS SRO; LT2 PL 53M1142 DOWLING; S/T LT509045, LT509046; CITY OF GREATER SUDBURY
in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

- appoint and authorize 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 31st day of March, 20 24

MAKUPP DALONDE

(witness)

Jeffrey Huffman Cindy Robert

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

Print Name: Jeffrey Huffman CINDY ROBERT

*I have authority to bind the Corporation

10033/2024

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, 3rdLine Studio Inc. - Hailey St. Amour (please print all names),
the registered owner(s) or authorized agent of the property described as 109B Northshore Road, Windy Lake

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 2 day of April, 20 24

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: Hailey St. 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 12/24	Hearing Date: May 8, 2024	Received By: N. Lewis
Zoning Designation: SLS	Resubmission: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Previous File Number(s): none		
Previous Hearing Date:		
Notes:		

A0033/2024

Nia Lewis

From: Kristina Hakala <[REDACTED]>
Sent: Wednesday, April 17, 2024 10:02 AM
To: Nia Lewis
Cc: Sarah Pinkerton; Angele Dmytruk; Melissa Karppi
Subject: 109B North Shore Road, Onaping

Hi Nia

As per our discussions, please note the following:

- a. The total area of the shoreline buffer is 621.2m^2 total with 94.6m^2 (15%) currently cleared of natural vegetation. Please note 36.3m^2 of 94.6m^2 is the existing camp, which will be demolished leaving only 9% cleared. The new dwelling will be completely outside of the 20m buffer.
- b. The length of cleared area at the highwater mark along the shoreline = $\pm 31\text{m}^2$
- c. A dimension showing the distance between the house and garage deck has been added. Clearance between buildings is crucial for water access of trailers for watercraft and/or an all-terrain vehicle.

Let me know if you have any other questions or concerns. We look forward to confirming the hearing date for May 8th.

Thank you,

Kristina Hakala, Intern Architect
B.A.S., M.Arch.

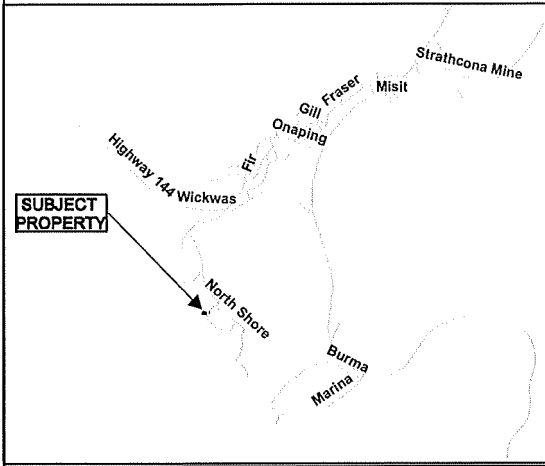
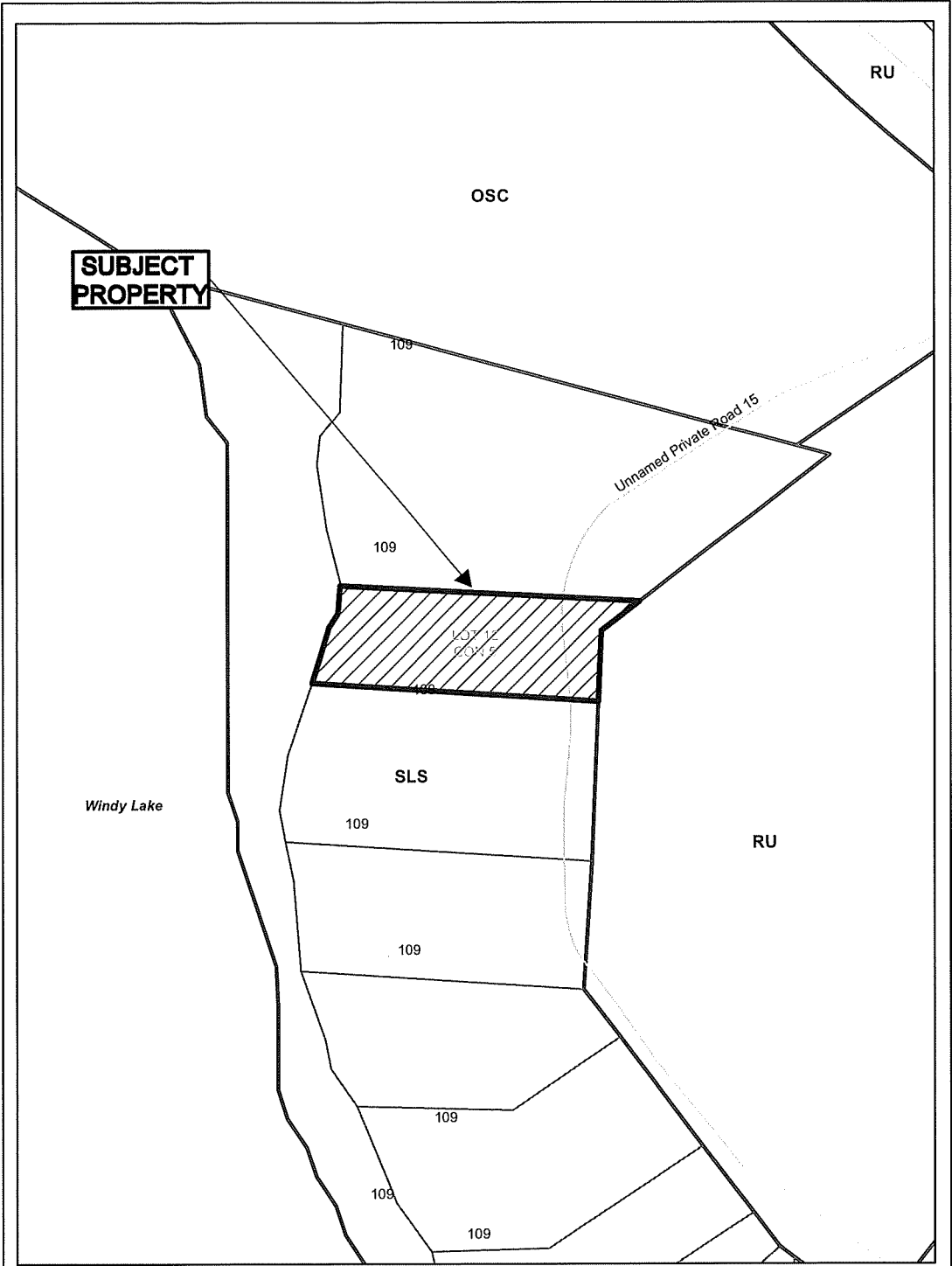
3RDLINE.STUDIO

289 Cedar Street, Suite 300 Sudbury, ON P3B 1M8

[REDACTED]
www.3rdLine.Studio

This message is confidential and is privileged to the intended recipient. If you are not the intended recipient, please notify me and permanently delete this message and any attachments without reading it or making a copy.

Ce message est confidentiel et privilégié au destinataire. Si vous n'êtes pas le destinataire prévu, s'il vous plaît m'aviser aussitôt et supprimer définitivement ce message et les pièces jointes sans le lire ou de faire une copie.



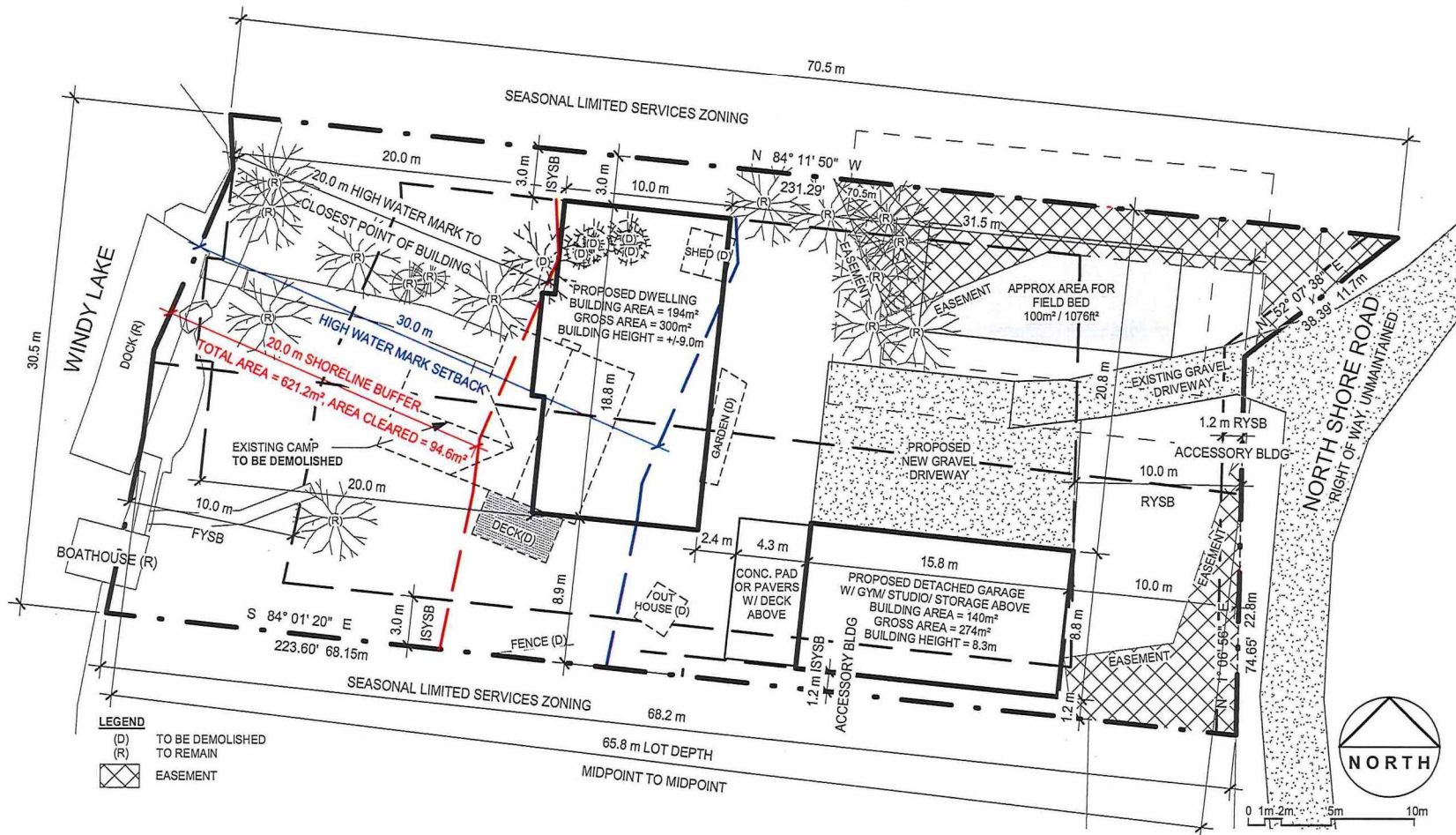
**Application for Minor
Variance or Permission**



Subject Property being PIN 73354-0357,
Parcel 53M-1142-2 SEC SWS SRO, Lot 2, Plan 53M-1142,
Part Lot 12, Concession 5, Township of Dowling,
109 B North Shore Road, Onaping,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0033/2024
Date: 2024 04 11



PROPOSED SITE PLAN

1 : 300

HUFFMAN DWELLING AND GARAGE

3RDLINE.STUDIO

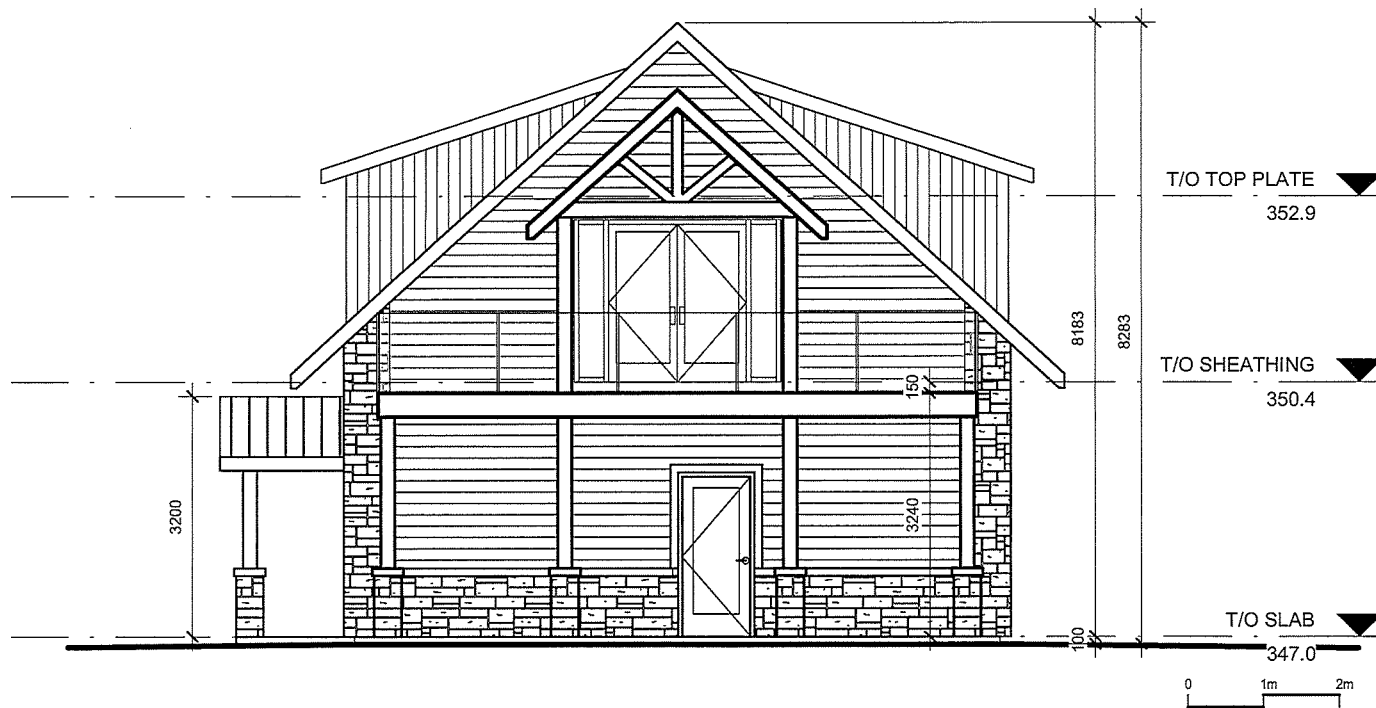
Project No: 2402
Scale: 1 : 300

SITE PLAN - MINOR VARIANCE

REVISED 2024 04 12

SP-1

A0033/2024
Sketch 2



PROPOSED LAKE SIDE ELEVATION
1 : 75

HUFFMAN DWELLING AND GARAGE

3RDLINE.STUDIO 280 CEDAR STREET
SUITE 100, CHICAGO, IL 60601

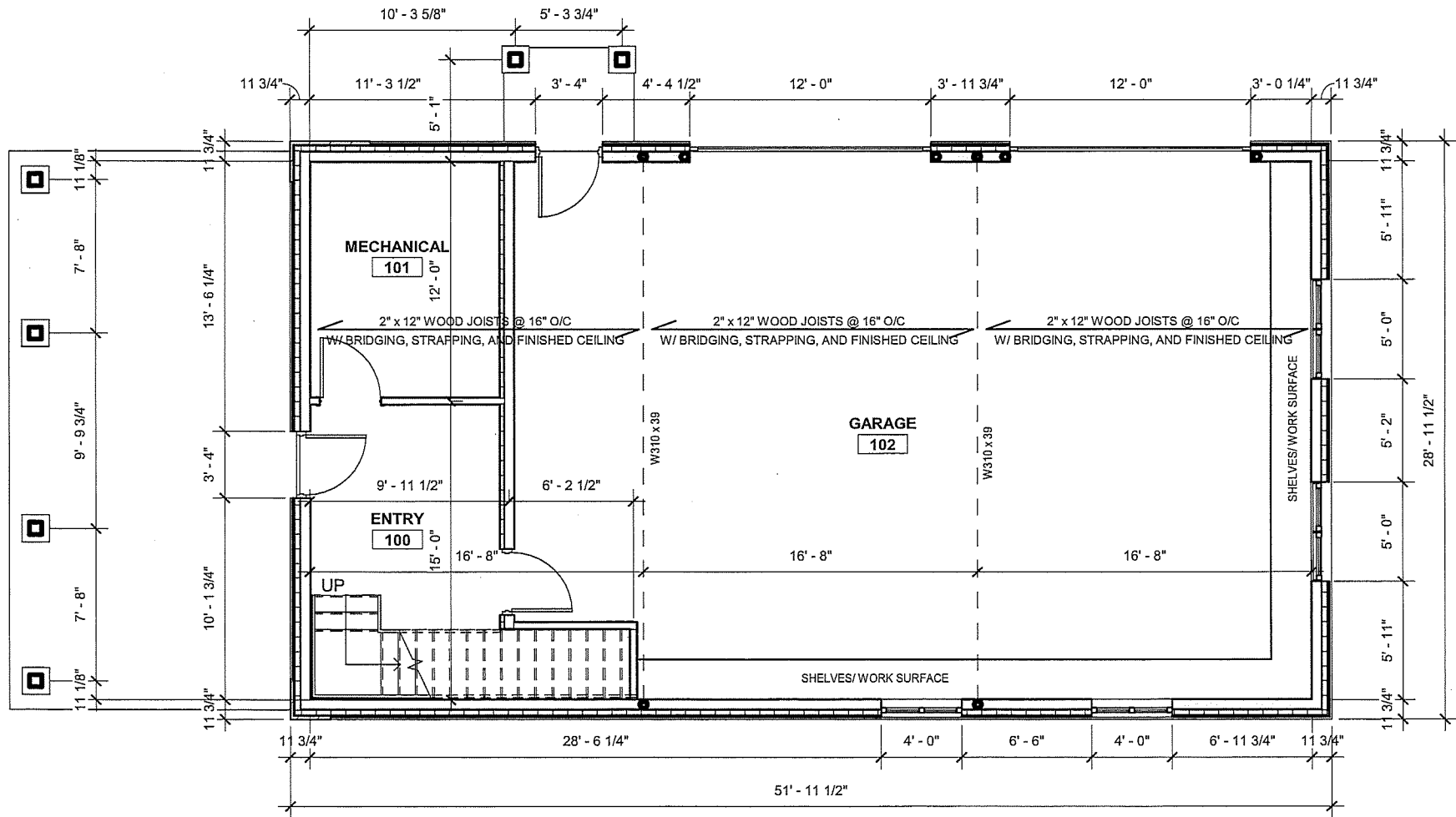
Project No: 2402
Scale: 1 : 75

PROPOSED LAKE SIDE ELEVATION

A0033/2024
Sketch.3

REVISED 2024 04 12

SK-6



PROPOSED 1ST FLOOR PLAN

1 : 75

PROPOSED 1ST FLOOR PLAN

HUFFMAN DWELLING AND GARAGE

3RD LINE STUDIO

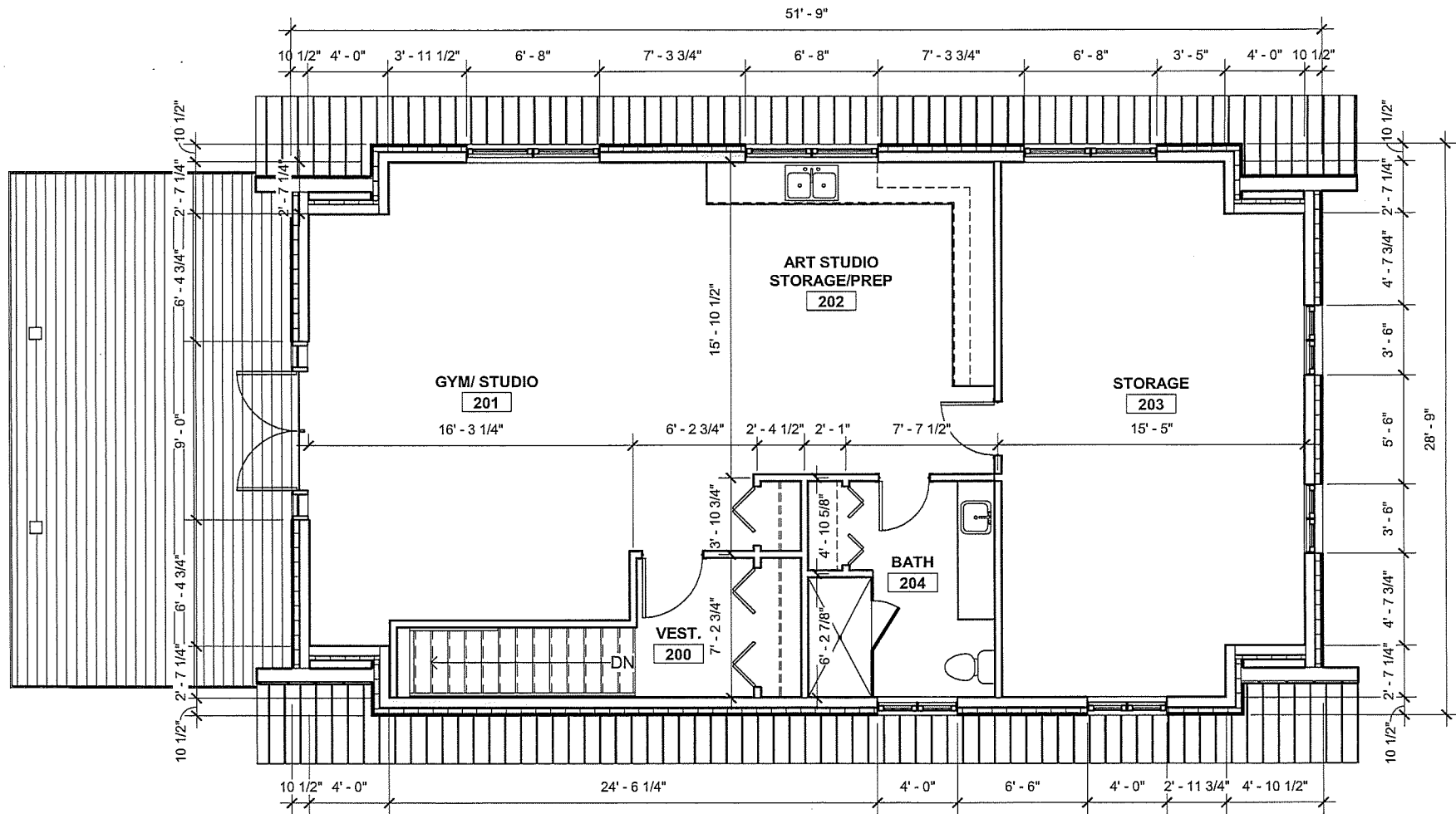
3110 1ST STREET
NORFOLK, VA 23510

Project No: 2402
Scale: 1 : 75

2024 04 02



A0033/2024
Sketch 4



PROPOSED 2ND FLOOR PLAN

1:75

PROPOSED 2ND FLOOR

2024 04 02

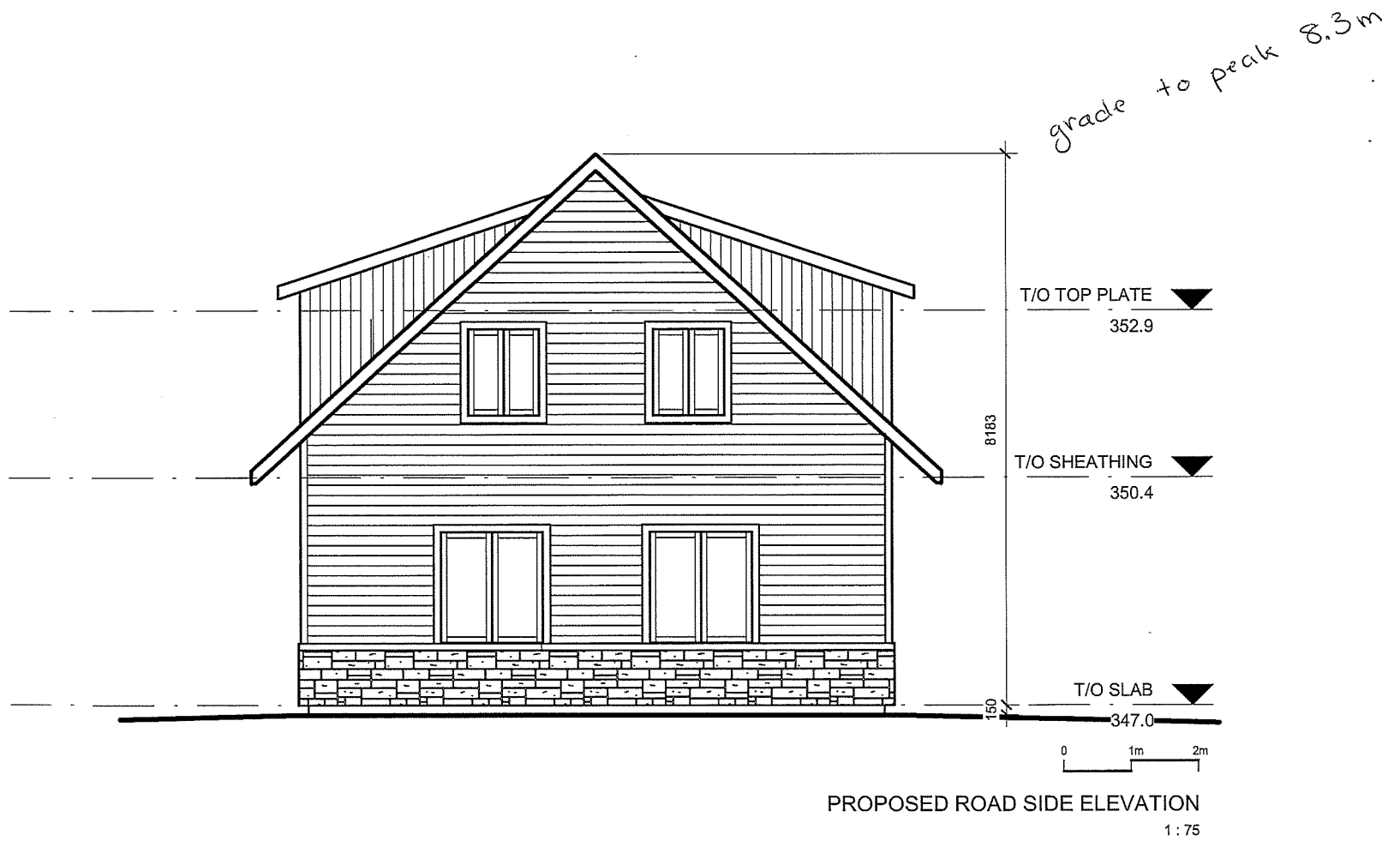
HUFFMAN DWELLING AND GARAGE

3RD LINE STUDIO 289 CEDAR STREET SUITE 100 CHICAGO, IL 60607

Project No: 2402
Scale: 1:75



A0033/2024
Sketch 5



HUFFMAN DWELLING AND GARAGE

3RD LINE STUDIO 289 CEDAR STREET
BURLINGTON, ONTARIO L7R 1A5

Project No: 2402
Scale: 1 : 75

PROPOSED ROADSIDE ELEVATION

2024 04 02



A0033/2024
Sketch 6



PROPOSED FRONT ELEVATION
1 : 75

HUFFMAN DWELLING AND GARAGE

3RD LINE STUDIO 289 CEDAR STREET
SUNBURY, ONTARIO

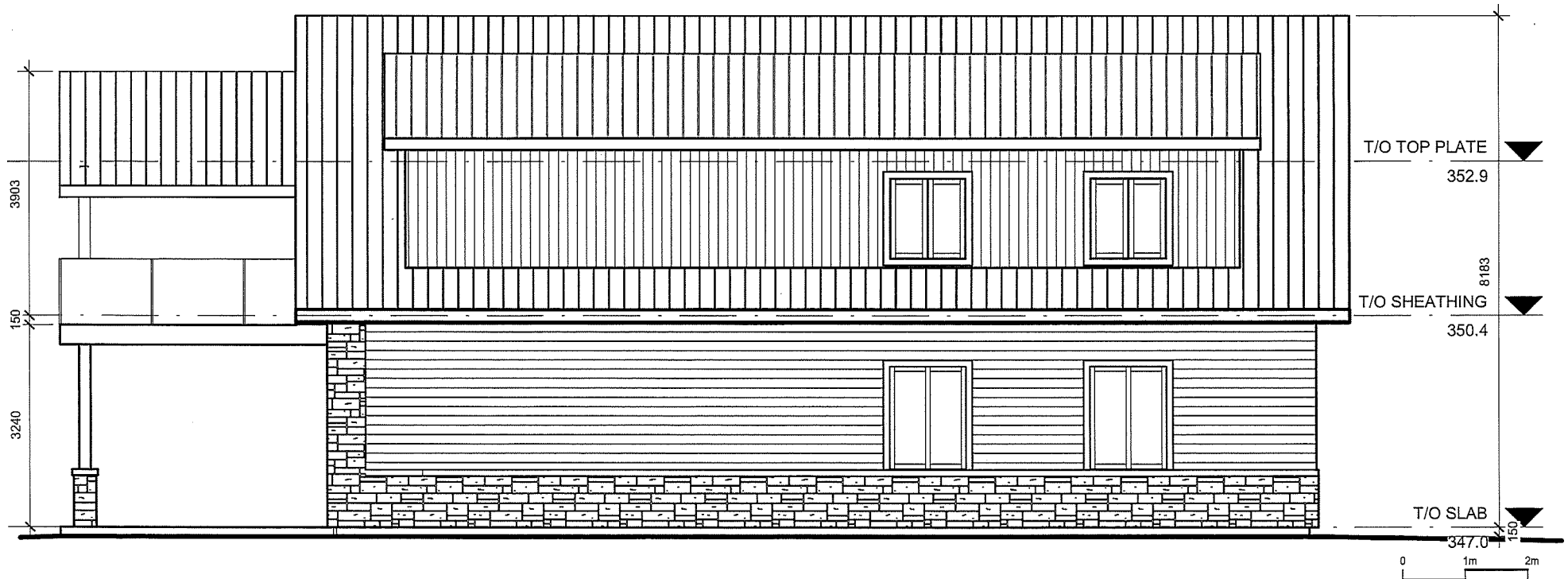
Project No: 2402
Scale: 1 : 75

PROPOSED FRONT ELEVATION

2024 04 02



A0033/2024
Sketch 7



PROPOSED REAR ELEVATION
1 : 75

HUFFMAN DWELLING AND GARAGE

3RD LINE STUDIO

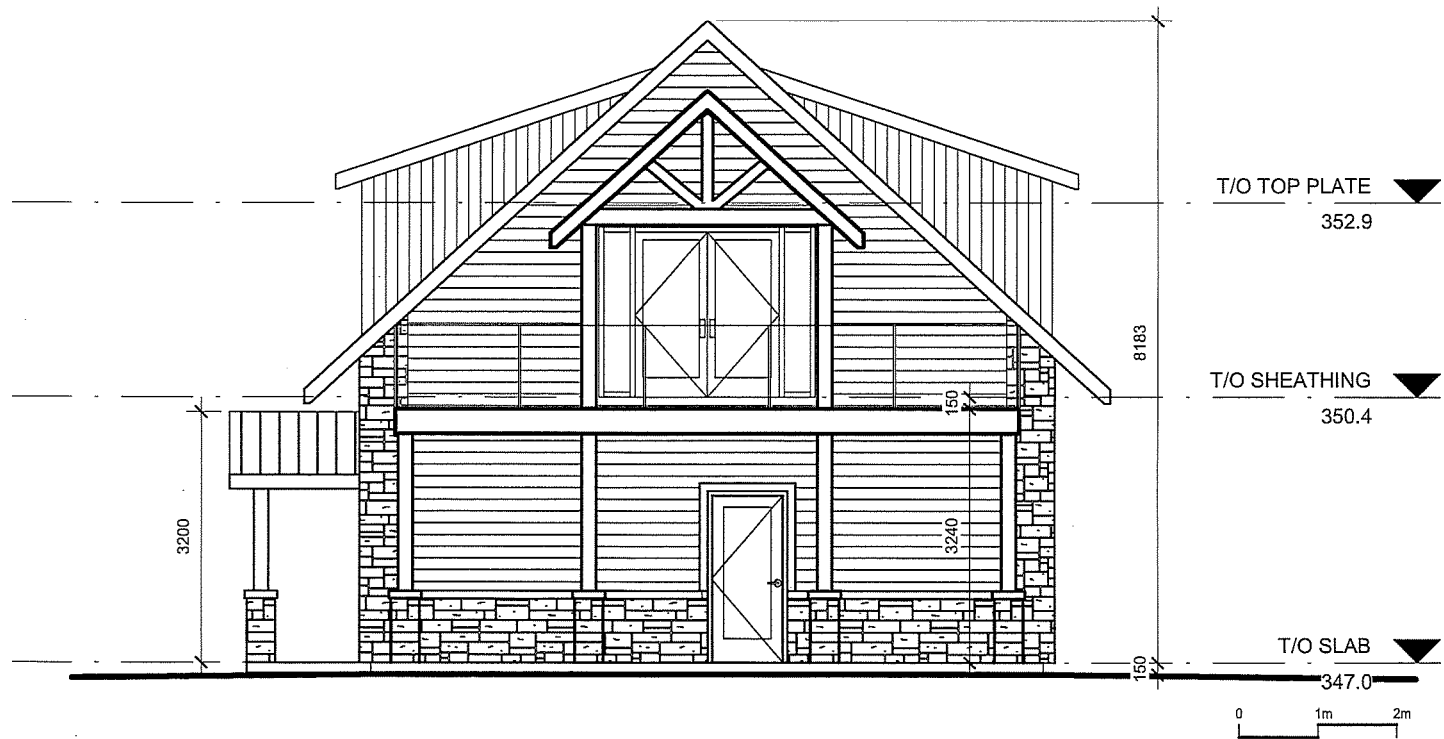
Project No: 2402
Scale: 1 : 75

PROPOSED REAR ELEVATION

2024 04 02



A0033/2024
Sketch 8



PROPOSED LAKE SIDE ELEVATION
1:75

HUFFMAN DWELLING AND GARAGE

3RD LINE STUDIO

Project No: 2402
Scale: 1:75

PROPOSED LAKE SIDE ELEVATION

2024 04 02



A0033/2024
sketch 9



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

Office Use Only
2024.01.01

A 0034/2024

S.P.P. AREA

YES ☐ NO ☒

NDCA REG. AREA

YES ☒ NO ☐

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): Paul & Liisa Mäkinen

Email:

Mailing Address: 435 Northshore Black Lake Rd.

Home P

Business Phone:

City: Lively

Postal Code: P3Y 1H8

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: Paul Mäkinen

Email:

Mailing Address: 435 Northshore Black Lake Rd.

Home P

Business

City: Lively

Postal Code: P3Y 1H8

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). N/A

Name: None

Mailing Address:

City:

Postal Code:

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

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

Variance To	By-law Requirement	Proposed	Difference
4.41.2 A	30 m	13.66m	16.34
4.41.3 A	20 m	13.6 m	6.34
25% shoreline buffer area	25%	33.5%	8.5%
4.25.1 West side yard	3 m	1.9m (3.44m)	1.1 m
4.41.4	20 m	13.66 m	6.34 m

- b) Is there an eave encroachment? ☒ Yes ☒ No If 'Yes', size of eaves: 0.31 (m)

- c) Description of Proposal: 12 x 14 Addition on Piers (East side)
2.15 x 1.6 m Addition on Piers (West side)

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

House is already within the 20m Buffer.

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

PIN(s): _____ Township: Waterloo
 Lot No.: 2 Concession No.: 5 Parcel(s): 9602
 Subdivision Plan No.: W585 Part Lot: 1 Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 435 North Shore Black Lake Rd.

- 7) Date of acquisition of subject land.
- 2005

- 8) Dimensions of land affected.

Frontage 31 (m) Depth 61 (m) Area 1983 (m²) Width of Street _____ (m)

- 9) Particulars of all buildings:

	House	Sauwa-Existing	Garage	East	Added Proposed	West
Ground Floor Area:	14.7	24.48	95.25 (m ²)	15.63		31.44 (m ²)
Gross Floor Area:	294	24.48	95.25 (m ²)	18.63		3.44 (m ²)
No. of storeys:	2	1	1	1		1
Width:	9.52	4.8	9.76 (m)	3.66		2.15 (m)
Length:	15.47	5.1	9.76 (m)	4.27		1.6 (m)
Height:	6.7	4.27	4.6 (m)	4.57		4.57 (m)

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

	House	Sauwa-Existing	Garage	East	Proposed	West
Front:	13.65	1 m	54 (m)	13.81		13.7 (m)
Rear:	38.82	68.2	3.9 (m)	44.2		46.19 (m)
Side:	1.9	24.4	18.78 (m)	13.1		1.9 (m)
Side:	17.78	1.5	1.96 (m)	13.6		26.41 (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 1950's Garage 2009 Sauwa 1950's

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

Use(s): Home Length of time: 17 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:

Seasonal camp / full time resident

A34/2024

- 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, Paul Mäkinen, Liisa Mäkinen (please print all names), the registered owner(s) of the property described as 435 Northshore Black Lake Rd., Lively, Ont.
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 Paul Mäkinen (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 19th day of March, 2024

x [Signature] Dan Roy
(witness)

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

Print Name: Paul Mäkinen Liisa Mäkinen

*I have authority to bind the Corporation

1003412024

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, Paul Mäkinen, Liisa Mäkinen (please print all names),
 the registered owner(s) or authorized agent of the property described as 435 Northshore Black Lake Rd.
Lively, On. P3V 1H8
 in the City of Greater Sudbury:

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

Dated this 19~~th~~ 8 day of ~~March~~ April, 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)

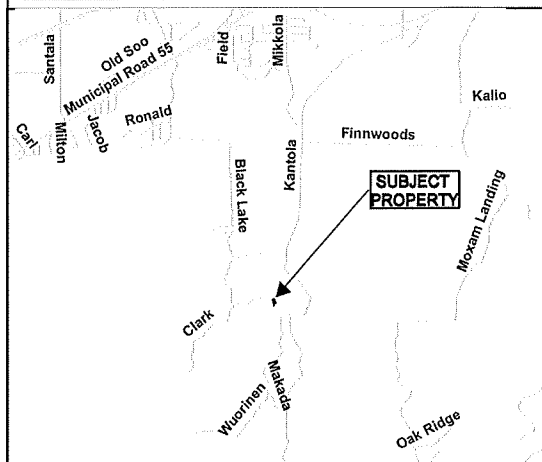
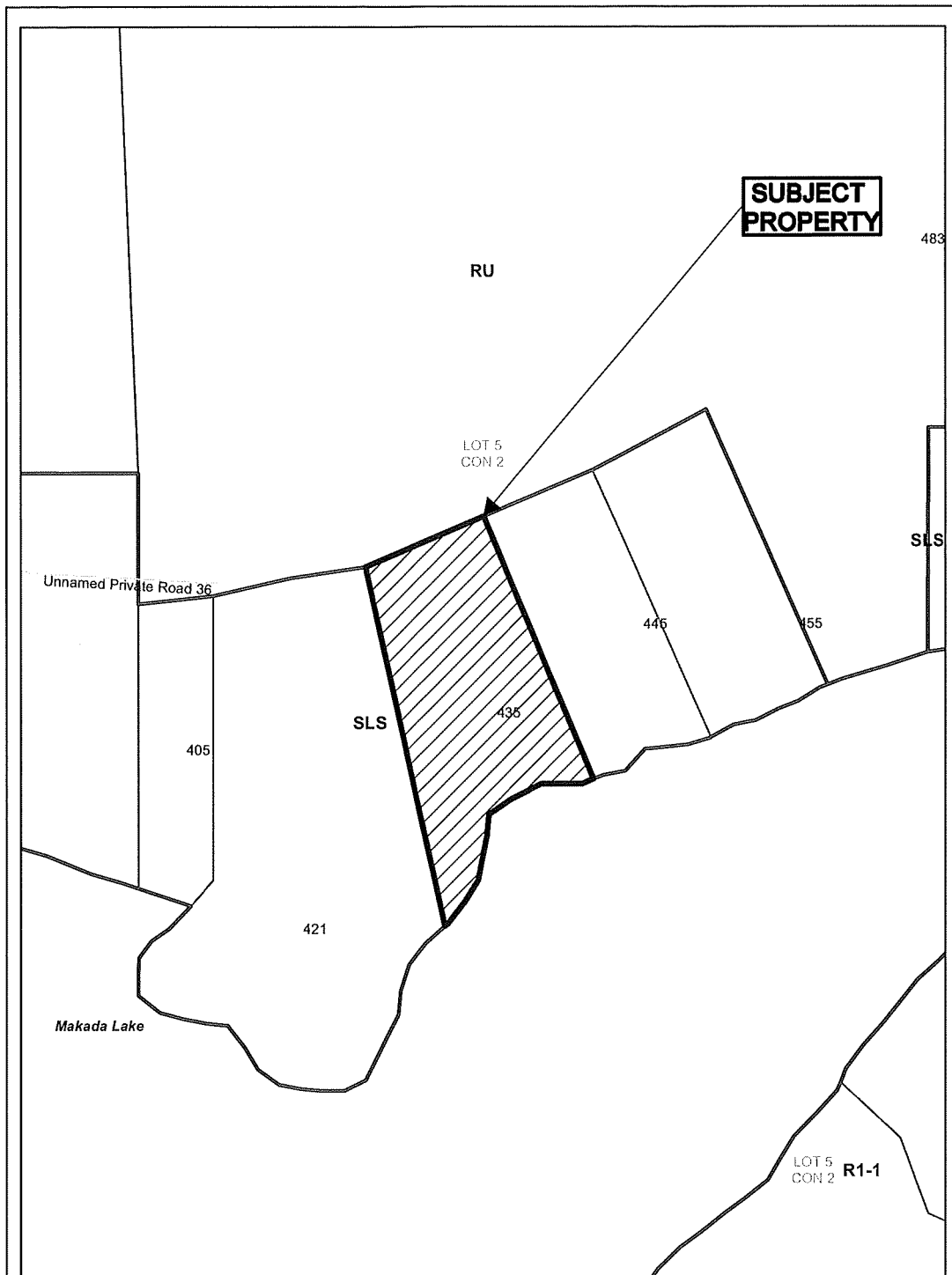
Print Name: Paul Mäkinen
 *I have authority to bind the Corporation

* 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>22 Apr</u>	Hearing Date: <u>8 May 22</u>	Received By:
Zoning Designation: <u>SLS</u>	Resubmission: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Previous File Number(s): <u>See below</u>		
Previous Hearing Date:		
Notes:		
<u>B15/96 (Mar 4/96)</u>		
<u>B98/97 (Jul 7/97)</u>		
<u>B31/03 (Mar 24/03)</u>		
<u>B32/03 (Mar 24/03)</u>		
<u>B56/04 (May 3/04)</u>		
<u>B112/04 (Aug 30/04)</u>		
<u>B113/04 (Aug 30/04)</u>		
<u>B54/05</u>		
<u>B55/05 (Sep 19/05)</u>		
<u>B56/05</u>		
<u>B263/08 (Nov 27/08)</u>		

A0034/2024



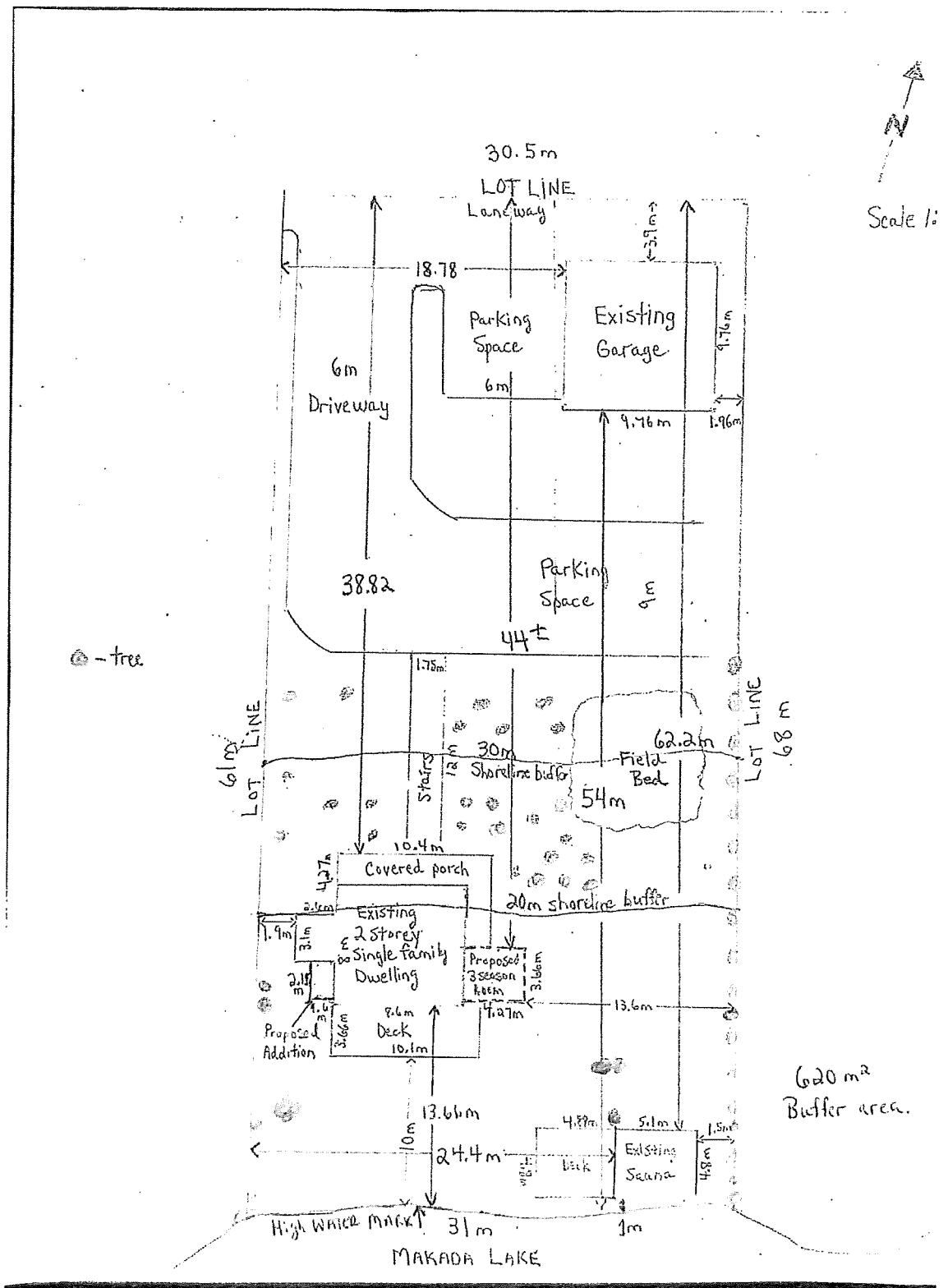
Application for Minor Variance or Permission



Subject Property being PIN 73374-0030,
Parcel 9602 SEC SWS, Part Lot 1, Plan M-585,
Part Lot 5, Concession 2, Township of Waters,
435 North Shore Black Lake Road, Lively,
City of Greater Sudbury

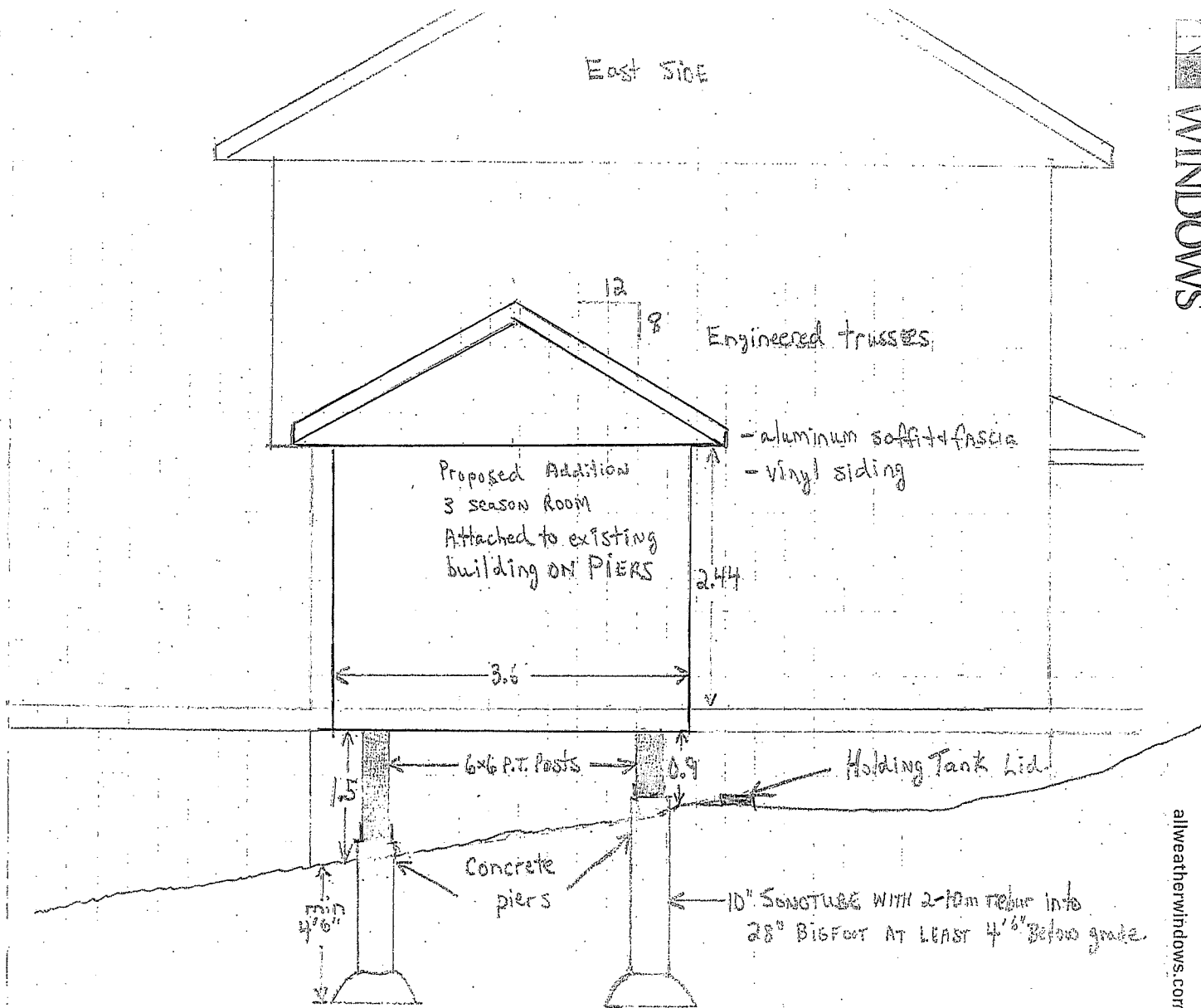
Sketch 1, NTS
NDCA

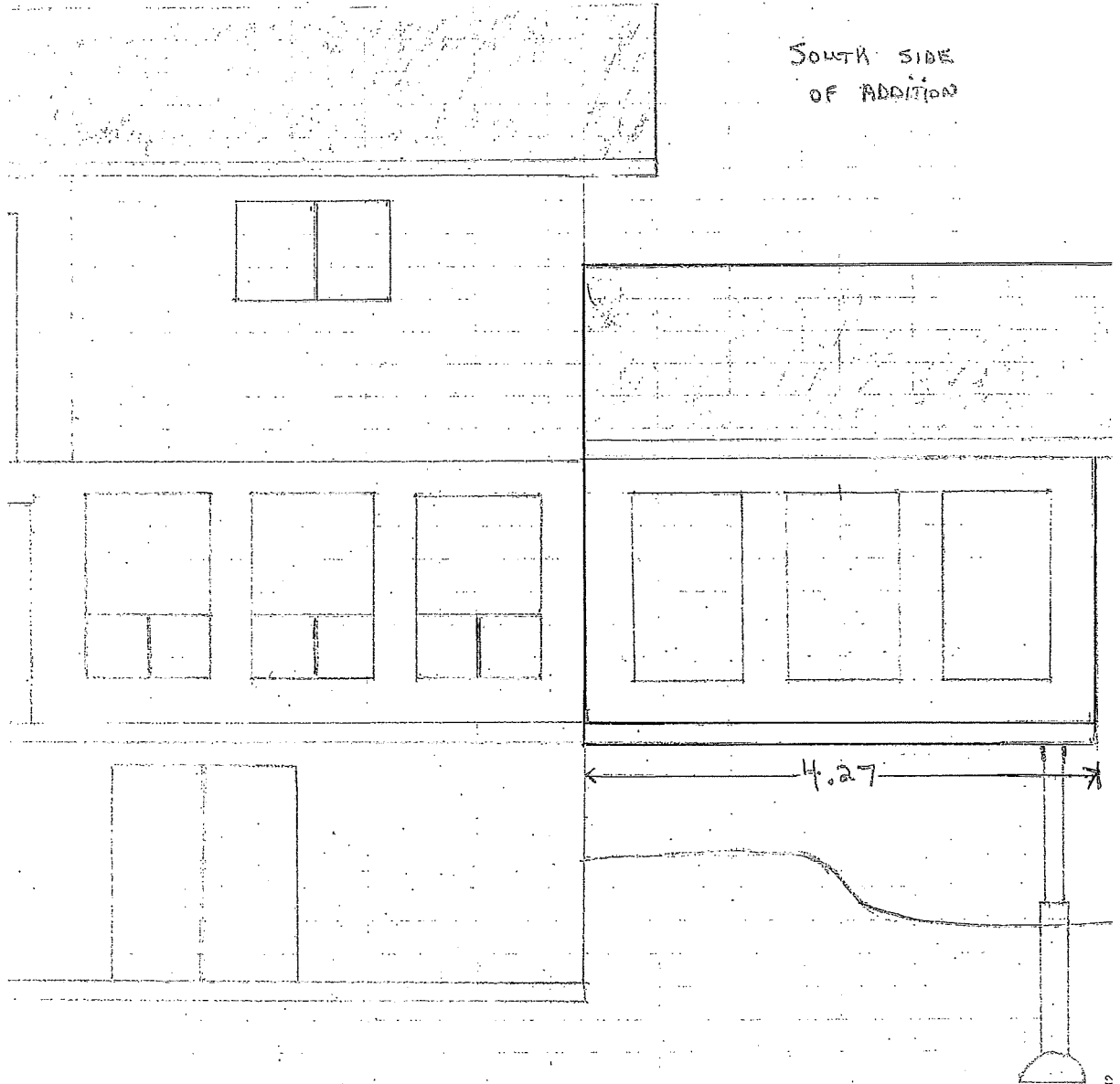
A0034/2024
Date: 2024 04 11



A0034/2024
sketch 2

VANCOUVER EDMONTON CALGARY RED DEER LETHBRIDGE SASKATOON REGINA WINNIPEG TORONTO





VANCOUVER

EDMONTON

CALGARY

RED DEER

LETHBRIDGE

SASKATOON

REGINA

WINNIPEG

TORONTO

A0034/2024
Sketch 4

Rear View

Aluminum
Soffit & Fascia

Shingles to match house.

Existing
house

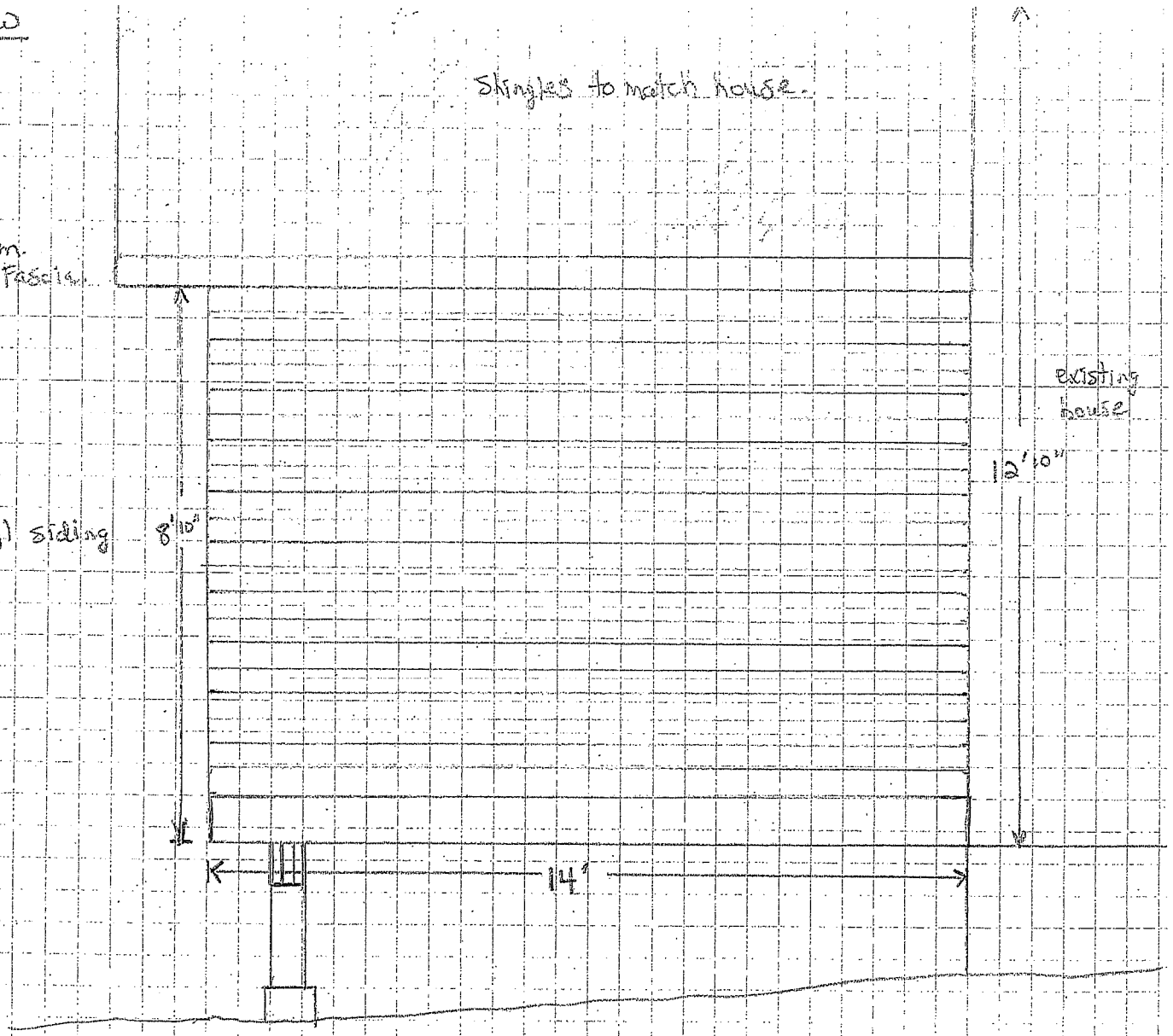
Vinyl Siding

8'10"

12'10"

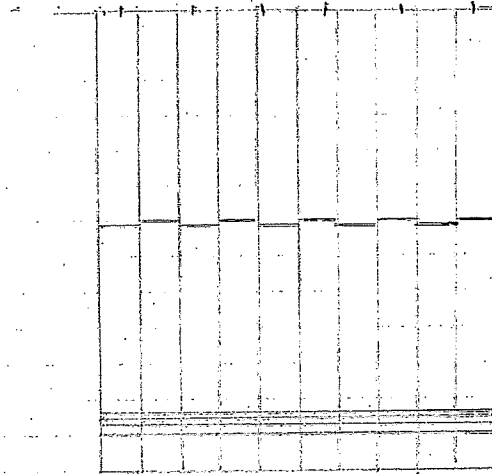
14'

A0034/2024
Sketch 5



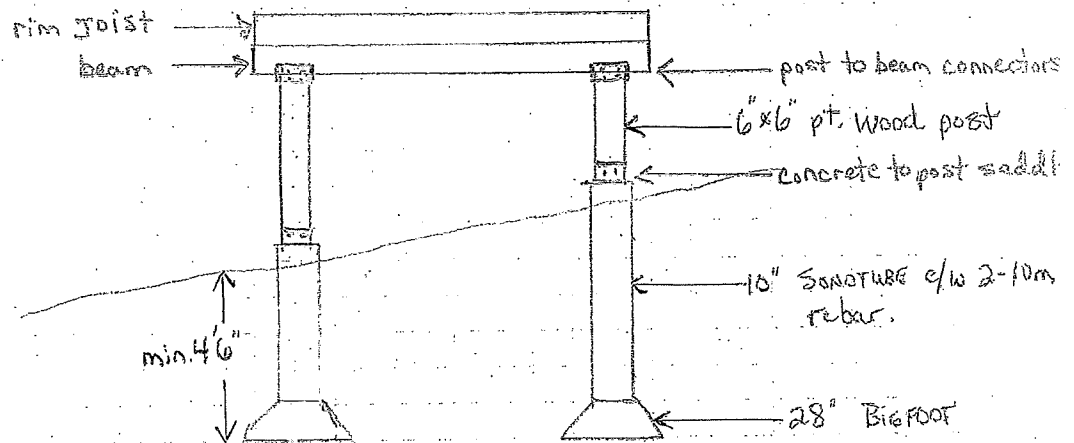
FLOOR ASSEMBLY

ledger has 1/2" lag bolts @ 24" o/c.



Joists
2x10 @ 16" o/c
c/w blocking mid span.

3-ply = 2x10 Beam
5/8 lag plywood.



VANCOUVER

EDMONTON

CALGARY

RED DEER

LETHBRIDGE

SASKATOON

REGINA

WINNIPEG

TORONTO

A0034/2024
sketch b

Floor plan

Inside of
existing house

Proposed addition
(3 season room)

- 2x10 floor joists @ 16" o/c.
- 5/8 ttg sheathing
- 2x6 studs @ 16" o/c.
- 7/16 OSB wall sheathing.
- vinyl siding
- shingles to match existing.

32"x80"
insulated
door

4'8"

12'

36"

36"

36"

A0034/2024
Sketch 7



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 0030/2024
S.P.P. AREA YES ___ NO <input checked="" type="checkbox"/>
NDCA REG. AREA YES <input checked="" type="checkbox"/> 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): Marc + Dorothy - Ann Meilleur
Mailing Address: 3521 Long Lake Road
City: Sudbury, ON Postal Code: P3G 1N1

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

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

Name of Agent: Jonathan Rossi - Gateway Custom Contracting
Mailing Address: 1711 Valleyview Rd
City: Val Caron, ON Postal Code: P3N 1K7

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

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

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

Name: None
Mailing Address:
City: Postal Code:

- 4) Current Official Plan designation: Rural 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
Exceed structure height (detached garage) sec. 4.2.4(b)	6.5m	8.43m	1.93m

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

- c) Description of Proposal: Seeking a variance to obtain a permit to construct a detached garage which exceeds bylaw height.

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

The height for garage walls is required for storage mezzanine and for vehicle storage (ie. camper trailer, tractor)

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

PIN(s): 73476 - 0665 Township: Broder
 Lot No.: Pt 6 Concession No.: 4 Parcel(s):
 Subdivision Plan No.: Lot: Reference Plan No.: 538 - 16953 Part(s): 7 - 10
 Municipal Address or Street(s): 3521 Long Lake Road, Sudbury P3G 1N1

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

- 8) Dimensions of land affected.

Frontage 180.3 (m) Depth 131.42 (m) Area 25981 (m²) Width of Street (m)

9) Particulars of all buildings:	House Existing		Garage Proposed	
		(m ²)		(m ²)
Ground Floor Area:	<u>527.86</u>	(m ²)	<u>297.29</u>	(m ²)
Gross Floor Area:	<u>767.54</u>	(m ²)	<u>356.75</u>	(m ²)
No. of storeys:	<u>2</u>		<u>1.5</u>	
Width:	<u>40</u>	(m)	<u>12.19</u>	(m)
Length:	<u>22.96</u>	(m)	<u>24.38</u>	(m)
Height:	<u>8.53</u>	(m)	<u>8.43</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	
		(m)		(m)
Front: <u>East</u>	<u>92.52</u>	(m)	<u>65.73</u>	(m)
Rear: <u>West</u>	<u>13.64</u>	(m)	<u>41.3</u>	(m)
Side: <u>North</u>	<u>105.24</u>	(m)	<u>8.6</u>	(m)
Side: <u>South</u>	<u>39.24</u>	(m)	<u>159.5</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 ≈ 2011

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

Use(s): ResidentialLength of time: Since 2011 (13 yrs)

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

Same as #13. ☒ or, _____

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

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

☐ Yes ☒ No

If "yes", how many? _____

- 17) Existing uses of abutting properties:

Residential

A0036/2024

- 18) To the best of your knowledge has the subject and 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, Marc & Dorothy - Ann Meilleux (please print all names), the registered owner(s) of the property described as 3521 Long Lake Rd, P3G1N1
in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

- g) appoint and authorize Jonathan Rossi - Gateway Custom Contracting (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 April, 2024

K. Rossi
(witness)

Marc & Dorothy - Ann Meilleux
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: MARC Meilleux

*I have authority to bind the Corporation
DOROTHY-ANN MEILLEUX

A0036/2024

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, Jonathan Rossi - Gateway Custom Contracting (please print all names),
the registered owner(s) or authorized agent of the property described as 3521 Long Lake Rd, P3G 1N1

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 12th day of April, 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)

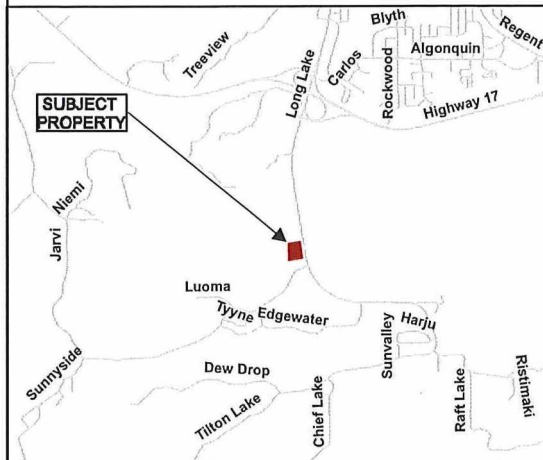
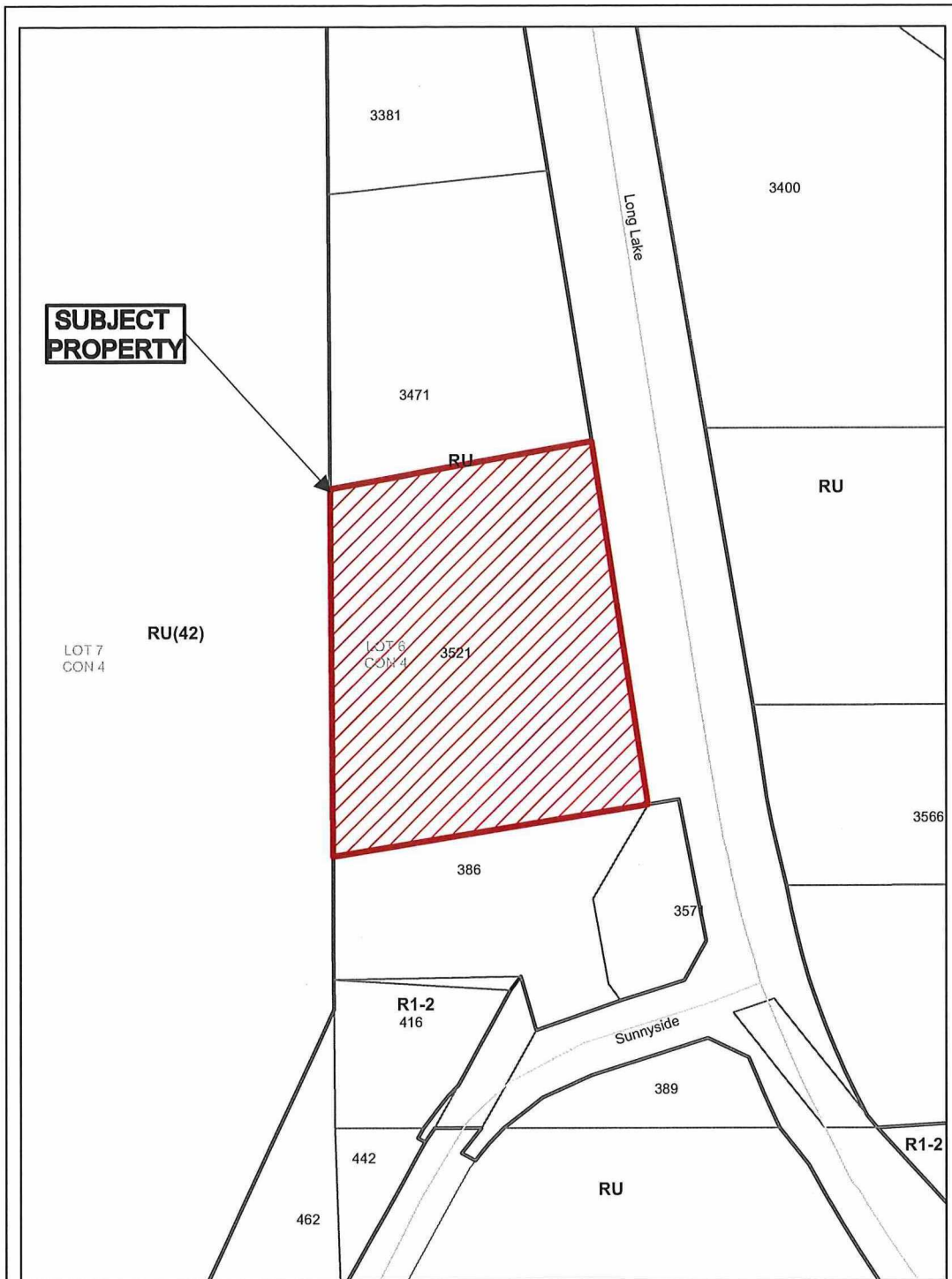
Print Name: Jonathan Rossi
*I have authority to bind the Corporation

* 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: <u>N. Lewis</u>
Zoning Designation: <u>RU</u>	Resubmission: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Previous File Number(s): <u>See below</u>		
Previous Hearing Date: <u>" "</u>		
Notes:		
<u>B0054/2004 (May 3/04)</u>		
<u>B0053/2004 (May 3/04)</u>		
<u>B0056/2000 (Aug 8/00) Approved lot creations</u>		
<u>B0057/2000 (Aug 8/00) - allowed to lapse</u>		
<u>B0383/1993 (Nov 15/93) Approved lot creations</u>		
<u>B0384/1993 (Nov 15/93) - allowed to lapse</u>		
<u>A02167/1993 (Nov 15/93)</u>		

A0036/2024



Application for Minor Variance or Permission



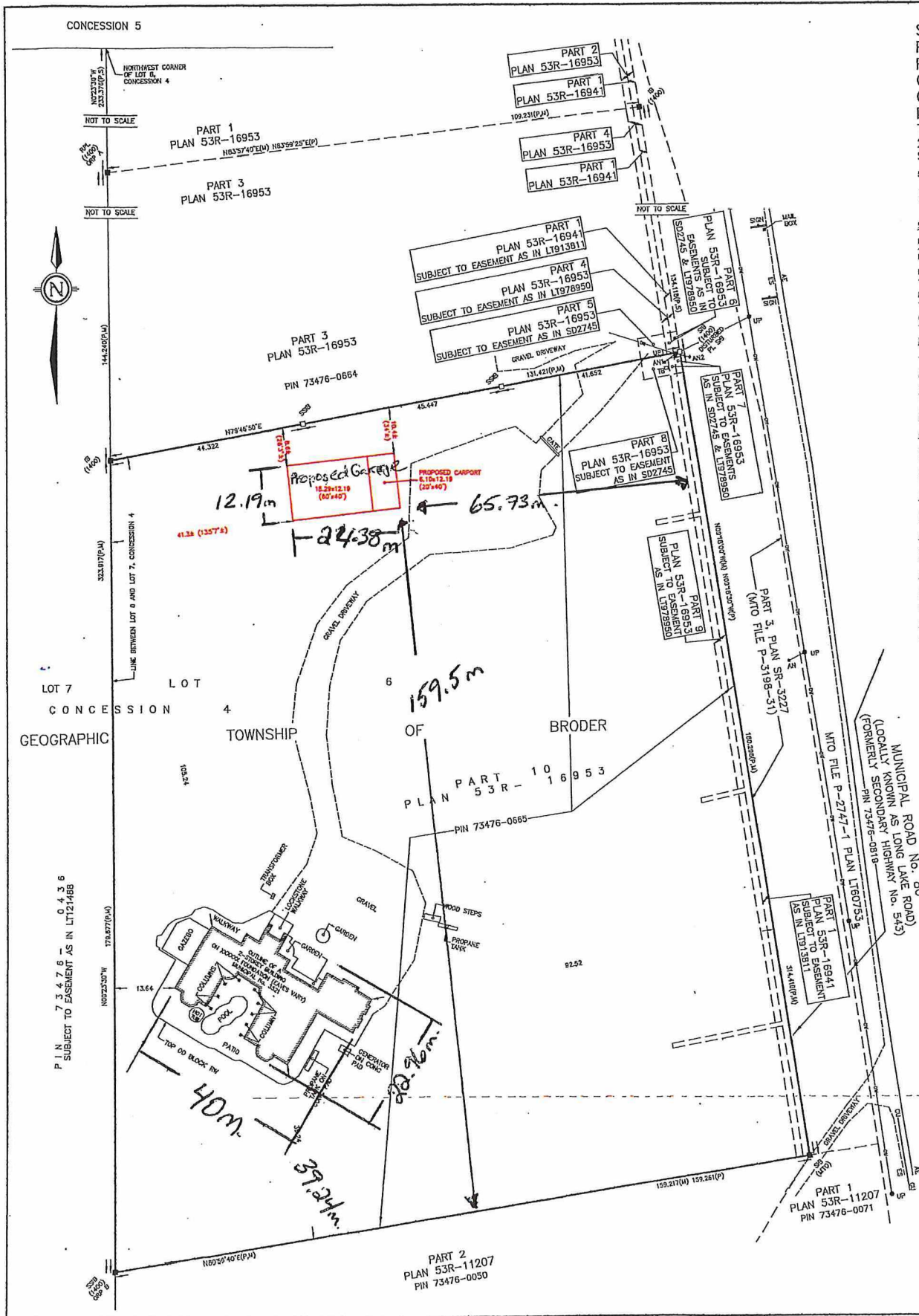
Subject Property being PIN 73476-0665,
Part Lot 6, Concession 4, Parts 7, 8, 9, and 10,
Plan 53R-16953, Township of Broder,
3521 Long Lake Road, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0036/2024
Date: 2024 04 18

A0036/2024
Sketch 2

Copy - Not to scale shown.



SURVEYOR'S REAL PROPERTY 1
PLAN OF SURVEY OF
PART OF LOT 6, CONCESSION
GEOGRAPHIC TOWNSHIP OF BR
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY
TULLOCH GEOMATICS INC.
2024
SCALE 1 : 500

5m 0 5 25m
THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm IN WIDTH BY
IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:500.

SURVEYOR'S REAL PROPERTY REPORT, PART 2

DESCRIPTION OF LAND
- PART OF LOT 6, CONCESSION 4, GEOGRAPHIC TOWNSHIP OF BR
BEING ALL OF THE LAND DESCRIBED IN PIN 73476-0655.

BOUNDARY ELEMENTS

- AS SHOWN

REGISTERED EASEMENTS

- SUBJECT TO EASEMENTS AS IN LTR13811, LTR78950, AND S027

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS

- NOT CONFIRMED BY THIS REPORT, SETBACKS AS SHOWN

MUNICIPAL ADDRESS

- 3521 LONG LAKE ROAD

ADDITIONAL REMARKS

THIS REPORT WAS PREPARED FOR GATEWAY CUSTOM CONTRACTING
THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER

ANY UNDERGROUND SERVICES AND THEIR POSITIONS ARE NOT CO
BY THIS REPORT.

NOTE:

THIS REPORT CAN BE UPDATED BY THIS OFFICE, HOWEVER NO AD
OF THIS ORIGINAL REPORT WILL BE ISSUED SUBSEQUENT TO THE DATE

BUILDING TIES ARE PERPENDICULAR OR RADIAL TO PROPERTY LIMIT
TO XXXXXXXXXX FOUNDATION.

METRIC:

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METR
CONVERTED TO FEET BY DIVIDING BY 0.3048.

DISTANCE NOTE:

GROUND DISTANCES SHOWN HEREON CAN BE CONVERTED TO UTM
COMBINES SCALE FACTOR OF 0.999561

BEARING NOTE:

BEARINGS ARE UTM GRID AND ARE DERIVED FROM OBSERVED REF
TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17 (81° WEST LC
HAVING A BEARING OF N02°33'30"W AS SHOWN HEREON.

ROTATION NOTE:

NO ROTATION HAS BEEN APPLIED TO THE ASTROMONOMIC BEARINGS

LEGEND:

■	DENOTES FOUND MONUMENT
□	DENOTES PLANTED MONUMENT
SSB	DENOTES STANDARD IRON BAR
SSB	DENOTES SHORT STANDARD IR
RPL	DENOTES IRON BAR 0.015 x 1
P	DENOTES ROCK PLUG 0.015 x
M	DENOTES MEASURED
S	DENOTES SET
1400	DENOTES D.S. DOWLAND, D.L.S
MTO	DENOTES MINISTRY OF TRANSP
ORP	DENOTES OBSERVED REFERENCE
AE	DENOTES EDGE OF ASPHALT
AN	DENOTES ANCHOR
ES	DENOTES EDGE OF SHOULDER
GU	DENOTES GUARD RAIL
TB	DENOTES RETAINING WALL
UP	DENOTES TELECOMMUNICATION
UP	DENOTES UTILITY POLE
UP	DENOTES OVERHEAD

INTEGRATION COORD

OBSERVED REFERENCE POINTS (ORP)
OBSERVATIONS USING REAL TIME NETWORK
WEST LONGITUDE) NAD83

COORDINATES VALUES TO UTM ACC
SEC. 14(2) OF O.R.I

POINT ID	NORTHING
ORP A	5140511.73
ORP B	5140288.04

COORDINATES CANNOT, IN THE
RE-ESTABLISH THE CORNERS OR BOUN

FEATURE COORD

COORDINATES ARE REFERE	(81° WEST LONGITUDE), N
FEATURE	NORTHING
UP1	5140490.1
AN1	5140468.1
AN2	5140469.1

SURVEYOR'S CERTIFICATE

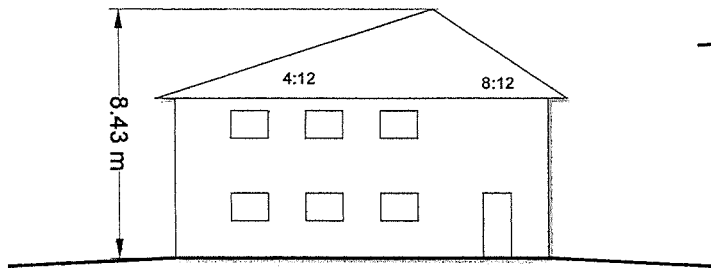
I CERTIFY THAT:
(1) THIS SURVEY AND PLAN ARE CORRECT AND IN A
SURVEYS ACT, THE SURVEYORS ACT AND THE REGU
(2) THE SURVEY WAS COMPLETED ON THE 30th DAY

DRAFT
XXXXXX, 2024
DATE
NAME
DNTSR

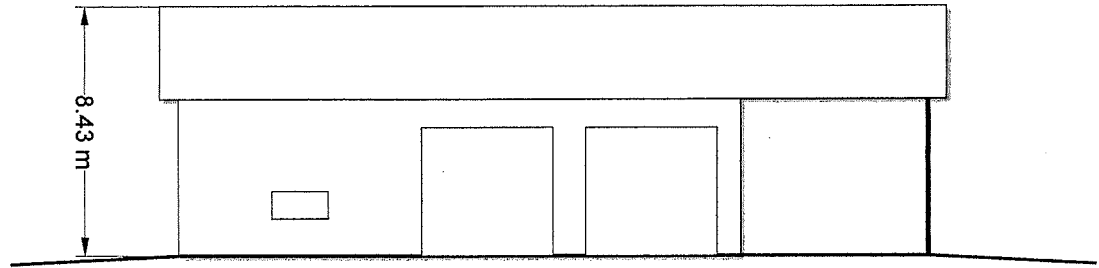
THIS PLAN OF SURVEY RELATES TO ADLS PLAN SUBJ



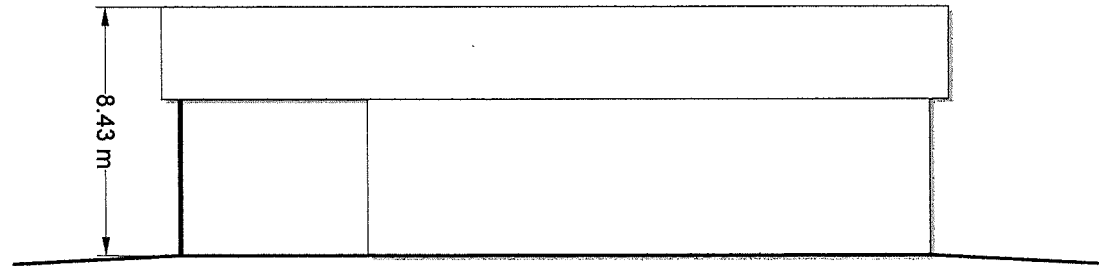
1" = 20'



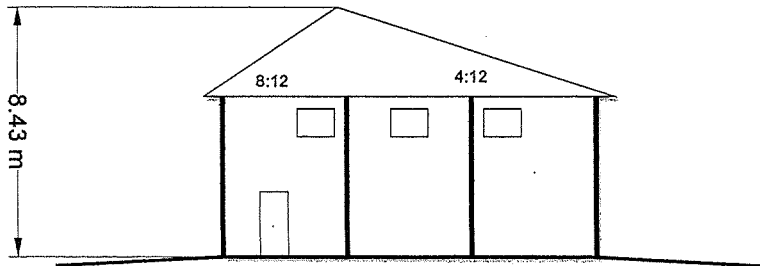
West Side



South Side



North Side



East Side

A0036/2024
Sketch 3



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

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

Office Use Only 2024.01.01	
A 0037/2024	
S.P.P. AREA	
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
NDCA.REG. AREA	
YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>

APPLICATION FEE: \$1,360.00 (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): 2380363 Ontario Ltd. Email: [REDACTED]
Mailing Address: 219 O'Neil Drive East, Garson ON Home Phone: [REDACTED]
City: Sudbury Postal Code: P3L 1H6 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: Tulloch Engineering Email: [REDACTED]
Mailing Address: 1942 Regent Street, Unit L Home Phone: [REDACTED]
291 Lourdes St Business Phone: [REDACTED]
City: Sudbury Postal Code: P3E 5V5 Fax: [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 None
Mailing Address: N/A
City: Sudbury Postal Code:

- 4) Current Official Plan designation: Downtown Current Zoning By-law designation: R3(79)

- 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
Required Parking Spaces	1/unit (27)	24 (0.88/unit)	3 (0.12/unit)

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

- c) Description of Proposal:

Proposal requires parking relief to facilitate three (3) additional units within the existing building. See Planning Justification.

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

See Planning Justification.

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

PIN(s): 735840882 & 735830183 Township: McKim
 Lot No.: parts of 4 & 5 Concession No.: 3 Parcel(s):
 Subdivision Plan No.: Lot: Reference Plan No.: Part(s):
 Municipal Address or Street(s): 791 Louisa Street

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

- 8) Dimensions of land affected.

Frontage $\pm 42.4\text{m}$ (m) Depth $\pm 170\text{m}$ (m) Area ± 5700 (m²) Width of Street 20 (m)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	$\pm 631\text{m}^2$ (m ²)	Same as existing (m ²)
Gross Floor Area:	$\pm 1262\text{m}^2$ (m ²)	Same as existing (m ²)
No. of storeys:	2	Same as existing
Width:	see concept plan (irreg) (m)	Same as existing (m)
Length:	see concept plan (irreg) (m)	Same as existing (m)
Height:	see concept plan (irreg) (m)	Same as existing (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:	$\pm 34\text{m}$ 21.3m (m)	Same as existing (m)
Rear:	$\pm 14\text{m}$ 11.0m (m)	Same as existing (m)
Side:	northerly $\pm 10\text{m}$ 9.4m (m)	Same as existing (m)
Side:	southerly $\pm 23\text{m}$ 10.3m (m)	Same as existing (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.

Unknown

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

Use(s): 24-unit multiple dwelling (Currently under cc Length of time: Currently Under Construction

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

Same as #13 ☐ or, 27-Unit Multiple Dwelling

- 15) What is the number of dwelling units on the property? 24 (under construction)

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

☐ Yes ☒ No

If "yes", how many?

- 17) Existing uses of abutting properties: Residential, Parks and Open Space

A0037/2024

- 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. See SPP App

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, 2380363 Ontario Ltd. (please print all names), the registered owner(s) of the property described as PINS 735840882 & 735830183 in Lots 4 and 5, Concession 3, Township of McKim in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

- g) appoint and authorize TULLOCH (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 _____, 20 24

Brandon Courcier
Brandon Courcier (Apr 2, 2024 11:51 EDT)

(witness)

X

Paul Charbonneau
Paul Charbonneau (Apr 2, 2024 11:57 EDT)

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

Print Name: Paul Charbonneau

*I have authority to bind the Corporation

A0037/2024

I/We, TULLOCH

(please print all names),

the registered owner(s) or authorized agent of the property described as

PINS 735840882 & 735830183 in Lots 4 and 5, Concession 3, Township of McKim

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

2

day of

April

, 20 74

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:

Aaron Arigamko
to bind the Corporation

*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 12/24 Hearing Date: May 8/24 Received By: N. Lewis

Zoning Designation: R3(79) Resubmission: ☐ Yes ☒ No

Previous File Number(s):

Previous Hearing Date:

Notes: 751-6/21-23

A003712024

PLANNING JUSTIFICATION

A003712024

BRIEF

291 LOURDES STREET, GREATER SUDBURY
PARKING MINOR VARIANCE

MARCH 2024

Prepared by: TULLOCH
Prepared for: 2380363 Ontario Ltd.

1.0 INTRODUCTION

TULLOCH has been retained by the owner of 291 Lourdes Street (being PINS 735840882 & 735830183) in the City of Greater Sudbury to facilitate the submission of an application for minor variance to reduce the parking requirement for the subject lands from that required by the site-specific R3(79) zone. The intent of such variance is to facilitate the addition of three (3) new units within the site plan approved multiple dwelling.

The subject property was previously subject to an amendment to the *City of Greater Sudbury Zoning By-Law 2010-100Z*, which, among other site specific provisions, permitted a parking ratio of 1 parking space per unit in the R3 'Medium Density Residential' zone. However, minor relief is being requested to allow for the continued use of the existing site plan approved 24 parking spaces, where 27 would be required with the addition of three (3) new units, resulting in a slight reduction to the currently permitted parking ratio (being a ratio of 0.88 spaces per unit).

Under **Section 45(1)** of the Planning Act there are four tests that a minor variance must meet:

1. Is the application minor in nature?
2. Is the application desirable for the appropriate development of the lands in question?
3. Does the application conform to the general intent and purpose of the Zoning By-law? and
4. Does the application conform to the general intent and purpose of the Official Plan?

For the City of Greater Sudbury to consider any minor variance application the variance must meet all four of these tests. It is the author's opinion that the proposed minor variance represents good planning and meets the four tests. Justification for the site-specific reduction in parking vis-à-vis the four tests is outlined below.

2.0 SUBJECT PROPERTY & SURROUNDING CONTEXT

The subject property is located on Lourdes Street in Sudbury, east of the Bridge of Nations. The property is designated 'Downtown' per the City's Official Plan (OP) (*Schedule 1b*). The property currently features an existing former surplus institutional building that – once added to per the approved site plan control agreement - will contain 24 multiple dwelling units. The property is legally described as follows:

PIN 735840882 and PIN 735830183, in Part of Lots 4 and 5, Concession 3, McKim Township, City of Greater Sudbury

The property is currently zoned R3(79) 'Medium Density Residential Special' in the Zoning By-law, and is designated 'Downtown' in the OP. Lourdes Street is fully serviced by municipal water and sanitary sewer, and is classified as a 'Local' road per OP *Schedule 7*. The property benefits from access to GOVA Transit Route 10 (Minnow Lake), connecting between the Minnow Lake area to the east and the downtown core. The closest bus stop Transit Route 10 is located on Morris Street west of the Elizabeth Street intersection, approximately 135 metres from the site.

The surrounding area is comprised of a mix of housing types, institutional and commercial uses. The immediate surrounding area can be described as follows:

NORTH: Grotto Park, Medium-Density Residential, Jeanne-Sauve public school
EAST: Lourdes Street/ Cartier Ave, Medium-Density Residential
SOUTH: Low and Medium-Density Residential uses.
WEST: Grotto Park, Downtown/Central Business District

A0037/2024

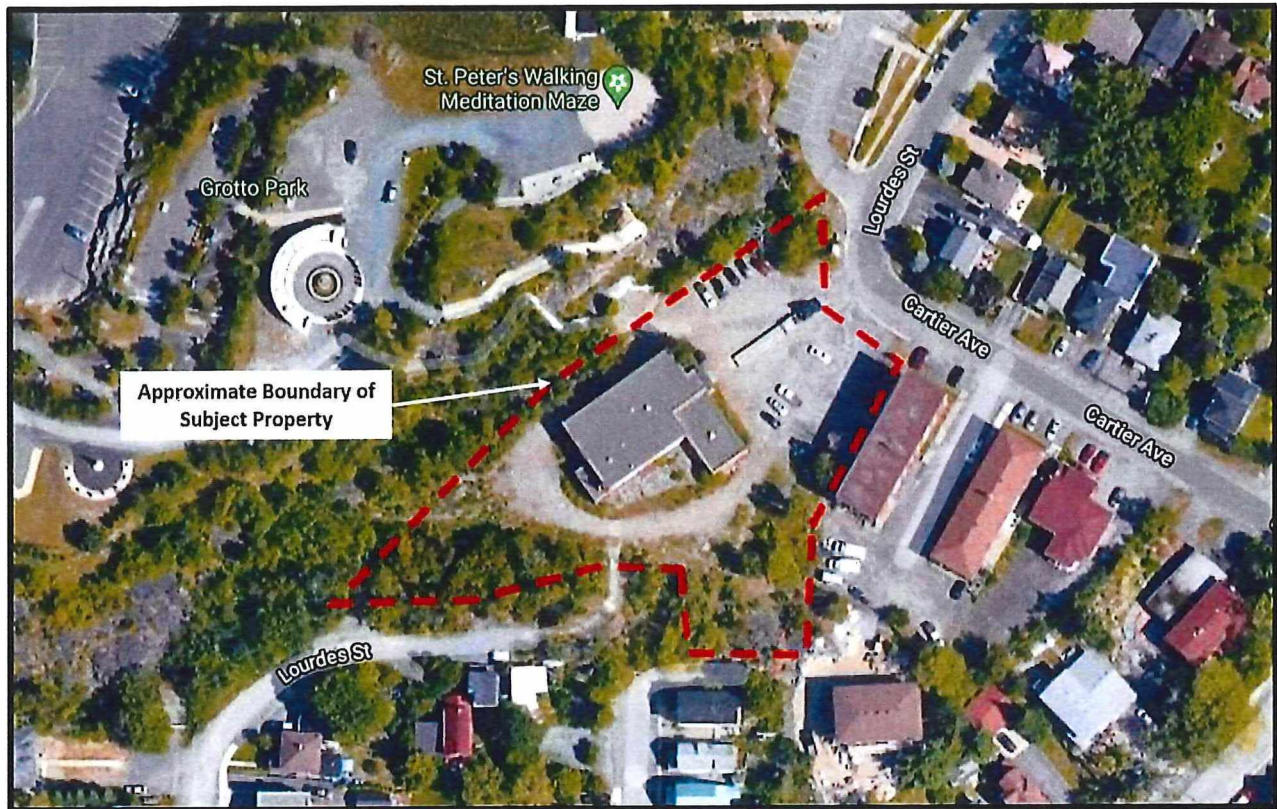
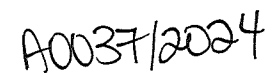


Figure 1 - Subject Property and Surrounding Area

A0037/2024



A0037/2024

3.0 PROPOSED DEVELOPMENT

The owner is proposing to add three (3) additional dwelling units within the existing 24-unit multiple dwelling, for a total of 27 dwelling units. This increase in units would result in a density of approximately 47 units per hectare, which is permitted in the 'R3, Medium Density Residential' zone. It should also be noted that the property is subject to an existing Site Plan Control Agreement. The application proposes minor relief to the parking standard contained in the current site specific R3(79), to allow for the continued use of the existing 24 parking spaces, where 27 would be required to accommodate the additional three (3) units. Access to the site will continue to be provided via two driveways onto Lourdes St/Cartier Ave, and pedestrian walkways will continue to be available on the subject property and the abutting lands (Grotto Park). No changes to the existing site plan (see *Figure 2*) are proposed or required to facilitate such additional units, if the subject variance is approved.

4.0 PLANNING JUSTIFICATION

It is the author's opinion that the proposed minor variance represents good planning and meets the four tests as outlined under Section 45(1) of the Planning Act. The four tests in the Planning Act and related analysis are provided below.

4.1 IS THE APPLICATION MINOR IN NATURE?

The test of whether the requested variance is minor in nature has been assessed by examining the applicable zoning provisions, as well as how the proposed relief might impact the surrounding neighbourhood.

Per site specific provisions of *By-law 2022-44Z*, the 24-unit multiple dwelling requires a minimum of 1 parking space per unit. The application proposes to allow for the continued use of the existing approved 24 parking spaces, where 27 would be required with the additional three (3) units, resulting in a new parking ratio of 0.88 parking spaces per unit. It is the author's opinion that the proposed variance will have no negative impact on the surrounding neighbourhood given the marginal increase in units, the site-specific context of the property, and the unit typology (i.e. smaller sizes) proposed in the expanded building. The author is of the opinion that the proposed variance is minor in nature given:

- The property is located within the Downtown OP designation and is in close proximity to Sudbury's Central Business District to the west;
- The additional three (3) dwelling units to be added are within the permitted number of units per building in the 'R3 Medium Density Residential' zone (being a maximum of 30 units per building), while the resulting 47 units per hectare is in keeping with density permitted in the R3 zone
- The property is transit supported, with the nearest transit stop being approximately 135m south on Morris Street
- The property is well connected to active transportation infrastructure, with access to pedestrian walkways/stairs leading to Grotto Park to the north and Elizabeth Street to the south, and other infrastructure leading to Sudbury's Downtown.
- No negative impact will result from the variance with regard to on-site drainage or aesthetic impact to the surrounding area, given no site alteration or amendments to the approved site plan would be required;

A0037/2024

4.2 IS THE APPLICATION DESIRABLE FOR THE APPROPRIATE DEVELOPMENT OF THE PROPERTY IN QUESTION?

The application is desirable as the proposed minor variance will enable additional intensification of the existing multiple dwelling, in a manner that is compatible with the broad context and general intent of the Downtown designation. The proposed parking relief aligns with the intentions of the policies for the Downtown designation in the City's OP given the property's proximity to public transit, social services/amenities, and the Downtown core.

The proposed minor variance would contribute to the number of residential dwelling units within the Downtown designation. The relief requested to facilitate the development is desirable given that such relief allows for the highest and best use of the property by converting useable space within the approved building into three (3) additional multiple dwelling units. Given its location within the Downtown core and proximity to public transit (GOVA Transit Route 10), it is the author's opinion that a minor reduction in parking is appropriate for the development of additional multiple dwelling units in such an appropriate location.

Further, the subject property is subject to an existing Site Plan Control Agreement. Given our understanding of site infrastructure conditions and the need to extend significant stormwater infrastructure to the site if additional parking spaces were provided (i.e. if additional impervious area is introduced), providing the additional three (3) parking spaces required to enable the best use of approved building area would not be feasible. Negating the need to provide 3 additional spaces would aid in reducing the amount of impervious area, thus leading to better stormwater management and lake quality outcomes within the Ramsey Lake Intake Protection Zone 2 area, while facilitating residential development in the Downtown.

4.3 DOES THE APPLICATION CONFORM TO THE GENERAL INTENT OF THE ZONING BY-LAW?

The requested variance conforms to the general intent of the Zoning By-law and the overall purpose of the property as a medium-density residential building within the Downtown designation in close proximity to Sudbury's Central Business District. The property is zoned R3(79), 'Medium Density Residential Special' per the zoning By-law. Multiple dwellings with a maximum of 30 dwelling units, are permitted in the R3 zone. As per the site specific provision, it remains the intent of the zoning by-law to allow for parking relief in locations such as this as was previously deemed appropriate with the passing of *By-Law 2022-44Z*. Sudbury's bylaw 2010-100Z goes even further in promoting the conversion of surplus building area into residential uses with reduced or no parking standards at all in the Downtown area. Therefore, it is the author's opinion that the requested variance conforms to the general intent of the *City of Greater Sudbury Zoning By-law*.

4.4 DOES THE APPLICATION CONFORM TO THE GENERAL INTENT OF THE OFFICIAL PLAN?

The proposed variance conforms to the general intent of the City of Greater Sudbury's Official Plan. The subject property is designated Downtown per *Schedule 1b* of the OP. With respect to the City's Official Plan, the application conforms to the overall intent of the transportation policies by promoting the use of public transit (GOVA Transit Route 10) and active transportation with the use of pedestrian walkways like the one connecting the subject property to Grotto Park to the north and Elizabeth Street to the south. It is the author's opinion that the parking reduction is appropriate given that per **Section 11.4.2**, parking requirements may generally be reduced in areas that have sufficient capacity, such as the Downtown. Moreover, the application will continue to conform with the OP policies regarding the Downtown designation (**Section 4.2.1**), and the servicing of new development (**Section 12.2.2**), and will facilitate housing for Sudbury's aging population (**Section 16.2**), etc.

A00371/2024

Further, the three (3) additional units are intended to be smaller, bachelor sized units, as is encouraged to accommodate the growing number of smaller households, per **Section 17.2.1** of the OP. Such smaller unit sizes may result in less demand for dedicated parking spaces. Ultimately, it is the author's opinion that the application conforms to the general intent of the City's Official Plan to facilitate additional residential development in the Downtown designation while introducing no negative impacts to the area.

5.0 CONCLUSION

Given the analysis contained herein, the proposed variance does not introduce any adverse effects to either the subject property nor the abutting lands. The subject property is located in the Downtown and is considered to be an area with sufficient capacity to support reduced parking per the City's OP. The three (3) additional dwelling units would keep the lands within the medium density envisioned for this parcel in the Official Plan and Zoning By-law. The Official Plan supports achieving the highest and best use of residential land within the Downtown OP designation, and encourages all forms of residential development and intensification in the Downtown. As such, it is the author's opinion that the proposed variance is appropriate for the facilitation of the development, given that:

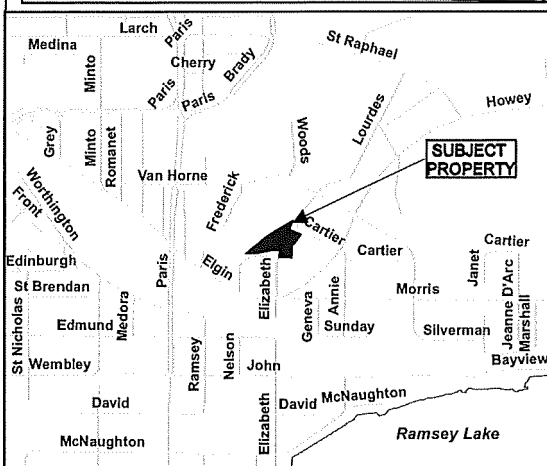
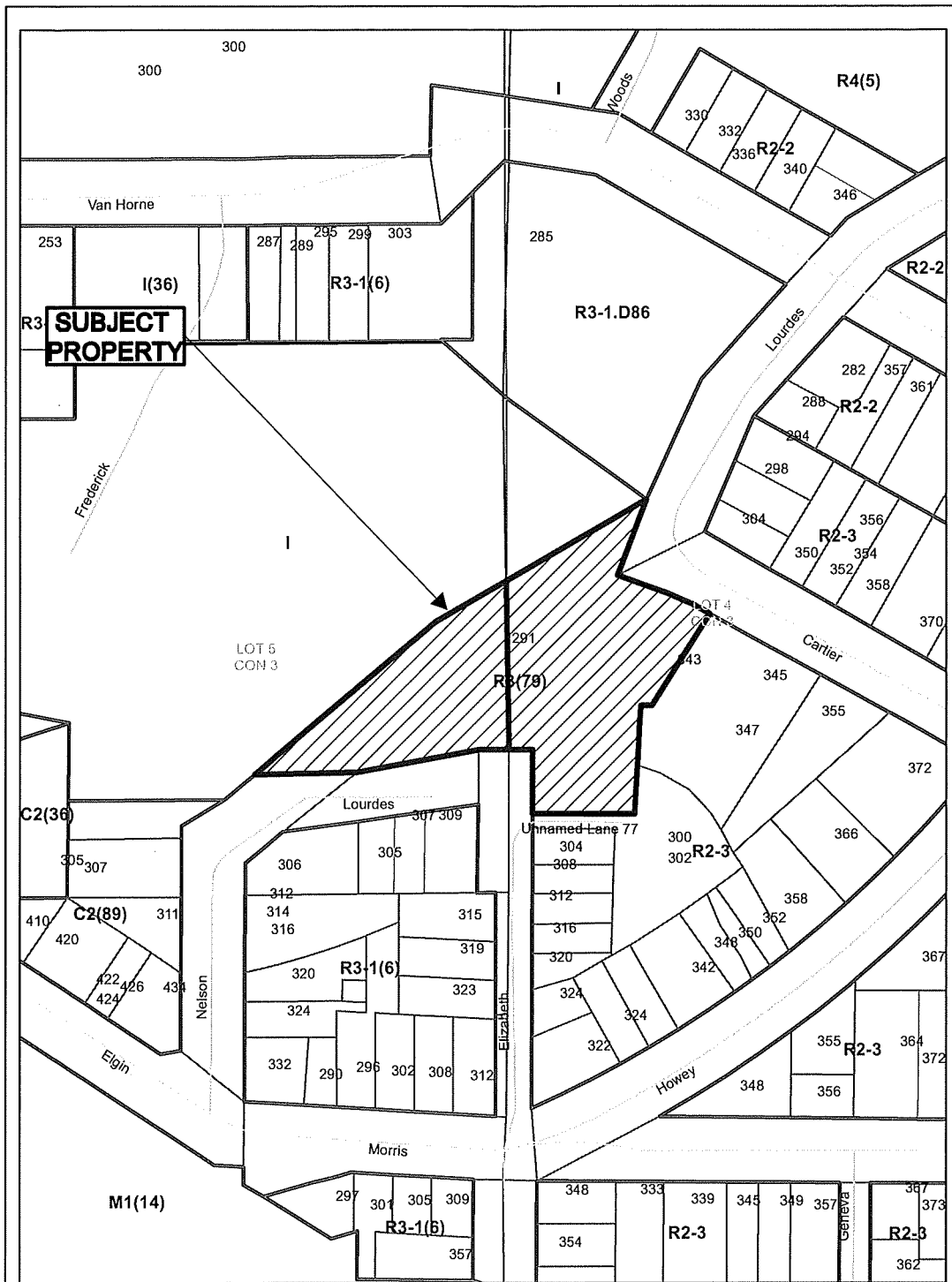
1. The proposed variance is minor in nature;
2. The proposed development and variance are an appropriate use of the subject lands;
3. The proposed variance meets the general intent and purpose of the Zoning By-law; and
4. The proposed variance meets the general intent and purpose of the Official Plan

Respectfully submitted,



Kevin Jarus, M.Pl., RPP.
Planning Manager
TULLOCH

A0037/2024



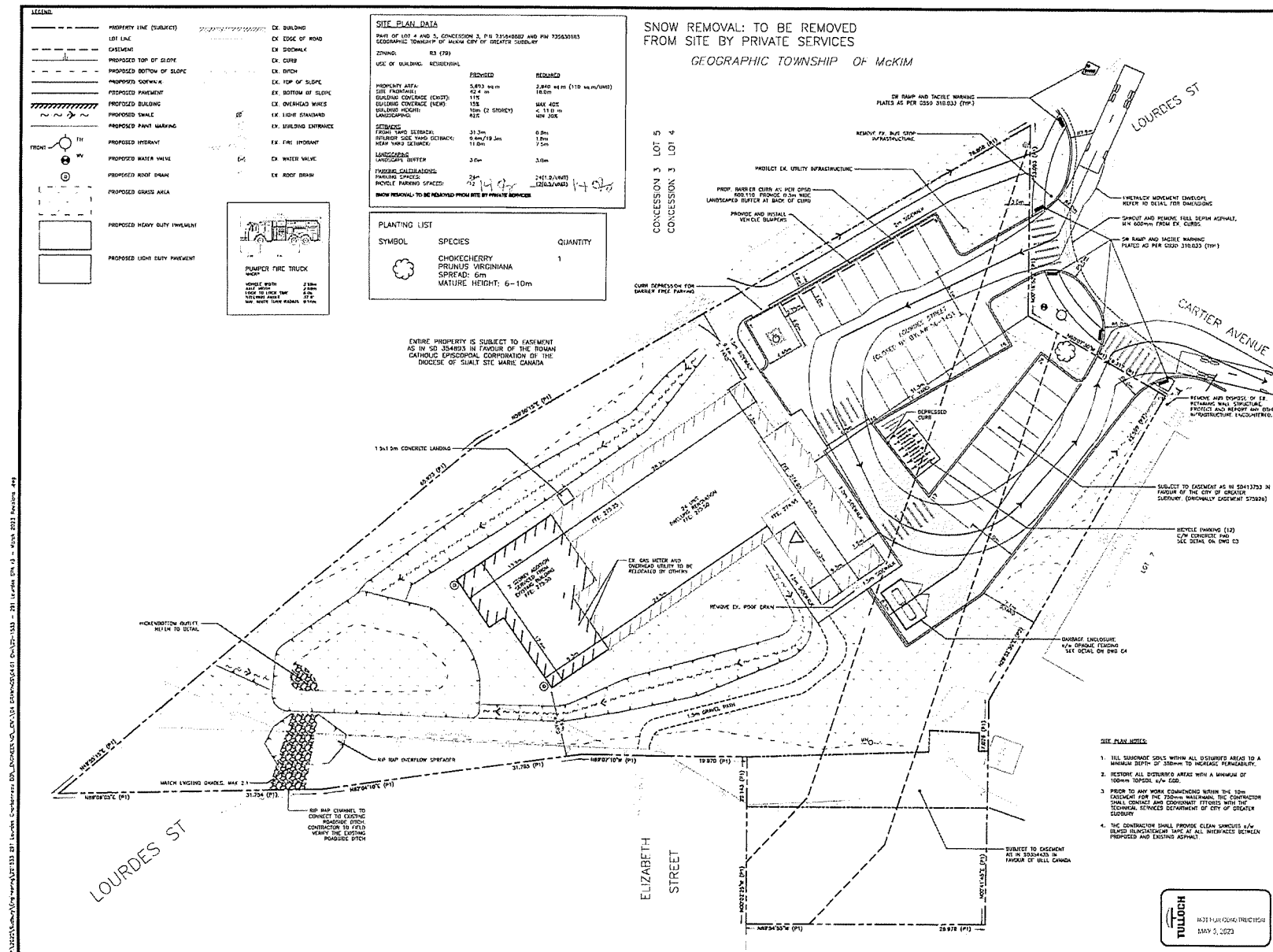
Application for Minor Variance or Permission



Subject Property being PINs 73583-0183 and 73584-0882, Lots 5 and 6, Part Lots 3 and 4, and Part of closed Elizabeth and Lourdes Streets, Plan 13-SB, as in S85930, except Parts 2 and 3, Plan 53R-13449, Part Lot 5, Concession 3, Township of McKim, 291 Lourdes Street, Sudbury, City of Greater Sudbury

Sketch 1, NTS
NDCA

A0037/2024
Date: 2024 04 18





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	
A003812024	
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: \$1,360.00 (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): SULABH SINGH / REEMA RAJPAL Email: [REDACTED]
Mailing Address: 1410 SOUTHLANE ROAD Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: SUDBURY Postal Code: P3G 1N8 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: SULABH SINGH Email: [REDACTED]
Mailing Address: 1410 SOUTHLANE ROAD Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: SUDBURY Postal Code: P3G 1N8 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: THE BANK OF NOVA SCOTIA 06486
Mailing Address: 2040 ALGONQUIN ROAD, UNIT 14
City: SUDBURY Postal Code: P3E 4Z6

- 4) Current Official Plan designation: R1e Current Zoning By-law designation: R1-1

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

Table 6.2

4.41.2(a)

4.41.2(c)

Variance To	By-law Requirement	Proposed	Difference
Reduced Front YARD SETBACK	6.0 m	4.572 m	1.428 m
Reduced YARD SETBACK - WATER FRONT	30.0 m	26.663 m	3.337 m
Reduced Set Back Water Front	30.0 m	26.663 m	3.337 m

garage
garage
Retainer
wall

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

- c) Description of Proposal: Proposing to Build a detached garage 4.572 meter from front yard lot line & The Build garage is also 26.518 meter from highest water mark on Backyard (water front).

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

The depth of entire lot is 41.631 meter and doesn't allow to build this structure on within setback lot is on a slope and building close to road allows enough place for garage & driveway with slope less steep.

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

PIN(s): _____ Township: BRODEL
 Lot No.: 1 Concession No.: 4 Parcel(s): 48271
 Subdivision Plan No.: M218 Lot: 1 Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 1410 SOUTH LANE ROAD

- 7) Date of acquisition of subject land.
- October 27, 2022

- 8) Dimensions of land affected.

Frontage 67.06 (m) Depth 10.362 (m) Area 69.494 (m²) Width of Street 7.2 m (m)
30.48 43.992 (69.494)

- 9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>141.617</u> (m ²)	<u>69.494</u> (m ²)
Gross Floor Area:	<u>141.617</u> (m ²)	<u>69.494</u> (m ²)
No. of storeys:	<u>2</u>	<u>1</u>
Width:	<u>16.154</u> (m)	<u>6.706</u> (m)
Length:	<u>9.144</u> (m)	<u>10.362</u> (m)
Height:	<u>4.876 Meter</u> (m)	<u>4.876</u> (m)

See attachment for Shed 1 & 2

- 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>21.168</u> (m)	<u>4.572</u> (m)
Rear:	<u>13.2</u> (m)	<u>26.663</u> (m)
Side:	<u>10.668</u> (m)	<u>1.219</u> (m)
Side:	<u>2.972</u> (m)	<u>22.428</u> (m)

See attachment for Shed 1 & 2

- 11) What types of water supply, sewage disposal and storm drainage are available? What type of access to the land?

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

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

1988 Oct/November

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

Use(s): Single family Residence Length of time: Since Built (1988)

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

Same as #13 ☐ or, Detached garage for single family residence

- 15) What is the number of dwelling units on the property?
- 01

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

☐ Yes ☒ No

If "yes", how many? _____

- 17) Existing uses of abutting properties:
- single family residence

A003812024

- 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, SULABH SINGH / REEMA RAJPAL (please print all names), the registered owner(s) of the property described as _____

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

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

Authority to Enter Land and Photograph

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

Appointment of Authorized Agent

- g) appoint and authorize Sulabh Singh (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 12 day of April, 2024

X [Signature]
(witness)

X [Signature]

X Sulabh Singh

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

Print Name: REEMA RAJPAL SULABH SINGH

*I have authority to bind the Corporation


A0036/2024

IMe, Subbh Singh (please print all names),

the registered owner(s) or authorized agent of the property described as 1410 SOUTH LANE
ROAD. P36 ING

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 16 day of April, 2024


Commissioner of Public Health

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: SULABH SINGH
 *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: Apr 16/24 Hearing Date: May 8/24 Received By: N. Lewis
Zoning Designation: R1-1 Resubmission: ☐ Yes ☒ No
Previous File Number(s): None
Previous Hearing Date: None
Notes:

A0038/2024

9) Particulars of all buildings existing buildings

Shed 1 - To Be removed

Ground Floor Area - 8.93 m(sq)

Gross Floor Area - 8.6 m(sq)

Width - 3.66 m

Length - 2.44m

Height - 4.876 m

Retainer wall

Width - 5.8 m

length - N/A

Height - 0.9 m to 2.1 meters

Shed 2 To Be removed.

Ground Floor Area - 8.93 m(sq)

Gross Floor Area - 8.6 m(sq)

Width - 3.66 m

Length - 2.44m

Height - 4.876 m

~~Retainer wall~~

GAZEBO 14.49 m sq
Ground Floor area = ~~57.4~~ (m)²
length = 3.96 m
width = 3.66 m
Height = 3.6 m

10) Location of all buildings and structures currently existing

Shed 1

Front: 8.2 m

Rear: 29.741 m

Side: 0.61 m

Side: 27.44

Retainer Wall

Rear : 26.663 m

Height . 0.9 m to 2.1 m

Side . 0.61 m

Shed 2

Front: 8.2 m

Rear: 29.741 m

Side: 3.66 m

Side: 24.38 m

gazebo

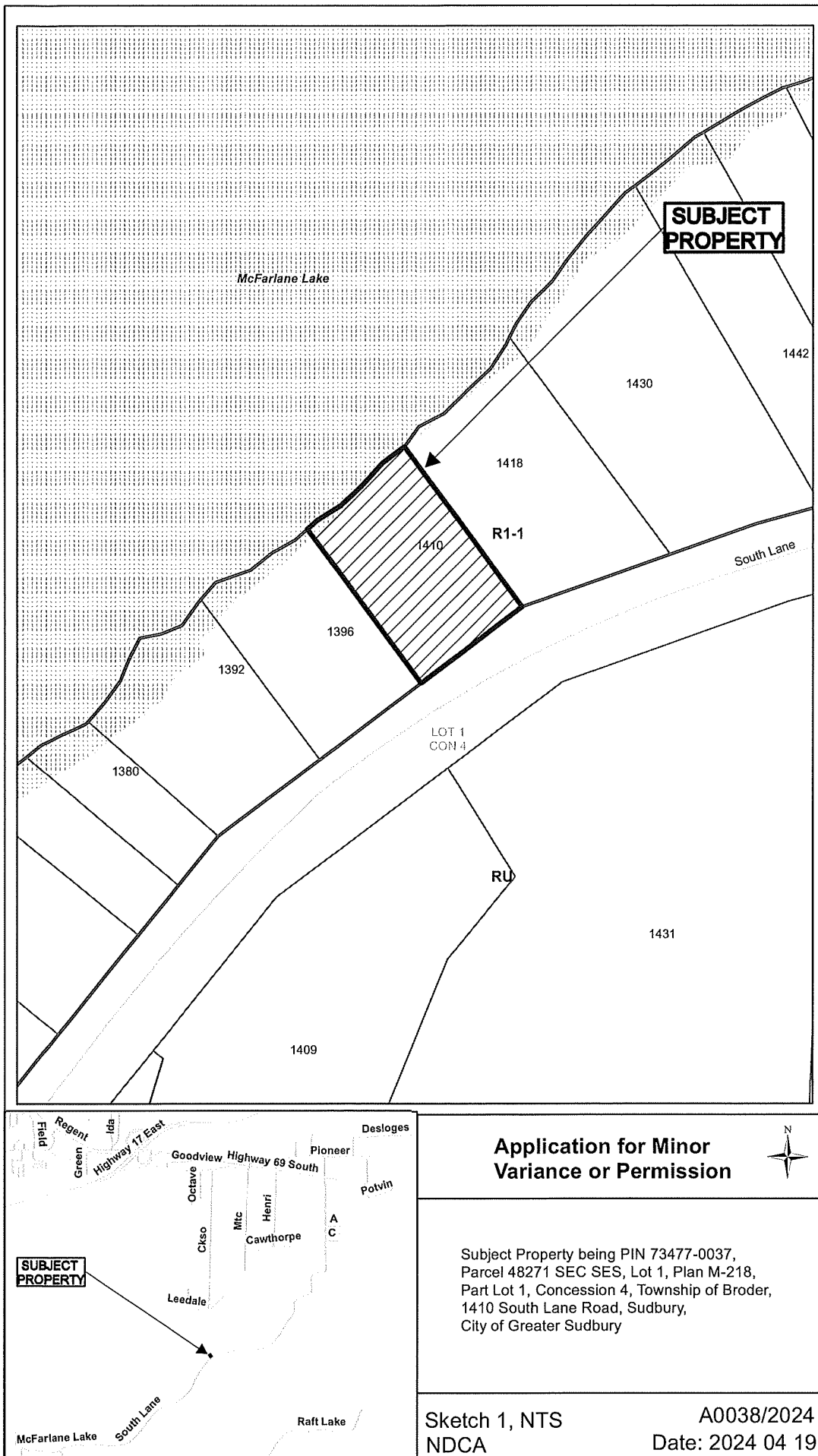
Rear = 0.6 meters

Side = 14 m

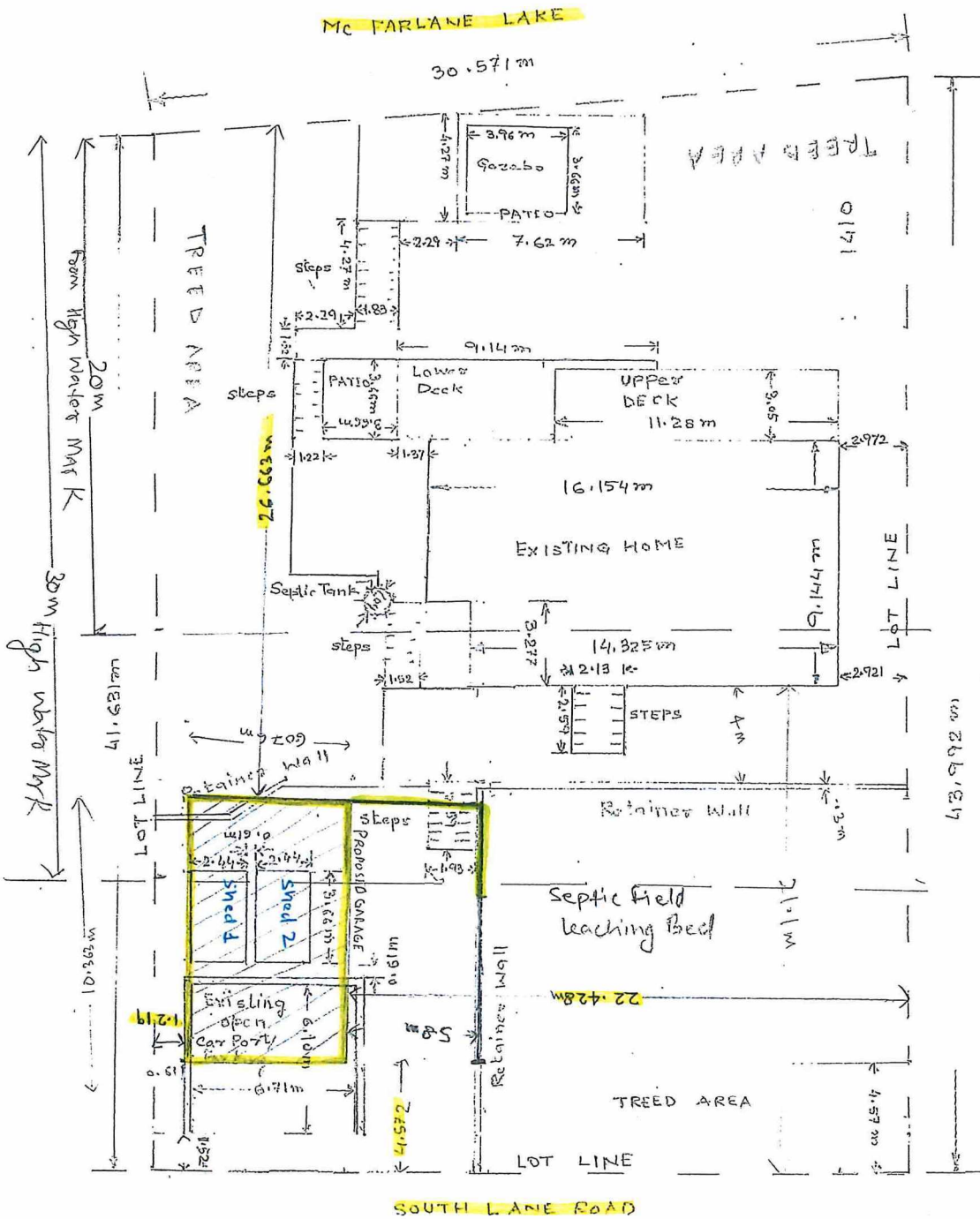
Side = 13.8 m

front = 38.6 m

A0038/2024



Scale 1:200
Sketch shown to scale, in metric units



green highlight is added
1410 SOUTH LANE

A0038/2024
Sketch 2

BP-NEW-
2024-00264



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	
A0639/2024	
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): Kendra Springer and Craig Gifford

Mailing Address: 52 Scarlett Drive

City: Skead

Postal Code: P0M 2Y0

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: N/A

Email: _____

Mailing Address: _____

Home Phone: _____

52 Scarlett Drive (abutting is 44 Scarlett Drive)

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: Royal Bank of Canada

Mailing Address: 1720 Lasalle Blvd

City: Sudbury

Postal Code: P3A 2A1

- 4) Current Official Plan designation: LIVING AREA 2 Current Zoning By-law designation: low density R1-1

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

Variance To	By-law Requirement	Proposed	Difference
detached garage building height	5m	5.6m	0.6m

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

- c) Description of Proposal:

proposed building height of 5.6m, proposing a height variance

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

engineered steel building has a height of 5.6m, needed clearance height for backhoe as that is the intended purpose of the garage

4.2.4(a)

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

Township: MacLennan
 PIN(s):
 Lot No.: 6 Concession No.: 4 Parcel(s): 14605
 Subdivision Plan No.: --- Lot: --- Reference Plan No.: --- Part(s):
 Municipal Address or Street(s): 52 Scarlett Drive (abutting is 44 Scarlett Drive)

- 7) Date of acquisition of subject land.
- 2002

- 8) Dimensions of land affected.

Frontage 146m (m) Depth 116 (m) Area 10724 (m²) Width of Street 20 (m)

- 9) Particulars of all buildings:

	Existing House	Proposed Garage
Ground Floor Area:	<u>106</u> (m ²)	<u>no change requested</u> (m ²)
Gross Floor Area:	<u>106 x 2 = 212</u> (m ²)	<u>111</u> (m ²)
No. of storeys:	<u>1 (main + basement)</u>	<u>1</u>
Width:	<u>9</u> (m)	<u>9.1</u> (m)
Length:	<u>12</u> (m)	<u>12.2</u> (m)
Height:	<u>5.18</u> (m)	<u>5.6</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 House	Proposed Garage
Front:	<u>35m</u> (m)	<u>63.8</u> (m)
Rear:	<u>51m</u> (m)	<u>20</u> (m)
Side:	<u>15m</u> (m)	<u>10</u> (m)
Side:	<u>14.5</u> (m)	<u>20.6</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.

Existing house built in 2014, existing garage dates our pre-2002 purchase of lot

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

Use(s): primary homeLength of time: 21 years

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

Same as #13 ☐ or, _____

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

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

☐ Yes ☒ No

If "yes", how many? _____

- 17) Existing uses of abutting properties:
- vacant land owned by applicant and primary residential house

A0039/2024

- 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, Kendra Springer and Craig Gifford (please print all names), the registered owner(s) of the property described as 52 Scarlett Drive, Lot 4, Conc 6, parcel 14605 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 16 day of April, 2024

(witness)

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

Print Name: KENDI SPRINGER

*I have authority to bind the Corporation

A0039/2024

CRAIG GIFFORD

PART B: OWNER OR AUTHORIZED AGENT DECLARATION

I/We, Kendra Springer and Craig Gifford (please print all names),
the registered owner(s) or authorized agent of the property described as Lot 4, concession 6, parcel 14605

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 16 day of April, 20 24

Commissioner of Oaths

Karen Elizabeth Pigeon, 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: KENDI SPRINGER
 *I have authority to bind the Corporation

CRAIL GIFFORD

* 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: Apr 16/24 Hearing Date: May 8/24 Received By: S. Pinkerton
Zoning Designation: R1-1 Resubmission: ☐ Yes ☒ No
Previous File Number(s): none
Previous Hearing Date:
Notes:

A0039/2024

9. Schedule A - Particulars of all buildings

S2 SCHEDULE VR.
SKEAD ON
MINOR VARIANCE
4.2.4(a)

Existing Garage

Ground Floor area - $54.75m^2$
Gross Floor area - $54.75m^2$
No. of storeys - one (1)
Width - $7.3m$
Length - $7.5m$
Height - $3.65m$

Woodshed

Ground Floor area - $8.64m^2$
Gross Floor area - $8.64m^2$
No. of storeys - one (1)
Width - $2.4m$
Length - $3.6m$
Height - $3.65m$

Existing Sawn

Ground Floor area - $17.16m^2$
Gross Floor area - $17.16m^2$
No. of storeys - one (1)
Width - $3.3m$
Length - $5.2m$
Height - $3.96m$

Bouthorse

Ground Floor area - $35.04m^2$
Gross Floor area - $35.04m^2$
No. of storeys - one (1)
Width - $4.8m$
Length - $7.3m$
Height - $3.96m$

Shed

Ground Floor area - $6.48m^2$
Gross Floor area - $6.48m^2$
No. of storeys - one (1)
Width - $2.4m$
Length - $2.7m$
Height - $2.13m$

10. Schedule B - Location of all buildings

Existing Garage

front - $60m$
rear - $25m$
side - $1m$
side - $27.6m$

Woodshed

front - $55m$
rear - $54.5m$
side - $60m$
side - $3m$

Existing Sawn

front - $5m$
rear - $105m$
side - $10m$
side - $90m$

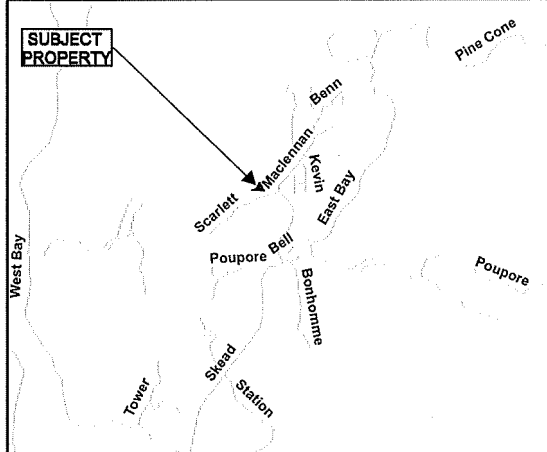
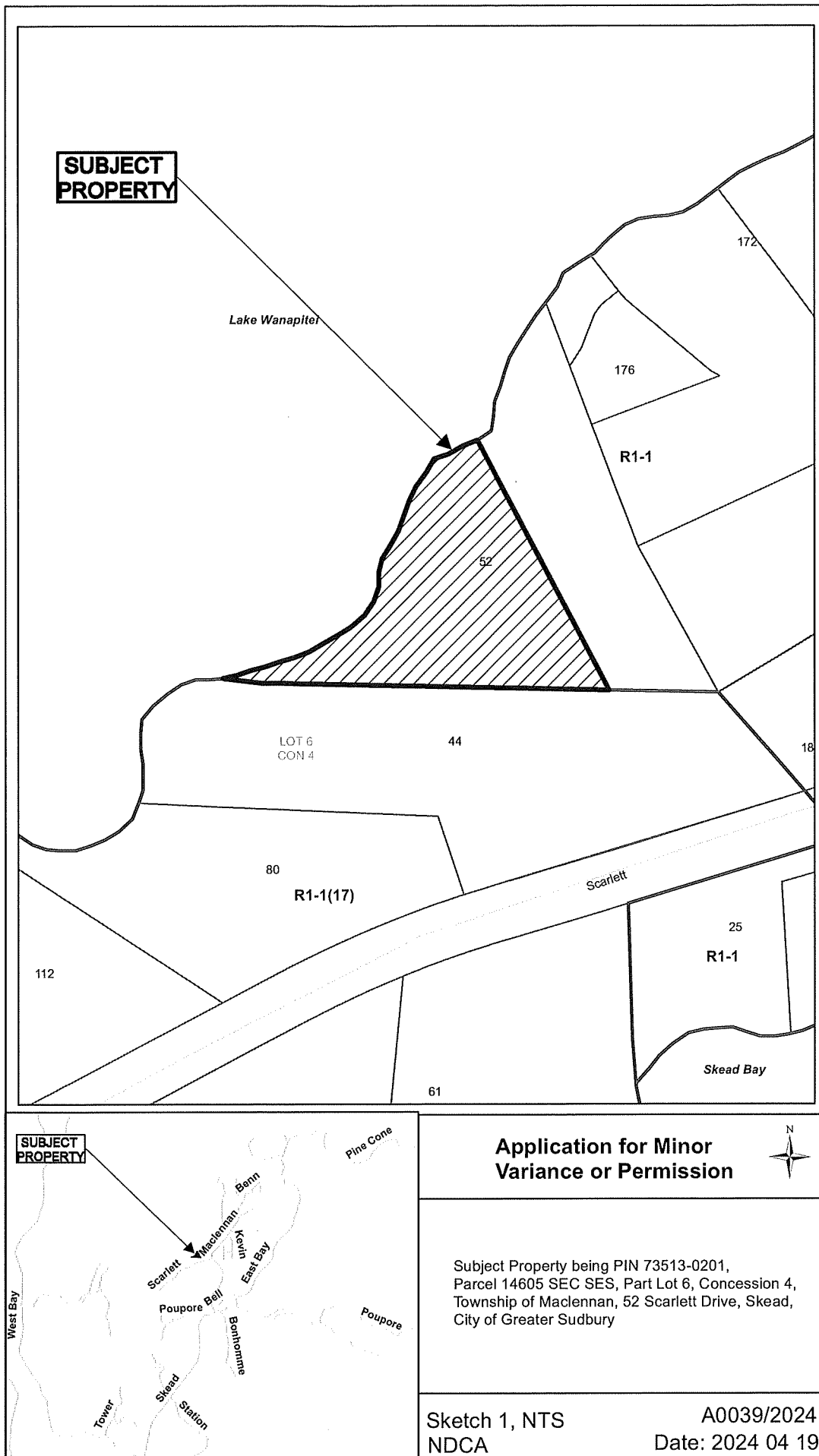
Bouthorse

front - $2.4m$
rear - $110m$
side - $30m$
side - $70m$

Shed

front - $60m$
rear - $50m$
side - $55m$
side - $3m$

A0039/2024



**Application for Minor
Variance or Permission**



Subject Property being PIN 73513-0201,
Parcel 14605 SEC SES, Part Lot 6, Concession 4,
Township of Maclellan, 52 Scarlett Drive, Skead,
City of Greater Sudbury

Sketch 1, NTS
NDCA

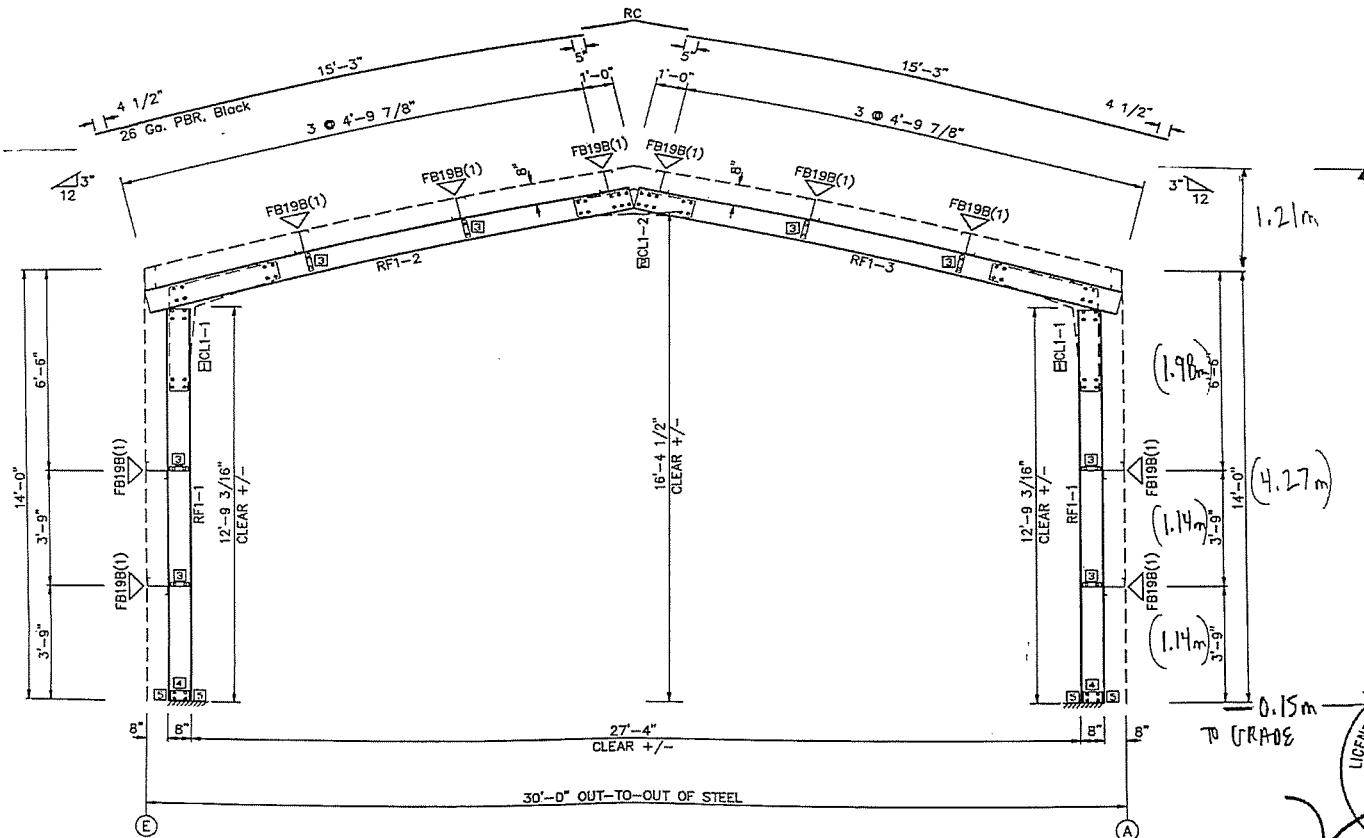
A0039/2024
Date: 2024 04 19

WELD BOLT TABLE						
Mark	Qty	Top	Bot	Int	Type	Dia Length
CL1-1	8	8	0	A325	0.500	2.00
CL1-2	10	10	0	A325	0.500	2.00

FLANGE BRACES: Both Sides(U.N.)
 FB19B(1): 19=length(in), (1)=one side
 B - L2X2X10G

MEMBER SIZE TABLE		
MARK	MEMBER	LENGTH
RF1-1	8x55D12	12'-9 1/2"
RF1-2	8x55D12	15'-3 9/16"
RF1-3	8x55D12	15'-3 9/16"

CONNECTION PLATES	
ID	Mark/Part
1	CL1-1
2	CL1-2
3	CLC107
4	CLC106
5	CLC008



5.63m total
 ridge to
 grade



RIGID FRAME ELEVATION: FRAME LINE 1
 (FRONT ELEVATION)
 52 SCARLETT DRIVE

GENERAL NOTES:
 MINOR FIELD WORK OF STRUCTURAL, SECONDARY
 AND PANEL/TRIM ITEMS MAY BE NECESSARY TO
 ENSURE PROPER FIT. SUCH WORK IS CONSIDERED
 A NORMAL PART OF METAL BUILDING ERECTION.
 WE WILL NOT HONOR BACKCHARGES FOR MINOR
 FIELD WORK.

Olympia Steel Buildings Canada		Customer: Craig Gifford	
Markham ON L3R 0E1		Skead ON P0W 2Y0	
Drafter: SF	Date: 11/30/23	Designer: MQZ	Date: 11/30/23
Detailer: SR	Date: 11/30/23	Sales ID:	Factory ID:
Checker: AS	Date: 11/30/23		010949
RIGID FRAME ELEVATION			Shf E3 of 13

A0039/2024
 sketch 2

$\nearrow N$

44 SCARLETT DR 53/1435 Lot 17

30m setback

146m

116m

DRIVE WAY

VACANT LAND 1.0 ha

SCARLETT DRIVE (PUBLIC ROAD)

Residence Dwelling. (176 MacLennan Drive).

Existing Residence (52 Scarlett Dr.).

Proposed Garage Location.

Existing Garage

A Sketch 3

⑧ 44 Scarlett Dr.
abutting property
owned by applicant.

A0039/2024
sketch 3

Sketch 2:

