Greater Grand Sudbury

APPLICATIONS FOR MINOR VARIANCE

Tom Davies Square
200 Brady Street
Sudbury, Ontario P3A 5P3

October 14, 2026

PUBLIC HEARINGS

PL-MV-2026-00130 **STEVEN TRAIN**
STEPHANIE TRAIN

Ward: 6

PIN(s) 735042668, SRO, Part Lot 6, Concession 2, Lot 30, Plan 53M-1329, Township of Hanmer, 1462 Urbandale Street, Val Therese, [By-law 2010-100Z, R1-5]

For relief from Part 4, Section 4.2, subsection 4.2.10 b) and Part 5, Section 5.4, subsection 5.4.3.1 c) i) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit the following: firstly, facilitate the construction of a dwelling unit addition on the existing detached accessory building providing a minimum setback of 1.6m from the main building, where a dwelling unit located in a building accessory to a main building shall be sited a minimum of 2.4m from the main building, and secondly, a maximum driveway width of 10.4m at the street line, where the maximum driveway width of a driveway at the street line providing access to a single detached dwelling shall be 6.3m.

PL-MV-2026-00135 **DAWN DESJARDINS**
DINA DESJARDINS

Ward: 7

PIN(s) 735110130, Parcel 13994 SEC SES, Summer Resort Location 70, Plan M-137, except Parts 2 & 4, Plan 53R-13762, Part Lot 9, Concession 5, Township of MacLennan, 1021 West Bay Road, Skead, [By-law 2010-100Z, R1-1(12)]

For relief from Part 4, Section 4.41, subsections 4.41.2 and 4.41.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of an addition on the existing seasonal dwelling providing a high water mark setback of a lake of 11.7m, where no person shall erect any residential building or other accessory building or structure closer than 30.0m to the high water mark of a lake and where the only permitted structures within 20.0m of the high water mark of a lake are the permitted accessory structures set out in 4.41.2 of the Zoning By-law, boat launches, marine railways, waterlines and heat pump loops.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B244/80 (JAN 19/80)

Greater Grand Sudbury

APPLICATIONS FOR MINOR VARIANCE

PL-MV-2026-00136 **AMANDA LEWIS**
DEREK LEWIS

Ward: 9

PIN(s) 734720159, Parcel 22690 SEC SES SRO, Lot 17, Plan M-480, Part Lot 12, Concession 1, Township of Broder, 2488 South Shore Road, Sudbury, [By-law 2010-100Z, R1-1]

For relief from Part 4, Section 4.2, subsection 4.2.5, Table 4.1, Section 4.41, subsections 4.41.2, 4.41.3 and 4.41.4 and Part 5, Section 5.2, subsection 5.2.9.3 and 5.4, subsection 5.4.3.1 a) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, for the following, firstly, a high water mark setback of 3.92m for a proposed retaining wall greater than 1.0m in height, where no person shall erect any residential building or other accessory building or structure closer than 30.0m to the high water mark of a lake and where the only permitted structures within 20.0m of the high water mark of a lake are the permitted accessory structures set out in 4.41.2 of the Zoning By-law, boat launches, marine railways, waterlines and heat pump loops, secondly, a high water mark setback of 11.68m for an existing retaining wall greater than 1.0m in height, where no person shall erect any residential building or other accessory building or structure closer than 30.0m to the high water mark of a lake and where the only permitted structures within 20.0m of the high water mark of a lake are the permitted accessory structures set out in 4.41.2 of the Zoning By-law, boat launches, marine railways, waterlines and heat pump loops, thirdly, for an existing retaining wall greater than 1.0m in height to provide no setback from the westerly interior side yard, where accessory structures 2.5m or less in height shall be no closer than 0.6m from the side lot line, fourthly, a high water mark setback of 16.9m the proposed shed, where no person shall erect any residential building or other accessory building or structure closer than 30.0m to the high water mark of a lake and where the only permitted structures within 20.0m of the high water mark of a lake are the permitted accessory structures set out in 4.41.2 of the Zoning By-law, boat launches, marine railways, waterlines and heat pump loops, fifthly, permit an existing driveway providing a minimum driveway width of 2.6m, where driveways accessing a parking area shall be a minimum of 3.0m in width for one-way traffic and the minimum driveway width shall be 3.0m, and sixthly, the shoreline buffer to be cleared to a maximum of 45% (240.0 sq. m), where on any residential lot the shoreline buffer area is permitted to be cleared of natural vegetation to a maximum of 25%, but in no case shall exceed a maximum of 276.0 sq. m.

This application was deferred from the meeting of October 01, 2026 in order to afford the owner the opportunity to address those comments received from agencies and departments.

PL-MV-2026-00113 **DCG ENTERPRISES 5026940 ONTARIO INC**

Ward: 5

REVISED

PIN(s) 735011284, Parcel 39560 SEC SES SRO, Part Lot 9, Concession 5, Part 4, Plan 53R-5680, except Part 3, Plan 53R-6277, Township of Blezard, 2737 White Street, Val Caron, [By-law 2010-100Z, M1]

For relief from Part 8, Section 8.3, Table 8.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a one-storey building providing a rear yard setback of 2.3m, where 6.0m is required.

A reminder... the next scheduled meeting is Wednesday, October 28, 2026.

Box 5000, Station A
200 Brady Street
Sudbury, Ontario P3A 5P3
(705) 671-2489 ext 4376 or 4346
(705) 673-2200 FAX

Record #: PL-MV-2026-00130

APPLICATION SUMMARY

File Date: 09/10/2026

Application Type: Minor Variance

Address(es): 1462 Urbandale Street, Val Therese P3P 0A3

Applicant(s): FERGIE HOMES

Owner(s): STEVEN TRAIN AND STEPHANIE TRAIN

PLANNING APPLICATION

Are there multiple properties associated with the application?
No

Please describe the additional properties associated with this application

What is the date the current Owner(s) acquired the property?
10 or more

Are you the registered owner or an authorized agent?
Authorized Agent

What is the number of dwelling units on the property?
1

What is the number of proposed new dwelling units on the property?
1

What is the number of proposed new buildings/structures on the property?
1

What is the number of existing buildings/structures on the property?
2

If this application is approved, would any existing dwelling units be legalized?
No

How many dwelling units will be legalized?

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

No

Provide details on how the property is designated in the Source Protection Plan

Current Official Plan designation
Living Area I

Current Official Plan designation (additional)

Current Zoning By-law designation
R1-5

Provide a detailed description of what is being proposed
new addition handicap dwelling, slab built attached to rear of existing detached garage

Provide a detailed reason why the proposal cannot comply with the Zoning By-law
The handicap son needs this dwelling to access all the rooms comfortably and still be near his parents that own the main dwelling on the property. The pie shape lot leaves very little room for this proposed dwelling. We need this space to accomodate this young man who needs his privacy and still be accessible for his wheelchair.

Is there an eave encroachment?
No

Size of eaves

Lot Frontage of the property
24.93

Lot Depth of the property
41.70

Lot Area of the property
972.96

Total width of the public road giving access to the property
20

List all buildings and structures on the property and their respective date of construction
Main residential dwelling
approx. 20 years
Detached garage approx. 6 years

Existing use(s) of the subject property and length of time it/they have continued, ex. Residential, Commercial, Institutional, Park, etc.
Residential

Is the use remaining the same? If no, please provide the proposed new use
same

Existing uses of neighbouring properties
residential

Has the property ever been subject of a previous application for minor variance/permission?
No

Do you require zoning relief from Section 4.41 (Waterbodies – Water Frontage, Setbacks and Buffers)?
No

Have you consulted with the Strategic and Environmental Planning department regarding this relief?

Have you consulted with Conservation Sudbury regarding this relief?

WATER SUPPLY AND SEWAGE DISPOSAL

Municipally owned and operated piped water system	[X]
Municipally owned and operated sanitary sewage system	[X]
Lake	[ ]
Pit Privy	[ ]
Individual Well	[ ]
Communal Well	[ ]
Individual Septic System	[ ]
Communal Septic System	[ ]
Other	[ ]

Explain Other

PROPERTY ACCESS

Provincial highway	[ ]
Right-of-way	[ ]
Municipal road that is maintained seasonally	[ ]
Municipal road that is maintained year-round	[X]
Water	[ ]

Indicate the parking and docking facilities to be used if via water

Estimate the distance of these facilities from the retained land and nearest public road by water

CONCURRENT APPLICATIONS

Is the property the subject of a current application for Consent?
No

Indicate the application number(s) and status of the application(s)

Is the property the subject of a current application for a Plan of Subdivision?
No

Indicate application number(s) and application status

PROPOSED BUILDING/STRUCTURE

Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Handicap dwelling attached to existing detached garage	No	49.52	49.52	1	4.26	12.04	3.96	12.75	14.9	17.15	1.24

EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Main residential building	No	210.37	210.37	1	13.54	19.2	7.01	6.25	13.84	6.72	2.01
Detached Garage	No	26.08	26.08	1	4.28	6.09	4.3	6.66	26.94	1.37	20.83

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Detached ADU minimum setback distance to main dwelling by-law 4.2.10 b	2.4m	1.6m	0.8m
Width of Driveway at lot line	6.3	10.4	4.1

September 10th 2026

To: City of Sudbury Building Services

Committee of Adjustments

Re: Minor Variance Application

From: Stephanie and Steven TRAIN

(Registered property owners of 1462 Urbandale Street Hanmer Ontario

Stephanie and Steven TRAIN are writing you to request and explain the reasons for the proposed addition (build) on our property at 1462 Urbandale Street Hanmer Ontario.

This application requests a minor variance to permit the construction of a detached, single-storey second dwelling on our property. The proposed unit is a critical Additional Residential Unit (ARU) explicitly designed to be fully wheelchair accessible for our son who has a recessive genetic illness that now requires him to use a wheelchair. This genetic condition is progressive, has no know treatment and will only increase his dependencies in the future.

In Greater Sudbury, there is a heavily documented shortage of accessible, mid-range, and Rent-Geared-to-Income (RGI) housing options, forcing many vulnerable or low-income residents to look entirely outside the city.

Stephanie and I have chosen to invest in this building to help our son stay close to home, enabling us to help manage his everyday needs while still giving him some independence while ensuring he has a safe, supportive environment. The proposed addition (living space) is designed with our son's needs in mind and is to be completely wheelchair accessible from the entrances, floor plan, washroom and bedroom spaces. The proposed plan has taken into consideration the existing property and the distance from our property lines. (neighbours)

It is our understanding; Building Services notified us that we need 2.4 meters between the house and the addition. With the proposed plans we have 1.6 meters. A difference of 0.8 meters (2.624 feet).

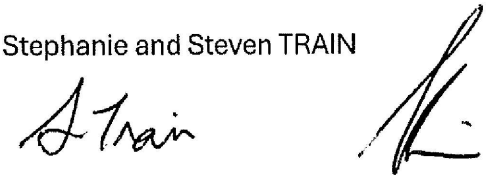
We strongly urge the committee to approve the requested variance, reducing the required separation between the house and the addition of 2.4 meters to the proposed 1.6 meters. This 1.6-metre clearance provides ample space to ensure full wheelchair accessibility, as well as safe, unobstructed access to the rear yard for all residents and visitors.

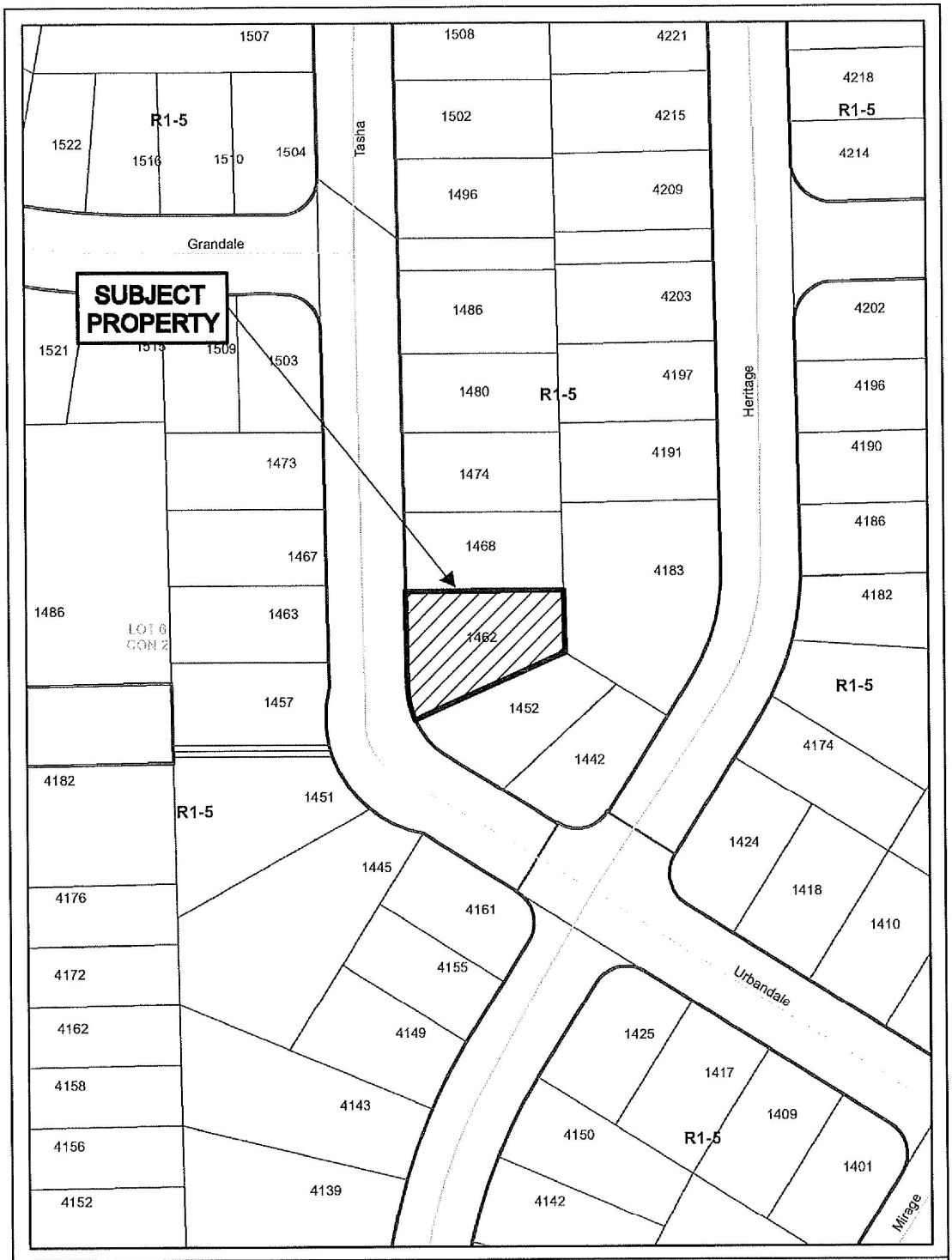
The size and placement of the proposed addition have been selected with the personal needs of our son and us in mind. We have taken great consideration to make this addition work for him and us, while keeping in mind the needs of the City of Sudbury and our neighbours.

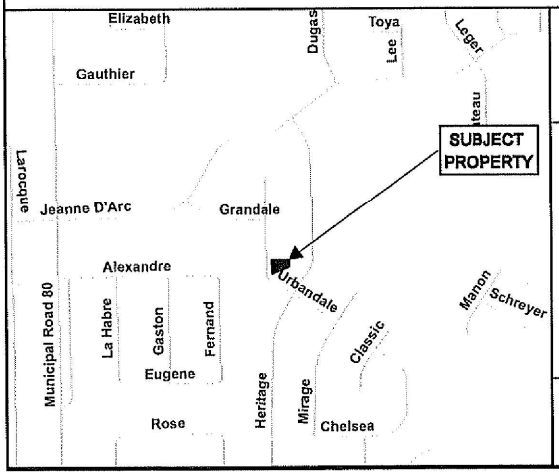
The requested variance represents the minimum relief necessary to achieve a universally accessible, barrier-free floor plan while maintaining a respectful balance with the surrounding property. This proposed addition is necessary, and we hope the Committee of Adjustments can understand and approve our reasons for the proposed addition.

Respectfully,

Stephanie and Steven TRAIN





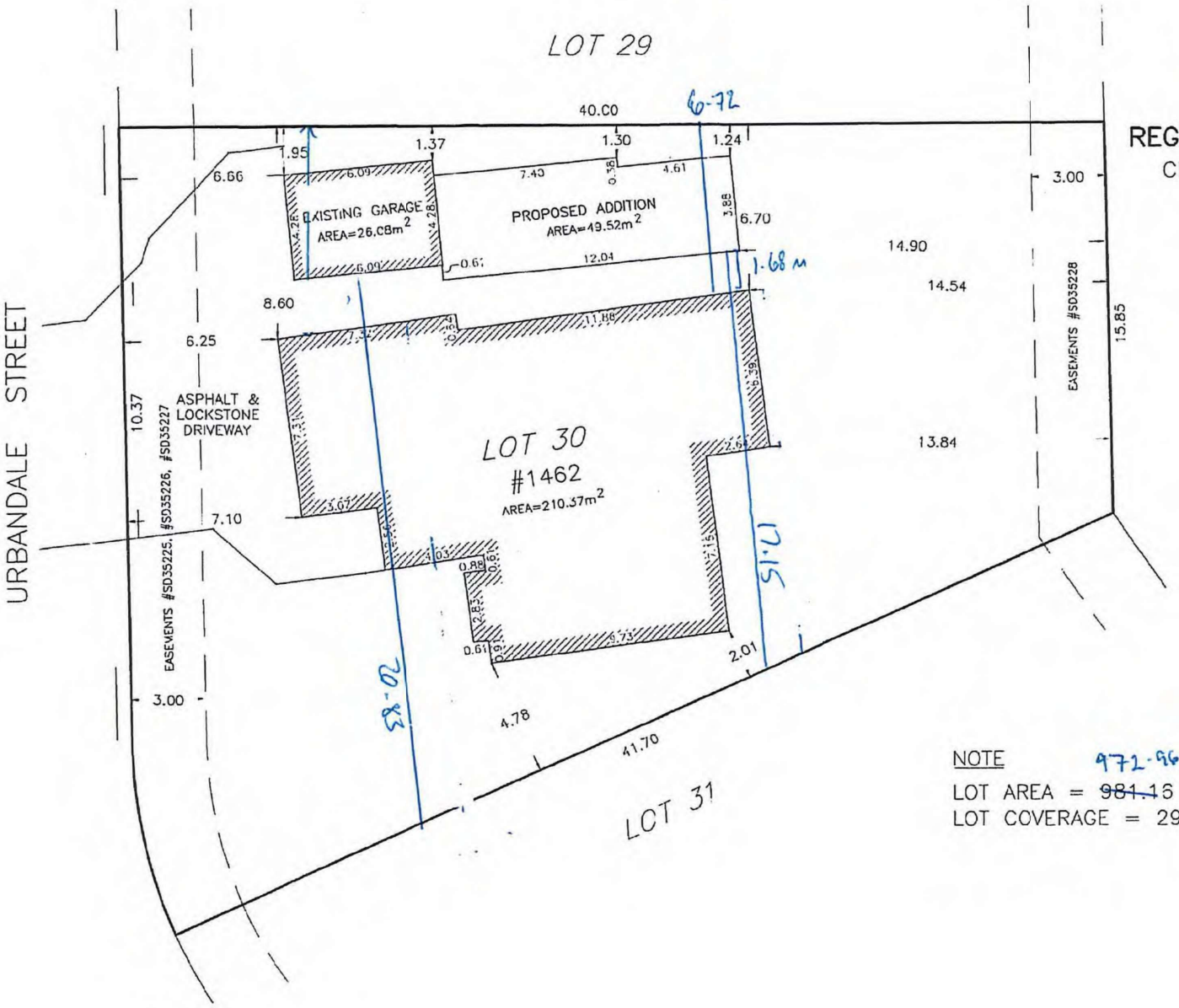


Application for Minor Variance or Permission

Subject Property being PIN 73504-2668,
SRO, Part Lot 6, Concession 2,
Lot 30, Plan 53M-1329,
Township of Hanmer,
1462 Urbandale Street, Val Therese,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00130
Date: 2026 09 14



PLOT PLAN

LOT 30

REGISTERED PLAN 53M-1329

CITY OF GREATER SUDBURY

SCALE : 1 : 150 metric

0 2 4 6 8 10

N

Steven Train
1462 Urbandale St
Hanmer ONT.
P3P0A3

NOTE 972.96

LOT AREA = ~~981.16~~ m^2

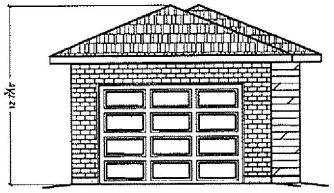
LOT COVERAGE = 29%

PL-MV-2026-00130
Sketch 2

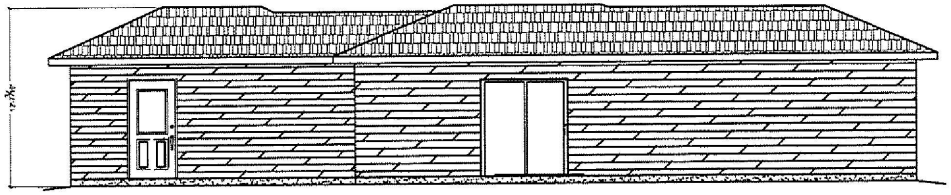
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NOTE:
It is the responsibility of the Contractor to verify that all construction is to strictly conform to the latest edition of the Ontario Building Code, and that any changes to this design to be approved by the Designer and the Chief Building Official prior to it's change and that no Construction is permitted to commence without first obtaining the approval of the Chief Building Official.

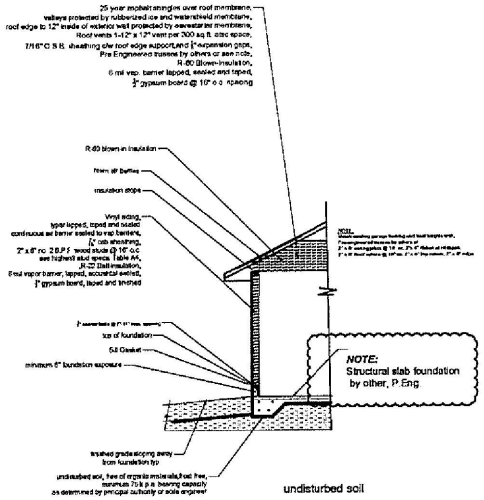
It is the responsibility of the owner to verify zoning by-laws, easements locations, location of services and property boundary to building setbacks and to retain the services of a Licenced Ontario Real Instrual Surveyor to provide these requirements and to determine and place the location of the proposed building



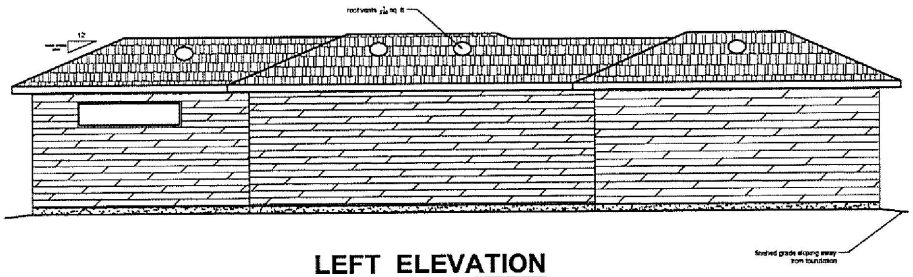
FRONT ELEVATION



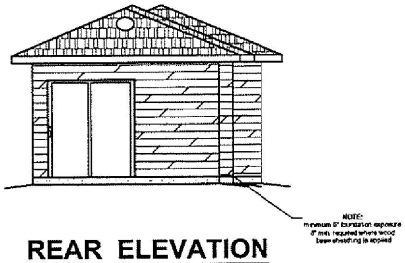
RIGHT ELEVATION



CROSS SECTION



LEFT ELEVATION



REAR ELEVATION

*** General construction notes and details are provided for information purposes only, and do not represent an all inclusive building code nor an all inclusive method of construction, nor a complete listing of materials and it is the responsibility of the contractor, home owner and principal authority to ensure that the construction strictly conforms to the latest edition of the Ontario Building Code and that construction and preparation of material is performed and undertaken by competent, knowledgeable and professional individuals.*

NOTE:
Certification of this design is based on soil bearing capacity having a minimum 75 kpa
The Designer does not assume any responsibility for the design unless the building is constructed on soils having a minimum 75 k.p.a. bearing capacity.It is the responsibility of the owner, contractor and the local building authority having jurisdiction to ascertain that the specified loadbearing capacity exist at the time of construction.

Proposed ADU att. to existing Detached Garage
prepared for Steve Train
1462 Urbandale Street , Hanmer
Greater Sudbury, On

Date: June 15, 2026

SCALE 1/4" = 1'-0"

MICHAEL PILON DESIGNS

I, Michael Pilon, review and take responsibility for this design, I am qualified and the design firm is registered in the appropriate classes and categories as set out in the Ontario Building Code.
INDIVIDUAL B.C.I.N. # 36131 FIRM B.C.I.N. # 100421
signature
Date: June 15, 2026

[redacted]

PL-MV-2026-00130
Sketch 3

Energy Efficiency Design Summary:
SB-12 Prescriptive Method part 9, Residential

Zone 2 Energy Compliance Package "A4"

Ratio of glass to wall area

Area of wall	963	ft.
Area of glass	88	ft.
% of glass to wall	9	%

Other building characteristics: X slab on ground
___ ICF above grade
___ ICF basement
___ Walkout basement

Heating Equipment Efficiency	> 92% AFUE
Space Heating Fuel	Gas
Ceiling with attic space	R-60
Ceiling without attic space	R-31
Exposed floor	R-31
Walls above grade	R-22 + R-7.5 ci
Basement walls	R-20 ci (opt. R-10 ci + R-12)
Edge of slab less than 24" below grade	R-10
Heated slab or slab less than 24" below grade	R-10
Window or sliding glass values	0.21U
Skylights value	0.48 U
Heating equipment min.	96%
HRV min. efficiency	65%
Hot water heater min. efficiency	67%

DHWR 42% min efficiency ____ # of Showers ____

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This document and design is the sole Copywritten property of the Designer, Michael Pilon, and contains confidential and proprietary information that cannot be reproduced, in whole or in part without written authorization from Michael Pilon.
The client receiving this design acknowledges that the he has paid for a One Time Licencing Agreement only, and is prohibited from reusing this plan on any other occasion unless first obtaining written consent from the Designer above, and that a Royalty must be paid to the Designer above for subsequent uses.

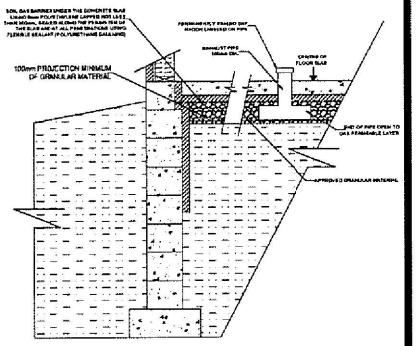
It is the responsibility of the owner to verify zoning by-laws, easement locations, location of services, and property boundary in building as Books and to obtain the services of a Licensed Ontario Professional Surveyor to provide these requirements and to determine and place the location of the proposed building.

Window / Door Schedule

Master Bedroom	7'-0" x 1'- 6"	1					
	6'-0" x 6'- 10"	1					
Living Room	6'-0" x 6'- 10"	1					

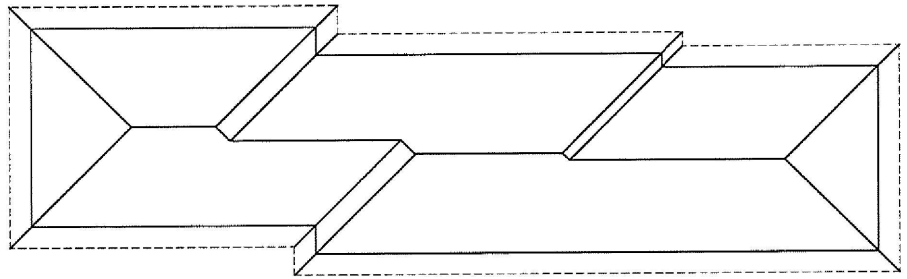
Radon Depressurizing Rough In

2024 OBC - 9.13.4.3. EFFECTIVE DEPRESSURIZATION
TO ALLOW EFFECTIVE DEPRESSURIZATION OF THE SPACE BETWEEN THE AIR BARRIER AND THE GROUND, THE EXTRACTION OPENING (PIPE) SHOULD NOT BE BLOCKED AND SHOULD BE ARRANGED SUCH THAT THE AIR CAN BE EXTRACTED FROM THE ENTIRE SPACE BETWEEN THE AIR BARRIER AND THE GROUND. THIS WILL ENSURE THAT THE EXTRACTION SYSTEM CAN MAINTAIN A NEGATIVE PRESSURE UNDERNEATH THE ENTIRE FLOOR.

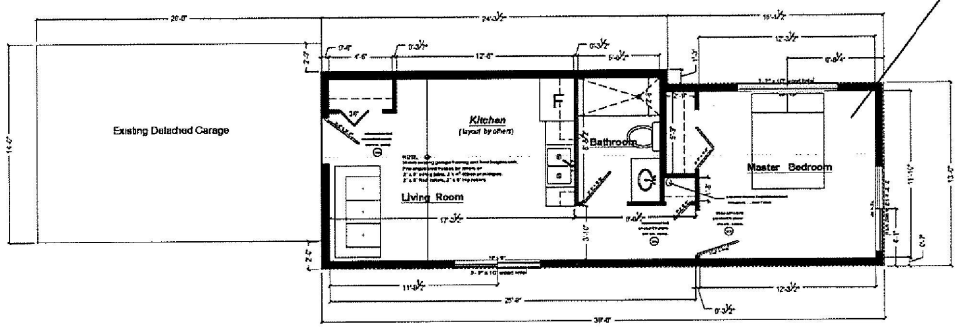


SOIL GAS (RADON) CONTROL
ALL WALLS AND FLOOR ASSEMBLIES IN CONTACT WITH THE GROUND MUST BE CONSTRUCTED TO RESIST THE LEAKAGE OF SOIL GAS, AND PLUMBING AND TO BE PROVIDED WITH A ROUGH-IN FOR SUBFLOOR DEPRESSURIZATION (RADON EXTRACTION). SEE HEALTH CANADAS ONLINE GUIDES FOR COMPLETION OF THE SUBFLOOR DEPRESSURIZATION SYSTEM.

NOTE:
Certification of this design is based on soil bearing capacity having a minimum 75 kpa
The Designer does not assume any responsibility for the design unless the building is constructed on soils having a minimum 75 k.p.a. bearing capacity.It is the responsibility of the owner, contractor and the local building authority having jurisdiction to ascertain that the specified loadbearing capacity exist at the time of construction



Roof Lines



NOTE:
Engineered concrete slab foundation and attachment to existing garage concrete slab by others

MAIN FLOOR PLAN

538 sq.ft. ADU + Existing 279 sq. ft. Garage

NOTE:
It is the responsibility of the Contractor to verify that all construction is to strictly conform to the latest edition of the Ontario Building Code, and that any changes to this design to be approved by the Designer and the Chief Building Official prior to it's change and Before Construction is permitted to commence without first obtaining the approval of the Chief Building Official

Proposed ADU att. to existing Detached Garage
prepared for Steve Train
1462 Urbandale Street , Hanmer
Greater Sudbury, On

Date: June 15, 2026

SCALE 1/4" = 1'-0"

MICHAEL PILON DESIGNS

I, Michael Pilon, review and take responsibility for this design, I am qualified and the design firm is registered in the appropriate classes and categories as set out in the Ontario Building Code.
INDIVIDUAL B.C.I.N. #35131 FIRM B.C.I.N. # 100421
signature [redacted]
Date: June 15, 2026

PL-MV-2026-00130
sketch 4

GENERAL CONSTRUCTION NOTES **

dwg. 3 of 3

① ONTARIO BUILDING CODE ACT

It is the responsibility of the Contractor, Owner and Building Principal Authority to verify that all construction strictly conforms to the latest version of the Ontario Building Code.

All dimensions and specifications shall be verified by the client, contractor and Principal Authority having jurisdiction prior to the commencing of any construction or ordering material.

The Designer and Chief Building Official shall be notified prior to any changes to this design or material alteration.

No construction shall commence without first obtaining approval from the Chief Building Official.

At each stage of construction, specified by the O.B.C., and prior to covering, the prescribed person shall notify the Chief Building Official of readiness of inspection.

A person shall not occupy or use a newly constructed building without first obtaining approval from the Chief Building Official

② FOOTINGS

Certification of this design is based on soil bearing capacity of not less than 75 k.p.a. The Designer does not assume any responsibility for the design unless the building is constructed on soils having a minimum of 75 k.p.a. bearing capacity It is the responsibility of the owner, contractor and Principal Authority having jurisdiction to ascertain that the specified load bearing capacity of 75 k.p.a. exists at the time of construction.

Footings shall be placed on native undisturbed soil having a minimum 75 k.p.a., kept free of organic, pyritic or frozen material and the excavation shall be kept from freezing for the entire period of construction.
Placing of materials and excavations to rest footings on shall be done under the review and supervision of a Professional Engineer or Geo-Technical Engineer.

It is crucial that the soils beneath the proposed footings remain undisturbed and that the "Angle of Repose", is not compromised by excavating soils beneath the footing elevation in proximity (except within a 45 degree downward angle.

All footings are to be cast in place only, and provided with cold weather protection when air temperature is less than 5°C, concrete while being placed shall be kept @ not less than than 10°C and not more than 25°C and maintained @ not less than 10°C for 72 hrs. and no frozen material may be added.

Where footings are stepped, the minimum horizontal run shall be no less than 23 5/8" and stepped vertically no more than 23 5/8" and @ no place shall the thickness of concrete be less than 4" in thickness nor the thickness be less than the horizontal projection of the supported element. MP

③ FOUNDATIONS and DRAINAGE

The bottom of all excavations shall be kept from freezing throughout the entire construction period.
Excavation shall be undertaken in a manner to prevent damage to adjacent properties, buildings and utilities.

Foundation walls shall conform to Table A1 on accompanying drawings.

The thickness of the foundation is detailed by the backfill height loads applied against the foundation walls, therefor the foundwall thickness may need to be increased from these designs due to unforeseen site specific conditions, and it is the responsibility of the contractor to determine if these loads are outgoing a foundation size increase. see Table A1 for foundation design.
Also be aware that site specific requirement imposed by the local building authority in conjunction with Geo-Technical Engineer's assessments may be imposed that may supersede parts of this design.

Take notice that the Minimum frost protection requirements and the Maximum backfill height requirements have a symbiotic relationship, and one cannot be altered without adversely affecting the other!

Where a window or opening in a foundation wall exceed 3'-11" in width, that portion of the foundation wall shall be deemed to be laterally unsupported and thus if the foundation wall in that location exceeds backfill height limitations then the wall must be reinforced or grade lowered to be within the allowable limitations of a laterally non-supported foundation specifications without compromising the required frost protection

Block foundation walls with a building space within shall receive 1/2" min. smooth parging, covered with an approved dampproofing membrane or dampproofed with 2 coats of bituminous tar from the top of the footing, over the cove and upwards up to the the elevation of the proposed exterior grade surface. And shall be protected with 4" perforated weeping tiles, laid adjacent to the exterior of the foundation wall, on undisturbed or compacted soils and shall be covered on sides and top with 6" of clean coarse granular material and be doubled in wet areas.
The top of weeping tiles shall not be higher than the underside of the concrete floor and the bottom of the weeping tile shall not be lower than the base of the footings.
NOTE: Weeping tiles are not to be graded to drain!
Weeping tiles shall drain to a sealed sump pit assembly with sealed lid, sump pump, and discharge hose ; or may also be permitted, by consent of the Chief Building Official only, be permitted to gravity drain to a suitably sloped location on the owner's property, protected from freezing and from the entry of vermine and without adversely affecting adjacent properties.

Where foundation walls are required to be laterally supported they shall be braced or laterally supported prior to backfilling against the foundation wall.

Foundations shall be backfilled with clean granular free draining material only, with no rocks greater than 2" in size within 24" of the foundation wall.

Finished grade should be topped with a tight clay topping and be sloped away from the foundation wall to provide proper surface drainage.
Minimum foundation exposure of not less than 5 1/2" is required above grade and 7 1/2" where cladding susceptible to moisture is applied.

1/2" Anchor bolts shall be provided to top of foundations @ no more than 7'-11" o.c. I.C.F. anchoring rails require 1/2" anchor bolts at no more than 3-11" o.c.

Concrete blocks @ grade and @ top of foundations shall be semi-solid types with all cavities filled.

Crack control joints are required in foundation walls exceeding 49'-3". These joints shall be designed to resist moisture penetration and be keyed to prevent adjacent wall displacement.

④ FRAMING

All members shall be so framed, anchored, fastened, tied and braced to provide the necessary strength and rigidity.

Sill gasket shall be provided under sill plates to prevent air infiltration.
Where untreated wood is resting on concrete less than 6" above ground it shall be protected by 6 mil. poly or 15 lbs. felt paper.

Wood to be used underground shall be of the PWF type only and not the pressure treated type.
All lumber for exterior applications such as decks shall be decay resistant type such as Cedar or pressure treated only.

No structural members greater than 40' clear span are permitted under part 9 design
Lintels supporting trusses over 33'-3" shall be designed

Beams shall have 3 1/2" min. bearing unless specified otherwise.
Beams shall be constructed with joints within 5 1/2" from quarter span locations, except not at quarter spans ends, or be spliced over supports and not more than 50% of joints occurring at same quarter span splice and no splices are permitted immediately adjacent to each other.

Floor and roof sheathing shall be installed with surface grain installed at right angle to supports and all joints shall be staggered.

Floor joists require bridging or blocking @ 6'-11" o.c. max.
Where walls are parallel to joists, joist blocking is required to support walls @ 3'-11" o.c. max.
Load-bearing walls shall be not more than 35" from their support when supporting a roof and not more than 23 5/8" when supporting 1 or more storeys.

Wall studs shall be continuous from floor to underside of roof, except at openings.
see table A2 for stud heights and spacing in high walls.
Wall studs in Table A2 require solid blocking @ not less than 4'-0" o.c., And require 3 nails per stud end.

Intersecting walls, corners, door and window jack studs require 2 nails at 30" o.c. max spacing.
Bottom plate may project 1/4 over supports.

Joints in top plates must be staggered by at least one stud spacing.
Single top plates are permitted where loads are applied no more than 2" away from supports and load bearing single top plates shall be tied together with not less than a 3" x 6 1/2" x .036" thick galvanized steel plate fastened with 3 - 2 1/2" nails on each side of joint.
Lintels shall be fastened together with not less than 2 nails @ 17 1/2" apart max.

Collar ties are permitted to reduce rafter spans in roofs not less than 1/4 pitch.
Collar ties more than 7'-10" require a ribbon no near their mid-span.
Dwarf walls and studs at least 45 degree are also permitted to reduce rafter spans.
Solid blocking under a dwarf wall is required in a floor supporting a dwarf wall.
Ceiling joists supporting a roof load shall be 1" greater in depth then normally required.
Where a roof consists of rafters, the ridge shall either be a fully supported ridge beam or for a min. 4/12 roof pitch with ridge support every 3'-11" or with ceiling joist ties from the base of rafters securely fastened in opposing rafters to prevent outward movement.
Roof trusses must never be drilled, nor notched in any way.
Columns supporting roof truss girders exceeding 39" shall be engineered.

Air barrier required to be continuous, 4" lapped and sealed
Deck guards material is required to be a minimum of 1 1/4" thick, fence boards and 3/4 " decking are not permitted)

Exterior O.S.B. wall sheathing is to be laid horizontally with 8X2" gaps @ mid span.
7/16" O.S.B. roof sheathing on trusses @ 24" requires edge support, such as fascia, roof clips and ridge blocking

Private Stairs

Stairs min. width	2'-10"
Stair min. headroom	6'- 5" , (shared or commercial 6'-8")
Stair min. run	8 1/2" - (" nosing max.
Angled treads min. run	6 1/2" with avg. run not less than 7 1/2" (non exit stairs)
Stair max rise	7 1/2"
Stair min rise	4 1/2"
Max. vertical stair height	12'-2"

Stairs shall have a uniform rise with a total height variance of 3/8"
Stair stringers SFD 3'-11" max. spacing where risers support treads
Stair stringers SFD 2'-11" max. spacing unsupported treads
Stair stringers others 23 5/8" max. spacing
Residential ramp slopes 1 in 10 max. exit ramps
MP 1 in 10 at, ramps 4'-0"-11"
1 in 12 where ramp is 4'-0"-11" in height from floor

Winder stairs shall turn at 30,45,60 and 90 degrees only and when more than 1 set of winders are in a stairway the winders shall be separated in plan by 3'-11".

Deck guards heights

Deck floor under 5'-11"	36"
Deck floors over 5'-11"	42"
Interior guards	35"
interior handrail	31" to 38" (not acting as a guard)
max space between guards	4"

Wall mounted handrails shall be fastened every 3'-11" max.
All handrails require a minimum 2" backspace, shall be graspable over their entire length, extend the full length of the stair, have no obstruction to break a handhold and not be interrupted except for newel posts @ changes of direction.

Interior stairs more than 3 risers require a handrail and guard.
Exterior stairs more than 3 risers require a handrail.
Exterior stairs, platform, more than 23 5/8" high require a guard.
Guards shall not have any horizontal members that would facilitate climbing.

Windows in dwellings over stairs, ramps and landings less than 3'-11" in height from the floor shall be protected by guards or be unopenable and safety tempered glass.

Grab bar blocking in main bathroom is required for future handicap bar adjacent to water closet, shower and bathtub @

⑤ INSULATION

All walls,ceilings and floors separating heated space from unheated space, the exterior air or soils shall be provided with insulation and to prevent condensation.

Insulation shall be installed so at least 1 face is in full and continuous contact with 6 mil. poly.
Insulation other than in unfinished basements shall be protected from mechanical damage
A continuous 6 mil vapor barrier installed sufficiently close to the warm side is required to be sealed or lapped 4" and mechanically clamped against framing members.
Air barriers are required to be continuous and sealed to prevent air leakage and fastened to interior 6 mil poly.

Foundation walls enclosing a heated space shall be insulated to no less than 24" below grade and not more than 200 mm above the floor level of the basement.

R-10 insulation placed horizontally below concrete slab on ground is required where slabs are less than 24" below grade and where in-floor radiant heating is installed and in all basements with electric heating

Where the top of a foundation is less than 1200mm above grade, those portions of the foundation wall may be insulated to the level required for the below grade portion of the foundation wall.

Attic insulation at the interior face of the exterior wall shall have a minimum resistance rating of R-20
Attic insulation shall be installed in a manner to not restrict free flow of air through roof vents. MP
Roofs slopes less than 1 in 6 shall be vented not less than 1 /150 of the insulated area and all other roofs shall be vented to 1/300 of the insulated area, with not less than 25% of the top of this space and not less than 25% of the bottom of the space.
Except where each roof joist space is separately vented it shall be vented by not less than 1 1/2" x 1 1/2" by installing purlins perpendicular on top of roof joists.

Item accompanying Energy Compliance Table A3 for applicable required insulation resistance values.

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⑥ ROOFS

Roofs shall be protected with roofing, flashing, installed to shed rain effectively and prevent water due to ice damming from entering the roof.

Eave protection is required from the edge of the roof extending upwards to 11 1/2" inside the inside face of the exterior wall.

Minimum slope for standard shingles is 4 / 12 roof pitch. Low slope application shall be provided for lower pitched roofs.

A clearance of not less than 2" shall be provided between roof and cladding that is adversely by moisture.

TYPICAL ROOF

20 year asphalt shingles over roofing membrane,
valleys protected by rubberized ice and water shield membrane,
roof edge overstorter membrane to 12" inside interior face of exterior wall,
1/2" O.S.B. sheathing c/w edge support, and 1" expansion gaps,
pre-engineered roof trusses by others.
R-60 Blown insulation under Compliance package "A4",
Insulation baffle, foam air baffles, vented pre finished aluminum soffit,

⑦ WALLS

Brick veneer clad exterior walls

brick or stone veneer, c/w 1" air space, brick ties, flashing and weep holes @ 32" o.c. max.,
Steel lintels or beams across openings, see accompanying Table A4,
continuous type air barrier, lapped and sealed to interior vapor barrier,.
2"x 6" SPF wood studs @ 16" o.c., for walls over 12' see accompanying Table A1,
Metal tab-in diagonal bracing, continuous from top to bottom plates,
R-20 batt + R 7.5 ci rigid insulation under Compliance "A4",
6 mil vapor barrier lapped and sealed, acoustical caulked,
1/2" type "x" gypsum board, taped, finished and painted,

⑧ GENERAL

Reinforced suspended concrete slabs with a dimension greater than 11'-7" shall be engineered.
Reinforced suspended concrete slabs shall be supported by not less than 3" on foundation along all edges, anchored along the edges into the foundation with 23 5/8" x 23 5/8" x 10M bent rebars spaced at not more than 23 5/8" o.c., reinforced with 10M rebars not more than 7 5/8" each way and on each other with 1 1/2" cover from the bottom, and slab shall be not less than 4 1/2" thick and shall be sloped evenly to shed water effectively.
Slabs mentioned above are not designed to support vehicles.

Attic access of 3.2 sq. ft. is required where attic space is greater than 23 5/8" in height, and shall be 21 1/2" x 29" minimum, insulated and sealed.

Interconnected Electric Smoke alarms with a visual component, on or near the ceiling are required on each floor level more than 35" above or below each other, and in every bedroom, and in every hallway leading to a bedroom.

A Carbon monoxide detector is required adjacent to sleeping areas in every dwelling that contains an attached garage or fuel fired appliance.

In a dwelling the minimum clearance of a stair to a door in it's full swing shall not be less than 11 1/2". MP

Spray foam not in a concealed space, shall be protected from the remainder of the building by being covered with gypsum board, plywood, hardboard, insulating fibre board, O.S.B., wallboard, as prescribed by the O.B.C. only.

Vertical clearances directly above a ramps shall be not less than 2'-0" where combustible elements are installed, or 23 5/8" where installed elements are non-combustible or when protected by 1/2" asbestos mill board, or protected by a metal hood projecting 4 1/2" beyond combustible elements.
Other clearance of combustible elements not directly above shall be not less than 17 1/2" away from the range burners unless protected

Every basement containing a bedroom shall be provided with a door exiting from the basement level to the outdoors or at least 1 operable window with a Means of Egress with an unobstructed opening of no less than 3.8 sq. ft., with no openings less than 15", and be openable without the use of tools.

**** General construction notes and details are provided for information purposes only, and do not represent an all inclusive building code nor an all inclusive method of construction, nor a complete listing of materials and it is the responsibility of the contractor, home owner and principal authority to ensure that the construction strictly conforms to the latest edition of the Ontario Building Code and that construction and preparation of material is performed and undertaken by competent, knowledgeable and professional individuals.**

It is the responsibility of the owner to verify by-laws, easement locations, location of services and property boundary to building setbacks and to obtain the services of a licensed Ontario Professional Surveyor to provide these requirements and to determine and place the location of the proposed building.

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The client receiving this design acknowledges that the he has paid for a One Time Licencing Agreement only, and is prohibited from reusing the plan on any other occasion unless first obtaining written consent from the Designer above, and that a Royalty must be paid to the Designer above for subsequent uses.

Zone 2 Energy Compliance Package "A4"

Ceiling with attic space	R-60
Ceiling without attic space	R-31
Exposed floor	R-31
Walls above grade	R-22 + R-7.5 ci
Basement walls	R-20 ci
Edge of slab less than 24" below grade	R-10
Heated slab or slab less than 24" below grade	R-10
Windows or sliding glass values	0.21U
Skylights value	0.49 U
Heating equipment min.	96%
HRV min. efficiency	65%
Hot water heater min. efficiency	67%

MP

High Wall stud spacing (Sudbury)

Stud max length	Siding	Brick veneer
12' - 5 1/2"	16" o.c.	16" o.c.
13' - 9 1/2"	16" o.c.	12" o.c.
15' - 1"	16" o.c.	2 @ 16" o.c.
16' - 4 1/2"	16" o.c.	2 @ 16" o.c.
17' - 4 1/2"	12" o.c.	2 @ 12" o.c.
18' - 4 1/2"	12" o.c.	3 @ 12" o.c.

Note: walls listed above are solid bridging @ 4'-0" o.c. max spacing and stud continuity from floor to underside of ceiling, and 3 rows per stud

MP

TABLE A2

Steel lintels spans supporting masonry veneer

vertical leg	horizontal leg	thickness	3 1/2" brick	stone
3 1/2"	3 1/2"	1/4"	8'-1"	7'- 0"
4"	3 1/2"	1/4"	8'- 9"	8'- 2"
4"	3 1/2"	5/16"	10'-10"	10'- 1"
4 1/2"	3 1/2"	5/16"	11'- 5"	10'- 8"
4 1/2"	3 1/2"	3/8"	11'- 8"	10'- 11"
5 1/2"	3 1/2"	3/8"	12'- 7"	11'- 8"
5 1/2"	3 1/2"	1/2"	12'- 5"	12'- 5"
5 1/2"	4"	1/2"	13'- 6"	12'- 7"
7 1/2"	4"	1/2"	14'- 1"	13'- 1"
7 1/2"	4"	1/2"	15'- 1"	14'- 0"

MP

TABLE A4

FOOTING DESIGNS

Number of floors supported	exterior walls	interior walls
1	250mm (9 3/4")	200 mm (7 7/8")
2	350 mm (13 3/4")	350 mm (13 3/4")
3	450 mm (17 3/4")	500 mm (19 3/4")

add 2 1/2" for every storey of masonry veneer over wood frame supported by foundation
add 5 1/2" for every storey supporting masonry supported on foundation wall and,
add 5 1/2" for every story of I.C.F. supported on foundation wall

Footing design formula for floor joists exceeding 16'-1"

Footing width = minimum req'd x (gross length of joists) / footing width 4.9 x number of storeys

example: a 1 storey part 9 building with an I joist 5.639 m (18'-6") c/w 1 storey masonry foundation, with vinyl siding
min. footing = 9 1/2" + 5 1/2" = 15" min. (0.391 m)

Footing width = 0.391m x (5.639 m) / 4.9 x 1 = 0.438m(17.3")

A new footing calculated width req'd as a result of floor joist clear spans exceeding 16'-1" is merely 17.3" In this basic case the resultant calculated footing supporting floor joists with clear spans exceeding 16'-1" is redundant and a non-issue as most footings are generally designed to be oversized .

MINIMUM NUMBER AND SIZE OF SPF COLUMNS TO SUPPORT GIRDER TRUSS / ROOF BEAM

** see notes

GIRDER TRUSS COLUMNS

STUD SIZE	STUD HEIGHT	SPAN OF BEAM OR GIRDER	SUPPORTED LENGTH 7'-10"	11'-9"	15'-8"	19'-8"
2" X 4"	7'- 10"	7'-0"	2	2	3	3
		11'-8"	2	3	4	4
		15'-8"	3	4	5	
		19'- 8"	3	4		
		23'- 7"	4	5		
		27'- 7"	4			
		31'- 6"	5			
		35'- 4"	5			
		39'- 4"				
2" X 4"	9'- 10"	7'-0"	2	3	4	4
		11'-8"	3	4	5	
		15'-8"	4	5		
		19'- 8"	4			
		23'- 7"	5			
		27'- 7"				
		31'- 6"				
		35'- 4"				
		39'- 4"				

MP

MINIMUM NUMBER AND SIZE OF SPF COLUMNS TO SUPPORT GIRDER TRUSS / ROOF BEAM

** see notes

STUD SIZE	STUD HEIGHT	SPAN OF BEAM OR GIRDER	SUPPORTED LENGTH 7'-10"	11'-9"	15'-8"	19'-8"
2" X 6"	9'-10"	7'-0"	1	1	2	2
		11'-8"	1	2	2	2
		15'-8"	2	2	3	3
		19'- 8"	2	3	4	4
		23'- 7"	3	4	5	
		27'- 7"	3	4	5	
		31'- 6"	3	4	5	
		35'- 4"	3	4		
		39'- 4"	3	4		
2" X 6"	11'- 9"	7'-0"	1	1	2	2
		11'-8"	1	2	2	3
		15'-8"	2	2	3	4
		19'- 8"	2	3	4	5
		23'- 7"	2	3	4	5
		27'- 7"	3	4	5	
		31'- 6"	3	4		
		35'- 4"	3	5		
		39'- 4"	4	5		

MP

*** The width of a wood column shall not be less than the width of the supported member*
Snow load 2.5 k.p.a.

Proposed ADU att. to existing Detached Garage
prepared for Steve Train
1462 Urbandale Street , Hanmer
Greater Sudbury, On

Date: June 15, 2026

SCALE 1/4" = 1'-0"

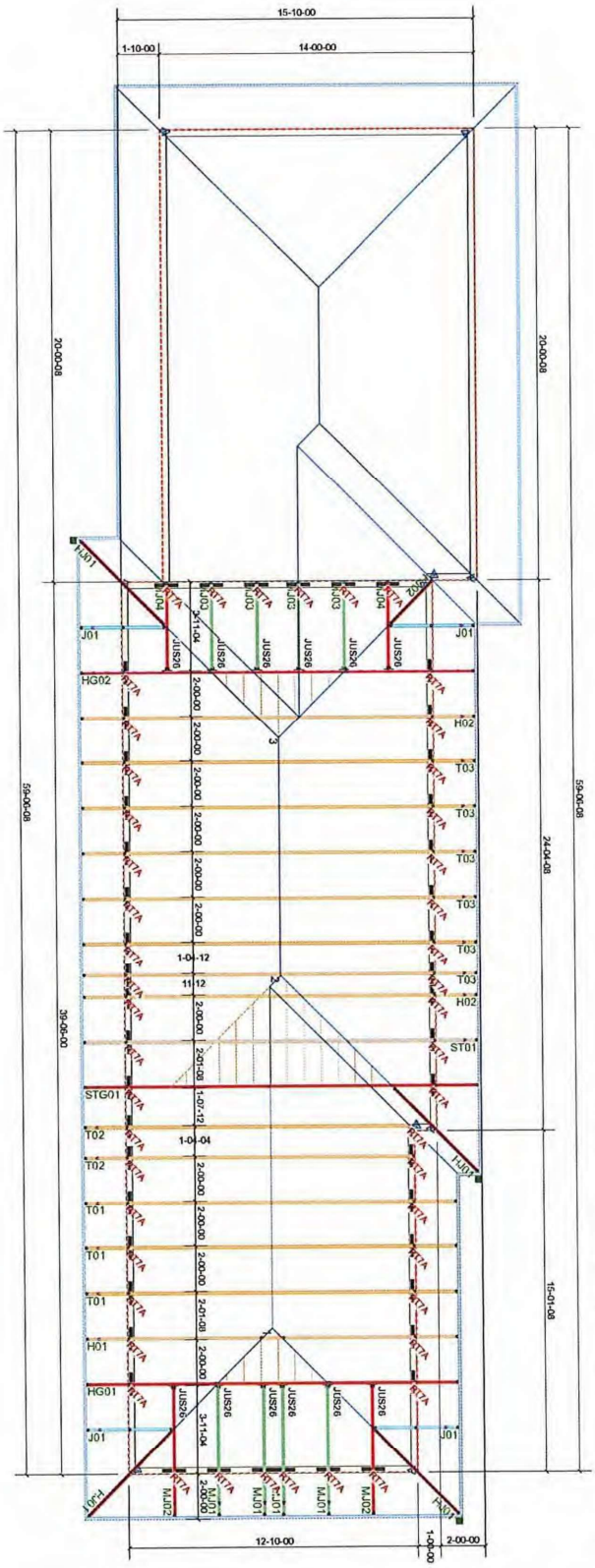
MICHAEL PILON DESIGNS

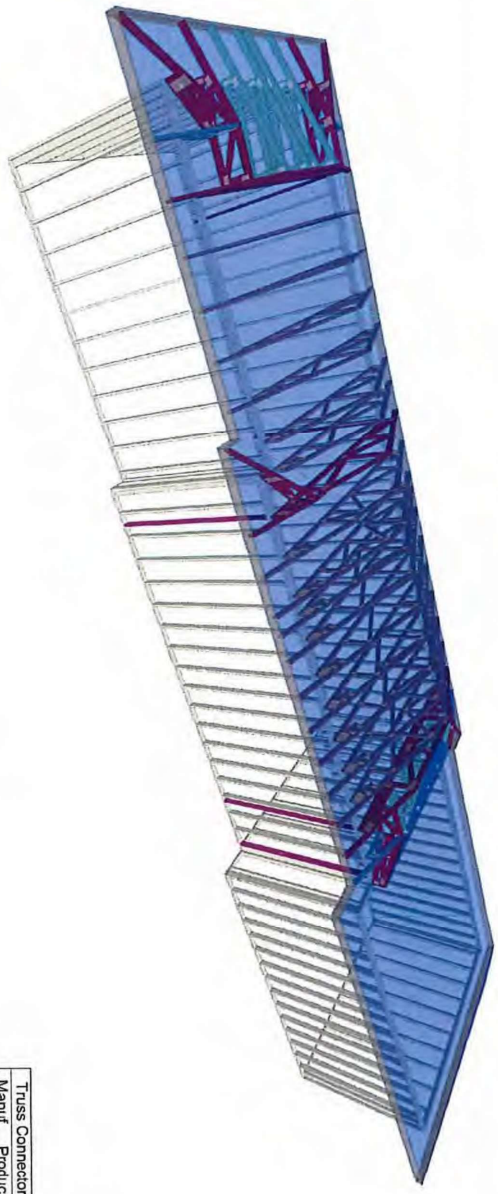
I, Michael Pilon, review and take responsibility for this design, I am qualified and the design firm is registered in the appropriate classes and categories as set out in the Ontario Building Code.
INDIVIDUAL B.C.I.N. #38131 FIRM B.C.I.N. # 100421

signature [redacted]

Date: June 15, 2026

PL-MV-2026-00130
Sketch5





Truss Connector Total List		
Manuf	Product	Qty
MiTek	JUS26	12
MiTek	One RT7A	48

Roof Area w. Valleys	1228.41 ft²
Raked Fascia Lines	0
Horizontal Fascia Lines	178.75
Ridge Lines	43.71
Hip Lines	101.83
Valley Lines	35.48

Not for Construction
2026-08-25 10:24:49 AM

PL-MV-20260-00130
Sketch 6

THIS IS A TRUSS PLACEMENT DIAGRAM ONLY

These trusses are designed as individual building components to be incorporated into the building design at the specification of the building designer. See individual design sheets for each truss design identified on the placement drawing. The building designer is responsible for temporary and permanent bracing of the roof and floor system and for the overall structure. The design of the truss support structure including headers, beams, walls, and columns is the responsibility of the building designer. For general guidance regarding bracing, consult "Bracing of Wood Trusses" available from the Truss Plate Institute, 583 D'Onofrio Drive; Madison, WI 53179.

SHOP DRAWING APPROVAL

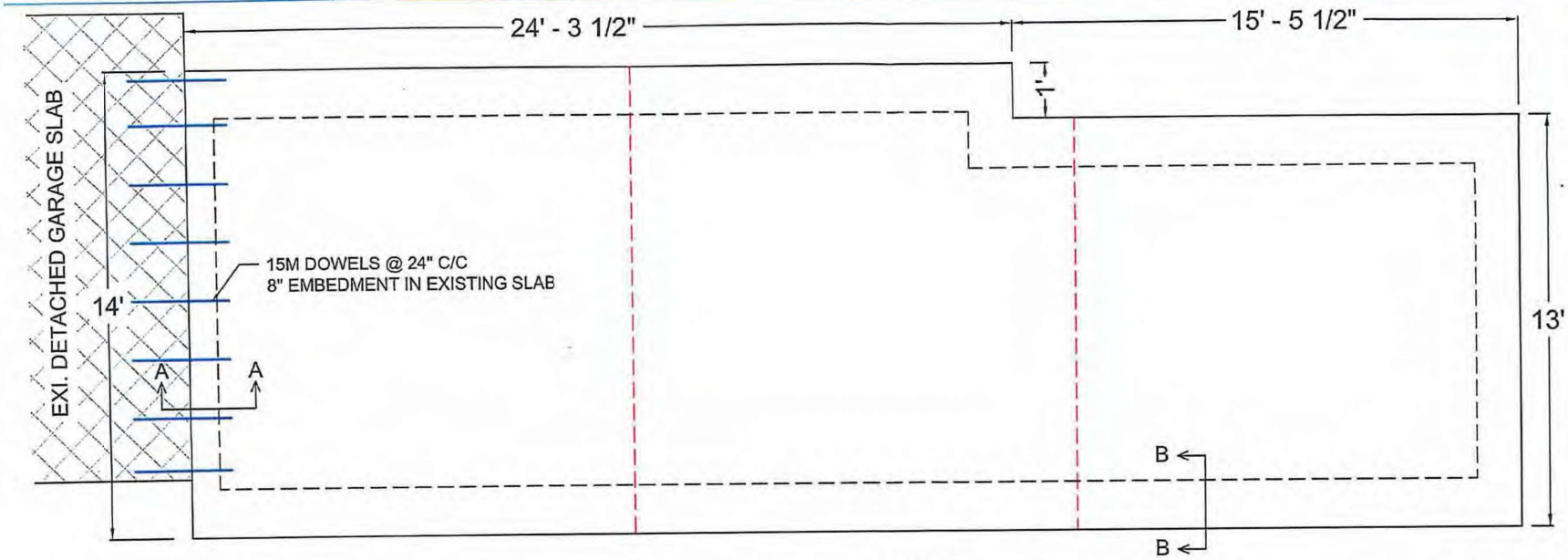
THIS LAYOUT IS THE SOLE SOURCE FOR FABRICATION OF TRUSSES AND VOIDS ALL PREVIOUS ARCHITECTURAL OR OTHER TRUSS LAYOUTS. REVIEW AND APPROVAL OF THIS LAYOUT MUST BE RECEIVED BEFORE ANY TRUSSES WILL BE BUILT. VERIFY ALL CONDITIONS TO INSURE AGAINST CHANGES THAT WILL RESULT IN EXTRA CHARGES TO YOU.

REVIEWED BY: APPROVED BY: DATE:

MEMBER PLANT
Ontario Structural Wood Association
OSWA #556

Job Name: Steve Train	**Quote Number:** 260513A
Customer: Home Hardware Val Caron	**Date:** 2026-08-25
Site Address:	**Designer:** Javier Avendano
City: Val Caron	**Loading:** Refer to Shop Drawings

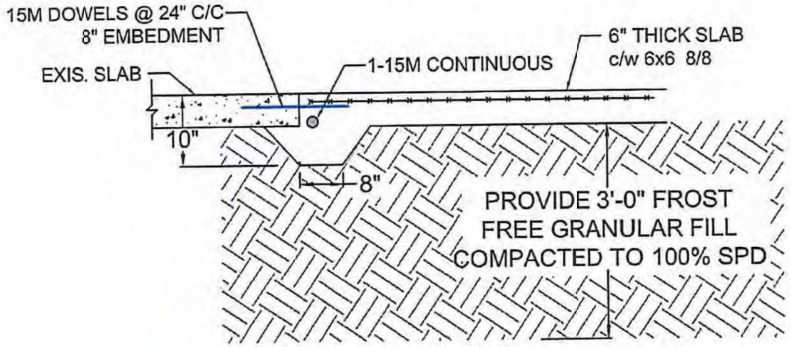
NORQUAY
TRUSSES • PREFAB HOMES • TIMBER FRAME



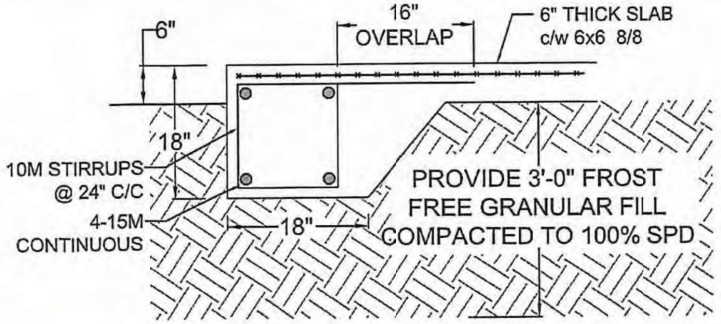
SLAB PLAN (N.T.S)

---- $\frac{1}{2}$" SAW CUT

NOTES:
1. ALL LOCATIONS & DIMENSIONS ARE APPROXIMATE. FIELD VERIFY PRIOR TO WORK.
2. CONCRETE TO BE 32 MPa WITH 5 TO 8% AIR.
3. GRANULAR FILL TO BE FOUNDED ON UNDISTURBED SOIL CLEAN OF ANY DEBRIS OR ORGANICS.
4. WIRE MESH TO OVERLAP 6" MIN. SUPPORTED BY 4" x 4" CONCRETE BRICK @ 2'-0" C/C.



SECTION A-A SLAB DETAIL



SECTION B-B TYPICAL SLAB DETAIL

Bélanger

BELANGER CONSTRUCTION (1981) INC.
CHELMSFORD, ON
P.ENG OF ONTARIO 11571231

- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

GENERAL NOTES:

PROFESSIONAL STAMP

LICENSED PROFESSIONAL ENGINEER
R. L. P. BÉLANGER
3141017
PROVINCE OF ONTARIO

NO.	ISSUE / REVISION	DATE
R0	FOR PERMIT	22 JUL, 2026

PROJECT: –
CLIENT: STEVE TRAIN
ADDRESS:
1462 URBANDALE STREET, VAL THERESE, ON P3P 0A3

DRAWING:

MAIN FLOOR SLAB

SCALE	N.T.S
DESIGN	RB
DRAWN	DR
CHECKED	RB
RMB JOB #	----
DWG #	01

PL-MV-2026-00130
Sketch 7

Box 5000, Station A
200 Brady Street
Sudbury, Ontario P3A 5P3
(705) 671-2489 ext 4376 or 4346
(705) 673-2200 FAX

Record #: PL-MV-2026-00135

APPLICATION SUMMARY

File Date: 09/18/2026

Application Type: Minor Variance

Address(es): 1021 West Bay Road, Skead P3L 1V3

Applicant(s): POLIARCHITECTURE INC.

Owner(s): DAWN DESJARDINS AND DINA DESJARDINS

PLANNING APPLICATION

Are there multiple properties associated with the application?
No

Please describe the additional properties associated with this application

What is the date the current Owner(s) acquired the property?
1957

Are you the registered owner or an authorized agent?
Authorized Agent

What is the number of dwelling units on the property?
1

What is the number of proposed new dwelling units on the property?
0

What is the number of proposed new buildings/structures on the property?
0

What is the number of existing buildings/structures on the property?
5

If this application is approved, would any existing dwelling units be legalized?
No

How many dwelling units will be legalized?

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

No

Provide details on how the property is designated in the Source Protection Plan

Current Official Plan designation
Rural

Current Official Plan designation (additional)

Current Zoning By-law designation
R1-1(12)

Provide a detailed description of what is being proposed
The proposal consists of a ~72 m² addition to an existing camp on Lake Wanapitei. The addition will expand the existing kitchen and add three bedrooms and one bathroom to better accommodate the owners' growing family. The addition is proposed on the west side of the existing camp and includes associated interior renovations, a new steel pile foundation, and modifications to the existing deck and entrance areas. Supporting technical studies have been completed in support of the proposed addition and demonstrate that the development can be safely accommodated with respect to flood and erosion hazards. These studies have been submitted to Conservation Sudbury as part of the permit review process.

Provide a detailed reason why the proposal cannot comply with the Zoning By-law
The proposed addition cannot fully comply with the Zoning By-law because the existing camp was legally constructed in 1997 prior to the implementation of the current 30.0 m shoreline setback requirement. As a result, the existing camp is a legal non-complying structure located within the required setback. The proposed addition has been designed to extend from the west side of the cottage and does not project closer to Lake Wanapitei than the existing building. Alternative locations were evaluated; however, expansion toward the shoreline was not appropriate, the existing septic system restricts development to the south, and side yard setback requirements limit expansion to the east. The west side of the cottage is therefore the only practical location for the proposed addition. Supporting technical studies have been completed in support of the proposed addition, including assessments of flood and erosion hazards. The findings demonstrate that the addition can be safely accommodated, and the studies have been submitted to Conservation Sudbury as part of their permit review process.

Is there an eave encroachment?
No

Size of eaves

Lot Frontage of the property
142.96

Lot Depth of the property
168

Lot Area of the property
10606.4

Total width of the public road giving access to the property
20.12

List all buildings and structures on the property and their respective date of construction
Existing Camp - built in 1998-1999
Garage - 1990s
Gazebo - 1997
Sauna - 1970s
Shed - 1990s

Existing use(s) of the subject property and length of time it/they have continued, ex. Residential, Commercial, Institutional, Park, etc.
Residential (camp) use. The property has been used as a residential camp since the existing buildings were constructed in

~1997-1999.

Is the use remaining the same? If no, please provide the proposed new use
The existing use of the property will remain unchanged. The property will continue to be used for residential camp purposes and no change of use is proposed.

Existing uses of neighbouring properties
The surrounding properties are predominantly residential in nature and contain camps and waterfront dwellings similar to the subject property.

Has the property ever been subject of a previous application for minor variance/permission?
No

Do you require zoning relief from Section 4.41 (Waterbodies – Water Frontage, Setbacks and Buffers)?
Yes

Have you consulted with the Strategic and Environmental Planning department regarding this relief?
Yes

Have you consulted with Conservation Sudbury regarding this relief?
Yes

WATER SUPPLY AND SEWAGE DISPOSAL

Municipally owned and operated piped water system	☐
Municipally owned and operated sanitary sewage system	☐
Lake	☒
Pit Privy	☐
Individual Well	☐
Communal Well	☐
Individual Septic System	☒
Communal Septic System	☐
Other	☐

Explain Other

PROPERTY ACCESS

Provincial highway	☐
Right-of-way	☐
Municipal road that is maintained seasonally	☐
Municipal road that is maintained year-round	☒
Water	☐

Indicate the parking and docking facilities to be used if via water

Estimate the distance of these facilities from the retained land and nearest public road by water

CONCURRENT APPLICATIONS

Is the property the subject of a current application for Consent?
No

Indicate the application number(s) and status of the application(s)

Is the property the subject of a current application for a Plan of Subdivision?
No

Indicate application number(s) and application status

PROPOSED BUILDING/STRUCTURE

Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Proposed ~72 m² addition to the existing camp containing an expanded kitchen, three bedrooms, one bathroom, a hallway, and associated deck/entry improvements. One bedroom of the existing camp is being converted to an entry area. Total building with addition results in a 176.42 m2 camp with 5 bedrooms and two bathrooms.	No	176.42	176.42	1	14.3	21.4	5.5	86.4	11.7	4.8	52.8

EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Existing one-storey waterfront residential camp containing three bedrooms, one bathroom, a kitchen, dining area, living area, laundry closet, and an attached deck.	No	105.43	105.43	1	9.8	12.2	5.5	100.4	11.98	4.8	59.7
Existing detached garage used for vehicle and equipment storage.	No	54.4	54.4	1	7.5	7.3	4.2	67.8	44.8	8.2	81.9

Existing detached waterfront gazebo for outdoor recreational use.	No	17.4	17.4	1	4.5	5.2	3.75	86.1	2.8	32.0	40.1
Existing detached sauna accessory to the residential camp. Sauna is located on the dock.	No	13.7	13.7	1	3.7	3.7	3	101.3	0	23.6	48.4
Existing detached storage shed.	No	9.25	9.25	1	2.5	3.7	3	69.5	53.5	8.5	85.6

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Relief from the required 30.0 m waterbody setback is requested to permit a 72 m² addition to an existing legal non-complying camp located on Lake Wanapitei. The proposed addition will be located within the existing shoreline setback area but will not extend closer to the waterbody than the existing camp.	30.0 m Waterbody Setback	11.7m	18.3m
4.41.4 Shoreline Structures and Facilities	Addition to Dwelling not permitted structure within the 20.0m Shoreline Buffer	Permit within shoreline buffer with a 11.7m setback	8.3m

417 Kantola Road
Lively ON P3Y 1G9
e. info@poliarchitecture.ca
t. 226.332.3734

PLANNING JUSTIFICATION LETTER

Lake Wanapitei Cottage Expansion

1021 West Bay Road, Skead, ON

PROJECT NO. 2506

17 September 2026

Prepared for: City of Great Sudbury, Planning Department

Please accept this letter in support of a Minor Variance application for 1021 West Bay Road, Skead, Ontario.

The owners are proposing a **~72 m² addition** to an existing camp on Lake Wanapitei. The camp was constructed in 1997 and is a legal existing structure located within the current 30.0 metre shoreline setback. The addition includes three bedrooms and one bathroom and is proposed on the west side of the building. Because the existing camp and proposed addition are located within the 30.0 metre shoreline setback, minor variance relief is required.

As part of the design process, a **topographic survey** and **lot grading plan** were completed to establish shoreline conditions, grades, and flood elevations. This work confirmed that both the existing cottage and proposed addition meet the applicable dry floodproofing requirements.

A **fluvial geomorphological assessment** was also completed to evaluate long-term erosion hazards. Based on a 100-year erosion analysis, the consultant supported a 10.0 metre erosion setback for this site rather than the standard 15.0 metre setback.

The location of the addition was also shaped by existing site constraints. Expansion toward the lake was not considered appropriate, the septic system limits development to the south, and side yard setbacks limit development to the east. As a result, the west side of the cottage is the only practical location for an addition. The proposed addition maintains the existing relationship between the cottage and shoreline and does not extend closer to Lake Wanapitei than the existing building.

Overall, the supporting survey and geomorphological assessment show that the addition can be safely constructed without introducing unacceptable flood or erosion risk. The proposal allows for the continued use and improvement of an existing legal structure while maintaining the intent of the shoreline setback provisions.

In our opinion, the requested relief is appropriate for the site and represents reasonable expansion of an existing legal structure. We respectfully request favourable consideration of this application.

Sincerely,

Anastasia Renaud, OAA MRAIC M.Arch
Architect | Principal
poliarchitecture Inc.
e.
c. [redacted]

PL-MV-2026-00135

GEO | MORPHIX®

September 17, 2026

Poliarchitecture Inc.
417 Kantola Road
Lively, ON P3Y 1G9

Attn: **Anastasia Renaud, OAA, MRAIC**
Architect, Principal

Re: **Wanapitei Lake Erosion Hazard Assessment**
1021 West Bay Road, Skead, ON
GEO Morphix Project No. 26075

GEO Morphix Ltd. (GEO Morphix) was retained to complete an erosion hazard assessment to support an addition to an existing structure at 1021 West Bay Road in Greater Sudbury (Skead), located on the southern shore of Wanapitei Lake within McLeod Bay. The study area, herein referred to as the subject lands, is bound by a tributary of Wanapitei Lake to the west, the shore of Wanapitei Lake to the north, a private laneway and residential land use to the east, and West Bay Road to the south (**Appendix A**). Conservation Sudbury (CS) issued the following comment specific to the erosion hazard:

"The erosion hazard limit is defined by the standards of the MNR Technical Guide for Large Inland Lakes (1996). Based on available mapping information and satellite imagery, it appears a portion of the existing dwelling as well as part of the proposed addition fall within the erosion hazard limit. If the existing dwelling falls within the erosion hazard limit, it would be considered an existing non-conforming structure and subject to the non-conforming uses policies (attached). Additions must be located in the area of least and acceptable risk, and additions are not generally permitted within the limits of the erosion hazard. New structures are not permitted within the erosion hazard limit.

The erosion hazard could potentially be reduced based on site specific study by:

1. *Assessment by a fluvial geomorphologist as per the guidance of the MNR Technical Guide for Large Inland Lakes. The study would need to assess the annual rate of erosion and project it over a 100-year time frame as well as evaluate the stable slope component of the erosion hazard."*

The following activities were completed by GEO Morphix as part of the erosion hazard assessment and are summarized in this report:

- Review of available background reports and mapping (i.e., watershed/subwatershed studies, surficial geology, topography, LiDAR data, conceptual development plan)
- Evaluate recent and historical aerial photographs to understand historical changes to land use and shoreline characteristics during the period of available record
- Review photographs of shoreline conditions provided by the landowner
- Refine the 15 m shoreline erosion allowance using results of the desktop assessment and generally following Ministry of Natural Resources (MNR) (1996 and 2001) erosion hazard guidelines, as appropriate

Historical Assessment

A series of historical aerial photographs were reviewed to determine changes to the shoreline, land use and land cover in vicinity of the subject lands. Aerial photographs from 1928 (National Air Photo Library; 1:15,000), 1946, 1975, and 1991 (City of Greater Sudbury) and orthographic imagery from Google Earth Pro for the years 2005, 2013 and 2024 were reviewed to understand site history and inform the erosion hazard assessment. Select aerial imagery are provided in **Appendix A** for reference.

In 1928, the subject lands and adjacent shoreline contained predominantly woodlands and natural areas. Materials, potentially aquatic vegetation and/or sediments, were visible in McLeod Bay, which suggests relatively shallow water and a depositional environment at the time the image was collected. There was no change in land use and land cover between 1928 and 1946. The shoreline within and adjacent to the subject lands in 1946 appeared generally consistent with the 1928 image, though the inwater vegetation/sediments visible in 1928 at the southern tip of McLeaod Bay were less apparent in 1946. This may be due to varying water levels in the imagery.

By 1975, a local road network adjacent to McLeod Bay was established, and a driveway, building and dock were visible within the subject lands. Vegetation had been cleared along the shoreline to facilitate construction, but the general shoreline configuration remained largely unchanged. Substrates were visible along the shoreline edge largely north of the subject lands, but it is unclear whether this material was natural and exposed during a period of lower water levels or was installed. The 1991 image was captured during the winter when there was ice present in the bay; however, the shoreline remained generally consistent with imagery from previous years. A single row of tree plantings north of the dock was visible in the 1991 image that was not present in the 1975 image. The root network may have provided additional stability to the shoreline in this location.

Similar to previous years, there was limited change to the shoreline in 2005, 2013 and 2024 Google Earth Pro imagery. The lake adjacent to the shoreline appeared to be relatively shallow, as sediments and/or vegetation were visible offshore, suggesting again that this location in McLeod Bay is generally a depositional zone. The planted shoreline trees first visible in the 1991 image are present in the 2005 to 2024 Google Earth Pro imagery, suggesting limited erosion along the shoreline. The current dock and associated outbuilding configuration were constructed by 2005 and the existing hexagonal gazebo was constructed by 2013. These structures appear to be in good condition based on photos provided by the landowner, further supporting that the shoreline has been relatively stable.

In summary, historical aerial imagery for the past approximately 100 years indicates that shoreline erosion has been limited. Visible sediment deposition/aquatic vegetation suggests that this area of the lake is generally a depositional zone.

Existing Conditions

The subject lands are located on the southwest shoreline of the lake, at the southern tip of a relatively small and narrow bay referred to as McLeod Bay. A tributary borders the western limit of the subject lands and outlets west of an existing dock and gazebo. Ontario Power Generation (OPG) operates the Wanapitei Lake Control Dam, which was built in 1927 and is located at the outlet to the Wanapitei River approximately 8.6 km (as the crow flies) southeast of the subject lands.

Quaternary geology (OGS, 2012) mapping indicates that the subject lands are situated exclusively on Precambrian bedrock. This geology is characterized by undifferentiated igneous and metamorphic rock, exposed at the surface or covered by a discontinuous, thin layer of drift. The presence of igneous and metamorphic bedrock suggests that erosion potential is limited, and the shoreline is relatively stable.

Photos of the shoreline conditions were provided by the landowner, dated July 4, 2026. The shoreline to the north of the dock on the subject lands is depicted in **Figure 1**. The shoreline appears to be comprised of cobble to boulder sized substrate and a single row of large trees along the water's edge. The assorted cobble to boulder substrate likely limits the potential for erosion to occur and appears to be in good condition, with no evident gaps. The treeline did not appear to be disturbed by changes to the shoreline as there were no leaning or fallen trees visible in the image.

Figure 2 depicts the subject lands to the south of the dock. Herbaceous vegetation is dominant along the shoreline in front of a hexagonal gazebo. The herbaceous vegetation appears to be growing into the water and suggests that shoreline erosion is minimal. Towards the outlet of the adjacent stream into the lake, cobble/boulder materials are visible along the shoreline. None of the trees adjacent to the shoreline are leaning or have fallen over, also indicating this section of the shoreline is relatively stable.

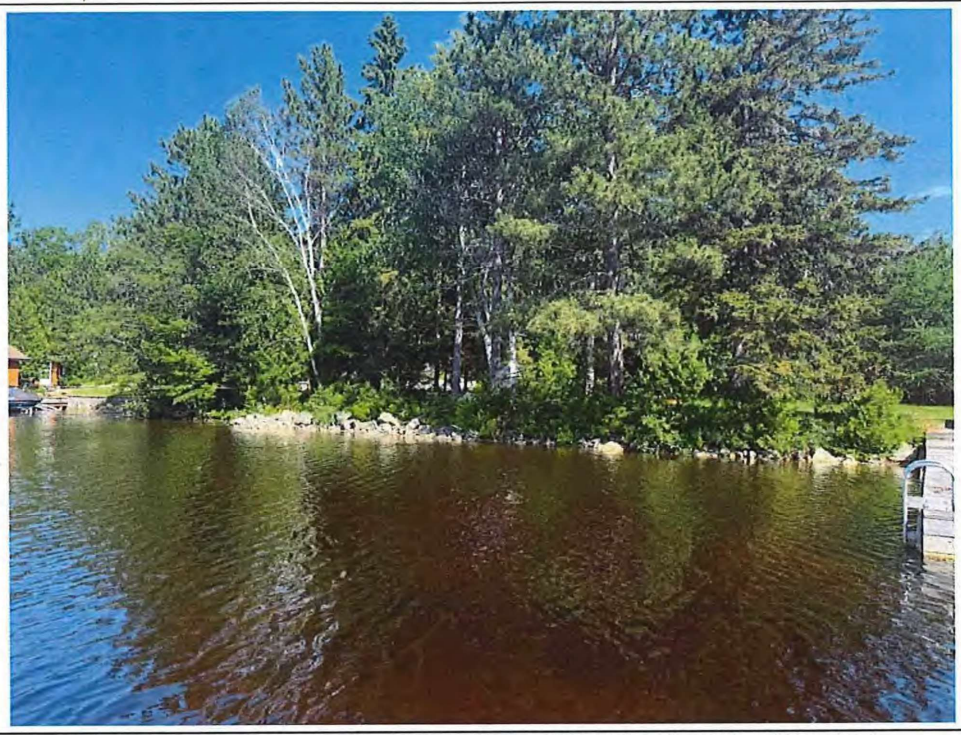


Figure 1: Photo facing shoreline along subject land north of the dock.

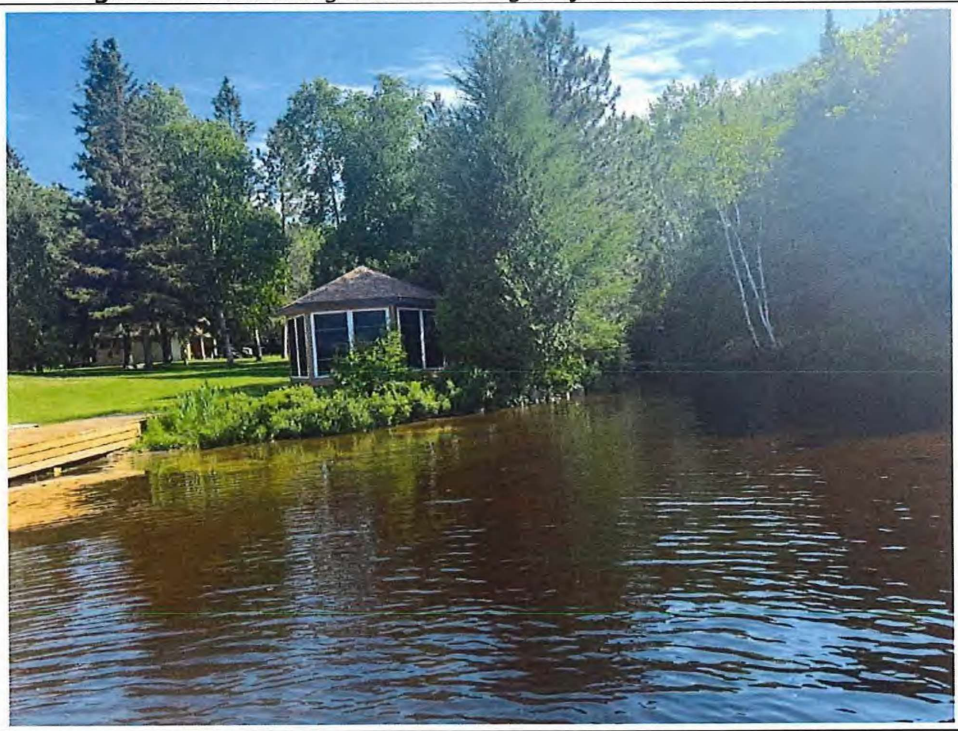


Figure 2: Photo facing shoreline along the subject lands south of the dock.

Shoreline Hazard Assessment

There are two documents produced by the MNR that outline approaches to erosion hazard assessments for large inland lakes. The MNR (2001) guideline outlines methodology for delineating the shoreline hazard. The approach depends on whether the shoreline type is a dynamic beach, which is characterized by beach or dune deposits that are equal or greater than 0.3 m thick, 10 m in width, and 100 m in length and where the wind fetch is over 5 km. The environment present along the shoreline in the subject lands is not consistent with a dynamic beach, so a standard shoreline erosion hazard assessment approach is applied.

There are two components to a shoreline erosion hazard, the stable slope allowance and the average annual recession rate based on a minimum of 35 years of reliable data or an erosion allowance (MNR 2001). The topographic survey provided by Poliarchitecture Inc. and shoreline photographs provided by the landowner indicate that the subject lands do not contain a well-defined or distinct slope along the shoreline (i.e., a bluff) and as such, a stable slope allowance is not required.

With regard to the average annual recession rate, aerial photographs are available for the subject lands between 1928 and 2024; however, they could not be accurately georeferenced to analyse shoreline recession due to image quality, presence of shoreline vegetation, and a lack of control points; thus, an average annual shoreline recession rate could not be quantified. The MNR (2001) guideline states that when there is no available recession rate information, a 15 m erosion allowance can be applied, measured inland from the top of the shoreline cliff, bluff, or bank, or the first landward break in slope.

MNR (1996) guidelines outline the same general approach for delineating shoreline erosion hazards for large inland lakes while also permitting reduced erosion allowances for bedrock shorelines and well-sheltered shorelines based on scientific and geotechnical principles with consideration to site conditions and the size and nature of the proposed development/site alteration. A well-sheltered shoreline may be assigned a reduced erosion allowance with consideration to the erodibility of shoreline sediments, impacts of wind and boat generated waves, and ice effects.

Quaternary geology mapping indicates that the subject lands are located on Precambrian undifferentiated igneous and metamorphic bedrock. This rock type is more resistant to weathering and erosion in comparison to softer sedimentary rock (e.g., shale). Furthermore, there is no evidence of significant shoreline erosion (e.g., leaning trees, exposed shoreline banks or bluffs, historical shoreline adjustments visible in imagery) that would suggest the shoreline is susceptible to erosion. A reduced erosion allowance is further supported by the location of the subject lands within McLeod Bay, which likely limits the potential impacts of wave action on the shoreline. The impact of ice buildup along the shore could not be assessed, however the lack of disruption to shoreline vegetation and coarse materials along the shoreline suggests that ice is not actively causing scour or erosion.

Following consideration of provincial guidelines and factors that act to limit erosion along the shoreline within the subject lands, a 10 m erosion allowance is recommended. This value is considered conservative given the lack of shoreline adjustment, local geology, and existing shoreline conditions. The OPG maximum operating level (267.95 m elevation) was used as a surrogate for the top of bank given the generally limited topographic relief along the shoreline. The 10 m toe erosion allowance applied from the OPG maximum operating level is shown in **Appendix B**. **Appendix C** includes Drawing A.12, prepared by Poliarchitecture Inc., which illustrates that the proposed development is outside of the 10 m erosion allowance.

Summary

GEO Morphix was retained to complete a shoreline erosion hazard assessment in support of a proposed addition to an existing structure at 1021 West Bay Road in Skead, Ontario. The assessment included a review of published mapping, historical and recent aerial imagery, and photographs of shoreline conditions provided by the landowner. Shoreline recession calculations could not be completed due to image quality, the presence of woody shoreline vegetation, and a lack of control points for accurate georeferencing; however, a qualitative assessment of historical aerial imagery indicates that there has been limited change to the shoreline for the last approximately 100 years. Limited evidence of shoreline erosion was also visible in photographs provided by the landowner. OGS (2012) Quaternary geology

mapping notes that the subject lands contain Precambrian bedrock, which is relatively resistant to erosion.

MNR (1996 and 2001) guidelines note that a 15 m erosion allowance can be applied in the absence of shoreline recession calculations. A 10 m erosion allowance is recommended by GEO Morphix and is within the purview of Conservation Sudbury. This value has been applied from the OPG high maximum operating level (267.95 m), which was used as a surrogate for the top of bank. Based on plans prepared by Poliarchitecture Inc. (**Appendix C**), the proposed building addition and deck are located fully outside of the 10 m erosion allowance.

We trust this report meets your current requirements. Should you have any questions, please contact the undersigned.

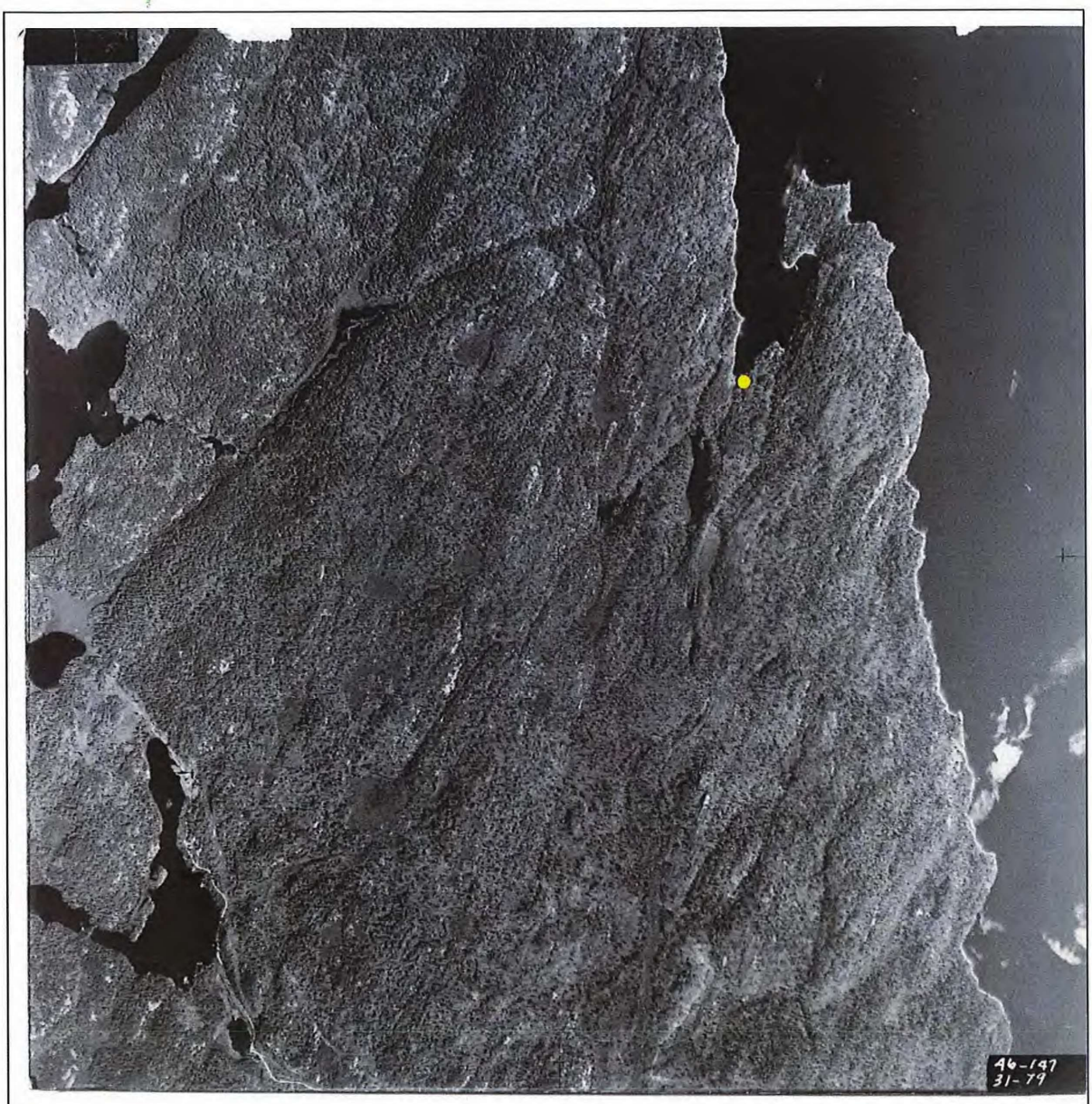
Respectfully submitted,

Paul Villard, Ph.D., P.Geo., CAN-CISEC, EP, CERP
Director, Principal Geomorphologist

Suzanne St Onge, M.Sc.
Senior Environmental Scientist, Practice Lead

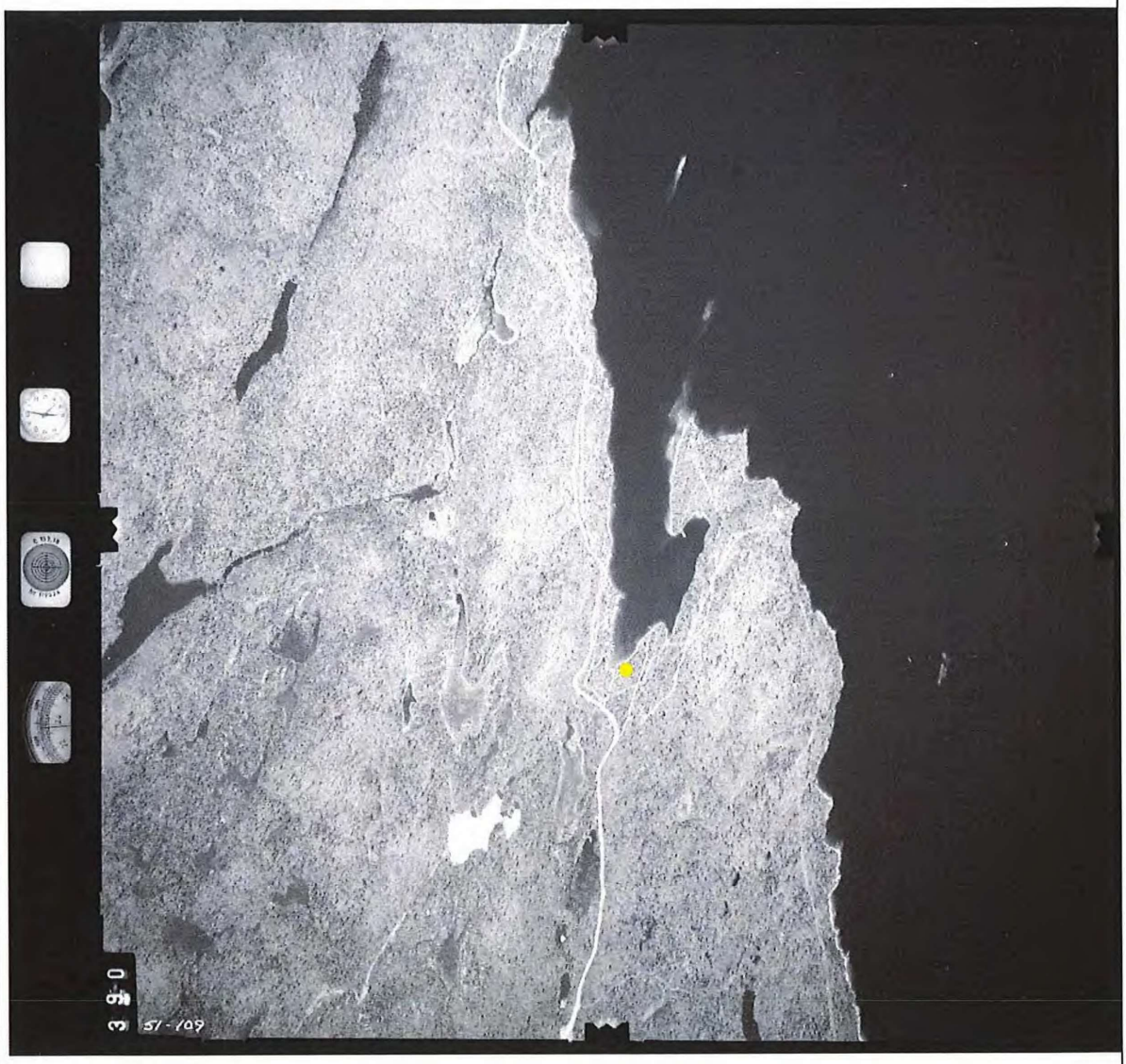
Appendix A
Historical Aerial Imagery

GEO | MORPHIX®



Location: Sudbury, ON
Year: 1946
Scale: 1:15,840
Source: City of Greater Sudbury
Yellow Point: 1021 West Bay Road (Approximate)

PL-MV-2026-00135



Location: Sudbury, ON
Year: 1975
Scale: 1:12,000
Source: City of Greater Sudbury
Yellow Point: 1021 West Bay Road (Approximate)



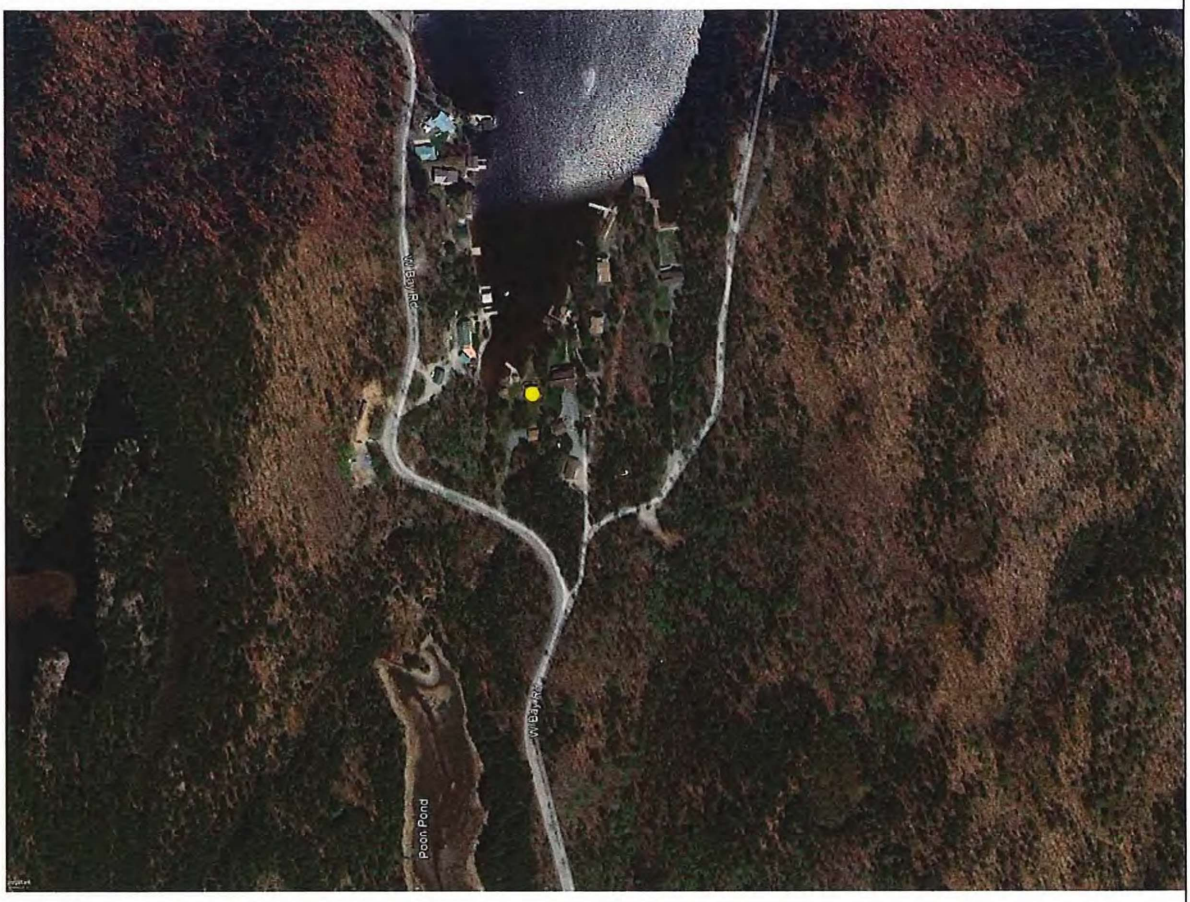
Location: Sudbury, ON
Year: 1991
Scale: 1:30,000
Source: City of Greater Sudbury
Yellow Point: 1021 West Bay Road (Approximate)



Location: Sudbury, ON
Year: 2005
Scale: Digital Orthoimagery
Source: Google Earth Pro
Yellow Point: 1021 West Bay Road (Approximate)



Location: Sudbury, ON
Year: 2013
Scale: Digital Orthoimagery
Source: Google Earth Pro
Yellow Point: 1021 West Bay Road (Approximate)



Location: Sudbury, ON
Year: 2024
Scale: Digital Orthoimagery
Source: Google Earth Pro
Yellow Point: 1021 West Bay Road (Approximate)

Appendix B
Erosion Hazard Delineation



Legend

- 0.25 m Contour
- OPG Dam Maximum Operating Level (267.95 m)
- 10 m Erosoin Allowance
- Study Area

Erosion Hazard Delineation

Lake Wanapitei

Skead, Ontario

GEO | MORPHIX®

N

0 25 50

Meters

PL-MV-2026-00135

Imagery: MNR 2021. Watercourse: MNR, 2024.
Study Area: City of Sudbury, 2024.
0.25 m Contour: xx, 2026 (GM Interpolated).
Print Date: August 2026. PN26075. Drawn By: M.O., N.B.S., S.S.O.

Appendix C
Poliarchitecture Inc. Drawing A.12
Site Plan and Zoning Review

REGULATIONS GOVERNING R1-1, 1-STOREY SINGLE DETACHED DWELLING ON ~16641.25 SQ.M. LOT IN SKEAD				
ROW	REGULATION	REQUIRED	PROPOSED	COMPLIES
3	MIN. LOT AREA	4000.0 SQ.M.	16641.25 SQ.M.	YES
4	MIN. LOT FRONTAGE	45 m	139.045 m	YES
5	MIN. FRONT YARD	6 m	SEE SP	YES
6	MIN. REAR YARD	7.5 m	SEE SP	YES
7	MIN. INTERIOR SIDE YARD	1.2 m + 0.6 m	SEE SP	YES
8	MIN. CORNER SIDE YARD	4.6 m	N/A	YES
9	MAX. LOT COVERAGE	40% (40% OF 16641.25 SQ.M. = 4356.5 SQ.M.)	1545 SQ.M. = 1.5%	YES
10	MAX. BUILDING HEIGHT	11 m		YES
12	PARKING SPACES	2	2	YES

PROPERTY LEGAL DESCRIPTION:
PART OF LOT 70 AND PART OF THE ROAD ALLOWANCE FRONTING LOT 70, REGISTERED PLAN M-137, TOWNSHIP OF MACLENNAN, TOWN OF NICKEL CENTRE, REGIONAL MUNICIPALITY OF SUDBURY, DISTRICT OF SUDBURY, DESIGNATED AS PARTS 1, 2, 3 AND 4 ON PLAN 53R-13742.

ORIGINAL SURVEY BY D.S. DORLAND LIMITED

EXISTING SITE ACCESS	YES
PROPOSED FINAL BUILDING AREA	162 SQ.M.
SITE ELEVATION	284.235 m
AVERAGE GRADE	285 m
FINISHED FLOOR ELEVATION	286 m

NOTES:

1. SITE IS RELATIVELY FAT WITH INCLINE (~1m DIFFERENCE) FROM EXISTING CAMP TO LAKE WANAPITEI
2. EXISTING STREAM RUNNING THROUGH PROPERTY
3. NO WATER MANAGEMENT ISSUES IDENTIFIED BASED ON CURRENT SITE CONDITIONS AND GRADING, EXISTING DRAINAGE PATTERNS TO BE MAINTAINED. REFER TO LOT GRADING DRAWINGS.
4. EXISTING TREE CLEARING TO BE USED FOR PROPOSED ADDITION. NO OR LIMITED TREE CUTTING SHOULD BE REQUIRED.

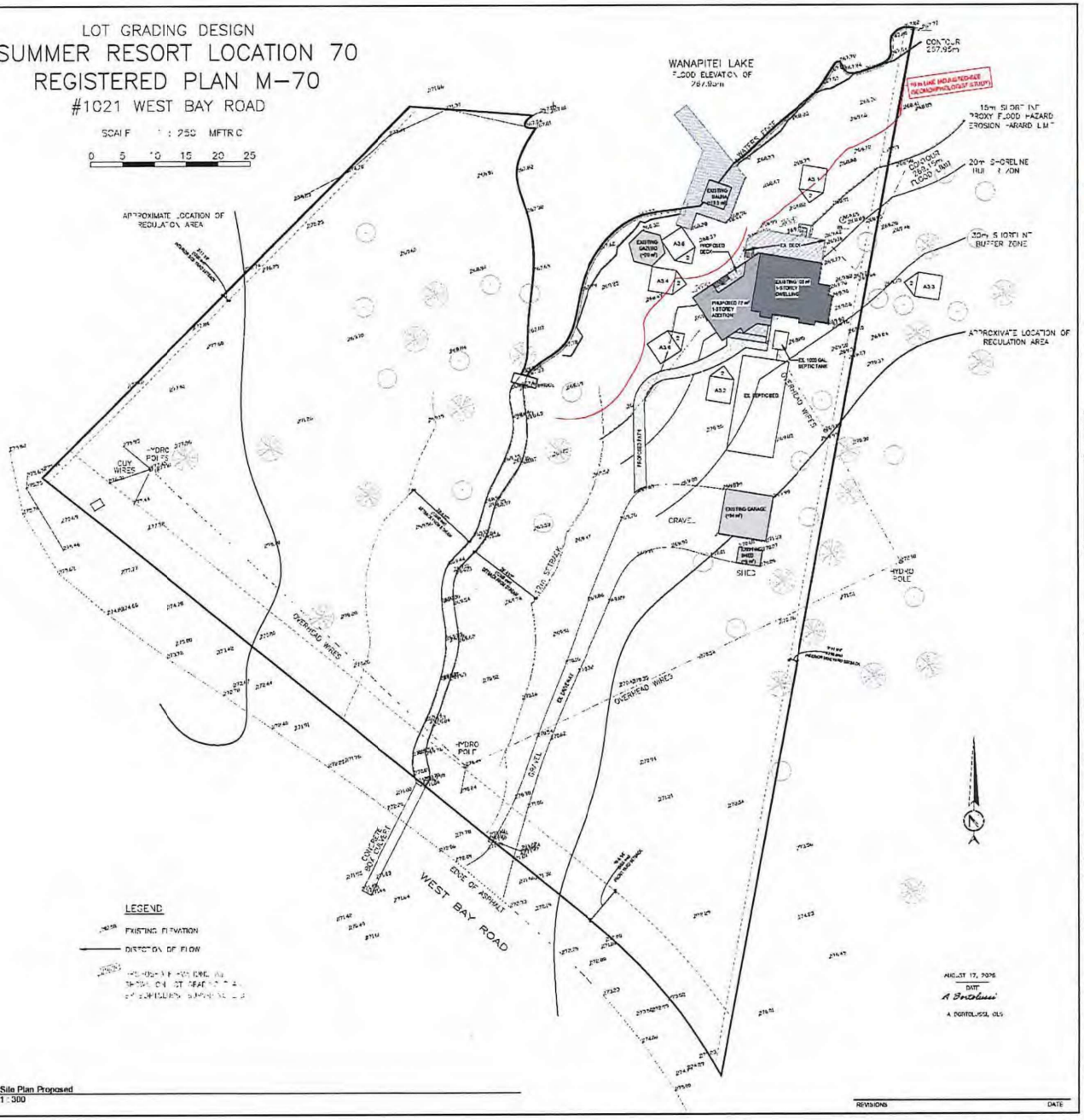
SITE PLAN NOTES:

1. DIMENSIONS FOR SETBACKS ARE TO OUTSIDE OF EXTERIOR WALL NOT FOUNDATION.
2. REFER TO FOUNDATION PLAN FOR FOOTING AND FOUNDATION WALL LOCATIONS.

LOT GRADING DESIGN
SUMMER RESORT LOCATION 70
REGISTERED PLAN M-70
#1021 WEST BAY ROAD

SCALE 1 : 250 METRIC

0 5 10 15 20 25



1 Site Plan Proposed
1 : 300

REVISIONS DATE

poliarchitecture
417 KENDAL ROAD
LIVELY, ON P3Y 1G3
w. poliarchitecture.ca
e. info@poliarchitecture.ca
t. 250.323.3734

DESIGN NOTES
1. THE CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND PROCEDURES DURING CONSTRUCTION AND MUST COMPLY WITH ALL APPLICABLE LAWS, REGULATIONS AND BUILDING CODES.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
3. CONTRACTORS MUST VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK. DO NOT SCALE DRAWINGS.
4. ALL DIMENSIONS TO BE TAKEN FROM FACE OF STUD UNLESS NOTED OTHERWISE ON DRAWINGS. ALL DIMENSIONS ARE TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
5. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES, BY-LAWS AND REGULATIONS.
6. ALL MATERIALS SHALL BE NEW AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
7. ALL WORK SHALL BE PERFORMED BY QUALIFIED AND EXPERIENCED TRADESPERSONS.
8. THE CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY SUPPORT FOR ALL PARTS OF THE STRUCTURE AS REQUIRED DURING CONSTRUCTION.
9. ALL DIMENSIONS ARE IN METRIC UNITS UNLESS NOTED OTHERWISE.
10. DO NOT SCALE DRAWINGS.

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SEAL

PROJECT NORTH

Wanapitei Lake Camp Expansion
1021 West Bay Road, Skead, ON, P3L 1N3
Site Plan and Zoning Review

STATUS	CA PERMIT
PROJECT #	2506
CHKD	AKR
DRAWN	TH
SCALE	As Indicated
ISSUED	2026 09 15

PROJECT TITLE

SHEET #
A1.2

2026.09.17 10:04:35 AM

PL-MV-2026-00135

Conservation Sudbury

401 – 199 rue Larch Street
Sudbury, ON P3E 5P9
705-674-5249
ConservationSudbury.ca

FLOODPROOFING VERIFICATION & LOT GRADING CERTIFICATE

This certificate must be approved by Conservation Sudbury after the foundation is complete and prior to the framing inspection by Building Services or as directed by Conservation Sudbury. Please return to NDCA@ConservationSudbury.ca (or by mail/drop off at address above)

Property location: # 1021 Westbay Road

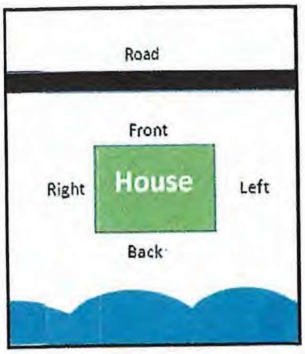
Building permit number (if applicable): _____

Landowner name: Anastasia Renaud

Identify type of lowest opening (window, door, vent, garage, floor etc): Door

Lowest opening is on (Front, Back, Left, Right) side of house: Left / East

Geodetic elevation of lowest opening: 269.88m
Note: all elevations must be presented in CGVD28 datum or equivalent



Ground elevation around house

At Front wall: 269.80 and 2 metres from Front wall: 269.85

At Left wall: 269.70 and 2 metres from Left wall: 269.56

At Right wall: 269.80 and 2 metres from Right wall: 269.62

At Back Wall: 269.70 and 2 metres from Back wall: 269.16

Survey prepared by (print): Adrian Bortolussi

Signature: _____

Date: May 2026

Document must be stamped **or emailed directly from the Surveyor to Conservation Sudbury*

Surveyor's or Engineer's stamp

For Office use only

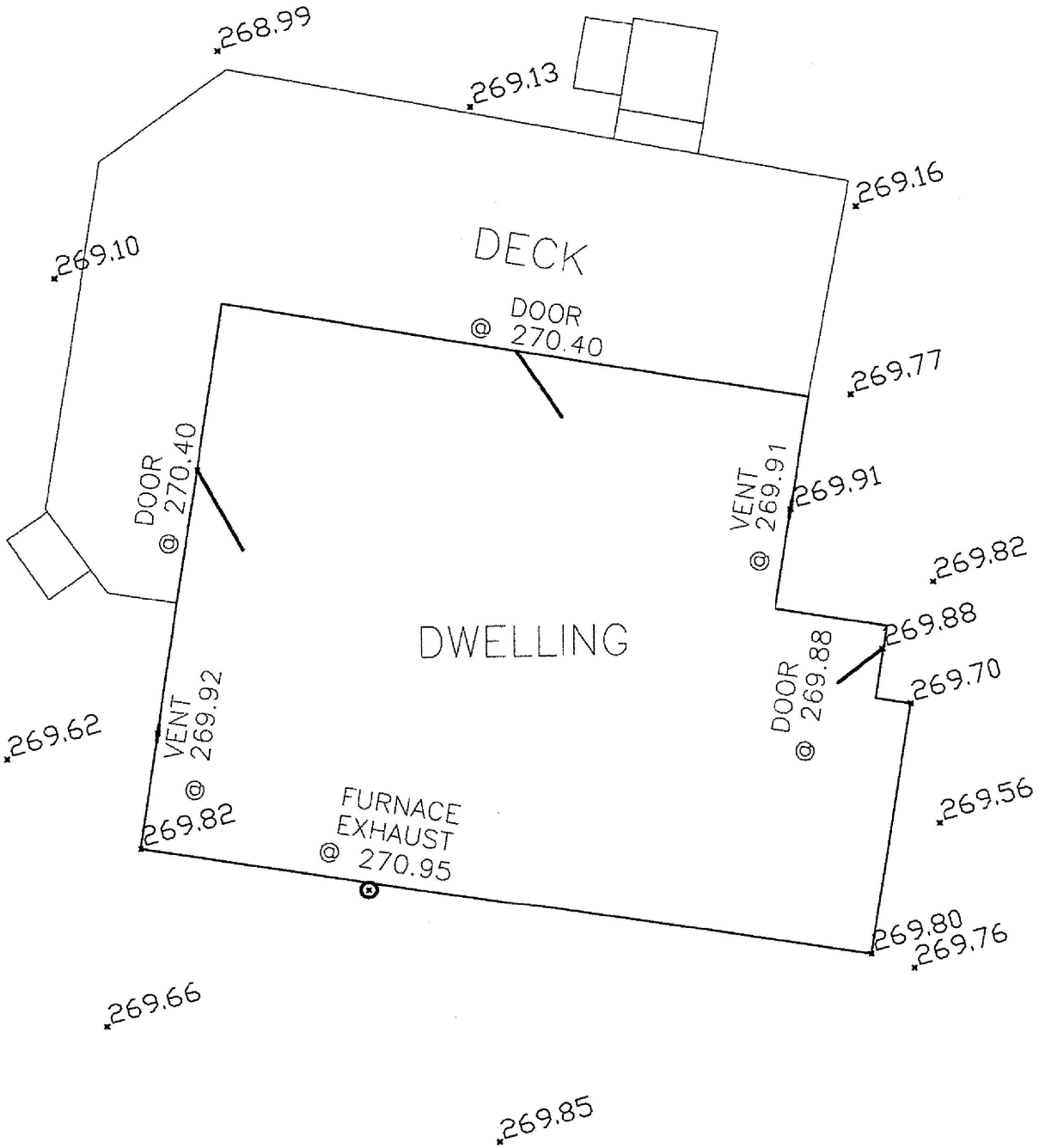
File no: _____

Flood elevation for property: _____ metres

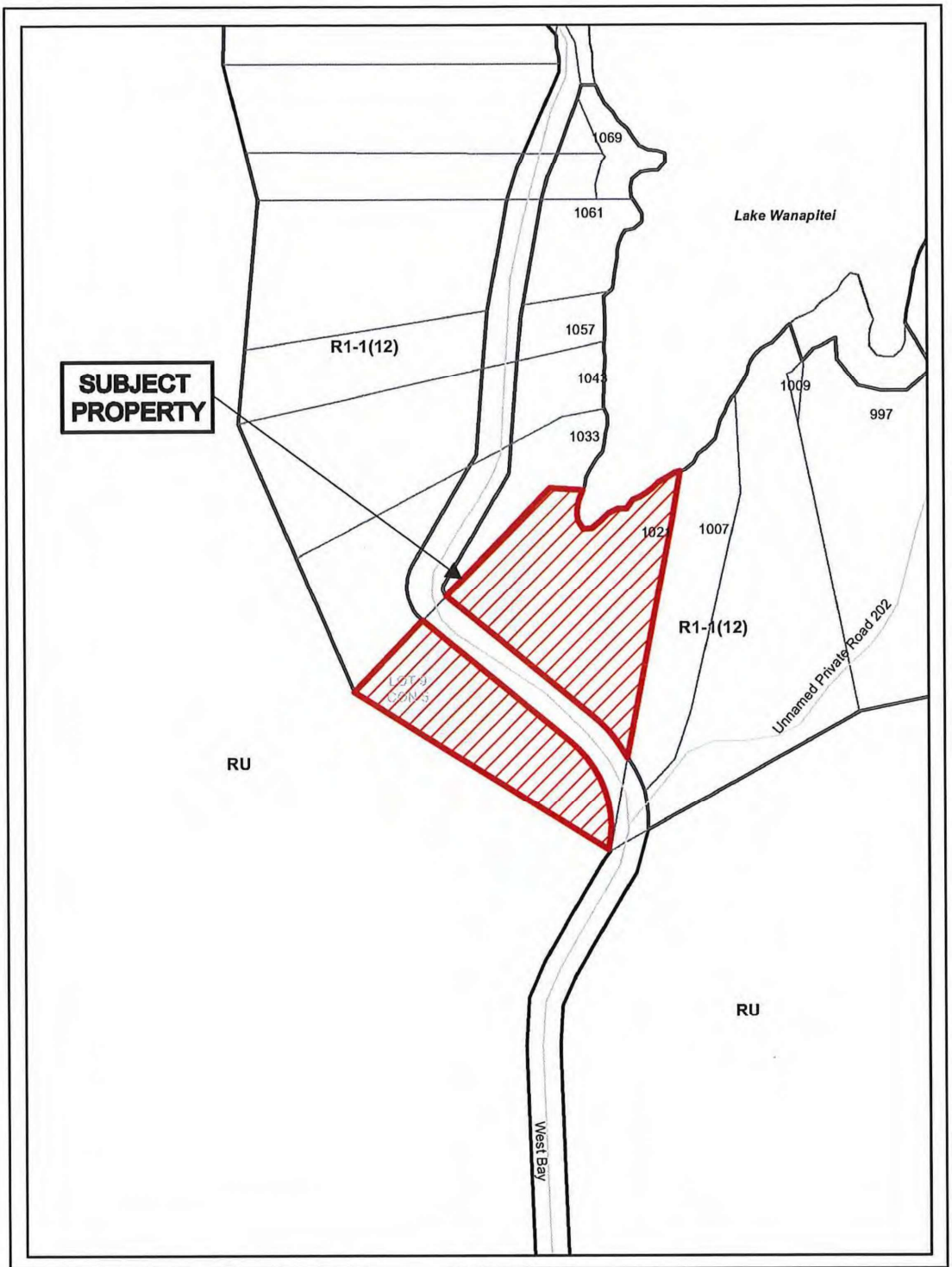
Min. floodproofing elevation of lowest opening: _____ m

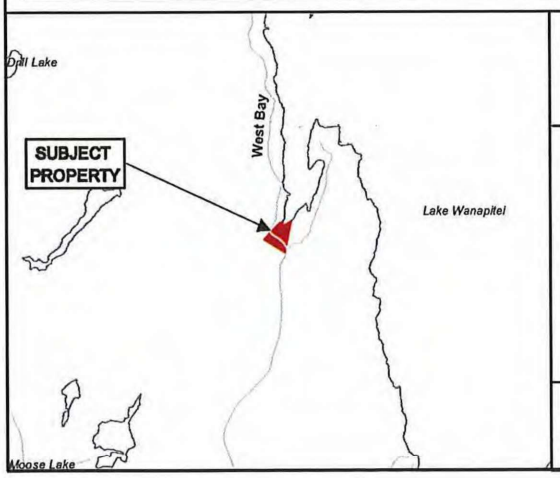
Other information provided: _____

PL-MV-2026-00135



PL-MV-2026-00135





Application for Minor Variance or Permission

N

Subject Property being PIN 73511-0130,
Parcel 13994 SEC SES,
Summer Resort Location 70, Plan M-137,
except Parts 2 & 4, Plan 53R-13762,
Part Lot 9, Concession 5,
Township of MacLennan,
1021 West Bay Road, Skead,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00135
Date: 2026 09 28

REGULATIONS GOVERNING R1-1, 1-STOREY SINGLE DETACHED DWELLING ON ~10006.4 SQ.M. LOT IN SKEAD				
ROW	REGULATION	REQUIRED	PROPOSED	COMPLIES
3	MIN. LOT AREA	4000.0 SQ.M.	~10006.4 SQ.M.	YES
4	MIN. LOT FRONTAGE	45 m	142.90 m	YES
5	MIN. FRONT YARD	8 m	SEE SP	YES
6	MIN. REAR YARD	7.5 m	SEE SP	YES
7	MIN. INTERIOR SIDE YARD	1.2 m + 0.6 m	SEE SP	YES
8	MIN. CORNER SIDE YARD	4.6 m	N/A	YES
9	MAX. LOT COVERAGE	40% (40% OF 10006.4 SQ.M. = 4242.56 SQ.M.)	275.7 SQ.M. = 2.8%	YES
10	MAX. IN DWELLING	14 m	6.1 m	YES
12	PARKING SPACES	2	3	YES
13	SHORELINE BUFFER (4.41.3) AREA PERMANENTLY CLEARED OF NATURAL VEGETATION	MAX 25% OF BUFFER AREA (2856.6m²), NOT TO EXCEED 270m²	261.2m² (~9%)	YES

PROPERTY LEGAL DESCRIPTION:
PART OF LOT 70 AND PART OF THE ROAD ALLOWANCE FRONTING LOT 70, REGISTERED PLAN M-137, TOWNSHIP OF MACLENNAN, TOWN OF NICKEL CENTRE, REGIONAL MUNICIPALITY OF SUDBURY, DISTRICT OF SUDBURY, DESIGNATED AS PARTS 1, 2, 3 AND 4 ON PLAN 53R-13762.

ORIGINAL SURVEY BY D.S. DORLAND LIMITED

EXISTING SITE ACCESS	YES
PROPOSED FINAL BUILDING AREA	162 SQ.M.
SITE ELEVATION	284-286 m
AVERAGE GRADE	285 m
FINISHED FLOOR ELEVATION	286 m

SITE NOTES:

1. SITE IS RELATIVELY FLAT WITH INCLINE (<1m DIFFERENCE) FROM EXISTING CAMP TO LAKE WANAPITEI
2. EXISTING STREAM RUNNING THROUGH PROPERTY
3. NO WATER MANAGEMENT ISSUES IDENTIFIED BASED ON CURRENT SITE CONDITIONS AND GRADING, EXISTING DRAINAGE PATTERNS TO BE MAINTAINED. REFER TO LOT GRADING DRAWINGS.
4. EXISTING TREE CLEARING TO BE USED FOR PROPOSED ADDITION. NO OR LIMITED TREE CUTTING SHOULD BE REQUIRED.

SITE PLAN NOTES:

1. DIMENSIONS FOR SETBACKS ARE TO OUTSIDE OF EXTERIOR WALL NOT FOUNDATION
2. REFER TO FOUNDATION PLAN FOR FOOTING AND FOUNDATION WALL LOCATIONS.

SHORELINE BUFFER ZONE (20m SETBACK) NOTES:

1. TOTAL AREA OF SHORELINE BUFFER ZONE = **2856.6m²**
2. AREA OF **EXISTING** STRUCTURES WITHIN SHORELINE BUFFER = **130.7m²**
   - A SAUNA = 10.7m²
   - B DAZEBO = 17m²
   - C DOCK = 83m²
   - D PORTION OF EXISTING CAMP = 30.2m²
   - E PORTION OF EXISTING DECK TO REMAIN = 47.8m²
3. AREA OF **PROPOSED** STRUCTURES WITHIN SHORELINE BUFFER = **82.8m²**
   - A PORTION OF PROPOSED ADDITION = 53.7m²
   - B DECK = 9.8m²
4. TOTAL AREA OF STRUCTURES WITHIN SHORELINE BUFFER AFTER ADDITION = **261.2m² OR ~9%**

2506_Wanapitae Expansion



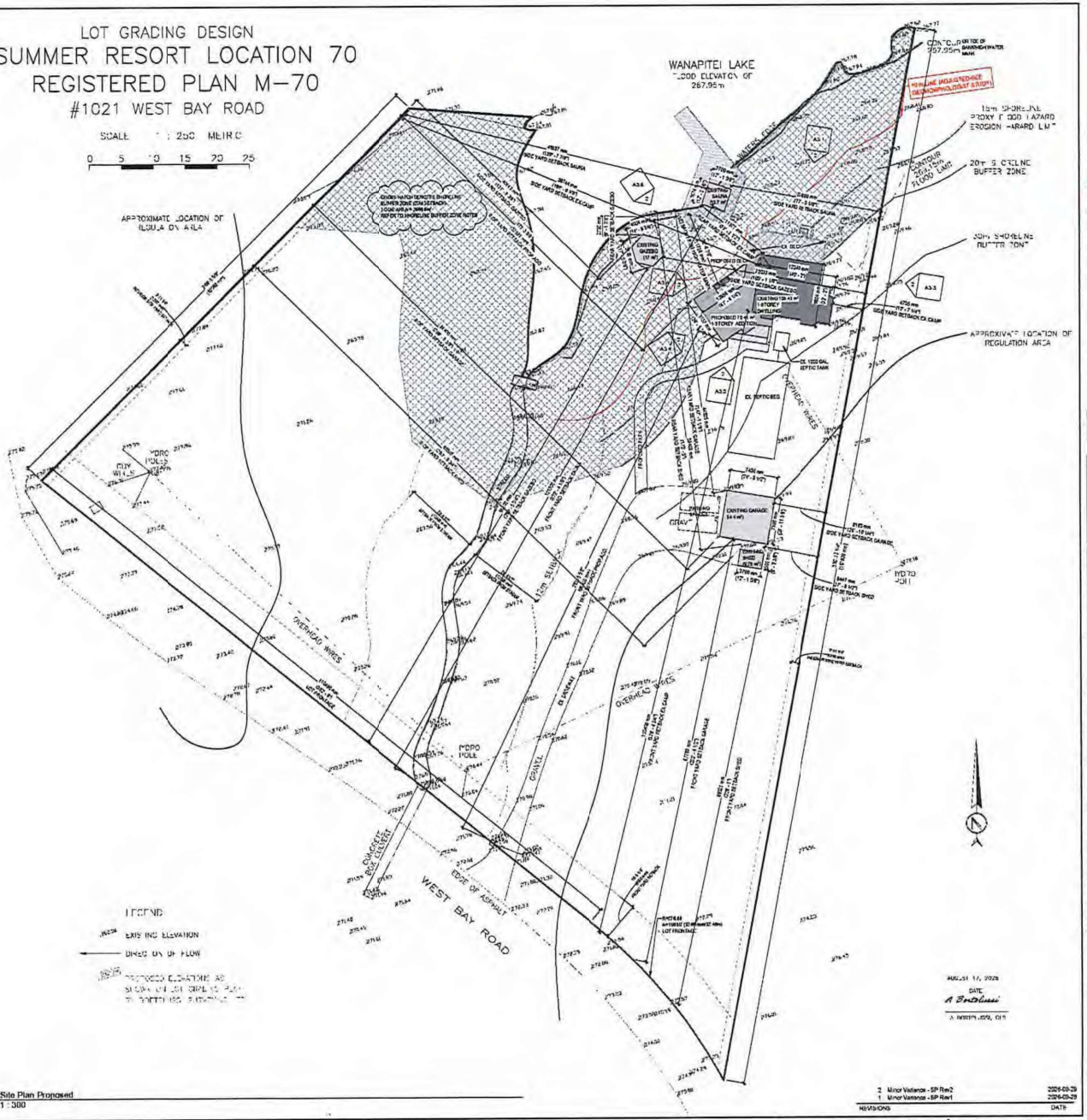
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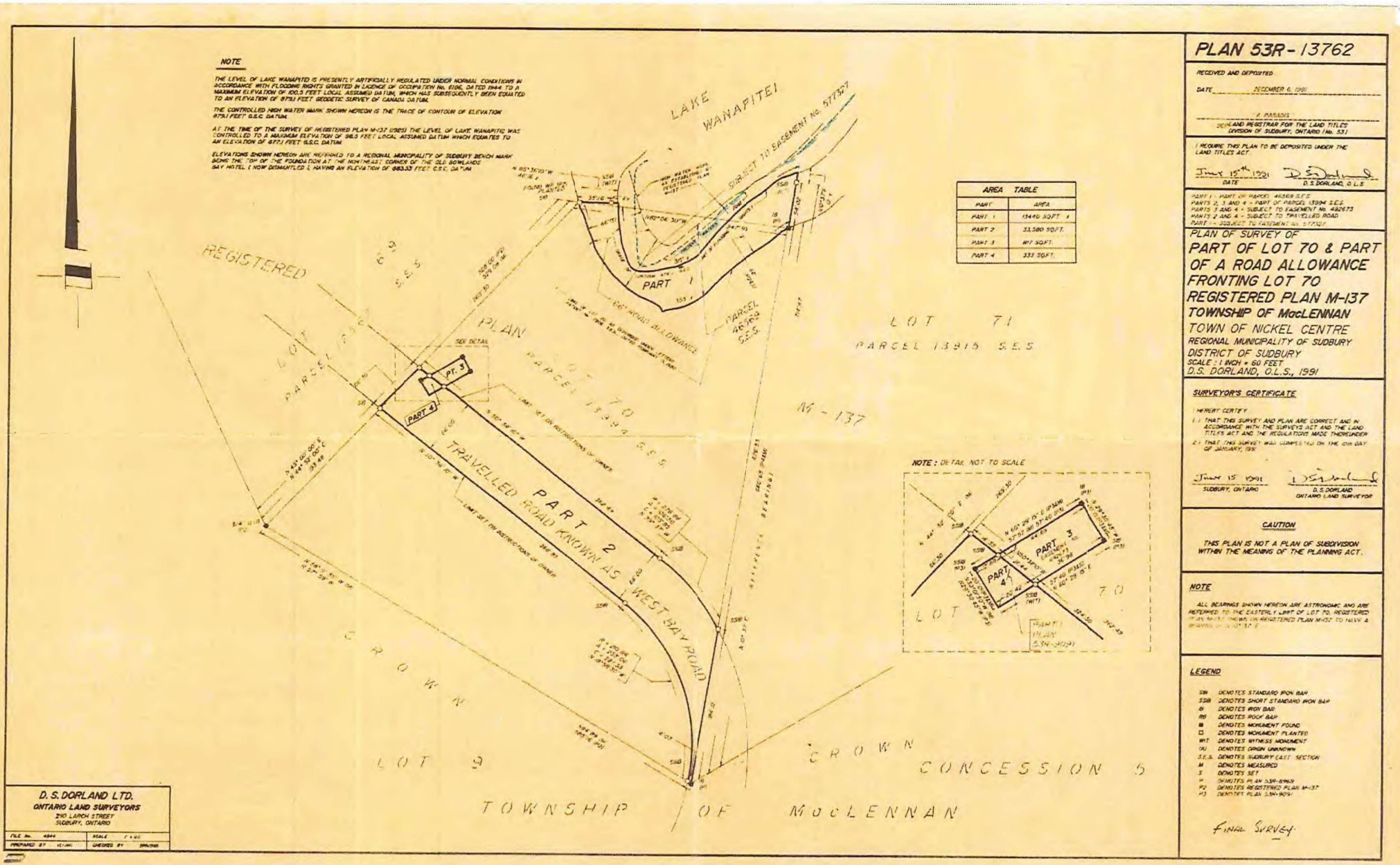


Zoning Maps
1 : 2000

LOT GRADING DESIGN
SUMMER RESORT LOCATION 70
REGISTERED PLAN M-70
#1021 WEST BAY ROAD

SCALE 1 : 250 METRIC
0 5 10 15 20 25


WANAPITEI LAKE
FLOOD ELEVATION OF
287.95m
CONTOUR TOE OF BANKING/WATER MAIN
15m SHORELINE PROHIBITIVE EROSION HAZARD LIMIT
20m SHORELINE BUFFER ZONE
CONTOUR 287.95m FLOOD LIMIT
30m SHORELINE BUFFER ZONE
APPROXIMATE LOCATION OF REGULATION AREA
APPROXIMATE LOCATION OF REGULATION AREA
EXISTING GAZEBO (17 m²)
PROPOSED 1.5 m² 1-STOREY ADDITION
EXISTING 1-STOREY DWELLING
EXISTING GARAGE (54 m²)
DRIVEWAY
GRAVEL
DRIVEWAY
DRIVEWAY
DRIVEWAY



PLAN 53R-13762

RECEIVED AND DEPOSITED

DATE DECEMBER 6, 1991

R. PARADIS
DEPUTY REGISTRAR FOR THE LAND TITLES DIVISION OF SUDBURY, ONTARIO (No. 53)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

June 15th 1991 — D.S. DORLAND, O.L.S.
DATE

PART 1 - PART OF PARCEL 4636 S.E.S.
PARTS 2, 3 AND 4 - PART OF PARCEL 13394 S.E.S.
PARTS 1 AND 4 - SUBJECT TO EASEMENT No. 482673
PARTS 2 AND 4 - SUBJECT TO TRAVELLED ROAD
PART 1 - SUBJECT TO EASEMENT No. 577357

PLAN OF SURVEY OF
PART OF LOT 70 & PART OF A ROAD ALLOWANCE FRONTING LOT 70 REGISTERED PLAN M-137
TOWNSHIP OF MacLENNAN
TOWN OF NICKEL CENTRE
REGIONAL MUNICIPALITY OF SUDBURY
DISTRICT OF SUDBURY
SCALE : 1 INCH = 60 FEET
D.S. DORLAND, O.L.S., 1991

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY

1.) THAT THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER

2.) THAT THIS SURVEY WAS COMPLETED ON THE 10th DAY OF JANUARY, 1991

June 15 1991 — SUDBURY, ONTARIO

D.S. DORLAND
ONTARIO LAND SURVEYOR

CAUTION

THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

NOTE

ALL BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF LOT 70, REGISTERED PLAN M-137 AND AS REGISTERED PLAN M-137 TO HAVE A BEARING OF S 00° 30' E

LEGEND

SIB DENOTES STANDARD IRON BAR
SSIB DENOTES SHORT STANDARD IRON BAR
IB DENOTES IRON BAR
RB DENOTES ROCK BAR
■ DENOTES MONUMENT FOUND
□ DENOTES MONUMENT PLANTED
WIT DENOTES WITNESS MONUMENT
OU DENOTES ORIGIN UNKNOWN
S.E.S. DENOTES SUDBURY EAST SECTION
M DENOTES MEASURED
S DENOTES SET
P1 DENOTES PLAN 53R-13969
P2 DENOTES REGISTERED PLAN M-137
P3 DENOTES PLAN 53R-13921

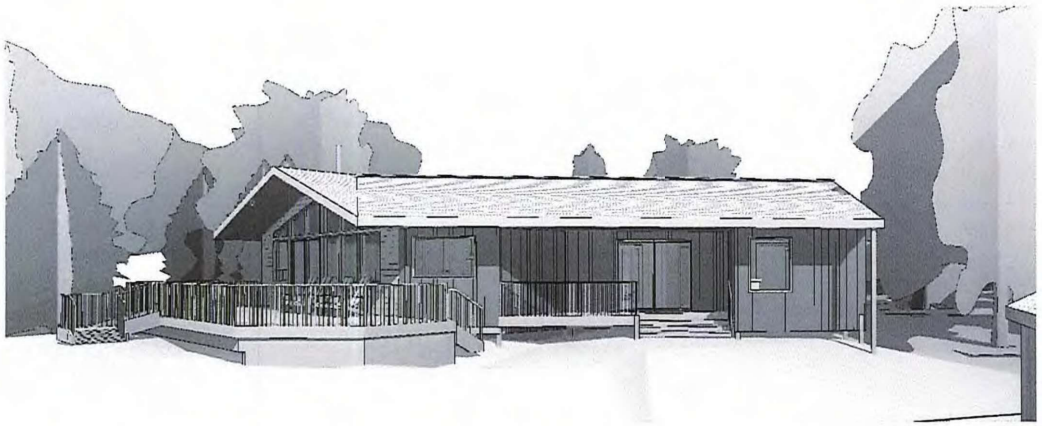
FINAL SURVEY

D. S. DORLAND LTD.
ONTARIO LAND SURVEYORS
210 LARCH STREET
SUDBURY, ONTARIO

FILE No. 4944 | SCALE 1" = 60'
PREPARED BY: H.H.M. | CHECKED BY: D.M.D.

PL-MV-2026-00135

PL-MV-2026-00135
sketch 3



PROJECT NUMBER: 2506

ISSUE DATE: 2026 09 17

STATUS: MV

Wanapitei Lake Camp Expansion

PROJECT

ISSUED FOR CONSERVATION AUTHORITY APPROVAL & MINOR VARIANCE 2026-09-17

ADDRESS: 1021 West Bay Road, Skead, ON, P3L 1N3

OWNER: Dawn Desjardins & Stephen Abma, Dina Desjardins & Frank Ring

ARCHITECT:

poliarchitecture

poliarchitecture Inc.
417 Kantola Rd.
Lively, ON P3Y 1G9

w. poliarchitecture.ca
e. info@poliarchitecture.ca
c. 226 332 3734

STRUCTURAL ENGINEER/
ENGINEERED ROOF TRUSSES, BEAMS & FLOOR JOISTS:

TBD

HVAC DESIGNER:

TBD

ARCHITECTURAL DRAWING LIST

GENERAL NOTES

A0.0	Cover Page
A0.1	Project Data and OBC Review

SITE PLAN

A1.2	Site Plan and Zoning Review

FLOOR PLANS & REFLECTED CEILING/ELECTRICAL PLANS

A2.1	Existing Ground Floor Plan and RCP
A2.2	Existing and Proposed Ground Floor Plan and RCP
A2.3	Roof Plan & Detailed Site Plan
~~A2.4~~	~~Existing and Proposed Foundation Plan~~
~~A2.5~~	~~Ground Floor Framing Plan~~

EXTERIOR ELEVATIONS

A3.1	North Building Elevations - Demolition & Proposed
A3.2	South Building Elevations - Demolition & Proposed
A3.3	East Building Elevations - Demolition & Proposed
A3.4	West Building Elevations - Demolition & Proposed
A3.6	Northwest Building Elevations - Demolition & Proposed
A3.8	Southwest Building Elevations - Demolition & Proposed

BUILDING SECTIONS

NOT USED

INTERIOR ELEVATIONS

NOT USED

DETAILS

NOT USED

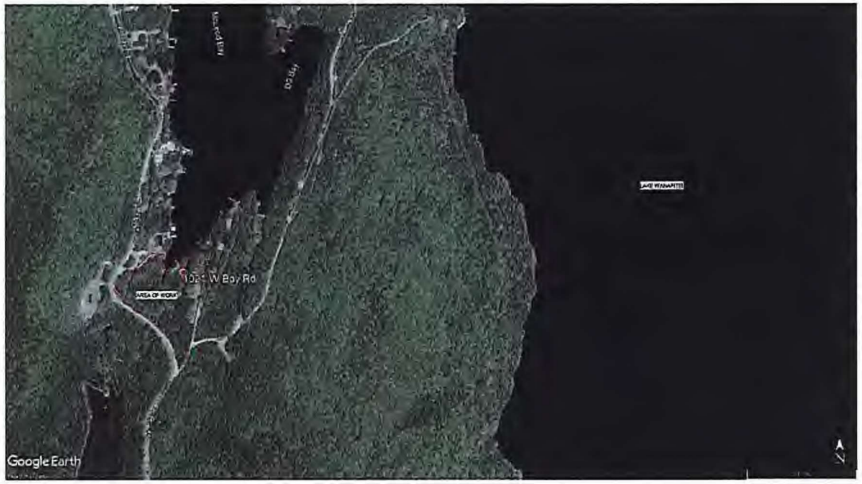
SCHEDULES

NOT USED

2025-09-17 5:43:31 PM

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PL-MV-2026-00135
Sketch 4



ENERGY EFFICIENCY DESIGN SUMMARY - PART 9 RESIDENTIAL BUILDINGS			
COMPLIANCE PATH	☒ SB-12 PRESCRIPTIVE ☐ SB-12 POT OPTIMIZE ☐ ENERGY STAR ☐ ENERGUIDE 80	TABLE: 2.1.1.2.C	PACKAGE: C2
CLIMATIC ZONE (REFER TO 2.0.1.1)	☐ ZONE 1 (< 3400 DEGREE DAYS) ☒ ZONE 2 (> or = 3400 DEGREE DAYS)		
SPACE HEATING FUEL SOURCE:	☐ GAS ☐ OIL ☐ PROPANE	☒ ELECTRIC ☐ SOLID FUEL ☐ EARTH ENERGY	
HEATING EQUIPMENT EFFICIENCY	☒ > or = 92% AFUE	☐ > or = 75% < 90% AFUE	
GLAZED/WALL RATIO	WALL AREA = 7 sm GLASS AREA = 0 sm GLASS / WALL = 0 %		
OTHER BUILDING CONDITIONS	☐ ICF BASEMENT ☐ ICF ABOVE GRADE ☐ WALKOUT BASEMENT		☐ SLAB-ON-GROUND ☐ LOG/POST/BEAM
THERMAL INSULATION (RSI / R VALUE)		WINDOWS AND DOORS (U-VALUE)	
CEILING WITH ATTIC SPACE:	R30	WINDOWS/SLIDING GLASS DOORS:	0.28
CEILING WITHOUT ATTIC:	R31	SKYLIGHTS:	0.49
EXPOSED FLOOR:	R20	MECHANICAL EFFICIENCY	
WALLS ABOVE GRADE:	R20 + 7.5c		
BASEMENT WALLS: (460mm) BELOW GRADE SLAB	20ci	SPACE HEATING EQUIPMENT (%AFUE):	92HSPF 7.1 HSPF
EDGE OF BELOW GRADE SLAB:	n/a	HRV EFFICIENCY (%):	70
HEATED SLAB: (460mm) BELOW GRADE SLAB	R10 R10	DOMESTIC HOT WATER HEATER (EF):	n/a

Area Schedule (Gross Building)

Floor	Name	Area	Area SF	Level	Area Total
4	EXTENSION	70 m²	754 ft²	GROUND FLOOR	70 m²
5	EXISTING COTTAGE	105 m²	1135 ft²	GROUND FLOOR	105 m²
Grand total					175 m²

NAME OF PROJECT: LAKE WANAPITEI CAMP EXPANSION
PROPOSED ADDITION TO SINGLE-STOREY, LKEFRONT DWELLING/CAMP IN SKEAD, ON

LOCATION: 1021 West Bay Road Skead, ON P3L 1N3

ITEM	ONTARIO BUILDING CODE DATA MATRIX PARTS 3, 9, 11		OBC REFERENCE		
1	PROJECT DESCRIPTION: ☐ CHANGE OF USE	☐ NEW ☒ ADDITION ☐ ALTERATION	☐ PART 3 1.1.2. [DIV A]	☒ PART 9 1.1.2. [DIV A] & 9.10.1.3	☐ PART 11 11.1 TO 11.4
2	MAJOR OCCUPANCY(S)	C	3.1.2.1.(1)	9.10.2	
3	BUILDING AREA (m²)	EXISTING 105.4 m² NEW 70.4 m² TOTAL 175.8 m²	1.4.1.2. [DIV A]	1.4.1.2. [DIV A]	
4	GROSS AREA	EXISTING 105.4 m² NEW 70.4 m² TOTAL 175.8 m²	1.4.1.2. [DIV A]	1.4.1.2. [DIV A]	
5	NUMBER OF STOREYS 1 ABOVE GRADE: 1 BELOW GRADE: 1/2		1.4.1.2. [DIV A] & 3.2.1.1.	1.4.1.2. [DIV A] & 9.10.4.	
6	NUMBER OF STREETS / FIRE FIGHTER ACCESS: 1		3.2.2.10 & 3.2.5.	9.10.20	
7	BUILDING CLASSIFICATION 9.10.2 (1). GROUP C RESIDENTIAL OCCUPANCIES		3.2.2.20.-83.	9.10.2.	
8	SPRINKLER SYSTEM PROPOSED ☐ ENTIRE BUILDING ☐ BASEMENT COMPARTMENTS ☐ IN LIEU OF ROOF RATINGS ☒ NOT REQUIRED		3.2.2.20.-83. 3.2.1.5. 3.2.2.17.	9.10.8.2	
9	STANDPIPE REQUIRED	☐ YES ☒ NO ☐ N/A	3.2.9.	N/A	
10	FIRE ALARM REQUIRED	☐ YES ☒ NO ☐ N/A	3.2.4.	9.10.18	
11	WATER SERVICE / SUPPLY IS ADEQUATE	☐ YES ☐ NO ☒ N/A	3.2.5.7.	N/A	
12	HIGH BUILDING	☐ YES ☒ NO ☐ N/A	3.2.6.	N/A	
13	PERMITTED CONSTRUCTION: ☐ COMBUSTIBLE ☐ NON-COMBUSTIBLE ☒ BOTH ACTUAL CONSTRUCTION: ☐ COMBUSTIBLE ☐ NON-COMBUSTIBLE ☒ BOTH		3.2.2.20.-83.	9.10.6	
14	IMPORTANCE FACTOR ☐ LOW ☒ NORMAL ☐ HIGH ☐ POST-DISASTER		4.1.2.1.(5)& 4.2.7.1.(2)	9.4.1.1, 4.1.2.1.(5), 4.2.7.1.(2)	
	SITE CLASS (A,B,C,D,E FROM GEOTECHNICAL REPORT) STIFF SOIL N/A		4.1.8.4.	4.1.8.4.	
	EARTHQUAKE IMPORTANCE FACTOR (Iₑ) N/A		TA1.8.5.	TA1.8.5.	
	ACCELERATION BASED COEFFICIENT (Fa) N/A		TA1.8.4.3.	TA1.8.4.3.	
	5% SPECTORAL RESPONSE ACCELERATION Sa(0.2) N/A		4.1.8.4.(10)& 2.0-1 T1.2.	4.1.8.4.(10) & 2.0-1 T1.2.	
	SEISMIC HAZARD INDEX (Fa)Sa(0.2) = N/A DESIGN FOR SEISMIC REQUIRED FOR CATEGORIES 6 TO 21. TABLE 4.1.8.18.		4.1.8.18.(1) 4.1.8.18.(7)	4.1.8.18.(1) 4.1.8.18.(7)	
	(EQUAL OR ABOVE 0.357) ☐ YES ☒ NO			9.20.1.2., 9.31.6.2.(5)	
15	MEZZANINE (S) AREA m² 0		3.2.1.1. (3) (f)	9.10.4.1	
16	TOTAL OCCUPANCY LOAD BASED ON ☐ INSPERSION ☒ DESIGN OF BUILDING		3.1.17.	9.9.1.3.	
	1ST FLOOR: OCCUPANCY N/A PERSONS 10				
	TOTAL N/A 10 BASED ON TWO PER SLEEPING ROOM				
17	BARRIER-FREE DESIGN ☐ YES ☒ NO (EXPLAIN) DETACHED HOUSE		3.8	9.5.2	
18	HAZARDOUS SUBSTANCES ☐ YES ☒ NO		3.3.1.2. & 3.3.1.19	9.10.1.3.(4)	
19	REQUIRED FIRE RESISTANCE RATING (FRR) — HORIZONTAL ASSEMBLIES FRR (HOURS)	N/A	3.2.2.20.-83. 3.2.1.4.	9.10.8. 9.10.9.	
	FLOORS	N/A			
	ROOF	N/A			
	MEZZANINE	N/A			
	FRR OF SUPPORTING MEMBERS	N/A			
	FLOORS	N/A			
	ROOF	N/A		9.10.14.A	
	MEZZANINE	N/A		9.10.9.	
20	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS		3.2.3.	9.10.15.	

	WALL	AREA OF EBF (m²)	AREA OF OPENINGS (m²)	L.D (m)	LIH OR H/L	PERMITTED MAX % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (HOURS)	LISTED DESIGN OR DESCRIPTION	COMB CONST	COMB CONST NON C CLADDING	NON-COMB CONST
DWELLING	North West	28	7.65	7.3	-	88	28%	-	COMPLIES	YES	-	-
	North	32.5	15.2	N/A	-	100	46.8%	-	COMPLIES	YES	-	-
	East	24	1.5	5	-	45	6.25%	-	COMPLIES	YES	-	-
	South	48	4.2	27.6	-	100	8.75%	-	COMPLIES	YES	-	-
EXISTING DWELLING	South West	14	1	220	-	100	7.14%	-	COMPLIES	YES	-	-
	West	36.7	2	31	-	100	7.78%	-	COMPLIES	YES	-	-
		39	0		-			-	COMPLIES	YES	-	-
		63	2		-			-	COMPLIES	YES	-	-
21	OTHER - DESCRIBE:											

GENERAL NOTES

DIVISION 1 - GENERAL REQUIREMENTS

1. CONSTRUCTION WORK
CONSTRUCTION WORK OF THIS CONTRACT SHALL EQUAL OR EXCEED MINIMUM STANDARDS SPECIFIED FOR SAFETY, TEMPORARY FACILITIES, MATERIALS, INSTALLATION METHODS, BRACING/SHORING, WORKMANSHIP, AND CONSTRUCTION WORK BY:
a ONTARIO BUILDING CODE, LATEST ISSUE AND ALL ADDENDA AND ERRATA, ONTARIO FIRE CODE, LATEST ISSUE AND ALL ADDENDA
b NATIONAL FIRE PROTECTION ASSOCIATION ISSUED STANDARDS
c TECHNICAL STANDARDS OF AND SAFETY ASSOCIATION EXCEPT WHERE ADDITIONAL OR MORE STRINGENT REQUIREMENTS ARE IMPOSED BY LOCAL JURISDICTIONAL AUTHORITIES, OR BY THE DRAWINGS, SPECIFICATIONS, SPECIFIED REFERENCE STANDARDS AND OTHER INSTRUCTIONS INCLUDED WITH, OR ISSUED IN RELATION TO, THE CONTRACT DOCUMENTS FOR THIS PROJECT

1. PERMITS
CONTRACTOR'S REPRESENTATIVE SHALL OBTAIN AND PAY FOR ANY AND ALL ROYAL PERMITS AND FEES RELATED TO THE CONSTRUCTION OF THE WORK INCLUDED IN THE CONTRACT DOCUMENTS

2. STANDARD OF CONSTRUCTION
a ANY HAZARDOUS MATERIALS AND ANY ENVIRONMENTAL PROTECTION, IF REQUIRED, SHALL BE REMEDIATED PRIOR TO THE COMMENCEMENT OF WORK
b WHERE A MATERIAL MAY BE HAZARDOUS, CONTRACTOR'S REPRESENTATIVE SHALL OBTAIN THE OPINION AND/OR COSTS BY A SPECIALIST PRIOR TO CONTINUING WORK

3. UTILITIES AND SERVICES TERMINATIONS
OBTAIN LOCATES AND CLEARANCES FOR ALL UTILITIES AND SERVICES FOR THE SITE BY THE APPROPRIATE UTILITY AND/OR CONFIRM PRIOR TO THE COMMENCEMENT OF WORK.

4. EXAMINATION BY SUBCONTRACTOR
a EACH SUBCONTRACTOR MUST SATISFY HIMSELF/HERSELF BY HIS/HER OWN STUDY OF THE DRAWINGS, SPECIFICATIONS, ALL CONTRACT DOCUMENTS, BY CALCULATIONS, AND BY INSPECTION OF THE SITE, AS TO THE CONDITIONS EXISTING AS LIKELY TO EXIST IN CONNECTION WITH THE EXECUTION OF THE WORK. SUBCONTRACTOR SHALL NOT CLAIM AT ANY TIME AFTER SUBMISSION OF TENDER THAT THERE WAS ANY MISUNDERSTANDING WITH RESPECT TO THE CONDITIONS IMPOSED BY THE CONTRACT
b ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS SHALL BE IMMEDIATELY REPORTED IN WRITING TO THE CONSULTANT. CONTRACTOR'S RESPONSE (VERBAL SHALL NOT PROCEED WITHOUT DIRECTION FROM THE CONSULTANT.

5. SAFETY
a CONFORM TO THE OCCUPATIONAL HEALTH AND SAFETY ACT (ONTARIO), LATEST ISSUE.
b CHANGE FIRE PREVENTION METHODS, DO NOT PERMIT SMOKING, OPEN FLAME, HEATING DEVICES OR ACCUMULATION OF DEBRIS. TAKE NECESSARY MEASURES TO PREVENT SPONTANEOUS COMBUSTION.
c PROVIDE ADEQUATE FIRE EXTINGUISHERS FOR THE PROTECTION OF THE WORK
d DO NOT STORE MATERIALS ON THE SITE WITHOUT PRIOR APPROVAL FROM THE CONTRACTOR'S REPRESENTATIVE
e MAINTAIN AND KEEP CLEAR ALL FIRE EXIT ROUTES. COORDINATE THE CLOSURE OR DIVERSION OF ALL EXIT ROUTES WITH CONTRACTOR'S REPRESENTATIVE

6. COORDINATION
a REVIEW CONTRACT DOCUMENTS AND ADVISE CONTRACTOR'S REPRESENTATIVE AND ARCHITECT OF POSSIBLE CONFLICTS BETWEEN PARTS OF THE WORK BEFORE PREPARATION OF SHOP DRAWINGS, ORDERING OF PRODUCTS OR COMMENCEMENT OF AFFECTED WORK.

7. EXPANSION AND CONTRACTION OF MATERIALS AND SYSTEMS
a DESIGN, FABRICATE, LAYOUT AND CONSTRUCT ALL WORK TO ACCOMMODATE STRUCTURAL AND THERMAL MOVEMENT, PARTICULARLY THE BUILDING STRUCTURE, AND EXTERIOR WALLS.
b PROVIDE AND INSTALL ALL MATERIAL AND WORKMANSHIP NECESSARY TO MAINTAIN INTEGRITY OF ITEMS SUCH AS THERMAL AIR

8. SHOP DRAWINGS, PROJECT DATA, CATALOGUE CUTS AND DATA SHEETS
a THE TERM "SHOP DRAWINGS" MEANS DRAWINGS, DIAGRAMS, ILLUSTRATIONS, SCHEDULES, PERFORMANCE CHARTS, BROCHURES AND OTHER DATA WHICH ARE TO BE PROVIDED BY CONTRACTOR'S REPRESENTATIVE TO ILLUSTRATE DETAILS OF A PORTION OF WORK.
b INDICATE MATERIALS, METHODS OF CONSTRUCTION AND ATTACHMENT OR ANCHORAGE, ERECTION DIAGRAMS, CONNECTIONS, EXPLANATORY NOTES AND OTHER INFORMATION NECESSARY FOR COMPLETION OF WORK. WHERE ARTICLES OR EQUIPMENT ATTACH OR CONNECT TO OTHER ARTICLES OR EQUIPMENT, INDICATE THAT SUCH ITEMS HAVE BEEN COORDINATED, REGARDLESS OF SECTION UNDER WHICH ADJACENT ITEMS WILL BE SUPPLIED AND INSTALLED. INDICATE CROSS REFERENCES TO DESIGN DRAWINGS AND SPECIFICATIONS.

9. SUBMITTALS
1 SUBMIT SAMPLES FOR REVIEW AS REQUESTED IN RESPECTIVE SPECIFICATION SECTIONS. LABEL SAMPLES WITH DESIGN AND REFERENCE USE, WITH PLAINLY FELT PEN OR MADE OF SAMPLES
2 ALL SUBMITTALS AND MOCK UP'S MUST HAVE THE EXPRESS APPROVAL BY ARCHITECT PRIOR TO FABRICATION AND/OR INSTALLATION
3 SAMPLES: MILLWORK FINISHES, BRICK, STAIR TREADS, MILLWORK & PAINT DRAW DOWNS
4 SHOP DRAWINGS: MILLWORK, WINDOWS & EXTERIOR DOORS, STAIRS & HANDRAIL, GLASS & MIRRORS, SOLID SURFACES

10. TEMPORARY FACILITIES
1 CONTRACTOR TO BE RESPONSIBLE FOR ALL TEMPORARY UTILITIES FOR THE WORK.
2 IN LOCATIONS WHERE SOME OPTIONAL UTILITIES MAY BE AVAILABLE FROM OWNER, CONTRACTOR TO BE RESPONSIBLE FOR:
a SPECIAL COSTS SUCH AS PERMANENT AND/OR TEMPORARY DISCONNECTIONS AND RE-CONNECTIONS FOR ALL UTILITIES AND SITE SERVICES.
b SPECIAL REQUIREMENTS, NOTICES, CAPACITIES, POWER, ETC., REQUIRED BY THE CONTRACTOR TO COMPLETE THE WORK.
c FINAL CLEANING AND TERMINATION OF USE OF SPACES FOR OWNER'S UTILITIES

11. PROJECT CLEANLINESS
1 MAINTAIN WORK IN TIDY CONDITION FREE FROM ACCUMULATION OF WASTE PRODUCTS AND DEBRIS, INCLUDING THAT CAUSED BY OWNER OR SUBCONTRACTORS.

12. STORAGE OF EQUIPMENT
1 MATERIAL AND EQUIPMENT TO BE STORED ON SITE IN A SAFE MANNER AS DETERMINED IT SHALL NOT BE DAMAGED OR STOLEN, TO THE GREATEST DEGREE POSSIBLE.

13. TESTING, ADJUSTING AND BALANCING OF SYSTEMS
1 FINAL SYSTEM TO BE CLEANED AND BALANCED WHEN CONTAMINATING CONSTRUCTION IS COMPLETE.

14. FINAL CLEANING
1 WHEN WORK IS SUBSTANTIALLY FOR ORMED, REMOVE SURPLUS PRODUCTS, TOOLS, CONSTRUCTION MACHINERY AND EQUIPMENT NOT REQUIRED FOR PERFORMANCE OF REMAINING WORK.
2 CONTRACTOR TO PROVIDE PROFESSIONAL CLEANING SERVICE PRIOR TO CLOSE OUT AND HANDOVER REMOVE STAINS, SPOTS, MARKS AND DIRT FROM DECORATIVE WORK, ELECTRICAL AND MECHANICAL FIXTURES, WALLS, AND FLOORS
3 REPAIR FINISHES, EQUIPMENT AND ENSURE SPECIFIED WORKMANSHIP AND OPERATION.

15. PROJECT CLOSE OUT
1 CONTRACTOR TO ASSIST WITH PROJECT DEFICIENCY LIST
2 CONTRACTOR TO PREPARE CLOSE OUT BINDER, INCLUDING ALL AS-BUILT DRAWINGS, ALL MANUFACTURERS' WARRANTIES, MANUALS, PRODUCT INFORMATION AND SUPPLIERS, LIST OF SUB TRADES.
3 CONTRACTOR TO PROVIDE WAIVER OF LIEN DOCUMENTATION.
4 CONTRACTOR TO PROVIDE WARRANTIES FOR ALL WORK IN CONTRACT - 1 YR PLUS ANY & ALL MANUFACTURERS' WARRANTIES.

DIVISION 2 - SITE WORK
- UTILITIES & SERVICES LOCATES (IF ANY) BY OWNER, TO BE COORDINATED BY CONTRACTOR
- PAY PARTICULAR ATTENTION AND TAKE ALL NECESSARY ACTION NOT TO DISTURB OR UNDERMINE ADJACENT PROPERTIES
- ACCESS TO SITE VIA EXISTING DRIVEWAY
- CONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND CONNECTIONS IN GOOD WORKING ORDER

DIVISION 3 - WOOD AND PLASTIC
1. ROUGH CARPENTRY
a MATERIALS TO CONFORM TO THE NATIONAL LUMBER GRADES AUTHORITY STANDARD GRADING RULES FOR CANADIAN LUMBER, 1987, AND CSA 0141, SOFTWOOD LUMBER
b ALL WOOD PRODUCTS SHALL BE DRY AT TIME OF DELIVERY AND INSTALLATION
c FRAMING LUMBER: NLGA, SPRUCE-PINE-FIR, STUDS GRADED "STUDS" AND STRUCTURAL JOISTS AND PLANKS NO.1"
d OTHER LUMBER: CSA 0141, SPRUCE-PINE-FIR, SPECIES STRUCTURAL
e PROVIDE SOLID BLOCKING FOR ALL WALL-MOUNTED ELEMENTS INCL. BUT NOT LIMITED TO WALL-HUNG ACCESSORIES (TOWEL BARS, TP HOLDERS, WALL-MOUNTED MILLWORK
f. ARCHITECTURAL WOODWORK & MILLWORK
1 MILLWORK TO BE CONSTRUCTED TO MILLWORK STANDARDS OF THE ARCHITECTURAL WOODWORKING MANUFACTURERS ASSOCIATION OF CANADA

DIVISION 7 - THERMAL & MOISTURE PROTECTION
- INSULATION: MINERAL WOOL BATT INSULATION UNLESS OTHERWISE NOTED (R-VALUE SIZE, ABUT STUD-FREE MINERAL FIBRE)
- KEEP INSULATION MINIMUM 75mm FROM HEAT EMITTING DEVICES SUCH AS RECESSED LIGHT FIXTURES, AND A MINIMUM 50mm FROM SIDES WALLS OF CAN-I-SHIP TYPE A CHIMNEYS AND CSA B-VENT AND CSA B-1-62 TYPE L AND L VENTS

DIVISION 8 - DOORS AND WINDOWS:
- INTERIOR & EXTERIOR DOORS: REFER TO DOOR SCHEDULE.
- GLASS DOORS & EXTERIOR WINDOWS: REFER TO WINDOW SCHEDULE.

DIVISION 9 - FINISHES
- GYPSUM BOARD: 1/2" THICK GWB UNLESS OTHERWISE NOTED. FINISH GYPSUM WALL BOARD IN STRICT ACCORDANCE WITH ASTM C840M. COMPLETED INSTALLATION TO BE SMOOTH, LEVEL AND PLUMB, FREE FROM WAVES AND OTHER DEFECTS. READY FOR PAINTING
- PAINTING: ALL PAINTING BY PAINTING BY CONTRACTOR
- ALL DRYWALL TRIMS TO BE METAL TRIMS ONLY
- WINDOW SILLS AS PER TYPICAL SILL DETAIL ON SHEET

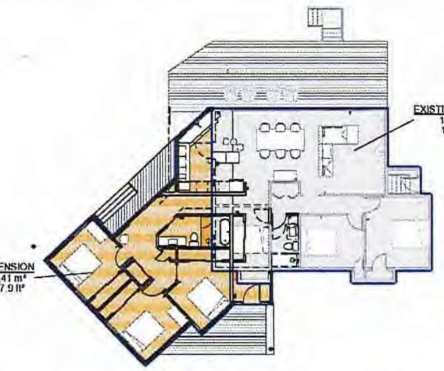
DIVISION 11 - EQUIPMENT:
- KITCHEN APPLIANCES - PURCHASED BY OWNER, INSTALLED BY CONTRACTOR OR APPLIANCE COMPANY (TO BE DETERMINED) - FOR TYPES & FINISH INFORMATION SEE MATERIALS SCHEDULE.

DIVISION 22 - PLUMBING
- PLUMBER TO USE PEX CURVED RUNS WHENEVER POSSIBLE INSTEAD OF 90 DEG. CORNERS

DIVISION 23 - MECHANICAL
- ALLOT TO FINAL DESIGN DRAWINGS FOR EQUIPMENT SELECTIONS
- REFER TO MANUFACTURER'S SPECIFICATIONS FOR HVAC SYSTEM REQUIREMENTS.
- EXISTING PROPANE GAS FURNACE TO REMAIN. VERIFY CONDITION AND CAPACITY PRIOR TO COMMENCEMENT.
- PROVIDE AND INSTALL NEW AIR SOURCE HEAT PUMP COMPLETE WITH ALL REQUIRED EQUIPMENT, CONTROLS, REFRIGERANT LINES, ELECTRICAL CONNECTIONS, AND ACCESSORIES
- CONNECT NEW AIR SOURCE HEAT PUMP TO EXISTING FORCED AIR DUCT SYSTEM. MODIFY EXISTING DUCTWORK AS REQUIRED FOR A COMPLETE INSTALLATION.
- PROVIDE AND INSTALL NEW HRV SYSTEM COMPLETE WITH ALL REQUIRED DUCTWORK, CONTROLS, EXTERIOR TERMINATIONS, AND ACCESSORIES. CONNECT TO EXISTING FORCED AIR SYSTEM AS REQUIRED.
- PROVIDE ALL ACCESSORIES FOR AIR INTAKE, EXHAUST, SUPPLY AIR, AND RETURN AIR SYSTEMS FOR A COMPLETE INSTALLATION.
- PROVIDE SUPPLY AND RETURN AIR GRILLES, DIFFUSERS, AND REGISTERS AS SPECIFIED OR APPROVED EQUAL
- BALANCE ALL NEW AND MODIFIED HVAC SYSTEMS UPON COMPLETION OF WORK.
- PROVIDE PROGRAMMABLE THERMOSTATS COMPATIBLE WITH THE HEAT PUMP AND EXISTING FURNACE SYSTEMS.
- COORDINATE ALL MECHANICAL PENETRATIONS, EQUIPMENT LOCATIONS, AND DUCT ROUTING WITH ARCHITECTURAL, STRUCTURAL, AND ELECTRICAL DRAWINGS PRIOR TO INSTALLATION.
- VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
- IN CASE OF DISCREPANCIES BETWEEN MECHANICAL DRAWINGS AND ARCHITECTURAL DRAWINGS, REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND LOCATIONS.
- ALL WORK SHALL CONFORM TO APPLICABLE CODES, STANDARDS, MANUFACTURER REQUIREMENTS, AND AUTHORITIES HAVING JURISDICTION.

DIVISION 26 - ELECTRICAL
- REFER TO ELECTRICAL PLAN DRAWINGS FOR ELECTRICAL NOTES

ALLOWANCES
- PROVIDE ALLOWANCES FOR FOLLOWING ITEMS. ALLOWANCE AMOUNTS TO BE AGREED UPON BY ARCHITECT AND CONTRACTOR AND ALL CONTRACTORS BIDDING ON PROJECT WILL CARRY THE SAME AMOUNTS.
- CUSTOM MILLWORK - VARIOUS LOCATIONS



② Ground Floor Plan - Existing & Proposed Area DD
1 : 125

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GENERAL NOTES
1. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.
3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO THE COMMENCEMENT OF WORK.
4. ALL WORK SHALL CONFORM TO THE ONTARIO BUILDING CODE 2012 AND ALL OTHER APPLICABLE CODES, BY-LAWS AND REGULATIONS.
5. ALL MATERIALS AND WORKMANSHIP SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS.
6. ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE OR MASONRY UNLESS NOTED OTHERWISE.
7. ALL DIMENSIONS ARE TO BE CONFIRMED ON SITE BY THE CONTRACTOR.
8. ALL DRAWINGS AND MODELS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.
9. ALL DRAWINGS AND DESIGNS ARE COPYRIGHTED AND MAY NOT BE REPRODUCED WITHOUT PERMISSION.

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SEAL

PROJECT NORTH

REVISIONS	DATE

Wanapitei Lake Camp Expansion
1021 West Bay Road, Skead, ON, P3L 1N3
Project Data and OBC Review

STATUS	MV
PROJECT #	2506
CHKD	AKR
DRAWN	TH
SCALE	As indicated
ISSUED	2026 01 17

SHEET #
A0.1

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PL-MV-2026-00135 Sketch 5

REGULATIONS GOVERNING R1-1, 1-STOREY SINGLE DETACHED DWELLING ON ~10606.4 SQ.M. LOT IN SKEAD				
ROW	REGULATION	REQUIRED	PROPOSED	COMPLIES
3	MIN. LOT AREA	4000.0 SQ.M.	~10606.4 SQ.M.	YES
4	MIN. LOT FRONTAGE	45 m	~142.0 m	YES
5	MIN. FRONT YARD	6 m	SEE SP	YES
6	MIN. REAR YARD	7.5 m	SEE SP	YES
7	MIN. INTERIOR SIDE YARD	1.2 m + 0.6 m	SEE SP	YES
8	MIN. CORNER SIDE YARD	4.6 m	N/A	YES
9	MAX. LOT COVERAGE	40% (40% OF 10606.4 SQ.M. = 4242.56 SQ.M.)	275.7 SQ.M. = 2.6%	YES
10	MAX. BLDG HEIGHT	11 m	6.5 m	YES
12	PARKING SPACES	2	2	YES

PROPERTY LEGAL DESCRIPTION:
PART OF LOT 70 AND PART OF THE ROAD ALLOWANCE FRONTING LOT 70, REGISTERED PLAN M-107, TOWNSHIP OF MACLENNAN, TOWN OF NICKEL CENTRE, REGIONAL MUNICIPALITY OF SUDBURY, DISTRICT OF SUDBURY, DESIGNATED AS PARTS 1, 2, 3 AND 4 ON PLAN 53R-13762.

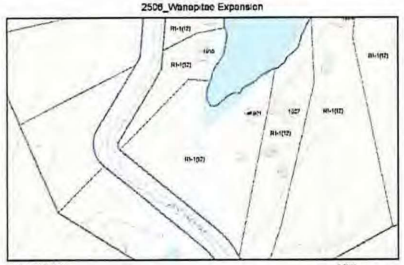
ORIGINAL SURVEY BY D.S. DORLAND LIMITED

EXISTING SITE ACCESS	YES
PROPOSED FINAL BUILDING AREA	162 SQ.M.
SITE ELEVATION	284-286 m
AVERAGE GRADE	285 m
FINISHED FLOOR ELEVATION	286 m

NOTES:
1. SITE IS RELATIVELY FLAT WITH INCLINE (+1m DIFFERENCE) FROM EXISTING CAMP TO LAKE WANAPITEI
2. EXISTING STREAM RUNNING THROUGH PROPERTY
3. NO WATER MANAGEMENT ISSUES IDENTIFIED BASED ON CURRENT SITE CONDITIONS AND GRADING, EXISTING DRAINAGE PATTERNS TO BE MAINTAINED. REFER TO LOT GRADING DRAWINGS.
4. EXISTING TREE CLEARING TO BE USED FOR PROPOSED ADDITION. NO OR LIMITED TREE CUTTING SHOULD BE REQUIRED.

SITE PLAN NOTES:
1. DIMENSIONS FOR SETBACKS ARE TO OUTSIDE OF EXTERIOR WALL NOT FOUNDATION
2. REFER TO FOUNDATION PLAN FOR FOOTING AND FOUNDATION WALL LOCATIONS

2506_Wanapitae Expansion



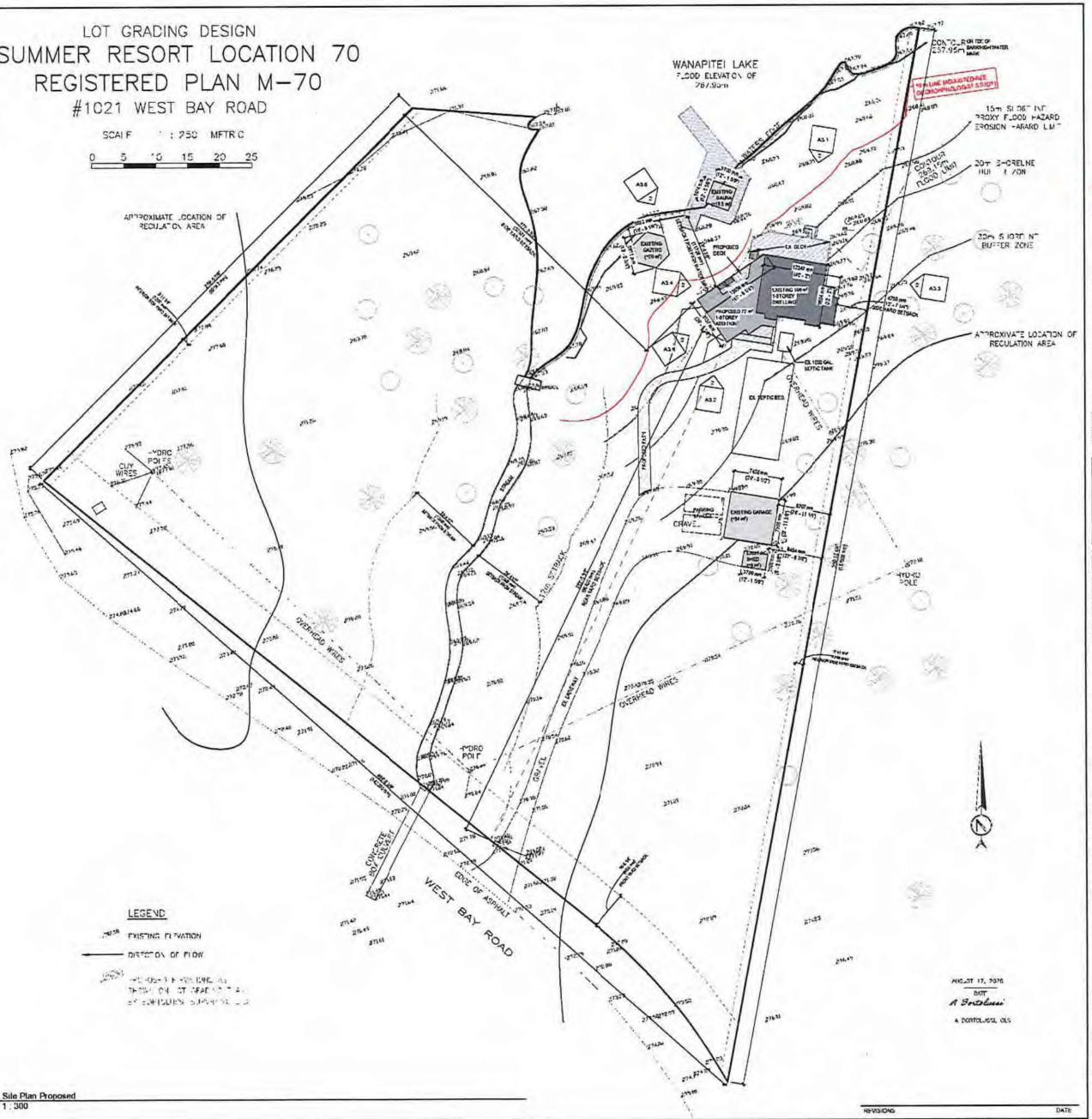
2506_Wanapitae Expansion



Zoning Maps
1 : 2000

LOT GRADING DESIGN
SUMMER RESORT LOCATION 70
REGISTERED PLAN M-70
#1021 WEST BAY ROAD

SCALE 1 : 250 METRIC
0 5 10 15 20 25


WANAPITEI LAKE
FLOOD ELEVATION OF
287.93m
APPROXIMATE LOCATION OF REGULATION AREA
15m SLOPE INTO PROXY FLOOD HAZARD EROSION HAZARD LIMIT
20m SHORELINE INUNDATION
20m SLOPE INTO BUFFER ZONE
APPROXIMATE LOCATION OF REGULATION AREA
EXISTING CAMP
PROPOSED DESIGN
EXISTING MAIN 1-STOREY (1ST LEVEL)
EXISTING MAIN 1-STOREY (2ND LEVEL)
PROPOSED 1-STOREY ADDITION
EXISTING GARAGE
PARKING
GRAVEL
EX. SEPTIC BED
EX. 1000 GAL SEPTIC TANK
EXISTING GAZEBO
EXISTING SAUNA
EXISTING SHED
EXISTING SHED
EXISTING SHED

PLAN LEGEND - DEMOLITION

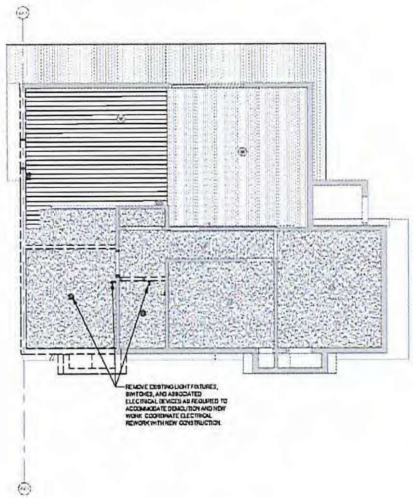
- EXISTING WALLS TO REMAIN SHOWN SHADED
- EXISTING WALLS TO BE DEMOLISHED SHOWN DASHED
- EXISTING DOORS TO REMAIN SHOWN LIGHT GREY
- EXISTING DOORS TO BE DEMOLISHED SHOWN DASHED

EXISTING / DEMOLITION PLAN NOTES:

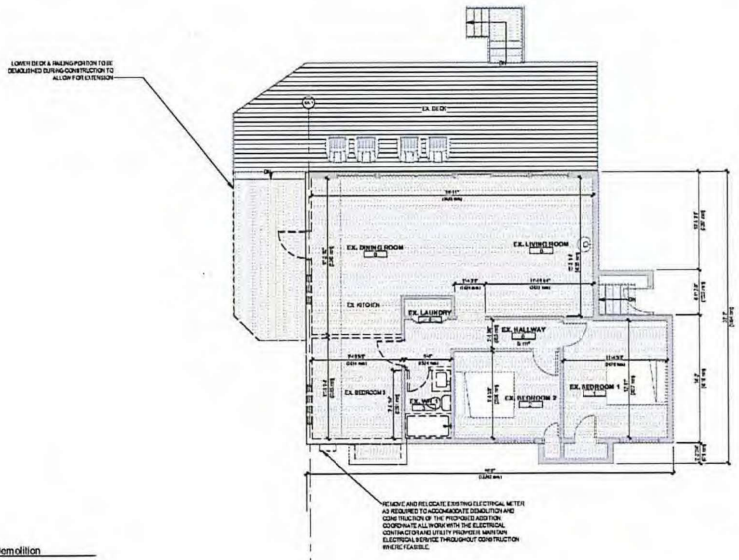
1. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
2. EXISTING CONSTRUCTION SHOWN IS BASED ON AVAILABLE INFORMATION AND SITE OBSERVATIONS. REPORT DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING.
3. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
4. REMOVE EXISTING CONSTRUCTION AS INDICATED TO ACCOMMODATE NEW WORK.
5. CONTRACTOR SHALL REMOVE ALL MATERIALS, EQUIPMENT, FIXTURES, AND SERVICES REQUIRED FOR THE COMPLETION OF THE WORK WHETHER SPECIFICALLY NOTED OR NOT.
6. PROTECT EXISTING CONSTRUCTION TO REMAIN FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.
7. REPAIR ALL EXISTING SURFACES AFFECTED BY DEMOLITION OR NEW WORK TO MATCH ADJACENT EXISTING FINISHES.
8. VERIFY LOCATION OF ALL EXISTING STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING COMPONENTS PRIOR TO DEMOLITION.
9. DO NOT REMOVE OR ALTER STRUCTURAL ELEMENTS UNLESS SPECIFICALLY INDICATED.
10. TEMPORARILY SUPPORT EXISTING CONSTRUCTION AS REQUIRED DURING DEMOLITION AND ALTERATION WORK.
11. CONTRACTOR SHALL COORDINATE DISCONNECTION, REMOVAL, AND RELOCATION OF EXISTING MECHANICAL AND ELECTRICAL SERVICES AS REQUIRED.
12. ALL DEMOLITION AND ALTERATION WORK SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS.

EXISTING / DEMOLITION RCP NOTES:

1. REMOVE EXISTING CEILINGS, BULKHEADS, LIGHTING, DIFFUSERS, GRILLES, AND DEVICES AS INDICATED.
2. VERIFY ALL EXISTING MECHANICAL, ELECTRICAL, AND STRUCTURAL CONDITIONS ABOVE CEILINGS PRIOR TO COMMENCING WORK.
3. EXISTING ELEMENTS SHOWN ARE APPROXIMATE. FIELD VERIFY ALL CONDITIONS.
4. PROTECT EXISTING ITEMS TO REMAIN DURING DEMOLITION AND CONSTRUCTION.
5. PATCH AND REPAIR EXISTING CEILINGS WHERE REMOVALS OCCUR AND NO NEW CEILING WORK IS INDICATED.
6. COORDINATE ALL NEW CEILING PENETRATIONS AND OPENINGS WITH MECHANICAL, ELECTRICAL, AND STRUCTURAL REQUIREMENTS.
7. REMOVE ABANDONED SERVICES, HANGERS, DEVICES, AND EQUIPMENT UNLESS OTHERWISE NOTED.
8. MAINTAIN REQUIRED ACCESS TO EXISTING SERVICES, VALVES, CLEANOUTS, AND EQUIPMENT.



② Reflected Ceiling Plan - Existing & Demolition
1 : 75



① Ground Floor Plan - Existing & Demolition
1 : 75

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GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL BUILDING CONSTRUCTION AND REPORT
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL SHOP DRAWINGS AND SHALL REVIEW AND APPROVE ALL SHOP DRAWINGS PRIOR TO SUBMISSION TO THE ARCHITECT
3. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE BY THE CONTRACTOR PRIOR TO CONSTRUCTION
4. ALL APPLICABLE CODES AND REGULATIONS SHALL BE COMPLIED WITH
5. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, OR CENTRE OF COLUMN UNLESS NOTED OTHERWISE
6. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE
7. DRAWINGS ARE NOT TO BE SCALED
8. ALL DIMENSIONS AND CONDITIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR
9. DO NOT SCALE DRAWINGS

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SEAL

PROJECT NORTH

STATUS	MV
PROJECT #	2506
CHKD	AMR
DRAWN	TH
SCALE	As indicated
ISSUED	2026 09 17

PROJECT TITLE

Wanapitei Lake Camp Expansion
1021 West Bay Road, Skead, ON, P3L 1N3

Existing Ground Foor Plan and RCP

SHEET #

A2.1

REVISIONS DATE

PL-MV-2026-00135 Sketch 7

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LEGEND - REFLECTED CEILING & ELECTRICAL PLANS

SHOWING HVAC LAYOUT IN RED, REFER TO HVAC DESIGNER DRAWINGS FOR DETAILS.

- GYPSUM BOARD CEILING
- GYPSUM BOARD BULKHEAD/LOWERED CEILING (HVAC OR STRUCTURAL)
- EXPOSED WOOD DECKING OR WOOD FINISH ON CEILING
- 4" RECESSED LED CAN
- PENDANT LIGHT CENTRAL
- WALL MOUNTED VANITY LIGHT
- WALL MOUNTED LINEAR LIGHT
- EXTERIOR WALL MOUNTED LIGHT
- UNDER CABINET ACCENT LIGHTING
- S SINGLE SWITCH
- S_2 DUPLEX SWITCH
- S_3 TRIPLE SWITCH
- S_4 QUAD SWITCH
- DUPLEX RECEPTACLE - STANDARD VOLTAGE
- DUPLEX RECEPTACLE & SWITCH
- DUPLEX RECEPTACLE - VOLTAGE AS NOTED
- FOURPLEX RECEPTACLE - STANDARD VOLTAGE
- TV TV CABLE CONNECTOR + DUPLEX
- GF DUPLEX RECEPTACLE - GROUND FAULT
- SD SMOKE/CARBON MONOXIDE DETECTOR (INTERCONNECTED)
- S SMOKE DETECTOR (INTERCONNECTED)
- WIRE
- CEILING MOUNTED SUPPLY AIR GRILLE
- CEILING MOUNTED RETURN AIR GRILLE
- DUCT LINE
- WALL MOUNTED SUPPLY AIR GRILLE
- WALL MOUNTED RETURN AIR GRILLE

GENERAL NOTES:

1. ALL DIMENSIONS SHOWN ON FLOOR PLANS ARE TO FINISHED SURFACES UNLESS NOTED OTHERWISE
2. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY
3. VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON SITE PRIOR TO CONSTRUCTION
4. ALL PROPOSED INTERIOR PARTITIONS TO BE TYPE P1 UNLESS NOTED OTHERWISE.
5. ALL PROPOSED EXTERIOR WALLS TO BE TYPE W1 UNLESS NOTED OTHERWISE.
6. COORDINATE ALL STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING WORK WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION
7. VERIFY LOCATIONS OF ALL PLUMBING FIXTURES, APPLIANCES, MECHANICAL EQUIPMENT, AND ELECTRICAL DEVICES WITH CONSULTANT DRAWINGS
8. ROD AND SHELF TO BE PROVIDED IN ALL CLOSETS UNLESS NOTED OTHERWISE. PROVIDE BLOCKING AS REQUIRED
9. PROVIDE BLOCKING FOR WALL-MOUNTED FIXTURES, CABINETRY, HARDWARE, ACCESSORIES, AND FUTURE GRAB BARS AS REQUIRED
10. FLOOR DRAINS AND SLOPED FLOORS TO BE COORDINATED WITH PLUMBING DRAWINGS.
11. ALL STAIRS, HANDRAILS, GUARDS, AND LANDINGS SHALL COMPLY WITH OBC REQUIREMENTS.
12. DOOR, WINDOW, AND CASEWORK DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.
13. REFER TO INTERIOR ELEVATIONS, MILLWORK DETAILS, AND SCHEDULES FOR ADDITIONAL INFORMATION
14. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE AND APPLICABLE AUTHORITIES HAVING JURISDICTION.

WINDOW LINTEL NOTES:

1. LINTELS ARE (3) 2X8 SPF No.1 or 2 FOR OPENINGS GREATER THAN 4'-0"
2. LINTELS ARE (2)2X8 FOR ALL OTHERS
3. FRAME WINDOW LINTELS AS HIGH AS STRUCTURALLY PERMITTED TO ALLOW FOR OPTIONAL RECESSED ROLLER BLINDS.

FRAMING NOTES:

1. ALL STRUCTURAL FRAMING SHALL CONFORM TO THE ONTARIO BUILDING CODE AND APPLICABLE STANDARDS
2. ROOF TRUSSES SHALL BE DESIGNED AND SIZED BY THE TRUSS MANUFACTURER FOR ALL APPLICABLE LOADS.
3. TRUSS SHOP DRAWINGS TO BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION
4. COORDINATE ALL BEARING CONDITIONS, BEAM POCKETS, AND POINT LOAD TRANSFERS PRIOR TO CONSTRUCTION.
5. RAISED HEEL TRUSSES REQUIRED TO MEET INSULATION REQUIREMENTS AT EAVES.
6. PROVIDE HURRICANE CLIPS OR APPROVED UPLIFT CONNECTORS AT ALL ROOF FRAMING BEARINGS.
7. ALL HEADERS AND BEAMS TO BE FLUSH OR DROPPED AS INDICATED ON THE DRAWINGS.
8. DOUBLE TOP PLATES REQUIRED AT ALL LOAD-BEARING WALLS. STAGGER JOINTS MINIMUM 16".
9. FLOOR SHEATHING TO BE MINIMUM 5/8" T&G PLYWOOD OR OSB, GLUED AND FASTENED
10. ROOF SHEATHING TO BE MINIMUM 5/8" PLYWOOD OR OSB WITH H-CLIPS WHERE REQUIRED
11. COORDINATE HVAC, PLUMBING, AND ELECTRICAL INSTALLATIONS WITH FRAMING PRIOR TO CONSTRUCTION.
12. NO CUTTING, DRILLING, OR NOTCHING OF ENGINEERED WOOD PRODUCTS EXCEPT AS PER MANUFACTURER'S RECOMMENDATIONS.
13. PROVIDE SOLID BLOCKING, BRIDGING, AND BACKING AS REQUIRED FOR STRUCTURAL SUPPORT AND FINISH INSTALLATIONS.
14. VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO CONSTRUCTION.

ELECTRICAL NOTES:

1. SMOKE ALARMS SHALL BE PROVIDED IN ALL BEDROOMS, ADJOINING HALLWAYS, AND ON EACH STOREY IN ACCORDANCE WITH OBC REQUIREMENTS. CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN THE IMMEDIATE VICINITY OF BEDROOMS AND ON EACH STOREY AS REQUIRED
2. ALL RECEPTACLES SERVING KITCHEN COUNTERTOPS SHALL BE GFCI PROTECTED AND TAMPER-RESISTANT.
3. KITCHEN COUNTERTOP RECEPTACLES SHALL BE PROVIDED AT ALL COUNTERTOP WORK SURFACES WITH A MINIMUM DIMENSION OF 300 MM (12"), LOCATED NO MORE THAN 1.2 M (4'-0") APART AND NO MORE THAN 600 MM (2'-0") FROM THE END OF A COUNTERTOP SURFACE.
4. KITCHEN COUNTERTOP RECEPTACLES SHALL BE LOCATED NOT MORE THAN 500 MM (20") ABOVE THE COUNTERTOP SURFACE.
5. KITCHEN COUNTERTOP RECEPTACLES SHALL BE SUPPLIED BY A MINIMUM OF TWO 20A SMALL-APPLIANCE BRANCH CIRCUITS.
6. DISHWASHERS, MICROWAVES, RANGE HOODS, REFRIGERATORS, FREEZERS, AND OTHER BUILT-IN APPLIANCES SHALL BE PROVIDED WITH DEDICATED CIRCUITS AS REQUIRED BY CODE AND MANUFACTURER'S SPECIFICATIONS.
7. ELECTRIC RANGES SHALL BE PROVIDED WITH DEDICATED CIRCUITS IN ACCORDANCE WITH ELECTRICAL CODE REQUIREMENTS.
8. RECEPTACLES SHALL NOT BE INSTALLED IN A FACE-UP POSITION IN COUNTERTOP SURFACES.
9. RECESSED LIGHT FIXTURES INSTALLED IN INSULATED CEILING ASSEMBLIES SHALL BE IC-RATED AND AIRTIGHT (AT).
10. ALL ELECTRICAL WORK SHALL CONFORM TO THE ONTARIO ELECTRICAL SAFETY CODE AND REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
11. COORDINATE ALL RECEPTACLE, SWITCH, LIGHT FIXTURE, AND DEVICE LOCATIONS WITH CABINETRY, MILLWORK, APPLIANCES, AND ARCHITECTURAL DRAWINGS PRIOR TO ROUGH-IN.
12. VERIFY ALL ELECTRICAL REQUIREMENTS AND EQUIPMENT CONNECTIONS WITH MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION

RCP NOTES:

1. PROVIDE STRAPPING, DROPPED CEILINGS, OR BULKHEADS AS REQUIRED TO ALIGN CEILING ELEMENTS AND CONCEAL SERVICES.
2. VERIFY ALL CEILING HEIGHTS ON SITE. COORDINATE BULKHEADS WITH STRUCTURAL, MECHANICAL, AND ELECTRICAL REQUIREMENTS. CONFIRM FINAL LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION
3. PROVIDE ACCESS PANELS FOR ALL CONCEALED MECHANICAL, ELECTRICAL, AND PLUMBING EQUIPMENT REQUIRING ACCESS. COORDINATE LOCATIONS WITH ARCHITECT.
4. GYPSUM BOARD CEILINGS AS NOTED. REFER TO INTERIOR DRAWINGS AND SPECIFICATIONS FOR FINISH REQUIREMENTS.
5. ALIGN LIGHT FIXTURES, DIFFUSERS, GRILLES, SPEAKERS, AND CEILING DEVICES WITH MILLWORK, WINDOWS, AND ARCHITECTURAL FEATURES WHERE POSSIBLE.
6. PROVIDE BACKING, STRUCTURAL SUPPORT, AND REQUIRED CLEARANCES FOR RECESSED ROLLER BLINDS WHERE SHOWN.
7. COORDINATE ALL CEILING PENETRATIONS AND DEVICE LOCATIONS WITH MECHANICAL, ELECTRICAL, STRUCTURAL, AND ARCHITECTURAL DRAWINGS PRIOR TO INSTALLATION.

HVAC NOTES:

1. WHERE SUPPLY AND RETURN AIR GRILLES ARE LOCATED IN WALLS, INSTALL SUPPLY AIR GRILLES LOW (NEAR FLOOR LEVEL) AND RETURN AIR GRILLES HIGH (NEAR CEILING LEVEL), UNLESS NOTED OTHERWISE.
2. CONFIRM ALL GRILLE, DIFFUSER, SIDEWALL, SOFFIT, AND VERTICAL SHAFT LOCATIONS WITH THE ARCHITECT PRIOR TO INSTALLATION.
3. IN THE EVENT OF A CONFLICT BETWEEN HVAC WORK AND ARCHITECTURAL FEATURES, NOTIFY THE ARCHITECT PRIOR TO PROCEEDING
4. MAINTAIN REQUIRED CLEARANCES FOR ALL HVAC EQUIPMENT, DUCTWORK, AND ACCESS PANELS

ABBREVIATIONS - REFLECTED CEILING & ELECTRICAL PLANS

D	SWITCH WITH DIMMER
3D	3-WAY SWITCH WITH DIMMER
DC	DEDICATED CIRCUIT
GF	GROUND FALT CIRCUIT INTERRUPTERS
WR	WET RATED
CH	CEILING HEIGHT

LEGEND - FLOOR PLANS & FRAMING PLANS

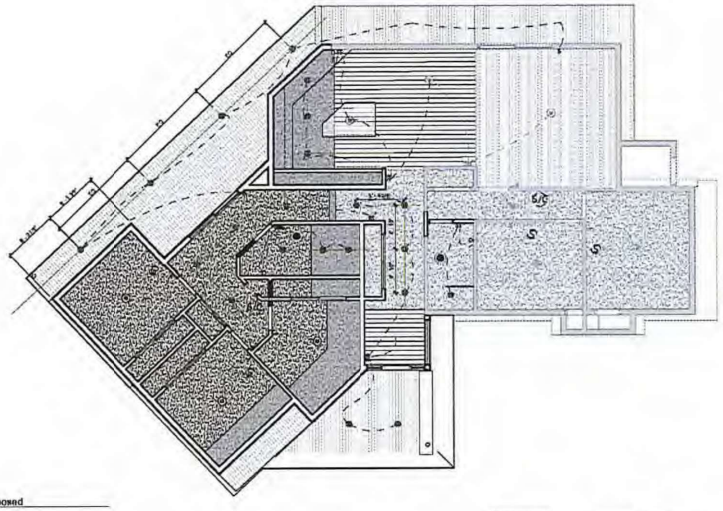
- EXISTING WALLS TO REMAIN SHOWN SHADED
- PROPOSED WALLS SHOWN IN SOLID LINE
- EXISTING DOORS TO REMAIN SHOWN LIGHT GREY
- NEW DOORS SHOWN HEAVY DARK LINE
- FWa FOUNDATION WALL TYPES SEE A6.0
- Wx EXTERIOR WALL TYPES SEE A6.0
- Px INTERIOR WALL TYPES SEE A6.0
- Axx WINDOW TYPES SEE A6.0
- Dx DOOR TYPES SEE A6.0
- DIRECTION OF FLOOR JOISTS
- BEAM POINT LOAD, ON CENTRE
- ACOUSTIC BATT INSULATION, WIDTH TO SUIT PARTITION WALL
- TRUSS BEARING AND DIRECTION
- PILE FOOTING - 4'-6" OD STEEL

CLOSET C/W SHELF AND ROD SYSTEM WITH WALL MOUNTED TRUSS AND STANDARDS

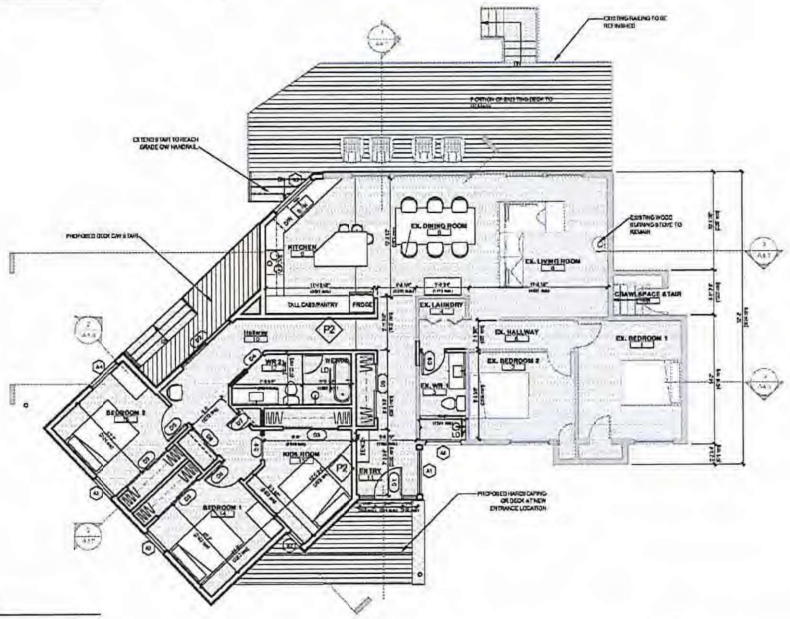
CLOSET C/W SHELVES

ABBREVIATIONS - FLOOR PLANS & FRAMING PLANS

SH	SHOWER - WALL MOUNTED SHOWER HEAD & VALVE
SK	SINK
WMF	WALL MOUNTED FAUCET
WMT	WALL MOUNTED TUB (AFFIXED TO ONE WALL)
LD	LINEAR SHOWER DRAIN
FD	FLOOR DRAIN
EP	ELECTRICAL PANEL



2 Reflected Ceiling Plan - Existing & Proposed
1 : 75



1 Ground Floor Plan - Existing & Proposed
1 : 75

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GENERAL NOTES
1. THE ARCHITECT IS RETAINED UNDER AGREEMENT WITH THE OWNER FOR THE PERFORMANCE OF CERTAIN SERVICES IN CONNECTION WITH THE PROJECT. THE CONTRACT DOCUMENTS CONTEMPLATE THAT THE CONTRACTOR WILL RELY ON THE ARCHITECT TO PERFORM CERTAIN OBLIGATIONS AND TO EXERCISE CERTAIN RIGHTS OF THE OWNER AS SET FORTH IN THE CONTRACT DOCUMENTS, INCLUDING THE RIGHT TO REVIEW SHOP DRAWINGS AND OTHER SUBMITTALS, AND TO REVIEW AND CERTIFY APPLICATIONS FOR PROGRESS PAYMENTS. THE CONTRACTOR AGREES THAT THE ARCHITECT SHALL HAVE THE AUTHORITY TO ACT ON BEHALF OF THE OWNER TO THE EXTENT PROVIDED IN THE CONTRACT DOCUMENTS, UNLESS OTHERWISE MODIFIED BY WRITTEN INSTRUMENT.
2. THE CONTRACTOR SHALL REVIEW, APPROVE AND SUBMIT SHOP DRAWINGS AND OTHER SUBMITTALS IN ACCORDANCE WITH THE SCHEDULE AGREED TO BY THE CONTRACTOR AND ARCHITECT. SUBMITTALS NOT REQUESTED IN THE ARCHITECT'S SCHEDULE SHALL NOT BE GROUNDS FOR DELAY OR CLAIM.
3. THE CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTING THEM TO THE ARCHITECT. THE CONTRACTOR REPRESENTS THAT BY STAMPING SHOP DRAWINGS, THE CONTRACTOR HAS DETERMINED AND VERIFIED ALL MATERIALS, FIELD MEASUREMENTS AND FIELD CONSTRUCTION CRITERIA RELATED THERETO, OR WILL DO SO, AND HAS CHECKED AND COORDINATED THE INFORMATION CONTAINED WITHIN SUCH SHOP DRAWINGS WITH THE REQUIREMENTS OF THE WORK AND OF THE CONTRACT DOCUMENTS.
4. THE ARCHITECT'S REVIEW OF SHOP DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR DEVIATIONS FROM REQUIREMENTS OF THE CONTRACT DOCUMENTS UNLESS THE CONTRACTOR HAS BROUGHT SUCH DEVIATIONS TO THE ARCHITECT'S ATTENTION IN WRITING AT THE TIME OF SUBMISSION AND THE ARCHITECT HAS APPROVED THEM IN WRITING. THE ARCHITECT'S REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR ERRORS OR OMISSIONS IN THE SHOP DRAWINGS.
5. THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS BY THE ARCHITECT'S REVIEW OF SHOP DRAWINGS, SAMPLES OR SIMILAR SUBMITTALS.
6. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
7. THE DRAWINGS AND SPECIFICATIONS ARE COPYRIGHTED. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY THE ARCHITECT IS FORBIDDEN.
8. DRAWINGS NOT TO BE SCALED. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE.
9. ALL CONSTRUCTION TO COMPLY WITH O.B.C. 2024 AND ALL LOCAL BUILDING CODES AND REGULATIONS.
10. ALL DRAWINGS AND SPECIFICATIONS ARE COPYRIGHT ©2026

SEAL

PROJECT NORTH

REVISIONS	DATE

Wanapitei Lake Camp Expansion
1021 West Bay Road, Skead, ON, P3L 1N3

Existing and Proposed Ground Floor Plan and RCP

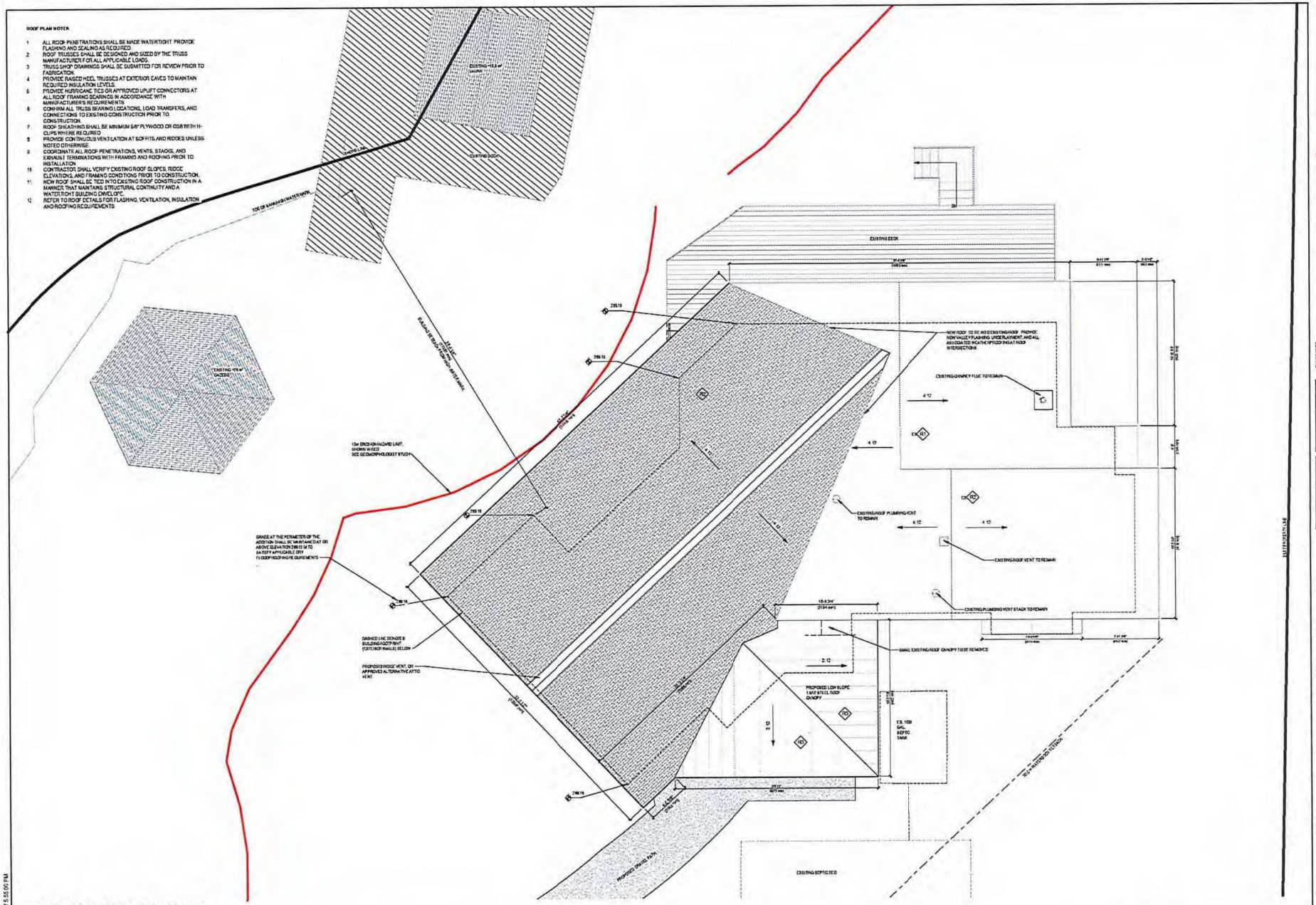
STATUS	ISSUED
PROJECT #	2506
CHKD	ANR
DRAWN	TH
SCALE	As indicated
ISSUED	2026.09.17

SHEET #

A2.2

PL-MV-2026-00135 Sketch 8

2026.03.17 5:45:57 PM



1 Roof Plan & Detailed Site Plan - Existing & Proposed
1 : 50

2026.03.17 5:55:00 PM

REVISIONS DATE

poliarchitecture
417 PORTAGE AVE
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e: info@polarchitecture.ca
c: 705.332.3734

SEAL

PROJECT NORTH

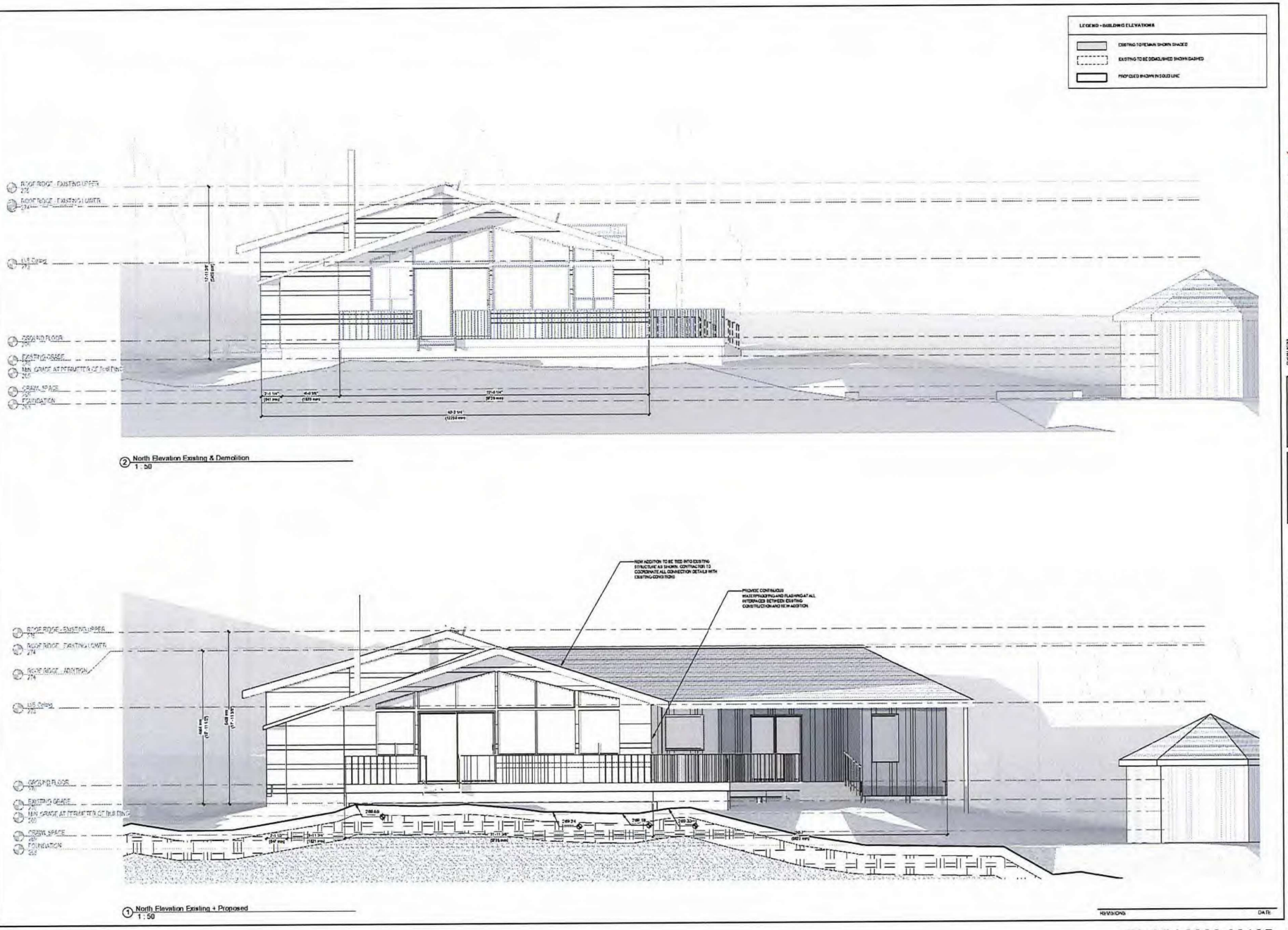
Wanapitei Lake Camp Expansion
1021 West Bay Road, Skead, ON, P3L 1N3
Roof Plan & Detailed Site Plan

STATUS	MV
PROJECT #	2506
CHKD	AMR
DRWN	TH
SCALE	As indicated
ISSUED	2026 09 17

PROJECT TITLE

SHEET #
A2.3

PL-MV-2026-00135 Sketch 9



② North Elevation Existing & Demolition
1 : 50

① North Elevation Existing + Proposed
1 : 50

2026-03-17 5:55:07 PM

REVISIONS DATE

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e. info@poliarchitecture.ca
c. (249) 332-3734

GENERAL NOTES
1. THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS DURING CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.
3. THE CONTRACTOR IS TO REVIEW ALL SHOP DRAWINGS PRIOR TO SUBMISSION TO THE ARCHITECT. REVIEW BY THE ARCHITECT IS FOR CONFORMANCE WITH THE DESIGN CONCEPT AND GENERAL COMPLIANCE WITH THE CONTRACT DOCUMENTS.
4. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
5. ALL WORK SHALL COMPLY WITH THE ONTARIO BUILDING CODE 2012 AND ALL OTHER APPLICABLE CODES AND REGULATIONS.
6. WHERE SCALED AND HAND-DRAWN SKETCHES ARE PROVIDED, THEY ARE TO BE USED FOR GENERAL INTENT ONLY.
7. ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE OR MASONRY UNLESS OTHERWISE NOTED.
8. EXISTING SERVICES AND UTILITIES SHOWN ARE APPROXIMATE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL SERVICES AND UTILITIES PRIOR TO COMMENCING WORK.
9. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING AND BRACING REQUIRED DURING CONSTRUCTION.
10. ALL WORK SHALL BE CARRIED OUT IN A WORKMANLIKE MANNER AND TO THE SATISFACTION OF THE ARCHITECT AND OWNER.

SEAL

PROJECT NORTH

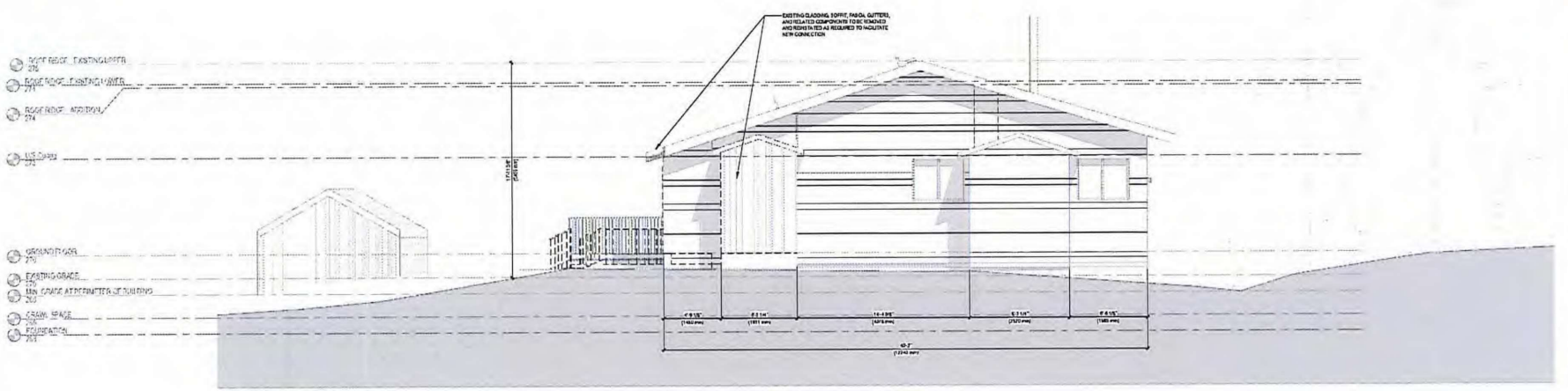
Wanapitei Lake Camp Expansion
1021 West Bay Road, Skead, ON, P3L 1N3

North Building Elevations - Demolition & Proposed

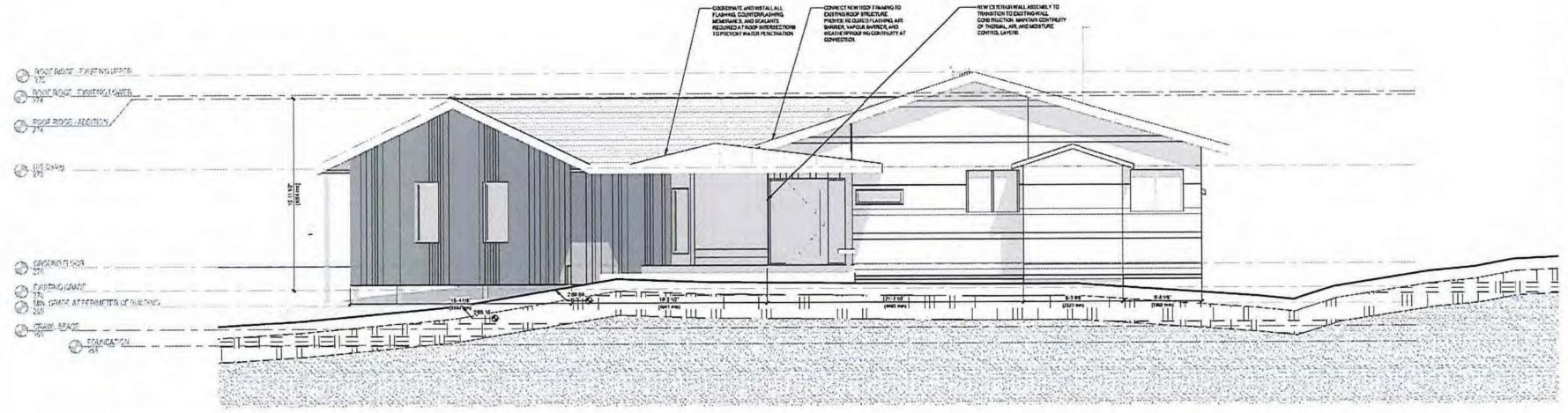
STATUS	IFC
PROJECT #	2506
DWG	AR1
DRAWN	TH
SCALE	As indicated
ISSUED	2026 09 17

SHEET # A3.1

PL-MV-2026-00135 Sketch 10



② South Elevation Existing & Demolition
1 : 50



① South Elevation Existing + Proposed
1 : 50

REVISIONS DATE

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DRAWING NOTES

SEAL

PROJECT NORTH

Wanapitei Lake Camp Expansion
1021 West Bay Road, Skead, ON, P3L 1N3

South Building Elevations - Demolition & Proposed

STATUS	MV
PROJECT #	2506
DWG	ANR
DRAWN	TH
SCALE	As indicated
ISSUED	2026 09 17

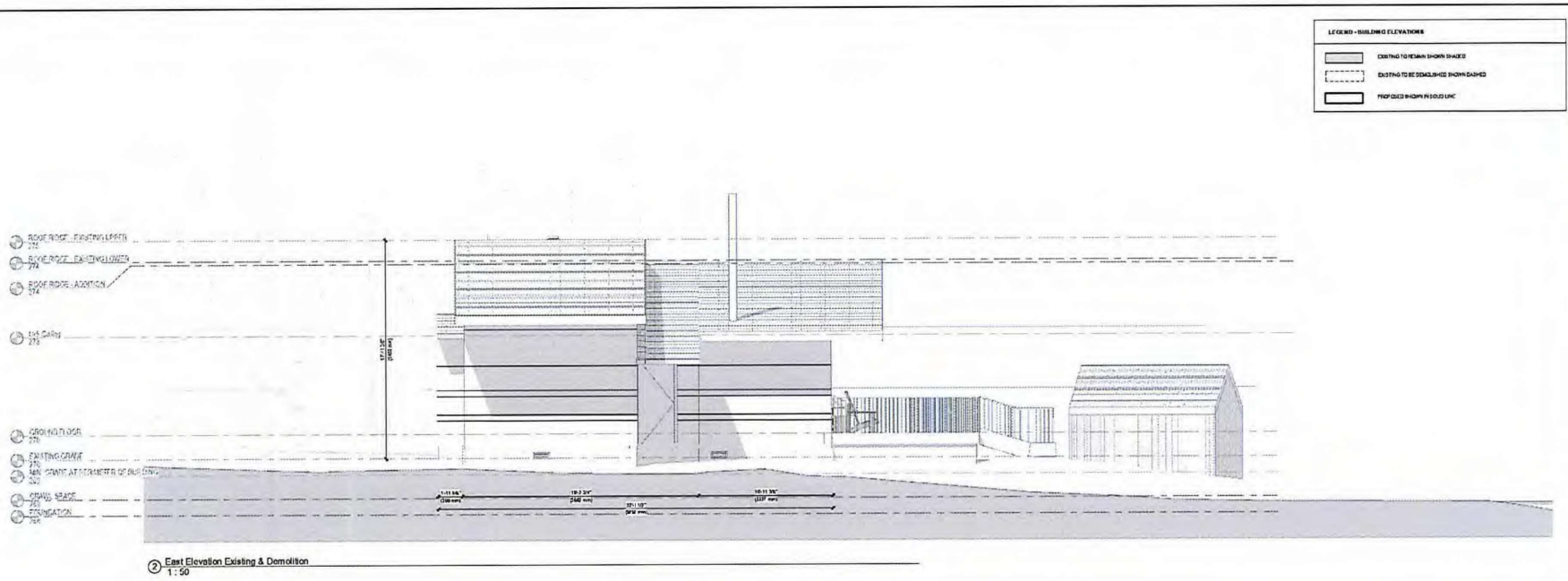
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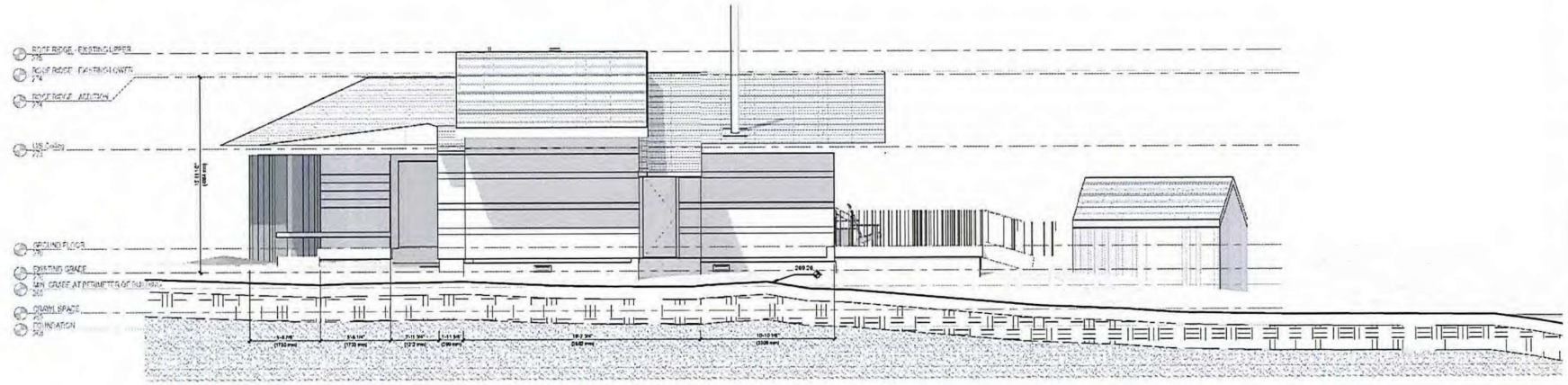
A3.2

PL-MV-2026-00135 Sketch 11

2026.09.17 5:55:14 PM



② East Elevation Existing & Demolition
1 : 50



① East Elevation Existing + Proposed
1 : 50

REVISIONS DATE

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SEAL

PROJECT NORTH

Wanapitei Lake Camp Expansion
1021 West Bay Road, Skead, ON, P3L 1N3

East Building Elevations - Demolition & Proposed

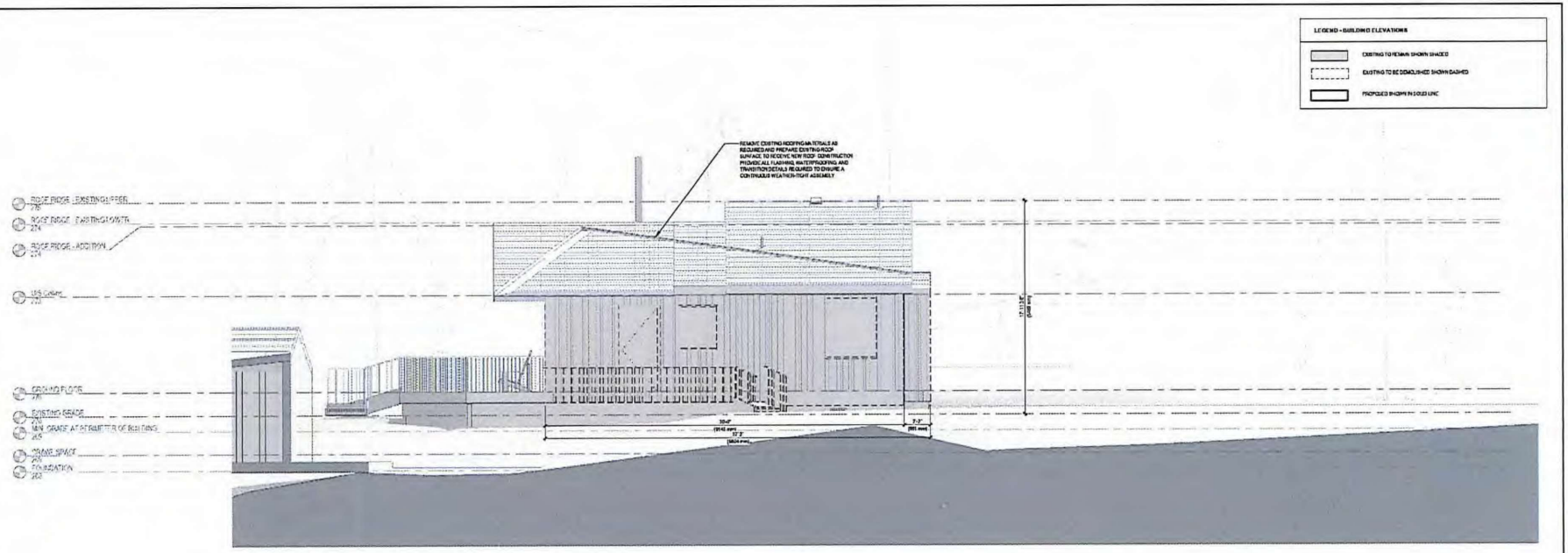
STATUS	LIV
PROJECT #	2506
CAD	AKR
DRAWN	TH
SCALE	As Indicated
ISSUED	2026 09 17

SHEET #

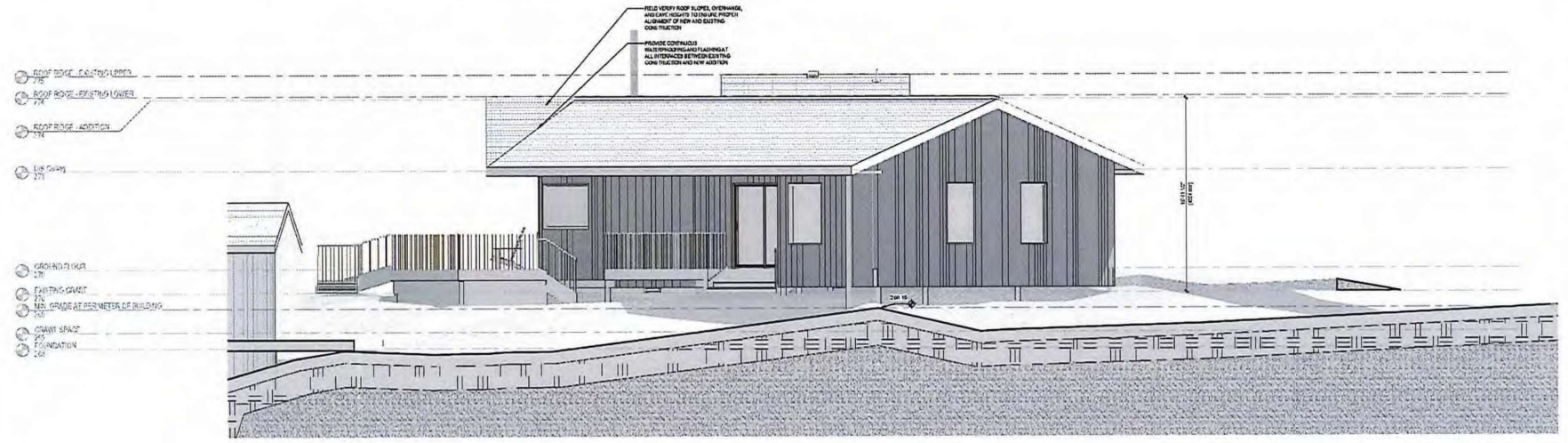
A3.3

PL-MV-2026-00135 Sketch 12

2026-09-17 5:55:21 PM



② West Elevation Existing & Demolition
1 : 50



① West Elevation Existing + Proposed
1 : 50

REVISIONS DATE

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e info@poliarchitecture.ca
c 705 323 3334

DRAWING NOTES
1. THE CONTRACTOR SHALL BE STRICTLY RESPONSIBLE FOR ESTABLISHING AND MAINTAINING THE CONSTRUCTION SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SAFETY OF PERSONS AND PROPERTY IN CONNECTION WITH THE WORK AND SHALL COMPLY WITH AND ENFORCE COMPLIANCE WITH ALL APPLICABLE LAWS, REGULATIONS, AND STANDARDS RELATING TO SAFETY.
2. THE CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS AND REPORT ANY ERRORS, OMISSIONS, OR INCONSISTENCIES TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL NOT BE ENTITLED TO ANY ADDITIONAL COMPENSATION OR EXTENSION OF TIME BASED ON THE CONTRACTOR'S FAILURE TO DISCOVER OR REPORT ERRORS, OMISSIONS, OR INCONSISTENCIES IN THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON SITE. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING, BRACING, AND TEMPORARY SUPPORTS AS REQUIRED FOR THE STABILITY OF THE STRUCTURE AND ADJACENT PROPERTIES DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL GOVERN.
6. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE ONTARIO BUILDING CODE, 2012 AND ALL OTHER APPLICABLE LAWS, REGULATIONS, AND STANDARDS.
7. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, LICENSES, AND INSPECTIONS REQUIRED FOR THE WORK.
8. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE PROTECTION FOR ALL EXISTING STRUCTURES, UTILITIES, AND PROPERTY ON OR ADJACENT TO THE SITE.
9. THE CONTRACTOR SHALL NOT BE ENTITLED TO ANY ADDITIONAL COMPENSATION OR EXTENSION OF TIME BASED ON THE CONTRACTOR'S FAILURE TO DISCOVER OR REPORT ERRORS, OMISSIONS, OR INCONSISTENCIES IN THE CONTRACT DOCUMENTS.
10. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING, BRACING, AND TEMPORARY SUPPORTS AS REQUIRED FOR THE STABILITY OF THE STRUCTURE AND ADJACENT PROPERTIES DURING CONSTRUCTION.
11. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL GOVERN.
12. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE ONTARIO BUILDING CODE, 2012 AND ALL OTHER APPLICABLE LAWS, REGULATIONS, AND STANDARDS.
13. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, LICENSES, AND INSPECTIONS REQUIRED FOR THE WORK.
14. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE PROTECTION FOR ALL EXISTING STRUCTURES, UTILITIES, AND PROPERTY ON OR ADJACENT TO THE SITE.

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MAIL

PROJECT NORTH

Wanapitei Lake Camp Expansion
1021 West Bay Road, Skead, ON, P3L 1N3

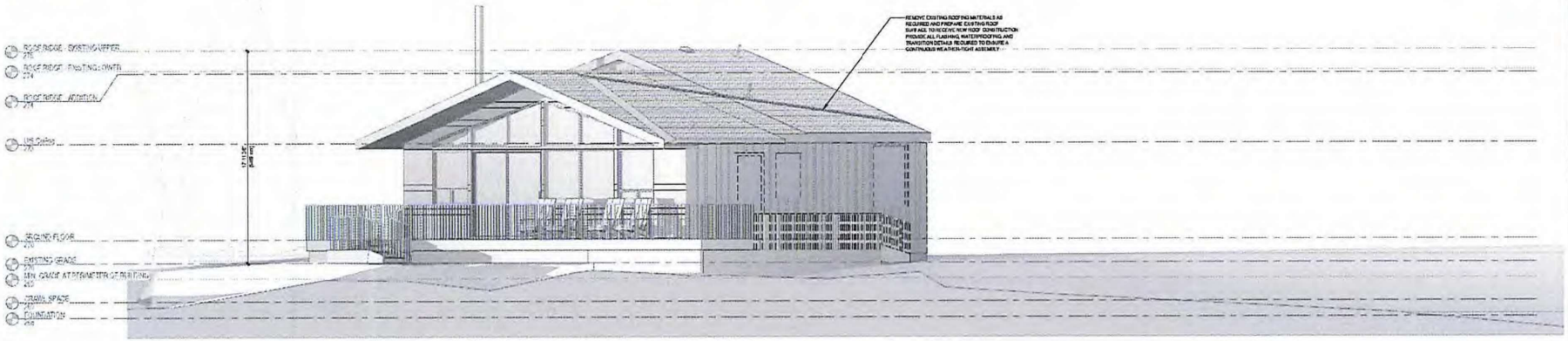
West Building Elevations - Demolition & Proposed

STATUS	MV
PROJECT #	2506
CAD	AKR
DRAWN	TH
SCALE	As Indicated
ISSUED	2026 09 17

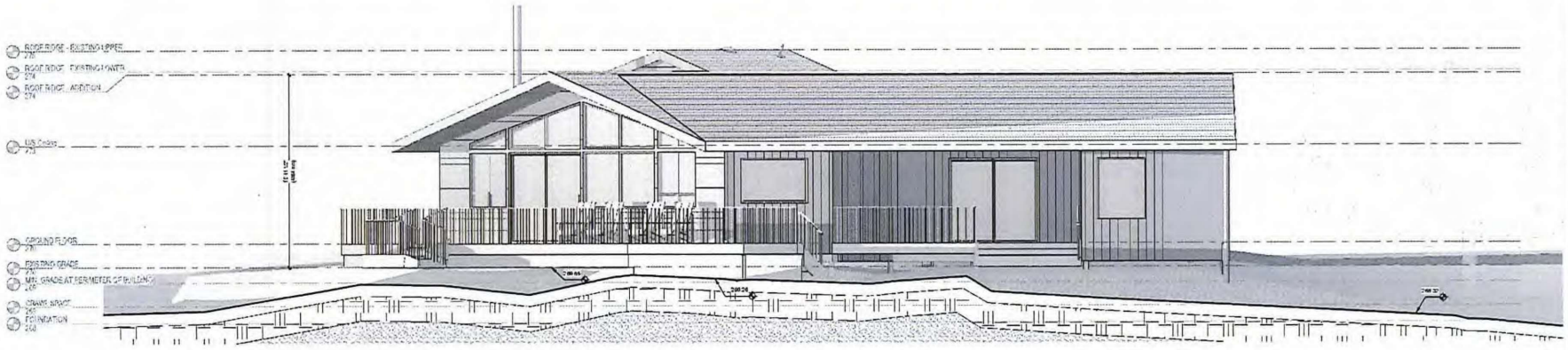
SHEET # A3.4

PL-MV-2026-00135 Sketch 13

2026.03.17 5:52:39 PM



2 Northwest Elevation Existing & Demolition
1 : 50



1 Northwest Elevation Existing & Proposed
1 : 50

REVISIONS DATE

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e info@poliarchitecture.ca
c 250.552.1734

GENERAL NOTES
1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
2. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
3. ALL CONSTRUCTION SHALL COMPLY WITH THE BRITISH COLUMBIA BUILDING CODE 2024 AND ALL APPLICABLE LOCAL BYLAWS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY SHORING, BRACING, AND PROTECTION OF EXISTING STRUCTURES DURING DEMOLITION AND CONSTRUCTION.
5. ALL DEMOLISHED MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL REGULATIONS. RECYCLE WHERE POSSIBLE.
6. EXISTING SERVICES SHALL BE LOCATED AND PROTECTED BEFORE ANY EXCAVATION BEGINS. CONTACT BC ONE CALL (1-800-474-6886) AT LEAST 2 BUSINESS DAYS PRIOR.
7. ALL NEW WORK SHALL MATCH EXISTING ADJACENT FINISHES IN QUALITY AND APPEARANCE UNLESS NOTED OTHERWISE.
8. ANY DISCREPANCIES BETWEEN DRAWINGS AND ON-SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
9. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
10. CONTRACTOR SHALL COORDINATE ALL MECHANICAL, ELECTRICAL, AND STRUCTURAL WORK WITH THE ARCHITECTS PRINCIPAL PLANS.
DO NOT SCALE DRAWINGS

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PROJECT NORTH

Wanapitei Lake Camp Expansion
1021 West Bay Road, Skead, ON, P3L 1N3

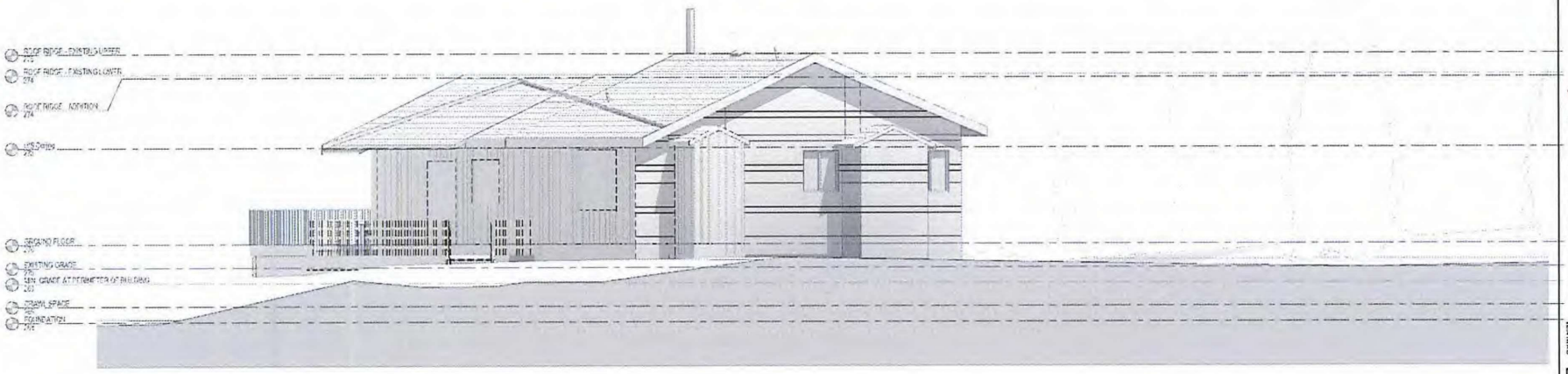
Northwest Building Elevations - Demolition & Proposed

STATUS	IFP
PROJECT #	2506
DRAWN	ANR
CHKD	TH
SCALE	As indicated
ISSUED	2026 09 17

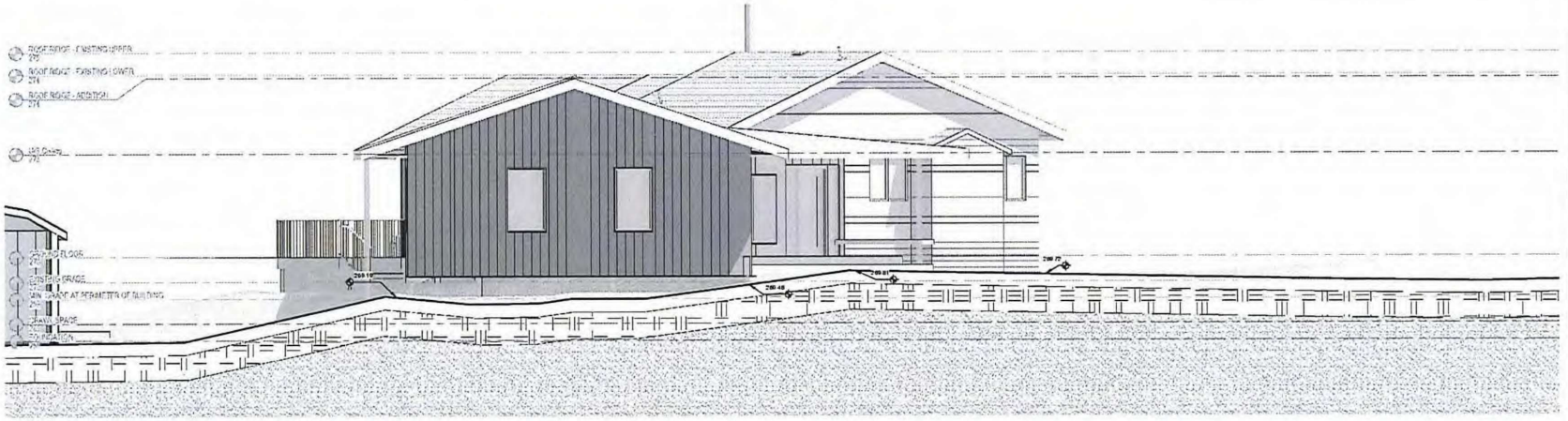
SHEET #
A3.5

2026.09.17 5:58:34 PM

PL-MV-2026-00135 Sketch 14



2 Southwest Elevation Existing & Demolition
1 : 50



1 Southwest Elevation Existing & Proposed
1 : 50

REVISIONS DATE

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SEAL

PROJECT NORTH

STATUS MV
PROJECT # 2506
CHKD AKR
DRAWN TH
SCALE 1:50
ISSUED 2026 09 17

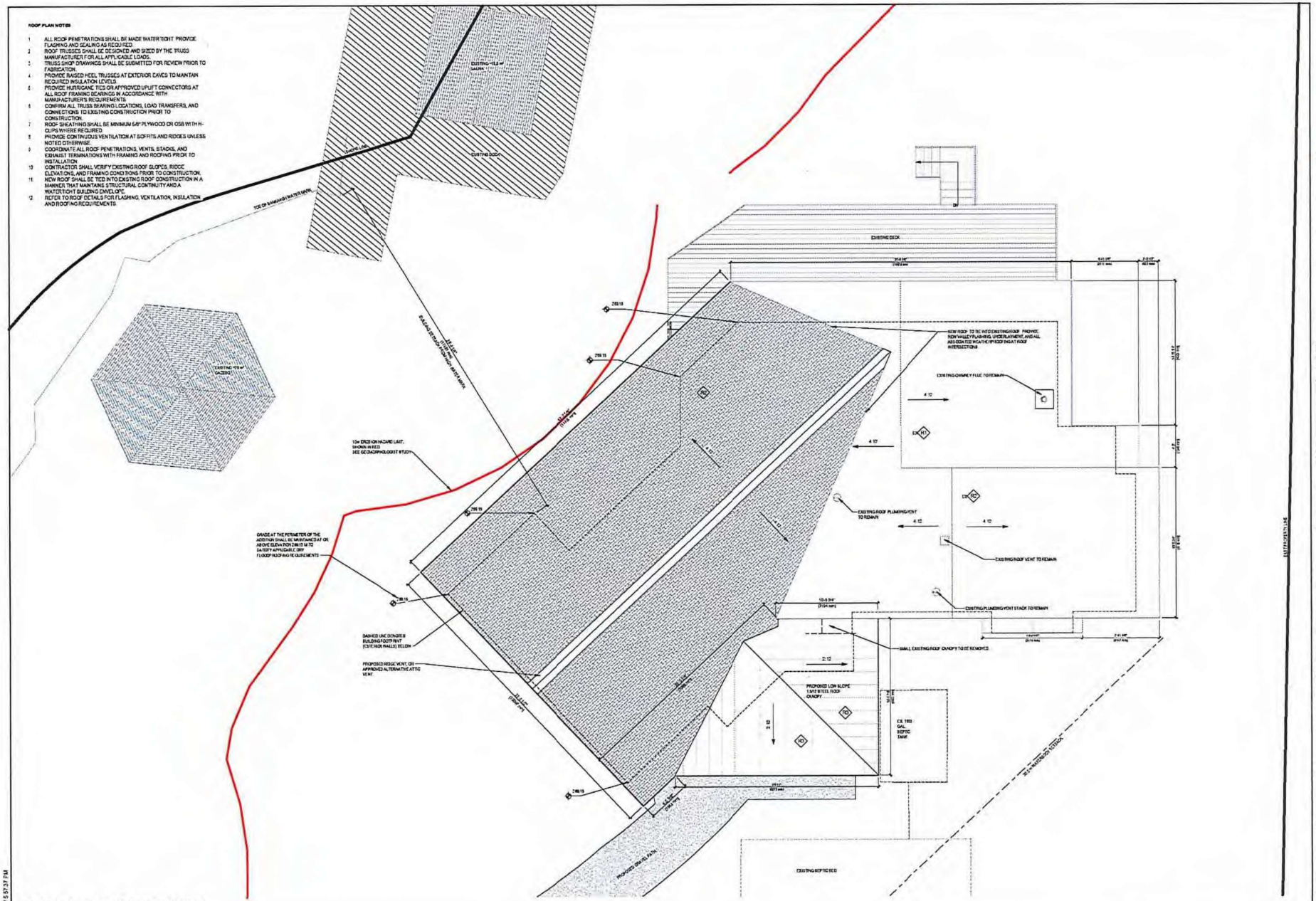
PROJECT
Wanapitei Lake Camp Expansion
1021 West Bay Road, Skead, ON, P3L 1N3

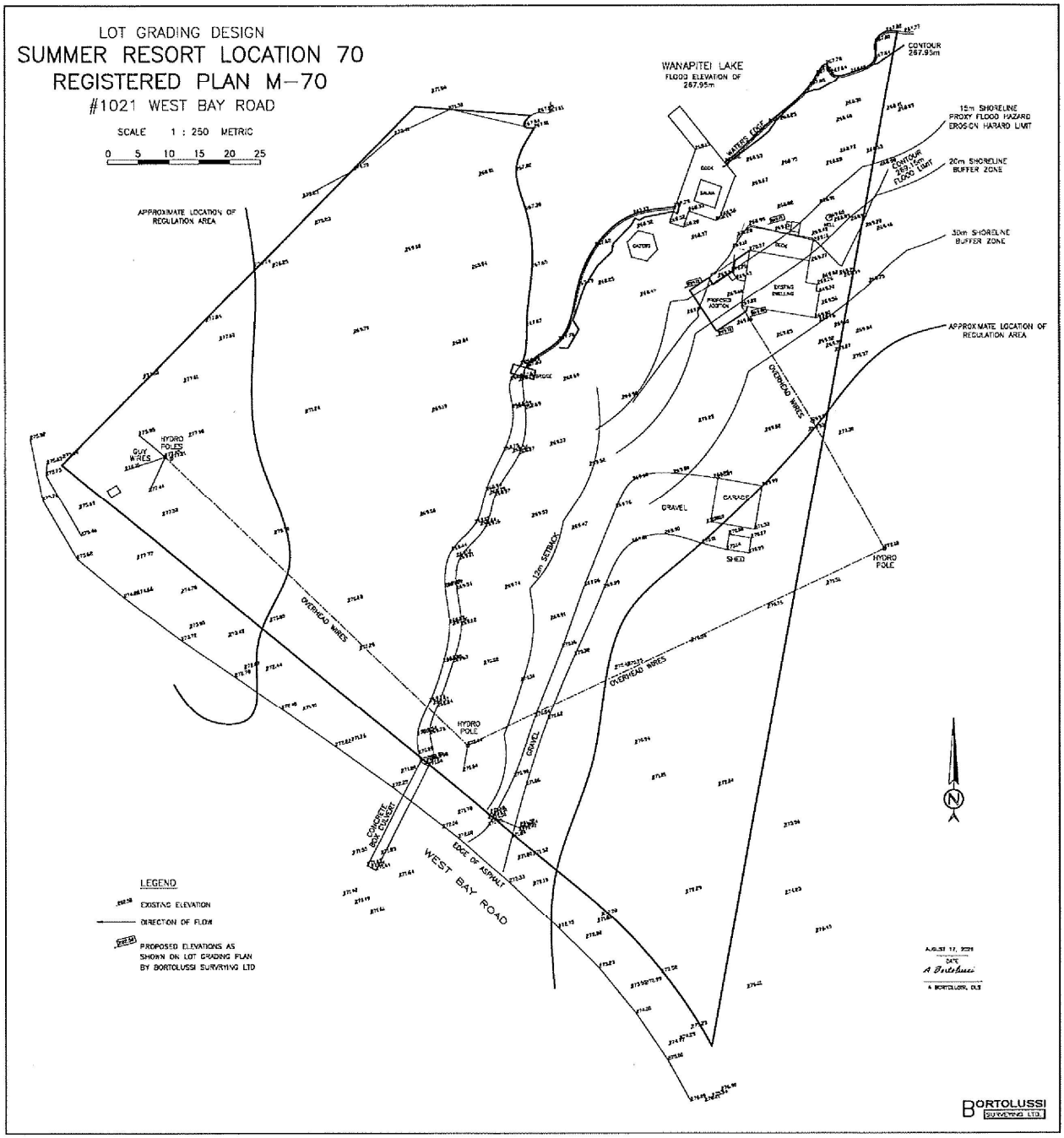
TITLE
Southwest Building Elevations - Demolition & Proposed

A3.6

2026-09-17 5:55:45 PM

PL-MV-2026-00135 Sketch 15


ROOF PLAN NOTES
1 ALL ROOF PENETRATIONS SHALL BE MADE WATERTIGHT. PROVIDE FLASHING AND SEALING AS REQUIRED.
2 ROOF TRUSSES SHALL BE DESIGNED AND SIZED BY THE TRUSS MANUFACTURER FOR ALL APPLICABLE LOADS.
3 TRUSS SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION.
4 PROVIDE RAISED HEEL TRUSSES AT EXTERIOR EAVES TO MAINTAIN REQUIRED INSULATION LEVELS.
5 PROVIDE HURRICANE TIES OR APPROVED UPLIFT CONNECTORS AT ALL ROOF FRAMING BEARINGS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
6 CONFIRM ALL TRUSS BEARING LOCATIONS, LOAD TRANSFERS, AND CONNECTIONS TO EXISTING CONSTRUCTION PRIOR TO CONSTRUCTION.
7 ROOF SHEATHING SHALL BE MINIMUM 5/8" PLYWOOD OR OSB WITH H-CLIPS WHERE REQUIRED.
8 PROVIDE CONTINUOUS VENTILATION AT SOFFITS AND RIDGES UNLESS NOTED OTHERWISE.
9 COORDINATE ALL ROOF PENETRATIONS, VENTS, STACKS, AND EXHAUST TERMINATIONS WITH FRAMING AND ROOFING PRIOR TO INSTALLATION.
10 CONTRACTOR SHALL VERIFY EXISTING ROOF SLOPES, RIDGE ELEVATIONS, AND FRAMING CONDITIONS PRIOR TO CONSTRUCTION.
11 NEW ROOF SHALL BE TIED INTO EXISTING ROOF CONSTRUCTION IN A MANNER THAT MAINTAINS STRUCTURAL CONTINUITY AND A WATERTIGHT BUILDING ENVELOPE.
12 REFER TO ROOF DETAILS FOR FLASHING, VENTILATION, INSULATION, AND ROOFING REQUIREMENTS.
EXISTING DECK
NEW ROOF TO TIE INTO EXISTING ROOF. PROVIDE NEW VALLEY FLASHING, UNDERLAYMENT, AND ALL ASSOCIATED WEATHERPROOFING AT ROOF INTERSECTIONS
EXISTING CHIMNEY FLUE TO REMAIN
EXISTING ROOF PLUMBING VENT TO REMAIN
EXISTING ROOF VENT TO REMAIN
EXISTING PLUMBING VENT STACK TO REMAIN
SMALL EXISTING ROOF CANOPY TO BE REMOVED
PROPOSED LOW SLOPE STEEL ROOF CANOPY
CX 1500 GAL SEPTIC TANK
EXISTING SEPTIC BED
PROPOSED GRAVEL PATH
15m EROSION HAZARD LIMIT, SHOWN IN RED. SEE GEOMORPHOLOGIST STUDY
GRADE AT THE PERIMETER OF THE ADDITION SHALL BE MAINTAINED AT OR ABOVE ELEVATION 286.15 M TO SATISFY APPLICABLE DRY FLOODPROOFING REQUIREMENTS
DASHED LINE DENOTES BUILDING FOOTPRINT (EXTERIOR WALLS) BELOW
PROPOSED RIDGE VENT, OR APPROVED ALTERNATIVE ATTIC VENT
4:12
2:12
286.15
286.19
286.18
286.17
286.16
EXISTING 1150 M² GAZEBO
EXISTING 1150 M² GAZEBO
EXISTING DECK
TOP OF BANK/HIGH WATER MARK
BASELINE DEVELOPMENT SETBACK
EXISTING ROAD
EXISTING ROAD
EXISTING ROAD



PL-MV-2026-00135
Sketch 17

Box 5000, Station A
200 Brady Street
Sudbury, Ontario P3A 5P3
(705) 671-2489 ext 4376 or 4346
(705) 673-2200 FAX

Record #: PL-MV-2026-00136

APPLICATION SUMMARY

File Date: 09/21/2026

Application Type: Minor Variance

Address(es): 2488 South Shore Road, Sudbury P3G 1M3

Applicant(s): TULLOCH

Owner(s): AMANDA LEWIS AND DEREK LEWIS

PLANNING APPLICATION

Are there multiple properties associated with the application?
No

Please describe the additional properties associated with this application

What is the date the current Owner(s) acquired the property?
Aug 01, 2025

Are you the registered owner or an authorized agent?
Authorized Agent

What is the number of dwelling units on the property?
1

What is the number of proposed new dwelling units on the property?
0

What is the number of proposed new buildings/structures on the property?
3

What is the number of existing buildings/structures on the property?
6

If this application is approved, would any existing dwelling units be legalized?
No

How many dwelling units will be legalized?

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

No

Provide details on how the property is designated in the Source Protection Plan

Current Official Plan designation
Rural

Current Official Plan designation (additional)

Current Zoning By-law designation
R1-1

Provide a detailed description of what is being proposed
Proposed retaining wall, boat house extension and shed requiring variance. Other reliefs required for existing retaining wall near shoreline, driveway and for permitted shoreline clearing.

Provide a detailed reason why the proposal cannot comply with the Zoning By-law
Proposed retaining wall will be greater than 1 metre, and therefore considered a structure under the zoning by-law given topography along shoreline. Proposed shed location limited given existing field bed and topographic constraints at south-east portion of subject property.

Is there an eave encroachment?
Yes

Size of eaves
0.3

Lot Frontage of the property
24.71

Lot Depth of the property
65.76

Lot Area of the property
2305.1

Total width of the public road giving access to the property
20

List all buildings and structures on the property and their respective date of construction
- Existing deck (including wood steps and composite stairs) (shoreline) (date of construction unknown)
- Existing attached deck (providing access to dwelling) (date of construction unknown)
- Existing retaining wall greater than 1 metre in height (shoreline) (date of construction unknown)
- Existing retaining wall greater than 1 metre in height (front yard) (date of construction unknown)
- Existing boat house (pre 1975)
- Existing dwelling (pre 1975 - building permit: 85-0322 issued for addition and second storey in 1985; building permit: 99-0195 issued for sunroom in 1999; and building permit: B20-1255 issued for repair in 2020)

Existing use(s) of the subject property and length of time it/they have continued, ex. Residential, Commercial, Institutional, Park, etc.
Residential (pre 1975)

Is the use remaining the same? If no, please provide the proposed new use
Yes

Existing uses of neighbouring properties
Residential

Has the property ever been subject of a previous application for minor variance/permission?

No

Do you require zoning relief from Section 4.41 (Waterbodies – Water Frontage, Setbacks and Buffers)?
Yes

Have you consulted with the Strategic and Environmental Planning department regarding this relief?
No

Have you consulted with Conservation Sudbury regarding this relief?
No

WATER SUPPLY AND SEWAGE DISPOSAL

Municipally owned and operated piped water system	☐
Municipally owned and operated sanitary sewage system	☐
Lake	☒
Pit Privy	☐
Individual Well	☐
Communal Well	☐
Individual Septic System	☒
Communal Septic System	☐
Other	☐

Explain Other

PROPERTY ACCESS

Provincial highway	☐
Right-of-way	☐
Municipal road that is maintained seasonally	☐
Municipal road that is maintained year-round	☒
Water	☐

Indicate the parking and docking facilities to be used if via water

Estimate the distance of these facilities from the retained land and nearest public road by water

CONCURRENT APPLICATIONS

Is the property the subject of a current application for Consent?
No

Indicate the application number(s) and status of the application(s)

Is the property the subject of a current application for a Plan of Subdivision?
No

Indicate application number(s) and application status

PROPOSED BUILDING/STRUCTURE

Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Proposed retaining wall greater than 1 metre in height	No	3.45	3.45	0	0.3	11.51	1.6	62.36	3.92	0.6	38.33
Proposed boat house extension (including existing)	No	51.8	51.8	1	8.07	6.82	4.9	52.88	7.5	1.2	36.19
Proposed deck	No	47.6	0	0	9.75	4.88	2.74	39.58	18.73	10.5	20.41
Proposed shed	No	44.59	44.59	1	6.1	7.32	4.9	25.67	16.9	26.78	1.3

EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Existing deck (including wood steps and composite stairs) (shoreline)	No	97.93	97.93	0	8.49	16.62	2	52.71	0	9.74	29.33
Existing attached deck (providing access to dwelling)	No	6.09	6.09	0	1.52	4.05	0.6	35.82	26.69	7.02	28.5
Existing retaining walls greater than 1 metre in height (shoreline)	No	10.1	10.1	0	0.2	46.34	1.1	43.01	11.68	0	25.48

Existing retaining walls greater than 1 metre in height (front yard)	No	7.73	7.73	0	0.3	46.99	1.1	20.99	31.33	2.62	8.94
Existing boat house	No	39.1	39.1	1	8.04	5.52	4.9	54.14	7.43	1.78	36.49
Existing dwelling	No	144	288	2	13.7	13.67	6.1	27.28	20.18	8.42	14.32

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Minimum high water mark setback for proposed retaining wall greater than 1 metre in height (Section 4.41.2 a))	30 metres	3.92 metres	26.08
Minimum high water mark setback for existing retaining wall greater than 1 metre in height (shoreline) (Section 4.41.2 a))	30 metres	11.68 metres	18.32 metres
Minimum interior side yard setback for existing retaining wall greater than 1 metre (but less than 2.5 metres) in height (shoreline) (Table 4.1)	0.6 metres	0 metres	0.6 metres
Minimum high water mark setback for proposed shed (Section 4.41.2 a))	30 metres	16.9	13.1
Minimum driveway width for existing gravel driveway (Section 5.4.3.1 a))	3 metres	2.62 metres	0.38 metres
Shoreline buffer areas (Section 4.41.3 a))	25%, but in no case shall exceed 276 square metres	45% (450 square metres)	20% (174 square metres)
Permitted shoreline structures (Section 4.41.4)	To only permit gazebos, boathouses, docks, decks, stairs, water pumps, saunas, boat launches, marine railways, waterlines and heat pump loops	To permit the existing and proposed retaining walls greater than 1 metre in height, and the proposed shed	N/A

TULLOCH

Planners | Surveyors | Biologists | Engineers

September 21, 2026
262421

Committee of Adjustment
Tom Davies Square – City of Greater Sudbury
200 Brady Street
Sudbury, ON
P3A 5P3

Re: 2488 South Shore Road Minor Variance Application

Dear Committee of Adjustment,

TULLOCH is retained by the current owner of 2488 South Shore Road to submit a minor variance application that seeks relief related to a proposed retaining wall, boat house extension and shed. Other reliefs are required for the existing retaining wall near the shoreline, the existing driveway and for permitted shoreline clearing under **Sections 4.41.3** & **4.41.4** of the Zoning By-law. More specifically, the following reliefs are proposed:

- To permit a minimum high water mark setback of 3.92 metres for a proposed retaining wall greater than 1 metre in height, whereas 30 metres is required
- To permit a minimum high water mark setback of 11.68 metres for the existing retaining wall greater than 1 metre in height (shoreline), whereas 30 metres is required
- To permit a minimum interior side yard setback of 0 metres for the existing retaining wall greater than 1 metre (but less than 2.5 metres) in height (shoreline), whereas 0.6 metres is required
- To permit a minimum highwater mark setback of 16.9 metres for a proposed shed, whereas 30 metres is required
- To permit a minimum driveway width of 2.62 metres for the existing gravel driveway, whereas 3 metres is required
- To permit a maximum shoreline buffer area clearance of 45% (450 square metres), whereas 25% (276 square metres) is required
- To permit the existing and proposed retaining walls greater than 1 metre in height, and the proposed shed within the area permitted to be cleared of natural vegetation, whereas only gazebos, boathouses, docks, decks, stairs, water pumps, saunas, boat launches, marine railways, waterlines and heat pump loops are permitted

The subject property is an existing undersized lot of record legally described as follows:

> PCL 22690 SEC SES SRO; LT 17 PL M480 BRODER; S/T LT123422; TOGETHER WITH AN EASEMENT OVER SURFACE RIGHTS ONLY; LOT 18, PLAN M480, BRODER AS IN SD527495; CITY OF GREATER SUDBURY (PIN 73472-0159)

Plan M-480 was registered in 1957, prior to the date of passing of the current Zoning By-law. The subject property contains a legal existing dwelling. The earliest historical aerial imagery found of this dwelling was from 1975. Since then, the following building permits were issued:

- Permit: 85-0322 issued for an addition and second storey in 1985
- Permit: 99-0195 issued for a sunroom in 1999
- Permit: B20-1255 issued for a repair in 2020

Based on available Pronto records, the status of the above noted permits are complete. Given the above, the subject application does not seek relief related to the property's lot size, or for the existing dwelling.

In addition, the subject property benefits from a shared driveway agreement registered under Instrument SD527495. The agreement was registered in 2025, and is valid for a term of twenty-one years less a day commencing as of the date of registration of the agreement.

Please find attached in Pronto the following documents and supporting information:

- Legal Property Description (Parcel Register)
- Registered Plan M-480
- Shared Driveway Agreement (Registered Instrument SD527495)
- Sketch for Minor Variance
- Historical Aerial Imagery of Subject Property
- Planning Justification Letter (forthcoming)

Respectfully submitted,

A. Ariganello

Aaron Ariganello, BURP, RPP
Land Use Planner

TULLOCH

Planners | Surveyors | Biologists | Engineers

September 24, 2026
262421

Committee of Adjustment
Tom Davies Square – City of Greater Sudbury
200 Brady Street
Sudbury, ON
P3A 5P3

> Re: 2488 South Shore Road Minor Variance Application
> Planning Justification Letter

Dear Committee of Adjustment,

TULLOCH is retained by the current owner of 2488 South Shore Road to submit a minor variance application that seeks relief related to a proposed retaining wall, boathouse extension and shed. Other reliefs are required for the existing retaining wall near the shoreline, the existing driveway and for permitted shoreline clearing under **Sections 4.41.3** & **4.41.4** of the Zoning By-law. More specifically, the following reliefs are proposed:

- To permit a minimum high water mark setback of 3.92 metres for a proposed retaining wall greater than 1 metre in height, whereas 30 metres is required
- To permit a minimum high water mark setback of 11.68 metres for the existing retaining wall greater than 1 metre in height (shoreline), whereas 30 metres is required
- To permit a minimum interior side yard setback of 0 metres for the existing retaining wall greater than 1 metre (but less than 2.5 metres) in height (shoreline), whereas 0.6 metres is required
- To permit a minimum high water mark setback of 16.9 metres for a proposed shed, whereas 30 metres is required
- To permit a minimum driveway width of 2.62 metres for the existing gravel driveway, whereas 3 metres is required
- To permit a maximum shoreline buffer area clearance of 45% (450 square metres), whereas 25% (276 square metres) is required
- To permit the existing and proposed retaining walls greater than 1 metre in height, and the proposed shed within the area permitted to be cleared of natural vegetation, whereas only gazebos, boathouses, docks, decks, stairs, water pumps, saunas, boat launches, marine railways, waterlines and heat pump loops are permitted

BACKGROUND

The subject property is an existing undersized lot of record legally described as follows:

> PCL 22690 SEC SES SRO; LT 17 PL M480 BRODER; S/T LT123422; TOGETHER WITH AN EASEMENT OVER SURFACE RIGHTS ONLY; LOT 18, PLAN M480, BRODER AS IN SD527495; CITY OF GREATER SUDBURY (PIN 73472-0159)

Plan M-480 was registered in 1957, prior to the date of passing of the current Zoning By-law. The subject property contains a legal existing dwelling. The earliest historical aerial imagery found of this dwelling was from 1975 (see *Figure 1*). Since then, the following building permits were issued:

- Permit: 85-0322 issued for an addition and second storey in 1985
- Permit: 99-0195 issued for a sunroom in 1999
- Permit: B20-1255 issued for a repair in 2020

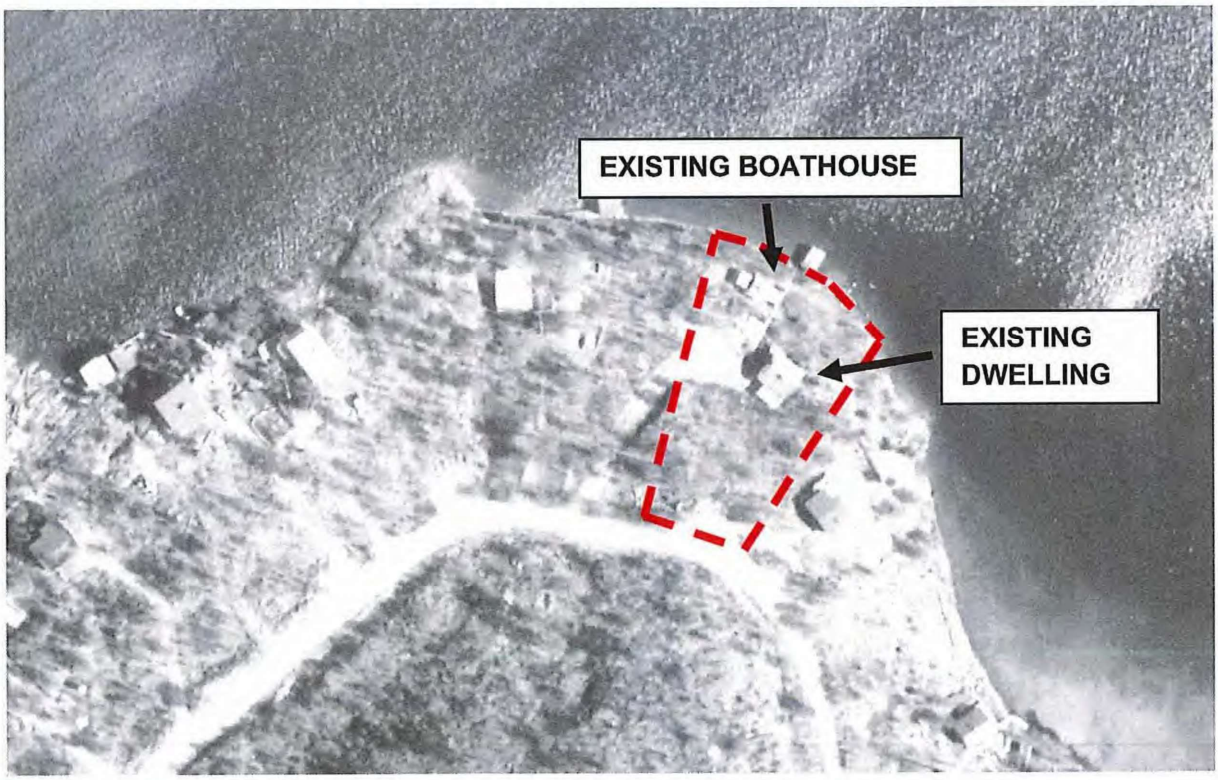


Figure 1: Historical Aerial Imagery of Subject Property in 1975 (ArcGIS - City of Greater Sudbury Aerial Photo Map)

Based on available Pronto records, the status of the above noted permits are complete. Given the above, the subject application does not seek relief related to the property's lot size, or for the existing dwelling.

In addition, the subject property benefits from a shared driveway agreement registered under Instrument SD527495. The agreement was registered in 2025, and is valid for a term of twenty-one years less a day commencing as of the date of registration of the agreement.

The subject property is zoned R1-1 (Low Density Residential) in the Zoning By-law, and designated Rural in the Official Plan. As noted above, the property is an existing undersized lot of record with a lot area ±2305.1 square metres and lot frontage of ±24.71 metres on South Shore Road. It contains an existing dwelling and accessory structures such as a boathouse and decks accessed through South Shore Road.

Surrounding properties are similar in size and contain low density residential dwellings.

The following section assesses the appropriateness of the subject application in the context of the four tests of a minor variance under **Section 45(1)** of the Ontario *Planning Act.* The four tests and related analysis are provided below:

IS THE APPLICATION MINOR IN NATURE?

The test of whether the proposed reliefs are minor has been assessed by evaluating how the reliefs would impact the surrounding neighborhood and environment. The main consideration in determining whether relief is minor is determining the degree of adverse impact that would occur if the relief were granted. If the variance does not produce an unacceptable adverse impact, then it is likely to meet the test of being minor in nature.

The proposed reliefs are unlikely to cause adverse impacts given the following:

- Relief for retaining walls is largely proposed to recognize the existing conditions of the subject property. The proposed retaining wall would be greater than one metre in height and therefore considered a structure under the Zoning By-law. It would be 0.3 metres wide and the area surrounding would remain naturally vegetated to minimize the amount of area cleared within the 20-metre vegetative buffer
- The proposed shed is introduced in compliance with relevant interior side yard setback and height requirements as outlined on the submitted Sketch for Minor Variance, and the area surrounding would remain as existing and naturally vegetated to minimize the amount of area cleared within the 20-metre vegetative buffer
- Relief for the existing driveway width is technical in nature as the property benefits from a shared driveway agreement
- A maximum shoreline buffer area clearance of 45% (450 square metres) is conducive to an existing undersized lot of record with a lot area ±2305.1 square metres and lot frontage of ±24.71, whereas the R1-1 zone requires a minimum lot area of 4000 square metres and minimum lot frontage of 45 metres
- In addition to the above, relief for shoreline buffer area clearance is largely proposed to recognize the existing conditions of the property. The new structures proposed seek to

minimize the amount of area cleared within the 20-metre vegetative buffer, or are proposed within existing cleared/landscaped areas (i.e. the proposed deck)

IS THE APPLICATION DESIRABLE FOR THE APPROPRIATE DEVELOPMENT OF THE PROPERTY?

The subject property contains an existing boathouse for storage of small watercraft and equipment accessory thereto, but no accessory structures for general storage purposes. The property owner is desirous of constructing a shed to the east of the existing dwelling for general storage purposes which is permitted accessory to the principal dwelling. However, considering the property is an existing undersized lot of record, even the introduction of permitted accessory structures is expected to result in some level of relief from current zoning requirements.

The location of the proposed shed is limited given its undersized nature, along with the existing field bed and topographic constraints at the south-east portion of the subject property. The proposed retaining wall is necessary to provide support for the existing boathouse. As noted above, the new structures proposed seek to minimize the amount of area cleared within the 20-metre vegetative buffer, or are proposed within existing cleared/landscaped areas (i.e. the proposed deck). The extension of the boathouse and retaining wall for support, addition of a shed and proposed deck would enhance the overall enjoyment and long-term integrity of the property without altering its low-density residential character.

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

The general intent of the Zoning By-law is to ensure compatibility between neighboring uses by requiring provisions such as lot coverage, height, setbacks, parking, landscaping and buffering. The author recognizes that the by-law intends to retain shorelines in their naturally vegetated state, however, it also intends to permit some level of shoreline clearing for boathouses, docks, decks and stairs.

Beyond the proposed high water mark setback reliefs and the interior side yard setback relief for an existing retaining wall, the application does not require relief related to use, lot coverage, height, setbacks, parking or landscaping as outlined on the submitted Sketch for Minor Variance. The application does not hinder compatibility between neighboring uses.

The level of shoreline clearing proposed is largely a result of existing conditions, and is conducive to an existing undersized lot of record with a lot area and frontage of approximately half of what is currently required (see above). While relief for shoreline clearing is required, the length of cleared area measured at the high water mark remains unchanged and in compliance with current zoning requirements. ±11% (±6.19 metres) of the shoreline is cleared, whereas ±25% (±23 metres) is permitted. In addition, the subject property is constrained by its undersized nature, existing field bed and steep topography, resulting in a new retaining wall greater than 1 metre, and a portion of the proposed shed to be located within the 20-metre vegetative buffer. Given this analysis, the proposed minimum high water mark setback and

shoreline area clearance reliefs are appropriate.

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

The Official Plan contains general policies on surface water resources, including lakes, rivers and streams, under **Section 8.4**. Similar to the Zoning By-law, **Section 8.4.1.3** of the OP requires a minimum 30-metre-high water mark setback for all new development, excluding shoreline structures. It also outlines circumstances in which a lesser setback may be considered by way of a change to the by-law. In line with **Section 8.4.1.3(b)**, a lesser setback should be considered for the proposed retaining wall and shed because terrain conditions (steep topography) exist which results in the retaining wall needing to be constructed at a height greater than 1 metre, and other locations for the shed on the lot are less suitable.

Section 8.4 also contains policies on lakes with phosphorus enrichment concerns, which includes Long Lake. **Section 8.4.2.7** requires a site-specific water quality assessment where lot creation or land use changes are proposed that result in a more intensive use. The application does not facilitate the creation of a new lot or propose land use changes that result in a more intensive use of the subject property.

CONCLUSION

It is the author's opinion that the subject application satisfies all four tests set out under **Section 45(1)** of the Ontario *Planning Act*. A summary of the planning analysis contained within this letter is outlined below:

- The proposal creates no unacceptable adverse impacts, primarily recognizing existing site conditions and providing shoreline area clearance that is conducive to an existing undersized lot of record
- The reliefs provide functional utility by accommodating permitted accessory storage and support on a lot constrained by its existing field bed and steep topography
- Compatibility between neighboring uses is preserved, and the objective of maintaining a continuous vegetated shoreline buffer is respected by leaving the length of cleared area measured along the high water mark unchanged and in compliance with current zoning provisions (maintaining the existing ±6.19 metre or 11% length of cleared area along the shoreline)
- The proposal aligns with OP **Section 8.4.1.3(b)** policies permitting reduced high water mark setbacks on steep terrain and creates no new lot or land use change that results in a more intensive use of the subject property

Respectfully submitted,

A. Ariganello

Aaron Ariganello, BURP, RPP
Land Use Planner

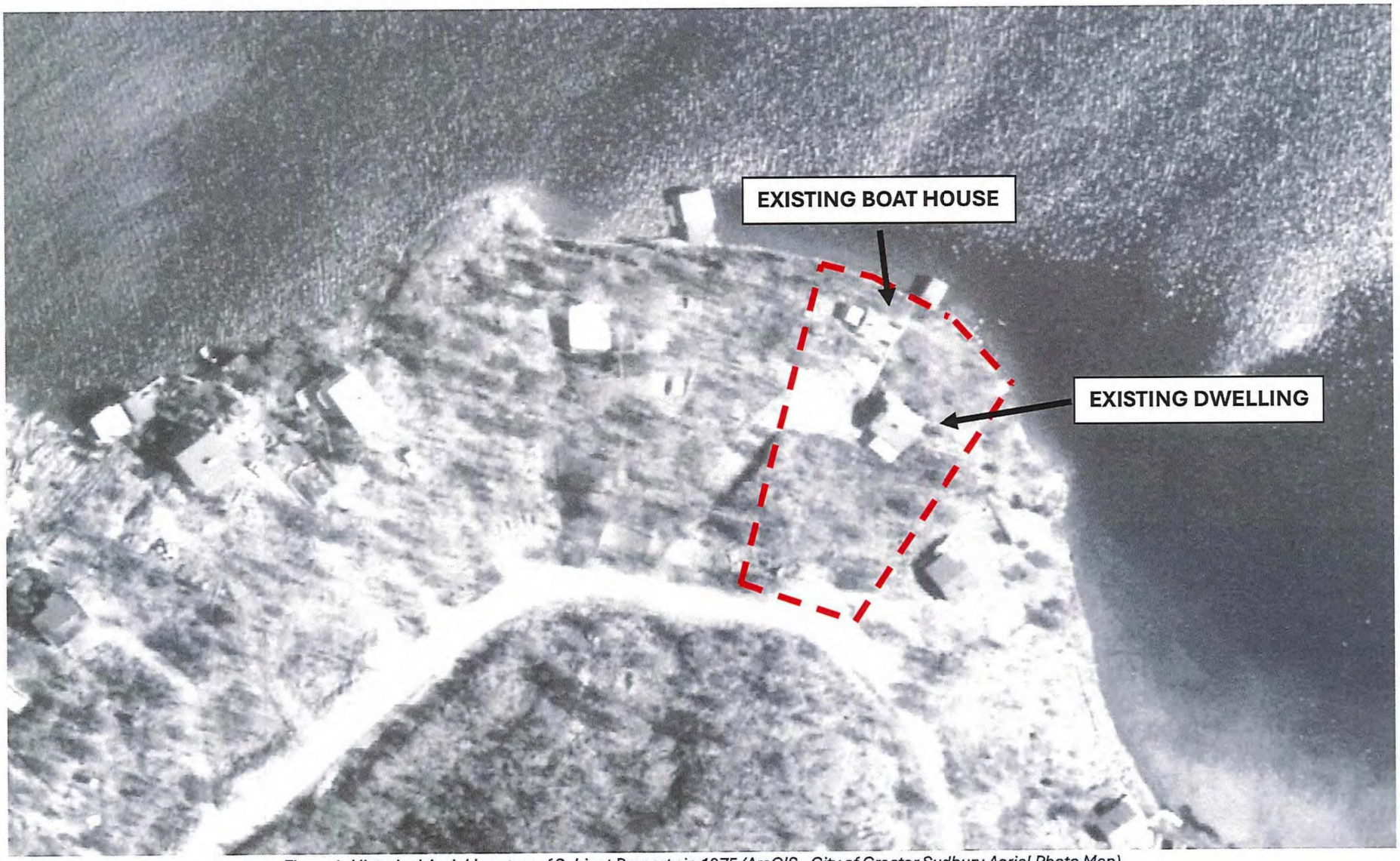


Figure 1: Historical Aerial Imagery of Subject Property in 1975 (ArcGIS - City of Greater Sudbury Aerial Photo Map)

Properties

PIN 73472 - 0014 LT *Interest/Estate* Easement ☑ Add Easement

Description SERVIENT LANDS:
PCL 53064 SEC SES SRO; LT 18 PL M480 BRODER; GREATER SUDBURY

DOMINANT LANDS:
73472-0159 (LT)
PCL 22690 SEC SES SRO; LT 17 PL M480 BRODER; S/T LT123422; GREATER SUDBURY

Address 2496 SOUTHSHORE ROAD
SUDBURY

Consideration

Consideration $2.00

Transferor(s)

The transferor(s) hereby transfers the easement to the transferee(s).

Name BIGNUCOLO, STEPHEN
Address for Service 2496 South Shore Road
Sudbury, ON
P3E 1M3

I am at least 18 years of age.
My spouse is a party to this document or has consented to this transaction.
This document is not authorized under Power of Attorney by this party.

Name PULKKINEN, CARLY
Address for Service 2496 South Shore Road
Sudbury, ON
P3E 1M3

I am at least 18 years of age.
My spouse is a party to this document or has consented to this transaction.
This document is not authorized under Power of Attorney by this party.

Transferee(s)		Capacity	Share
Name	LEWIS, DEREK	Joint Tenants	
Date of Birth	1971 12 27		
Address for Service	2488 South Shore Road Sudbury, ON P3G 1M3		
Name	LEWIS, AMANDA	Joint Tenants	
Date of Birth	1981 04 12		
Address for Service	2488 South Shore Road Sudbury, ON P3G 1M3		

Statements

Schedule: See Schedules

I Timothy John Gilbert solicitor make the following law statement This Easement relates to a shared right of way agreement and may be deleted by the Land Registrar 21 years less a day from the date of registration.

Signed By

Timothy John Gilbert Tel [redacted] Email	33 MacKenzie Street Sudbury P3C 4Y1	acting for Transferor(s)	First Signed	2025 09 12
Timothy John Gilbert Tel [redacted] Email	33 MacKenzie Street Sudbury P3C 4Y1	acting for Transferor(s)	Last Signed	2025 10 10

Signed By

I have the authority to sign and register the document on behalf of the Transferor(s).

MARCO MUSCOLINO	125 Durham St. Sudbury P3E 3M9	acting for Transferee(s)	First Signed	2025 09 12
Tel [redacted] Email				
MARCO MUSCOLINO	125 Durham St. Sudbury P3E 3M9	acting for Transferee(s)	Last Signed	2025 10 10
Tel [redacted] Email				

I have the authority to sign and register the document on behalf of the Transferee(s).

Submitted By

MOUTSATSOS LAAKSO ALEXANDER LLP	33 MacKenzie Street Sudbury P3C 4Y1	2025 10 10
Tel [redacted] Email		

Fees/Taxes/Payment

Statutory Registration Fee	$70.90
Provincial Land Transfer Tax	$0.00
Total Paid	$70.90

File Number

Transferor Client File Number : 15216

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 73472 - 0014

SERVIENT LANDS:
PCL 53064 SEC SES SRO; LT 18 PL M480 BRODER; GREATER SUDBURY

DOMINANT LANDS:
73472-0159 (LT)
PCL 22690 SEC SES SRO; LT 17 PL M480 BRODER; S/T LT123422; GREATER SUDBURY

BY: BIGNUCOLO, STEPHEN
PULKKINEN, CARLY

TO: LEWIS, DEREK — Joint Tenants
LEWIS, AMANDA — Joint Tenants

1. LEWIS, DEREK AND LEWIS, AMANDA

I am

- ☐ (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- ☐ (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- ☑ (c) A transferee named in the above-described conveyance;
- ☐ (d) The authorized agent or solicitor acting in this transaction for _____ described in paragraph(s) (_) above.
- ☐ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for _____ described in paragraph(s) (_) above.
- ☐ (f) A transferee described in paragraph (_) and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph (_) and as such, I have personal knowledge of the facts herein deposed to.

3. **The total consideration for this transaction is allocated as follows:**

(a) Monies paid or to be paid in cash	$2.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	$0.00
(ii) Given Back to Vendor	$0.00
(c) Property transferred in exchange (detail below)	$0.00
(d) Fair market value of the land(s)	$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	$2.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	$0.00
(i) Other considerations for transaction not included in (g) or (h) above	$0.00
(j) Total consideration	$2.00

4. Explanation for nominal considerations:

o) Transfer of easement or right of way for no consideration.

5. The land is subject to encumbrance

6. Other remarks and explanations, if necessary.

1. The transferee(s) has considered the definition of "newly constructed home", "permanent resident of Canada", "purchaser", "qualifying home", and "eligible home" as set out in section 9.2 of the Land Transfer Tax Act and declares one of the following statements:

2. (a) The transferee(s) DOES NOT qualify for a refund on the purchase of a qualifying home pursuant to section 9.2 of the Land Transfer Tax Act

3. The information prescribed for purposes of section 5.0.1 of the Land Transfer Tax Act is not required to be provided for this conveyance.

4. The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "Greater Golden Horseshoe Region", "specified region", "spouse" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act and O. Reg 182/17. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:

5. (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".

6. The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.

7. The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.

8. I acknowledge that the personal information collected in the provincial land transfer tax statements provided in this conveyance is being collected by the Ministry of Finance under the authority of the Land Transfer Tax Act, R.S.O. 1990, c. L.6, as amended ("the Act"), and that the personal information may be used for purposes of the administration or enforcement of the Act, other tax statutes, and for purposes of compiling statistical information and of developing and evaluating economic, tax and fiscal policy. (Note: Personal information collected under section 5.0.1 of the Act that accompanies this conveyance can be used only to administer and enforce the Act. De-identified data collected under section 5.0.1 can be used to compile statistical information and develop and evaluate economic, tax and fiscal policy.)

PROPERTY Information Record

A. Nature of Instrument: Transfer Easement
LRO 53 Registration No. SD527495 Date: 2025/09/12

LAND TRANSFER TAX STATEMENTS

B. Property(s): PIN 73472 - 0014 Address 2496 SOUTHSHORE ROAD SUDBURY Assessment Roll No -

C. Address for Service: 2488 South Shore Road
Sudbury, ON
P3G 1M3

D. (i) Last Conveyance(s): PIN 73472 - 0014 Registration No. SD409022

(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes ☐ No ☑ Not known ☐

E. Tax Statements Prepared By: MARCO MUSCOLINO
125 Durham St.
Sudbury P3E 3M9

Pactima eSignature Package ID: w1FUA9lq0d2eqM4x-8p-n

Shared Driveway Agreement (Shared Driveway Crossing 2496 South Shore Road)

THIS AGREEMENT made this 31st day of August, 2025

BETWEEN:

Stephen Bignucolo & Carly Pulkkinen
(the "**Licensor**")

AND

Derek Lewis & Amanda Lewis
(the "**Licensee**")

WHEREAS:

1. The Licensor is the owner of the lands and premises legally described as PIN 73472-0014 (LT) being PCL 53064 SEC SES SRO; LT 18 PL M480 BRODER; S/T LT123422; GREATER SUDBURY and municipally described as 2496 South Shore Rd, Sudbury, ON, P3E 1M3 (the "**Licensor's Property**");

2. The Licensee is the owner of the lands and premises legally described as PIN 73472-0159 (LT) being PCL 22690 SEC SES SRO; LT 17 PL M480 BRODER; S/T LT123422; GREATER SUDBURY and municipally described as 2488 South Shore Rd, Sudbury, ON, P3E 1M3 (the "**Licensee's Property**")

3. The Licensor and the Licensee have agreed that the Licensee shall have a licence to use a portion of the Licensor's Property in accordance with the terms hereof;

4. In order to facilitate access to the Licensee's property, the Licensee has requested access to a portion of the Licensor's Property, namely, the shared driveway, which portion is shown on Schedule "A" attached (the "**Licensed Area**"); and

5. The parties are entering into this Licence Agreement to record their mutual agreements with respect to the Licensee having access to the Licensed Area.

NOW THEREFORE this agreement (the "**Agreement**") witnesses that in consideration of the premises and the obligations herein expressed and for other good and valuable consideration (the receipt and sufficiency of which are hereby acknowledged) the Licensor and Licensee hereby agree as follows:

1. Grant of Licence

(1) The Licensor hereby grants to the Licensee the licence (the "**Licence**") to use the Licensed Area solely for the Licensee and invitees of the Licensee accessing the Licensee's property for a term of twenty-one (21) years less a day (the "**Term**") commencing as of the date of registration of this Agreement on title to the Licensor's Property as in Section 10.

(2) The Licensed Area is accepted "as is, where is" by the Licensee. The Licensee acknowledges that the Licensor has no obligations to delineate or separate the Licensed Area from the remainder of the Licensor's Property.

(3) The Licensor shall be entitled to access to the Licensed Area as required in connection with its use and operation of the Licensor's Property.

2. Maintenance and Repair

(1) The parties agree to equally contribute to keeping the Licensed Area in good repair.

(2) In this Licence, the term "repair" shall include (while not being limited to) the maintenance of the Licensed Area to its current standard, the removal of snow and ice, and the replacement of any culverts, or repair of ditches, drains, or watercourses, and where such maintenance and snow removal is done by either the Licensor or Licensee, it shall be charged at a fair and reasonable cost.

3. Termination

(1) The Licensor shall have the option to terminate this Licence at any time upon written notice to the Licensee (the "**Termination Date**"), subject to the terms herein. If the Licensor exercises this termination right, the Licensee shall deliver up vacant possession of the Licensed Area on the Termination Date, invitees of the Licensee shall not be permitted to use the Licensor's Property or the Licensed Area to access the Licensee's Property, the outstanding amounts for maintenance and repair as in Section 2 shall be apportioned and paid to the Termination Date, and this Licence will be fully and completely ended as of the Termination Date.

The parties acknowledge and agree that the Licensor's primary concern is the security and comfort of its property and its residents and that the Licensor may terminate this Agreement upon:

(a) an event of default under Sections 6(1)(a) and 6(1)(b);

(b) the Licensee and its invitees not using the Licensed Area safely; or

(c) the occurrence of an incident in which the safety of the Licensor or its invitees is put at risk by an invitee of the Licensee using the Licensed Area.

The parties acknowledge and agree that the Licensee may terminate this Agreement upon:

(d) the Licensor breaching a term of this Agreement, with said default continuing for ten (10) days after delivery by the Licensee of notice specifying such default and, if such default cannot be reasonably cured within such ten (10) day period, such longer period as may be reasonably required to cure such default;

(e) the occurrence of an incident in which the safety of the Licensee's invitees is put at risk by an invitee of the Licensor using the Licensed Area.

The Licensee's obligations pursuant to this Agreement, including but not limited to Section 5 herein, shall survive the termination of this Agreement.

4. Licensee's Covenants

(1) The Licensee covenants and agrees with the Licensor that, throughout the Term:

(a) the Licensee shall observe the terms, covenants and conditions of this Agreement, including payment for all applicable repairs and maintenance;

(b) the Licensed Area may be used only for the purpose of access to the Licensee's property (pedestrian, motor vehicle, and non-motorized vehicles) and shall not be used for any other purpose, including but not limited to, parking or storage without the written consent of the Licensor which consent may be unreasonably or arbitrarily withheld;

(d) the Licensee shall comply with all laws, directions, rules and regulations of all governmental authorities having jurisdiction and all requirements of all insurance companies in connection with the exercise of its rights hereunder;

(e) the Licensee shall do nothing on or from the Licensed Area and the Licensor's Property which shall be or result in a nuisance; and

(f) the Licensee shall not act or fail to act in any manner that causes damage or pollution to the Licensed Area or the Licensor's Property.

5. Indemnity

(1) The Licensee shall indemnify and save harmless the Licensor against all actions, suits, claims, damages, costs and liabilities arising out of or as a result of:

(a) any breach, violation or non-performance by the Licensee of the terms, covenants and obligations on the part of the Licensee set out in this Agreement;

(b) any damage to the Licensor's Property occasioned by the use of the Licensed Area by the Licensee, its employees, contractors, invitees, customers and others for whom it is in law responsible; and

(c) any injury to or death of any person resulting from the use of the Licensed Area by the Licensee, its employees, contractors, invitees, customers and others for whom it is in law responsible.

(2) The Licensee shall use the Licensed Area at its sole risk, and the Licensor shall not be liable for any loss, injury or damage caused to persons using the Licensed Area or to automobiles or their contents or any other property, the responsibility for insuring against any such loss, injury or damage being that of the Licensee who hereby waives, on behalf of itself and its insurers, any rights of subrogation against the Licensor. In addition, and without limitation, the Licensee agrees that the Licensor shall not be liable for and hereby releases the Licensor from:

(a) any and all claims, actions, causes of action, damages, demands for damages and other liabilities for or related to:

(i) any bodily injury, personal injury, illness or discomfort to or death of the Licensee or any of its employees, contractors, invitees, customers and others for whom it is in law responsible, in or about the Licensor's Property and Licensed Area; and

(ii) any loss or damage to all property in or about the Licensor's Property and Licensed Area owned by the Licensee or any of its employees, contractors, invitees, customers and others for whom it is in law responsible;

(b) any act or omission (including theft, malfeasance or negligence) on the part of any agent, contractor or person from time to time employed by the Licensor to perform any maintenance or other work in or about the Licensor's Property or Licensed Area; and

(c) any indirect or consequential damages including, but not limited to, loss of profit or value of the Licensee's Property.

6. Default

(1) Any of the following occurrences or acts shall constitute an event of default by the Licensee under this Agreement:

(a) failure to make any payment of any sums herein required to be paid, where such failure shall continue for five (5) days after the other party shall have given the defaulting party notice specifying such failure;

(b) failure to perform any covenant or condition required to be performed or observed by such party hereunder, where such failure shall continue for ten (10) days after delivery by the other party of notice specifying such failure and, if such default cannot be reasonably cured within such ten (10) day period, such longer period as may be reasonably required to cure such default.

(2) In the event default shall occur and be continuing after any applicable curative period, the Licensor, in addition to all other rights it may have, shall have the right to immediately terminate this Agreement and the Term by giving written notice of such termination to the defaulting party. Any payments for which the Licensee is liable under this Agreement shall thereupon be apportioned and paid in full and refunded, if necessary, to the date of such termination, and the Licensee and its invitees shall immediately cease use of the Licenced Area, deliver possession of the Licensed Area to the Licensor and the Licensor may re-enter and take possession thereof.

7. Assignment

(1) The Licensee shall not assign this Agreement, in whole or in part, or enter into any sublicence or otherwise permit any other party to occupy the Licensed Area or any part thereof without the written consent of the Licensor, which consent may be unreasonably or arbitrarily withheld. Subject to the foregoing, this Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, successors, and assigns.

8. Notices

(1) Any demand, notice, direction or other communication made or given hereunder (in each case, "Communication") shall be in writing and shall be made or given by personal delivery, courier, facsimile transmission, or sent by registered mail, charges prepaid, addressed as follows:

To the Licensor: 2496 South Shore Rd, Sudbury, ON, P3E 1M3 (Attention: Stephen Bignucolo & Carly Pulkkinen)

To the Licensee: 2488 South Shore Rd, Sudbury, ON, P3E 1M3 (Attention: Derek Lewis & Amanda Lewis)

or to such other address as either party may, from time to time, designate in writing.

9. Dispute Resolution

(1) In the event that any disagreement arises between any of the parties hereto with reference to this Agreement or any matter arising hereunder and upon which the parties cannot agree, then every such disagreement shall be referred to arbitration pursuant to the provisions of the *Arbitration Act, 1991, S.O. 1991, c. 17* as amended. The following provisions shall govern any arbitration hereunder:

(a) the reference to arbitration shall be to one arbitrator; and

(b) there shall be no appeal from any award of the arbitrator.

10. Registration of Agreement

(1) The Licensor agrees to the registration of this Agreement on the title of the Licensor's Property at their own cost and shall provide proof of registration to the other party.

11. Miscellaneous

(1) This Agreement and any Schedules hereto contain the entire understanding between the parties relating to the subject matter hereof. No amendment to this Agreement shall be valid unless in writing and signed by each of the parties hereto.

(2) The Licensor represents and warrants that it has the full right and authority to grant to the Licensee the licence and rights contained in this Agreement. The Licensee represents and warrants to the Licensor that the Licencee has full right and authority to enter into this Agreement.

(3) Every provision of this Agreement is intended to be severable. If all or any part of any term or provision hereof is illegal, invalid or unenforceable for any reason, such illegality, invalidity or unenforceability shall not affect the validity or enforceability of the remainder of this Agreement.

(4) No omission or delay by either party in exercising any right, power or privilege hereunder shall operate as a waiver thereof nor shall any single or partial exercise of such right, power or privilege preclude any other or further exercise thereof or of any other right, power or privilege. The rights and remedies herein provided are cumulative with and not exclusive of any rights or remedies provided by law.

(5) The Licensor and the Licensee acknowledge and agree that the relationship between them is solely that of separate property owners, and nothing herein shall be construed to constitute the parties as employer/employee, partners, joint ventures, co-owners, or otherwise as participants in a joint or common undertaking. Neither party, nor its agents or representatives shall have any right, power or authority to act or create any obligation, on behalf of the other.

(6) This Agreement shall be construed in accordance with and governed by the laws, and subject to the jurisdiction of the courts, of the province of Ontario.

Signature page to follow

IN WITNESS WHEREOF the parties hereto have executed this Agreement.



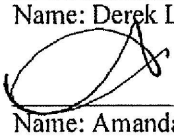
Name: Stephen Bignucolo

Name: Carly Pulkkinen

(the "Licensors")



Name: Derek Lewis

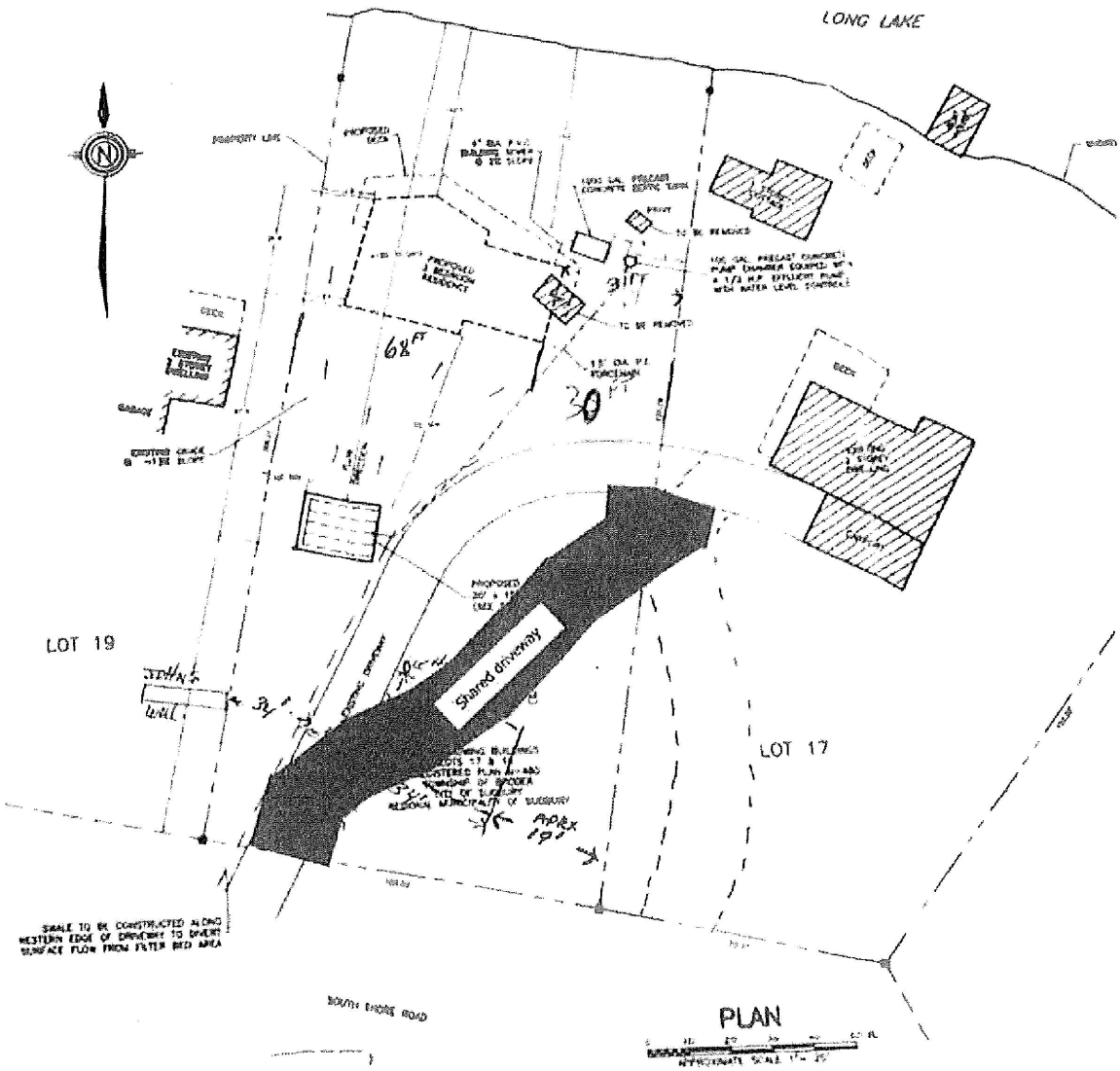


Name: Amanda Lewis

(the "Licencees")

Pactima eSignature Package ID: w1FUA9lq0d2eqM4x-8p-n

Schedule "A" – the Licensed Area



Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND REGISTRY OFFICE #53

73472-0159 (LT)

PREPARED FOR Kailey01
ON 2025/11/05 AT 13:08:24

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PCL 22690 SEC SES [redacted] LT 17 PL M480 BRODER; S/T LT123422; TOGETHER WITH AN EASEMENT OVER SURFACE RIGHTS ONLY; LOT 18, PLAN M480, BRODER AS IN SD527495; CITY OF GREATER SUDBURY

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
2003/10/27

OWNERS' NAMES
LEWIS, DEREK
LEWIS, AMANDA

CAPACITY SHARE
JTEN
JTEN

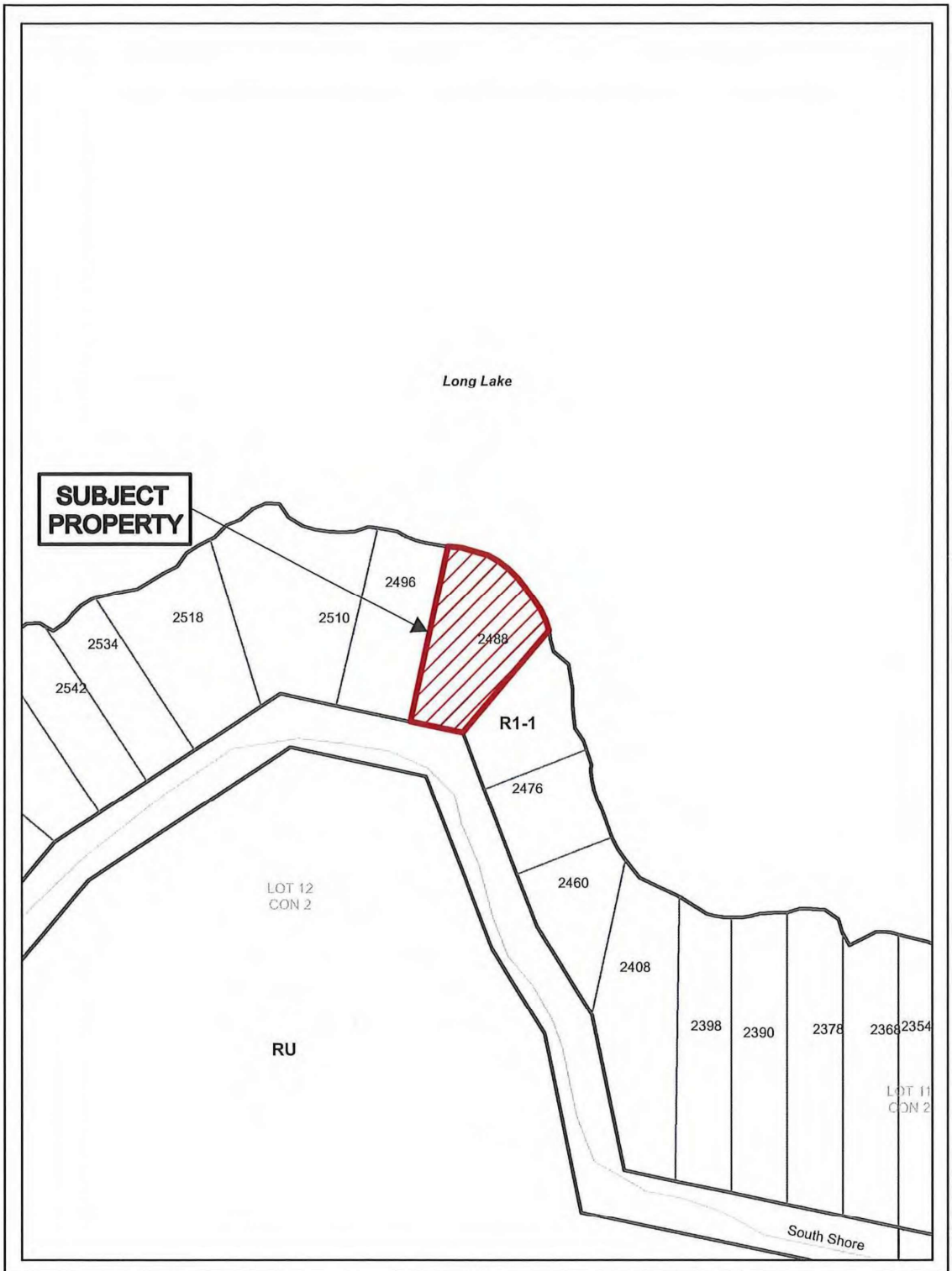
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2003/10/24 **						
LT123422	1956/06/21	TRANSFER EASEMENT	**SMOKE EASEMENT**		THE INTERNATIONAL NICKEL COMPANY OF CANADA, LIMITED	C
LT377570	1975/05/30	TRANSFER		*** COMPLETELY DELETED ***	YOUNG, COLIN YOUNG, MARILYN	
LT804949	1995/05/17	CHARGE		*** COMPLETELY DELETED ***	CANADIAN IMPERIAL BANK OF COMMERCE	
LT888650	1999/10/22	NOTICE		*** COMPLETELY DELETED ***		
SD138760	2009/02/06	APL OF SURV-LAND		*** COMPLETELY DELETED *** YOUNG, COLIN	YOUNG, MARILYN	
SD145747	2009/05/20	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE		
REMARKS: RE: LT804949						
SD151083	2009/07/22	CHARGE		*** COMPLETELY DELETED *** YOUNG, MARILYN	CANADIAN IMPERIAL BANK OF COMMERCE	
SD406543	2020/10/21	CHARGE		*** COMPLETELY DELETED *** YOUNG, MARILYN	CAISSE POPULAIRE ALLIANCE LIMITEE	
SD408897	2020/11/20	DISCHARGE INTEREST		*** COMPLETELY DELETED *** YOUNG, COLIN YOUNG, MARILYN		
REMARKS: LT888650.						
SD409066	2020/11/23	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE		
REMARKS: SD151083.						

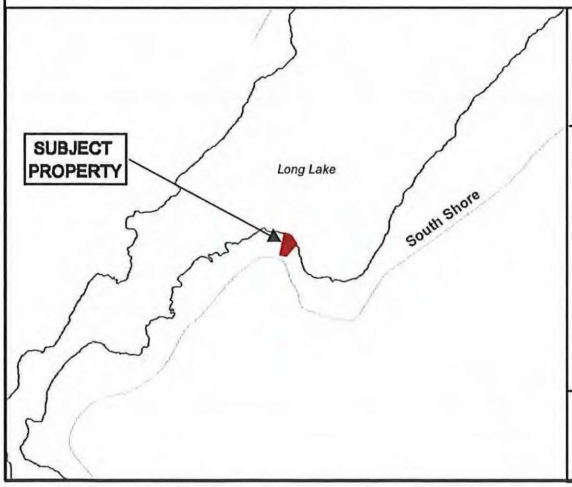
NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PL-MV-2026-00136

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
SD409421	2020/11/27	TRANSFER		*** COMPLETELY DELETED *** YOUNG, MARILYN	FOULEM, BRYAN FOULEM, JOANNE	
SD409422	2020/11/27	CHARGE		*** COMPLETELY DELETED *** FOULEM, BRYAN FOULEM, JOANNE	THE BANK OF NOVA SCOTIA	
SD413120	2021/01/21	DISCH OF CHARGE		*** COMPLETELY DELETED *** CAISSE POPULAIRE ALLIANCE LIMITEE		
	REMARKS: SD406543.					
SD524576	2025/08/01	TRANSFER	[redacted]	FOULEM, BRYAN FOULEM, JOANNE	LEWIS, DEREK LEWIS, AMANDA	C
SD524577	2025/08/01	CHARGE		LEWIS, DEREK LEWIS, AMANDA	THE BANK OF NOVA SCOTIA	C
SD525429	2025/08/15	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE BANK OF NOVA SCOTIA		
	REMARKS: SD409422.					

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.





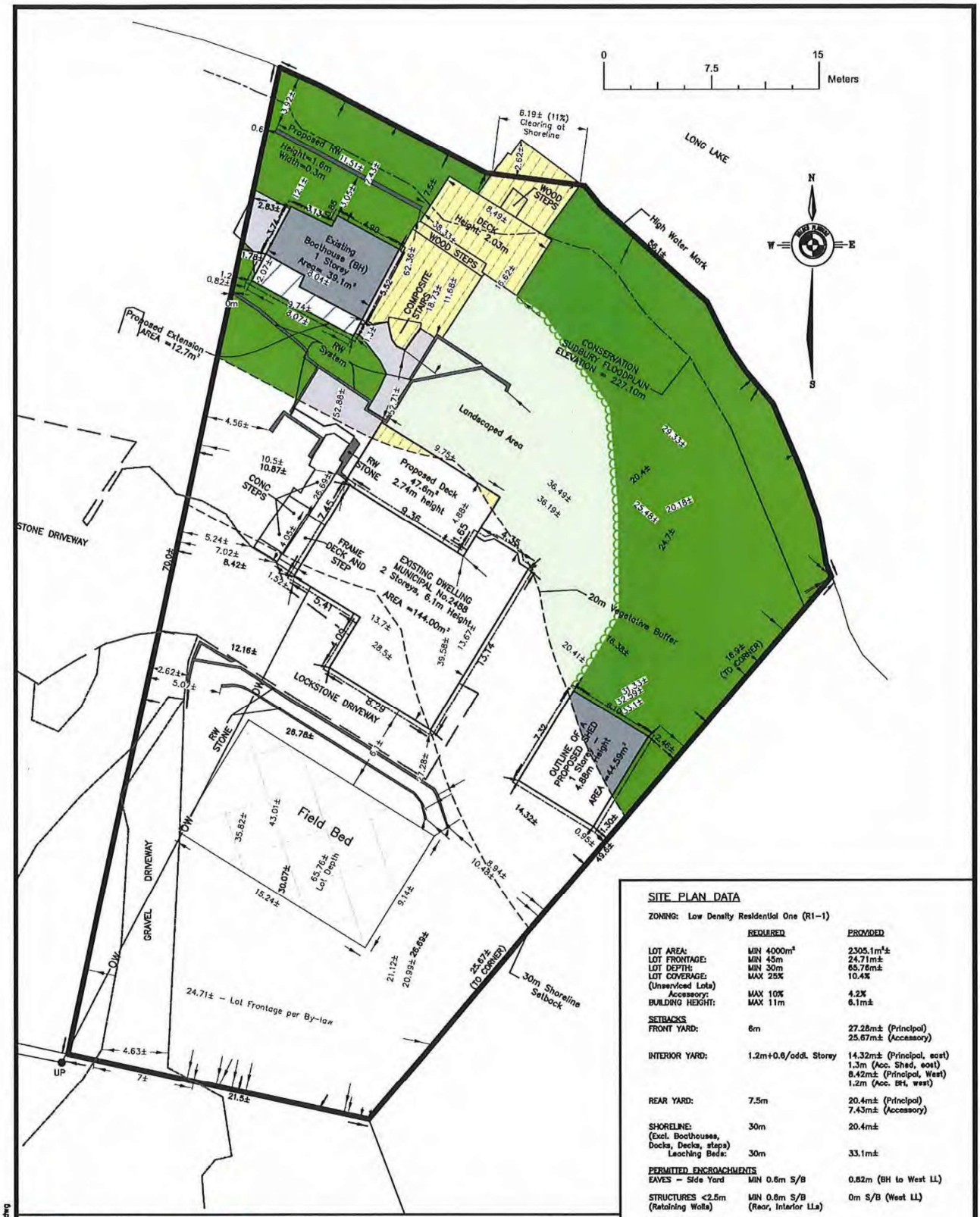
Application for Minor Variance or Permission

N

Subject Property being PIN 73472-0159,
Parcel 22690 SEC SES SRO,
Lot 17, Plan M-480,
Part Lot 12, Concession 1,
Township of Broder,
2488 South Shore Road, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00136
Date: 2026 09 29



Existing Buildings
Eaves – 0.3m

Proposed Expansions

Area to remain in Natural Vegetative State

Landscaped Areas (Cleared of Natural Vegetation)

ABBREVIATIONS
BH: Boathouse
LL: Lot Line
RW: Retaining Wall
S/B: Setback

NOTE: Any above features outside the Shoreline Buffer are not coloured

SITE PLAN DATA

ZONING: Low Density Residential One (R1-1)

	REQUIRED	PROVIDED
LOT AREA:	MIN 4000m²	2305.1m²±
LOT FRONTAGE:	MIN 45m	24.71m±
LOT DEPTH:	MIN 30m	65.76m±
LOT COVERAGE: (Unserviced Lots)	MAX 25%	10.4%
Accessory:	MAX 10%	4.2%
BUILDING HEIGHT:	MAX 11m	6.1m±
SETBACKS		
FRONT YARD:	6m	27.28m± (Principal) 25.67m± (Accessory)
INTERIOR YARD:	1.2m+0.6/addl. Storey	14.32m± (Principal, east) 1.3m (Acc. Shed, east) 8.42m± (Principal, West) 1.2m (Acc. BH, west)
REAR YARD:	7.5m	20.4m± (Principal) 7.43m± (Accessory)
SHORELINE: (Excl. Boathouses, Docks, Decks, steps)	30m	20.4m±
Leaching Beds:	30m	33.1m±
PERMITTED ENCROACHMENTS		
EAVES – Side Yard	MIN 0.6m S/B	0.82m (BH to West LL)
STRUCTURES <2.5m (Retaining Walls)	MIN 0.6m S/B (Rear, Interior LLs)	0m S/B (West LL)
SHORELINE BUFFER		
DEPTH	MIN 20m	
AREA OF CLEARING	MAX 25% Up to 276m²	42.7% 436.8m²±
LENGTH OF CLEARING AT SHORELINE	MAX 25% Up to 23m	11% 6.19m±

TULLOCH
T: 705-522-6303
131 FIELDING ROAD
LIVELY, ONTARIO
P3Y 1L7

PROJECT:

2488 South Shore Rd

Sudbury, Lot 17, Pl M80, Broder

DRAWING:

Sketch for Minor Variance

CAUTION

THE PROPERTY BOUNDARIES ILLUSTRATED ON THIS PLAN HAVE BEEN COMPILED FROM REGISTRY PLANS AND HAVE NOT BEEN CONFIRMED.

THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE.

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF TULLOCH ENGINEERING. © TULLOCH ENGINEERING, 2026.

DRAWN BY:	CHECKED BY:	PROJECT No. :
MDJ	AA	26-2421
SCALE:	PLOT SIZE:	DATE:
1:250	11x17	Sept 28, 2026

P:\2026\262421\Planning\DRAWINGS\262421 - MV Sketch - 2026-09-21.dwg

PL-MV-2026-00130 Sketch 2

Box 5000, Station A
200 Brady Street
Sudbury, Ontario P3A 5P3
(705) 671-2489 ext 4376 or 4346
(705) 673-2200 FAX

Record #: PL-MV-2026-00113
REVISED

APPLICATION SUMMARY

File Date: 08/11/2026

Application Type: Minor Variance

Address(es): 2737 White Street, Val Caron P3N 1B2

Applicant(s): MAINLINE

Owner(s): DCG ENTERPRISES 5026940 ONTARIO INC

PLANNING APPLICATION

Are there multiple properties associated with the application?
No

Please describe the additional properties associated with this application

What is the date the current Owner(s) acquired the property?
2020

Are you the registered owner or an authorized agent?
Authorized Agent

What is the number of dwelling units on the property?
0

What is the number of proposed new dwelling units on the property?
0

What is the number of proposed new buildings/structures on the property?
1

What is the number of existing buildings/structures on the property?
1

If this application is approved, would any existing dwelling units be legalized?
No

How many dwelling units will be legalized?

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

No

Provide details on how the property is designated in the Source Protection Plan

Current Official Plan designation
General Industrial

Current Official Plan designation (additional)

Current Zoning By-law designation
M1

Provide a detailed description of what is being proposed
The proposal is to construct a one-storey steel storage building at the rear of the subject property. The existing encroaching structure located in the northwest corner of the property will be removed entirely. All shipping containers (sea cans) will be removed. Sheds 4 and 5 will be demolished/removed.

Provide a detailed reason why the proposal cannot comply with the Zoning By-law
The rear yard setback is showing 2.3m, where 6m is required.

Is there an eave encroachment?
No

Size of eaves

Lot Frontage of the property
60.96

Lot Depth of the property
111.3

Lot Area of the property
6784.08

Total width of the public road giving access to the property
26.8

List all buildings and structures on the property and their respective date of construction
The existing building was purchased around 2020 and currently accommodates the Mainline Mechanical Systems business. The existing encroaching structure located in the northwest corner of the property will be removed entirely.

Existing use(s) of the subject property and length of time it/they have continued, ex. Residential, Commercial, Institutional, Park, etc.
Industrial park - unknown.

Is the use remaining the same? If no, please provide the proposed new use
no change in use for industrial use.

Existing uses of neighbouring properties
Industrial uses.
South - T&S Trailer Rentals
West- Dozens of shipping containers (1 property), Northern Mini Storage and roofing company
North - Drilling Company.
East - Vacant land

Has the property ever been subject of a previous application for minor variance/permission?
No

Do you require zoning relief from Section 4.41 (Waterbodies – Water Frontage, Setbacks and Buffers)?
No

Have you consulted with the Strategic and Environmental Planning department regarding this relief?

Have you consulted with Conservation Sudbury regarding this relief?

WATER SUPPLY AND SEWAGE DISPOSAL

Municipally owned and operated piped water system	☒
Municipally owned and operated sanitary sewage system	☒
Lake	☐
Pit Privy	☐
Individual Well	☐
Communal Well	☐
Individual Septic System	☐
Communal Septic System	☐
Other	☐

Explain Other

PROPERTY ACCESS

Provincial highway	☐
Right-of-way	☐
Municipal road that is maintained seasonally	☐
Municipal road that is maintained year-round	☒
Water	☐

Indicate the parking and docking facilities to be used if via water

Estimate the distance of these facilities from the retained land and nearest public road by water

CONCURRENT APPLICATIONS

Is the property the subject of a current application for Consent?
No

Indicate the application number(s) and status of the application(s)

Is the property the subject of a current application for a Plan of Subdivision?
No

Indicate application number(s) and application status

PROPOSED BUILDING/STRUCTURE

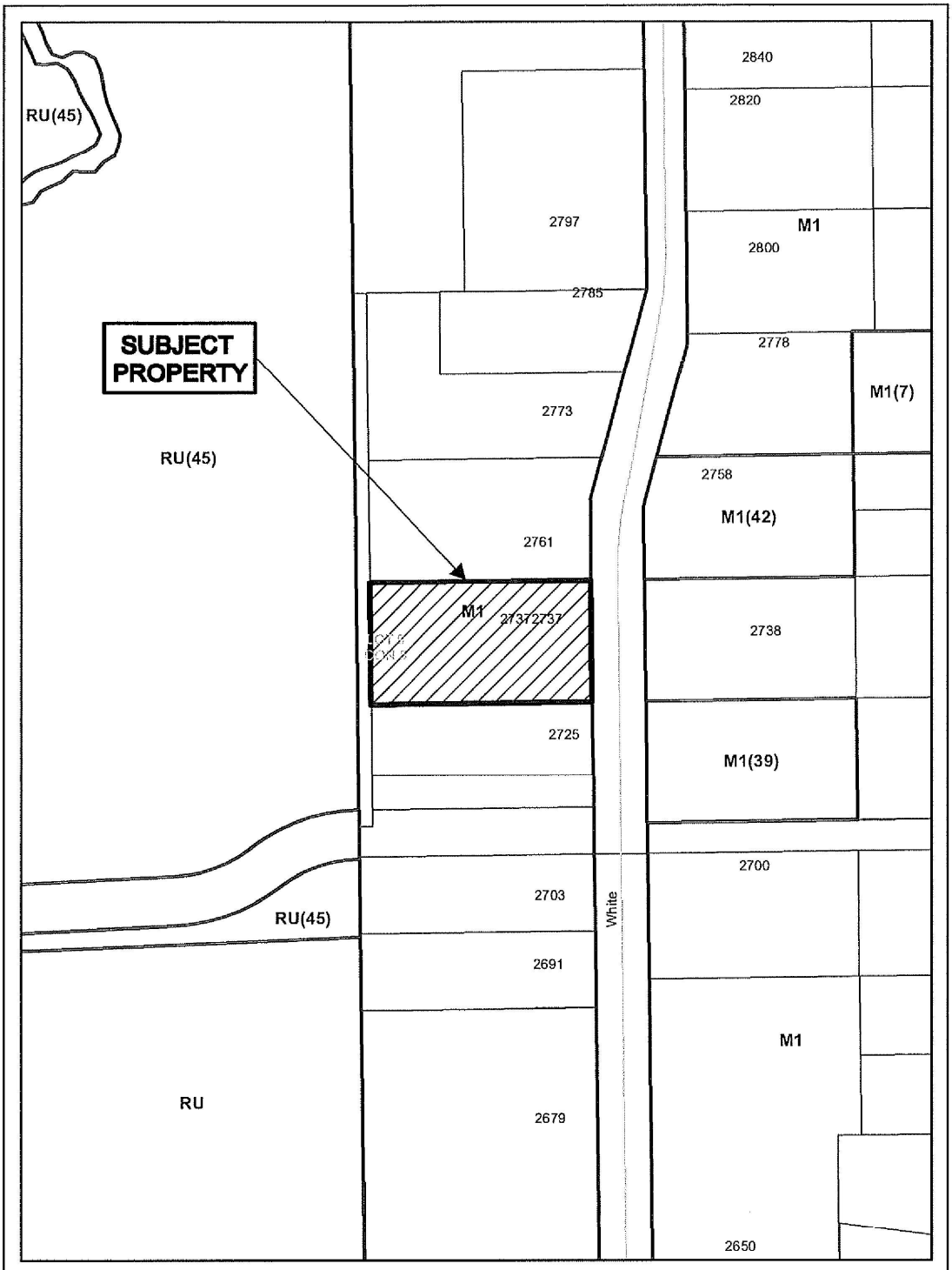
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Steel Storage Building	No	465	465	1	15.24	30.48	7.04	78.62	2.3	4.5	41.2

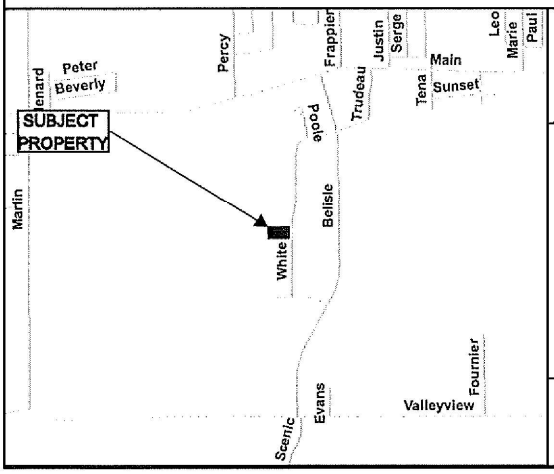
EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
2727 - Existing	No	784	784	1	20.14	52.0	5	15.1	26.73	9.5	26.73
Shed 1	No	28.98	28.98	1	4.2	6.9	2.74	19.7	87.4	3.0	51.24
Shed 2	No	32.66	32.66	1	4.6	7.1	2.74	12.1	94.6	3.0	50.84
Office Trailer 1	No	31.05	31.05	1	3.0	10.35	3.05	34.67	87.62	3.0	47.54
Office Trailer 2	No	31.05	31.05	1	3.0	10.35	3.05	40.67	84.62	3.0	47.54
Office Trailer 3	No	31.05	31.05	1	3.0	10.35	2.74	46.67	78.62	3.0	47.54

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Section 8.2 - Minimum Required Rear Yard	6m	2.3m	3.7m





Application for Minor Variance or Permission

Subject Property being PIN 73501-1284,
Parcel 39560 SEC SES SRO,
Part Lot 9, Concession 5,
Part 4, Plan 53R-5680,
except Part 3, Plan 53R-6277,
Township of Blezard,
2737 White Street, Val Caron,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00113
Date: 2026 08 12

LOT AREA = 6784.08m²
LOT COVERAGE = 18.4%
BUILDING HEIGHT = 10m±
LANDSCAPE OPEN SPACE = 365m² (5.4%)
PARKING REQUIRED 1 SPACE / 22m² GFA = 36 SPACES
PARKING SPACES PROVIDED = 36 SPACES

NOTE: – ALL SEA CANS TO BE REMOVED.
– OFFICE TRAILORS AND SHEDS TO BE RELOCATED AS SHOWN

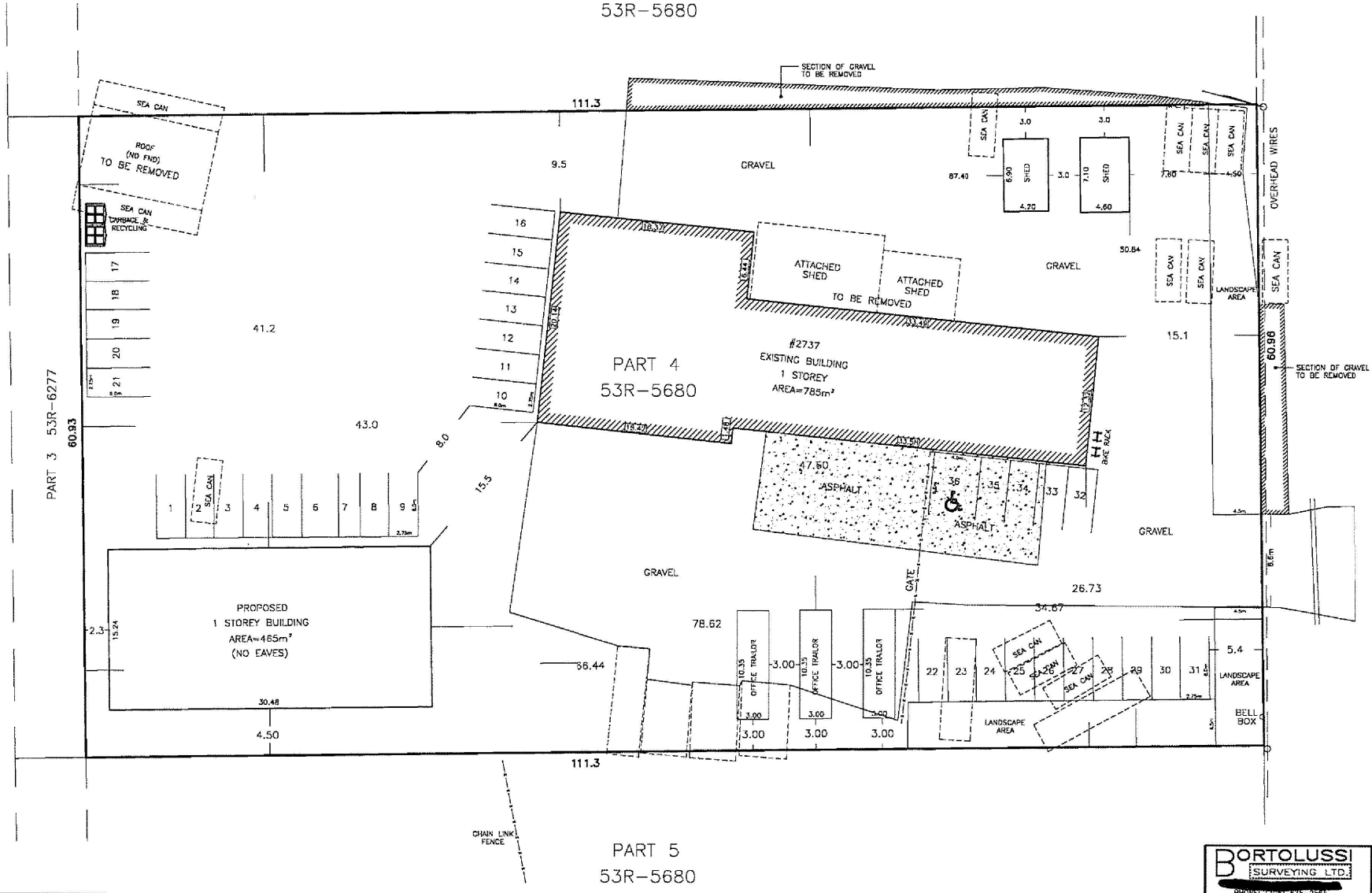
NOTE: ALL CONTENTS IN BOTH ATTACHED SHEDS ALONG THE NORTH SIDE OF THE BUILDING ARE TO BE TRANSFERED TO THE PROPOSED BUILDING WHEN COMPLETED. SHEDS TO BE REMOVED AFTER COMPLETION.

JULY 22, 2026
DATE

A Bortolussi
A BORTOLUSSI, OLS

PLOT PLAN
PART OF LOT 9
CONCESSION 4
GEOGRAPHIC TOWNSHIP OF BLEZARD
#2737 WHITE STREET

SCALE: 1 : 250
0 4 8 12 16 20 METERS
2026



BORTOLUSSI SURVEYING LTD.
PHONE: (705) 675-2566
FILE: 4168

PL-MV-2026-00113 Sketch 2

MAINLINE MECH. SYSTEMS INC.

PROPOSED EQUIPMENT STORAGE BLDG.

2737 WHITE STREET, VAL CARON, ONTARIO

LIST OF DRAWINGS:

C-100	PROJECT INFORMATION
SITE PLAN (BY OTHERS)	FILE NUMBER 4168
CP-100	FLOOR PLAN
CP-101	FOUNDATION PLAN & DETAILS
CP-102	ELEVATIONS
M-100	HVAC SYSTEMS
PD-100	PLUMBING & DRAINAGE
E-100	ELECTRICAL

ONTARIO BUILDING CODE REVIEW - OBC 2024

Item	Ontario Building Code Data Matrix Parts 3 & 9			OBC Reference	
1	Project Description	■ New ☐ Addition ☐ Alteration ☐ Change of Use	☐ Part 11 11.1 to 11.4	■ Part 3 1.1.2.(A)	■ Part 9 1.1.2.(A) & 9.10.1.3
2	Major Occupancy(s) – GROUP F, DIVISION 3			3.1.2.1.(1)	9.10.2
3	Building Area (m^2)	Existing ____ New – Total –		Div.A 1.4.1.2.(A)	Div.A 1.4.1.2.(A)
4	Gross Area	Existing ____ New 465 Total 465		Div.A 1.4.1.2.(A)	Div.A 1.4.1.2.(A)
5	Number of Storeys	Above Grade 1 Below Grade –		3.2.1.1 & Div.A 1.4.1.2	Div.A 1.4.1.2 & 9.10.4
6	Number of Streets/Fire Fighter Access 1			3.2.2.10. & 3.2.5.	9.10.20.
7	Building Classification	GROUP F, DIV.3 - Up to 4 storeys, Section 3.2.2.83		3.2.2.20. – .83	9.10.2.
8	Sprinkler System Proposed	☐ entire building ☐ selected compartments ☐ selected floor areas ☐ basement ☐ in lieu of roof rating ■ not required		3.2.2.20. – .83 3.2.1.5. 3.2.2.17 INDEX	9.10.8.2. INDEX
9	Standpipe Required	☐ Yes ■ No		3.2.9.	N/A
10	Fire Alarm Required	☐ Yes ■ No		3.2.4.	9.10.18.
11	Water Service/Supply is Adequate	■ Yes ☐ No		3.2.5.7.	N/A
12	High Building	☐ Yes ■ No		3.2.6.	N/A
13	Construction Restrictions	■ Combustible permitted ☐ Non-combustible required ☐ Both		3.2.2.20. – .83	9.10.6
	Actual Construction	☐ Combustible ☐ Non-combustible ■ Both			
14	Mezzanine(s) Area m^2 278.8			3.2.1.1.(3)–(6)	9.10.4.1
15	Occupant load based on	☐ m^2/person ■ design of building		3.1.17.	9.9.1.3.
	Basement	Occupancy ____ Load ____ persons			
	1st Floor	Occupancy ____ Load ____ persons			
	2nd Floor	Occupancy ____ Load ____ persons			
	3rd Floor	Occupancy ____ Load ____ persons			
16	Barrier-free Design	☐ Yes ■ No (Explain) Provision provided on site		3.8	9.5.2.
17	Hazardous Substances	☐ Yes ■ No		3.3.1.2. & 3.3.1.19.	9.10.1.3.(4)
18	Required Fire Resistance Rating (FRR)	Horizontal Assemblies FRR (Hours)	Listed Design No. or Description (SG-2)	3.2.2.20.–.83 & 3.2.1.4.	9.10.8. 9.10.9.
		Floors ____ Hours			
		Roof ____ Hours			
		Mezzanine ____ Hours			
		FRR of Supporting Members	Listed Design No. or Description (SG-2)		
		Floors ____ Hours			
		Roof ____ Hours			
		Mezzanine ____ Hours			
19	Spatial Separation – Construction of Exterior Walls			3.2.3.	9.10.14.

Wall	Area of EBF (m^2)	L.D. (m)	L/H or H/L	Permitted Max. % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Comb. Const.	Comb. Const. Nonc. Cladding	Non-comb Const.
North	195	50+	4.76	100	0	–				
South	195	4.3	4.76	15	<15	1				
East	101	50+	2.36	100	0	–				
West	101	3	2.36	14	<14	1				

20 Plumbing Fixture Requirements

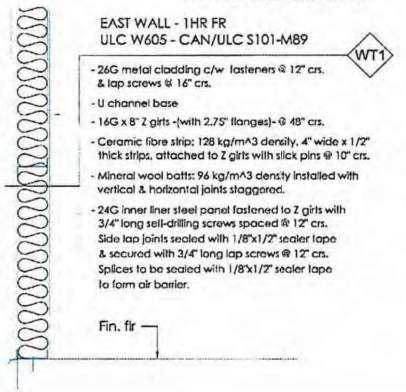
Male/Female Count@ 25/7 except as noted otherwise	Occupant Load	BC Table Number	Fixtures Required	Fixtures Provided	BC Reference ■ Part 3	BC Reference ☐ Part 9
Basement Occupancy ____ Occupancy ____						
1st Floor Occupancy ____ Occupancy ____	5	3.7.4.9	1	2		
2nd Floor Occupancy ____ Occupancy ____						
3rd Floor Occupancy ____ Occupancy ____						

21 Other – Describe ____

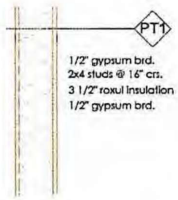
CONSTRUCTION ASSEMBLIES:

WALL ASSEMBLIES:

EAST WALL - 1HR FR
ULC W605 - CAN/ULC S101-M89



PARTITION ASSEMBLIES:

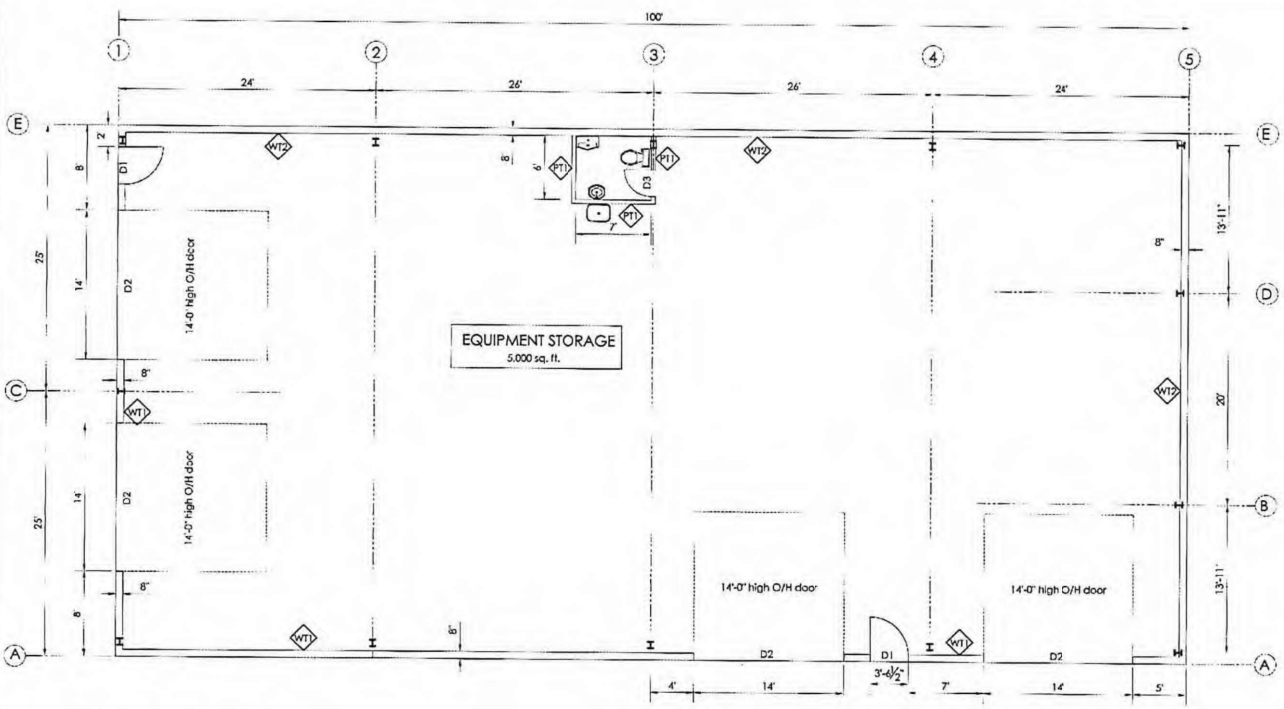


GRANVILLE B. VICKERMAN & ASSOCIATES
Engineers+Project Managers
1219 HOLLAND ROAD
SUDBURY, ONTARIO P3A 3R1
TEL:
Email:

ISSUED FOR BUILDING PERMIT APPLICATION
JULY 21, 2026

SCALE	As shown
DATED	JULY 2026
DRAWN BY	TE
DWG. No.	C-100

PL-MV-2026-00113
Sketch 3



FLOOR PLAN

Scale: 3/16"=1'-0

GENERAL NOTES

1. All work shall meet the requirements of the latest edition of the Ontario Building Code as well as all other authorities having jurisdiction.
2. The contractor shall bear full responsibility for the work of his sub-trades. He shall examine the site and bring to the attention of the engineer all discrepancies, omissions or conflicts prior to commencement of the work.
3. The contractor shall not proceed with any changes or revisions unless approved by the engineer.
4. The contractor shall provide all material and labor required for complete execution of the work.

PERMITS & INSPECTIONS

1. The following procedure shall apply to this project:
   (a) Building permit application - OWNER'S RESPONSIBILITY
   (b) Permit for sub-trade work - CONTRACTOR'S RESPONSIBILITY
2. The contractor shall schedule all inspections with the city at the appropriate stage of construction and shall allow a minimum of 48 hours notice for the engineer to review the work.

SUBMITTALS

1. Submit shop drawings in conformance with the sequence of construction.
2. Do not proceed with fabrication until the shop drawings have been reviewed by the engineer.
3. The engineer's review of the shop drawings does not include detailed checking of dimensions or calculations of elements engineered by others and does not relieve the contractor of the responsibility to complete the work in accordance with the terms of the contract.

DWG. No.	DESCRIPTION	DWG. No.	DESCRIPTION	MK	DATE	REVISIONS AND ISSUES	REV. BY	APP. BY
REFERENCES		REFERENCES		0	JULY 21-26	ISSUED FOR BUILDING PERMIT APPLICATION	T.E.	GBV

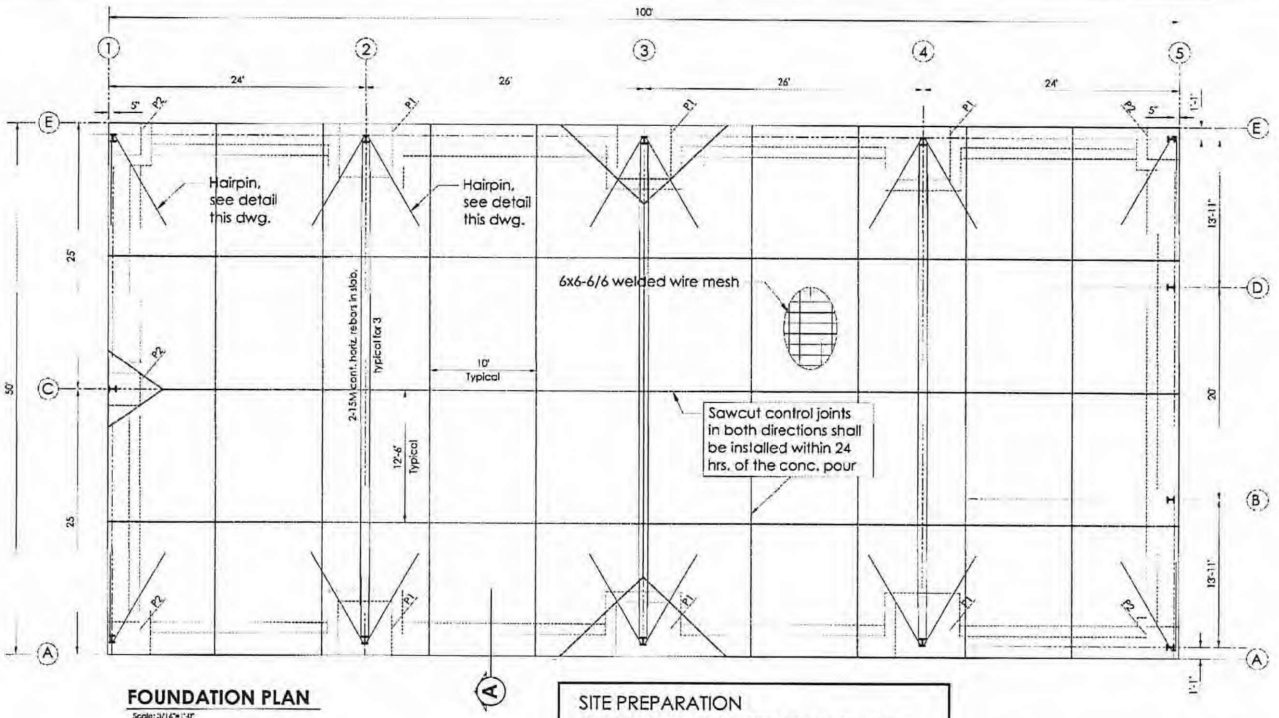
JOB NO.

Granville B. Vickerman & Associates
Consulting Engineers - Project Managers

PROPOSED INDUSTRIAL BUILDING
2737 WHITE ST; VAL CARON, ON.
FLOOR PLAN

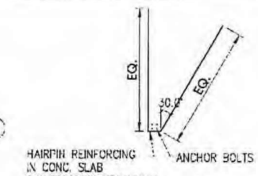
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T.E.	CBV	GBV	**CP-100**	0
DATE: JULY 21-26	SCALE: AS SHOWN			

PL-MV-2026-0013
Sketch 4

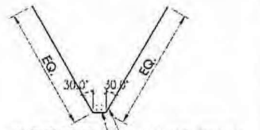


FOUNDATION PLAN

Scale: 3/16"=1'-0"



HAIRPIN REINFORCING IN CONC. SLAB CONSTRUCTED FROM ONE 20' LONG BAR

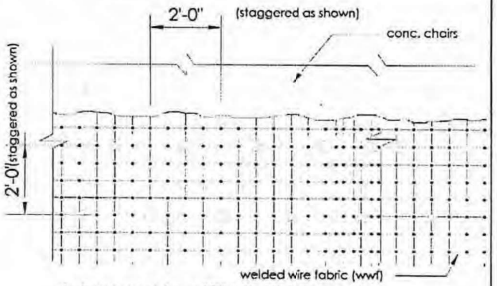


TYPICAL HAIRPIN DETAILS

SCALE: 1/4"=1'-0"

REINFORCED CONCRETE NOTES

1. THESE STANDARD NOTES SHALL BE USED UNLESS OTHERWISE NOTED ON THE DRAWING.
2. UNLESS OTHERWISE NOTED ON THE DRAWING, ALL CONCRETE POURED IN PLACE SHALL HAVE A
   (A) (1) COMPRESSIVE STRENGTH AT 28 DAYS: 30MPA (4000 PSI)
   (2) MAXIMUM WATER/CEMENT RATIO: 0.55
   (3) NOMINAL SIZE COARSE AGGREGATE: 19 MM (3/4")
   (4) SLUMP AT POINT OF DISCHARGE: 75-75 MM (1"-3")
   (5) ADMIXTURES: OBTAIN APPROVAL FROM ENGINEER BEFORE USING CHEMICAL ADMIXTURES.
   (B) DO NOT USE CALCIUM CHLORIDE OR COMPOUNDS CONTAINING CALCIUM CHLORIDE.
3. ALL EXPOSED CONCRETE EDGES SHALL HAVE A 20 MM (3/4") CHAMFER UNLESS SHOWN OTHERWISE IN ANY DETAIL ON THE DRAWING.
4. ALL REINFORCING STEEL SHALL BE NEW DEFORMED BARS, CONFORMING TO CSA STANDARD G.30.12 (LATEST EDITION) WITH A MINIMUM YIELD STRENGTH OF 400 MPa (400D).
5. WELDING OF REINFORCEMENT OR THE USE OF POSITIVE MECHANICAL SPLICING IN PLACE OF LAP SPLICES IS NOT PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
6. THE DETAILING, FABRICATION AND PLACING OF ALL REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF CSA STANDARD A.23.3 (LATEST EDITION).
7. CONCRETE COVER TO REINFORCEMENT SHALL BE AS FOLLOWS:
   (A) CONCRETE CAST AGAINST AND IN PERMANENT CONTACT WITH SOIL, ROCK OR WATER - 3"
   (B) EXPOSED TO EARTH OR WEATHER
   - 20M AND LARGER - 2"
   - 15M AND SMALLER - 1.5"
   (C) NOT EXPOSED TO WEATHER OR NOT IN CONTACT WITH THE GROUND - 1"
8. FORMING, MIXING, PLACING, TESTING, FINISHING AND CURING OF CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF CSA STANDARD A.23.1 AND A.23.2 (LATEST EDITION).
9. ALL CONCRETE EXPOSED TO FREEZE THAW CYCLES TO HAVE AIR ENTRAINMENT OF 5% +/- 1%.
10. TYPICAL RE-BAR LAP LENGTH SHALL BE MINIMUM 40 TIMES BAR DIAMETER.



1. Arrangements for wwf lifting (for chair placement) must be complete prior to any conc. placement.
2. Contractor to verify grades to ensure min. slab depths as indicated on plans.
3. Do not allow any mechanical equipment over chairs.
4. Welded wire fabric to be 152x152 mw2.9xmw2.9 u/n.
5. Simple manual lifting of wwf is not acceptable. Chairs must be installed as indicated during placement.
6. Lift wwf & install chairs (for next adjacent placement) max. 4'-0" from previously placed concrete.

TYPICAL SLAB ON GRADE PLACEMENT

NTS

ASSUMED ALLOWABLE SOIL BEARING CAPACITY: 1500 psf.

SITE PREPARATION

The following site preparation work shall be done under the supervision of a geotechnical engineer who shall provide written verification of the compaction to 98% SPD.

1. Remove the topsoil to a depth of 6"
2. Excavate and remove any deleterious material down to native ground.
3. Thoroughly compact the existing ground.
4. Place and compact engineered fill in max. 8" layers for a depth of approx. 12"
5. Place and compact a final 6" layer of granular 'a' material to receive the concrete slab.

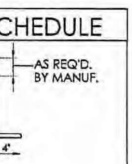
COLUMN PAD SCHEDULE

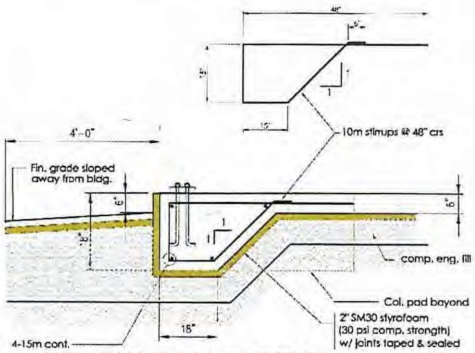
TYPE	SIZE (INCHES)	REINFORCEMENT
P1	66"x66"x24"	15M @ 12" CRS. EA. WAY. BTM.
P2	42"x42"x18"	

ANCHOR BOLT SCHEDULE

SCHEDULE OF MINIMUM ANCHOR BOLT LENGTHS

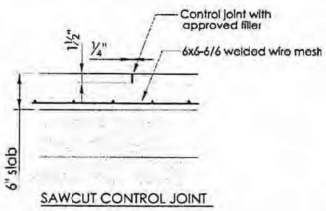
DIAMETER	LENGTH
3/4"	1'-3"
7/8"	1'-6"
1"	1'-9"
1 1/4"	2'-0"





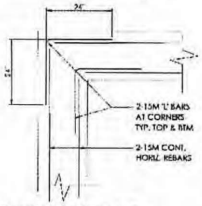
A TYPICAL PERIMETER DETAIL

Scale: NTS



SAWCUT CONTROL JOINT

NTS



TYPICAL CORNER LAP FOR HORIZ. STEEL REINFT

NTS

DWG. No.	DESCRIPTION	DWG. No.	DESCRIPTION				
REFERENCES		REFERENCES		0	JULY 21-26	ISSUED FOR BUILDING PERMIT APPLICATION	T.E. GBV
				MK	DATE	REVISIONS AND ISSUES	REV. APP. BY BY

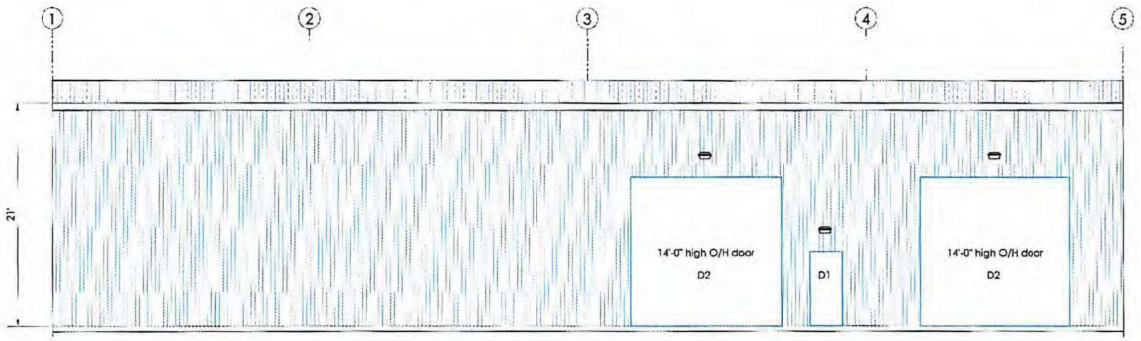
JOB NO.

Granville B. Vickerman & Associates
Consulting Engineers – Project Managers

PROPOSED INDUSTRIAL BUILDING
2737 WHITE ST; VAL CARON, ON.
FOUNDATION PLAN & DETAILS

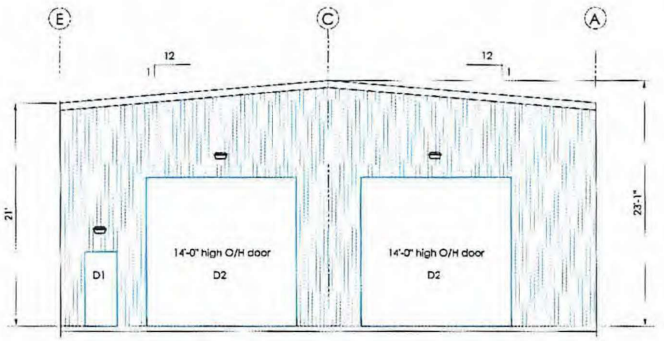
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T.E.	GBV	GBV	CP-101	0
DATE: JULY 21, 2026	SCALE: AS SHOWN			

PL-MV-2026-00113
Sketch 5



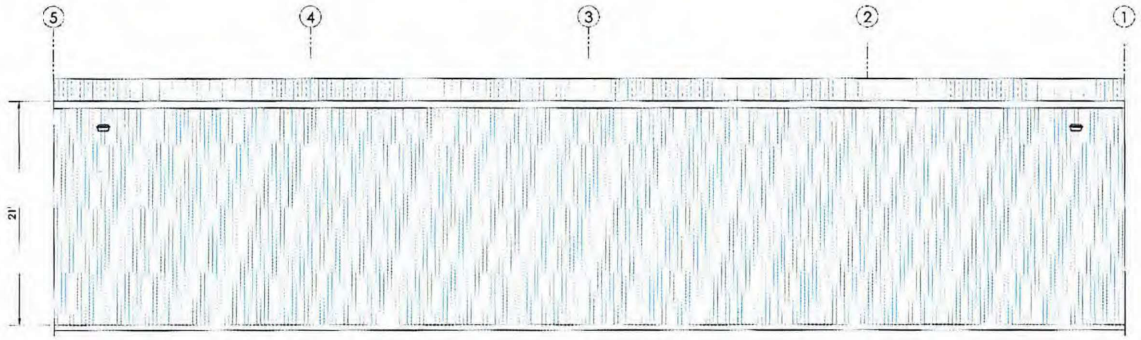
FRONT ELEVATION

Scale: 3/16"=1'-0"



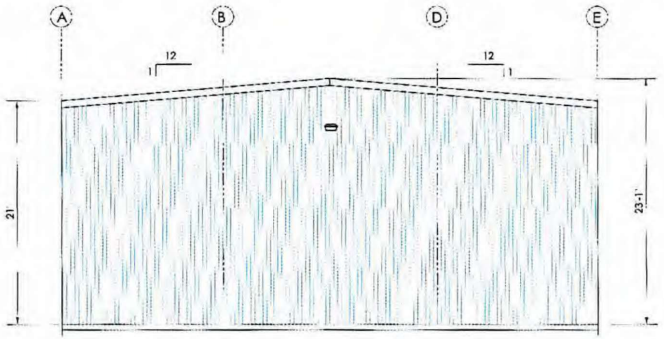
LEFT SIDE ELEVATION

Scale: 3/16"=1'-0"



BACK ELEVATION

Scale: 3/16"=1'-0"



RIGHT SIDE ELEVATION

Scale: 3/16"=1'-0"

DWG. No.	DESCRIPTION	DWG. No.	DESCRIPTION	MK	DATE	REVISIONS AND ISSUES	REV. BY	APP. BY
REFERENCES		REFERENCES		0	JULY 21-26	ISSUED FOR BUILDING PERMIT APPLICATION		GBV

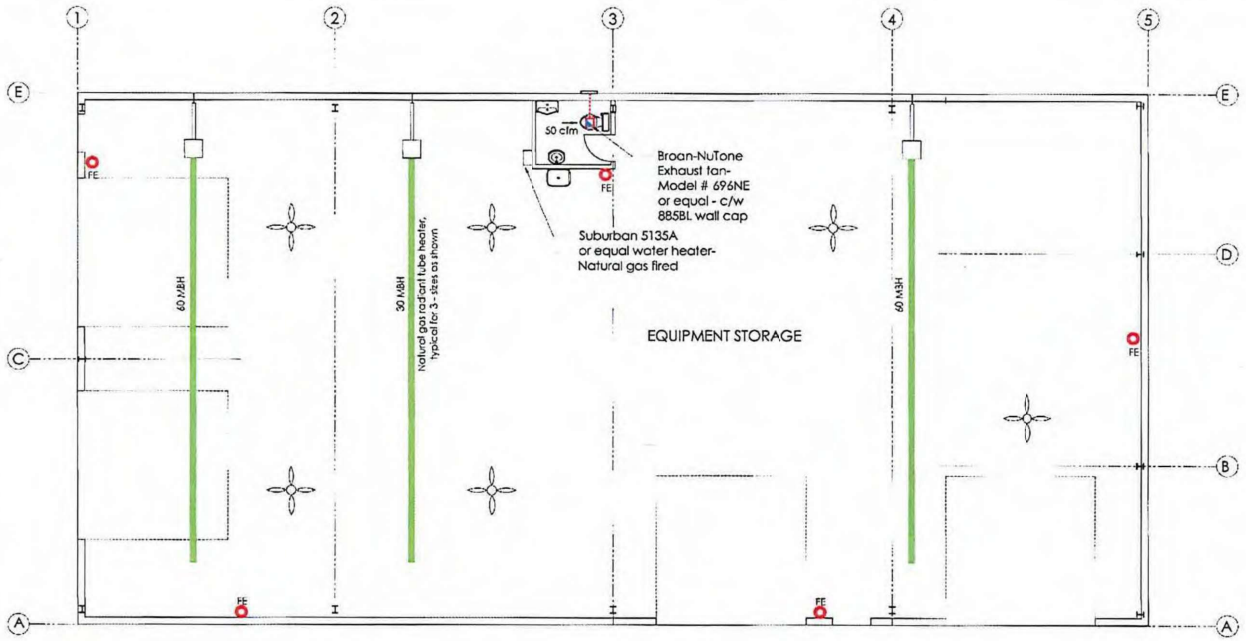
JOB NO.

Granville B. Vickerman & Associates
Consulting Engineers - Project Managers

PROPOSED INDUSTRIAL BUILDING
2737 WHITE ST; VAL CARON, ON.
ELEVATIONS

DRAWN BY	CHKD	APP'D	DRAWING No.	REV.
T.E	GBV	GBV	CP-102	0
DATE	SCALE			
JULY 21, 2026	AS SHOWN			

DL-MV-2026-00113
Sketch 6



HEATING & VENTILATION

NTS

FE Fire extinguisher - Type A, B, C
10 lb. capacity c/w mounting bracket

DWG. No.	DESCRIPTION	REFERENCES
DWG. No.	DESCRIPTION	REFERENCES

			REV. BY	APP. BY
0	JULY 21-26	ISSUED FOR BUILDING PERMIT APPLICATION	T.E.	GBV
MK	DATE	REVISIONS AND ISSUES		

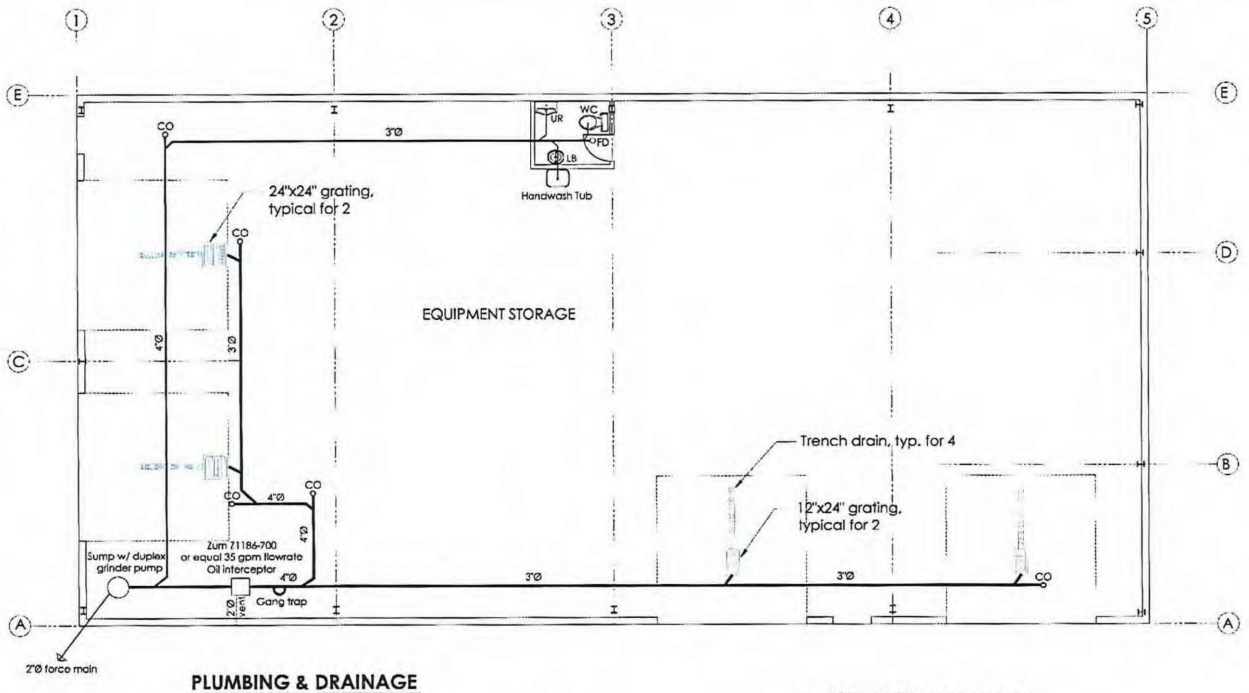
JOB NO.

Granville B. Vickerman & Associates
Consulting Engineers – Project Managers

PROPOSED INDUSTRIAL BUILDING
2737 WHITE ST; VAL CARON, ON.
HVAC SYSTEMS

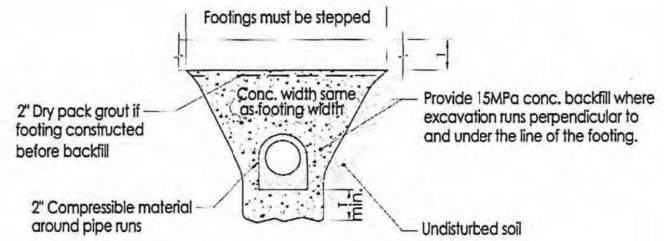
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T.E.	GBV	GBV	M-100	0
DATE: JULY 21, 2026	SCALE: AS SHOWN			

PL-MV-2026-00113
Sketch 7



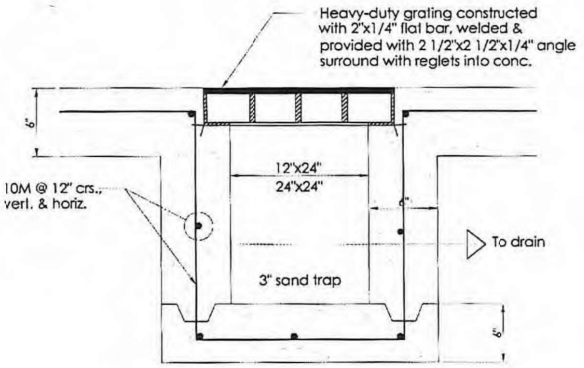
PLUMBING & DRAINAGE

NTS



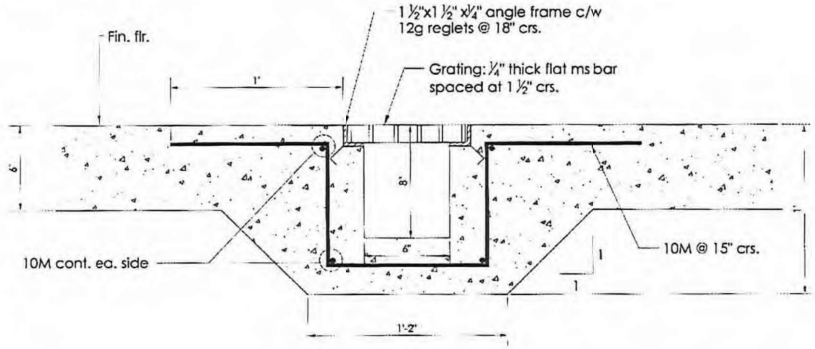
SERVICE PIPES UNDER FOOTINGS

NTS



GRATING DETAIL

NOTE:
Depth to be determined on site



DETAIL - TRENCH DRAIN

Scale: 3"=1'-0"

DWG. No.	DESCRIPTION	DWG. No.	DESCRIPTION	MK	DATE	REVISIONS AND ISSUES	REV. BY	APP. BY
REFERENCES		REFERENCES		0	JULY 21-25	ISSUED FOR BUILDING PERMIT APPLICATION	T.E.	GHV

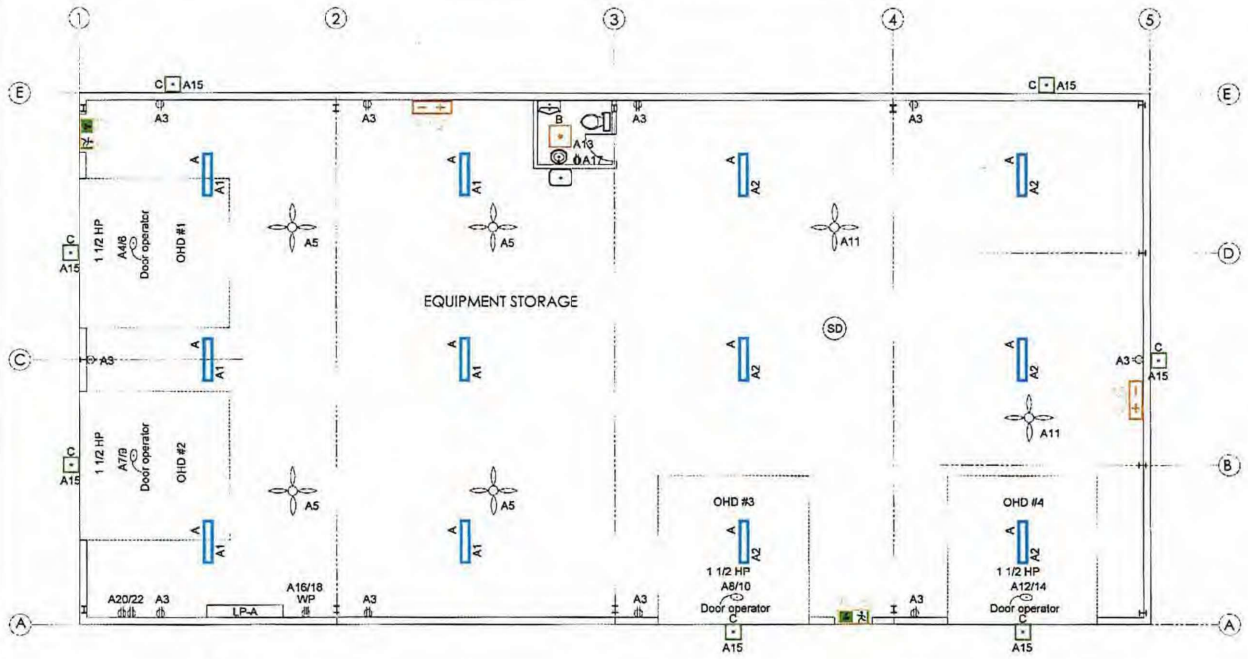
JOB NO.

Granville B. Vickerman & Associates
Consulting Engineers - Project Managers

PROPOSED INDUSTRIAL BUILDING
2737 WHITE ST; VAL CARON, ON.
PLUMBING & DRAINAGE

DRAWN BY	CHKD	APP'D	DRAWING No.	REV.
T.E.	GBV	GHV	PD-100	0
DATE: JULY 21, 2025	SCALE: AS SHOWN			

PL-MV-2026-00113
Sketch 8



ELECTRICAL

NTS

PANELBOARD SCHEDULE

PANEL: EXISTING BUILDING — SERVICE: LIGHTING PANEL A — FEEDER: 3 PH. 4W 208/120V

TYPE: NQ — I.C. kVA — MTG.: WALL — MAINS: 225A

CT NO.	ØA	ØB	DESCRIPTION	CB POLE	CB A/C	PHASE A	PHASE C	CB POLE	CB A/C	DESCRIPTION	ØA	ØB	CT NO.
1			WORKSHOP LIGHTS		15	●			15	WORKSHOP LIGHTS			2
3			WORKSHOP RECEPTACLES		20		●		20	OVERHEAD DOOR (OHD #1)			4
5			CIRCULATING FAN		20	●			2P				6
7			OVERHEAD DOOR (OHD #2)		20		●		20	OVERHEAD DOOR (OHD #3)			8
9					2P	●	●		2P				10
11			CIRCULATING FAN		20	●			20	OVERHEAD DOOR (OHD #4)			12
13			WASHROOM LIGHT/EXH. FAN		20		●		2P				14
15			EXTERIOR LIGHTS		15	●			50	WP DISCONNECT			16
17			WASHROOM GFCI		20		●		2P				18
19			EXIT SIGN		15	●			20	EJECTOR GRINDER PUMP			20
21			EXIT SIGN		15		●		2P				22
23			SPARE			●			15	SPARE			24
25			SPARE				●		15	SPARE			26
27			SPARE			●			15	SPARE			28
29			SPARE				●		15	SPARE			30

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE ONTARIO BUILDING CODE, THE CANADIAN ELECTRICAL CODE, THE CAN/ULC STANDARDS, THE NFPA STANDARDS, THE ONTARIO OCCUPATIONAL HEALTH AND SAFETY ACT, LOCAL AUTHORITIES HAVING JURISDICTION.
2. ALL SLEEVES, INSERTS, CONCRETE BASES, CURBS, STEEL SUPPORTS, CUTTING & PATCHING, EXCAVATION AND BACKFILLING REQUIRED FOR THE ELECTRICAL INSTALLATION SHALL BE PROVIDED BY THIS CONTRACTOR.
3. GENERALLY ALL WIRING SHALL BE RW90 OR AC90. ALL OUTDOOR WIRING SHALL BE TECK 90 OR EQUAL, MINIMUM SIZE WIRING TO BE #12 AWG FOR POWER CIRCUITS AND #14 AWG FOR CONTROL CIRCUITS.
5. ALL RECEPTACLE CIRCUIT BREAKERS TO BE 20 AMP. LIGHTING TO BE CONNECTED TO 15 AMP BREAKERS.
7. DRAWINGS INDICATE INTENT AND PREFERRED LOCATIONS OF ALL DEVICES AND EQUIPMENT. ALL EQUIPMENT/DEVICES TO BE INSTALLED AS PER EACH GOVERNING CODE/STANDARD. SHOULD THERE BE ANY DISCREPENCIES CONSULT ENGINEER.
8. ALL DUPLEX RECEPTACLES FOR EMERGENCY LIGHTING BATTERY PAKS TO BE CONNECTED TO THE SAME BRANCH CIRCUIT WHICH FEEDS THE NORMAL LIGHTING IN THE AREA COVERED BY THAT BATTERY PAK.

LIGHTING CONTROL LEGEND

SB-10 & ASHRAE 90.1 REQUIREMENTS

(BASED ON WATTSTOPPER PRODUCT CATALOGUE)

- $_{OC}$ WALL OCCUPANCY SENSOR DW-100-W, WHITE
- $_{PW}$ PIR OCCUPANCY SENSOR PW-301, TO CONTROL LIGHT SWITCH & WASHRM EXHAUST FAN
- CORNER MOUNTED OCCUPANCY SENSOR LMDX-100 (1)
- $_{D}$ MAIN SWITCH DIMMING LM 101 (1) OR LMDW-102 (1) FOR SMALL OFFICE
- LC RELAY ROOM LIGHTING CONTROLLER LMRC-111 (1)
- RC RECEPTACLE LOAD ROOM CONTROLLER LMPL-101 (1)
- PS PHOTO SENSOR LMLS-400
- WRC RECEPTACLE LOAD CONTROLLER
- CS CEILING MOUNTED OCCUPANCY SENSOR LMDC-100

RECEPTACLE LOAD CONTROL FOR OFFICES

- WRC-TX OR RC
- WRC-15-2 (INSTEAD OF STANDARD)
- WRC-20-2 (INSTEAD OF STANDARD)

LUMINAIRE SCHEDULE

SYMBOL	QTY.	LABEL	ARRANGEMENT	DESCRIPTION	LLF	WATTS
▭	12	A	SINGLE	VHB-24-W-UNV-LB40-CD-U	0.870	
▪	1	B	SINGLE	22CZ2-44-S-UNV-LB40-CD1	0.850	
▪	7	C	SINGLE	LUMARK MODEL XTOR4BR-W	0.900	
▪	2		SINGLE	BEGHELLI MODEL# - LED STELLALUCE COMBO RM		
▭	2	REMOTE	SINGLE	BEGHELLI MODEL# - NV 12 90 2TESQ 120/347 LC AT		

LEGEND

RECEPTACLES

- 1) INDUSTRIAL SHOP-LEVITON 5042 (5-20R) c/w STAINLESS STEEL COVER 84003-40
- 2) WASHROOMS-GFCI LEVITON x 5031 (5-15R)
- SD SMOKE DETECTOR
- LEVITON 50Amp MODEL 1279-001
- OVERHEAD DOOR OPERATOR OHD-#

DWG. No.	DESCRIPTION	REFERENCES

DWG. No.	DESCRIPTION	REFERENCES

NO.	DATE	REVISIONS AND ISSUES	REV. BY	APP. BY
0	JULY 21-26	ISSUED FOR BUILDING PERMIT APPLICATION	T.F.	GBV

JOB NO.

Granville B. Vickerman & Associates
Consulting Engineers - Project Managers

PROPOSED INDUSTRIAL BUILDING
2737 WHITE ST; VAL CARON, ON.
ELECTRICAL

DRAWN BY	CHKD	APP'D	DRAWING No.	REV.
T.F.	GBV	GBV	E-100	0
DAT. JULY 21, 2026	SCALE: AS SHOWN			

PL-MV-2026-00113
Sketch 9