

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

October 14, 2026

PUBLIC HEARINGS

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

Ward: 6

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

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

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

Ward: 7

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

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

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

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

Ward: 9

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

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

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

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

Ward: 5

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

REVISED

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

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



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

Record #: PL-MV-2026-00130

APPLICATION SUMMARY

File Date: 09/10/2026

Application Type: Minor Variance

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

Applicant(s): FERGIE HOMES

Owner(s): STEVEN TRAIN AND STEPHANIE TRAIN

PLANNING APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

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

10 or more

Are you the registered owner or an authorized agent?

Authorized Agent

What is the number of dwelling units on the property?

1

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

1

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

1

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

2

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

No

How many dwelling units will be legalized?

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

No

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

Current Official Plan designation

Living Area I

Current Official Plan designation (additional)

Current Zoning By-law designation

R1-5

Provide a detailed description of what is being proposed

new addition handicap dwelling, slab built attached to rear of existing detached garage

Provide a detailed reason why the proposal cannot comply with the Zoning By-law

The handicap son needs this dwelling to access all the rooms comfortably and still be near his parents that own the main dwelling on the property. The pie shape lot leaves very little room for this proposed dwelling. We need this space to accomodate this young man who needs his privacy and still be accessible for his wheelchair.

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

24.93

Lot Depth of the property

41.70

Lot Area of the property

972.96

Total width of the public road giving access to the property

20

List all buildings and structures on the property and their respective date of construction

Main residential dwelling

approx. 20 years

Detached garage approx. 6 years

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

Residential

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

same

Existing uses of neighbouring properties

residential

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

No

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

No

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

Have you consulted with Conservation Sudbury regarding this relief?

WATER SUPPLY AND SEWAGE DISPOSAL

- | | |
|---|-------------------------------------|
| Municipally owned and operated piped water system | ☒ |
| 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)
Handicap dwelling attached to existing detached garage	No	49.52	49.52	1	4.26	12.04	3.96	12.75	14.9	17.15	1.24

EXISTING BUILDING/STRUCTURE

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

ZONING BY-LAW RELIEF

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

September 10th 2026

To: City of Sudbury Building Services

Committee of Adjustments

Re: Minor Variance Application

From: Stephanie and Steven TRAIN

(Registered property owners of 1462 Urbandale Street Hanmer Ontario)

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

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

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

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

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

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

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

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

Respectfully,

Stephanie and Steven TRAIN

A handwritten signature in cursive script, appearing to read "S. Train".A handwritten signature in cursive script, appearing to read "S. Train".

URBANDALE STREET

LOT 29

PLOT PLAN

LOT 30

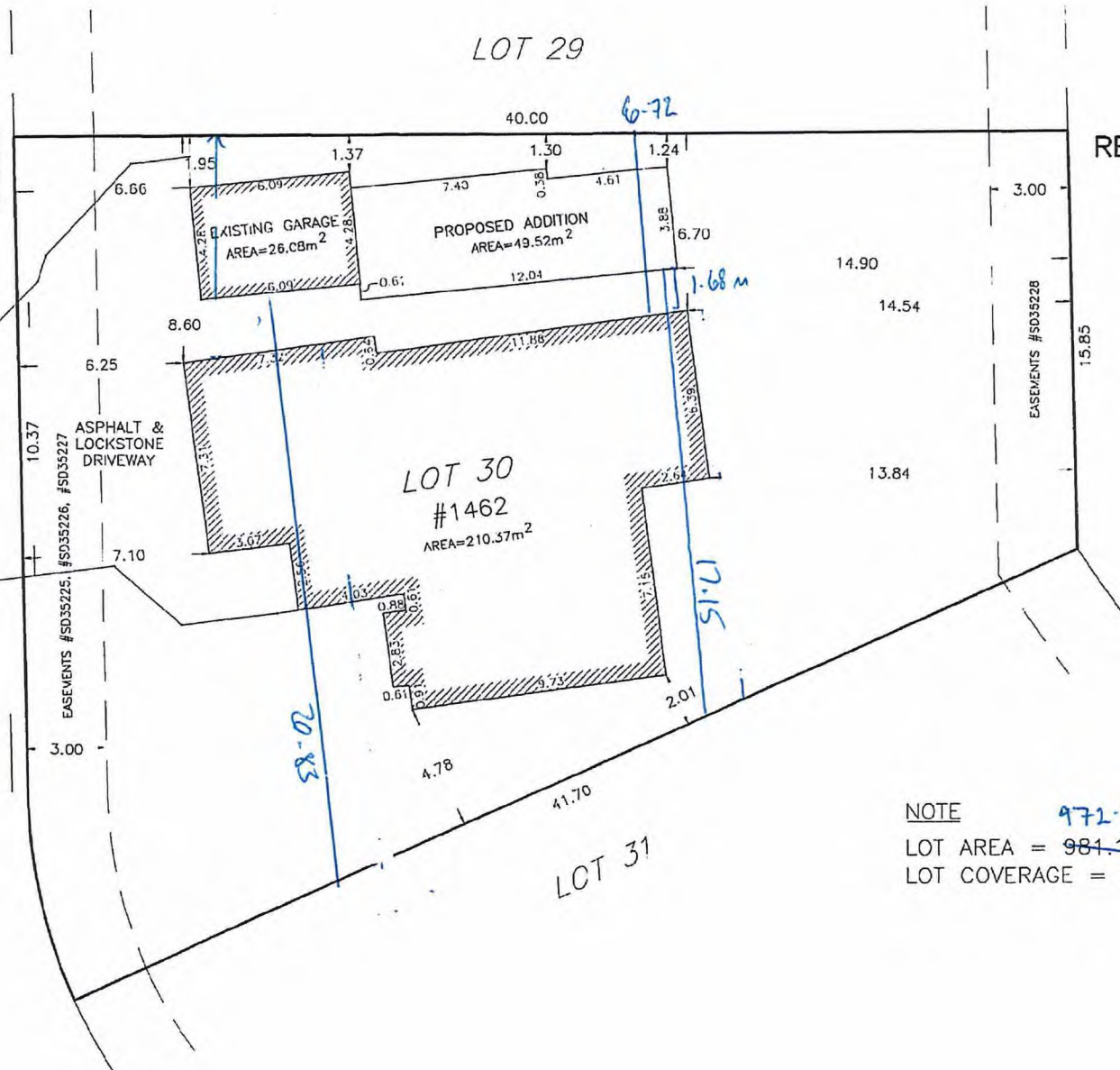
REGISTERED PLAN 53M-1329

CITY OF GREATER SUDBURY

SCALE : 1 : 150 metric



STEVEN TRAW
1462 URBANDALE ST
PLANMER ONT
P3P0A3



NOTE

972-96

LOT AREA = 984.15 m²
LOT COVERAGE = 29%

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Sketch 2

Zone 2 Energy Compliance Package "A4"

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

This document and design is the sole Copyrighted property of the Designer, Michael Pilon, and contains confidential and proprietary information that cannot be reproduced, in whole or in part without written authorization from Michael Pilon.

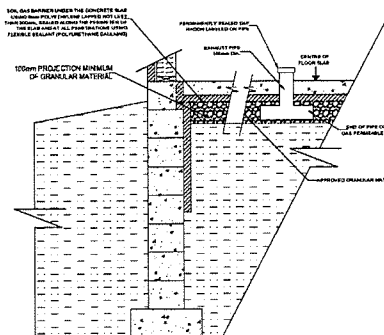
The client receiving this design acknowledges that he has paid for a One Time Licensing Agreement only, and is prohibited from reusing this plan on any other occasion unless first obtaining written consent from the Designer above, and that a Royalty must be paid to the Designer above for subsequent uses.

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

Ratio of glass to wall area	
Area of wall	963 ft ²
Area of glass	66 ft ²
% of glass to wall	6.9%
Other building characteristics	X slab on ground
	ICF above ground
	ICF basement
	Walkout basement
Hustling Equipment Efficiency	> 92% AFUE
Space Heating Fuel	Gas
Ceiling with attic space	R-60
Ceiling without attic space	R-31
Exposed floor	R-13
Walkout above grade	R-32 + R-35
Basement walls	R-20 (opt. R-24 + R-12)
	R-10
Heated slab less than 24" below grade	R-10
Heated slab or slab less than 24" below grade	R-10
Window or sliding glass doors	0.21U
Skylight value	0.21U
Heating equipment min.	
HVAC min. efficiency	62%
Hot water heater min. efficiency	62%
Driveway 42.4% efficiency	1 of 3 shown

[illegible]

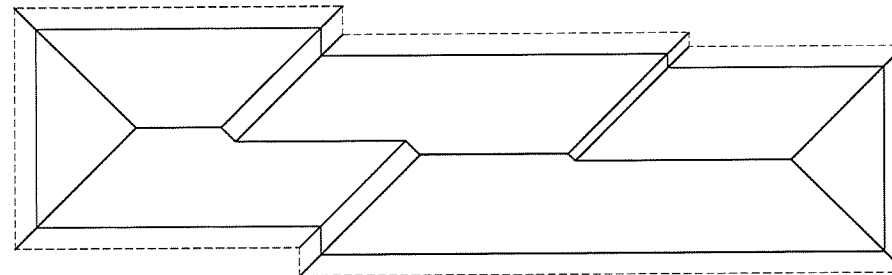
2024 OBC - 9.13.4.3. EFFECTIVE DEPRESSURIZATION
TO ALLOW EFFECTIVE DEPRESSURIZATION OF THE SPACE BETWEEN THE AIR BARRIER AND THE GROUND, THE EXTRACTION OPENING (PIPE) SHOULD NOT BE BLOCKED AND SHOULD BE ARRANGED SUCH THAT THE AIR CAN BE EXTRACTED FROM THE ENTIRE SPACE BETWEEN THE AIR BARRIER AND THE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



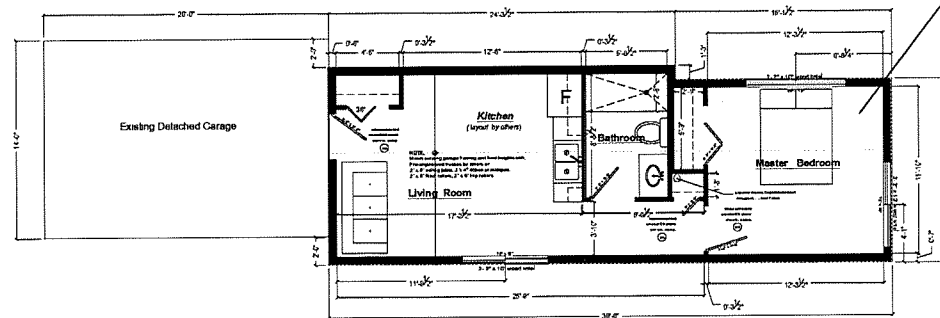
SOIL GAS (RADON) CONTROL
ALL WALLS AND FLOOR ASSEMBLIES IN CONTACT WITH THE GROUND MUST BE CONSTRUCTED TO RESIST THE LEAKAGE OF SOIL GAS, AND FLOORS-ON-GROUND ARE TO BE PROVIDED WITH A ROUGH-IN FOR SUBFLOOR DEPRESSURIZATION (RADON EXTRACTION) SEE HEALTH CANADA'S ONLINE GUIDES FOR COMPLETION OF THE BUDFLOOR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

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

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



Roof Lines



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

MAIN FLOOR PLAN

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

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

Date: June 15, 2026

SCALE $\frac{1}{4}" = 1'-0"$

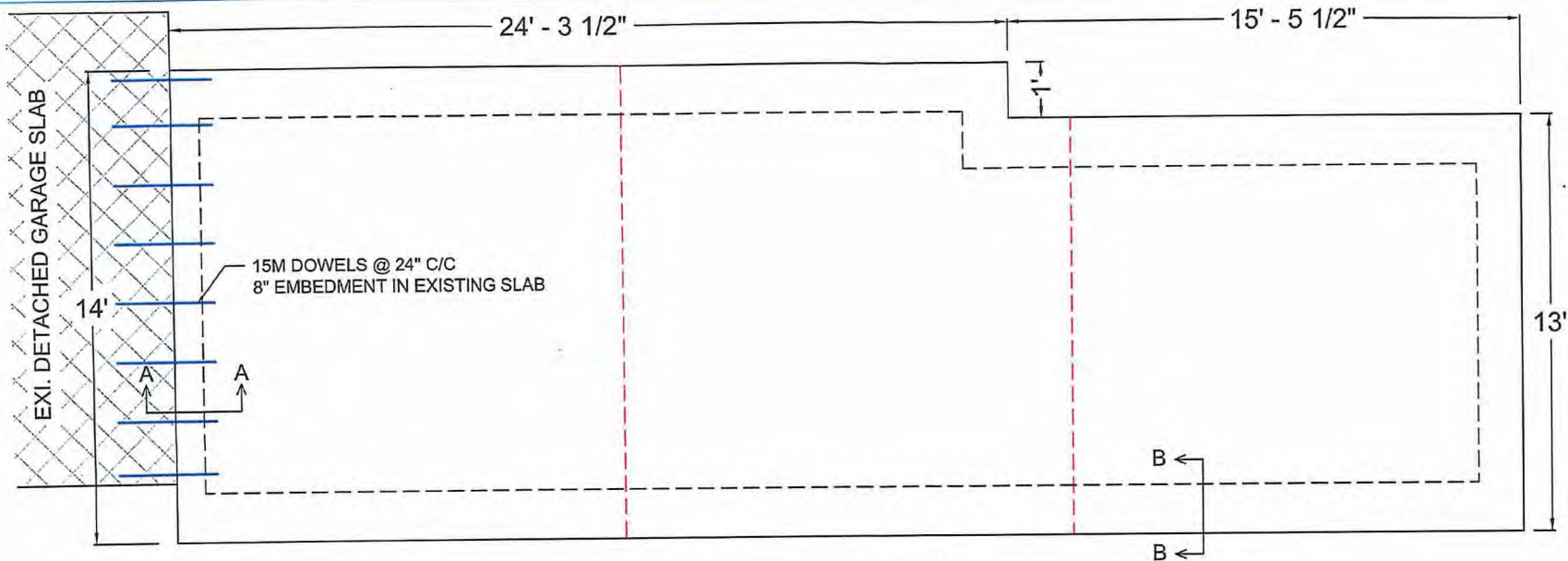
MICHAEL PILON DESIGNS

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

signature 

Date: June 15, 2026

PL-MV-2026-00130
Sketch 4

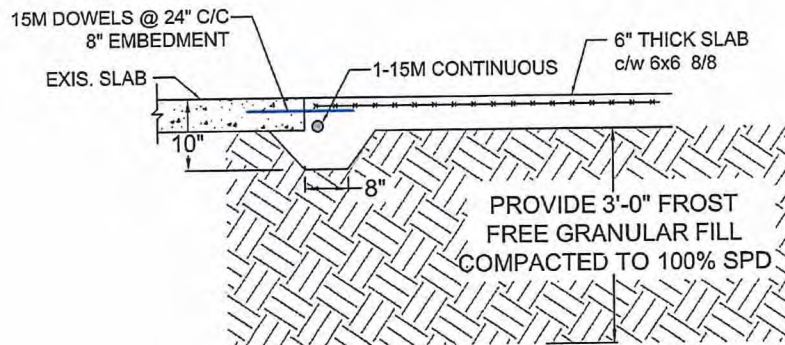


SLAB PLAN (N.T.S)

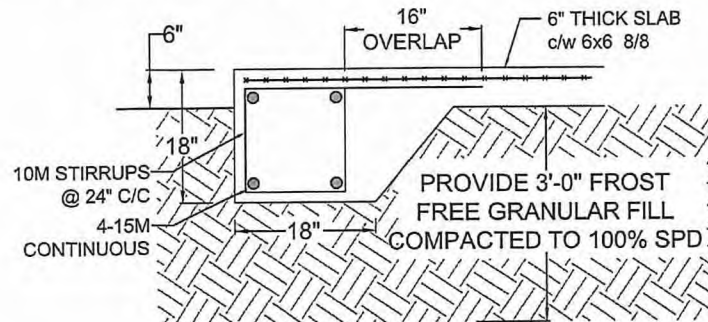
--- 1/2" SAW CUT

NOTES:

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



SECTION A-A SLAB DETAIL



SECTION B-B TYPICAL SLAB DETAIL

Bélanger

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

• ALL DIMENSIONS ARE IN MILLIMETERS
UNLESS OTHERWISE NOTED.

GENERAL NOTES:

PROFESSIONAL STAMP



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

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

DRAWING:

MAIN FLOOR SLAB

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

R-MV-2026-00130
Sketch 7



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

Record #: PL-MV-2026-00135

APPLICATION SUMMARY

File Date: 09/18/2026

Application Type: Minor Variance

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

Applicant(s): POLIARCHITECTURE INC.

Owner(s): DAWN DESJARDINS AND DINA DESJARDINS

PLANNING APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

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

1957

Are you the registered owner or an authorized agent?

Authorized Agent

What is the number of dwelling units on the property?

1

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

0

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

0

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

5

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

No

How many dwelling units will be legalized?

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

No

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

Current Official Plan designation

Rural

Current Official Plan designation (additional)

Current Zoning By-law designation

R1-1(12)

Provide a detailed description of what is being proposed

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

Provide a detailed reason why the proposal cannot comply with the Zoning By-law

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

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

142.96

Lot Depth of the property

168

Lot Area of the property

10606.4

Total width of the public road giving access to the property

20.12

List all buildings and structures on the property and their respective date of construction

Existing Camp - built in 1998-1999

Garage - 1990s

Gazebo - 1997

Sauna - 1970s

Shed - 1990s

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

Residential (camp) use. The property has been used as a residential camp since the existing buildings were constructed in

~1997-1999.

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

The existing use of the property will remain unchanged. The property will continue to be used for residential camp purposes and no change of use is proposed.

Existing uses of neighbouring properties

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

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

No

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

Yes

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

Yes

Have you consulted with Conservation Sudbury regarding this relief?

Yes

WATER SUPPLY AND SEWAGE DISPOSAL

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

PROPERTY ACCESS

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

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

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

CONCURRENT APPLICATIONS

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

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

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

Indicate application number(s) and application status

PROPOSED BUILDING/STRUCTURE

Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Proposed ~72 m ² addition to the existing camp containing an expanded kitchen, three bedrooms, one bathroom, a hallway, and associated deck/entry improvements. One bedroom of the existing camp is being converted to an entry area. Total building with addition results in a 176.42 m ² camp with 5 bedrooms and two bathrooms.	No	176.42	176.42	1	14.3	21.4	5.5	86.4	11.7	4.8	52.8

EXISTING BUILDING/STRUCTURE

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

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

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Relief from the required 30.0 m waterbody setback is requested to permit a 72 m ² addition to an existing legal non-complying camp located on Lake Wanapitei. The proposed addition will be located within the existing shoreline setback area but will not extend closer to the waterbody than the existing camp.	30.0 m Waterbody Setback	11.7m	18.3m
4.41.4 Shoreline Structures and Facilities	Addition to Dwelling not permitted structure within the 20.0m Shoreline Buffer	Permit within shoreline buffer with a 11.7m setback	8.3m



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

PLANNING JUSTIFICATION LETTER
Lake Wanapitei Cottage Expansion
1021 West Bay Road, Skead, ON

PROJECT NO. 2506
17 September 2026

Prepared for: City of Great Sudbury, Planning Department

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

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

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

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

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

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

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

Sincerely,

Anastasia Renaud, OAA MRAIC M.Arch

Architect | Principal
poliarchitecture Inc.

e. [REDACTED]
c. [REDACTED]

September 17, 2026

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

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

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

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

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

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

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

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

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

Historical Assessment

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

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

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

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

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

Existing Conditions

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

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

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

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



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



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

Shoreline Hazard Assessment

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

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

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

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

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

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

Summary

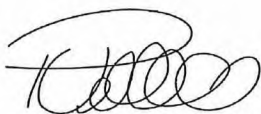
GEO Morphix was retained to complete a shoreline erosion hazard assessment in support of a proposed addition to an existing structure at 1021 West Bay Road in Skead, Ontario. The assessment included a review of published mapping, historical and recent aerial imagery, and photographs of shoreline conditions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

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

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

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

Respectfully submitted,



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



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

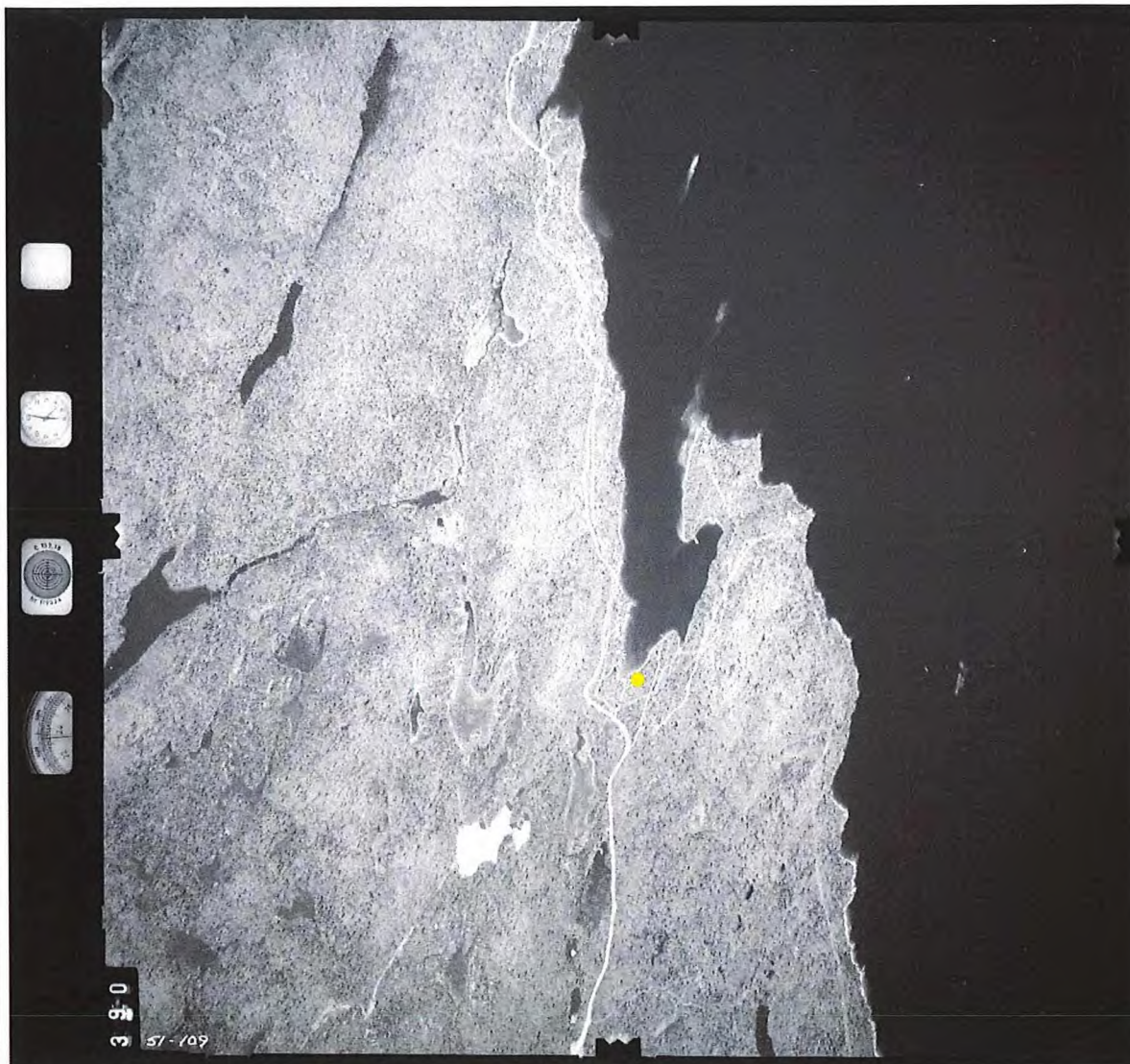


Appendix A

Historical Aerial Imagery



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



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



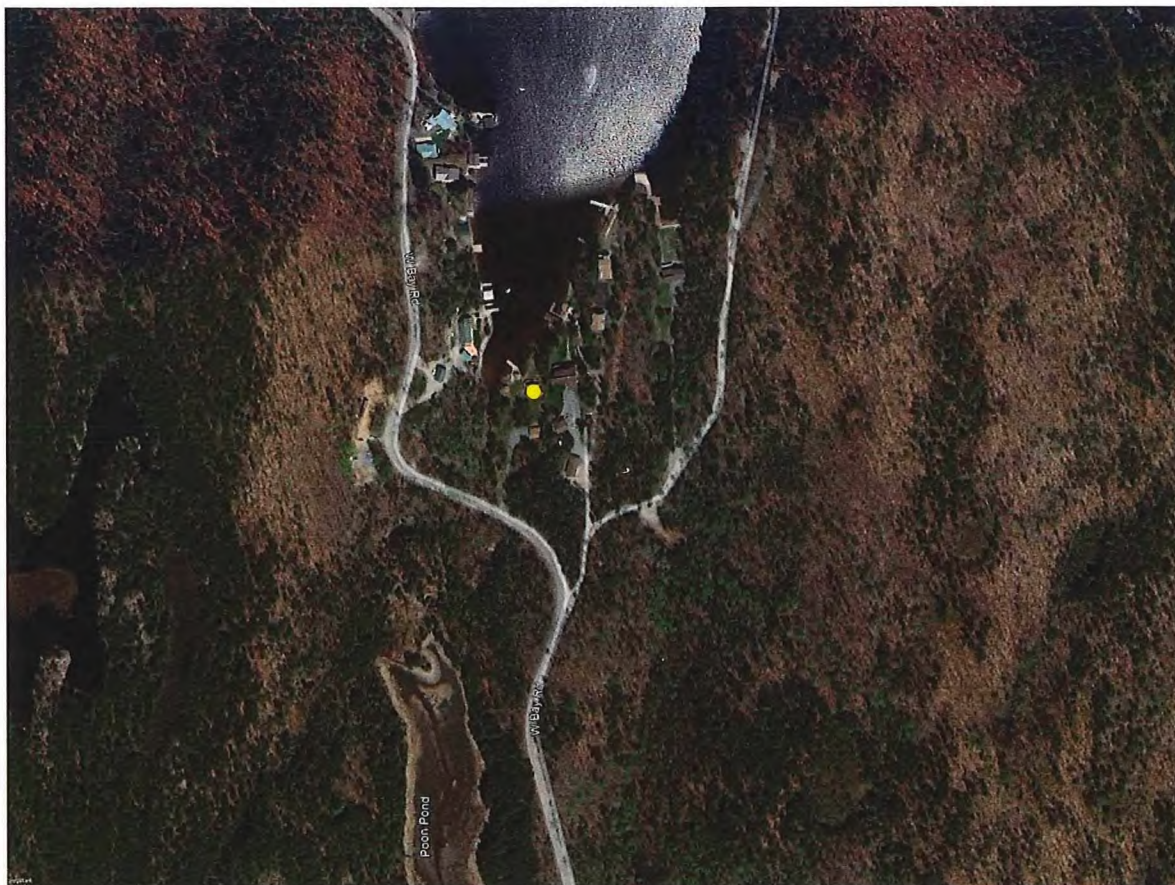
Location: Sudbury, ON
Year: 1991
Scale: 1:30,000
Source: City of Greater Sudbury
Yellow Point: 1021 West Bay Road (Approximate)



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



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



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



Appendix B

Erosion Hazard Delineation



Legend

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

Erosion Hazard Delineation

Lake Wanapitei

Skead, Ontario

GEO MORPHIX®



0 25 50
Meters

PL-MV-2026-00135

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

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

NO.	REGULATION	REQUIRED	PROPOSED	COMPLIES
1	MIN. LOT AREA	4000 SQ.M.	10941.25 SQ.M.	YES
2	MIN. LOT FRONTAGE	40 m	139.565 m	YES
3	MIN. FRONT YARD	6 m	SEE GP	YES
4	MIN. REAR YARD	7.5 m	34.2 m	YES
5	MIN. SIDE YARD	12 m x 6.5 m	18.2 m	YES
6	MIN. CORNER SIDE YARD	4.0 m	5.0 m	YES
7	MAX. LOT COVERAGE	40% (40% OF 10941.25 SQ.M. = 4386.50 SQ.M.)	54.6 SQ.M. = 1.5%	YES
8	MAX. BUILDING HEIGHT	11 m		YES
9	PARKING SPACES	2	2	YES

PROPERTY LEGAL DESCRIPTION
 PART OF LOT 7 AND PART OF THE ROAD ALLOWANCE FRONTING LOT 7, REGISTERED PLAN M-137, TOWNSHIP OF MAGLEWICK, TOWN OF HICKS, CENTRE REGIONAL MUNICIPALITY OF SUBURBY, DISTRICT OF SUBURBY, DESIGNATED AS PLOT 1.3, LAND ON PLAN 280/13/02.

ORIGINAL SURVEY BY S. DORLAND LIMITED

EXISTING SITE ACCESS
 PROPOSED FINAL BUILDING AREA
 SITE ELEVATION
 FINISHED GRADE
 FINISHED FLOOR ELEVATION

YES
 182 SQ.M.
 254.25 m
 285 m
 285 m

NOTES

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

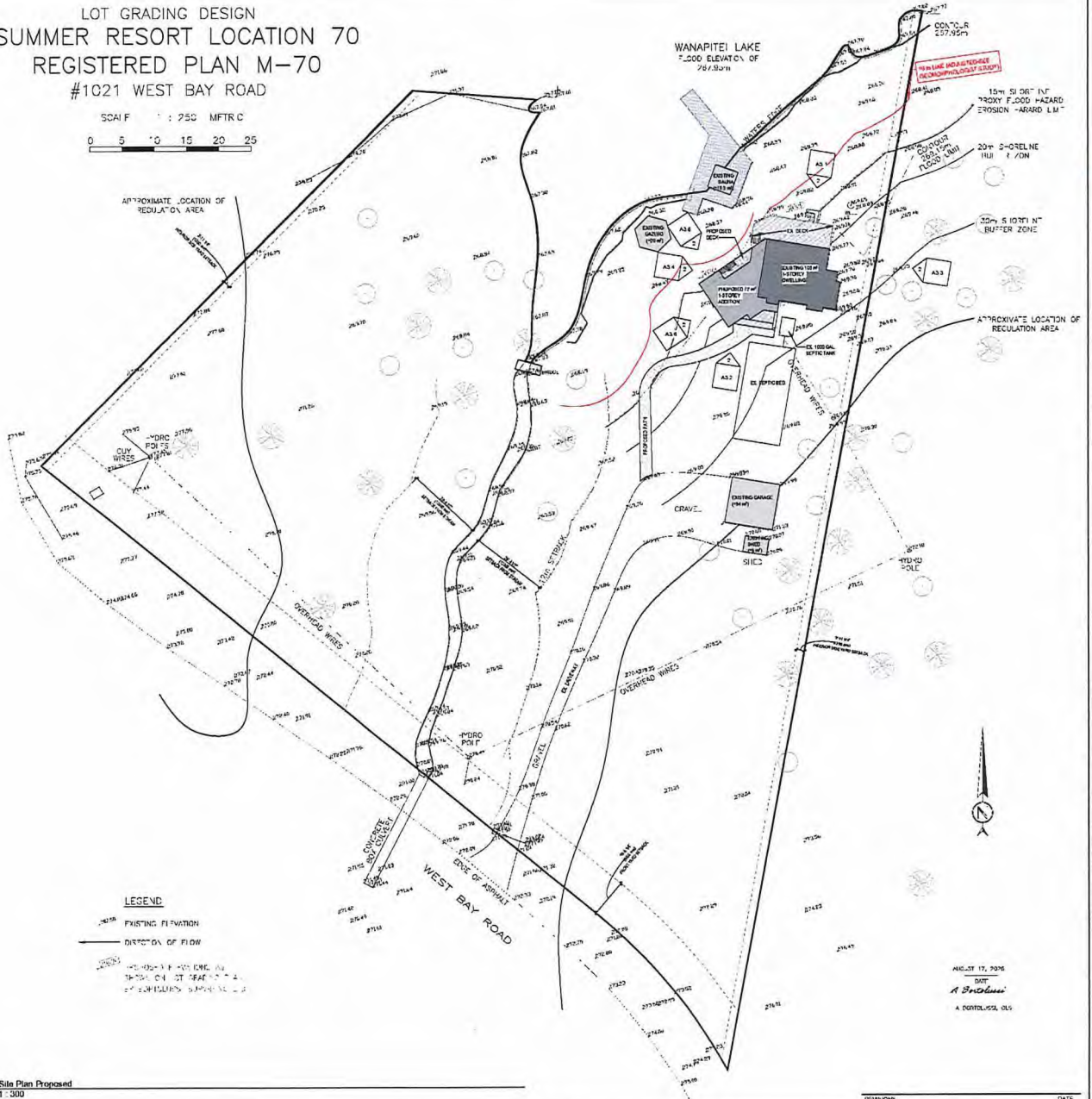
SITE PLAN NOTES

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

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

SCALE : 1 : 250 M.F.T.C.

0 5 10 15 20 25



LEGEND

- EXISTING ELEVATION
- DIRECTION OF FLOW
- PROPOSED ELEVATION
- PROPOSED LOT GRADING
- PROPOSED LOT GRADING
- PROPOSED LOT GRADING

Site Plan Proposed
 1 : 300



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

FLOODPROOFING VERIFICATION & LOT GRADING CERTIFICATE

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

Property location: #1021 Westbay Road

Building permit number (if applicable): _____

Landowner name: Anastasia Renaud

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

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

Geodetic elevation of lowest opening: 269.88m

Note: all elevations must be presented in CGVD28 datum or equivalent

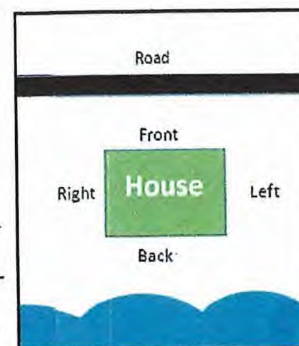
Ground elevation around house

At Front wall: 269.86 and 2 metres from Front wall: 269.85

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

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

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



Survey prepared by (print): Adrian Bortolussi

Signature: _____

Date: May 2026

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

Surveyor's or Engineer's stamp

For Office use only

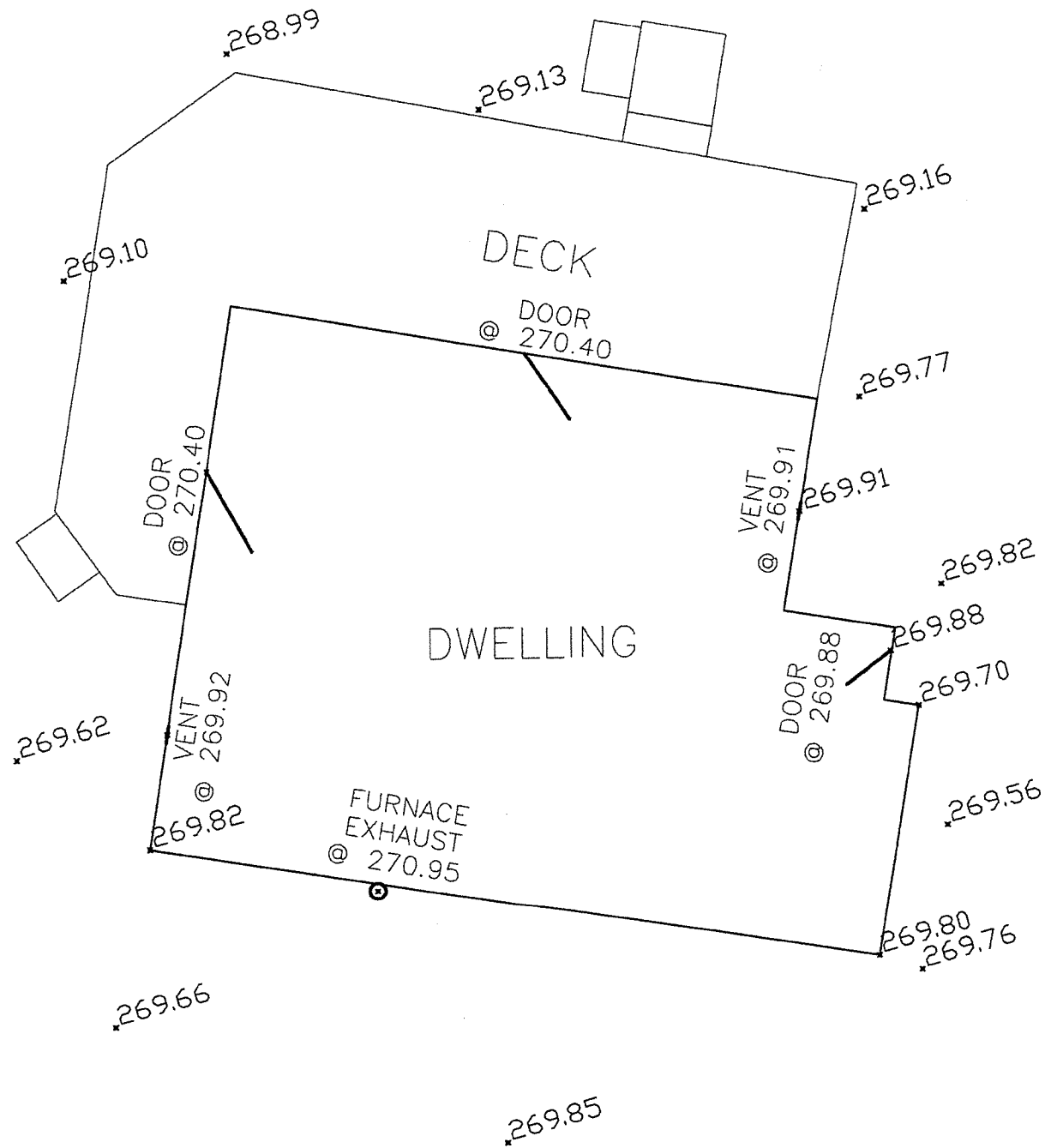
File no: _____

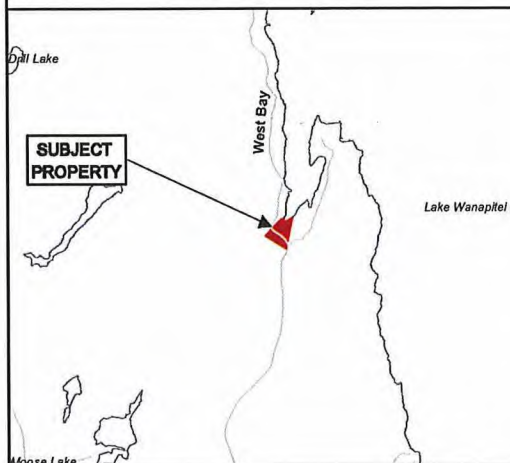
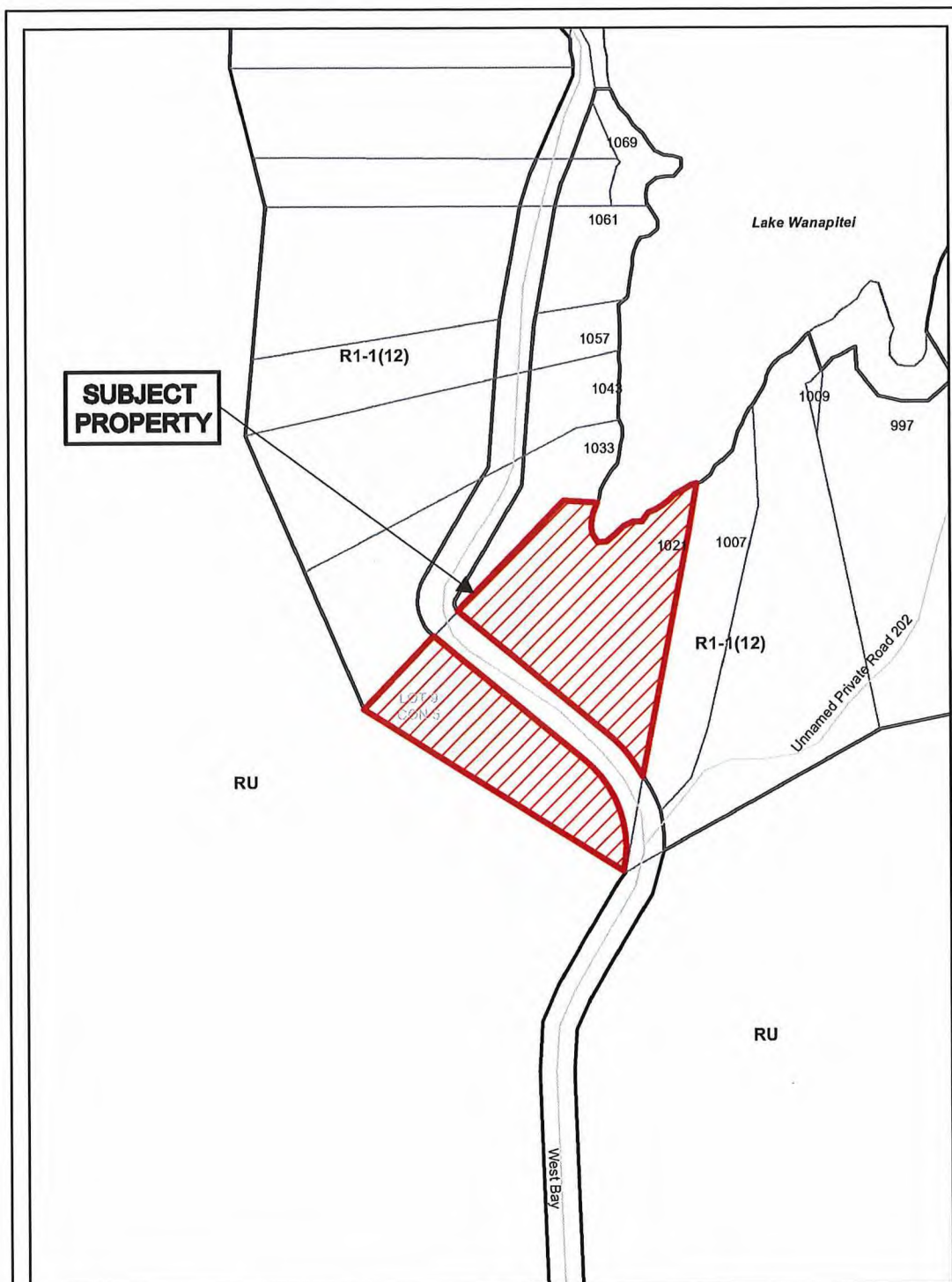
Flood elevation for property: _____ metres

Min. floodproofing elevation of lowest opening: _____ m

Other information provided: _____

PL-MV-2026-00135





Application for Minor Variance or Permission



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

Sketch 1, NTS
NDCA

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

REGULATIONS GOVERNING R/L, LOTTERY SINGLE DETACHED DWELLING ON - 1986/4 SQM LOT IN EXHAUST			
NO.	REGULATION	REQUIRED	PROPOSED
1	MIN LOT AREA	4500 SQM	10000 SQM
2	MIN LOT FRONTAGE	45 M	142.50 M
3	MIN FRONT YARD	8 M	122.00 M
4	MIN REAR YARD	7.5 M	122.00 M
5	MIN SIDE YARD	1.5 M	122.00 M
6	MIN SIDE YARD (W/IN)	1.5 M	122.00 M
7	MIN SIDE YARD (W/OUT)	1.5 M	122.00 M
8	MAX LOT COVERAGE	40% (4500 SQM)	25% (2500 SQM)
9	MAX LOT COVERAGE	40% (4500 SQM)	25% (2500 SQM)
10	MAX LOT COVERAGE	40% (4500 SQM)	25% (2500 SQM)
11	MAX LOT COVERAGE	40% (4500 SQM)	25% (2500 SQM)
12	MAX LOT COVERAGE	40% (4500 SQM)	25% (2500 SQM)
13	MAX LOT COVERAGE	40% (4500 SQM)	25% (2500 SQM)
14	MAX LOT COVERAGE	40% (4500 SQM)	25% (2500 SQM)
15	MAX LOT COVERAGE	40% (4500 SQM)	25% (2500 SQM)
16	MAX LOT COVERAGE	40% (4500 SQM)	25% (2500 SQM)
17	MAX LOT COVERAGE	40% (4500 SQM)	25% (2500 SQM)
18	MAX LOT COVERAGE	40% (4500 SQM)	25% (2500 SQM)
19	MAX LOT COVERAGE	40% (4500 SQM)	25% (2500 SQM)
20	MAX LOT COVERAGE	40% (4500 SQM)	25% (2500 SQM)
21	MAX LOT COVERAGE	40% (4500 SQM)	25% (2500 SQM)
22	MAX LOT COVERAGE	40% (4500 SQM)	25% (2500 SQM)
23	MAX LOT COVERAGE	40% (4500 SQM)	25% (2500 SQM)
24	MAX LOT COVERAGE	40% (4500 SQM)	25% (2500 SQM)
25	MAX LOT COVERAGE	40% (4500 SQM)	25% (2500 SQM)

PROPERTY LEGAL DESCRIPTION
PART OF LOT 70 AND PART OF THE ROAD ALLOWANCE FRONTING LOT 70, REGISTERED PLAN M-137, TOWNSHIP OF MADAWASKAN, TOWN OF NOVELL, CENTRE REGIONAL MUNICIPALITY OF SUDBURY, DISTRICT OF SUDBURY, DESIGNATED AS ZONE 1.2, ZONE 1.2 PLAN 137/12.

EXISTING SITE ACCESS
PROPOSED FINAL BUILDING AREA
SITE ELEVATION
AVERAGE GRADE
FINISHED FLOOR ELEVATION

SITE NOTES
1. SITE IS RELATIVELY FLAT WITH INCLINE (1% DIFFERENCE) FROM EXISTING CAMP TO LAKE WANAPITEI.
2. EXISTING UTILITY LINES (WATER, SEWER, GAS, ETC.) ARE SHOWN ON THE SITE PLAN AND DRAINAGE, EXISTING DRAINAGE PATTERNS TO BE MAINTAINED. REFER TO LOT GRADING DRAWINGS.
3. EXISTING TREE CLEARING TO BE USED FOR PROPOSED ADDITION. NO OR LIMITED TREE CUTTING SHOULD BE REQUIRED.

SITE PLAN NOTES
1. DIMENSIONS FOR SETBACKS ARE TO OUTSIDE OF EXTERIOR WALL, NOT FOUNDATION.
2. HATCH TO INDICATE PLANS FOR FOOTING AND FOUNDATION WALL LOCATIONS.

SHORELINE BUFFER ZONE (20m SETBACK) NOTES
1. TOTAL AREA OF SHORELINE BUFFER ZONE = 2186.5m²
2. AREA OF EXISTING STRUCTURES WITHIN SHORELINE BUFFER = 153.7m²
A. BUILDING = 13.7m²
B. DOCK = 1.7m²
C. DOCK = 1.7m²
D. PORTION OF EXISTING CAMP = 12.0m²
E. PORTION OF EXISTING CAMP TO REMAIN = 0.0m²
3. AREA OF PROPOSED STRUCTURES WITHIN SHORELINE BUFFER = 62.5m²
A. PORTION OF PROPOSED ADDITION = 53.7m²
B. DOCK = 8.8m²
4. TOTAL AREA OF STRUCTURES WITHIN SHORELINE BUFFER AFTER ADDITION = 216.2m² OR 4%



2506_Wanapitei Expansion
1:1000
DATE: 2024-08-23
BY: [Signature]

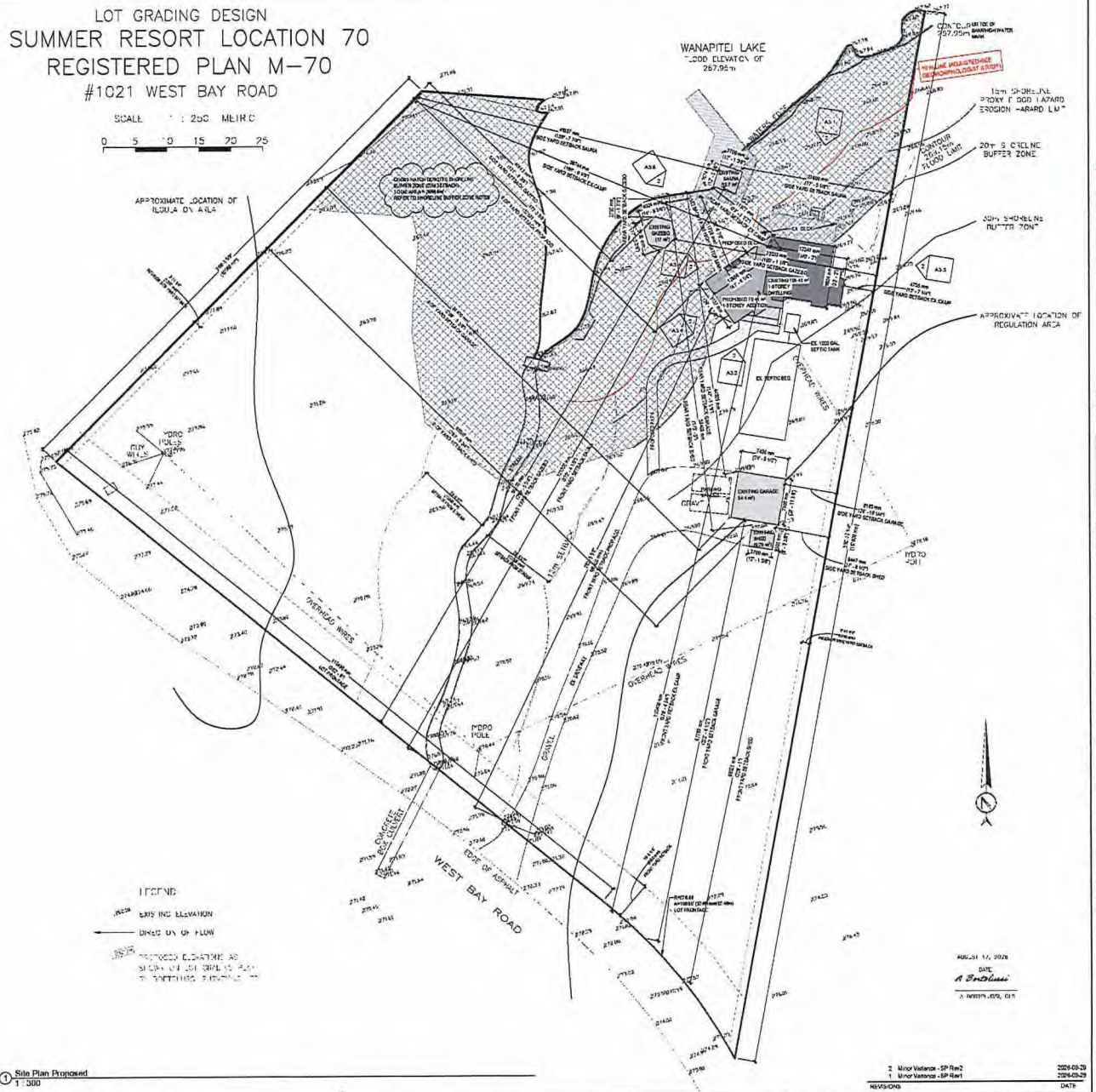


2506_Wanapitei Expansion
1:1000
DATE: 2024-08-23
BY: [Signature]

Legend
Zoning Maps
1:2000

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

SCALE 1:200 METER
0 5 10 15 20 25



Legend
Zoning Maps
1:2000

pollarchitect
100 VANDERKAM BLVD
SUITE 100
WILLOWDALE, ONTARIO M2H 1A7
TEL: (416) 491-1121
F: (416) 491-1122
E: info@pollarchitect.ca

Wanapitei Lake Camp Expansion
1021 West Bay Road, Skead, ON, P3L 1N3
Site Plan and Zoning Review REV2

DATE: 2024-08-23
PROJECT: 2506
DRAWN: [Signature]
CHECKED: [Signature]
SCALE: As Shown
DATE: 2024-08-23

PL-MV-2026-00135
Sketch 2

RECEIVED AND DEPOSITED

DATE DECEMBER 6, 1991

A PARADE

DEED AND REGISTRAR FOR THE LAND TITLES
DIVISION OF SUDBURY, ONTARIO (No. 53)

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

June 15th 1992 D. S. [Signature]
DATE D. S. BOGARD & SONS

PART 1 - PART OF PARCEL 46369 S.E.S
PARTS 2, 3 AND 4 - PART OF PARCEL 13004 S.E.S
PARTS 3 AND 4 - SUBJECT TO EASEMENT No. 482673
PARTS 2 AND 4 - SUBJECT TO TRAVELLED ROAD
PART 5 - SUBJECT TO EASEMENT No. 482673

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

SURVEYOR'S CERTIFICATE

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

2. THAT THIS SURVEY WAS COMPLETED ON THE 10th DAY OF JANUARY, 1981

June 15 1991
SUDBURY, ONTARIO

D. S. Dorland
ONTARIO LAND SURVEYOR

CAUTION

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

NOTE

ALL BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF LOT 70, REGISTERED IN MY MAPS UNDER AN UNREGISTERED PLAN M-137 TO HAVE A BEARING OF $N 10^{\circ} 37' E$

LEGEND

- 38H DENOTES STANDARD IRON BAP
- \$38H DENOTES SHORT STANDARD IRON BAP
- 8H DENOTES IRON BAP
- 80 DENOTES ROCK BAP
- W DENOTES MONGRAM FOUND
- CP DENOTES MONGRAM PLANTED
- WPT DENOTES WITNESS MONGRAM
- OK DENOTES ORIGIN UNKNOWN
- S.E.S. DENOTES SUDURY EAST SECTION
- M DENOTES MEASURED
- S DENOTES SET
- H DENOTES PLAN 539-89669
- P2 DENOTES REGISTERED PLAN M-37
- H3 DENOTES PLAN 539-8091

FINAL SURVEY.

NOTE

THE LEVEL OF LAKE WAMAPIT IS PRESENTLY ARTIFICIALLY REGULATED UNDER NORMAL CONDITIONS IN ACCORDANCE WITH FLOODING RIGHTS GRANTED IN LICENSE OF OCCUPATION NO. 6106, DATED 1944, TO A MAXIMUM ELEVATION OF 100.3 FEET LOCAL ASSUMED DATUM, WHICH HAS SUBSEQUENTLY BEEN EQUATED TO AN ELEVATION OF 879.1 FEET GEODETIC SURVEY OF CANADA DATUM.

THE CONTROLLED HIGH WATER MARK SHOWN HEREON IS THE TRACE OF CONTOUR OF ELEVATION 87.91 FEET U.S.C. DATUM.

AT THE TIME OF THE SURVEY OF REGISTERED PLAY M-137 (DASH) THE LEVEL OF LAKE WAGAPITO WAS CONTROLLED TO A MAXIMUM ELEVATION OF 505 FEET LOCAL ASSUMED DATUM WHICH EQUATES TO AN ELEVATION OF 677.1 FEET U.S.C. DATUM

ELEVATIONS SHOWN HEREON ARE REFERRED TO A REGIONAL MUNICIPALITY OF SLEBBURY BEACH MARK BEING THE TOP OF THE FOUNDATION AT THE NORTHEAST CORNER OF THE OLD BOWLANDS BAY HOTEL (NOW DISMANTLED), HAVING AN ELEVATION OF 683.33 FEET C.S.S. DATUM

AREA TABLE	
PART	AREA
PART 1	13440 SQFT.
PART 2	31360 SQFT.
PART 3	117 SQFT.
PART 4	333 SQFT.

NOTE: DETAIL NOT TO SCALE

PL-MV-2026-00135
Sketch 3



PROJECT NUMBER: 2506

ISSUE DATE: 2026 09 17

Wanapitei Lake Camp Expansion

STATUS: MV

PROJECT

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

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

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

ARCHITECT



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

w. poliarchitecture.ca
e. info@poliarchitecture.ca
t. 226.337.3734

STRUCTURAL ENGINEER
FACADES, ROOF TRUSSES, BEAMS & FLOOR JOISTS

TBD

HVAC DESIGNER

TBD

ARCHITECTURAL DRAWING LIST

GENERAL NOTES

A00 Cover Page
A01 Project Data and O&C Review

SITE PLAN

A12 Site Plan and Zoning Review

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A31 North Building Elevations - Demolition & Proposed
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A33 East Building Elevations - Demolition & Proposed
A34 West Building Elevations - Demolition & Proposed
A35 Northern Building Elevations - Demolition & Proposed
A36 Southern Building Elevations - Demolition & Proposed

BUILDING SECTIONS

NOT USED

INTERIOR ELEVATIONS

NOT USED

DETAILS

NOT USED

SCHEDULES

NOT USED

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PL-MV-2026-00135
Sketch 4



Area Schedule (Gross Building)					
Floor	Name	Area	Area SF	Level	Area Totals
4	EXTENSION	70 m²	756 m²	GROUND FLOOR	70 m²
5	RUINING COTTAGE	116 m²	1170 m²	GROUND FLOOR	116 m²
Grand total					176 m²

2 Ground Floor Plan - Existing and Proposed Area DD
1 - 125



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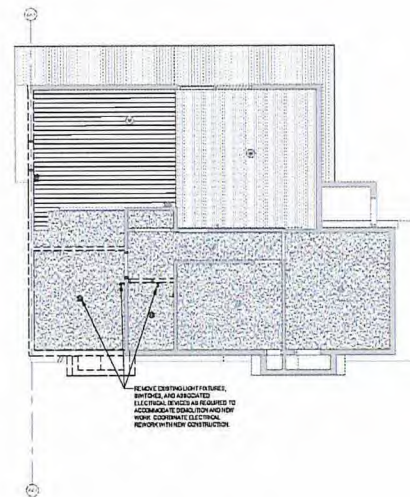
PLAN LEGEND - DEMOLITION	
	EXISTING WALLS TO REMAIN SHOWN SHADY
	EXISTING WALLS TO BE DEMOLISHED SHOWN SHADY
	EXISTING DOORS TO REMAIN SHOWN LIGHT GREY
	EXISTING DOORS TO BE DEMOLISHED SHOWN SHADY

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

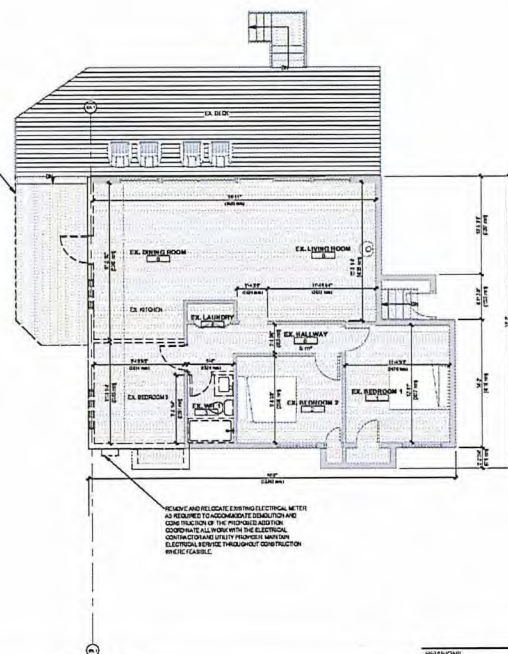
- EXISTING / DEMOLITION RCP NOTES:**
1. REMOVE EXISTING CEILING, BULBS, HEADS, LIGHTING, DIFFUSERS, GRILLES, AND DEVICES AS INDICATED.
 2. VERIFY ALL EXISTING MECHANICAL, ELECTRICAL, AND STRUCTURAL CONDITIONS ABOVE CEILING PRIOR TO COMMENCING WORK.
 3. EXISTING ELEMENTS SHOWN ARE APPROXIMATE. FIELD VERIFY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

2 Reflected Ceiling Plan - Existing & Demolition
1:75

1 Ground Floor Plan - Existing & Demolition
1:75



LOBBY IS ON A HANGING PORTION TO BE DEMOLISHED DURING CONSTRUCTION TO ALLOW FOR EXTENSION



LEGEND - REFLECTED CEILING & ELECTRICAL PLANS
SHOWING HVAC LAYOUT IN RED, REFER TO HVAC DESIGNER DRAWING FOR DETAILS

OPTIONAL BOARD CEILING

OPTIONAL BOARD BULKHEAD/CEILING HVAC OR STRUCTURAL

EXPOSED WOOD BEAMS ON WOOD FINISH ON CEILING

RECESSED LED CAN

PENDANT LIGHT CENDRAL

WALL MOUNTED VANTY LIGHT

WALL MOUNTED LINEAL LIGHT

EXTENSION WALL MOUNTED LIGHT

UNDER CABINET ACCENT LIGHTING

SINGLE SWITCH

DUPLEX SWITCH

TRIPLE SWITCH

QUAD SWITCH

DUPLEX RECEPTACLE - STANDARD VOLTAGE

DUPLEX RECEPTACLE & SWITCH

DUPLEX RECEPTACLE - 120 VOLTAGE AS NOTED

FOURPLEX RECEPTACLE - STANDARD VOLTAGE

TV CABLE CONNECTOR + DUPLEX

DUPLEX RECEPTACLE - DISCREET FAULT

SMOKE CARBON MONOXIDE DETECTOR (INTERCONNECTED)

SMOKE DETECTOR (INTERCONNECTED)

WIRE

CEILING MOUNTED SUPPLY AIR GRILLE

CEILING MOUNTED RETURN AIR GRILLE

DIET LINE

WALL MOUNTED SUPPLY AIR GRILLE

WALL MOUNTED RETURN AIR GRILLE

GENERAL NOTE:

1. ALL DIMENSIONS SHOWN ON FLOOR PLANS ARE TO FINISHED SURFACES UNLESS NOTED OTHERWISE.
2. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
3. VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON SITE PRIOR TO CONSTRUCTION.
4. ALL PROPOSED INTERIOR PARTITIONS TO BE TYPE F1 UNLESS NOTED OTHERWISE.
5. ALL PROPOSED EXTERIOR WALLS TO BE TYPE F1 UNLESS NOTED OTHERWISE.
6. COORDINATE ALL STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING WORK WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
7. VERIFY LOCATIONS OF ALL PLUMBING FIXTURES, APPLIANCES, MECHANICAL EQUIPMENT, AND ELECTRICAL DEVICES WITH CONSULTANT DRAWINGS.
8. PROVIDE BLOCKING AS REQUIRED PRIOR TO CONSTRUCTION.
9. PROVIDE BLOCKING FOR WALL MOUNTED FIXTURES, CABINETS, HANDRAILS, ACCESSORIES, AND FUTURE CHAIRS AS REQUIRED.
10. FLOOR DRAINS AND SLOPED FLOORS TO BE COORDINATED WITH PLUMBING DRAWINGS.
11. ALL STAIRS, HANDRAILS, GUARDS, AND LANDINGS SHALL COMPLY WITH CBC REQUIREMENTS.
12. DOOR, WINDOW, AND CASEWORK DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.
13. REFER TO FINISH SCHEDULES, MILLWORK DETAILS, AND SCHEDULES FOR ADDITIONAL INFORMATION.
14. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE AND APPLICABLE AUTHORIZED HAVING JURISDICTION.

WINDOW/LINTEL NOTE:

1. LATELS ARE (3) 28 SPP #3 19 2 FOR OPENINGS GREATER THAN 4'-0"
2. LATELS ARE (3) 28 SPP #3 19 2 FOR ALL OTHERS.
3. FRAME WINDOW LATELS AS HIGH AS STRUCTURALLY PERMITTED TO ALLOW FOR OPTIONAL RECESSED ROLLER BLINDS.

FRAMING NOTE:

1. ALL STRUCTURAL FRAMING SHALL CONFORM TO THE ONTARIO BUILDING CODE AND APPLICABLE STANDARDS.
2. ROOF TRUSSES SHALL BE DESIGNED AND SIZED BY THE TRUSS MANUFACTURER FOR ALL APPLICABLE LOADS.
3. TRUSS SHIP DRAWINGS TO BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION.
4. COORDINATE ALL BEARING CONDITIONS, BEAM PROFILES, AND PORT-LOAD TRANSFERS PRIOR TO CONSTRUCTION.
5. BASED UPON TRUSSES REQUIRED TO MEET INSULATION REQUIREMENTS AT EAVE.
6. PROVIDE HURRICANE CLIPS OR APPROVED LIFT CONNECTORS AT ALL ROOF FRAMING JOINTS.
7. ALL ROOFING AND BEAMS TO BE FLUSH OR DROPPED AS INDICATED ON THE DRAWINGS.
8. DOUBLE TOP PLATES REQUIRED AT ALL LOAD-BEARING WALLS, STAGGER JOINTS MINIMUM 16"
9. FLOOR BRACING TO BE MINIMUM 4" x 12" PLYWOOD OR OSB WITH 4 CLIPS WHERE REQUIRED.
10. COORDINATE HVAC, PLUMBING, AND ELECTRICAL INSTALLATIONS WITH FRAMING PRIOR TO CONSTRUCTION.
11. NO CUTTING DRILLING OR NOTCHING OF ENGINEERED WOOD PRODUCTS EXCEPT AS PER MANUFACTURER'S RECOMMENDATIONS.
12. PROVIDE SCUD IN JOISTS, BRIDGES, AND BACKING AS REQUIRED FOR STRUCTURAL SUPPORT AND FINISH INSTALLATIONS.
13. VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO CONSTRUCTION.

ELECTRICAL NOTE:

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

RCF NOTE:

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

HVAC NOTE:

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

ABBREVIATIONS - REFLECTED CEILING & ELECTRICAL PLANS

D	SWITCH WITH DIMMER
2D	2-WAY SWITCH WITH DIMMER
DC	DEDICATED CIRCUIT
OF	GROUND FAULT CIRCUIT INTERRUPTERS
WT	WET RATED
CH	CEILING HEIGHT

LEGEND - FLOOR PLANS & FRAMING PLANS

EXISTING WALLS TO REMAIN SHOWN UNCHANGED

PROPOSED WALLS SHOWN IN RED LINE

EXISTING DOOR/SLIDING DOOR/UP SET

NEW DOOR/SLIDING DOOR

FOUNDATION WALL TYPES SEE A4.0

EXTERIOR WALL TYPES SEE A4.0

INTERIOR WALL TYPES SEE A4.0

WINDOW TYPES SEE A4.0

DOOR TYPES SEE A4.0

DIRECTION OF FLOOR JOISTS

BEAM POINT LOAD ON CENTRE

ACUSTIC BATT INSULATION, WIDTH TO SUIT PARTITION WALL

TRUSS BEARING AND DIRECTION

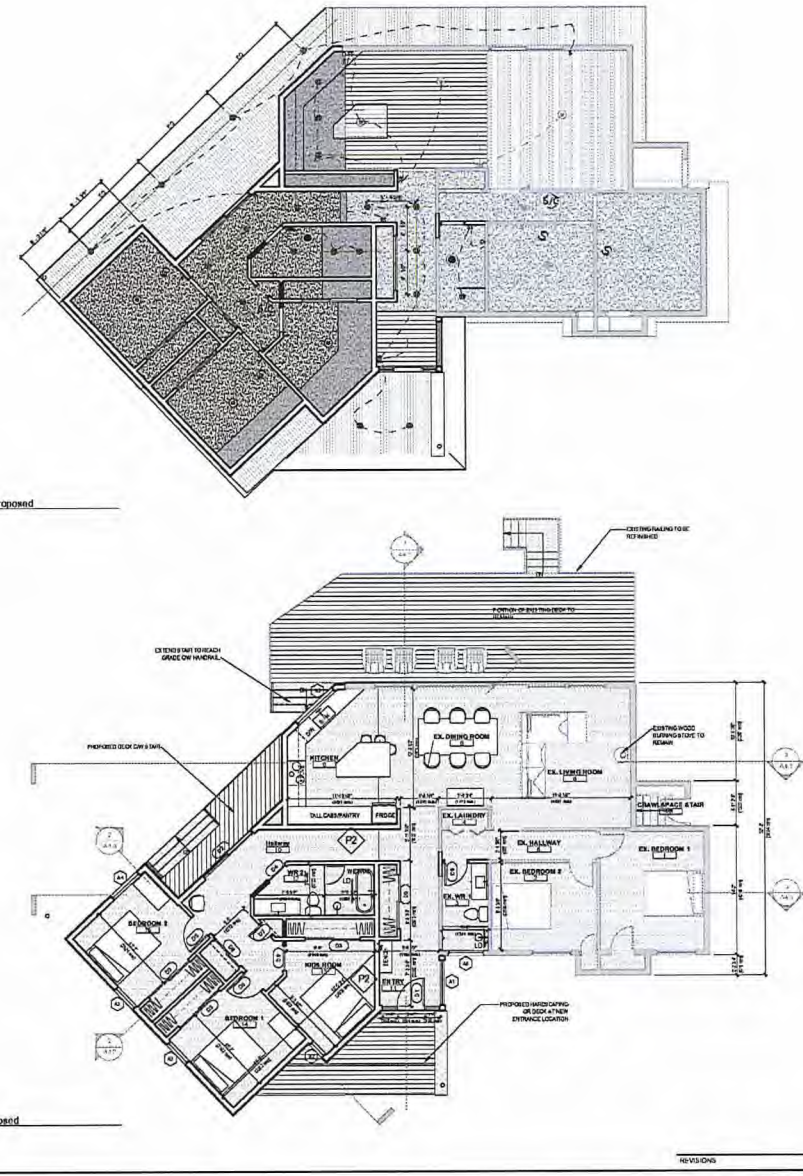
PILE FOOTING - 16" CD STEEL

ABBREVIATIONS - FLOOR PLANS & FRAMING PLANS

SH	SHOWER - WALL MOUNTED SHOWER HEAD & VALVE
SK	SKIN
WVW	WALL MOUNTED VALVE
WVAT	WALL MOUNTED TUB (ATTACHED TO CH WALL)
LD	LINEAR SHOWER DRAIN
FD	FLOOR DRAIN
EP	ELECTRICAL PANEL

2. Reflected Ceiling Plan - Existing & Proposed
1:75

1. Ground Floor Plan - Existing & Proposed
1:75



NOTES:

1. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS NOTED ANY OBVIOUS DISCREPANCIES. THE ARCHITECT HAS NOT CONDUCTED A DETAILED SURVEY OF THE EXISTING CONDITIONS AND IS NOT RESPONSIBLE FOR ANY INACCURACIES OR OMISSIONS IN THE EXISTING CONDITIONS.
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PROJECT: NORTH

SCALE: 1:75

DATE: 2006.09.17

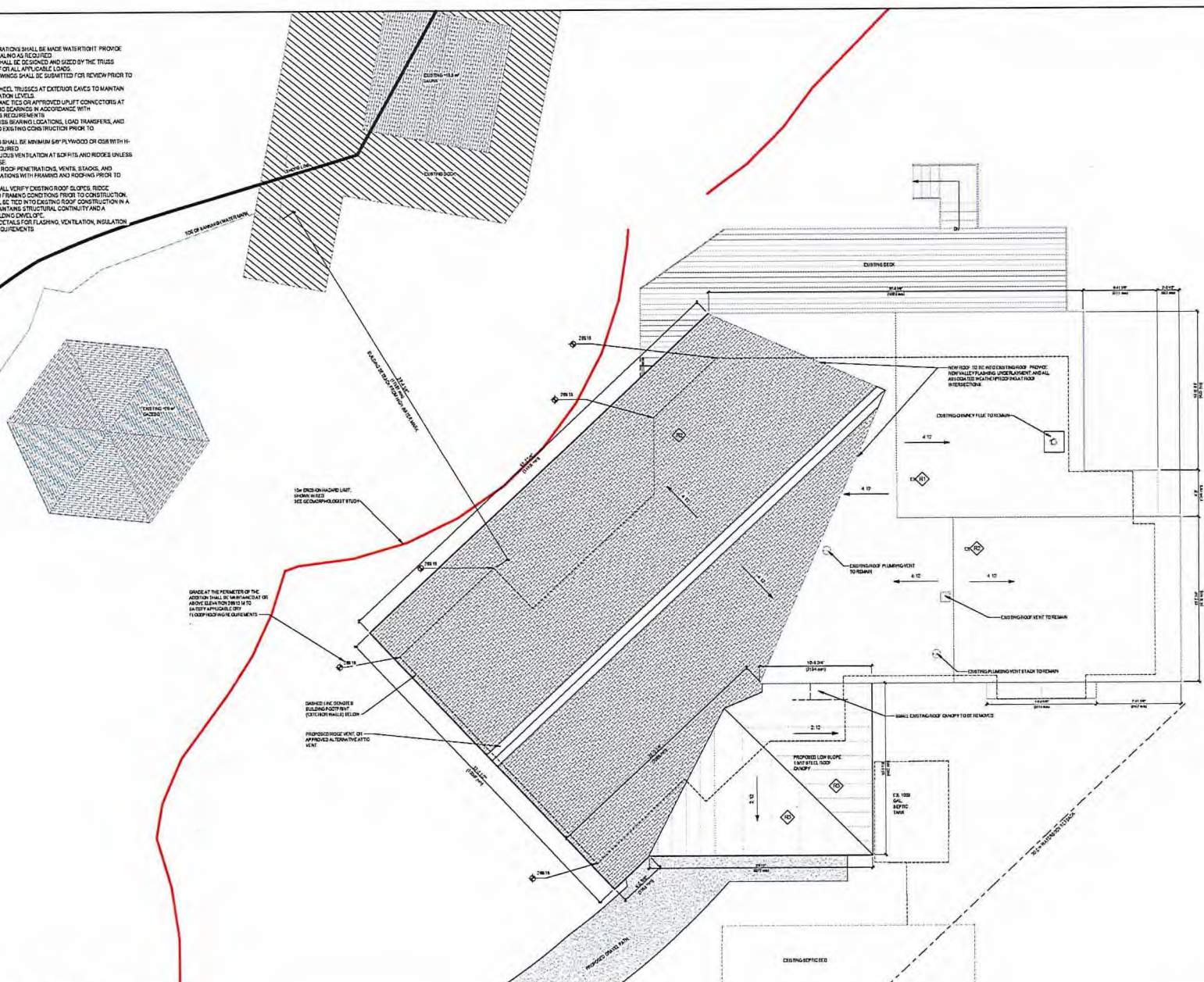
Wanapelee Lake Camp Expansion
1021 West Bay Road, Stead, ON, P0L 1N3
Existing and Proposed Ground Floor Plan
and RCP

REVISIONS

NO.	DATE	DESCRIPTION
1	2006.09.17	ISSUED FOR PERMIT

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



REVISIONS	DATE

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

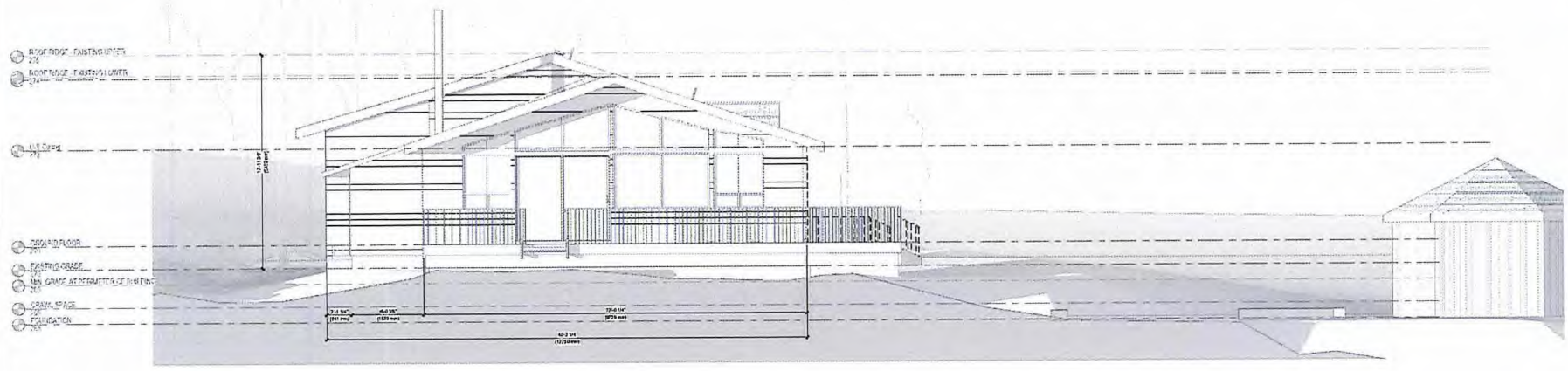
PROJECT #	STATUS	LEV
PROJECT #	2506	
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DRAWN	TH	
SCALE	As Indicated	
ISSUED	2026 09 17	

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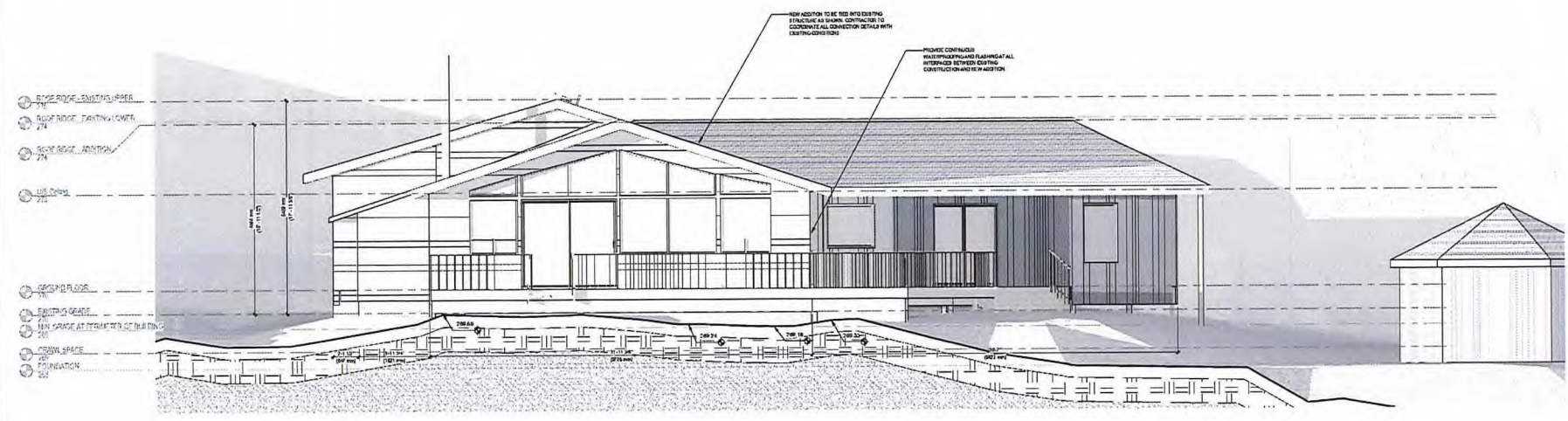
DEAL	
PROJECT	NORTH

poliarchitecture
417 EAST OAK ROAD
LOS ANGELES, CA 90012
TEL: 213.463.1234
WWW.POLIARCHITECTURE.COM

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② North Elevation Existing & Demolition
1/50



① North Elevation Existing + Proposed
1/50

LEGEND - BUILDING ELEVATIONS	
	EXISTING TO REMAIN SHOWN DIMENSIONS
	EXISTING TO BE DEMOLISHED SHOWN DIMENSIONS
	PROPOSED SHOWN IN THIS LINE

poliarchitecture
1021 West Bay Road, Stead, ON, P2L 1N3
Tel: 905.886.8888
Fax: 905.886.8889
Email: info@poliarchitecture.ca
Website: www.poliarchitecture.ca

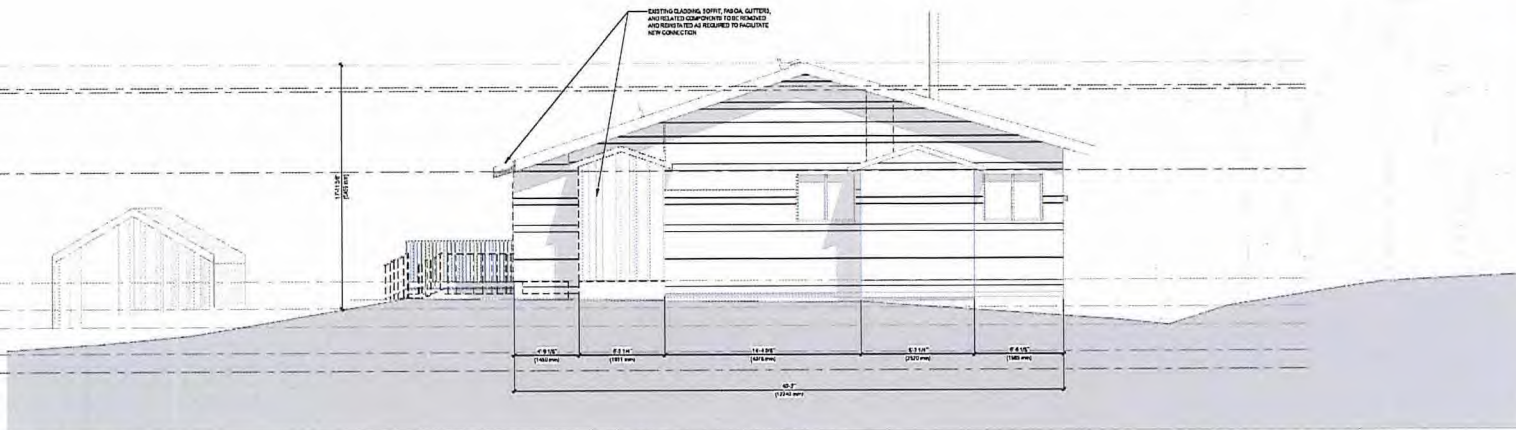
Wanapitei Lake Camp Expansion
1021 West Bay Road, Stead, ON, P2L 1N3
North Building Elevations - Demolition & Proposed

DATE	
PROJECT	NORTH

REV	2506	DATE	2024-09-17
PROJECT #	PL-MV-2026-00135	PROJECT	Wanapitei Lake Camp Expansion
CLIENT	PL-MV-2026-00135	CLIENT	PL-MV-2026-00135
DATE	2024-09-17	DATE	2024-09-17

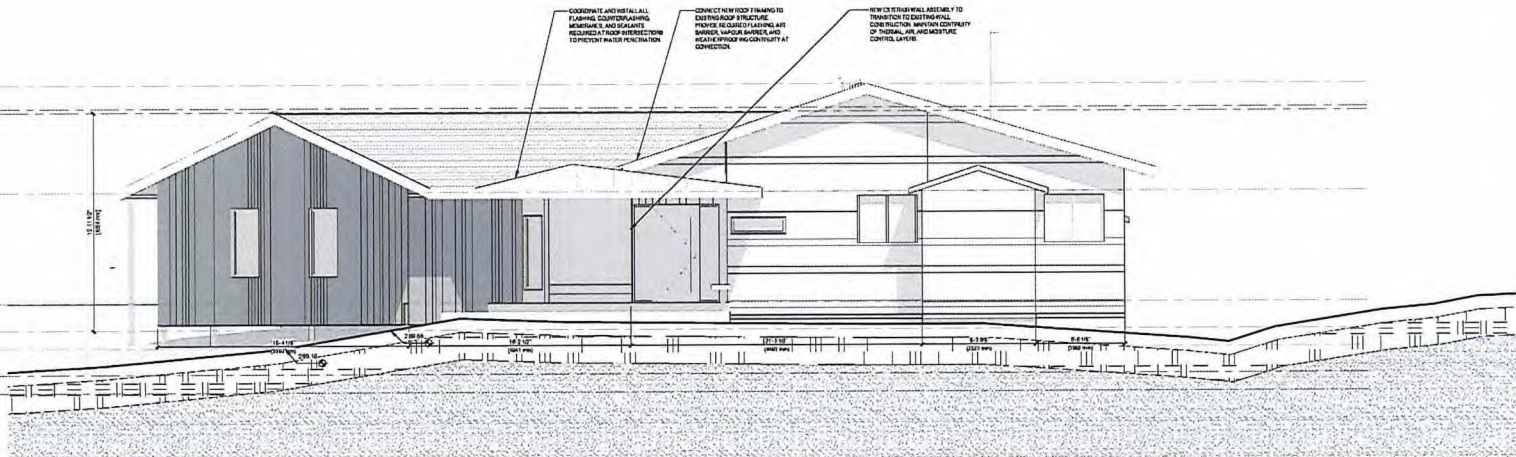
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- ROOF EDGE - EXISTING ROOF
- ROOF EDGE - EXISTING GUTTER
- ROOF EDGE - PROPOSED
- GROUND LINE
- EXISTING GRADE
- NEW GRADE AT PERIMETER OF BUILDING
- GROUND GRADE
- FOUNDATION



2 South Elevation Existing & Demolition
1:50

- ROOF EDGE - EXISTING ROOF
- ROOF EDGE - EXISTING GUTTER
- ROOF EDGE - PROPOSED
- GROUND LINE
- EXISTING GRADE
- NEW GRADE AT PERIMETER OF BUILDING
- GROUND GRADE
- FOUNDATION



1 South Elevation Existing + Proposed
1:50

REVISIONS DATE

Wanapitei Lake Camp Expansion
1021 West Bay Road, Sreard, ON, P0L 1N3
South Building Elevations - Demolition & Proposed

REV	2506
PROJECT #	2506
DATE	2506
BY	AN
FOR	AN
DATE	2024-09-17

A3.2
PL-MV-2026-00135 Sketch 41

polarchitecture
1021 West Bay Road
Sreard, ON, P0L 1N3
2506

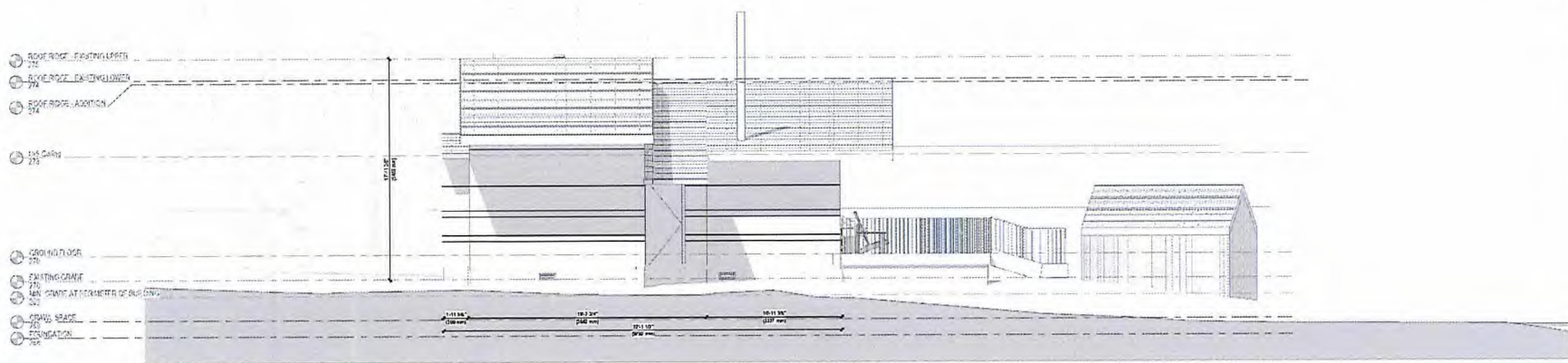
NOT TO SCALE
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THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING.

DATE: _____
PROJECT: _____
NORTH: _____

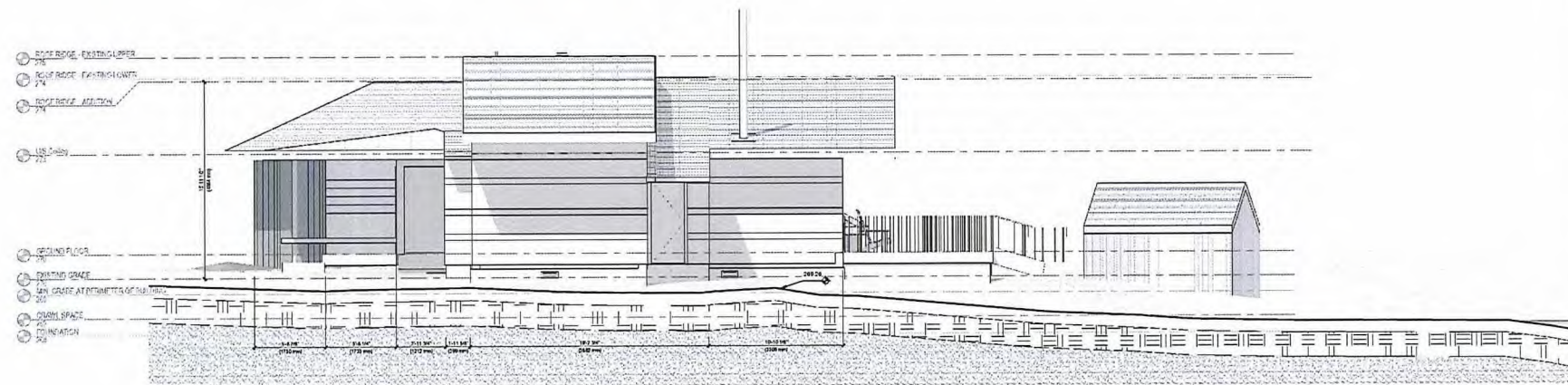
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LEGEND - BUILDING ELEVATIONS

- EXISTING TO REMAIN SHOWN SHADE
- EXISTING TO BE DEMOLISHED SHOWN SHADE
- PROPOSED SHOWN IN COLOR LINE



2 East Elevation Existing & Demolition
1:50



1 East Elevation Existing & Proposed
1:50

polararchitecture
 101 WEST BAY ROAD, SUITE 100
 VANCOUVER, BC V6P 6C6
 TEL: 604.681.1234
 FAX: 604.681.1235
 WWW.POLARARCHITECTURE.COM

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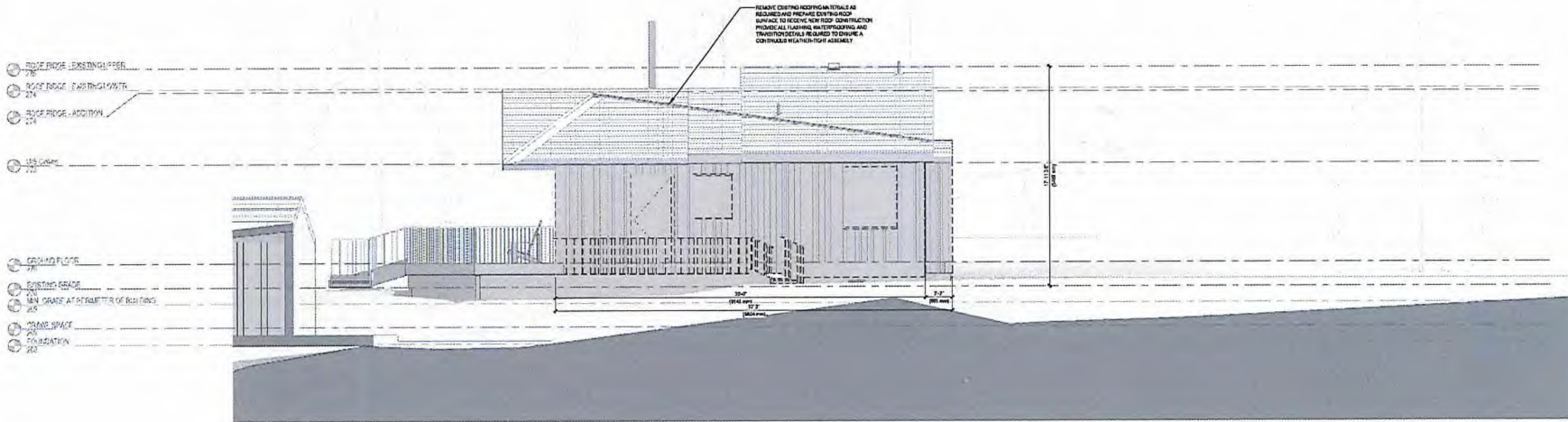
PROJECT _____ **DATE** _____

PROJECT _____ **DATE** _____

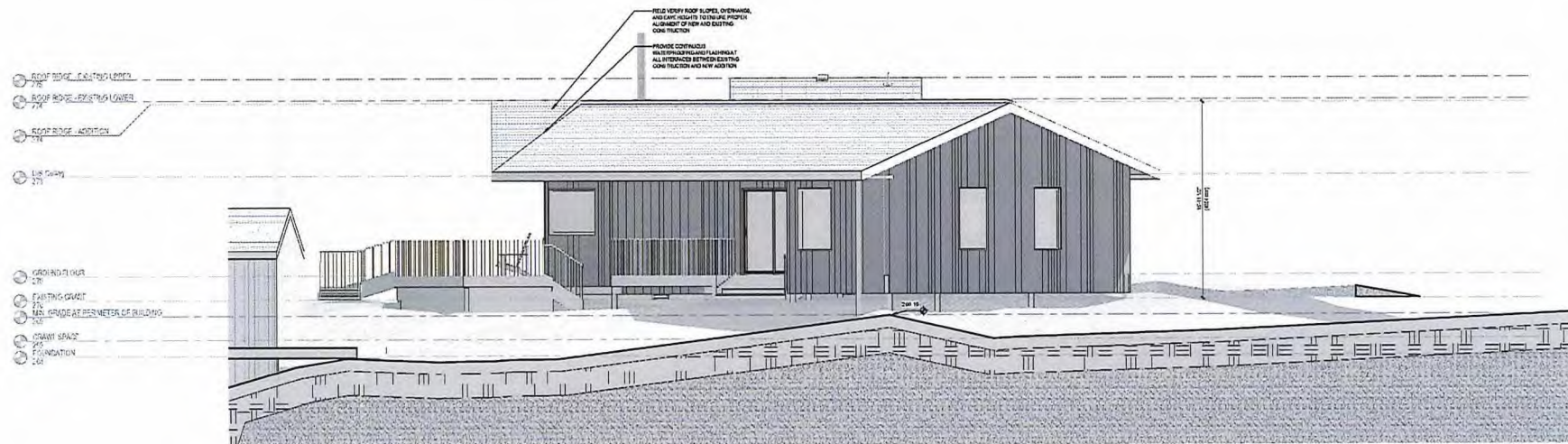
Wanapitei Lake Camp Expansion
 1021 West Bay Road, Skeed, ON P4L 1N3
East Building Elevations - Demolition & Proposed

REV	DATE	BY	CHKD	PROJECT	TITLE
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2	2026.09.17	AV	AV	AV	AV
3	2026.09.17	AV	AV	AV	AV
4	2026.09.17	AV	AV	AV	AV
5	2026.09.17	AV	AV	AV	AV
6	2026.09.17	AV	AV	AV	AV
7	2026.09.17	AV	AV	AV	AV
8	2026.09.17	AV	AV	AV	AV
9	2026.09.17	AV	AV	AV	AV
10	2026.09.17	AV	AV	AV	AV

2024.09.17 4:55:33 PM



② West Elevation Existing & Demolition
1" = 50'



① West Elevation Existing + Proposed
1" = 50'

REVISIONS DATE

LEGEND - BUILDING ELEVATIONS	
	EXISTING TO REMAIN SHOWN SHADY
	EXISTING TO BE DEMOLISHED SHOWN SHADY
	PROPOSED SHOWN IN SOLID LINE

Wanapeit Lake Camp Expansion
1021 West Bay Road, Skeed, ON, P0L 1N3
West Building Elevations - Demolition & Proposed

REV	2506
PROJECT #	
CHD	AND
DOWN	TH
FILE	AN
DATE	2006 09 17

A3.4

PL-MV-2026-00135

Sketch 13

poliarchitect
4470 HURONTARIO
UNIT 1, GRIFFIN BLDG
N. 1000-1000-1000
E. 1000-1000-1000
C. 1000-1000-1000

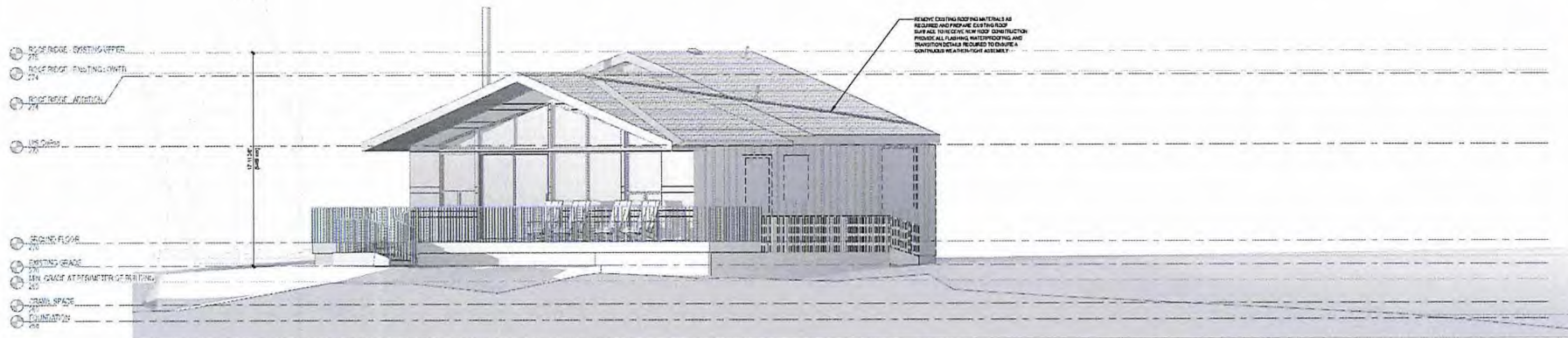
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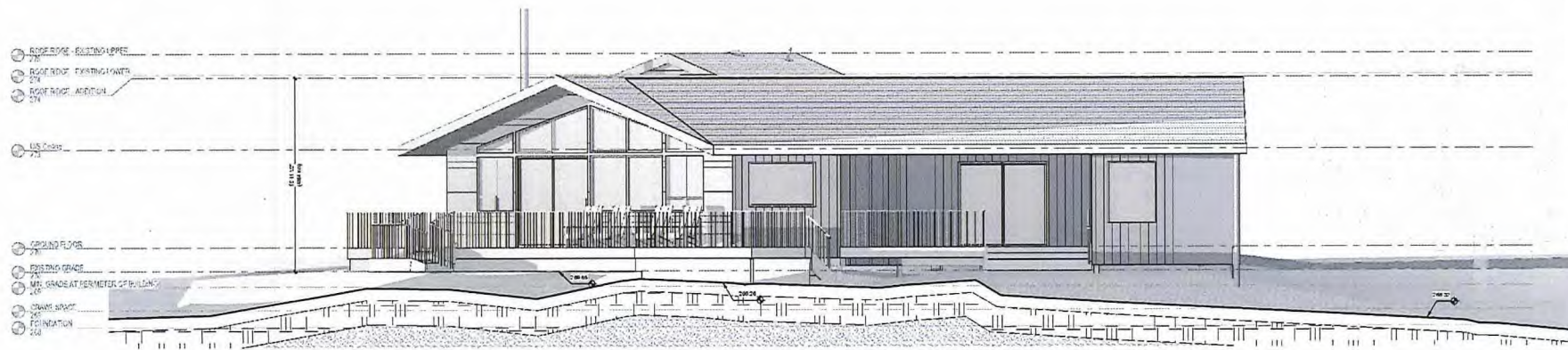
PROJECT

DATE

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② Northwest Elevation Existing & Demolition
1:50



① Northwest Elevation Existing & Proposed
1:50

LEGEND - BUILDING ELEVATIONS	
	EXISTING TO REMAIN SHOWN IN GREY
	EXISTING TO BE DEMOLISHED SHOWN DASHED
	PROPOSED SHOWN IN SOLID LINE

REV	DATE	BY	DESCRIPTION
1	2026	AN	PROJECT
2	2026	AN	PROJECT
3	2026	AN	PROJECT
4	2026	AN	PROJECT
5	2026	AN	PROJECT
6	2026	AN	PROJECT
7	2026	AN	PROJECT
8	2026	AN	PROJECT
9	2026	AN	PROJECT
10	2026	AN	PROJECT

Wanapitei Lake Camp Expansion
1021 West Bay Road, Stread, ON, P0L 1N3
Northwest Building Elevations - Demolition
& Proposed

poliarchitecture
4171 HARTLAND RD
UNIV. CITY, ONT M3H 1G3
P: 905.663.0555
E: 205.522.7331

DATE: 2026.05.17
PROJECT: 2026.05.17
DRAWN: AN
CHECKED: AN
DATE: 2026.05.17

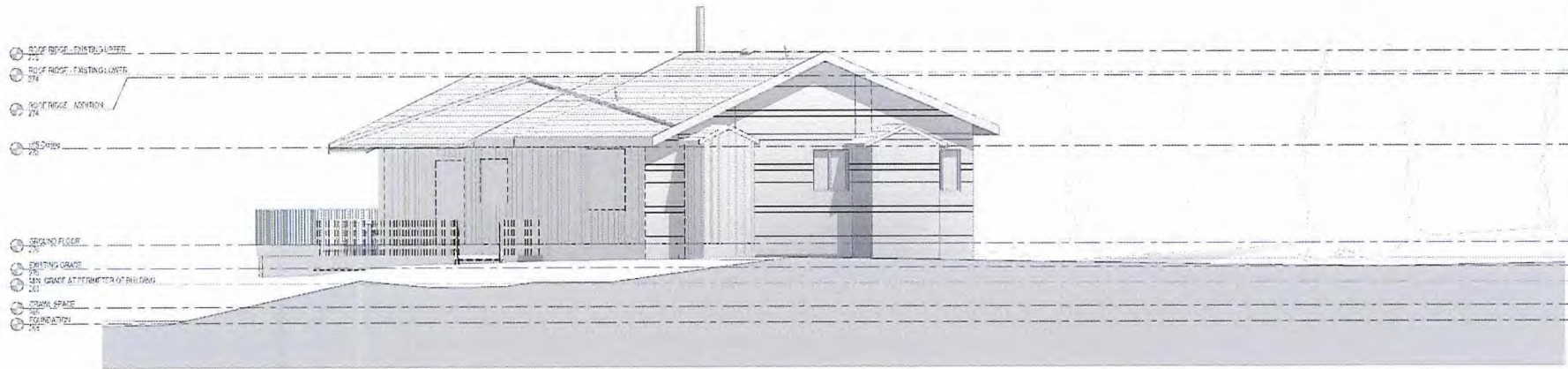
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DRAWN: AN
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DATE: 2026.05.17

PROJECT: 2026.05.17
DRAWN: AN
CHECKED: AN
DATE: 2026.05.17

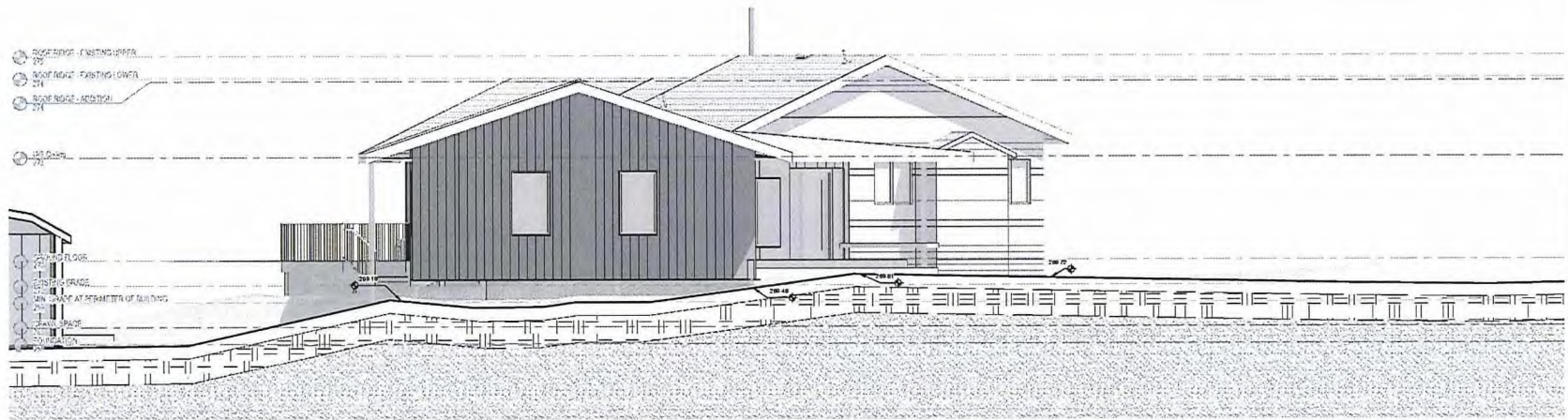
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DRAWN: AN
CHECKED: AN
DATE: 2026.05.17

PL-MV-2026-00135 Sketch 14

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② Southwest Elevation Existing & Demolition
1:50



① Southwest Elevation Existing & Proposed
1:50

REVISIONS

DATE

REV	2006
PROJECT #	2006
DATE	2006
SCALE	1:50
SHEET	2006 09 17

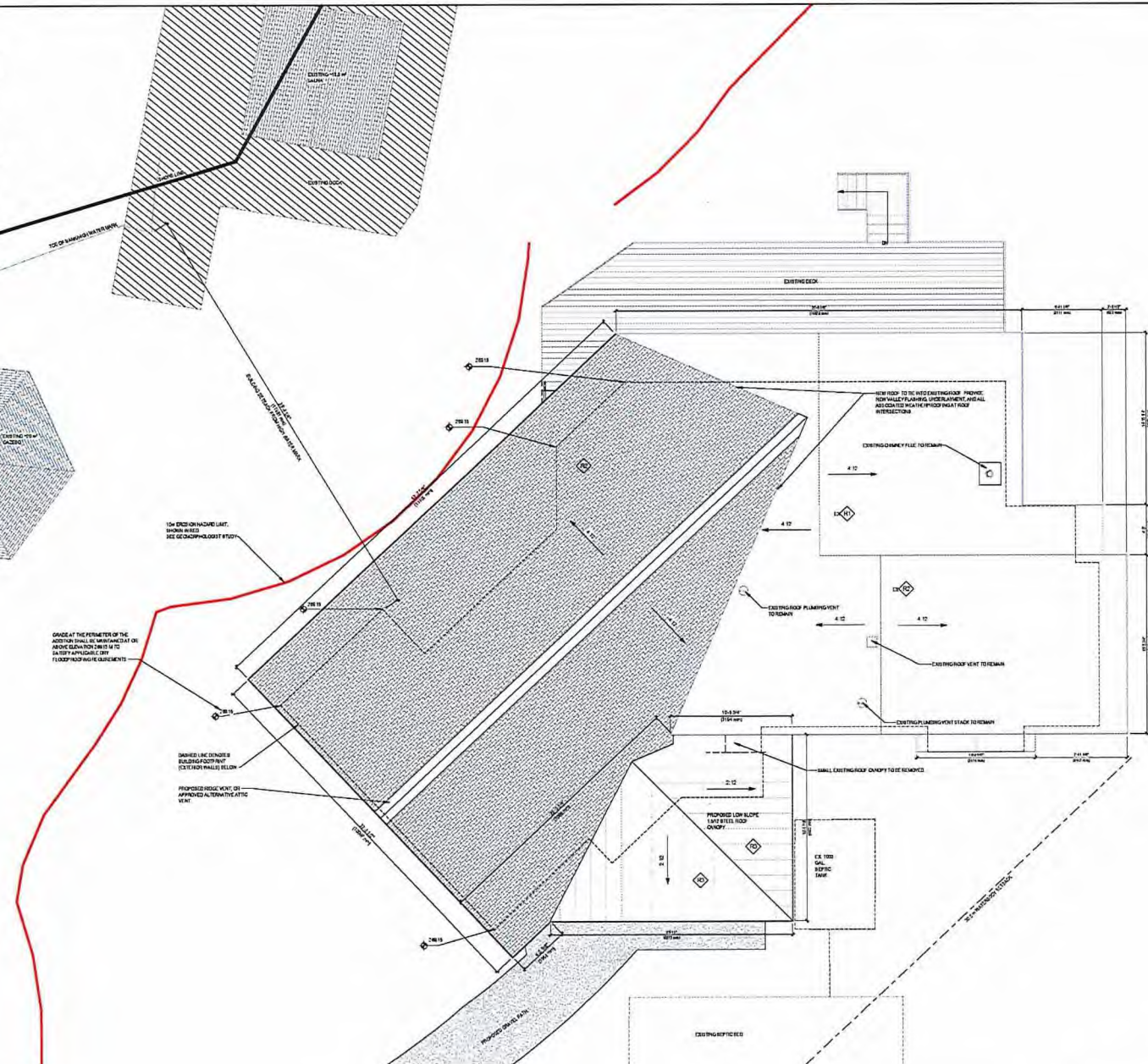
Wanapitei Lake Camp Expansion
1021 West Bay Road, Skead, ON, P4L 1N3
Southwest Building Elevations - Demolition
& Proposed

poliarchitecture
4170 MARLBOROUGH
UNIT 101, SCARBOROUGH, ONTARIO
M1V 4Y7
TEL: (416) 291-1100
FAX: (416) 291-1101
WWW.POLIARCHITECTURE.COM

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10. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

[illegible]

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



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

STATUS	INV
PROJECT #	2506
OWO	AKR
QUAN	TH
SCALE	As indicated
ANALYST	2026 03 17

A2.3

PL-MV-2026-00135 Sketch 16

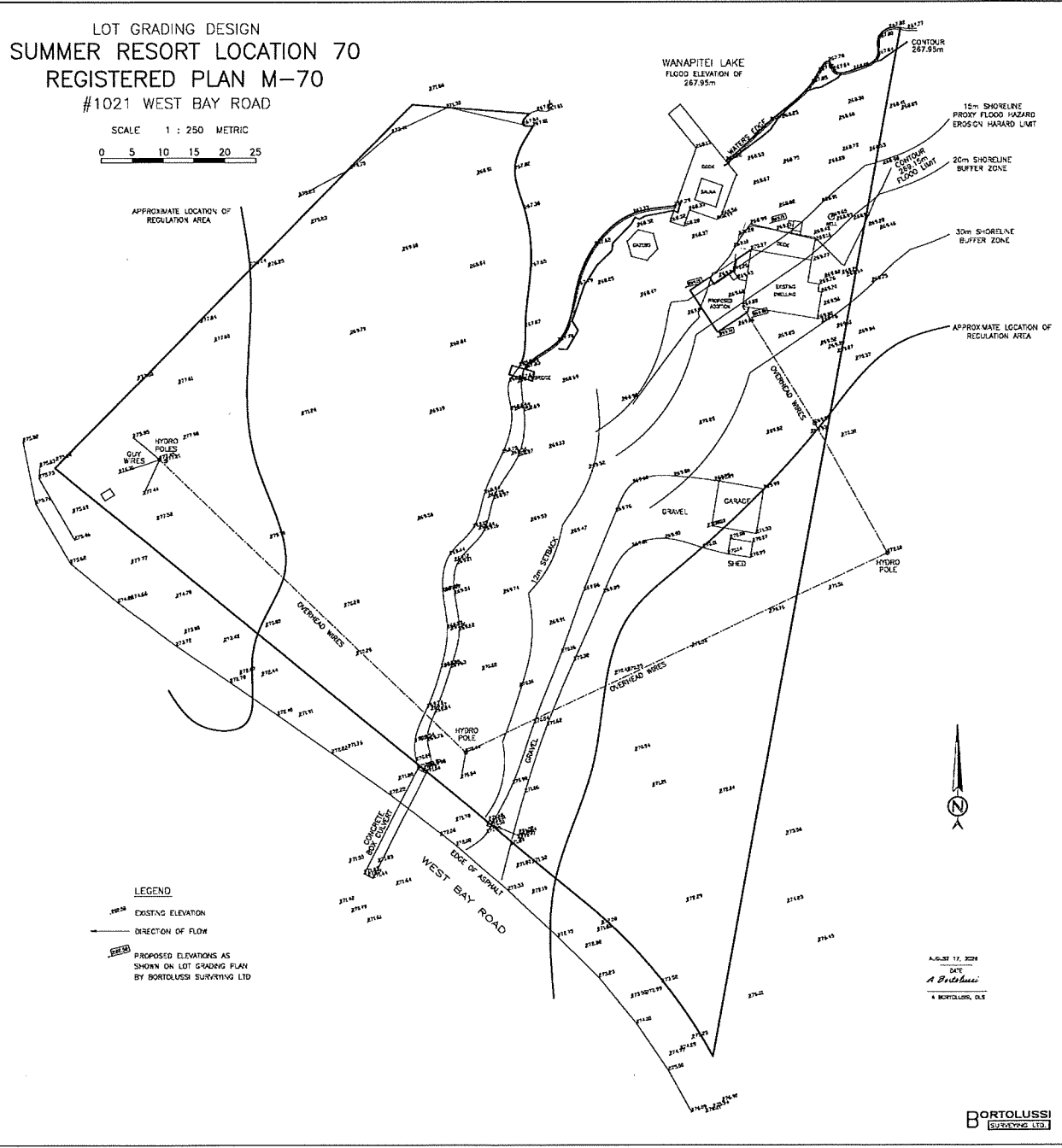
[illegible]

SEAL

PROJECT NORTH

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

SCALE 1 : 250 METRIC
 0 5 10 15 20 25



PL-MV-2026-00135
 Sketch 17



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

Record #: PL-MV-2026-00136

APPLICATION SUMMARY

File Date: 09/21/2026

Application Type: Minor Variance

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

Applicant(s): TULLOCH

Owner(s): AMANDA LEWIS AND DEREK LEWIS

PLANNING APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

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

Aug 01, 2025

Are you the registered owner or an authorized agent?

Authorized Agent

What is the number of dwelling units on the property?

1

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

0

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

3

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

6

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

No

How many dwelling units will be legalized?

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

No

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

Current Official Plan designation

Rural

Current Official Plan designation (additional)

Current Zoning By-law designation

R1-1

Provide a detailed description of what is being proposed

Proposed retaining wall, boat house extension and shed requiring variance. Other reliefs required for existing retaining wall near shoreline, driveway and for permitted shoreline clearing.

Provide a detailed reason why the proposal cannot comply with the Zoning By-law

Proposed retaining wall will be greater than 1 metre, and therefore considered a structure under the zoning by-law given topography along shoreline. Proposed shed location limited given existing field bed and topographic constraints at south-east portion of subject property.

Is there an eave encroachment?

Yes

Size of eaves

0.3

Lot Frontage of the property

24.71

Lot Depth of the property

65.76

Lot Area of the property

2305.1

Total width of the public road giving access to the property

20

List all buildings and structures on the property and their respective date of construction

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

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

Residential (pre 1975)

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

Yes

Existing uses of neighbouring properties

Residential

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

No

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

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

Have you consulted with Conservation Sudbury regarding this relief?
No

WATER SUPPLY AND SEWAGE DISPOSAL

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

PROPERTY ACCESS

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

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

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

CONCURRENT APPLICATIONS

Is the property the subject of a current application for Consent?

No

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

Is the property the subject of a current application for a Plan of Subdivision?

No

Indicate application number(s) and application status

PROPOSED BUILDING/STRUCTURE

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

EXISTING BUILDING/STRUCTURE

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

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

ZONING BY-LAW RELIEF

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



Planners | Surveyors | Biologists | Engineers

**September 21, 2026
262421**

Committee of Adjustment

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

Re: 2488 South Shore Road Minor Variance Application

Dear Committee of Adjustment,

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

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

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

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

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

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

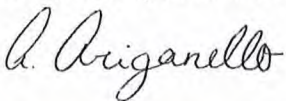
Based on available Pronto records, the status of the above noted permits are complete. Given the above, the subject application does not seek relief related to the property's lot size, or for the existing dwelling.

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

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

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

Respectfully submitted,



Aaron Ariganello, BURP, RPP
Land Use Planner



Planners | Surveyors | Biologists | Engineers

**September 24, 2026
262421**

Committee of Adjustment

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

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

Dear Committee of Adjustment,

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

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

BACKGROUND

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

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

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

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

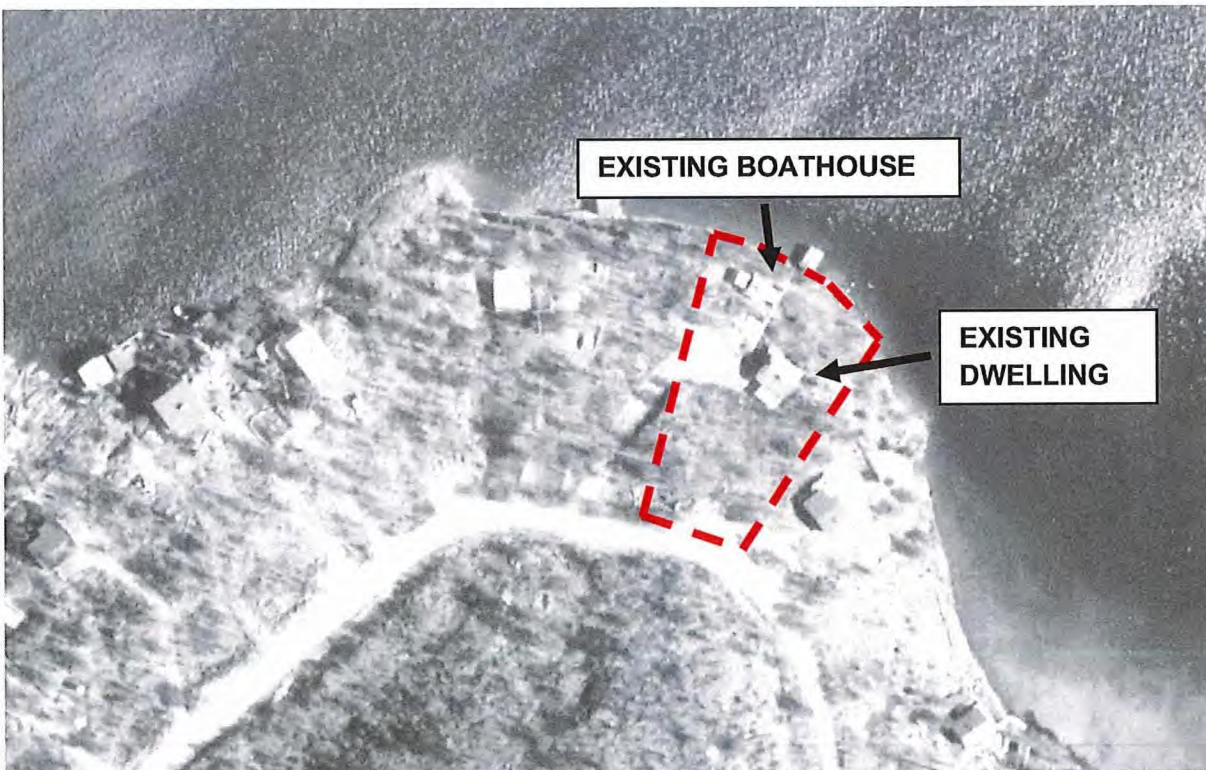


Figure 1: Historical Aerial Imagery of Subject Property in 1975 (ArcGIS - City of Greater Sudbury Aerial Photo Map)

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

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

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

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

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

IS THE APPLICATION MINOR IN NATURE?

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

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

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

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

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

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

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

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

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

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

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

shoreline area clearance reliefs are appropriate.

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

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

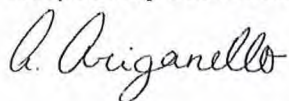
Section 8.4 also contains policies on lakes with phosphorus enrichment concerns, which includes Long Lake. **Section 8.4.2.7** requires a site-specific water quality assessment where lot creation or land use changes are proposed that result in a more intensive use. The application does not facilitate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

CONCLUSION

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

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

Respectfully submitted,



Aaron Ariganello, BURP, RPP
Land Use Planner

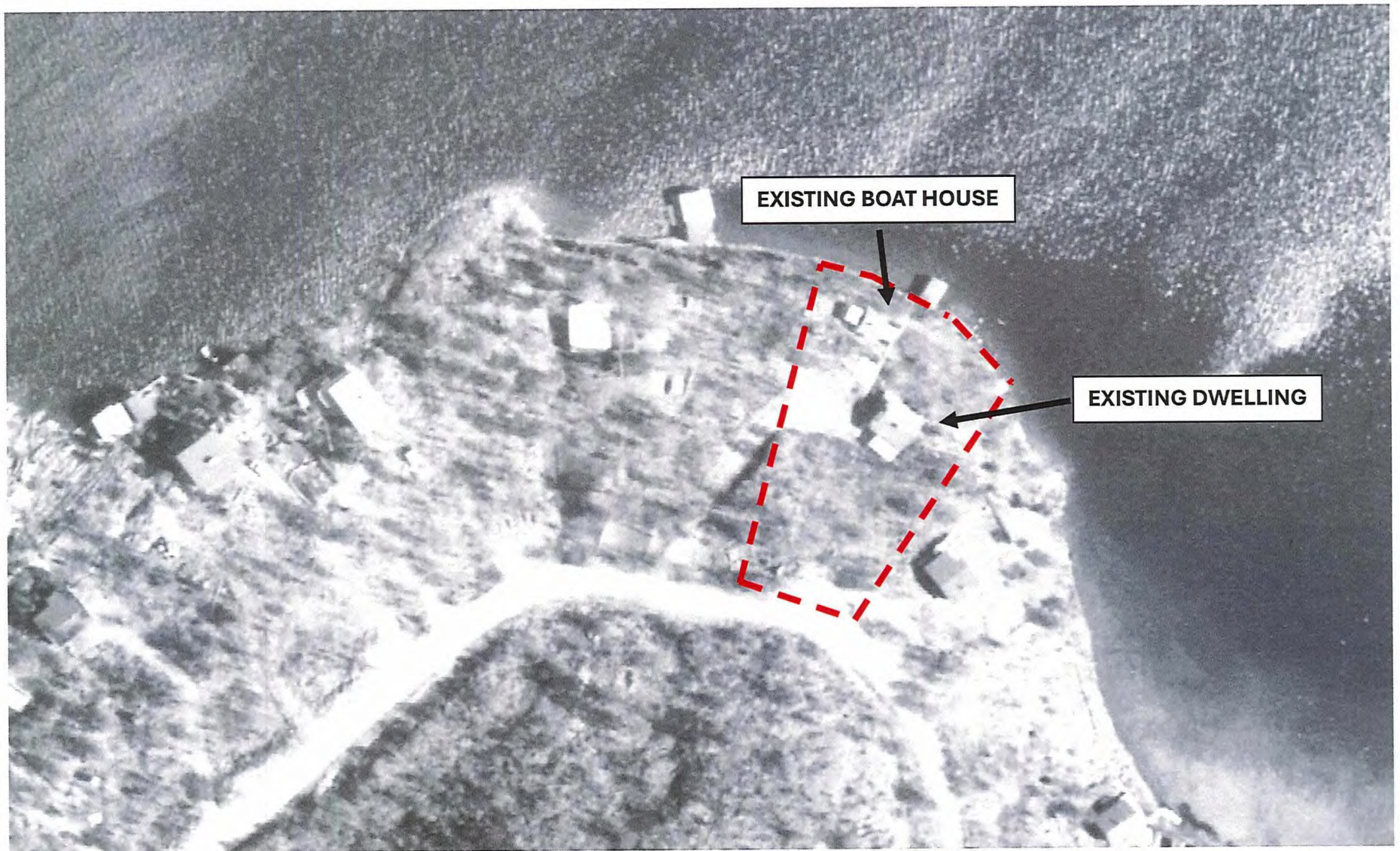


Figure 1: Historical Aerial Imagery of Subject Property in 1975 (ArcGIS - City of Greater Sudbury Aerial Photo Map)

PropertiesPIN 73472 - 0014 LT Interest/Estate Easement ☒ Add Easement

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

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

Address 2496 SOUTHSORE ROAD
SUDBURY

Consideration

Consideration \$2.00

Transferor(s)

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

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

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

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

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

Transferee(s)**Capacity****Share**

Name LEWIS, DEREK Joint Tenants
Date of Birth 1971 12 27
Address for Service 2488 South Shore Road
Sudbury, ON
P3G 1M3

Name LEWIS, AMANDA Joint Tenants
Date of Birth 1981 04 12
Address for Service 2488 South Shore Road
Sudbury, ON
P3G 1M3

Statements

Schedule: See Schedules

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

Signed By

Timothy John Gilbert 33 MacKenzie Street acting for First 2025 09 12
Sudbury Transferor(s) Signed
P3C 4Y1

Tel

Email

Timothy John Gilbert 33 MacKenzie Street acting for Last 2025 10 10
Sudbury Transferor(s) Signed
P3C 4Y1

Tel

Email

Signed By

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

MARCO MUSCOLINO

125 Durham St.
Sudbury
P3E 3M9acting for First 2025 09 12
Transferee(s) Signed

Tel

Email

MARCO MUSCOLINO

125 Durham St.
Sudbury
P3E 3M9acting for Last 2025 10 10
Transferee(s) Signed

Tel

Email

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

Submitted By

MOUTSATSOS LAAKSO ALEXANDER LLP

33 MacKenzie Street
Sudbury
P3C 4Y1

2025 10 10

Tel

Email

Fees/Taxes/Payment

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

File Number

Transferor Client File Number : 15216

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 73472 - 0014

SERVIENT LANDS:

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

DOMINANT LANDS:

73472-0159 (LT)

PCL 22690 SEC SES SRO; LT 17 PL M480 BRODER; S/T LT123422; GREATER SUDBURY

BY: BIGNUCOLO, STEPHEN
PULKKINEN, CARLYTO: LEWIS, DEREK
LEWIS, AMANDAJoint Tenants
Joint Tenants

1. LEWIS, DEREK AND LEWIS, AMANDA

I am

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

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

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

4.

Explanation for nominal considerations:

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

5.The land is subject to encumbrance

6. Other remarks and explanations, if necessary.

1. The transferee(s) has considered the definition of "newly constructed home", "permanent resident of Canada", "purchaser", "qualifying home", and "eligible home" as set out in section 9.2 of the Land Transfer Tax Act and declares one of the following statements:
 2. (a) The transferee(s) DOES NOT qualify for a refund on the purchase of a qualifying home pursuant to section 9.2 of the Land Transfer Tax Act
 3. The information prescribed for purposes of section 5.0.1 of the Land Transfer Tax Act is not required to be provided for this conveyance.
 4. The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "Greater Golden Horseshoe Region", "specified region", "spouse" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act and O. Reg 182/17. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
 5. (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".
 6. The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
 7. The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.
 8. I acknowledge that the personal information collected in the provincial land transfer tax statements provided in this conveyance is being collected by the Ministry of Finance under the authority of the Land Transfer Tax Act, R.S.O. 1990, c. L.6, as amended ("the Act"), and that the personal information may be used for purposes of the administration or enforcement of the Act, other tax statutes, and for purposes of compiling statistical information and of developing and evaluating economic, tax and fiscal policy. (Note: Personal information collected under section 5.0.1 of the Act that accompanies this conveyance can be used only to administer and enforce the Act. De-identified data collected under section 5.0.1 can be used to compile statistical information and develop and evaluate economic, tax and fiscal policy.)
-

PROPERTY Information RecordA. Nature of Instrument: Transfer Easement
LRO 53 Registration No.

SD527495

Date: 2025/09/12

PL-MV-2026-00136

LAND TRANSFER TAX STATEMENTS

B. Property(s):	PIN 73472 - 0014	Address 2496 SOUTHSORE ROAD SUDBURY	Assessment - Roll No
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C. Address for Service: 2488 South Shore Road
Sudbury, ON
P3G 1M3

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

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

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

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

THIS AGREEMENT made this 31st day of August, 2025

BETWEEN:

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

AND

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

WHEREAS:

1. The Licensor is the owner of the lands and premises legally described as PIN 73472-0014 (LT) being PCL 53064 SEC SES SRO; LT 18 PL M480 BRODER; S/T LT123422; GREATER SUDBURY and municipally described as 2496 South Shore Rd, Sudbury, ON, P3E 1M3 (the "**Licensor's Property**");
2. The Licensee is the owner of the lands and premises legally described as PIN 73472-0159 (LT) being PCL 22690 SEC SES SRO; LT 17 PL M480 BRODER; S/T LT123422; GREATER SUDBURY and municipally described as 2488 South Shore Rd, Sudbury, ON, P3E 1M3 (the "**Licensee's Property**")
3. The Licensor and the Licensee have agreed that the Licensee shall have a licence to use a portion of the Licensor's Property in accordance with the terms hereof;
4. In order to facilitate access to the Licensee's property, the Licensee has requested access to a portion of the Licensor's Property, namely, the shared driveway, which portion is shown on Schedule "A" attached (the "**Licensed Area**"); and
5. The parties are entering into this Licence Agreement to record their mutual agreements with respect to the Licensee having access to the Licensed Area.

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

1. Grant of Licence

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

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

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

2. Maintenance and Repair

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

3. Termination

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

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

- (a) an event of default under Sections 6(1)(a) and 6(1)(b);
- (b) the Licensee and its invitees not using the Licensed Area safely; or
- (c) the occurrence of an incident in which the safety of the Licensor or its invitees is put at risk by an invitee of the Licensee using the Licensed Area.

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

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

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

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

4. Licensee's Covenants

- (1) The Licensee covenants and agrees with the Licensor that, throughout the Term:
 - (a) the Licensee shall observe the terms, covenants and conditions of this Agreement, including payment for all applicable repairs and maintenance;
 - (b) the Licensed Area may be used only for the purpose of access to the Licensee's property (pedestrian, motor vehicle, and non-motorized vehicles) and shall not be used for any other purpose, including but not limited to, parking or storage without the written consent of the Licensor which consent may be unreasonably or arbitrarily withheld;

- (d) the Licensee shall comply with all laws, directions, rules and regulations of all governmental authorities having jurisdiction and all requirements of all insurance companies in connection with the exercise of its rights hereunder;
- (e) the Licensee shall do nothing on or from the Licensed Area and the Licensors Property which shall be or result in a nuisance; and
- (f) the Licensee shall not act or fail to act in any manner that causes damage or pollution to the Licensed Area or the Licensors Property.

5. Indemnity

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

- (a) any breach, violation or non-performance by the Licensee of the terms, covenants and obligations on the part of the Licensee set out in this Agreement;
- (b) any damage to the Licensors Property occasioned by the use of the Licensed Area by the Licensee, its employees, contractors, invitees, customers and others for whom it is in law responsible; and
- (c) any injury to or death of any person resulting from the use of the Licensed Area by the Licensee, its employees, contractors, invitees, customers and others for whom it is in law responsible.

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

- (a) any and all claims, actions, causes of action, damages, demands for damages and other liabilities for or related to:
 - (i) any bodily injury, personal injury, illness or discomfort to or death of the Licensee or any of its employees, contractors, invitees, customers and others for whom it is in law responsible, in or about the Licensors Property and Licensed Area; and
 - (ii) any loss or damage to all property in or about the Licensors Property and Licensed Area owned by the Licensee or any of its employees, contractors, invitees, customers and others for whom it is in law responsible;
- (b) any act or omission (including theft, malfeasance or negligence) on the part of any agent, contractor or person from time to time employed by the Licensors to perform any maintenance or other work in or about the Licensors Property or Licensed Area; and
- (c) any indirect or consequential damages including, but not limited to, loss of profit or value of the Licensees Property.

6. Default

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

- (a) failure to make any payment of any sums herein required to be paid, where such failure shall continue for five (5) days after the other party shall have given the defaulting party notice specifying such failure;
- (b) failure to perform any covenant or condition required to be performed or observed by such party hereunder, where such failure shall continue for ten (10) days after delivery by the other party of notice specifying such failure and, if such default cannot be reasonably cured within such ten (10) day period, such longer period as may be reasonably required to cure such default.

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

7. Assignment

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

8. Notices

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

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

To the Licensee: 2488 South Shore Rd, Sudbury, ON, P3E 1M3 (Attention: Derek Lewis & Amanda Lewis)
or to such other address as either party may, from time to time, designate in writing.

9. Dispute Resolution

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

- (a) the reference to arbitration shall be to one arbitrator; and
- (b) there shall be no appeal from any award of the arbitrator.

10. Registration of Agreement

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

11. Miscellaneous

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

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

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

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

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

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

Signature page to follow

IN WITNESS WHEREOF the parties hereto have executed this Agreement.



Name: Stephen Bignucolo

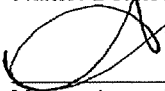


Name: Carly Pulkkinen

(the "Licensors")



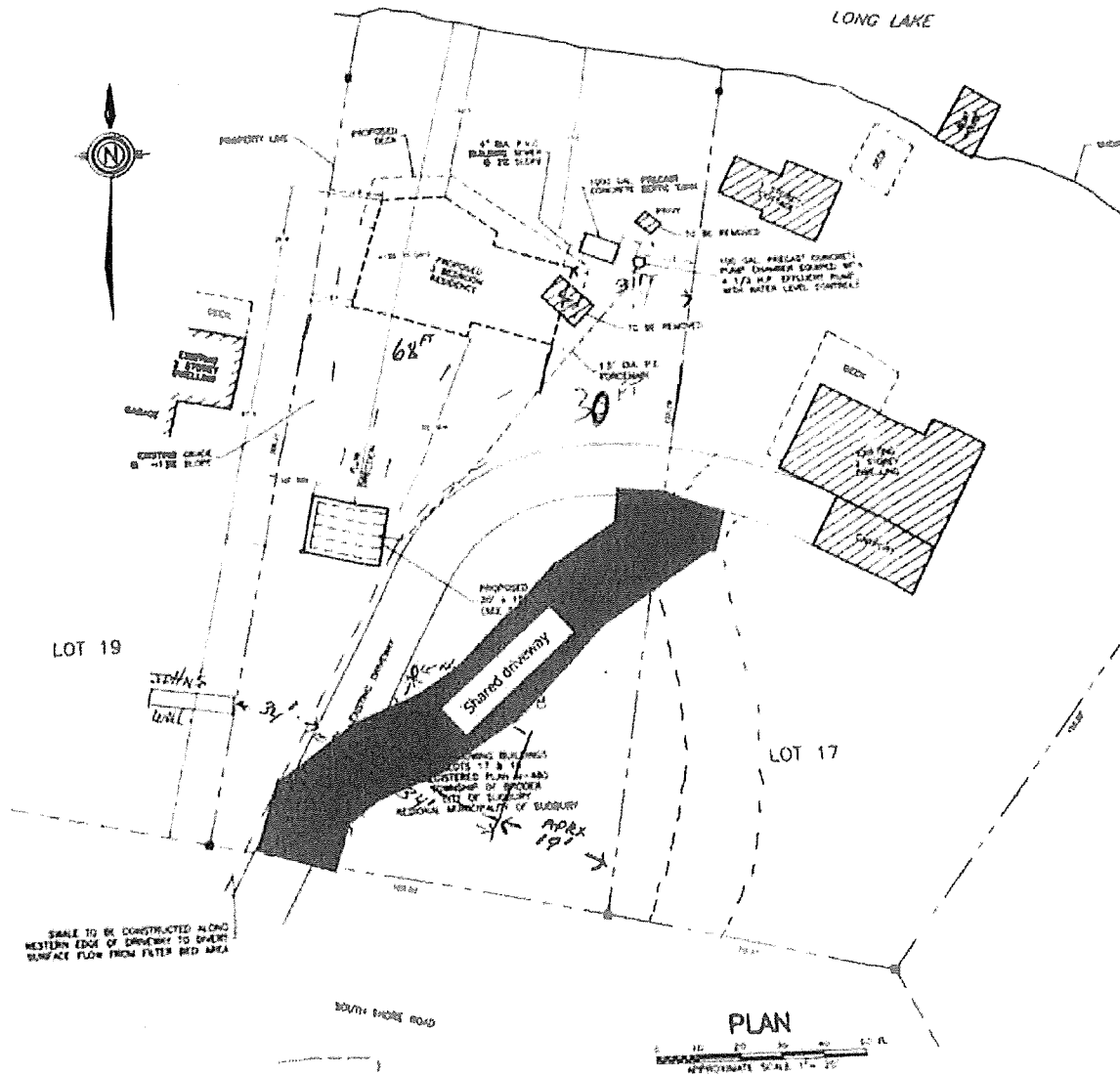
Name: Derek Lewis



Name: Amanda Lewis

(the "Licencees")

Schedule "A" – the Licensed Area



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

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

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
2003/10/27

OWNERS' NAMES
LEWIS, DEREK
LEWIS, AMANDA

CAPACITY SHARE
JTEN
JTEN

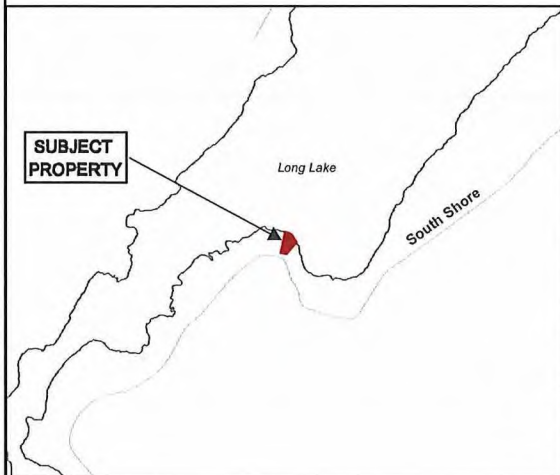
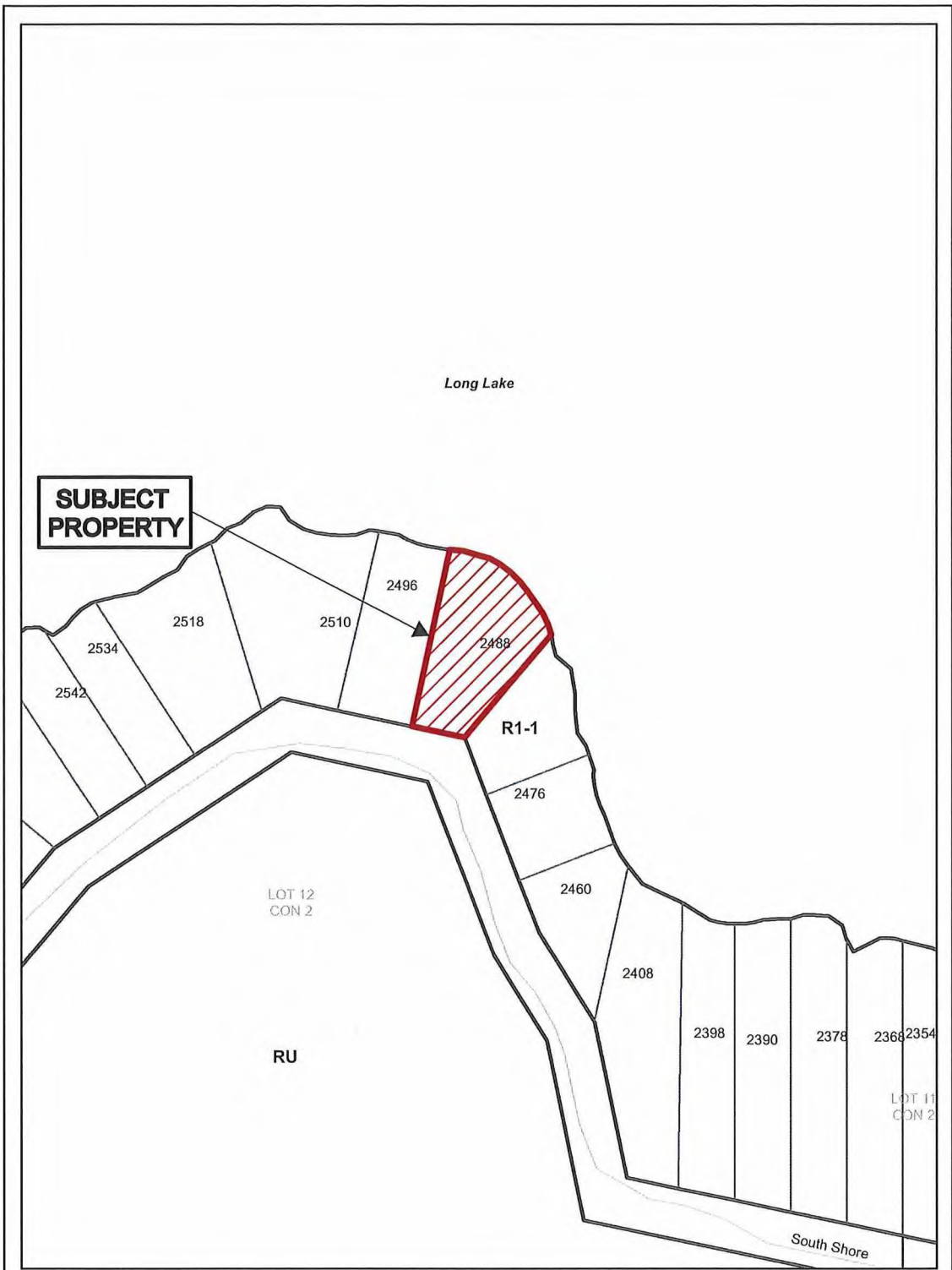
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 2003/10/24 **		
LT123422	1956/06/21	TRANSFER EASEMENT	SMOKE EASEMENT		THE INTERNATIONAL NICKEL COMPANY OF CANADA, LIMITED	C
LT377570	1975/05/30	TRANSFER		*** COMPLETELY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

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

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

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

PL-MV-2026-00136



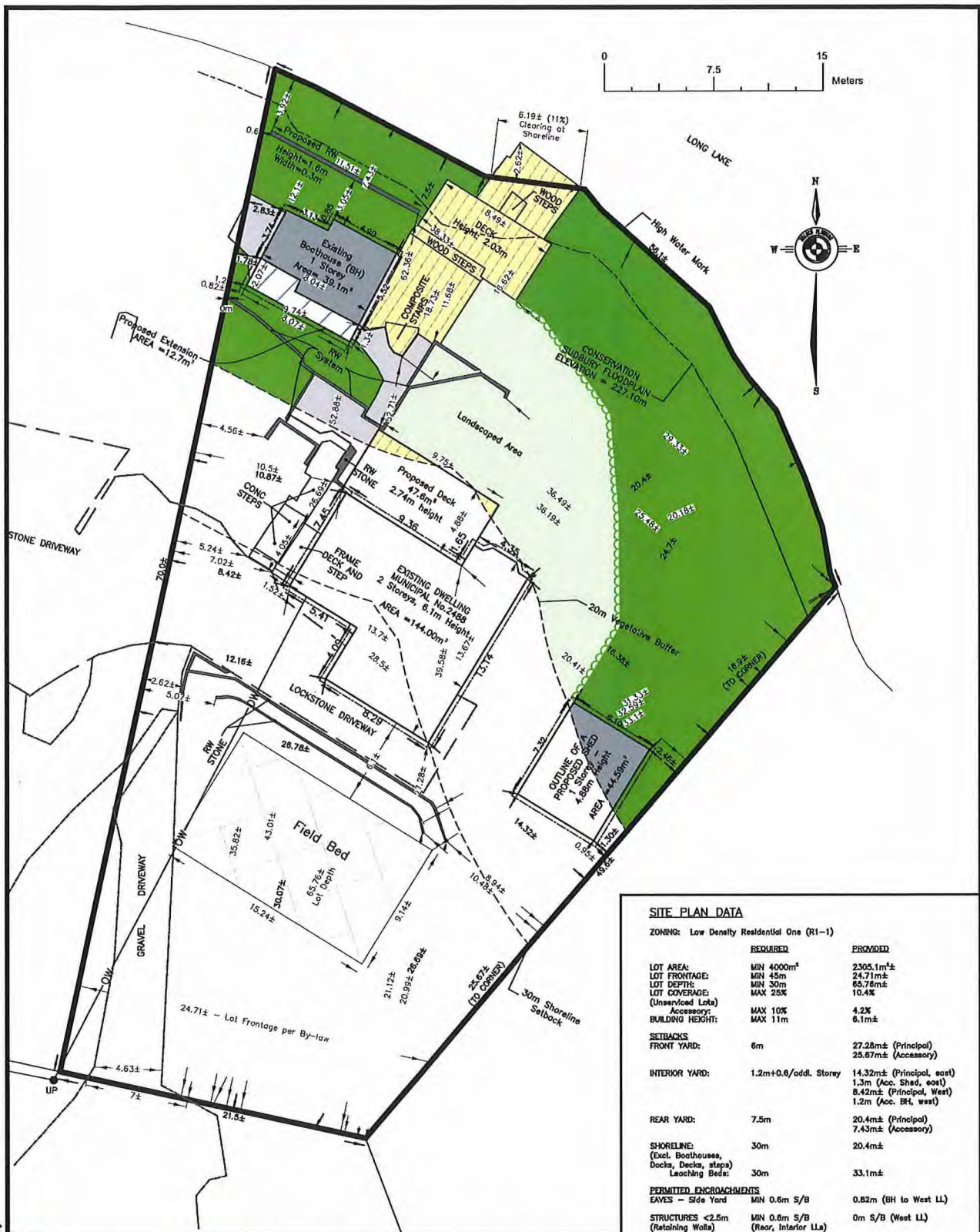
Application for Minor Variance or Permission



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

Sketch 1, NTS
 NDCA

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



Existing Buildings
Eaves - 0.3m
Proposed Expansions

Area to remain in Natural Vegetative State
Landscaped Areas (Cleared of Natural Vegetation)

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

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

SITE PLAN DATA

ZONING: Low Density Residential One (R1-1)

	REQUIRED	PROVIDED
LOT AREA:	MIN 4000m²	2305.1m²±
LOT FRONTAGE:	MIN 45m	24.71m±
LOT DEPTH:	MIN 30m	65.76m±
LOT COVERAGE:	MAX 25%	10.4%
(Unserviced Lots)		
Accessory:	MAX 10%	4.2%
BUILDING HEIGHT:	MAX 11m	6.1m±
SETBACKS		
FRONT YARD:	6m	27.28m± (Principal) 25.67m± (Accessory)
INTERIOR YARD:	1.2m+0.6/odd. Storey	14.32m± (Principal, east) 1.3m (Acc. Shed, east) 8.42m± (Principal, West) 1.2m (Acc. BH, west)
REAR YARD:	7.5m	20.4m± (Principal) 7.43m± (Accessory)
SHORELINE:	30m	20.4m±
(Excl. Boathouses, Decks, Decks, steps) Leaching Beds:	30m	33.1m±
PERMITTED ENCROACHMENTS		
EAVES - Side Yard	MIN 0.6m S/B	0.62m (BH to West LL)
STRUCTURES <2.5m (Retaining Walls)	MIN 0.6m S/B (Rear, Interior LLs)	0m S/B (West LL)
SHORELINE BUFFER		
DEPTH	MIN 20m	42.7%
AREA OF CLEARING	MAX 25% Up to 276m²	436.8m²±
LENGTH OF CLEARING AT SHORELINE	MAX 25% Up to 23m	11% 6.19m±



T: 705-522-6303

131 FIELDING ROAD
LIVELY, ONTARIO
P3Y 1L7

PROJECT:

2488 South Shore Rd
Sudbury, Lot 17, PI M80, Broder

DRAWING:

Sketch for Minor Variance

CAUTION

THE PROPERTY BOUNDARIES ILLUSTRATED ON THIS PLAN HAVE BEEN COPIED FROM REGISTRY PLANS AND HAVE NOT BEEN CONFIRMED.
THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE.
NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF TULLOCH ENGINEERING © TULLOCH ENGINEERING, 2026.

DRAWN BY:

MDJ

CHECKED BY:

AA

PROJECT No.:

26-2421

SCALE:

1:250

PLOT SIZE:

11x17

DATE:

Sept 28, 2026

FL-MV-2026-00130 sketch 2



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

Record #: PL-MV-2026-00113

REVISED

APPLICATION SUMMARY

File Date: 08/11/2026

Application Type: Minor Variance

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

Applicant(s): MAINLINE

Owner(s): DCG ENTERPRISES 5026940 ONTARIO INC

PLANNING APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

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

2020

Are you the registered owner or an authorized agent?

Authorized Agent

What is the number of dwelling units on the property?

0

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

0

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

1

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

1

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

No

How many dwelling units will be legalized?

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

No

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

Current Official Plan designation

General Industrial

Current Official Plan designation (additional)

Current Zoning By-law designation

M1

Provide a detailed description of what is being proposed

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

Provide a detailed reason why the proposal cannot comply with the Zoning By-law

The rear yard setback is showing 2.3m, where 6m is required.

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

60.96

Lot Depth of the property

111.3

Lot Area of the property

6784.08

Total width of the public road giving access to the property

26.8

List all buildings and structures on the property and their respective date of construction

The existing building was purchased around 2020 and currently accommodates the Mainline Mechanical Systems business. The existing encroaching structure located in the northwest corner of the property will be removed entirely.

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

Industrial park - unknown.

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

no change in use for industrial use.

Existing uses of neighbouring properties

Industrial uses.

South - T&S Trailer Rentals

West- Dozens of shipping containers (1 property), Northern Mini Storage and roofing company

North - Drilling Company.

East - Vacant land

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

No

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

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

Have you consulted with Conservation Sudbury regarding this relief?

WATER SUPPLY AND SEWAGE DISPOSAL

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

PROPERTY ACCESS

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

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

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

CONCURRENT APPLICATIONS

Is the property the subject of a current application for Consent?

No

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

Is the property the subject of a current application for a Plan of Subdivision?

No

Indicate application number(s) and application status

PROPOSED BUILDING/STRUCTURE

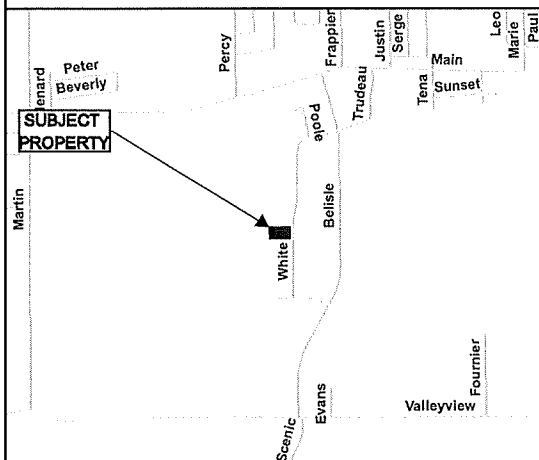
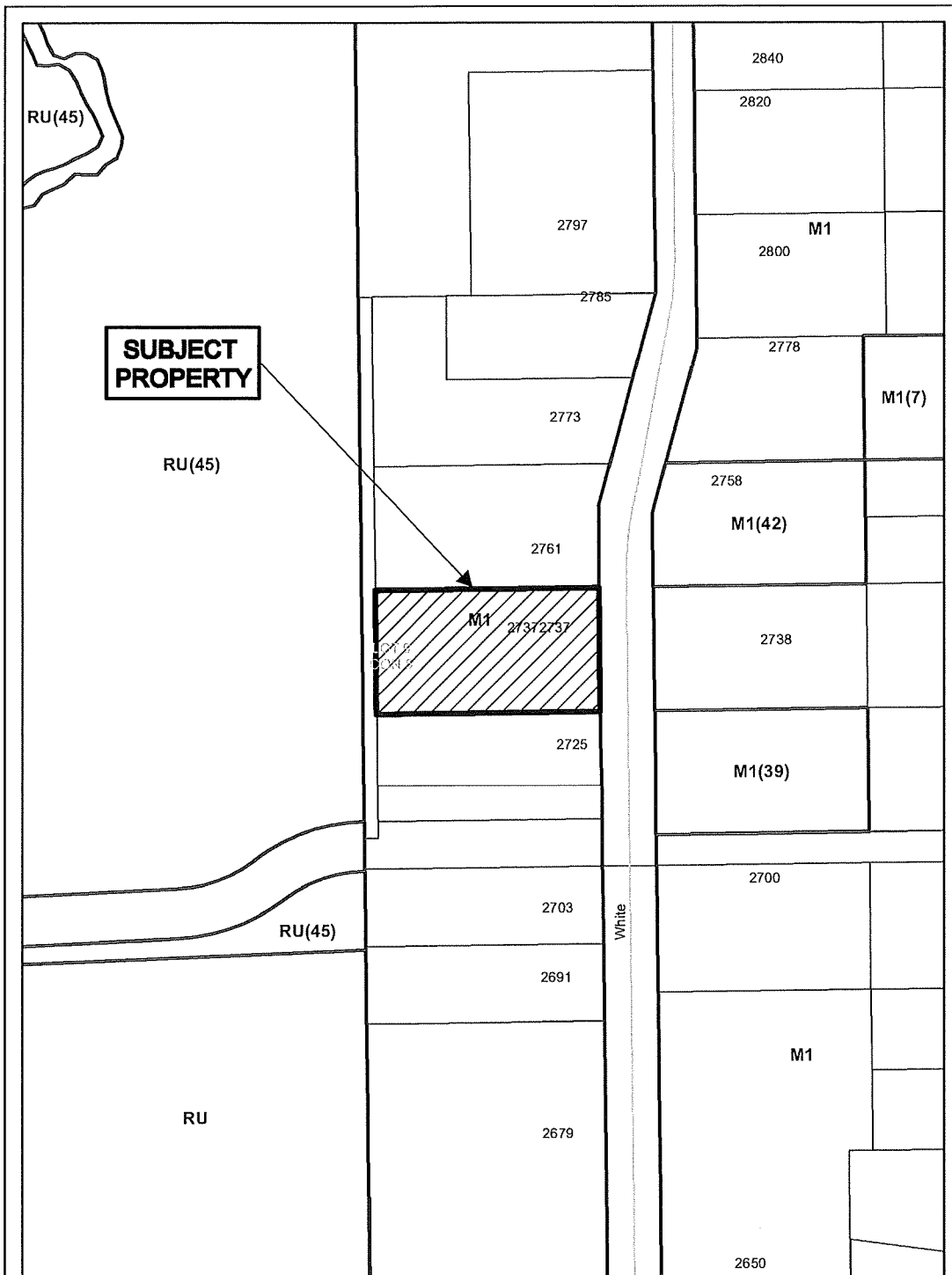
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback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

EXISTING BUILDING/STRUCTURE

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

ZONING BY-LAW RELIEF

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



Application for Minor Variance or Permission



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

Sketch 1, NTS
NDCA

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

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

NOTE: - ALL SEA CANS TO BE REMOVED.
 - OFFICE TRAILERS AND SHEDS TO BE
 RELOCATED AS SHOWN

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

JULY 22, 2026
 DATE

A Bortolussi
 A BORTOLUSSI, OLS

PLOT PLAN
 PART OF LOT 9
 CONCESSION 4
 GEOGRAPHIC TOWNSHIP OF BLEZARD

#2737 WHITE STREET

SCALE: 1 : 250

0 4 8 12 16 20
 2026 METERS

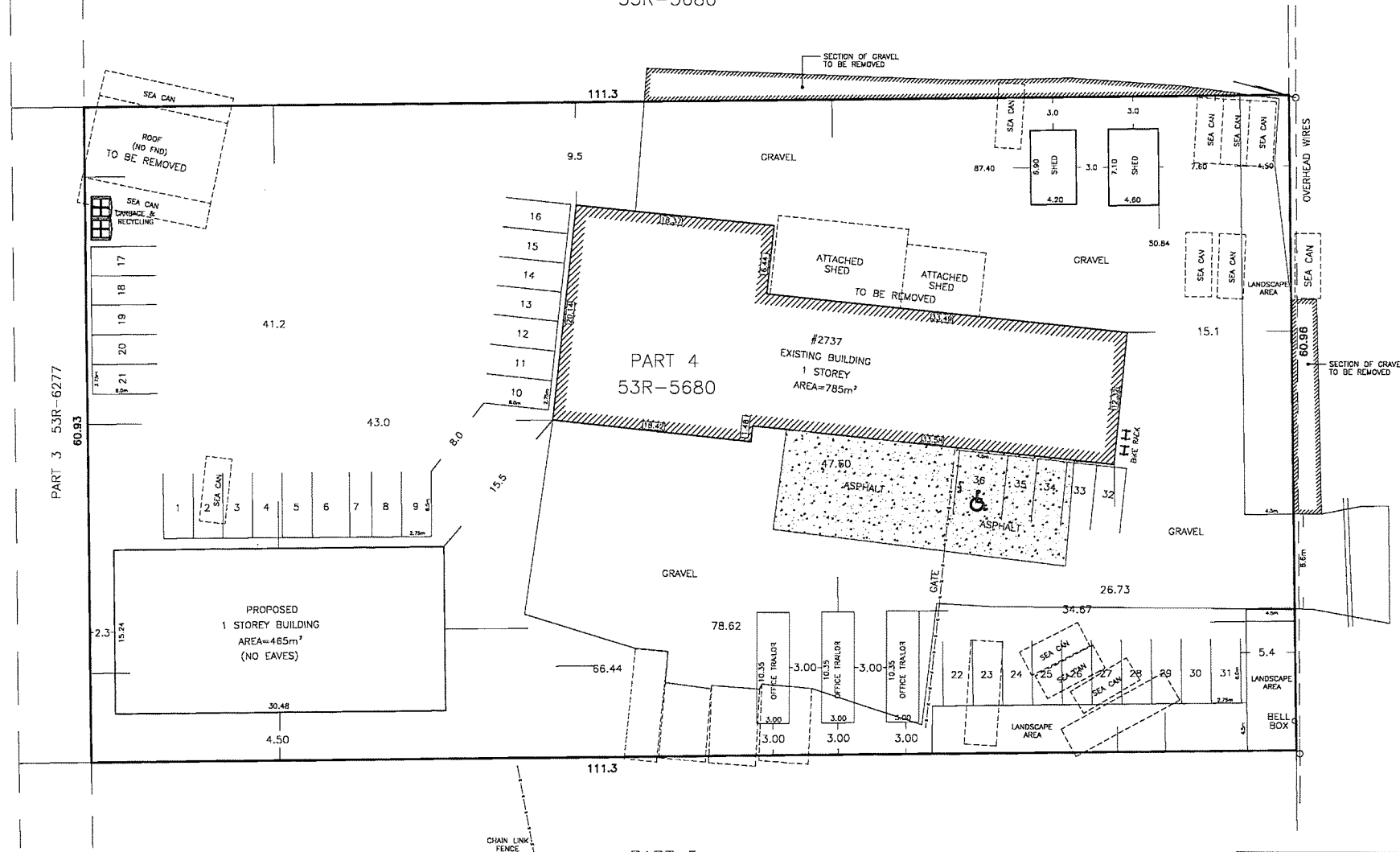


PART 3
 53R-5680

PART 4
 53R-5680

PART 5
 53R-5680

WHITE STREET
 (26.8m WIDE)

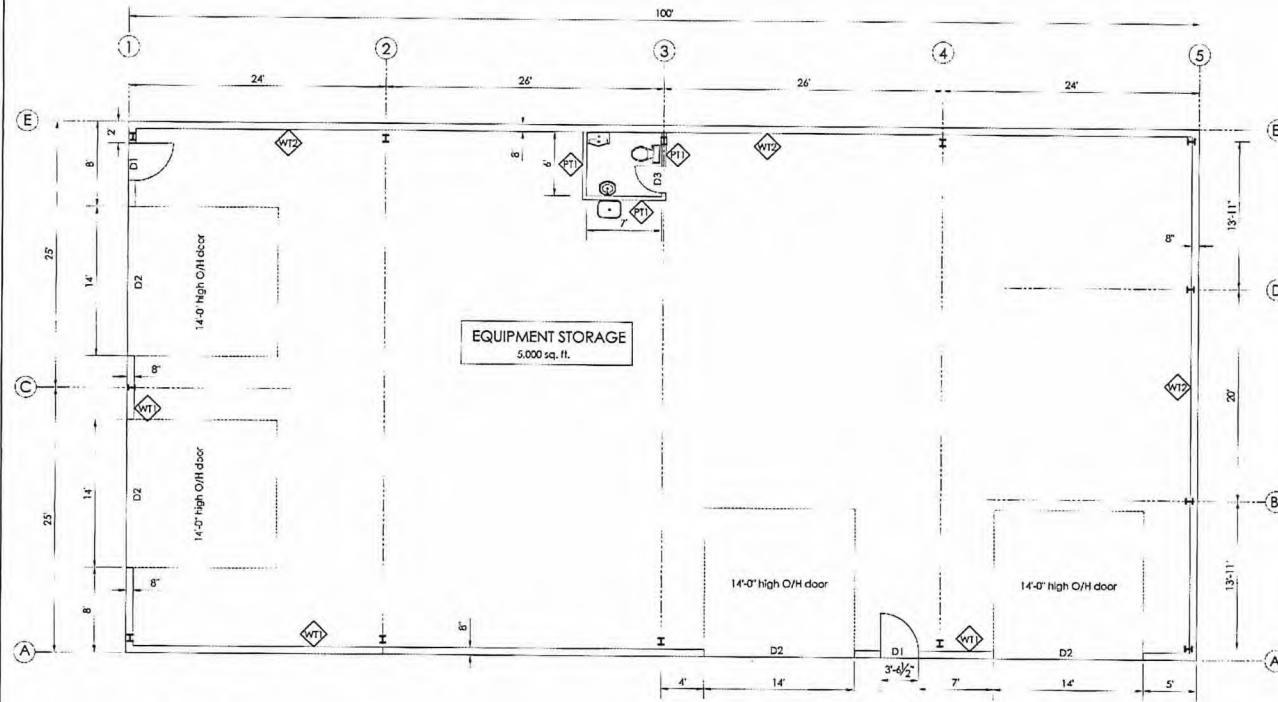


BORTOLUSSI
 SURVEYING LTD.
 PHONE (265) 875-2566

FILE: 4168

PL-MV-2026-00113 sketch 2

PL-MV-2026-00113
Sketch 3



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

GENERAL NOTES

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

PERMITS & INSPECTIONS

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

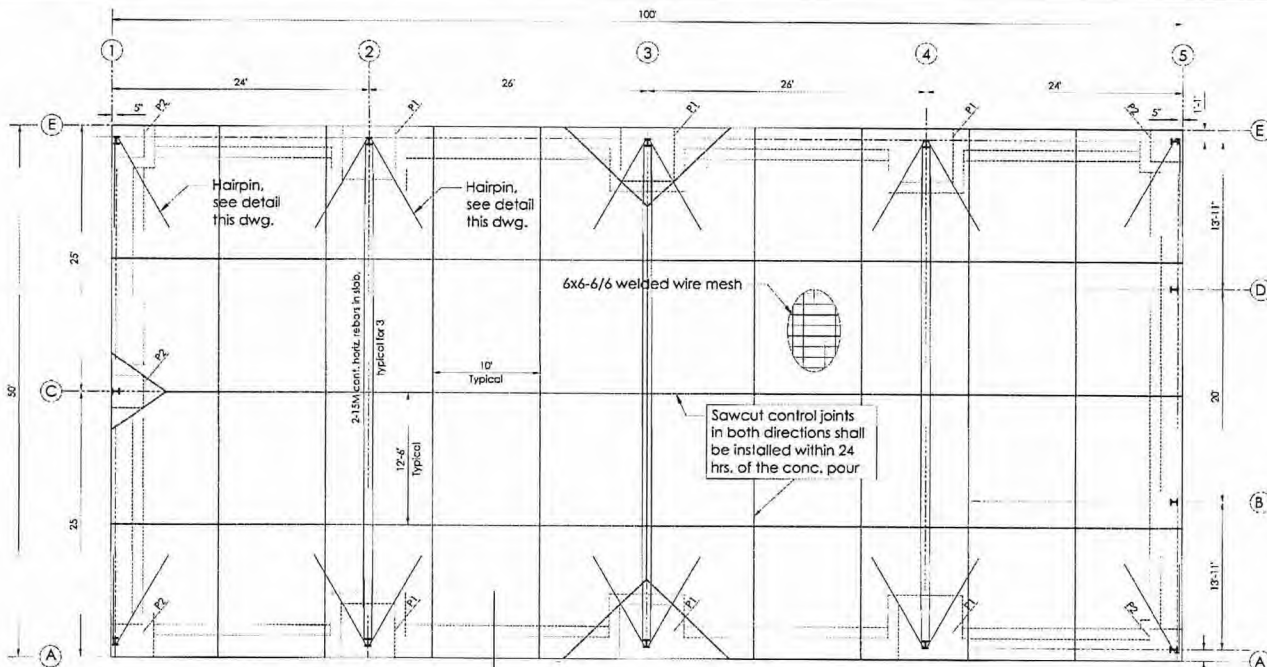
SUBMITTALS

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



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PL-MV-2026-0013
Sketch 4



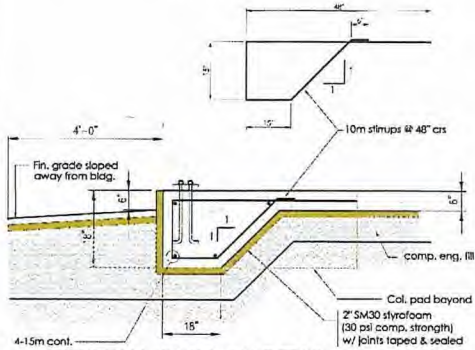
FOUNDATION PLAN

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

SITE PREPARATION

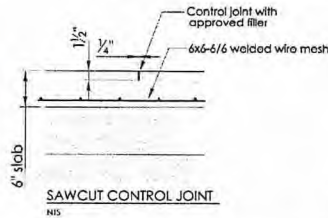
The following site preparation work shall be done under the supervision of a geotechnical engineer who shall provide written verification of the compaction to 98% SPD.

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



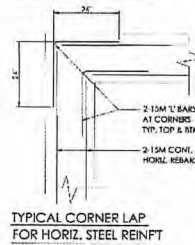
TYPICAL PERIMETER DETAIL

Scale: NTS



SAWCUT CONTROL JOINT

NTS



TYPICAL CORNER LAP FOR HORIZ. STEEL REINF

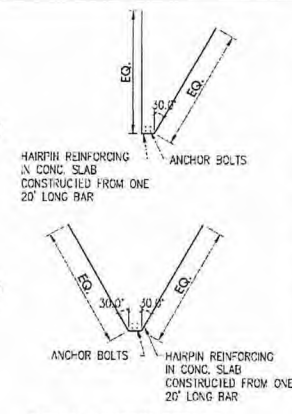
NTS

COLUMN PAD SCHEDULE

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

ANCHOR BOLT SCHEDULE

SCHEDULE OF MINIMUM ANCHOR BOLT LENGTHS		
DIAMETER	LENGTH	
3/4"	1'-3"	
7/8"	1'-6"	
1"	1'-9"	
1 1/4"	2'-0"	

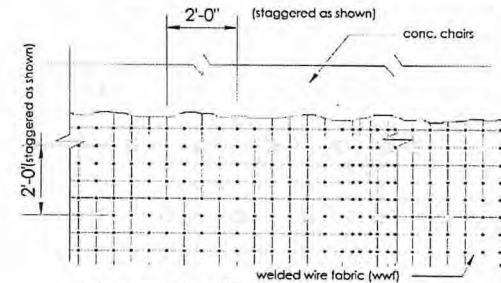


TYPICAL HAIRPIN DETAILS

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

REINFORCED CONCRETE NOTES

1. THESE STANDARD NOTES SHALL BE USED UNLESS OTHERWISE NOTED ON THE DRAWING.
2. UNLESS OTHERWISE NOTED ON THE DRAWING, ALL CONCRETE POURED IN PLACE SHALL HAVE A:
 - (A) (1) COMPRESSIVE STRENGTH AT 28 DAYS: 30MPA (4350 PSI)
 - (2) MAXIMUM WATER/CEMENT RATIO: 0.55
 - (3) MINIMUM SLP. CEMENT AGGREGATE: 19 MM (3/4")
 - (4) SLUMP AT POINT OF DISCHARGE: 25-75 MM (1"-3")
 - (5) ADMIXTURES: GRAD. APPROVAL FROM ENGINEER BEFORE USING CHEMICAL ADMIXTURES.
3. DO NOT USE CALCIUM CHLORIDE OR COMPOUNDS CONTAINING CALCIUM CHLORIDE.
4. ALL EXPOSED CONCRETE SURFACES SHALL HAVE A 30 MM (1 1/4") CHAMFER UNLESS SHOWN OTHERWISE IN ANY DETAIL ON THE DRAWING.
5. ALL REINFORCING STEEL SHALL BE NEW DEFORMED BARS, CONFORMING TO CSA STANDARD A308-12 (LATEST EDITION) WITH A MINIMUM YIELD STRENGTH OF 485 MPa (4000).
6. THE DETAILING, FABRICATION AND PLACING OF ALL REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF CSA STANDARD A23.1 (LATEST EDITION).
7. CONCRETE COVER TO REINFORCEMENT SHALL BE AS FOLLOWS:
 - (A) CONCRETE CAST AGAINST AND IN PERMANENT CONTACT WITH SOIL, WALK-ON WATER: 3"
 - (B) EXPOSED TO EARTH OR WEATHER: 25MM AND LARGER: 2" 15M AND SMALLER: 1 1/2"
 - (C) NOT EXPOSED TO WEATHER OR NOT IN CONTACT WITH THE GROUND: 1"
8. FORMING, MIXING, PLACING, TESTING, FINISHING AND CURING OF CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF CSA STANDARD A23.1 AND A23.2 (LATEST EDITION).
9. ALL CONCRETE EXPOSED TO FREEZE-THAW CYCLES TO HAVE AIR ENTRAINMENT OF 75 +/- 15.
10. TYPICAL REBAR LAP LENGTH SHALL BE MINIMUM 40 TIMES BAR DIAMETER.



1. Arrangements for wfw lifting (for chair placement) must be complete prior to any conc. placement.
2. Contractor to verify grades to ensure min. slab depths as indicated on plans.
3. Do not allow any mechanical equipment over chairs.
4. Welded wire fabric to be 152x152 mm2.9xmw2.9 u/n.
5. Simple manual lifting of wfw is not acceptable. Chairs must be installed as indicated during placement.
6. Lift wfw & install chairs (for next adjacent placement) max. 4'-0" from previously placed concrete.

TYPICAL SLAB ON GRADE PLACEMENT

NTS ASSUMED ALLOWABLE SOIL BEARING CAPACITY: 1500 psf.

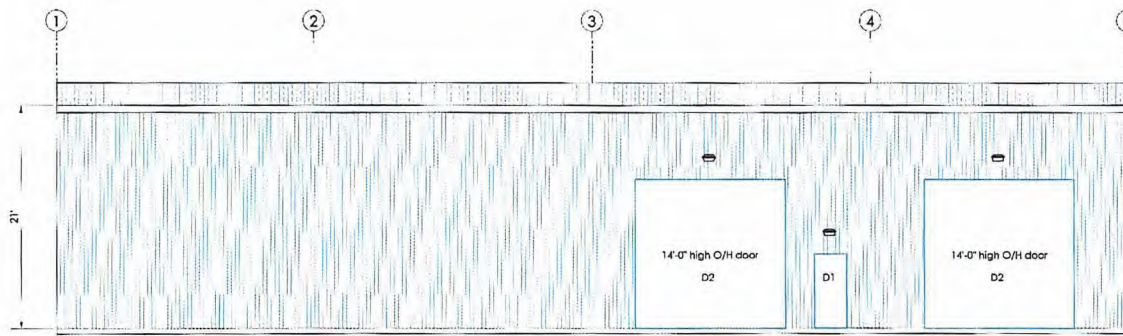


DWD. No.		DESCRIPTION		DWD. No.		DESCRIPTION		DATE		REVISIONS AND ISSUES		REV. APP. BY		JOB NO.		PROPOSED INDUSTRIAL BUILDING		2737 WHITE ST. VAL CARON, ON.		FOUNDATION PLAN & DETAILS		CP-101		0	
REFERENCES		REFERENCES		MK		DATE		REVISIONS AND ISSUES		REV. APP. BY		JOB NO.		PROPOSED INDUSTRIAL BUILDING		2737 WHITE ST. VAL CARON, ON.		FOUNDATION PLAN & DETAILS		CP-101		0		0	



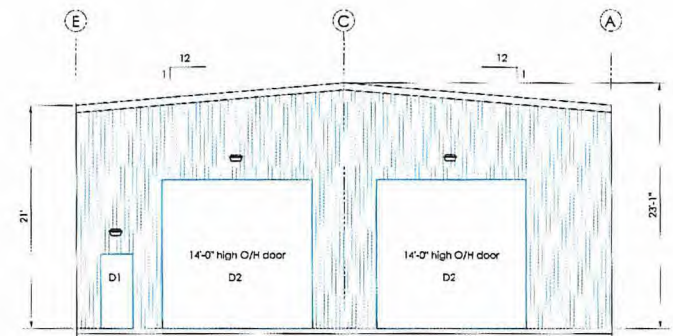
Granville B. Vickerman & Associates
Consulting Engineers - Project Managers

PLMV-2026-00113
Sketch 5



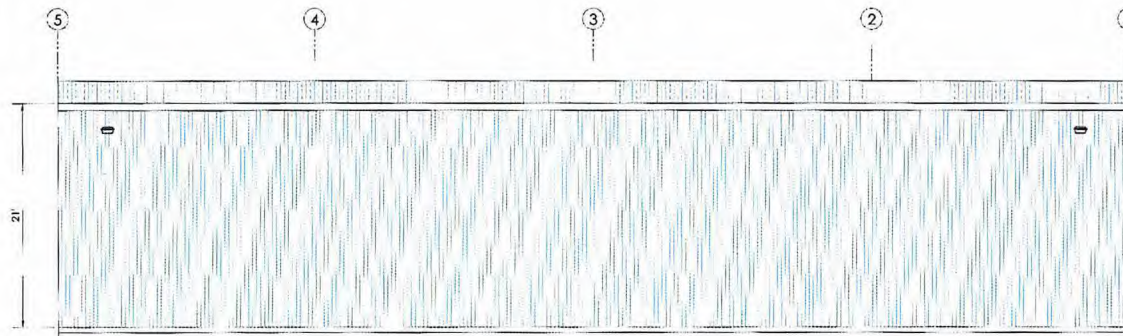
FRONT ELEVATION

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



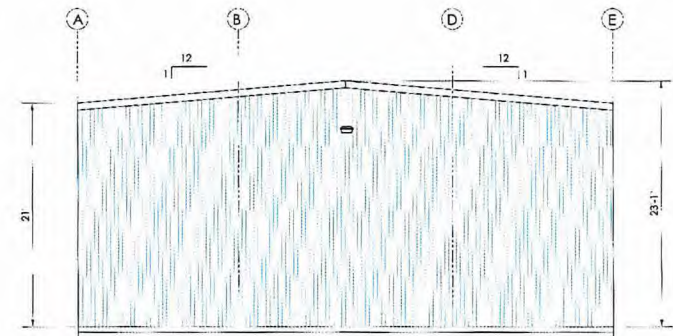
LEFT SIDE ELEVATION

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



BACK ELEVATION

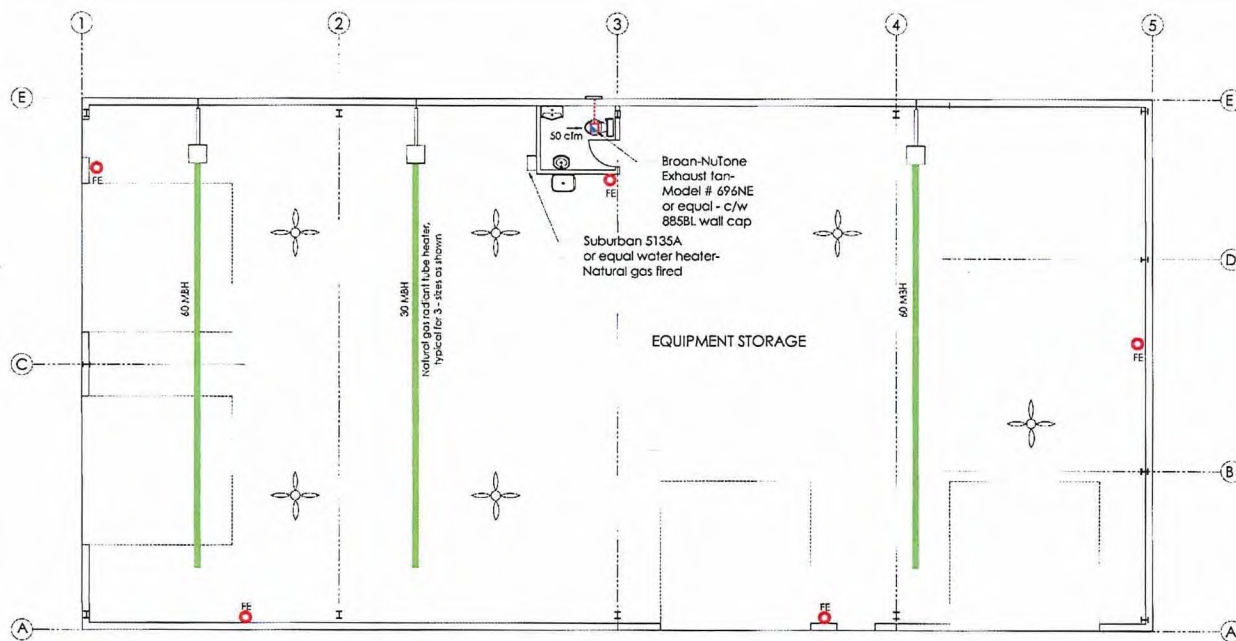
Scale: 3/16"=1'-0"



RIGHT SIDE ELEVATION

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

											JOB NO.	Granville B. Vickerman & Associates Consulting Engineers - Project Managers	PROPOSED INDUSTRIAL BUILDING 2737 WHITE ST; VAL CARON, ON.						
													ELEVATIONS						
													DRAW NO: 106						
													REV						
DWG. No.		DESCRIPTION				DWG. No.		DESCRIPTION				0 JULY 21-26 ISSUED FOR BUILDING PERMIT APPLICATION		13. QDV					
REFERENCES		REFERENCES				REFERENCES		REFERENCES				MK		DATE		REVISIONS AND ISSUES		REV. APP. BY	



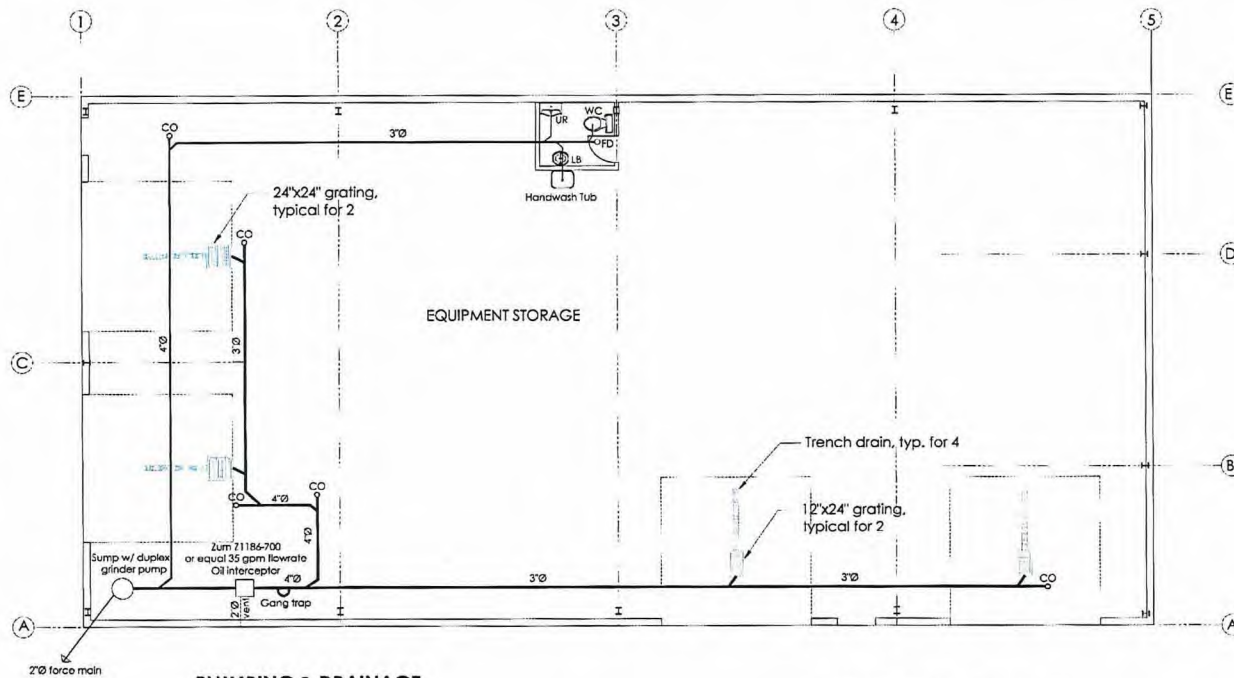
HEATING & VENTILATION

NTS

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

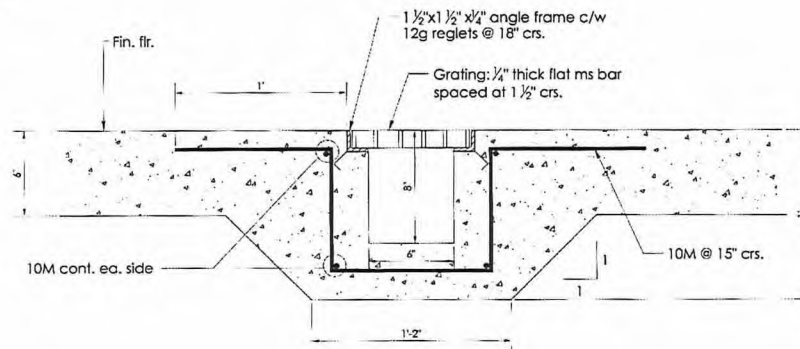
DWG. No.		DESCRIPTION		DWG. No.		DESCRIPTION		DATE		REVISIONS AND ISSUES		REV. APP. BY		JOB NO.		Granville B. Vickerman & Associates Consulting Engineers - Project Managers		PROPOSED INDUSTRIAL BUILDING 2737 WHITE ST.; VAL CARON, ON. HVAC SYSTEMS		DRAWING NO. M-100		DATE JULY 21, 2025		SCALE AS SHOWN		SHEET 0	
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PL-MV-2026-00113
Sketch 7



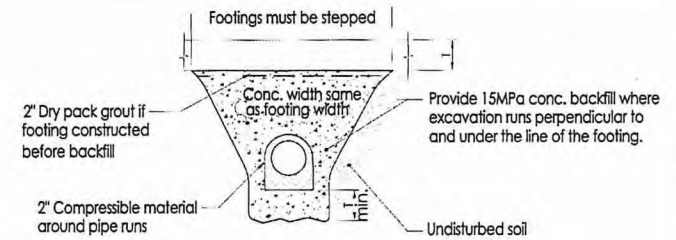
PLUMBING & DRAINAGE

NTS



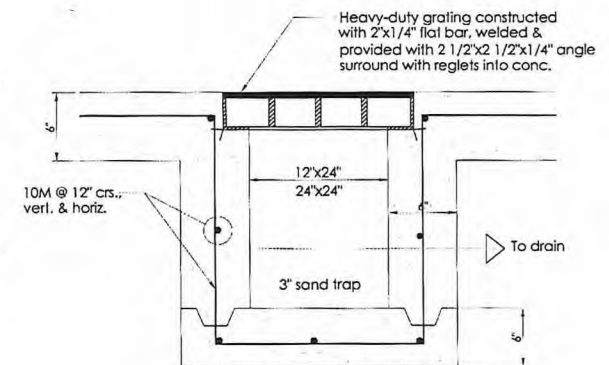
DETAIL - TRENCH DRAIN

Scale: 3/4" = 1'-0"



SERVICE PIPES UNDER FOOTINGS

NTS

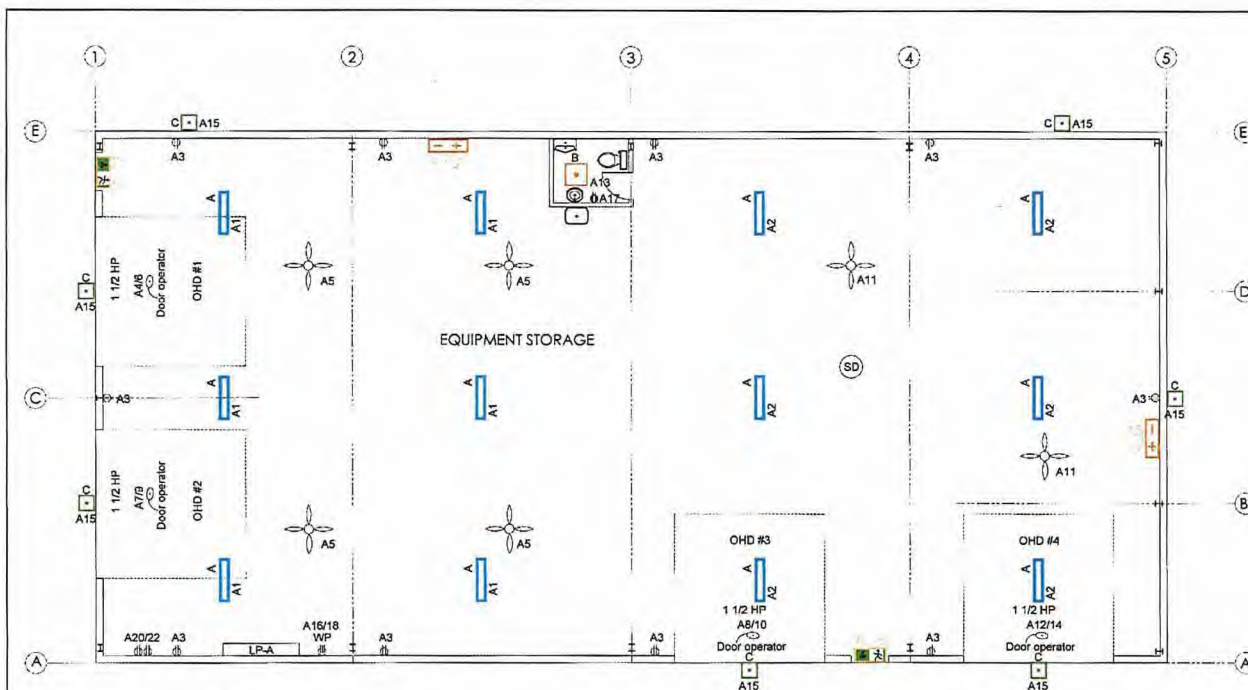


GRATING DETAIL

NOTE:
Depth to be determined on site

DWG. No.		DESCRIPTION		DWG. No.		DESCRIPTION		DATE		REVISIONS AND ISSUES		REV. APP. BY		JOB NO.		PROPOSED INDUSTRIAL BUILDING		2737 WHITE ST; VAL CARON, ON.		PLUMBING & DRAINAGE		PD-100		0	
REFERENCES		REFERENCES		MK		DATE		REV. APP. BY		T.E. SHV		REV. APP. BY		JOB NO.		PROPOSED INDUSTRIAL BUILDING		2737 WHITE ST; VAL CARON, ON.		PLUMBING & DRAINAGE		PD-100		0	

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ELECTRICAL

SB-10 & ASHRAE 90.1
REQUIREMENTS

LIGHTING CONTROL LEGEND

(BASED ON WATTSTOPPER PRODUCT CATALOGUE)

S_{OC} WALL OCCUPANCY SENSOR
DW-100-W, WHITE

S_{PW} PIR OCCUPANCY SENSOR
PW-301, TO CONTROL
LIGHT SWITCH & WASHRM
EXHAUST FAN

▲ CORNER MOUNTED
OCCUPANCY SENSOR
LMDX-100 (1)

S_D MAIN SWITCH DIMMING
LM 101 (1) OR
LMDW-102 (1) FOR SMALL OFFICE

LC RELAY ROOM LIGHTING CONTROLLER
LMRC-111 (1)

RC RECEPTACLE LOAD ROOM CONTROLLER
LMPL-101 (1)

PS PHOTO SENSOR
LMLS-400

WRC RECEPTACLE LOAD CONTROLLER

CS CEILING MOUNTED OCCUPANCY SENSOR
LMDC-100

RECEPTACLE LOAD CONTROL FOR OFFICES

WRC-TX OR RC

WRC-15-2 (INSTEAD OF STANDARD)

WRC-20-2 (INSTEAD OF STANDARD)

LUMINAIRE SCHEDULE

SYMBOL	QTY.	LABEL	ARRANGEMENT	DESCRIPTION	LF	WATTS
	12	A	SINGLE	VHB-24-W-UNV-LB40-CD-U	0.870	
	1	B	SINGLE	ZCZ-44-S-UNV-LB40-CD-1	0.850	
	7	C	SINGLE	LUMARK MODEL X10R4BR-W	0.900	
	2		SINGLE	BECHELLI MODEL IF - LED STELLALUCE COMBO RM		
	2	REMOTE	SINGLE	BECHELLI MODEL IF - NV 12 90 27ESQ 120/347 1C A1		

LEGEND

RECEPTACLES

- 1) INDUSTRIAL SHOP-LEVITON 5042 (5-20R)
C/W STAINLESS STEEL COVER 84003-40
- 2) WASHROOMS-GFCI LEVITON X 5031 (5-15R)

SD SMOKE DETECTOR

LEVITON 50Amp
MODEL 1279-001

OVERHEAD DOOR OPERATOR

OHD-#

PANELBOARD SCHEDULE

PANEL		EXISTING BUILDING		SERVICE		LIGHTING PANEL A		FEEDER		3 PH. 4W 208/120V	
TYPE		NO		I.C.		kVA		MTG.		WALL	
CI NO.	ØA ØB	DESCRIPTION			POLE	PHASE	POLE	DESCRIPTION			ØA ØB
1		WORKSHOP LIGHTS			15	A	15	WORKSHOP LIGHTS			2
3		WORKSHOP RECEPTACLES			20	B	20	OVERHEAD DOOR (OHD #1)			4
5		CIRCULATING FAN			20	C	2P				6
7		OVERHEAD DOOR (OHD #2)			20	A	20	OVERHEAD DOOR (OHD #3)			8
9					20	B	2P				10
11		CIRCULATING FAN			20	C	2P				12
13		WASHROOM LIGHT/EXH. FAN			20	A	2P	OVERHEAD DOOR (OHD #4)			14
15		EXTERIOR LIGHTS			15	B	50	WP DISCONNECT			16
17		WASHROOM GFCI			20	C	2P				18
19		EXIT SIGN			15	A	20	EJECTOR GRINDER PUMP			20
21		EXIT SIGN			15	B	2P				22
23		SPARE				C	15	SPARE			24
25		SPARE				A	15	SPARE			26
27		SPARE				B	15	SPARE			28
29		SPARE				C	15	SPARE			30

ELECTRICAL NOTES

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



PROPOSED INDUSTRIAL BUILDING

2737 WHITE ST. VAL CARON, ON.

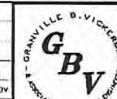
ELECTRICAL

DATE	BY	CHKD	APP'D	DATE	BY	CHKD	APP'D
JULY 21, 2025	SCALE	AS SHOWN					

E-100

0

Granville B. Vickerman & Associates
Consulting Engineers - Project Managers



JOB NO.

0 JULY 21-26 ISSUED FOR BUILDING PERMIT APPLICATION

REV. APP. BY

DESCRIPTION

DWG. No.

DESCRIPTION

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