

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

December 23, 2025

PUBLIC HEARINGS

PL-MV-2025-00158 GREATER SUDBURY HOUSING CORPORATION

Ward: 3

PIN(s) 733490825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 124 Charlotte Avenue, Chelmsford, 128 Charlotte Avenue, Chelmsford, [By-law 2010-100Z, R2-2]

For relief from Part 4, Section 4.15, subsection 4.15.2, Part 5, Section 5.4, subsection 5.4.2 c) and d) and Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the severance of a proposed lot subject of Consent Application PL-CON-2025-00073 providing, firstly, a minimum of 43% landscaped open space in the required front yard, where a minimum of 50% of all required front yards shall be maintained as landscaped open space in Low Density Residential Two (R2) Zones, secondly, two driveways, where only one driveway is permitted per lot, thirdly, an outdoor parking area to be a maximum of 8.7m in the required front yard, 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 the zoning by-law, and fourthly, a minimum lot frontage of 15.0m, where 18.0m is required.

SUBJECT TO CONCURRENT MINOR VARIANCE APPLICATIONS PL-MV-2025-00159 TO PL-MV-2025-00163

ALSO CURRENTLY SUBJECT TO CONSENT APPLICATION PL-CON-2025-00073. PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0047/2023 TO B0050/2023 (JUL 24/23) AND MINOR VARIANCE APPLICATIONS A0143/2022 TO A0145/2022 (OCT 19/22).

PL-MV-2025-00159 GREATER SUDBURY HOUSING CORPORATION

Ward: 3

PIN(s) 733490825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 142 Gaudette Street, Chelmsford, 146 Gaudette Street, Chelmsford, [By-law 2010-100Z, R2-2]

For relief from Part 5, Section 5.4, subsection 5.4.2 c) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit two existing driveways on a proposed lot subject of Consent Application PL-CON-2025-00074, where only one driveway is permitted per lot.

SUBJECT TO CONCURRENT MINOR VARIANCE APPLICATIONS PL-MV-2025-00158 AND PL-MV-2025-00160 TO PL-MV-2025-00163

ALSO CURRENTLY SUBJECT TO CONSENT APPLICATION PL-CON-2025-00074. PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0047/2023 TO B0050/2023 (JUL 24/23) AND MINOR VARIANCE APPLICATIONS A0143/2022 TO A0145/2022 (OCT 19/22).

PL-MV-2025-00160 GREATER SUDBURY HOUSING CORPORATION

Ward: 3

PIN(s) 733490825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 158 Gaudette Street, Chelmsford, 162 Gaudette Street, Chelmsford, [By-law 2010-100Z, R2-2]

For relief from Part 5, Section 5.4, subsection 5.4.2 c) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit two existing driveways on a proposed lot subject of Consent Application PL-CON-2025-00075, where only one driveway is permitted per lot.

SUBJECT TO CONCURRENT MINOR VARIANCE APPLICATIONS PL-MV-2025-00158 AND PL-MV-2025-00159 AND PL-MV-2025-00161 TO PL-MV-2025-00163

ALSO CURRENTLY SUBJECT TO CONSENT APPLICATION PL-CON-2025-00075. PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0047/2023 TO B0050/2023 (JUL 24/23) AND MINOR VARIANCE APPLICATIONS A0143/2022 TO A0145/2022 (OCT 19/22).

PL-MV-2025-00161 GREATER SUDBURY HOUSING CORPORATION

Ward: 3

PIN(s) 733490825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 166 Gaudette Street, Chelmsford, 170 Gaudette Street, Chelmsford, [By-law 2010-100Z, R2-2]

For relief from Part 5, Section 5.4, subsection 5.4.2 c) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit two existing driveways on a proposed lot subject of Consent Application PL-CON-2025-00076, where only one driveway is permitted per lot.

SUBJECT TO CONCURRENT MINOR VARIANCE APPLICATIONS PL-MV-2025-00158 TO PL-MV-2025-00160 AND TO PL-MV-2025-00162 AND PL-MV-2025-00163

ALSO CURRENTLY SUBJECT TO CONSENT APPLICATION PL-CON-2025-00076. PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0047/2023 TO B0050/2023 (JUL 24/23) AND MINOR VARIANCE APPLICATIONS A0143/2022 TO A0145/2022 (OCT 19/22).

PL-MV-2025-00162 GREATER SUDBURY HOUSING CORPORATION

Ward: 3

PIN(s) 733490825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 174 Gaudette Street, Chelmsford, 178 Gaudette Street, Chelmsford, [By-law 2010-100Z, R2-2]

For relief from Part 5, Section 5.4, subsection 5.4.2 c) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit two existing driveways on a proposed lot subject of Consent Application PL-CON-2025-00077, where only one driveway is permitted per lot.

SUBJECT TO CONCURRENT MINOR VARIANCE APPLICATIONS PL-MV-2025-00158 TO PL-MV-2025-00161 AND TO PL-MV-2025-00163

ALSO CURRENTLY SUBJECT TO CONSENT APPLICATION PL-CON-2025-00077. PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0047/2023 TO B0050/2023 (JUL 24/23) AND MINOR VARIANCE APPLICATIONS A0143/2022 TO A0145/2022 (OCT 19/22).

PL-MV-2025-00163 GREATER SUDBURY HOUSING CORPORATION

Ward: 3

PIN(s) 733490825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 182 Gaudette Street, Chelmsford, 186 Gaudette Street, Chelmsford, [By-law 2010-100Z, R2-2]

For relief from Part 5, Section 5.4, subsection 5.4.2 c) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit two existing driveways on a proposed lot subject of Consent Application PL-CON-2025-00078, where only one driveway is permitted per lot.

SUBJECT TO CONCURRENT MINOR VARIANCE APPLICATIONS PL-MV-2025-00158 TO PL-MV-2025-00162

ALSO CURRENTLY SUBJECT TO CONSENT APPLICATION PL-CON-2025-00078. PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0047/2023 TO B0050/2023 (JUL 24/23) AND MINOR VARIANCE APPLICATIONS A0143/2022 TO A0145/2022 (OCT 19/22).

PL-MV-2025-00164 STEPHEN BEAUSOLEIL

Ward: 2

PIN(s) 735990623, Parcel 40673 SEC SES SRO, Lot 20, Plan M-1023, Part Lot 1, Concession 2, Township of Snider, 25 Cobalt Street, Copper Cliff, [By-law 2010-100Z, R1-5]

For relief from Part 4, Section 4.2, Table 4.1 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit a garage to provide no setback (0.0m) from the southern interior side lot line upon demolition of one half of the mutual garage on the adjacent property, where an accessory building greater than 2.5m shall be no closer than 1.2m from the side lot line.

PL-MV-2025-00168 **VINCE POLLESEL**
KAREN ANN POLLESEL

Ward: 7

PIN(s) 734960453, SRO, Part Lot 9, Concession 1, Part 1, Plan 53R-17575, Township of Garson, 1581 O'Neil Drive, Garson, [By-law 2010-100Z, R1-1(10)]

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 a detached garage on the subject property providing a maximum height of 13.2m, whereas the maximum height of any accessory building on a residential lot shall be 5.0m.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0108/2004 TO B0110/2004 (SEP 29/04), B0146/1988 (JUL 4/88) & B0045/1985 (MAY 13/85), REZONING APPLICATION 751-3/04-1 AND OFFICIAL PLAN AMENDMENT 701-3/04-1.

This application was deferred from the meeting of November 26, 2025 in order to afford the owner the opportunity to address those comments received from agencies and departments.

PL-MV-2025-00157 **ROGER DOUCET**
EVA MARIE DOUCET

Ward: 12

PIN(s) 021330050, Lot 39, Plan 18-SB, Part Lot 5, Concession 4, Township of McKim, 216 Nolin Street, Sudbury, [By-law 2010-100Z, R2-3]

REVISED

For relief from Part 4, Section 4.2, Table 4.1 and Part 6, Section 6.3, Table 6.4 of By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a deck, stairs and landing on the eastern side of the existing dwelling providing, firstly, an interior side yard setback of 0.8m for the deck, where uncovered decks greater than 1.2m in height may encroach 1.2m into the interior side yard but no closer than 1.2m to the interior side lot line, and secondly, an interior side yard setback of 0.8m for the stairs and landing, where 1.8m is required.

A reminder... the next scheduled meeting is Wednesday, January 7, 2026.



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

Record #: PL-MV-2025-00158

APPLICATION SUMMARY

File Date: 11/06/2025

Application Type: Minor Variance

Address(es): 124 Charlotte Avenue, Chelmsford P0M 1L0, 128 Charlotte Avenue, Chelmsford

Applicant(s): GREATER SUDBURY HOUSING CORPORATION

Owner(s): GREATER SUDBURY HOUSING CORPORATION

PLANNING APPLICATION

Are there multiple properties associated with the application?

Yes

Please describe the additional properties associated with this application

128 Charlotte Ave

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

1970

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?

0

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

0

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

1

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

No

How many dwelling units will be legalized?

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

No

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

Current Official Plan designation

Living Area I

Current Official Plan designation (additional)

Current Zoning By-law designation

R2-2

Provide a detailed description of what is being proposed

Severance of the property requires the following minor variances:

1. Minor variance to accommodate existing and allow a minimum of 43% landscaped open space in the required front yard, where a minimum of 50% of all required front yards shall be maintained as landscaped open space in Low Density Residential Two (R2) Zones;
2. Minor variance to allow the two existing driveways, where only one driveway is permitted per lot;
3. Minor variance to accommodate existing and to allow the outdoor parking area to be a maximum of 8.7m in the required front yard, 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 the zoning by-law;
4. Minor variance to accommodate existing and allow a minimum lot frontage of 15.314m, where 18.0m is required.

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

Severance of the property requires the following minor variances:

1. Minor variance to accommodate existing and allow a minimum of 43% landscaped open space in the required front yard, where a minimum of 50% of all required front yards shall be maintained as landscaped open space in Low Density Residential Two (R2) Zones;
2. Minor variance to allow the two existing driveways, where only one driveway is permitted per lot;
3. Minor variance to accommodate existing and to allow the outdoor parking area to be a maximum of 8.7m in the required front yard, 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 the zoning by-law;
4. Minor variance to accommodate existing and allow a minimum lot frontage of 15.314m, where 18.0m is required.

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

15.314

Lot Depth of the property

36.59

Lot Area of the property

778.26

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

1 semi detached building constructed in 1970

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

Residential

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

Same

Existing uses of neighbouring properties

Residential

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

No

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

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?
Yes

Indicate the application number(s) and status of the application(s)
PL-CON-202500073
(Pending)

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

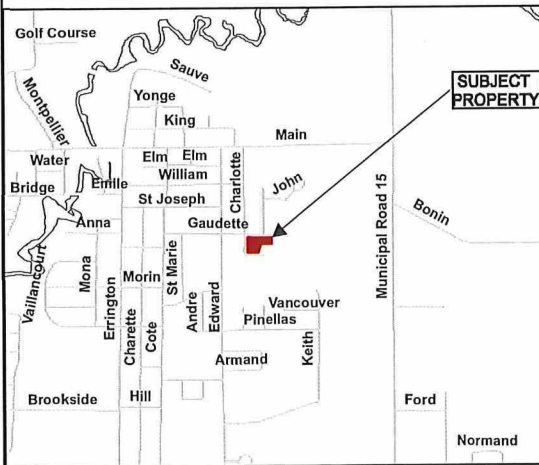
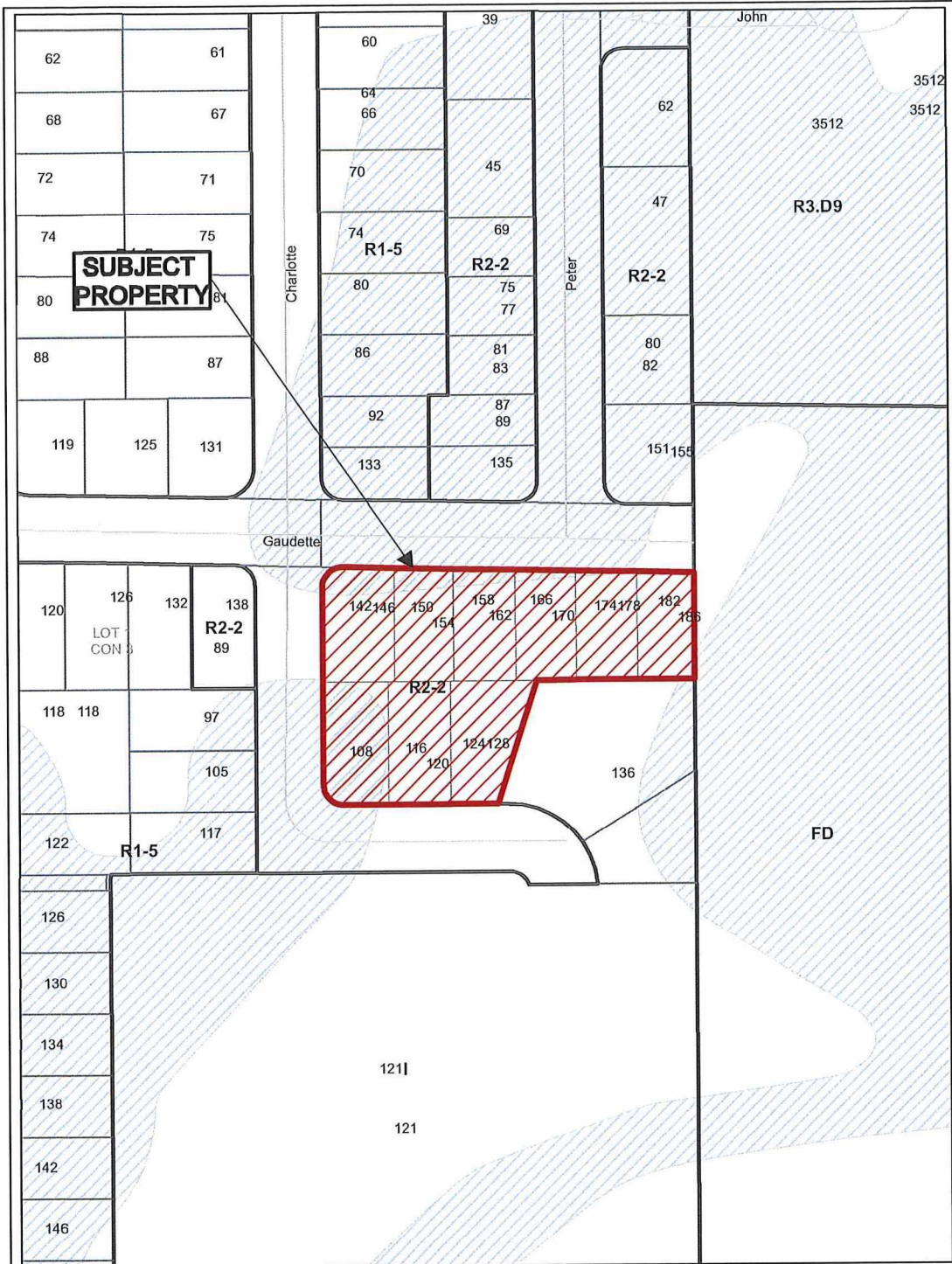
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback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


EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Duplex	No	109.26	218.52	2	8.83	9.4	8.54	8.99	18.07	3.841	5.06
Shed	No	4.26	4.26	1	2	2.13	2	22.3	11.83	11.6	9.28

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
To gain permission to have 2 existing driveways (1970) remain to support the both duplex dwellings	Section 5.4.2 c0 to permit the two existing driveways	3.35m and 3.35m	0
Lot frontage	18m	15m	3m
Front Yard Landscape Open Space	50%	43%	7%
Front Yard Parking Area	6.3m	8.7m	2.4m

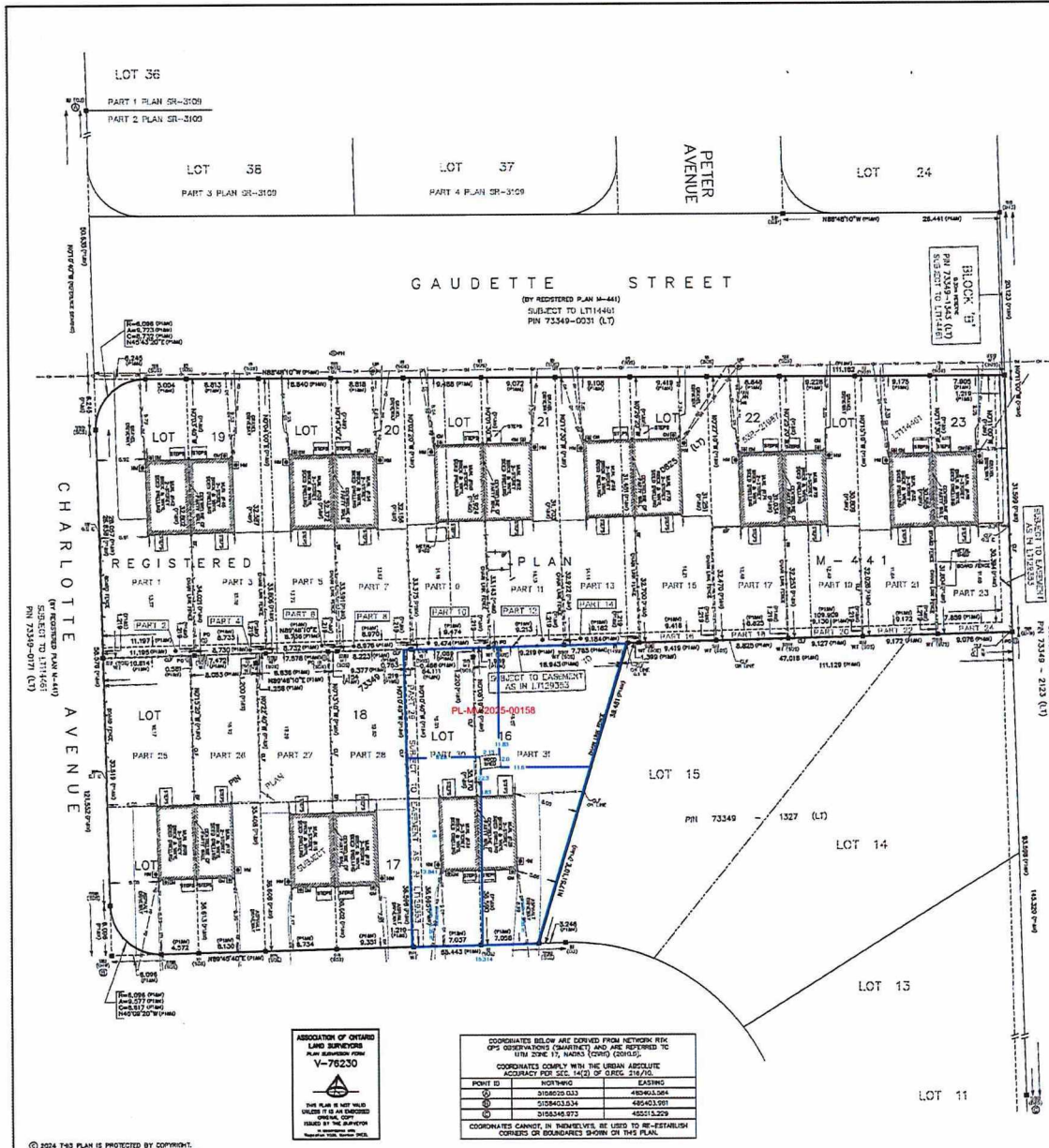


Application for Minor Variance or Permission 

Subject Property being PIN 73349-0825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 124 and 128 Charlotte Avenue, 142 and 146 Gaudette Street, 158 and 162 Gaudette Street, 166 and 170 Gaudette Street, 174 and 178 Gaudette Street, and 182 and 186 Gaudette Street, Chelmsford, City of Greater Sudbury

Sketch 1, NTS PL-MV-2025-00158, PL-MV-2025-00159,
 PL-MV-2025-00160, PL-MV-2025-00161,
 PL-MV-2025-00162 and PL-MV-2025-00163

NDCA Date: 2025 11 12



SURVEYOR'S REAL PROPERTY REPORT - PART 1
 PLAN OF SURVEY OF
ALL OF LOTS 16 TO 23 (INCLUSIVE)
 REGISTERED PLAN M-441
 GEOGRAPHIC TOWNSHIP OF BALFOUR
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

SCALE 1 : 250 METRES
 0 1 2 3 4 5 10 20
 SURVEYORS ON SITE INC. © 2024

PART 2
 THIS PLAN MUST BE READ IN CONJUNCTION WITH A SURVEY REPORT DATED APRIL 9, 2024.
 THIS REPORT WAS PREPARED FOR GREATER SUDBURY HOUSING CORPORATION AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

- LEGEND**
- MONUMENT PLANTED
 - MONUMENT FOUND
 - ▨ STANDARD IRON BAR
 - ▧ SHORT STANDARD IRON BAR
 - ▩ IRON BAR
 - ▬ MEASURED
 - ~ WETLINE
 - PLAN 538-21887
 - G.L. DONLAD LTD.
 - DONLAD, HADLER & WALLACE SURVEYING LTD.
 - S.B. PARKING, O.L.L.
 - SURVEYORS ON SITE INC.
 - D.W. DONLAD, O.L.L.
 - I.E. WYKULAK, O.L.L.
 - ORION LANDMARK
 - ROAD FENCE
 - CHAIN LINK FENCE
 - AND/OR POLE
 - PFC HYDRANT
 - 6/8 METER
 - TIPO METER
 - POLE
 - UTILITY POLE
 - OVERHEAD UTILITY WIRE

NOTES

COORDINATES ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 3.048.

DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO CHAIN MEASUREMENTS BY MULTIPLYING BY THE ABOVE CONVERSION SCALE FACTOR OF 0.000984.

SEARCHES ARE UTM GRID DERIVED FROM NETWORK RTK GPS OBSERVATIONS (QUANTIFI) OR WORKPOINTS (Q) AND AS SHOWN HEREIN, HAVING A ONE DEGREE BEARING OF NORTH, MAGNETIC CORRECTION, AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° W LONGITUDE).

ALL BUILDING FEES SHOWN HEREIN ARE TO THE FACE OF BRICK UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATORS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED ON THE 9th DAY OF FEBRUARY, 2024.

APRIL 9, 2024

Ryan W. Scullin
 RYAN W. SCULLIN
 CHIEF LAND SURVEYOR



50 WOODWOOD AVENUE
 NEW LONDON, ONTARIO
 PO BOX 190
 705-522-0872
 www.surveyorsonsite.com

PRINTED BY: [] DESIGNED BY: [] DATED: APRIL 9, 2024 FILE: 2024-04-09-11



COORDINATES BELOW ARE DERIVED FROM NETWORK RTK GPS OBSERVATIONS (QUANTIFI) AND ARE REFERRED TO UTM ZONE 17, NAD83 (CSRS) (2015).

COORDINATES COMPLY WITH THE URBAN ACCURACY ACCURACY AND SCALE FACTOR OF 0.999984.

POINT ID	NORTHING	EASTING
1	5108203.033	490603.084
2	5108403.034	490603.087
3	5108348.973	490513.229

COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

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PL-MV-2025-00158
 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-2025-00159

APPLICATION SUMMARY

File Date: 11/06/2025

Application Type: Minor Variance

Address(es): 142 Gaudette Street, Chelmsford P0M 1L0, 146 Gaudette Street, Chelmsford

Applicant(s): GREATER SUDBURY HOUSING CORPORATION

Owner(s): GREATER SUDBURY HOUSING CORPORATION

PLANNING APPLICATION

Are there multiple properties associated with the application?

Yes

Please describe the additional properties associated with this application

146 Gaudette Street

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

1970

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?

0

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

0

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

1

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

No

How many dwelling units will be legalized?

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

No

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

Current Official Plan designation

Living Area I

Current Official Plan designation (additional)

Current Zoning By-law designation

R2-2

Provide a detailed description of what is being proposed

Request to keep two current driveways (1970) on 1 property to accommodate a semi detached dwelling

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

Section 5.4.2. c) to permit the two existing driveways

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

20.062

Lot Depth of the property

32.587

Lot Area of the property

672.55

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

1 semi detached building constructed in 1970

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

Residential

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

same

Existing uses of neighbouring properties

Residential

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

No

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

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?

Yes

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

PL-CON-202500074 (pending)

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

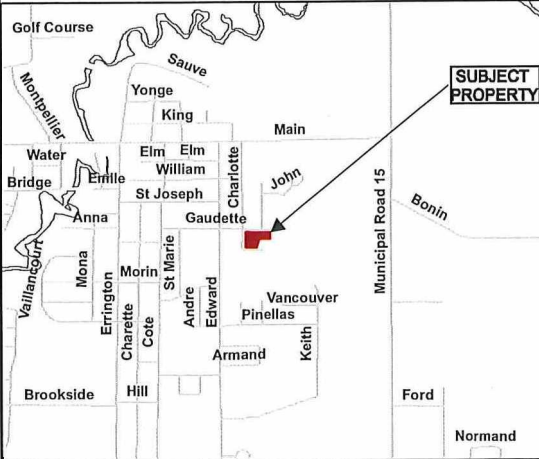
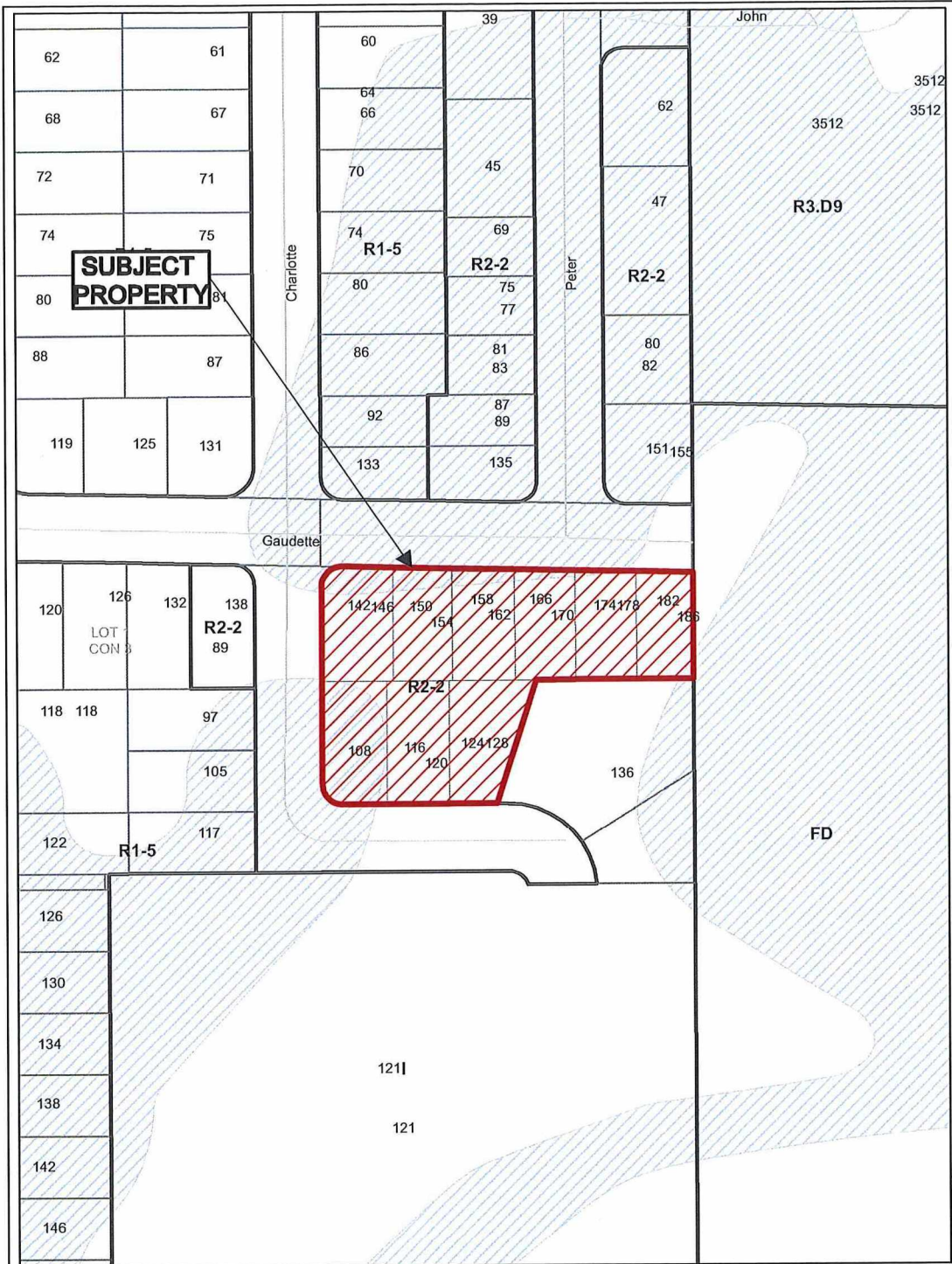
Building Description	Same As Existing	Proposed Ground Floor Area (m ²)	Proposed Gross Floor Area (m ²)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Duplex	Yes										


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)
Duplex	No	109.26	218.52	2	8.83	9.4	8.54	9.79	14.809	5.91	4.398

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
To gain permission to have 2 existing driveways (1970) remain, to support the both duplex dwellings	Section 5.4.2. c) to permit the two existing driveways	3.51m and 3.51m	0



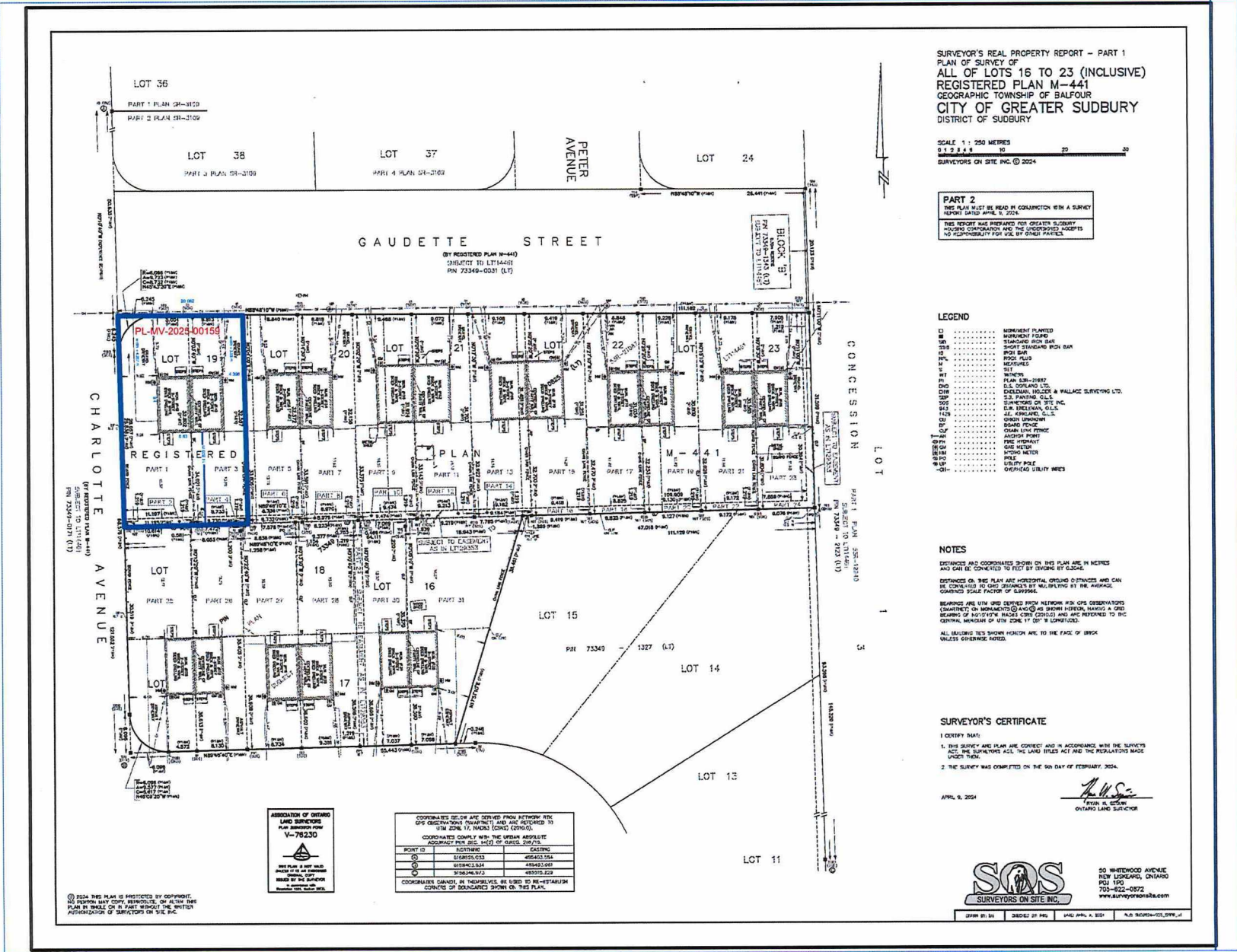


**Application for Minor
Variance or Permission**

Subject Property being PIN 73349-0825,
 Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441,
 Part Lot 1, Concession 3, Township of Balfour,
 124 and 128 Charlotte Avenue, 142 and 146 Gaudette Street,
 158 and 162 Gaudette Street, 166 and 170 Gaudette Street,
 174 and 178 Gaudette Street, and
 182 and 186 Gaudette Street, Chelmsford,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

PL-MV-2025-00158, PL-MV-2025-00159,
 PL-MV-2025-00160, PL-MV-2025-00161,
 PL-MV-2025-00162 and PL-MV-2025-00163
 Date: 2025 11 12



SURVEYOR'S REAL PROPERTY REPORT - PART 1
 PLAN OF SURVEY OF
 ALL OF LOTS 16 TO 23 (INCLUSIVE)
 REGISTERED PLAN M-441
 GEOGRAPHIC TOWNSHIP OF BALFOUR
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

SCALE 1 : 250 METRES
 0 1 2 3 4 5 10 20 30
 SURVEYORS ON SITE INC. © 2024

PART 2
 THIS PLAN MUST BE READ IN CONNECTION WITH A SURVEY REPORT DATED APRIL 9, 2024.
 THIS REPORT WAS PREPARED FOR GREATER SUDBURY
 THROUGH CONSULTANTS AND THE UNDERSIGNED ACCEPTS
 NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

LEGEND

- BL MONUMENT PLANTED
- BR MONUMENT BOUND
- CS STANCHION WITH BAR
- CSB SHORT STANCHION WITH BAR
- FL FLOOR PLUG
- MC MONUMENT
- SI SET
- WT WITNESS
- PL PLAN SURVEY
- PLC PLAN CORRECTION
- PLS DECEASED, WIDOW & WALLAGE SURVEYING LTD.
- PLP PL PLANNING OFFICE
- PLR SURVEYORS ON SITE INC.
- PLS PL SUDBURY, ONT.
- PLU OTHER UNKNOWN
- PLV BOUNDARY
- PLW CHAIN LINK FENCE
- PLX ALUMINUM POST
- PLY FINE IRONMENT
- PLZ GOLF METEOR
- PL1 PILE
- PL2 UTILITY POLE
- PL3 OPERATED UTILITY WIRES

NOTES

- 1. DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVING BY 0.3048.
- 2. DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO AIR DISTANCES BY MULTIPLYING BY THE AVERAGE CORRECTION SCALE FACTOR OF SURVEYING.
- 3. BEARINGS ARE GIVEN DERIVED FROM NETWORK POK GPS OBSERVATIONS (CORRECTED ON MONUMENTS) OR FROM BEARING, HAZARD & GRID BEARINGS OF ADJACENT LOTS (2005) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 UTM.
- 4. ALL BEARING TIES SHOWN HEREON ARE TO THE FACE OF BRICK UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATE

- 1. I CERTIFY THAT:
- 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE SURVEYOR'S OATH, THE LAND TITLE ACT AND THE REGULATIONS MADE UNDER THEM.
- 2. THE SURVEY WAS COMPLETED ON THE 5th DAY OF FEBRUARY, 2024.

APRIL 9, 2024
 FROM: R. COHEN
 ONTARIO LAND SURVEYOR

SOS
 SURVEYORS ON SITE INC.
 50 WHITWOOD AVENUE
 NEW LONDON, ONTARIO
 N4J 1P9
 705-822-0872
 www.sosurveyors.com

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ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 REG. NO. 10000
 V-78230

COORDINATES DERIVED FROM NETWORK POK GPS OBSERVATIONS (CORRECTED) AND ARE REFERRED TO UTM ZONE 17, NAD83 (GRID) COORDINATES.

COORDINATES CORRECTED WITH THE UTMAN ABSOLUTE ADDENDUM FROM THE (U) OF SURVEY, 2011/15.

POINT ID	EASTING	NORTHING
1	518485.033	495403.054
2	518482.534	495403.050
3	518484.932	495403.052

COORDINATES SHOWN, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNER OR BOUNDARIES SHOWN ON THIS PLAN.

PL-MV-2025-00159
 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-2025-00160

APPLICATION SUMMARY

File Date: 11/06/2025

Application Type: Minor Variance

Address(es): 158 Gaudette Street, Chelmsford P0M 1L0, 162 Gaudette Street, Chelmsford

Applicant(s): GREATER SUDBURY HOUSING CORPORATION

Owner(s): GREATER SUDBURY HOUSING CORPORATION

PLANNING APPLICATION

Are there multiple properties associated with the application?

Yes

Please describe the additional properties associated with this application

162 Gaudette Street

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

1970

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?

0

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

0

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

1

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

No

How many dwelling units will be legalized?

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

No

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

Current Official Plan designation

Living Area I

Current Official Plan designation (additional)

Current Zoning By-law designation

R2-2

Provide a detailed description of what is being proposed

Request to keep two current driveways (1970) on 1 property to accommodate a semi detached dwelling

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

Section 5.4.2. c) to permit the two existing driveways

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

18.56

Lot Depth of the property

33.143

Lot Area of the property

617.18

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

1 semi detached building constructed in 1970
Shed 2014

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

Residential

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

Same

Existing uses of neighbouring properties

Residential

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

No

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

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?

Yes

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

PL-CON-202500075 (pending)

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

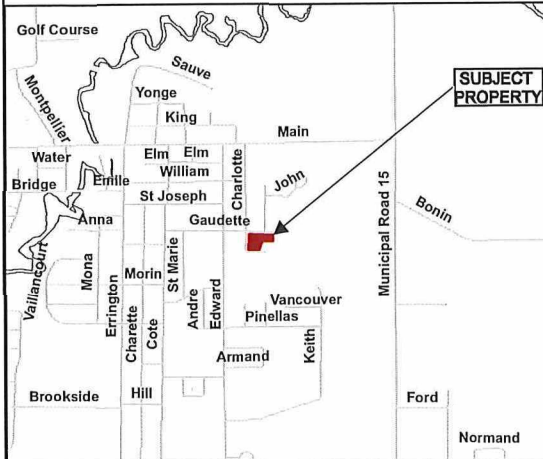
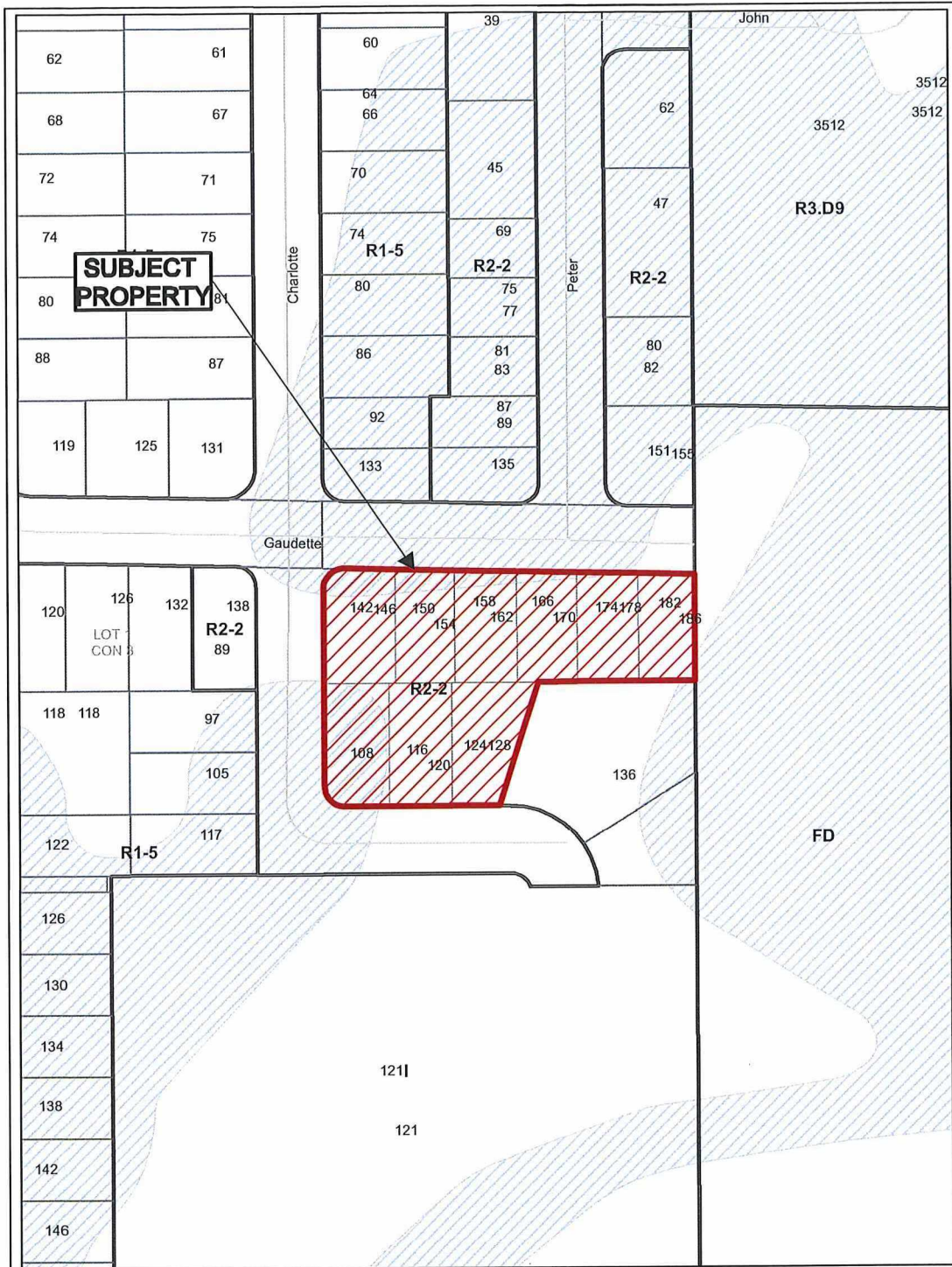
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback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

EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Duplex	No	109.26	218.52	2	8.83	9.4	8.54	7.78	15.379	5.073	4.657
Shed	No	4.26	4.26	1	2.0	2.13	1.94	19.94	8.83	12.57	3.86

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
To gain permission to have 2 existing driveways (1970) remain, to support both duplex dwellings	Section 5.4.2. c) to permit the two existing driveways	4.267m and 3.05m	0



Application for Minor Variance or Permission



Subject Property being PIN 73349-0825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 124 and 128 Charlotte Avenue, 142 and 146 Gaudette Street, 158 and 162 Gaudette Street, 166 and 170 Gaudette Street, 174 and 178 Gaudette Street, and 182 and 186 Gaudette Street, Chelmsford, City of Greater Sudbury

Sketch 1, NTS

PL-MV-2025-00158, PL-MV-2025-00159,
 PL-MV-2025-00160, PL-MV-2025-00161,
 PL-MV-2025-00162 and PL-MV-2025-00163

NDCA

Date: 2025 11 12



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-2025-00161

APPLICATION SUMMARY

File Date: 11/06/2025

Application Type: Minor Variance

Address(es): 166 Gaudette Street, Chelmsford P0M 1L0, 170 Gaudette Street, Chelmsford

Applicant(s): GREATER SUDBURY HOUSING CORPORATION

Owner(s): GREATER SUDBURY HOUSING CORPORATION

PLANNING APPLICATION

Are there multiple properties associated with the application?

Yes

Please describe the additional properties associated with this application

170 Gaudette Street

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

1970

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?

0

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

0

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

1

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

No

How many dwelling units will be legalized?

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

No

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

Current Official Plan designation

Living Area I

Current Official Plan designation (additional)

Current Zoning By-law designation

R2-2

Provide a detailed description of what is being proposed

Request to keep two current driveways (1970) on 1 property to accommodate a semi detached dwelling

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

Section 5.4.2. c) to permit the two existing driveways

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

18.527

Lot Depth of the property

32.7

Lot Area of the property

613.24

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

1 semi detached building constructed in 1970

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

Residential

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

Same

Existing uses of neighbouring properties

Residential

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

No

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

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?

Yes

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

PL-CON-202500076 (pending)

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

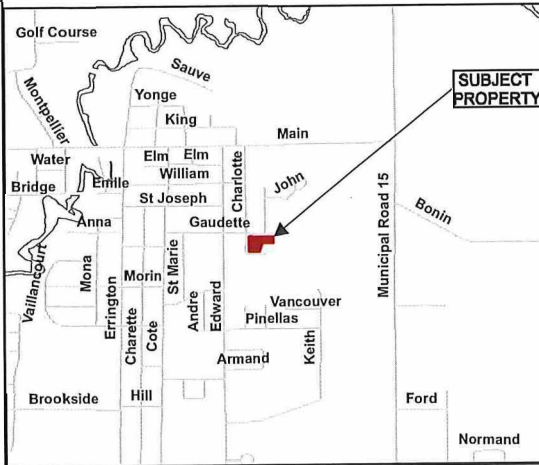
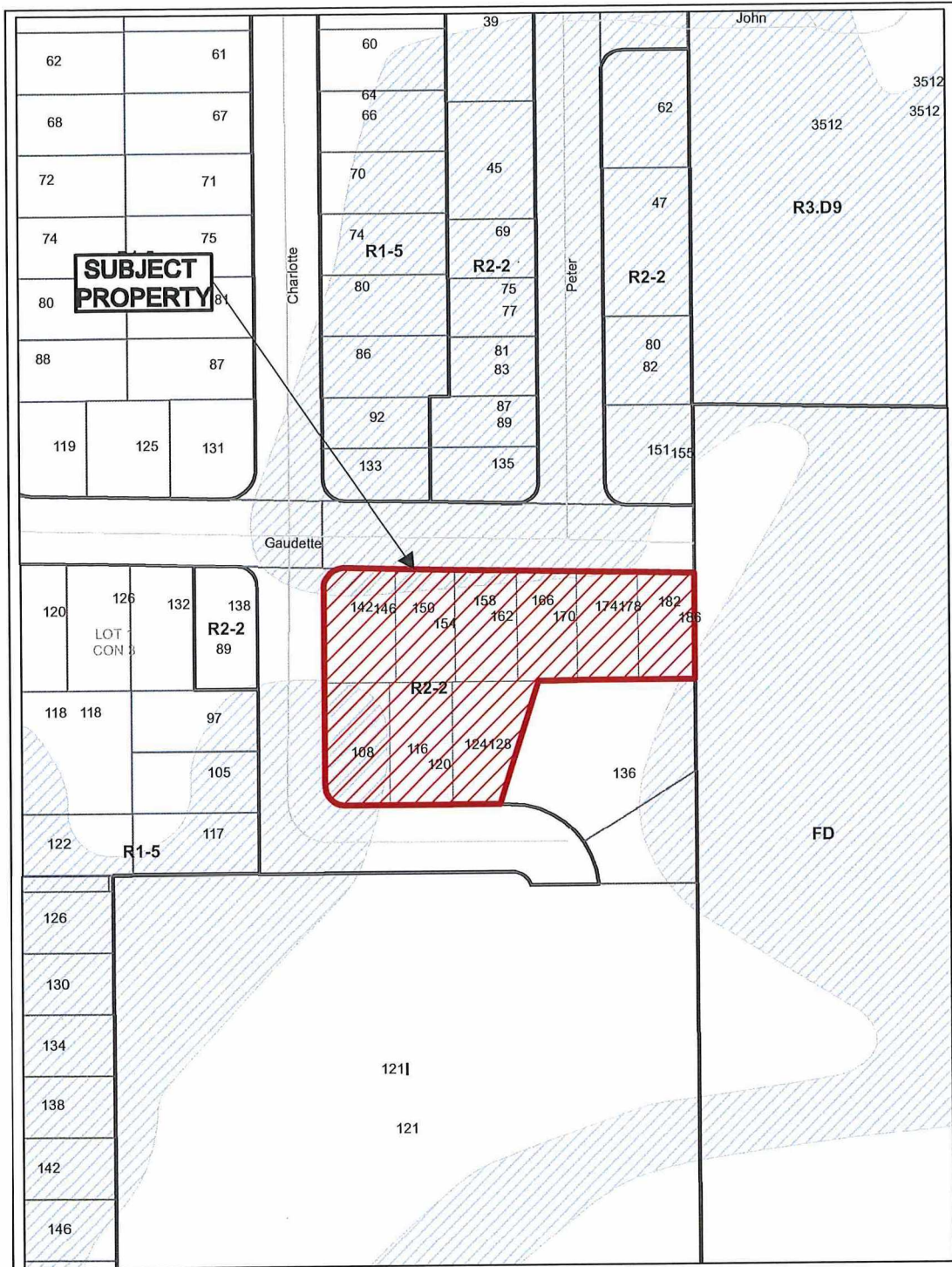
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback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

EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Duplex	No	109.26	218.52	2	8.83	9.4	8.54	7.24	15.429	4.693	5.004

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
To gain permission to have 2 existing driveways (1970) remain, to support both duplex dwellings	Section 5.4.2. c) to permit the two existing driveways	3.35m and 3.35m	0



Application for Minor Variance or Permission

Subject Property being PIN 73349-0825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 124 and 128 Charlotte Avenue, 142 and 146 Gaudette Street, 158 and 162 Gaudette Street, 166 and 170 Gaudette Street, 174 and 178 Gaudette Street, and 182 and 186 Gaudette Street, Chelmsford, City of Greater Sudbury

Sketch 1, NTS
 NDCA

PL-MV-2025-00158, PL-MV-2025-00159, PL-MV-2025-00160, PL-MV-2025-00161, PL-MV-2025-00162 and PL-MV-2025-00163
 Date: 2025 11 12



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-2025-00162

APPLICATION SUMMARY

File Date: 11/06/2025

Application Type: Minor Variance

Address(es): 174 Gaudette Street, Chelmsford P0M 1L0, 178 Gaudette Street, Chelmsford

Applicant(s): GREATER SUDBURY HOUSING CORPORATION

Owner(s): GREATER SUDBURY HOUSING CORPORATION

PLANNING APPLICATION

Are there multiple properties associated with the application?

Yes

Please describe the additional properties associated with this application

178 Gaudette Street

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

1970

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?

0

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

0

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

1

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

No

How many dwelling units will be legalized?

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

No

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

Current Official Plan designation

Living Area I

Current Official Plan designation (additional)

Current Zoning By-law designation

R2-2

Provide a detailed description of what is being proposed

Request to keep two current driveways (1970) on 1 property to accommodate a semi detached dwelling

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

Section 5.4.2. c) to permit the two existing driveways

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

18.076

Lot Depth of the property

31.034

Lot Area of the property

580.7

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

1 semi detached building constructed in 1970

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

Residential

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

Same

Existing uses of neighbouring properties

Residential

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

No

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

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?

Yes

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

PL-CON-202500077 (pending)

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

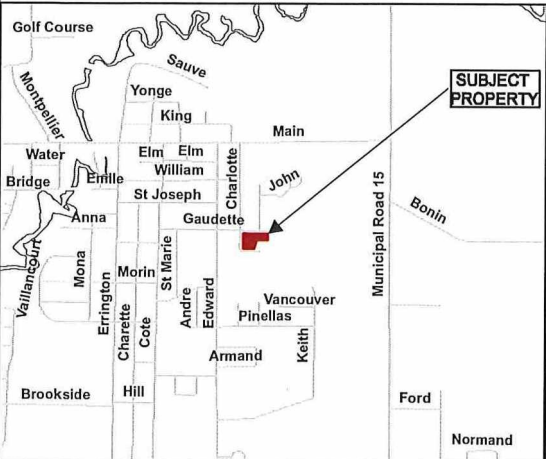
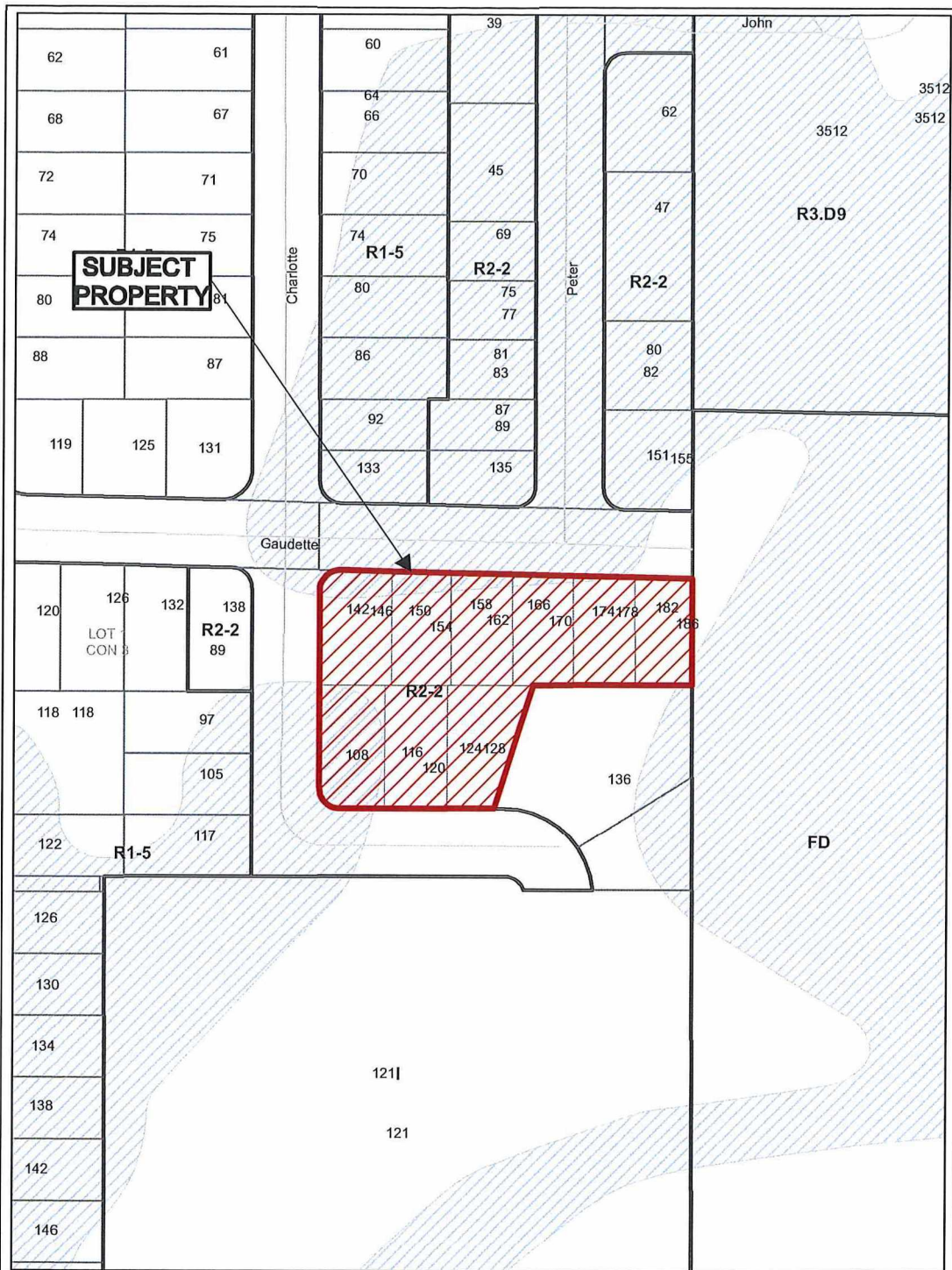
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback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

EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Duplex	No	109.26	218.52	2	8.83	9.4	8.54	8.85	13.709	4.433	4.813

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
To gain permission to have 2 existing driveways (1970) remain, to support both duplex dwellings	Section 5.4.2. c) to permit the two existing driveways	3.51m and 3.51m	0



Application for Minor Variance or Permission



Subject Property being PIN 73349-0825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 124 and 128 Charlotte Avenue, 142 and 146 Gaudette Street, 158 and 162 Gaudette Street, 166 and 170 Gaudette Street, 174 and 178 Gaudette Street, and 182 and 186 Gaudette Street, Chelmsford, City of Greater Sudbury

Sketch 1, NTS

PL-MV-2025-00158, PL-MV-2025-00159,
 PL-MV-2025-00160, PL-MV-2025-00161,
 PL-MV-2025-00162 and PL-MV-2025-00163

NDCA

Date: 2025 11 12



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-2025-00163

APPLICATION SUMMARY

File Date: 11/06/2025

Application Type: Minor Variance

Address(es): 182 Gaudette Street, Chelmsford P0M 1L0, 186 Gaudette Street, Chelmsford

Applicant(s): GREATER SUDBURY HOUSING CORPORATION

Owner(s): GREATER SUDBURY HOUSING CORPORATION

PLANNING APPLICATION

Are there multiple properties associated with the application?

Yes

Please describe the additional properties associated with this application

186 Gaudette Street

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

1970

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?

0

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

0

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

1

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

No

How many dwelling units will be legalized?

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

No

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

Current Official Plan designation

Living Area I

Current Official Plan designation (additional)

Current Zoning By-law designation

R2-2

Provide a detailed description of what is being proposed

Request to keep two current driveways (1970) on 1 property to accommodate a semi detached dwelling

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

Section 5.4.2. c) to permit the two existing driveways

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

18.3

Lot Depth of the property

31.804

Lot Area of the property

581.01

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

1 semi detached building constructed in 1970

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

Residential

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

Same

Existing uses of neighbouring properties

Residential

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

No

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

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?

Yes

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

PL-CON-202500078 (pending)

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

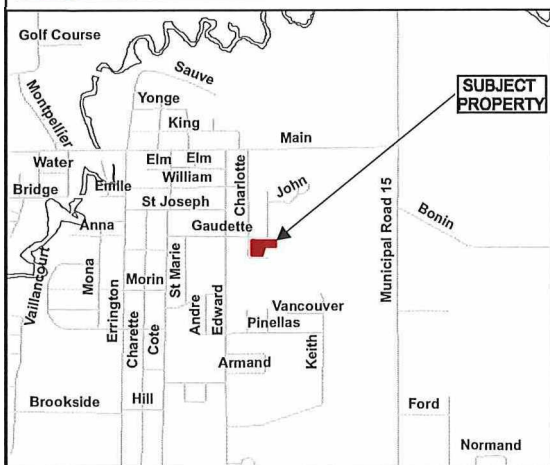
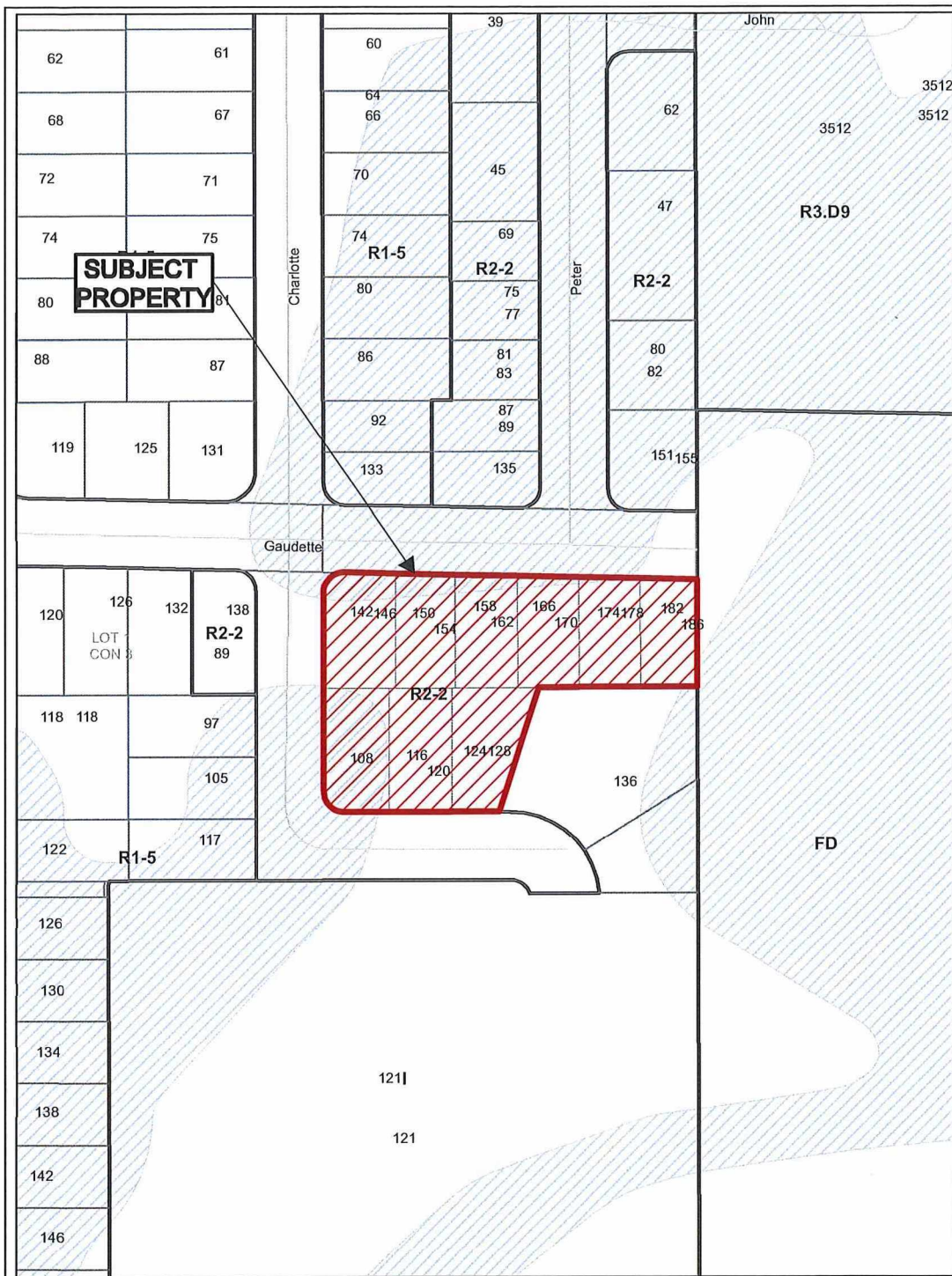
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback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

EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Duplex	No	109.26	218.52	2	8.83	9.4	8.54	9.05	13.099	4.449	3.76
Metal Shed	No	7.44	7.44	1	2.44	3.05	1.94	22.49	6.69	9.18	6.62

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
To gain permission to have 2 existing driveways (1970) remain, to support both duplex dwellings	Section 5.4.2. c) to permit the two existing driveways	4.267m and 4.267m	0



Application for Minor Variance or Permission



Subject Property being PIN 73349-0825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 124 and 128 Charlotte Avenue, 142 and 146 Gaudette Street, 158 and 162 Gaudette Street, 166 and 170 Gaudette Street, 174 and 178 Gaudette Street, and 182 and 186 Gaudette Street, Chelmsford, City of Greater Sudbury

Sketch 1, NTS
 NDCA
 PL-MV-2025-00158, PL-MV-2025-00159, PL-MV-2025-00160, PL-MV-2025-00161, PL-MV-2025-00162 and PL-MV-2025-00163
 Date: 2025 11 12



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-2025-00164

APPLICATION SUMMARY

File Date: 11/10/2025

Application Type: Minor Variance

Address(es): 25 Cobalt Street, Copper Cliff P0M 1N0

Applicant(s): ALEXANDER HAYWOOD

Owner(s): STEPHEN BEAUSOLEIL

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 23, 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 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?

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

That a Minor Variance Application be obtained for a 0 m interior setback for the detached garage located at 25 Cobalt Street as a result of demolition of one half of a shared garage located at 27 Cobalt Street

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

Shared garage exists since 1947. Neighbor trying to build new garage and 25 Cobalt existing garage will now be non-shared and 0m from property line.

Is there an eave encroachment?

No

Size of eaves

0

Lot Frontage of the property

21.33

Lot Depth of the property

37.68

Lot Area of the property

792

Total width of the public road giving access to the property

20.0

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

House 1947

Garage 1947

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

Residential

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

Same

Existing uses of neighbouring properties

Same

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

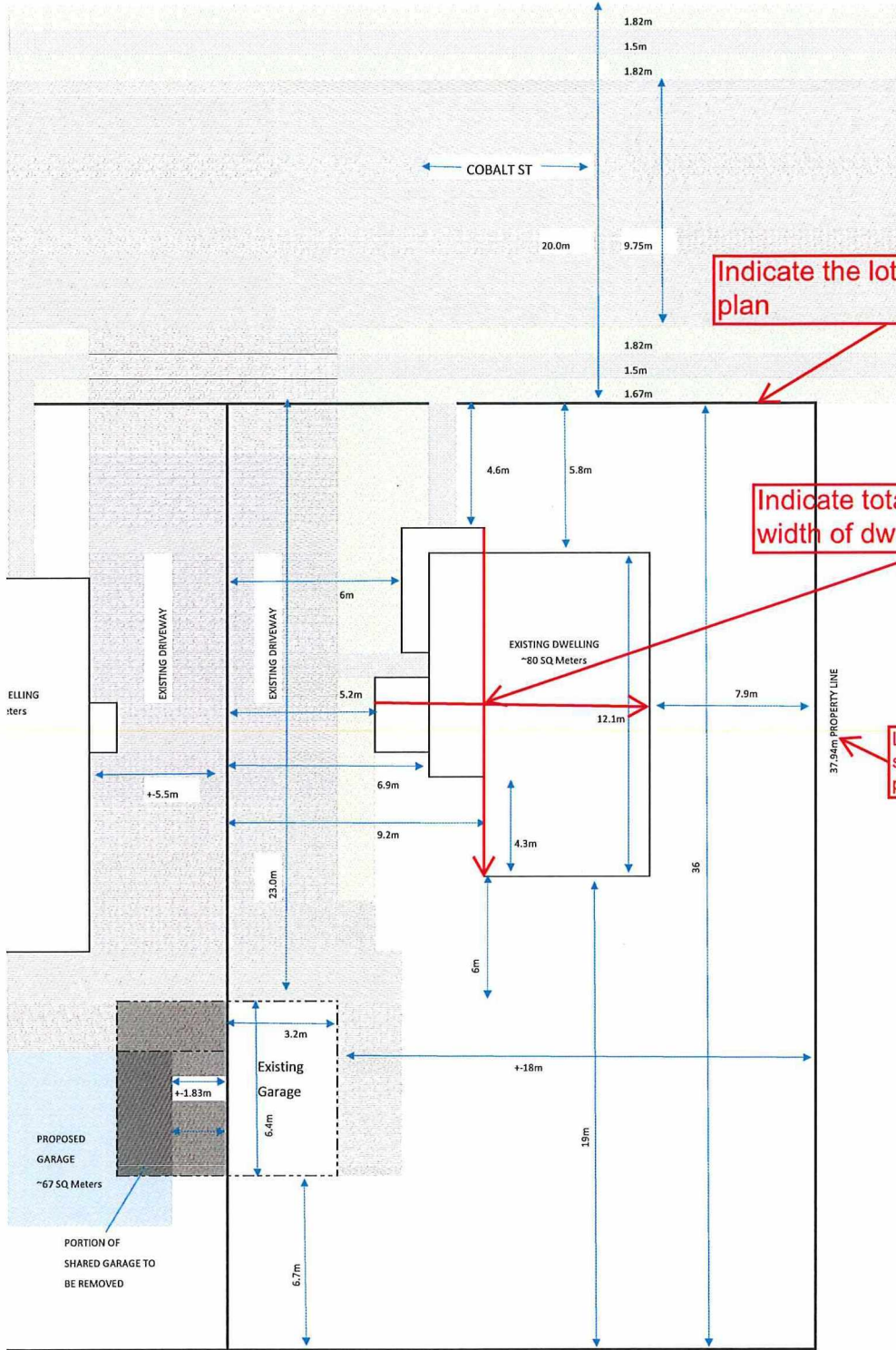
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
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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	80	160	2	8.2	13.3	7	4.6	19.8	7.9	5.2
Garage	No	20.48	20.48	1	3.2	6.4	3.05	23.0	6.7	18.1	0

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Side yard setback for existing garage (accessory building)	1.2M	0M	1.2M



Indicate the lot frontage on plan

Indicate total length and width of dwelling

Lot depth according to subdivision plan is 37.68m, please correct.

LOT INFORMATION
 25 COBALT, COPPER CLIFF
 M1023 LOT 20
 Pcl 40673
 Total Lot = 792 SQ Meters

SCALE AS SHOWN
 1 SQ M

PL-MV-2025-00164
 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-2025-00168

APPLICATION SUMMARY

File Date: 12/02/2025

Application Type: Minor Variance

Address(es): 1581 O'Neil Drive, Garson P3L 1L6

Applicant(s): YALLOWEGA ARCHITECTURE INC.

Owner(s): VINCE POLLESEL AND KAREN ANN POLLESEL

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?

2005

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 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

Living Area II

Current Official Plan designation (additional)

Current Zoning By-law designation

R1-1(10)

Provide a detailed description of what is being proposed

According to 4.2.4 Height of the Zoning By-Law 2010-100Z, the maximum height of accessory buildings is 5m. We require 9.5m or preferably 10m

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

Match roof slope to existing dwelling combined with the garages depth results in 9.23m building height

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

93

Lot Depth of the property

90

Lot Area of the property

9000

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

Existing Dwelling occupancy acquired in 2007

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

R1-1 to both sides, OSR at the rear and M4 across the street.

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

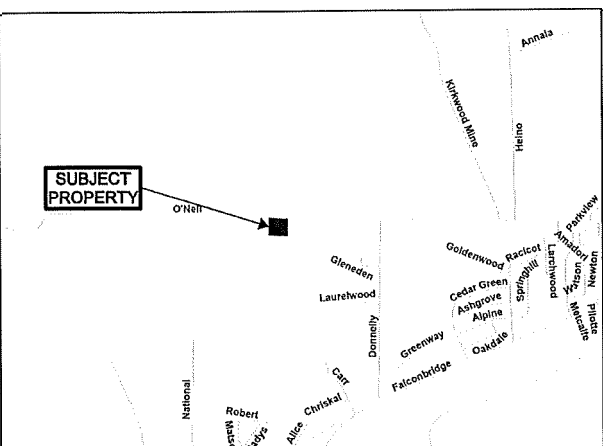
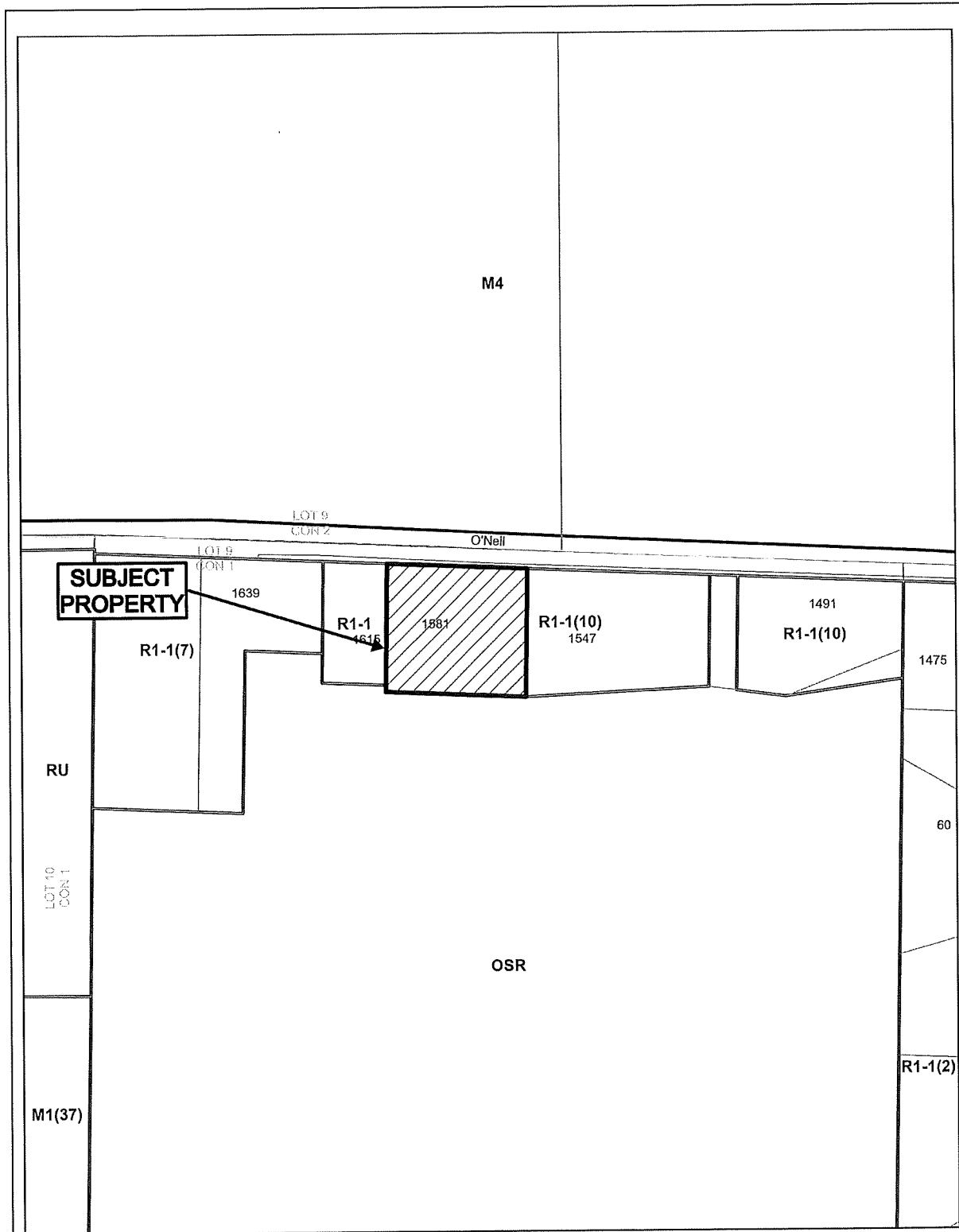
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Detached Garage	No	295	740	3	17.2	23.7	13.2	14.7	45.8	43.6	32.2

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)
Existing Single Dwelling	No	330	1000	3	34	24	10.7	36.2	24.6	8.8	50

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Increase Height Restriction for detached Garage - Lot Zoning is R1-1(10) Building Height is 11m Accessory Building Height is 5m.	5.0m	13.2m	8.2m



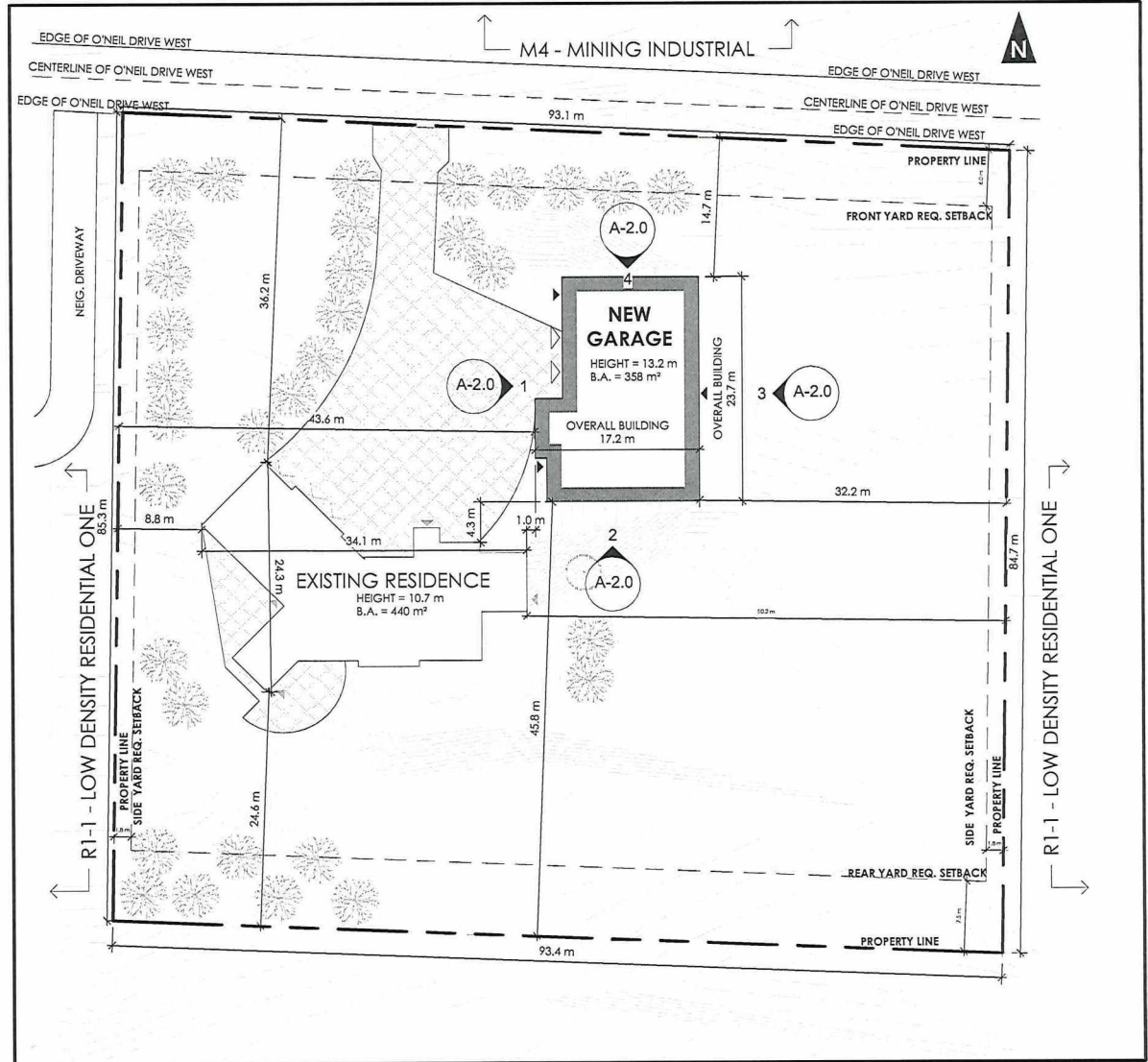
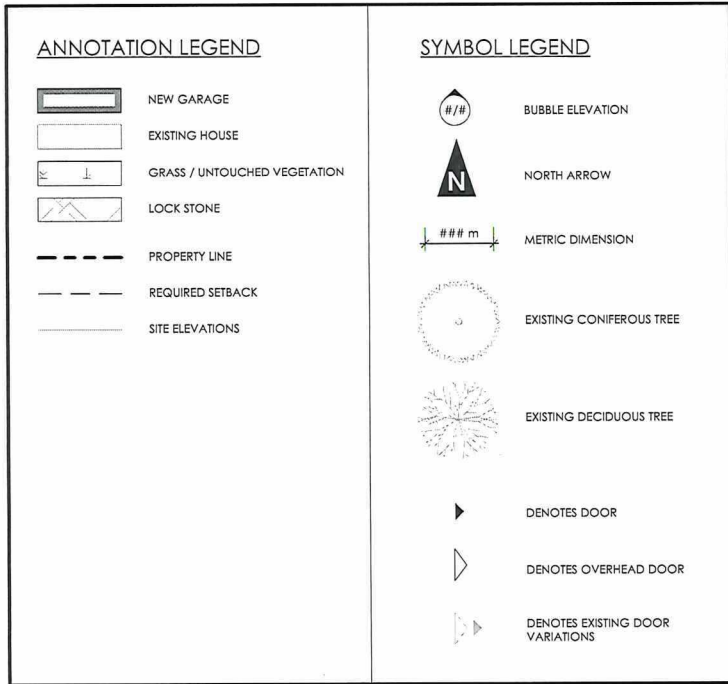
Application for Minor Variance or Permission



Subject Property being PIN 73496-0453,
 SRO, Part Lot 9, Concession 1,
 Part 1, Plan 53R-17575,
 Township of Garson,
 1581 O'Neil Drive, Garson,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

PL-MV-2025-00168
 Date: 2025 12 08



1 Site Plan
1" = 40'-0"

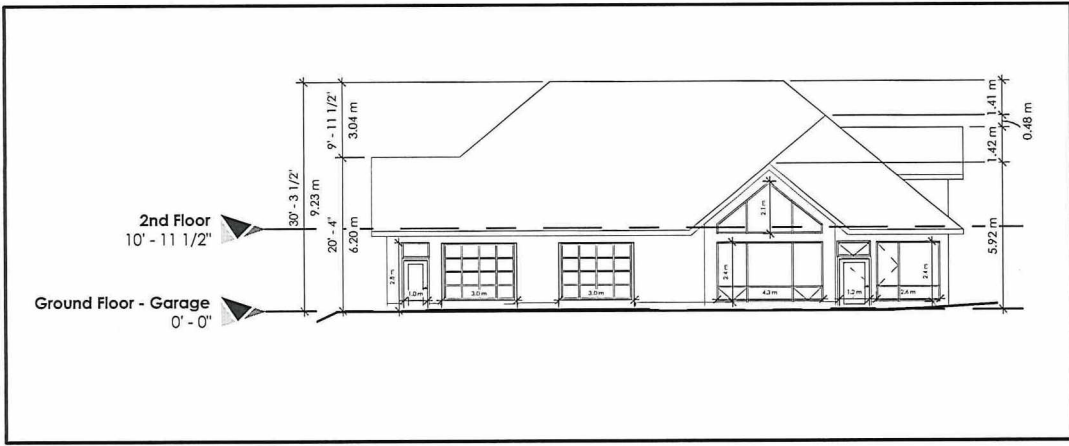
Pollesel Garage
1581 O'Neil Drive West, Sudbury, ON.
Scale: As indicated Date: Dec 5th, 2025

YELLOWEGA
architecture inc.

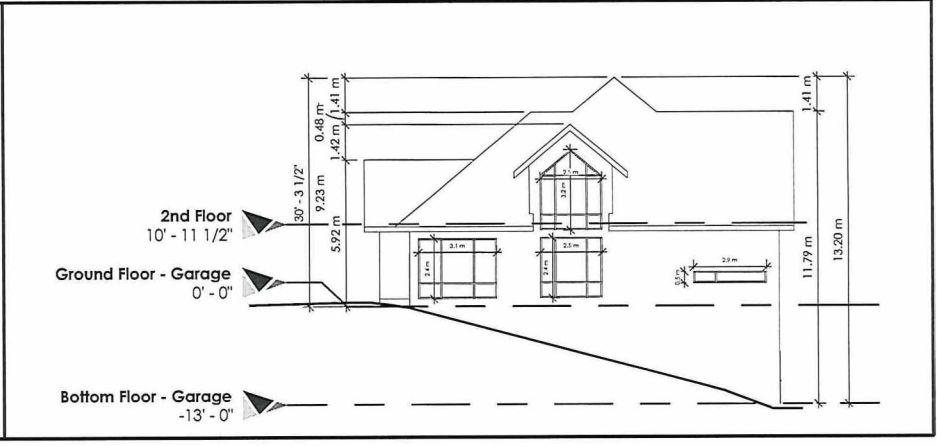
Minor Variance Site Plan

A-1.0

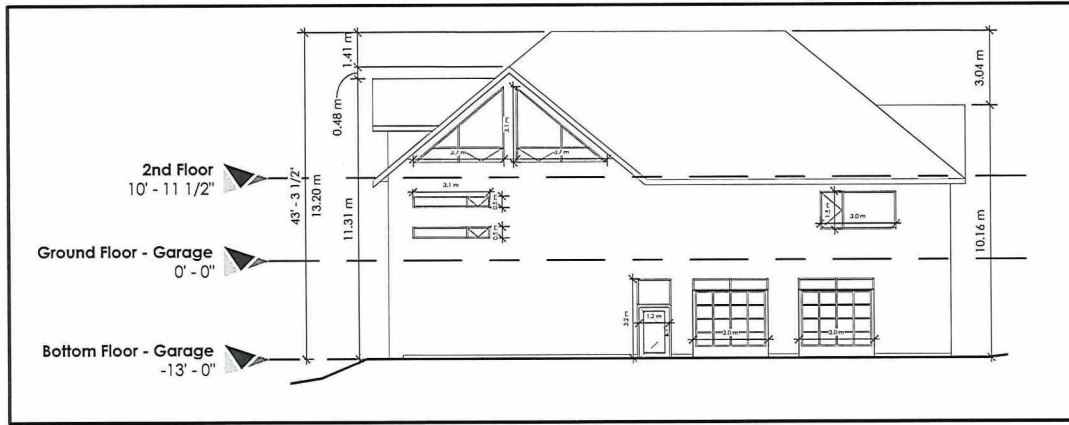
PL-MV-2025-00168
Sketch 2



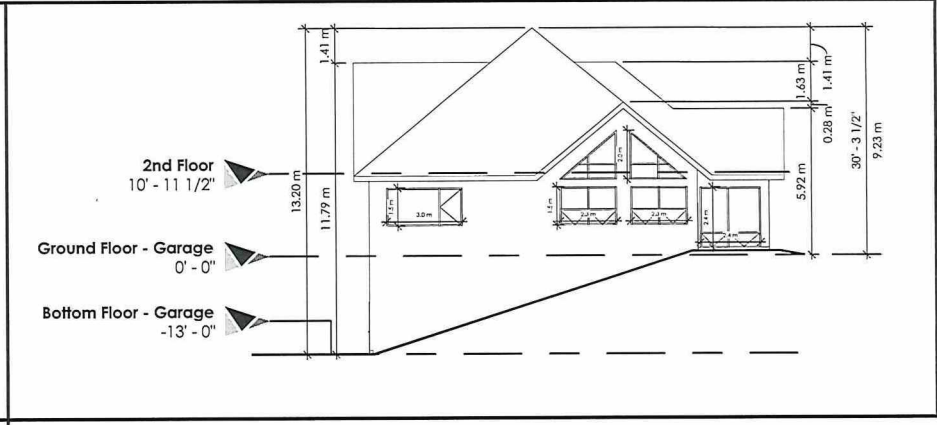
1 West Garage Elevation
1/16" = 1'-0"



2 South Garage Elevation
1/16" = 1'-0"



3 East Garage Elevation
1/16" = 1'-0"



4 North Garage Elevation
1/16" = 1'-0"



Pollesel Garage
1581 O'Neil Drive West, Sudbury, ON.
Scale: 1/16" = 1'-0" Date: Dec 5th, 2025

Minor Variance Garage Elevations

A-2.0

PL-MV-2025-00168
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-2025-00157

REVISED

APPLICATION SUMMARY

File Date: 11/04/2025

Application Type: Minor Variance

Address(es): 216 Nolin Street, Sudbury P3C 2V5

Applicant(s): LATOURELLE CARPENTRY

Owner(s): ROGER DOUCET AND EVA MARIE DOUCET

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, 2004

Are you the registered owner or an authorized agent?

Authorized Agent

What is the number of dwelling units on the property?

3

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

0

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

2

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

2

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

No

How many dwelling units will be legalized?

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

No

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

Current Official Plan designation

Living Area I

Current Official Plan designation (additional)

Current Zoning By-law designation

R2-3

Provide a detailed description of what is being proposed

New Main deck higher than 1.2 meters needs to be constructed less than the minimum setback

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

to match current upstairs unit exit landing, which is preexisting and less than the minimum setback

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

12.17

Lot Depth of the property

35.05

Lot Area of the property

427.35

Total width of the public road giving access to the property

20.0

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

shed 50+ years

house 50+ years

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

residential apartments

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

yes

Existing uses of neighbouring properties

residential

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

No

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

No

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

Have you consulted with Conservation Sudbury regarding this relief?

WATER SUPPLY AND SEWAGE DISPOSAL

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

PROPERTY ACCESS

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

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

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

CONCURRENT APPLICATIONS

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

No

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

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

No

Indicate application number(s) and application status

PROPOSED BUILDING/STRUCTURE

Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Deck leading to upper unit main deck is 13.37 m2 lower landing is roughly 1.5 m2	No	1.48	14.85	1	3.58	3.73	2.8	16.56	12.01	0.8	7.9
main level deck	Yes	4.173	4.173	1	1.67	2.49	1.21	16.57	15.53	5.66	2.97

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	171.2976	513.8928	2	8.356	10.48	9.144	6.1	18.28	1.85	0.81
shed	No	17.59	17.59	1	3.2	5.6	2.2	31.9	0	5.08	1.52

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Side yard setback - Upper Deck	1.2m from lot line for an uncovered deck above 1.2m	0.8m from lot line	0.4
Side yard setback - stairs and landing	1.8m	0.8m	1.0m

Dear Zoning Official or Planning Department

I am writing regarding our minor variance application, [PL-MV-2025-00157](#), submitted for the replacement of exterior stair access at **216 Nolin St, Greater Sudbury, ON P3C 2V5**. We respectfully request an urgent review of this application and consideration for approval without additional fees, as this variance relates to a necessary life safety upgrade.

The existing exterior stairs are severely compromised with rusting and pose an **immediate, non-negotiable safety hazard** to the current tenants. The replacement is necessary to ensure code-compliant, safe access to the property.

While the new stair design shifts access from the old structure (moving from the front of the house toward the backyard), it represents the safest and most architecturally sound solution for replacement. The design further enhances safety by **breaking the stair runs into three smaller, more manageable distances**. The non-conforming distance to the lot line is unavoidable to provide safe access. Crucially, the section of the new stairs and deck that crosses the minimum required setback is solely the **line or path of travel**, and the design ensures **continued, full access to the existing sidewalk and perimeter of the building**, with the deck spanning overhead. Importantly, the largest element of the structure—the main deck platform—is situated approximately six feet away from the lot line, confirming that this replacement poses **no new impact** regarding privacy, shadow, or sightlines for the adjacent property.

We must also advise that the existing hazardous stairs must remain in place until the new set is fully complete and operational to ensure uninterrupted access for the tenants, which is a key part of the required temporary overlap requiring this variance.

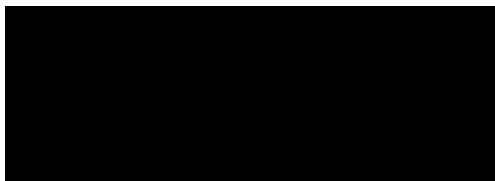
This variance request is driven purely by the need to resolve an immediate life safety hazard. Given that the structure merely replaces a failing, hazardous access point with a safe and compliant new design that minimizes lot line impact, we believe an exception or revision to the fee structure is strongly warranted.

We are available to discuss this matter further and provide any necessary documentation, photos of the previous hazard, or revised drawings.

Thank you for your time and consideration of this crucial safety matter.

Sincerely,

Mike Latourelle



PL-MV-2025-00157



Rebuttal Letter Re: minor Variance PL-MV-2025-00157

From roger doucet <[REDACTED]>

Date Wed 12/3/2025 12:01 PM

To COA_MV <coa_mv@greatersudbury.ca>

You don't often get email from [REDACTED]. [Learn why this is important](#)

Rebuttal Letter

2025-12-03

Re: Minor Variance Application PL-MV-2025-00157 216 Nolin Street, Sudbury, ON P3C 2V5

To: Committee of Adjustment, City of Greater Sudbury

Introduction

I am writing to respectfully rebut the staff recommendation regarding Minor Variance Application PL-MV-2025-00157. The proposed platform, stairs, and landing on the eastern side of the dwelling at 216 Nolin Street are intended solely to improve safety and code compliance. The requested variances are minor in nature, do not create new privacy impacts, and represent a reasonable and desirable use of the property.

In addition, I wish to note that after paying the required **\$1,400 application fee**, I was also charged an **additional \$535 deferral fee**. As the deferral was administrative in nature and did not arise from any deficiency on my part, I respectfully request that the **\$535 be refunded back to my account**.

1. Safety is Everything

- The primary purpose of the variance is to ensure safe, code-compliant access for tenants.
- The proposed three-run stair design provides a safer, more functional path of travel compared to the existing configuration.
- Denying the variance would compromise tenant safety by forcing reliance on a less secure structure.

2. Privacy Concerns Are Unfounded

- The privacy impact already exists due to the original high-level landing, which overlooks the neighbouring property.
- The proposed platform is lower in height and does not increase the existing privacy impact. In fact, it reduces the degree of overlook compared to the current landing.
- Importantly, the immediate neighbour has been consulted and has expressed no objections to the proposed stair and platform construction. Formal letters of non-objection have been delivered to the Committee, confirming that those most directly affected do not share the staff's concern.
- To further demonstrate this, I respectfully request that the Committee consider high-resolution photographs of the existing and proposed structures, or conduct a site visit to see firsthand that the new design does not worsen privacy conditions.

PL-MV-2025-00157

- If desired, additional privacy screening or landscaping can be incorporated to further mitigate any residual concerns.

3. The Encroachment Is Minimal

- The non-conforming portion of the variance relates only to the walking path of the stairs, not to the main platform structure.
- The platform mass itself is set back appropriately, and the encroachment is limited to the functional necessity of providing safe access.
- This minor encroachment does not alter the character of the neighbourhood or negatively affect adjacent properties.

4. Consistency with Planning Principles

- The proposal aligns with the City's Official Plan designation of Living Area and the intent of the R2-3 zoning.
- Platforms and stairs are common residential features and do not represent an inappropriate use of land.
- The variance is minor, desirable, and consistent with the four tests under the Ontario Planning Act:
 - **Minor in nature:** The setback reduction is modest and functional.
 - **Desirable for the appropriate use of land:** Provides equitable outdoor access for tenants.
 - **Maintains the intent of the Zoning By-law:** Platforms are contemplated uses; the variance only addresses safe placement.
 - **Maintains the intent of the Official Plan:** Supports livability and residential amenity without adverse impacts.

Conclusion

The requested variances are minor, necessary for safety, and do not create new privacy concerns. The existing high-level landing already establishes the privacy condition, and the proposed lower platform and stairs improve safety without worsening impacts. The encroachment is minimal, limited to the walking path, and does not compromise neighbourhood character. Most importantly, the immediate neighbour has confirmed no objections, and no letters of objection have been submitted to the Committee.

For these reasons, I respectfully request that the Committee of Adjustment approve Minor Variance Application PL-MV-2025-00157. Additionally, I request that the **\$535 deferral fee** paid in addition to the **\$1,400 application fee** be refunded back to my account.

Sincerely, Roger & Eva Marie Doucet 201 King St, Sudbury, ON P3C-2V9

Re: Minor Variance Application – PL-MV-2025-00157

216 Nolin Street, Sudbury, ON P3C2V5

To Whom It May Concern,

I am the owner/occupant of **220 Nolin Street, Sudbury, ON P3C2V5**, which is the neighbouring property to **216 Nolin Street**.

I am writing to confirm that I have reviewed the proposed minor variance application for the construction of stairs and a platform at **216 Nolin Street**. I have no objection to the requested variance and support the applicant's proposal.

It is my understanding that the construction will be carried out in accordance with applicable building codes and municipal requirements. I am satisfied that the proposed work will not negatively impact my property, enjoyment of my residence, or the character of the neighbourhood.

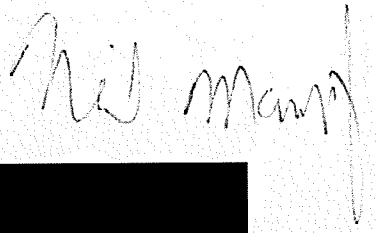
Please accept this letter as my formal statement of **no opposition** to the minor variance application.

Sincerely,

Full Name: *Neil MacIntyre*

220 Nolin Street Sudbury, ON

P3C2V5





Minor variance PL-MV-2025-00157 (images of 216 Nolin)

From roger doucet <[REDACTED]>

Date Wed 12/3/2025 3:48 PM

To COA_MV <coa_mv@greatersudbury.ca>

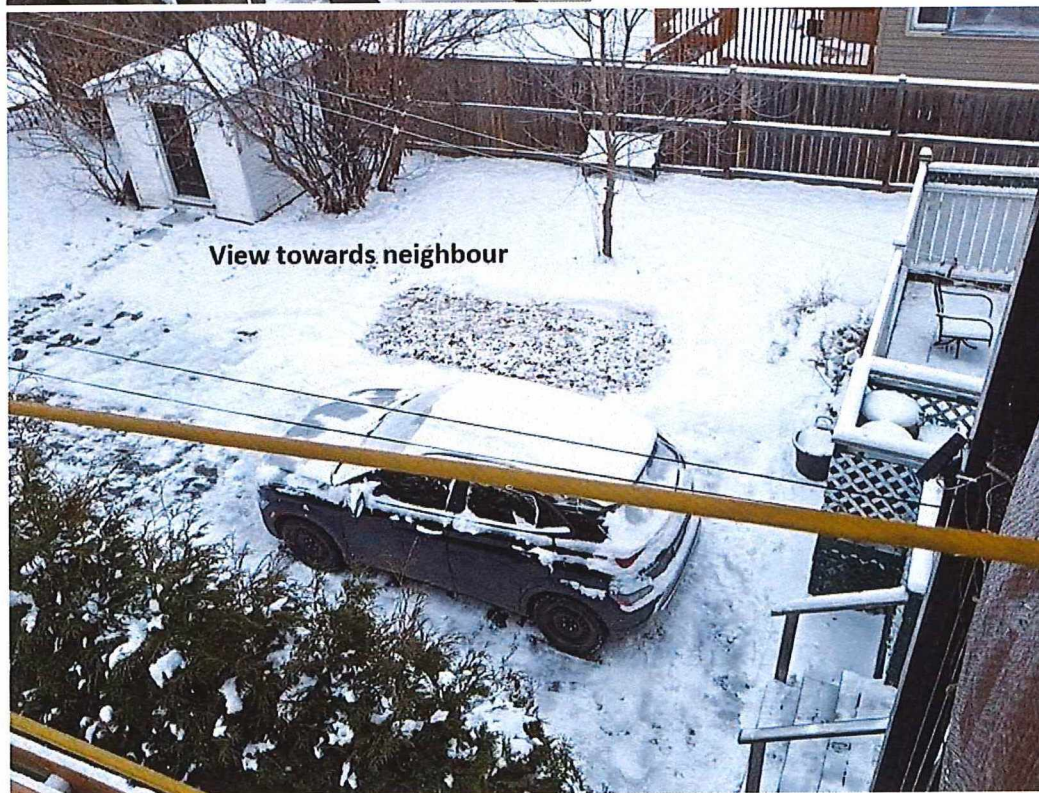
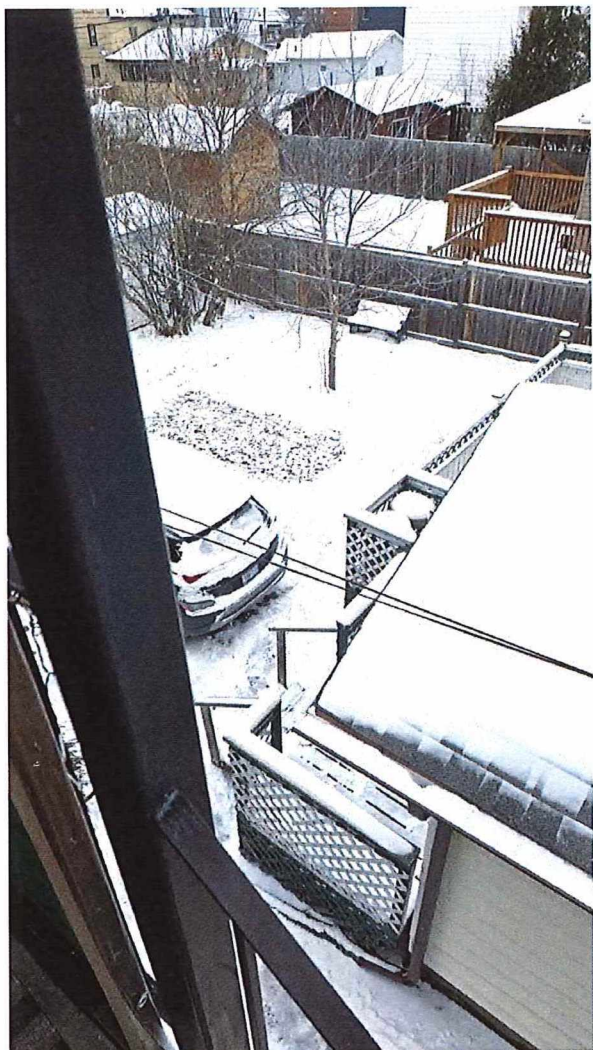
You don't often get email from [REDACTED] [Learn why this is important](#)



Existing deteriorating stairs

A walk around of images taken of site

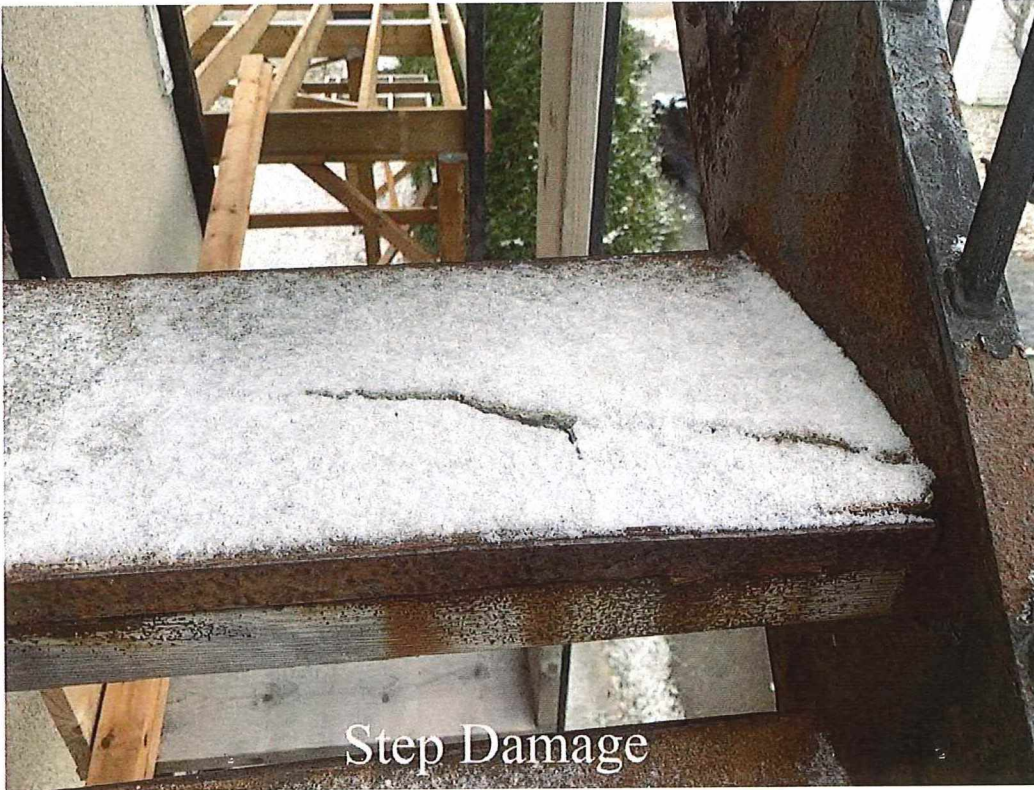


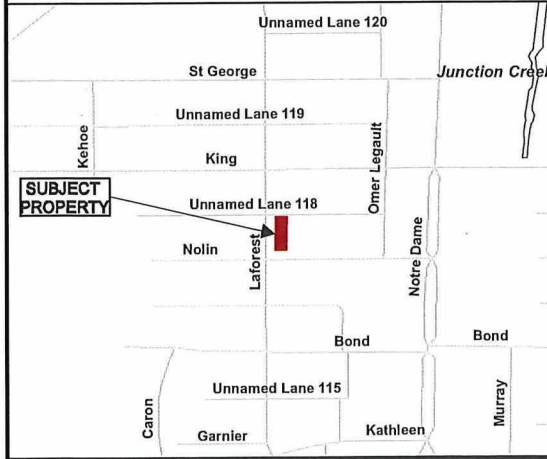
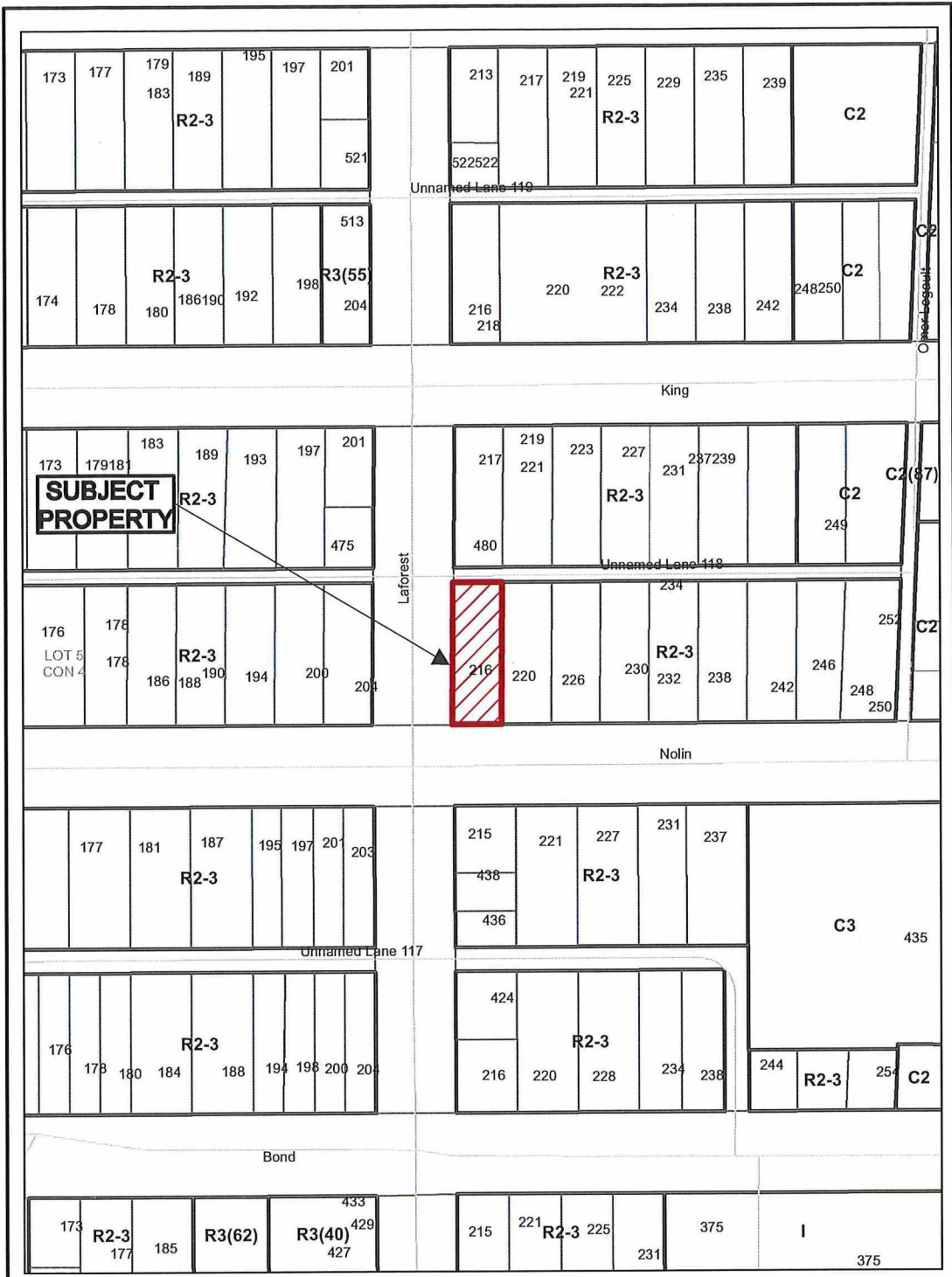












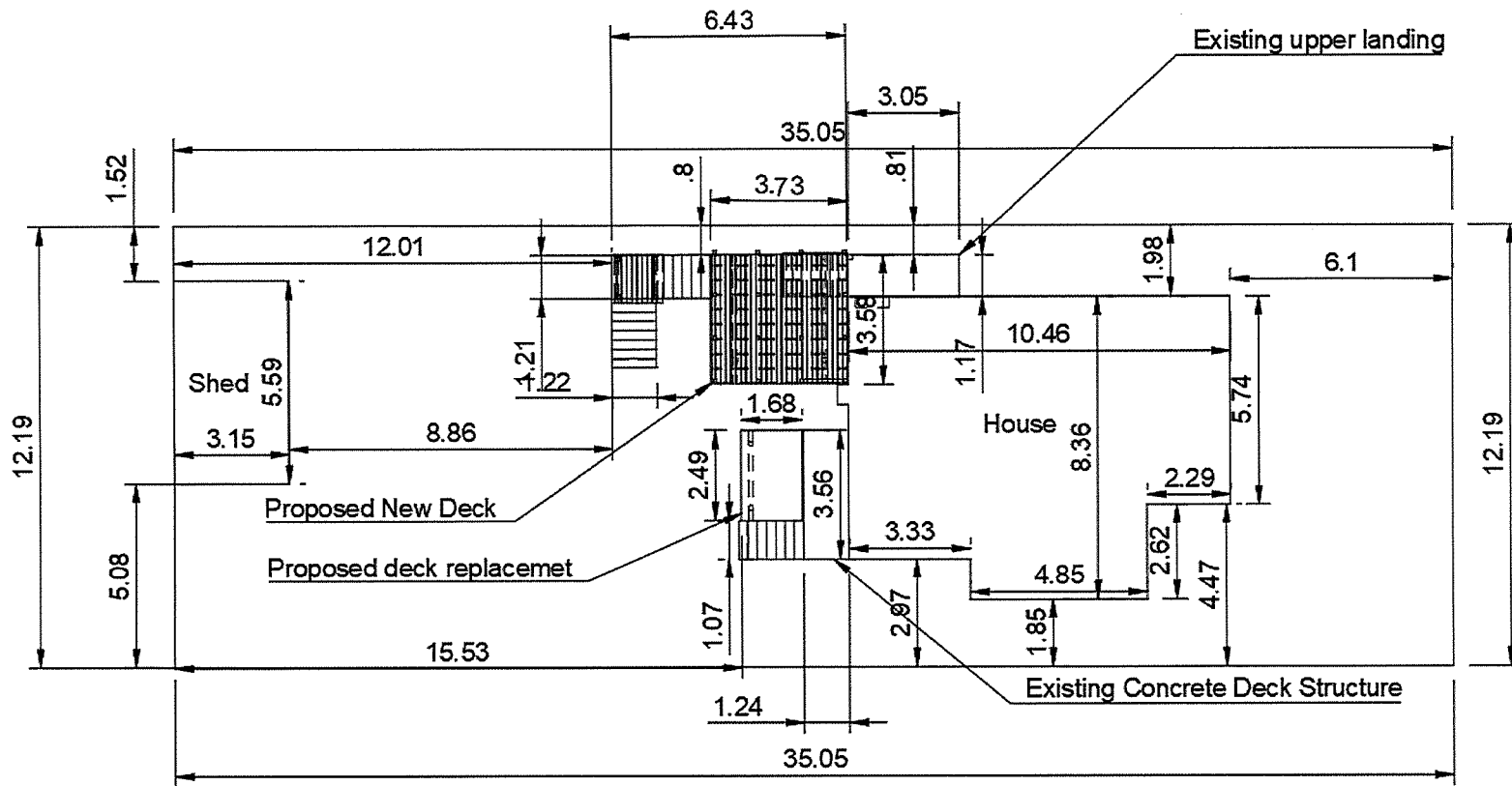
Application for Minor Variance or Permission



Subject Property being PIN 02133-0050,
 Lot 39, Plan 18-SB,
 Part Lot 5, Concession 4,
 Township of McKim,
 216 Nolin Street, Sudbury,
 City of Greater Sudbury

Sketch 1, NTS
 MNR

PL-MV-2025-00157
 Date: 2025 11 10



Laforest Ave

Nolin St

Dept.	Technical reference	Created by mike Latourelle 11/7/2025	Approved by
		Document type	Document status
		Title 216 Nolin	DWG No.
		Rev.	Date of issue
			Sheet 1/1

PL-MV-2025-00157
Sketch 2