

For office use only File # 203/24  
Submitted Sept 13, 2024  
Date Application considered complete Sept 13, 2024



## Application for Zoning By-law Amendment

### A. THE AMENDMENT

#### 1. WHAT IS THE PURPOSE OF AND REASONS FOR THE PROPOSED AMENDMENT(S)?

1-Proposed Lot with existing single detached dwelling: Site specific relief to recognize location of house and zoning deficiencies. Specifically, 15.54 metres of lot frontage where 16.5 metres is required, Accessory structure rear lot line set back of 0 metres where 1.22 metres is required.

2-Proposed lot for new development of Semi-Detached with an additional dwelling unit permitted by Section 35.1 of the Planning Act: 1.00 metre interior side yard on east and west sides where 2.0 metres is required, 21.02 metres of frontage where 27 metres is required, lot area of 768.91 m<sup>2</sup> where 900 m<sup>2</sup> is required.

### B. GENERAL INFORMATION

#### 2. APPLICANT INFORMATION

a) Registered Owner's

Name(s):

1000560726 Ontario Inc

Address: 1 West St Espanola

Phone: Home \_\_\_\_\_ Cell 705-863-0125 Email andre@excelinc.ca

b) Applicant (Agent)

Name(s):

Andre Martel

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

Phone: Home \_\_\_\_\_ Cell \_\_\_\_\_ Email \_\_\_\_\_

c) Name, Address, Phone of all persons having any mortgage, charge or encumbrance on the property: \_\_\_\_\_

d) Send Correspondence To? Owner [ ☒ ] Agent [ ☐ ] Other [ ☐ ]

**3. WHAT AREA DOES THE AMENDMENT COVER?**

- a) ☒ the "entire" property or  
b) ☐ just a "portion" of the property

**4. PROVIDE A DESCRIPTION OF THE ENTIRE PROPERTY:**

Civic Address: 134 Syroid St  
Roll Number: (if Available)  
Legal Description: \_\_\_\_\_  
Area: \_\_\_\_\_ Width: 120 Depth: 120

**5. PROVIDE A DESCRIPTION OF THE AREA TO BE AMENDED IF ONLY A 'PORTION' OF THE PROPERTY:**

Area: \_\_\_\_\_ Width: \_\_\_\_\_ Depth: \_\_\_\_\_

**6. WHAT IS THE CURRENT PLANNING STATUS?**

Official Plan Designation: \_\_\_\_\_ Zoning: R1

**C. EXISTING AND PROPOSED LAND USES AND BUILDINGS**

**7. WHAT IS THE "EXISTING" USE OF THE LAND?**

Residential

How long have the existing uses continued on the subject land: \_\_\_\_\_

**8. WHAT IS THE "PROPOSED" USE OF THE LAND?**

Residential multi/unit

**PROVIDE THE FOLLOWING DETAILS FOR ALL BUILDINGS:**

**(Use a separate page if necessary)**

Are any buildings proposed to be built on the subject land: Yes ☒ No ☐

	Existing	Proposed
a) Type of Building(s)	<u>residential</u>	
b) Main Building Height	<u>13'</u>	
c) % Lot Coverage	<u>See attached site plan.</u>	
d) # of Parking Spaces		
e) # of Loading Spaces		
f) Number of Floors		
g) Total Floor Area		
h) Ground Floor Area (exclude basement)		
i) Building Dimensions		
j) Date of Construction	<u>October 2024</u>	

k) Setback from Buildings to: Front of Lot Line 4.65m existing 12.21m new triplex  
Rear of Lot Line 0m for shed 10.43m for triplex  
Side of Lot Line 1.27m 1.02m new triplex

#### D. EXISTING AND PROPOSED SERVICES

#### 9. INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL:

	Municipal Water	Private Well	Municipal Sewer	Private Septic
a) Existing	y		y	
b) Proposed	y		y	

#### 10. Will storm drainage be provided by:

Sewers [ y ]

Ditches [ ]

Swales [ ]

Other [ ] Specify \_\_\_\_\_

Is storm drainage present or will it be constructed

#### 11. TYPE OF ACCESS (CHECK APPROPRIATE SPACE)

[ ] provincial highway

[ y ] municipal roads, maintained all year

[ ] municipal road, seasonally maintained

[ ] right of way

[ ] water access

#### F. ZONING BY-LAW AMENDMENT

#### 12. DOES THE PROPOSED ZONING BY-LAW AMENDMENT DO THE FOLLOWING?

Add or change zoning designation in the Zoning By-law

Yes [ y ] No [ ] Unknown [ ]

Change a zoning provision in the Zoning By-law

Yes [ y ] No [ ] Unknown [ ]

Replace a zoning provision in the Zoning By-law

Yes [ ] No [ n ] Unknown [ ]

Delete a zoning provision in the Zoning By-law

Yes [ ] No [ n ] Unknown [ ]

Add a zoning provision in the Zoning By-law

Yes [ ] No [ n ] Unknown [ ]

#### 13. LIST LAND USES PROPOSED BY ZONING AMENDMENT

Date the current owner acquired the subject  
land

April 26/24

**14. HAS THERE BEEN A PREVIOUS APPLICATION FOR REZONING UNDER SECTION 34 OF THE PLANNING ACT AFFECTING THE SUBJECT PROPERTY:**

Yes [ ☐ ] No [ ☐ n ]

**15.** Is the intent of this application to remove land from an area of employment?

Yes [ ☐ ] No [ ☐ n ]

**16.** Is the application for an amendment to the zoning by-law consistent with provincial policy statement issued under Section 3 (1) of the Planning Act.

Yes [ ☐ y ] No [ ☐ ] Unknown [ ☐ ]

**G. SKETCH CHECKLIST**

**17. ACCURATE, TO SCALE, DRAWING OR PROPOSAL:** (In the space below or on a separate page(s), please provide drawing of the proposal. In some cases, it may be more appropriate to prepare additional drawings at varying scales to better illustrate the proposal).

The application shall be accompanied by a clean, legible sketch sharing the following information. Failure to supply this information will result in a delay in processing the application.

A sketch showing:

- a) the boundaries and dimensions of the subject land;
- b) the location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines;
- c) the approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that, i) are located on the subject land and on land that is adjacent to it, and  
ii) in the applicant's opinion may affect the application;
- d) the current uses of land that is adjacent to the subject land;
- e) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
- f) if access to the subject land will be by water only, the location of the parking and docking facilities to be used;
- g) the location and nature of any easement affecting the subject land

## H. OTHER RELATED PLANNING APPLICATIONS

### 18. HAS THE APPLICANT OR OWNER MADE APPLICATION FOR ANY OF THE FOLLOWING, EITHER ON OR WITHIN 120 METRES OF THE SUBJECT LAND?

Official Plan Amendment Yes [ ☐ ] No [ ☐ n ]  
Zoning By-law Amendment Yes [ ☐ y ] No [ ☐ ]  
Minor Variance Yes [ ☐ ] No [ ☐ n ]  
Plan of Subdivision Yes [ ☐ ] No [ ☐ n ]  
Consent (Severance) Yes [ ☐ y ] No [ ☐ ]  
Site Plan Control Yes [ ☐ ] No [ ☐ n ]

### 19. IF THE ANSWER TO QUESTION 29 (above) IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION:

File No. of Application: \_\_\_\_\_  
Approval Authority: \_\_\_\_\_  
Lands Subject to Application: \_\_\_\_\_  
Purpose of Application: \_\_\_\_\_  
Status of Application: \_\_\_\_\_  
Effect on the Current Application for Amendment: \_\_\_\_\_

## I. OTHER SUPPORTING INFORMATION

### 20. PLEASE LIST THE TITLES OF ANY SUPPORTING OR ATTACHED DOCUMENTS:

*(e.g. Environmental Impacts Study, Hydrogeological Report, Traffic Study, Market Area Study, Aggregate License Report, Stormwater Management Report etc. It is recognized that the applicant meet with planning staff to attempt to determine the supporting documents that will be required).*

Site Plan \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## J. AUTHORIZATION FOR AGENT/SOLICITOR TO ACT FOR OWNER;

*(If affidavit (J) is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below must be completed).*

I (we) \_\_\_\_\_ of the \_\_\_\_\_ of \_\_\_\_\_  
do hereby authorize \_\_\_\_\_ to act  
as my agent in the application.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

### K. APPLICANT'S DECLARATION

(This must be completed by the **Person Filing the Application** for the proposed development site.)

I, Andre Martel of the  
(Name of Applicant)  
Espanola in the Sudbury district  
(Name of Town etc) (Region/County/District)

solemnly declare that all of the statements contained in this application and supporting documentation are true and complete, and I 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, and by virtue of the "Canada Evidence Act."

**Please be advised the responsibility for filing a complete application rests solely with the owner/applicant. Anything not requested or applied for in this application and subsequently found to be necessary (which may require another application(s) and fee(s)) are the sole responsibility of the owner/applicant. The Municipality will address only the application as applied for, and any items that are not included in the application are not the responsibility of the Municipality.**

**All studies required to support this application shall be at the expense of the applicant and included at the time of submission as a complete application. Where the Municipality incurs costs for the peer review of any consultants' reports or fees for legal opinions, the Municipality will be reimbursed such costs by the applicant.**

**In the event of third-party appeals to applications approved by the Municipality, the applicant may be responsible for some or all of the legal and other costs incurred by the Municipality, at the discretion of the Municipality.**

DECLARED before me at:

In the town of Espanola\_\_ in the Sudbury  
District\_\_\_\_\_,

This 23 day of September\_\_\_\_\_, 2024\_\_\_\_\_.

  
Signature

Andre Martel  
Print name of Applicant

  
Commissioner of Oaths

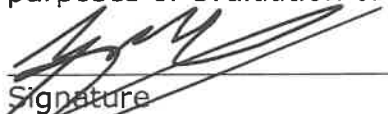
Joseph Eugene Burke, a Commissioner,  
Etc., Province of Ontario,  
for the Corporation of the Town of Espanola

#### L. OWNER/APPLICANT'S CONSENT DECLARATION

In accordance with the provisions of the Planning Act, it is the policy of the Town of Espanola to provide the public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I  
\_\_\_\_ Andre Martel \_\_\_\_\_ the owner/the  
authorized applicant, hereby acknowledge the above-noted policy and  
provide my consent, in accordance with the provisions of the Municipal  
Freedom of Information and Protection of Privacy Act, that the information on  
this application and any supporting documentation provided by myself, my  
agents, consultants and solicitors, will be part of the public record and will  
also be available to the general public.

I hereby authorize the Town of Espanola, Municipal staff and council  
members of the decision making authority access to the subject site for  
purposes of evaluation of the subject application.

 \_\_\_\_\_ Sept 13/2024 \_\_\_\_\_  
Signature Date

**APPLICATION AND FEE OF \$ \_\_\_\_\_ 1126.70 \_\_\_\_\_**  
**RECEIVED BY THE MUNICIPALITY**

  
Signature of Commissioner

Sept. 13/2024  
Date

Joseph Eugene Burke, a Commissioner  
Etc., Province of Ontario,  
for the Corporation of the Town of Espanola