

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

August 6, 2025

PUBLIC HEARINGS

PL-MV-2025-00075 CLAUDE BARRETTE

Ward: 6

PIN(s) 735041512, Parcel 37487 SEC SES SRO, Lot 222, Plan M-641, Part Lot 5, Concession 2, Township of Hanmer, 4121 Elmview Drive, Hanmer, [By-law 2010-100Z, R1-5]

For relief from Part 4, Section 4.2, subsection 4.2.4 a) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of detached garage providing a maximum height of 5.18m, where the maximum height of any accessory building on a residential lot shall be 5.0m.

PL-MV-2025-00104 749459 ONTARIO LTD

Ward: 6

PIN(s) 735031599, Lot 9, Plan 53M-1406, Part Lot 1, Concession 3, Township of Hanmer, 231 Francis Street, Hanmer, [By-law 2010-100Z, R2-1]

For relief from Part 4, Section 4.2, subsections 4.2.10.1 (iii) and 4.2.10.3 (e) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit a second additional dwelling unit within a detached accessory building accessory to a single detached dwelling containing one additional dwelling unit, where no more than one dwelling unit is permitted in a building or structure accessory to a single detached dwelling, on a parcel of urban residential land, if the single detached dwelling contains no more than three dwelling units and no other building or structure accessory to the single detached dwelling contains any dwelling units, and also, to permit the detached accessory building within the front yard, where an additional dwelling unit located in a building accessory to a main building is only permitted within the rear and/or interior side yards.

PL-MV-2025-00105**ERIC MCNICHOLL
EMILY MCNICHOLL**

Ward: 9

PIN(s) 734750994, Parcel 4930 SEC SES, Part Lot 6, Concession 6, Parts 1 & 2, Plan 53R-12018, Township of Broder, 2159 Wayne Road, Sudbury, [By-law 2010-100Z, R1-5]

For relief from Part 4, Section 4.41, subsection 4.41.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the installation of a pool within an existing deck providing a 24.5m setback from the high water mark of a lake, where no person shall erect any residential building or other accessory structure closer than 30.0m to the high water mark of a lake or river.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION A0146/1988 (MAY 30/88) AND CONSENT APPLICATIONS B0201/1987 TO B0202/1987 (AUG 31/87), B0190/1988 TO B0191/1988 (MAY 30/88) AND B0128/1992 TO B0129/1992 (MAY 11/92)

PL-MV-2025-00108**MICHEL BERNARD
DIANE BERNARD**

Ward: 6

PIN(s) 735041778, Parcel 29557 SEC SES SRO, Lot 79, Plan M-507, Part Lot 4, Concession 2, Township of Hanmer, 4502 Elmview Drive, Hanmer, [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 dwelling on lands to be retained subject of a Consent Application PL-CON-2025-00042, providing a minimum rear yard setback of 2.97m with eaves encroaching 0.6m into the proposed 2.97m rear yard, where 7.5m rear yard setback is required and where eaves may encroach 1.2m into the required yard but not closer than 0.6m to the lot line.

SUBJECT TO CONCURRENT CONSENT APPLICATION PL-CON-2025-00042

This application was deferred from the meeting of May 14, 2025 in order to afford the owner the opportunity to address those comments received from agencies and departments.

PL-MV-2025-00040 1000684420 ONTARIO LIMITED

Ward: 7

PIN(s) 734950131, Parcel 9827 SEC SES, Lots 104 & 105, Plan M-148, Part Lot 5, Concession 2, Township of Garson, 3368 Falconbridge Road, Garson, 0 Falconbridge Road, Garson, [By-law 2010-100Z, C1]

REVISED

For relief from Part 7, Section 7.2, Table 7.1 and Section 7.3, Table 7.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, firstly, to facilitate the construction of a dwelling containing four dwelling units, where any dwelling containing not more than 2 dwelling units on a lot with or without non-residential uses provided that the lot is a fully serviced lot is permitted, secondly, providing a rear yard setback of 4.5m, where 7.5m is required, and thirdly, providing interior side yard setbacks of 1.8m, where 2.4m is required.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION
A0096/1975 (28 JUL 75)



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-2025-00075

APPLICATION SUMMARY

File Date: 06/04/2025

Application Type: Minor Variance

Address(es): 4121 Elmview Drive, Hanmer P3P 1R9

Applicant(s): CLAUDE BARRETTE

Owner(s): CLAUDE BARRETTE

PLANNING APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

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

Jul 2019

Are you the registered owner or an authorized agent?

Registered Owner

What is the number of dwelling units on the property?

1

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

0

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

1

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

3

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

No

How many dwelling units will be legalized?

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

No

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

Current Official Plan designation

Living Area I

Current Official Plan designation (additional)

Living Area I

Current Zoning By-law designation

R1-5

Provide a detailed description of what is being proposed

Building detached garage 17 feet in height

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

Over the allowed height limit by .18

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

30.48

Lot Depth of the property

45.72

Lot Area of the property

1393.54

Total width of the public road giving access to the property

5

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

House unknown

shed unknown

shed 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

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)?

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

Have you consulted with Conservation Sudbury regarding this relief?

WATER SUPPLY AND SEWAGE DISPOSAL

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

PROPERTY ACCESS

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

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

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

CONCURRENT APPLICATIONS

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

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

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

Indicate application number(s) and application status

PROPOSED BUILDING/STRUCTURE

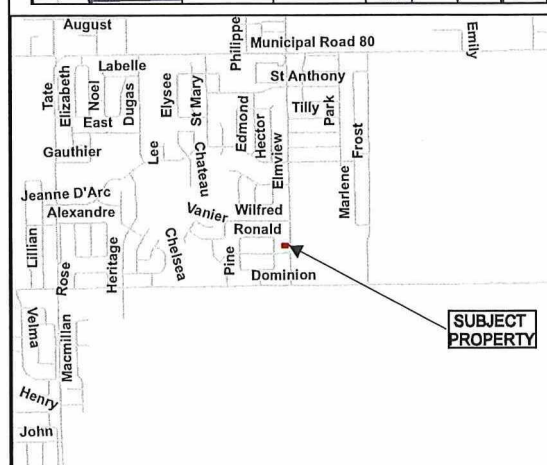
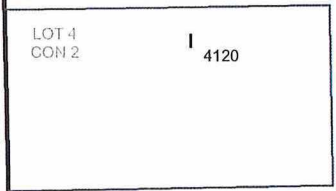
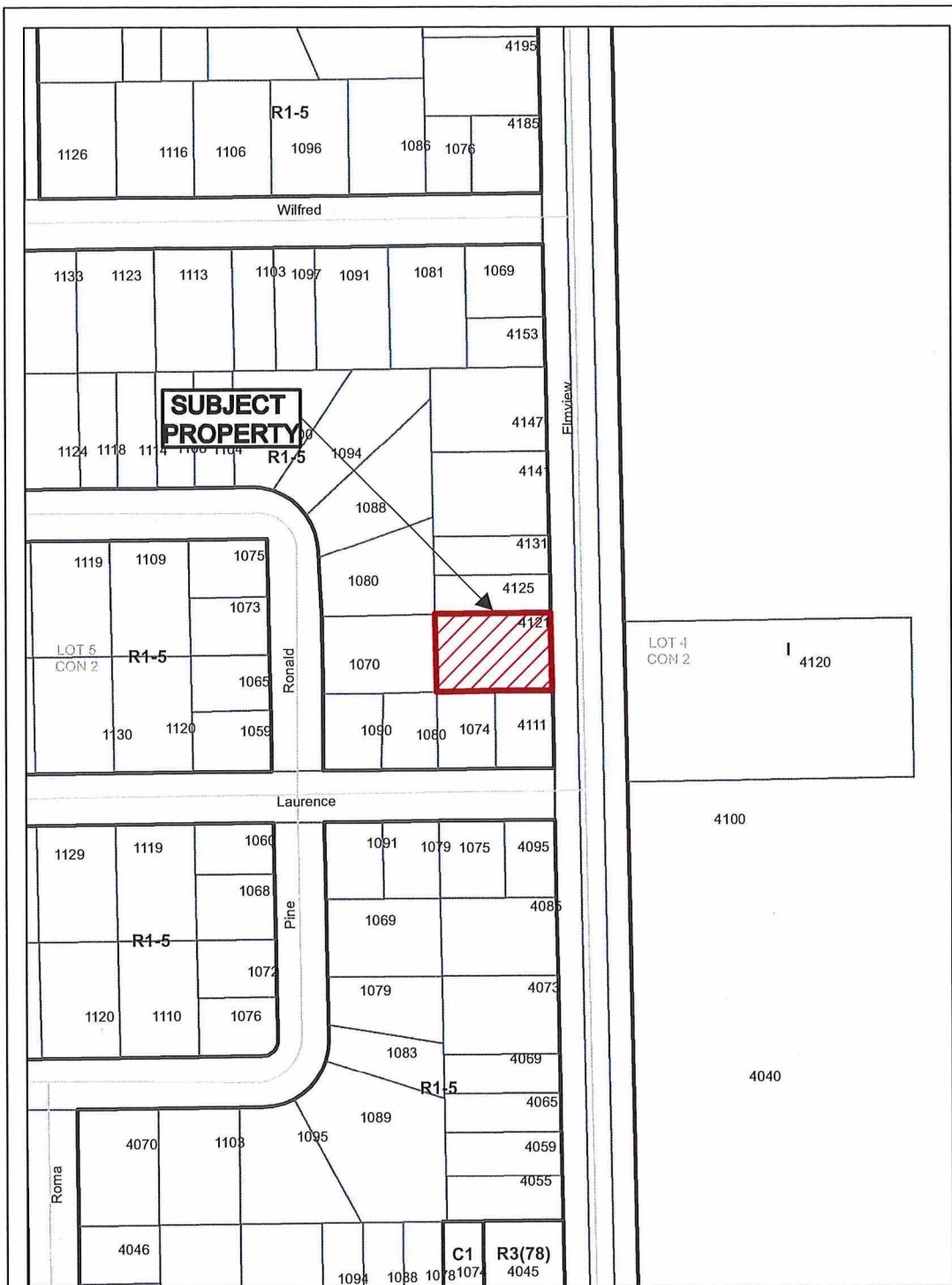
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Garage	No	100.33	100.33	1	9.1	10.97	5.18	9.14	24.38	4.6	14.3

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)
House	No	89.1	89.1	1	12.2	7.3	5	9.1	29.2	1.2	16
Shed	No	29.4	29.4	1	3	9.78	2.4	26.82	9.1	14.3	15.2
Shed	No	8.9	8.9	1	2.4	3.7	2.43	26.78	15.24	27.1	1
Pool	No	47.5	156	0	4.9	9.8	0	28.32	7.6	3	22.6

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Garage Height	5 m	5.18	.18 m



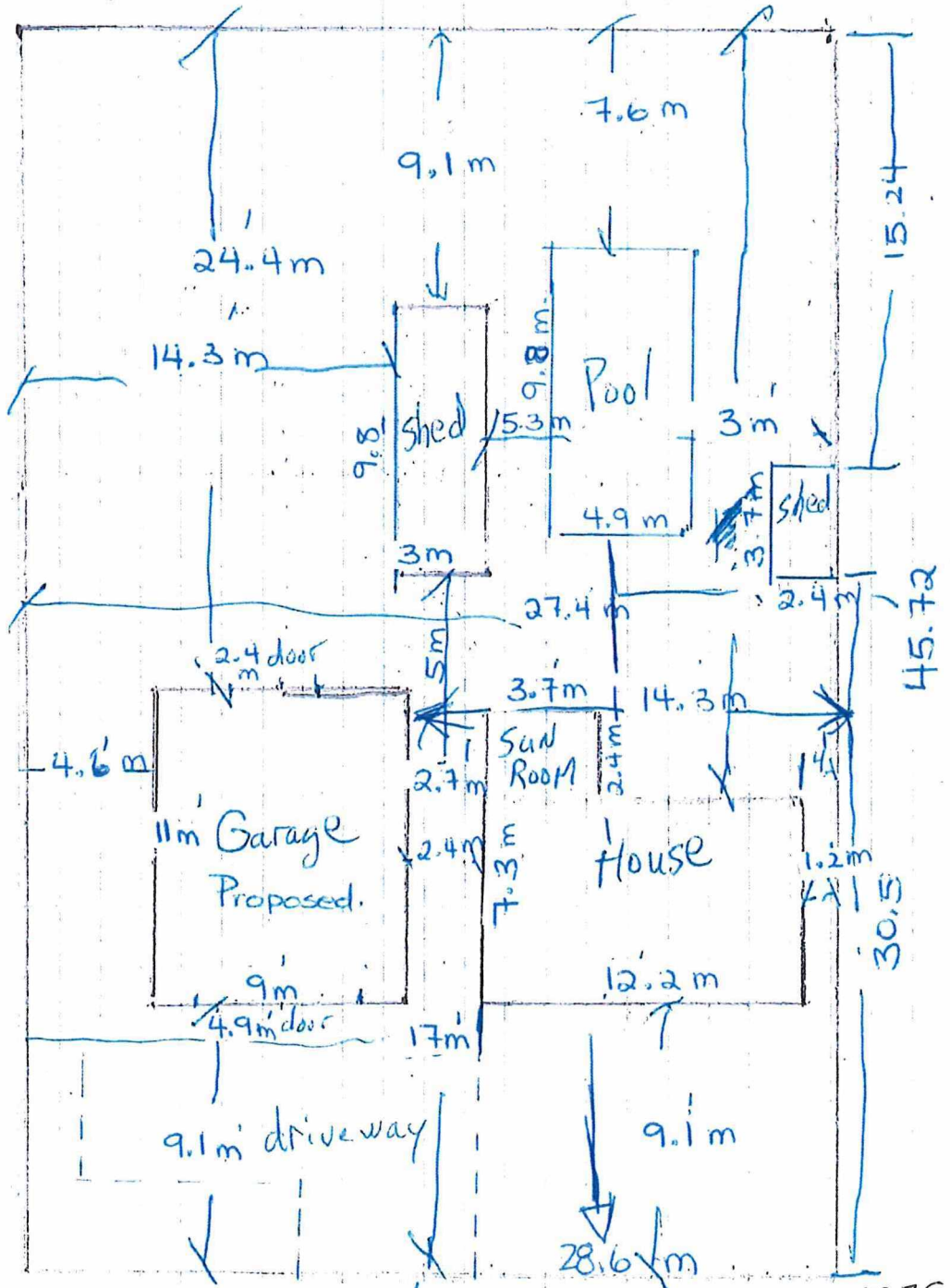
Application for Minor Variance or Permission



Subject Property being PIN 73504-1512,
 Parcel 37487 SEC SES SRO,
 Lot 222, Plan M-641,
 Part Lot 5, Concession 2,
 Township of Hanmer,
 4121 Elmview Drive, Hanmer,
 City of Greater Sudbury

Sketch 1, NTS PL-MV-2025-00075
 NDCA Date: 2025 06 11

165, 171



30.5m. Elview. PL-MY-2025-00075 Sketch 2

Notes:

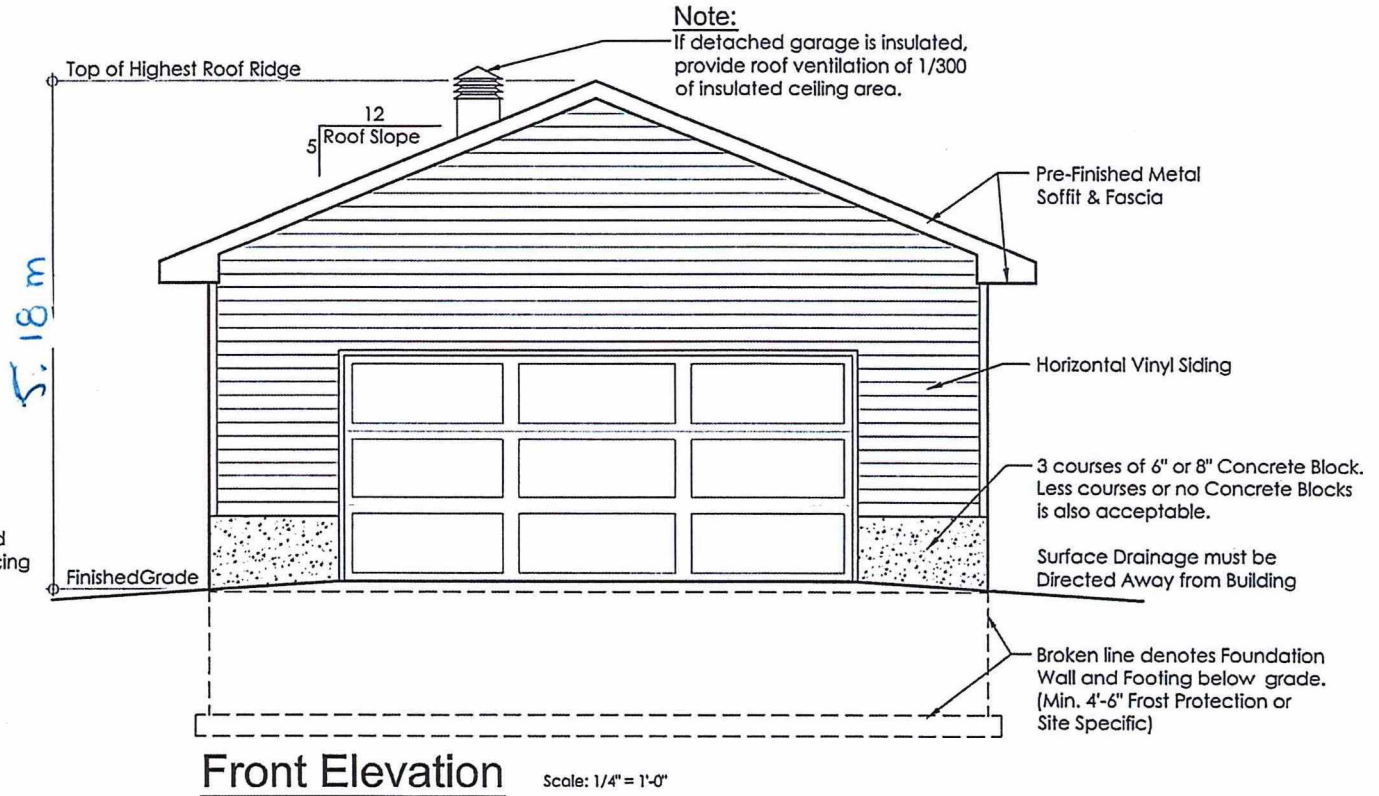
- 1) Building Elevation may Not Appear As Built. Garage Door, Man Door and Window Locations will vary.
- 2) Footing Inspection Required Prior to Pouring Concrete
- 3) Framing Inspection required once Roof Sheathing has been Installed
- 4) Steel Lintels Supporting Masonry Veneer as per OBC if applicable

Note:

Height shall be measured between the Finished Grade of the Wall of a Building or Structure Facing the Front Lot Line and the Highest Point of the Building or Structure.

Max. Ht. on a Residential Lot
16'-5" (5m)

Max. Ht. within an Agricultural & Rural Zone
21'-4" (6.5m)



NOTE:

It is the Contractor's responsibility to ensure that all construction conforms to the requirements of the Ontario Building Code. Notations made on these drawings are for your information and assistance only and do not necessarily comment on all areas of construction.



Detached Garage

Full Foundation and Footing

Building Elevation (Front) (not to scale)

DRAWN BY: CS

DATE: 05/29/24

A-3 (FTG)
SHEET

PL-MV-2025-00075
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-2025-00104

APPLICATION SUMMARY

File Date: 07/03/2025

Application Type: Minor Variance

Address(es): 231 Francis Street, Hanmer P3P 0C5

Applicant(s): 749459 ONTARIO LTD

Owner(s): 749459 ONTARIO LTD

PLANNING APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

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

2018

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 dwelling units on the property?

2

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

1

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

1

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

Yes

How many dwelling units will be legalized?

2

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

No

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

Current Official Plan designation

Living Area I

Current Official Plan designation (additional)

Living Area I

Current Zoning By-law designation

R2-1

Provide a detailed description of what is being proposed

accessory building containing 2 additional dwelling units with attached garages

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

Cannot build the 4th unit property allows for the 3rd but not the 4th

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

51.75

Lot Depth of the property

36.88

Lot Area of the property

1425.96

Total width of the public road giving access to the property

20

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

single dwelling with additional unit, built in 2018

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

rental units

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

remaining the same

Existing uses of neighbouring properties

single family dwelling units

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)
2 ADU 's in accessory structure	Yes	309.18	309.18	1	15.84	19.5	4.87	6.4	9.14	4.57	16.15

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)
Single family dwelling with additional unit	No	148.64	148.64	1	8.53	15.84	4.87	7.31	13.8	26.5	1.88

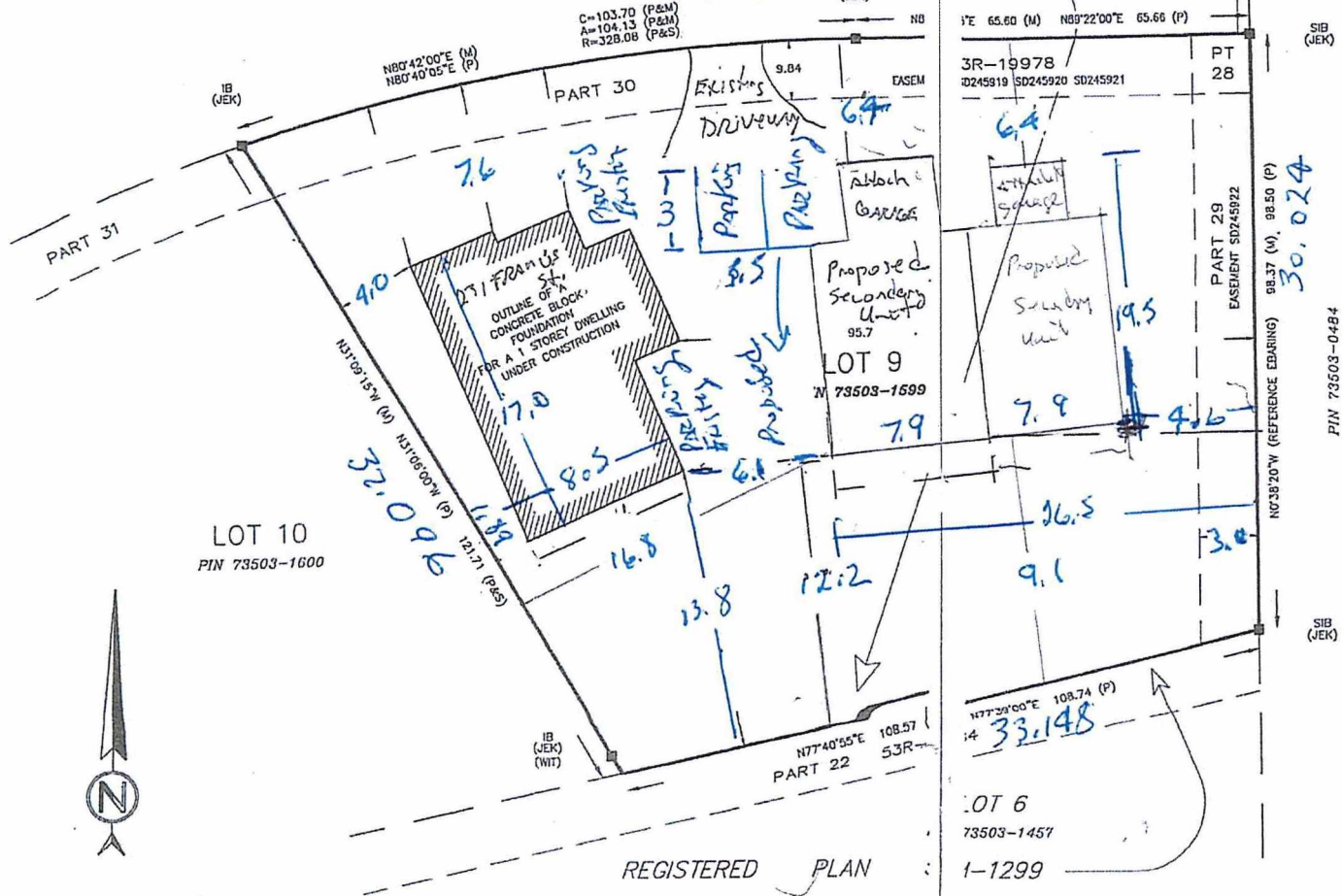
ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
additional unit	The property would only allow for 1 unit	Additional unit	1
4.2.10.3 (e) - ADUs within front yard	Not permitted	To permit	0

FRANCIS STREET
PIN 73503-1609

REGISTERED PLAN 53M-1406

C=103.70 (P&M)
A=104.13 (P&M)
R=328.08 (P&S)



BLOCK 18

1°E 65.60 (M) N80°22'00"E 65.66 (P)

3R-19978
SD245919 SD245920 SD245921

98.37 (M, 98.50 (P)
N0°38'20"W (REFERENCE BEARING)

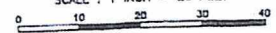
1°E 108.74 (P)
33.148

LOT 6
73503-1457

1-1299

SURVEYOR'S REAL PROPERTY REPORT
LOT 9
REGISTERED PLAN 53M-1406
CITY OF GREATER SUDBURY

DISTRICT OF SUDBURY
SCALE: 1 INCH = 20 FEET



2017

DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METERS BY MULTIPLYING BY 0.3048

LEGEND:

- SURVEY MONUMENT FOUND
- ▣ SURVEY MONUMENT PLANTED
- ▭ STANDARD IRON BAR
- ▩ SHORT STANDARD IRON BAR
- ▧ IRON BAR
- P REGISTERED PLAN 53M-1406
- M MEASURED
- S SET
- PR PROPORTION
- JEK J. E. KIRKLAND, OLS
- WIT WITNESS

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2018607



THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH Regulation 1028, Section 28(3)

BEARING NOTE:

BEARINGS ARE GRID AND ARE REFERRED TO THE WESTERLY LIMIT OF LOT 9, REGISTERED PLAN 53M-1406 HAVING A BEARING OF N0°38'20"W

SURVEYOR'S CERTIFICATE:

- I CERTIFY THAT:
- 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 - 2) THE SURVEY WAS COMPLETED ON OCTOBER 30, 2017

A. Bortolussi
A BORTOLUSSI, OLS

OCTOBER 30, 2017

REPORT

THIS PLAN & REPORT IS PREPARED FOR: MR MIKE DELANGER

DESCRIPTION:

PIN 73503-1599, BEING LOT 9, REGISTERED PLAN 53M-1406

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:

- EASEMENT SD245919 - PARTS 28 & 30, PLAN 53R-19978 - BELL
- EASEMENT SD245920 - PARTS 28 & 30, PLAN 53R-19978 - PERSONA
- EASEMENT SD245921 - PARTS 28 & 30, PLAN 53R-19978 - HYDRO
- EASEMENT SD245922 - PARTS 28 & 29, PLAN 53R-19978 - CITY SMOKE EASEMENT LT386617 - WHOLE PARCEL - INCO

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:

NOT CERTIFIED BY THIS REPORT

NOTES:

TIES TAKEN TO THE FOUNDATION

BORTOLUSSI
SURVEYING LTD.

FILE: 2956

GEOGRAPHIC TOWNSHIP OF HANMER CONCESSION 3 LOT 1

PL-MV-2025-00104
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-2025-00105

APPLICATION SUMMARY

File Date: 07/11/2025

Application Type: Minor Variance

Address(es): 2159 Wayne Road, Sudbury P3E 5G2

Applicant(s): ERIC MCNICHOLL

Owner(s): ERIC MCNICHOLL AND EMILY MCNICHOLL

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 15, 2016

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?

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

Above ground pool to be setup within confines of existing deck

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

Falls within 30m of offset from high water line (conservation line).

We are unable to comply with the zoning by-law due to the 30m setback distance from the highwater mark. The proposed structure is beyond the conservation zone shown online on the Conservation Sudbury Map, but within the 30m setback for non-shoreline structures, which was amended by the City of Greater Sudbury in 2022. The structure proposed would be fully contained within existing structure boundaries (ie. Within the limits of the larger attached deck on the survey). The deck at the back was not subject to the setback bylaw of 30m, however, the pool being built within the limits of the deck is subject to the setback law. I don't believe the concrete pad for the equipment would qualify as a structure as it would be pavement directly on the ground.

No additional shoreline area or ground area of the property is being developed that does not already have an existing structure on it. The area of the pool and equipment combined total less than 0.1% of the area of the property. The construction of the above ground pool changes the vertical height of what will be developed on the property (54 inches additional where the pool is indicated). No shoreline vegetation is being cleared to allow construction of the proposed structure.

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

9.63

Lot Depth of the property

100

Lot Area of the property

2500

Total width of the public road giving access to the property

6

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

1974 - Single story home with backsplitted basement

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

Residential

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

Remaining the same

Existing uses of neighbouring properties

Residential

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

Yes

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

Yes

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

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)
Above ground pool, 4.6m/15' diameter with 1.37m/54" walls	No	16.4	16.4	0	4.6	4.6	1.37	65.0	24.5	8.8	10.6
Pool Equipment on Concrete Pad	No	1.35	1.35	0	1.5	0.9	0	63.8	30.6	20.6	1.8

EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Primary residence	No	250	250	2	22.8	19	7.3	41.1	30.3	2.6	1.3
Shed	No	9.0	9.0	1	3.0	3.0	3.0	23.5	66.9	14.3	10.4

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
4.41.2 setback for building within shoreline buffer zone	30	24.5	5.5

PLAN OF SURVEY OF
 PART OF LOT 6, CONCESSION 6
 GEOGRAPHIC TOWNSHIP OF BRODER
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY
 TULLOCH GEOMATICS INC., O.L.S.
 SCALE 1:300



INTEGRATION COORDINATE TABLE		
COORDINATES ARE DERIVED FROM GNSS OBSERVATIONS USING REAL TIME NETWORK (RTN), UTM ZONE 17T0100W LONGITUDE, NAD83(CORS)2010 Q AND HAVE A RELATIVE URBM ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O.REG. 218/10		
POINT ID	NORTHING	EASTING
ORP A	5142584.07	499420.91
ORP B	5142584.47	499320.48
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

BEARING NOTE:
 BEARINGS ARE UTM GRID DERIVED FROM SIMULTANEOUS GPS OBSERVATIONS OF POINTS A AND B AND ARE REFERRED TO UTM ZONE 17T0100W LONGITUDE, NAD83(CORS)2010 Q.

CONVERGENCE NOTE:
 FOR BEARING COMPARISONS, A ROTATION OF 0°00'20" CLOCKWISE WAS APPLIED TO BEARINGS ON UNDERLYING PLAN 53R-12018.

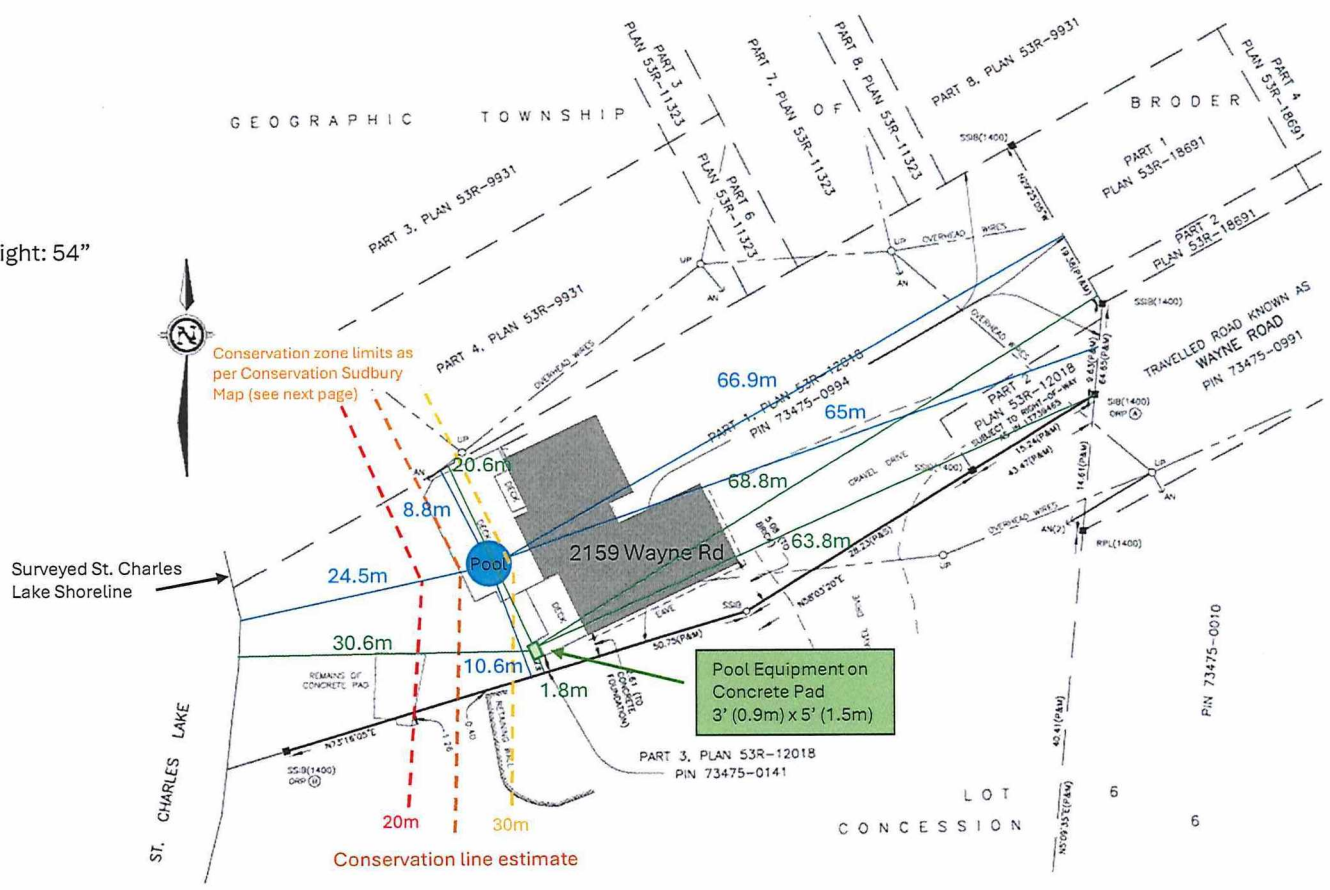
METRIC:
 DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

GROUND DISTANCES SHOWN HEREON CAN BE CONVERTED TO UTM GRID BY MULTIPLYING BY A CONVERSION SCALE FACTOR OF 0.999962.

- LEGEND**
- DENOTES FOUND MONUMENT
 - DENOTES PLANTED MONUMENT
 - RP DENOTES ROCK PEG 0.018 x 0.018 x 0.15
 - SI DENOTES STANDARD IRON BAR 0.025 x 0.025 x 1.22
 - SSI DENOTES SHORT STANDARD IRON BAR 0.025 x 0.025 x 0.61
 - M DENOTES MEASURED
 - DET DENOTES DET
 - P DENOTES PLAN 53R-12018
 - P1 DENOTES PLAN 53R-18691
 - 1400 DENOTES D.S. DORLAND, O.L.S.
 - UP DENOTES UTILITY POLE
 - AN DENOTES ANCHOR

SURVEYOR'S CERTIFICATE

Pool Wall Height: 54"



Conservation zone limits as per Conservation Sudbury Map (see next page)

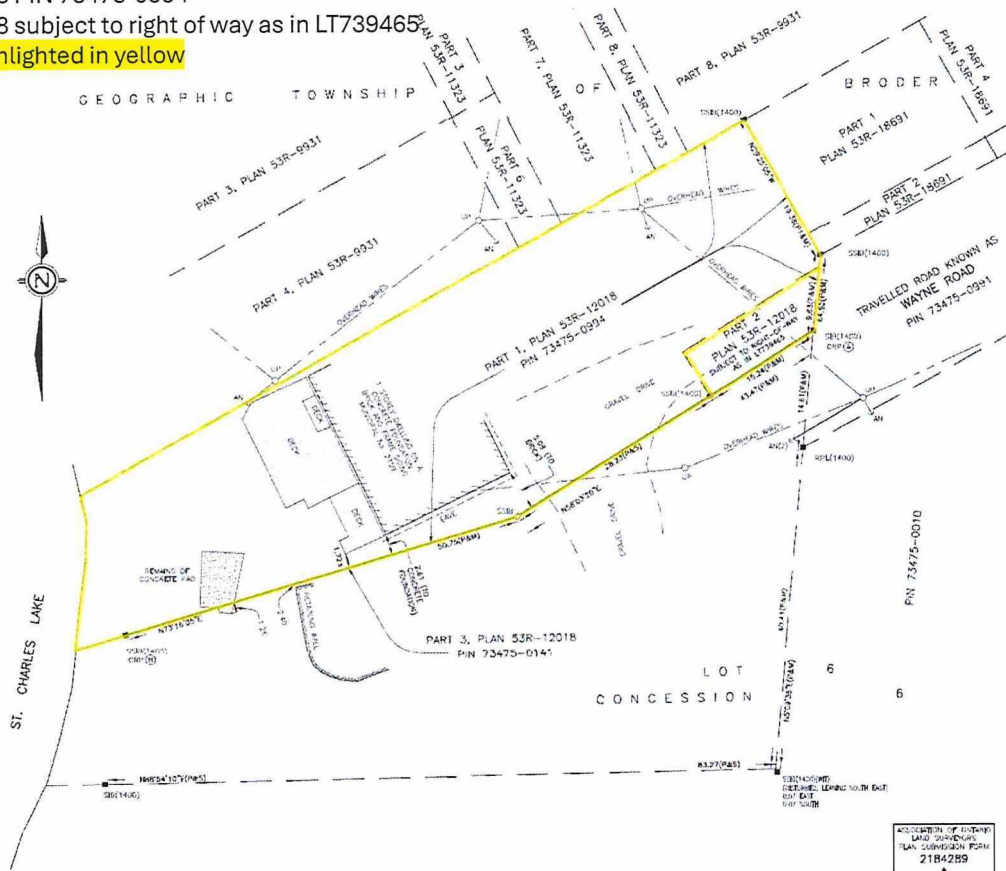
Pool Equipment on Concrete Pad
 3' (0.9m) x 5' (1.5m)

Surveyed St. Charles Lake Shoreline

Property of 2159 Wayne Rd is comprised of:

- Part 1, Plan 53R-12018 PIN 73475-0994
- Part 2, Plan 53R-12018 subject to right of way as in LT739465

Property boundaries highlighted in yellow



PLAN OF SURVEY OF
PART OF LOT 6, CONCESSION 6
GEOGRAPHIC TOWNSHIP OF BRODER
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY
TULLOCH GEOMATICS INC., O.L.S.
SCALE 1:300



INTEGRATION COORDINATE TABLE		
COORDINATES ARE DERIVED FROM GNSS OBSERVATIONS USING REAL TIME KINEMATIC (RTK) WITH ZONE 18TAYR00 & LOGICRIDE NAD83(CORR)(2011) AND HAVE A RELATIVE URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF OREG. 215/10.		
POINT ID	NORTHING	EASTING
CSP A	5142584.07	459422.01
CSP B	5142584.97	459332.49
COORDINATED GARMENT, IF THEY EXIST, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

HEARING NOTE:
BEARINGS ARE UTM ZONE DERIVED FROM SIMULTANEOUS GPS OBSERVATIONS OF POINTS A AND B AND ARE REFERRED TO UTM ZONE 18TAYR00 LOGICRIDE NAD83(CORR)(2011).

CONVERSION NOTE:
FOR BEARING COMPARISONS, A NOTATION OF SPEEDY CLOCKWISE WAS APPLIED TO BEARINGS ON UNDERLYING PLAN 53R-12018.

METHOD:
DISTANCES AND COORDINATES SHOWN HEREIN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
CURVED DISTANCES SHOWN HEREIN CAN BE CONVERTED TO UTM GRID BY MULTIPLYING BY A CORRECTED SCALE FACTOR OF 0.99982.

LEGEND

■	INDICATES	FOUND BENCHMARK
□	INDICATES	PLANTED MONUMENT
⊕	INDICATES	WOOD PILE CLUTE x 0.216 x 0.116
⊙	INDICATES	STANDARD IRON NAIL 0.025 x 0.025 x 1.22
⊗	INDICATES	SHORT STANDARD IRON NAIL 0.025 x 0.025 x 0.61
⊘	INDICATES	MEASURED
⊙	INDICATES	SET
⊙	INDICATES	PLAN 53R-12018
⊙	INDICATES	PLAN 53R-16691
⊙	INDICATES	S.S. BENCHMARK O.L.S.
⊙	INDICATES	UTILITY POLE
⊙	INDICATES	ANCHOR

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- (1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS REG. AND THE REGULATIONS MADE UNDER THEM.
 - (2) THE SURVEY WAS COMPLETED ON MARCH 08, 2022.

May 18th, 2022
DATE
TULLOCH
SURVEYOR



TULLOCH
TULLOCH GEOMATICS INC.
1942 RESIDENT ST. T. 726 671 2296
SUDBURY, ON. F. 726 671 2477
P3C 5V2 800 810 1027
DRAWN BY: WSM | FILE: 213030

2159 Wayne Rd – aerial photo 1979

Object identified as “Remains of concrete pad” on 2022 survey

- 1979 aerial photo shows there was originally a structure.
- Purpose of original structure unknown.
- Structure was not present when purchased in 2016, and had been converted to a small deck, which was rotting at the time of purchase. The broken pieces were removed in ~2021.

Pavement (concrete remains) in contact with the ground do not qualify as a structure as per the definition in Zoning By-Law 2010-100Z.



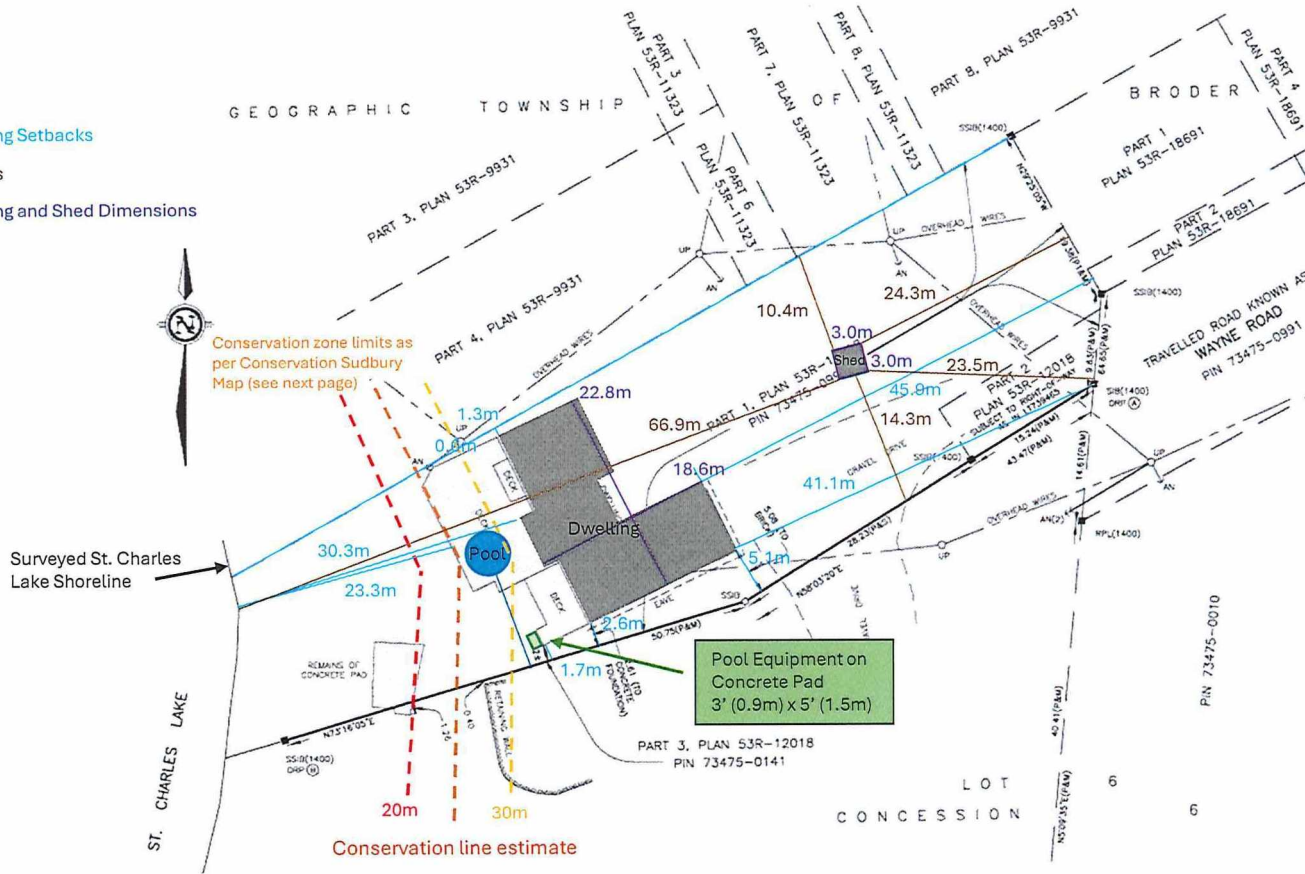
Source: City of Greater Sudbury Aerial Photo Map

<https://www.arcgis.com/apps/mapviewer/index.html?webmap=750c7d924a0941848361804328d85a42>

PLAN OF SURVEY OF
PART OF LOT 6, CONCESSION 6
GEOGRAPHIC TOWNSHIP OF BRODER
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY
TULLOCH GEOMATICS INC., O.L.S.
SCALE 1:300



- House/Dwelling Setbacks
- Shed Setbacks
- House/Dwelling and Shed Dimensions



INTEGRATION COORDINATE TABLE		
COORDINATES ARE DERIVED FROM GNSS OBSERVATIONS USING REAL TIME NETWORK (RTN), UTM ZONE 17(81°00'W LONGITUDE) NAD83(CRS)(2011.0) AND HAVE A RELATIVE URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O.REG. 216/10		
POINT ID	NORTHING	EASTING
GRP A	5143584.57	499433.91
GRP B	5143546.47	499433.49
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN		

BEARING NOTE:
BEARINGS ARE UTM GRID DERIVED FROM SIMULTANEOUS GPS OBSERVATIONS OF POINTS A AND B AND ARE REFERRED TO UTM ZONE 17(81°00'W LONGITUDE) NAD83(CRS)(2011.0).

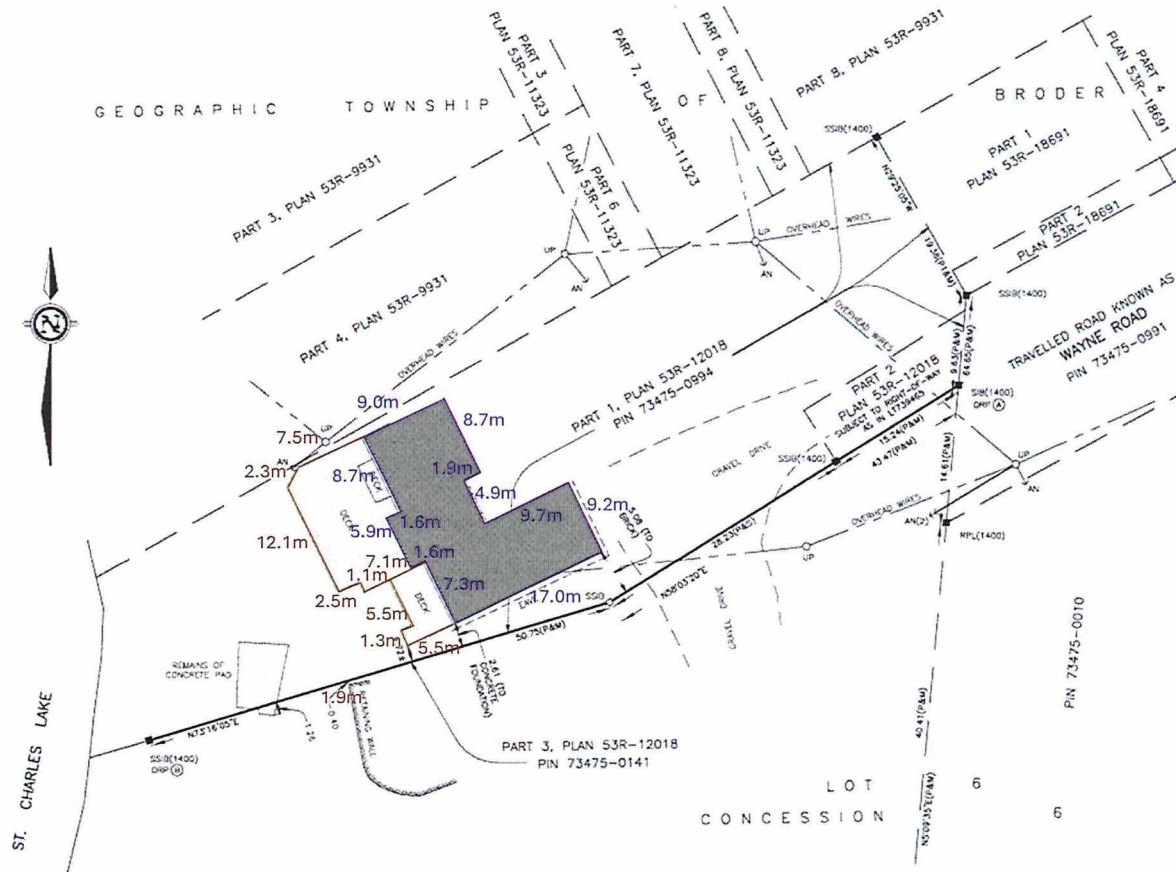
CONVERGENCE NOTE:
FOR BEARING COMPARISONS, A ROTATION OF 0°00'20" CLOCKWISE WAS APPLIED TO BEARINGS ON UNDERLYING PLAN 53R-12018.

METRIC:
DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

GROUND DISTANCES SHOWN HEREON CAN BE CONVERTED TO UTM GRID BY MULTIPLYING BY A CORRECTED SCALE FACTOR OF 0.999562.

- LEGEND**
- DENOTES FOUND MONUMENT
 - DENOTES PLANTED MONUMENT
 - RPL DENOTES ROCK PLUG 0.016 x 0.016 x 0.15
 - SSB DENOTES STANDARD IRON BAR 0.025 x 0.025 x 1.22
 - SSR DENOTES SHORT STANDARD IRON BAR 0.025 x 0.025 x 0.61
 - M DENOTES MEASURED
 - SET DENOTES SET
 - PLAN DENOTES PLAN 53R-12018
 - P1 DENOTES PLAN 53R-18691
 - 1400 DENOTES D.S. DORLAND, O.L.S.
 - UP DENOTES UTILITY POLE
 - AN DENOTES ANCHOR

SURVEYOR'S CERTIFICATE



PLAN OF SURVEY OF
 PART OF LOT 6, CONCESSION 6
 GEOGRAPHIC TOWNSHIP OF BRODER
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY
 TULLOCH GEOMATICS INC., O.L.S.
 SCALE 1:300



INTEGRATION COORDINATE TABLE			
COORDINATES ARE DERIVED FROM GNSS OBSERVATIONS USING REAL TIME NETWORK (RTN), UTM ZONE 17(81000'W LONGITUDE) NAD83(CRS)(2011.0) AND HAVE A RELATIVE URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O.REG. 216/110			
POINT ID	NORTHING	EASTING	
ORP A	5143584.07	499420.91	
ORP B	5143546.47	499335.49	
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.			

BEARING NOTE:
 BEARINGS ARE UTM GRID DERIVED FROM SIMULTANEOUS GPS OBSERVATIONS OF POINTS A AND B AND ARE REFERRED TO UTM ZONE 17(81000'W LONGITUDE) NAD83(CRS)(2011.0).

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METRIC:
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GROUND DISTANCES SHOWN HEREON CAN BE CONVERTED TO UTM GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999562.

- LEGEND**
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 - SSB DENOTES SHORT STANDARD IRON BAR 0.025 x 0.025 x 0.61
 - M DENOTES MEASURED
 - S DENOTES SET
 - V DENOTES PLAN 53R-12018
 - PI DENOTES PLAN 53R-18691
 - 1400 DENOTES O.L.S. BORLAND, O.L.S.
 - UP DENOTES UTILITY POLE
 - AN DENOTES ANCHOR

SURVEYOR'S CERTIFICATE



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-2025-00108

APPLICATION SUMMARY

File Date: 07/18/2025

Application Type: Minor Variance

Address(es): 4502 Elmview Drive, Hanmer P3P 1B4

Applicant(s): MICHEL BERNARD

Owner(s): MICHEL BERNARD AND DIANE BERNARD

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 5 2005

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?

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?

Yes

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

Source Protection Area: Nickel District
View Source Protection Plan
Wellhead Protection Area: D ; score is 6
Wellhead Protection Area (WHPA-E): No
Issue Contributing Area: No
Significant Groundwater Recharge Area: No
Highly Vulnerable Aquifer: No
Event Based Area: No
Wellhead Protection Area Q1: Yes Stress: Significant
Wellhead Protection Area Q2: Yes Stress: Significant
Intake Protection Zone Q: No
Information is current as of: April 23, 2025

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

Changing the required 7.5 m rear yard set back to 2.97 m

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

Required 7.5 m

Is there an eave encroachment?

Yes

Size of eaves

0.6

Lot Frontage of the property

25.91

Lot Depth of the property

30.48

Lot Area of the property

789.7

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 - 1964

Shed -1965

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

Residential

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

Residential

Existing uses of neighbouring properties

Residential and some commercial

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 | <input checked="" type="checkbox"/> |
| Municipally owned and operated sanitary sewage system | <input checked="" type="checkbox"/> |
| Lake | <input type="checkbox"/> |
| Pit Privy | <input type="checkbox"/> |
| Individual Well | <input type="checkbox"/> |
| Communal Well | <input type="checkbox"/> |
| Individual Septic System | <input type="checkbox"/> |
| Communal Septic System | <input type="checkbox"/> |
| Other | <input type="checkbox"/> |
| Explain Other | |

PROPERTY ACCESS

- | | |
|--|-------------------------------------|
| Provincial highway | <input type="checkbox"/> |
| Right-of-way | <input type="checkbox"/> |
| Municipal road that is maintained seasonally | <input type="checkbox"/> |
| Municipal road that is maintained year-round | <input checked="" type="checkbox"/> |
| Water | <input type="checkbox"/> |

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?

Yes

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

PL-CON-2025-00042

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

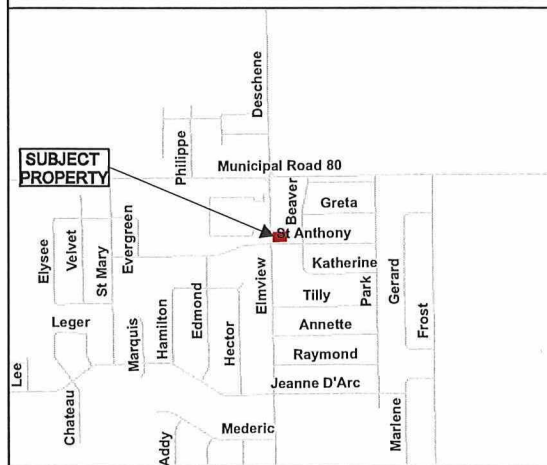
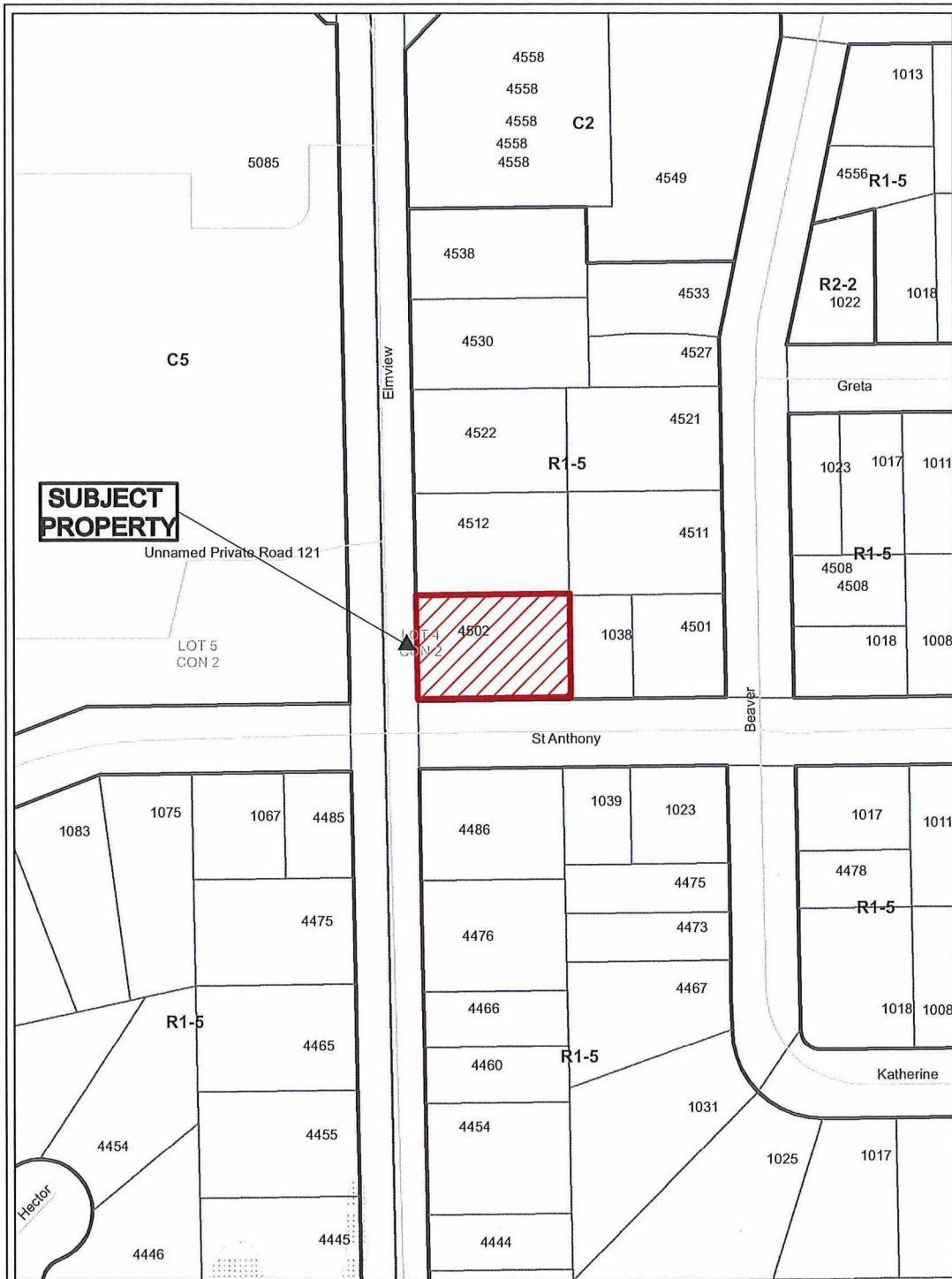
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback 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	114.76	114.76	1	7.6	4.3	15.1	9.27	2.97	9.15	9.21
Shed	Yes	17.9	17.9	1	3.66	4.88	2.74	42.06	2.3	2.3	25.6

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Rear lot set back	7.5 m	2.97 m	4.53 m
Eaves Encroachment into Rear Yard	May encroach 1.2 m into the required yard but not closer than 0.6 m to the lot line.	Encroach 5.13m/Setback 2.37m	Encroach 3.93m/Setback 1.77m



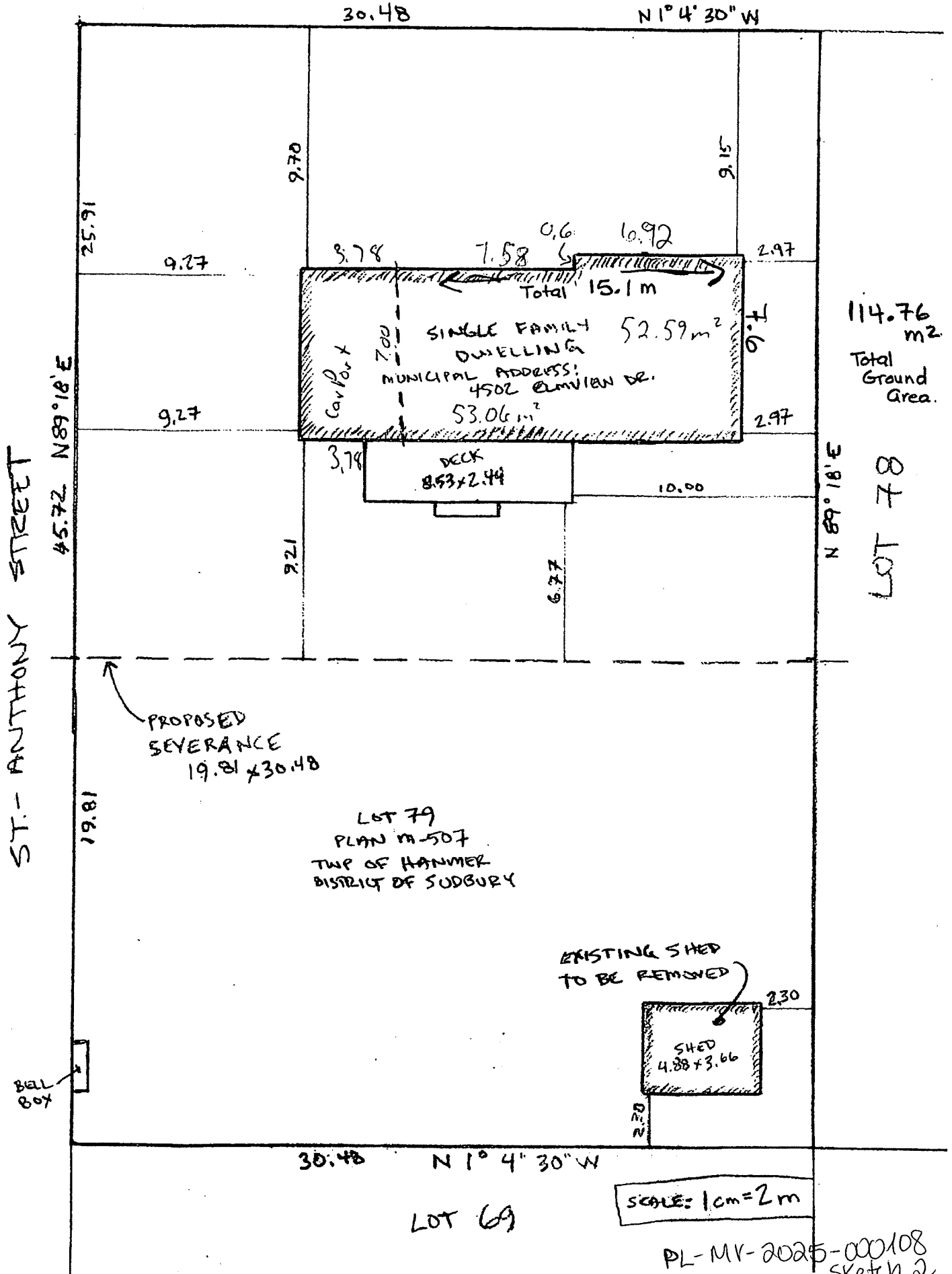
Application for Minor Variance or Permission



Subject Property being PIN 73504-1778,
Parcel 29557 SEC SES SRO,
Lot 79, Plan M-507,
Part Lot 4, Concession 2,
Township of Hanmer,
4502 Elmview Drive, Hanmer,
City of Greater Sudbury

Sketch 1, NTS PL-MV-2025-00108
NDCA Date: 2025 07 21

ELMVIEW DRIVE



PL-MV-2025-000108
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-2025-00040
REVISED

APPLICATION SUMMARY

File Date: 04/07/2025

Application Type: Minor Variance

Address(es): 3368 Falconbridge Road, Garson, Ontario P3L 1E3, 0 Falconbridge Road, Garson, Ontario P3L1E3

Applicant(s): CR DESIGN

Owner(s): 1000684420 ONTARIO LIMITED

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?

October 16, 2024

Are you the registered owner or an authorized agent?

Authorized Agent

What is the number of dwelling units on the property?

0

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

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?

Yes

Provide details on how the property is designated in the Source Protection Plan
WHPA-A,B AND C

Current Official Plan designation
Living Area I

Current Official Plan designation (additional)

Current Zoning By-law designation
C1

Provide a detailed description of what is being proposed

CONSTRUCT A SFD WITH 3 ACCESSORY DWELLING UNITS IN VARIANCE TO THE ZONING BYLAW - REAR YARD AND SIDE YARD SETBACKS AND 2 ADDITIONAL UNITS MORE THAN PERMITTED

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

Due to the shallow depth of the lot and the desire to provide adequate parking with safe access off of Falconbridge Highway, it is difficult to design a building that falls in line with Bill 23 - More Home Built Faster keeping within the setback requirements. The side yard setback relief falls in line with typical 2 storey buildings in residential zones. The rear yard setback is reduced, however it will still provide an adequate space for the residents and enough distance from the neighbouring property. (Note: there is a 6.1m piece of land separating the rear yard of this lot and the rear yard of 118 Catherine Drive). Even though C1 zoning only allows for 2 dwelling units, this lot is large enough that lot coverage isn't exceeded and ample parking is provided.

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

35.3

Lot Depth of the property

31.4

Lot Area of the property

907

Total width of the public road giving access to the property

30.0

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.

N/A - VACANT LAND

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

SFD W/ 3 ADU'S

Existing uses of neighbouring properties

SFD'S

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)?

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)
SFD W 3 ADU'S	No	222	444	2	20.5	10.8	7.6	16.1	4.5	1.8	1.8

EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
REAR YARD SETBACK - TABLE 7.3	7.5M	4.5M	3M
SIDE YARD SETBACK TABLE 7.3	1.8M + 0.6M FOR EACH STOREY ABOVE THE FIRST STOREY	1.8M	0.6M
NUMBER OF DWELLING UNITS TABLE 7.2	2 DWELLING UNITS	SFD W 3 ADU'S (4 UNITS IN TOTAL)	2 DWELLING UNITS



Re: PL-MV-2025-00040 - 3368 Falconbridge Road, Garson

From Carol Skanes <Carol.Skanes@greatersudbury.ca>

Date Wed 2025-07-16 14:25

To Nia Lewis <Nia.Lewis@greatersudbury.ca>; Krista Deredin <Krista.Deredin@greatersudbury.ca>

Cc Julie Lalonde <Julie.Lalonde@greatersudbury.ca>; Sarah Pinkerton <Sarah.Pinkerton@greatersudbury.ca>

Hi Nia,

I can confirm my email indicating that an RSC will not be required to obtain a building permit.

If you require further documentation, I will touch base when I'm back to work on Monday.

Regards,

Carol Skanes, CBCO

Manager of Plans Examination, Building Services

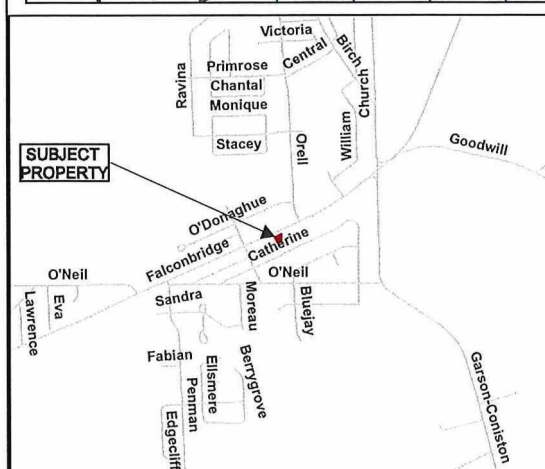
City of Greater Sudbury

[705-674-4455 ext 4321](tel:705-674-4455)

Carol.Skanes@greatersudbury.ca



PL-MV-2025-00040



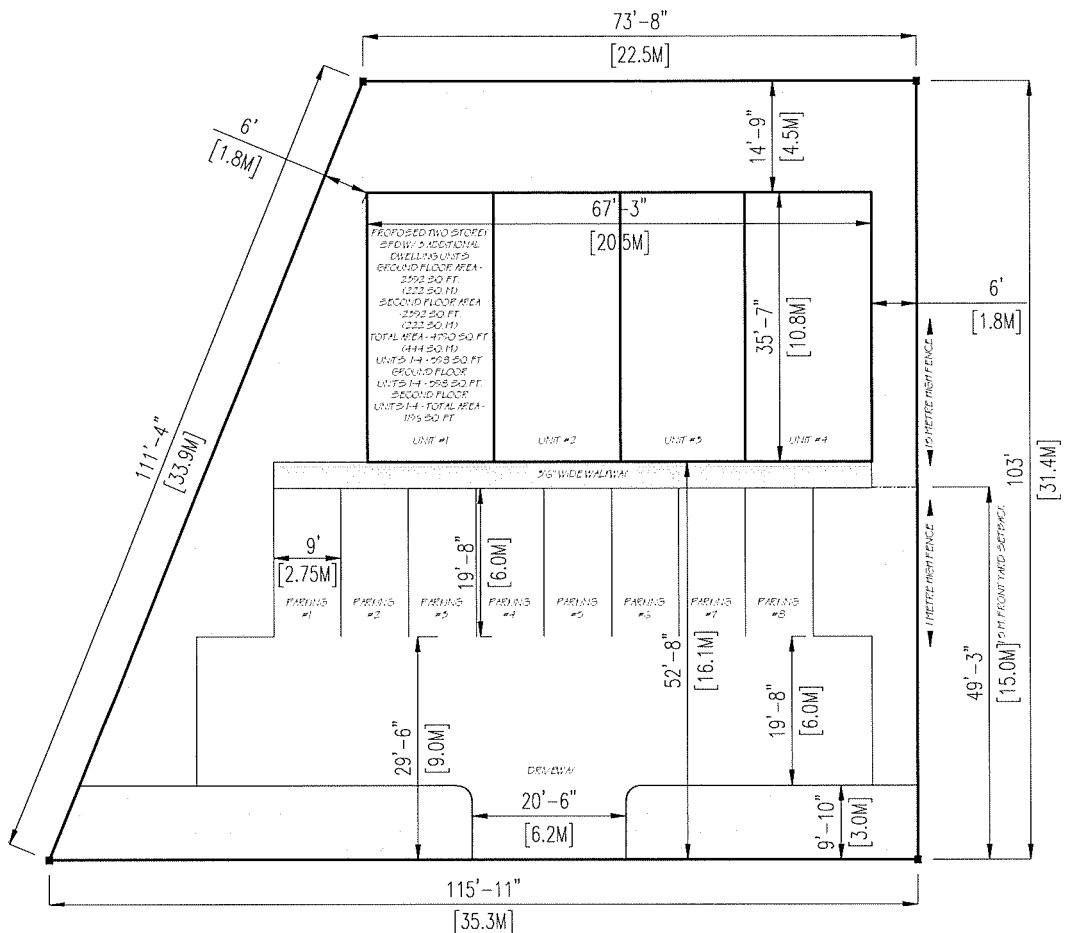
Application for Minor Variance or Permission



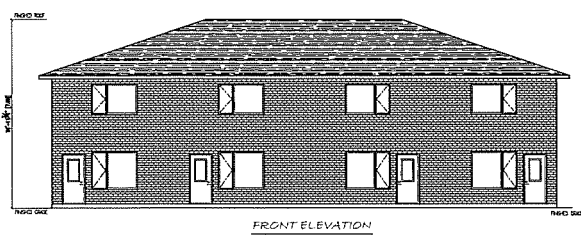
Subject Property being PIN 73495-0131, Parcel 9827 SEC SES, Lots 104 & 105, Plan M-148, Part Lot 5, Concession 2, Township of Garson, 3368 Falconbridge Road, Garson, City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2025-00040
Date: 2025 04 11



3368 FALCONBRIDGE HIGHWAY



SITE STATISTICS	
ZONING	E1
LOT AREA	9364 SQ FT (837 M ²)
MAXIMUM PERMITTED LOT COVERAGE	4535 M ² (52%)
PROPOSED LOT COVERAGE	222 M ² (2%)
MINIMUM REQUIRED LANDSCAPED OPEN SPACE	NO MINIMUM (NO PROVISIONS IN AID OF ZONING BYLAW)
PROPOSED LANDSCAPED OPEN SPACE	344 M ² (3%)
NUMBER OF UNITS PERMITTED	2
NUMBER OF UNITS PROPOSED	4
REQUIRED SIDE YARD SETBACK	18 METRES PLUS 6M FOR EACH STOREY ABOVE THE FIRST STOREY
PROPOSED SIDE YARD SETBACK	18 METRES
REQUIRED REAR YARD SETBACK	7.5 METRES
PROPOSED REAR YARD SETBACK	4.5 METRES
NUMBER OF PARKING SPACES REQUIRED	1 PER UNIT (AS PER PARA 3.3.1 OF 7) ACCESSORY UNITS - 4 PARKING SPACES
NUMBER OF PARKING SPACES PROVIDED	2 PER UNIT 8 PARKING SPACES

SCALE



0 2 4 6 8 10
METRES



Project	SFD W/ 3 ADDITIONAL DWELLING UNITS	Drawn	RD	Checked	RD
Location	3368 FALCONBRIDGE HWY, GARSON	Date	2025-04-03	Scale	AS SHOWN
Site Plan		Sheet	SP1		

DL-MV-2025-00040
Sketch 2
REVISED



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-2025-00080

REVISED

APPLICATION SUMMARY

File Date: 06/10/2025
Application Type: Minor Variance
Address(es): 2023 Pilon Street, Chelmsford P0M 1L0
Applicant(s): DENIS LEDUC
Owner(s): DENIS LEDUC AND CHANTAL LEDUC

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 3, 2025

Are you the registered owner or an authorized agent?

Registered Owner

What is the number of dwelling units on the property?

3

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

1

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

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?

Yes

How many dwelling units will be legalized?

1

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)

Rural

Current Zoning By-law designation

R1-5

Provide a detailed description of what is being proposed

Allow a second additional unit in an existing accessory structure

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

Previous owner has already built this unit, and sold as a 4 unit property

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

16.91

Lot Depth of the property

91.4

Lot Area of the property

1545.6

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

Single Family Dwelling - 2024

Accessory Structure - 2024

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

Residential - 1 year

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

Residential

Existing uses of neighbouring properties

Residential

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

Yes

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

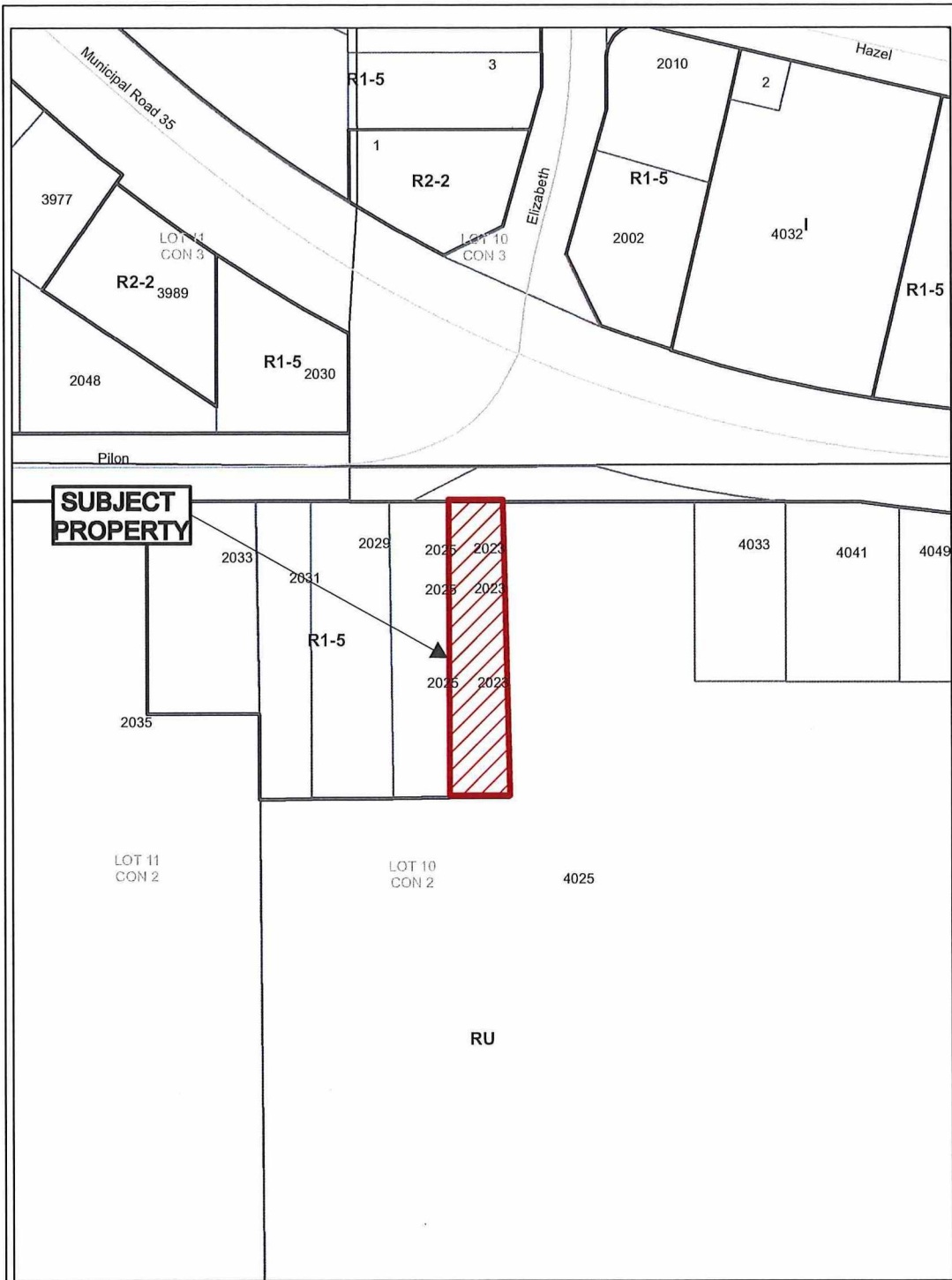
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback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

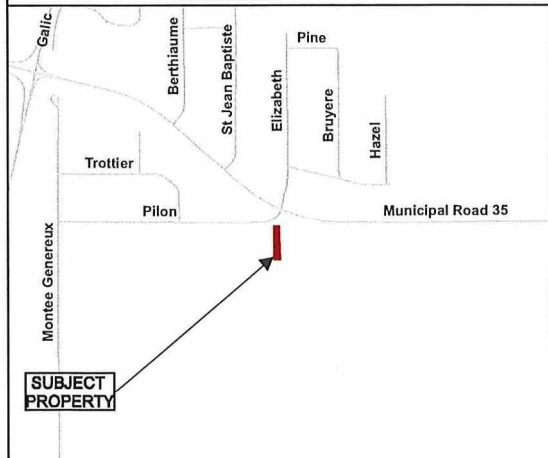
Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Single Family Dwelling	No	273	273	1	9.1	30	4.5	15	46.44	4.8	3
Accessory with Unit	No	150.5	150.5	1	9.9	15.2	4.5	54.75	21.49	4	3

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Permit second unit in accessory structure	1	2	1
Subsection 5.2.9.3 - driveway width for two-day traffic	6.0m	4.0m	2.0m



SUBJECT PROPERTY



SUBJECT PROPERTY

Application for Minor Variance or Permission



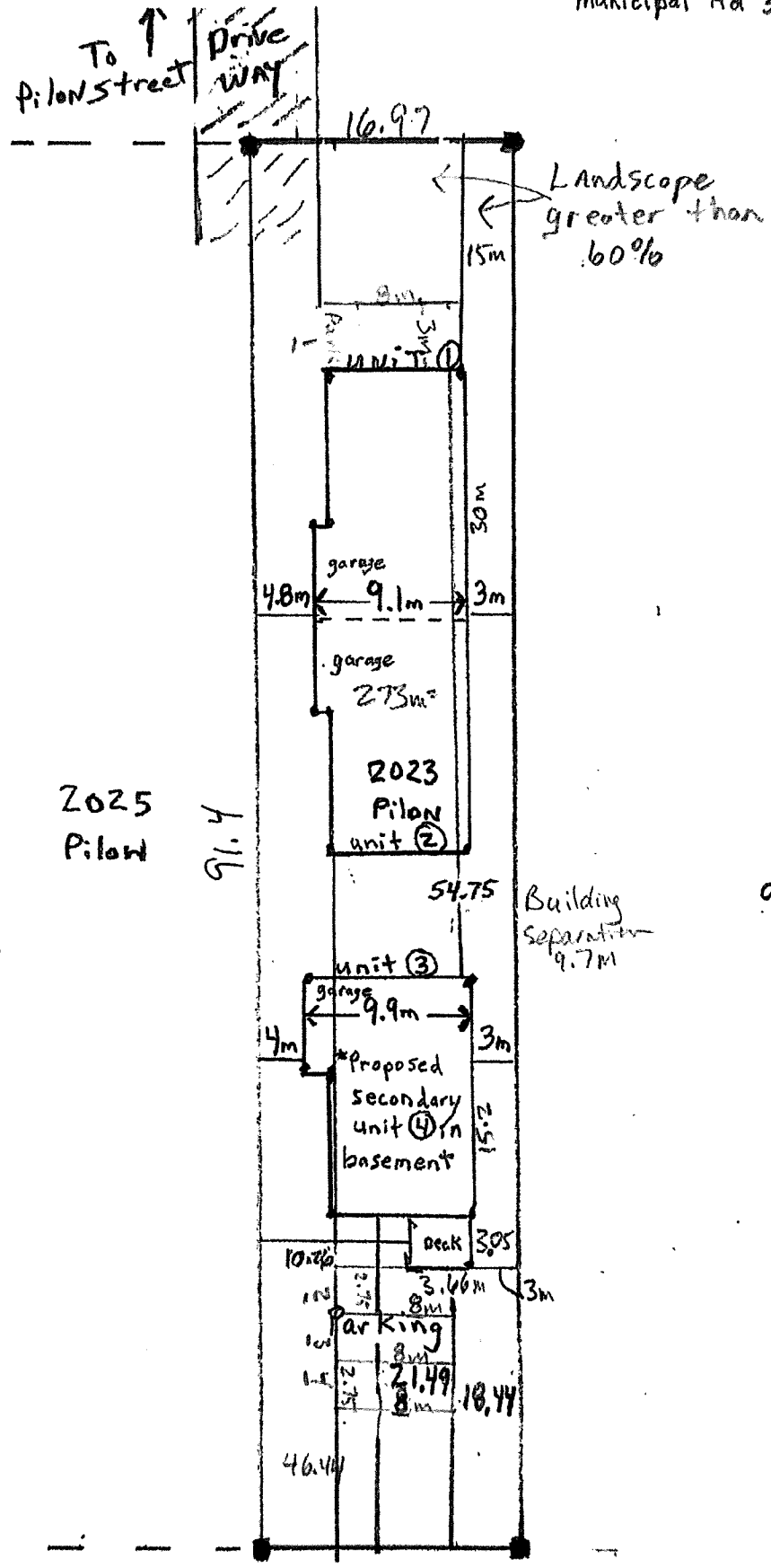
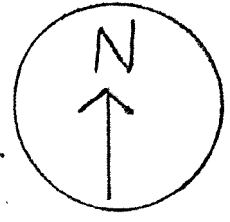
Subject Property being PIN 73347-2000, Surface Rights Only, Part Lot 10, Concession 2, Part 2 Plan 53R-14524, Township of Rayside, 2023 Pilon Street, Chelmsford, City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2025-00080
Date: 2025 06 13

← Pilon St. →

municipal Rd 35



units 1,2,3
currently have
11 occupancy
units

2025
Pilon

← 16.9m →

Revised
PL- MV-2025-00080
Sketch 2



REVISED
PL-MV-2025-00080
Sketch 3



REVISED
PL-MV-2025-00080
Sketch 4