Greater Grand Sudbury

APPLICATIONS FOR MINOR VARIANCE

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

November 25, 2026

PUBLIC HEARINGS

PL-MV-2026-00129 **DEREK ATWOOD**
STEPHANIE ATWOOD

Ward: 5

PIN 73501-0336, Parcel 44369 SEC SES SRO, Part Lots 3 and 4, Plan M-516, Part 3, Plan 53R-6743, Township of Blezard, 2940 Hope Street, Val Caron, [By-law 2010-100Z, R1-5]

For relief from Part 4, Section 4.2, subsection 4.2.5, Table 4.1 and subsection 4.2.11 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit the existing pool and surrounding deck providing the following, firstly, for the deck to provide no setback from the interior side lot line and no setback from the rear lot line, where uncovered decks less than 1.2m in height may encroach 1.2m into the required interior side yard but no closer than 1.2m to the interior side lot line and no closer than 1.2m to the rear lot line, and secondly, for the pool to provide a 0.76m rear yard setback and 0.68m interior side yard setback, where the interior wall of an outdoor swimming pool shall be no closer than 1.5m to any side or rear lot line.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B67/76 TO 69/76 (MAR 8/76)

Greater Grand Sudbury

APPLICATIONS FOR MINOR VARIANCE

PL-MV-2026-00132 **SHAWN SCOTT**

Ward: 2

PIN 73374-0051, Parcel 16582 SEC SWS, Lot 3, Plan M-602, Location CL-5240, Part 1, Plan 53R-11568, Part Lot 1, Concession 1, Township of Waters, 131 Oak Ridge Road, Lively, [By-law 2010-100Z, SLS]

For relief from Part 4, Section 4.2, subsection 4.2.4 a), Section 4.25, subsection 4.25.1 a) and b) Section 4.41, subsections 4.41.2 and 4.41.4 and Part 9, Section 9.3, Table 9.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, for the following, firstly, to permit an existing private cabin identified as a Bunkie on the plans submitted with the application providing a maximum height of 5.2m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m, secondly, to permit an existing accessory structure identified as Shed 1 on the plans submitted with the application providing a high water mark setback of 11.6m, 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, to permit an existing accessory structure identified as Shed 2 on the plans submitted with the application providing a high water mark setback of 9.6m, 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, fourthly, to facilitate the construction of a 42.54 sq. m addition on the existing seasonal dwelling providing a high water mark setback of 8.3m, 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, to permit an existing 1.5m high retaining wall providing a high water mark setback of 8.6m, 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, sixthly, to facilitate the construction of a 42.52 sq. m addition on the existing seasonal dwelling providing an increase in lot coverage and gross floor area within the legal non-complying front yard providing a front yard setback of 8.3m with a 0.6m eave projection, where a building or structure may be enlarged, reconstructed, repaired and/or renovated provided that the enlargement, reconstruction, repair and/or renovation does not increase the lot coverage or the gross floor area of the building or structure within the minimum required front yard, seventhly, to permit an existing accessory structure identified as Shed 2 on the plans submitted with the application providing a minimum front yard setback of 9.6m, where 10.0m is required, and eighthly, to permit an existing 1.5m high retaining wall providing a front yard setback of 8.6m, where 10.0m is required.

PL-MV-2026-00139 **THE SIGN SHOP INC**

Ward: 8

PIN 73568-0061, Parcel 21719 SEC SES SRO, Lot 3, Plan M-439, except LT187753, Part Lot 9, Concession 5, Township of Neelon, 2459 Lasalle Boulevard, Sudbury, [By-law 2010-100Z, M2]

For relief from Part 4, Section 4.15, subsection 4.15. 1 e) and 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 pre-engineered steel-frame factory/storage building providing, firstly, a 1.28m wide landscaped area for the length of the pre-engineered steel-frame factory/storage building abutting Elisabella Street, where a 3.0m wide landscaped area adjacent to the full length of the lot line shall be required abutting all public roads having a width greater than 10.0m, secondly, an interior side yard setback of 1.1m, where 3.0m is required, and thirdly, a corner side yard setback of 1.28m, where 6.0m is required.

PL-MV-2026-00142 **GERARD CAVERSON**
JULIE D'ORAZIO-CAVERSON

Ward: 7

PIN 73513-0431, Part Lot 2, Concession 5, Parts 2-11, Plan 53R-18802, Township of MacLennan, 540 Pine Cone Road, Skead, [By-law 2010-100Z, R1-1]

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 dwelling providing a high water mark setback of a lake of 15.95m, 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 MINOR VARIANCE APPLICATION A0117/2007 (OCT 15/07) AND CONSENT APPLICATIONS B0204/2007 (OCT 15/07) AND B0004/2009 (FEB 12/09)

PL-MV-2026-00144 **13232077 CANADA INC.**

Ward: 6

PIN 73504-2257, Parcel 18510 SEC SES, Part Lot 6, Concession 3, Part 3, Plan SR-2975, Township of Hanmer, 4656 Municipal Road 80, Val Thérèse, [By-law 2010-100Z, C2]

For relief from Part 4, Section 4.2, Table 4.1 and Part 7, Section 7.3, Table 7.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a three-storey multiple dwelling providing a front yard setback of 13.17m with an eave projection of 0.6m, where 15.0m is required and where eaves may encroach 1.2m into the required yard but not closer than 0.6m to the lot line.

PL-MV-2026-00146 **SHANEL BELANGER**

Ward: 4

PIN 73347-2010, SRO, Part Lot 7, Concession 2, designated as Part 1, Plan 53R-22390, Township of Rayside, 0 Montée Principale, Azilda, [By-law 2010-100Z, R1-5]

For relief from Part 4, Section 4.2, Table 4.1 and Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of dwelling providing a minimum required rear yard of 4.9m with an eave projection of 0.46m, where a minimum 7.5m rear yard is required and where eaves may encroach 1.2m into the required rear yard but not closer than 0.6m to the lot line.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B7/24 (6 MAY 24), B58/05 TO B61/05 (7 NOV 05), B41/03 (28 APR 03) B151/94 TO B163/94 (20 JUN 94), B192/92 (8 JUN 92) AND B79/88 (11 APR 88) AND PREVIOUSLY SUBJECT TO REZONING APPLICATION 751-5/5-02

PL-MV-2026-00147 **1840222 ONTARIO LIMITED / BMG ENGINEERING LTD.**

Ward: 4

PIN 73347-0193, Parcel 1584 SEC SWS SRO, Part Lot 9, Concession 3, Township of Rayside, 4360 Municipal Road 35 Road, Chelmsford, [By-law 2010-100Z, RU(105)]

For relief from Part 4, Section 4.28, subsection 4.28.1 a) and b) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, for approval to allow for the following, firstly, outdoor storage to be located in the front yard, where outdoor storage shall be permitted only in the rear or interior side yard, and secondly, no screening for the outdoor storage by opaque fencing, a berm or natural berm, a wall or rock wall, where outdoor storage shall be screened by opaque fencing, a berm or natural berm, a wall, or rock wall with a minimum height of 2.2m.

PL-MV-2026-00148 **DEVON SAUVE**
KATERINA DINIC

Ward: 4

PIN 73347-0216, Parcel 16353 SEC SWS SRO, Lot 11, Plan M-422, Part Lot 11, Concession 3, Township of Rayside, 2048 Pilon Street, Chelmsford, [By-law 2010-100Z, R1-5]

For relief from Part 4, Section 4.2, subsection 4.2.4 a) and Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached garage providing, firstly, a maximum height of 5.8m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m, and secondly, a front yard setback of 5.2m, where a minimum 6.0m front yard setback is required.

A reminder... the next scheduled meeting is Wednesday, December 9, 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-2026-00129

APPLICATION SUMMARY

File Date: 09/09/2026

Application Type: Minor Variance

Address(es): 2940 Hope Street, Val Caron P3N 1R8

Applicant(s): DEREK ATWOOD

Owner(s): DEREK ATWOOD AND STEPHANIE ATWOOD

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?
December 01 2023

Are you the registered owner or an authorized agent?
Registered Owner

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?
2

What is the number of existing buildings/structures on the property?
4

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
To permit an existing 17' x 34.5' above-ground swimming pool and attached wooden deck with a reduced rear yard setback of 0.76 metres (instead of the required 1.5 metres) and a reduced interior side yard setback of 0.69 metres (instead of the required 1.5 metres).

Provide a detailed reason why the proposal cannot comply with the Zoning By-law
Due to the narrow layout of the backyard and the location of the existing single-family house and three detached storage sheds, this is the only flat, clear area on the lot capable of safely fitting the pool and deck structure while maintaining clearance from utility connections.

Is there an eave encroachment?
No

Size of eaves

Lot Frontage of the property
15.24

Lot Depth of the property
39.62

Lot Area of the property
604.6

Total width of the public road giving access to the property
17.0

List all buildings and structures on the property and their respective date of construction
1 single-family detached dwelling house (built approx. 1980), and 3 detached accessory storage sheds (built approx. 2000s).

Existing use(s) of the subject property and length of time it/they have continued, ex. Residential, Commercial, Institutional, Park, etc.
Residential use. Has continued strictly as a single-family residential property for over 20+ years.

Is the use remaining the same? If no, please provide the proposed new use
Yes. The primary use remains single-family residential with the addition of a recreational pool.

Existing uses of neighbouring properties
Residential (single-family detached dwellings).

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

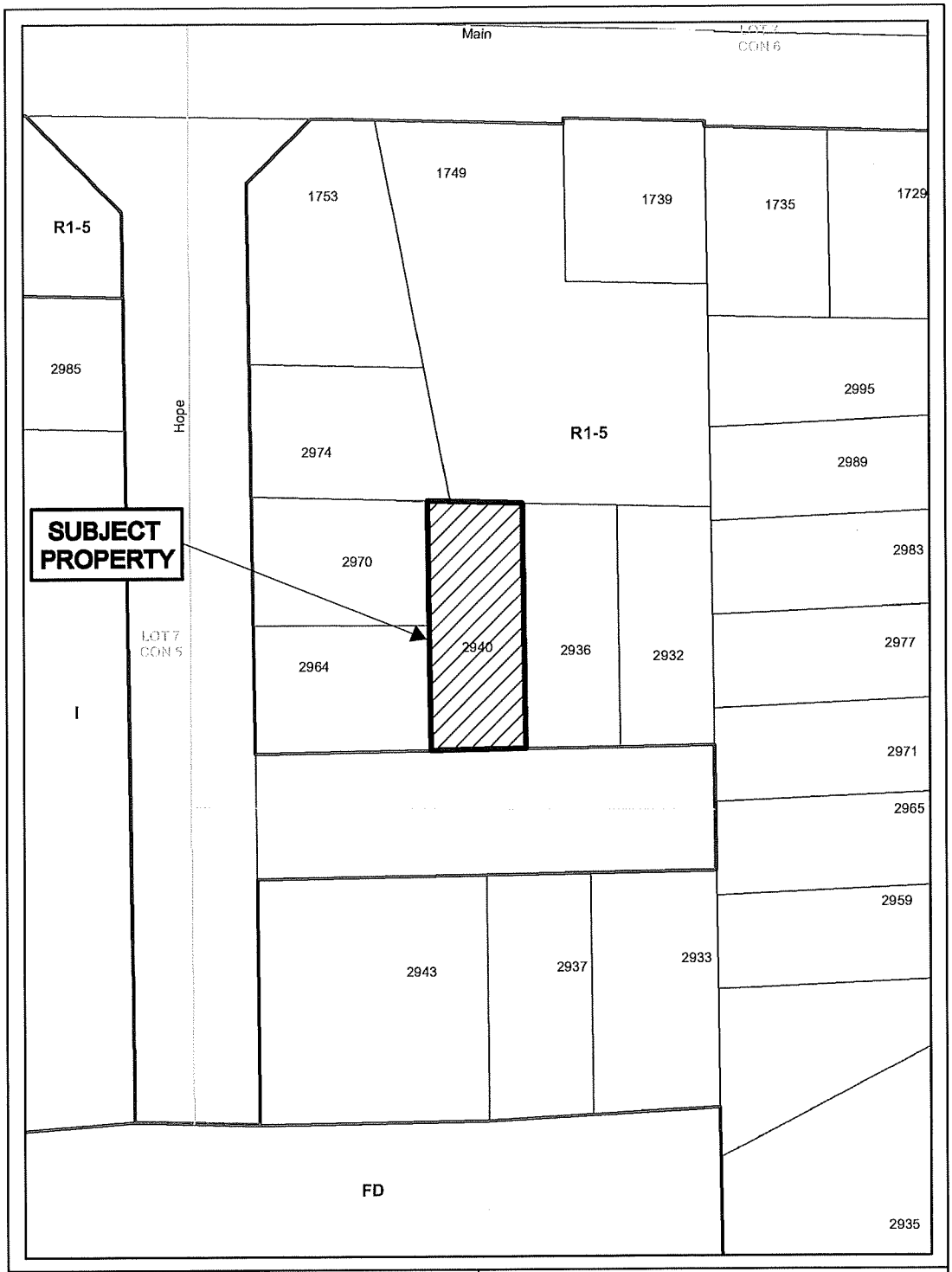
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)

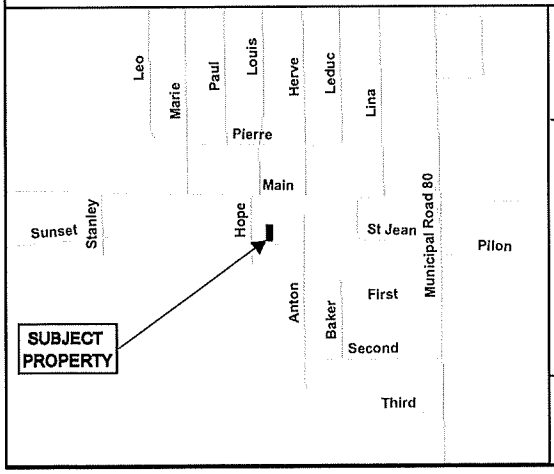
EXISTING BUILDING/STRUCTURE

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)
Single family detached house	No	118	118	1	12.14	9.75	5	9.75	20.45	1.22	2.13
Detached accessory storage shed rear left	No	9.7	9.7	1	3.1	3.1	3	33.77	11.58	0.61	11.52
Detached accessory storage shed middle right right	No	13.8	13.8	1	3.71	3.71	3	23.16	12.8	10.92	0.61
Detached small shed closest to house right back	No	7.7	7.7	1	2.49	3.1	2.5	19.81	16.76	12.14	0.61
Above Ground Swimming Pool	No	54.5	54.5	1	5.18	10.52	1.02	25.96	0.76	0.68	11.23
Deck attached to Above Ground Pool	No	42.1	42.1	1	5.84	13.61	1.02	22.61	0	0	11.23

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Rear Yard Setback - Pool	1.5m	0.76m	0.74m
Interior Side Yard Setback - Pool	1.5m	0.68m	0.82m
Rear Yard Setback - Deck	1.2m	0	1.2m
Interior Side Yard Setback - Deck	1.2m	0	1.2m



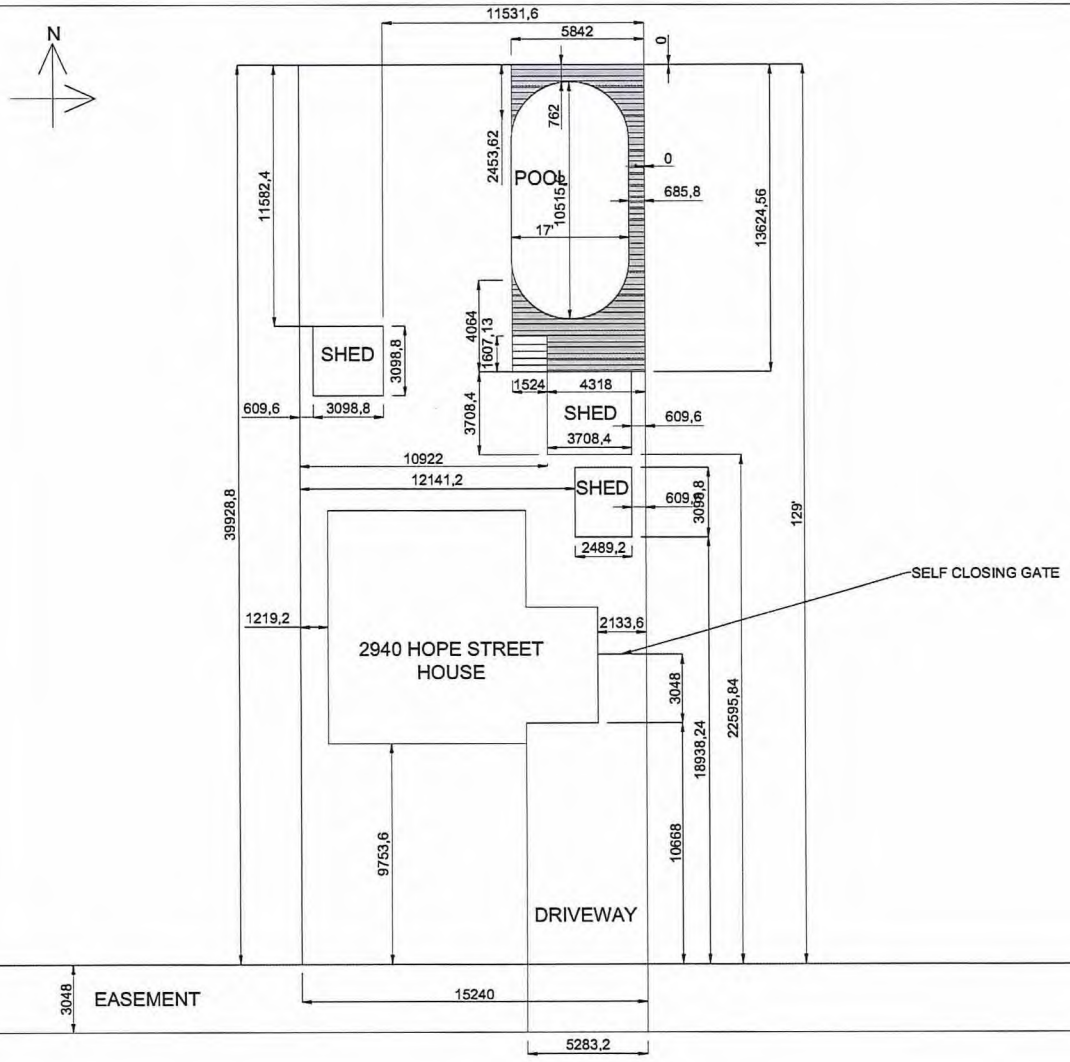


Application for Minor Variance or Permission

Subject Property being PIN 73501-0336,
Parcel 44369 SEC SES SRO,
Part Lots 3 and 4, Plan M-516,
Part 3, Plan 53R-6743,
Township of Blezard,
2940 Hope Street, Val Caron,
City of Greater Sudbury

Sketch 1, NTS PL-MV-2026-00129

NDCA Date: 2026 09 24



GENERAL NOTES

A) STRUCTURAL DESIGN IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2012, (2020 AMENDMENT).
B) PERFORM ALL WORK TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE 2012 (2020 AMENDMENT), OBSERVE ALL LOCAL AND PROVINCIAL REGULATORY REQUIREMENTS AND EXECUTE ALL WORK TO THE REQUIREMENTS OF THE APPLICABLE CSA STANDARDS.
C) COMPLY WITH ALL REQUIREMENTS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS.
D) COMPLY WITH LOCAL, PROVINCIAL, AND FEDERAL ENVIRONMENTAL REGULATIONS WHEN PERFORMING ALL WORK.
E) CONFIRM ALL DIMENSIONS, ELEVATIONS, GRADES AND EXISTING CONDITIONS PRIOR TO COMMENCING THE WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
F) THESE DRAWINGS SHOW FINISHED STRUCTURES ONLY.
G) ALL MECHANICAL AND ELECTRICAL REQUIREMENTS SHALL BE BY OWNER, AND IN ACCORDANCE WITH THE APPLICABLE STANDARDS/CODS/REGULATIONS.
H) ALL MEASUREMENTS WERE TAKEN IN THE FIELD AND SUBJECT TO +/-
I) ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE SPECIFIED

LEEMAN ENGINEERING

2940 HOPE STREET
VAL CARON

PLOT PLAN

ISSUED FOR: USE

DATE: 10/01/2026

LICENSED PROFESSIONAL ENGINEER
I. M. THEARTY
100554859
10/01/2026
REV 2
PROVINCE OF ONTARIO

REV 2

THESE DRAWINGS ARE CLIENT AND PROJECT SPECIFIC, AND MAY NOT BE USED OR ALTERED UNLESS DIRECTED SO BY THE DOCUMENT OWNER. THESE DRAWINGS MAY NOT BE USED FOR PROJECTS OTHER THAN THE PROJECT SPECIFIED.

THESE DRAWINGS ARE THE PROPERTY OF THE DOCUMENT OWNER.

DRAWING NUMBER:

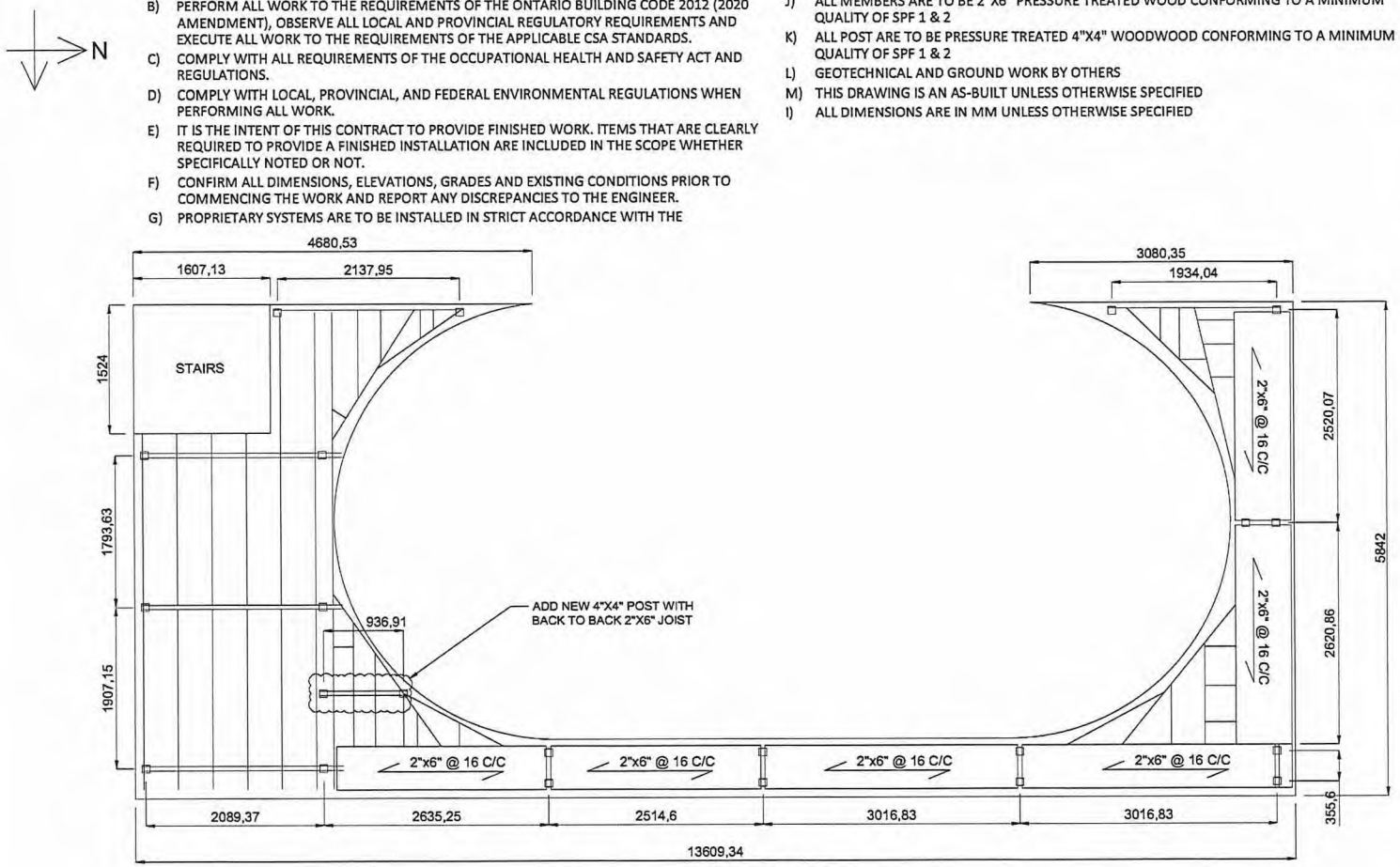
S-005-001

PL-MV-2026-00129

Sketch 2

GENERAL NOTES

A) STRUCTURAL DESIGN IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2012, (2020 AMENDMENT).
B) PERFORM ALL WORK TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE 2012 (2020 AMENDMENT), OBSERVE ALL LOCAL AND PROVINCIAL REGULATORY REQUIREMENTS AND EXECUTE ALL WORK TO THE REQUIREMENTS OF THE APPLICABLE CSA STANDARDS.
C) COMPLY WITH ALL REQUIREMENTS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS.
D) COMPLY WITH LOCAL, PROVINCIAL, AND FEDERAL ENVIRONMENTAL REGULATIONS WHEN PERFORMING ALL WORK.
E) IT IS THE INTENT OF THIS CONTRACT TO PROVIDE FINISHED WORK. ITEMS THAT ARE CLEARLY REQUIRED TO PROVIDE A FINISHED INSTALLATION ARE INCLUDED IN THE SCOPE WHETHER SPECIFICALLY NOTED OR NOT.
F) CONFIRM ALL DIMENSIONS, ELEVATIONS, GRADES AND EXISTING CONDITIONS PRIOR TO COMMENCING THE WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
G) PROPRIETARY SYSTEMS ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS (I.E. HILTI, SIMPSON STRONG TIE, ETC.).
H) ALL DIMENSIONS ARE CENTRE - CENTRE UNLESS OTHERWISE SPECIFIED.
I) ALL MEASUREMENTS WERE TAKEN IN THE FIELD AND SUBJECT TO +/-
J) ALL MEMBERS ARE TO BE 2"X6" PRESSURE TREATED WOOD CONFORMING TO A MINIMUM QUALITY OF SPF 1 & 2
K) ALL POST ARE TO BE PRESSURE TREATED 4"X4" WOODWOOD CONFORMING TO A MINIMUM QUALITY OF SPF 1 & 2
L) GEOTECHNICAL AND GROUND WORK BY OTHERS
M) THIS DRAWING IS AN AS-BUILT UNLESS OTHERWISE SPECIFIED
I) ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE SPECIFIED



PLAN VIEW



ELEVATION VIEW

LEEMAN ENGINEERING

2940 HOPE STREET
VAL CARON

DECK PLAN

ISSUED FOR: USE

DATE: 10/01/2026

LICENSED PROFESSIONAL ENGINEER
I. M. THEARTY
100554859
10/01/2026
REV 2
PROVINCE OF ONTARIO

REV 2

THESE DRAWINGS ARE CLIENT AND PROJECT SPECIFIC, AND MAY NOT BE USED OR ALTERED UNLESS DIRECTED SO BY THE DOCUMENT OWNER. THESE DRAWINGS MAY NOT BE USED FOR PROJECTS OTHER THAN THE PROJECT SPECIFIED.

THESE DRAWINGS ARE THE PROPERTY OF THE DOCUMENT OWNER.

DRAWING NUMBER:

S-005-002

PL-MV-2026-00129

Sketch 3

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-2026-00132

APPLICATION SUMMARY

File Date: 09/15/2026

Application Type: Minor Variance

Address(es): 131 Oak Ridge Road, Lively P3Y 1H9

Applicant(s): SHAWN SCOTT

Owner(s): SHAWN SCOTT

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?
Sep 27 2024

Are you the registered owner or an authorized agent?
Registered Owner

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?
2

What is the number of existing buildings/structures on the property?
9

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
SLS

Provide a detailed description of what is being proposed
Height of bunkie exceeds allowable height. Requesting to be over the height requirements. Also new addition is within the 30-meter high water mark.

Provide a detailed reason why the proposal cannot comply with the Zoning By-law
Please see Schedule 1

Is there an eave encroachment?
No

Size of eaves

Lot Frontage of the property
61.1

Lot Depth of the property
134.314

Lot Area of the property
8000

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
a. Existing Structure 1
b. Existing Structure 2
c. Shed 1
d. Shed 2
e. Sauna
g. Deck (upper)
h. Deck (lower)
i. Retaining wall

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
residential

Existing uses of neighbouring properties
residential / and seasonal

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)
Addition on Existing Structure 1 (seasonal dwelling)	No	42.54	42.54	1	5.616	7.574	6.379	8.3	114.536	9.484	46.0

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 Structure 1 (seasonal dwelling)	No	29.9	29.9	1	6.045	4.953	3.6	8.3	117.157	15.1	40.0
Existing Structure 2 (bunkie) - to be converted to boathouse	No	20.9	20.9	1.2	4.318	4.318	4.8	9.9	116.192	26.149	30.1
Shed 1	No	9.0	9.0	1	3.0	3.0	1.8	11.6	115.810	1.5	56.6
Shed 2	No	2.17	2.17	1	1.838	1.18	3.7	9.6	119.630	1.5	57.762
Bunkie (private cabin)	No	14.7	29.4	2	3.0	4.9	5.2	59.5	66.0	33.5	24.6
Sauna	No	4.2	4.2	1	2.286	1.829	3.0	6.471	122.110	32.014	26.8
Upper Deck	No	49.7	49.7	0	15.9	6.96	2.2	6.293	117.157	15.1	30.1
Lower Deck	No	53.0	53.0	0	7.010	7.468	0	1.4	122.110	23.8	29.8
Retaining Wall	No	4.694	4.694	0	0.4	11.735	1.5	8.6	121.8	20.9	28.4

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Height Variance - Part 4, Section 4.2, subsection 4.2.4 a) - Existing Bunkie (Private Cabin)	The maximum height of any accessory building or structure on a residential lot shall be 5m	5.2m	0.2m
High Water Mark Setback - Part 4, Section 4.41, subsection 4.41.2 a) - Shed 1	No person shall erect any residential building or other accessory building or structure closer than 30m to the high water mark of a lake or river	11.6m	18.4m
Shoreline Structures - Part 4, Section 4.41, subsection 4.41.4 a) - Shed 1	No permitted within 20m of the high water mark of a lake	Permit / 11.6m	8.4m
High Water Mark Setback - Part 4, Section 4.41, subsection 4.41.2 a) - Shed 2	No person shall erect any residential building or other accessory building or structure closer than 30m to the high water mark of a lake or river	9.6m	20.4m
Shoreline Structures - Part 4, Section 4.41, subsection 4.41.4 a) - Shed 2	No permitted within 20m of the high water mark of a lake	Permit / 9.6m	10.4m
High Water Mark Setback - Part 4, Section 4.41, subsection 4.41.2 a) - Addition on Existing Structure 1 (Seasonal Dwelling)	No person shall erect any residential building or other accessory building or structure closer than 30m to the high water mark of a lake or river	8.3m	21.7m
Shoreline Structures - Part 4, Section 4.41, subsection 4.41.4 a) - Addition on Existing Structure 1 (Seasonal Dwelling)	No permitted within 20m of the high water mark of a lake	Permit / 8.3m	11.7m
High Water Mark Setback - Part 4, Section 4.41, subsection 4.41.2 a) - Retaining Wall	No person shall erect any residential building or other accessory building or structure closer than 30m to the high water mark of a lake or river	8.6m	21.4m
Shoreline Structures - Part 4, Section 4.41, subsection 4.41.4 a) - Retaining Wall	No permitted within 20m of the high water mark of a lake	Permit / 8.6m	11.4m
Legal Non-Complying Front Yard Setback - 42.54 sqm Addition on Existing Structure 1 (Seasonal Dwelling)	4.25.1 Permitted Buildings or Structures - Where a building or structure is located on a lot having less than the minimum lot frontage and/or lot depth and/or lot area, and/or having less than the minimum setback and/or side yard and/or rear yard required by this By-law, the said building or structure may be enlarged, reconstructed, repaired and/or renovated provided that: a) The enlargement, reconstruction, repair and/or renovation does not further reduce the existing front yard, and/or side yard and/or rear yard and/or increase lot coverage except as otherwise permitted by this By-law; and b) The enlargement, reconstruction, repair and/or renovation does not increase the gross floor area of the building or structure located within the applicable minimum required yard except as otherwise permitted by this By-law	8.3m front yard setback, increase lot coverage and gross floor area within legal non-complying front yard setback	n/a
Front Yard Setback - Shed 2	10m	9.6m	0.4m
Front Yard Setback - Retaining Wall	10m	8.6m	1.4m

SCHEDULE 1
PL-MV-2026-000132 – 131 Oak Ridge Road

Minor Variance Justification Report

Item 1: Application for Minor Variance — Sideways and Rearward Expansion of Existing Dwelling in the Buffer Zone

1. Context & Reason for Non-Compliance

The existing dwelling is a legal non-conforming structure built prior to the implementation of the current shoreline buffer thresholds. The property is located within the **Seasonal Limited Service (SLS)**classification. The proposed development consists of an addition that extends sideways and angles further away from the highwater mark, effectively retreating from the sensitive shoreline environment. Compliance with the strict letter of the regulatory setbacks is unfeasible due to the fixed positioning of the existing core structure on this seasonal property. Relocating the entire addition completely outside of the highwater mark buffer zone would require a fragmented layout, functional isolation of the new living space, or substantial structural demolition of a sound, established building footprint.

2. Analysis of the Four Statutory Tests

- **Is the variance minor in nature?**
  Yes. The variance is minor in nature because the proposed addition extends sideways and projects backward, completely avoiding any new or intensified encroachment into the shoreline setback. In fact, the new footprint increases its physical distance from the highwater mark relative to the existing house. Because the building envelope is moving away from the waterfront, its physical, environmental, and visual impacts on the shoreline ecosystem are negligible.

- **Is it desirable for the appropriate development or use of the land?**
  Yes. The proposed design represents a highly responsible and appropriate optimization of a long-standing SLS lot. By directing the expansion sideways and away from the lake, the layout actively prioritizes shoreline protection. This allows the property owner to modernize their living space and ensure the structure's long-term viability while maximizing the preservation of the natural waterfront buffer.

- **Does it maintain the general intent and purpose of the Comprehensive By-law?**
  Yes. The overarching objective of the shoreline setback regulations is understood to focus on mitigating progressive physical encroachment toward the water footprint, which helps manage shoreline stability and protect natural vistas. Because the proposed addition is designed to expand sideways and shift rearward away from the lake, the configuration intends to respect this core principle. Every effort will be made to minimize disruption to the existing natural landscape, and appropriate,

standard mitigation measures are proposed for deployment during active construction to help shield the adjacent environment.

- **Does it maintain the general intent and purpose of the Official Plan?**
  Yes. The Official Plan seeks to balance environmental stewardship of waterfront assets with a fair recognition of legal, established seasonal uses. This design directly aligns with that policy by steering development into a less sensitive area of the lot. It accommodates reasonable growth while containing the building footprint within a configuration that respects the natural waterfront landscape and avoids new fragmentation of the shoreline.

Item 2: Relief from the Maximum Permitted Height for a Standalone Structure

1. Context & Reason for Non-Compliance

This component of the application seeks relief for a small, standalone structure positioned entirely outside the highwater mark buffer zone. The framing of the roof line projects slightly past the standard vertical limits by a nominal margin of a few inches. Achieving exact mathematical conformity would require restructuring the conventional stick-built roof framing system or lowering the base foundation level. Such structural alterations would complicate standard site carpentry and framing practices without offering any meaningful material or functional benefit to the overall layout.

2. Analysis of the Four Statutory Tests

- **Is the variance minor in nature?**
  Yes. The request is minor as the vertical deviation is restricted to a few nominal inches. This marginal excess does not create an uncharacteristic profile on the lot. Because the structure is situated entirely clear of the sensitive waterfront footprint, the physical impact, shadowing, or obstruction of views for adjacent properties is anticipated to be negligible.

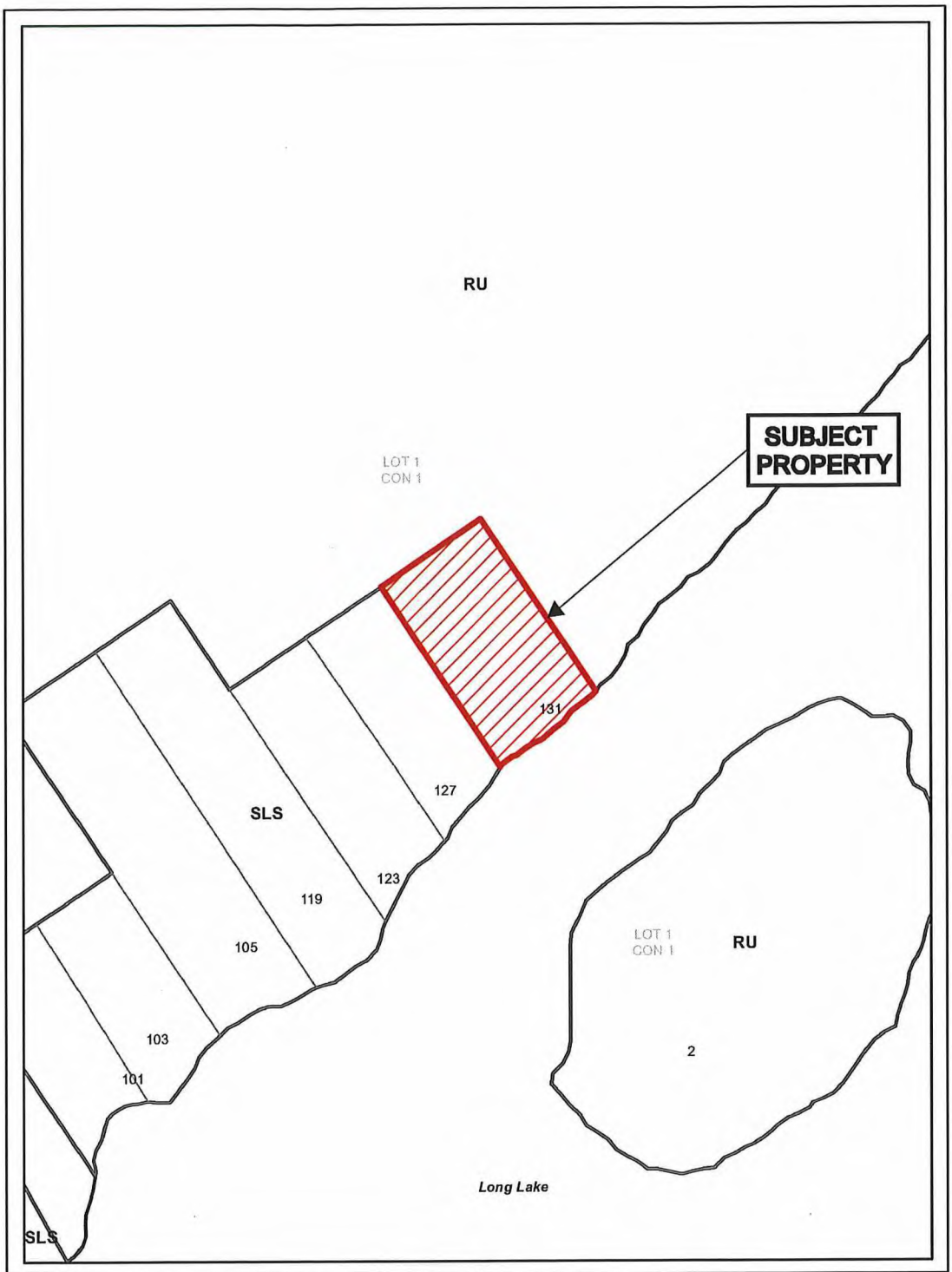
- **Is it desirable for the appropriate development or use of the land?**
  Yes. The building provides a small-scale, functional use that aligns with the recreational and service nature of the property. The design utilizes standard, structurally sound construction methods that fit the low-intensity use of the lot. Allowing the minor height deviation avoids arbitrary framing modifications while maintaining a configuration that is intended to look orderly and balanced within the surrounding terrain.

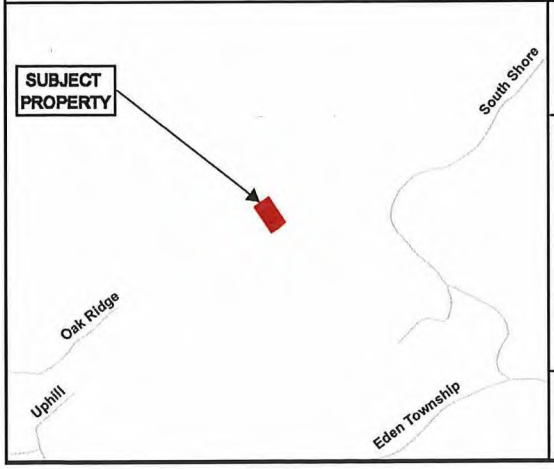
SCHEDULE 1
PL-MV-2026-000132 – 131 Oak Ridge Road

- **Does it maintain the general intent and purpose of the Comprehensive By-law?**
  Yes. The purpose of governing building heights is understood to center on preventing over-built structures that visually dominate a property or crowd adjacent lands. Because the building footprint remains exceptionally small and is located well away from the water line, the overall massing remains entirely secondary to the primary lot use. The intent of the by-law to preserve an open landscape and manage building scales is fundamentally respected.
- **Does it maintain the general intent and purpose of the Official Plan?**
  Yes. The Official Plan framework seeks to ensure that structures remain appropriate in scale and cohesive with the surrounding physical environment. This small building satisfies that objective by maintaining a low profile that visually aligns with typical uses in the area. It accommodates reasonable site improvements while ensuring the broader character of the landscape is preserved.

Sheds - we cannot move back to the 30 or 20m high water mark as the driveway hill is within that. I would love to move it to be in compliance but we cannot.

I truly wish we knew these issues before purchase.





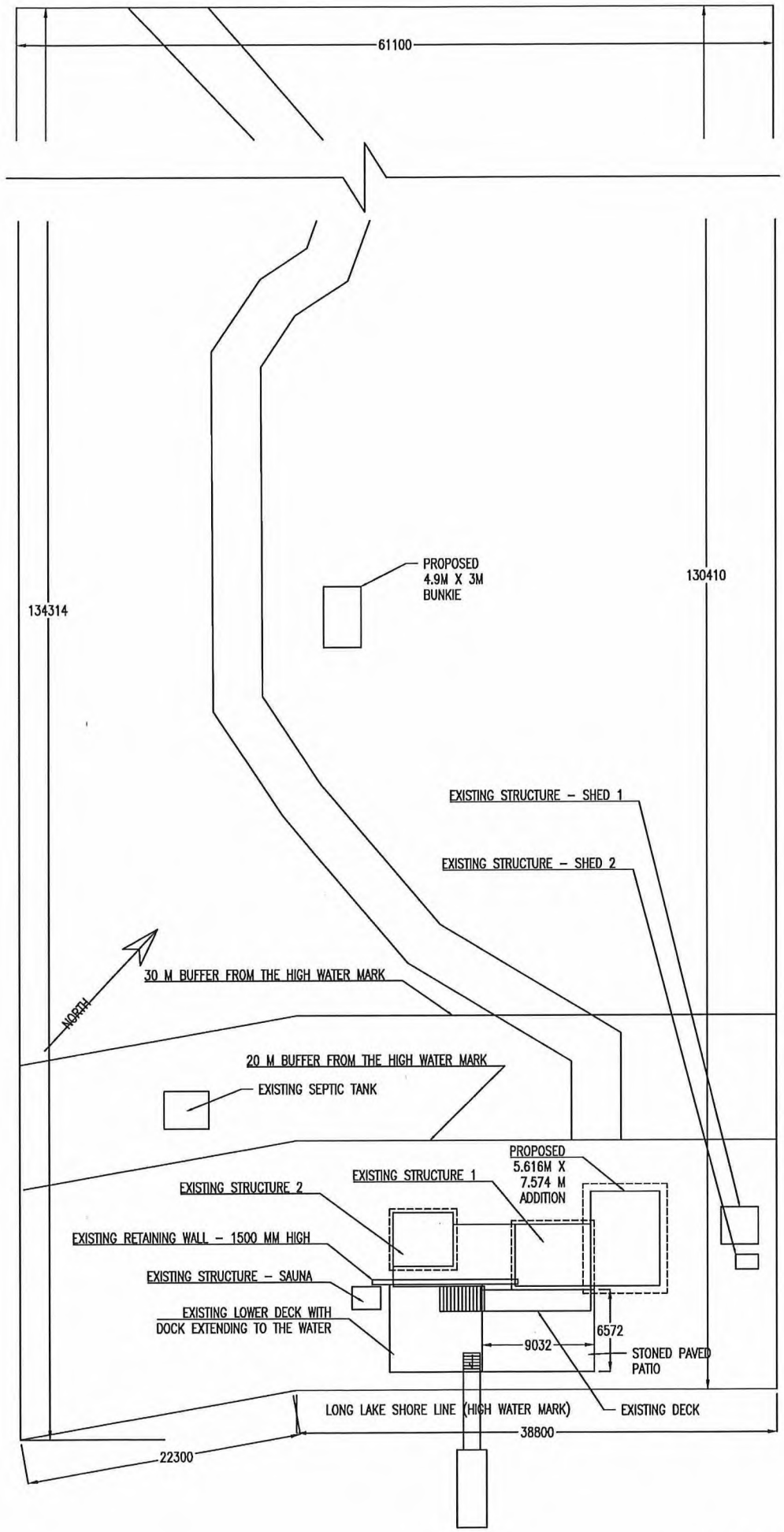
Application for Minor Variance or Permission

N

Subject Property being PIN 73374-0051,
Parcel 16582 SEC SWS,
Lot 3, Plan M-602, Location CL-5240,
Part 1, Plan 53R-11568,
Part Lot 1, Concession 1,
Township of Waters,
131 Oak Ridge Road, Lively,
City of Greater Sudbury

Sketch 1, NTS PL-MV-2026-00132

NDCA Date: 2026 09 23



GENERAL NOTES:

THE OWNER IS RESPONSIBLE TO VERIFY THE CORRECTNESS OF ALL DIMENSIONS.

No.	Revision/Issue	Date
	ISSUED FOR PERMIT REV3	

RUHI Engineering Inc.
Certificate of Authorization No: 100596156

PROJECT NAME AND ADDRESS:

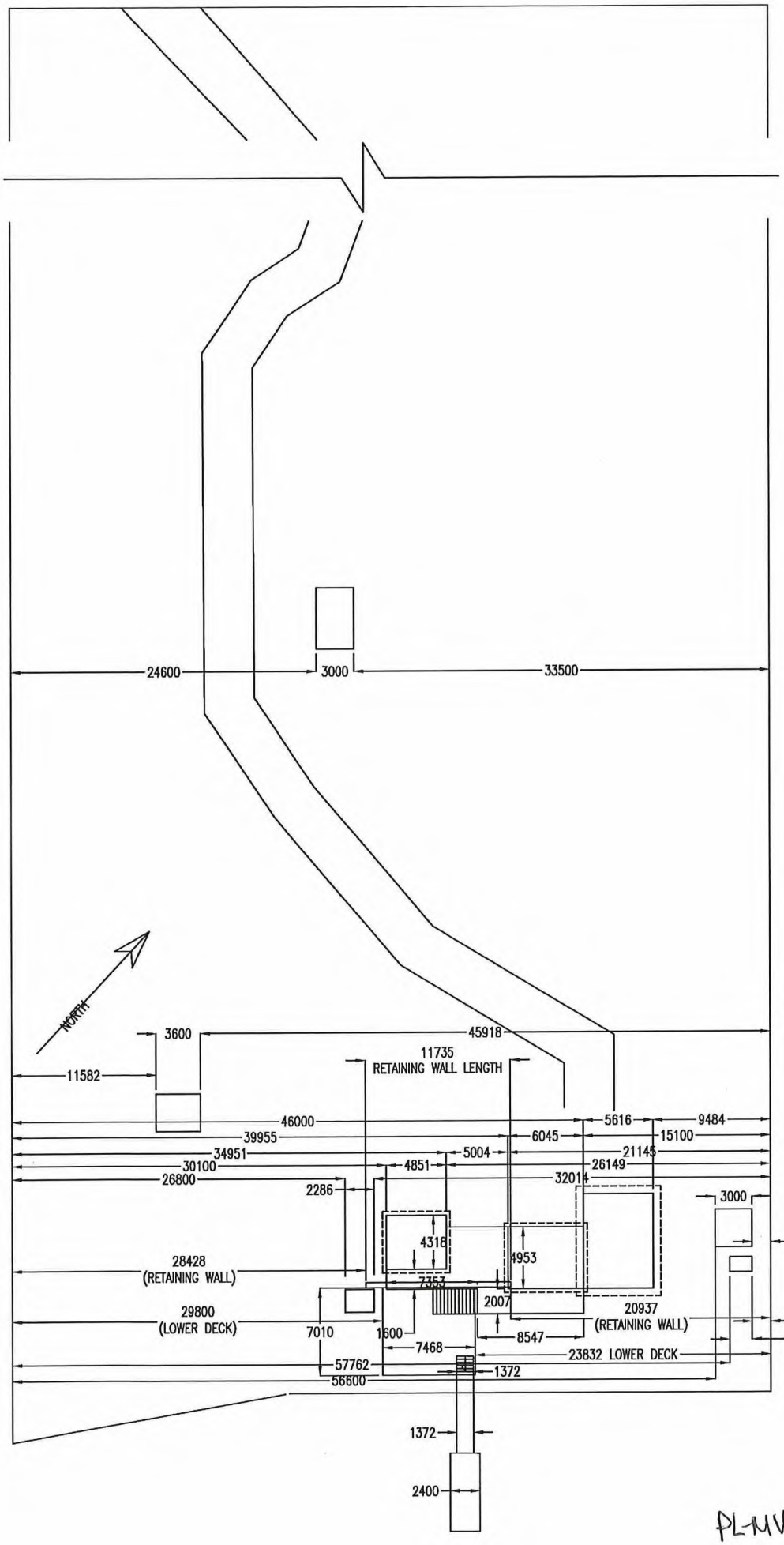
Sharon Scott's Addition

131 Oakridge Road
Sudbury

Project	Sheet 7
Date Oct 18, 26	DRAWING: SITE PLAN 1A
Scale 1:300	

ALL DIMENSIONS IN mm UNLESS OTHERWISE NOTED.

PL-MV-2026-00132 Sketch 2



GENERAL NOTES:

THE OWNER IS RESPONSIBLE TO VERIFY THE CORRECTNESS OF ALL DIMENSIONS.

No.	Revision/Issue	Date
	ISSUED FOR PERMIT REV3	

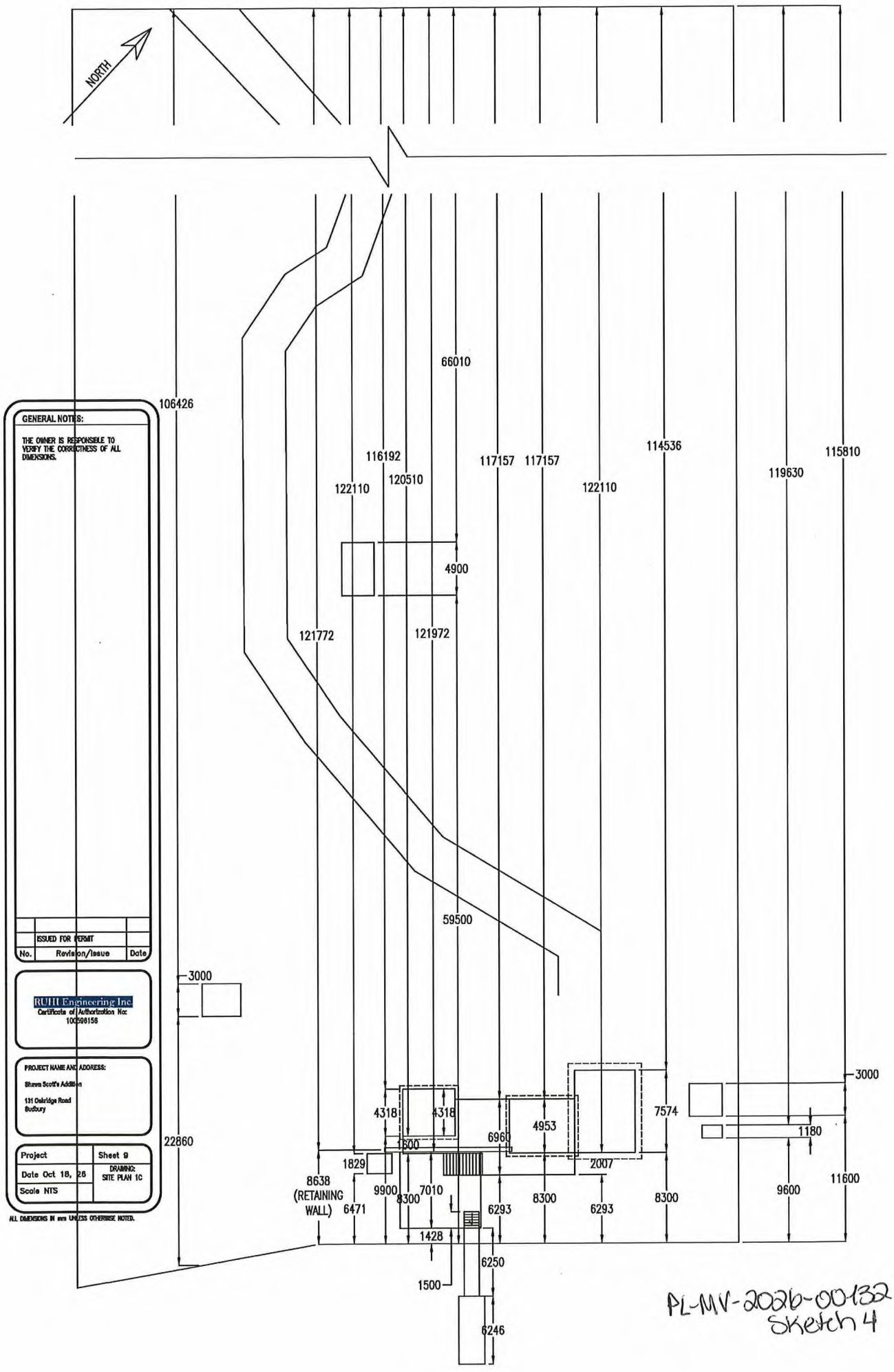
RUHI Engineering Inc.
Certificate of Authorization No: 100596156

PROJECT NAME AND ADDRESS:
Shawn Scott's Addition
131 Oakridge Road
Sudbury

Project	Sheet 8
Date Oct 18, 26	DRAWING: SITE PLAN 1B
Scale NTS	

ALL DIMENSIONS IN mm UNLESS OTHERWISE NOTED.

PL-MV-2026-00132
Sketch 3



PL-MV-2026-00132
Sketch 4

Existing Structure 1	29.941	sq.m.
Existing Structure 2	20.947	sq.m.
Existing Structure Sauna	4.181	sq.m.
Existing Structure - Shed 1	9.000	sq.m.
Existing Structure - Shed 2	2.169	sq.m.
Existing Deck	49.700	sq.m.
Proposed Bunkie Cabin	14.700	sq.m.
Proposed Addition	42.536	sq.m.
Total Area of All Structures	**123.473**	**sq.m.**

Total Area of the Lot	**8000.000**	**sq.m.**

Percentage of Lot Coverage	**1.54%**	

Cleared Area in th Buffer Zone:

Existing Structure 1	29.941	sq.m.
Existing Structure 2	20.947	sq.m.
Existing Structure Sauna	4.181	sq.m.
Existing Structure - Shed 1	9.000	sq.m.
Existing Structure - Shed 2	2.169	sq.m.
Existing Deck	49.700	sq.m.
Existing Driveway	125.419	sq.m.
Proposed Addition	42.536	sq.m.
Lower Deck	53.023	sq.m.
Septic Tank	10.800	sq.m.
Stoned Paved Patio	59.358	sq.m.
Total Cleared Area	**348.373**	**sq.m.**
Total Area of the Buffer Zone	**1833**	**sq.m.**
Percentage Cleared Area in The Buffer Zone Due to Strctures	**19%**	

GENERAL NOTES:

THE OWNER IS RESPONSIBLE TO VERIFY THE CORRECTNESS OF ALL DIMENSIONS.

No.	Revision/Issue	Date
	ISSUED FOR PERMIT REV3	

RUHI Engineering Inc.
Certificate of Authorization No: 100596156

PROJECT NAME AND ADDRESS:

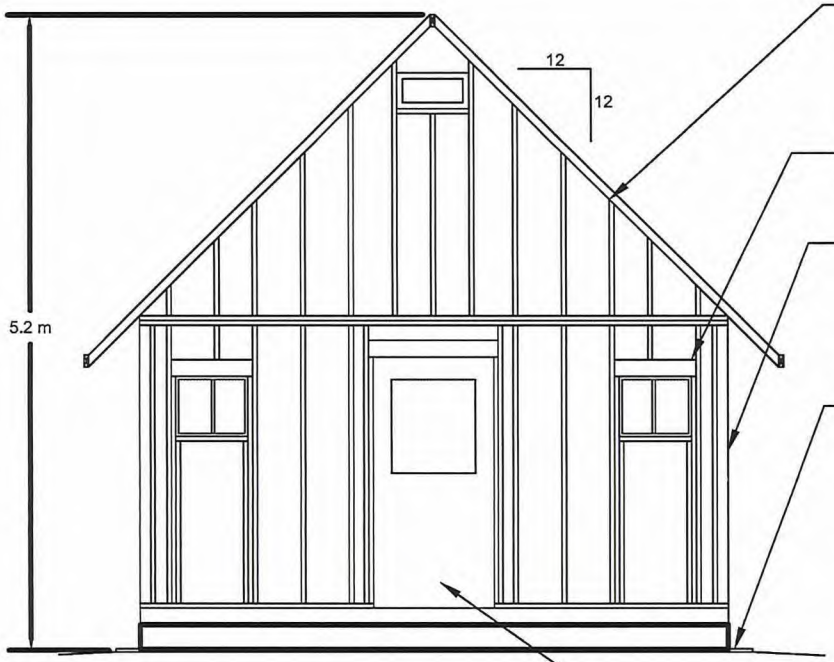
Sharon Scott's Addition

131 Oakridge Road
Sudbury

Project	Sheet 10
Date Oct 16, 26	DRAWING: Coverage Calculations
Scale NTS	

ALL DIMENSIONS IN mm UNLESS OTHERWISE NOTED.

A-MV-2026-00132 Sketch 5



ROOFING SYSTEM
- POLY PLASTIC VP
- 2X6 ROOF RAFTER @ EVERY 16"
- BATT INSULATION INSIDE RAFTER
- BUILDING PAPER
- METAL ROOFING

ALL HEADERS
2X6 BEAM WITH KING-STUDS

EXTERIOR WALLS
- POLY PLASTIC VP
- 2X4 STUDS @ EVERY 16"
- BATT INSULATION
- BUILDING PAPER
- WOOD SIDING - SEDER

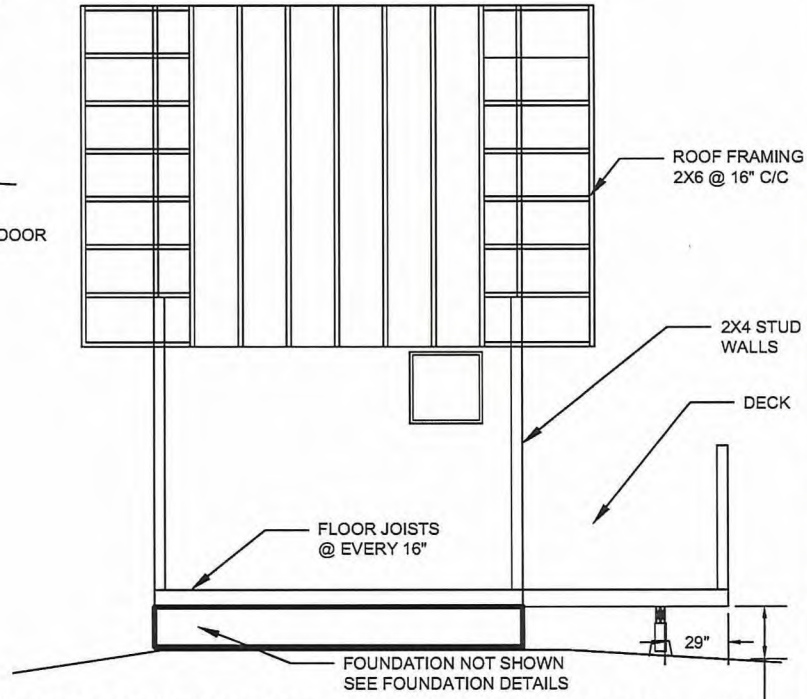
FOUNDATION NOT SHOWN
SEE FOUNDATION DETAILS

NOTE: DECK NOT SHOWN FOR CLARITY

MAIN AND ONLY DOOR

ELEVATION VIEW (FRONT TYP.)
SCALE 1:1000

NOTES: SEE SHEET 1 FOR THE FLOOR DIMENSIONS.



ELEVATION VIEW (SIDE TYP.) - SCALE 1:1000

GENERAL NOTES:

No.	Revision/Issue	Date
	ISSUED FOR PERMIT	

RUHI Engineering Inc.
Certificate of Authorization No:
100596156

PROJECT NAME AND ADDRESS:

Shawn Scott

131 Oakridge Road
Sudbury, ON

Project	Sheet 4
Date August 3, 2026	DRAWING:
Scale NTS	

ALL DIMENSIONS IN mm UNLESS OTHERWISE NOTED

PL-MV-2026-00132
Sketch 6


PL-MV-2026-00132
Sketch 7



PL-MV-2020-00132
Sketch 8


PLAN-20216-00132
Sketch 9



PL-MV-20226-00132
Sketch 10



PL-MV-2026-00132
Sketch 11



PL-MV-20216-00132
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-2026-00139

APPLICATION SUMMARY

File Date: 09/25/2026

Application Type: Minor Variance

Address(es): 2459 Lasalle Boulevard, Sudbury P3A 2A9

Applicant(s): ROCCOFELLA STEEL INC.

Owner(s): THE SIGN SHOP 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?
June 2023

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
M2

Provide a detailed description of what is being proposed
Construction of a 60' (Length) x 50' (Width) x 25' (Height) single-storey, detached, pre-engineered steel-frame Factory building.

Provide a detailed reason why the proposal cannot comply with the Zoning By-law
Due to the narrow configuration of this corner lot, applying the required 3.0 m interior side yard setback and the 6.0 m corner side yard setback leaves an allowable buildable width of approximately 28 feet. The variance is requested to accommodate the proposed 50-foot building width required for the factory's operational viability.

Is there an eave encroachment?
No

Size of eaves

Lot Frontage of the property
19.05

Lot Depth of the property
104.02

Lot Area of the property
1497

Total width of the public road giving access to the property
19.05

List all buildings and structures on the property and their respective date of construction
One (1) existing 1,648 sq. ft. light industrial building constructed in 1970

Existing use(s) of the subject property and length of time it/they have continued, ex. Residential, Commercial, Institutional, Park, etc.
Light Industrial. The building was constructed in 1970, and the property has a history of long-term owner-occupancy for industrial use.

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

Existing uses of neighbouring properties
Industrial (varying from light to heavy industrial uses within an established industrial park).

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

N/A

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

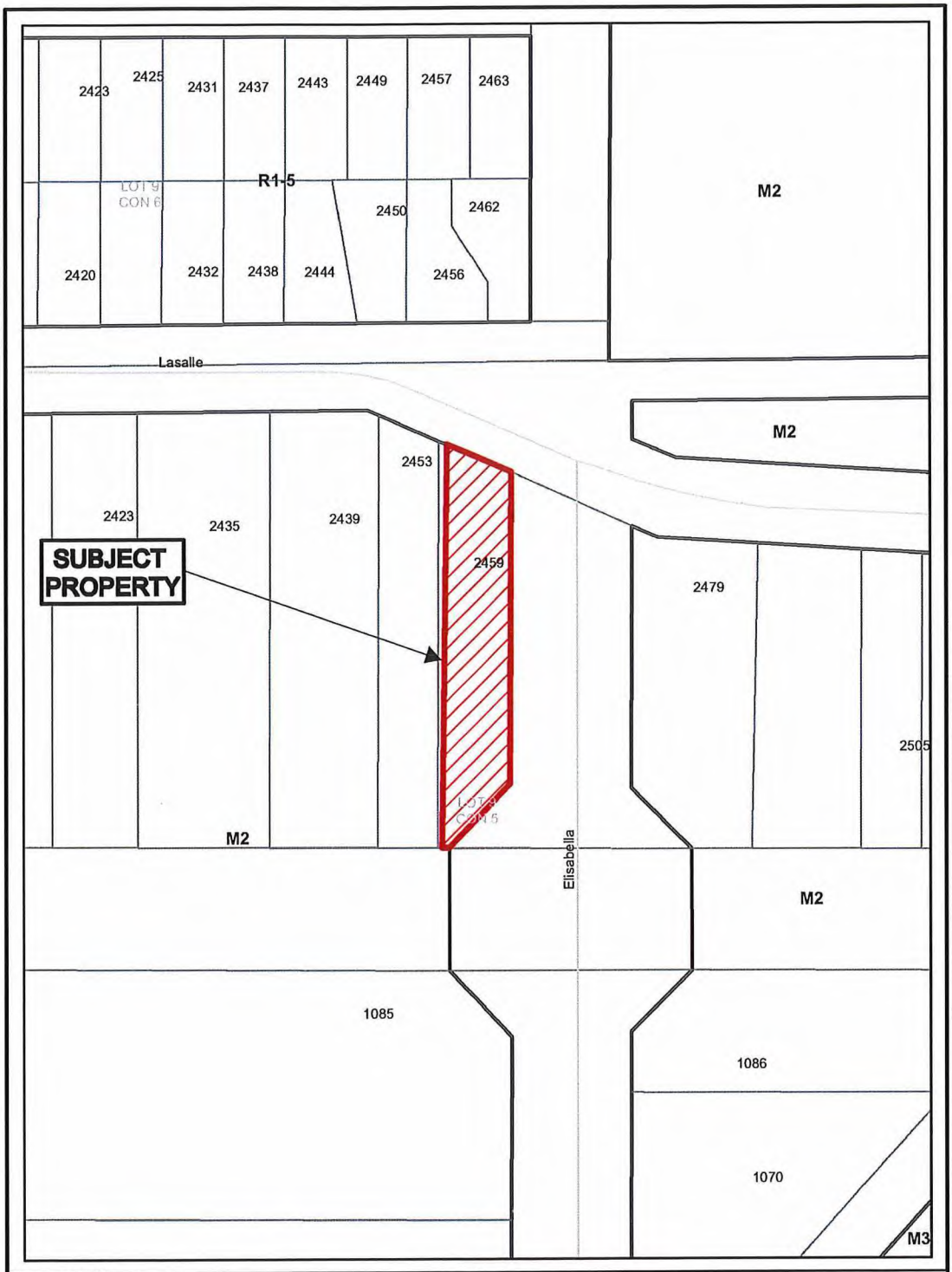
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Proposed pre-engineered steel-frame factory/storage building	No	278.71	278.71	1	15.24	18.288	7.62	46.23	8.68	1.1	1.28

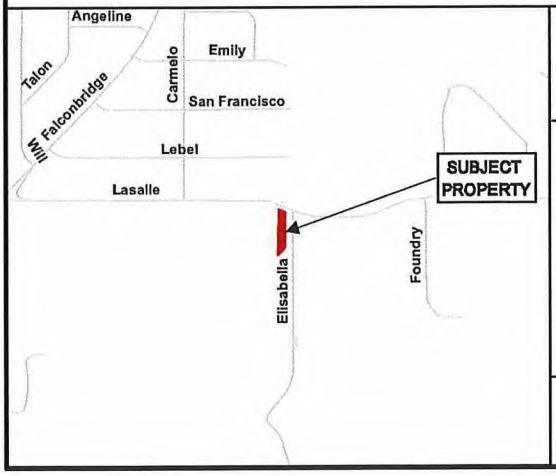
EXISTING BUILDING/STRUCTURE

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 light industrial building	No	153.1	153.1	1	7.32	20.93	4.57	16.59	36.44	1.06	8.03

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Interior Side Yard Setback	3	1.1	1.9
Corner Side Yard Setback	6	1.28	4.72
Reduced Landscape Area	3.0m	1.28m	1.72m





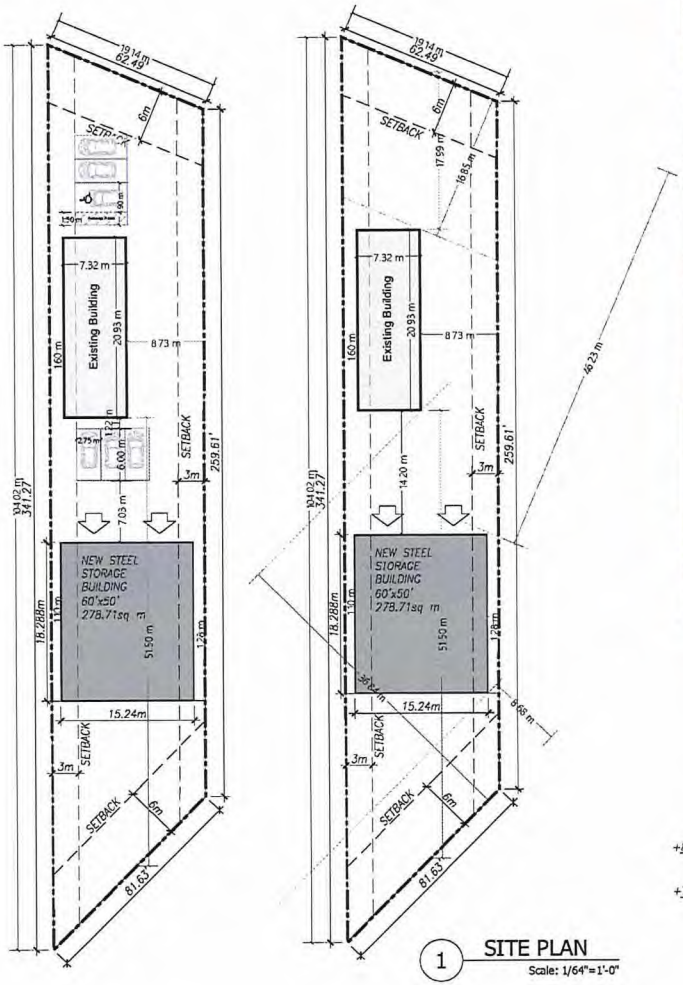
Application for Minor Variance or Permission

N

Subject Property being PIN 73568-0061,
Parcel 21719 SEC SES SRO,
Lot 3, Plan M-439, except LT187753,
Part Lot 9, Concession 5,
Township of Neelon,
2459 Lasalle Boulevard, Sudbury,
City of Greater Sudbury

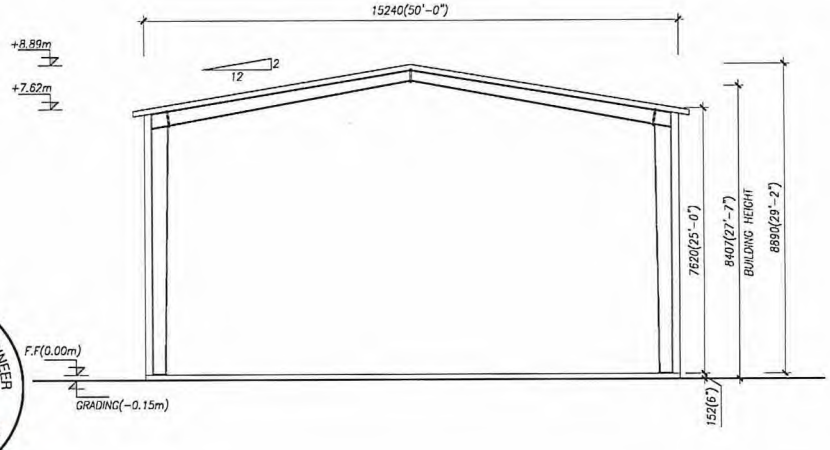
Sketch 1, NTS
NDCA

PL-MV-2026-00139
Date: 2026 10 06



1 SITE PLAN
Scale: 1/64"=1'-0"





AREA	EXISTING	PROPOSED	TOTAL
LOT AREA (m²)		0.00	
GROSS FLOOR AREA (m²)	0.00	287.71	0.00
LOT COVERAGE (%)	0.00	1.66	0.00%
LEVEL 1 GFA (m²)			
LEVEL 2 GFA (m²)			
LEVEL 3 GFA (m²)			
GARAGE (m²)			
OPEN AREAS (m²)			

LICENSED PROFESSIONAL ENGINEER
2026-11-06
K. NEJATIAN-KHALILABAD
100108038
PROVINCE OF ONTARIO

ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO ENGINEER.

No.	DATE	ISSUED FOR	APVD
00	2022-24-01	PERMIT	apvd by

REVISIONS

CLIENT:
Mr. SAVY BHARDWAJ

PROJECT NAME:
NEW STORAGE BUILDING

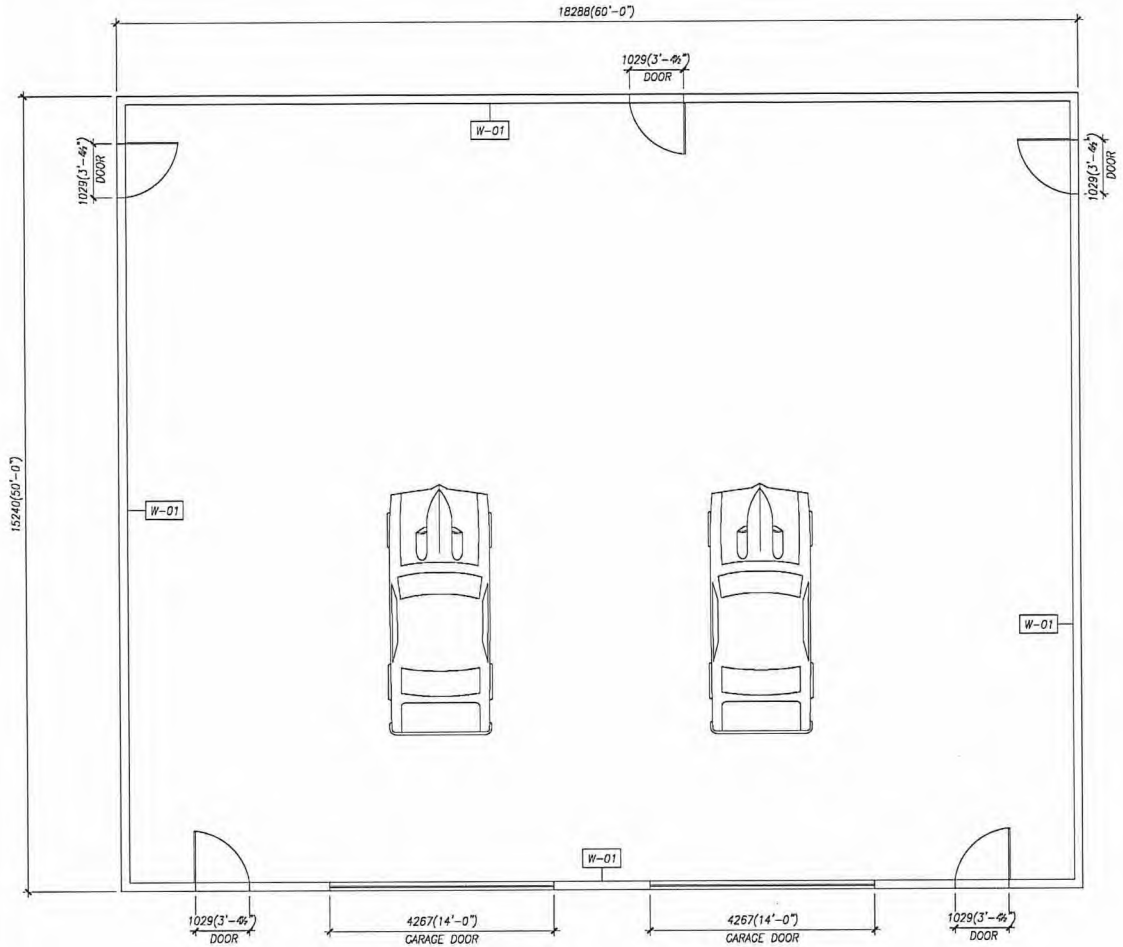
SITE:
2459 Lasalle Blvd, Greater Sudbury, ON P3A 2A9

DESIGNER:
OSTANEX
+1(647) 745 - 2474, www.ostanex.ca, [redacted]

TITLE:
SITE PLAN

SCALE: AS SHOWN	DRAWN: B ENTEZARIAN
DATE: August2026	CHECKER: K NEJATIAN
DRAWING No: S01	PROJECT No:

PL-MV-2026-00139 Sketch 2



1 MAIN FLOOR PLAN
Scale: 3/16"=1'-0"

W-01: 160mm	EXTERIOR WALL
	12mil PREFINISHED METAL SIDING R24 SPRY FOAM 6"(152mm) , 6" C CHANNEL @ 24" VAPOR BARRIER 12mm (±1/8") DRYWALL

R01: 160mm	ROOF
	12mil PREFINISHED METAL SIDING R24 SPRY FOAM 6"(152mm) , 6" C CHANNEL VAPOR BARRIER 12mm (±1/8") DRYWALL

OCCUPANT LOAD RESTRICTION:
TO CONFORM TO AVAILABLE ON-SITE PLUMBING FIXTURE COUNTS PER OBC 2024 ARTICLE 3.7.4.3, THE TOTAL MAX OPERATIONAL OCCUPANT LOAD FOR THE SERVICE GARAGE AREA IS STRICTLY RESTRICTED VIA PERMANENT ENTRANCE SIGNAGE.

A RIGID, CONTRASTING SIGN CAPABLE OF PERMANENT POSTING MUST BE FIXED AT THE MAIN ACCESS ENTRANCE, READING EXACTLY:
"MAXIMUM OCCUPANCY OF THIS SHOP FLOOR AREA IS LIMITED TO 30 PERSONS."

FIRE SEPARATION CONTINUITY NOTE:
PROVIDE A CONFORMANCE-TESTED 1-HOUR FIRE SEPARATION BETWEEN PROP. SERVICE GARAGE (GROUP F, DIV 2) AND OFFICE AREAS (GROUP D) IN STRICT ACCORDANCE WITH OBC 2024 SB-3 ARCHITECTURAL SPECIFICATION W4a / ULC W407.

THE WALL ASSEMBLY MUST EXTEND CONTINUOUSLY FROM THE SLAB-ON-GRADE UP TO THE UNDERSIDE OF THE CORRUGATED STEEL ROOF DECK. THE TOP OF THE WALL MUST BE INSTALLED USING A SLOTTED DEFLECTION TRACK COMPATIBLE WITH LIGHT-GAUGE STEEL STUDS TO ACCOMMODATE VERTICAL LIVE/SNOW LOAD ROOF DEFLECTION. TIGHTLY FIT AND FLUTE-FILL RECESSED SPACES WITH MINERAL WOOL ACCORDING TO ULC SYSTEM HW-D-0106 (OR EQUIV. CURRENT LISTED FIRE-BARRIER SYSTEM) AND SEAL FLUSH WITH HIGH-PERFORMANCE ULC-LISTED FIRESTOP SEALANT TO MAINTAIN AN AIRTIGHT, CONTINUOUS SMOKE AND FIRE BARRIER.

ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO ENGINEER.

No.	DATE	ISSUED FOR	apvd by
00	2022-24-01	PERMIT	APVD

REVISIONS

CLIENT:
Mr. SAVY BHARDWAJ

PROJECT NAME:
NEW STORAGE BUILDING

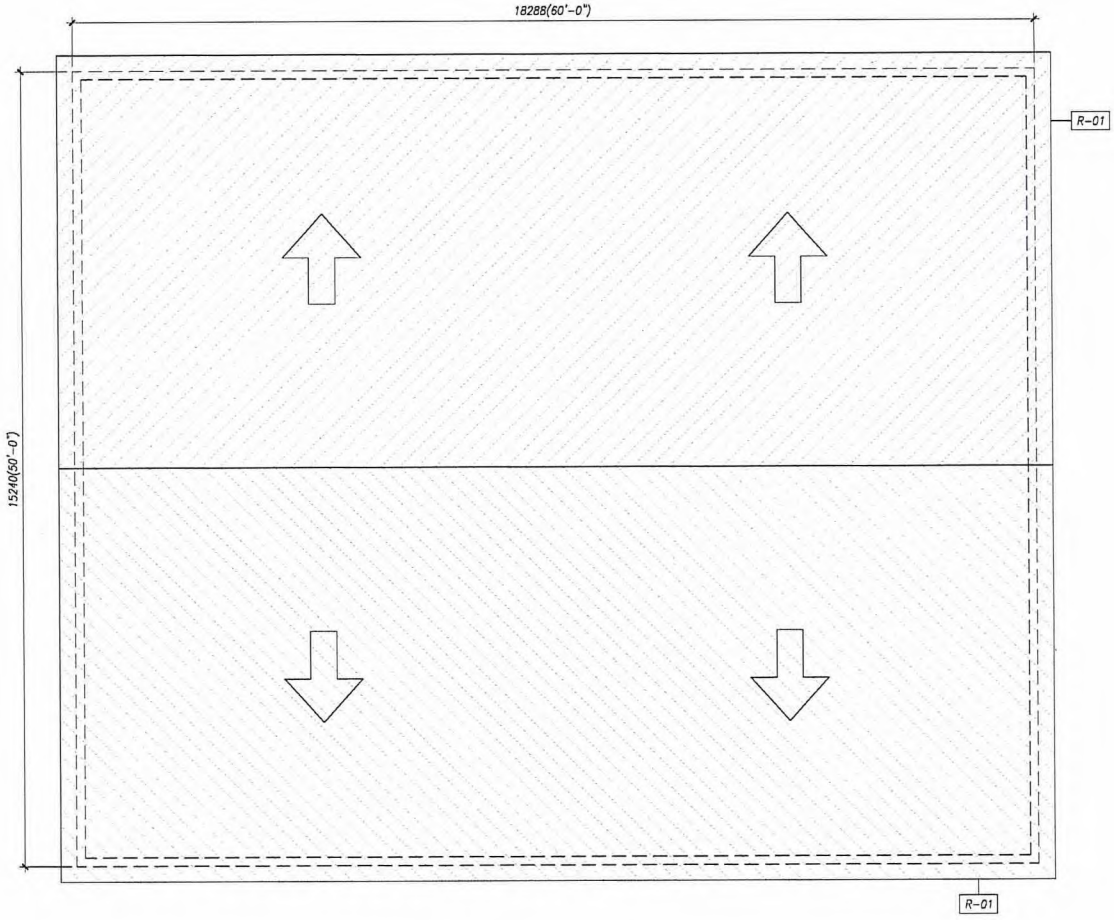
SITE:
2459 Lasalle Blvd, Greater Sudbury, ON P3A 2A9

DESIGNER:
OSTANEX
+1(647) 745 - 2474, www.ostanex.ca [redacted]

TITLE:
MAIN FLOOR PLAN

SCALE: AS SHOWN	DRAWN: B ENTEZARIAN
DATE: August2026	CHECKER: K NEJATIAN
DRAWING No: A01	PROJECT No:

PL-MV-2026-00139 Sketch 3



2 ROOF PLAN
Scale: 3/16"=1'-0"

ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO ENGINEER.

No.	DATE	ISSUED FOR	apvd by
00	2022-24-01	PERMIT	APVD

REVISIONS

CLIENT:
Mr. SAVY BHARDWAJ

PROJECT NAME:
NEW STORAGE BUILDING

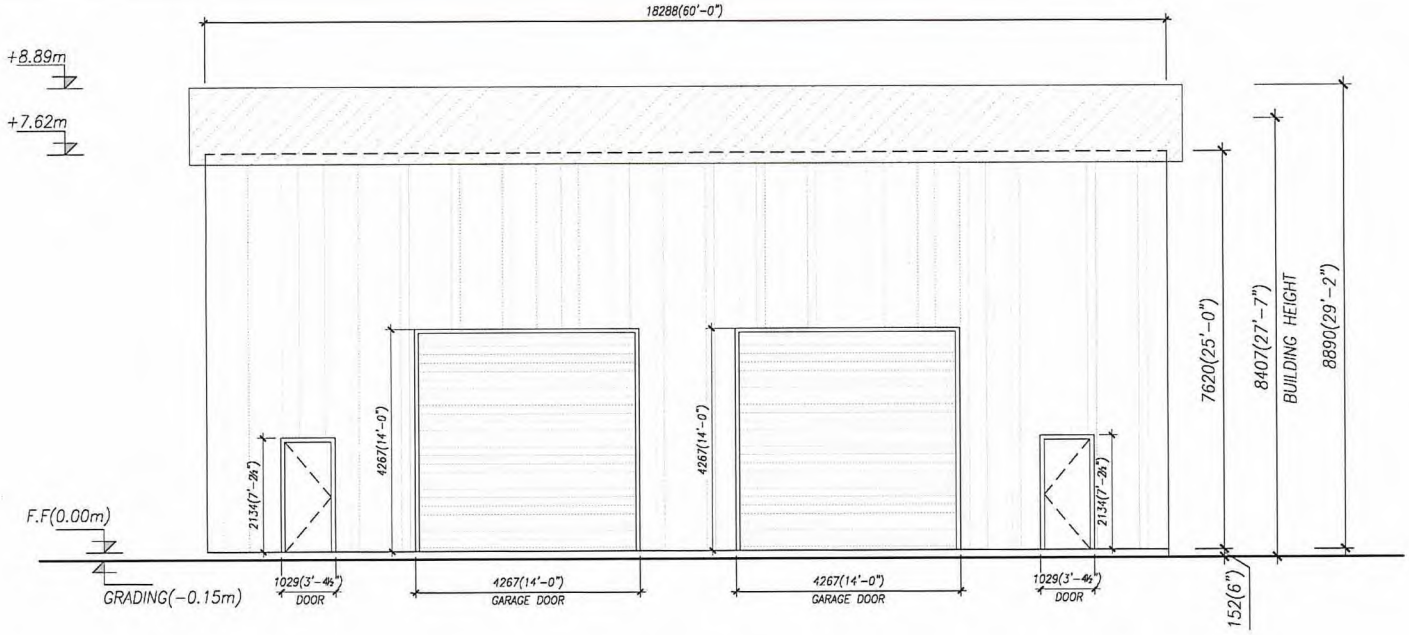
SITE:
2459 Lasalle Blvd, Greater Sudbury, ON P3A 2A9

DESIGNER:
ESTANEX
+1(647) 745 - 2474, www.estanex.ca [redacted]

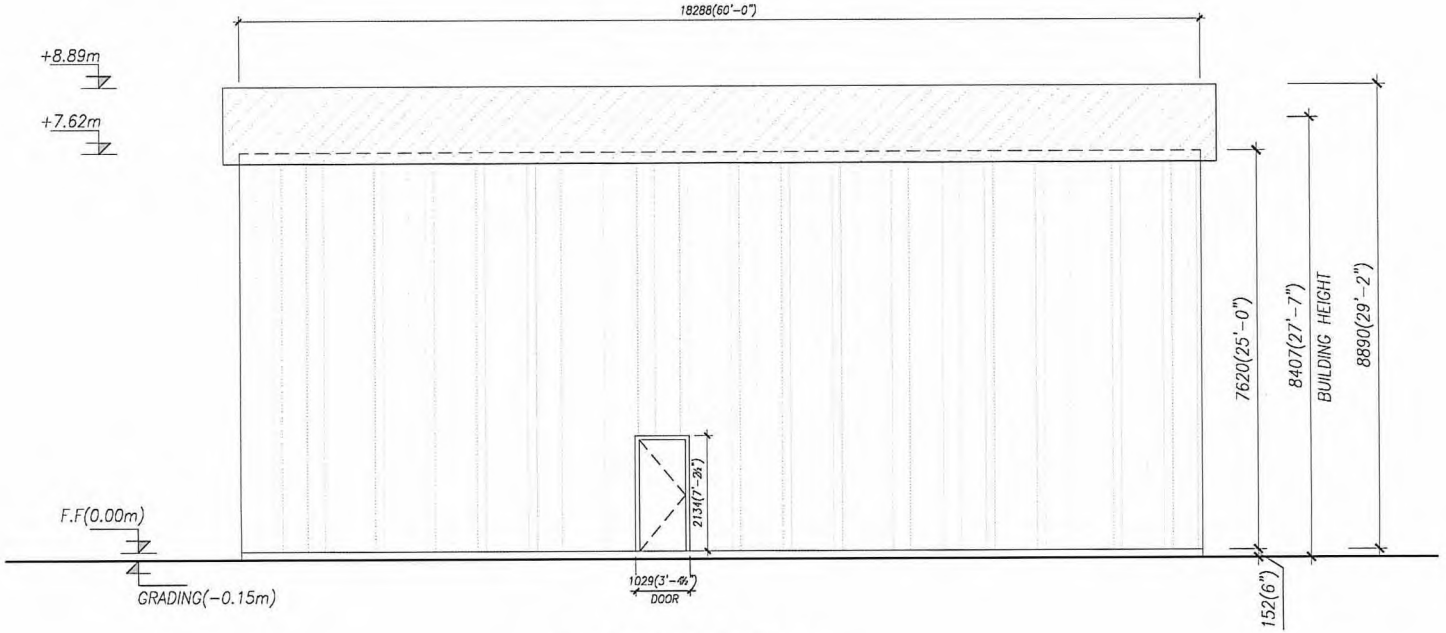
TITLE:
ROOF PLAN

SCALE: AS SHOWN	DRAWN: B.ENTEZARIAN
DATE: August2026	CHECKER: K.NEJATIAN
DRAWING No: A02	PROJECT No:

PL-MV-2026-00139 Sketch 4



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



2 SOUTH ELEVATION
Scale: 3/16"=1'-0"

ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO ENGINEER.

No.	DATE	ISSUED FOR	apvd by
00	2022-24-01	PERMIT	APVD

REVISIONS

CLIENT:
Mr. SAVY BHARDWAJ

PROJECT NAME:
NEW STORAGE BUILDING

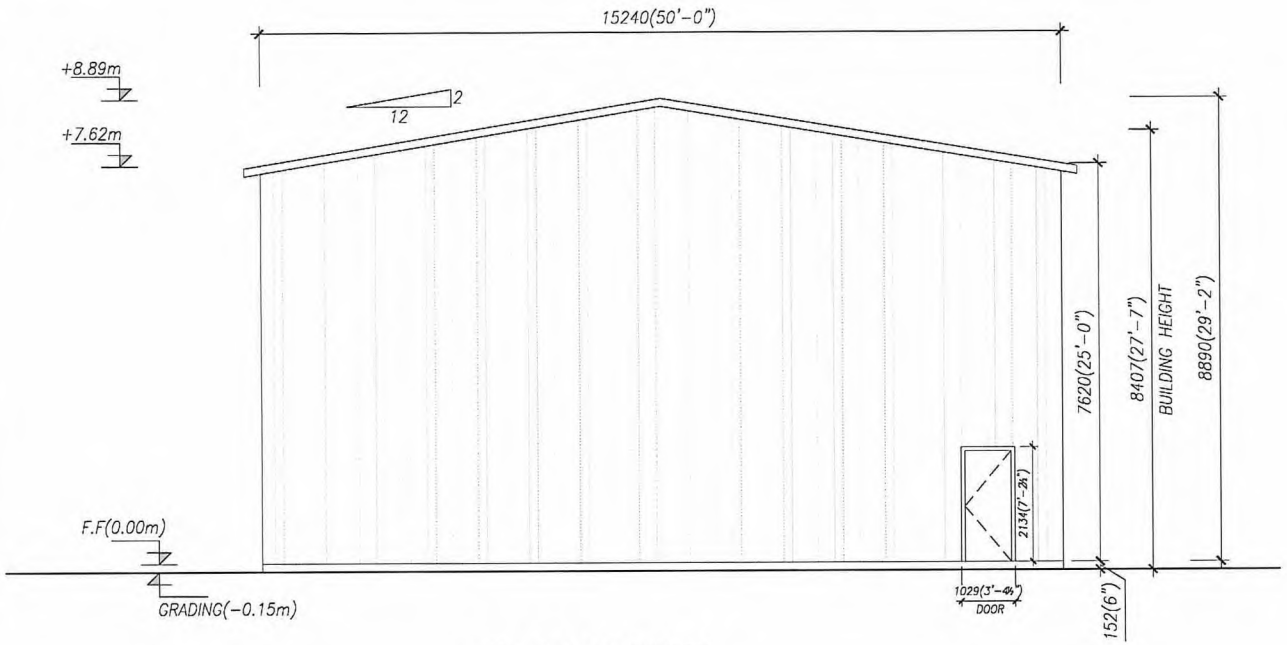
SITE:
2459 Lasalle Blvd, Greater Sudbury, ON P3A 2A9

DESIGNER:
ESTANCIX
+1(647) 745 - 2474, www.estancix.ca , [redacted]

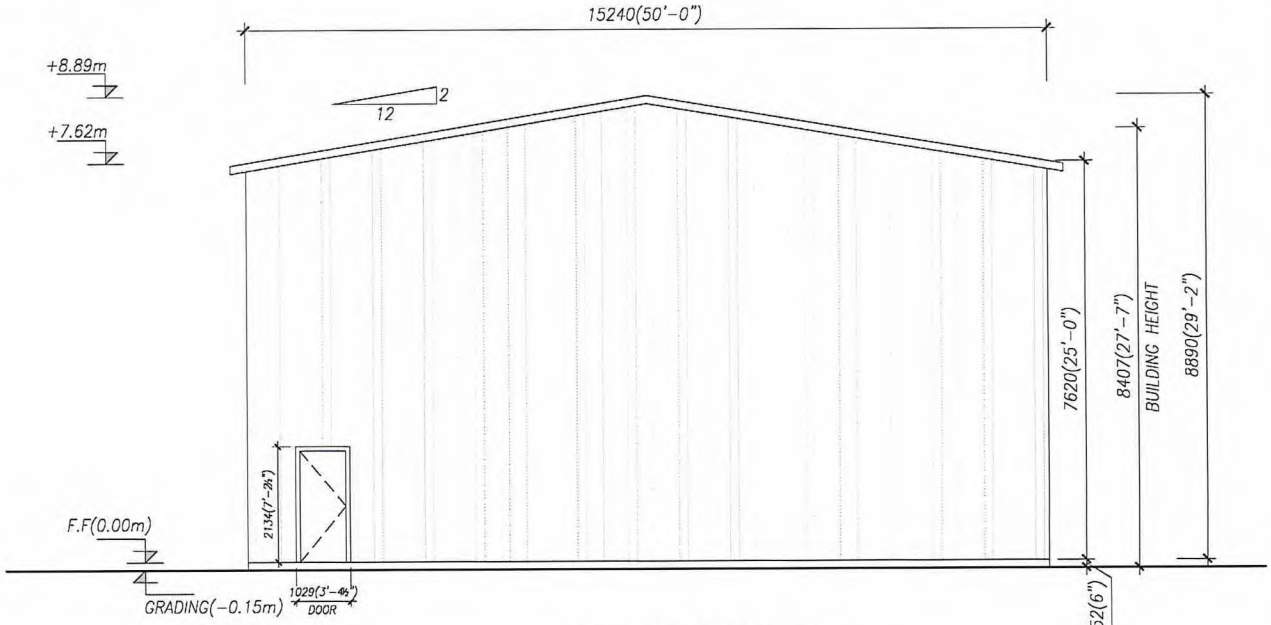
TITLE:
SOUTH & NORTH ELEVATION

SCALE: AS SHOWN	DRAWN: B.ENTEZARIAN
DATE: August2025	CHECKER: K.NEJATIAN
DRAWING No: A03	PROJECT No:

PL-MV-2020-00139 Sketch 5



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



2 WEST ELEVATION
Scale: 3/16"=1'-0"

ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO ENGINEER.

No.	DATE	ISSUED FOR	apvd by
00	2022-24-01	PERMIT	APVD

REVISIONS

CLIENT:
Mr. SAVY BHARDWAJ

PROJECT NAME:
NEW STORAGE BUILDING

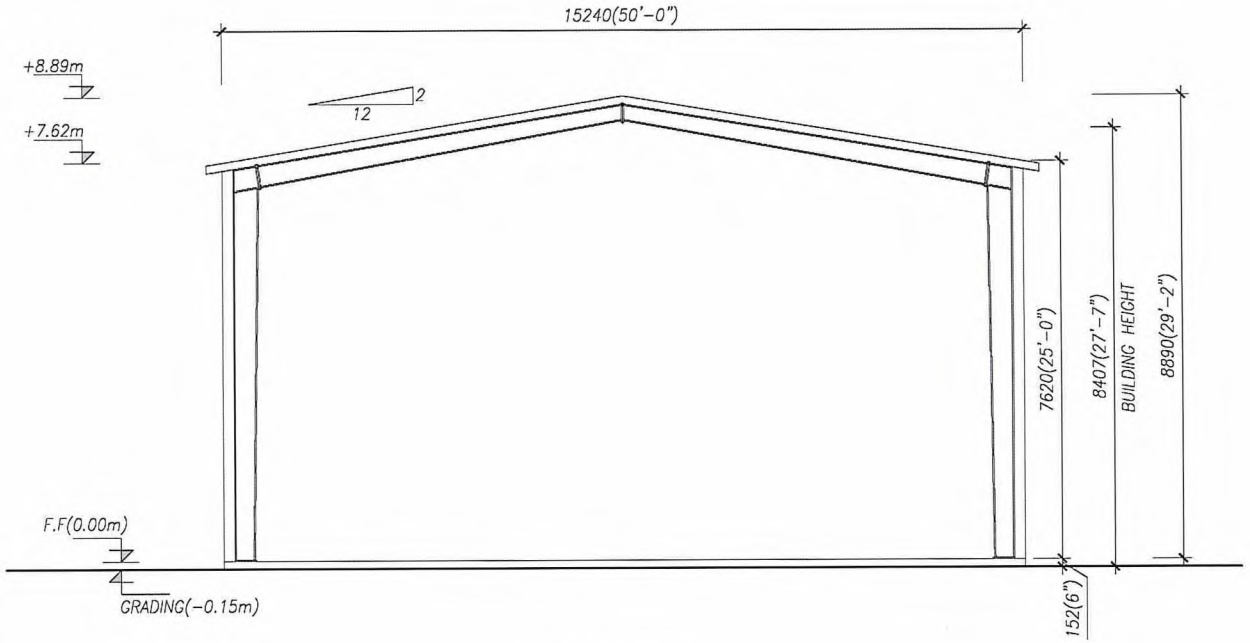
SITE:
2459 Lesaille Blvd, Greater Sudbury, ON P3A 2A9

DESIGNER:
ESTANEX
+1(647) 745 - 2474, www.estanex.ca

TITLE:
WEST & EAST ELEVATION

SCALE: AS SHOWN	DRAWN: B.ENTEZARIAN
DATE: August2026	CHECKER: K.NEJATIAN
DRAWING No: A04	PROJECT No:

PL-MV-2026-00139 sketch 6



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

ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO ENGINEER.

No.	DATE	ISSUED FOR	apvd by
00	2022-24-01	PERMIT	APVD

REVISIONS

CLIENT:
Mr. SAVY BHARDWAJ

PROJECT NAME:
NEW STORAGE BUILDING

SITE:
2459 Lasalle Blvd, Greater Sudbury, ON P3A 2A9

DESIGNER:
OSTANEX
+1(647) 745 - 2474, www.ostanex.ca [redacted]

TITLE:
SECTION

SCALE: AS SHOWN	DRAWN: B ENTEZARIAN
DATE: August2026	CHECKER: K NEJATIAN
DRAWING No: A05	PROJECT No:

PL-MV-2026-00139 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-2026-00142

APPLICATION SUMMARY

File Date: 10/19/2026

Application Type: Minor Variance

Address(es): 540 Pine Cone Road, Skead P0M 2Y0

Applicant(s): SHIELD EA LTD

Owner(s): GERARD CAVERSON AND JULIE D'ORAZIO-CAVERSON

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?
April 2015

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?
1

What is the number of existing buildings/structures on the property?
4

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
Addition to existing building to add new bedroom, kitchen and a bathroom

Provide a detailed reason why the proposal cannot comply with the Zoning By-law
The owner is proposing to add an addition to their cottage, to expand the existing small bedrooms, making comfortable living spaces for their growing family to visit. Because the existing cottage is built entirely within the highwater mark, there is no option to add an addition without seeking a minor variance. The location of the proposed addition will be to the East of the building, at the location of an existing paved driveway/boat launch. As such, it will not require the removal of any trees or vegetation in the shoreline buffer, allowing the amount of vegetation in the shoreline buffer to remain the same as the current state. The proposed addition will follow along as an extension of the house, not extending further towards the lake. Placing the addition at the south of the existing building, further away from the shoreline is not a viable option due to the location of the existing well. As such, placing the addition at the proposed location to the East of the existing building is seen to be the best location.

Is there an eave encroachment?
No

Size of eaves

Lot Frontage of the property
51.52

Lot Depth of the property
211

Lot Area of the property
6999.74

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
Cottage, Garage, Gazebo, Boathouse (unknown to current owners)

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
use will remain un-changed

Existing uses of neighbouring properties
residential

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

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

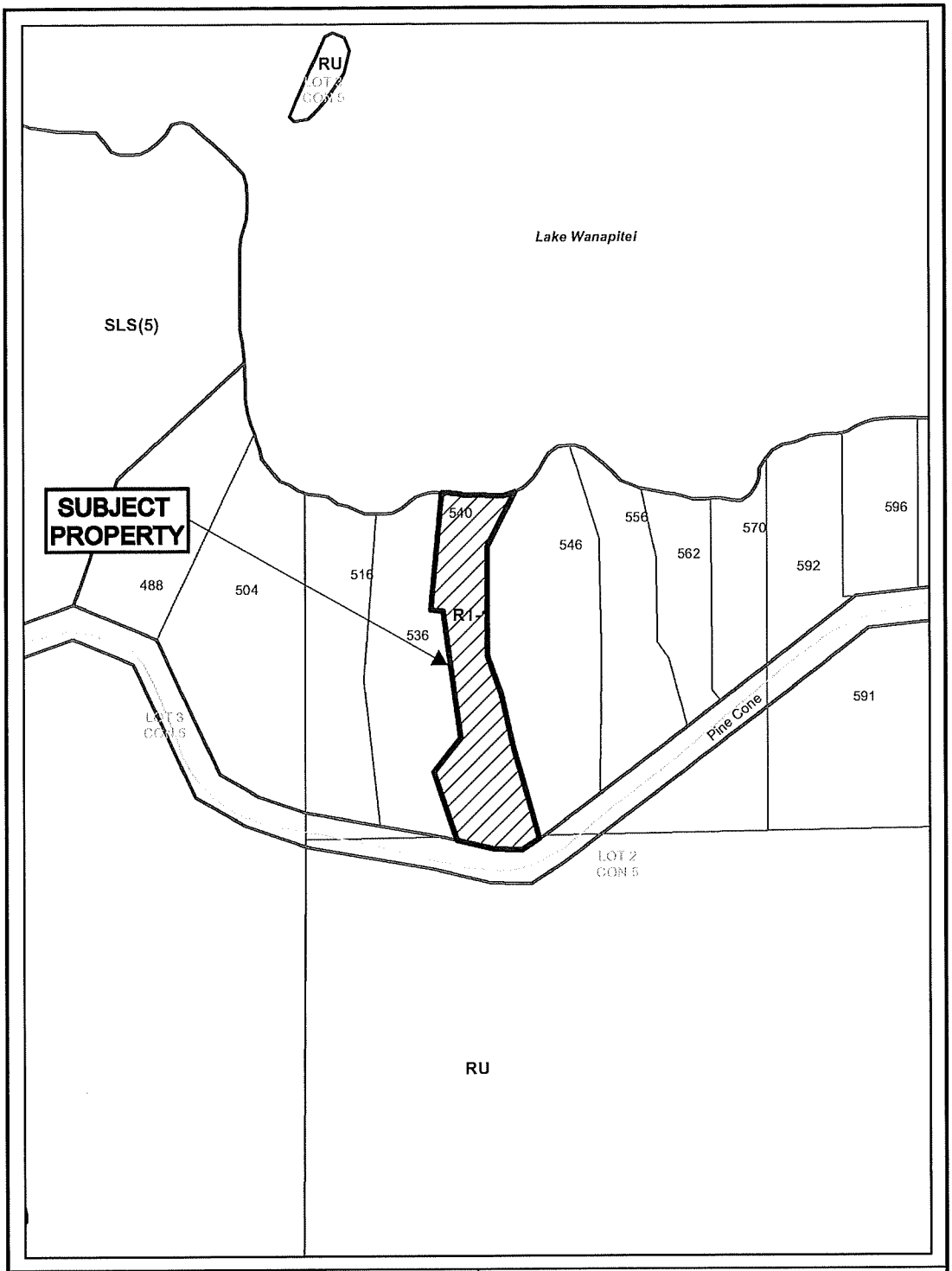
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
addition to existing cottage	No	50	100	2	7.89	9.03	8.16	179.34	9.69	11.99	10.93

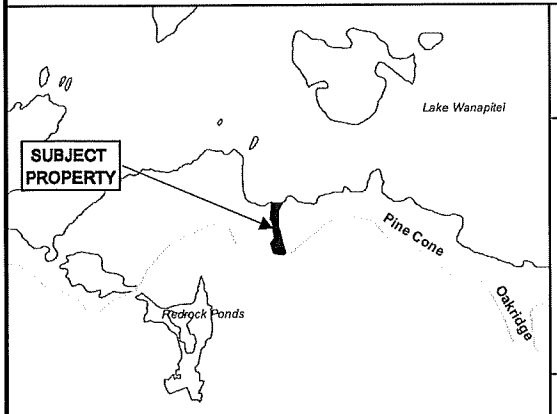
EXISTING BUILDING/STRUCTURE

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 cottage	No	92.3	184.6	2	11.49	9.03	8.16	179.34	11.22	3.05	15.75
existing garage	No	66.4	66.4	1	9.91	6.71	5	151.68	35.86	22.23	3.05
existing boat house	No	84	84	1	12	7	4.26	193.37	0	2.31	23.93
existing gazebo	No	9.3	9.3	1	3.35	3.35	3.65	193.37	1.37	14.72	16

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
highwater mark setback variance required for construction of addition. addition to match size and location of existing cottage. entirety of existing cottage is located in the highwater mark setback zone	30m	15.95m	14.05m
shoreline structure	Not permitted within 20m high water mark setback	15.95m	4.05m





Application for Minor Variance or Permission

N

Subject Property being PIN 73513-0431,
Part Lot 2, Concession 5,
Parts 2-11, Plan 53R-18802,
Township of MacLennan,
540 Pine Cone Road, Skead,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00142
Date: 2026 10 20

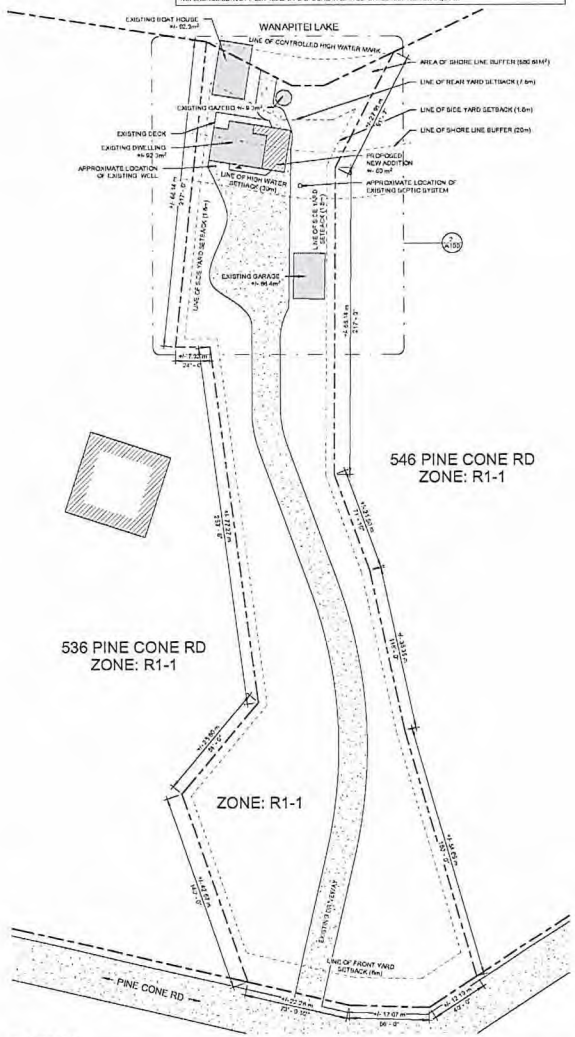
TOWNSHIP OF GREATER SUDBURY ZONING BY-LAW 2010-1002

ZONING LEGEND			
ZONE	R1-1 - LOW DENSITY RESIDENTIAL ONE		
STANDARDS	REQUIRED/PERMITTED	PROVIDED	RELIEF REQUIRED
LOT AREA (MIN)	4000m²	+/- 6900.74m²	-
LOT FRONTAGE (MIN)	45m	+/-61.62m	-
FRONT YARD	6.0m	+/-179.34m	-
SIDE YARD (WEST)	1.8m	+/-3.26m	-
SIDE YARD (EAST)	1.0m	+/-10.93m	-
REAR YARD (WATER MARK)	30m High water mark	+/-15.99m	+/-14.05m
REAR YARD	7.5m	+/- 9.06m	-
LOT COVERAGE (MAX)	40%	+/-4.21%	-
HEIGHT OF MAIN BUILDING	11m	+/-6.56m	-
SHORELINE BUFFER SETBACK	20M	+/-15.99m	+/-4.0m
TOTAL SHORELINE BUFFER AREA	-	650.94m²	-
AREA CLEARED BY STRUCTURE (EXISTING)	-	108.22m²	-
% AREA CLEARED BY STRUCTURES (EXISTING)	-	16.29%	-
AREA CLEARED BY STRUCTURE (PROPOSED)	-	26.19m²	-
% AREA CLEARED BY STRUCTURES (PROPOSED)	-	4.10%	-
TOTAL % AREA CLEARED BY STRUCTURES (MAX.)	25%	+/-20.93%	

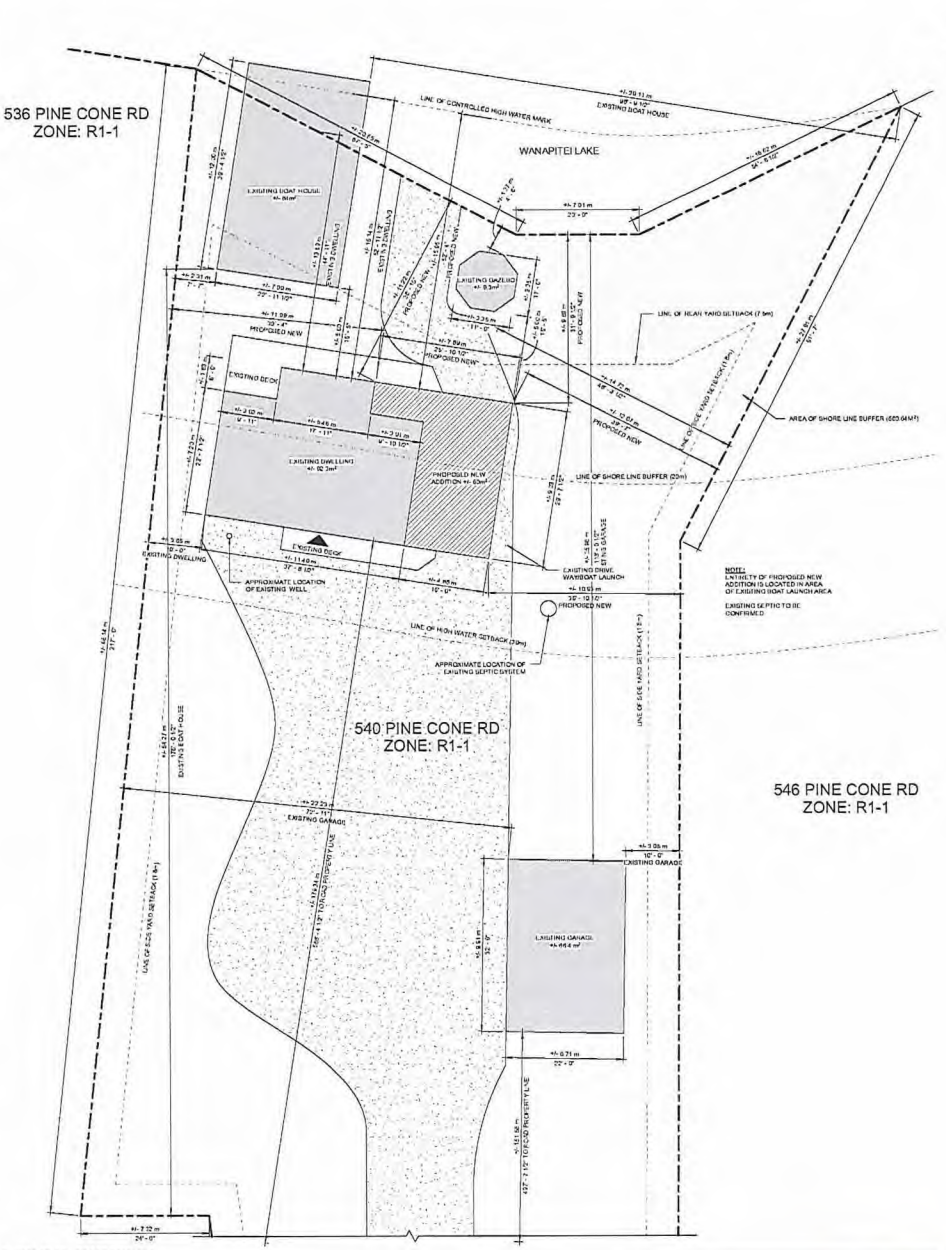
CONSERVATION AUTHORITY REGULATION: NICKEL DISTRICT CONSERVATION AUTHORITY

NOTE: VARIANCE REQUIRED FOR HIGH WATER MARK SETBACK & SHORE LINE BUFFER.
*DUE TO PROPOSED NEW ADDITION BEING BUILT IN EXISTING DRIVEWAY/BOAT LAUNCH AREA.
THE ACTUAL AREA OF CLEARED VEGETATION WILL REMAIN UNCHANGED.

REFERENCE SURVEY # 53R-18602 BY D.G. DORLAN LIMITED DATED SEPTEMBER 24, 2008



1 SITE PLAN
1" = 40'-0"



2 SITE PLAN - DETAILED VIEW
3/32" = 1'-0"

GENERAL NOTES

ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT. UNAUTHORIZED REPRODUCTION OF THESE DRAWINGS IS PROHIBITED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE COMMENCING WORK. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY

ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE ONTARIO BUILDING CODE.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL STRUCTURAL, MECHANICAL, AND ELECTRICAL WORK.

No.	Description	Date
1	ISSUED FOR MINOR VARIANCE	2020.11.02

SHIELD ENGINEERING & ARCHITECTURE

PINE CONE CAMP ADDITION

540 PINE CONE ROAD, SKEAD, ON

SITE PLAN

Project number PROJ. 5353

A100

Scale As indicated

PL-MV-2020-00142
Sketch 2

Minor Variance Application for Cottage Addition
November 2026

540 Pine Cone rd – Site Photos

1. **Aerial view**



2. **Lake view**



3. Driveway view



4. Shoreline view



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-2026-00144

APPLICATION SUMMARY

File Date: 10/20/2026

Application Type: Minor Variance

Address(es): 4656 Municipal Road 80, Val Therese

Applicant(s): SHIELD EA LTD

Owner(s): 13232077 CANADA 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?
July 2024

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?
30

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

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

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
Mixed Use Commercial

Current Official Plan designation (additional)

Current Zoning By-law designation
C2

Provide a detailed description of what is being proposed
Building and eave encroachment of 1.83m into the front yard setback for new construction of 3-storey residential apartment building

Provide a detailed reason why the proposal cannot comply with the Zoning By-law
Throughout the Site Plan Approval process, the design team worked with the 15m front yard setback to create a functional rear parking lot, with pedestrian access, accessible entrance, and landscaped areas. During the design phase, the owner has decided to include covered decks for each rental unit above grade. Rather than moving the entire building back, we are requesting relief from the front yard setback requirement to permit the building and its eaves to encroach into the setback. This would avoid site redesign, including revising the approved grading plan.

Is there an eave encroachment?
Yes

Size of eaves
1.83

Lot Frontage of the property
64

Lot Depth of the property
64.03

Lot Area of the property
4091

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
n/a

Existing use(s) of the subject property and length of time it/they have continued, ex. Residential, Commercial, Institutional, Park, etc.
C2

Is the use remaining the same? If no, please provide the proposed new use
from vacant to residential

Existing uses of neighbouring properties
C2

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?
No

Have you consulted with Conservation Sudbury regarding this relief?
No

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

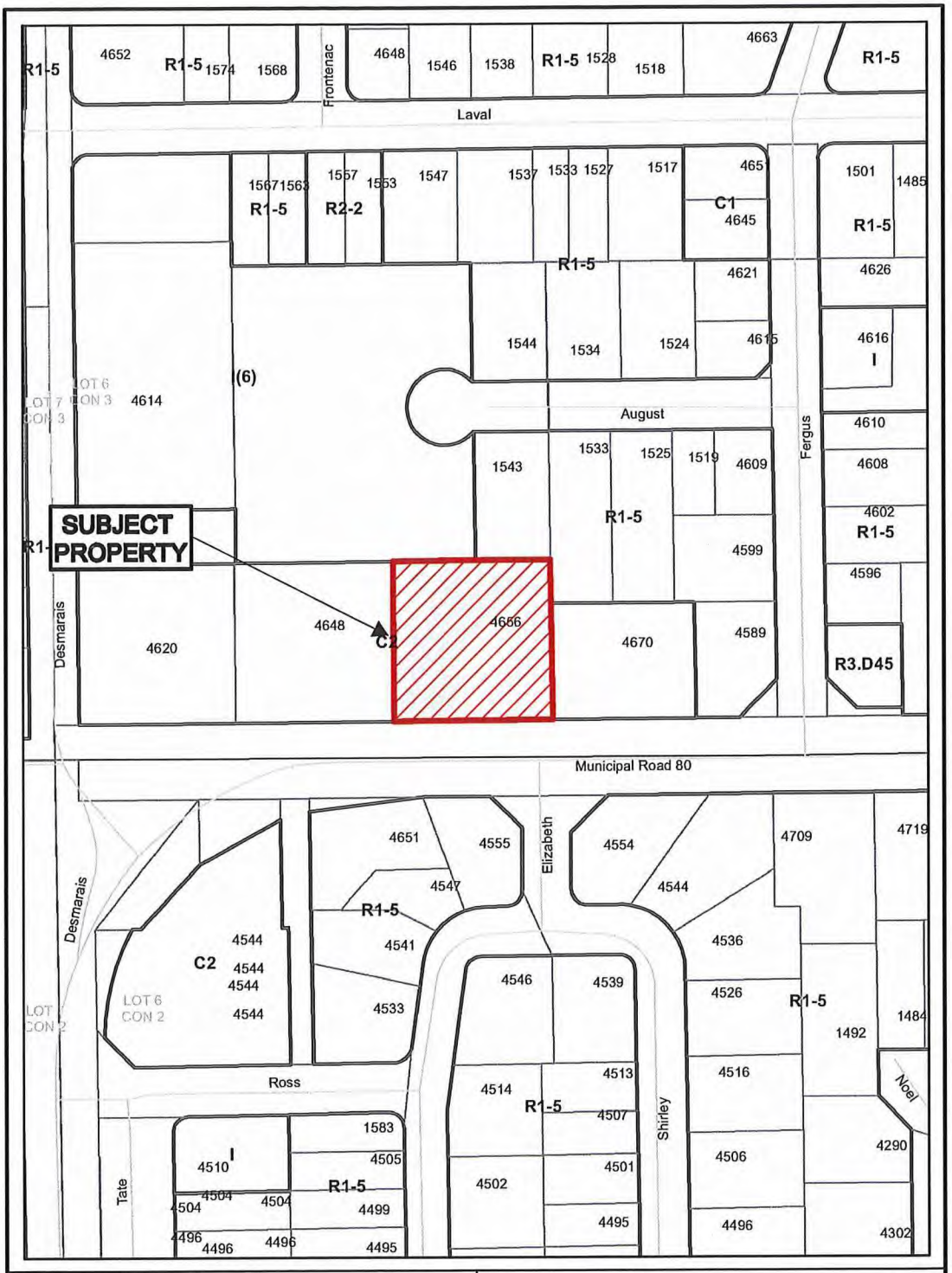
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
3 storey - 30 Unit Apartment Building	No	910.97	3654.72	4	39.88	23.09	14.66	13.17	25.3	7.37	16.44

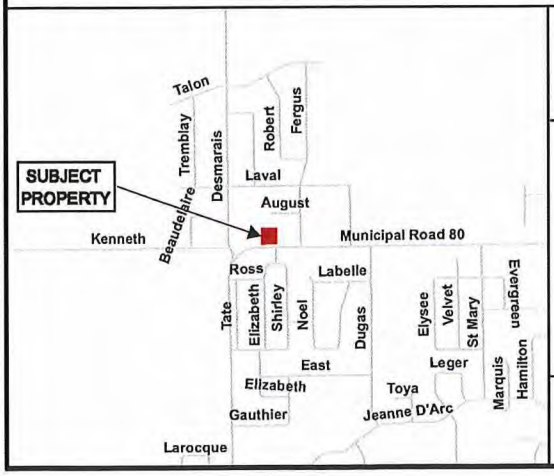
EXISTING BUILDING/STRUCTURE

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)

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
front yard setback for 3 storey new 30 unit apartment building	15m	13.17m max.	1.83m
Eaves encroachment into front yard setback	May encroach 1.2 m into the required yard but not closer than 0.6 m to the lot line.	Encroach 2.43m into 15m required front yard, providing a 12.57m setback from front lot line	1.23m



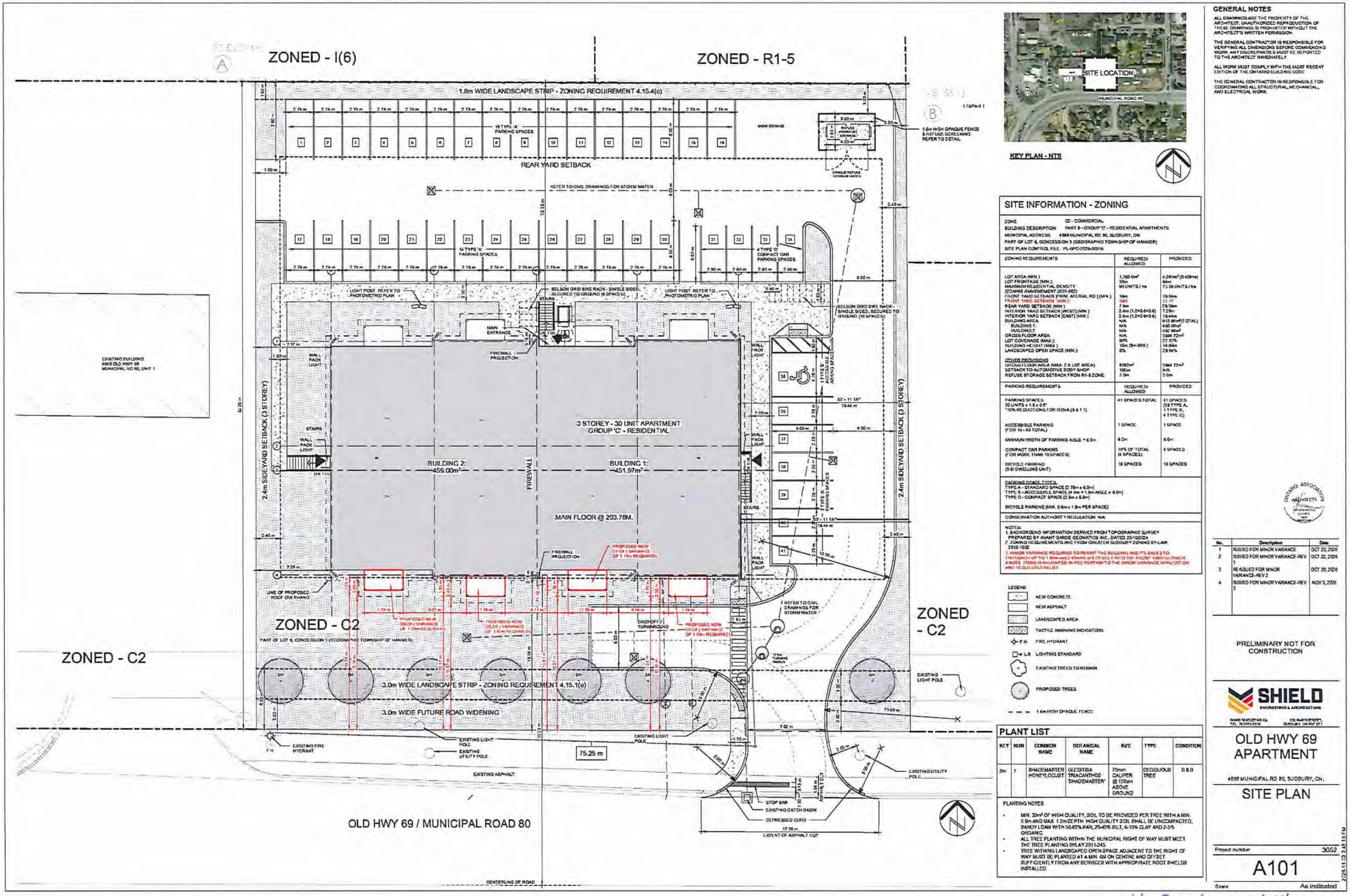


Application for Minor Variance or Permission

Subject Property being PIN 73504-2257,
Parcel 18510 SEC SES,
Part Lot 6, Concession 3,
Part 3, Plan SR-2975,
Township of Hanmer,
4656 Municipal Road 80, Val Therese,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00144
Date: 2026 10 27



KEY PLAN - NTS

SITE INFORMATION - ZONING

ZONE: C2 - COMMERCIAL
BUILDING DESCRIPTION: PART 9 - GROUP 'C' - RESIDENTIAL APARTMENTS
MUNICIPAL ADDRESS: 4648 MUNICIPAL RD 80, SUDBURY, ON
PART OF LOT 6, CONCESSION 3 (GEOGRAPHIC TOWNSHIP OF HANMER)
SITE PLAN CONTROL FILE: PL-SPC-2025-00015

ZONING REQUIREMENTS	REQUIRED/ ALLOWED	PROVIDED
LOT AREA (MIN.)	1,360.0m²	4,091m² (0.409ha)
LOT FRONTAGE (MIN.)	30m	66m
MAXIMUM RESIDENTIAL DENSITY (ZONING AMENDMENT 2025-062)	90 UNITS / ha	73.39 UNITS / ha
FRONT YARD SETBACK (MIN.)	18m	18.04m
FRONT YARD SETBACK (MAX.)	19m	19.17
REAR YARD SETBACK (MIN.)	7.5m	25.53m
INTERIOR YARD SETBACK (WEST) (MIN.)	2.4m (1.2+0.6+0.6)	7.29m
INTERIOR YARD SETBACK (EAST) (MIN.)	2.4m (1.2+0.6+0.6)	18.44m
BUILDING AREA:	N/A	913.93m² (TOTAL)
BUILDING 1:	N/A	456.96m²
BUILDING 2:	N/A	456.96m²
GROSS FLOOR AREA	N/A	1866.72m²
LOT COVERAGE (MAX.):	50%	22.32%
BUILDING HEIGHT (MAX.)	18m (6m MIN.)	14.64m
LANDSCAPED OPEN SPACE (MIN.)	5%	29.94%
OTHER PROVISIONS		
GROSS FLOOR AREA (MAX. 2 X LOT AREA)	8182m²	1866.72m²
SETBACK TO AUTOMOTIVE BODY SHOP	100m	N/A
REFUSE STORAGE SETBACK FROM R1-5 ZONE	3.0m	3.0m

PARKING REQUIREMENTS	REQUIRED/ ALLOWED	PROVIDED
PARKING SPACES: 30 UNITS x 1.5 = 2.0* *10% REDUCTIONS FOR GCIVA (5.6.1.1)	41 SPACES TOTAL	41 SPACES (34 TYPE A, 1 TYPE B, 4 TYPE C)
ACCESSIBLE PARKING (1 OR 10 – 50 TOTAL)	1 SPACE	1 SPACE
MINIMUM WIDTH OF PARKING AISLE = 6.0m	6.0m	6.0m
COMPACT CAR PARKING (1 OR MORE THAN 10 SPACES)	10% OF TOTAL (4 SPACES)	4 SPACES
BICYCLE PARKING (0.6/ DWELLING UNIT)	18 SPACES	18 SPACES

PARKING SPACE SIZES:
TYPE A – STANDARD SPACE [2.75m x 6.0m]
TYPE B – ACCESSIBLE SPACE [4.4m + 1.5m AISLE = 8.0m]
TYPE C – COMPACT SPACE [2.6m x 5.6m]

BICYCLE PARKING [MIN. 0.6m x 1.8m PER SPACE]

CONSERVATION AUTHORITY REGULATION: N/A

NOTES:
1. BACKGROUND INFORMATION DERIVED FROM TOPOGRAPHIC SURVEY PREPARED BY AVANT GARDE GEOMATICS INC., DATED 23/10/2024.
2. ZONING REQUIREMENTS ARE FROM GREATER SUDBURY ZONING BY-LAW 2010-100Z.
3. MINOR VARIANCE REQUIRED TO PERMIT THE BUILDING AND ITS EAVES TO ENCROACH UP TO 1.95m and 2.41m RESPECTIVELY INTO THE FRONT YARD SETBACK.
4 NOTE: ITEMS HIGHLIGHTED IN RED RELATING TO THE MINOR VARIANCE APPLICATION AND REQUESTED RELIEF

LEGEND
- NEW CONCRETE
- NEW ASPHALT
- LANDSCAPED AREA
- TACTILE WARNING INDICATORS
- F.H. FIRE HYDRANT
- L.S. LIGHTING STANDARD
- EXISTING TREES TO REMAIN
- PROPOSED TREES
- 1.6m HIGH OPAQUE FENCE

PLANT LIST

KEY	NUM	COMMON NAME	BOTANICAL NAME	SIZE	TYPE	CONDITION
SH	7	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	70mm CALIPER @ 150cm ABOVE GROUND	DECIDUOUS TREE	B & B

PLANTING NOTES
- MIN. 30m³ OF HIGH QUALITY SOIL TO BE PROVIDED PER TREE WITH A MIN. 0.9m AND MAX. 1.2m DEPTH. HIGH QUALITY SOIL SHALL BE UNCOMPACTED, SANDY LOAM WITH 50-60% SAN, 25-40% SILT, 6-10% CLAY AND 2-5% ORGANIC.
- ALL TREE PLANTING WITHIN THE MUNICIPAL RIGHT OF WAY MUST MEET THE TREE PLANTING BYLAW 2011-245.
- TREE WITHING LANDSCAPED OPEN SPACE ADJACENT TO THE RIGHT OF WAY MUST BE PLANTED AT A MIN. 6M ON CENTRE AND OFFSET SUFFICIENTLY FROM ANY SERVICES WITH APPROPRIATE ROOT BARRIER INSTALLED

GENERAL NOTES

ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT. UNAUTHORIZED REPRODUCTION OF THESE DRAWINGS IS PROHIBITED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE COMMENCING WORK. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY

ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE ONTARIO BUILDING CODE

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL STRUCTURAL, MECHANICAL, AND ELECTRICAL WORK.

No.	Description	Date
1	ISSUED FOR MINOR VARIANCE	OCT 20, 2024
2	ISSUED FOR MINOR VARIANCE-REV 1	OCT 22, 2024
3	RE-ISSUED FOR MINOR VARIANCE-REV 2	OCT 29, 2024
4	ISSUED FOR MINOR VARIANCE-REV 3	NOV 3, 2024

PRELIMINARY NOT FOR CONSTRUCTION

SHIELD
ENGINEERING & ARCHITECTURE
1669 SHIELDS Dr. TEL: 705.560.2292
120 ELM STREET, SUDBURY, ON P3C 1T1

OLD HWY 69 APARTMENT

4698 MUNICIPAL RD 80, SUDBURY, ON.

SITE PLAN

Project number: 3052

A101

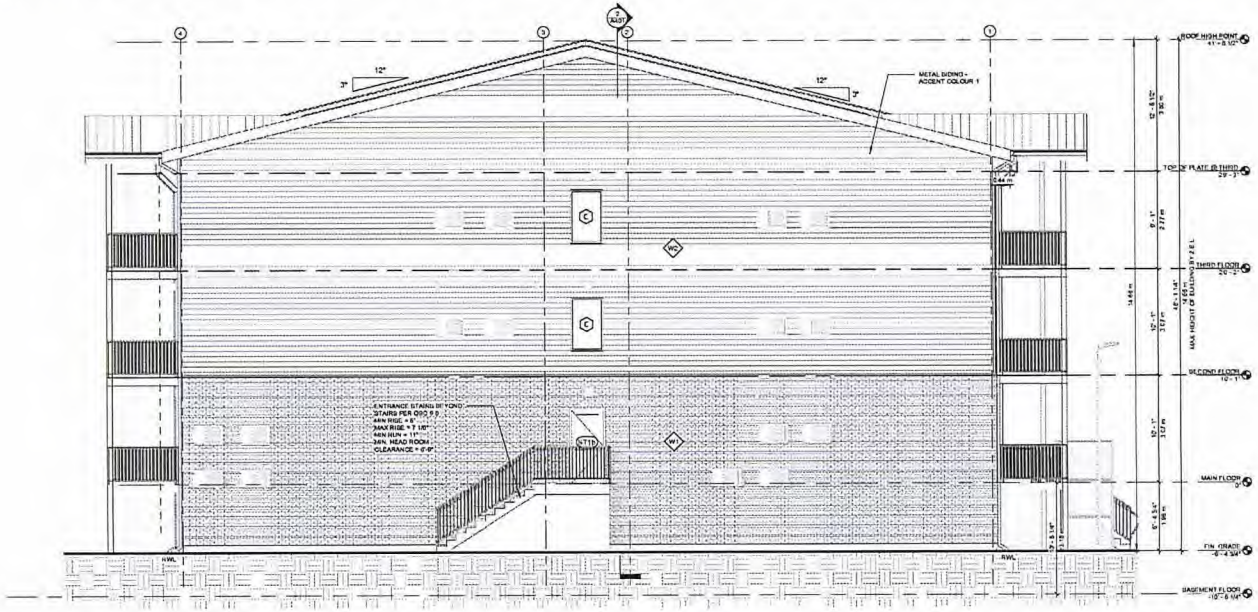
Scale: As indicated

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PL-MV-2026-00144
Sketch 2



1 SOUTH ELEVATION
3/16" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"

SIDING COLOUR LEGEND:

ACCENT COLOUR 1:	LIGHT GREY
ACCENT COLOUR 2: FASCIA, GUTTERS, DOWNSPOUTS, & TRIM:	FAUX WOOD
BRICK COLOUR:	CHARCOAL GREY

GENERAL NOTES

ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT. UNAUTHORIZED REPRODUCTION OF THESE DRAWINGS IS PROHIBITED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE COMMENCING WORK. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.

ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE ONTARIO BUILDING CODE.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL STRUCTURAL, MECHANICAL, AND ELECTRICAL WORK.

No.	Description	Date
1	ISSUED FOR MINOR VARIANCE	OCT 29, 2026
2	ISSUED FOR MINOR VARIANCE -REV 1	OCT 29, 2026
3	ISSUED FOR MINOR VARIANCE -REV 3	NOV 3, 2026

PRELIMINARY NOT FOR CONSTRUCTION

SHIELD ENGINEERING & ARCHITECTURE

OLD HWY 69 APARTMENT

4535 MUNICIPAL RD 80, SUDBURY, ON.

ELEVATIONS - SOUTH & EAST

Project number 3052

A302

Scale As indicated

PL-MV-2026-00144
Sketch 3

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-2026-00146

APPLICATION SUMMARY

File Date: 10/27/2026

Application Type: Minor Variance

Address(es): 0 Montee Principale, Azilda, ON P0M 1B0

Applicant(s): SHANEL BELANGER

Owner(s): SHANEL BELANGER

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?
June 12, 2026

Are you the registered owner or an authorized agent?
Registered Owner

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

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?
0

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
FD, R1-5

Provide a detailed description of what is being proposed
Recently severed lot for a proposed dwelling, one corner of the proposed back deck is over the setback line and requires a minor variance

Provide a detailed reason why the proposal cannot comply with the Zoning By-law
The front of the residence is already on the setback line from the roadway. The back of the lot itself is on a diagonal line, so the setback at one corner of the lot is shorter than at the other corner, causing the deck to be over the setback line

Is there an eave encroachment?
Yes

Size of eaves
0.46

Lot Frontage of the property
21.3

Lot Depth of the property
42.1

Lot Area of the property
740

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
None - vacant lot

Existing use(s) of the subject property and length of time it/they have continued, ex. Residential, Commercial, Institutional, Park, etc.
Newly severed lot June 2026

Is the use remaining the same? If no, please provide the proposed new use
Proposed new single family dwelling

Existing uses of neighbouring properties
Dwellings

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?
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

Vacant lot, nothing connected at this time

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

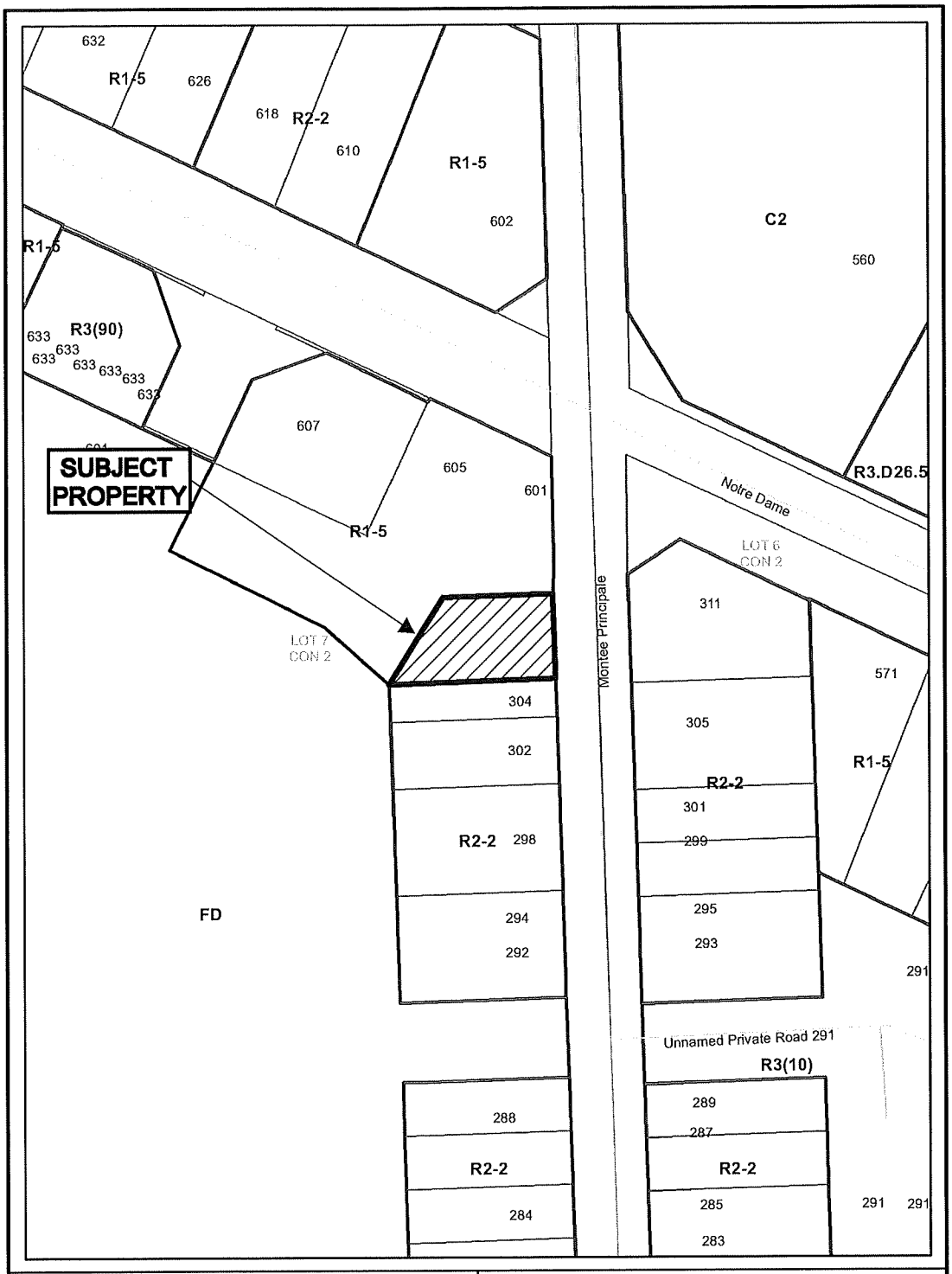
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Proposed Single family dwelling	No	200.3	200.3	1	18.3	12.7	6.25	6.1	4.9	1.3	7.4

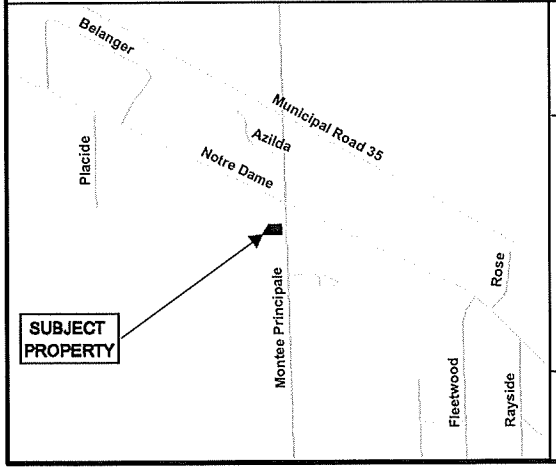
EXISTING BUILDING/STRUCTURE

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)

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
rear yard set back - proposed single detached dwelling	7.5m	4.9m	2.6m
eave encroachment into rear yard - proposed single detached dwelling	May encroach 1.2 m into the required 7.5m rear yard but not closer than 0.6 m to the lot line.	3.06m	1.86m





Application for Minor Variance or Permission

N

Subject Property being PIN 73347-2010,
SRO, Part Lot 7, Concession 2,
designated as Part 1, Plan 53R-22390,
Township of Rayside,
0 Montee Principale, Azilda,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00146
Date: 2026 11 02

SITE PLAN LEGEND

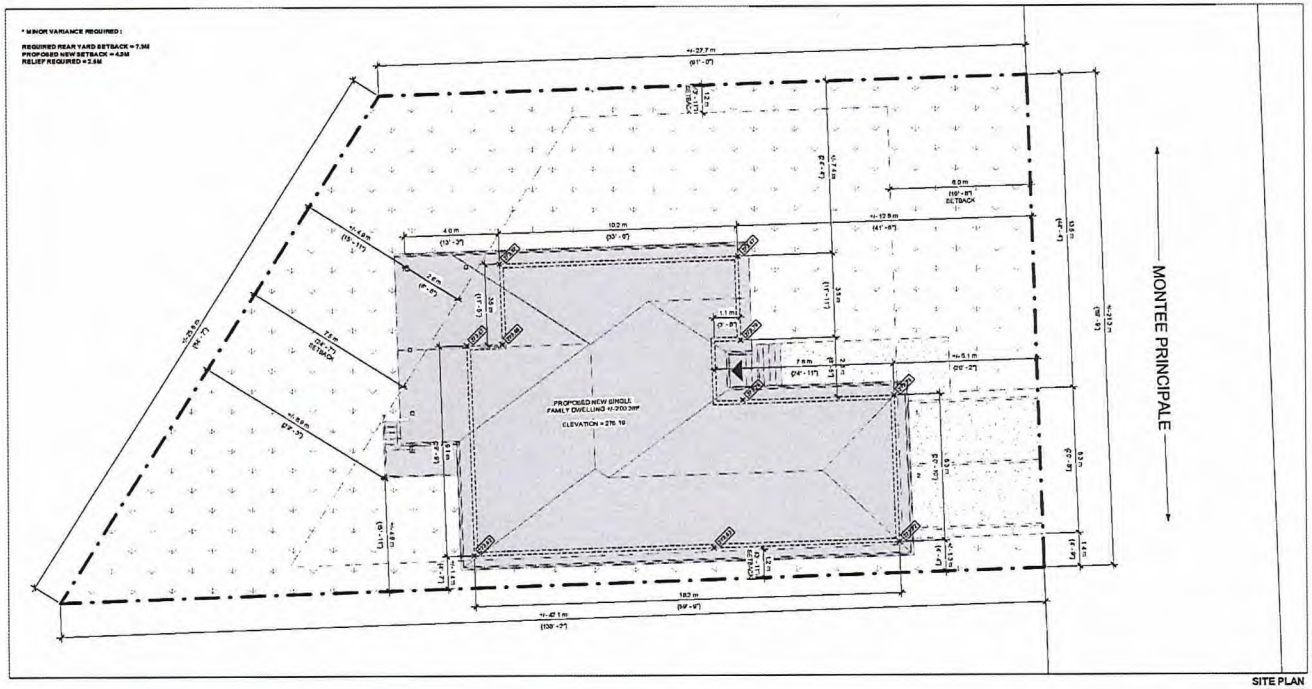
- PROPOSED NEW
- DENOTES ASPHALT
- DENOTES GRASS
- DENOTES PROPERTY LINE
- DENOTES SETBACK LINE
- DENOTES TYPICAL PARKING SPACE 5'-0" x 20'-0"
- DENOTES BUILDING ENTRANCE

DIMENSIONS ON SITE PLAN TO BE FIELD VERIFIED BY HOME OWNER, CONTRACTOR OR SITE SURVEY. ANY DISCREPANCIES SHALL BE REPORTED TO KOMRI ENGINEERING.

ZONE =	R1-6
TOTAL PROPERTY AREA=	~744.4m²
PROPOSED NEW DWELLING=	~200.3m²
NEW TOTAL LOT COVERAGE=	~26.9%
MAXIMUM LOT COVERAGE=	~45%
MAXIMUM HEIGHT=	~11m
MINIMUM LOT FRONTAGE=	~15m
MINIMUM FRONT YARD=	~6.0m
MINIMUM REAR YARD=	~7.5m
MINIMUM INTERIOR SIDE YARD=	~1.2m
MINIMUM CORNER SIDE YARD=	~4.6m

SITE PLAN NOTES:

1. REFER TO SURVEY DRAWING PREPARED BY LICENSED SURVEYOR FOR EXISTING GRADING, PROPERTY LINES, EASEMENTS, AND BENCHMARK INFORMATION.
2. CONTRACTOR TO LOCATE AND CONFIRM ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO EXCAVATION OR SITE WORK.
3. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL FOUNDATIONS. FINISHED GRADING TO SLOPE MINIMUM 2% AWAY FROM BUILDING FOR FIRST 2 METERS.
4. FINISHED GRADING TO MATCH EXISTING GRADES AT PROPERTY LINE WITHOUT CAUSING NEGATIVE DRAINAGE OR ENCROACHMENT ONTO ADJACENT PROPERTIES.
5. GENERAL PARKING SPACES TO BE PROVIDED AS SHOWN ON SITE PLAN AND TO COMPLY WITH MUNICIPAL ZONING BY-LAWS FOR MINIMUM DIMENSIONS, LAYOUT, AND DRIVE AISLE WIDTHS



SITE PLAN
1/8" = 1'-0"

GENERAL
1. ALL WORK SHALL CONFORM TO THE ONTARIO BUILDING CODE (OBC) AND ALL APPLICABLE LOCAL BY-LAWS AND REGULATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER BEFORE PROCEEDING.
3. THESE DRAWINGS REMAIN THE PROPERTY OF KOMRI ENGINEERING AND SHALL NOT BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION.
4. DO NOT SCALE DRAWINGS.

REVISIONS
1 ISSUED FOR CONSTRUCTION 2026-11-10

KOMRI ENGINEERING
160 DOUGLAS STREET, SUDBURY, ON, P3E 1G1
sales@komrieng.com | 705.519.2716

SHANEL BELANGER
1 MONTEE PRINCIPALE, SUDBURY, ON
PROJECT NO. KS-026-319

SITE PLAN

DRAWN: NL/JN
CHECKED: DP/KO
SCALE: As indicated
SHEET: A03

ISSUED FOR CONSTRUCTION - NOVEMBER 10, 2026

PL-MV-2026-00146 Sketch 2

SHANEL BELANGER

1 MONTEE PRINCIPALE, SUDBURY, ON
PROJECT NO. KSI-026-310

ISSUED FOR CONSTRUCTION - OCTOBER 19, 2026

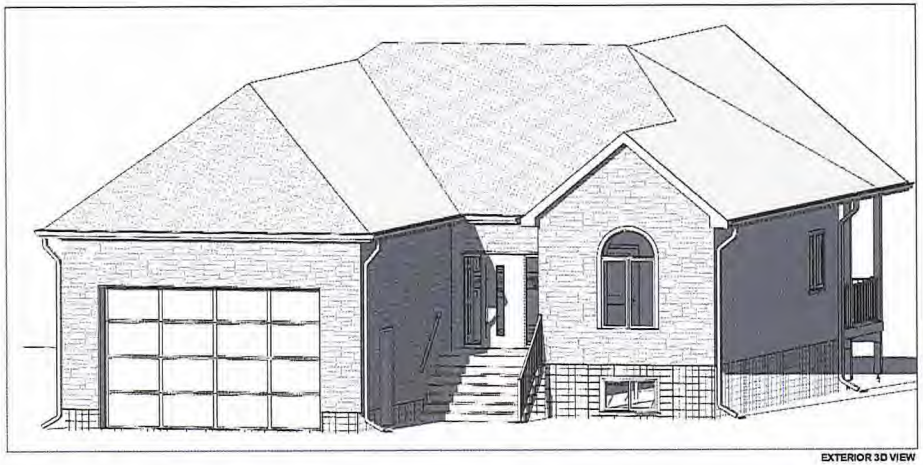
KOMRI ENGINEERING

SYMBOL LEGEND

SYMBOL	DESCRIPTION
VIEW NAME 1" = 1'-0" (1 / A2.0)	SECTION NUMBER, TITLE AND SCALE REFERENCE
VIEW NAME 1" = 1'-0"	TITLE AND SCALE REFERENCE
ROOM NAME 101	ROOM NAME AND NUMBER
FLOOR 0.0	ELEVATION REFERENCE TO LEVEL AS NOTED
SPAN DIRECTION	JOIST SPAN DIRECTION SYMBOL JOIST SIZE AND SPAN DIRECTION (HORIZ) JOIST EXTENT (VERT.)
TYP A101	BUILDING SECTION REFERENCE, ARROW SECTION NUMBER (TOP) SHEET LOCATION (BOTTOM)
S01 01	ELEVATION REFERENCE ELEVATION NUMBER (RIGHT) SHEET LOCATION (LEFT)
NORTH	NORTH ARROW
P1	PARTITION IDENTIFICATION IN SCHEDULE
W1	WALL IDENTIFICATION IN SCHEDULE
R1	ROOF IDENTIFICATION IN SCHEDULE
F1	FLOOR IDENTIFICATION IN SCHEDULE
FW1	FOUNDATION IDENTIFICATION IN SCHEDULE
101	DOOR IDENTIFICATION IN SCHEDULE
L1	LINTEL IDENTIFICATION IN SCHEDULE
W1	WINDOW IDENTIFICATION IN SCHEDULE
C1	CEILING IDENTIFICATION IN SCHEDULE
01	CONSTRUCTION NOTE IDENTIFICATION - REFER TO SCHEDULE
	POST IDENTIFICATION IN SCHEDULE
S1	BEAM IDENTIFICATION IN SCHEDULE

WALL PHASING

PHASE	DESCRIPTION
	NEW WALLS(SEE WALL SCHEDULE)



EXTERIOR 3D VIEW

CONSTRUCTION ASSEMBLIES

PARTITION ASSEMBLIES NOTES:

1. ALL INTERIOR PARTITIONS ARE TO BE TYPE P1 UNLESS NOTED OTHERWISE.
2. "+/-" NEXT TO ANY DIMENSION INDICATES THAT MEASUREMENT IS TO BE FIELD VERIFIED. ADJUST AS REQUIRED TO SUIT SITE CONDITIONS. NOTIFY KOMRI ENGINEERING IF DESIGN INTENT CANNOT BE IMPLEMENTED.
3. USE WATER-RESISTANT GYPSUM BOARD ON ALL WET SIDE PARTITIONS AND CEMENT BOARD BEHIND ALL WALL-MOUNTED TILE INSTALLATIONS.
4. PROVIDE WOOD BLOCKING TO ACCOMMODATE WALL-MOUNTED ACCESSORIES SUCH AS TOWEL BARS, SHOWER DOORS, VANITY LIGHTS, TV BRACKETS, GRAB BARS, ETC. COORDINATE LOCATIONS PRIOR TO INSTALLATION.
5. ALL PARTITIONS TO EXTEND TO UNDERSIDE OF STRUCTURE UNLESS OTHERWISE NOTED. BRACE TO STRUCTURE ABOVE AS REQUIRED.
6. ALL FLOOR ELEVATIONS ARE REFERENCED FROM GROUND FLOOR DATUM ELEVATION OF 0.0
7. ALL EXPOSED VERTICAL CORNERS IN GYPSUM BOARD PARTITIONS TO BE FINISHED WITH METAL CORNER GUARDS.
8. THE LETTER "H" NEXT TO PARTITION TAGS INDICATES THAT PARTITION TERMINATES AT UNDERSIDE OF CEILING AND DOES NOT CONTINUE TO STRUCTURE ABOVE. GYPSUM BOARD TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS WITH STAGGERED JOINTS AND SCREW FASTENERS AT SPECIFIED SPACING.

PARTITION ASSEMBLIES:

P1 — TYPICAL INTERIOR WOOD STUD PARTITION
- 12" GYPSUM BOARD ON BOTH SIDES OF
- 2 x 4 SPF NO 1/ NO.2 WOOD STUDS @ 16" O/C.

P2 — TYPICAL INTERIOR PLUMBING WOOD STUD PARTITION
- 12" GYPSUM BOARD ON BOTH SIDES OF
- 2 x 6 SPF NO 1/ NO.2 WOOD STUDS @ 16" O/C

P3 — TYPICAL INTERIOR 5X5 LOADBEARING WOOD STUD PARTITION
- 12" GYPSUM BOARD ON BOTH SIDES OF
- 2 x 6 SPF NO 1/ NO.2 WOOD STUDS @ 16" O/C. C/W BLOCKING MID-HEIGHT & DOUBLE TOP PLATE

WALL ASSEMBLIES:

W1 — DWELLING ICF EXTERIOR W/ STONE/BRICK
- STONE/BRICK SELECTED BY OWNER
- 1" AIR SPACE (OPTIONAL Z-GIRTS)
- AIR BARRIER MEMBRANE - LAP & SEAL
- 7/16" OSB SHEATHING
- 6" ICF BLOCK WALL C/W 10M VERTICAL REBAR @24" O/C + 10M HORIZONTAL REBAR @30" O/C - REINFORCE AS PER OBC (TABLE 9.16.4.6.A.) AS PER NUDURA CHARTS 202.4
- 1/2" GYPSUM BOARD

W2 — DWELLING ICF EXTERIOR W/ VINYL SIDING
- HORIZONTAL VINYL SIDING SELECTED BY OWNER
- 1x3 VERTICAL WOOD STRAPPING @ 16" O/C
- AIR BARRIER MEMBRANE
- 7/16" OSB SHEATHING
- 6" ICF BLOCK WALL C/W 10M VERTICAL REBAR @24" O/C + 10M HORIZONTAL REBAR @24" O/C- REINFORCE AS PER OBC (TABLE 9.16.4.6.A.) AS PER NUDURA CHARTS 202.4
- 1/2" GYPSUM BOARD

FOUNDATION WALL ASSEMBLIES:

FW1 — EXTERIOR ICF BLOCK FOUNDATION WALL
- 2 RUSS MIN. DAMP PROOFING FROM FINISHED GRADE DOWN TO COVE AND OVER CONCRETE FOOTING
- 1/4" MIN. CEMENT PARGING WITH COVE AT TOP OF POURED CONCRETE FOOTING
- 6" ICF BLOCK WALL - 10M VERTICAL REBAR @16" O/C & 10M HORIZONTAL REBAR @24" O/C AS PER NUDURA CHARTS 202.4 - REINFORCE AS PER OBC (TABLE 9.16.4.6.A.)

FLOOR ASSEMBLIES:

F1 — TYPICAL T/J FLOOR ASSEMBLY
- FINISH AS SCHEDULED
- 5/8" T&G PLYWOOD SHEATHING - GLUED & NAILED
- 9 1/2" TJI WOOD FLOOR JOISTS 340 @ 16" O/C. REFER TO STRUCTURAL
- CEILING AS SCHEDULED

F2 — TYPICAL P.T. 5 x 5" DECK FLOOR ASSEMBLY
- 5/4" P.T. DECK BOARDS
- 2x8 P.T. SPF NO 1/ NO.2 WOOD JOISTS @ 16" O/C. C/W BLOCKING - REFER TO STRUCTURAL

F3 — 4" CONCRETE SLAB
- FINISH AS SCHEDULED
- 4" CONCRETE SLAB ON GRADE C/W WWF 6X6.2 SQ.9
- 10 mil POLY VAPOUR BARRIER MEMBRANE - SEAL JOINTS (TYP.)
- CLEAN STONE C/W UNDISTURBED SOIL

F4 — 6" CONCRETE GARAGE SLAB
- FINISH AS SCHEDULED
- 6" CONCRETE SLAB ON GRADE C/W WWF 6X6.2 SQ.9
- 10 mil POLY VAPOUR BARRIER MEMBRANE - SEAL JOINTS (TYP.).
- 2" RIGID INSULATION (R10 MIN.) - MIN 200 KPA COMPRESSIVE CAPACITY
- GRANULAR A (1'-0" BELOW SLAB) & GRANULAR B TYPE 2 (2'-0" FINAL) AS SHOWN

F5 — TYPICAL 7 x 8" LANDING FLOOR ASSEMBLY
- FINISH AS SCHEDULED
- 5/8" T&G PLYWOOD SHEATHING
- 2x8 SPF NO.1/ NO.2 WOOD JOISTS @ 16" O/C. C/W BLOCKING - REFER TO STRUCTURAL
- CEILING AS SCHEDULED

ROOF ASSEMBLIES:

R1 — DWELLING PRE-ENGINEERED COTTAGE STYLE TRUSSES
- 25 YEAR ASPHALT SHINGLES
- EAVESTROUGH AROUND PERIMETER AS PER DETAIL
- ICE AND WATER SHIELD AROUND PERIMETER AND FLASHING AREAS
- CONSTRUCTION FELT PAPER
- 1/2" PLYWOOD SHEATHING C/W "H" CLIPS
- PRE-ENGINEERED COTTAGE STYLE ROOF TRUSSES @24" O/C BY OTHERS
- BLOWN INSULATION (R-60)
- 6mil POLY VAPOUR BARRIER MEMBRANE - LAP & SEAL
- CEILING AS SCHEDULED

R2 — TYPICAL CONVENTIONAL OVERFRAMING
- 25 YEAR ASPHALT SHINGLES
- EAVESTROUGH AROUND PERIMETER AS PER DETAIL
- ICE AND WATER SHIELD AROUND PERIMETER AND FLASHING AREAS
- CONSTRUCTION FELT PAPER
- 1/2" PLYWOOD SHEATHING C/W "H" CLIPS
- 2x6 SPF NO 1/NO 2 ROOF JOISTS AT 16" O/C. (SEE ROOF FRAMING PLAN)
- 2x4 SPF NO 1/NO 2 COLLAR TIES MID SPAN @16" O/C
- 2x10 SPF NO.1/NO.2 NAILER BOARD

R3 — DWELLING UNINSULATED CONVENTIONAL FRAMED
- 25 YEAR ASPHALT SHINGLES
- EAVESTROUGH AROUND PERIMETER AS PER DETAIL
- ICE AND WATER SHIELD AROUND PERIMETER AND FLASHING AREAS
- CONSTRUCTION FELT PAPER
- 1/2" PLYWOOD SHEATHING C/W "H" CLIPS
- 2x10 ROOF RAFTERS AT 16" O/C. (SEE ROOF FRAMING PLAN)

GENERAL REQUIREMENTS

1. GENERAL CONTRACTOR & SUBCONTRACTOR SHALL EXAMINE THE SITE, VERIFY ALL DIMENSIONS, DRAWING DETAILS TO ASCERTAIN THE EXTENT AND NATURE OF WORK.
2. ALL DISCREPANCIES, OMISSIONS, OR CONFLICTS SHALL BE REPORTED TO DESIGNER PRIOR TO WORK.
3. CONTRACTOR IS NOT TO PROCEED WITH ANY CHANGES OR MODIFICATIONS TO THE DESIGN UNLESS REVISED AND APPROVED BY KOMRI ENGINEERING.
4. GENERAL CONTRACTOR SHALL PROVIDE ALL MATERIAL AND LABOR REQUIRED.
5. BREAKDOWN OF WORK IS NOT NECESSARILY COMPLETE AND IS FOR GUIDANCE ONLY.
6. ALL SITE MEASUREMENTS MUST BE CONFIRMED BY CONTRACTOR PRIOR TO ORDERING MATERIAL OR BEGINNING THE WORK.

CODE AND STANDARDS

GENERAL CONTRACTOR SHALL:
1. COMPLY WITH THE ONTARIO BUILDING CODE, REQUIREMENTS OR OTHER AUTHORITIES HAVING JURISDICTION, HEREAFTER REFERRED TO AS CODE.
2. MEET OR EXCEED REQUIREMENTS OF CONTRACTOR DOCUMENTS, SPECIFIED STANDARDS, CODES AND REFERENCED DOCUMENTS.
3. COMPLY WITH THE ONTARIO OCCUPATIONAL HEALTH AND SAFETY ACT 1991 AND REGULATIONS FOR CONSTRUCTION PROJECTS.

PERMITS AND INSPECTIONS

1. THE CONTRACTOR SHALL OBTAIN AND PAY FOR BUILDING PERMIT AND ASSOCIATED INSPECTIONS.

DESIGN DATA

1. STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2024 SUPPLEMENTED BY THE USER'S GUIDE – NBC 2020 STRUCTURAL COMMENTARIES (PART 4 OF DIVISION B).
2. CLIMATIC LOCATION: SUDBURY, ONTARIO

WINDOWS & DOORS

1. IT IS THE OWNER'S/CONTRACTORS RESPONSIBILITY TO CONFIRM THE FOLLOWING ITEMS PRIOR TO ORDERING
   - A COLOUR OF WINDOWS AND DOORS
   - B DIRECTION OF SWING FOR OPERABLE
   - C GRID PATTERN (IF APPLICABLE)
   - D DRYWALL RETURN THICKNESS
2. ALL EXTERIOR DOORS TO CONFORM TO OBC 9.6.6 (SPECIFICATIONS TO BE PROVIDED BY MANUFACTURER
3. RESISTANCE TO FORCED ENTRY APPLIES TO ALL TYPES OF ENTRANCE DOORS INTO DWELLING UNITS AND ATTACHED GARAGE (SEE OBC 9.6.9) (SPECIFICATIONS TO BE PROVIDED BY MANUFACTURER)
4. EFFICIENCY RATING REQUIRED FOR NEW WINDOWS & DOORS TO BE .28 MAX U-VALUE.

TEMPORARY WORKS

1. AS STRUCTURAL DRAWINGS SHOW THE COMPLETED STRUCTURE, IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE, DESIGN AND ERECT ANY TEMPORARY WORKS REQUIRED TO COMPLETE THE WORK.
2. LOADS INDICATED ON DRAWINGS MUST NOT BE EXCEEDED BY CONSTRUCTION LOADS
3. CONTRACTOR IS RESPONSIBLE TO ENSURE THE DESIGN AND REVIEW OF ALL TEMPORARY WORKS ARE CARRIED OUT BY A PROFESSIONAL ENGINEER LICENSED AND INSURED TO WORK IN ONTARIO

WOOD NOTES

1. ALL FRAMING TO COMPLY WITH THE PART 9 REQUIREMENTS OF THE ONTARIO BUILDING CODE.
2. PRIOR TO STARTING CONSTRUCTION ENSURE ALL DIMENSIONS ARE FIELD VERIFIED
3. INSTALL ALL FRAMING AS PER DRAWINGS. SPACE ALL MEMBERS AS SPECIFIED. SECURELY BRACE MEMBERS IN PLACE. TO ENSURE PLUMB UNTIL PERMANENTLY FIXED IN STRUCTURE.
4. ALL MATERIALS SHALL BE PROTECTED FROM ENVIRONMENTAL DAMAGES, STORE OFF GROUND AND COVER WITH WATERPROOF TARPS.
5. MATERIALS
   - DIMENSIONAL LUMBER: SPF NO 1/NO.2
   - ORIENTED STRAND BOARD: CSA O437
   - PLYWOOD: CSA O121
   - NAILS: CSA B111-1974
   - CONNECTORS/HANGERS: SIMPSON STRONG-TIE

CONCRETE NOTES

1. CONCRETE IS SPECIFIED AS PER THE "PERFORMANCE SPECIFICATION" ALTERNATIVE AS OUTLINED IN CSA A23.1, TABLE 9
2. THE CONTRACTOR AND CONCRETE SUPPLIER TO MEET ALL CERTIFICATION, DOCUMENTATION AND QUALITY CONTROL REQUIREMENTS.
3. CONCRETE TO HAVE A COMPRESSIVE STRENGTH OF 25 MPa MINIMUM AT 28 DAYS - 4.7% AIR ENTRAINMENT.
4. GARAGE FLOORS, CARPORT FLOORS AND ALL EXTERIOR FLATWORK TO HAVE A COMPRESSIVE STRENGTH OF 32 MPa MINIMUM AT 28 DAYS - 5.5% AIR ENTRAINMENT.
5. THE CONCRETE SUPPLIER TO BE CERTIFIED BY THE READY-MIXED CONCRETE ASSOCIATION OF ONTARIO
6. THE CONTRACTOR AND THE CONCRETE SUPPLIER ARE TO ENSURE THAT THE PLASTIC AND HARDENED MIX PROPERTIES MEET SITE REQUIREMENTS FOR PLACING, FINISHING AND THE OWNER'S PERFORMANCE REQUIREMENTS
7. CEMENT TO BE PORTLAND CEMENT TYPE GU UNLESS NOTED OTHERWISE, OR REQUIRED BY EXPOSURE CLASS
8. PLACE CONCRETE AS CLOSE AS POSSIBLE TO FINAL LOCATION TO AVOID SEGREGATION. VIBRATE ALL CONCRETE.
9. FORM THE SIDES OF ALL STRUCTURAL CONCRETE MEMBERS
10. CONCRETE EXPOSURE CLASS = C1.M

CONCRETE COVER

CONCRETE EXPOSURE	N.N.O.F.	F.F.C.T.S.U.S.F.	C.N.L.C.I.C.O.
CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	NA	75 (3")	75 (3")
CAST AGAINST VAPOUR BARRIER, RIGID INSULATION, OR VOID FORM	60 (2")	60 (2")	60 (2")
EXPOSED TO WEATHER OR IN CONTACT WITH EARTH FOR 20M OR LARGER	NA	60 (2")	60 (2")
EXPOSED TO WEATHER OR IN CONTACT WITH EARTH FOR 10M AND 15M	NA	40 (1 1/2")	60 (2")
15 AND 20 WALLS	20 (3/4")	NA	NA

SHEET LIST

SHEET NUMBER	SHEET NAME
A01	INFORMATION SHEET
A02	SCHEDULES
A03	SITE PLAN
A04	ROOF PLAN
A05	MAIN FLOOR CONSTRUCTION PLAN
A06	BASEMENT FLOOR CONSTRUCTION PLAN
A07	REFLECTED CEILING PLANS
A08	ELEVATIONS
A09	ELEVATIONS
A10	BUILDING SECTION
A11	DETAILS
A12	DETAILS
S01	FOUNDATION PLAN
S02	BASEMENT STRUCTURAL PLAN
S03	MAIN FLOOR STRUCTURAL PLAN

CEILING ASSEMBLIES:

C1 — TYPICAL GYPSUM BOARD CEILING
- 1/2" GYPSUM BOARD
- 1/2" RESILIENT CHANNELING @ 24" O/C.
- UNDER FLOOR AS SCHEDULED

Zone 2 Energy Design Summary

Gross/Wall Ratio	Wall Area	216.7m²
	Glass Area	14.3m²
	% Glass/Wall	6.6%
Fuel Supply	(X) Gas	( ) Propane
	( ) Oil	( ) Electric
	( ) Earth	( ) Solid Fuel
Compliance Path	(X) SB-12 Prescriptive	
	( ) SB-12 Performance	
	( ) EnerGuide 80 Equivalent	
Prescriptive Summary	Table 3.1.1.2.A	Package A4
Wall RSI (R-Value)		24.6 (140)
Ceiling w/Attic Space		60
Ceiling w/o Attic Space		31
Exposed Floor		31
Walls Above grade		22 + 7.5ci
Basement Walls		20ci
(>600mm) Below Grade Slab		-
Edge of Below Grade Slab		10
Heated Slab		10
(>600mm) Below Grade Slab		10
Window and Door (U-Value)		
Windows / Sliding Glass Doors		0.21
Skylights		0.49
Appliances / Efficiency		
Space Heating Equipment (AFUE) (%)		96%
HRV Efficiency (%)		65%
DHW Heater (EF)		0.67

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SHANEL BELANGER
1 MONTEE PRINCIPALE, SUDBURY, ON
PROJECT NO. KSI-026-310

INFORMATION SHEET

DRAWN: NL
CHECKED: DPIKO
SCALE: As indicated
SHEET: A01

ISSUED FOR CONSTRUCTION - OCTOBER 19, 2026

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DOOR SCHEDULE GENERAL NOTES:

GENERAL COORDINATION

1. REFER TO DOOR SCHEDULE FOR DOOR TYPES AND SIZES.
2. REFER TO FLOOR PLAN FOR DOOR SWING DIRECTIONS.
3. ALL DOORS SHALL BE LOCATED 4" FROM WALL FACE TO DOOR FRAME EDGE, TYPICAL UNLESS NOTED OTHERWISE
4. A HYPHEN (-) IS USED IN ANY COLUMN THAT DOES NOT APPLY TO A PARTICULAR DOOR
5. DOOR WIDTH IS THE LEAF SIZE IN INCHES FOR SINGLE DOORS
6. DOOR TYPE REFERS TO DOOR ELEVATIONS SHOWN BELOW. DOOR TYPE IS INDEPENDENT OF MATERIAL, SEE ALSO DETAIL DRAWINGS.
7. FRAME TYPE REFERS TO FRAME ELEVATIONS SHOWN BELOW
8. FRAME THICKNESS TO BE 2" TYPICAL
9. FRAME DEPTHS FOR DOORS AND SCREENS SHALL BE DEPTH OF WALL PLUS 1" (25 MM), TYPICAL
10. ALL EXTERIOR DOORS WITH GLAZING TO BE DOUBLE GLAZED.
11. DOORS BETWEEN GARAGE AND HOUSE, TO BE STEEL, AND BE PROVIDED WITH A SELF-CLOSING DEVICE AND WEATHER-STRIPPING AS PER OBC

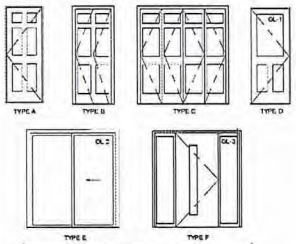
FRAMING & ROUGH-IN

1. STRUCTURAL OPENINGS (HEADERS, LINTELS) TO BE INSTALLED PER STRUCTURAL DRAWINGS.
2. DOOR OPENINGS TO BE FRAMED BASED ON MANUFACTURER-SUPPLIED ROUGH-IN DIMENSIONS.

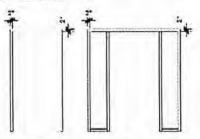
MATERIALS & HARDWARE

1. ALL INTERIOR DOORS, TRIM, AND HARDWARE TO BE SELECTED BY OWNER UNLESS OTHERWISE NOTED
2. WOOD DOORS TO BE HOLLOW CORE UNLESS LOCATED IN MECHANICAL ROOMS AND EXTERIOR DOORS
3. PROVIDE BLOCKING IN WALLS AT LOCATIONS OF WALL-MOUNTED DOOR STOPS, CLOSERS, OR OVERHEAD HARDWARE.

DOOR TYPES

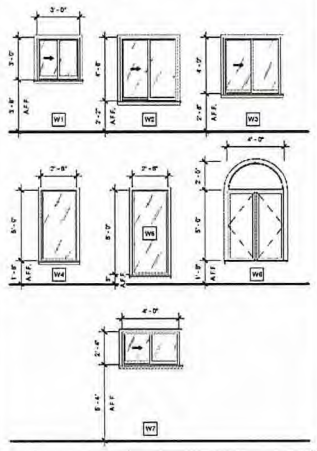


FRAME TYPES



WINDOW SCHEDULE

1. FRAME DEPTHS FOR WINDOWS AND SCREENS SHALL BE DEPTH OF WALL PLUS 1" (25 MM), TYPICAL
2. STRUCTURAL OPENINGS FOR WINDOWS (HEADERS, LINTELS) TO BE INSTALLED PER STRUCTURAL DRAWINGS
3. ALL DIMENSIONS SHOWN ON DRAWINGS ARE NOMINAL WINDOW SIZES. ROUGH OPENINGS TO BE CONFIRMED AND COORDINATED ON SITE BY CONTRACTOR.
4. VERIFY ALL WINDOW SIZES, TYPES, OPERATING STYLES, AND GLAZING REQUIREMENTS WITH MANUFACTURER PRIOR TO ORDERING.
5. PROVIDE WEEPING AND FLASHING AT ALL WINDOW OPENINGS IN ACCORDANCE WITH OHC AND BEST PRACTICE.
6. WINDOW INSTALLATIONS TO BE LEVEL, PLUMB, AND SECURELY FASTENED AS PER MANUFACTURER'S INSTALLATION MANUAL.
7. ANY WINDOW LOCATIONS IN BEDROOMS TO CONFORM TO OBC REQUIREMENTS FOR EGRESS, INCLUDING MINIMUM OPENABLE AREA AND CLEAR DIMENSIONS
8. FRAME THICKNESS TO BE 2" (TYP.)
9. A.F.F. = ABOVE FINISHED FLOOR



ABBREVIATIONS:

ROOM FINISH SCHEDULE:		DOOR SCHEDULE:	
LAM	LAMINATE	WD	WOOD
VCT	VINYL COMPOSITE TILE	VN	VINYL
WD	WOOD	AL	ALUMINUM
PC	POLISHED CONCRETE	PT	PAINT
GB	GYPSUM BOARD	GL-1	GLAZING TYPE 1
PT	PAINT	GL-2	GLAZING TYPE 2
-	NOT APPLICABLE	GL-3	GLAZING TYPE 3
		-	NOT APPLICABLE

ROOM FINISH SCHEDULE GENERAL NOTES:

DRAWINGS & COORDINATION

1. REFER TO DOOR SCHEDULE, DRAWINGS, AND DETAILS FOR SPECIAL CONDITIONS NOT INDICATED ON THIS SCHEDULE. FINISHES SHALL ALSO BE PROVIDED AS SHOWN ON THESE DOCUMENTS.
2. REFER TO ABBREVIATIONS FOR MATERIAL, FINISH, AND PRODUCT DESCRIPTIONS USED IN THE ROOM FINISH AND DOOR SCHEDULES. ABBREVIATIONS MAY ALSO BE DEFINED IN SPECIFICATION SECTIONS.
3. REFER TO DRAWINGS FOR EXTENT OF ALL GYPSUM BOARD BULKHEADS. ALL BULKHEADS TO RECEIVE PAINT FINISH TO MATCH ADJACENT SURFACES UNLESS NOTED OTHERWISE.
4. REFER TO DRAWINGS FOR FINAL LOCATIONS OF ALL MATERIAL TRANSITIONS, WALL TYPES, MILLWORK, AND MECHANICAL & ELECTRICAL ELEMENTS.

FINISHES

1. ALL INTERIOR FINISHES AND MATERIALS TO BE SELECTED AND PROVIDED BY OWNER UNLESS OTHERWISE NOTED.
2. TRIM, CASINGS, AND WINDOW STOOLS TO BE SELECTED BY OWNER UNLESS NOTED OTHERWISE.
3. WHERE NEW FLOOR FINISHES ARE SCHEDULED, REMOVE EXISTING FINISHES AND PREPARE SUBSTRATE TO SUIT INSTALLATION OF NEW MATERIALS. MAKE GOOD EXISTING CONDITIONS AS REQUIRED.
4. ALL CLOSETS TO RECEIVE FINISHES AND MATERIALS TO MATCH THE ROOM IN WHICH THEY ARE LOCATED.
5. ALL CAULKING AND SEALANTS TO MATCH COLOUR OF ADJACENT MATERIALS UNLESS OTHERWISE APPROVED.
6. CONCRETE FLOORS SCHEDULED TO RECEIVE FINISHES SUCH AS WATERPROOFING, RUBBER FLOORING, EPOXY, RESILIENT TILE, PAVING, OR PAINT SHALL NOT BE SEALED.
7. FACTORY-APPLIED FINISHES AND COLOURS FOR MANUFACTURED ITEMS (E.G., LOUVRES, PREFINISHED METAL FLASHINGS, WINDOW FRAMES, WASHROOM PARTITIONS) ARE IDENTIFIED IN THE SPECIFICATIONS AND COLOUR SCHEDULE. COLOURS NOT SPECIFIED TO BE SELECTED BY CONSULTANT.
8. EXPOSED CONCRETE COLUMNS IN ROOMS SCHEDULED TO RECEIVE WALL FINISHES ARE TO BE PAINTED.
9. ALL CONCRETE WALLS TO BE FINISHED FOR PAINT UNLESS NOTED OTHERWISE. ALL EXPOSED CONCRETE CORNERS TO BE CHAMFERED 20 MM. ENSURE CLEAN TRANSITIONS WHERE CONCRETE WALLS AND COLUMNS MEET OTHER MATERIALS.

DOORS, FRAMES & METALS

1. DOORS, FRAMES, AND SCREENS TO BE FINISHED AS PER DOOR SCHEDULE AND DRAWINGS.
2. ALL INTERIOR AND EXTERIOR MISCELLANEOUS FERROUS METAL WORK EXPOSED TO VIEW—INCLUDING STEEL STAIRS, RAILINGS, LADDERS, OVERHEAD DOOR FRAMES, LINTELS, AND SHELF ANGLES—TO BE PAINTED UNLESS OTHERWISE NOTED.
3. ALL RECESSED CONVECTORS, GRILLES, ACCESS PANELS, WALL FINS, EXPOSED PIPES, HANDRAILS, GUARDRAILS, LADDERS, AND MISCELLANEOUS METALS (EXCLUDING SPECIALTY FINISHES OR BAKED ENAMEL) TO BE FINISHED TO MATCH SURFACE ON WHICH THEY OCCUR UNLESS OTHERWISE SCHEDULED.
4. POSTS, BEAMS, AND ALL OTHER METALS TO BE PAINTED AS PER OWNER'S REQUEST'S COLOUR AND FINISH TO BE CONFIRMED PRIOR TO APPLICATION.

HANDRAILS & GUARDRAILS

1. HANDRAILS AND GUARDRAILS TO BE SELECTED AND PROVIDED BY OWNER.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL HANDRAILS AND GUARDRAILS ARE COMPLIANT WITH ONTARIO BUILDING CODE REQUIREMENTS (OBC 9B-7)

DOOR AND FRAME FINISH SCHEDULE

NUMBER	DOOR TYPE	WIDTH	HEIGHT	DOOR MATERIAL	DOOR FINISH	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	GLASS	FIRE RATING	COMMENTS
101A	F	3'-0"	6'-8"	AL	PT	F2	ALWD	PT	GL-2	-	WEATHER STRIPPING, INSULATED DOOR, DEADBOLT LOCK
101B	G	3'-6"	6'-8"	WD	PT	F1	WD	PT	-	-	SLIDING TRACK BY MANUFACTURER, BI-FOLD DOOR
101C	G	3'-6"	6'-8"	WD	PT	F1	WD	PT	-	-	SLIDING TRACK BY MANUFACTURER, BI-FOLD DOOR
103	E	6'-0"	6'-8"	VN	PT	F1	VNWD	PT	GL-2	-	SLIDING DOOR BY MANUFACTURER
104	B	1'-8"	6'-8"	WD	PT	F1	WD	PT	-	-	SLIDING TRACK BY MANUFACTURER, DOUBLE BI-FOLD DOOR
104A	A	2'-4"	6'-8"	WD	PT	F1	WD	PT	-	-	LOCKING MECHANISM
106B	C	4'-0"	6'-8"	WD	PT	F1	WD	PT	-	-	SLIDING TRACK BY MANUFACTURER, DOUBLE BI-FOLD DOOR
106A	A	2'-0"	6'-8"	WD	PT	F1	WD	PT	-	-	LOCKING MECHANISM
106B	B	1'-8"	6'-8"	WD	PT	F1	WD	PT	-	-	SLIDING TRACK BY MANUFACTURER, DOUBLE BI-FOLD DOOR
107A	A	2'-4"	6'-8"	WD	PT	F1	WD	PT	-	-	LOCKING MECHANISM
107B	C	4'-0"	6'-8"	WD	PT	F1	WD	PT	-	-	SLIDING TRACK BY MANUFACTURER, DOUBLE BI-FOLD DOOR
108	A	3'-0"	6'-8"	WD	PT	F1	WD	PT	-	-	LOCKING MECHANISM
109A	A	2'-4"	6'-8"	WD	PT	F1	WD	PT	-	-	LOCKING MECHANISM
109B	C	4'-0"	6'-8"	WD	PT	F1	WD	PT	-	-	SLIDING TRACK BY MANUFACTURER, DOUBLE BI-FOLD DOOR
110	A	2'-0"	6'-8"	WD	PT	F1	WD	PT	-	-	-
111	A	2'-0"	6'-8"	WD	PT	F1	WD	PT	-	-	-
112A	G	16'-0"	10'-0"	AL	PT	F1	ALWD	PT	-	-	WEATHER STRIPPING, INSULATED DOOR, OVER HEAD TRACK & MOTOR BY MANUFACTURER
112B	D	3'-0"	6'-8"	AL	PT	F1	ALWD	PT	GL-1	-	WEATHER STRIPPING, INSULATED DOOR, DEADBOLT LOCK
112C	A	3'-0"	6'-8"	WD	PT	F1	WD	PT	-	-	WEATHER STRIPPING, INSULATED DOOR, DEADBOLT LOCK, SELF CLOSING DEVICE
201	A	3'-0"	6'-8"	WD	PT	F1	WD	PT	-	-	LOCKING MECHANISM

ROOM FINISH SCHEDULE

NUMBER	NAME	FLOOR FINISH	BASE FINISH	WALL MATERIAL	WALL FINISH	CEILING MATERIAL	CEILING FINISH	CEILING HEIGHT	COMMENTS
101	ENTRANCE	LAM	WD	GB	PT	GB	PT	V	
102	LIVING ROOM	LAM	WD	GB	PT	GB	PT	V	
103	KITCHEN	VCT	WD	GB	PT	GB	PT	V	
104	HALLWAY	LAM	WD	GB	PT	GB	PT	9'-0"	
105	BEDROOM	LAM	WD	GB	PT	GB	PT	9'-0"	
106	WIC	VCT	WD	GB	PT	GB	PT	9'-0"	
107	BEDROOM	LAM	WD	GB	PT	GB	PT	9'-0"	
108	PRIMARY BEDROOM	LAM	WD	GB	PT	GB	PT	9'-0"	
109	ENSUITE	VCT	WD	GB	PT	GB	PT	8'-0"	
110	W.I.C.	LAM	WD	GB	PT	GB	PT	8'-0"	
111	W.I.C.	LAM	WD	GB	PT	GB	PT	8'-0"	
112	GARAGE	PC	GB	GB	PT	GB	PT	13'-6"	
201	UNFINISHED BASEMENT	PC	-	-	-	-	-	8'-6"	

ISSUED FOR CONSTRUCTION - OCTOBER 19, 2026

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GENERAL
1. ALL DESIGNS SHOWN ON THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF KOMRI ENGINEERING AND MAY NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF KOMRI ENGINEERING. ALL REPRODUCTIONS OF THESE DRAWINGS MUST BEAR THE ABOVE COPYRIGHT NOTICE.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
3. DRAWINGS ARE NOT TO BE SCALED.
4. CONTRACTOR TO REVIEW ALL DRAWINGS PRIOR TO CONSTRUCTION. SUBMIT SHOP DRAWINGS AS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION. ALL CONSTRUCTION TO COMPLY WITH ONTARIO BUILDING CODE 2012 AND ALL LOCAL BUILDING BY-LAWS.

REVISIONS		
1	ISSUED FOR CONSTRUCTION	2026-10-21

LICENSED PROFESSIONAL ENGINEER
N. GURU
100166154
10.21.2026
PROVINCE OF ONTARIO

KOMRI ENGINEERING
166 DOUGLAS STREET, SUDBURY, ON, P3E 1S1
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SHANEL BELANGER
1 MONTEE PRINCIPALE, SUDBURY, ON
PROJECT NO. KSU-26-319

SCHEDULES

DRAWN: NL
CHECKED: DPIKO
SCALE: 1/4" = 1'-0"
SHEET: A02

SITE PLAN LEGEND

- PROPOSED NEW
- DENOTES ASPHALT
- DENOTES GRASS
- DENOTES PROPERTY LINE
- DENOTES SETBACK LINE
- DENOTES TYPICAL PARKING SPACE 9'-0" x 20'-0"
- DENOTES BUILDING ENTRANCE

SITE PLAN NOTES:

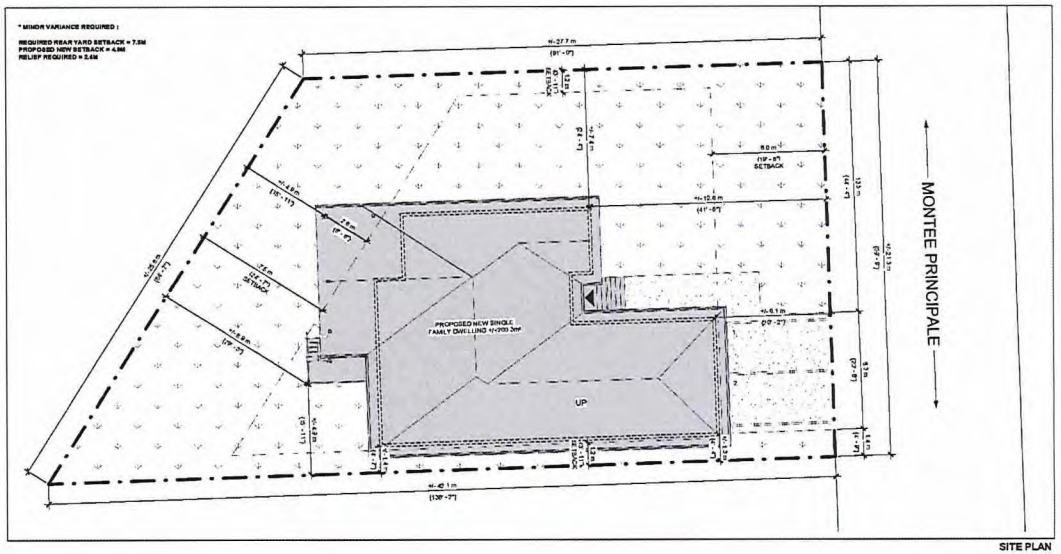
1. REFER TO SURVEY DRAWING PREPARED BY LICENSED SURVEYOR FOR EXISTING GRADING, PROPERTY LINES, EASEMENTS, AND BENCHMARK INFORMATION.
2. CONTRACTOR TO LOCATE AND CONFIRM ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO EXCAVATION OR SITE WORK.
3. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL FOUNDATIONS. FINISHED GRADING TO SLOPE MINIMUM 2% AWAY FROM BUILDING FOR FIRST 2 METERS.
4. FINISHED GRADING TO MATCH EXISTING GRADES AT PROPERTY LINE WITHOUT CAUSING NEGATIVE DRAINAGE OR ENCROACHMENT ONTO ADJACENT PROPERTIES.
5. GENERAL PARKING SPACES TO BE PROVIDED AS SHOWN ON SITE PLAN AND TO COMPLY WITH MUNICIPAL ZONING BY-LAWS FOR MINIMUM DIMENSIONS, LAYOUT, AND DRIVE AISLE WIDTHS

DIMENSIONS ON SITE PLAN TO BE FIELD VERIFIED BY HOME OWNER, CONTRACTOR OR SITE SURVEY ANY DISCREPANCIES SHALL BE REPORTED TO KOMRI ENGINEERING

ZONE =	=R1-6
TOTAL PROPERTY AREA=	=+744.4m²
PROPOSED NEW DWELLING=	=+200.3m²
NEW TOTAL LOT COVERAGE=	=26.9%
MAXIMUM LOT COVERAGE=	=45%
MAXIMUM HEIGHT=	=11m
MINIMUM LOT FRONTAGE=	=9m
MINIMUM FRONT YARD=	=6.0m
MINIMUM REAR YARD=	=7.5m
MINIMUM INTERIOR SIDE YARD=	=1.2m
MINIMUM CORNER SIDE YARD=	=4.6m

* MINOR VARIANCE REQUIRED :

REQUIRED REAR YARD SETBACK = 7.5M
PROPOSED NEW SETBACK = 4.9M
RELIEF REQUIRED = 2.6M



SITE PLAN
1" = 10'-0"

GENERAL
1.- ANY CHANGES DUE TO THE DESIGN, DURING CONSTRUCTION, WITHOUT KOMRI'S KNOWLEDGE AND APPROVAL, WILL BE CHARGED TO THE OWNER.
2.- CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION & REPORT ANY DISCREPANCIES TO THE DESIGNER
3.- THESE DRAWINGS REMAIN THE PROPERTY OF KOMRI ENGINEERING & MAY NOT BE REPRODUCED IN ANY MANNER OR USED ON ANY OTHER PROJECT
4.- DO NOT SCALE DRAWINGS

REVISIONS		
#		
1	ISSUED FOR CONSTRUCTION	2026-10-21

LICENSED PROFESSIONAL ENGINEER
R. KOMRI
100159154
2026-10-21
PROVINCE OF ONTARIO

KOMRI ENGINEERING
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SHANEL BELANGER
1 MONTEE PRINCIPALE, SUDBURY, ON
PROJECT NO.: 2025-0313

SITE PLAN

DRAWN: NL
CHECKED: DPIKO
SCALE: As indicated
SHEET: A03

ISSUED FOR CONSTRUCTION - OCTOBER 19, 2026

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ROOF PLAN LEGEND

SLOPE 4"/12" — DENOTES DRAINAGE FROM EAVES & ROOF SLOPE

DS — DENOTES DOWN SPOUTS C/W SPLASH PAD

E — DENOTES EAVESTROUGH C/W DOWNSPOUT

DENOTES RIDGE VENT

DENOTES RIDGE LINE

DENOTES MINIMUM EXTENT OF EAVE PROTECTION SUCH AS ICE AND WATER SHIELD ON APPROVED EQUAL. EAVE PROTECTION TO EXTEND A MINIMUM OF 1'-0" PAST INTERIOR FACE OF EXTERIOR WALL.

ROOF PLAN NOTES:

1. CONTRACTOR TO SITE VERIFY EXISTING SLOPE, DIMENSIONS, AND WALL CONDITIONS PRIOR TO ORDERING TRUSSES. REPORT ANY DISCREPANCIES TO KOMRI ENGINEERING
2. EAVE PROTECTION SUCH AS ICE AND WATER SHIELD OR APPROVED EQUAL TO EXTEND MINIMUM 1'-0" BEYOND THE INTERIOR FACE OF EXTERIOR WALL (TYPICAL) AND TO BE INSTALLED AT ALL EAVES, VALLEYS, AND LOW SLOPE TRANSITIONS.
3. ALL ROOF VENTS TO BE INSTALLED WITH EAVE PROTECTION, FLASHING, AND TO BE SEALED AGAINST WEATHER INTRUSION.
4. THE MANUFACTURED ROOF TRUSS SUPPLIER SHALL PROVIDE TRUSSES IN ACCORDANCE WITH KOMRI ENGINEERING DESIGN PARAMETERS AND OBC PART 9 – SECTION 9.23.13.11 (WOOD TRUSSES)
5. TRUSS SHOP DRAWINGS TO BE STAMPED BY A LICENSED ENGINEER AND SUBMITTED TO KOMRI ENGINEERING FOR REVIEW PRIOR TO FABRICATION
6. ALL ROOF SHEATHING TO BE INSTALLED WITH STAGGERED JOINTS AND MINIMUM 3 SUPPORT BEARING
7. PROVIDE CONTINUOUS VENTILATION AT EAVES AND RIDGE TO ACHIEVE OBC MINIMUM 1:300 VENTILATION RATIO FOR ATTIC SPACES.
8. PROVIDE RAFTER VENTS (INSULATION BAFFLES) AT EAVES TO MAINTAIN MINIMUM 50 MM (2") AIR CLEARANCE BETWEEN INSULATION AND ROOF SHEATHING FOR VENTILATION
9. PROVIDE DRIP EDGE FLASHING AT ALL EAVES AND GABLE ENDS, INSTALLED OVER UNDERLAYMENT
10. PROVIDE METAL VALLEY FLASHING OR PEELED MEMBRANE AT ALL VALLEYS, TO BE LAPPED MIN. 150 MM AND SEALED
11. TYPICAL ROOF SLOPE TO BE VERIFIED ON SITE. ANY DEVIATIONS FROM PLANS TO BE APPROVED PRIOR TO PROCEEDING WITH INSTALLATION.
12. PROVIDE BLOCKING, NAILERS, OR EDGE SUPPORT AT ALL ROOF OPENINGS, CHIMNEYS, AND PENETRATIONS.
13. ROOF PENETRATIONS FOR PLUMBING VENTS, DUCTS, OR EXHAUST TO BE SEALED, FLASHED, AND LOCATED TO MINIMIZE ROOF STRUCTURE CONFLICT.
14. ALL PLUMBING VENTS AND DUCTS TO BE COORDINATED BY PLUMBING CONTRACTOR

ROOF ASSEMBLIES:

R1 — DWELLING PRE-ENGINEERED COTTAGE STYLE TRUSSES

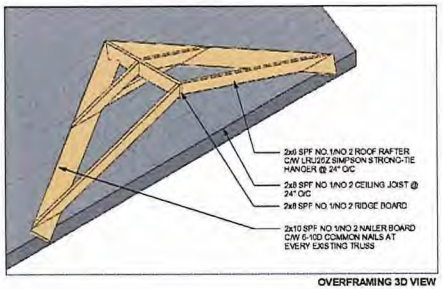
- 25 YEAR ASPHALT SHINGLES
- EAVESTROUGH AROUND PERIMETER AS PER DETAIL
- ICE AND WATER SHIELD AROUND PERIMETER AND FLASHING AREAS
- CONSTRUCTION FELT PAPER
- 10" PLYWOOD SHEATHING C/W "H" CLIPS
- PRE-ENGINEERED COTTAGE STYLE ROOF TRUSSES @2'-0" C/C BY OTHERS
- BLOWN INSULATION (R-60)
- 6MIL POLY VAPOUR BARRIER MEMBRANE - LAP & SEAL
- CEILING AS SCHEDULED

R2 — TYPICAL CONVENTIONAL OVERFRAMING

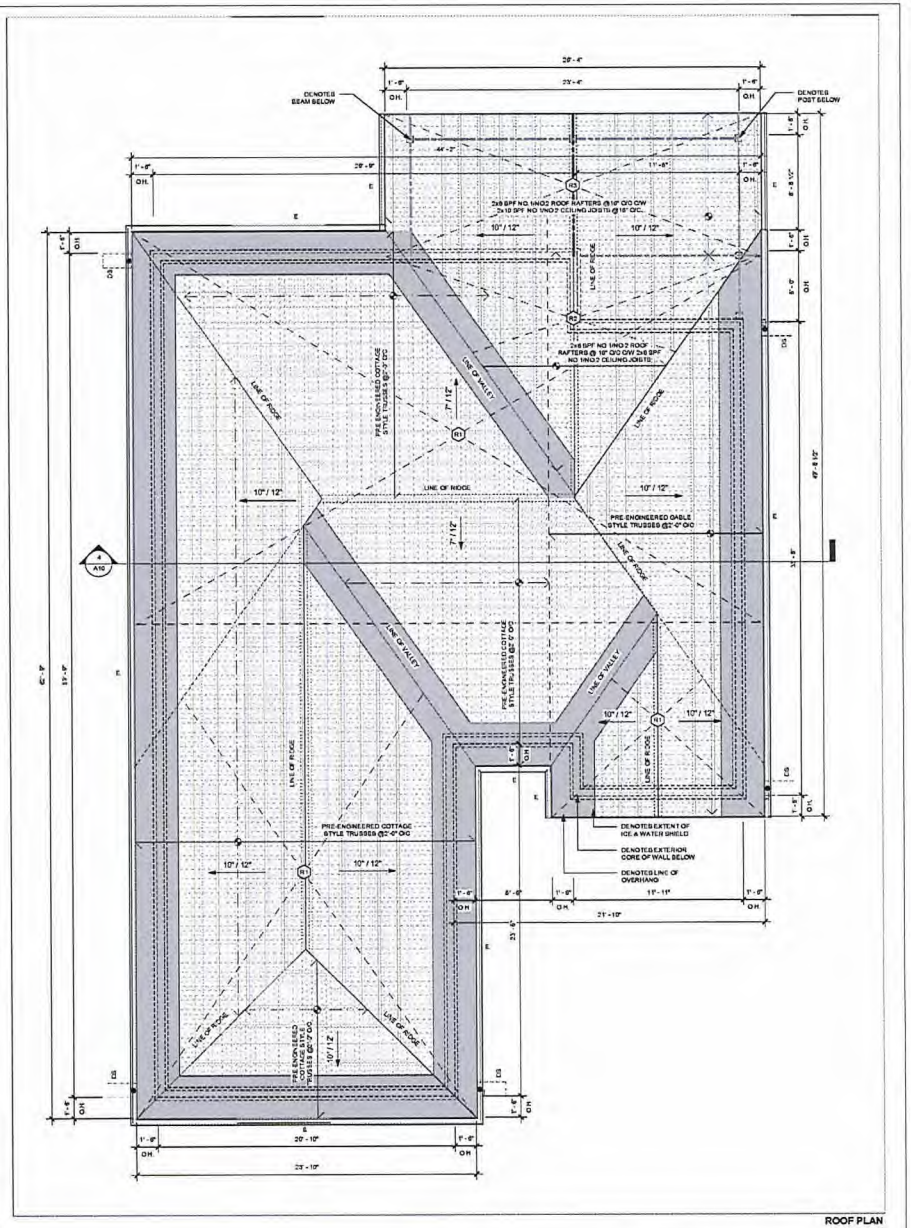
- 25 YEAR ASPHALT SHINGLES
- EAVESTROUGH AROUND PERIMETER AS PER DETAIL
- ICE AND WATER SHIELD AROUND PERIMETER AND FLASHING AREAS
- CONSTRUCTION FELT PAPER
- 10" PLYWOOD SHEATHING C/W "H" CLIPS
- 2x8 SPF NO 1/NO 2 ROOF JOISTS AT 16" O/C (SEE ROOF FRAMING PLAN)
- 2x4 SPF NO 1/NO 2 COLLAR TIES MID SPAN @16" O/C
- 2x10 SPF NO 1/NO 2 NAILER BOARD

R3 — DWELLING UNINSULATED CONVENTIONAL FRAMED

- 25 YEAR ASPHALT SHINGLES
- EAVESTROUGH AROUND PERIMETER AS PER DETAIL
- ICE AND WATER SHIELD AROUND PERIMETER AND FLASHING AREAS
- CONSTRUCTION FELT PAPER
- 10" PLYWOOD SHEATHING C/W "H" CLIPS
- 2x10 ROOF RAFTERS AT 16" O/C (SEE ROOF FRAMING PLAN)



OVERFRAMING 3D VIEW



ROOF PLAN
1/4" = 1'-0"

GENERAL
1. CONTRACTOR TO SITE VERIFY EXISTING SLOPE, DIMENSIONS, AND WALL CONDITIONS PRIOR TO ORDERING TRUSSES. REPORT ANY DISCREPANCIES TO KOMRI ENGINEERING
2. CONSTRUCTION LOADS: VERIFY ALL BEARING POINTS AND ENSURE ADEQUATE SUPPORT PROVIDED TO THE STRUCTURE DURING CONSTRUCTION
3. TRUSS DRAWINGS BY OTHERS TO BE REVIEWED BY KOMRI ENGINEERING FOR CONFORMANCE WITH DESIGN INTENT
4. DO NOT SCALE DRAWINGS

REVISIONS	
1	ISSUED FOR CONSTRUCTION

DRAWN	NL
CHECKED	DPKO
SCALE:	1/4" = 1'-0"
SHEET	A04

K. Komri
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PROVINCE OF ONTARIO

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PROJECT NO. 6555-25

ROOF PLAN

ISSUED FOR CONSTRUCTION - OCTOBER 19, 2026

PL-MV-2026-00146 Sketch 6

LEGEND

ROOM NAME 101	DENOTES ROOM NAME AND NUMBER REFERENCE
P1	DENOTES PARTITION ASSEMBLY TAG REFERENCE
W1	DENOTES WINDOW TAG REFERENCE
W1	DENOTES EXTERIOR WALL TAG REFERENCE
FD	DENOTES FLOOR DRAIN
RD	DENOTES RADON DEPRESSURIZATION
101	DENOTES DOOR AND DOOR NUMBER
REF.	DENOTES REFRIGERATOR FREEZER
W&D	DENOTES STACKABLE WASHER AND DRYER
	DENOTES STOVE, OVEN
TWH	DENOTES TANKLESS HOT WATER ON DEMAND BOILER TANK
HWT	DENOTES HOT WATER TANK
HRV	DENOTES HEAT RECOVERY VENTILATOR

FLOOR PLAN NOTES:

1. ROOM DIMENSIONS ARE TO FACE OF STUD OR BLOCK UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS, OPENINGS, AND LAYOUTS TO BE VERIFIED ON SITE. NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
3. ROOM NAMES AND USES SHOWN ON PLANS ARE FOR REFERENCE ONLY. FINAL FUNCTION TO BE CONFIRMED WITH OWNER PRIOR TO CONSTRUCTION.
4. PROVIDE RADON VENT PIPE UNDER BASEMENT SLAB AS PER OBC 9.13.4.3. EXTEND TO ROOF LEVEL AND CAP FOR FUTURE ACTIVATION.
5. ALL LOAD-BEARING WALLS TO BE VERIFIED WITH STRUCTURAL DRAWINGS PRIOR TO FRAMING.
6. LAUNDRY ROOMS ABOVE GRADE TO INCLUDE FLOOR DRAIN CONNECTED TO DRAINAGE SYSTEM.
7. FLOOR DRAINS TO BE INSTALLED IN MECHANICAL ROOMS, LAUNDRY ROOMS, GARAGES OR WHERE REQUIRED BY PLUMBING CODE.
8. PROVIDE AIR/VAPOUR BARRIER TO BE CONTINUOUS AND SEALED AT HEADERS, RIM JOISTS, AND PENETRATIONS PER SB-12 REQUIREMENTS.
9. WHERE STAIR GUARDS OR HANDRAILS ARE REQUIRED, INSTALL IN COMPLIANCE WITH OBC SECTION 9.8 AND 9B-7.

CONSTRUCTION ASSEMBLIES

PARTITION ASSEMBLIES NOTES:

1. ALL INTERIOR PARTITIONS ARE TO BE TYPE P1 UNLESS NOTED OTHERWISE.
2. "W" NEXT TO ANY DIMENSION INDICATES THAT MEASUREMENT IS TO BE FIELD VERIFIED. ADJUST AS REQUIRED TO SUIT SITE CONDITIONS. NOTIFY KOMRI ENGINEERING IF DESIGN INTENT CANNOT BE IMPLEMENTED.
3. USE WATER RESISTANT GYPSUM BOARD ON ALL WET SIDE PARTITIONS AND CEMENT BOARD BEHIND ALL WALL-MOUNTED TILE INSTALLATIONS.
4. PROVIDE WOOD BLOCKING TO ACCOMMODATE WALL MOUNTED ACCESSORIES SUCH AS TOWEL BARS, SPOONS, SOAP DISHES, VANITY LIGHTS, TV BRACKETS, GRAB BARS, ETC. COORDINATE LOCATIONS PRIOR TO INSTALLATION.
5. ALL PARTITIONS TO EXTEND TO UNDERSIDE OF STRUCTURE UNLESS OTHERWISE NOTED. BRACE TO STRUCTURE ABOVE AS REQUIRED.
6. ALL FLOOR ELEVATIONS ARE REFERENCED FROM GROUND FLOOR DATUM ELEVATION OF 0.0
7. ALL EXPOSED VERTICAL CORNERS IN GYPSUM BOARD PARTITIONS TO BE FINISHED WITH METAL CORNER GUARDS.
8. THE LETTER 'X' NEXT TO PARTITION TAGS INDICATES THAT PARTITION TERMINATES AT UNDERSIDE OF CEILING AND DOES NOT CONTINUE TO STRUCTURE ABOVE.
9. GYPSUM BOARD TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS WITH STAGGERED JOINTS AND SCREW FASTENERS AT SPECIFIED SPACING.

PARTITION ASSEMBLIES:

P1 — TYPICAL INTERIOR WOOD STUD PARTITION
- 1/2" GYPSUM BOARD ON BOTH SIDES OF
- 2 x 4 SPF NO 1/ NO.2 WOOD STUDS @ 16" O/C.

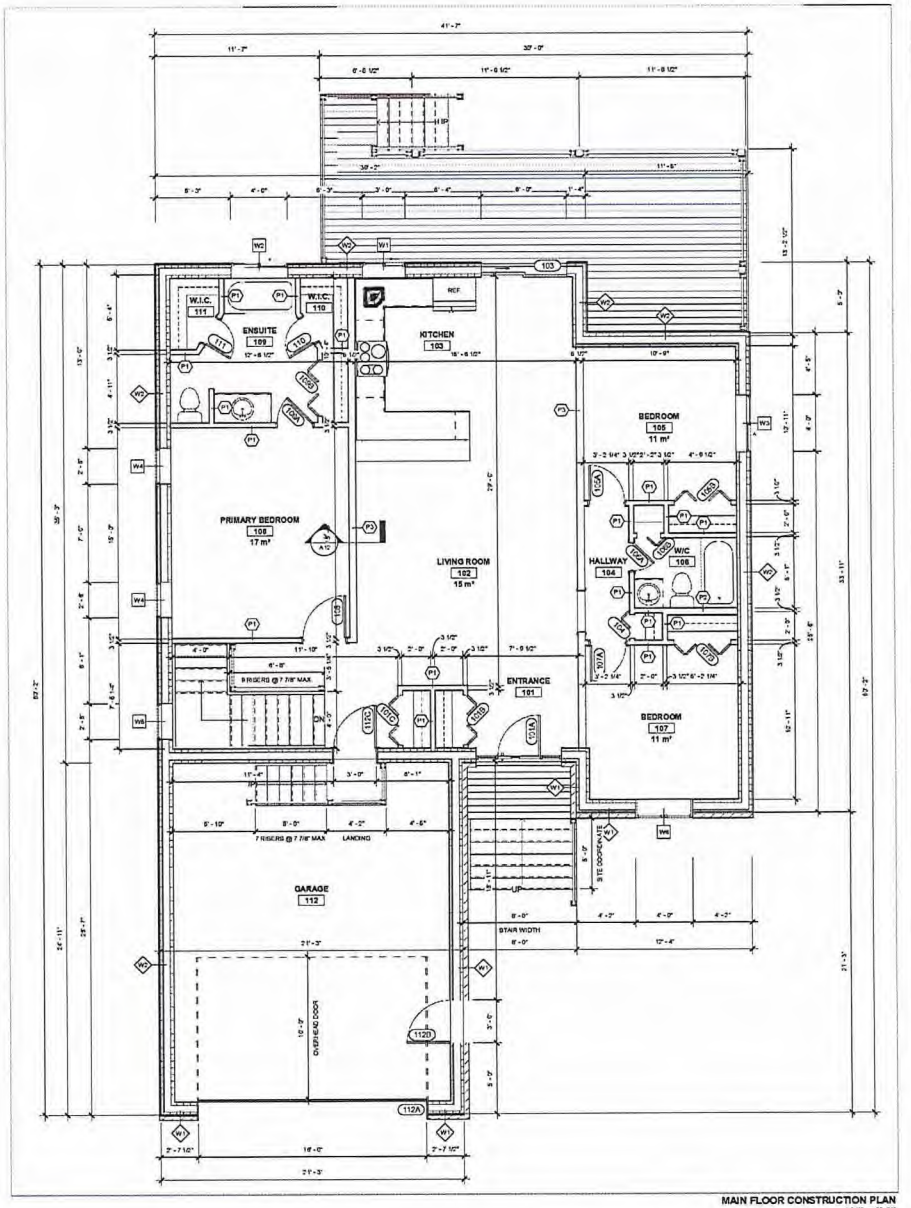
P2 — TYPICAL INTERIOR PLUMBING WOOD STUD PARTITION
- 1/2" GYPSUM BOARD ON BOTH SIDES OF
- 2 x 6 SPF NO 1/ NO.2 WOOD STUDS @ 16" O/C.

P3 — TYPICAL INTERIOR 2X6 LOADBEARING WOOD STUD PARTITION
- 1/2" GYPSUM BOARD ON BOTH SIDES OF
- 2 x 6 SPF NO 1/ NO.2 WOOD STUDS @ 16" O/C. C/W BLOCKING MID-HEIGHT & DOUBLE TOP PLATE

WALL ASSEMBLIES:

W1 — DWELLING ICF EXTERIOR W/ STONE/BRICK
- STONE/BRICK SELECTED BY OWNER
- 1" AIR SPACE (OPTIONAL Z-GIRTS)
- AIR BARRIER MEMBRANE - LAP & SEAL
- 7/16" OSB SHEATHING
- 6"/10" BLOCK WALL C/W 10M VERTICAL REBAR @24" O/C + 10M HORIZONTAL REBAR @8" O/C - REINFORCE AS PER OBC, (TABLE 9.16.4.6.A) AS PER NUDURA CHART 2 ED 4
- 1/2" GYPSUM BOARD

W2 — DWELLING ICF EXTERIOR W/ VINYL SIDING
- HORIZONTAL VINYL SIDING SELECTED BY OWNER
- 1x3" VERTICAL WOOD STRAPPING @ 16" O/C
- AIR BARRIER MEMBRANE
- 7/16" OSB SHEATHING
- 6"/10" BLOCK WALL C/W 10M VERTICAL REBAR @24" O/C + 10M HORIZONTAL REBAR @8" O/C- REINFORCE AS PER OBC, (TABLE 9.16.4.6.A) AS PER NUDURA CHART 2 ED 4
- 1/2" GYPSUM BOARD



MAIN FLOOR CONSTRUCTION PLAN
1/4" = 1'-0"

9	ADDITION CONSTRUCTION	2026.10.21

GENERAL
1.- LATEST ISSUED DWG'S IS THE DESIGN, ERRORS & CONSTRUCTION NOTES SUPERSEDES ALL PREVIOUS, CONSULT & APPROVAL BEFORE CONSTRUCTION. DO NOT SCALE DRAWINGS, USE DIMENSIONS ONLY.
2.- CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE DESIGNER OR ENGINEER.
3.- INSIDE DRAWING BEYOND PROPERTY OF ROW CONSTRUCTION SHALL NOT BE ALLOWED UNLESS AUTHORIZED BY OWNER OR ON AFTER PERMIT.
4.- DO NOT SCALE DRAWINGS

LICENSED PROFESSIONAL ENGINEER
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10.21.2026
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PROJECT NO.: KS-2025-319

MAIN FLOOR CONSTRUCTION PLAN

DRAWN: NL
CHECKED: DPKO
SCALE: 1/4" = 1'-0"
SHEET: A05

ISSUED FOR CONSTRUCTION - OCTOBER 19, 2026

PL-MV-2026-00146 Sketch 7

LEGEND

ROOM NAME 101	DENOTES ROOM NAME AND NUMBER REFERENCE
P1	DENOTES PARTITION ASSEMBLY TAG REFERENCE
W1	DENOTES WINDOW TAG REFERENCE
FW1	DENOTES EXTERIOR WALL TAG REFERENCE
FD	DENOTES FLOOR DRAIN
RD	DENOTES RADON DEPRESSURIZATION
101	DENOTES DOOR AND DOOR NUMBER
REF.	DENOTES REFRIGERATOR FREEZER
W&D	DENOTES STACKABLE WASHER AND DRYER
	DENOTES STOVE, OVEN
TWH	DENOTES TANKLESS HOT WATER ON DEMAND BOILER TANK
HWT	DENOTES HOT WATER TANK
HRV	DENOTES HEAT RECOVERY VENTILATOR

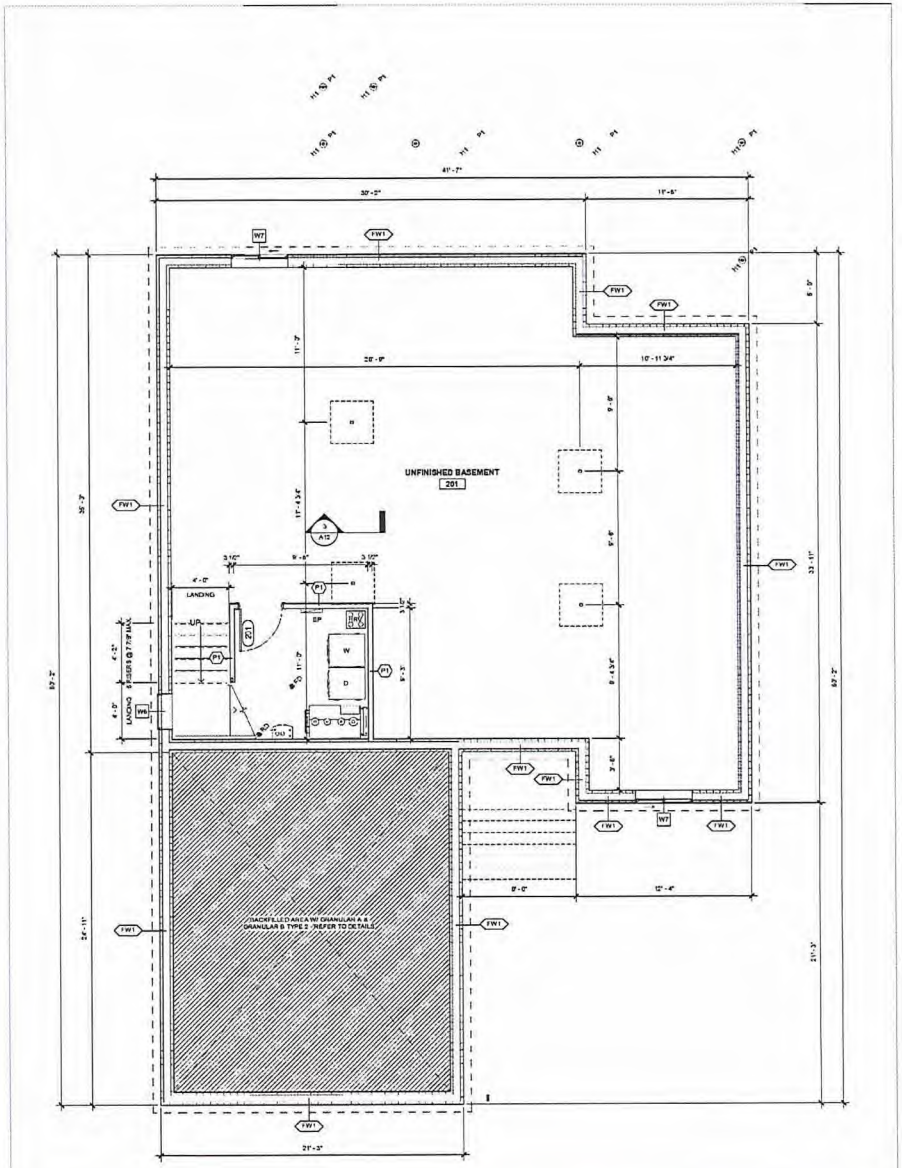
FLOOR PLAN NOTES:

1. ROOM DIMENSIONS ARE TO FACE OF STUD OR BLOCK UNLESS NOTED OTHERWISE
2. ALL DIMENSIONS, OPENINGS, AND LAYOUTS TO BE VERIFIED ON SITE. NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
3. ROOM NAMES AND USES SHOWN ON PLANS ARE FOR REFERENCE ONLY. FINAL FUNCTION TO BE CONFIRMED WITH OWNER PRIOR TO CONSTRUCTION
4. PROVIDE RADON VENT PIPE UNDER BASEMENT SLAB AS PER OBC 9.13.4.3. EXTEND TO ROOF LEVEL AND CAP FOR FUTURE ACTIVATION.
5. ALL LOAD-BEARING WALLS TO BE VERIFIED WITH STRUCTURAL DRAWINGS PRIOR TO FRAMING.
6. LAUNDRY ROOMS ABOVE GRADE TO INCLUDE FLOOR DRAIN CONNECTED TO DRAINAGE SYSTEM.
7. FLOOR DRAINS TO BE INSTALLED IN MECHANICAL ROOMS, LAUNDRY ROOMS, GARAGES OR WHERE REQUIRED BY PLUMBING CODE.
8. PROVIDE AIR/VAPOUR BARRIER TO BE CONTINUOUS AND SEALED AT HEADERS, RIM JOISTS, AND PENETRATIONS PER 9S-10 REQUIREMENTS.
9. WHERE STAIR GUARDS OR HANDRAILS ARE REQUIRED, INSTALL IN COMPLIANCE WITH OBC SECTION 9.8 AND 9S-7.

FOUNDATION WALL ASSEMBLIES:

FW1 — EXTERIOR ICF BLOCK FOUNDATION WALL

- 2 PLIES MIN. DAMP PROOFING FROM FINISHED GRADE DOWN TO COVE AND OVER CONCRETE FOOTING
- 1/4" MIN. CEMENT PARGING WITH COVE AT TOP OF POURED CONCRETE FOOTING
- 6" ICF BLOCK WALL - 15M VERTICAL REBAR @16" O/C & 10M HORIZONTAL REBAR @24" O/C AS PER NADURA CHART# 2024 - REINFORCE AS PER OBC (TABLE 9.15.4.6.A.)



BASEMENT FLOOR CONSTRUCTION PLAN
1/4" = 1'-0"

GENERAL

1. ALL DRAWINGS FOR THIS DESIGN SERVICE CONSTRUCTION ARE THE PROPERTY OF KOMRI ENGINEERING AND MAY NOT BE USED WITHOUT WRITTEN PERMISSION.
2. CONSTRUCTION AND SUPPLY OF ALL ITEMS SHOWN TO THE DESIGNS SHOULD BE CARRIED OUT BY QUALIFIED TRADESMEN.
3. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
4. DO NOT SCALE DRAWINGS.

REVISIONS		
0	ISSUED FOR CONSTRUCTION	2026-10-21

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PROJECT NO. KS1425-310

BASEMENT FLOOR CONSTRUCTION PLAN

DRAWN:	NL
CHECKED:	DPKO
SCALE:	1/4" = 1'-0"
SHEET:	A06

ISSUED FOR CONSTRUCTION - OCTOBER 19, 2026

PL-MV-2026-00146 Sketch 8

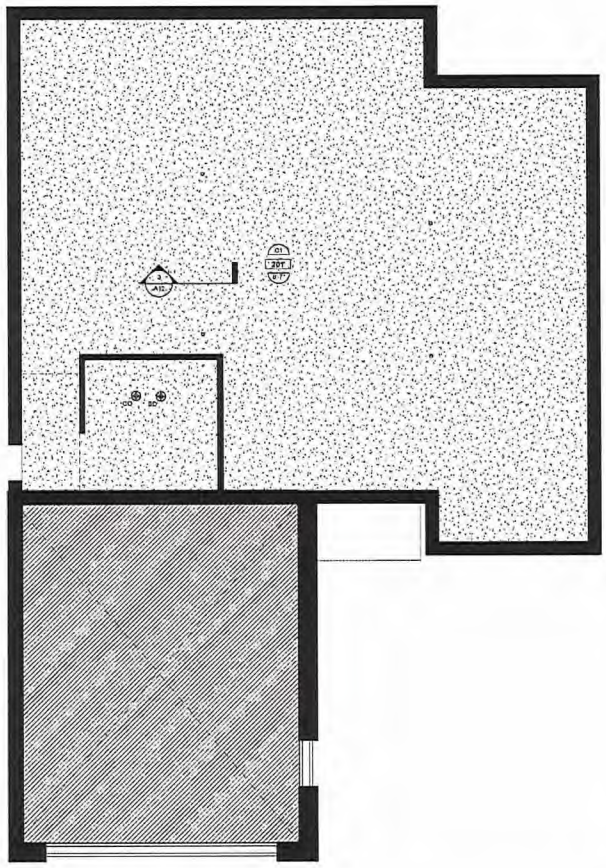
REFLECTED CEILING PLAN LEGEND

101	DENOTES ROOM NUMBER REFERENCE
C1	DENOTES CEILING TYPE - REFER TO CEILING SCHEDULE
9'-0"	DENOTES CEILING HEIGHT ABOVE FINISHED FLOOR
	DENOTES RECESSED POT LIGHTS
W	DENOTES WATERPROOF RECESSED POT LIGHTS
EF	DENOTES EXHAUST FAN
CO	CARBON MONOXIDE DETECTOR
SD	INTERCONNECTED SMOKE DETECTOR WITH VISUAL COMPONENT
	DENOTES GYPSUM BOARD CEILING
AH	DENOTES ATTIC ACCESS HATCH - PRE-MANUFACTURED HATCH MIN 560mm X 900mm MIN. ***CO-ORDINATE LOCATION OF HATCH WITH OWNER AND CONFIRM WITH CONSULTANT PRIOR TO INSTALLATION***

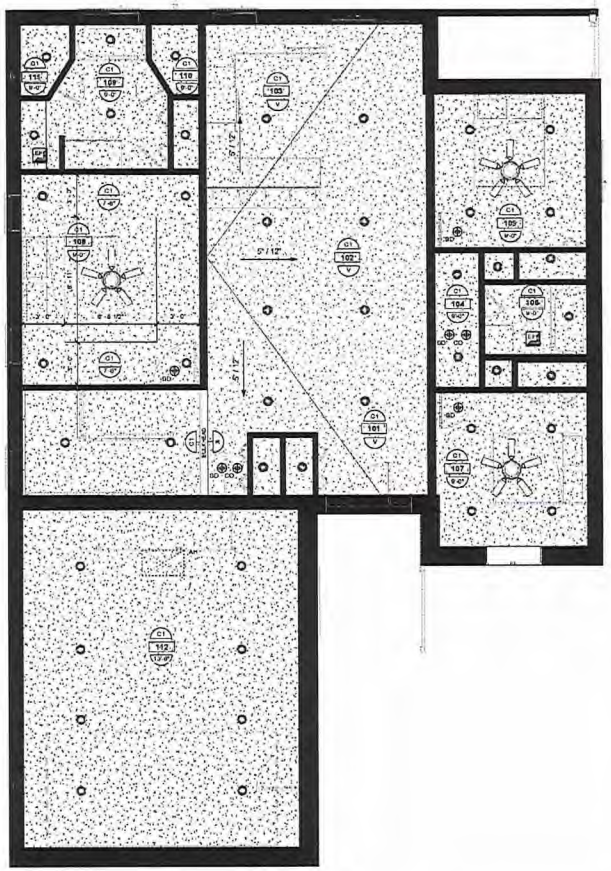
NOTE;
ATTIC HATCH HAS BEEN DESIGNED TO FIT BETWEEN WOOD TRUSSES AT 610mm (2'-0") ON CENTER.

REFLECTED CEILING PLAN NOTES:

1. CEILING HEIGHTS ARE BASED ON THE FLOOR LEVEL THEY ARE LOCATED ON. SEE FLOOR PLANS AND RCP FOR DIMENSIONS.
2. REFER TO ROOM FINISH SCHEDULE FOR ADDITIONAL INFORMATION ON CEILING MATERIALS AND FINISHES.
3. LIGHT FIXTURE LOCATIONS ON DRAWINGS ARE FOR REPRESENTATION ONLY. FINAL LOCATIONS TO BE COORDINATED ON SITE, BETWEEN OWNER AND CONTRACTOR UNLESS ELECTRICAL DRAWINGS ARE PROVIDED.
4. ALL SOFFITS/CASE, DROPPED CEILINGS, AND CEILING CHANGES TO BE COORDINATED WITH MECHANICAL AND ELECTRICAL LAYOUTS REFER TO SECTIONS AND ELEVATIONS AS REQUIRED.
5. RECESSED LIGHT FIXTURES INSTALLED IN INSULATED CEILINGS, CEILINGS BELOW ATTIC SPACES, OR INSULATED FLOOR ASSEMBLIES (E.G. OVER GARAGE OR CANTILEVERS) TO BE IC-RATED AND AIRTIGHT FIXTURES TO BE SEALED TO MAINTAIN CONTINUOUS AIR/VAPOUR BARRIER IN ACCORDANCE WITH OBC AND ENERGY CODE REQUIREMENTS.
6. MAINTAIN CLEARANCES AROUND LIGHT FIXTURES AND DUCTWORK FOR REQUIRED INSULATION, AIR CIRCULATION, AND MAINTENANCE ACCESS.
7. ALL BATHROOMS TO BE VENTED DIRECTLY TO EXTERIOR IN ACCORDANCE WITH OBC 9.32.3.1.
8. SMOKE ALARMS AND CARBON MONOXIDE DETECTORS TO BE INSTALLED AND INTERCONNECTED AS PER OBC 9.10.19.
9. ALL PENETRATIONS THROUGH ROOF ASSEMBLY THAT PUNCTURE THE VAPOUR BARRIER ARE TO BE SEALED WITH APPROPRIATE CAULKING AND MEMBRANES. REFER TO SPEC SECTIONS 07900 (SEALANTS) AND 07195 (MEMBRANE AIR/VAPOUR BARRIERS).
10. ATTIC HATCHES TO BE INSULATED AND AIR SEALED. LOCATIONS AS SHOWN ON REFLECTED CEILING PLANS.
11. ATTIC ACCESS TO BE PROVIDED IN ACCORDANCE WITH OBC 9.19.2.1. AND COORDINATED WITH TRUSS AND INSULATION LAYOUT.



BASEMENT FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



MAIN FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

ISSUED FOR CONSTRUCTION - OCTOBER 19, 2026

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GENERAL
1. ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE BUILDING CODES, STANDARDS AND REGULATIONS.
2. ALL CONSTRUCTION SHALL BE PERFORMED BY COMPETENT WORKERS IN A GOOD AND WORKMANLIKE MANNER.
3. THESE DRAWINGS ARE THE PROPERTY OF KOMRI ENGINEERING AND SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN CONSENT OF KOMRI ENGINEERING.
4. DO NOT SCALE DRAWINGS.

REVISIONS		
1	ISSUED FOR CONSTRUCTION	2026-10-21

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TURNBULL
10.21.2026
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PROJECT NO. KS1425-310

REFLECTED CEILING PLANS

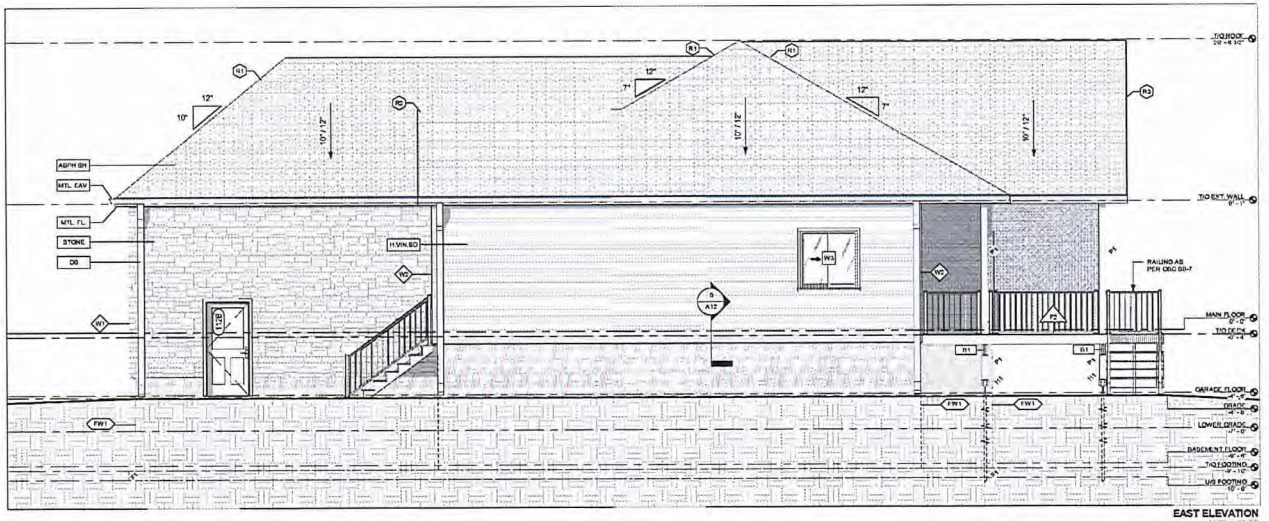
DRAWN:	NL
CHECKED:	DPMO
SCALE:	1/4" = 1'-0"
SHEET:	A07

LEGEND

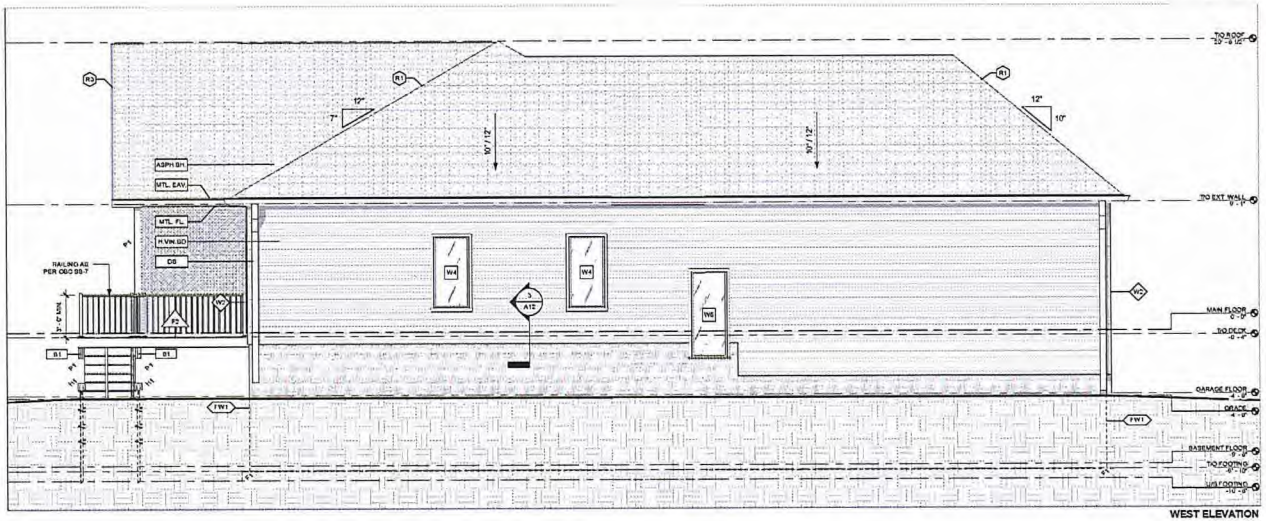
MTL. FL	DENOTES METAL FLASHING
ASPH SH	DENOTES 25 YEAR ASPHALT SHINGLES
H.VIN.SD	DENOTES HORIZONTAL VINYL SIDING BY OWNER
STONE	DENOTES STONE CLADDING BY OWNER
MTL. EAV	DENOTES METAL EAVESTHROUGH
DS	DENOTES METAL DOWN SPOUT
R1	ROOF IDENTIFICATION IN SCHEDULE
FW1	FOUNDATION IDENTIFICATION IN SCHEDULE
W1	WALL IDENTIFICATION IN SCHEDULE
101	DOOR IDENTIFICATION IN SCHEDULE
W1	WINDOW IDENTIFICATION IN SCHEDULE
F1	FOOTING IDENTIFICATION IN SCHEDULE
H1	HELICAL IDENTIFICATION IN SCHEDULE
P1	POST IDENTIFICATION IN SCHEDULE

ELEVATION NOTES:

1. EXTERIOR ELEVATIONS ARE SHOWN FOR GENERAL REFERENCE ONLY. REFER TO FLOOR PLANS, SECTIONS, AND DETAILS FOR EXACT DIMENSIONS AND MATERIAL INTERFACES
2. ALL EXTERIOR FINISHES TO BE SELECTED BY OWNER UNLESS OTHERWISE NOTED. VERIFY FINAL COLORS AND MATERIALS PRIOR TO ORDERING. ANY CHANGES TO BRICK AND MORTAR FINISH, OR THE ADDITION OF PRECAST STONE FINISH, SHALL NOT BE MADE WITHOUT REPORTING BACK TO KOMRI ENGINEERING FOR REVIEW AND APPROVAL.
3. ALL DIMENSIONS TO EXTERIOR GRADE, SOFFITS, HEAD HEIGHTS, AND OPENINGS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.
4. TYPICAL FLOOR-TO-FLOOR HEIGHTS TO BE VERIFIED WITH STRUCTURAL DRAWINGS.
5. ALL WINDOW AND DOOR HEAD HEIGHTS TO ALIGN HORIZONTALLY UNLESS NOTED OTHERWISE.
6. EXTERIOR GRADES SHOWN ON ELEVATIONS ARE FOR REPRESENTATION ONLY. FINAL GRADING TO CONFORM TO APPROVED LOT GRADING PLANS AND MUNICIPAL REQUIREMENTS.
7. DOWNSPOUT LOCATIONS TO BE COORDINATED WITH ROOF DRAINAGE PLAN AND NOT TO OBSTRUCT DOORS, WINDOWS, OR WALKWAYS.
8. PROVIDE FLASHING ABOVE ALL DOORS, WINDOWS, AND HORIZONTAL CLADDING TRANSITIONS.
9. PROVIDE DRIP EDGES AT ALL CLADDING BASES AND EXPOSED HORIZONTAL TERMINATIONS.
10. ALL VISIBLE METALS (E.G., FLASHINGS, RAILINGS, METAL CLADDING) TO BE FINISHED AS SELECTED BY OWNER.
11. HOUSE NUMBERS TO BE INSTALLED IN A VISIBLE LOCATION NEAR FRONT ENTRY AS PER MUNICIPAL REQUIREMENTS.
12. ANY CHANGES TO WINDOW OR DOOR LOCATIONS, SHAPES, OR SIZES TO BE APPROVED BY KOMRI ENGINEERING PRIOR TO FRAMING.
13. REFER TO BUILDING SECTIONS FOR PARAPET HEIGHTS, SOFFIT DETAILS, AND MATERIAL THICKNESS ALIGNMENTS.
14. ALL EXPOSED FOUNDATION WALLS TO RECEIVE PARGING FINISH TO 150 MM BELOW GRADE MINIMUM UNLESS OTHERWISE NOTED.



EAST ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"

GENERAL

1. ANY CHANGES DUE TO THE DESIGN, ERRORS AND OMISSION, WITHOUT PRIOR WRITTEN APPROVAL FROM KOMRI ENGINEERING ARE NOT THE RESPONSIBILITY OF KOMRI ENGINEERING.
2. CONSTRUCTION SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED TO KOMRI ENGINEERING BEFORE THE START OF CONSTRUCTION.
3. THESE DRAWINGS REMAIN THE PROPERTY OF KOMRI ENGINEERING AND ARE NOT TO BE USED IN ANY MANNER OR FORM ON ANY OTHER PROJECT.
4. DO NOT SCALE DRAWINGS

REVISIONS	
1	ISSUED FOR CONSTRUCTION

2026-10-21

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10.21.2026
PROVINCE OF ONTARIO

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SHAWEL BELANGER
1 MONTEE PERONDALE, SUDBURY, ON
PROJECT NO: 1SEG0519

ELEVATIONS

DRAWN: NL
CHECKED: DPKO
SCALE: 1/4" = 1'-0"
SHEET: A08

ISSUED FOR CONSTRUCTION - OCTOBER 19, 2026

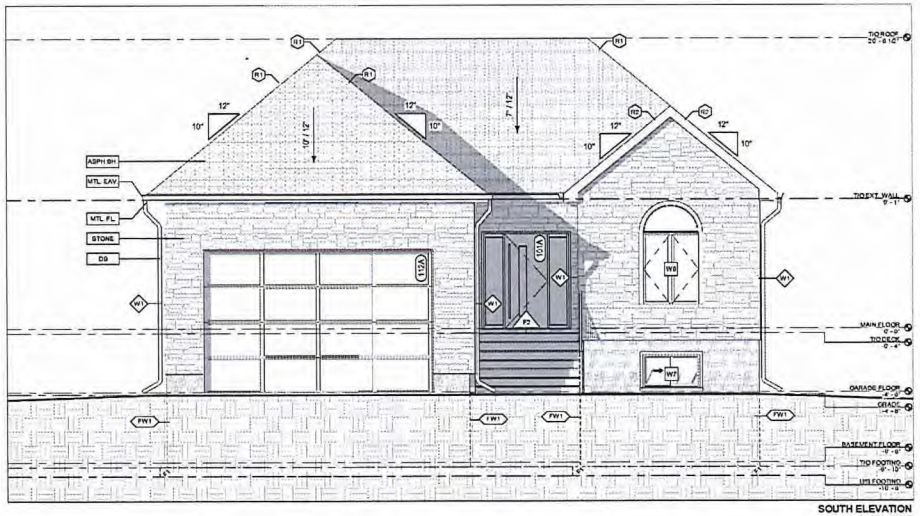
PL-MV-2026-00146 Sketch 10

LEGEND

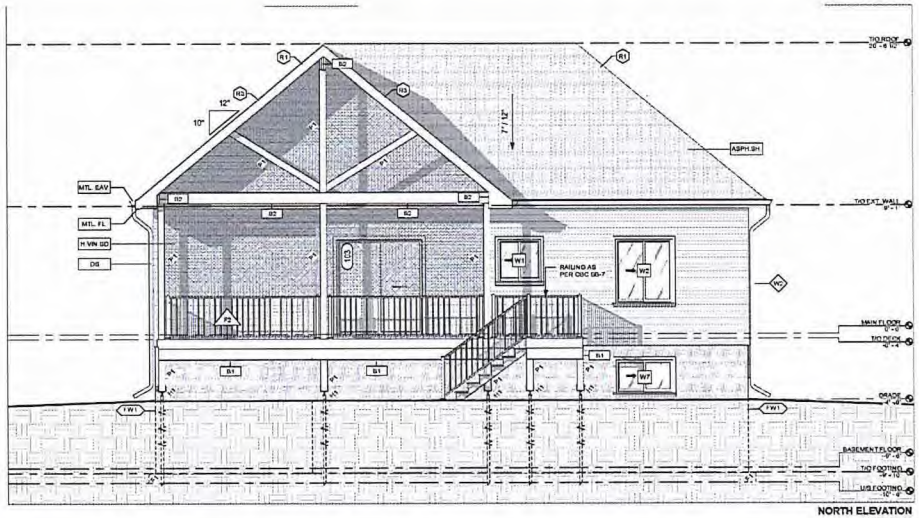
MTL. FL	DENOTES METAL FLASHING
ASPH SH	DENOTES 25 YEAR ASPHALT SHINGLES
H.VIN SD	DENOTES HORIZONTAL VINYL SIDING BY OWNER
STONE	DENOTES STONE CLADDING BY OWNER
MTL. EAV	DENOTES METAL EAVESTHROUGH
DS	DENOTES METAL DOWN SPOUT
R1	ROOF IDENTIFICATION IN SCHEDULE
FW1	FOUNDATION IDENTIFICATION IN SCHEDULE
W1	WALL IDENTIFICATION IN SCHEDULE
101	DOOR IDENTIFICATION IN SCHEDULE
W1	WINDOW IDENTIFICATION IN SCHEDULE
F1	FOOTING IDENTIFICATION IN SCHEDULE
H1	HELICAL IDENTIFICATION IN SCHEDULE
P1	POST IDENTIFICATION IN SCHEDULE

ELEVATION NOTES:

1. EXTERIOR ELEVATIONS ARE SHOWN FOR GENERAL REFERENCE ONLY. REFER TO FLOOR PLANS, SECTIONS, AND DETAILS FOR EXACT DIMENSIONS AND MATERIAL INTERFACES.
2. ALL EXTERIOR FINISHES TO BE SELECTED BY OWNER UNLESS OTHERWISE NOTED. VERIFY FINAL COLORS AND MATERIALS PRIOR TO ORDERING. ANY CHANGES TO BRICK AND MORTAR FINISH, OR THE ADDITION OF PRECAST STONE FINISH, SHALL NOT BE MADE WITHOUT REPORTING BACK TO KOMRI ENGINEERING FOR REVIEW AND APPROVAL.
3. ALL DIMENSIONS TO EXTERIOR GRADE, SOFFITS, HEAD HEIGHTS, AND OPENINGS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.
4. TYPICAL FLOOR-TO-FLOOR HEIGHTS TO BE VERIFIED WITH STRUCTURAL DRAWINGS.
5. ALL WINDOW AND DOOR HEAD HEIGHTS TO ALIGN HORIZONTALLY UNLESS NOTED OTHERWISE.
6. EXTERIOR GRADES SHOWN ON ELEVATIONS ARE FOR REPRESENTATION ONLY. FINAL GRADING TO CONFORM TO APPROVED LOT GRADING PLANS AND MUNICIPAL REQUIREMENTS.
7. DOWNSPOUT LOCATIONS TO BE COORDINATED WITH ROOF DRAINAGE PLAN AND NOT TO OBSTRUCT DOORS, WINDOWS, OR WALKWAYS.
8. PROVIDE FLASHING ABOVE ALL DOORS, WINDOWS, AND HORIZONTAL CLADDING TRANSITIONS.
9. PROVIDE DRIP EDGES AT ALL CLADDING BASES AND EXPOSED HORIZONTAL TERMINATIONS.
10. ALL VISIBLE METALS (E.G., FLASHINGS, RAILINGS, METAL CLADDING) TO BE FINISHED AS SELECTED BY OWNER.
11. HOUSE NUMBERS TO BE INSTALLED IN A VISIBLE LOCATION NEAR FRONT ENTRY AS PER MUNICIPAL REQUIREMENTS.
12. ANY CHANGES TO WINDOW OR DOOR LOCATIONS, SHAPES, OR SIZES TO BE APPROVED BY KOMRI ENGINEERING PRIOR TO FRAMING.
13. REFER TO BUILDING SECTIONS FOR PARAPET HEIGHTS, SOFFIT DETAILS, AND MATERIAL THICKNESS ALIGNMENTS.
14. ALL EXPOSED FOUNDATION WALLS TO RECEIVE PARGING FINISH TO 150MM BELOW GRADE, MINIMUM UNLESS OTHERWISE NOTED.



SOUTH ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"

ISSUED FOR CONSTRUCTION - OCTOBER 19, 2026

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GENERAL
1. ALL WORK TO BE DONE TO THE OBC 2024 & CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL BE OF THE BEST QUALITY AS SPECIFIED IN THE OBC 2024 & LOCAL BUILDING CODES AND BY-LAWS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
3. THESE DRAWINGS REMAIN THE PROPERTY OF KOMRI ENGINEERING & ASSOCIATES LTD. AND ARE NOT TO BE REPRODUCED IN ANY MANNER OR USED FOR ANY OTHER PROJECT WITHOUT PERMISSION.
4. DO NOT SCALE DRAWINGS

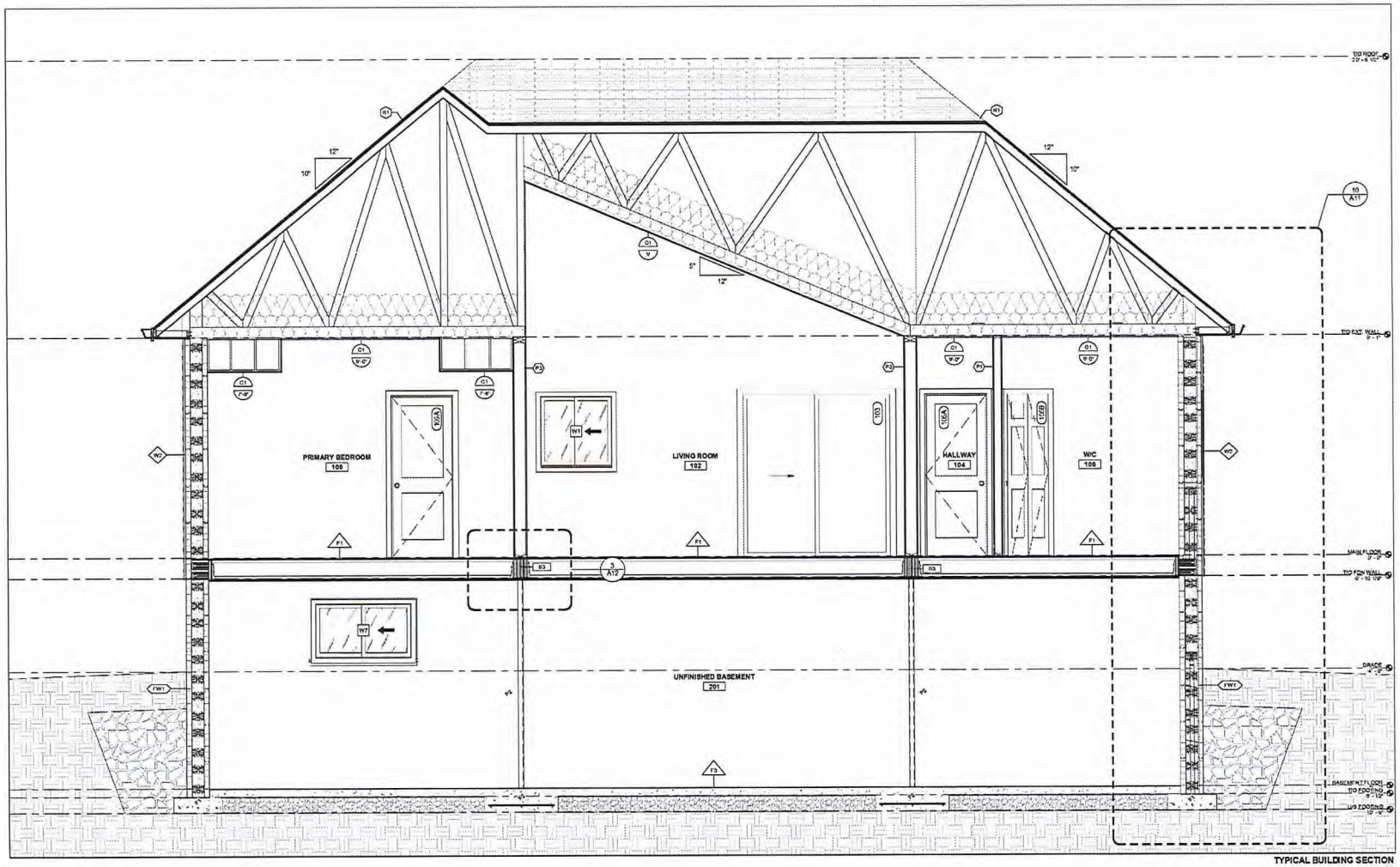
REVISIONS		
#	DESCRIPTION	DATE
1	ISSUED FOR CONSTRUCTION	2026-10-21

KOMRI ENGINEERING
155 DOUGLAS STREET, SUDBURY, ON, P3E 1G1
sales@komrieng.com | 705.618.2716

SHANEL BELANGER
1 MONTEE PRINOPALE, SUDBURY, ON
PROJECT NO. KS1425318

ELEVATIONS

DRAWN	NL
CHECKED	DPKO
SCALE	1/4" = 1'-0"
SHEET	A09



GENERAL
1. NOTIFY ENGINEER PRIOR TO THE START OF WORK IF ANY DISCREPANCIES ARE FOUND BETWEEN THE DRAWINGS AND SITE CONDITIONS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
3. THESE DRAWINGS REMAIN THE PROPERTY OF THE ENGINEER AND MAY NOT BE REPRODUCED WITHOUT PERMISSION.
4. DO NOT SCALE DRAWINGS

NO.	REVISION	DATE
0	ISSUED FOR CONSTRUCTION	2026-10-21

K. KOMRI
100469454
10.21.2026
PROVINCE OF ONTARIO

KOMRI ENGINEERING
155 DOUGLAS STREET E, SUDBURY, ON, P3E 1G1
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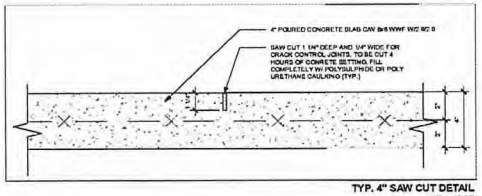
SHANEL BELANGER
1 MONTEE PRINCIPALE, SUDBURY, ON
PROJECT NO. KSI-026-319

BUILDING SECTION

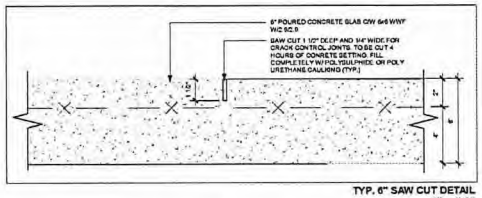
DRAWN: NL
CHECKED: DPKO
SCALE: 1/2" = 1'-0"
SHEET: A10

ISSUED FOR CONSTRUCTION - OCTOBER 19, 2026

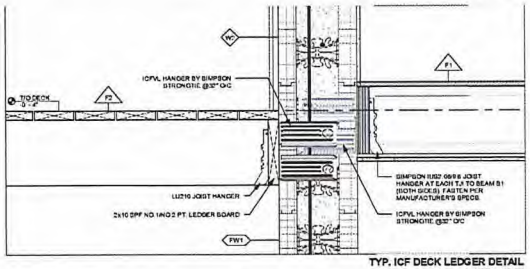
PL-MV-2026-00146 Sketch 12



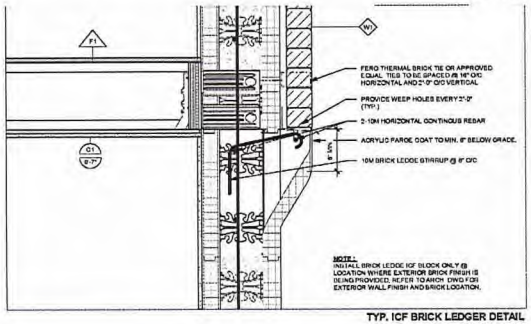
TYP. 4" SAW CUT DETAIL
3" = 1'-0"



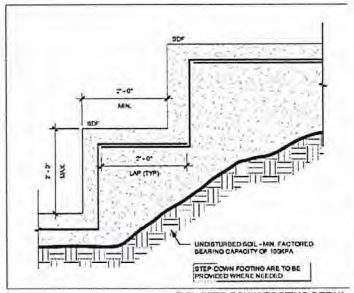
TYP. 6" SAW CUT DETAIL
3" = 1'-0"



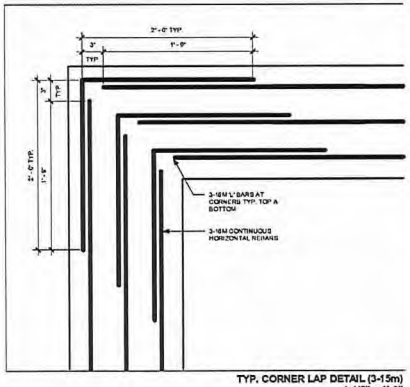
TYP. ICF DECK LEDGER DETAIL
1 1/2" = 1'-0"



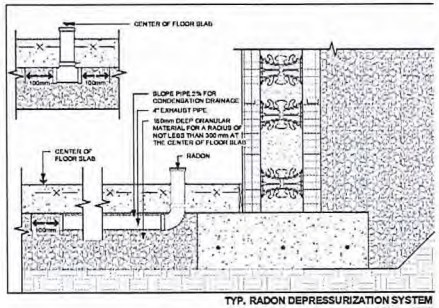
TYP. ICF BRICK LEDGER DETAIL
1 1/2" = 1'-0"



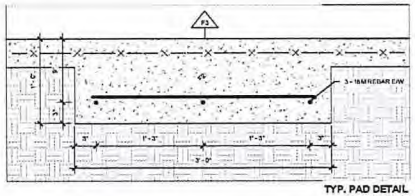
TYP. STEP DOWN FOOTING DETAIL
3/4" = 1'-0"



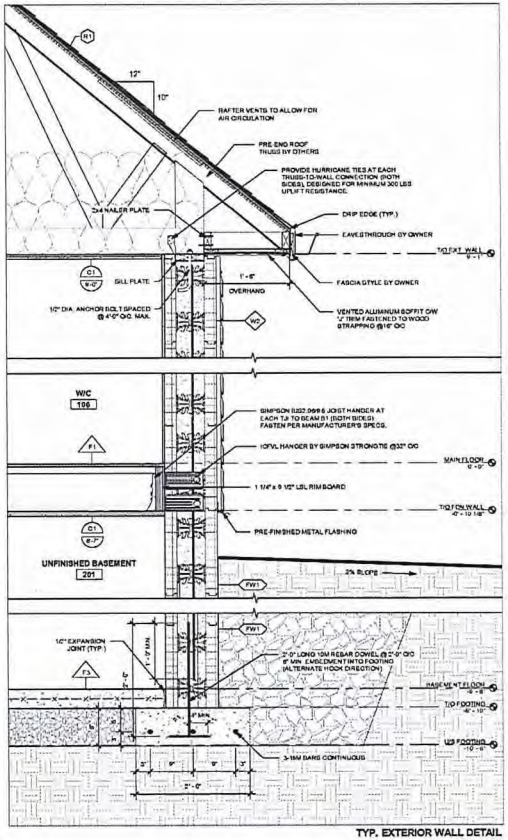
TYP. CORNER LAP DETAIL (3-15m)
1 1/2" = 1'-0"



TYP. RADON DEPRESSURIZATION SYSTEM
1 1/2" = 1'-0"



TYP. PAD DETAIL
1 1/2" = 1'-0"



TYP. EXTERIOR WALL DETAIL
1" = 1'-0"

ISSUED FOR CONSTRUCTION - OCTOBER 19, 2026

PL-MV-2026-00146 Sketch 13

DETAILS

1	ISSUED FOR CONSTRUCTION
0	ISSUED FOR PERMIT

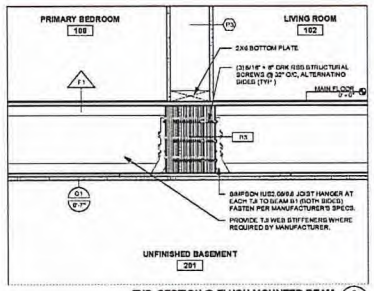
2026-10-21

GENERAL
1. NOTES ON THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. WORK SHOWN ON ONE DRAWING SHALL BE CARRIED OUT AS IF SHOWN ON ALL RELEVANT DRAWINGS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
3. THESE DRAWINGS REMAIN THE PROPERTY OF THE DESIGNER AND SHALL NOT BE REPRODUCED WITHOUT PERMISSION.
4. DO NOT SCALE DRAWINGS.

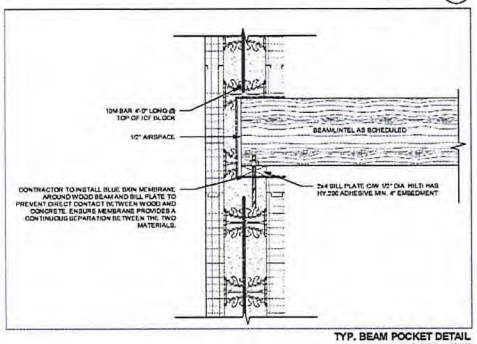
KOMRI ENGINEERING
166 DOUGLAS STREET, SUDBURY, ON, P3C 1G1
sales@komrigroup.com | 705.618.2718

SHAWEL BELANGER
1 MONTEE PRINCIPALE, SUDBURY, ON
PROJECT NO. KS/4/2518

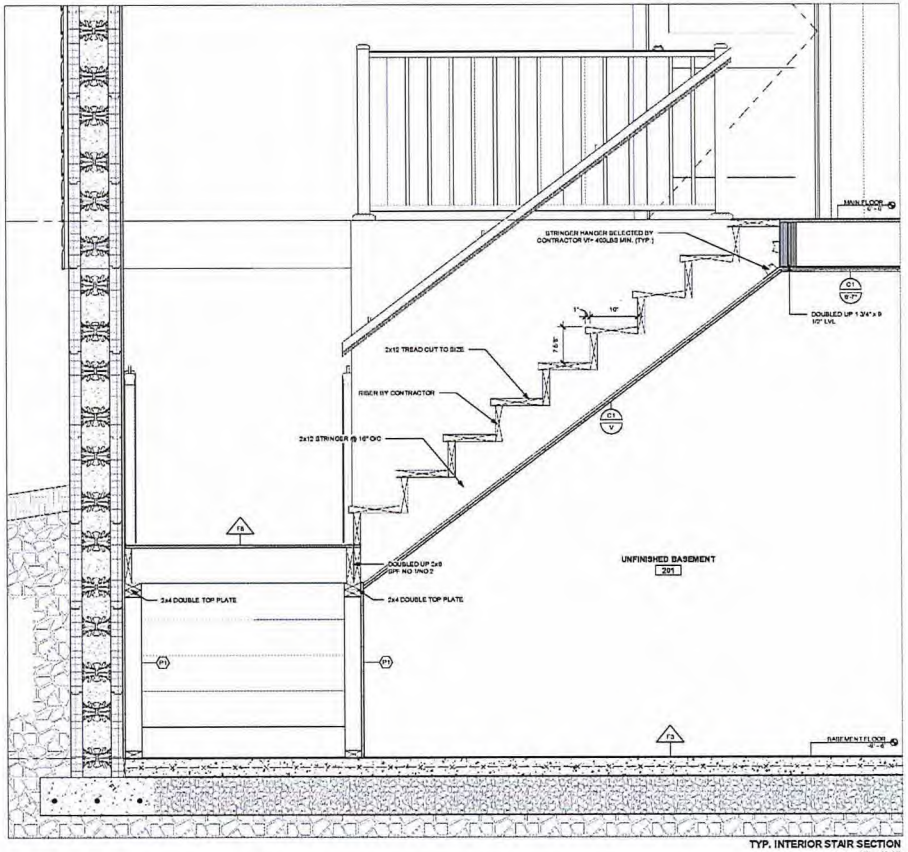
DRAWN: NL
CHECKED: DPKO
SCALE: As Indicated
SHEET: A11



TYP. SECTION @ FLUSH MOUNTED BEAM (3 / A05)
1 1/2" = 1'-0"



TYP. BEAM POCKET DETAIL
1 1/2" = 1'-0"



TYP. INTERIOR STAIR SECTION
1" = 1'-0"

GENERAL
1. ALL WORK TO BE DONE TO THE ESSA AREA'S CONSTRUCTION, WOOD FRAMING MASTER AS WRITTEN, SUBJECT TO APPROVAL
2. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE DESIGNER
3. STREET ENCROACH REVIEW IS PROPERTY OF KOMRI ENGINEERING AND SHALL NOT BE REPRODUCED WITHOUT PERMISSION
4. DO NOT SCALE DRAWING

REVISIONS
1 ISSUED FOR CONSTRUCTION 2026/10/21

K. GURI
100062154
10.21.2026
PROVINCE OF ONTARIO

KOMRI ENGINEERING
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SHANEL BELANGER
1 MONTEE PRINCIPALE, SUDBURY, ON
PROJECT NO. KSI-0426-318

DETAILS

DRAWN: NL
CHECKED: DPKO
SCALE: As Indicated
SHEET: A12

ISSUED FOR CONSTRUCTION - OCTOBER 19, 2026

PL-MV-2026-00146 Sketch 14

FLOOR ASSEMBLIES:

F1 — TYPICAL TJI FLOOR ASSEMBLY
- FINISH AS SCHEDULED
- 5/8" T&G PLYWOOD SHEATHING - GLUED & NAILED
- 9 1/2" TJI WOOD I JOISTS 360 @ 16" O/C. REFER TO STRUCTURAL
- CEILING AS SCHEDULED

F2 — TYPICAL P.T. 2 x 6" DECK FLOOR ASSEMBLY
- 6/4" P.T. DECK BOARDS
- 2x8 P.T. SPF NO.1/ NO.2 WOOD JOISTS @ 16" O/C. C/W BLOCKING - REFER TO STRUCTURAL

F3 — 4" CONCRETE SLAB
- FINISH AS SCHEDULED
- 4" CONCRETE SLAB ON GRADE C/W WWF 6X6.2 9/2.9
- 10 mil POLY VAPOUR BARRIER MEMBRANE - SEAL JOINTS (TYP.)
- CLEAN STONE ON UNDISTURBED SOIL

F4 — 6" CONCRETE GARAGE SLAB
- FINISH AS SCHEDULED
- 6" CONCRETE SLAB ON GRADE C/W WWF 6X6.2 9/2.9
- 10 mil POLY VAPOUR BARRIER MEMBRANE - SEAL JOINTS (TYP.)
- 2" RIGID INSULATION (R10 MIN.) - MIN 200 KPA COMPRESSIVE CAPACITY
- GRANULAR A (11"0" BELOW SLAB) & GRANULAR B TYPE 2 (2'-0" FINAL) AS SHOWN

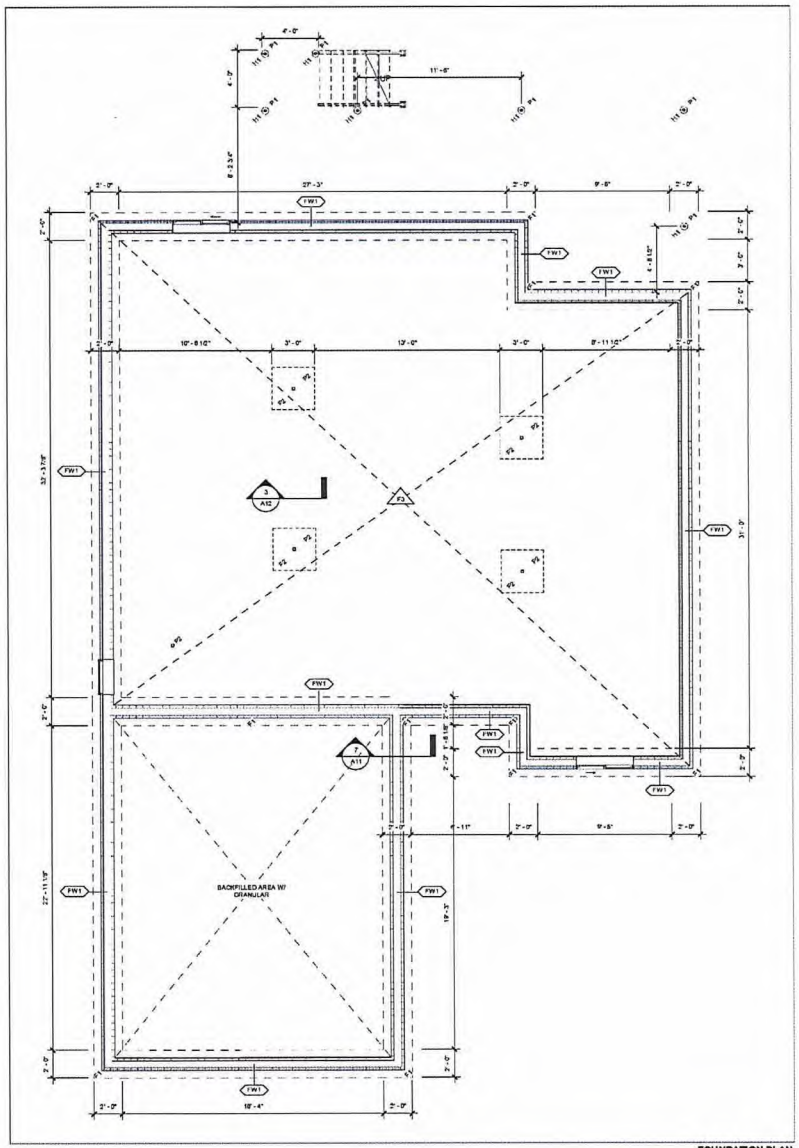
F5 — TYPICAL 3 x 5" LANDING FLOOR ASSEMBLY
- FINISH AS SCHEDULED
- 5/8" T&G PLYWOOD SHEATHING
- 2x8 SPF NO.1/ NO.2 WOOD JOISTS @ 16" O/C. C/W BLOCKING - REFER TO STRUCTURAL
- CEILING AS SCHEDULED

FOUNDATION WALL ASSEMBLIES:

FW1 — EXTERIOR ICF BLOCK FOUNDATION WALL
- 2 PLIES MIN. DAMP PROOFING FROM FINISHED GRADE DOWN TO COVE AND OVER CONCRETE FOOTING
- 1/4" MIN. CEMENT PARGING WITH COVE AT TOP OF POURED CONCRETE FOOTING
- 6" ICF BLOCK WALL - 15M VERTICAL REBAR @16" O/C & 15M HORIZONTAL REBAR @8" O/C AS PER NUDURA CHARTS 2024 - REINFORCE AS PER OBC. (TABLE 9.15.4.5.A.)

FOOTING SCHEDULE

IDENTITY	SIZE
F1	2'-0" WIDE, 10" DEEP FOOTING C/W 3-15M BARS CONTINUOUS
F2	3'-0" X 3'-0" X 10" DEEP PAD FOOTING - C/W 3-15M BARS E/W



FOUNDATION PLAN
1/4" = 1'-0"

GENERAL
1 - THESE PLANS ARE NOT TO BE SCALED. DIMENSIONS SHOULD BE VERIFIED ON SITE BY CONTRACTOR.
2 - CONTRACTOR TO VERIFY ALL SITE CONDITIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
3 - THESE DRAWINGS REMAIN THE PROPERTY OF KOMRI ENGINEERING AND MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT PERMISSION.
4 - DO NOT SCALE DRAWINGS

REVISIONS
1 ISSUED FOR CONSTRUCTION 2026-10-21

LICENSED PROFESSIONAL ENGINEER — K. KOMRI — 100196254 — 10.21.2026 — PROVINCE OF ONTARIO

KOMRI ENGINEERING
105 DOUGLAS STREET, SUDBURY, ON, P3E 1G1
sales@komrieng.com | 705.519.2716

SHANEL BELANGER
1 MONTEE PRINCIPALE, SUDBURY, ON
PROJECT NO. KS1/26/319

FOUNDATION PLAN

DRAWN: NL
CHECKED: DPKO
SCALE: 1/4" = 1'-0"
SHEET: S01

ISSUED FOR CONSTRUCTION - OCTOBER 19, 2026

PL-MV-2026-00146 Sketch 15

FLOOR ASSEMBLIES:

TYPICAL TJI FLOOR ASSEMBLY

F1
- FINISH AS SCHEDULED
- 5/8" T&G PLYWOOD SHEATHING - GLUED & NAILED
- 9 1/2" TJI WOOD 'I' JOISTS 360 @ 16" O/C. REFER TO STRUCTURAL
- CEILING AS SCHEDULED

TYPICAL P.T. 2 x 8" DECK FLOOR ASSEMBLY

F2
- 5/4" P.T. DECK BOARDS
- 2x8 P.T. SPF NO.1/ NO.2 WOOD JOISTS @ 16" O/C. C/W BLOCKING - REFER TO STRUCTURAL

4" CONCRETE SLAB

F3
- FINISH AS SCHEDULED
- 4" CONCRETE SLAB ON GRADE C/W WWF 6X6 E W2.9
- 10 mil POLY VAPOUR BARRIER MEMBRANE - SEAL JOINTS (TYP.)
- CLEAN STONE ON UNDISTURBED SOIL

6" CONCRETE GARAGE SLAB

F4
- FINISH AS SCHEDULED
- 6" CONCRETE SLAB ON GRADE C/W WWF 6X6 E W2.9
- 10 mil POLY VAPOUR BARRIER MEMBRANE - SEAL JOINTS (TYP.)
- 2" RIGID INSULATION (R 10 MIN.) - MIN 250 KPA COMPRESSIVE CAPACITY
- GRANULAR A (1'-0" BELOW SLAB) & GRANULAR B TYPE 2 (2'-0" FINAL) AS SHOWN

TYPICAL 2 x 8" LANDING FLOOR ASSEMBLY

F5
- FINISH AS SCHEDULED
- 5/8" T&G PLYWOOD SHEATHING
- 2x8 SPF NO.1/ NO.2 WOOD JOISTS @ 16" O/C. C/W BLOCKING - REFER TO STRUCTURAL
- CEILING AS SCHEDULED

FOUNDATION WALL ASSEMBLIES:

EXTERIOR ICF BLOCK FOUNDATION WALL

FW1
- 2 PLIES MIN. DAMP PROOFING FROM FINISHED GRADE DOWN TO COVE AND OVER CONCRETE FOOTING
- 1/4" MIN. CEMENT PARGING WITH COVE AT TOP OF POURED CONCRETE FOOTING
- 6" ICF BLOCK WALL - 15M VERTICAL REBAR @16" O/C & 10M HORIZONTAL REBAR @24" O/C AS PER NUDURA CHART# 2024 - REINFORCE AS PER OBC. (TABLE 6.18.4.6.A.)

CONSTRUCTION NOTES (TAGS):

C1 CONTRACTOR TO INSTALL ICF/L LEDGER, REFER TO TYP. FW1 WALL DETAIL FOR TYPICAL ICF/L INSTALLATION INFORMATION.

BEAM SCHEDULE

IDENTITY	SIZE
B1	P.T. 3-PLY 2x10 SPF NO.1/ NO.2
B2	P.T. 3-PLY 2x12 SPF NO.1/ NO.2
B3	4-PLY 1 3/4" x 9 1/2" 2.0E WESTFRASER LVL
NOTE: ALL BEAMS ARE TO BE DROPPED UNLESS NOTED OTHERWISE.	

POST/COLUMN SCHEDULE

IDENTITY	SIZE
P1	P.T. 6x6 WOOD POST SPF NO.1/ NO.2
P2	RED JACK POST 3.6 CM= 17,000 LBS
P3	3-PLY 2x6 SPF NO.1/NO.2

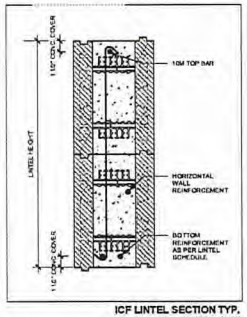
FOOTING SCHEDULE

IDENTITY	SIZE
F1	2'-0" WIDE, 10" DEEP FOOTING C/W 3-15M BARS CONTINUOUS
F2	3'-0" X 3'-0" X 10" DEEP PAD FOOTING - C/W 3-15M BARS E/W

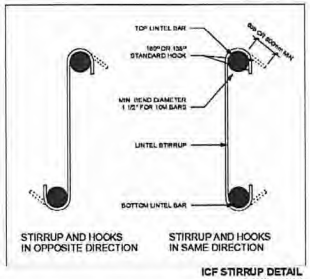
ICF LINTEL SCHEDULE

IDENTITY	SIZE	BOTTOM REINFORCEMENT STEEL	STIRRUP END DISTANCE	STIRRUP SPACING
L1	6" THICK x 12" DEEP	1-15M	12"	8"
L2	6" THICK x 24" DEEP	1-20M TOP + 2-20M BOTTOM	24"	8"

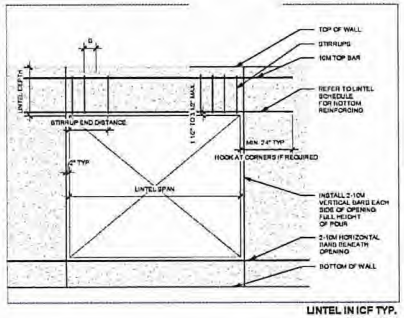
REFER TO "LINTELS AND DETAILS TABLES" FOR ALL ADDITIONAL REINFORCEMENT TO FORM THE LINTELS (TYP) - LINTEL SIZES MAY NEED TO BE MODIFIED SHOULD POINT LOADS FROM TRUSS MANUFACTURER REQUIRE TO BE ON OPENING.



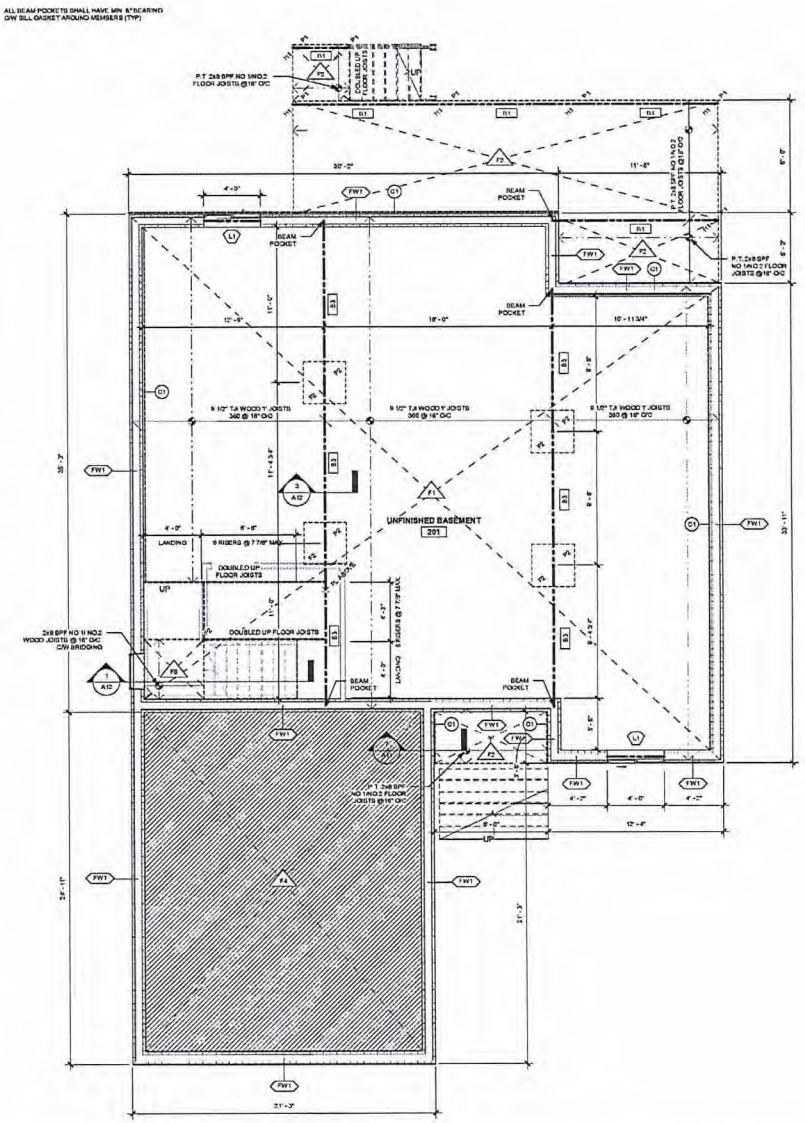
ICF LINTEL SECTION TYP.
1 1/2" = 1'-0"



ICF STIRRUP DETAIL
1 1/2" = 1'-0"



LINTEL IN ICF TYP.
1/2" = 1'-0"



BASEMENT FLOOR STRUCTURAL PLAN
1/4" = 1'-0"

GENERAL
1. CONTRACTOR TO BE ABLE TO SCALE TO BE BEING, FINISH & CONSTRUCTION NOTES AND DETAILS AS SHOWN & NOTED ON DRAWINGS. ANY DISCREPANCIES TO BE REPORTED TO THE DESIGNER BEFORE CONSTRUCTION IS STARTED.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE CONSTRUCTION IS STARTED.
3. THESE DRAWINGS REMAIN THE PROPERTY OF KOMRI ENGINEERING & MUST NOT BE ALTERED OR PHOTOCOPIED WITHOUT PERMISSION.
4. DO NOT SCALE DRAWINGS

REVISIONS		
9	ISSUED FOR CONSTRUCTION	2026/10/21

NICHOLAS KOMRI 100161354 10/21/2026 CERTIFICATE OF AUTHORITY

KOMRI ENGINEERING
160 DOUGLAS STREET, SUDBURY, ONTARIO, P3C 1G1
sales@komriengineering.com | 705.618.2718

SHANEL BELANGER
1 MONTEE PRINCIPALE, SUDBURY, ON
PROJECT NO. 25-SUD-8318

BASEMENT STRUCTURAL PLAN

DRAWN: NL
CHECKED: DP/KO
SCALE: As Indicated
SHEET: **S02**

ISSUED FOR CONSTRUCTION - OCTOBER 19, 2026

PL-MV-2026-00146 Sketch #6

CONSTRUCTION ASSEMBLIES

PARTITION ASSEMBLIES NOTES:

1. ALL INTERIOR PARTITIONS ARE TO BE TYPE P1 UNLESS NOTED OTHERWISE.
2. "W" NEXT TO ANY DIMENSION INDICATES THAT MEASUREMENT IS TO BE FIELD VERIFIED. ADJUST AS REQUIRED TO SUIT SITE CONDITIONS. NOTIFY KOMRI ENGINEERING IF DESIGN INTENT CANNOT BE IMPLEMENTED.
3. USE WATER-RESISTANT GYPSUM BOARD ON ALL WET SIDE PARTITIONS AND CEMENT BOARD BEHIND ALL WALL-MOUNTED TILE INSTALLATIONS.
4. PROVIDE WOOD BLOCKING TO ACCOMMODATE WALL-MOUNTED ACCESSORIES SUCH AS TOWEL BARS, SHOWER DOORS, VANITY LIGHTS, TV BRACKETS, GRAB BARS, ETC. COORDINATE LOCATIONS PRIOR TO INSTALLATION.
5. ALL PARTITIONS TO EXTEND TO UNDERSIDE OF STRUCTURE UNLESS OTHERWISE NOTED. BRACE TO STRUCTURE ABOVE AS REQUIRED.
6. ALL FLOOR ELEVATIONS ARE REFERENCED FROM GROUND FLOOR DATUM ELEVATION OF 0.0
7. ALL EXPOSED VERTICAL CORNERS IN GYPSUM BOARD PARTITIONS TO BE FINISHED WITH METAL CORNER GUARDS.
8. THE LETTER 'X' NEXT TO PARTITION TAGS INDICATES THAT PARTITION TERMINATES AT UNDERSIDE OF CEILING AND DOES NOT CONTINUE TO STRUCTURE ABOVE.
9. GYPSUM BOARD TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS WITH STAGGERED JOINTS AND SCREW FASTENERS AT SPECIFIED SPACING.

PARTITION ASSEMBLIES:

P1 — TYPICAL INTERIOR WOOD STUD PARTITION
- 1/2" GYPSUM BOARD ON BOTH SIDES OF
- 2 x 4 SPF NO 1/ NO 2 WOOD STUDS @ 16" O/C

P2 — TYPICAL INTERIOR PLUMBING WOOD STUD PARTITION
- 1/2" GYPSUM BOARD ON BOTH SIDES OF
- 2 x 6 SPF NO 1/ NO 2 WOOD STUDS @ 16" O/C

P3 — TYPICAL INTERIOR 2X4 LOADBEARING WOOD STUD PARTITION
- 1/2" GYPSUM BOARD ON BOTH SIDES OF
- 2 x 6 SPF NO 1/ NO 2 WOOD STUDS @ 16" O/C. C/W BLOCKING MID-HEIGHT & DOUBLE TOP PLATE.

WALL ASSEMBLIES:

W1 — DWELLING ICF EXTERIOR W STONE/BRICK
- STONE/BRICK SELECTED BY OWNER
- 1" AIR SPACE (OPTIONAL 2-OR 72)
- AIR BARRIER MEMBRANE - LAP & SEAL
- 7/16" OSB SHEATHING
- 6" ICF BLOCK WALL C/W 15M VERTICAL REBAR @24" O/C + 15M HORIZONTAL REBAR @30" O/C - REINFORCE AS PER OBC. (TABLE 9.16.4.6.A) AS PER NUDURA CHART'S 2024
- 1/2" GYPSUM BOARD

W2 — DWELLING ICF EXTERIOR W VINYL SIDING
- HORIZONTAL VINYL SIDING SELECTED BY OWNER
- 1x3" VERTICAL WOOD STRAPPING @ 16" O/C
- AIR BARRIER MEMBRANE
- 7/16" OSB SHEATHING
- 6" ICF BLOCK WALL C/W 15M VERTICAL REBAR @24" O/C + 15M HORIZONTAL REBAR @30" O/C- REINFORCE AS PER OBC. (TABLE 9.16.4.6.A) AS PER NUDURA CHART'S 2024
- 1/2" GYPSUM BOARD

ROOF ASSEMBLIES:

R1 — DWELLING PRE-ENGINEERED COTTAGE STYLE TRUSSES
- 25 YEAR ASPHALT SHINGLES
- EAVESTROUGH AROUND PERIMETER AS PER DETAIL
- ICE AND WATER SHIELD AROUND PERIMETER AND FLASHING AREAS
- CONSTRUCTION FELT PAPER
- 1/2" PLYWOOD SHEATHING C/W "H" CLIPS
- PRE-ENGINEERED COTTAGE STYLE ROOF TRUSSES @2'-0" O/C BY OTHERS
- BLOWN INSULATION (R-60)
- 6mil POLY VAPOUR BARRIER MEMBRANE - LAP & SEAL
- CEILING AS SCHEDULED

R2 — TYPICAL CONVENTIONAL OVERFRAMING
- 25 YEAR ASPHALT SHINGLES
- EAVESTROUGH AROUND PERIMETER AS PER DETAIL
- ICE AND WATER SHIELD AROUND PERIMETER AND FLASHING AREAS
- CONSTRUCTION FELT PAPER
- 1/2" PLYWOOD SHEATHING C/W "H" CLIPS
- 2x6 SPF NO 1/NO 2 ROOF JOISTS AT 16" O/C (SEE ROOF FRAMING PLAN)
- 2x4 SPF NO 1/NO 2 COLLAR TIES MID SPAN @16" O/C
- 2x10 SPF NO 1/NO 2 NAILER BOARD

R3 — DWELLING UNINSULATED CONVENTIONAL FRAMED
- 25 YEAR ASPHALT SHINGLES
- EAVESTROUGH AROUND PERIMETER AS PER DETAIL
- ICE AND WATER SHIELD AROUND PERIMETER AND FLASHING AREAS
- CONSTRUCTION FELT PAPER
- 1/2" PLYWOOD SHEATHING C/W "H" CLIPS
- 2x10 ROOF RAFTERS AT 16" O/C (SEE ROOF FRAMING PLAN)

BEAM SCHEDULE

IDENTITY	SIZE
B1	P.T. 3-PLY 2x10 SPF NO 1/ NO 2
B2	P.T. 3-PLY 2x12 SPF NO 1/ NO 2
B3	4-PLY 1 3/4" x 9 1/2" 2.0E WESTFRASER LVL
NOTE: ALL BEAMS ARE TO BE DROPPED UNLESS NOTED OTHERWISE.	

POST/COLUMN SCHEDULE

IDENTITY	SIZE
P1	P.T. 6x6 WOOD POST SPF NO 1/ NO 2
P2	RED JACK POST 3.0 CP- 17,000 LBS
P3	3-PLY 2x6 SPF NO 1/NO 2

FOOTING SCHEDULE

IDENTITY	SIZE
F1	2'-0" WIDE, 10" DEEP FOOTING C/W 3-15M BARS CONTINUOUS
F2	3'-0" X 3'-0" X 12" DEEP PAD FOOTING - C/W 3-15M BARS E/W

HELICAL SCHEDULE

IDENTITY	SIZE
H1	GALV. HELICAL PILE BY OTHERS W/ SADDLE, C/W CONNECTIONS CT = 6,500 lbs, T1 = 1,500 lbs
ALL PILES TO BE INSTALLED TO A MIN. DEPTH OF 8' - 0"	

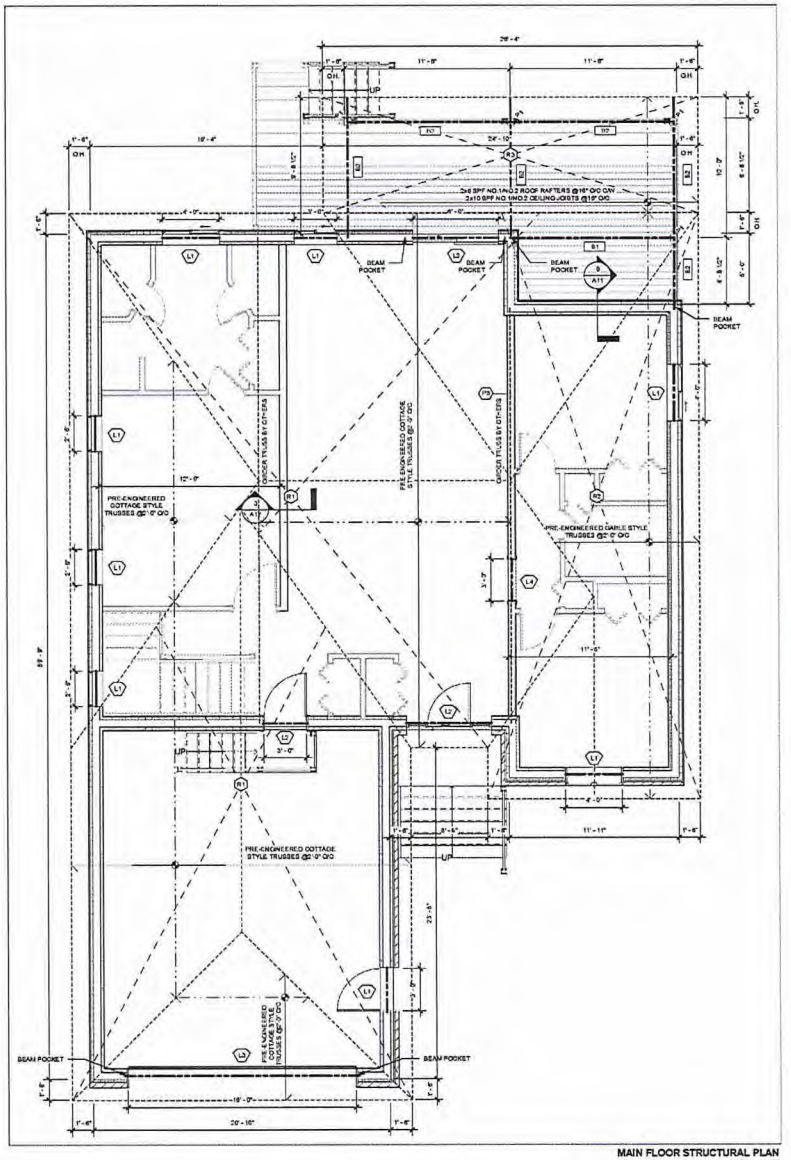
ICF LINTEL SCHEDULE

IDENTITY	SIZE	BOTTOM REINFORCEMENT STEEL	STIRRUP END DISTANCE	STIRRUP SPACING
L1	6" THICK x 12" DEEP	1-15M	12"	6"
L2	6" THICK x 24" DEEP	1-20M TOP + 2-20M BOTTOM	24"	6"

REFER TO "LINTELS AND DETAILS TABLES" FOR ALL ADDITIONAL REINFORCEMENT TO FORM THE LINTELS (TYP) - LINTEL SIZES MAY NEED TO BE MODIFIED SHOULD POINT LOADS FROM TRUSS MANUFACTURER REQUIRE TO BE ON OPENING

LINTEL SCHEDULE

IDENTITY	SIZE
L3	2-PLY 1 3/4" x 11 7/8" LVL WESTFRASER 2.0E (MIN. 3 1/2" BEARING)
L4	2-PLY 2x6 SPF NO 1/NO2



MAIN FLOOR STRUCTURAL PLAN
1/4" = 1'-0"

GENERAL
1. CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
2. CONSTRUCTION IS TO CONFORM TO ONTARIO BUILDING CODE 2012 AND ALL OTHER APPLICABLE CODES AND REGULATIONS.
3. ALL DIMENSIONS ARE TO BE CONFIRMED ON SITE BY CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
4. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS GOVERN.

REVISIONS
- 1 ISSUED FOR CONSTRUCTION 2026-10-21

N. KOMRI
100086154
10.21.2026
PROVINCE OF ONTARIO

KOMRI ENGINEERING
155 DOUGLAS STREET, SUDBURY, ON, P3E 1G1
sales@komriengineering.com | 705.618.2716

SHANEL BELANGER
1 MONTEE PRINCIPALE, SUDBURY, ON
PROJECT NO. KS1026-319

MAIN FLOOR STRUCTURAL PLAN

DRAWN: NL
CHECKED: DPIKO
SCALE: 1/4" = 1'-0"
SHEET: S03

ISSUED FOR CONSTRUCTION - OCTOBER 19, 2026

PL-MV-2026-00146 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-2026-00147

APPLICATION SUMMARY

File Date: 10/27/2026

Application Type: Minor Variance

Address(es): 4360 Municipal Road 35 Road P0M1L0

Applicant(s): 1840222 ONTARIO LIMITED / BMG ENGINEERING LTD.

Owner(s): 1840222 ONTARIO LIMITED / BMG ENGINEERING LTD.

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?
2025

Are you the registered owner or an authorized agent?
Registered Owner

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?
2

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

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
RU(105)

Provide a detailed description of what is being proposed
Removal of the requirement to have a screened in outdoor storage under Part 4, Section 4.28.1(b) of the Zoning By-law.

Provide a detailed reason why the proposal cannot comply with the Zoning By-law
The property is surrounded by established forest. This natural tree cover screens the outdoor storage area and meets the intent of the Zoning By-law, making a fence, wall, or berm unnecessary. The nearest residential lots - west-340m, east-390m, south-160m, north-1300m

Is there an eave encroachment?
No

Size of eaves

Lot Frontage of the property
400.8

Lot Depth of the property
637.3

Lot Area of the property
254000

Total width of the public road giving access to the property
19

List all buildings and structures on the property and their respective date of construction
Shop/ Office Building - 2026
Storage Building - 2027

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

Is the use remaining the same? If no, please provide the proposed new use
No. The new use is rural light industrial including office and shop space with a storage yard for steel fabricating materials.

Existing uses of neighbouring properties
Rural Properties

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	[ ]
Lake	[ ]
Pit Privy	[ ]
Individual Well	[ ]
Communal Well	[ ]
Individual Septic System	[X]
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

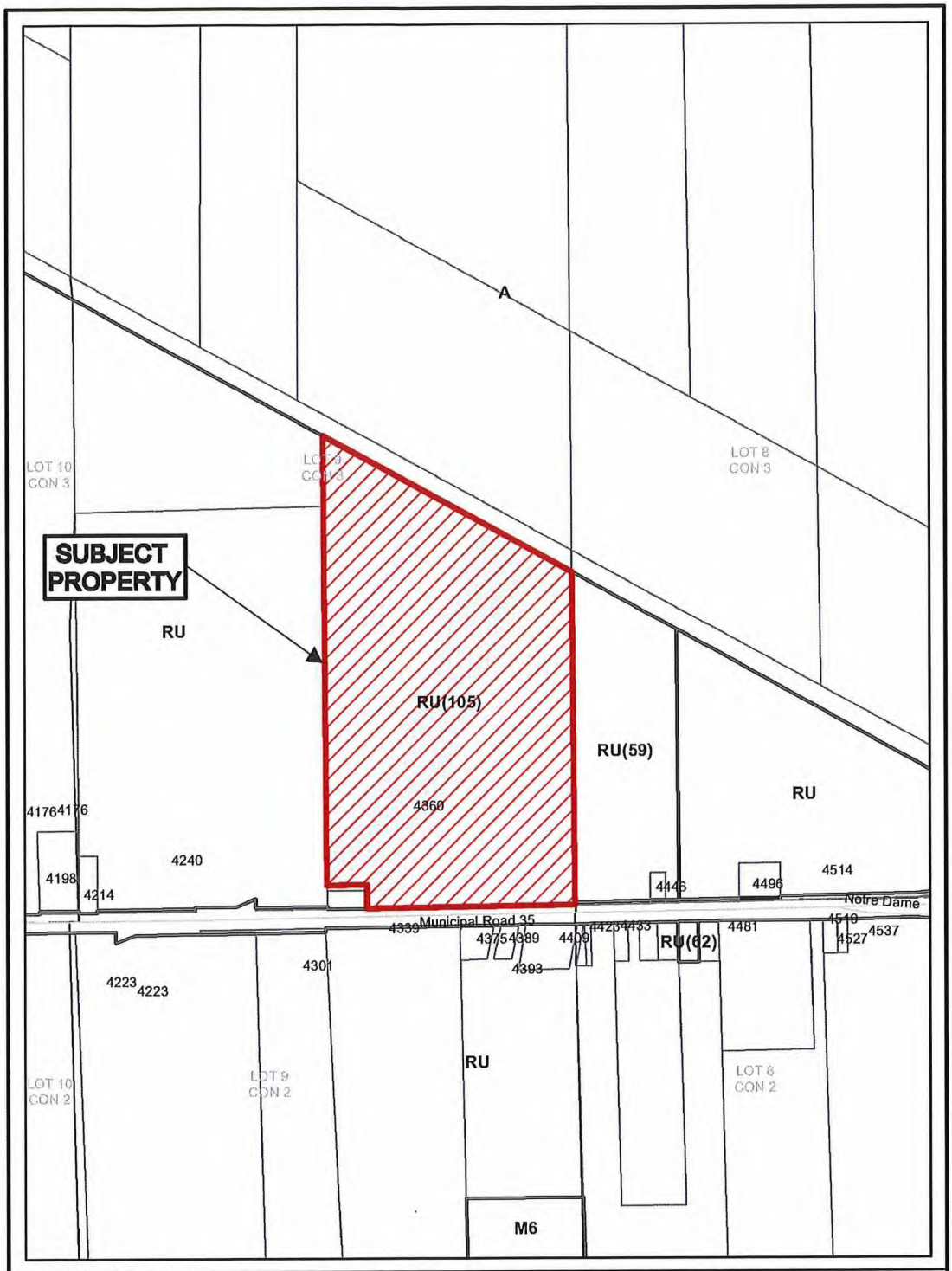
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Shop / Office Building	No	2144.78	2144.78	1	38.6	55.6	9.55	115.9	483.4	100.9	261.4
Storage Buuilding	No	195	195	1	9.1	21.3	6.2	200.1	438.5	148.2	211.2

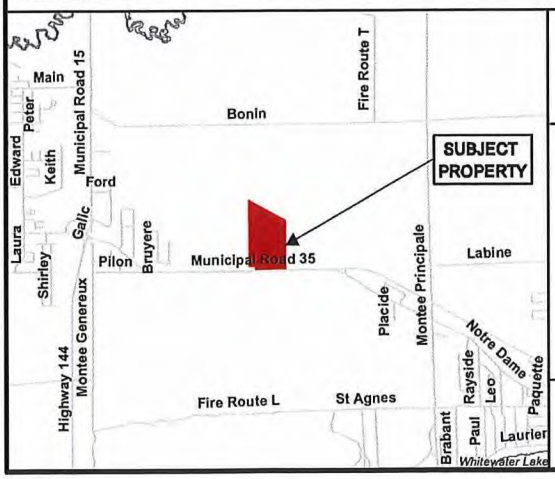
EXISTING BUILDING/STRUCTURE

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)

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
4.28 OUTDOOR STORAGE - 4.28.1 General Standards	b) Outdoor storage shall be screened by opaque fencing a berm or natural berm, a wall, or rock wall with a minimum height of 2.2 metres, except that no such barrier shall be required	Not require screening	N/A
4.28 OUTDOOR STORAGE - 4.28.1 General Standards	a) Outdoor storage shall be permitted only in a rear or interior side yard and shall not be located any closer than 9.0 metres to any street line	Permit in Front Yard	N/A





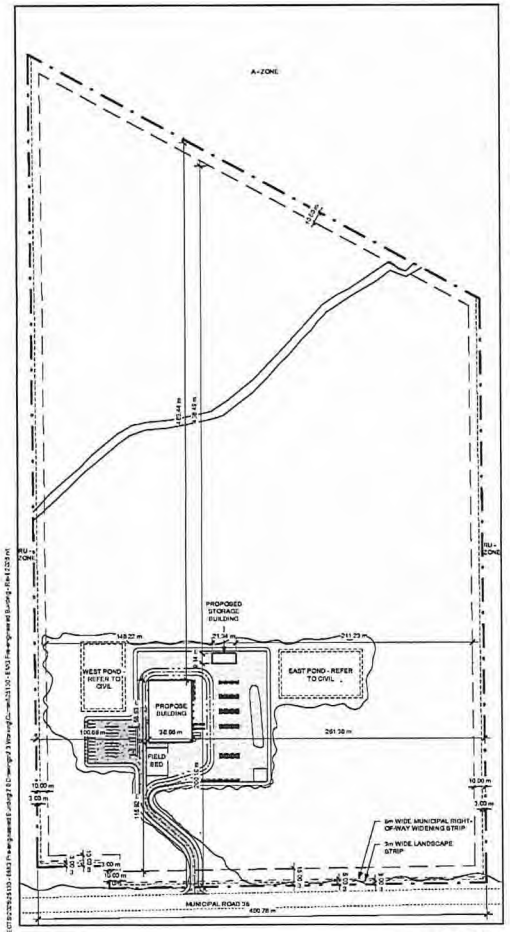
Application for Minor Variance or Permission

N

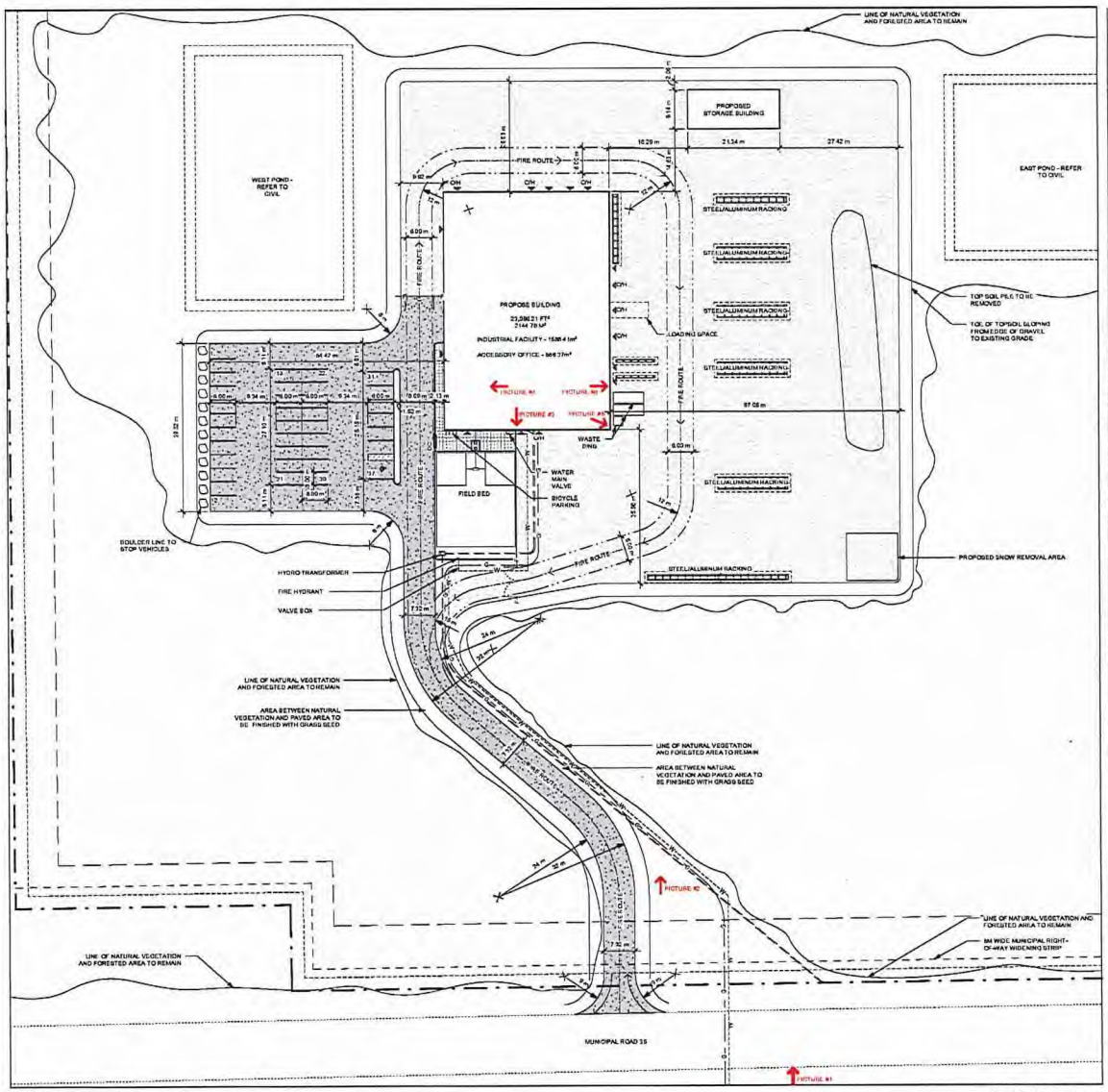
Subject Property being PIN 73347-0193,
Parcel 1584 SEC SWS SRO,
Part Lot 9, Concession 3,
Township of Rayside,
4360 Municipal Road 35, Chelmsford,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00147
Date: 2026 11 02



SITE PLAN
1 : 2000



SITE PLAN - ENLARGED
1 : 600

SITE LEGEND

- DENOTES PROPERTY LINE
- DENOTES SETBACK LINE
- DENOTES REQUIRED FIRE ACCESS ROUTE
- DENOTES REQUIRED LANDSCAPE STRIP BOUNDARY LINE
- DENOTES NEW FENCE REFER TO DETAILS AND SPECS
- DENOTES NEW CURB HATCH DENOTES DROP CURB
- DENOTES WATER LINE
- DENOTES NATURAL GAS LINE
- DENOTES COMMUNICATION CONDUIT
- DENOTES NEW CONCRETE WALKWAY
- DENOTES NEW HEAVY DUTY ASPHALT, REFER TO CIVIL
- DENOTES NEW GRANULAR B
- DENOTES PROPOSED BUILDING
- DENOTES EXISTING FOREST TO REMAIN
- DENOTES TYPICAL PARKING SPACE 9'-10" x 19'-8"
- DENOTES BARRIER FREE PARKING SPACE 14'-4" x 19'-8"
- DENOTES BUILDING ENTRANCE
- DENOTES OVERHEAD DOOR BUILDING ENTRANCE

GENERAL NOTES:

1. REFER TO CIVIL DRAWINGS PREPARED BY EXP FOR GRADING INFORMATION.
2. REFER TO GEOTECHNICAL REPORT PREPARED BY EXP FOR ADDITIONAL INFORMATION.
3. PROVIDE NEW 3" WIDE (WHITE) LINE PAINTING ON ALL NEW ASPHALT.
4. ALL SIDEWALKS & PATHWAYS TO BE 5'-0" MIN. WIDE UNLESS OTHERWISE NOTED
5. CONTRACTOR TO LOCATE ALL UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF WORK

RURAL LIGHT INDUSTRIAL USE – MINING RELATED - RU(105)

Notwithstanding any other provision hereof to the contrary, within any area designated RU(105) on the Zone Maps, all provisions of this By-law applicable to RU Zones shall apply subject to the following restrictions:

(i) That in addition to those uses permitted in the RU Zone, a rural light industrial use – mining related shall also be permitted.

(a) That a rural light industrial use – mining related is defined herein as a land use engaged in, or used for the purpose of the storage of, servicing, and assembly of, and which includes a lot or lots fabricating use in the form of a business activity permitted by the ownership, repair, manufacturing and breaking of mining or mine equipment, and includes ancillary uses used for the design, maintenance and/or repair of mining equipment, and machinery used in connection with the light manufacturing use, along with an accessory business office, all of which does not occupy a maximum area area of 4,000 litres per day; and,

(c) That the lands are hereby designated as a "Site Plan Control Area", pursuant to Section 41 of the Planning Act, R.S.O. 1990, Chapter P. 13.

SITE STATISTICS

ZONING		RU(105)
BUILDING USE	INDUSTRIAL FACILITY / ACCESSORY OFFICE	
	PROVIDED	REQUIRED
LOT AREA	20.4 ha	MIN. 2.0ha
LOT FRONTAGE	400.8m	MIN. 60m
FRONT YARD	120.9m	MIN. 15m
REAR YARD	485.2m	MIN. 15m
INT. SIDE YARD	100.8m	MIN. 15m
INT. SIDE YARD	261.4	MIN. 15m
BUILDING AREA	2144.79m²	N/A
GROSS FLOOR AREA	2144.79m²	N/A
NET FLOOR AREA	1804.37m²	N/A
% COVERAGE	0.84%	MAX 10%
HEIGHT OF BUILDING	9.65m	MAX 21m
NUMBER OF STORIES	1	N/A
BUILDING SEPARATIONS	18.29m	3m
HEIGHT OF ACCESSORY BUILDING	6.15m	N/A
% LANDSCAPE SPACE	88%	N/A
% LANDSCAPING IN A SURFACE AREA WITH +75 PARKING SPACES AND CALCULATING	N/A	N/A
% PAVED AREA	3158.46m² / 204119.2m² = 0.012 x 100 = 1.2%	N/A
% GRAVELLED AREA	1062.1.5m² / 204119.2m² = 0.041 x 100 = 4.1%	N/A
PARKING SPACES		
INDUSTRIAL FACILITY PARKING	18	1938.4 m² / 110m² = 16.4 = 16 SPACES
ACCESSORY OFFICE PARKING	19	866.37m² / 22m² = 19.9 = 17 SPACES
TOTAL	37	37
BARRIER FREE PARKING	1	1
BICYCLE PARKING	8	2 SPACES PLUS 1 PER (600 m² = 7 SPACES)
LOADING SPACE	1	300M² TO 4,000M² USE/GFA AREA = 1 SPACE
QUEUEING SPACES	N/A	N/A
WIDTH OF PARKING	3m	2.75m
WIDTH OF ACCESS DRIVEWAY / RAMP	7.32m	MAX 9.1m
TANDEM PARKING AREA PERMITTED	N/A	N/A
SITE TRIANGLE	N/A	N/A
REFUSE STORAGE AREA SETBACK	N/A	N/A
FENCE AREA	N/A	N/A
% OUTDOOR DISPLAY AREA	N/A	N/A
RAILROAD SETBACK	N/A	N/A
CLEARING OF SHORELINE BUFFER AREA	N/A	N/A
FIRE FLOW	N/A	N/A

DRAWINGS ARE NOT TO BE SCALED

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO ARCHITECTS BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND ARE PROTECTED BY COPYRIGHT.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL IT HAS BEEN SEALED.

No.	Revision / Version:	Date:

3RD LINE STUDIO
209 CEDAR STREET
SUDBURY, ON P3B 1M8
T 705.674.2300

NORTH

BMG PRE-ENGINEERED BUILDING

4360 MR 35, CHELMSFORD, ONTARIO

SITE PLAN

Date:	2026.10.27
Scale:	As indicated
Drawn By:	GD Checked By: ML
Project No:	26130
Drawing No:	Rev:

SPA-1.0

PL-MV-2026-00147
Sketch 2



PICTURE 6



PICTURE 4



PICTURE 2



PICTURE 5



PICTURE 3



PICTURE 1

BMG PRE-ENGINEERED BUILDING

3RDLINE.STUDIO 389 CEDAR STREET GLENBURN, ON P3B 1M8 T 705.674.2300

Project No: 25130

SITE PICTURES

SK-1.0

2026 10 27

PL-MV-2026-00147
Sketch 3

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-2026-00148

APPLICATION SUMMARY

File Date: 11/01/2026

Application Type: Minor Variance

Address(es): 2048 Pilon Street, Chelmsford P0M 1L0

Applicant(s): DEVON SAUVE

Owner(s): DEVON SAUVE AND KATERINA DINIC

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?
Mar 20 2017

Are you the registered owner or an authorized agent?
Registered Owner

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?
1

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

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)
Living Area I

Current Zoning By-law designation
R1-5

Provide a detailed description of what is being proposed
minor variance of garage 5 m height to 5.8m and 6 m front setback to 5.2 m

Provide a detailed reason why the proposal cannot comply with the Zoning By-law
Height of 5.8m
I have a 28' travel trailer with a tall roof that I would like to store indoors.
I am a heavy equipment mechanic who works outside all year long with a large service truck. I need to be able to pull my service truck into a locked garage as there is tens of thousands of dollars worth of tools in this truck. (I have already had my truck broken into)
I am on call a lot and need to be ready to leave at any time of day.
I plan to install a lift to work on my projects and personal vehicles as this is also my hobby.

Front setback of 5.2m
My property is an odd pie shaped lot making it difficult to build this garage while leaving enough spare at the rear property line. There are mature trees that would need to be removed in order to move the garage any further back. If these trees are removed it would alter the rear neighbours and my privacy.

Is there an eave encroachment?
No

Size of eaves

Lot Frontage of the property
53.35

Lot Depth of the property
45.86

Lot Area of the property
1543.57

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
House - unsure
Shed - unsure
Garage - 1980's?

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
remaining the 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	☒
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

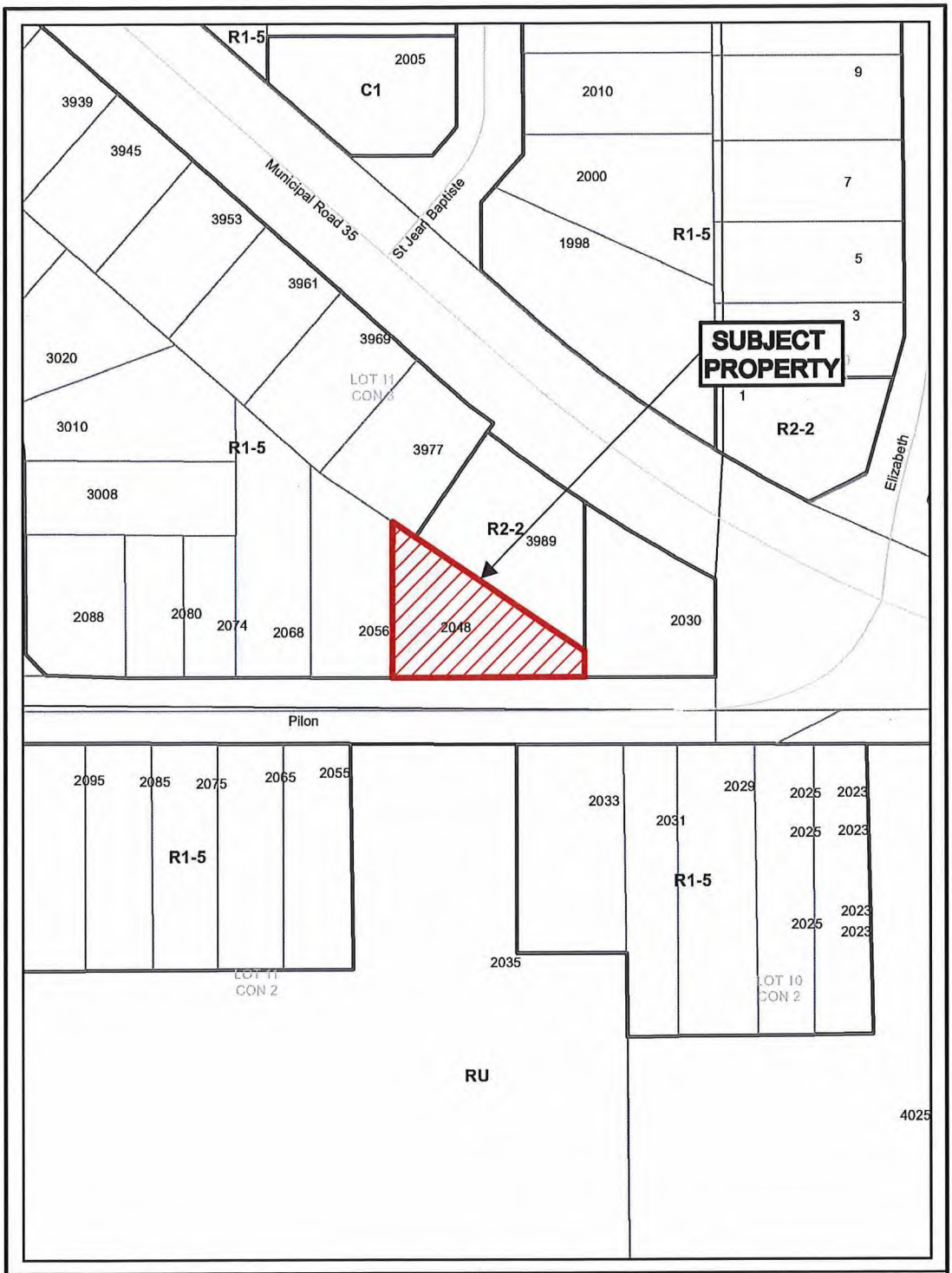
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Garage	No	139.29	139.29	1	9.14	15.24	5.8	5.2	2.2	31.69	6.42

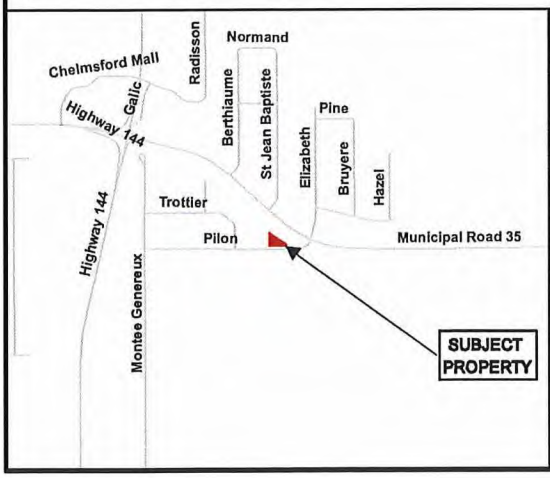
EXISTING BUILDING/STRUCTURE

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 garage to be demolished.	Yes	49.9	49.9	1	5.4	8.5	4.3	6	7.4	33.95	10.9
Shed	No	7.2	7.2	1	2.4	3	2.7	18.75	14.63	13.1	30.1
Single family dwelling	No	105.28	105.28	1	8	15.5	6.4	9.75	15.63	1.2	36.7

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Height - Detached garage	Less than 5M	5.8M	0.8M
Front yard setback - Detached Garage	6M front yard setback	5.2M	0.8M





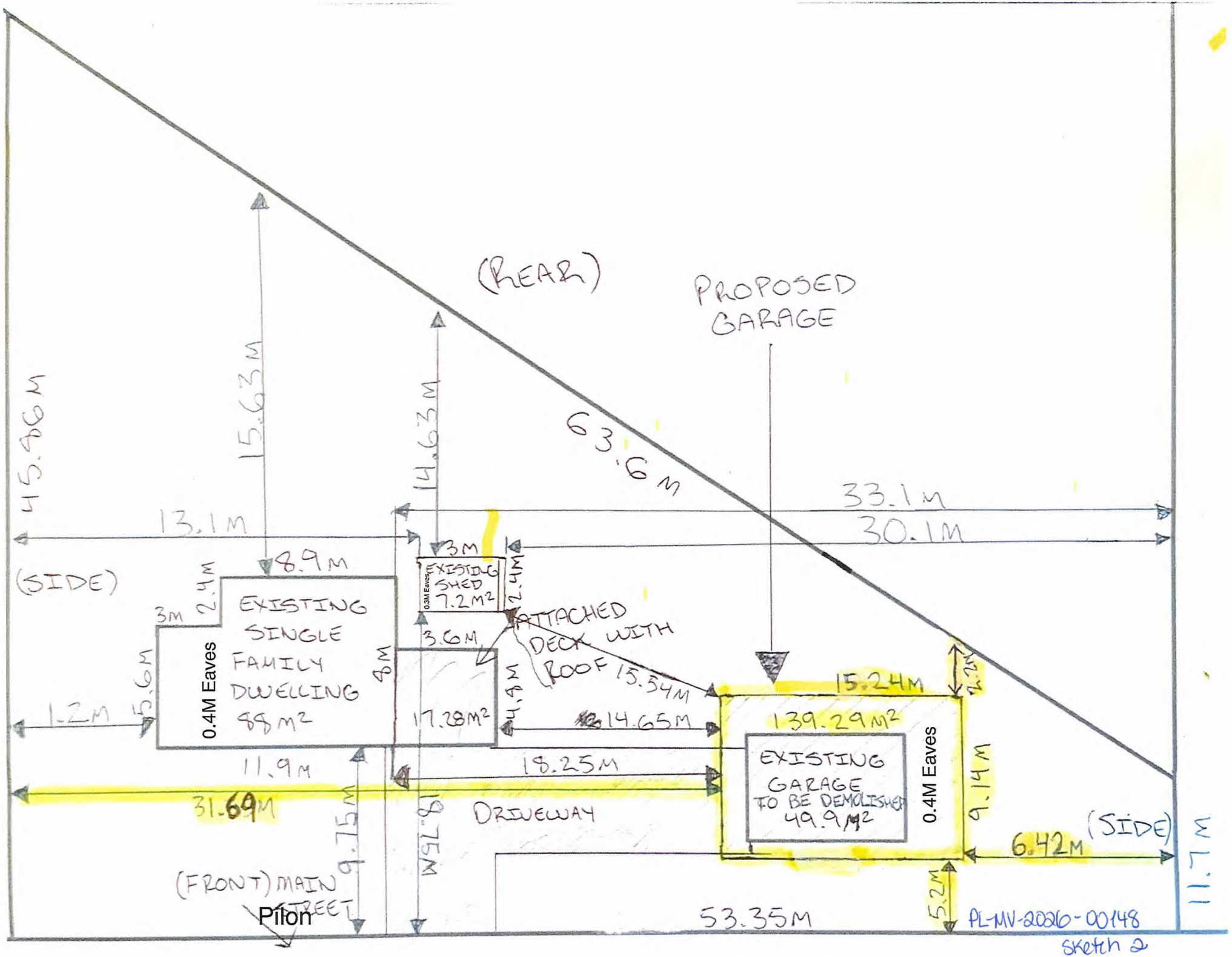
Application for Minor Variance or Permission

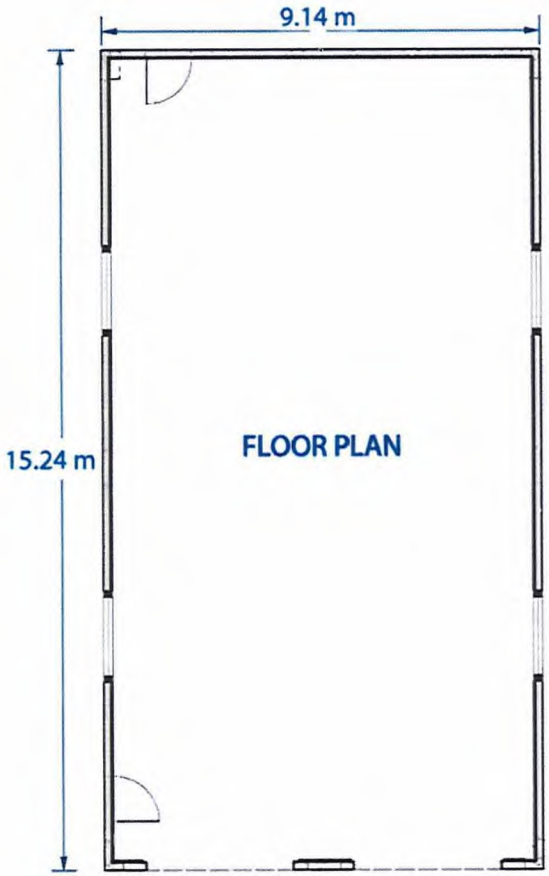
N

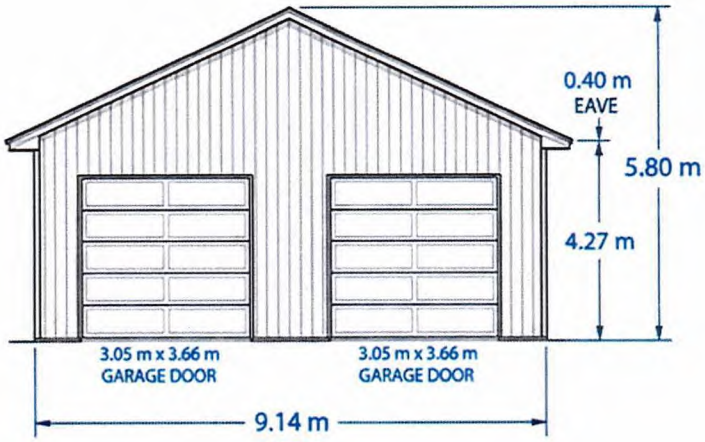
Subject Property being PIN 73347-0216,
Parcel 16353 SEC SWS SRO,
Lot 11, Plan M-422,
Part Lot 11, Concession 3,
Township of Rayside,
2048 Pilon Street, Chelmsford,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00148
Date: 2026 11 04

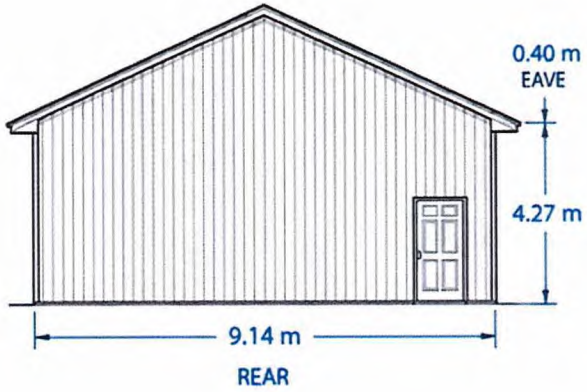

(REAR)
PROPOSED GARAGE
63.6M
45.96M
15.63M
14.63M
13.1M
33.1M
30.1M
(SIDE)
8.9M
3M
2.4M
EXISTING SHED 7.2M²
0.3M Eaves
EXISTING SINGLE FAMILY DWELLING 88M²
0.4M Eaves
3M
2.4M
15.6M
1.2M
3.6M
4M
4.9M
17.28M²
ATTACHED DECK WITH ROOF
15.54M
15.24M
2.2M
139.29M²
14.65M
EXISTING GARAGE TO BE DEMOLISHED 49.9M²
0.4M Eaves
9.14M
11.9M
18.25M
31.69M
DRIVEWAY
9.75M
19.81M
(FRONT) MAIN STREET
Pilon
6.42M
(SIDE)
11.7M
5.2M
53.35M
PL-MV-2026-00148
sketch 2

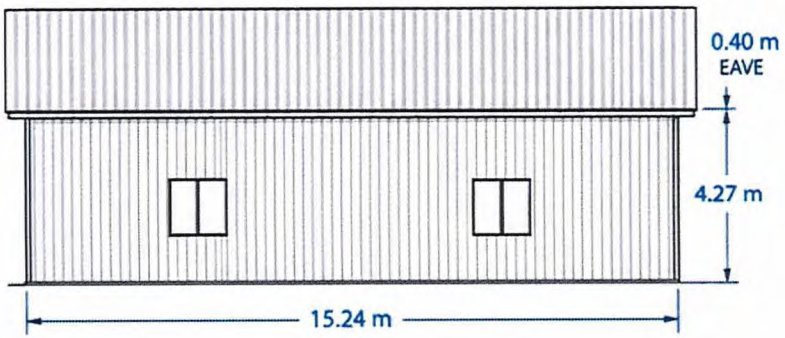


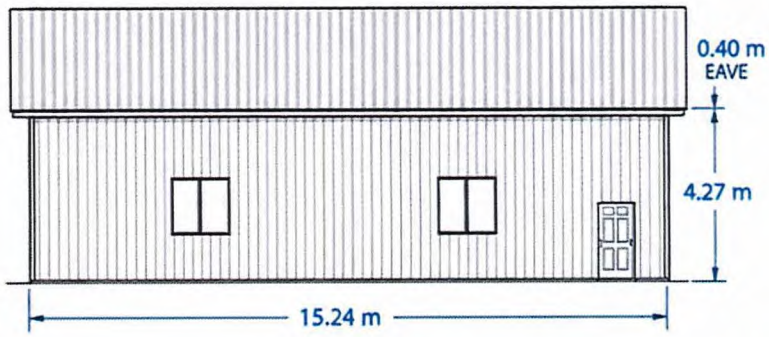


2048 Pilon Street
Chelmsford

Garage doors
3.05m wide
3.66m tall







PL-MV-2026-00148
Sketch 3