

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

April 16, 2025

PUBLIC HEARINGS

PL-MV-2025-00007

**PETER EINARSON
KIMBERLY EINARSON**

Ward: 2

PIN(s) 733800072, Parcel 12242 SEC SWS, Summer Resort Lot 9, Plan M-223, Lot 7, Concession 1, Township of Graham, 357 McCharles Lake Road, Naughton, [By-law 2010-100Z, RS]

For relief from Part 4, Section 4.41, subsection 4.41.2 and Part 9, Section 9.2, Table 9.1 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a seasonal dwelling with attached covered deck and pergola and to permit the conversion of the existing seasonal dwelling to a private cabin providing, firstly, high water setbacks of 20.98m for the pergola, 23.78m for the covered deck and 22.76m for the seasonal dwelling, and secondly, for the private cabin to provide a gross floor area of 88.06sq. m, where the maximum gross floor area of 30.0sq. m on any lot accessory to a permitted seasonal dwelling is permitted.

PL-MV-2025-00014

**KEITH LAFRAMBOISE
SANDRA LAFRAMBOISE**

Ward: 2

PIN(s) 733650084, Parcel 17906 SEC SWS, Part Lot 1, Concession 3, being Summer Resort Location AE-629, and Location CL4674, Part 1, Plan 53R-10994, Township of Trill, 754 Mason Road, Whitefish, [By-law 2010-100Z, SLS(4)]

For relief from Part 4, Section 4.2, Table 4.1 and Section 4.41, subsection 4.41.4 and Part 11, Section 4, subsection 4, paragraph (d), clause (ii) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit the reconstruction of an existing seasonal dwelling with attached deck, the construction of a private cabin, the existing locations of the sauna and two sheds providing, firstly, high water setbacks of 12.8m for the proposed seasonal dwelling, 11.8m for the deck attached to the proposed seasonal dwelling, 7.5m for the existing sauna, 21.3m for existing shed #1 and 24.0m for the private cabin, where the minimum setback for main and accessory buildings, other than boathouses, pump houses and docks shall be no closer than 25.0m from the high water mark, secondly, to permit the seasonal dwelling to be within 20.0m of the high water mark providing a 12.8m setback, where only the accessory structures as set out in subsection 4.41.2, boat launches, marine railways, waterlines and heat pump loops are permitted within 20.0m of a high water mark and the area permitted to be cleared of natural vegetation in Section 4.41.3, and thirdly, for existing shed #2 to provide an interior side yard setback of 0.8m, where an accessory building greater than 2.5m in height shall be no closer than 1.2m from the side lot line.

Previously subject to Minor Variance Applications A0053/2003 (Jun 23/03) and A0083/2004 (Jul 26/04)

**PL-MV-2025-00015 RANDAL DEMERS
 KELLY DEMERS**

Ward: 2

PIN(s) 733771153, Parcel 22783 SEC SWS SRO, Lot 11, Plan M-922, Part Lot 7, Concession 5, Township of Waters, 219 First Avenue, Lively, [By-law 2010-100Z, R1-5]

For relief from Part 4, Section 4.2, Table 4.1 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of detached garage providing no setback (0.0m) from the western interior side lot line, where accessory buildings and structures greater than 2.5m in height shall be no closer than 1.2m from the side lot line.

Previously subject to Minor Variance Application(s) A0335/1987 (Feb 1/88)

**PL-MV-2025-00019 KOURTNEY LAINO
 MICHAEL LAINO**

Ward: 6

PIN(s) 735081399, Surface Rights Only, Lot 4, Plan 53M-1413, Part Lot 11, Concession 3, Township of Capreol, 4693 St Michel Street, Hanmer, [By-law 2010-100Z, R1-5]

For relief from Part 4, Section 4.2, subsection 4.2.4 a) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of detached garage providing a maximum height of 6.54m, where 6.1m was previously approved under A0070/2020.

Previously subject to Minor Variance Application A0070/2020 (Sep 16/20)

PL-MV-2025-00022 KEVIN MCPHEE

Ward: 12

PIN(s) 021230258, Parcel 30695 SEC SES, Part Lot 3, Concession 5, Part 1, Plan SR-419, except Part 57, Plan SR-2888, Township of McKim, 635 Lasalle Boulevard, Sudbury, [By-law 2010-100Z, H51C2(120)]

For relief from Part 5, Section 5.2, subsections 5.2.9.3 and Section 5.4, subsection 5.4.3.1 (a) and Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to approve the lands to be retained containing an existing semi-detached dwelling, subject of a future Consent Application, providing firstly, a 2.8m wide driveway, where the minimum driveway width and driveways accessing a parking area or parking lot for one-way traffic shall be a minimum of 3.0m, secondly, a minimum lot frontage of 7.63m, where 9.0m is required, and thirdly, a minimum front yard setback of 6.89m where, 7.5m is required.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0177/1983 (30 JAN 84). ALSO SUBJECT TO CONCURRENT MINOR VARIANCE APPLICATION PL-MV-2025-00025.

**PL-MV-2025-00023 MIKE ATCHINSON
 MAUREEN ATCHISON**

Ward: 11

PIN(s) 735820102, Parcel 14747 SEC SES, Lot 3, Plan M-131, Part Lot 3, Concession 3, Township of McKim, 734 Lonsdale Avenue, Sudbury, [By-law 2010-100Z, R1-5]

For relief from Part 4, Section 4.2, Table 4.1 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the reconstruction of a 1.2m high retaining wall providing no setbacks (0.0m) from the rear or west side lot line, where an accessory structure 2.5m or less in height shall be no closer than 0.6m from the rear or side lot line.

PL-MV-2025-00025 KEVIN MCPHEE

Ward: 12

PIN(s) 021230258, Parcel 30695 SEC SES, Part Lot 3, Concession 5, Part 1, Plan SR-419, except Part 57, Plan SR-2888, Township of McKim, 633 Lasalle Boulevard, Sudbury, [By-law 2010-100Z, H51C2(120)]

For relief from Part 5, Section 5.2, subsections 5.2.9.3 and Section 5.4, subsection 5.4.3.1 (a) and Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to approve the lands to be severed containing an existing semi-detached dwelling, subject of a future Consent Application, providing firstly, a 2.9m wide driveway, where the minimum driveway width and driveways accessing a parking area or parking lot for one-way traffic shall be a minimum of 3.0m, secondly, a minimum lot frontage of 7.63m, where 9.0m is required, and thirdly, a minimum front yard setback of 6.93m where, 7.5m is required.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0177/1983 (30 JAN 84). ALSO SUBJECT TO CONCURRENT MINOR VARIANCE APPLICATION PL-MV-2025-00022.

PL-MV-2025-00026 M CHAMPAGNE HOLDINGS INC.

Ward: 10

PIN(s) 735851053, Part Lot 6, Concession 3, Part 12, Plan 53R-9392, Township of McKim, 160 Douglas Street, Sudbury, [By-law 2010-100Z, M1-1]

For relief from Part 4, Section 4.2, Table 4.1, Section 4.15, subsection 4.15.1 (e) and Section 4.25, subsection 4.25.1 (b) and Part 5, Section 5.2, subsection 5.2.4.3 (c) (i) and Section 5.3, Table 5.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a second-storey addition on the existing building and site layout changes, firstly, providing 26 parking spaces, where a total of 34 parking spaces are required, secondly, to permit required parking providing no setback (0.0m) along Brady Street, where required parking in an industrial zone is not permitted to be closer than 4.5m to any road having a width of more than 10.0 metres, thirdly, providing no landscaped area adjacent to the lot lines abutting Douglas Street and Brady Street, where a 3.0m wide landscaped area adjacent to the full length of the lot line shall be required abutting all public roads having a width greater than 10.0m, fourthly, providing an increase in gross floor area of 297.0 sq. m within the required front, interior side and rear yard, where enlargement, reconstruction, repair and/or renovation does not increase the gross floor area of the building or structure located within the minimum required yard, and fifthly, to permit eaves to encroach 0.8m into the required front, interior side and rear yard, where eaves may encroach 1.2m into the required front and rear yard but not closer than 0.6m to the lot line and 0.6m into the required interior side yard but not closer than 0.6m to the lot line

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0138/1981 (06 JUL 81), AND MINOR VARIANCE APPLICATION A0094/1981 (06 JUL 81)

PL-MV-2025-00027 1000933828 ONTARIO LTD.

Ward: 9

PIN(s) 734810485, Parcel 6053 SEC SES, Lot 5, Block A, Plan M-9, Part Lot 9, Concession 3, Township of Dryden, 11 Hill Street, Wahnapiatae, [By-law 2010-100Z, C1]

For relief from Part 4, Section 4.2, Table 4.1 and Part 7, Section 7.3, Table 7.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit firstly, eaves to encroach 0.622m into the existing 3.042m front yard setback, where eaves may encroach 1.2 m into the required yard but not closer than 0.6 m to the lot line, and secondly, the existing deck attached to the duplex dwelling to provide a front yard setback of 0.695m, where 6.0m is required.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION
A0001/2025 (05 FEB 25)

PL-MV-2025-00028 TREVER DAVIS

Ward: 5

PIN(s) 735010113, Parcel 47324 SEC SES SRO, Part Lot 8, Concession 5, Part 2, Plan SR-335, Township of Blezard, 2059 Main Street, Val Caron, [By-law 2010-100Z, R1-5]

For relief from Part 4, Section 4.2, subsection 4.2.4 a) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of detached garage providing a maximum height of 6.4m, where the maximum height of any accessory building on a residential lot shall be 5.0m.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0188/1974 (15 JUL 74), B0186/1985 (21 OCT 85), B0485/1991 (16 DEC 91)

**PL-MV-2025-00035 ROBERT ROYLES
 BONNY ROYLES**

Ward: 3

PIN(s) 733500077, Parcel 15559 SEC SWS, Part Lot 9, Concession 3, Township of Balfour, 2000 Highway 144, Chelmsford, [By-law 2010-100Z, RU]

For relief from Part 4, Section 4.2, Table 4.1 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit an uncovered deck 1.8m in height to encroach 1.8m into the required interior side yard providing a 1.2m setback from the side lot line, where uncovered decks greater than 1.2m in height above finished grade may encroach 1.2 m into the required yard but no closer than 1.2 m to the interior side lot line.

PL-MV-2025-00036 BIRKDALE CAPITAL CORP

Ward: 10

PIN(s) 735840151, Lot 17 and Part Lot 18, Plan 2-SB, Part Lot 5, Concession 3, Township of McKim, 284 Cedar Street, Sudbury, [By-law 2010-100Z, C4(1)]

For relief from Part 5, Section 5.2, subsection 5.2.3.5, Table 5.2, Section 5.3, Table 5.4 and Section 5.5, Table 5.5 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit the addition of 2 dwelling units within the 14-unit multiple dwelling providing, firstly, 9 required parking spaces, where 29 are required, and secondly, no accessible parking spaces, where 1 is required.

A reminder... the next scheduled meeting is Wednesday, April 30, 2025.



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-2025-00007

APPLICATION SUMMARY

File Date: 02/06/2025

Application Type: Minor Variance

Address(es): 357 McCharles Lake Road, Naughton P0M 2M0

Applicant(s): PETER EINARSON

Owner(s): PETER EINARSON AND KIMBERLY EINARSON

PLANNING APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

What is the date of acquisition of subject land?

1962

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 buildings/structures on the property?

1

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

Living Area II

Current Zoning By-law designation

RS

Provide a description of the proposal

Provide a new season dwelling w/ walkout basement & attached garage, and remove the cooking facilities from the existing camp and convert the existing camp into a private cabin.

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

The lot has a small plateau at the top of the property, however it appears to have been filled and unsure of stable ground. The lower area where bedrock is present has a larger flat area for the construction of the new dwelling. After meeting on site with Conservation Sudbury, it was agreed that the location of the proposed dwelling addresses their concern on proximity and elevation of McCharles lake and erosion of the soil

Is there an eave encroachment?

No

Size of eaves

Frontage of land affected

101.39

Depth of land affected

133.76

Area of land affected

5394.11

Width of street

4

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

1968

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

Cottage - year round since ownership

Proposed use(s) of the subject property

Seasonal dwelling with private cabin

Existing uses of abutting properties

SFD

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

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 yearly
- Water

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

Access to the property is also by way of unopened road allowance which accesses McCharles Lake Road

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

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

PL-MV-2025-0007

PROPOSED BUILDING/STRUCTURE

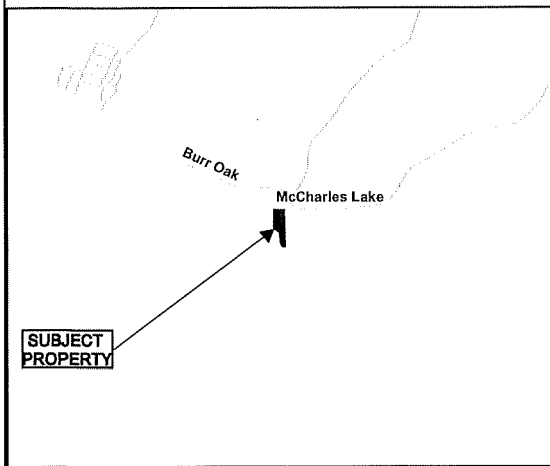
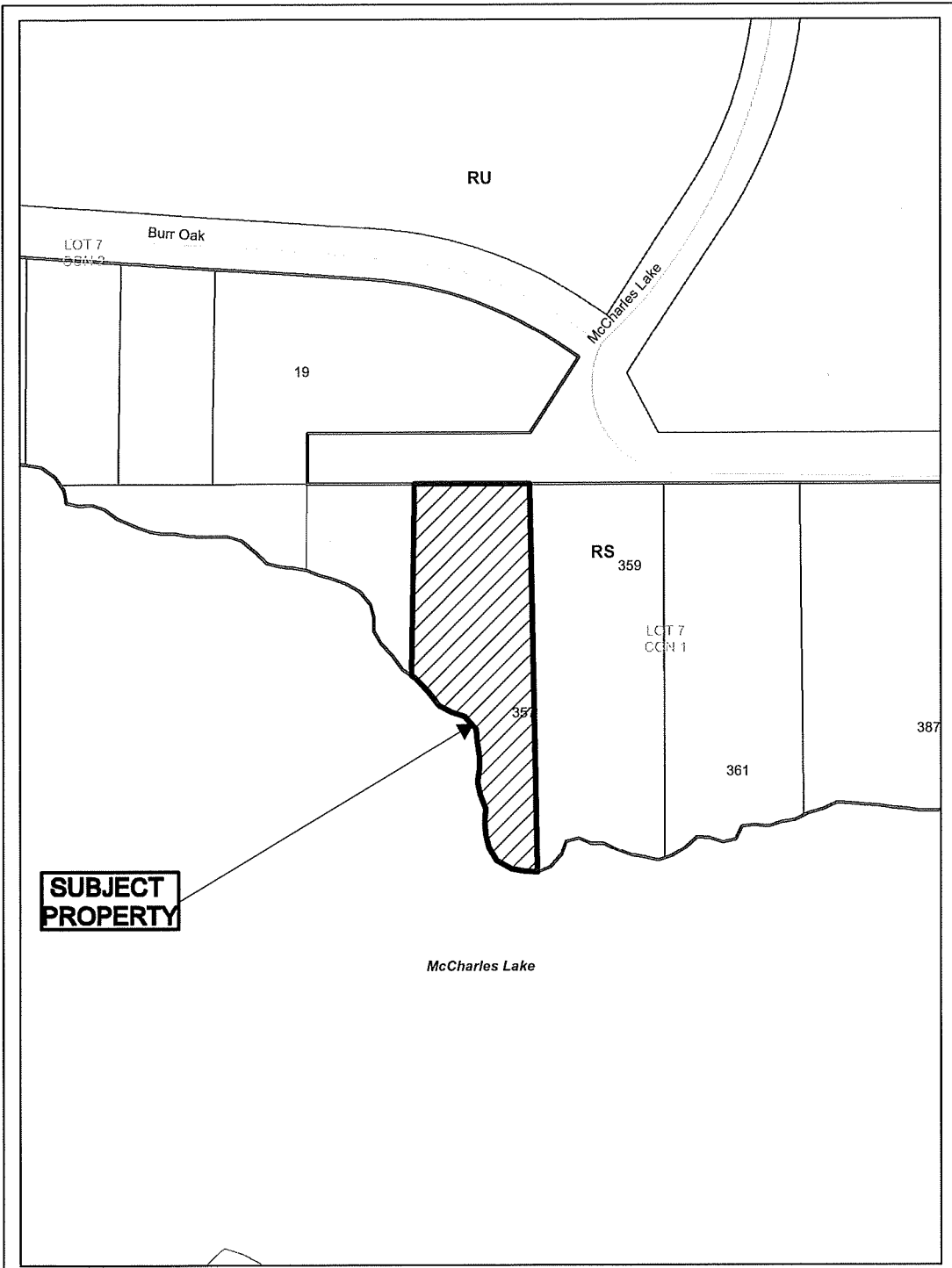
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
New Seasonal Dwelling w/ walkout basement & attached garage	No	203.66	321.17	1	22.35	11.49	8.19	22.76	53.36	3.25	21.32
Covered Deck	No	17.55	17.55	1	5.0	3.51	4.73	23.78	74.08	13.91	28.14
Pergola	No	25.70	25.70	0	10.71	2.40	3.0	20.98	61.75	20.0	19.68

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)
Camp	No	88.06	88.06	1	12.18	7.23	3.6	20.65	88.37	2.11	32.11
Tarp shed #1	No	29.61	29.61	1	7.24	4.09	3	64.92	5.37	5.25	32.72
Tarp Shed #2	No	26.73	26.73	1	5.98	4.47	3	52.99	22.22	7.2	31.70
Tarp Shed #3	No	26.34	26.34	1	3.95	6.67	3	37.54	38.72	14.33	27.26
Tarp Shed #4 (to be removed)	Yes	27.92	27.92	1	7.29	3.83	3.81	36.81	27.42	40.82	-3.33

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
30M High Water Mark - new seasonal dwelling	30 m	22.76	7.24
Gross Floor Area of Private Cabin (existing dwelling to be repurposed) Part 9, Section, 9.2, Table 9.1	30.0 sq.m	88.06 sq.m	58.06 sq.m
30m High Water Mark - Pergola	30 m	20.98m	9.02m
30m High Water Mark - Covered Deck	30 m	23.78m	6.22 m



Application for Minor Variance or Permission



Subject Property being PIN 73380-0072,
 Parcel 12242 SEC SWS,
 Summer Resort Lot 9, Plan M-223,
 Lot 7, Concession 1,
 Township of Graham,
 357 McCharles Lake Road, Naughton,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

PL-MV-2025-00007
 Date: 2025 03 25



CENTRELINE ARCHITECTURE
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cent@clarchitecture.ca

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PROJECT STATUS
MINOR VARIANCE

ISSUED DATE
MARCH 24, 2025

CLIENT
EINARSON

PROJECT
NEW HOUSE

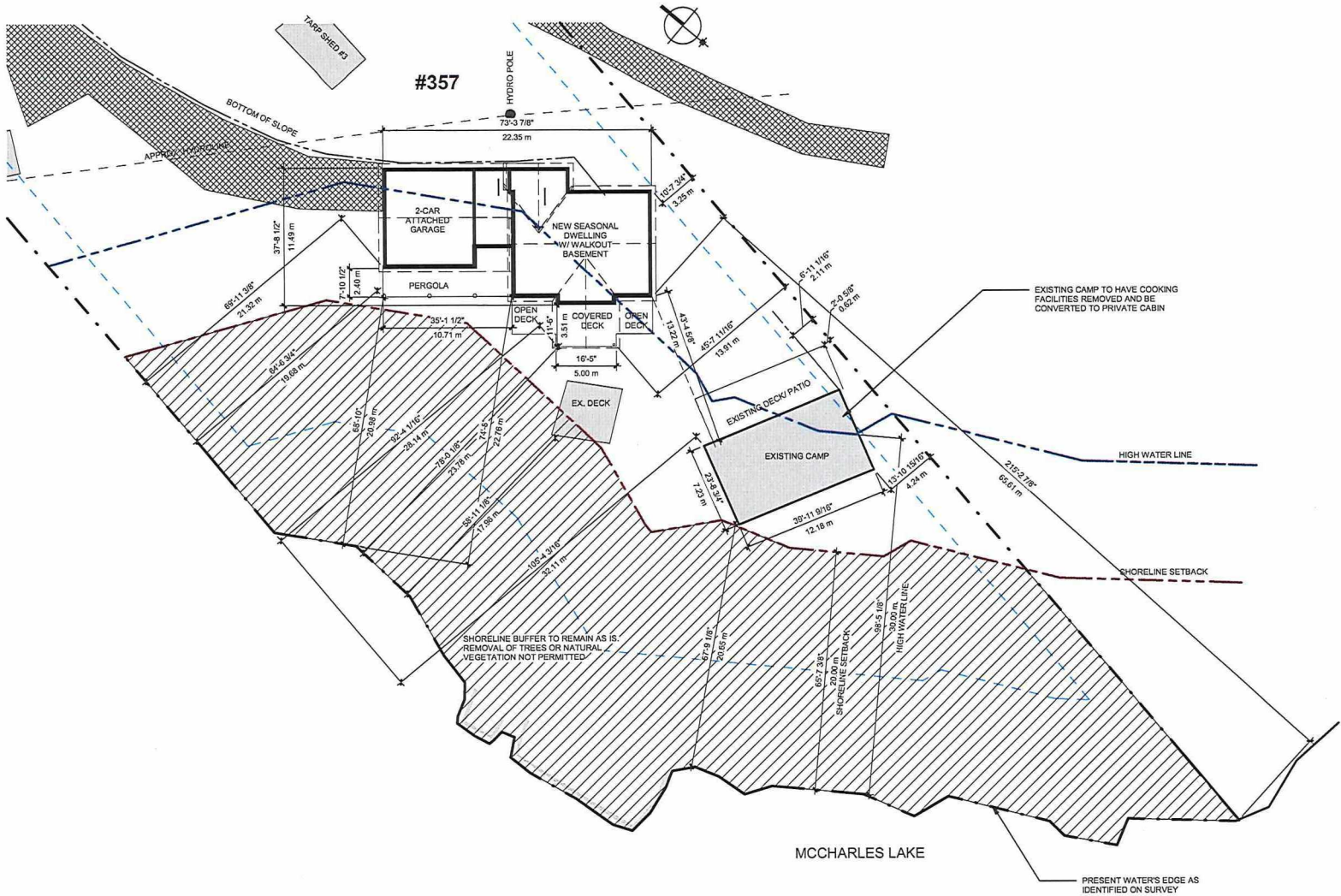
357 McCharles Lake Rd, Sudbury, ON
PROJECT NUMBER
Project No. 2024-088

DRAWN BY / CHECKED BY
MAS / DEG

SCALE
1" = 20'-0"

CONTENTS
SITE PLAN

SHEET NUMBER
MV-1.2



SITE REFERENCE PLAN - CALL OUT

1" = 20'-0"

PL-MV-2025-00007
Sketch



CENTRALINE ARCHITECTURE
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centralinearchitecture.ca

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PROJECT STATUS

MINOR VARIANCE

ISSUED DATE

MARCH 24, 2025

CLIENT

EINARSON

PROJECT

NEW HOUSE

357 McCharles Lake Rd, Sudbury, ON

PROJECT NUMBER

Project No. 2024-088

DRAWN BY / CHECKED BY

MAS / DEG

SCALE

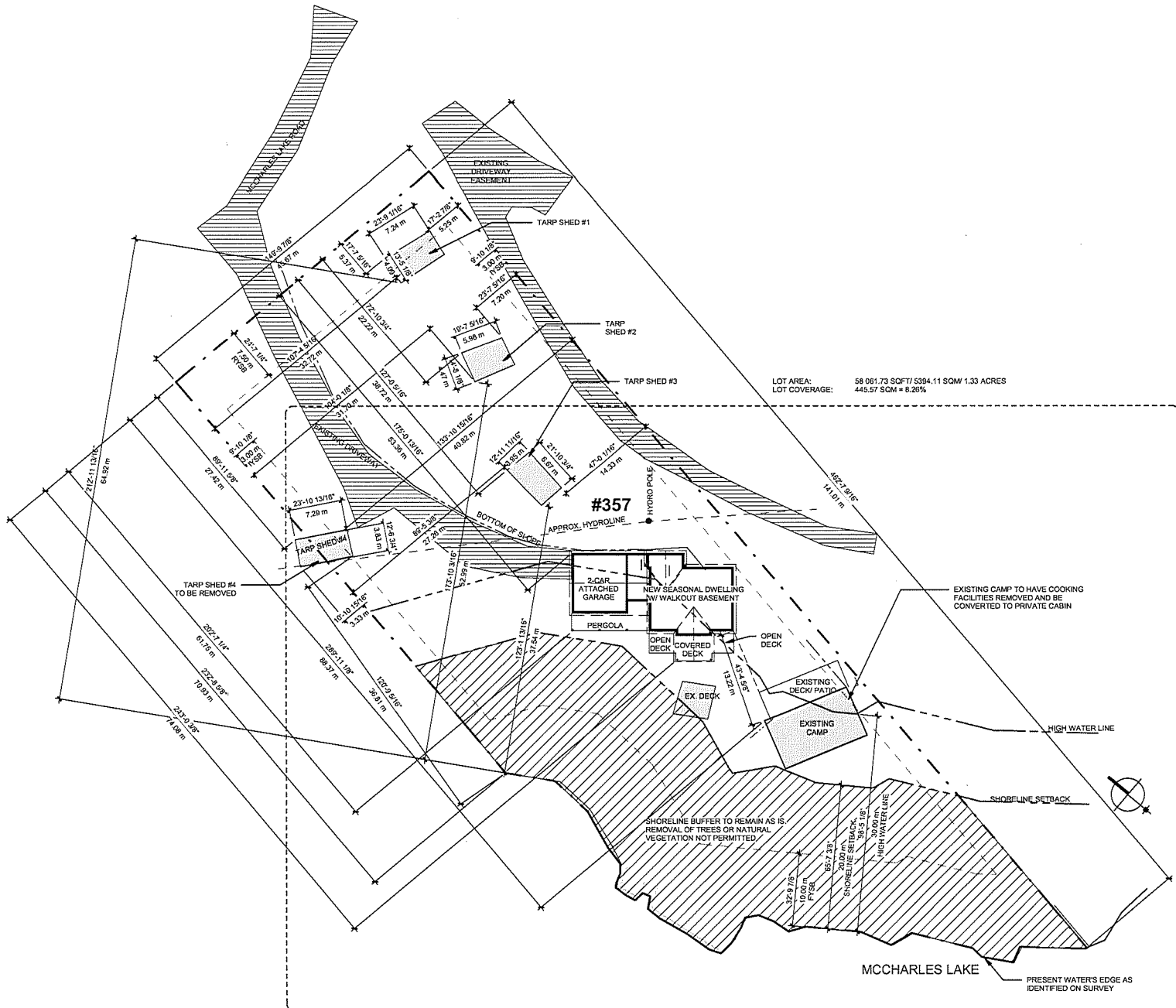
1" = 30'-0"

CONTENTS

OVERALL SITE PLAN

SHEET NUMBER

MV-1.1



LOT AREA: 58 061.73 SQFT/ 5384.11 SQM/ 1.33 ACRES
LOT COVERAGE: 445.57 SQM = 8.26%

1
MV-1.2
Sim

OVERALL SITE REFERENCE PLAN

PL-MV-2025-00007
Sketch 3



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PROJECT STATUS

MINOR VARIANCE

ISSUED DATE

MARCH 24, 2025

CLIENT

EINARSON

PROJECT

NEW HOUSE

357 McCharles Lake Rd, Sudbury, ON

PROJECT NUMBER

Project No. 2024-088

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MAS / DEG

SCALE

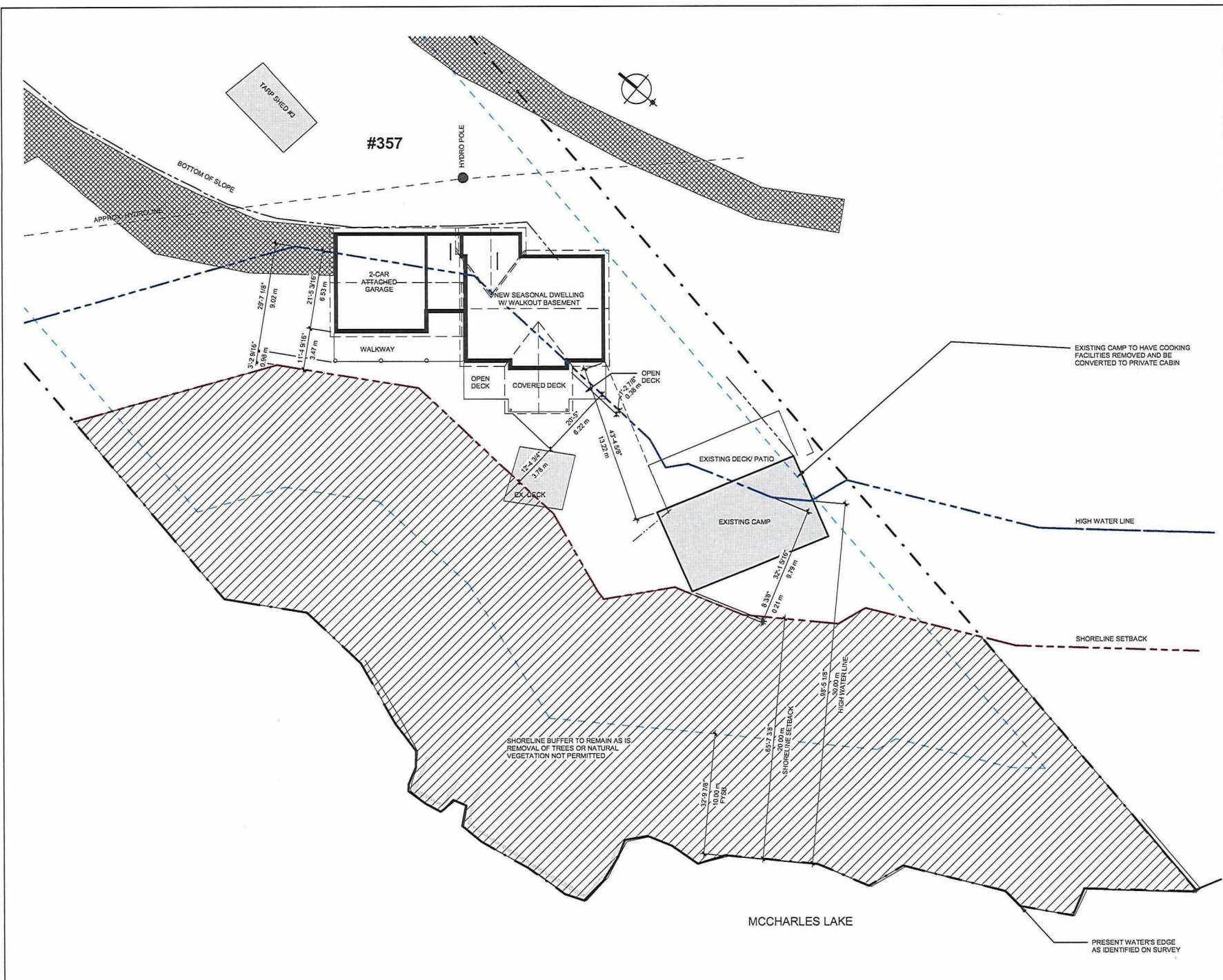
1/16" = 1'-0"

CONTENTS

SITE PLAN

SHEET NUMBER

MV-1.3



SHORELINE/ HIGH WATER SETBACKS

1/16" = 1'-0"

PL-MV-2025-00007

Sketch 4



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-2025-00014

APPLICATION SUMMARY

File Date: 02/20/2025

Application Type: Minor Variance

Address(es): 754 Mason Road, Whitefish P0M 3H0

Applicant(s): KEITH LAFRAMBOISE

Owner(s): KEITH LAFRAMBOISE AND SANDRA LAFRAMBOISE

PLANNING APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

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

December 13, 2013

Are you the registered owner or an authorized agent?

Registered Owner

What is the number of dwelling units on the property?

1

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

0

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

SLS(4)

Provide a detailed description of what is being proposed

Water setback for camp, sauna, sheds, private cabin and sideyard setback for shed

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

Topography of land, location of existing septic system and location of existing hydro lines

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

91.3

Lot Depth of the property

58.5

Lot Area of the property

5465

Total width of the public road giving access to the property

3

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

Camp ~1959, Boathouse 2018, outbuildings ~1990's

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

Seasonal dwelling, since 1950's

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

seasonal dwelling

Existing uses of neighbouring properties

Seasonal and vacant

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

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

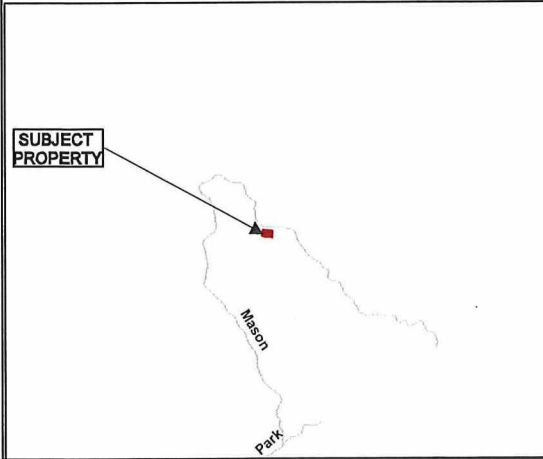
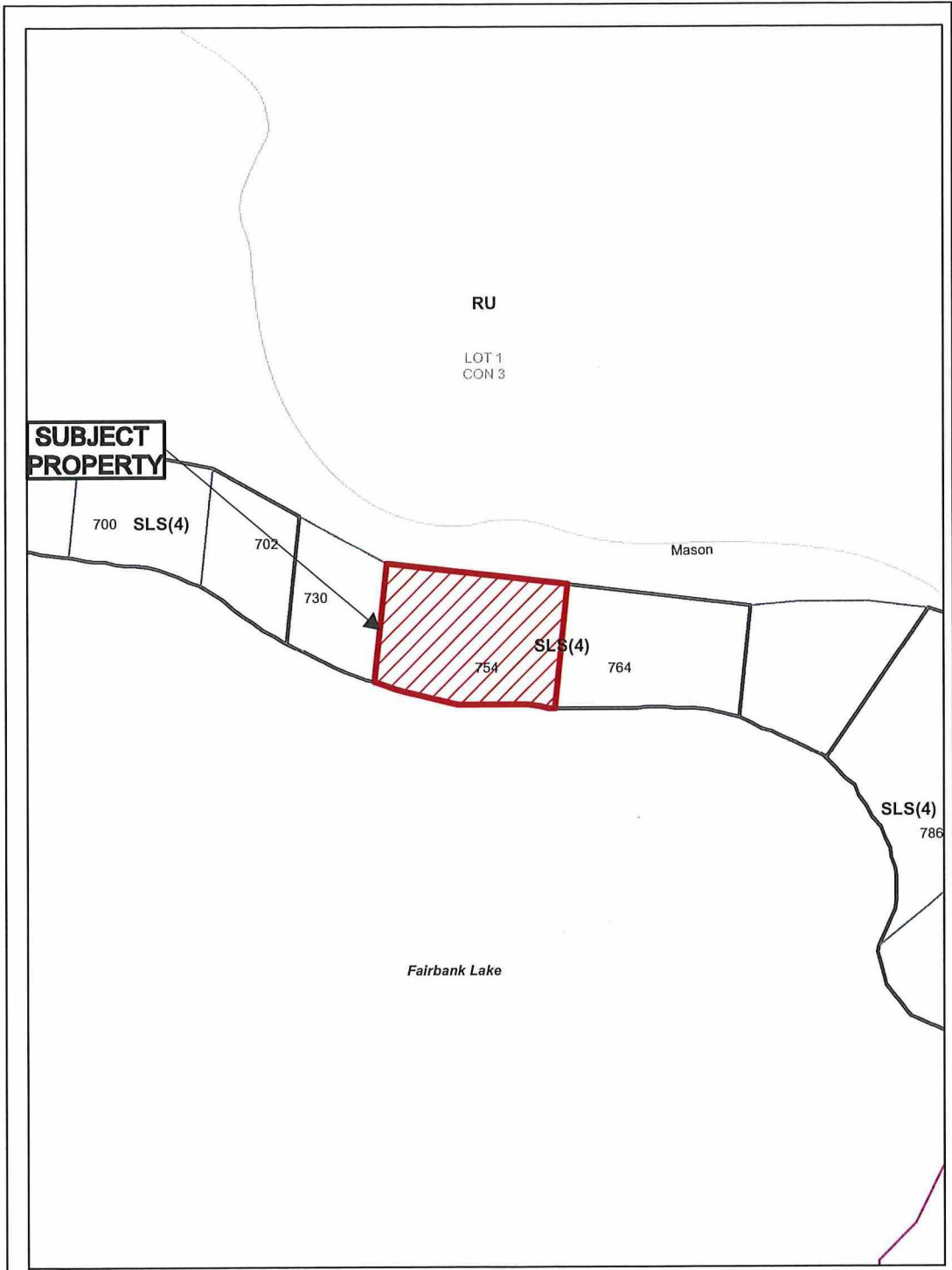
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Camp	No	150	150	1	12	12.5	8	10.9	37	4.0	67.1
Private Cabin	No	26	26	1	4.8	5.4	4.8	21.5	29.9	14.6	70.7
Shed #4	No	12	12	1	3	4	4	34.8	20.4	3	85.2

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)
Seasonal dwelling	Yes	75	75	1	9.5	12.5	5	11.5	37.9	5	70.7
Boat house	No	80	80	1	7.3	11	5	1.5	44.5	4	80
Sauna	No	7.7	7.7	1	2.2	3.5	4	4.6	48.7	26.7	60.6
Shed #1	No	8.4	8.4	1	2.7	3.1	4	16.4	39.3	59.6	28.8
Shed #2	No	12	12	1	3	4	4	26	30	0.8	87.2
Shed #3	Yes	12	12	1	3	4	4	23.1	32.1	16.4	71.9

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
CAMP SETBACK FROM WATER	25	12.8	12.2
SAUNA SETBACK FROM WATER	25	7.5	17.5
SHED SETBACK TO WATER	25	21.3	3.7
PRIVATE CABIN SETBACK FROM WATER	25	24	1
SHED SIDEYARD	1.2	0.8	2.2
DECK ATTACHED TO CAMP	25	11.8	13.2
CAMP WITHIN SHORELINE BUFFER	20	12.8	12.2



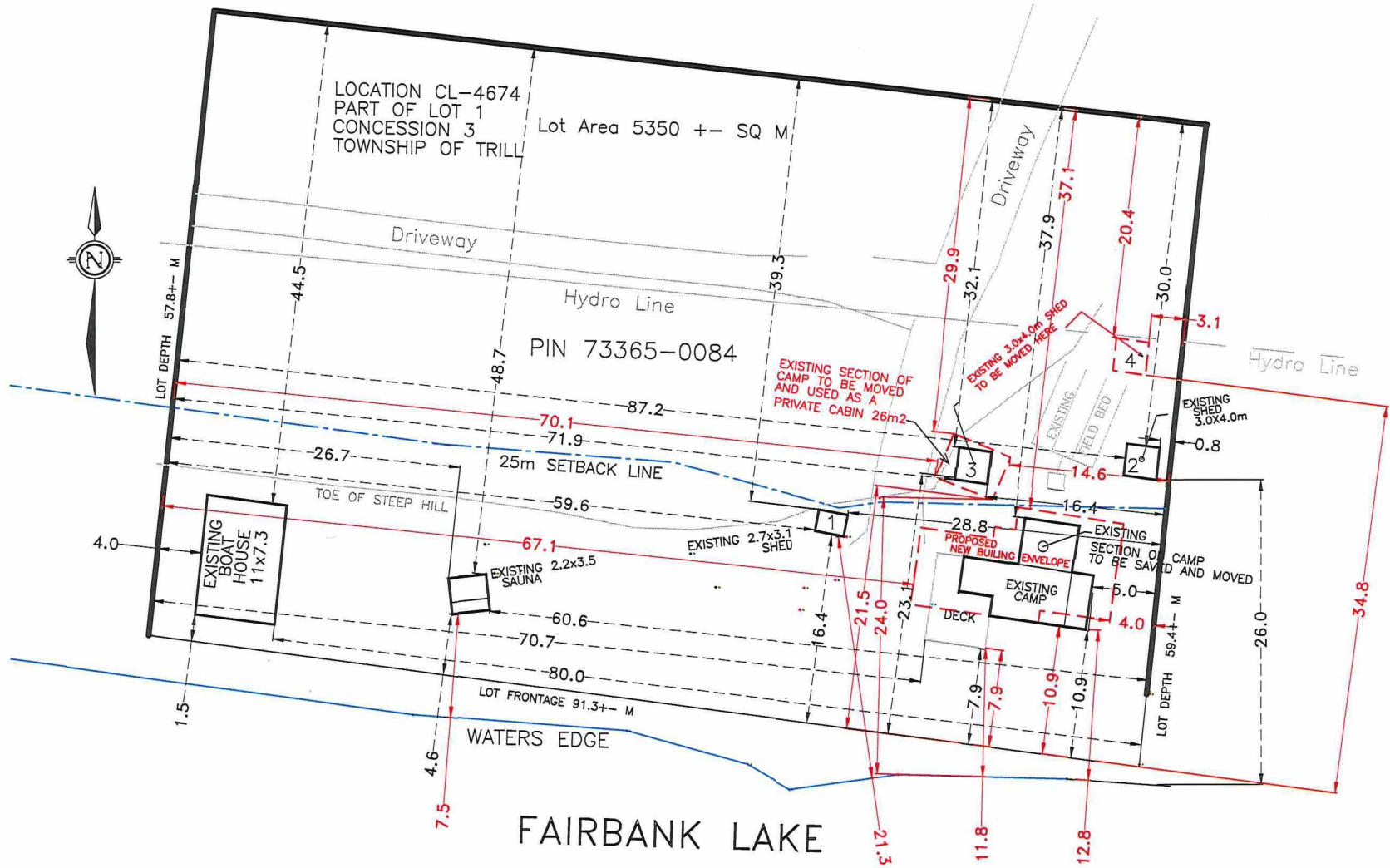
**Application for Minor
Variance or Permission**



Subject Property being PIN 73365-0084,
Parcel 17906 SEC SWS, Part Lot 1, Concession 3,
being Summer Resort Location AE-629,
and Location CL4674, Part 1, Plan 53R-10994,
Township of Trill,
754 Mason Road, Whitefish,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2025-00014
Date: 2025 03 05



PL-MV-2025-00014
Sketch 2

LOCATION CL-4674
PART OF LOT 1
CONCESSION 3
TOWNSHIP OF TRILL

EXISTING BUILDINGS

Driveway

Driveway

Hydro Line

PIN 73365-0084

Hydro Line

EXISTING SECTION OF
CAMP TO BE MOVED
AND USED AS A
PRIVATE CABIN 26m²

EXISTING 3.0x4.0m SHED
TO BE MOVED HERE

EXISTING
SHED
3.0x4.0m

25m SETBACK LINE

TOE OF STEEP HILL

EXISTING
BOAT
HOUSE
11x7.3

EXISTING
SAUNA
2.2x3.5

EXISTING
SHED
2.7x3.1

EXISTING
CAMP

EXISTING
SECTION OF
TO BE SAVED

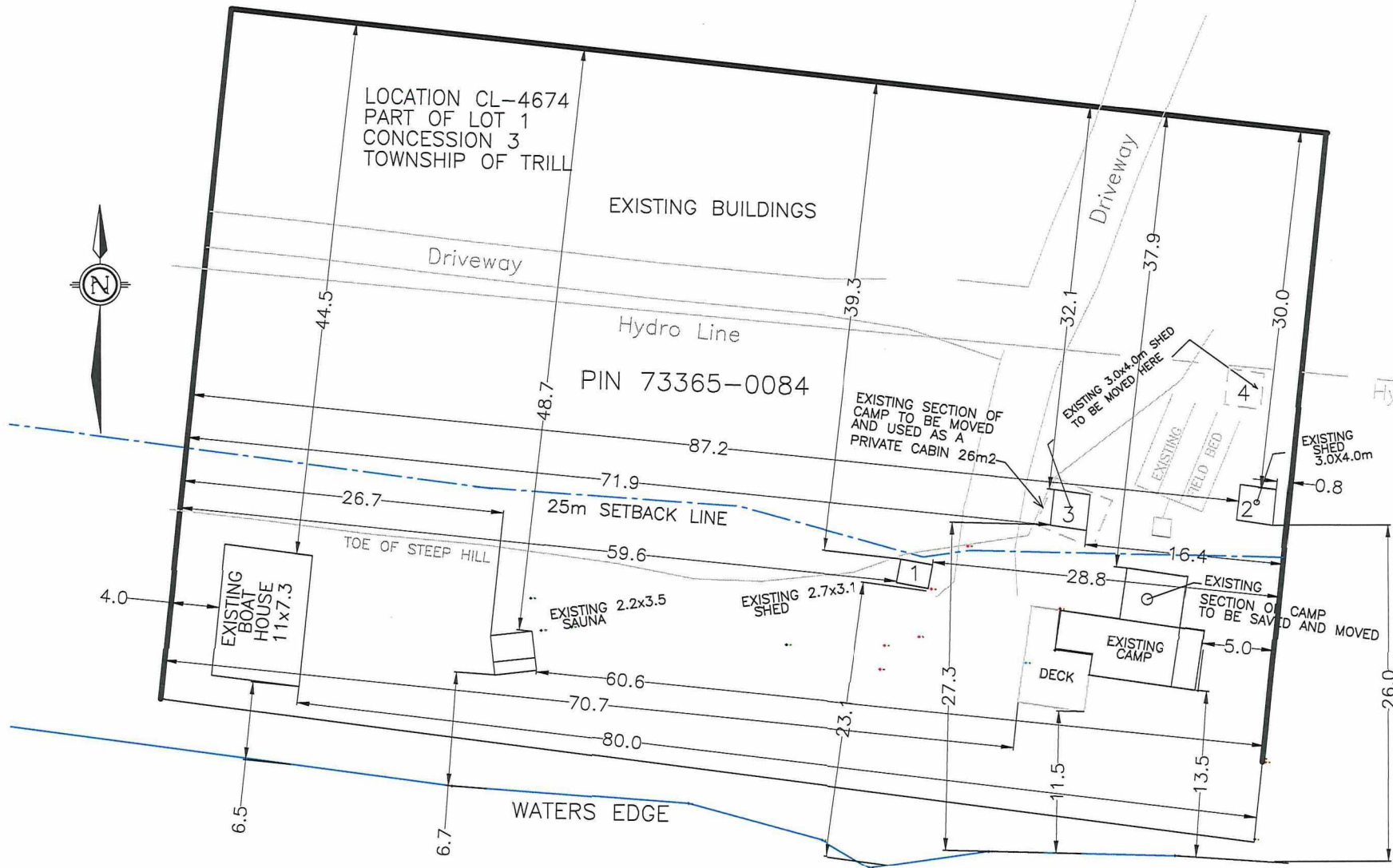
CAMP
TO BE MOVED

DECK

WATERS EDGE

FAIRBANK LAKE

PL-MV-2025-00014
Sketch 3





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

Record #: PL-MV-2025-00015

APPLICATION SUMMARY

File Date: 02/20/2025

Application Type: Minor Variance

Address(es): 219 First Avenue, Lively P3Y 1M2

Applicant(s): BROCK CONSTRUCTION

Owner(s): RANDAL DEMERS AND KELLY DEMERS

PLANNING APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

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

June 13 2024

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 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

Living Area 1

Current Official Plan designation (additional)

Current Zoning By-law designation

R1-5

Provide a detailed description of what is being proposed

Build only half of the old shared garage. Engineered drawings

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

It was a shared garage.

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

18.29

Lot Depth of the property

39.62

Lot Area of the property

724.65

Total width of the public road giving access to the property

20.0

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

1987

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

residence. For 5 months

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

Residence

Existing uses of neighbouring properties

Residential and Disposal Industrial

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

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

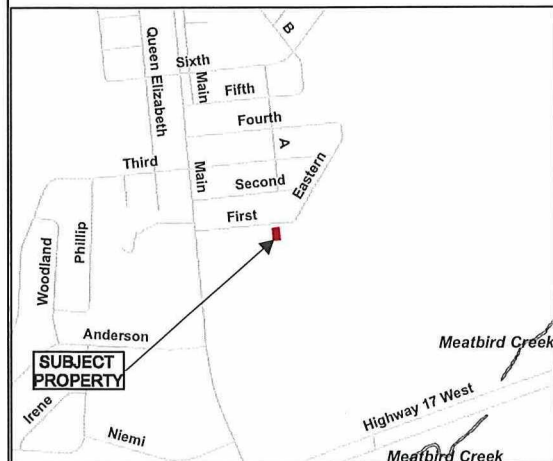
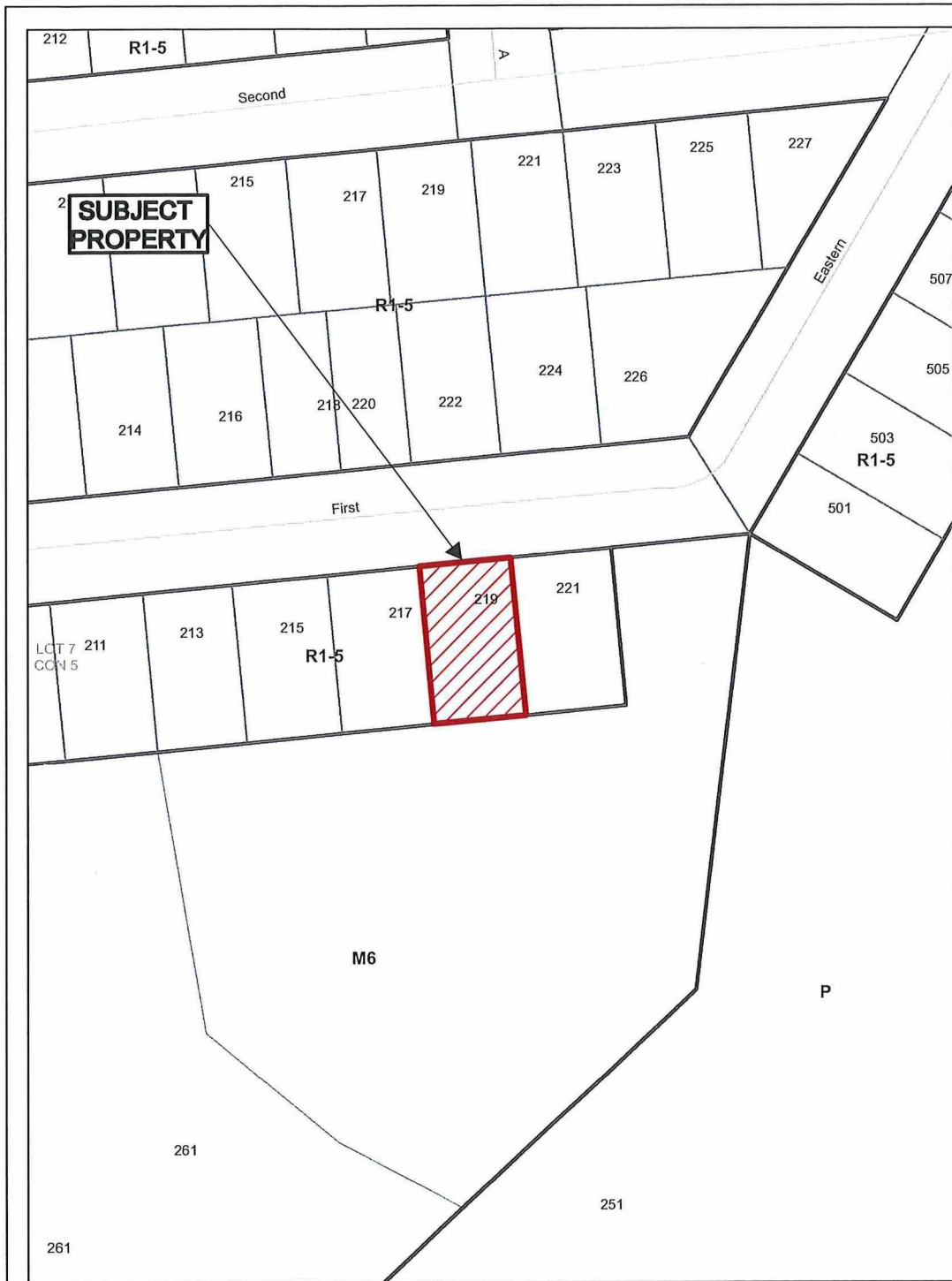
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Detached garage	No	50.8	50.8	1	5.8	9.14	4.6	15.4	15.1	0	12.5

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)
Shared garage	Yes	36.5	36.5	1	4	9.14	4.6	15.4	15.1	0	14.33
Dwelling	No	98.78	197.56	2	11.58	8.53	7.0	5.33	25.76	5.18	1.52

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Garage Setback	1.2 m	0	1.2



Application for Minor Variance or Permission

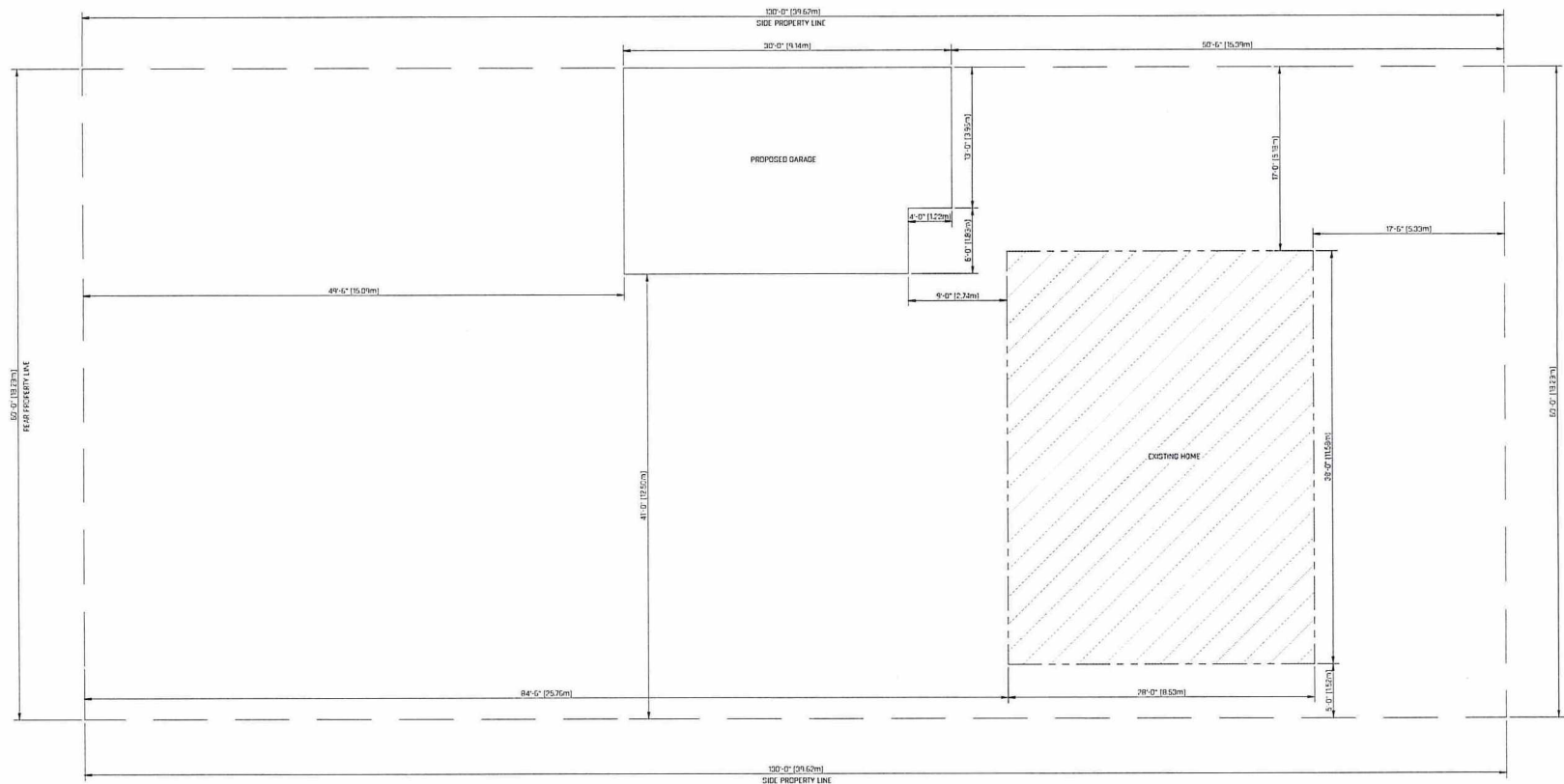


Subject Property being PIN 73377-1153,
 Parcel 22783 SEC SWS SRO,
 Lot 11, Plan M-922,
 Part Lot 7, Concession 5,
 Township of Waters,
 219 First Avenue, Lively,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

PL-MV-2025-00015
 Date: 2025 03 13

1. REFER TO DRAWING 403-E1 FOR ELEVATION VIEWS
2. REFER TO DRAWING 403-O1 FOR GENERAL NOTES
3. REFER TO DRAWING 403-F1 FOR FOUNDATION PLAN, SECTION AND DETAIL.



PLOT PLAN

THIS DRAWING WAS ENGINEERED AND PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT SO NAMED. THIS DESIGN IS THE PROPERTY OF THE ENGINEER. ANY USE OF THIS DRAWING BY THE NAMED CLIENT OR OTHER PARTY PARTIES FOR THE PURPOSES OF RESALE IS STRICTLY PROHIBITED. ANY USE WHICH A THIRD PARTY MAKES OF THE INFORMATION ON THIS DRAWING OR THE ENGINEERING WORK CONTAINED HEREIN IS THE RESPONSIBILITY OF SUCH THIRD PARTY. THE ENGINEER ACCEPTS NO RESPONSIBILITY FOR DAMAGES, IF ANY, SUFFERED BY ANY THIRD PARTY AS A RESULT OF THEIR ILLGAL USE OF THIS INFORMATION.

REFERENCE DRAWING NO	REF DWG REV	REFERENCE DRAWING TITLE	REVISION	REVISION DESCRIPTION	REV BY	APP'D BY	DATE
			0	ISSUED FOR CONSTRUCTION	KP	AD	2024-12-04
			1	DIMENSIONS ADDED	AD	AB	2025-03-31



CLIENT NAME	BROCK CONSTRUCTION						
SITE	219 FIRST AVE. LIVELY, ON.						
PROJECT DESCRIPTION	GARAGE DESIGN						
DRAWING DESCRIPTION	PLOT PLAN						
DRAWN BY	DATE DRAWN	CHECKED BY	DATE CHECKED	APPROVED BY	DATE APPROVED	SCALE	DRAWING NUMBER
K.PROULX	2024-10-08	M.JOYAL	2024-10-09	A.BOZZO	2024-10-09	3/16" = 1'-0"	4013-P1
							REVISION
							1

PL-MV-2025-00015
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-2025-00019

APPLICATION SUMMARY

File Date: 02/27/2025

Application Type: Minor Variance

Address(es): 4693 St Michel Street, Hanmer P3P 0C2

Applicant(s): KOURTNEY LAINO

Owner(s): KOURTNEY LAINO AND MICHAEL LAINO

PLANNING APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

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

June 1, 2018

Are you the registered owner or an authorized agent?

Registered Owner

What is the number of dwelling units on the property?

1

What is the number of proposed new 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

Living Area 1

Current Official Plan designation (additional)

Current Zoning By-law designation

R1-5

Provide a detailed description of what is being proposed

building a detached garage we had a previous variance for our size and height however our engineers went over on the height as they claimed most municipalities don't factor in the easement however the city of Sudbury does and it is over our height allotment therefore we need another variance in order to get permits to build

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

the reasoning for this is because we are going with a steel build garage and when the engineers were doing our drawings they were doing it based on our original variance however were under the stipulation that the municipalities don't look at easement when factoring in their height requirements

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

21.24

Lot Depth of the property

46.06

Lot Area of the property

978.3

Total width of the public road giving access to the property

20.0

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

SPRING OF 2025 TO BUILD DETTACHED GARAGE CURRENTLY ON THE PROPERTY IS JUST THE HOUSE WHICH WAS BUILT IN 2016

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

No change, to remain Residential

Existing uses of neighbouring properties

Residential

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

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)
A0070/2020 APPROVED

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

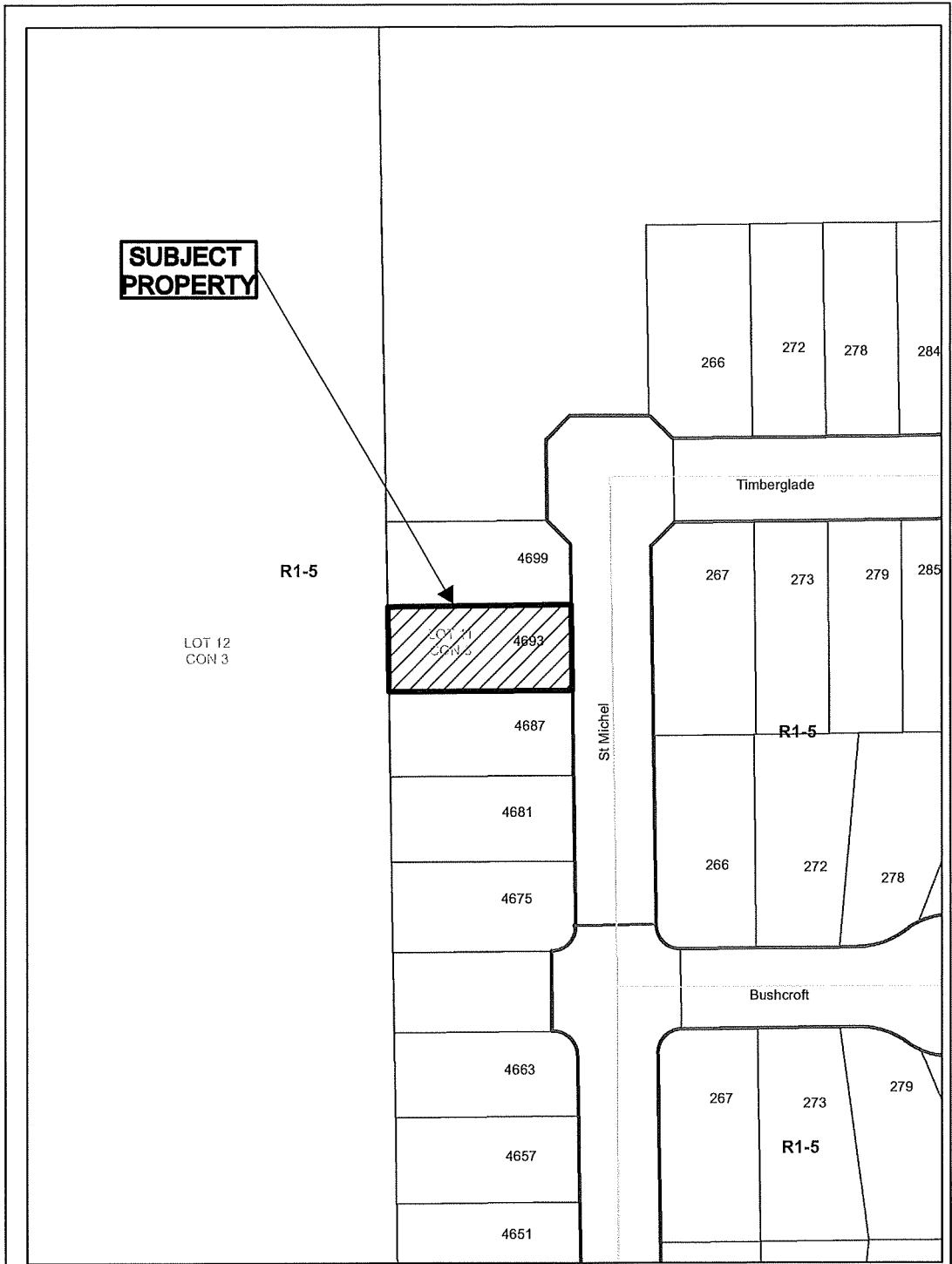
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Detached Storage Garage	No	126.34	126.34	1	12.19	10.36	6.54	32.34	3.35	6.92	2.13

EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Single Family Home	No	167	167	1	12.19	16.15	6.8	6.3	23.59	7.19	1.82

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Height	6.1M (A0070/2020)	6.54m	1.54 TOTAL FROM STANDARD TO WHAT WE NEED HOWEVER 0.44M FROM EXISTING APPROVED VARIANCE



SUBJECT PROPERTY

R1-5

LOT 12
CON 3

CON 3
4693

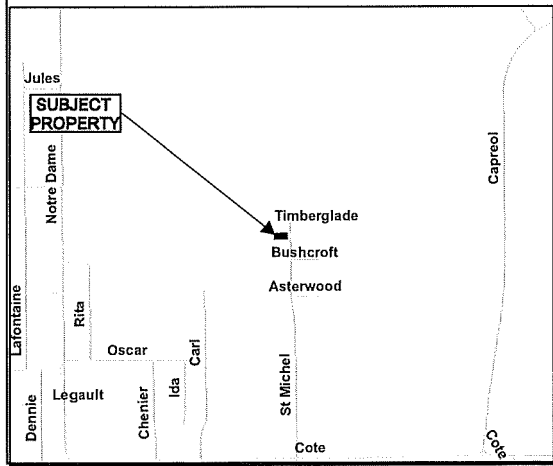
St. Michel

Timberglade

R1-5

Bushcroft

R1-5



SUBJECT PROPERTY

Timberglade
Bushcroft
Asterwood

Application for Minor Variance or Permission



Subject Property being PIN 73508-1399,
Surface Rights Only, Lot 4, Plan 53M-1413,
Part Lot 11, Concession 3,
Township of Capreol,
4693 ST Michel Street, Hanmer,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2025-00019
Date: 2025 03 06

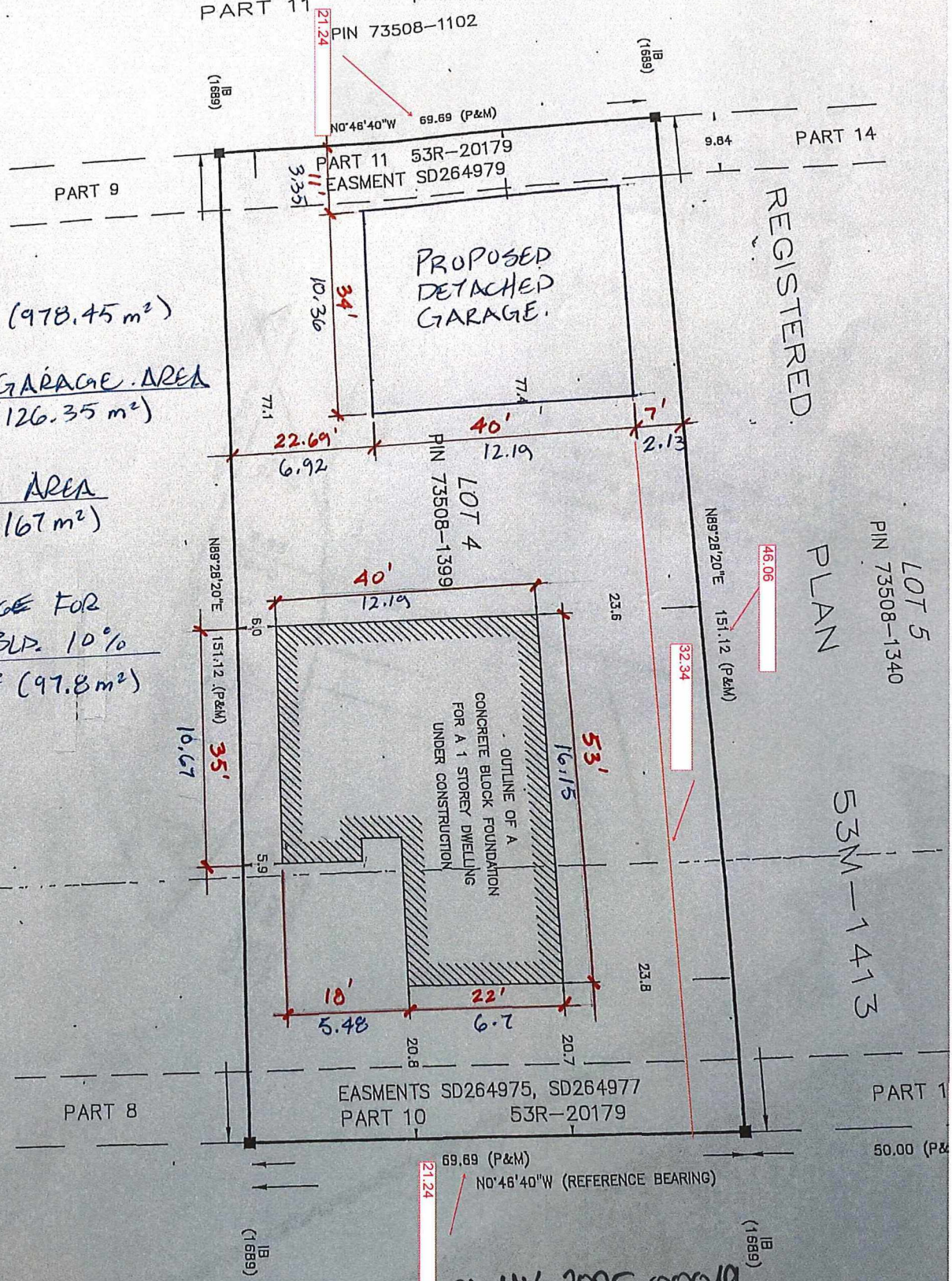
GEOGRAPHIC TOWNSHIP OF CAPREOL
 LOT 12 CONCESSION 3
 PART 11 PLAN 53R-18678

LOT AREA
 10,532 SF (978.45 m²)

DETACHED GARAGE AREA
 1,360 SF (126.35 m²)

DWELLING AREA
 1796 SF (167 m²)

LOT COVERAGE FOR
 ACCESSORY BLD. 10%
 1,053.2 SF (97.8 m²)



REGISTERED

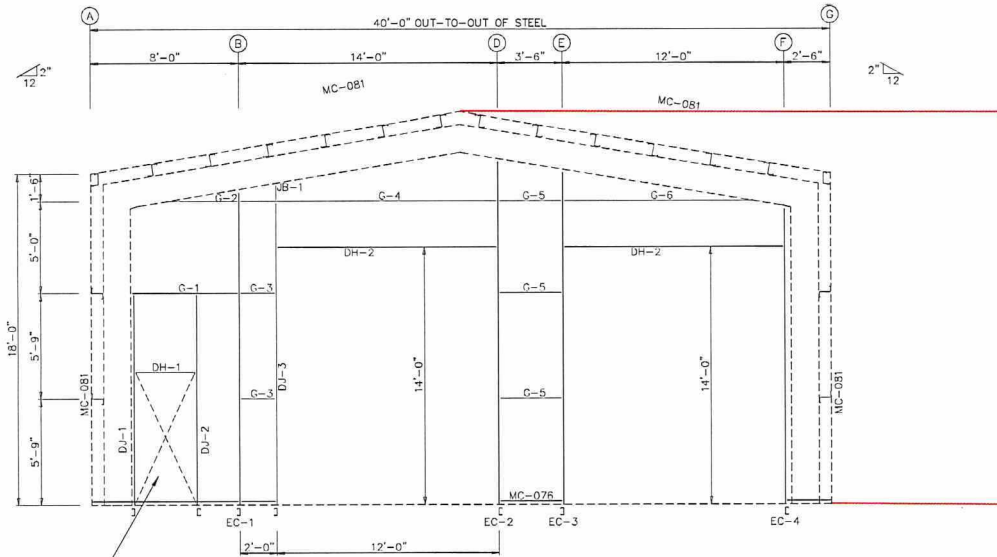
PLAN

53M-1413

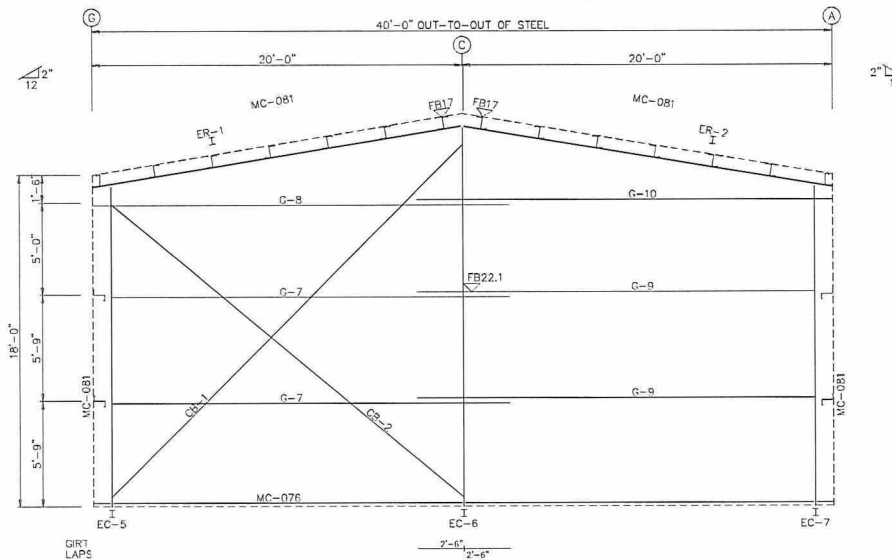
LOT 5
 PIN 73508-1340

PL-MV-2025-00019

ST MICHEL STREET sketch 2



ENDWALL FRAMING: FRAME LINE 1



ENDWALL FRAMING: FRAME LINE 3

Please provide the height of the detached garage from finished grade to highest peak on this drawing.

21.5 1/2'

FIELD LOCATE (1) 3'-4" x 7'-2" x 2" x 1/2" FRAMED MANDOOR OPENING (DOOR AND HARDWARE NOT INCLUDED).

BOLT TABLE FRAME LINE 1 & 3				
LOCATION	QUAN	TYPE	DIA	LENGTH
ER-1/ER-2	2	A325	3/4"	1 3/4"
Columns/Rof	6	A325	1/2"	1 3/4"
Columns/Rof	4	A325	1/2"	1 3/4"

FLANGE BRACE TABLE FRAME LINE 1 & 3	
WID	LENGTH
FB17	1'-5"
FR22.1	1'-10 1/8"

MEMBER TABLE FRAME LINE 1 & 3	
MARK	PART
EC-1	OBC14
EC-2	OBC14
EC-3	OBC19
EC-4	OBC16
EC-5	OBC16
EC-6	W10@012
EC-7	W10@012
ER-1	WOB@018
ER-2	WOB@018
DJ-1	OBCD16
DJ-2	OBCD16
DJ-3	OBCD16
DH-1	OBCD16
DH-2	OBCD16
G-1	OBZ16
G-2	OBZ16
G-3	OBZ16
G-4	OBZ16
G-5	OBZ16
G-6	OBZ16
G-7	OBZ16
G-8	OBZ16
G-9	OBZ16
G-10	OBZ16
CE-1	CB38
CE-2	CB38
JB-1	OBCD16

APPROVAL REQUIRED
 THIS DRAWING REPRESENTS STEELWORK'S INTERPRETATION OF THE CONTRACT REQUIREMENTS FOR THIS PROJECT. PLEASE PERFORM A THOROUGH REVIEW OF ALL ITEMS SHOWN. APPROVAL OF THIS DRAWING CONSTITUTES ACCEPTANCE OF OUR INTERPRETATION. SEE "PRELIMINARY DRAWINGS" ON PAGE 01 FOR MORE INFORMATION ON OUR APPROVAL PROCESS.

APPROVED FOR FABRICATION - NO CHANGES
 APPROVED FOR FABRICATION AS NOTED
 NO FURTHER APPROVAL REQUIRED
 REVISE AND RESUBMIT

THE BUILDING ORDER'S DELIVERY SCHEDULE WILL BE DETERMINED ONCE FINAL APPROVALS ARE RETURNED TO STEELWAY WITH NO FURTHER CHANGES.

BY: _____ DATE: _____

Rev.	Date	By	Description
1	10/16/2024	JW	REVISED CHD
2	10/11/2024	JW	ISSUED FOR INFORMATION

CLIENT
 OLYMPIA STEEL BUILDINGS

PROJECT
 HB4472-MICHAEL & KOURTNEY LAINO

PROJECT LOCATION
 SUBBURY, ONTARIO

DRAWING NAME
 ENDWALL ELEVATIONS

DRAWING No.
 76743-S4

DRAWN BY MR _____ CHECKED BY _____
MEET AND B (2024) ENGINEER'S SEAL APPLICABLE ONLY TO STEELWAY PRODUCTS



PLEASE NOTE THAT YOU HAVE SELECTED A LIGHT GAUGE CHANNEL END WALL FRAMING SYSTEM. THIS SYSTEM TYPICALLY WILL PROVIDE YOU WITH THE MOST ECONDMICAL FRAMING SOLUTION. HOWEVER, CHANNEL END FRAMES WILL REQUIRE EXTRA TEMPORARY BRACING TO ERECT AND HAVE EXTRA CLIPS, BOLTS AND SPECIAL BRACING DETAILS. IF THIS IS NOT WHAT YOU INTENDED, PLEASE SELECT HOT ROLLED R SECTION END WALL RAFTERS AND COLUMNS

PL-MV-2025-00019
 sketch 3



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

Record #: PL-MV-2025-00022

APPLICATION SUMMARY

File Date: 03/06/2025

Application Type: Minor Variance

Address(es): 635 Lasalle Boulevard, Sudbury P3A 1X3

Applicant(s): J.L. RICHARDS & ASSOCIATES LIMITED

Owner(s): KEVIN MCPHEE

PLANNING APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

What is the date of acquisition of subject land?

January 2008

Are you the registered owner or an authorized agent?

Authorized Agent

What is the number of dwelling units on the property?

2

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

0

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

Regional Corridor

Current Zoning By-law designation

H51C2(120)

Provide a description of the proposal

The application is to recognize the existing setbacks on the subject property.

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

Future intention for a consent to sever the properties into two individual lots sharing a proposed driveway and aisle for parking in the back yard.

Is there an eave encroachment?

No

Size of eaves

Frontage of land affected

15.26

Depth of land affected

64.08

Area of land affected

974.0

Width of street

26.21

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

Approx. 1966

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

Residential for 58 years

Proposed use(s) of the subject property

Residential

Existing uses of abutting properties

Residential, Institutional

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

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 yearly
- 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

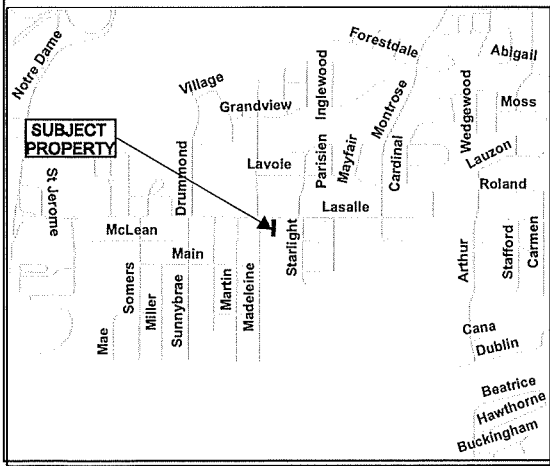
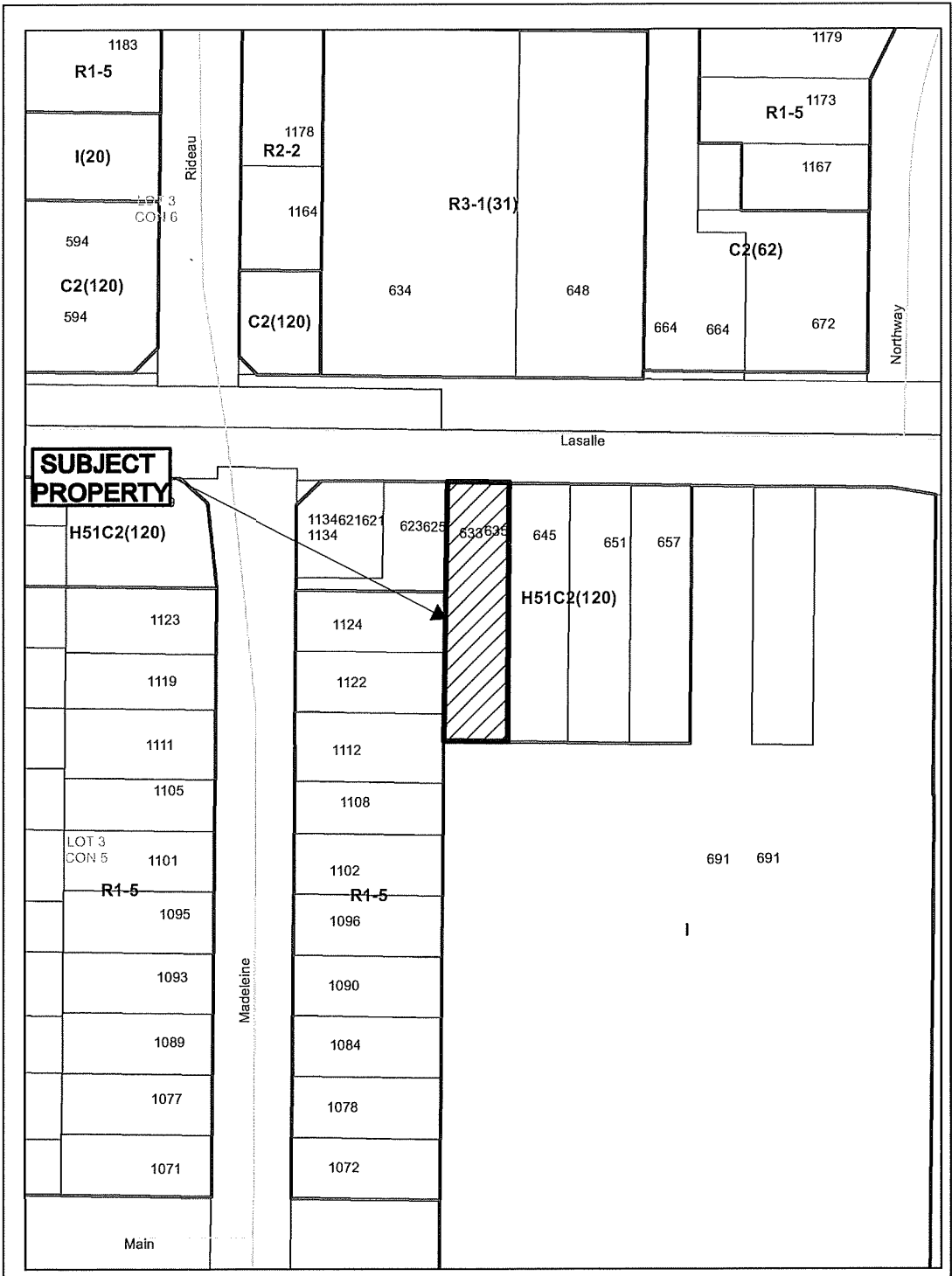
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Semi-detached dwelling	Yes	58.4	116.8	2	4.75	12.3	9.1	6.89	44.88	2.84	0


EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Duplex Dwelling	No	116.85	233.7	2	9.5	12.3	9.1	6.89	44.85	2.9	2.84

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Front Yard Setback	7.5m	6.89 (existing)	0.61 (8.2%)
5.4.3.1 a - Driveway Width	3.0m	2.84 (shared)	0.10
Frontage	9m for semi-detached	7.63	1.37 (15%)





Application for Minor Variance or Permission

Subject Property being PIN 02123-0258,
 Parcel 30695 SEC SES,
 Part Lot 3, Concession 5,
 Part 1, Plan SR-419, except Part 57, Plan SR-2888,
 Township of McKim,
 635 Lasalle Boulevard, Sudbury,
 City of Greater Sudbury

Sketch 1, NTS PL-MV-2025-00022
 NDCA Date: 2025 03 17

SKETCH FOR PLANNING APPLICATION:
**PROPOSED SEMI-DETACHED
 RESIDENTIAL DWELLING
 WITH ADDITIONAL UNIT
 ON EACH SIDE OF
 PARTY WALL**

**MUN.# 633 & 635
 LASALLE BLVD.**

BEING PART OF LOT 3, CON. 5
 GEOGRAPHIC
 TOWNSHIP OF MCKIM
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

SCALE 1:150
 0 1 2 3 4 5 METRES
 10

D.S. DORLAND LIMITED
 ONTARIO LAND SURVEYORS



- LEGEND**
- PIN DENOTES PROPERTY IDENTIFIER NUMBER
 - LT DENOTES LAND TITLES
 - R DENOTES REGISTERED
 - M.V. DENOTES MINOR VARIANCE
 - R/W DENOTES RETAINING WALL
 - DRWY DENOTES DRIVEWAY
 - SEMI-D DENOTES SEMI-DETACHED
 - TYP. DENOTES TYPICAL
 - O UP DENOTES UTILITY POLE
 - - - DENOTES OVERHEAD UTILITY LINES
 - x - DENOTES FENCE
 - ▲ DENOTES EXISTING PEDESTRIAN DOOR ENTRANCE
 - ▲ DENOTES TRAFFIC DIRECTION ARROW
 - DENOTES PROPOSED DRIVING ISLES & PARKING AREAS

NOTES

PROPERTY BOUNDARY DIMENSIONS SHOWN HEREON ARE DERIVED FROM EXISTING FIELD RECORDS OF D.S. DORLAND LIMITED (FILE 18313). THIS IS NOT A PLAN OF SURVEY AND SHOULD ONLY BE USED FOR THE PURPOSES STATED IN THE TITLE BLOCK.

FIELD WORK SHOWN HEREON WAS COMPLETED OCTOBER 4, 2021.

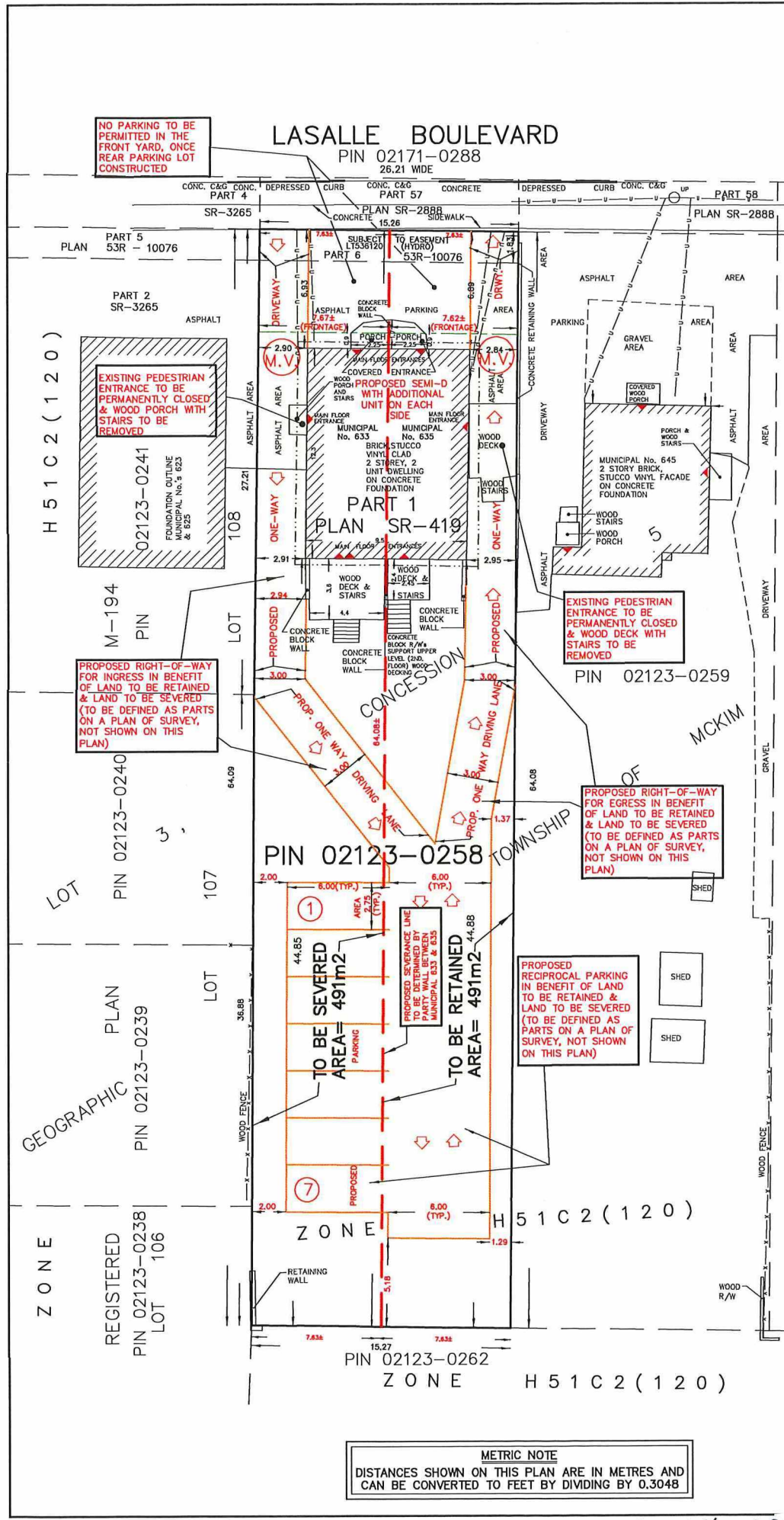
THE SUBJECT LANDS CONSIST OF ALL OF PIN 02123-0258, BEING ALL OF PART 1, PLAN SR-419, EXCEPT PART 57, PLAN SR-2888, BEING PART OF LOT 3, CONCESSION 5, GEOGRAPHIC TOWNSHIP OF MCKIM, CITY OF GREATER SUDBURY, DISTRICT OF SUDBURY, PIN 02123-0258 IS SUBJECT TO EASEMENT AS IN LITS38120 IN FAVOR OF THE SUDBURY HYDRO-ELECTRIC COMMISSION DESIGNATED AS PART 6, PLAN 53R-10076.

EXISTING ZONING: H51C2(120)
 PROPOSED ZONING: R2-2 ZONE

METRIC NOTE
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

D.S. DORLAND LIMITED	ONTARIO LAND SURVEYORS GEOMATICS PROFESSIONALS	
	298 LARCH STREET SUDBURY, ONTARIO, P3B 1M1 PHONE (705) 673-2556 FAX (705) 673-1051 WWW.DSDORLANDLIMITED.CA	
PREPARED BY: A. ALATYPO	SCALE: 1:150 METRIC	
DATE: FEB. 24, 2023	CAD FILE: 18313-SKETCH.dwg	
FIELD: SA/MB	P. SPACE TAB: PROPOSED SKETCH 150m	

PL - MV - 2025 - 00022 sketch J



NO PARKING TO BE PERMITTED IN THE FRONT YARD, ONCE REAR PARKING LOT CONSTRUCTED

EXISTING PEDESTRIAN ENTRANCE TO BE PERMANENTLY CLOSED & WOOD PORCH WITH STAIRS TO BE REMOVED

PROPOSED RIGHT-OF-WAY FOR INGRESS IN BENEFIT OF LAND TO BE SEVERED & LAND TO BE SEVERED (TO BE DEFINED AS PARTS ON A PLAN OF SURVEY, NOT SHOWN ON THIS PLAN)

PROPOSED RIGHT-OF-WAY FOR EGRESS IN BENEFIT OF LAND TO BE SEVERED (TO BE DEFINED AS PARTS ON A PLAN OF SURVEY, NOT SHOWN ON THIS PLAN)

PROPOSED RECIPROCAL PARKING IN BENEFIT OF LAND TO BE SEVERED & LAND TO BE SEVERED (TO BE DEFINED AS PARTS ON A PLAN OF SURVEY, NOT SHOWN ON THIS PLAN)

TO BE SEVERED AREA = 491m²
 TO BE RETAINED AREA = 491m²

REGISTERED
 PIN 02123-0238
 LOT 106

REGISTERED
 PIN 02123-0239
 LOT 107

PIN 02123-0240

PIN 02123-0241

PIN 02171-0288

PIN 53R-10076

PIN 53R-10076

PIN 53R-10076

PIN 53R-10076

PIN 53R-10076

PIN 53R-10076

PIN 53R-10076

PIN 53R-10076

PIN 53R-10076

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PIN 53R-10076

PIN 53R-10076

PIN 53R-10076

PIN 53R-10076

PIN 53R-10076

PIN 53R-10076

PIN 53R-10076

PIN 53R-10076



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-2025-00023

APPLICATION SUMMARY

File Date: 03/11/2025

Application Type: Minor Variance

Address(es): 734 Lonsdale Avenue, Sudbury, ON P3B 1K1

Applicant(s): WOLF LAKE CONSTRUCTION 2003 INC

Owner(s): MIKE ATCHINSON AND MAUREEN ATCHISON

PLANNING APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

What is the date of acquisition of subject land?

unknown

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 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?

Yes

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

designated as IPZ Part IV Ramsey

Current Official Plan designation

Living Area 1

Current Zoning By-law designation

R1-5

Provide a description of the proposal

Retaining wall in rear lot, removing old wooden one and replacing with concrete blocks

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

Replacing existing retaining wall

Is there an eave encroachment?

No

Size of eaves

Frontage of land affected

15.24

Depth of land affected

36.58

Area of land affected

557.5

Width of street

10.0

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

unknown

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

Residential

Proposed use(s) of the subject property

Residential

Existing uses of abutting properties

Residential and Park

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

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 yearly
- 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

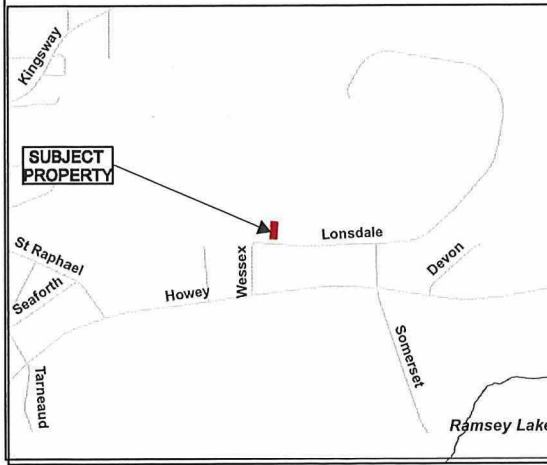
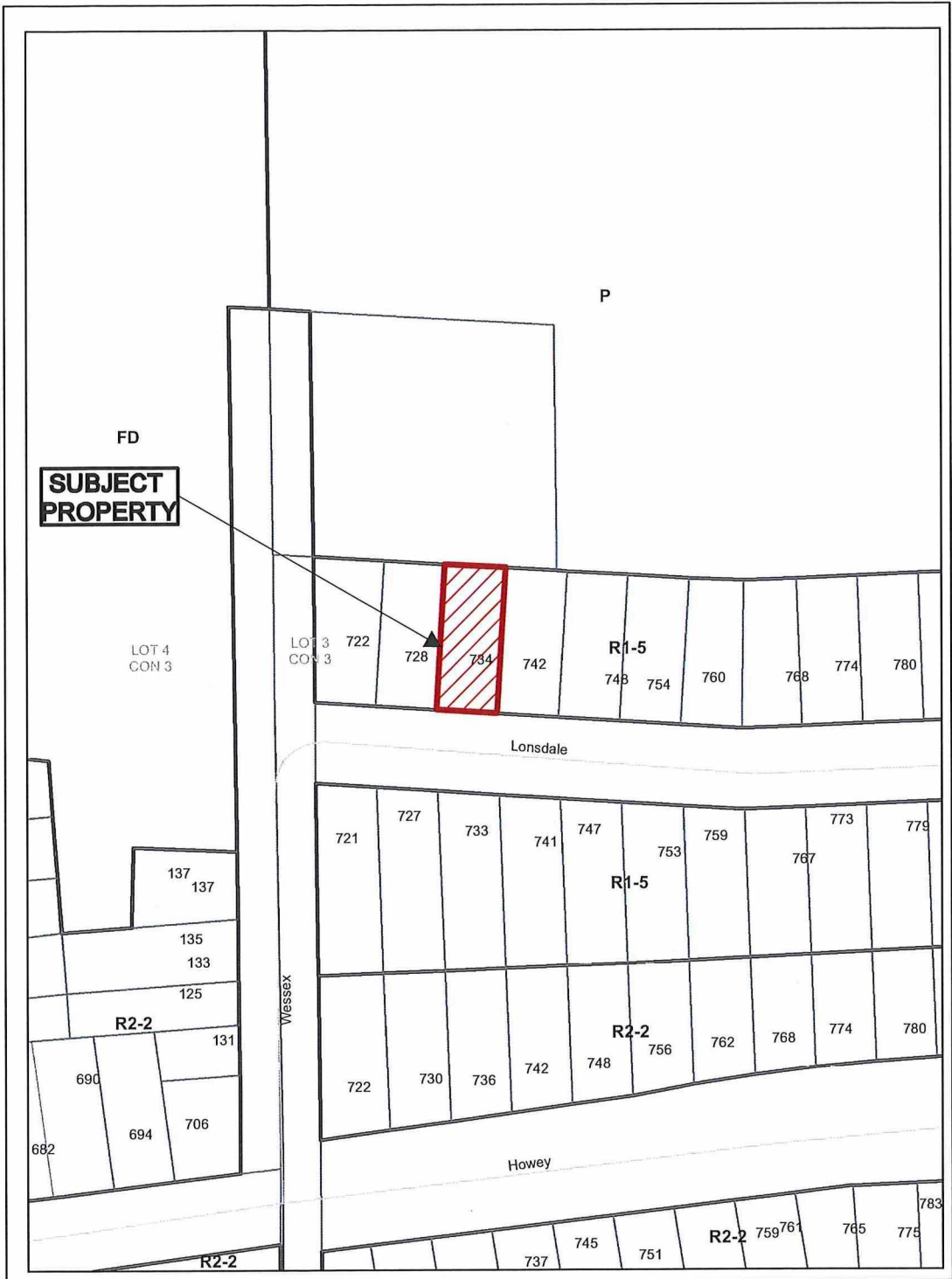
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Retaining wall replaced in rear of property	No	12.98	12.98	1	0.6	21.3	1.2	15.24	0	0	15.1

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 Retaining wall	Yes	5.48	5.48	1	0.15	36.58	0.9	0	0	0	15.09
House	No	550	1100	2	11.6	16.8	6	4.4	15.24	2.2	1.4

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Side yard setback	0.6	0	0.6
Rear yard setback	0.6	0	0.6



Application for Minor Variance or Permission



Subject Property being PIN 73582-0102,
 Parcel 14747 SEC SES,
 Lot 3, Plan M-131,
 Part Lot 3, Concession 3,
 Township of McKim,
 734 Lonsdale Avenue, Sudbury,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

PL-MV-2025-00023
 Date: 2025 03 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-2025-00025

APPLICATION SUMMARY

File Date: 03/13/2025

Application Type: Minor Variance

Address(es): 633 Lasalle Boulevard, Sudbury P3A 1X3

Applicant(s): J.L. RICHARDS & ASSOCIATES LIMITED

Owner(s): KEVIN MCPHEE

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?

2008

Are you the registered owner or an authorized agent?

Authorized Agent

What is the number of dwelling units on the property?

2

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

0

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
Regional Corridor

Current Official Plan designation (additional)

Current Zoning By-law designation
H51C2(120)

Provide a detailed description of what is being proposed
Application is to recognize the existing setbacks on the subject property to facilitate a future severance.

Provide a detailed reason why the proposal cannot comply with the Zoning By-law
The duplex dwelling is an existing building that will be maintained.

Is there an eave encroachment?
No

Size of eaves

Lot Frontage of the property
15.26

Lot Depth of the property
64.08

Lot Area of the property
982.0

Total width of the public road giving access to the property
26.21

List all buildings and structures on the property and their respective date of construction
1966

Existing use(s) of the subject property and length of time it/they have continued, ex. Residential, Commercial, Institutional, Park, etc.
Existing use is Residential. Approximately 58 years

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

Existing uses of neighbouring properties
Residential and Institutional

Has the property ever been subject of a previous application for minor variance/permission?
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)
Semi-detached Dwelling	Yes	58.4	116.8	2	4.75	12.3	9.1	6.93	44.85	0	2.9

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)
Duplex Dwelling	No	116.85	233.7	2	9.5	12.3	9.1	6.84	44.85	2.9	2.84

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Front Yard Setback	7.5m	6.93m (existing)	0.57m
S.5.4.3.1a Driveway Width	3.0m	2.90m (existing)	0.10m
Frontage Requirement	9m (Semi detached dwelling)	7.63m (existing)	1.37m

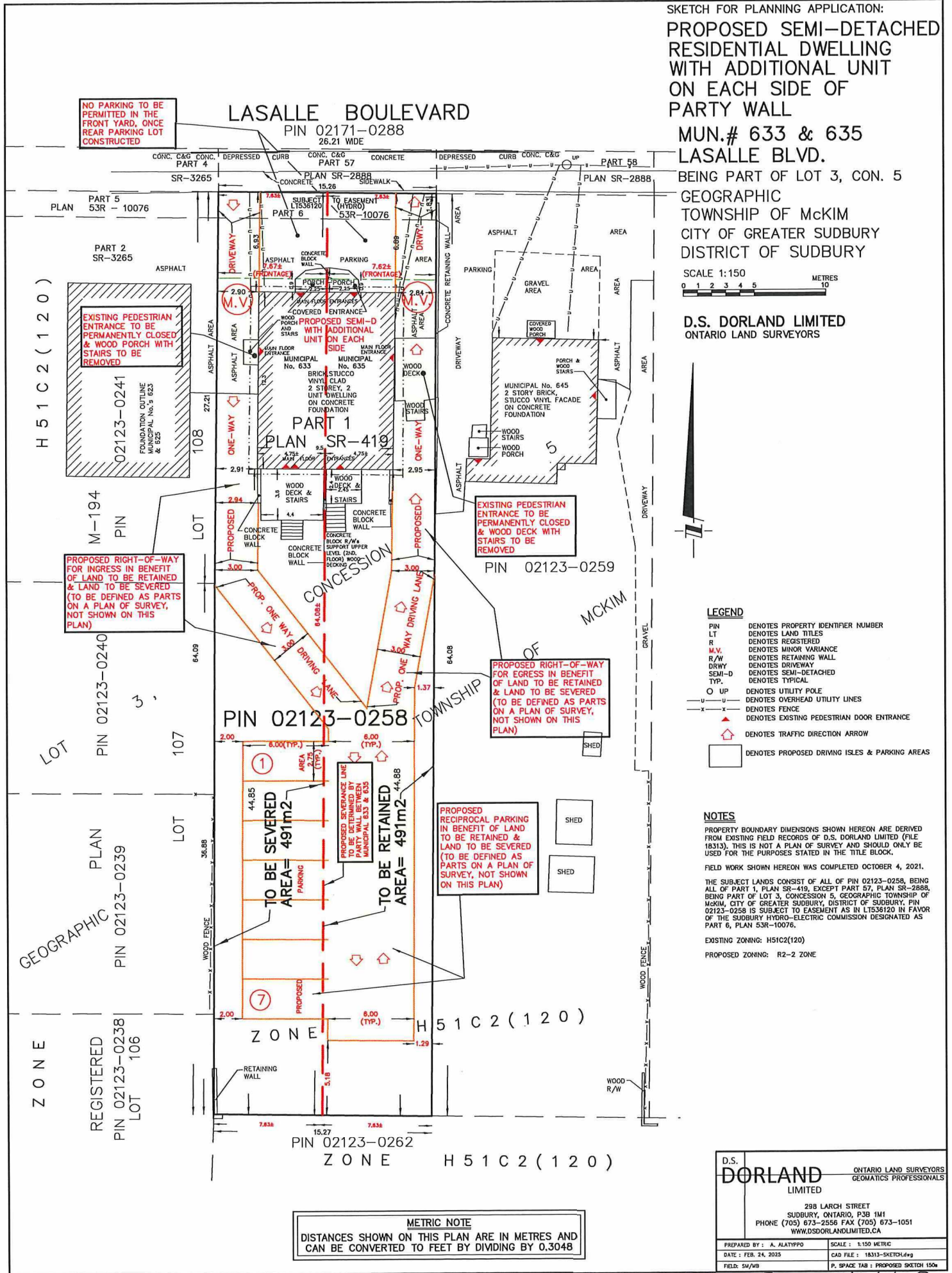
SKETCH FOR PLANNING APPLICATION:
**PROPOSED SEMI-DETACHED
 RESIDENTIAL DWELLING
 WITH ADDITIONAL UNIT
 ON EACH SIDE OF
 PARTY WALL**

**MUN.# 633 & 635
 LASALLE BLVD.**

BEING PART OF LOT 3, CON. 5
 GEOGRAPHIC
 TOWNSHIP OF MCKIM
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

SCALE 1:150

D.S. DORLAND LIMITED
 ONTARIO LAND SURVEYORS



- LEGEND**
- PIN DENOTES PROPERTY IDENTIFIER NUMBER
 - LT DENOTES LAND TITLES
 - R DENOTES REGISTERED
 - M.V. DENOTES MINOR VARIANCE
 - R/W DENOTES RETAINING WALL
 - DRWY DENOTES DRIVEWAY
 - SEMI-D DENOTES SEMI-DETACHED
 - TYP. DENOTES TYPICAL
 - O UP DENOTES UTILITY POLE
 - — — DENOTES OVERHEAD UTILITY LINES
 - x — DENOTES FENCE
 - x — DENOTES EXISTING PEDESTRIAN DOOR ENTRANCE
 - ▲ DENOTES TRAFFIC DIRECTION ARROW
 - DENOTES PROPOSED DRIVING ISLES & PARKING AREAS

NOTES

PROPERTY BOUNDARY DIMENSIONS SHOWN HEREON ARE DERIVED FROM EXISTING FIELD RECORDS OF D.S. DORLAND LIMITED (FILE 18313). THIS IS NOT A PLAN OF SURVEY AND SHOULD ONLY BE USED FOR THE PURPOSES STATED IN THE TITLE BLOCK.

FIELD WORK SHOWN HEREON WAS COMPLETED OCTOBER 4, 2021.

THE SUBJECT LANDS CONSIST OF ALL OF PIN 02123-0258, BEING ALL OF PART 1, PLAN SR-419, EXCEPT PART 57, PLAN SR-2888, BEING PART OF LOT 3, CONCESSION 5, GEOGRAPHIC TOWNSHIP OF MCKIM, CITY OF GREATER SUDBURY, DISTRICT OF SUDBURY; PIN 02123-0258 IS SUBJECT TO EASEMENT AS IN LTS36120 IN FAVOR OF THE SUDBURY HYDRO-ELECTRIC COMMISSION DESIGNATED AS PART 6, PLAN 53R-10076.

EXISTING ZONING: H51C2(120)
 PROPOSED ZONING: R2-2 ZONE

METRIC NOTE
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

D.S. DORLAND LIMITED		ONTARIO LAND SURVEYORS GEOMETRICS PROFESSIONALS	
288 LARCH STREET SUDBURY, ONTARIO, P3B 1M1 PHONE (705) 673-2556 FAX (705) 673-1051 WWW.DSDORLANDLIMITED.CA			
PREPARED BY: A. ALATYPO	SCALE: 1:150 METRIC	DATE: FEB. 24, 2025	CAD FILE: 18313-SKETCH.dwg
FIELD: SM/MB	P. SPACE TAB: PROPOSED SKETCH 150m		

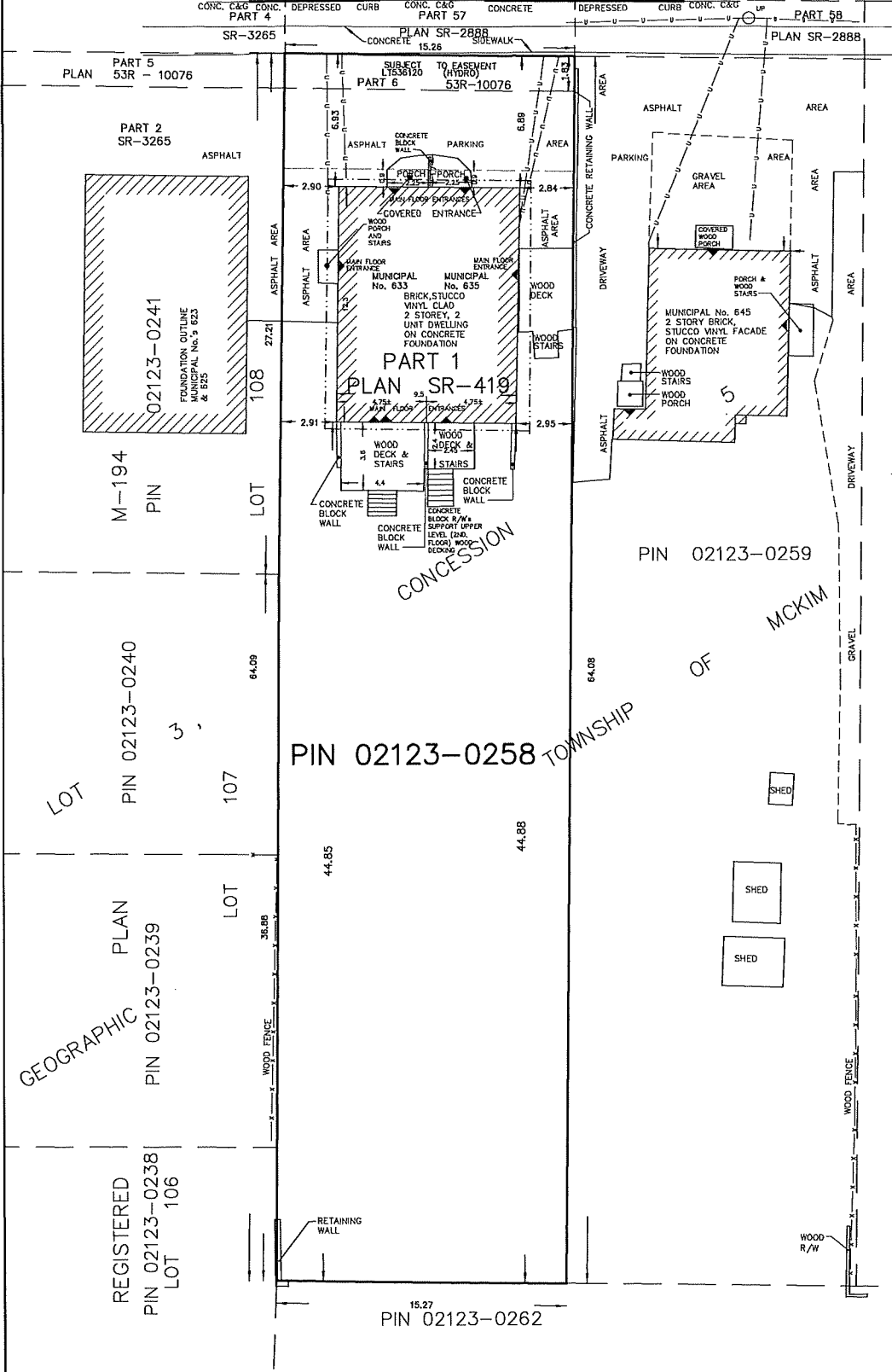
PL-MV-2025-00025 sketch 2

LASALLE BOULEVARD
PIN 02171-0288
26.21 WIDE

SKETCH OF EXISTING CONDITIONS
DWELLING
MUN.# 633 & 635
LASALLE BLVD.
BEING PART OF LOT 3, CON. 5
GEOGRAPHIC
TOWNSHIP OF MCKIM
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY

SCALE 1:150
0 1 2 3 4 5 METRES

D.S. DORLAND LIMITED
ONTARIO LAND SURVEYORS



LEGEND

- PIN DENOTES PROPERTY IDENTIFIER NUMBER
- LT DENOTES LAND TITLES
- R DENOTES REGISTERED
- O UP DENOTES UTILITY POLE
- U—U— DENOTES OVERHEAD UTILITY LINES
- x-x- DENOTES FENCE
- ▲ DENOTES EXISTING PEDESTRIAN DOOR ENTRANCE
- SEMI-D DENOTES SEMI-DETACHED

NOTES

PROPERTY BOUNDARY DIMENSIONS SHOWN HEREON ARE DERIVED FROM EXISTING FIELD RECORDS OF D.S. DORLAND LIMITED (FILE 18313). THIS IS NOT A PLAN OF SURVEY AND SHOULD ONLY BE USED FOR THE PURPOSES STATED IN THE TITLE BLOCK.

FIELD WORK SHOWN HEREON WAS COMPLETED OCTOBER 4, 2021.

THE SUBJECT LANDS CONSIST OF ALL OF PIN 02123-0258, BEING ALL OF PART 1, PLAN SR-419, EXCEPT PART 57, PLAN SR-2888, BEING PART OF LOT 3, CONCESSION 5, GEOGRAPHIC TOWNSHIP OF MCKIM, CITY OF GREATER SUDBURY, DISTRICT OF SUDBURY. PIN 02123-0258 IS SUBJECT TO EASEMENT AS IN LT36120 IN FAVOR OF THE SUDBURY HYDRO-ELECTRIC COMMISSION DESIGNATED AS PART 6, PLAN 53R-10076.

- REVISION 1: OCT 4, 2024: ADDED DEPRESSED CURBING ALONG S. SIDE LASALLE BLVD.
- REVISION 2: NOV. 18, 2024: ADDED NOTE ON SUBJECT PROPERTY REGARDING THREE SHEDS TO BE REMOVED BY END OF NOVEMBER 2024.
- REVISION 3: FEB. 24, 2025: SHEDS & CHAIN LINK FENCE ENCLOSURE IN BACKYARD OF SUBJECT PROPERTY HAVE BEEN TAKEN OFF DRAWING (THEY HAVE BEEN REMOVED), ADDED DIMENSIONS OF FRONT PORCHES & REAR DECKS

METRIC NOTE
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

D.S. DORLAND LIMITED		ONTARIO LAND SURVEYORS GEOMATICS PROFESSIONALS	
288 LARCH STREET SUDBURY, ONTARIO, P3B 1M1 PHONE (705) 673-2556 FAX (705) 673-1051 WWW.DSDORLANDLIMITED.CA			
PREPARED BY: A. ALATYPPPO	SCALE: 1:150 METRIC		
DATE: DEC 12, 2023	CAD FILE: 18313-SKETCH.dwg		
FIELD: SU/WB	P, SPACE TAB: EXIST CONDITIONS SKETCH 150A		

PL-MV-2025-0025 sketch 3



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

Record #: PL-MV-2025-00026

APPLICATION SUMMARY

File Date: 03/14/2025

Application Type: Minor Variance

Address(es): 160 Douglas Street, Sudbury P3E 1G1

Applicant(s): TULLOCH

Owner(s): M CHAMPAGNE HOLDINGS 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?

Jul 31, 1998

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 buildings/structures on the property?

0

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

Downtown

Current Official Plan designation (additional)

Current Zoning By-law designation

M1-1

Provide a detailed description of what is being proposed

Second storey addition to existing building to expand existing business operations.

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

Existing building already does not meet setbacks and lot size.

Is there an eave encroachment?

Yes

Size of eaves

0.8

Lot Frontage of the property

102

Lot Depth of the property

72.4

Lot Area of the property

3603

Total width of the public road giving access to the property

36

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

N/A

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

Service Trade (Champagne Windows and Siding)

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

Same

Existing uses of neighbouring properties

Busines Industrial, Banquet Hall

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

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)
Two storey building	No	1130	1843.7	2	30.5	37	9.96	0.3	1.4	1.2	28.1

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 Service Trade	No	1130	1130	1	30.5	37	5	0.3	1.4	1.2	28.1

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
To require 26 parking spaces for the overall service trade use where 34 spaces are required (Table 5.4)	34 spaces	26	6 spaces
To permit parking in an Industrial Zone within 0.0m of a road having a width of more than 10.0m where parking is not permitted within 4.5m of a road having a width of more than 10.0m (5.2.4.3(c)(i))	4.5m	0.0m	4.5m
To permit a 0.0m landscaped area adjacent to the full length of a lot line abutting a public road having a width greater than 10.0 metres where a 3.0m landscaped area is required (4.15.1(e))	3.0m landscaped area	0.0m landscaped area	3.0m landscaped area
To permit a gross floor area increase in the required front yard, interior and rear yards (4.25.1(b));	No increase	Increase	Increase
To permit eaves to encroach into the reduced front yard, interior side and, rear side yards but not closer than 0.3 metre to the lot line (Table 4.1);	No more than 1.2m into required yard or 0.6m to lot line.	Increase	Increase



Planners | Surveyors | Biologists | Engineers

March 12th, 2025
240747

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

Re: Champagne Windows & Siding Minor Variances

Dear Committee of Adjustment,

TULLOCH has been retained by the current owner of those lands known municipally as 160 Douglas Street to facilitate a minor variance application to permit a second-storey addition to the property's existing building. This application is in response to second-round site plan circulation comments from City staff.

Site Plan A101 will be updated to reflect the use of service trade only.

The following permissions/reliefs are requested as part of the application:

- Requiring 26 parking spaces for the overall service trade use where 34 spaces are required (**Table 5.4**);
- To permit a gross floor area increase in the required front yard, interior and rear yards (**4.25.1(b)**);
- To permit eaves to encroach into the front yard, interior side and, rear side yards but not closer than 0.3 metre to the lot line (**Table 4.1**);
- To permit parking in an Industrial Zone within 0.0m of a road having a width of more than 10.0m where parking is not permitted within 4.5m of a road having a width of more than 10.0m (**5.2.4.3(c)(i)**);
- To permit a 0.0m landscaped area adjacent to the full length of a lot line abutting a public road having a width greater than 10.0 metres where a 3.0m landscaped area is required (**4.15.1(e)**)

The reliefs are necessary given the existing lot size/shape, topographic challenges, and location of the existing building in proximity to the lot lines.

The reliefs are minor and appropriate for the orderly development of the property given that:

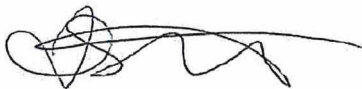
- The use and proposed stature of the proposed building are compatible with and similar to the existing surrounding industrial and commercial uses;
- The property is centrally located and falls within the Downtown designation;
- The addition does not further extend past the existing building setbacks;
- The existing building and parking areas do not provide space to accommodate the required 3.0m-wide landscape area along the right-of-way, however, some landscaping (labelled 'new landscaped area' on A101) has been established;
- The parking provided is adequate to accommodate the proposed use given that a large portion of the building (825.73m²) will be used as storage for the service trade use;
- The proposed parking adjacent to the right-of-way is still adequately separated from the travelled portion of the Brady Street right-of-way; and,
- Topographic challenges along the rear lot-line limit the ability for a parking lot expansion.

Please find attached the following documents and supporting information in support of the application:

- Elevation Plan
- Conceptual Site Plan
- Legal Property Description

Should there be any questions with respect to the above, please do not hesitate to contact the undersigned.

Respectfully submitted,



Vanessa Smith, M.Pl., RPP

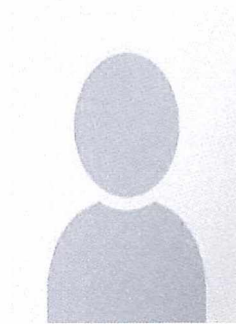
Project Manager | Senior Planner



**160 DOUGLAS ST
SUDBURY**

PIN 735851053

Report title



This report was prepared by:

Tina Presse
Administration

[REDACTED]
TULLOCH Geomatics
1942 Regent Street, Unit L
Sudbury, Ontario, Canada, P3E 5V5
Office: [REDACTED]
Fax: 705-671-2295



PROPERTY REPORT



Property Details

GeoWarehouse Address:

160 DOUGLAS ST
SUDBURY
P3E1G1

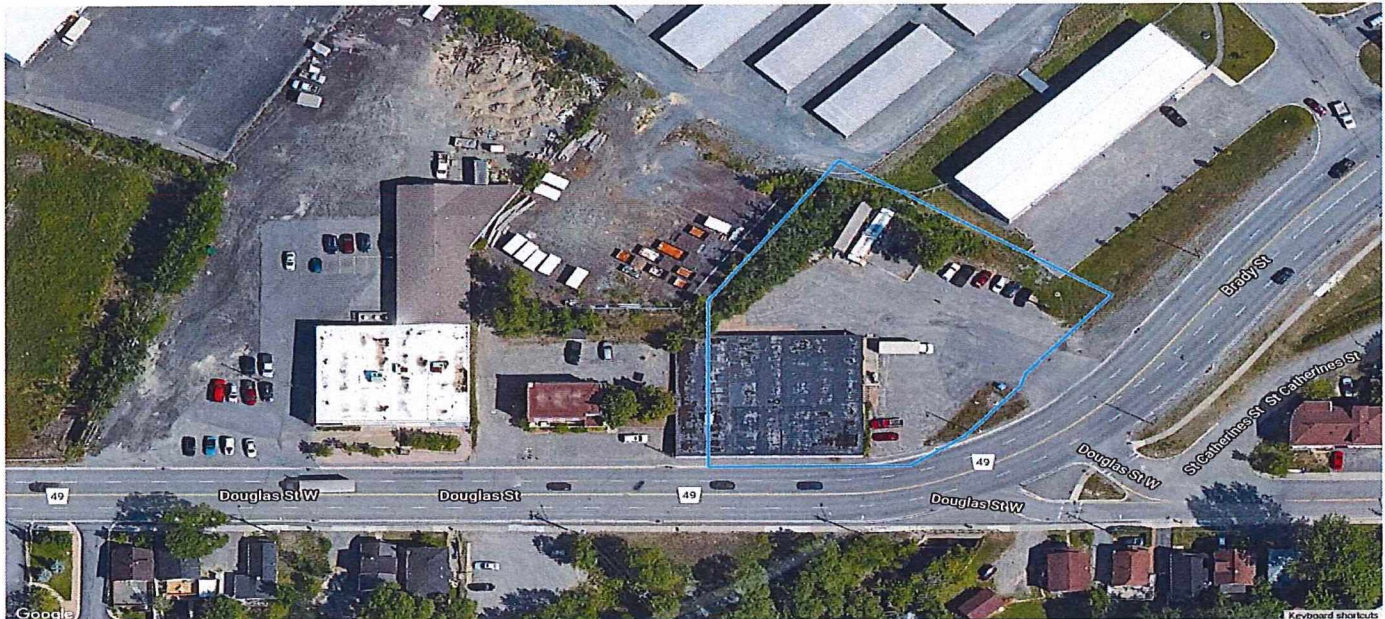
PIN: 735851053

Land Registry Office: SUDBURY (53)

Land Registry Status: Active

Registration Type: Certified (Land Titles)

Ownership Type: Freehold



Ownership

Owner Name:

M CHAMPAGNE HOLDINGS INC.

Legal Description

PT LT 6 CON 3 MCKIM PT 12 53R9392; S/T RESERVATIONS IN S81882; S/T S81853; GREATER SUDBURY

Lot Size

Area: 4038.0 sq.m
 Perimeter: 249.0 m
 Measurements: 43.92m x 42.07m x 39.91m x 13.68m x 16.46m x 3.36m x 26.26m x 64.28m

Lot Measurement Accuracy : LOW

These lot boundaries may have been adjusted to fit within the overall parcel fabric and should only be considered to be estimates.



Sales History

Sale Date	Sale Amount	Type	Party To	Notes
[REDACTED]		Transfer	M CHAMPAGNE HOLDINGS INC.;	

Terms and Conditions

Reports Not the Official Record. Reports, other than the Parcel Register, obtained through Geowarehouse are not the official government record and will not necessarily reflect the current status of interests in land.

Currency of Information. Data contained in the Geowarehouse reports are not maintained real-time. Data contained in reports, other than the Parcel Register, may be out of date ten business days or more from data contained in POLARIS.

Coverage. Data, information and other products and services accessed through the Land Registry Information Services are limited to land registry offices in the areas identified on the coverage map.

Completeness of the Sales History Report. Some Sales History Reports may be incomplete due to the amount of data collected during POLARIS title automation. Subject properties may also show nominal consideration or sales price (e.g. \$2) in cases such as transfers between spouses or in tax exempt transfers.

Demographic Information. Demographic Information is obtained from Environics Analytics. Environics Analytics acquires and distributes Statistics Canada files in accordance with the Government of Canada's Open Data Policy. No information on any individual or household was made available to Environics Analytics by Statistics Canada. PRIZM and selected PRIZMC2 nicknames are registered trademarks of The Nielsen Company (U.S.) and are used with permission.

The Property Information Services, reports and information are provided "as is" and your use is subject to the applicable Legal Terms and Conditions. Some information obtained from the Land Registry Information Services is not the official government record and will not reflect the current status of interests in land. Use of personal information contained herein shall relate directly to the purpose for which the data appears in land registry records and is subject to all applicable privacy legislation in respect of personal information. Such information shall not be used for marketing to a named individual.

Parcel Mapping shown on the site was compiled using plans and documents recorded in the Land Registry System and has been prepared for property indexing purposes only. It is not a Plan of Survey. For actual dimensions of property boundaries, see recorded plans and documents.



C | A

CENTRELINE ARCHITECTURE
158 Elgin Street, Suite 201
Sudbury, ON P3C 3N5
centrelinearchitecture.ca

CLIENT

M. CHAMPAGNE SIDING LTD.

PROJECT

RENOVATION AND ADDITION

100 Douglas St. W., Sudbury, ON

STATUS

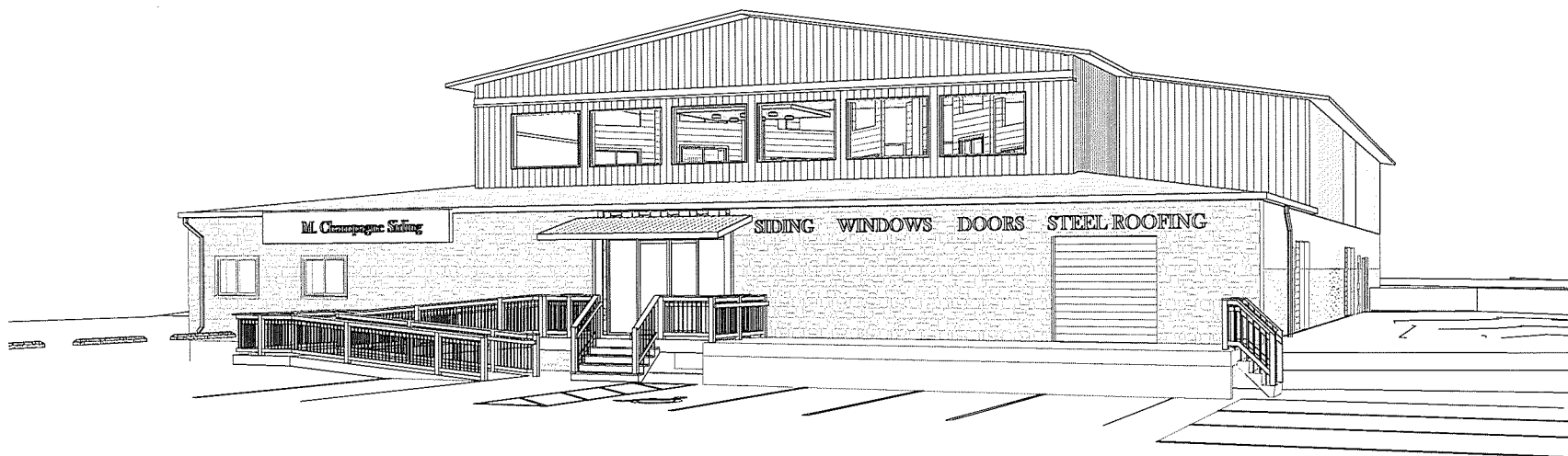
SPCA SUBMISSION 2

ISSUED DATE

January 24, 2025

PROJECT NUMBER

Project No. 2023-038



PROJECT TEAM

ARCHITECTURAL

CENTRELINE ARCHITECTURE
158 ELGIN STREET, SUITE 201
SUDBURY, ON P3C 3N5
705.625.0787
CENTRELINEARCHITECTURE.CA

CIVIL ENGINEERING

TULLOCH ENGINEERING
131 WINDING WEG
LEWIS, ON P0T 1L7
705.522.0000
TULLOCH.CA

STRUCTURAL ENGINEERING

SUPPA ENGINEERING
48 LAMAR ST.
NORTH BAY, ON P1B 8G5
705.625.2121
SUPPAENGINEERING.CA

TACOMA ENGINEERS
125 SPENCER AVENUE WEST,
DUNLOP, ONTARIO N1H 1C1
519-420-2000
WWW.TACOMAENGINEERS.COM

MECHANICAL ENGINEERING

SUPPA ENGINEERING
48 LAMAR ST.
NORTH BAY, ON P1B 8G5
705.625.2121
SUPPAENGINEERING.CA

ELECTRICAL ENGINEERING

SUPPA ENGINEERING
48 LAMAR ST.
NORTH BAY, ON P1B 8G5
705.625.2121
SUPPAENGINEERING.CA

DRAWING LIST

ARCHITECTURAL

AKM EONE/EXE/ECT
ASB LIFE SAFETY SITE PLAN & ELEVATIONS
A10N SITE PLAN
A01N ELEVATIONS

CIVIL

C1 GENERAL NOTES AND DETAILS
C2 OPEN, GROUND AND DETAILS
C3 EXISTING CONDITIONS, MATERIALS AND CHOSEN ELEMENT CONTROL PLAN
C4 SITE GRADING PLAN
C5 SITE ENGINEERING PLAN
C6 WEAR SURFING TURNING PLAN

PL-MV-2025-00026
Sketch 3



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

Record #: PL-MV-2025-00027

APPLICATION SUMMARY

File Date: 03/17/2025

Application Type: Minor Variance

Address(es): 11 Hill Street, Wahnapiatae P0M 3C0

Applicant(s): SHERRY DEXTER

Owner(s): 1000933828 ONTARIO LTD.

PLANNING APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

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

August 1, 2024

Are you the registered owner or an authorized agent?

Authorized Agent

What is the number of dwelling units on the property?

2

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
TOWN CENTRE

Current Official Plan designation (additional)

Current Zoning By-law designation
C1

Provide a detailed description of what is being proposed
LEGALIZE EXISTING FRONT DECK WITH A VARIANCE FOR FRONT YARD SETBACK

Provide a detailed reason why the proposal cannot comply with the Zoning By-law
EXISTING DUPLEX DOES NOT MEET REQUIRED FRONT YARD SETBACK AND AS A RESULT FRONT DECK IS NOT ABLE TO MEET REQUIRED FRONT YARD SETBACK

Is there an eave encroachment?
Yes

Size of eaves
0.622

Lot Frontage of the property
20.117

Lot Depth of the property
50.292

Lot Area of the property
1011.714

Total width of the public road giving access to the property
16.8

List all buildings and structures on the property and their respective date of construction
DUPLEX 1958
SHED UNKNOWN

Existing use(s) of the subject property and length of time it/they have continued, ex. Residential, Commercial, Institutional, Park, etc.
RESIDENTIAL - 9 YEARS

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

Existing uses of neighbouring properties
RESIDENTIAL

Has the property ever been subject of a previous application for minor variance/permission?
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)
A0001/2025
APPLICATION APPROVED

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

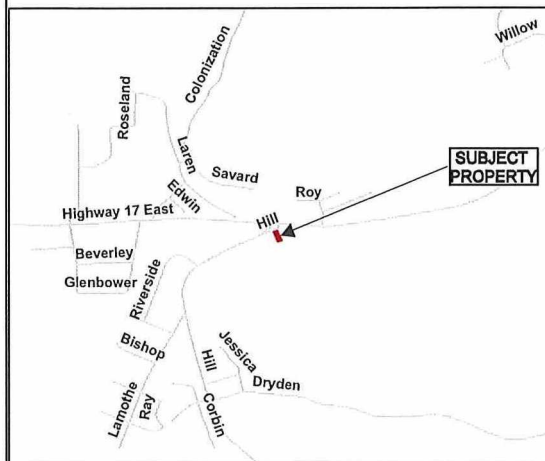
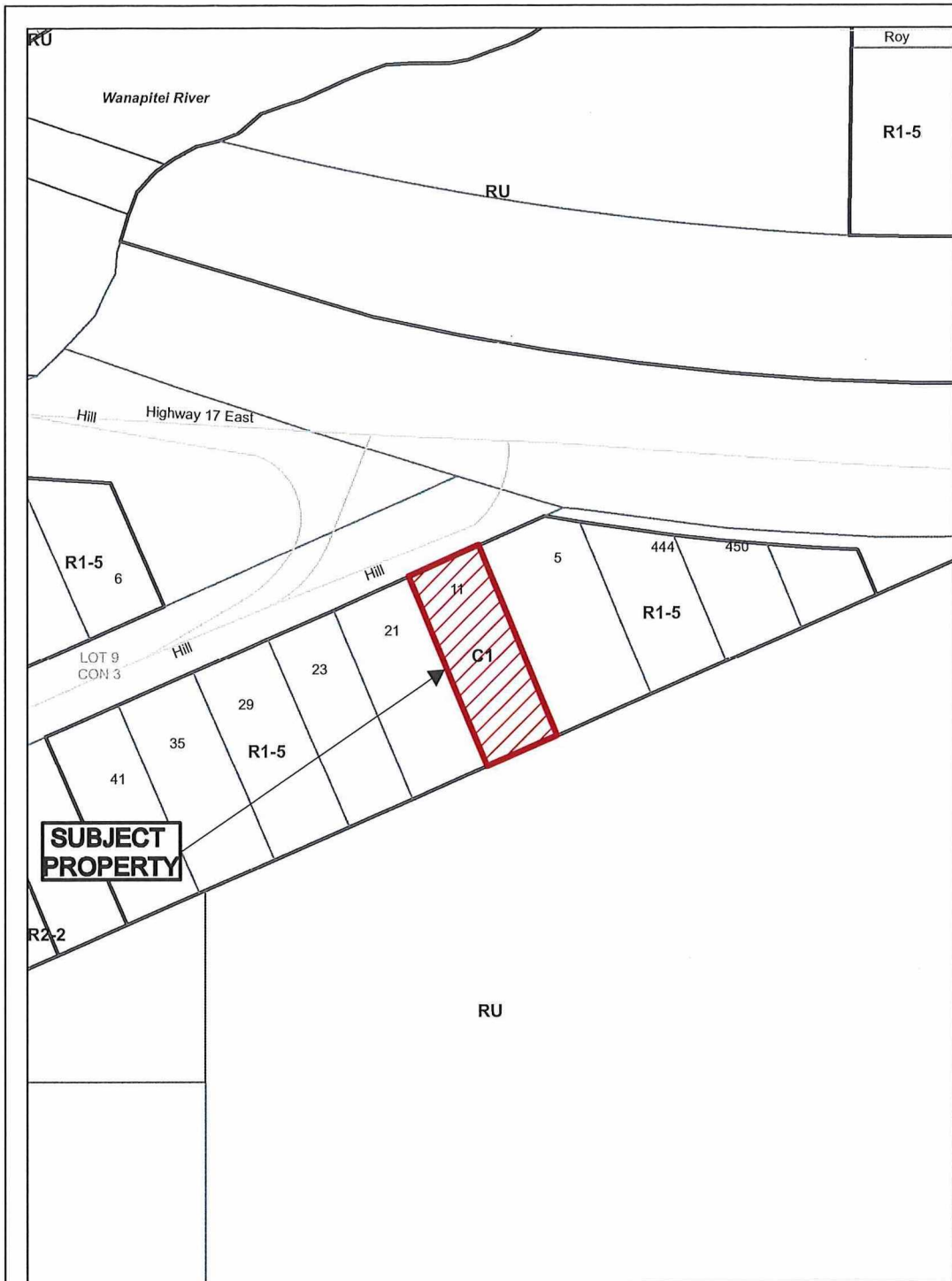
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
DETACHED GARAGE	No	143.07	286.141	2	10.668	13.411	8.56	29.261	7.62	7.01	2.438
DUPLEX	Yes										
DECK	Yes										

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)
DUPLEX	No	90.219	169.342	2	6.49	14.681	6.985	3.042	32.142	1.68	11.36
SHED	Yes	11.76	11.76	1	2.4	4.9	2.4	19.9	25.492	1.2	16.5
DECK	No	6.688	6.688	1	2.438	2.746	0.94	0.695	46.548	3.439	13.935

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
FRONT YARD SETBACK	6m	0.695m	5.305m
EAVES	Permitted to encroach 1.2m into required front yard, not closer than 0.6m to lot line	0.622 into 3.042m front yard setback	3.58m



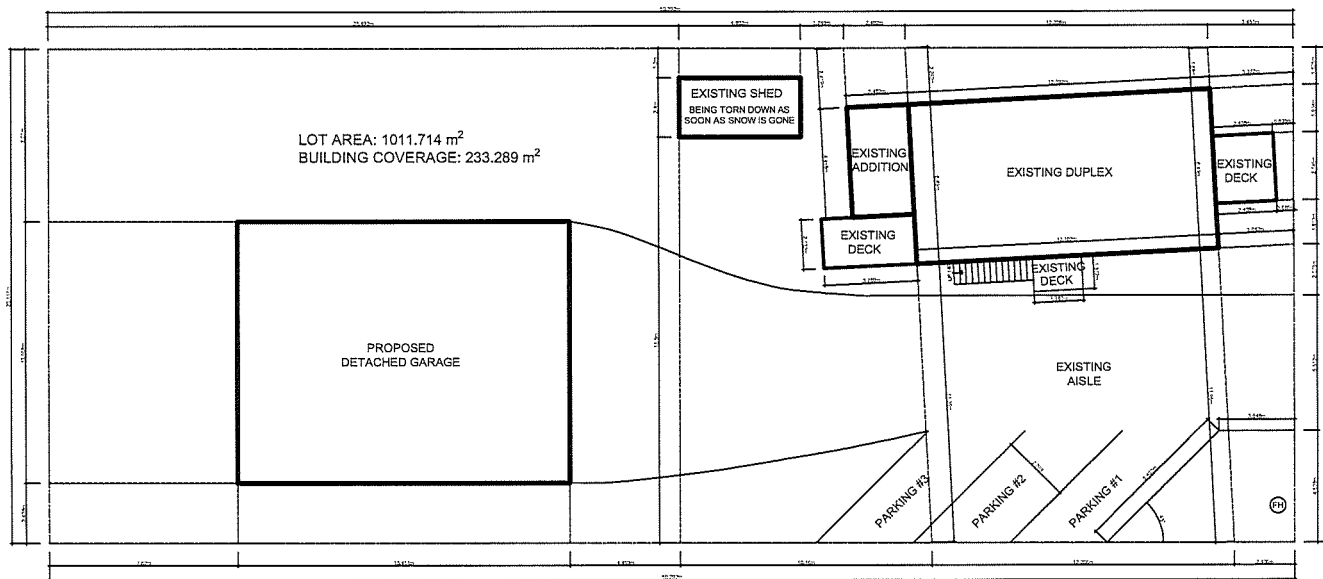
**Application for Minor
Variance or Permission**



Subject Property being PIN 73481-0485,
Parcel 6053 SEC SES,
Lot 5, Block A, Plan M-9,
Part Lot 9, Concession 3,
Township of Dryden,
11 Hill Street, Wahnapiatae,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2025-00027
Date: 2025 03 20



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under Division C - 3.2.2.1. of the 2006 Ontario Building Code (or 2.17.5.1 of the 1997 Ontario Building Code)

SHEARY DEXTER
NAME
SIGNATURE
37092
BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C - 3.2.4.1. of the 2006 Ontario Building Code (or 2.17.4.1. of the 1997 Ontario Building Code)

REGISTERED DESIGNER
103547
BCIN

- GENERAL NOTES:
1. THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS, DETAILS AND SPECIFICATIONS ON SITE AND REPORT ALL DISCREPANCIES IN WRITING TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
 2. DRAWINGS ARE NOT TO BE SCALED.
 3. THE CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH THE WORK MUST SUBMIT ALL NECESSARY SAMPLES AND SHOP DRAWINGS TO THE DESIGNER FOR APPROVAL.
 4. ALL CONCEPTS, DESIGNS, DETAILS, DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND AS SUCH, THEY ARE NOT INTENDED FOR USE ON OTHER PROJECTS OR EXTENSIONS OF THE SPECIFIED PROJECT WHATSOEVER.
 5. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMIT DOCUMENTS.

OCCUPANCY
GROUP C RESIDENTIAL
AREA : 1,822.8 SQ.FT.
NUMBER OF STOREYS : 2
HEIGHT OF BUILDING : 2 STOREY
CONSTRUCTION TYPE : COMBUSTIBLE

PROJECT:
1000933828 Ontario Ltd.
11 Hill Street
Wahnapitae, Ontario
POM 3C0

1	07FEB25	FOR PERMIT
SUBMISSION	DATE	DESCRIPTION
DRAWN BY:	SHEARY DEXTER	
CADD FILE NAME:	CLOUTIER	
SCALE:	1/16" = 1'-0"	

SHEET TITLE:
SITE
PLAN

SHEET NUMBER:
S-1

PL-MV-2005-0002.7
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-2025-00028

APPLICATION SUMMARY

File Date: 03/18/2025

Application Type: Minor Variance

Address(es): 2059 Main Street, Val Caron P3N 1B4

Applicant(s): TREVER DAVIS

Owner(s): TREVER DAVIS

PLANNING APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

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

June 2020

Are you the registered owner or an authorized agent?

Registered Owner

What is the number of dwelling units on the property?

1

What is the number of proposed new 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 1

Current Official Plan designation (additional)

Current Zoning By-law designation

R1-5

Provide a detailed description of what is being proposed

I'm planning to build a detached garage (32W'x44L'x21H') This garage is being planned to have 4.2672M ceilings causing my height from grade to be about 20-21FT.

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

By law is 5M peak to grade.

Im planning to have 6.4m to grade, This requires going through the variance system.

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

36.57

Lot Depth of the property

38.15

Lot Area of the property

1395.14

Total width of the public road giving access to the property

20.1

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

Unknown, however I do have a drawing from 1996. Weather its blueprint from home being built or not i'm unaware.

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

My current house I live in for past 5 years.

Residential

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

Garage to be built for storage/workshop.

Proposed use of the property is Residential

Existing uses of neighbouring properties

Residential and occupied.

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

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

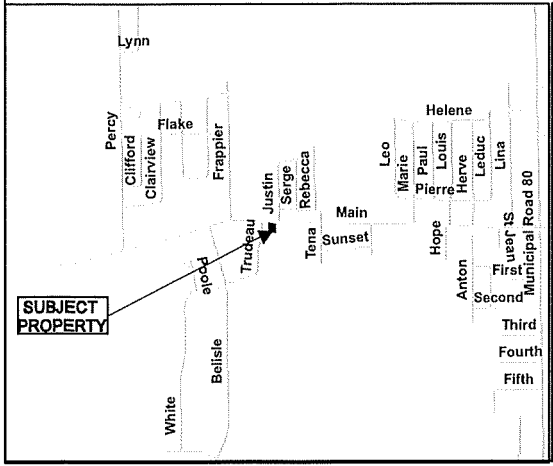
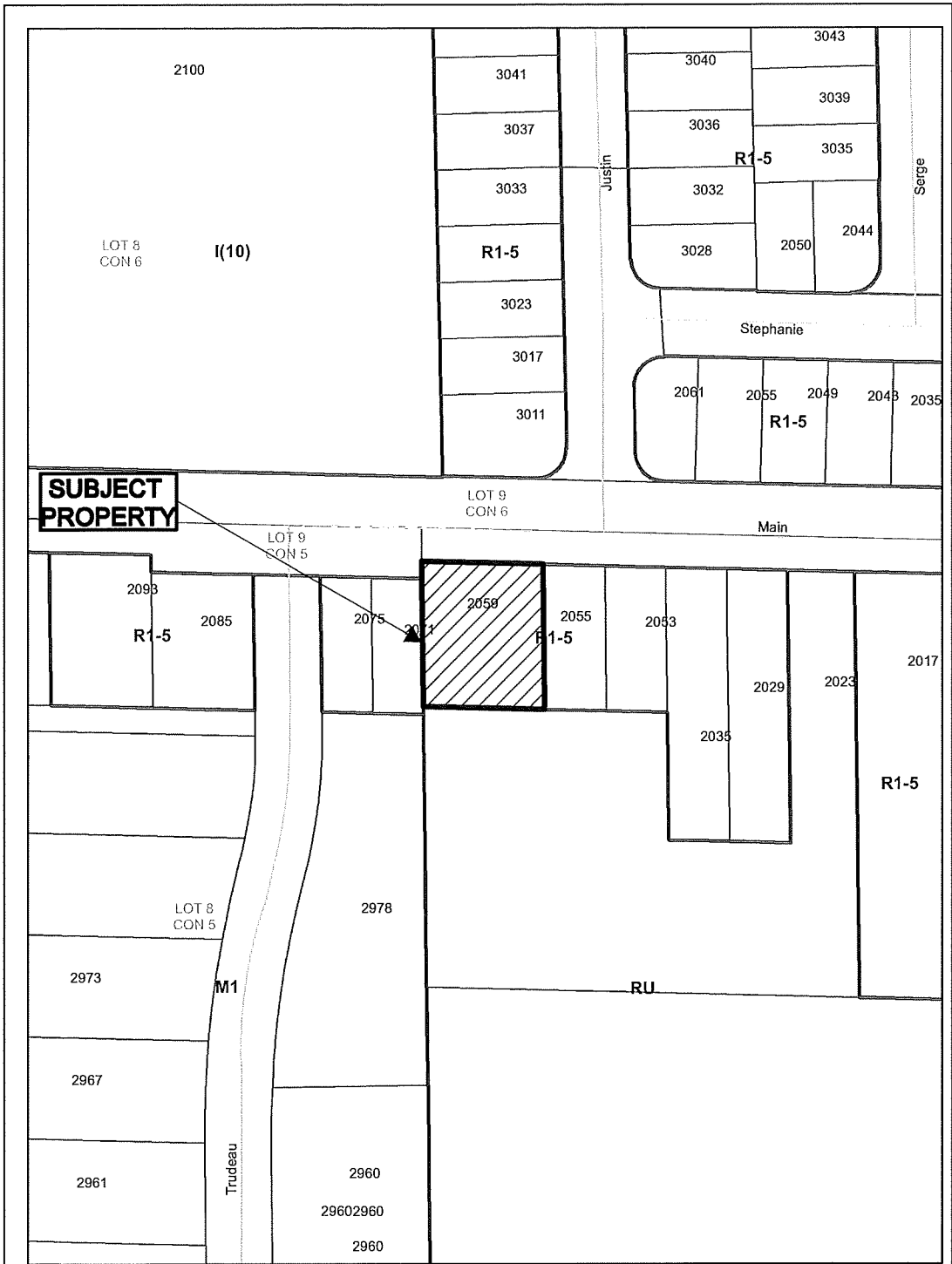
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Detached garage replacing existing shed	No	130.74	130.74	1	9.75	13.41	6.4	21	3	3	23

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)
Shed (Tarp) To be removed once garage is built.	Yes	18	18	1	6	3	4.87	21	15	7.62	21
House	No	83.61	83.61	1	10	7.6	7	6	23.83	15.74	9
Shed to be demolished	Yes	9	9	1	3.04	3.04	4.87	19.8	7.62	9.14	24.39

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Build my roof above bylaw. New height to be About 21' (6.40Meters)	grade to heighest point of roof is to be 16ft 5" (5Meters)	6.40	1.40



Application for Minor Variance or Permission

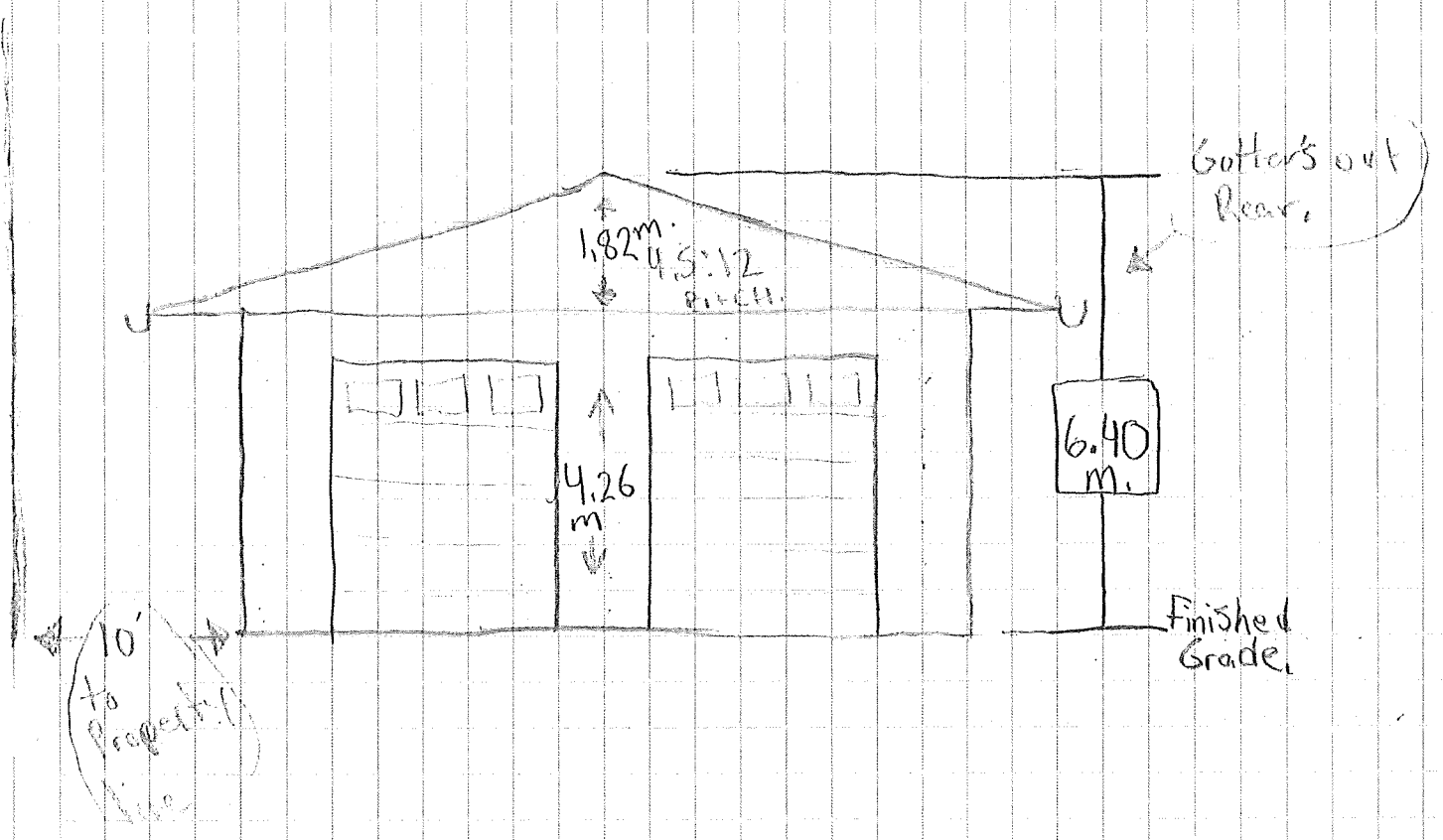


Subject Property being PIN 73501-0113,
 Parcel 47324 SEC SES SRO,
 Part Lot 8, Concession 5,
 Plan SR-335,
 Township of Blezard,
 2059 Main Street, Val Caron,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

PL-MV-2025-00028
 Date: 2025 03 21

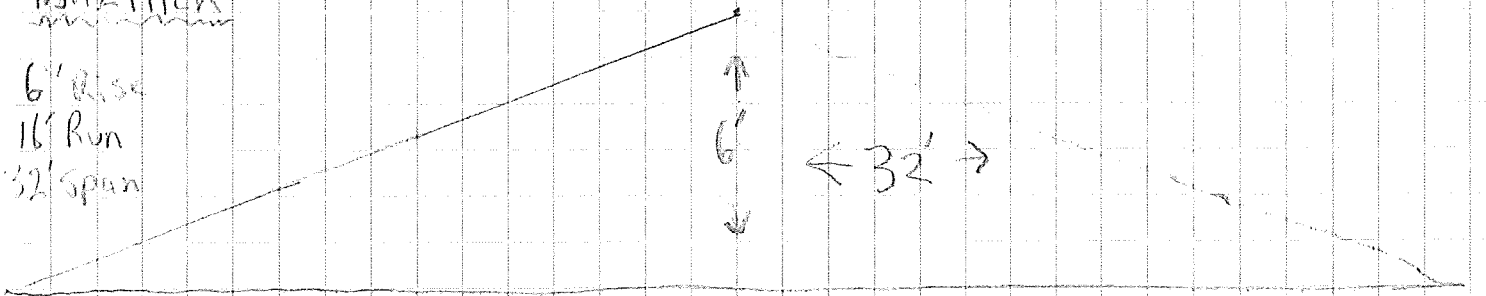
Grade to peak 20'



$$\text{Pitch} = \frac{\text{Rise}}{\text{Run}} = \frac{6}{16} = 4.5$$

4.5:12 Pitch

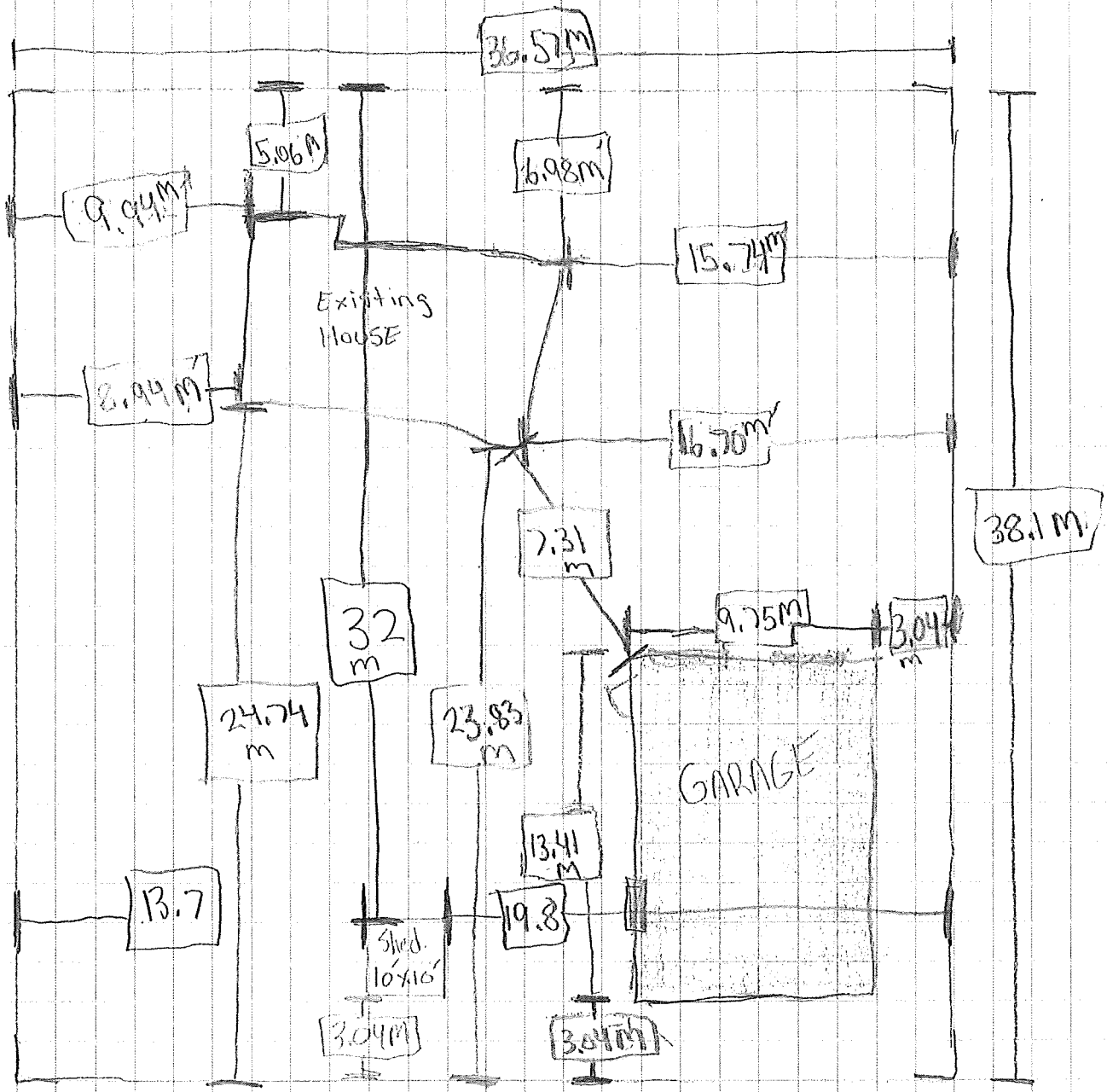
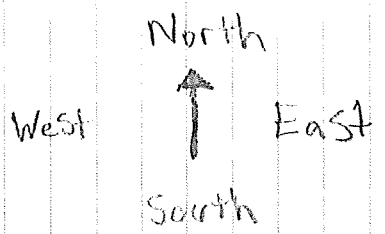
6' Rise
16' Run
32' Span



PL-MV-2025-00028
Sketch 2

2059 Main Street

1cm = 5'



- Area of lot 15 002 SQFT / 1392.44 m²
- House is 900 SQFT / 83.61 m² shed 100 SQFT / 9.29 m²
- 6.66% Lot Coverage as is / 16.05% with new GARAGE

PL-MV-2025-00028
Sketch 3



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

Record #: PL-MV-2025-00035

APPLICATION SUMMARY

File Date: 03/24/2025

Application Type: Minor Variance

Address(es): 2000 Highway 144, Chelmsford P0M 1L0

Applicant(s): ROBERT ROYLES

Owner(s): ROBERT ROYLES AND BONNY ROYLES

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?

2016

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 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
Rural Residential

Current Official Plan designation (additional)

Current Zoning By-law designation
RU

Provide a detailed description of what is being proposed

The creation of a new deck off the rear of the existing dwelling. The deck will encroach 1.8m into the side yard setback, rather than the allowable 1.2m

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

The existing shape of the lot in relation to the existing dwelling is less than desirable and limits the buildable area to the right of the dwelling. Our deck needs to be a minimum of 1.5m from our septic field bed which is almost dead center to the property and limits our buildable area to the left of the dwelling. Our client is in a wheelchair and will be using this deck for secondary exiting purposes as well as recreation so it needs to be large enough to accommodate a turning radius while also providing useable space.

Is there an eave encroachment?
No

Size of eaves

Lot Frontage of the property
22.86

Lot Depth of the property
60.96

Lot Area of the property
1391.46

Total width of the public road giving access to the property
30.5

List all buildings and structures on the property and their respective date of construction
House was built in the 1970's, shed was put up around 2010

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

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

Existing uses of neighbouring properties
Rural SFD

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

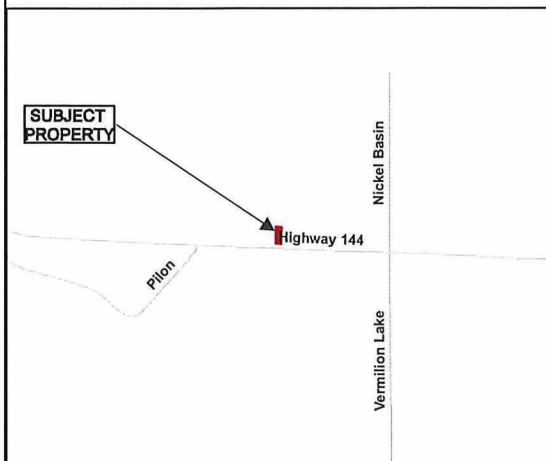
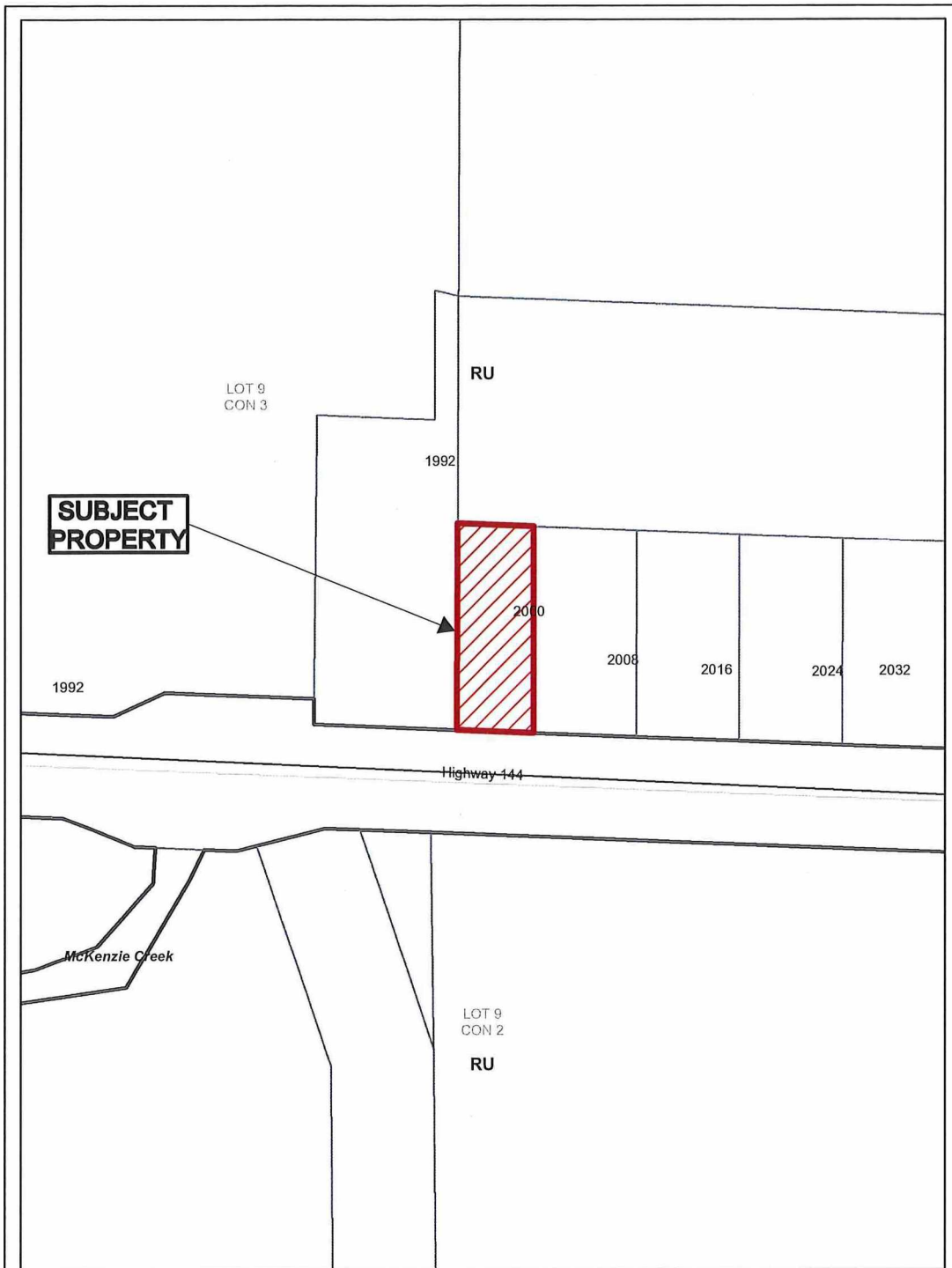
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Uncovered rear deck	No	23.35	23.35	0	6.38	3.66	1.8	40.23	17	1.22	15.27

EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Single-family dwelling	No	116.45	169.74	1	8.23	15.59	5.81	24.48	20.66	0.15	13.76
Shed	No	13.45	13.45	1	3.15	4.27	3	27.07	29.38	14.27	5.16
Uncovered front entry deck	No	5.58	5.58	0	3.05	1.83	0.74	22.66	36.32	4.1	15.71

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Interior yard setback requirements for accessory structures	Can encroach 1.2m into the required setback but no closer than 1.2m to the property line	1.8m into interior side yard setback	.06m



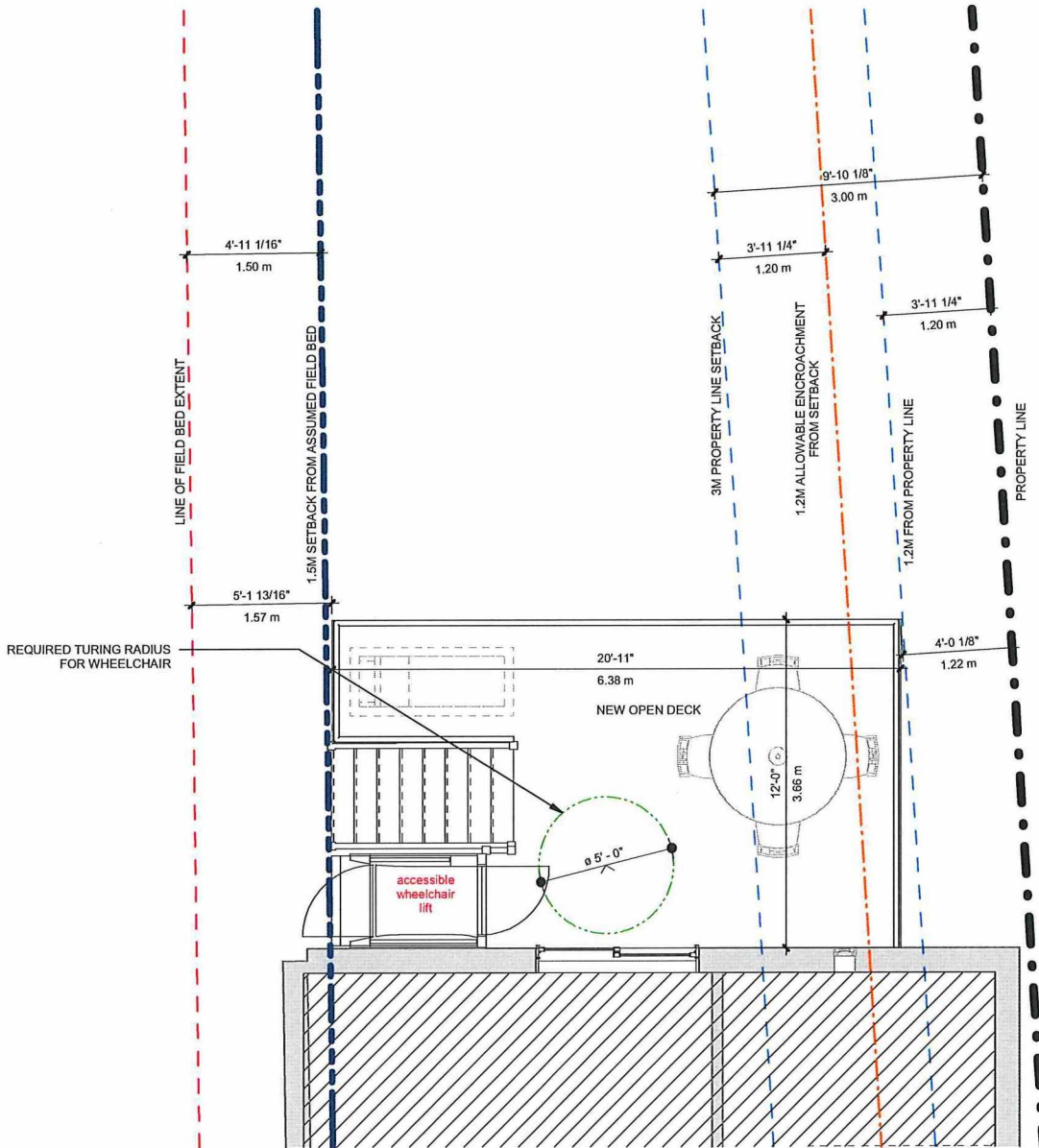
Application for Minor Variance or Permission



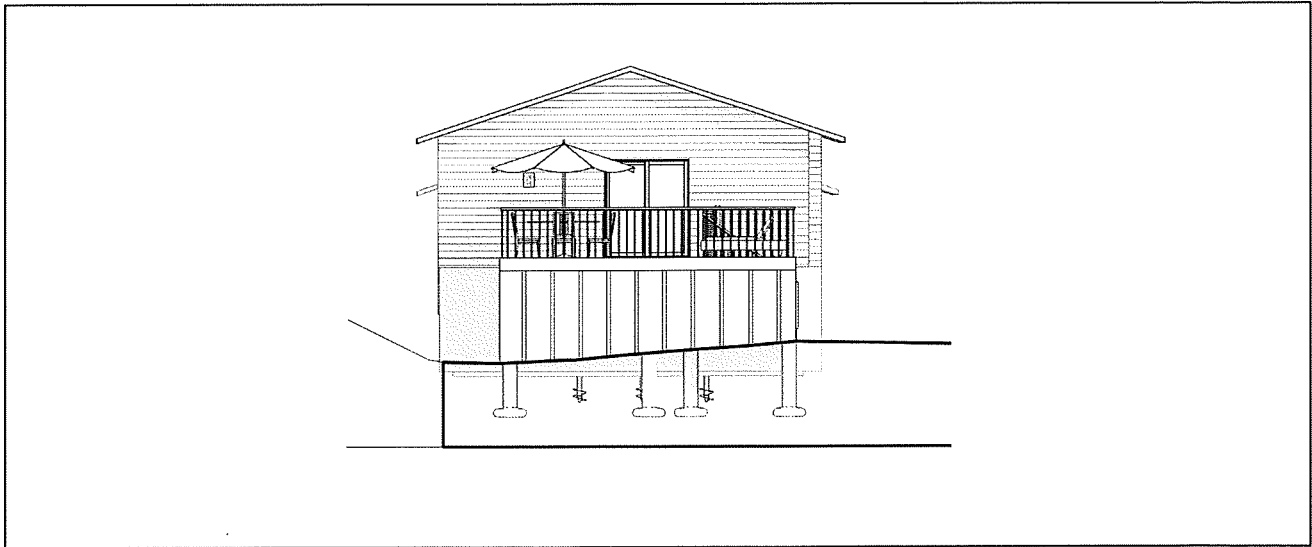
Subject Property being PIN 73350-0077,
 Parcel 15559 SEC SWS,
 Part Lot 9, Concession 3,
 Township of Balfour,
 2000 Highway 144, Chelmsford,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

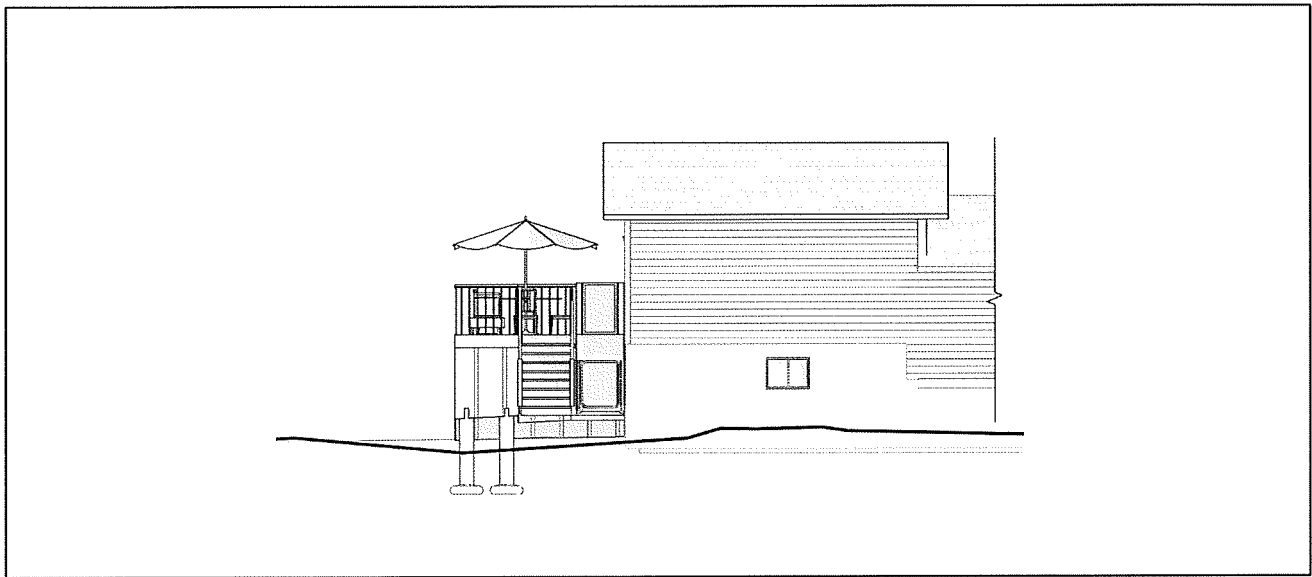
PL-MV-2025-00035
 Date: 2025 03 28



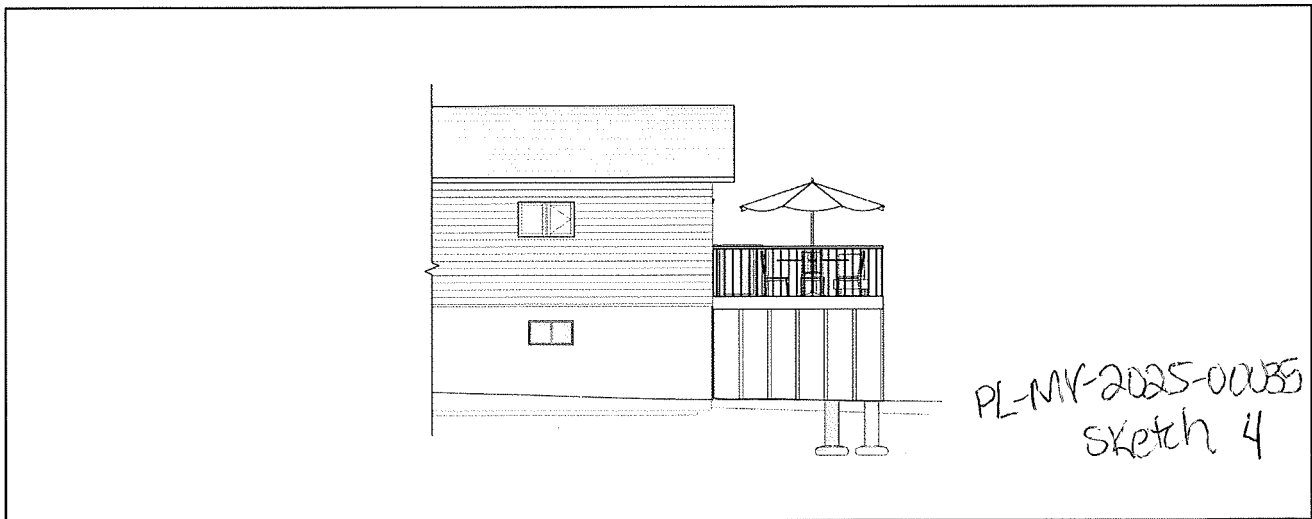
PL-MV-2025-00035
 sketch 3



REAR ELEVATION
1/8" = 1'-0"



LEFT ELEVATION
1/8" = 1'-0"



RIGHT ELEVATION
1/8" = 1'-0"



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-2025-00036

APPLICATION SUMMARY

File Date: 03/25/2025

Application Type: Minor Variance

Address(es): 284 Cedar Street, Sudbury P3B 1M7

Applicant(s): BIRKDALE CAPITAL CORP.

Owner(s): BIRKDALE CAPITAL CORP

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?
2021

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

What is the number of dwelling units on the property?
14

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

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
Downtown

Current Official Plan designation (additional)

Current Zoning By-law designation
C4(1)

Provide a detailed description of what is being proposed
AS PER TABLE 5.5 OF SECTION 5.5.1. THE SITE REQUIRES 29 PARKING SPACES.

Provide a detailed reason why the proposal cannot comply with the Zoning By-law
THE BUILDING'S EXISTING PARKING IS LEGAL NON-CONFORMING. THE ADDITION OF TWO PROPOSED SINGLE UNITS WITHIN AN EXISTING 14 UNIT COMPLEX, INCREASES THE PARKING REQUIREMENT BY THREE ADDITIONAL SPACES. WE ARE ASKING TO NOT ADD ADDITIONAL PARKING

Is there an eave encroachment?
No

Size of eaves

Lot Frontage of the property
27.13

Lot Depth of the property
36.58

Lot Area of the property
992.4

Total width of the public road giving access to the property
20.0

List all buildings and structures on the property and their respective date of construction
1937

Existing use(s) of the subject property and length of time it/they have continued, ex. Residential, Commercial, Institutional, Park, etc.
Multi-residential/ single office for the past 88 years

Is the use remaining the same? If no, please provide the proposed new use
Same as above, multi-residential/ single office

Existing uses of neighbouring properties
Multi-residential/ commercial

Has the property ever been subject of a previous application for minor variance/permission?
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)
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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 multi-residential dwelling unit	No	464	1856	3.5	20.42	26.54	10.75	3.95	6.09	2.74	3.97

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Table 5.5. of Section 5.5.1 of the by-law parking requirements	Site requires 29 parking spaces	9 (currently allowed as part of legal non-confirming status)	20 spaces
Accessible Parking Spaces	1	0	1

MUNICIPAL ADDRESS: 284 Cedar
 ZONE: C4(1)

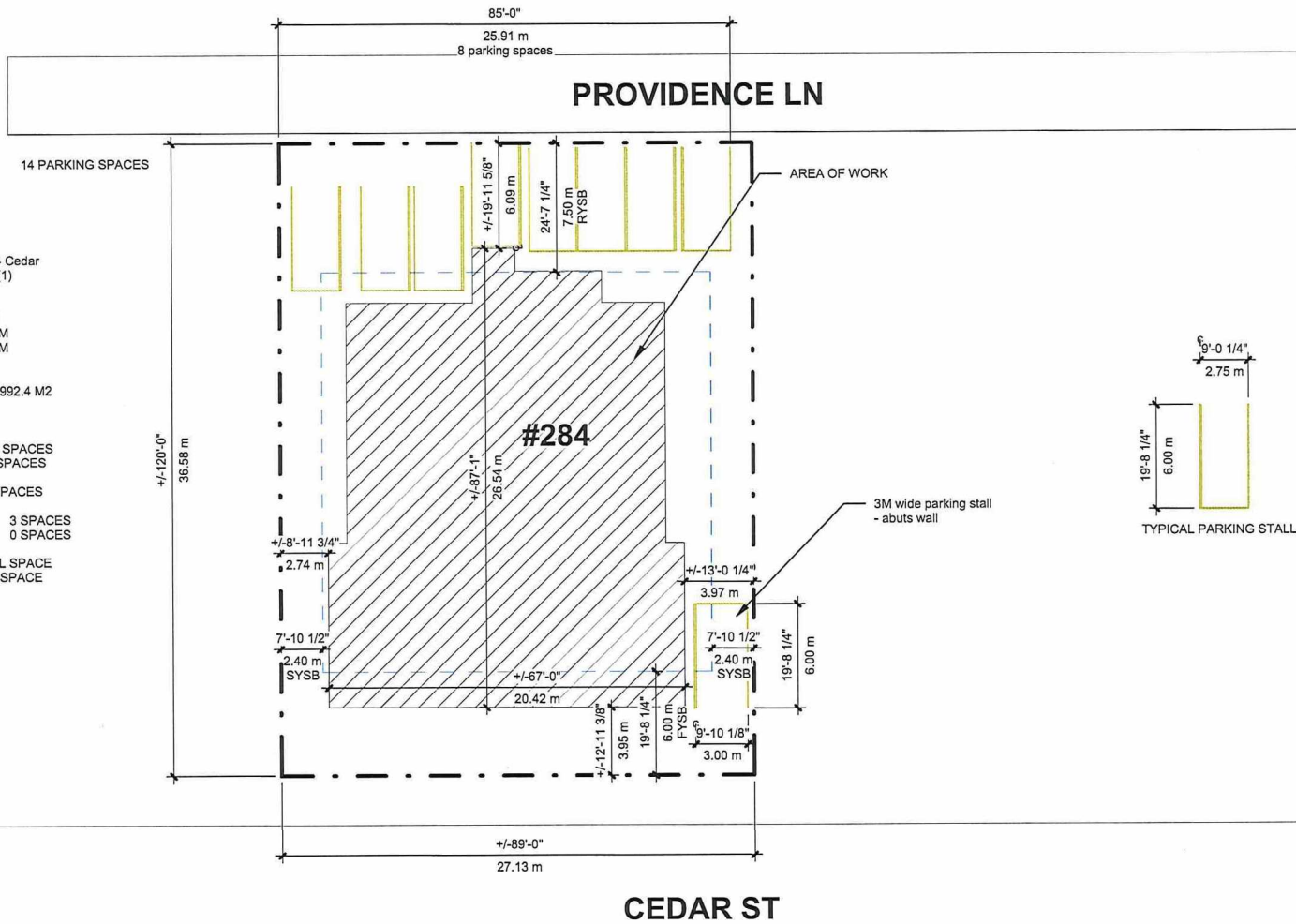
SETBACKS REQUIRED:
 FRONT: 6M
 REAR: 7.5M
 INTERIOR SIDE: 2.4M

LOT AREA: +/- 992.4 M2

PARKING REQUIREMENTS:
 EXISTING RESIDENTIAL (1.5)
 14 UNITS : 21 SPACES
 OFFICE (1/30M2): (174M2) : 6 SPACES
 NEW RESIDENTIAL (1.5)
 2 UNITS : 3 SPACES

TOTAL NEW SPACES REQUIRED: 3 SPACES
 TOTAL NEW SPACES PROVIDED: 0 SPACES

10% REDUCTION FOR COMMERCIAL SPACE
 - 1 SPACE



PL-MV-2025-00036
 sketch 2