

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

April 29, 2026

PUBLIC HEARINGS

PL-MV-2026-00036 SUDBURY CATHOLIC DISTRICT SCHOOL BOARD

Ward: 9

PIN(s) 734780033; 734780143, Parcels 53066 & 50641 SEC SES SRO, Lot 1, Plan M-589, Parts 1-3, Plan 53R-15638, Parts 1-2, Plan 53R-12702, Part Lot 4, Concession 5, Township of Broder, 2993 Algonquin Road, Sudbury, 2997 Algonquin Road, Sudbury, [By-law 2010-100Z, I]

For relief from Part 10, Section 10.3, Table 10.3, special provision 5 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of two portables providing a building separation of 0.5m, where 3.0m is required.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0084/1995 (MAY 6/96) AND MINOR VARIANCE APPLICATION A0111/2010 (AUG 16/10)

PL-MV-2026-00038 C. ENFIELD INC

Ward: 3

PIN(s) 733510035, 733510048, Parcels 968 and 1266 SEC SWS, Lot 50-51, Plan M-18, Part Lot 2, Concession 4, Township of Balfour, 45 Main Street, Chelmsford, [By-law 2010-100Z, C6(1)]

For relief from Part 4, Section 4.15, subsection 4.15.4 a) i) and b) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit the existing building providing no planting strip along the north and east lot lines, where a 3.0m wide planting strip is required adjacent to the full length of the lot line that abuts a residential lot or Residential Zone and where a planting strip containing an opaque fence having a height of 1.5m or more may be reduced to 1.8m in width.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION A0113/1994 (JUL 4/94) and PL-MV-2025-00083

PL-MV-2026-00039**MARTIN LEES
CHRISTY BRIGGS-PETERS**

Ward: 10

PIN(s) 735840692, West Part of Lot 30, Plan 4-SB, as in S108126, Part Lot 5, Concession 3, Township of McKim, 398 Nelson Street, Sudbury, [By-law 2010-100Z, R2-3]

For relief from Part 4, Section 4.2, subsection 4.2.5, Table 4.1 and Part 6, Section 6.3, Table 6.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit an existing addition on the existing dwelling providing a north interior side yard setback of 1.7m with eaves encroaching an addition 0.46m, where 1.8m is required and where eaves may encroach 0.6m into the interior side yard but not closer than 0.6 m to the lot line.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION
A0050/2009 (MAY 25/09)

PL-MV-2026-00041**ROBERT DMYTRUK
ANGELE DMYTRUK**

Ward: 8

PIN(s) 735710455, Parcel 27646 SEC SES SRO, Lot 116, Plan M-511, subject to LT144964, Part Lot 12, Concession 5, Township of Neelon, 665 Westmount Avenue, Sudbury, [By-law 2010-100Z, R1-5]

For relief from Part 4, Section 4.2, subsection 4.2.5, Table 4.1 and Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of an addition on the existing single detached dwelling and permit an existing shed, accessory structure identified as a canopy in the plan submitted with the application and a 1.55m high fence providing, firstly, a corner side yard setback of 1.9m for the addition with eaves encroaching an additional 0.6m into the proposed 1.9m setback, where 4.5m is required and where eaves may encroach 1.2 m into the corner side yard but not closer than 0.6 m to the lot line, secondly, a corner side yard setback of 3.5m for the existing accessory structure identified as a canopy in the plan submitted with the application, where no encroachment is permitted for accessory structures greater than 2.5m in height and where a 4.5m setback if required, thirdly, a corner side yard setback of 3.5m for the existing shed, where no encroachment is permitted for accessory buildings greater than 2.5m in height and where a 4.5m setback is required, and fourthly, a corner side yard setback of 2.8m for the existing 1.55m high fence, where no encroachment is permitted for fences over 1.0m in height and where a 4.5m setback is required.

This application was deferred from the meeting of September 03, 2025 in order to afford the owner the opportunity to address those comments received from agencies and departments.

**PL-MV-2025-00072 SAHIL BHARDWAJ
NEELIMA BHARDWAJ**

Ward: 11

REVISED

PIN(s) 735780119, Parcel 5878 SEC SES, Part Lot 12, Concession 3, Parts 11-13, Plan 53R-13566, together with easement over Parts 2, 3, 5, 6, 8 & 10, Plan 53R-13566, Township of Neelon, 1827 Torbay Road, Sudbury, [By-law 2010-100Z, R1-5]

For relief from Part 4, Section 4.41, subsections 4.41.2 and 4.41.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of an addition on the existing single detached dwelling and to permit a shed providing high water mark setbacks of 17.9m for the addition and 13.7m for Garden Shed A as identified on the Site Plan, where accessory buildings or structures shall be no closer than 30.0m to the high water mark and where the only permitted structures within 20.0m of the high water mark are the permitted accessory structures set out in 4.41.2 of the Zoning By-law, boat launches, marine railways, waterlines and heat pump loops.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0490/1990
(DEC 3/90) AND B0242/1991 (JUL 15/91)

A reminder... the next scheduled meeting is Wednesday, May 13, 2026.



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

Record #: PL-MV-2026-00036

APPLICATION SUMMARY

File Date: 03/26/2026

Application Type: Minor Variance

Address(es): 2993 Algonquin Road, Sudbury P3E 0E9, 2997 Algonquin Road, Sudbury P3E 4X5

Applicant(s): BELANGER SALACH ARCHITECTURE

Owner(s): SUDBURY CATHOLIC DISTRICT SCHOOL BOARD

PLANNING APPLICATION

Are there multiple properties associated with the application?

Yes

Please describe the additional properties associated with this application

2997 Algonquin Road, Sudbury

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

1995

Are you the registered owner or an authorized agent?

Authorized Agent

What is the number of dwelling units on the property?

0

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

0

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

2

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

Institutional

Current Official Plan designation (additional)

Current Zoning By-law designation

I

Provide a detailed description of what is being proposed

Locating 2 Portables within 0.5m of each other.

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

Impedes existing path of travel to schools track and field, and would require increased civil works.

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

37.5

Lot Depth of the property

493.8

Lot Area of the property

137211

Total width of the public road giving access to the property

30.48

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

St. Benedict School - 1997

Holy Cross Elementary - 2010

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

Institutional

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

Institutional

Existing uses of neighbouring properties

Residential

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

Yes

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

No

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

Have you consulted with Conservation Sudbury regarding this relief?

WATER SUPPLY AND SEWAGE DISPOSAL

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

PROPERTY ACCESS

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

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

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

CONCURRENT APPLICATIONS

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

No

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

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

No

Indicate application number(s) and application status

PROPOSED BUILDING/STRUCTURE

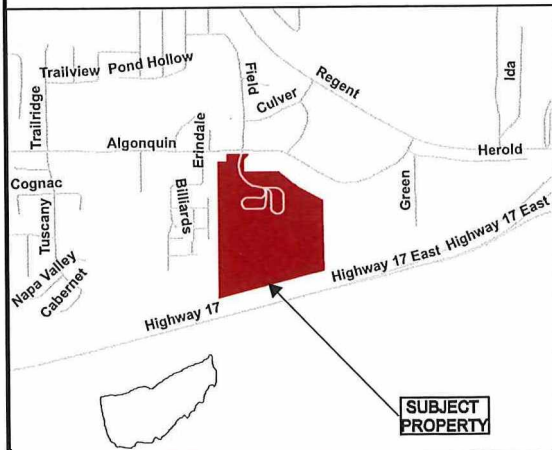
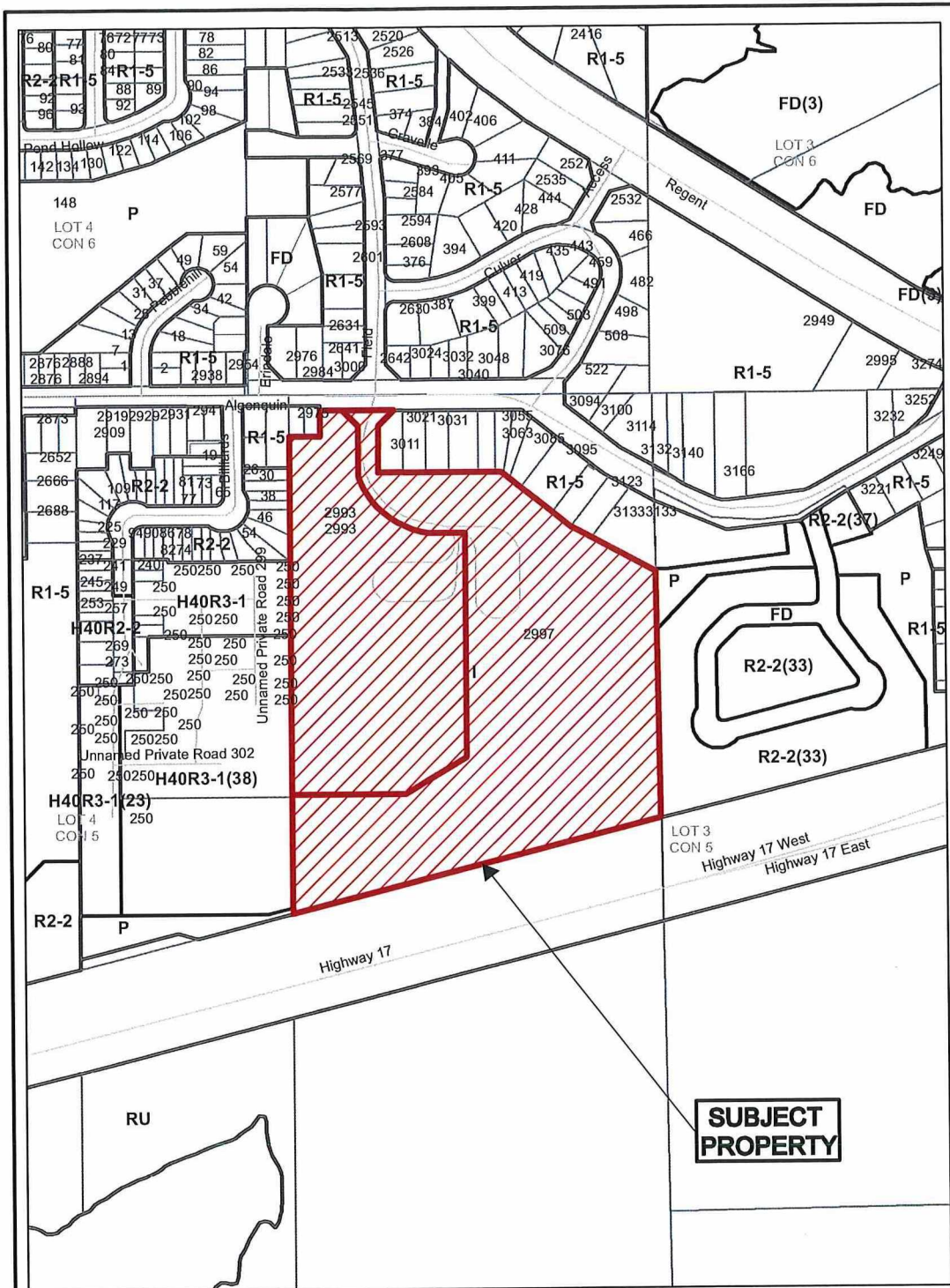
| Building Description | Same As Existing | Proposed Ground Floor Area (m ²) | Proposed Gross Floor Area (m ²) | Proposed Number of Storeys | Proposed Width (m) | Proposed Length (m) | Proposed Height (m) | Proposed Front Yard Setback (m) | Proposed Rear Yard Setback (m) | Proposed Side Yard Setback (m) | Proposed Side Yard Setback Other (m) |
|----------------------|------------------|--|---|----------------------------|--------------------|---------------------|---------------------|---------------------------------|--------------------------------|--------------------------------|--------------------------------------|
| Portable A | Yes | 75 | 75 | 1 | 7.38 | 9.94 | 3.7 | 188 | 298.11 | 17.17 | 335 |
| Portable B | Yes | 75 | 75 | 1 | 7.38 | 9.94 | 3.7 | 188 | 298.11 | 17.17 | 324 |

EXISTING BUILDING/STRUCTURE

| Building Description | To Be Demolished | Existing Ground Floor Area (m ²) | Existing Gross Floor Area (m ²) | 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) |
|--------------------------|------------------|--|---|----------------------------|--------------------|---------------------|---------------------|---------------------------------|--------------------------------|--------------------------------|--------------------------------------|
| St Benedict School | No | 6408 | 10000 | 3 | 77.5 | 125 | 16 | 31.8 | 311 | 7.41 | 213 |
| Holy Cross Elementary | No | 2371 | 3754 | 2 | 26 | 91 | 10 | 124.7 | 148.92 | 184.86 | 71.13 |
| Western Small Shed | No | 12.6 | 12.6 | 1 | 3.28 | 3.84 | 2 | 177.51 | 287.46 | 12.86 | 345.0 |
| Western Large Shed | No | 19.3 | 19.3 | 1 | 3.16 | 6.11 | 2 | 177.51 | 285.0 | 17.17 | 341.76 |
| Shed - near soccer field | No | 28.8 | 28.8 | 1 | 4.8 | 6 | 2 | 154.08 | 224.41 | 159.38 | 197.8 |

ZONING BY-LAW RELIEF

| Variance To | By-law Requirement | Proposed (m) | Difference (m) |
|--|-----------------------------------|----------------------------|----------------|
| City of Greater Sudbury Zoning By-law 2010-100Z - Part 10, Table 10.3, Special Provision Sentence 5. | Building separation – 3.0 meters. | Building Separation - 0.5m | 2.5m |



Application for Minor Variance or Permission



Subject Property being PINs 73478-0033 & 73478-0143, Parcels 53066 & 50641 SEC SES SRO, Lot 1, Plan M-589, Parts 1-3, Plan 53R-15638, Parts 1-2, Plan 53R-12702, Part Lot 4, Concession 5, Township of Broder, 2993 Algonquin Road, Sudbury, City of Greater Sudbury

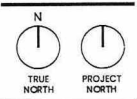
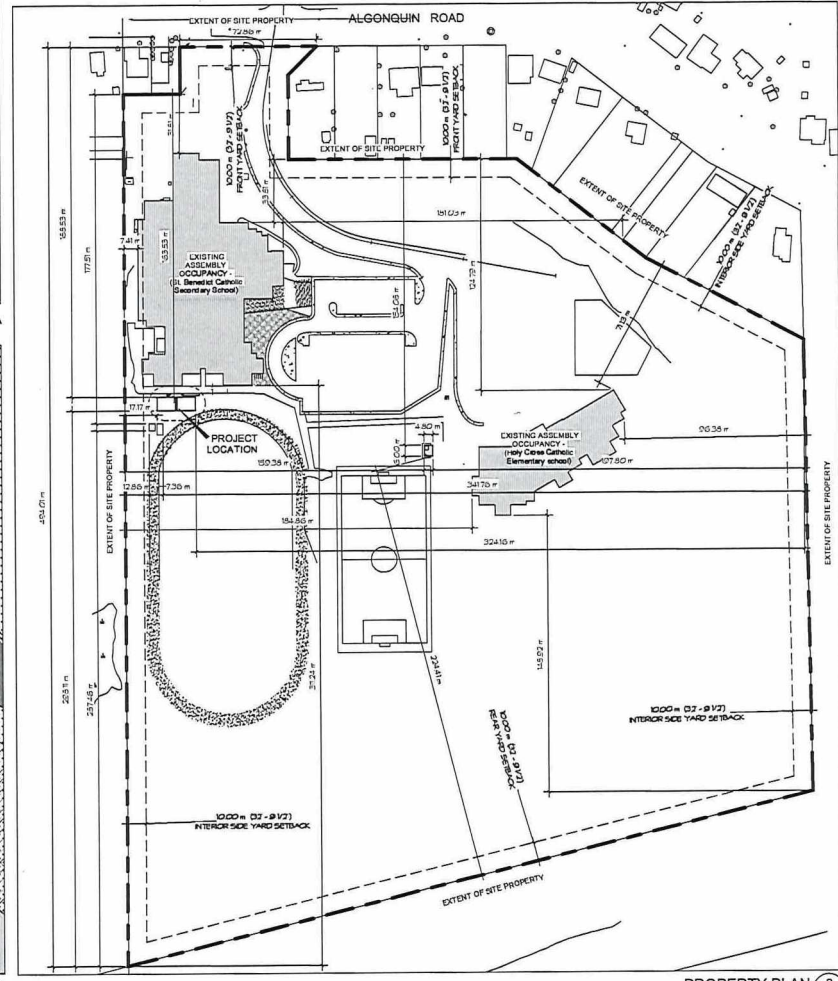
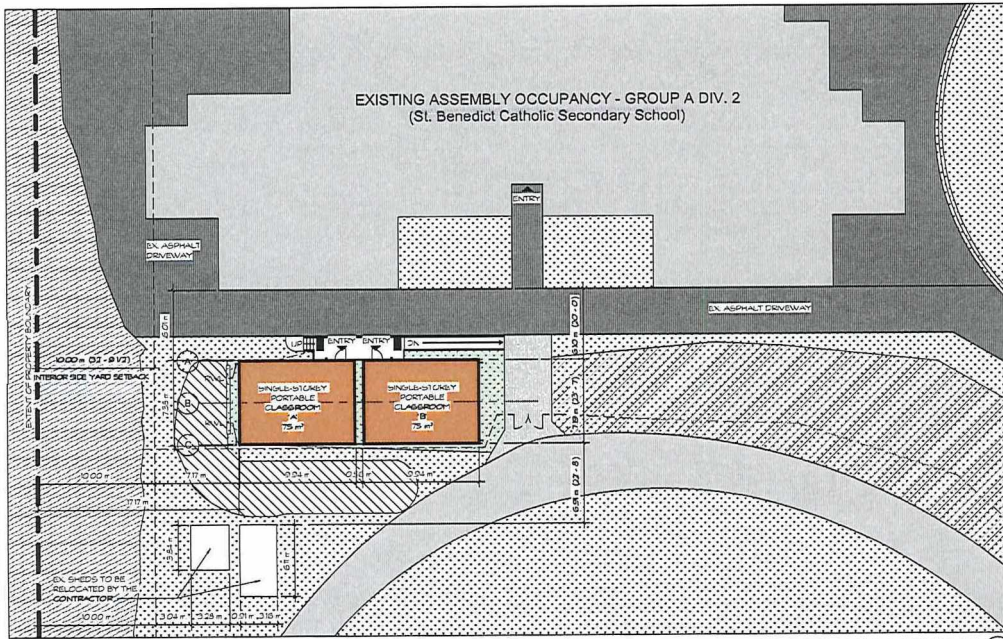
Sketch 1, NTS
NDCA

PL-MV-2026-00036
Date: 2026 04 02

SUBJECT PROPERTY

| |
|--|
| EXISTING PROPERTY ZONING CLASSIFICATION |
| INSTITUTIONAL - (1) (St. Benedict Catholic Secondary School & Holy Cross Catholic Elementary School) |
| TOWNSHIP OF BRIDGER CITY OF GREATER BURLINGTON DISTRICT OF SURLBY 2893 ALGONQUIN RD |
| SURVEY INFORMATION BY EXP |
| PROPOSED BUILDING CONCEPT AND CONFIGURATION |
| (2) SINGLE-STORY PORTABLE CLASSROOMS |
| SITE INFORMATION |
| PROPERTY AREA = 137,163.4 m ² BUILDING COVERAGE = 8,475m ² + 148 m ² NEW |
| STANDARDS FOR GENERAL INSTITUTIONAL (I) ZONING |
| MINIMUM LOT AREA - 900 m ² MINIMUM LOT FRONTAGE - 30 METERS (ACTUAL 72.86m) MINIMUM FRONT YARD SETBACK - 10.0 METERS MINIMUM REAR YARD SETBACK - 10.0 METERS MINIMUM INTERIOR SIDE YARD SETBACK - 10.0 METERS MINIMUM EXTERIOR SIDE YARD SETBACK - 10.0 METERS MAXIMUM LOT COVERAGE - 50% ACTUAL LOT COVERAGE - 7% COVERAGE - 9,623 m ² MAXIMUM BUILDING HEIGHT - 8.0 METERS ACTUAL BUILDING HEIGHT - 16 METERS |
| MINIMUM VEHICLE PARKING REQUIREMENTS |
| 1 PARKING SPACE FOR EVERY 20 sqm OF NET FLOOR AREA OR 8.5 CLASSROOM TOTAL PARKING SPACES REQUIRED: 124 TOTAL BARBER FREE PARKING SPACES REQUIRED: 2 TOTAL PARKING SPACES PROVIDED: 169 TOTAL BARBER FREE PARKING SPACES PROVIDED: 5 |

SITE PLAN DATA



CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AUTHORITIES.

SITE PLAN DETAILS & SITE DATA INFORMATION

PROJECT NO: 25590
DRAWN BY: AHR
CHECKED BY: TK
SCALE: As Indicated

PL-MV-2026-00036
Sketch 2



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

Record #: PL-MV-2026-00038

APPLICATION SUMMARY

File Date: 04/01/2026

Application Type: Minor Variance

Address(es): 45 Main Street, Chelmsford P0M 1L0

Applicant(s): EVELYN DUTRISAC

Owner(s): C. ENFIELD 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?

Oct 31/25

Are you the registered owner or an authorized agent?

Authorized Agent

What is the number of dwelling units on the property?

6

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

0

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

0

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

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 I

Current Official Plan designation (additional)

Current Zoning By-law designation

C6(1)

Provide a detailed description of what is being proposed

To permit no planting strip where one is required between the subject lands being a non-residential lot and the abutting residential lot to the north

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

To permit residents to access parking

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

35.4

Lot Depth of the property

30

Lot Area of the property

1073

Total width of the public road giving access to the property

20

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

Apartment building

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

Residential

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

Same

Existing uses of neighbouring properties

Residential and Commercial

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

Yes

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

No

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

Have you consulted with Conservation Sudbury regarding this relief?

WATER SUPPLY AND SEWAGE DISPOSAL

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

PROPERTY ACCESS

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

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

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

CONCURRENT APPLICATIONS

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

No

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

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

No

Indicate application number(s) and application status

PROPOSED BUILDING/STRUCTURE

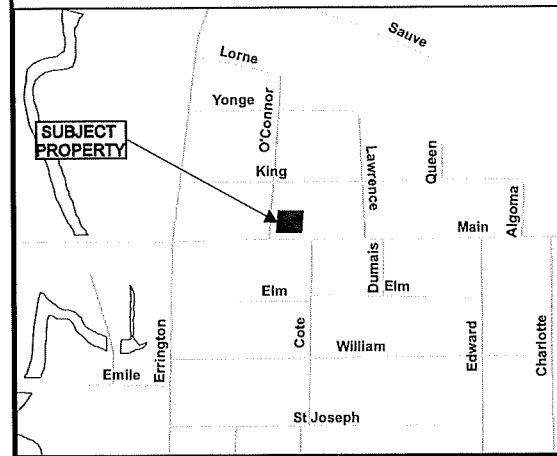
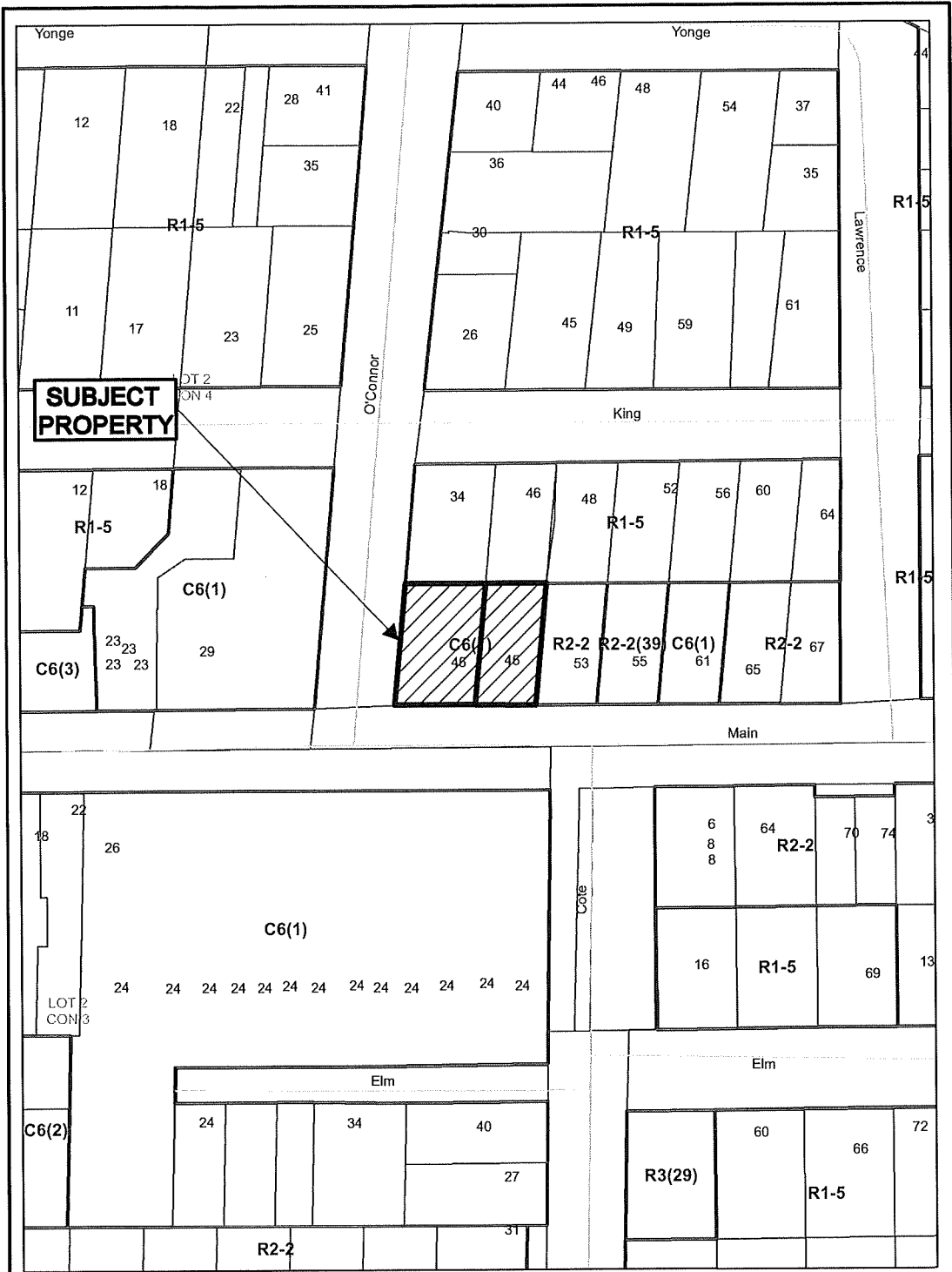
| Building Description | Same As Existing | Proposed Ground Floor Area (m2) | Proposed Gross Floor Area (m2) | Proposed Number of Storeys | Proposed Width (m) | Proposed Length (m) | Proposed Height (m) | Proposed Front Yard Setback (m) | Proposed Rear Yard Setback (m) | Proposed Side Yard Setback (m)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

EXISTING BUILDING/STRUCTURE

| Building Description | To Be Demolished | Existing Ground Floor Area (m2) | Existing Gross Floor Area (m2) | Existing Number of Storeys | Existing Width (m) | Existing Length (m) | Existing Height (m) | Existing Front Yard Setback (m) | Existing Rear Yard Setback (m) | Existing Side Yard Setback (m) | Existing Side Yard Setback Other (m) |
|----------------------|------------------|---------------------------------|--------------------------------|----------------------------|--------------------|---------------------|---------------------|---------------------------------|--------------------------------|--------------------------------|--------------------------------------|
| Main building | No | 522 | 872 | 2 | 30.3 | 19.3 | 11 | 0.91 | 10 | 3.7 | 1.07 |

ZONING BY-LAW RELIEF

| Variance To | By-law Requirement | Proposed (m) | Difference (m) |
|--|--------------------|--------------|----------------|
| To permit no planting strip, where one is required, on the north and east side of the property | Required | none | none |



N

**Application for Minor
Variance or Permission**

Subject Property being PINs 73351-0035 and 73351-0048,
Parcels 968 and 1266 SEC SWS,
Lot 50-51, Plan M-18,
Part Lot 2, Concession 4,
Township of Balfour,
45 Main Street, Cheilmsford,
City of Greater Sudbury

Sketch 1, NTS PL-MV-2026-00038
NDCA Date: 2026 04 09



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

Record #: PL-MV-2026-00039

APPLICATION SUMMARY

File Date: 04/01/2026

Application Type: Minor Variance

Address(es): 398 Nelson Street

Applicant(s): MARTIN LEES

Owner(s): MARTIN LEES AND CHRISTY BRIGGS-PETERS

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, 2004

Are you the registered owner or an authorized agent?

Registered Owner

What is the number of dwelling units on the property?

1

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

0

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

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?

Yes

Provide details on how the property is designated in the Source Protection Plan
Intake Protection Zone 2

Current Official Plan designation
Living Area I

Current Official Plan designation (additional)

Current Zoning By-law designation
R2-3

Provide a detailed description of what is being proposed

Minor variance application as a result of attempting to close an outdated building permit that was still open which indicated a discrepancy between the plot plan side yard setback and the actual completed setback after construction. We were approved a building permit for an addition to our home in 2007 of dimensions 18' x 20' (2 story). At the time, the plot plan that was approved indicated side yard setback of 6'. Upon further analysis with the building inspector, the setback is actually 5.5'. A minor variance was not applied at the time of build. The building has been completed and finished since 2009, but at the time our contractor left in acrimonious terms and unbeknownst to us the permit did not receive a final inspection. We are attempting to do that now. The Building Inspector has recommended we seek approval for a minor variance due to the encroachment of the side yard setback of 5.5'.

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

The addition (build under the permit) has been finished since 2009 so there is no way of being able to mitigate that setback shortfall.

Is there an eave encroachment?
Yes

Size of eaves
0.46

Lot Frontage of the property
16.14

Lot Depth of the property
18.0

Lot Area of the property
291.16

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
Original home = 1905, with Addition completed = 2009
Shed = 1992

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
yes

Existing uses of neighbouring properties
residential

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

Yes

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

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

Have you consulted with Conservation Sudbury regarding this relief?

WATER SUPPLY AND SEWAGE DISPOSAL

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

PROPERTY ACCESS

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

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

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

CONCURRENT APPLICATIONS

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

No

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

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

No

Indicate application number(s) and application status

PROPOSED BUILDING/STRUCTURE

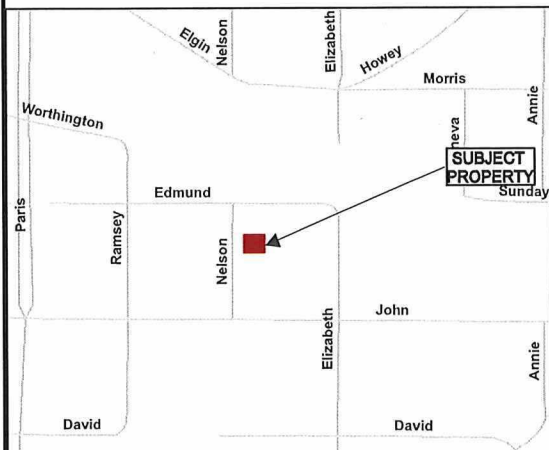
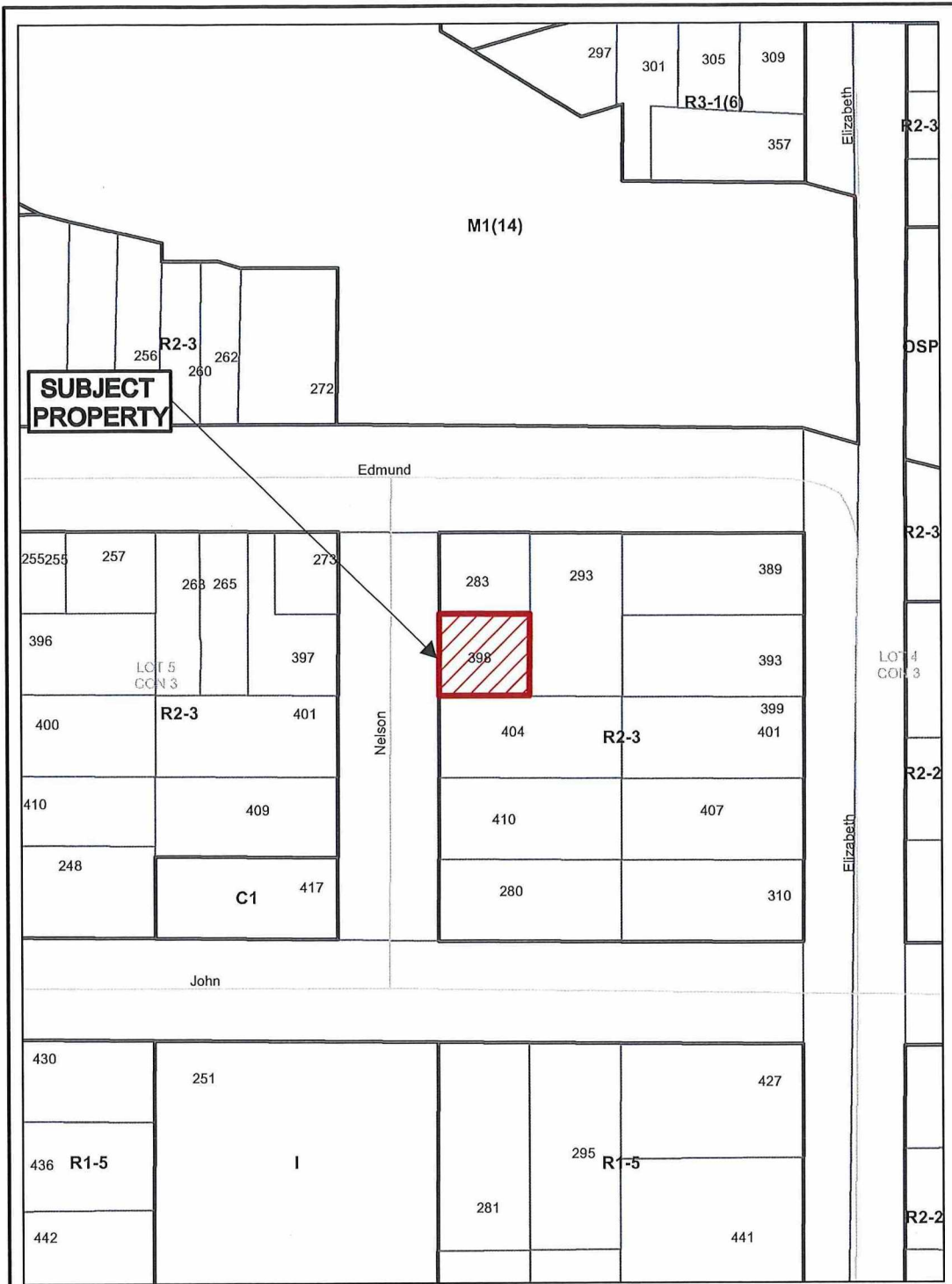
| Building Description | Same As Existing | Proposed Ground Floor Area (m2) | Proposed Gross Floor Area (m2) | Proposed Number of Storeys | Proposed Width (m) | Proposed Length (m) | Proposed Height (m) | Proposed Front Yard Setback (m) | Proposed Rear Yard Setback (m) | Proposed Side Yard Setback (m)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

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) |
|--|------------------|---------------------------------|--------------------------------|----------------------------|--------------------|---------------------|---------------------|---------------------------------|--------------------------------|--------------------------------|--------------------------------------|
| 2 story residential building, addition to existing century home (gross floor area includes basement) | No | 357.2 | 991 | 2 | 11 | 12.7 | 7 | 0 | 5.3 | 1.7 | 3.4 |

ZONING BY-LAW RELIEF

| Variance To | By-law Requirement | Proposed (m) | Difference (m) |
|---|--------------------|--------------|----------------|
| Addition to Century Home completed in 2009, side yard setback of 5.5' - variation from the plot plan submitted wherein the side yard setback for building permit indicated 6' | 1.8m | 1.67m | 0.13m |



Application for Minor Variance or Permission

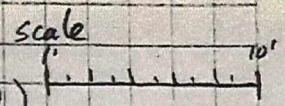


Subject Property being PIN 73584-0692, West Part of Lot 30, Plan 4-SB, as in S108126, Part Lot 5, Concession 3, Township of McKim, 398 Nelson Street, Sudbury, City of Greater Sudbury

Sketch 1, NTS PL-MV-2026-00039
 NDCA Date: 2026 04 09

* Front line setback
of neighbor's house

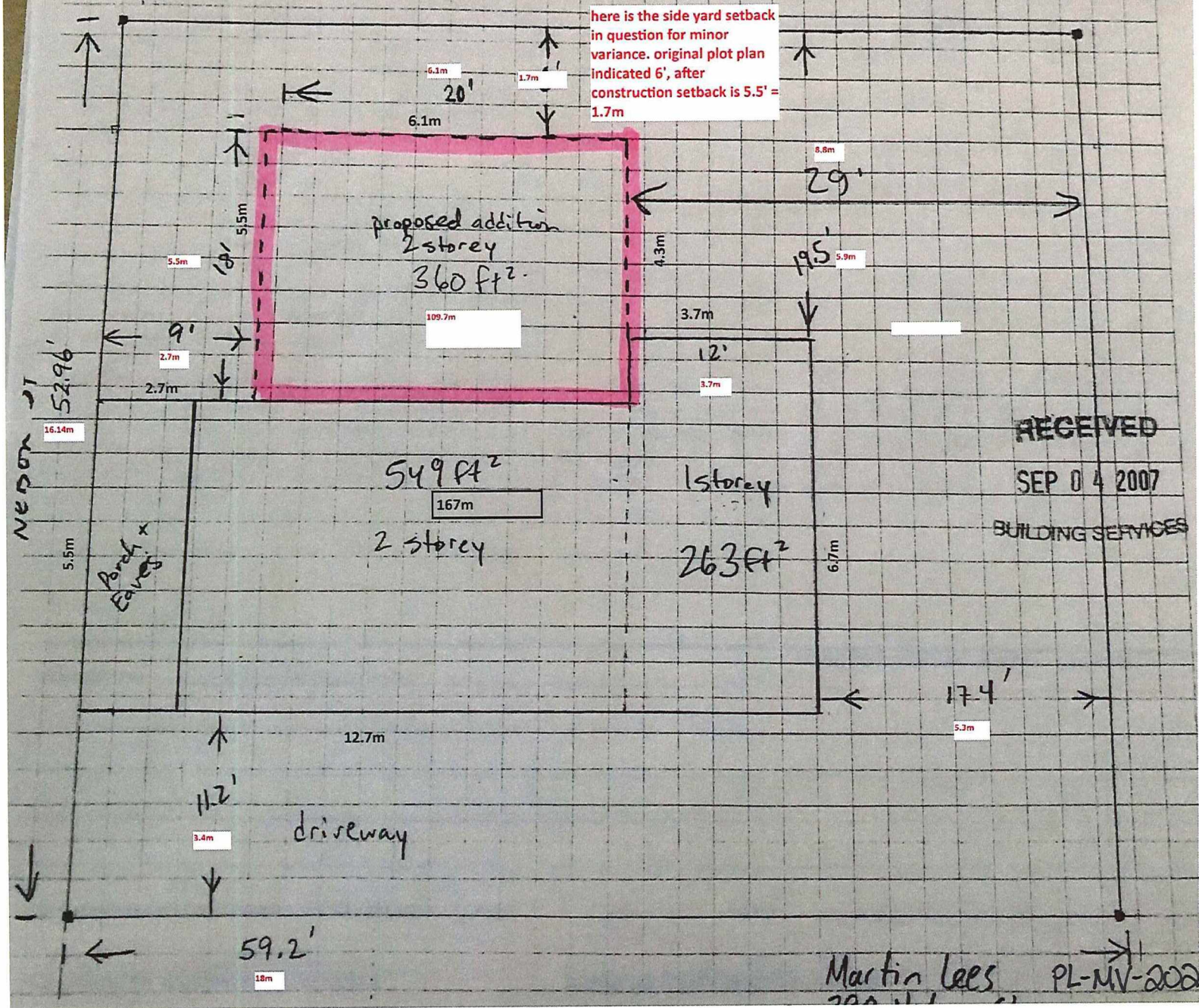
re: Instrument 105705



Zone: R6 (established residential)

* note: Front Yard Depth exception

here is the side yard setback
in question for minor
variance. original plot plan
indicated 6', after
construction setback is 5.5' =
1.7m



RECEIVED
SEP 04 2007
BUILDING SERVICES

Martin Lees PL-MV-2006-00039 sketch 2



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

Record #: PL-MV-2026-00041

APPLICATION SUMMARY

File Date: 04/06/2026

Application Type: Minor Variance

Address(es): 665 Westmount Avenue, Sudbury P3A 1B7

Applicant(s): 3RD LINE STUDIO

Owner(s): ROBERT DMYTRUK AND ANGELE DMYTRUK

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?

November 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 dwelling units on the property?

0

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

1

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

4

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

No

How many dwelling units will be legalized?

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

No

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

Current Official Plan designation

Living Area I

Current Official Plan designation (additional)

Current Zoning By-law designation

R1-5

Provide a detailed description of what is being proposed

an attached two car garage with loft above

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

The subject property is a corner lot and is therefore required to maintain a larger side yard setback of 4.5 metres. This requirement significantly reduces the buildable area of the lot compared to interior properties and limits the ability to incorporate a functional attached two-car garage as part of the dwelling design. With the current setback requirement, the available building envelope does not provide sufficient space to construct a properly sized garage while maintaining practical driveway access and use of the property.

The requested reduction to 1.9 metres will allow the garage to be integrated into the dwelling while maintaining appropriate separation from the street and surrounding properties.

Additional variances are requested to recognize existing site conditions, including an existing fence, shed, canopy, and driveway that are currently located within the corner side yard setback. The fence and driveway were existing at the time of purchase, and the shed and canopy support the functional use of the rear yard. Due to the configuration of the corner lot and the reduced buildable area created by the corner side yard requirement, the current placement of these elements represents a practical and functional use of the property. The current arrangement is consistent with a typical and reasonable use of residential properties on corner lots.

None of the existing or proposed elements are located within the sight triangle and therefore do not impact sightlines or traffic safety at the intersection. The requested variances recognize the constraints associated with corner lots and allow for a typical residential form of development while maintaining appropriate separation from the street and neighbouring properties.

Is there an eave encroachment?

Yes

Size of eaves

0.61

Lot Frontage of the property

23.47

Lot Depth of the property

30.48

Lot Area of the property

715.35

Total width of the public road giving access to the property

20

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

house - 1961

shed - 2024

open canopy - 2024

gazebo - 2024

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
yes

Existing uses of neighbouring properties
residential

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

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

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

Have you consulted with Conservation Sudbury regarding this relief?

WATER SUPPLY AND SEWAGE DISPOSAL

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

PROPERTY ACCESS

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

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

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

CONCURRENT APPLICATIONS

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

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

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

Indicate application number(s) and application status

PROPOSED BUILDING/STRUCTURE

| Building Description | Same As Existing | Proposed Ground Floor Area (m2) | Proposed Gross Floor Area (m2) | Proposed Number of Storeys | Proposed Width (m) | Proposed Length (m) | Proposed Height (m) | Proposed Front Yard Setback (m) | Proposed Rear Yard Setback (m) | Proposed Side Yard Setback (m) | Proposed Side Yard Setback Other (m) |
|---------------------------------|------------------|---------------------------------|--------------------------------|----------------------------|--------------------|---------------------|---------------------|---------------------------------|--------------------------------|--------------------------------|--------------------------------------|
| Attached Garage with loft above | No | 72.7 | 108 | 2 | 7.9 | 9.4 | 7.67 | 8.1 | 12.8 | 13.5 | 1.9 |
| Vestibule at front of house | Yes | 3.6 | 3.6 | 1 | 1.7 | 2.2 | 2.5 | 8.1 | 20.5 | 7.5 | 13.7 |
| Addition to Kitchen | Yes | 4 | 4 | 1 | 0.6 | 6.6 | 2.5 | 16.9 | 12.8 | 7.3 | 9.5 |

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) |
|-----------------------------------|------------------|---------------------------------|--------------------------------|----------------------------|--------------------|---------------------|---------------------|---------------------------------|--------------------------------|--------------------------------|--------------------------------------|
| single family dwelling - bungalow | No | 44 | 98 | 2 | 12.7 | 8.6 | 5.4 | 8.4 | 13.4 | 1.27 | 9.5 |
| Shed | No | 14.8 | 14.8 | 1 | 3 | 4.8 | 3.3 | 24.4 | 1.2 | 16.9 | 3.5 |
| open canopy | No | 14.8 | 14.8 | 1 | 3 | 4.8 | 3.3 | 18.5 | 7 | 16.9 | 3.5 |
| Gazebo | No | 14.8 | 14.8 | 1 | 3 | 4.8 | 3 | 18.9 | 8.45 | 1.7 | 16.89 |

ZONING BY-LAW RELIEF

| Variance To | By-law Requirement | Proposed (m) | Difference (m) |
|---|--|--------------|----------------|
| Variance for Corner Side Yard Setback to Proposed Attached Two Car Garage with loft | Section 6.2 Table R1-5 Corner Side Yard Setback 4.5m | 1.9m | 2.6 |
| Variance for Corner Side Yard Setback to Existing Open Canopy | Section 6.2 Table R1-5 Corner Side Yard Setback 4.5m | 3.5m | 1.0m |
| Variance for Corner Side Yard Setback to Existing Shed | Section 6.2 Table R1-5 Corner Side Yard Setback 4.5m | 3.5m | 1.0m |
| Variance for Corner Side Yard Setback to Existing 1.55m High Fence | Section 6.2 Table R1-5 Corner Side Yard Setback 4.5m | 2.8m | 1.7m |

3RDLINE.STUDIO

2025 04 06

subject: 665 Westmount Avenue – Minor Variance Application

Dear Members of the Committee of Adjustment,

I am writing in support of my Minor Variance application for the property located at 665 Westmount Avenue in the City of Greater Sudbury.

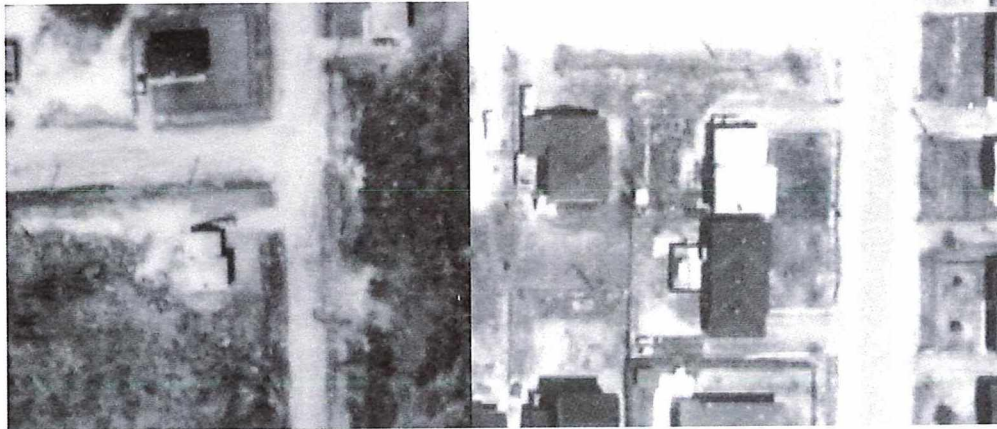
The purpose of this application is to request relief from the required 4.5 metre corner side yard setback to 1.9 metres in order to permit the construction of an attached two-car garage as part of the existing dwelling. As outlined in the application, the corner lot configuration significantly reduces the buildable area of the property and limits the ability to incorporate a functional garage within the current zoning requirements.

The proposed garage is consistent with typical residential development and has been designed to integrate with the existing dwelling and surrounding neighbourhood. Importantly, the proposed location and the existing site features are not within the sight triangle and will not impact sightlines or traffic safety at the adjacent intersection.

We are asserting that the existing driveway is a legal non-complying use, as it has been in place since approximately 1963, as demonstrated by the attached historical aerial imagery. The required parking space will be accommodated within the proposed garage, thereby improving the overall site condition and ensuring that no sightlines or traffic safety are impacted.

1963

1976



There are several properties within the surrounding neighbourhood, including along Westmount Avenue, that feature attached two-car garages on corner lots with reduced corner side yard setbacks. These examples demonstrate that the proposed condition is consistent with the existing character and built form of the area and does not create adverse impacts on the streetscape.

Timothy James
BES BArch OAA MRAIC

Michael Ladyk
BArch OAA

Angèle Dmytruk
MArch BArch Sci OAA OAG

Vanessa Vachon
PGS GSC MAATO

289 Cedar Street
Sudbury, ON P3B 1M8

705-674-2300

www.3rdLine.Studio

/ARCHITECTURE

PL-MV-2026-00041

3RDLINE.STUDIO

Neighbourhood Examples

Example 1 – 493 Westmount Avenue

- Corner lot with attached two-car garage
- Reduced corner side yard setback similar to proposed condition
- No impact on sightlines or traffic safety



Timothy James
BES BArch OAA MRAIC

Michael Ladyk
BArch OAA

Angèle Dmytruk
MArch BArch Sci OAA OAG

Vanessa Vachon
PQS GSC MAATO

Example 2 – 585 Westmount Avenue

- Corner lot with attached garage extending into corner side yard
- Consistent with neighbourhood character
- Demonstrates typical development pattern in the area



These examples reflect a common and accepted condition within the neighbourhood and reinforce that the requested variance is minor in nature and appropriate for the development of the property.

The proposed addition will also provide important functional space for our household, including secure parking and additional storage, allowing us to continue living in and contributing to a neighbourhood we value.

Thank you for your consideration of this application. I would be pleased to provide any additional information if required.

Yours very truly,
3RDLINE STUDIO

Angele Dmytruk, B.Arch Sci., M.Arch, OAA, OAG
Architect / Partner

289 Cedar Street
Sudbury, ON P3B 1M8

705-674-2300

www.3rdLine.Studio

O:\1 PROJECTS\2026\2632 - Dmytruk Garage Addition\5.0 (Pink) Legal\5.1 Authorities having Jurisdiction\Minor Variance\665 Westmount Avenue_Minor Variance.docx

/ARCHITECTURE



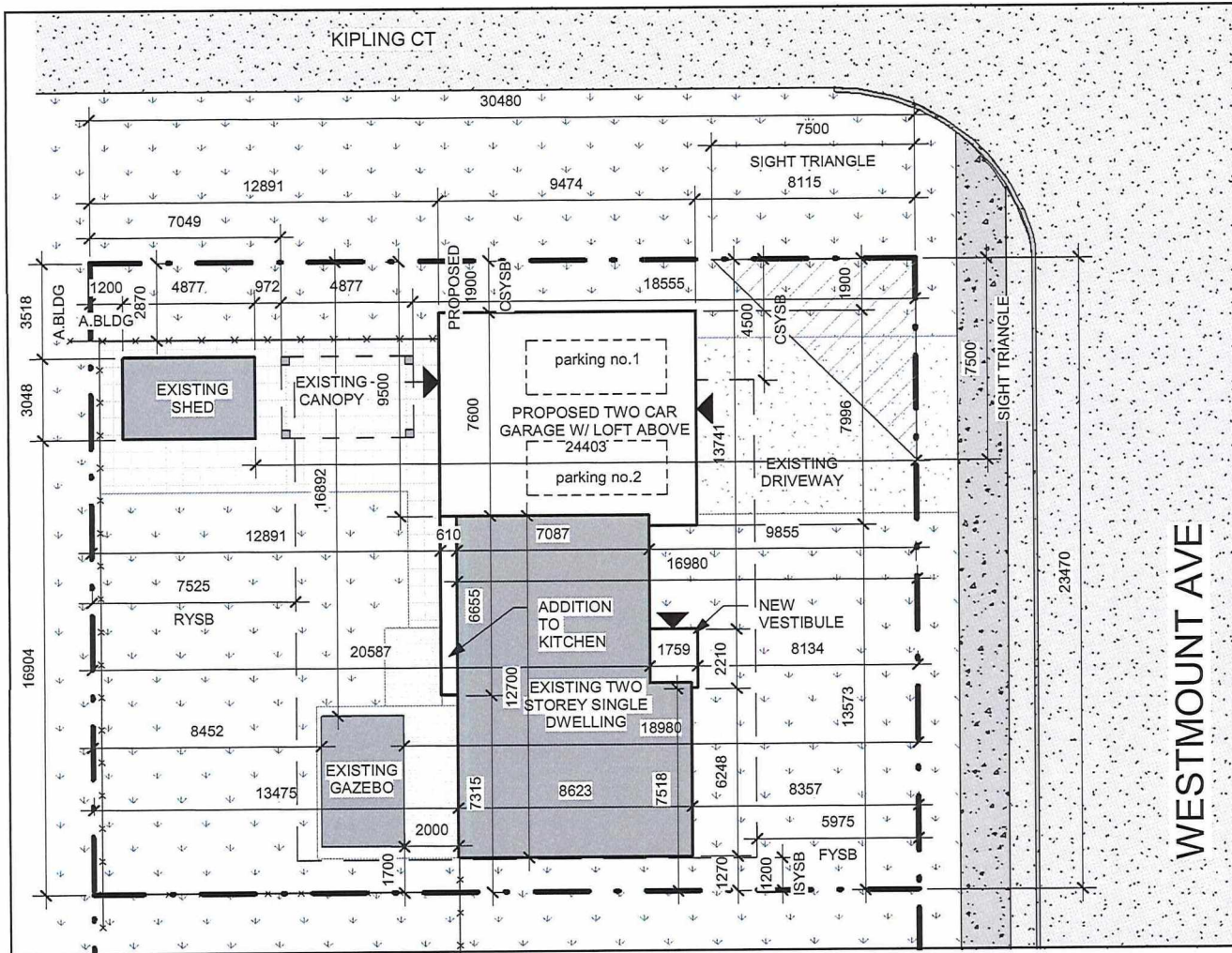
Application for Minor Variance or Permission



Subject Property being PIN 73571-0455, Parcel 27646 SEC SES SRO, Lot 116, Plan M-511, subject to LT144964, Part Lot 12, Concession 5, Township of Neelon, 665 Westmount Avenue, Sudbury, City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00041
Date: 2026 04 10



SITE LEGEND

- DENOTES PROPERTY LINE SETBACK
- DENOTES PROPERTY LINE
- DENOTES FENCE
- DENOTES BUILDING ENTRANCE
- DENOTES PROPOSED ADDITION
- DENOTES EXISTING BUILDING
- DENOTES EXISTING ASPHALT
- DENOTES EXISTING CONCRETE
- DENOTES EXISTING GRASS
- DENOTES EXISTING PAVERS
- DENOTES EXISTING DECK

DMYTRUK GARAGE ADDITION

3RDLINE.STUDIO 289 CEDAR STREET
SUDBURY, ON P3B 1M8
T705.674.2200

Project No: 2632
Scale: 1 : 200

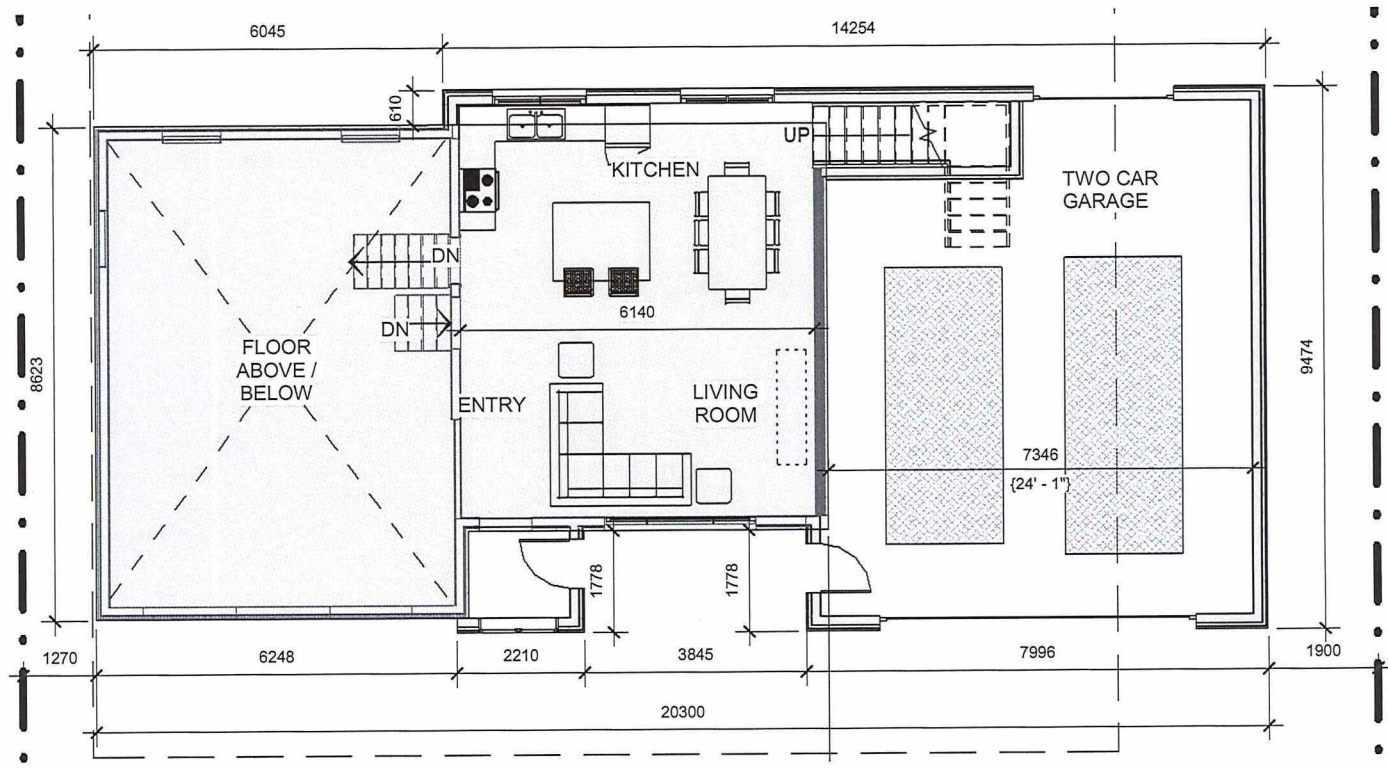
SITE PLAN
2026 04 06



PL-MU-2026-00041
Sketch 2

SITE LEGEND

- DENOTES PROPERTY LINE SETBACK
- DENOTES PROPERTY LINE



DMYTRUK GARAGE ADDITION

MAIN FLOOR
2026 04 06

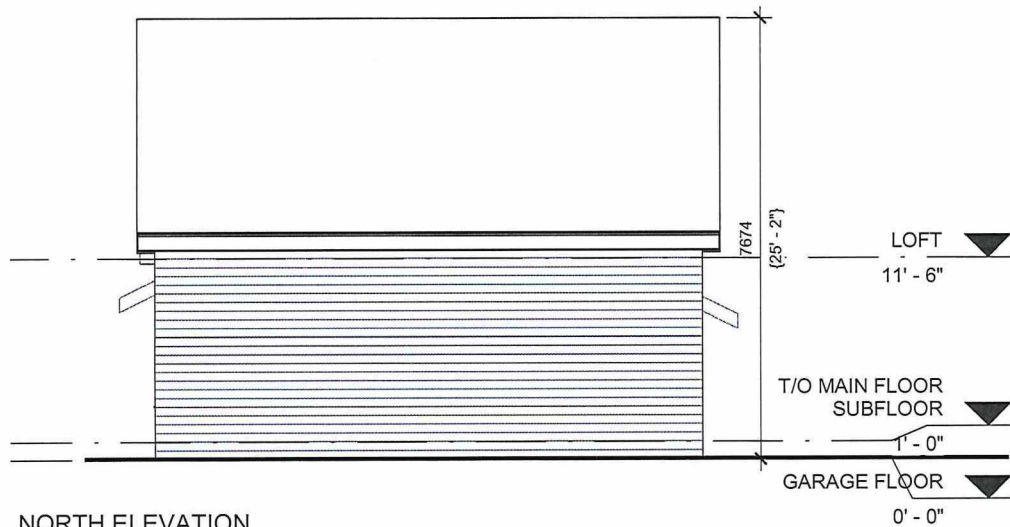
3RDLINE.STUDIO
289 CEDAR STREET
SUDBURY, ON P3B 1M8
1.705.674.2200

Project No: 2632
Scale: 1 : 100

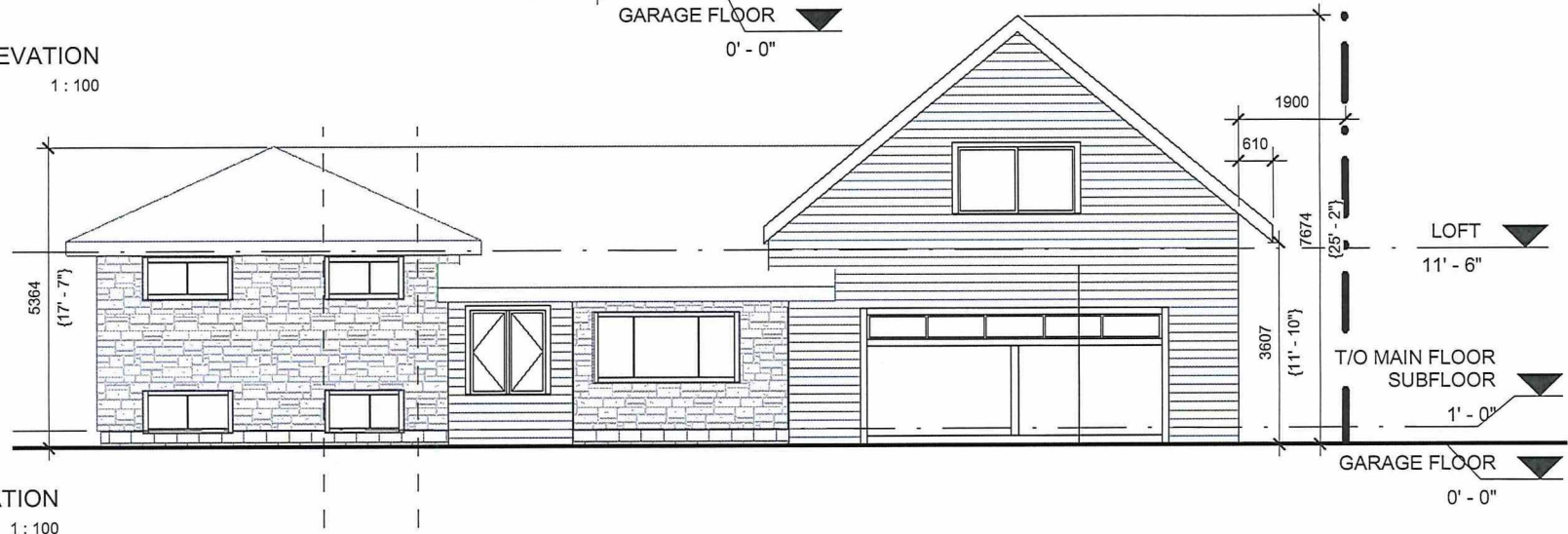


SK-1.0

PL-MV-2026-00041
Sketch 3



NORTH ELEVATION
1 : 100



EAST ELEVATION
1 : 100

DMYTRUK GARAGE ADDITION

ELEVATIONS
2026 04 06



3RDLINE.STUDIO 289 CEDAR STREET
SUDBURY, ON P3B 1M8
7705.674.2200

Project No: 2632
Scale: 1 : 100

PL-MV-2026-00041
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-2025-00072

APPLICATION SUMMARY

File Date: 05/27/2025

Application Type: Minor Variance

Address(es): 1827 Torbay Road, Sudbury P3B 1A3

Applicant(s): PROSPEC ENGINEERING AND ARCHITECTURE

Owner(s): SAHIL BHARDWAJ AND NEELIMA BHARDWAJ

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?

2021/03/21

Are you the registered owner or an authorized agent?

Registered Owner

What is the number of dwelling units on the property?

1

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

0

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

0

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

3

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

No

How many dwelling units will be legalized?

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

Yes

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

Source Protection Area: Nickel District

Current Official Plan designation

Living Area I

Current Official Plan designation (additional)

Current Zoning By-law designation

R1-5

Provide a detailed description of what is being proposed

Sunroom Addition

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

Adding a sunroom won't effect the zoning, as its not a additional residential or dwelling being added, it is an additional structure on side of the house as additional house amenity.

As rationale for the requested relief from the high water mark setback for the addition; The addition has been proposed on the South-Western corner of the existing detached dwelling such that it makes use of, and does not conflict with, existing openings in the structure from the living room. To the north, two sliding glass doors exist, one from the upstairs bedroom and the other from the ground floor kitchen that are not opportune locations for this space. If the addition were to be located on the South-East facade that would conflict with the existing chimney, a bedroom, or the side-yard setback. In place of another gazebo structure that is independent from the dwelling, the homeowner preferred an attached space that could be accessed from their living room. As a result, the elevated design affords a low-impact construction on helical piles that only has 3 additional points of contact with the ground, allowing for naturalized plantings below.

As rationale for the requested relief from the high water mark setback for Garden Shed A; This structure - and Garden Shed B - was built without the benefit of building permit prior to the current owner's acquisition of this property. At the committee's discretion we are hoping that the documentation of the existing structure, removal of Garden Shed B and re-naturalization of the surrounding hardscape in that vicinity will be sufficient for the relief of this essential structure that services the rear yard of the property.

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

19.0

Lot Depth of the property

79.78

Lot Area of the property

1497.2

Total width of the public road giving access to the property

13.5

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

Dwelling
Garden Shed A
Garden Shed B

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

Residential

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

Existing uses of neighbouring properties
Residential

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

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

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

Have you consulted with Conservation Sudbury regarding this relief?
No

WATER SUPPLY AND SEWAGE DISPOSAL

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

PROPERTY ACCESS

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

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

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

CONCURRENT APPLICATIONS

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

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

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

Indicate application number(s) and application status

PROPOSED BUILDING/STRUCTURE

| Building Description | Same As Existing | Proposed Ground Floor Area (m2) | Proposed Gross Floor Area (m2) | Proposed Number of Storeys | Proposed Width (m) | Proposed Length (m) | Proposed Height (m) | Proposed Front Yard Setback (m) | Proposed Rear Yard Setback (m) | Proposed Side Yard Setback (m) | Proposed Side Yard Setback Other (m) |
|--|------------------|---------------------------------|--------------------------------|----------------------------|--------------------|---------------------|---------------------|---------------------------------|--------------------------------|--------------------------------|--------------------------------------|
| Addition of Sunroom on rear left side of the house as per the attached drawing | No | 14.64 | 14.64 | 1 | 2.4 | 6.1 | 4.75 | 44.2 | 27.2 | 14.0 | 3.3 |

EXISTING BUILDING/STRUCTURE

| Building Description | To Be Demolished | Existing Ground Floor Area (m2) | Existing Gross Floor Area (m2) | Existing Number of Storeys | Existing Width (m) | Existing Length (m) | Existing Height (m) | Existing Front Yard Setback (m) | Existing Rear Yard Setback (m) | Existing Side Yard Setback (m) | Existing Side Yard Setback Other (m) |
|---|------------------|---------------------------------|--------------------------------|----------------------------|--------------------|---------------------|---------------------|---------------------------------|--------------------------------|--------------------------------|--------------------------------------|
| Residential lake side single family house | No | 242.34 | 242.34 | 1 | 15.3 | 21.6 | 4.75 | 28.4 | 26.4 | 1.5 | 2.2 |
| Garden Shed A | No | 18.09 | 18.09 | 1 | 4.9 | 3.7 | 3.96 | 55.6 | 21.1 | 1.2 | 15.5 |
| Garden Shed B | Yes | 10.43 | 10.43 | 1 | 2.9 | 3.7 | 3.96 | 61.6 | 15.9 | 1.6 | 17.7 |

ZONING BY-LAW RELIEF

| Variance To | By-law Requirement | Proposed (m) | Difference (m) |
|---|--------------------|--------------|----------------|
| Addition of Sunroom - Subsection 4.41.2 | 30.00 | 17.9 | 12.1 |
| Addition of Sunroom - Subsection 4.41.4 | 20.0 | 17.9 | 2.1 |
| Garden Shed A - Subsection 4.41.2 | 30.0 | 13.7 | 6.3 |
| Garden Shed A - Subsection 4.41.4 | 20.0 | 13.7 | 6.3 |

PL-MV-2025-00072 – 1827 Torbay Road, Sudbury

In response to the comments received and subject to the committee's decision:

- Upon further site verification, the dimensions and location(s) of each Garden shed have been updated to reflect the existing structures. The application can be revised to match that of the new plot plan.
 - Garden Shed A is still larger than 15 m² (18.09 m²) and the owner of the property will submit a building permit for this structure.
 - Garden Shed B is only 10.49 m² and the structure's eaves extend past the side yard lot line, but the building face does not.
- To satisfy the shoreline buffer area requirements, we intend to removing Garden Shed B and the surrounding hardscaping to restore the natural vegetated state to 75% within the buffer area.
- Permit/approval will be sought from Conservation Sudbury at the time of the permit application.
- As rationale for the requested relief from the high water mark setback for the addition; The addition has been proposed on the South-Western corner of the existing detached dwelling such that it makes use of, and does not conflict with, existing openings in the structure from the living room. To the north, two sliding glass doors exist, one from the upstairs bedroom and the other from the ground floor kitchen that are not opportune locations for this space. If the addition were to be located on the South-East facade that would conflict with the existing chimney, a bedroom, or the side-yard setback. In place of another gazebo structure that is independent from the dwelling, the homeowner preferred an attached space that could be accessed from their living room. As a result, the elevated design affords a low-impact construction on helical piles that only has 3 additional points of contact with the ground, allowing for naturalized plantings below.
- As rationale for the requested relief from the high water mark setback for Garden Shed A; This structure - and Garden Shed B - was built without the benefit of building permit prior to the current owner's acquisition of this property. At the committee's discretion we are hoping that the documentation of the existing structure, removal of Garden Shed B and re-naturalization of the surrounding hardscape in that vicinity will be sufficient for the relief of this essential structure that services the rear yard of the property.

REVISED

PL-MV-2025-00072

TO: Committee of Adjustment,
City of Greater Sudbury
FROM: Elaine Porter, Ramsey Lake Stewardship Committee Co-Chair
RE: File PLMV2025 000072, Bhardwaj
DATE: Sept. 3, 2025

Please excuse the lateness of this submission. I write simply to point out that the setback on this property for Garden Shed A is 16.3 feet, not 6.3. The applicants are asking to build an extension which is less in violation of the by-law than this. I would encourage the tearing down of Garden Shed A along with Shed B. There might be a possibility of storage under the new extension, if that addition is approved by the committee.

Thank you.

Elaine Porter

SAVY BHARDWAJ

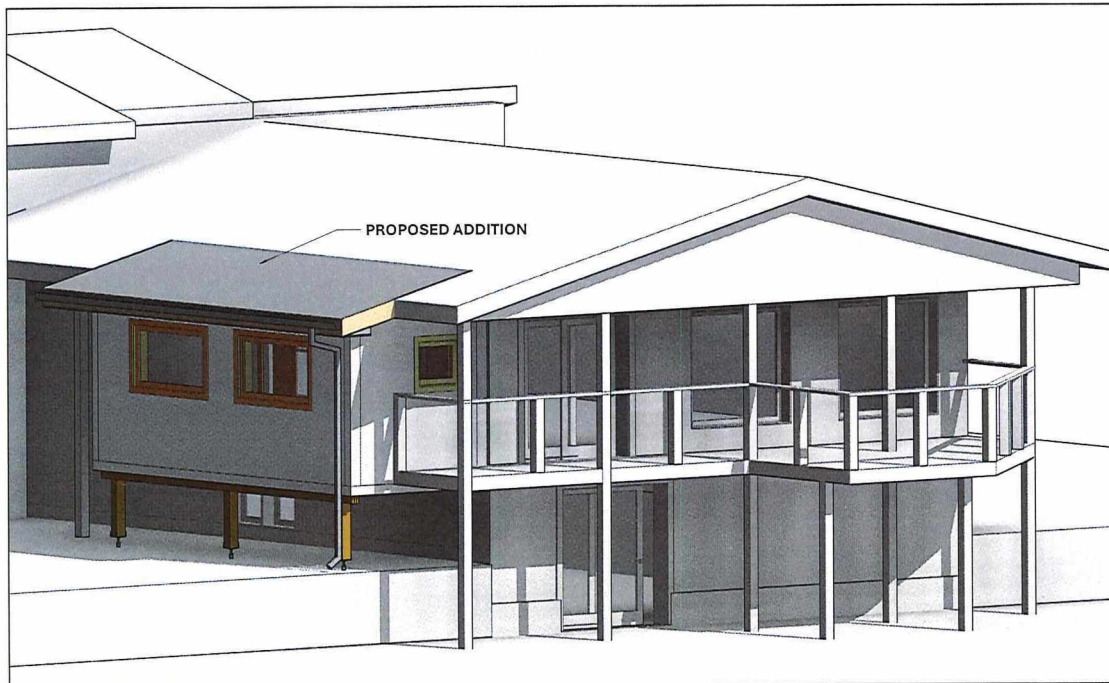
1827 TORBAY ROAD,
SUDBURY, ON
SUNROOM ADDITION
PRO-25-084
ISSUED FOR MINOR VARIANCE
2026-02-09

PROSPEC ENGINEERING & ARCHITECTURE

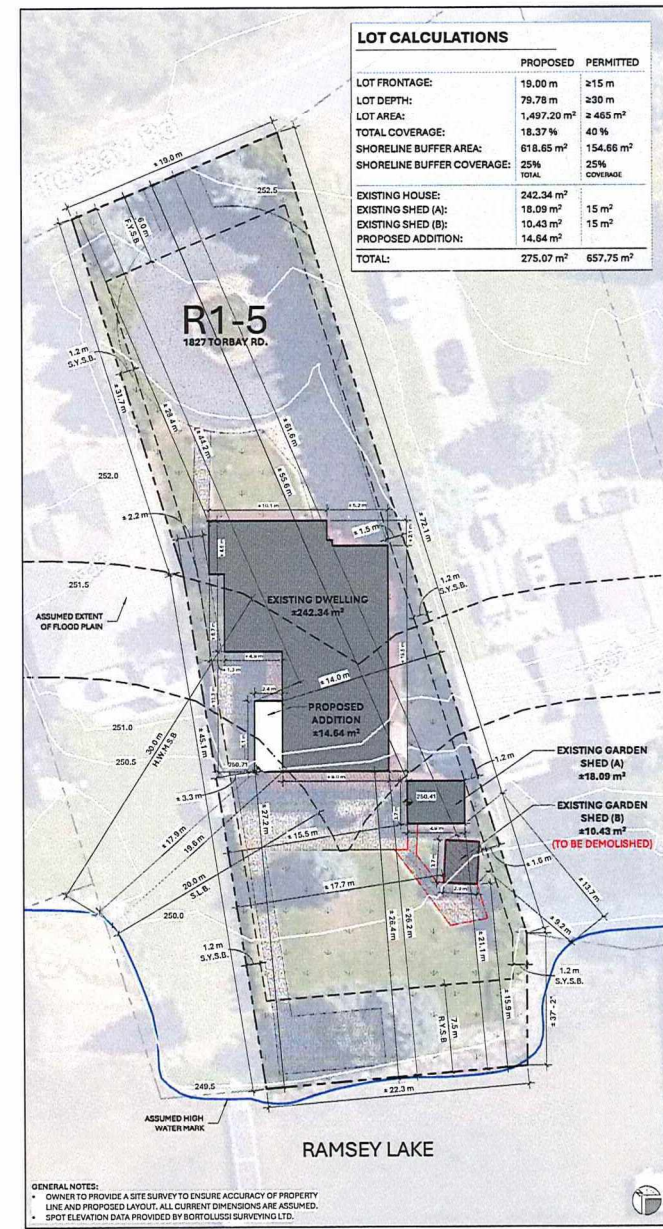
| SITEPLAN LEGEND | |
|-----------------|---------------------------------------|
| GRAPHIC | DESCRIPTION |
| --- | PROPERTY LINE |
| --- | ADJACENT PROPERTY LINE |
| --- | SETBACK LINE |
| --- | HIGH WATER MARK |
| --- | CONTOUR LINES |
| █ | DENOTES NEW BUILDING |
| █ | DENOTES NATURALIZED AREA |
| █ | DENOTES EXISTING ASPHALT |
| █ | DENOTES EXISTING PATIO |
| █ | DENOTES EXISTING TO BE RE-NATURALIZED |

| ABBREVIATIONS | |
|---------------|-------------------------|
| ABBREVIATION | DESCRIPTION |
| S.Y.S.B | SIDE YARD SETBACK |
| F.Y.S.B | FRONT YARD SETBACK |
| R.Y.S.B | REAR YARD SETBACK |
| H.W.M.S.B | HIGH-WATER MARK SETBACK |
| H.W.M | HIGH-WATER MARK |
| S.L.B | SHORELINE BUFFER |

○ SITE PLAN LEGEND
1/16" = 1'-0"



2 PROJECT PERSPECTIVE



| LOT CALCULATIONS | | |
|----------------------------|------------------|-----------------|
| LOT FRONTAGE: | PROPOSED 19.00 m | PERMITTED ≥15 m |
| LOT DEPTH: | 79.78 m | ≥30 m |
| LOT AREA: | 1,497.20 m² | ≥ 465 m² |
| TOTAL COVERAGE: | 18.37 % | 40 % |
| SHORELINE BUFFER AREA: | 618.65 m² | 154.66 m² |
| SHORELINE BUFFER COVERAGE: | 25% TOTAL | 25% COVERAGE |
| EXISTING HOUSE: | 242.34 m² | |
| EXISTING SHED (A): | 18.09 m² | 15 m² |
| EXISTING SHED (B): | 10.43 m² | 15 m² |
| PROPOSED ADDITION: | 14.64 m² | |
| TOTAL: | 275.07 m² | 657.75 m² |

GENERAL NOTES:
 • OWNER TO PROVIDE A SITE SURVEY TO ENSURE ACCURACY OF PROPERTY LINE AND PROPOSED LAYOUT. ALL CURRENT DIMENSIONS ARE ASSUMED.
 • SPOT ELEVATION DATA PROVIDED BY BORTOLUSSI SURVEYING LTD.

1 PLOT PLAN
1/16" = 1'-0"

SIGN & SEAL

PROSPEC
ENGINEERING & ARCHITECTURE
2500 ELLEN STREET, SUDBURY, ON
N2P 2A0 | 505-960-8822 | WWW.PROSPEC-ON.COM

GENERAL NOTES:
 THE CONTRACTOR IS REQUIRED TO VERIFY ALL MEASUREMENTS AND DIMENSIONS BEFORE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT PROFESSIONAL BEFORE PROCEEDING WITH THE WORK.
 THIS DRAWING SHALL BE USED FOR CONSTRUCTION PURPOSES ONLY AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF THE RELEVANT PROFESSIONAL.
 ALL WORK AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO THE CANADIAN BUILDING CODE AND ALL APPLICABLE REGULATIONS AND STANDARDS.
 ALL PLANS, DRAWINGS AND SPECIFICATIONS FORM THE PROPERTY OF PROSPEC ENGINEERING & ARCHITECTURE AND SHALL BE RETURNED TO THE FIRM UPON COMPLETION OF THE PROJECT WITHOUT THE FIRM'S APPROVAL.
 DO NOT SCALE DRAWINGS

PRO-25-084

SUNROOM ADDITION

1827 TORBAY ROAD,
SUDBURY, ON

CLIENT:
SAVY BHARDWAJ

| # | DESCRIPTION | DATE |
|---|---------------------------|------------|
| 0 | ISSUED FOR MINOR VARIANCE | 2026-02-09 |

PLOT PLAN

| | |
|--------------|---------------|
| DRAWN BY: | SB |
| CHECKED BY: | EM |
| APPROVED BY: | EL |
| SCALE: | 1/16" = 1'-0" |
| SHEET | |

A001

REVISION PL-MV-2025-00072

REVISED
PL-MV-2025-00072
Sketch 2