

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

April 30, 2025

PUBLIC HEARINGS

PL-MV-2025-00017 SIMON DUBE

Ward: 8

PIN(s) 735670271, Parcel 22140 SEC SES SRO, South half of Lot 16, Plan M-287, Part Lot 12, Concession 6, Township of Neelon, 1258 Paquette Street, Sudbury, [By-law 2010-100Z, R2-2]

For relief from Part 4, Section 4.15, subsection 4.15.2 and Part 5, Section 5.4, subsection 5.4.2 d) of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, to facilitate increased parking on the subject property, firstly, providing a minimum of 20% landscaped open space, where a minimum of 50% of all required front yards shall be maintained as landscaped open space in low density residential two (R2) zones; and secondly, to permit the outdoor parking area in the required front yard to be a maximum width of 12.2m (80%) of the width of the minimum lot frontage, where outdoor parking areas are permitted in the required front yard to a maximum of 50% of the width of the minimum lot frontage, or the maximum driveway width established by this by-law, whichever is lesser, in all Residential Zones.

**PL-MV-2025-00024 AMY QUESNEL
DENIS QUESNEL**

Ward: 6

PIN(s) 735040987, Parcel 53M-1252-9 SEC SES, Lot 9, Plan 53M-1252, Part Lot 6, Concession 2, Township of Hanmer, 1432 Chelsea Avenue, Val Therese, [By-law 2010-100Z, R1-5]

For relief from Part 4, Section 4.2, Table 4.1 and Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit an existing 1.8m high fence to be located in the required corner side yard and setback 1.5m from the corner side lot line, where fences more than 1.0 m in height provided that any portion of a fence above 2.0 m in height shall not be opaque is not permitted in the required corner side yard and where a 4.5m setback is required.

PL-MV-2025-00037 THE DAVIS CONSTRUCTION MANAGEMENT GROUP LTD.

Ward: 9

PIN(s) 734700562, North half of Lot 6, Concession 2, except Part 1, Plan SR-439, Parts 1-3, Plan SR-1134, Part 1, Plan SR-1413, Parts 1 & 3, Plan SR-1903, Parts 3, 4, 7 & 8, Plan 53R-12478, Parts 1 & 2, Plan 53R-18878, and Parts 1 & 2, Plan 53R-20717, Township of Dill, 147 Birch Drive, Sudbury, [By-law 2010-100Z, RU]

For relief from Part 9, Section 9.3, Table 9.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to approve the lands to be retained, subject of a future Consent application, providing a minimum lot frontage of 88.3m, where 90.0m is required.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0154/2008 (31 JUL 08), B0036/2016 (16 MAY 16) AND B0013/2022 (19 APR 22)

PL-MV-2025-00038 JENNMAR PROPERTIES CANADA, LTD.

Ward: 8

PIN(s) 735690107, 735690114, 735690162, 735690063, 735690169, 735690181, Parcels 24342, 21686, 19452, 17625, 12451 and 32029 SEC SES, Part 1, Plan SR-1022, Part Lot 10, Concession 5, Township of Neelon, 2291 Lasalle Boulevard, Sudbury, [By-law 2010-100Z, M2]

For relief from Part 5, 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 an addition on the existing building providing 31 parking spaces, where a minimum of 44 parking spaces are required.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATIONS A0572/1968 (08 JAN 68) AND A0086/1995 (29 MAY 95), AND CONSENT APPLICATIONS B0053/1966 (14 FEB 66) AND B0125/1995

PL-MV-2025-00042 HEATHER BLAKEY

Ward: 12

PIN(s) 021350237, Lot 1 and Part Lot 2, Block B, Plan 3-S, Part Lot 6, Concession 4, Township of McKim, 7 Pine Street, Sudbury, [By-law 2010-100Z, C2(89)]

For relief from Part 4, Section 4.15, subsection 4.15.1 e), Part 5, Section 5.2, subsection 5.2.4.3 c) ii) and Section 5.5, Table 5.5 and Part 7, Section 7.2, Table 7.1 and Section 7.3, Table 7.3 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a three-storey multiple dwelling containing 17 units on the subject property providing, firstly, the landscaped area adjacent to the lot line abutting Pine Street to be 2.53m abutting the multiple dwelling, 0.86m for the land immediately abutting the parking space identified as #14 and 1.07m for the land immediately abutting the parking space identified as #1 on the site plan, where a 3.0m wide landscaped area adjacent to the full length of the lot line shall be required abutting all public roads having a width greater than 10.0m, secondly, the required parking space identified as number "1" on the site plan submitted with the application within the corner side yard and to provide a corner side yard setback of 1.07m and required parking space identified as number "14" on the site plan submitted with the application within the corner side yard and to provide a corner side yard setback of 0.86m, where required parking is not permitted within 3.0m of any road having a width of more than 10.0 metres in a commercial zone, thirdly, fourteen (14) parking space, where twenty-three (23) parking spaces are required, fourthly, a maximum net residential density of one hundred and forty-eight (148) units per hectare, where a maximum net residential density of sixty (60) units per hectare is permitted, fifthly, a minimum front yard setback of 1.51m, where 7.5 is required, sixthly, a minimum interior side yard setback of 2.0m, where 2.4m is required, and seventhly, a minimum corner side yard setback of 2.53m, where 4.5m is required.

PL-MV-2025-00043 DOMINION PARK DEVELOPMENTS CORP

Ward: 6

PIN(s) 735041108, Parcel M1114-124-1 SES SRO, Lot 126, Plan M-1114, Part Lot 5, Concession 2, Township of Hanmer, 0 Vanier Avenue, Hanmer, [By-law 2010-100Z, R2-2]

For relief from Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z, as amended, for approval to construct a semi-detached dwelling on the subject property providing a maximum 47% lot coverage, where a maximum 40% is permitted.

PL-MV-2025-00052 DOMINION PARK DEVELOPMENTS CORP

Ward: 6

PIN(s) 735041108, Parcel M1114-124-1 SES SRO, Lot 126, Plan M-1114, Part Lot 5, Concession 2, Township of Hanmer, 0 Vanier, Hanmer, [By-law 2010-100Z, FD, R2-2]

For relief from Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z, as amended, for approval to construct a semi-detached dwelling on the subject property providing a maximum 47% lot coverage, where a maximum 40% is permitted.

THIS APPLICATION WAS DEFERRED FROM THE MEETING OF APRIL 16, 2025 AT THE REQUEST OF THE APPLICANT.

PL-MV-2025-00014

KEITH LAFRAMBOISE
SANDRA LAFRAMBOISE

PIN(s) 733650084, Parcel 17906 SEC SWS, Part Lot 1, Concession 3, being Summer Resort Location AE-629, and Location CL4674, Part 1, Plan 53R10994, Township of Trill, 754 Mason Road, Whitefish, [By-law 2010-100Z, SLS(4)]

“REVISED”

Ward: 2

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)

**A REMINDER... THE NEXT SCHEDULED MEETING IS
WEDNESDAY, MAY 14, 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-2025-00017

APPLICATION SUMMARY

File Date: 02/25/2025

Application Type: Minor Variance

Address(es): 1258 Paquette Street, Sudbury P3A 3Y2

Applicant(s): SIMON DUBE

Owner(s): SIMON DUBE

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?

Dec 2, 2022

Are you the registered owner or an authorized agent?

Registered Owner

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?

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
R2-2

Provide a detailed description of what is being proposed
Permit second driveway with 6.1m each in width

Provide a detailed reason why the proposal cannot comply with the Zoning By-law
To my knowledge the driveways have existed since the building has been built and would like to provide more parking space for the occupants.

Is there an eave encroachment?
No

Size of eaves

Lot Frontage of the property
15.2

Lot Depth of the property
45.7

Lot Area of the property
685.5

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
Semi-D 1952
Shed ~1967

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

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?
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

PL-MV-2009-00017

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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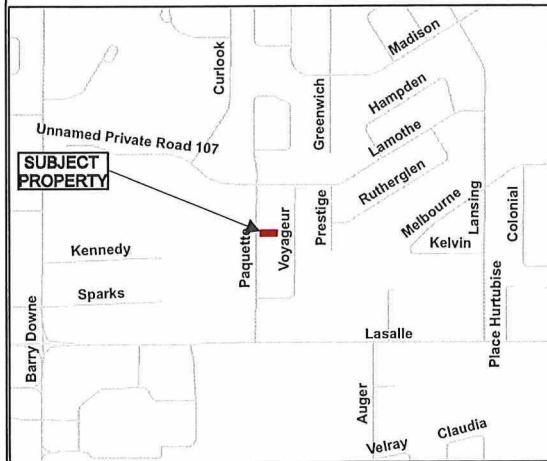
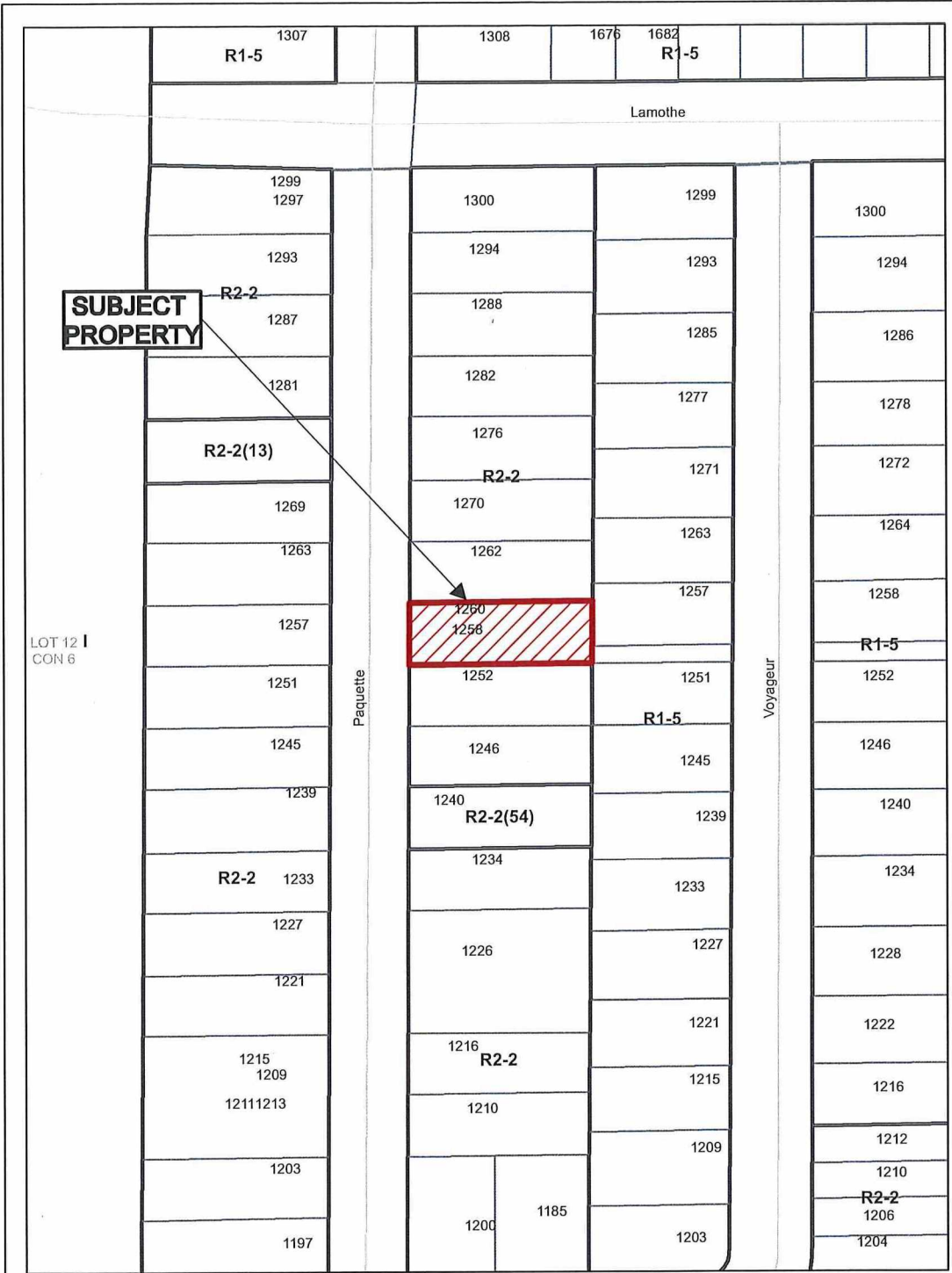
EXISTING BUILDING/STRUCTURE

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)
SEmmi-D	No	77	231	2	8.29	9.27	7.62	7.59	29.82	3.01	2.96
Shed	No	7.4	7.4	1	2.44	3.05	2	35.4	7.29	6.6	6.16

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Landscaped area 4.15.2	50%	19.74% (existing 39.37%)	30.26%
Parking in required front yard 5.4.2. d)	6.3m	12.2m	5.9m

-maximum of 50% of the width of the minimum lot frontage or maximum driveway width (6.3m)

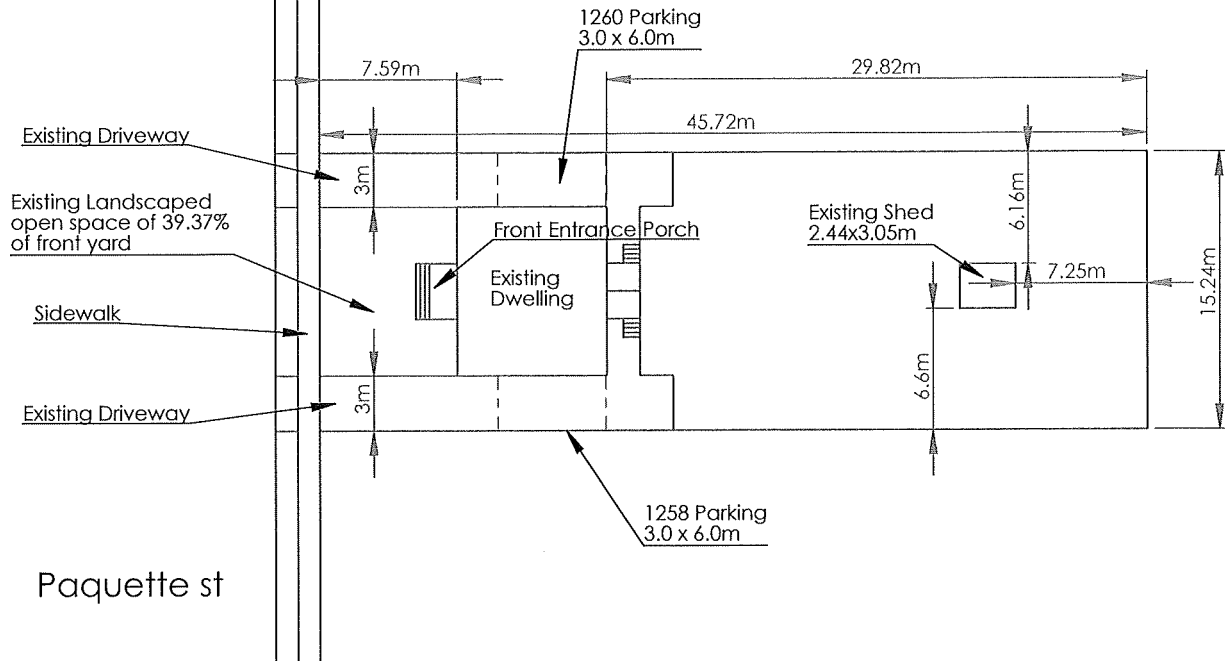


Application for Minor
Variance or Permission

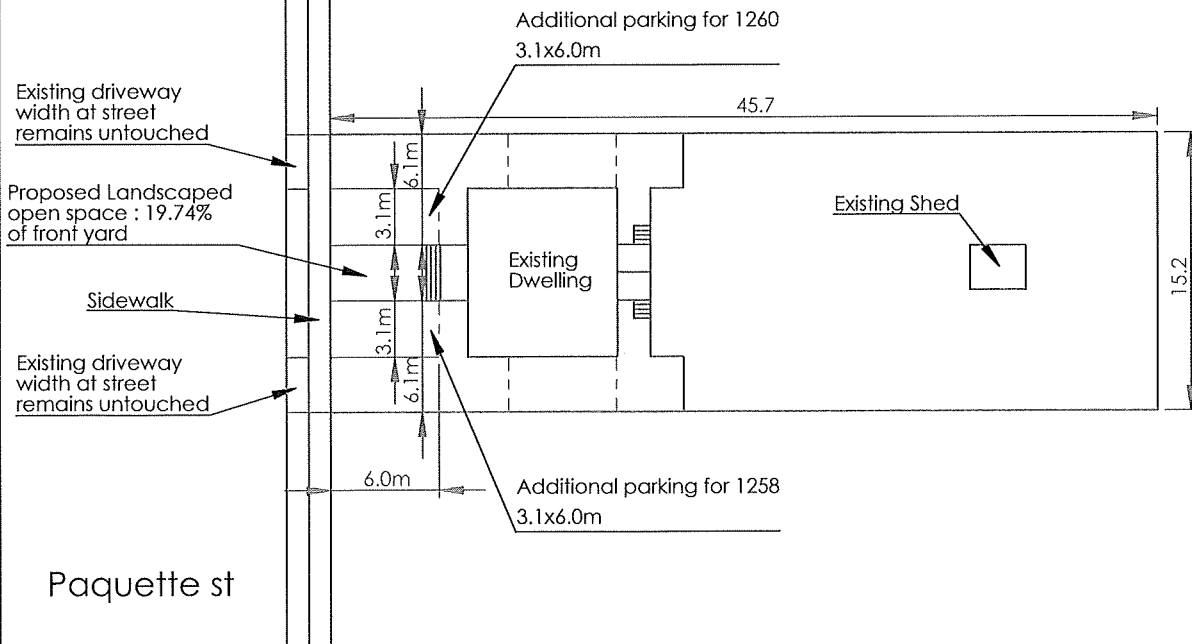
Subject Property being PIN 73567-0271,
Parcel 22140 SEC SES SRO,
South half of Lot 16, Plan M-287,
Part Lot 12, Concession 6,
Township of Neelon,
1258 Paquette Street, Sudbury,
City of Greater Sudbury

Sketch 1, NTS PL-MV-2025-00017
NDCA Date: 2025 03 13

Existing Layout



Proposed Layout



1258-1260 Paquette st
Proposed new parking areas

SCALE: 1:400

Units: meters

PL-MV-2025-00017

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-2025-00024

APPLICATION SUMMARY

File Date: 03/12/2025

Application Type: Minor Variance

Address(es): 1432 Chelsea Avenue, Val Therese P3P 1Y1

Applicant(s): AMY QUESNEL

Owner(s): AMY QUESNEL AND DENIS QUESNEL

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 2017

Are you the registered owner or an authorized agent?

Registered Owner

What is the number of dwelling units on the property?

1

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

0

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
Allow fence within corner side yard

Provide a detailed reason why the proposal cannot comply with the Zoning By-law
Fence has already been built, spoke with city before build and was not informed of corner side yard setback.

Is there an eave encroachment?
No

Size of eaves

Lot Frontage of the property
20

Lot Depth of the property
37.55

Lot Area of the property
750

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 - 1995
Detached Garage - 2018
Fence - 2024

Existing use(s) of the subject property and length of time it/they have continued, ex. Residential, Commercial, Institutional, Park, etc.
Residential since 1995

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?
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)
House	No	160	215	2	11.9	13.7	6.7	7.4	16.8	3.2	4.86
Detached Garage	No	40	40	1	5.5	7.3	4.99	30.8	1.2	1.2	13.0
Fence	No	0	0	0	0	16.09	1.8	19.3	1.2	1.5	0
Pool	No	0	0	0	4.57	7.31	1.37	0	5.2	8.5	4.75

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Corner side yard setback for fence	4.5	1.5	3

René Lapierre
rene.lapierre@greatersudbury.ca
rene.lapierre@grandsudbury.ca



April 11, 2025

Nia Lewis, Secretary-Treasurer
Committee of Adjustment
City of Greater Sudbury
200 Brady Street, Box 5000, Station A
Sudbury ON P3A 5P3

Councillor Ward 6
Conseiller Quartier 6

200 Brady Street
P.O. Box 5000, Stn A
Sudbury, ON P3A 5P3

200, rue Brady
C.P. 5000, Succ. A
Sudbury, ON P3A 5P3

705-923-5669 ☎
705-673-1651 📠

www.greatersudbury.ca
www.grandsudbury.ca

Dear Ms. Lewis and Members of the Committee of Adjustment:

**RE: Committee of Adjustment Meeting of April 30, 2025
Application for Minor Variance by Amy Quesnel
1432 Chelsea Avenue, Val Therese**

I am pleased to provide this letter in support of the above-noted application as Councillor for Ward 6.

I wish to advise the Committee that I support this application and have received no calls, emails or comments in opposition to it.

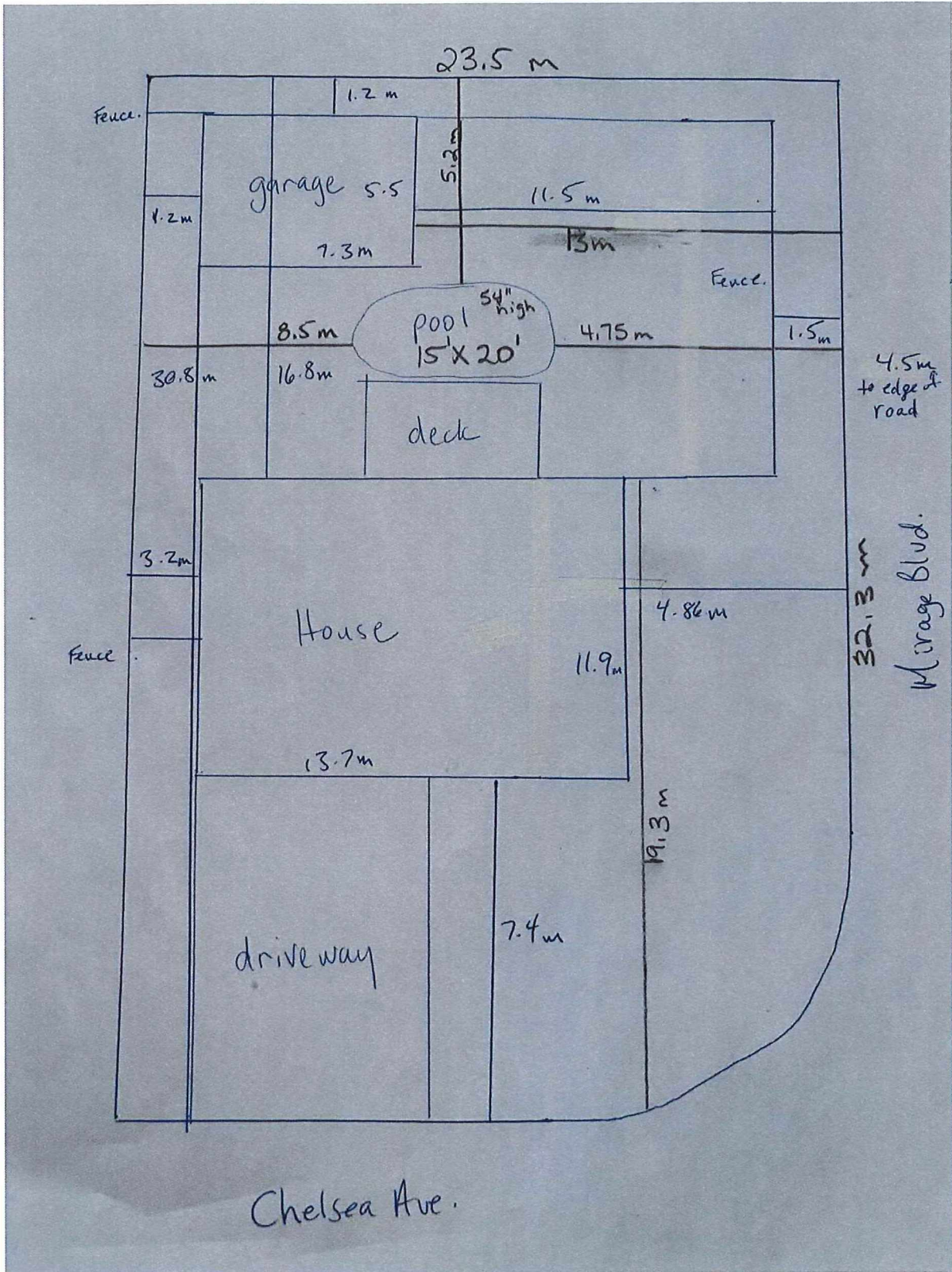
I thank you for this opportunity to provide my comments and hope that the Committee will give the application favourable consideration.

Best regards,

A handwritten signature in black ink, appearing to be 'RL'.

René Lapierre
Councillor for Ward 6
c.c. Amy Quesnel

PL-MV-2025-00024





PL-MV-2025-00024
Sketch 3

3:36

Signal strength icon, Wi-Fi icon, 65%



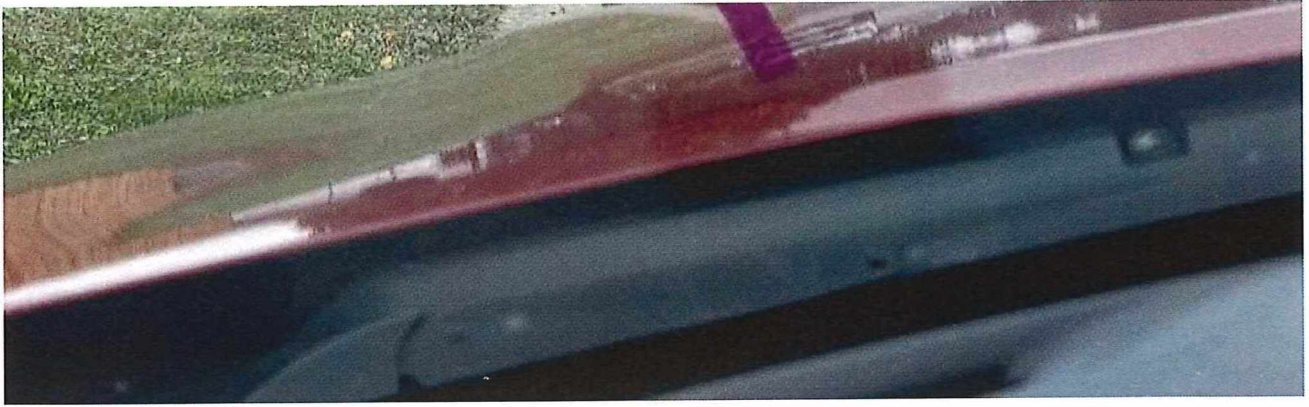
Hanmer - Valley East
September 25 3:34 PM

Edit



PL-MV-2025-00024

Sketch 4

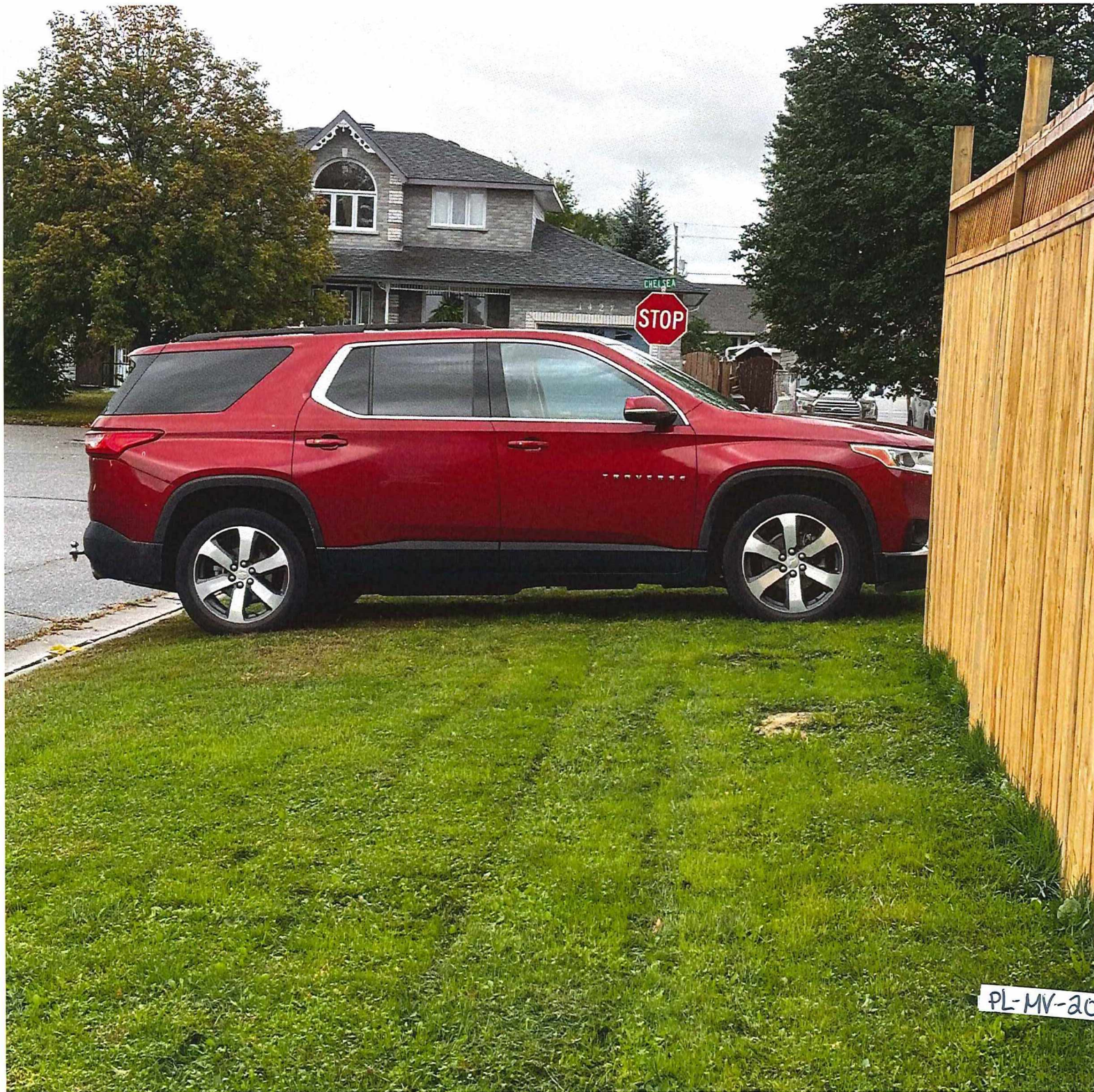


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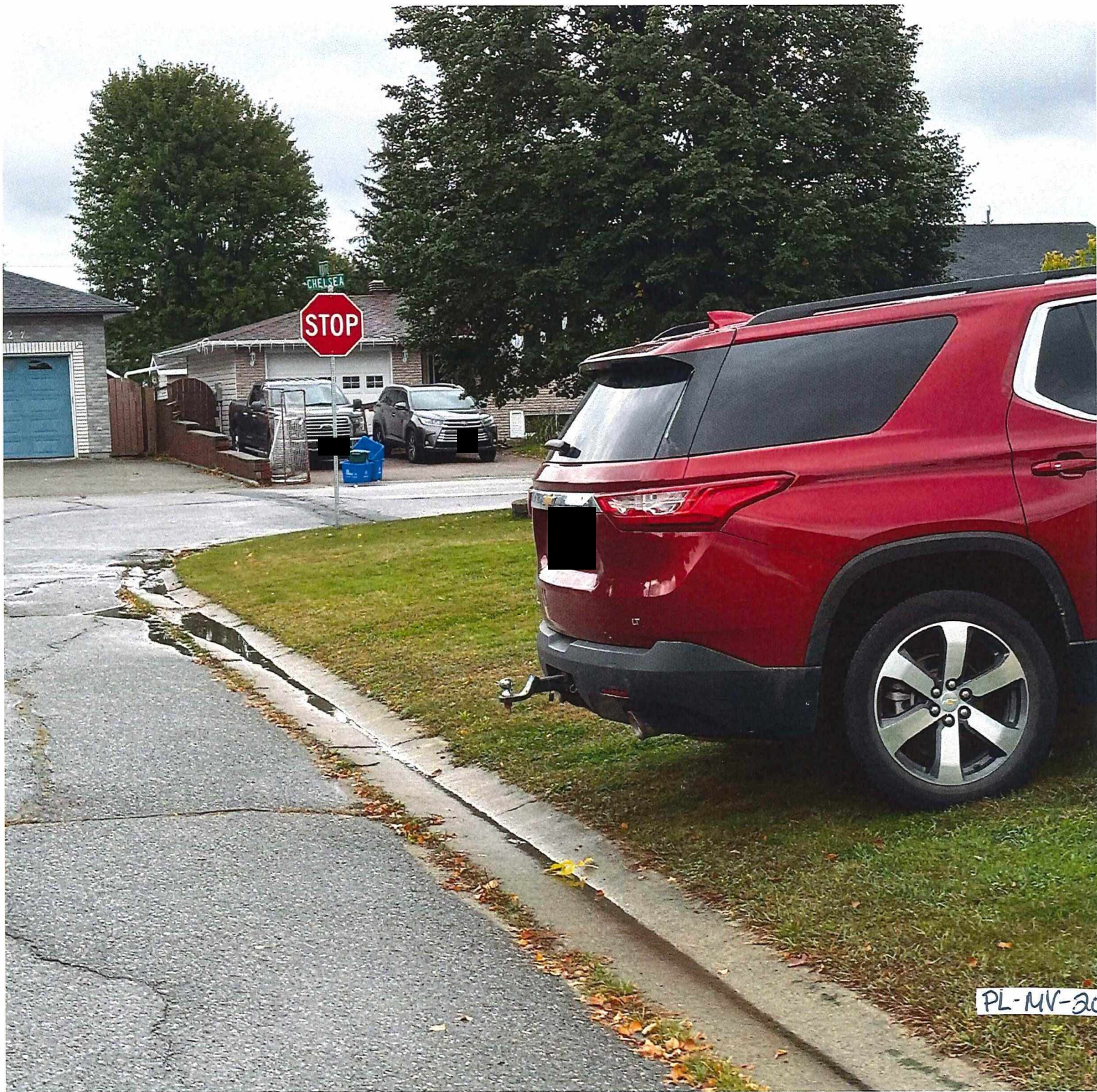
PL-MV-2025-00024
Sketch 5



PL-MV-2025-00024
Sketch 6



PL-MV-2025-00024
Sketch 7



PL-MV-2025-00024
Sketch 8



PL-MV-2005-00024
Sketch 9



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-2025-00030

APPLICATION SUMMARY

File Date: 03/20/2025

Application Type: Minor Variance

Address(es): 4486 Velvet Court, Hanmer P3P 1B3

Applicant(s): SUDBURY CONTRACTING

Owner(s): CLEMENT BIGRAS AND NATALIE BIGRAS

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?

March 17 2025

Are you the registered owner or an authorized agent?

Authorized Agent

What is the number of dwelling units on the property?

1

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

1

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

2

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

No

How many dwelling units will be legalized?

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

No

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

Current Official Plan designation

Living Area I

Current Official Plan designation (additional)

Current Zoning By-law designation

R1-5

Provide a detailed description of what is being proposed

Looking to build garage 89.1 m², 5.5m in height

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

Required for more storage area.

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

17.67

Lot Depth of the property

40.5

Lot Area of the property

715.6

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-1978

Shed - unknown, before current owner moved in

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

Residential

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

Residential

Existing uses of neighbouring properties

Residential

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

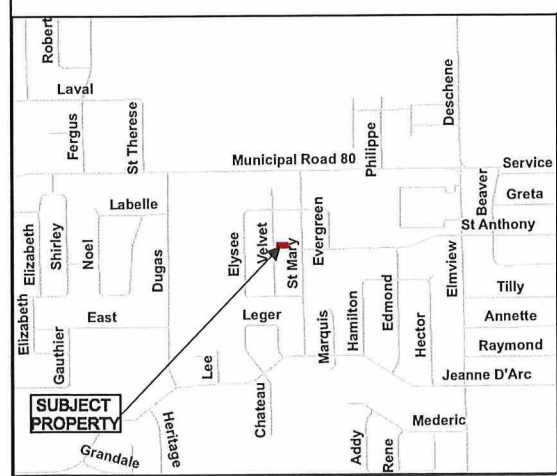
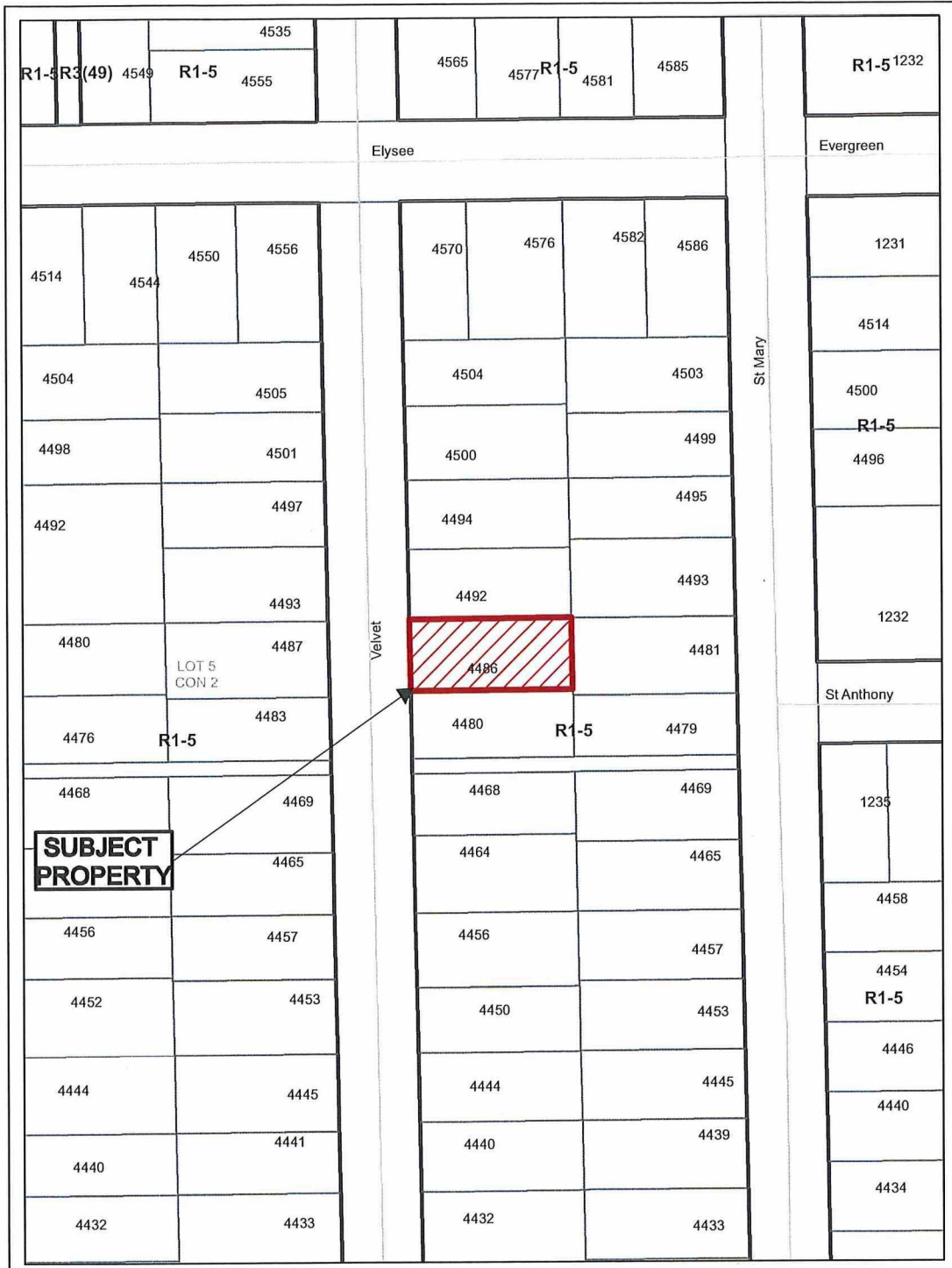
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Detach garage	No	89.12	89.12	1	7.31	12.19	5.5	27.1	1.21	1.21	9.15

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)
Storage Shed	Yes	9.3	9.3	1	3.05	3.05	3.66	36.24	1.21	1.21	13.41
House	No	107.86	107.86	1	8.48	12.72	5.45	8.18	19.6	1.21	7.98

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Looking to apply to Build a 89.1 m2 garage and I am over the lot coverage	Lot coverage - 10%	12.5% coverage	2.5% over for lot coverage
Height of garage 5.5m	Height - 5m	5.5m height	0.5 m over for height



Application for Minor Variance or Permission

N

Subject Property being PIN 73504-1293, Parcel 39099 SEC SES SRO, Part Lot 38, Plan M-699, Parts 1 & 2, Plan 53R-6921, Part Lot 5, Concession 2, Township of Hanmer, 4486 Velvet Court, Hanmer, City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2025-00030
Date: 2025 03 27

Shed
will be Demo' ←

Proposed
Garage

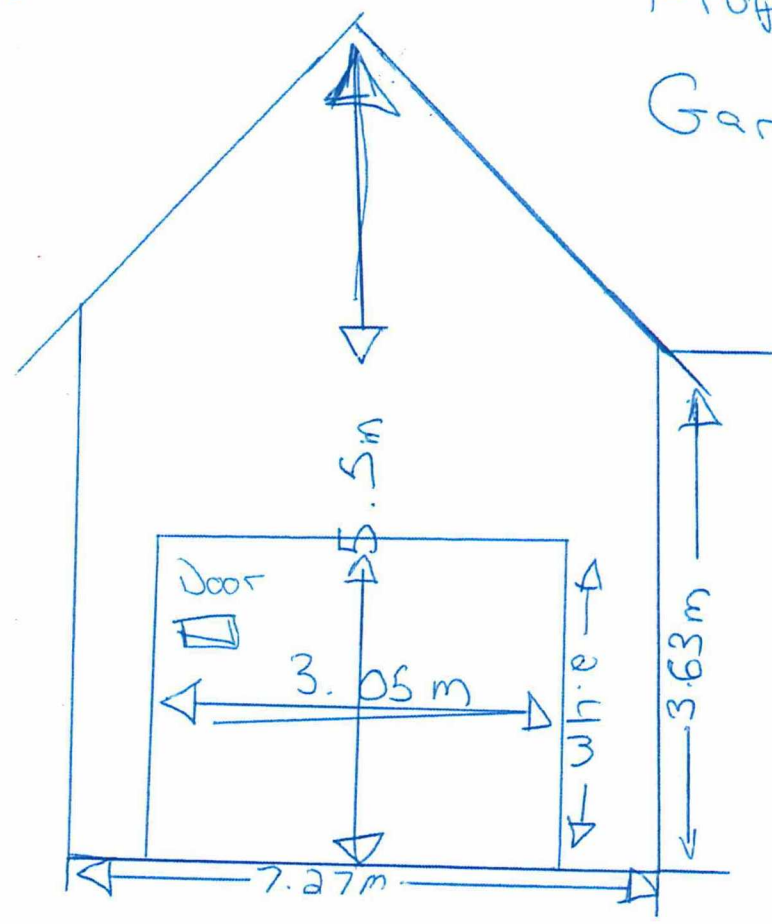


Velvet Court

PL-MV-2025-00030
Sketch 2

4480 Velvet Ct
Hammer, Ont
P3B1B3

Proposed Height of
Garage front View



G^old Roof giving
a total height of
5.5 m

Height of 5.5m is from finished grade to highest peak

PL-MV-2025-00030
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-2025-00032

APPLICATION SUMMARY

File Date: 03/20/2025

Application Type: Minor Variance

Address(es): 961 Greta Street, Hanmer P3P 1C1

Applicant(s): PATRICK THOMPSON

Owner(s): PATRICK THOMPSON AND REBECCA THOMPSON

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?

Feb 01/2007

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

Increase the height of proposed garage

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

Gambrel style roof does not allow enough headroom in loft. Would like to be able to stand up

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

33.52

Lot Depth of the property

45.75

Lot Area of the property

1533.5

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 - unknown

, shed june 2010

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

residential dwelling, length of time unknown

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

residential dwelling

Existing uses of neighbouring properties

residential dwelling

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

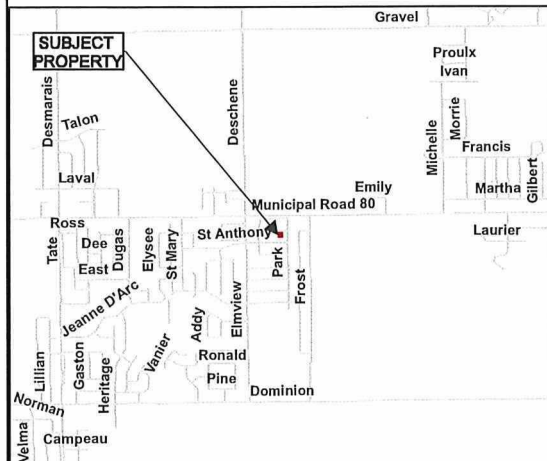
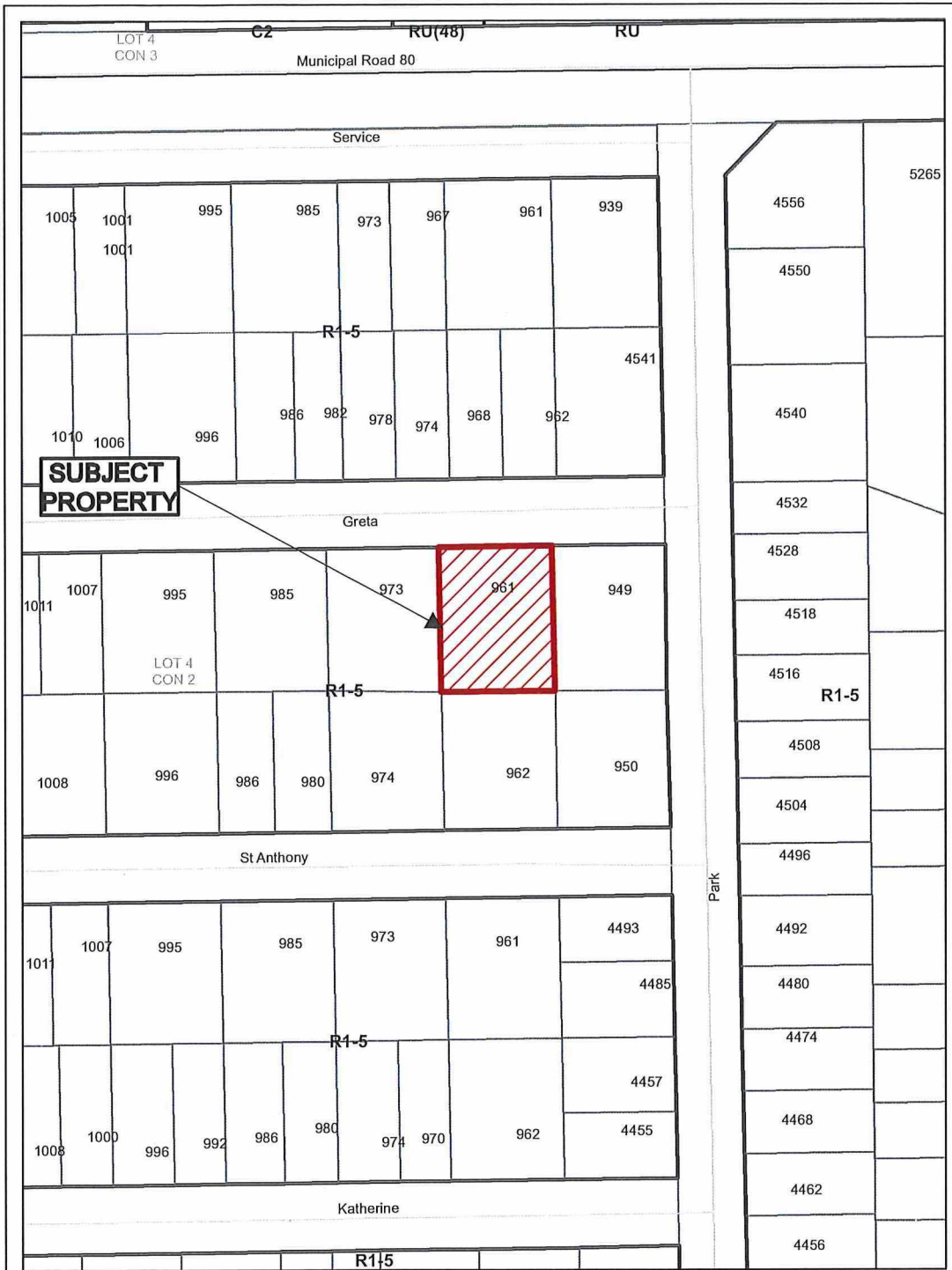
Building Description	Same As Existing	Proposed Ground Floor Area (m ²)	Proposed Gross Floor Area (m ²)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Garage	No	53.4	80.4	2	7.31	7.31	6.5	30.72	3.65	1.4	24.81

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)
Shed	No	8.64	8.64	1	2.4	3.6	4.2	36.31	3.04	1.5	28.42
House	No	132.4	132.4	1	7.7	17.2	4.9	10.5	23.5	8.07	8.23

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
The height of the garage	5	6.5	1.5



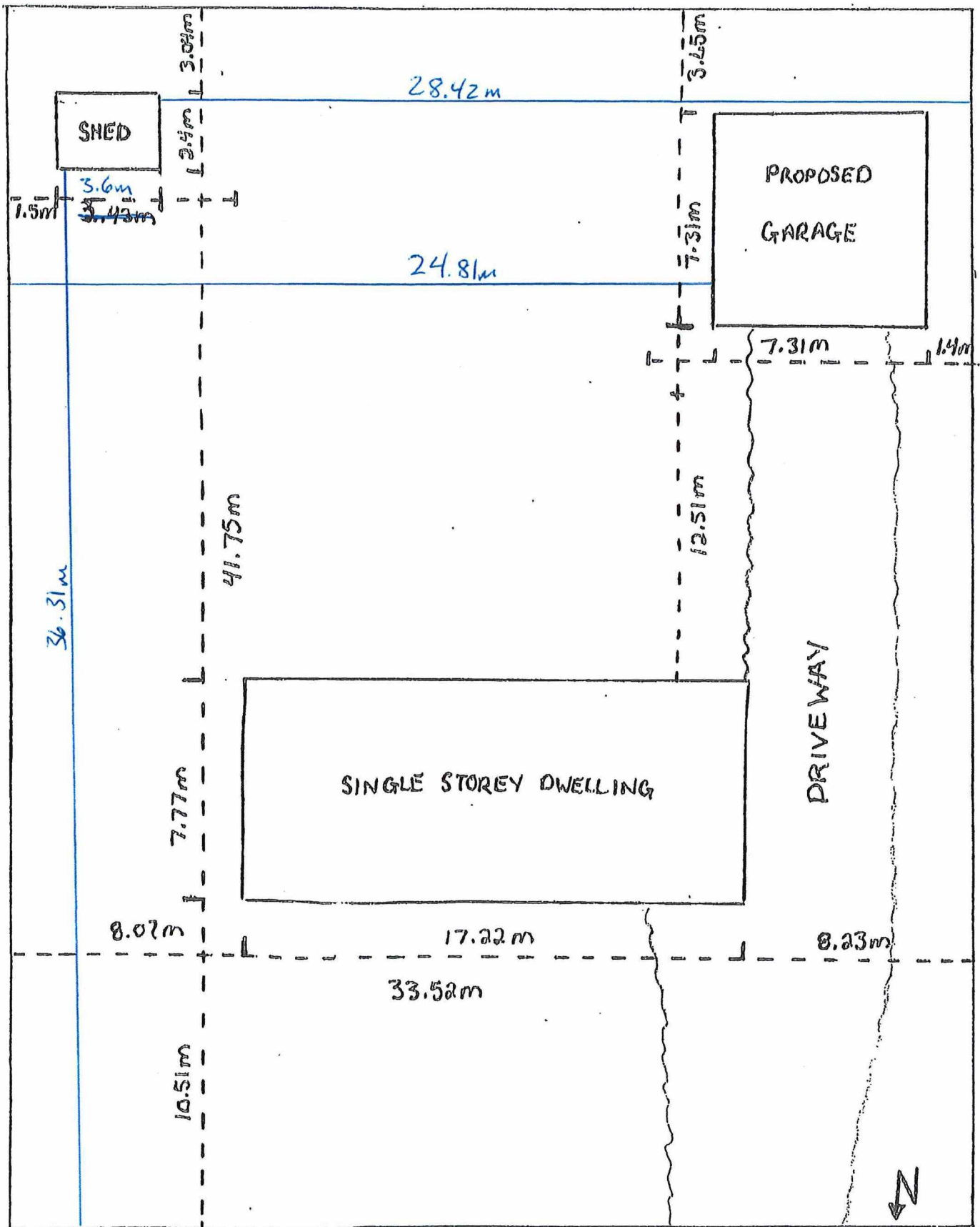
Application for Minor Variance or Permission



Subject Property being PIN 73504-2106,
 Parcel 23438 SEC SES SRO,
 Lot 29, Plan M-507,
 Part Lot 4, Concession 2,
 Township of Hanmer,
 961 Greta Street, Hanmer,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

PL-MV-2025-00032
 Date: 2025 03 26

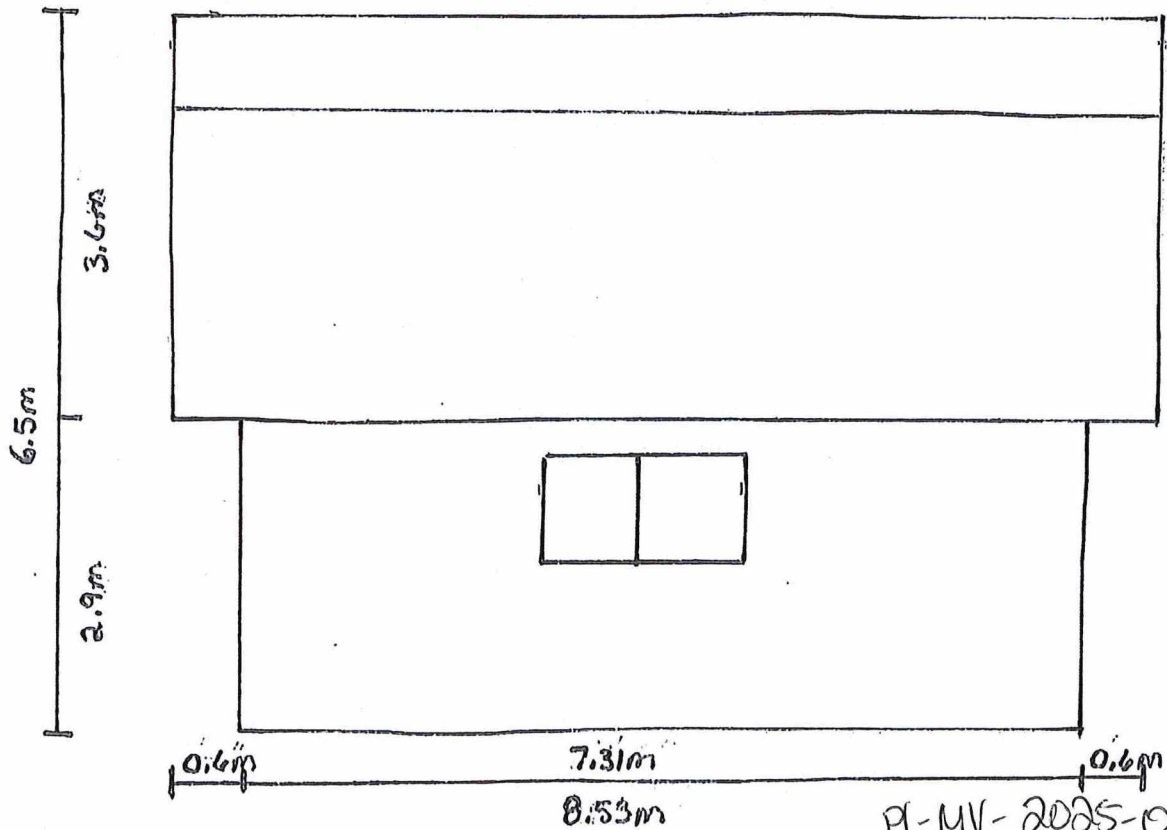
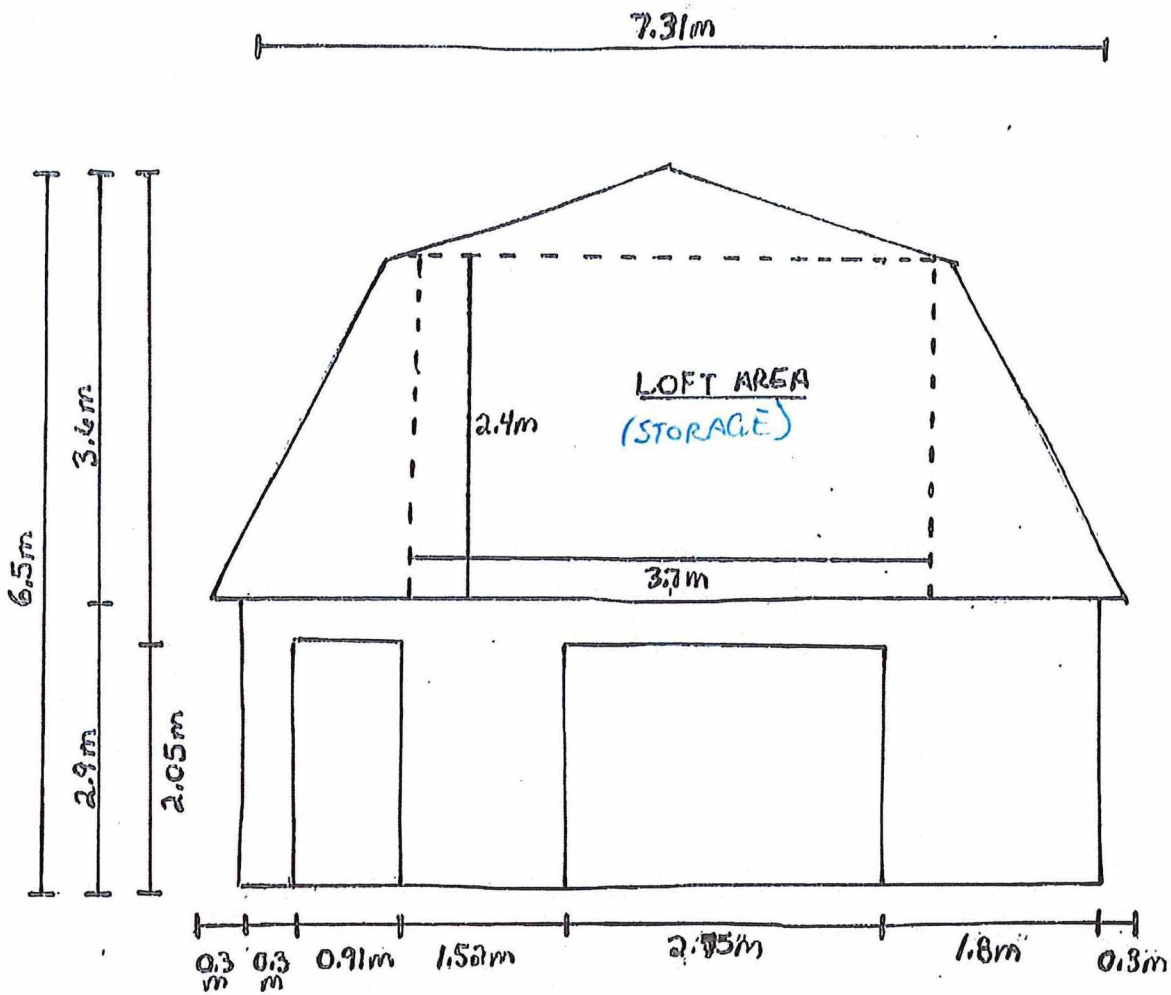


961 GRETA ST. HANMER ON, P3P1C1 LOT # 29.

MINOR VARIANCE PROPOSAL TO INCREASE HEIGHT OF GARAGE | SCALE | 1cm = 1.7m

DATE

PL-MV-2025-00032
Sketch 2



PL-MV-2025-00032
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-2025-00037

APPLICATION SUMMARY

File Date: 03/27/2025

Application Type: Minor Variance

Address(es): 147 Birch Drive, Sudbury P3E 4N1

Applicant(s): D.S. DORLAND LIMITED

Owner(s): THE DAVIS CONSTRUCTION MANAGEMENT GROUP 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 28, 2009

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?

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
Rural

Current Official Plan designation (additional)

Current Zoning By-law designation
RU

Provide a detailed description of what is being proposed
Seek relief from the 90m road frontage requirement for the retained portion resulting from a proposed future consent application.

Provide a detailed reason why the proposal cannot comply with the Zoning By-law
Minor shortage of road frontage with surplus area

Is there an eave encroachment?
No

Size of eaves

Lot Frontage of the property
88.3

Lot Depth of the property
400

Lot Area of the property
67500

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

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

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

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

Existing uses of neighbouring properties
Residential

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

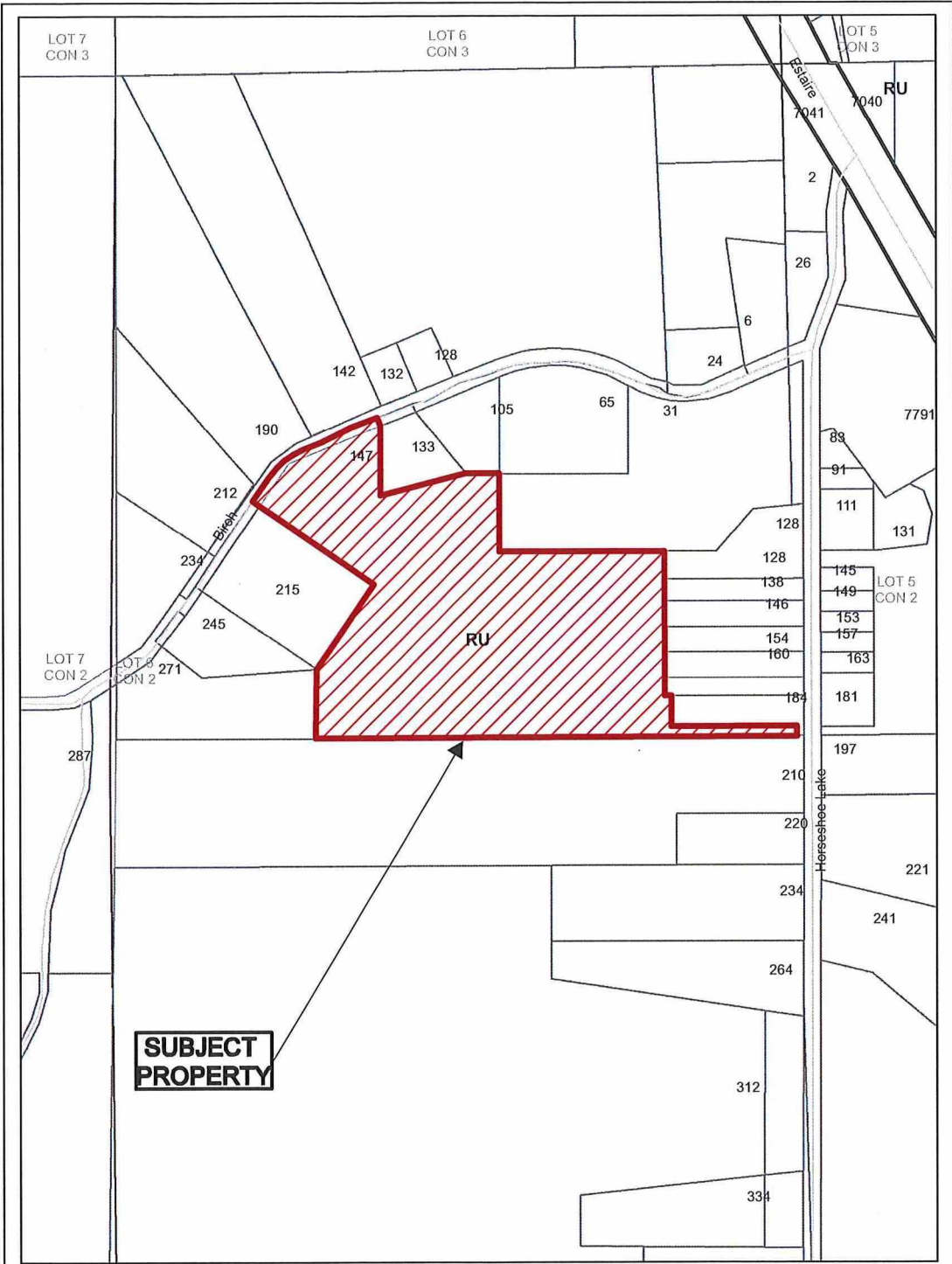
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback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

EXISTING BUILDING/STRUCTURE

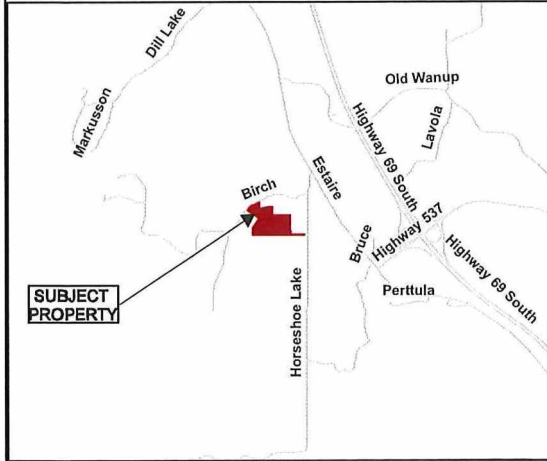
Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
1.5 storey dwelling	No	244.0	350.0	1.5	16.7	19.6	7.0	21.8	394.0	18.4	21.6

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
2010-100Z (9.3 Zone Standard)	90m	88.3m	1.7m



SUBJECT PROPERTY



SUBJECT PROPERTY

Application for Minor Variance or Permission



Subject Property being PIN 73470-0562, North half of Lot 6, Concession 2, except Part 1, Plan SR-439, Parts 1-3, Plan SR-1134, Part 1, Plan SR-1413, Parts 1 & 3, Plan SR-1903, Parts 3, 4, 7 & 8, Plan 53R-12478, Parts 1 & 2, Plan 53R-18878, and Parts 1 & 2, Plan 53R-20717, Township of Dill, 147 Birch Drive, Sudbury, City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2025-00037
Date: 2025 04 07

SKETCH FOR PLANNING ACT APPLICATIONS
 GEOGRAPHIC TOWNSHIP OF DILL
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

NOTE

THIS IS NOT A PLAN OF SURVEY AND SHOULD ONLY BE USED FOR THE PURPOSE STATED IN THE TITLE BLOCK.

SCALE 1:2000



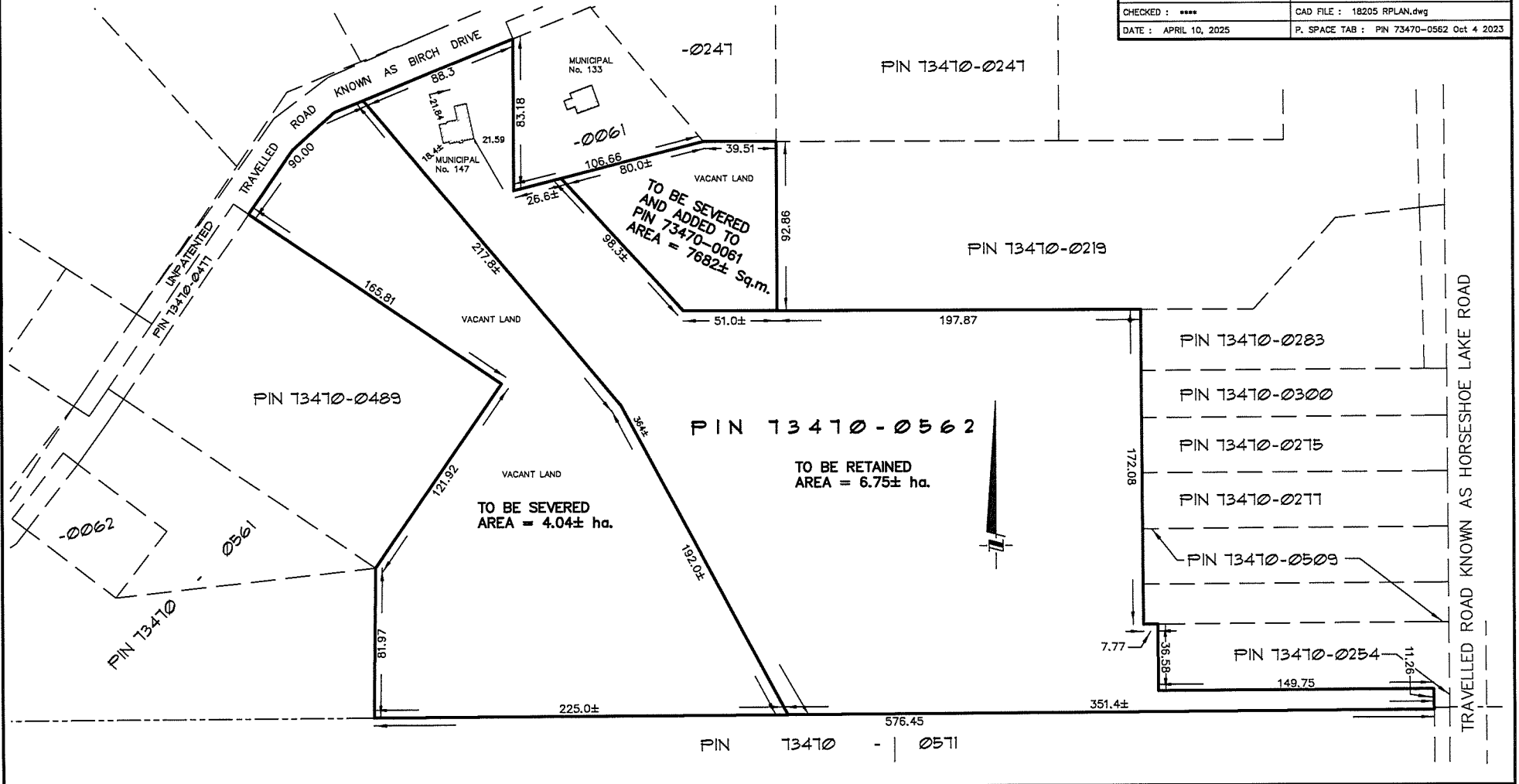
D.S.

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 : WJM	SCALE : 1:2000 METRIC
CHECKED : ****	CAD FILE : 18205 RPLAN.dwg
DATE : APRIL 10, 2025	P. SPACE TAB : PIN 73470-0562 Oct 4 2023



PL-MV-2025-00037
 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-2025-00038

APPLICATION SUMMARY

File Date: 03/28/2025

Application Type: Minor Variance

Address(es): 2291 Lasalle Boulevard, Sudbury P3A 2A9

Applicant(s): TULLOCH ENGINEERING INC.

Owner(s): JENNMAR PROPERTIES CANADA, 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?

Sept 10, 2020

Are you the registered owner or an authorized agent?

Authorized Agent

What is the number of dwelling units on the property?

0

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

1

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

1

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

No

How many dwelling units will be legalized?

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

No

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

Current Official Plan designation

General Industrial

Current Official Plan designation (additional)

General Industrial

Current Zoning By-law designation

FD, M2

Provide a detailed description of what is being proposed

Addition to warehouse and associated improvements

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

Reduction in parking is required for operational efficiencies.

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

84.1

Lot Depth of the property

108.6

Lot Area of the property

9137

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

Unknown

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

Warehouse

Since 1988 (presumed)

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

Same

Existing uses of neighbouring properties

WEST & EAST: Light Industrial

SOUTH: Railway

NORTH: Low-density Residential

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

PL- MV-2025-00038

PROPOSED BUILDING/STRUCTURE

Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Addition to Warehouse	Yes	830	830	1	11.8	69.7	7.4	16.2	23.4	35.3	35.5

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)
Warehouse	No	2745	2745	2	35.7	77.2	8	7.6	23.4	1.2	47.4

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Table 5.4	44 spaces required 1/90m ² Warehouse +1/30m ² Accessory Office	31 Spaces (incl. 1 Accessible)	13 spaces



Planners | Surveyors | Biologists | Engineers

March 27, 2025
241188

Committee of Adjustment

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

Re: Minor Variance Application for 2291 Lasalle Boulevard

Dear Committee of Adjustment,

TULLOCH has been retained by the current owner of the lands known municipally as 2291 Lasalle Boulevard in Sudbury to facilitate a Minor Variance application to allow for a reduced parking requirement. For clarity, the lands subject to this Minor Variance Application comprise of the parcel to the North Side of the Canadian National Railway right of way only.

The following reliefs are requested as part of the application:

Section	Requirement	Relief Requested
Table 5.4 (Warehouse)	44 spaces 1/90m ² , plus 1/30m ² net floor area of accessory office	31 spaces

The variance is in response to SPCA 2025-001 Circulation 1 Site Plan Comments dated January 21st, 2025.

Per Section 45(1) of the Planning Act, the committee may grant a Minor Variance, provided that the variance is minor in nature, is desirable for the appropriate development of the site, and maintains the general intent of the Official Plan and Zoning By-Law.

It is our professional opinion that this proposal meets the above criteria because

- The number of spaces proposed satisfies the operational needs of the use, meaning it can still accommodate the parking of all staff vehicles. Because the site is used for a warehouse, visitors to the site are expected to be uncommon.

- The location of the proposed parking area will be set back 4.7 metres from the front lot line, in compliance with Zoning By-law Section 5.2.4.3 (c)(i)
- The reduction in spaces will allow the site to better accommodate the turning radii of fire trucks, as well as transport trucks wishing to use the proposed loading space and general access to the site.

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

- Site Plan prepared by Belanger Salach Architecture

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

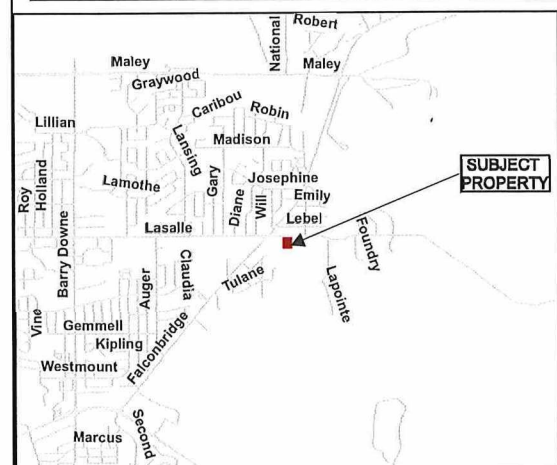
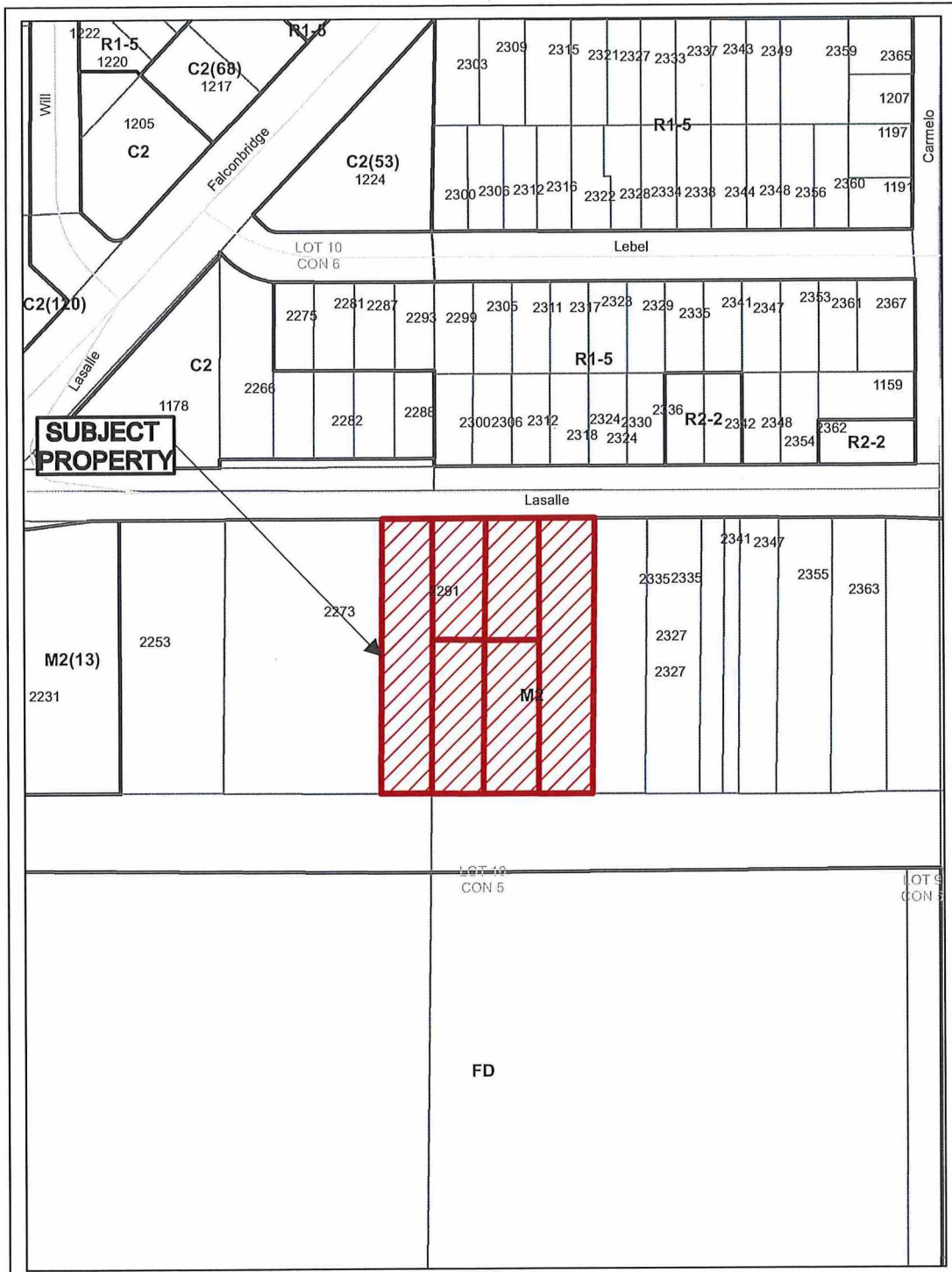
Respectfully submitted,



Matt Jay, BES
Planning Technician



Vanessa Smith, M.PI, RPP
Project Manager | Senior Planner



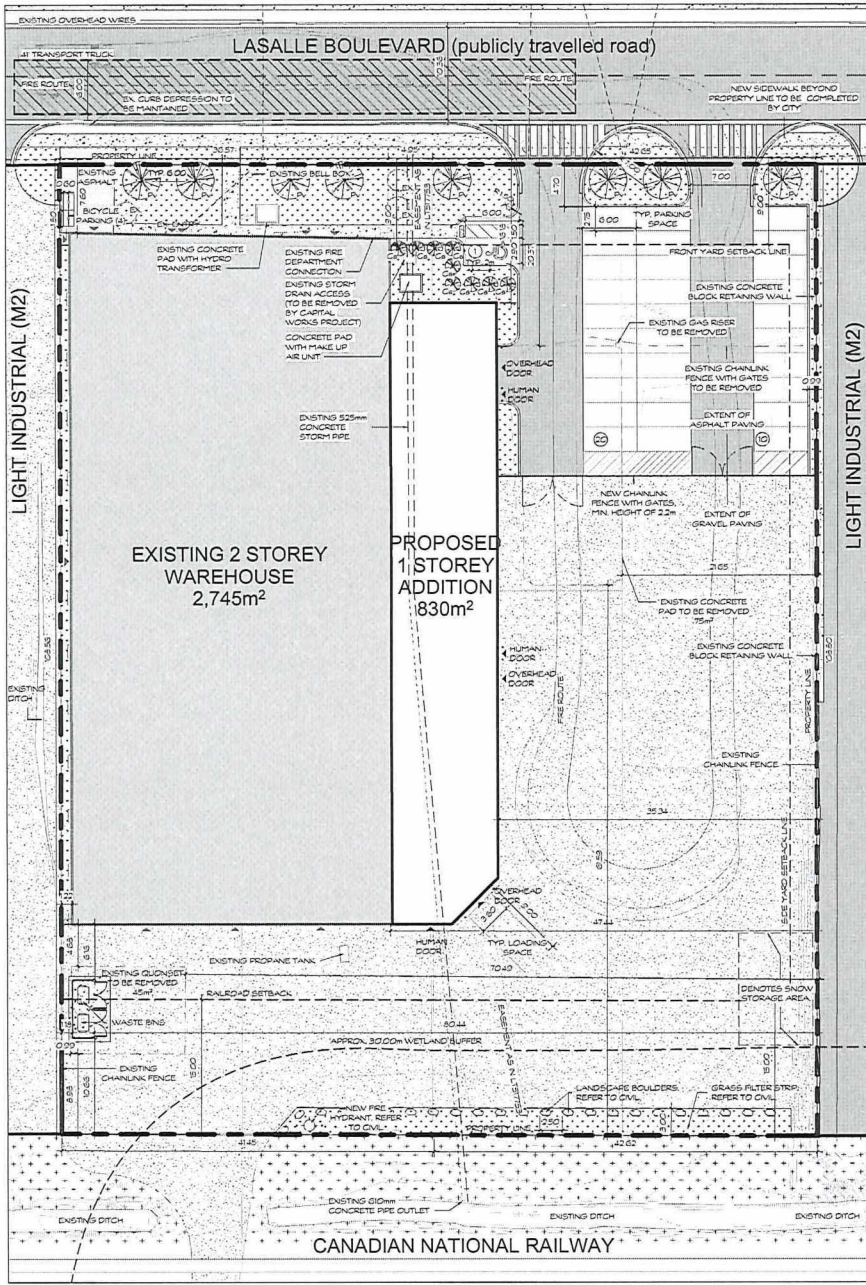
Application for Minor Variance or Permission



Subject Property being PINs 73569-0107, 73569-0114, 73569-0162, 73569-0063, 73569-0169, 73569-0181, Parcels 24342, 21686, 19452, 17625, 12451 and 32029 SEC SES, Part 1, Plan SR-1022, Part Lot 10, Concession 5, Township of Neelon, 2291 Lasalle Boulevard, Sudbury, City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2025-00038
Date: 2025 04 09



SITE PLAN 1:250

SITE PLAN DATA

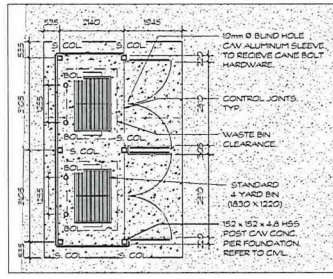
PART OF LOT 10, CONCESSION 5
GEOGRAPHIC TOWNSHIP OF NEELON
CITY OF GREATER SUDBURY
SURVEY INFORMATION BY TULLOCH ENGINEERING ON APRIL 26, 2024

LOADING	REQ	EXISTING	PROPOSED	TOTAL
USE OF BUILDING	EXISTING FABRICATION SHOP WITH PROPOSED STORAGE (WAREHOUSE) ADDITION			
SITE DEVELOPMENT	2,917 sq.m	2,325 sq.m	830 sq.m	3,155 sq.m
BUILDING COVERAGE	30.0%	30.0%	9.1%	39.1%
NET FLOOR AREA	N/A	2,325 sq.m	830 sq.m	3,155 sq.m
BUILDING HEIGHT	< 15.0 m	2 storeys (8.1 m)	1 storey (7.4 m)	8.1 m (4 storeys)
LANDSCAPE AREA	2.0%	2.0%	0.1%	2.1%
FRONT YARD SETBACK	7.0 m	7.0 m	14.4 m	14.4 m
REAR YARD SETBACK	3.0 m	3.0 m	35.2 m	35.2 m
SIDE YARD SETBACK	N/A	N/A	1.2 m	1.2 m
REAR YARD SETBACK	N/A	N/A	23.5 m	23.5 m
BUILDING FOOTPRINT	310 m	215 m	N/A	215 m
BACKYARD SETBACK	18.5 m	23.5 m	23.5 m	23.5 m
BIKE PARKING	2-1 per 1000m² of site	0	4	4

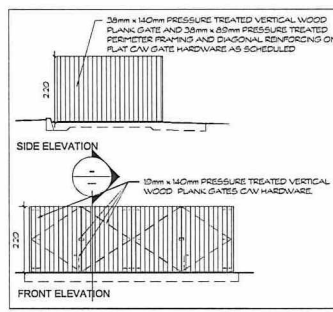
SITE PARKING CALCULATION	REQUIRED	PROPOSED
EXISTING INDUSTRIAL USE	1 space/270 sq.m	
	2150 sq.m/270 sq.m	
	8	25 spaces
EXISTING ACCESSORY OFFICE	1 space/30 sq.m	
	320 sq.m/30 sq.m	
	10	11 spaces
WAREHOUSE ADDITION	1 space/70 sq.m	
	670 sq.m/70 sq.m	
	10	8 spaces
TOTAL ON-SITE PARKING	18 spaces	31 spaces (required for operations needs, parking lot access provided)
BARRIER FREE SPACES	1 space	1 space
LOADING SPACES	1 space	1 space
SNOW REMOVAL	TO BE PROVIDED BY PRIVATE SERVICES	

PLANTING SCHEDULE

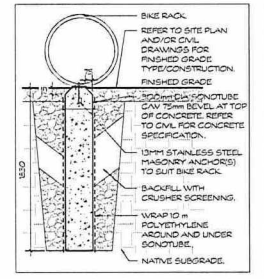
TYPE MARK	COUNT	GENUS	SPECIES	COMMON NAME	HEIGHT	WIDTH	FORMAT	ZONE	EXPOSURE	DESCRIPTION
P1	8	PRUNUS	VERGINIANA	CHOKEBERRY	7.0 m	8.0 m	70 mm w.b. Ø 150 mm above ground	5	FULL SUN	AN OVAL TO ROUND, EXTREMELY HARDY, SMALL TREE OR SHRUB WITH GREEN FOLIAGE. PALE COLOURS OF BELLANT ORANGE TO RED. THE FRAGRANT YELLOWISH-WHITE FLOWERS ARE FOLLOWED BY RED SEEDS.
C4	8	CORNUS	SERICEA	RED OSIER DOGWOOD	2.0 m	2.0 m	50 cm 3g	2	SHADE TO FULL SUN	WHITE, LOOSE CLUSTERS OF BLOSSOMS BEAR WHITE BERRIES IN THE FALL. ADDING CONTRAST TO DARK RED BRANCHED. THE GREEN FOLIAGE WILL TURN SHADES OF RED TO ORANGE AND FINALLY PURPLE IN AUTUMN.



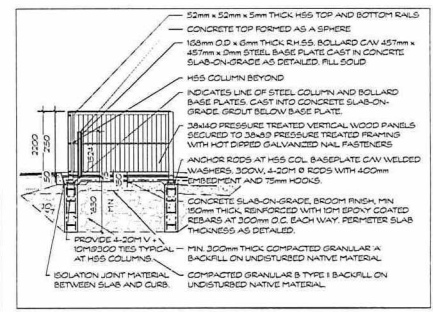
ENCLOSURE PLAN 1:75



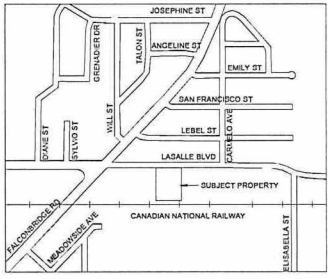
ENCLOSURE ELEVATIONS 1:75



BICYCLE RACK DETAIL 1:25



REFUSE ENCLOSURE SECTION 1:75



KEY PLAN N.T.S.

SITE PLAN LEGEND

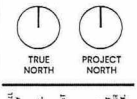
- ⊕ M MANHOLE EX. INDICATES EXISTING MH. REFER TO CIVIL.
- CB CATCH BASIN EX. INDICATES EXISTING CB. REFER TO CIVIL.
- EX. FH FRESHWATER EX. DENOTES EXISTING TO REMAIN. REFER TO CIVIL.
- ⊙ POL. PAINTED CAST-IN-PLACE CONE SOLAR.
- PSH POST MOUNTED BARRIER FREE PARKING SIGN PER MTA S.R.O. 1000, REGULATION 581, POLICE 100) REFER TO PLAN FOR LOCATION.
- MS MUNICIPAL TRAFFIC SIGN.
- PS PRIVATE TRAFFIC SIGN.
- TWS TACTILE WARNING SURFACE INDICATOR.
- PRE-MANF. SPEED BUMP SECURED TO ASPHALT.
- BKE BAKL (ACCOMMODATES 5 BICYCLES) CAV 200mm Ø CAST-IN-PLACE PILES FOR MOUNTING.
- UP UTILITY POLE REFER TO ELECTRICAL.
- CENTRELINE OF ROAD.
- AREA OF HEAVY DUTY ASPHALT. REFER TO CIVIL.
- AREA OF LIGHT DUTY ASPHALT. REFER TO CIVIL.
- SP. BAR CAV GEOTEXTILE. REFER TO CIVIL.
- SOD.
- EXISTING NATURAL LANDSCAPE TO REMAIN.
- PLANTING BED CAV MULCH.
- NO PARKING AREA LINE PAINTING 4' DIAGONAL LINES AT 2' O.C. PAINT COLOUR TO MATCH PARKING SPACE LINES.
- CONCRETE SIDEWALK.

bélangier salach
architecture

JENMAR ADDITION

2291 Lasalle Boulevard, Sudbury, ON
Issued for

REVISIONS
1 ISSUED FOR PERMITS (2024-12-27)



CONTROLS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE MTA ACT AND THE PROVISIONS OF THE MTA ACT AND THE PROVISIONS OF THE MTA ACT.

PRODUCT NO. 24035 DRAWN BY AJR CHECKED BY AS
SCALE As Indicated

SITE PLAN

PL-MV-2025-00038
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-2025-00042

APPLICATION SUMMARY

File Date: 04/07/2025

Application Type: Minor Variance

Address(es): 7 Pine Street, Sudbury P3C 1T6

Applicant(s): SHIELD EA LTD

Owner(s): HEATHER BLAKEY

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?

May 2024

Are you the registered owner or an authorized agent?

Authorized Agent

What is the number of dwelling units on the property?

0

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

1

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

0

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

No

How many dwelling units will be legalized?

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

No

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

Current Official Plan designation
Downtown

Current Official Plan designation (additional)

Current Zoning By-law designation
C2(89)

Provide a detailed description of what is being proposed

3-Storey Apartment Building is proposed to be built. The 17 units (13 2-bedrooms and 4 studios) will be geared towards students and young professionals.

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

Please refer to attached memo

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

34.15

Lot Depth of the property

36.45

Lot Area of the property

1149

Total width of the public road giving access to the property

20

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

N/A

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

Previously Residential (currently vacant)

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

Yes

Existing uses of neighbouring properties

General Commercial Zone C2 (89) and Downtown Commercial Zone C6

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)
3 storey apartment building, 17 units (13 2-bedrooms and 4 studios)	No	341.2	1708.1	3	26.52	23.25	15	1.51	11.66	2.53	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)
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ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Front Yard setback	7.50	1.51	5.99
Interior Side Yard setback	2.40	2.00	0.40
Exterior Side Yard setback	4.50	2.53	1.97
Maximum residential density	60 units/ hectare = 6.9 units	148 units / hectare = 17 units	88 units / hectare = 10.1 units
Parking Ratio	1.5 (24 parking spots)	0.82 (14 parking spots)	0.68 (10 parking spots)
Parking area proximity to 10m wide road	3.0m	0.86m and 1.07m	2.14m & 1.93m
3m Wide Landscape Area 4.15.1 e)	3m	2.53m min at building edge, 0.86m min at parking	0.47m & 2.14m

April 7, 2025

Attention: City of Greater Sudbury

RE: 7 Pine Street Proposed Apartment - Minor Variance Rationale

Please accept the following memo to provide more information and rationale for the variances being sought for the proposed apartment building at 7 Pine Street, Sudbury. The comments are to be read in conjunction with the Site Plan dated April 7, 2025.

Adding density to this small lot holds many challenges and has resulted in the need to seek relief from some current zoning requirements. Our opinion is that these proposed variances are minor in nature and the benefits of the proposed development on this site should be considered. The proposed 17-unit apartment building aims to create residential densification while remaining sensitive to the existing context, in terms of building height, proposed use, character etc.

In order to create a targeted number of dwelling units, with square footages that are efficient yet still comfortable and appropriate for the general rental market, we found that the building footprint and required parking could not feasibly fit within the current zoning setbacks.

The following is a list of the requested relief and rationale:

1. Front yard setback:

Reduced from 7.5m to 1.51m

In keeping in line with many of the neighbouring properties and nearby C6 zoning, we are proposing to have the building encroach in the required front yard setback. Setting the building closer to the front property line will help give the building presence along the lot line which is consistent with principles of Downtown zoning, while still allowing some planting and trees along the sidewalk. Moving the building closer to the front property line also allows for more parking in the rear yard.



2. Interior side yard setback:

West side: Reduced from 2.4m to 2m

Again, in keeping in line with many of the neighbouring properties and nearby C6 zoning, we are proposing to have the building encroach in the required side yard setbacks. With the lengths of the proposed dwelling units running from East to West, it is not feasible to reduce the building footprint to fit within the required side yard setbacks, without compromising living room and bedroom widths to dimensions that aren't practical, or eliminating the option for 2-bedroom units altogether.

On the West side, 2.4m is required for a 3-storey building, and we are requesting 2m. This still gives room for site drainage around the building and some setback from the neighbouring parking lot (or potential building in the future).

3. Exterior side yard setback (East):

East: Reduced from 4.5m to 2.53m at the closest point

On the East side at the corner side yard, we are requesting 2.53m as the smallest setback, which increases to 4.83m as the building nears the intersection of Pine Street and Elm Street, ensuring that the site triangle is kept clear. Given the downtown location, and also knowing that the previous apartment building (now demolished) was built quite close to the lot line for the length of Pine Street, we feel that this requested variance can be considered minor in nature.

4. Maximum Density:

60 units / hectare maximum: 6.9 units allowed

We are requesting an increased maximum allowable density to have 17 units on the site. In keeping with the Provincial Planning Statement to add more housing, this proposal is also in line with the Official Plan, seeking to add density within urban centers, along transit lines, and close to employment opportunities. With the proximity to the Laurentian School of Architecture, as well as other employment opportunities downtown, this project sees opportunity to cater to the need for rental units geared largely towards students and young adults.

The requested increase in density can be achieved within the proposed three-story building, adding density to the site while respecting the current urban context.

5. Parking Ratio:

Required 1.5 parking stalls / unit

Proposed: 0.82 parking stalls / unit

Under the current requirement for 1.5 parking stalls per residential unit in a C2 Zone, 24 parking stalls would be required for the proposed building (note: this includes the reduced requirement for being situated on a GOVA route as per ZBL 5.5.1.1) It is also worth noting that neighbouring C6 properties if proposing a similar development would require only 1 parking stall per dwelling, for a total of 16 parking stalls.

As previously stated, the target demographic of this apartment building is students or young adults. Given the proximity of the School of Architecture, it is anticipated that many of these students would not have vehicles, or require them on a daily basis. Furthermore, there is a GOVA bus stop nearby on Elm Street, and the main GOVA terminal is less than a 10 minute walk away, providing public transit connections to Laurentian University Main Campus, Cambrian College and College Boreal, as well as employment opportunities throughout Greater Sudbury.

The building offers 10 covered bike parking spaces (where 9 are required), and there is space in the front yard to provide additional bike parking should that be of interest to the tenants.

While this proposed reduction to the parking ratio appears significant, it is our opinion that it is suited to the location of the building and the principals of downtown-living. The proposed apartment is well connected to required amenities and can support a lifestyle that would not require the use of a vehicle on a daily basis. With Sudbury's anticipated growth, and a Downtown vision that includes residential density and increased amenities, it is believed that the prevalence of a lifestyle less dependent on cars is surely set to increase in the future.

With a number of these lifestyles already observed (ex. Work-from-home lifestyle, rideshare apps, and meal delivery services etc) it is not unfeasible to believe that many tenants may live a lifestyle that does not require a vehicle.

6. Proximity of Parking to 10m wide road 5.2.4.3 c) ii) :

3m is required from parking stall to ROW of 10m wide road

The projects has two parking stalls that have edges located at 0.86m and 1.07m respectively from the property lot line along Pine Street.



Given the challenge to fit adequate parking on this site, we are requesting relief from the setback requirement to allow for these two parking stalls. At this location there is a sidewalk, as well as a grassy shoulder and a grade change, which gives the parking stalls natural separation from the road.

7. 3m wide Landscaped Area 4.15.1 e):

A 3.0 metre-wide landscaped area adjacent to the full length of a lot line shall be required abutting all public roads having a width greater than 10.0 metres

Relief is required for the landscape strips along Pine Street & Elm Street.

Along Pine Street, at the northeast corner of the building, there is 2.53m proposed, and the landscape strip is further reduced at the back of the building due to the parking stalls previously described in item #6.

As previously described, it has been challenging to meet parking requirements on this site, therefore relief is requested to the planting strip, in favour of parking at this location.

Relief is also requested for the portion of the Front yard along Elm Street where the building face at the stairwell is only 1.51m from the property line. This setback has already been discussed in Item #1.

For the above noted reasons, as well as keeping in line with many of the neighbouring properties and nearby C6 zoning, we ask that the reduced landscape area requirement be considered along Pine and Elm Street.

We trust that the explanations noted in this memo can help to provide insight into the rationale for the zoning relief being sought for the proposed apartment building at 7 Pine Street.

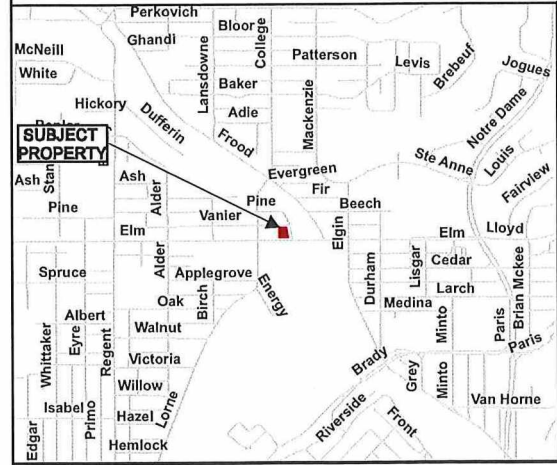
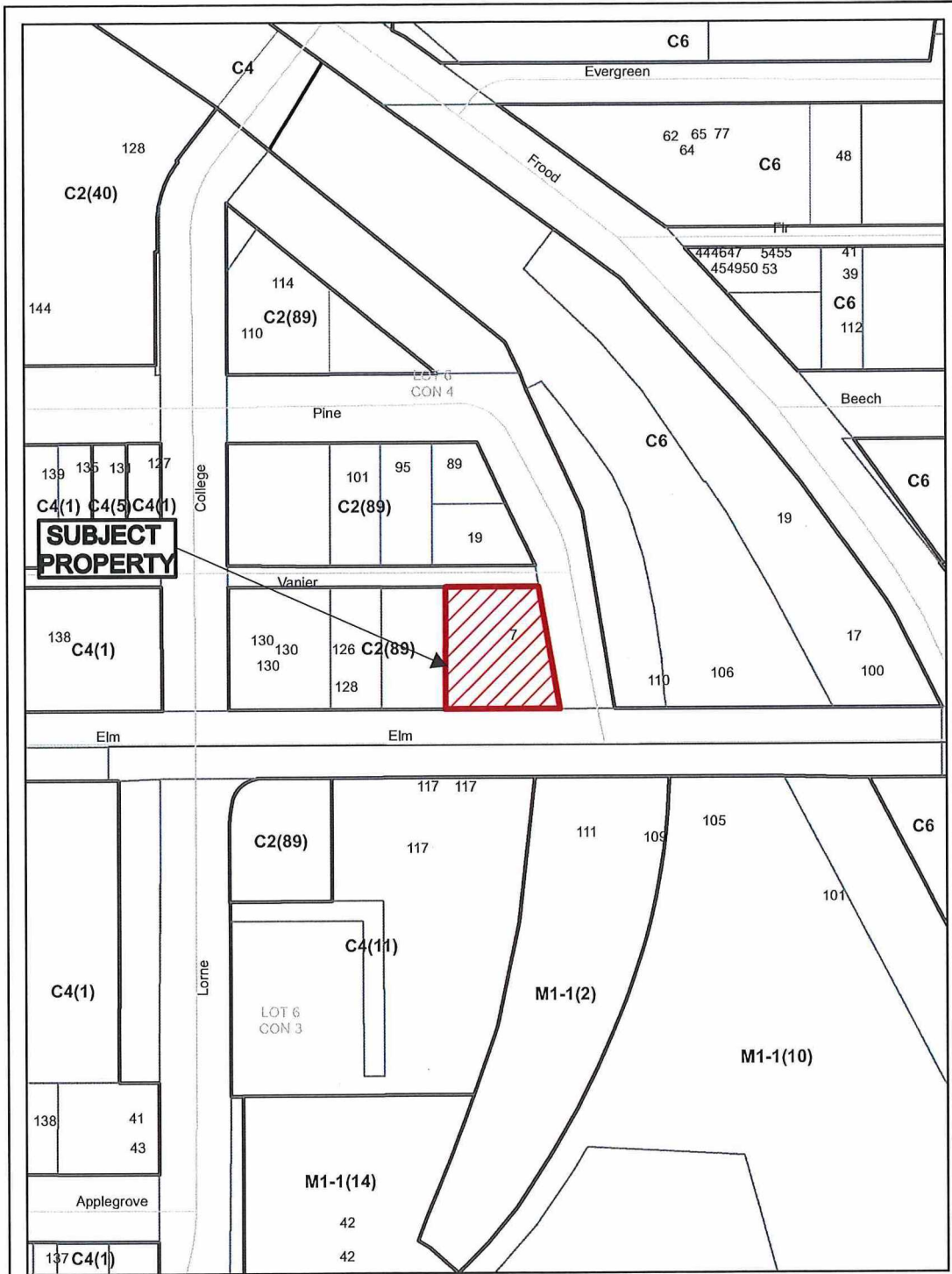
Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Kristin Beites". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Kristin Beites M.Arch OAA, MRAIC

Principal Architect



N

**Application for Minor
Variance or Permission**

Subject Property being PIN 02135-0237,
Lot 1 and Part Lot 2, Block B, Plan 3-S,
Part Lot 6, Concession 4,
Township of McKim,
7 Pine Street, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2025-00042
Date: 2025 04 14



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-2025-00043

APPLICATION SUMMARY

File Date: 04/07/2025

Application Type: Minor Variance

Address(es): 0 Vanier Avenue, Hanmer, Ontario

Applicant(s): CR DESIGN

Owner(s): DOMINION PARK DEVELOPMENTS 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?

01/01/2025

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?

1

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

0

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

No

How many dwelling units will be legalized?

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

No

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

Current Official Plan designation
Living Area I

Current Official Plan designation (additional)

Current Zoning By-law designation
R2-2

Provide a detailed description of what is being proposed
CONSTRUCT A SEMI DETACHED DWELLING

Provide a detailed reason why the proposal cannot comply with the Zoning By-law
THE OWNER HAS A PARTICULAR MODEL THAT HAS BEEN POPULAR WITH SENIORS IN THE AREA AND HE WOULD LIKE TO CONTINUE BUILDING THIS MODEL. THIS MODEL IS SLIGHTLY LARGER THAN WHAT THE LOT COVERAGE PERMITS.

Is there an eave encroachment?
No

Size of eaves

Lot Frontage of the property
10.5

Lot Depth of the property
33.4

Lot Area of the property
350.25

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
VACANT LAND

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

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

Existing uses of neighbouring properties
VACANT LAND - WILL BE SEMI DETACHED OR SINGLE FAMILY DWELLINGS

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

PL-MV-2025-00043

PROPOSED BUILDING/STRUCTURE

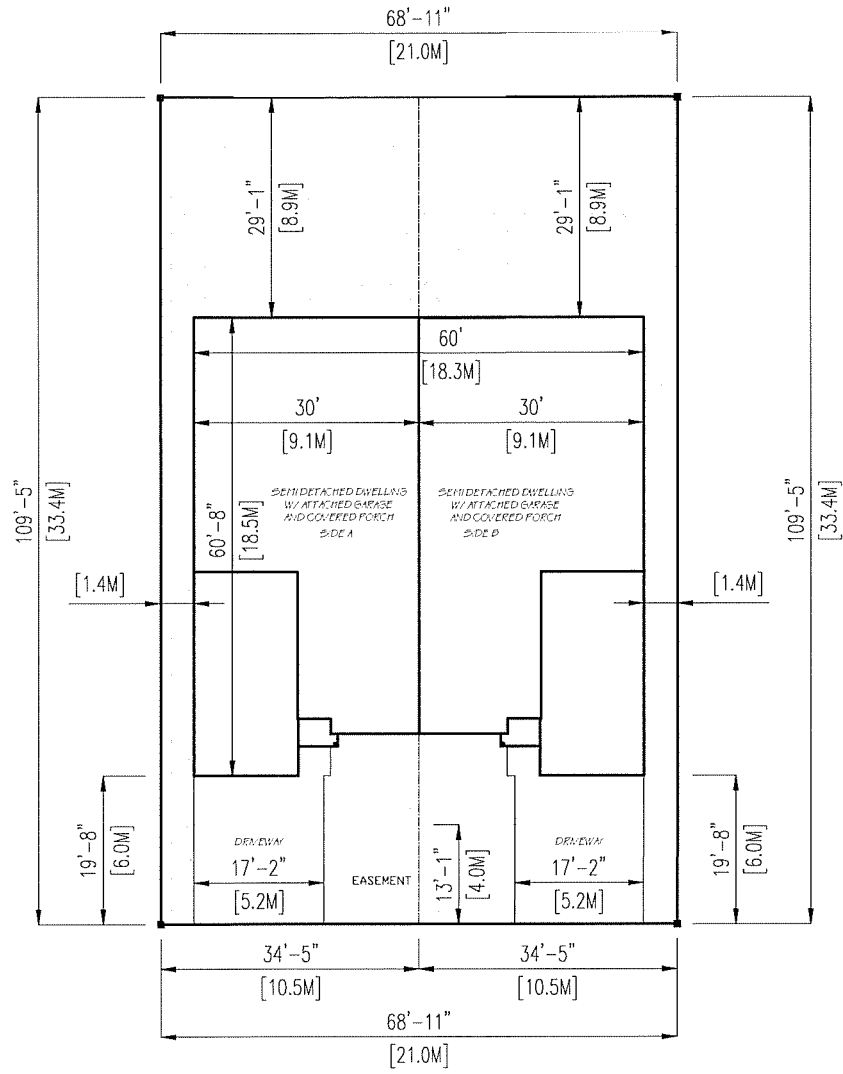
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
SEMI DETACHED DWELLING - SIDE A	No	162	162	1	9.1	18.5	6.2	6	8.9	1.4	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)

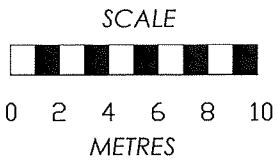
ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
LOT COVERAGE - TABLE 6.3	40% MAX LOT COVERAGE 140M2	47% LOT COVERAGE 162M2	7% 22M2



LOT 126 VANIER AVENUE

PL-MV-2025-00043
Sketch 2



SITE STATISTICS	WHOLE LOT	EACH SIDE
ZONING PERMITS		
LOT AREA	7525 M ²	3525 M ²
MAXIMUM PERMITTED LOT COVERAGE	200 M ² (42%)	140 M ² (42%)
PROPOSED LOT COVERAGE	3240 M ² (47%)	1620 M ² (47%)
PERCENTAGE OF LOT COVERAGE EXCEEDED BY PROPOSED	44% (7%)	22% (7%)

CR Design

Semi Det. Dwelling w/ Att. Garages/ Cov. Porches	RDW	RDW
Lot 126 Vanier Avenue, Hammer	RDW	RDW
Site Plan	RDW	RDW
	2025.04.14	SP1
	1:10 = 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-2025-00052

APPLICATION SUMMARY

File Date: 04/14/2025

Application Type: Minor Variance

Address(es): 0 Vanier, Hanmer, Ontario

Applicant(s): CR DESIGN

Owner(s): DOMINION PARK DEVELOPMENTS 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?

01/01/2025

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?

1

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

0

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

No

How many dwelling units will be legalized?

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

No

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

Current Official Plan designation
Living Area I

Current Official Plan designation (additional)

Current Zoning By-law designation
R2-2

Provide a detailed description of what is being proposed
CONSTRUCT A SEMI DETACHED DWELLING

Provide a detailed reason why the proposal cannot comply with the Zoning By-law
THE OWNER HAS A PARTICULAR MODEL THAT HAS BEEN POPULAR WITH SENIORS IN THE AREA AND HE WOULD LIKE TO CONTINUE BUILDING THIS MODEL. THIS MODEL IS SLIGHTLY LARGER THAN WHAT THE LOT COVERAGE PERMITS

Is there an eave encroachment?
No

Size of eaves

Lot Frontage of the property
10.5

Lot Depth of the property
33.4

Lot Area of the property
350.25

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
VACANT LAND

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

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

Existing uses of neighbouring properties
VACANT LAND - WILL BE SEMI DETACHED OR SINGLE FAMILY DWELLINGS

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

PL-MV-2025-00052

PROPOSED BUILDING/STRUCTURE

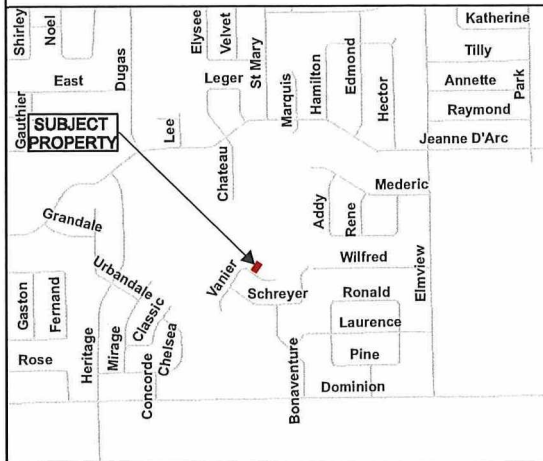
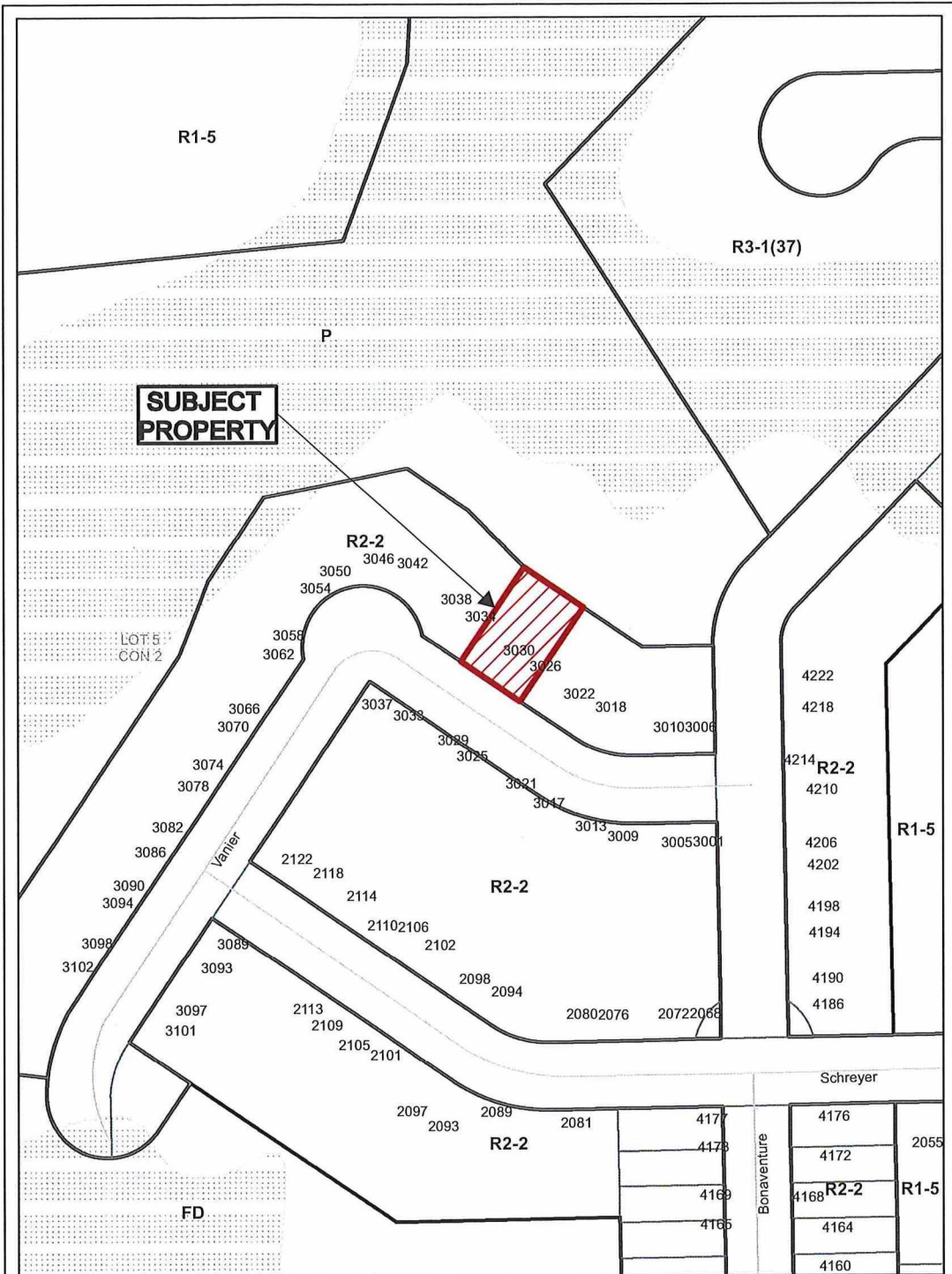
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
SEMI DETACHED DWELLING	No	162	162	1	9.1	18.5	6.2	6	8.9	1.4	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)

ZONING BY-LAW RELIEF

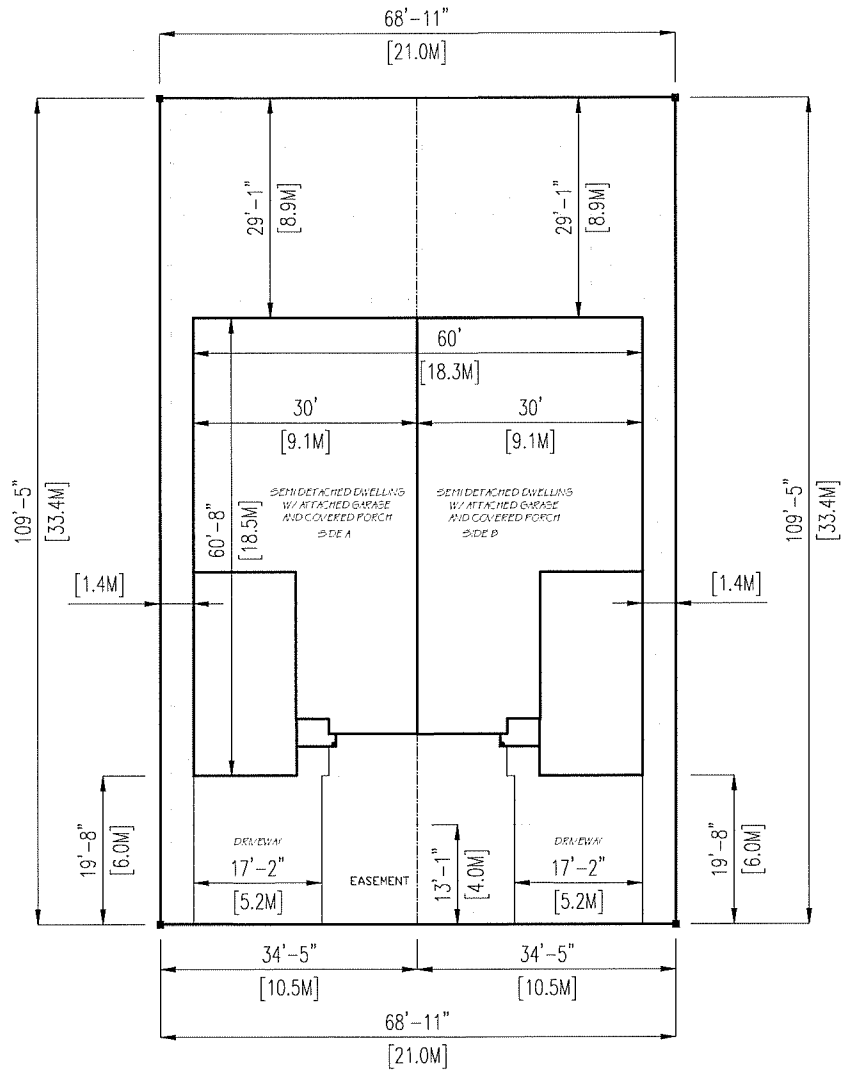
Variance To	By-law Requirement	Proposed (m)	Difference (m)
LOT COVERAGE	140M2 - 40%	162M - 47%	22M2 - 7%



Application for Minor Variance or Permission



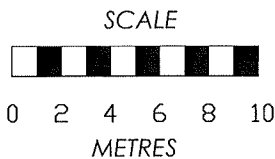
Subject Property being PIN 73504-1108,
 Parcel M1114-124-1 SES SRO,
 Lot 126, Plan M-1114,
 Part Lot 5, Concession 2,
 Township of Hanmer,
 0 Vanier Avenue, Hanmer,
 City of Greater Sudbury



LOT 126 VANIER AVENUE

SITE STATISTICS	WHOLE LOT	EACH SIDE
ZONING R2-2		
LOT AREA	700.5 M ²	350.25 M ²
MAXIMUM PERMITTED LOT COVERAGE	290 M ² (41%)	145 M ² (41%)
PROPOSED LOT COVERAGE	324 M ² (47%)	162 M ² (47%)
PERCENTAGE OF LOT COVERAGE EXCEEDED BY PLAN	44% (7%)	29% (7%)

PL-MV-2025-00092
 sketch 2



CR Design

DATE	REV	BY
Semi Det. Dwelling w/ Att. Garages/ Cov. Porches		
Lot 126 Vanier Avenue, Hammer		
TITLE	DATE	SCALE
Site Plan	20250618	SP1



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

PL-MV-2025-00014

PROPOSED BUILDING/STRUCTURE

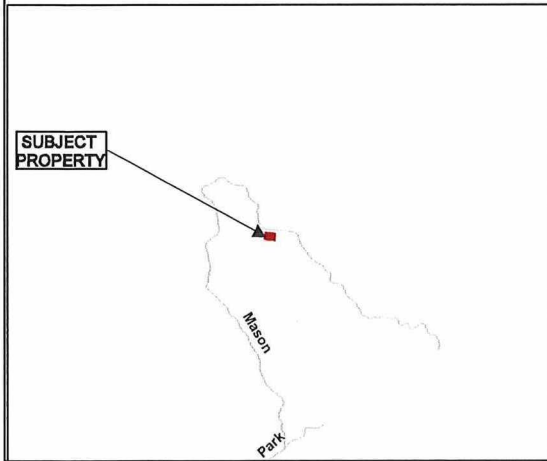
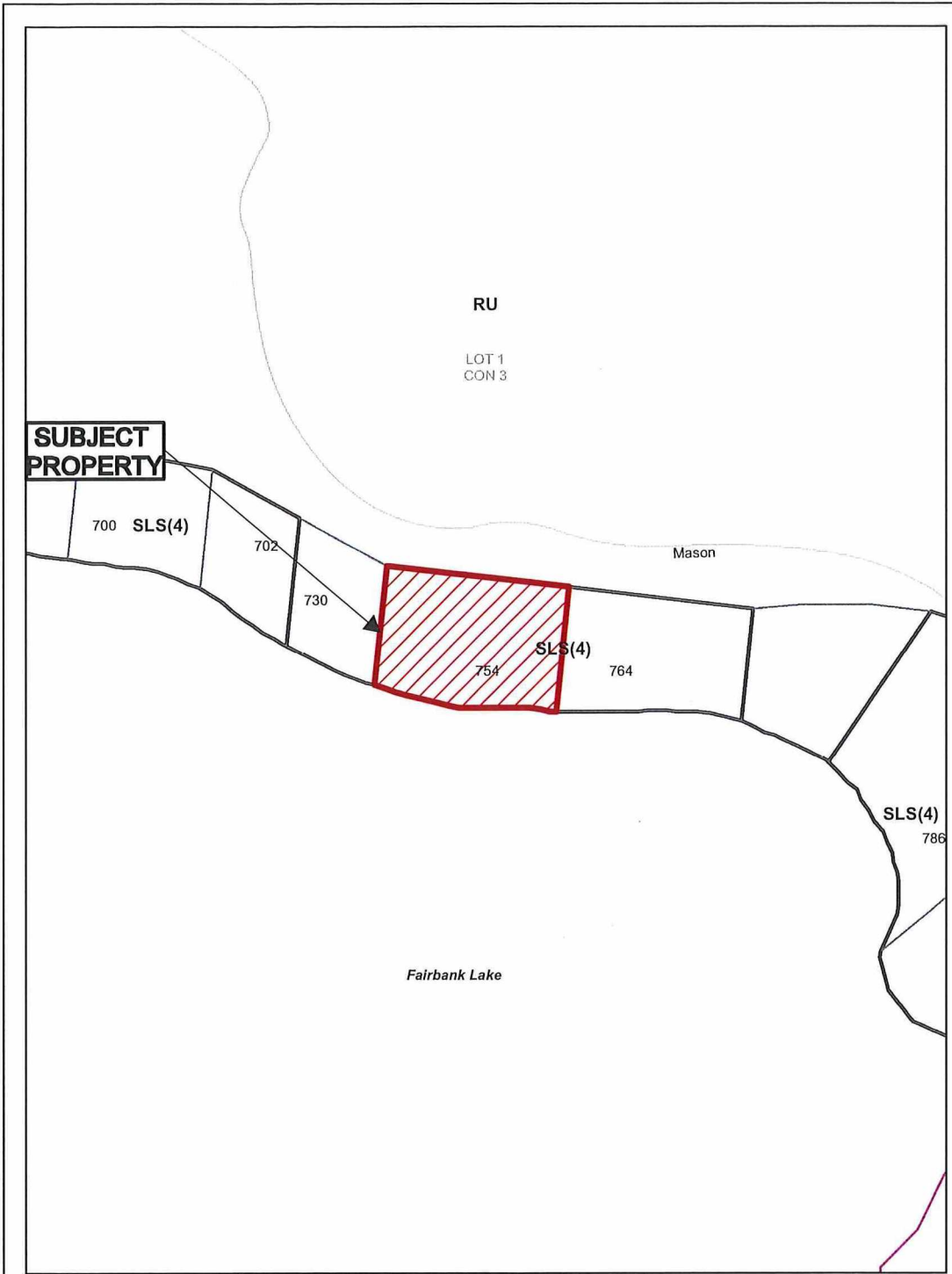
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback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



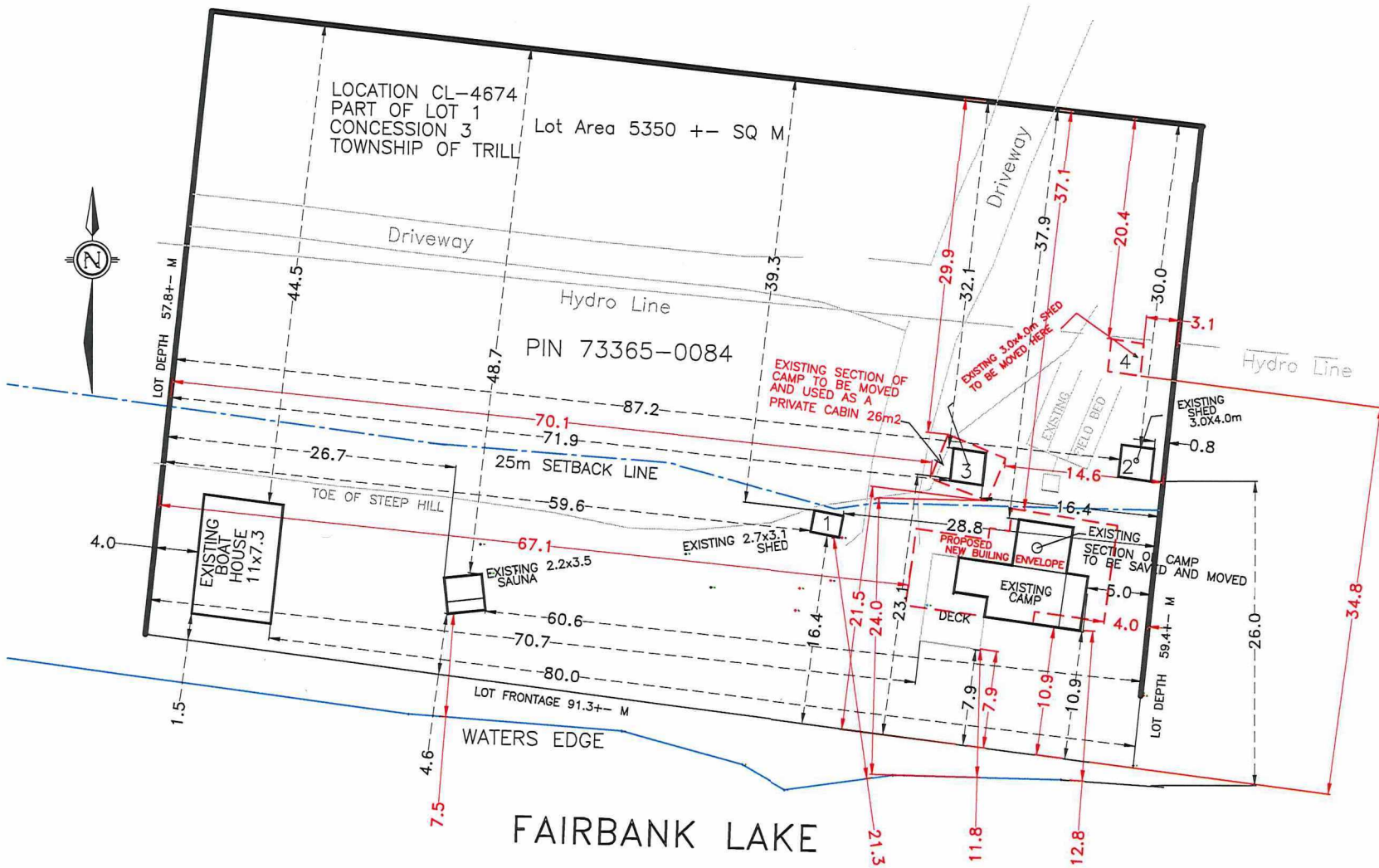
**Application for Minor
Variance or Permission**



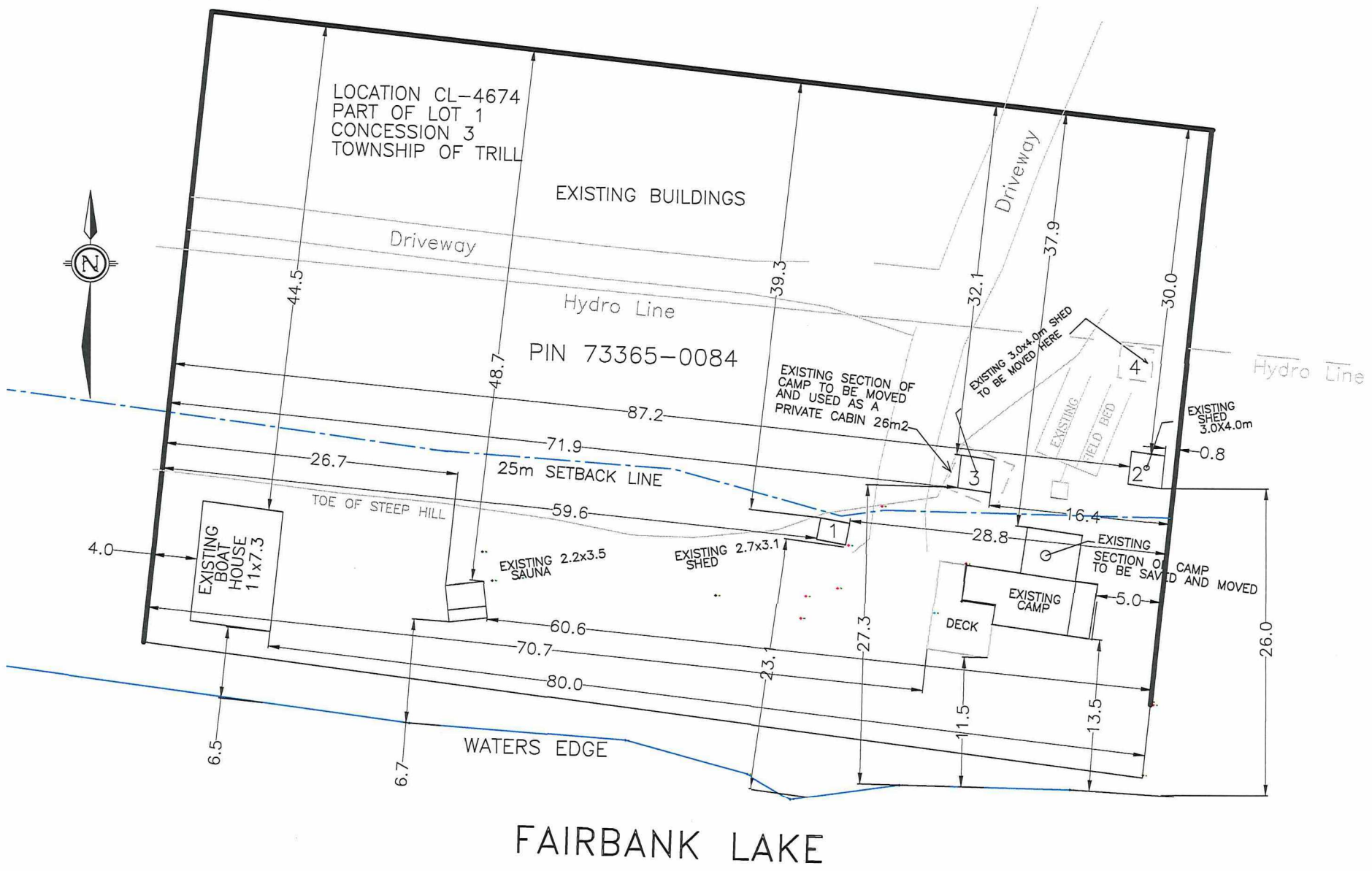
Subject Property being PIN 73365-0084,
Parcel 17906 SEC SWS, Part Lot 1, Concession 3,
being Summer Resort Location AE-629,
and Location CL4674, Part 1, Plan 53R-10994,
Township of Trill,
754 Mason Road, Whitefish,
City of Greater Sudbury

Sketch 1, NTS
NDCA

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



PL-MV-2025-00014
 Sketch 2



FAIRBANK LAKE

PL-MV-2025-00014
Sketch 3