

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

December 10, 2025

PUBLIC HEARINGS

**PL-MV-2025-00165      KEVIN RANGER  
   JOCELYN RANGER**

Ward: 7

PIN(s) 735210303, Parcel 12749 SEC SES, Part Lot 2, Concession 2, as in EP6994, Township of Norman, 1138 -B West Bay Road, Capreol, [By-law 2010-100Z, RS]

For relief from Part 4, Section 4.2, subsection 4.2.4 a) and Section 4.41, subsections 4.41.2 and 4.41.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit an existing detached garage and three-season addition on the existing dwelling providing, firstly, a maximum height of 5.97m for the detached garage, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m, and secondly, a high water mark setback of 13.2m for the three-season addition on the existing dwelling, where accessory buildings or structures shall be no closer than 30.0m to the high water mark and where the only permitted structures within 20.0m of the high water mark are the permitted accessory structures set out in 4.41.2 of the Zoning By-law, boat launches, marine railways, waterlines and heat pump loops.

**A reminder... the next scheduled meeting is Tuesday, December 23, 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-2025-00165

## APPLICATION SUMMARY

---

**File Date:** 11/17/2025

**Application Type:** Minor Variance

**Address(es):** 1138 -B West Bay Road, Capreol, Ontario P0M 1H0

**Applicant(s):** KEVIN RANGER

**Owner(s):** KEVIN RANGER AND JOCELYN RANGER

### PLANNING APPLICATION

**Are there multiple properties associated with the application?**

No

**Please describe the additional properties associated with this application**

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

Aug 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?**

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**

Rural

**Current Official Plan designation (additional)**

**Current Zoning By-law designation**

RS

**Provide a detailed description of what is being proposed**

Legalize detached garage that exceeds height and three season room within 30 highwater mark

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

Buildings currently exist, building code orders have been served.

**Is there an eave encroachment?**

No

**Size of eaves**

**Lot Frontage of the property**

32

**Lot Depth of the property**

56.7

**Lot Area of the property**

1861.5

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

0

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

Dwelling - 1995

Detached garage - 2013

Shed - 2015

**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**

Same

**Existing uses of neighbouring properties**

Residential

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

No

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

Yes

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

No

Have you consulted with Conservation Sudbury regarding this relief?  
No

**WATER SUPPLY AND SEWAGE DISPOSAL**

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

**PROPERTY ACCESS**

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

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

Private road, West Bay

Estimate the distance of these facilities from the retained land and nearest public road by water  
not needed

## CONCURRENT APPLICATIONS

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

No

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

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

No

Indicate application number(s) and application status

## PROPOSED BUILDING/STRUCTURE

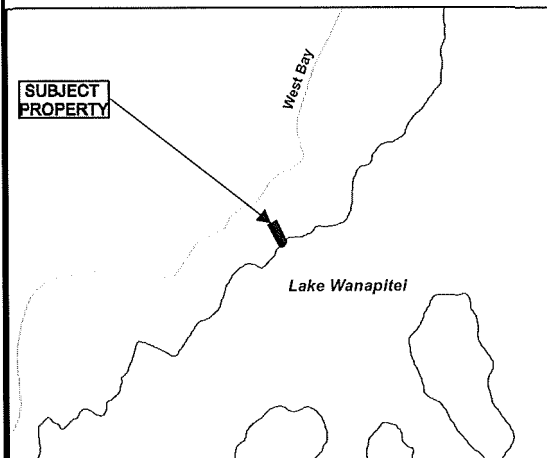
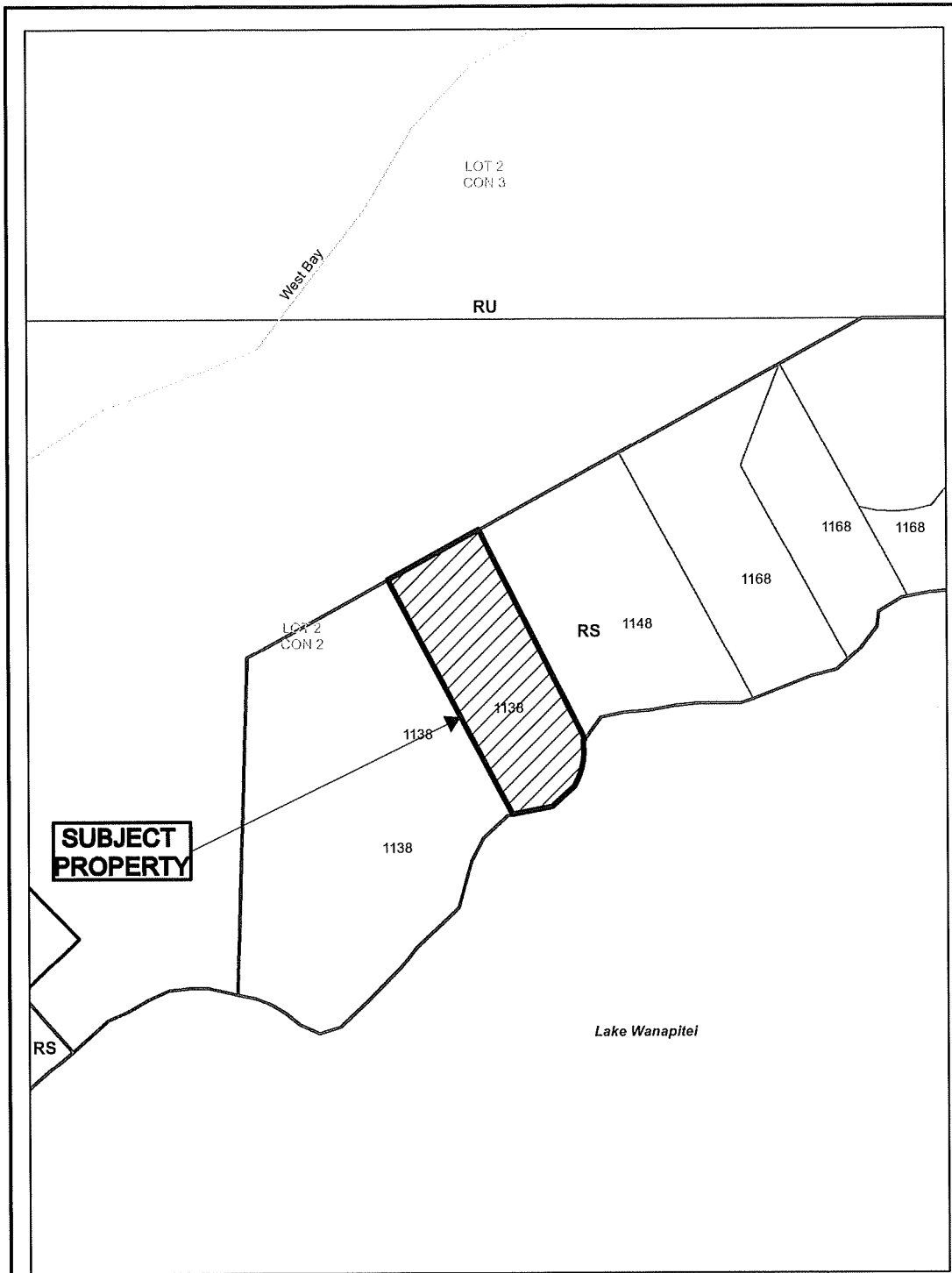
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback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

## EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Dwelling	No	126	126	1	10	14	4.3	12.2	34	4.3	12.2
Det Garage	No	82.16	82.16	1	7.9	10.4	5.97	44.5	9.8	2.1	19.5
Shed	No	11	11	1	3	3.7	3	36.6	24.8	5.79	20.99
Front Deck	No	35	35	1	2.85	14	3.7	10.35	44	4.3	12.2
Sun Room	No	21.5	21.5	1	4.41	4.87	2.8	13.2	37.66	18.3	7.781
Rear Deck	No	14.68	14.68	1	1.57	9.35	1.2	21.7	23.3	21.55	12.2
Sauna	No	4.32	4.32	1	1.8	2.4	1.8	1.2	61	1.2	29.9

## ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Garage height	5	5.97	0.97
Sun room within 30m highwater setback	30	13.2	16.8
Sunroom in 20m shoreline buffer	20	13.2	6.8



**Application for Minor  
Variance or Permission**

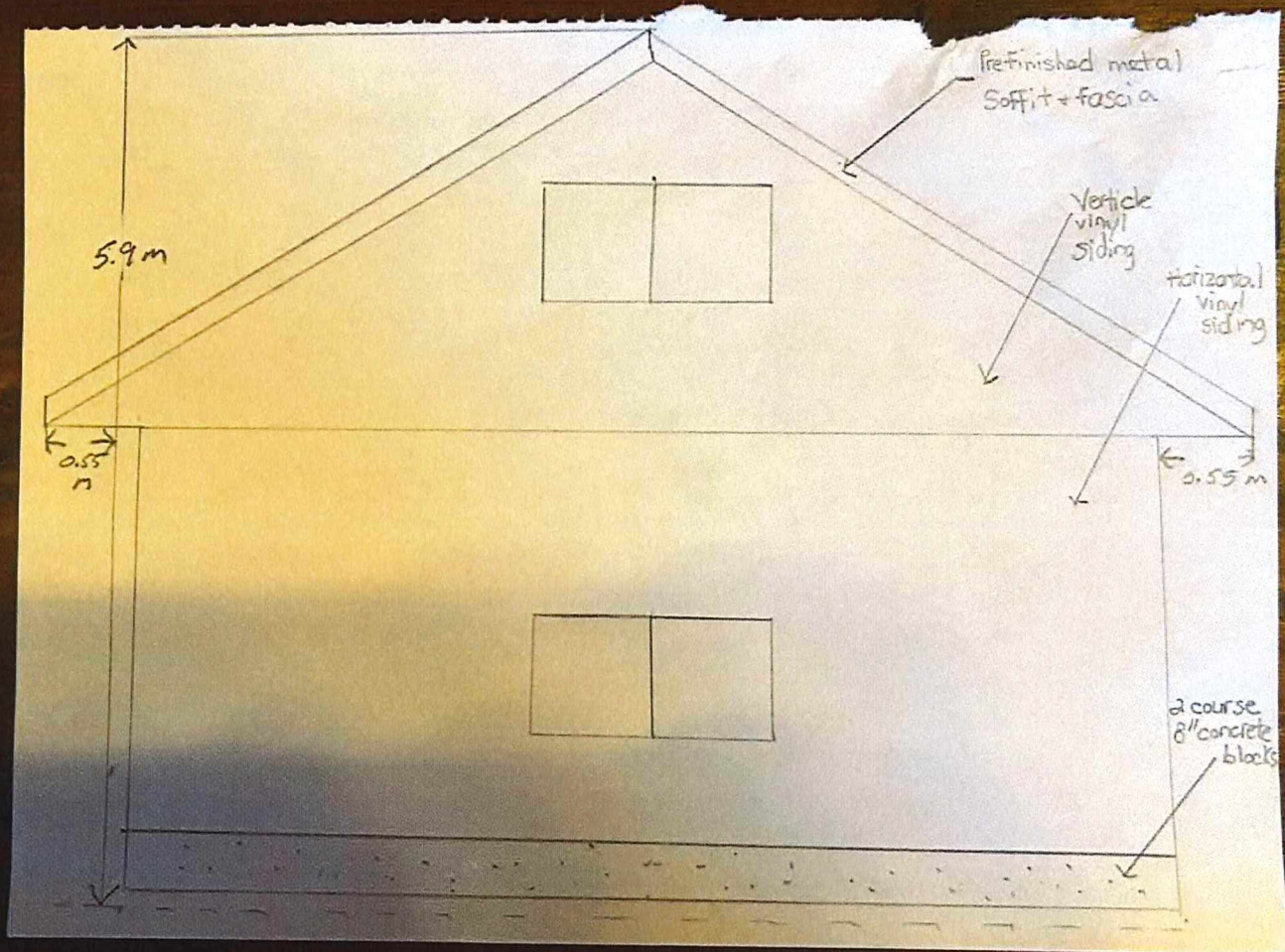


Subject Property being PIN 73521-0303,  
Parcel 12749 SEC SES,  
Part Lot 2, Concession 2, as in EP6994,  
Township of Norman,  
1138-B West Bay Road, Capreol,  
City of Greater Sudbury

Sketch 1, NTS  
MNR

PL-MV-2025-00165  
Date: 2025 11 24





PL-MY-2025-00165  
Sketch 3