

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

February 19, 2026

PUBLIC HEARINGS

**PL-MV-2025-00039**

**JOANNE GOULET  
DANIEL CLAUDE GOULET**

Ward: 6

PIN(s) 735031128, Parcel 22533 SEC SES SRO, Part Lot 1, Concession 1, Township of Hanmer, 3915 Notre Dame Avenue, Hanmer, [By-law 2010-100Z, RU]

For relief from Part 9, Section 9.2, Table 9.1, special provision 11 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 additional dwelling unit providing a setback of 41.15m from the main building, where detached additional dwelling units shall be no further than 30.0m from the main building at its closest.

PREVIOUSLY SUBJECT TO MINOR VARIANCE A0089/2008 (07 JUL 08)

**PL-MV-2025-00131**

**2779933 ONTARIO INC.**

Ward: 11

PIN(s) 735810006, Parcel 12197 SEC SES, Part Lot 2, Concession 3, Township of McKim, 8 Harry Crescent, Sudbury, 12 Harry Crescent, Sudbury, [By-law 2010-100Z, R3-1.D95]

For relief from Part 2, Section 2.2 (ii), Part 4, Section 4.2, Table 4.1, Section 4.35, subsection 4.35.2, and Section 4.37, subsection 4.37.2, Part 5, Section 5.2, subsection 5.2.4.3 a), Section 5.4, subsection 5.4.2 d), and Section 5.5, Table 5.5 and Part 6, Section 6.3, Table 6.5 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a dwelling containing 3-dwelling units, a porch and two uncovered decks on the subject property containing an existing 5-unit multiple building providing, firstly, a maximum net residential density of one hundred and eight (108) units per hectare, where a maximum net residential density of ninety-five (95) units per hectare is permitted, secondly, for the rear lower deck and rear upper deck to encroach 3.94m into the required rear yard, where uncovered decks greater than 1.2m in height may encroach 3.6m into the required rear yard but not closer than 3.0m to the rear lot line, thirdly, parking spaces within the sight triangle of the railway right-of-way, where no vehicle shall be parked or stored in such a manner as to impede or obstruct in any way the field of view across such sight triangle and where no outdoor parking areas shall be located within a sight triangle, fourthly, for the proposed dwelling to provide a minimum railroad setback of 20.0m, where all buildings and structures shall be setback 30.0m from any lot line abutting a railroad right-of-way, fifthly, a parking area width of 22.0m in the required front yard, where the outdoor parking area for the subject property is permitted in the required front yard to a maximum width of 9.0m, sixthly, 8 parking spaces, where 12 are required, seventhly, a minimum lot area of 92.32 sq. m per unit, where a minimum lot area of 110.0 sq. m per unit is required, eighthly, a minimum required rear yard of 5.0m with eaves encroaching an additional 0.44m, where 7.5m is required and where eaves may encroach 1.2m into the required yard but not closer than 0.6m to the lot line, and ninthly, a minimum court distance of 3.6m, where 7.5m is required where one opposing wall of one or more multiple dwellings on the same lot contains balconies or habitable room windows.

PL-MV-2026-00004

**ERIC MARCEL TASSE**  
**JOSEE DANIELLE MARIE GERVAIS**

Ward: 5

PIN(s) 735011870, Lot 15, Plan 53M-1333, Part Lot 8, Concession 6, Township of Blezard, 2024 Stephanie Street, Val Caron, [By-law 2010-100Z, R1-5]

For relief from Part 4, Section 4.2, subsection 4.2.5, Table 4.1 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, to permit an existing shed on the subject property providing an interior side yard setback of 0.6m with eaves encroaching an addition 0.26m into the 0.6m setback, where accessory buildings and structures greater than 2.5m in height may be no closer than 1.2m from the side lot line and where eaves may encroach 0.6m into the required yard but not closer than 0.6m to the lot line.

**A reminder... the next scheduled meeting is Wednesday, March 4, 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-2025-00039

## APPLICATION SUMMARY

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**File Date:** 04/01/2025

**Application Type:** Minor Variance

**Address(es):** 3915 Notre Dame Avenue, Hanmer P3P 1X2

**Applicant(s):** DANIEL JOSEPH GOULET AND JESSICA WELCH

**Owner(s):** JOANNE GOULET AND DANIEL CLAUDE GOULET

### 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?**

1990

**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?**

**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**

Urban Expansion Reserve

**Current Official Plan designation (additional)**

**Current Zoning By-law designation**

RU

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

We are proposing that the secondary dwelling be able to be further than 30 meters from the primary dwelling.

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

The reason being that we need the distance is because we have an existing building in the way to reach the distance required.

**Is there an eave encroachment?**

No

**Size of eaves**

**Lot Frontage of the property**

67

**Lot Depth of the property**

61

**Lot Area of the property**

4087

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

12.8

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

Primary Dwelling - 1958

Medium Size Shed - 1958

Garage - 2008

**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 its staying 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)?**

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

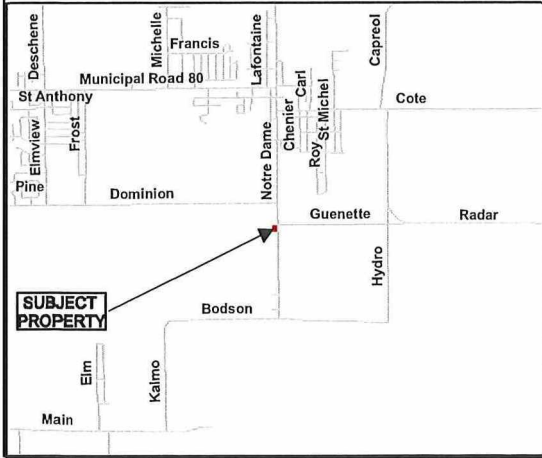
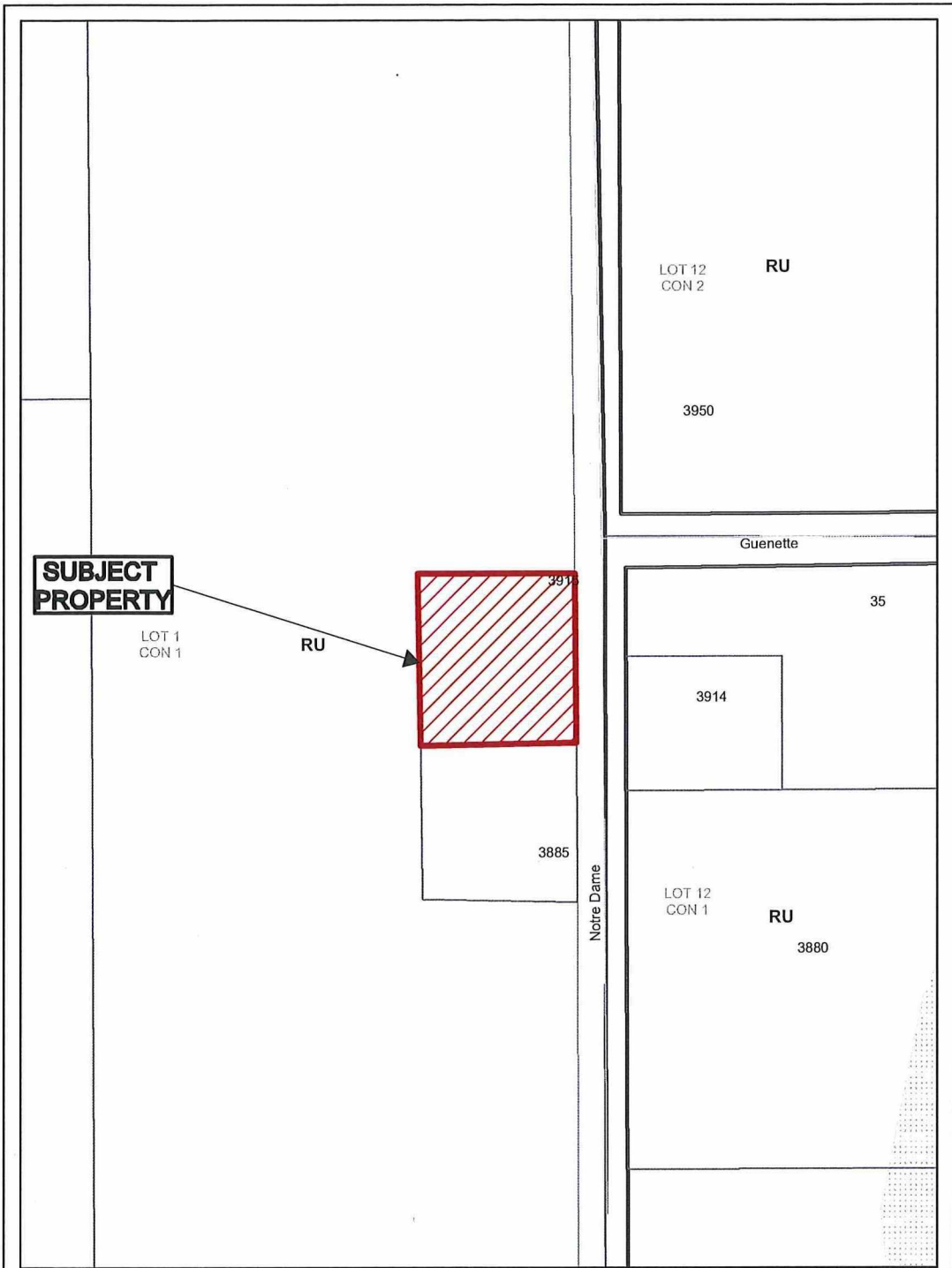
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
mobile home	No	108.2	108.2	1	4.69	23.16	4.14	42.55	13.72	40.8	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)
main dwelling	No	79.71	79.71	2	7.62	12.8	4.26	6.4	46.9	3	51.2
Garage	No	139.35	139.35	1	9.1	15.24	4.8	26.21	19.5	20.42	37.49
shed	No	28.61	28.61	1	3.35	8.53	2.4	31.39	21	0.60	63.05

## ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
the distance for the secondary dwelling from the primary dwelling	The secondary dwelling needing to be within 30 meters of the primary dwelling	41.15	11.15



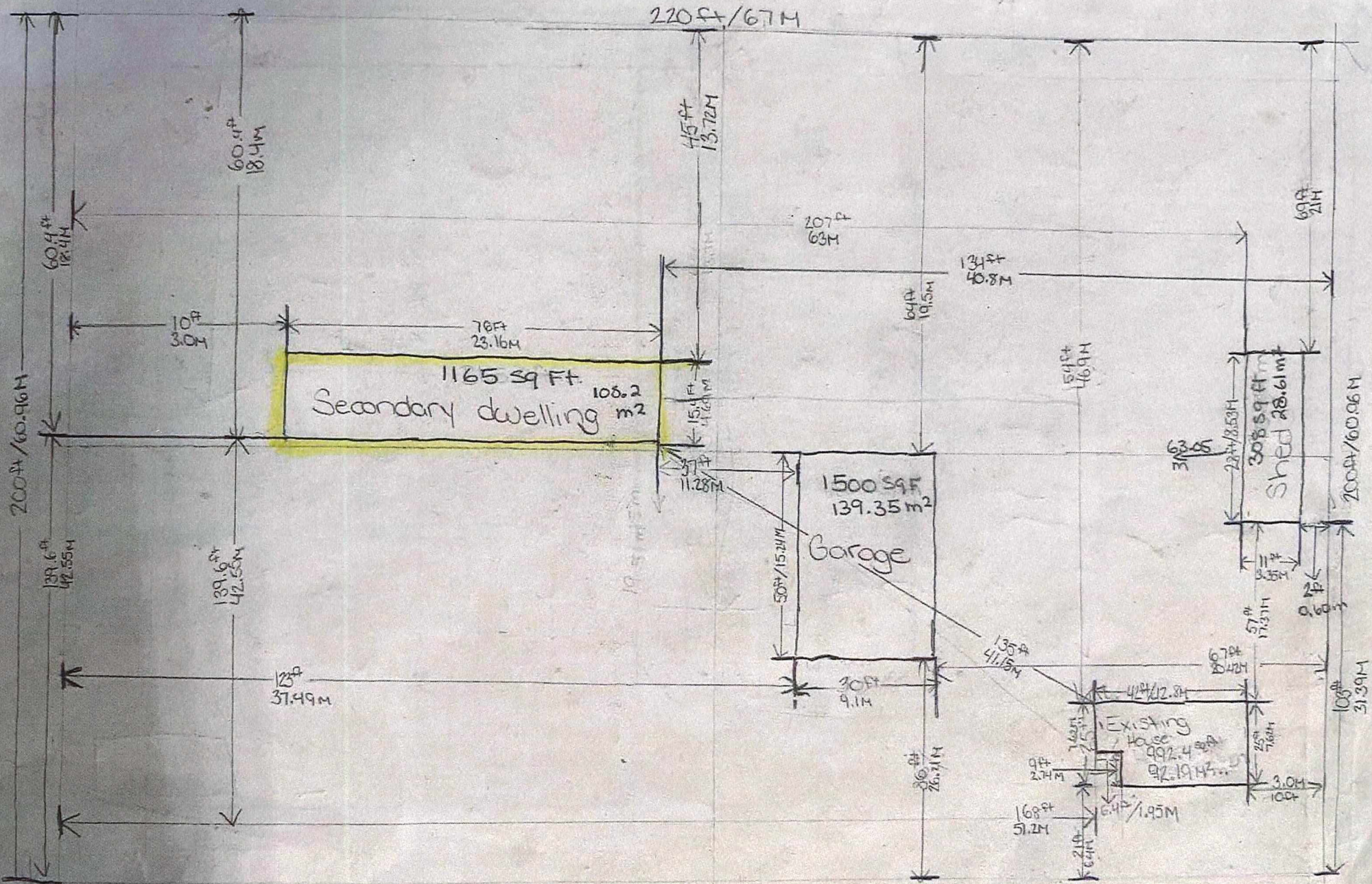
**Application for Minor Variance or Permission**



Subject Property being PIN 73503-1128,  
Parcel 22533 SEC SES SRO,  
Part Lot 1, Concession 1,  
Township of Hanmer,  
3915 Notre Dame Avenue, Hanmer,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

PL-MV-2025-00039  
Date: 2025 04 09



220 ft / 67 m  
 Notre Dame  
 Road side



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-2025-00131

## APPLICATION SUMMARY

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**File Date:** 09/05/2025

**Application Type:** Minor Variance

**Address(es):** 8 Harry Crescent, Sudbury P3B 3E2, 12 Harry Crescent, Sudbury

**Applicant(s):** J-R HOME DESIGNER INC

**Owner(s):** 2779933 ONTARIO INC.

### PLANNING APPLICATION

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

Yes

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

12 Harry Crescent

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

March 2024

**Are you the registered owner or an authorized agent?**

Authorized Agent

**What is the number of dwelling units on the property?**

6

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

3

**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?**

Yes

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

IPZ Ramsey Lake

**Current Official Plan designation**

Living Area I

**Current Official Plan designation (additional)**

**Current Zoning By-law designation**

R3-1.D95

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

To demolish an existing home and build a new triplex building.

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

The property cannot comply because of its current condition and structures. See attached letter.

**Is there an eave encroachment?**

Yes

**Size of eaves**

0.44

**Lot Frontage of the property**

32.309

**Lot Depth of the property**

22.860

**Lot Area of the property**

738.58

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

18

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

EXISTING 5 UNIT BUILDING APPROXIMATELY 8.48M X 16.78M AND EXISTING 1 UNIT BUILDING 9M X 10M - APPROX. 1960s

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

RESIDENTIAL EVER SINCE BUILT

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

YES IT WILL REMAIN THE 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?

No

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

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

No

Indicate application number(s) and application status

## PROPOSED BUILDING/STRUCTURE

Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
3-unit building	No	104.25	312.72	2	9.91	10.52	10	7.15	5	1.8	20.59
Porch	No	4.04	4.04	0	2.41	1.47	1.22	5.81	15.58	5.38	24.17
Lower Deck	No	2.32	2.32	0	1.52	1.52	1.37	17.77	3.56	6.52	24.24
Upper Deck	No	2.32	2.32	2	1.52	1.52	4.27	17.77	3.56	6.52	24.24

## 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)
5-unit building	No	142.29	428.67	2	16.78	8.48	10	6.72	7.24	0.17	15.35
existing single family dwelling	Yes	85	170	2	8.5	10	8.5	5.9	4.41	20.59	2.09

## ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
R3-1.D95 - Part 2, Section 2.2 (ii)	95.0 units per hectare	108.0 units per hectare	13.0 units per hectare
Table 4.1 - Rear Lower Deck encroachment into the required rear yard	May encroach 3.6 m into the required 7.5m rear yard but not closer than 3.0 m to the rear lot line.	3.94m encroachment	0.34m
Table 4.1 - Rear Upper Deck encroachment into the required rear yard	May encroach 3.6 m into the required 7.5m rear yard but not closer than 3.0 m to the rear lot line.	3.94m encroachment	0.34m
Subsection 4.35.2 and Subsection 5.2.4.3 - Railway Right of Way - Parking Spaces	Not Permitted	Permit	n/a
Subsection 4.37.2 - Railroads	30.0m	20.0m	10.0m

Subsection 5.4.2 d) - outdoor parking areas are permitted in the required front yard to a maximum of 50% of the width of the minimum lot frontage, or the maximum driveway width established by this by-law, whichever is lesser, in all Residential Zones.

9.0m

22.0m

13.0m

Table 5.5 - Multiple Dwelling (1.5/unit)	12 parking Spaces	8 Parking Spaces	4
Table 6.5 - Multiple Dwelling - Min. Lot Area	110.0 m <sup>2</sup> per unit	92.32 m <sup>2</sup> per unit	17.68 m <sup>2</sup>
Table 6.5 - Multiple Dwelling - Min. Req. Rear Yard	7.5m	5.0m	2.5m
Table 6.5 - Minimum Court between Opposing Walls	7.5m	3.6m	3.9m



## APPLICATION FOR MINOR VARIANCE: RATIONALE & SUMMARY

**TO: City of Greater Sudbury Committee of Adjustment**

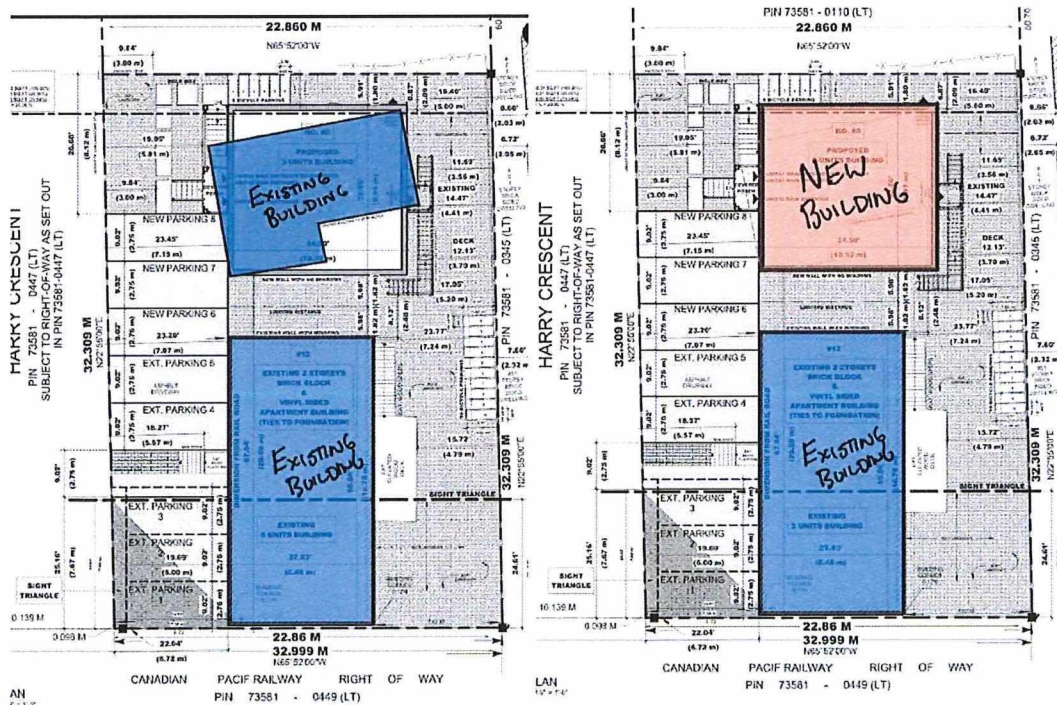
Planning Services Division PO Box 5000,

Station A 200 Brady Street Sudbury, ON P3A 5P3

**Re: Minor Variance Application for 8 Harry Crescent (PL-MV-2025-00131)**

### Project Introduction:

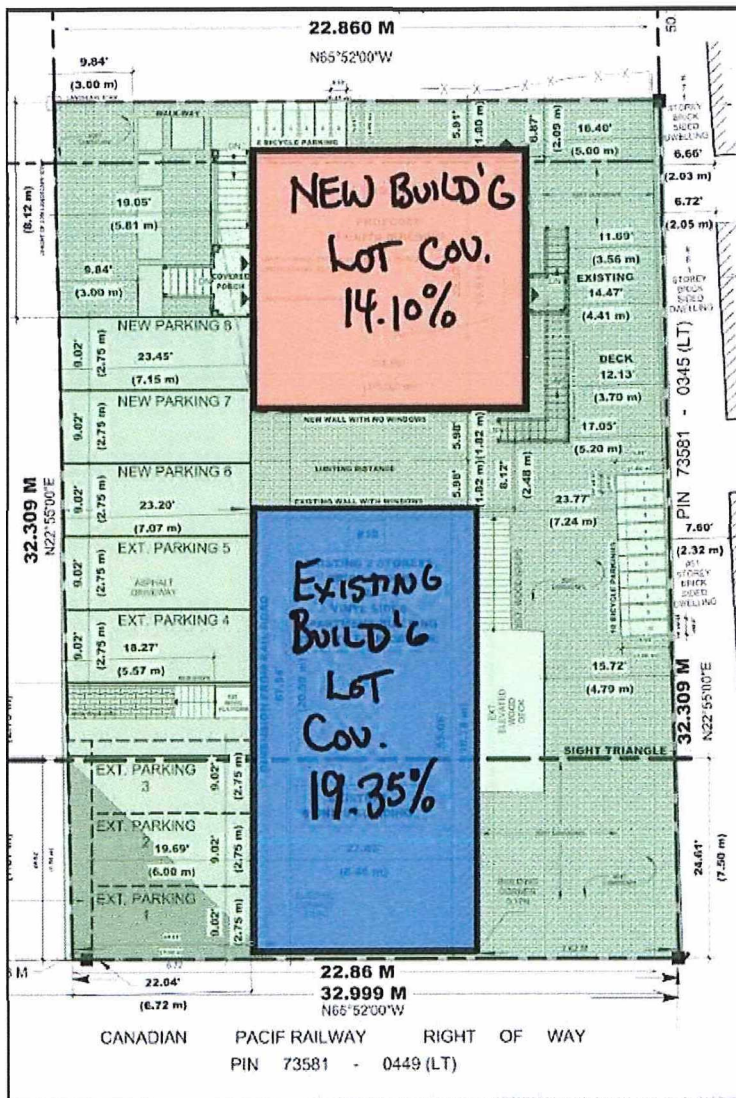
**Building Replacement & Neighborhood Continuity** This application seeks relief from By-law 2010-100Z to facilitate the replacement of a dilapidated and substandard residential structure with a modern 3-unit dwelling. This project serves as a premier example of "Missing Middle" housing, providing essential urban intensification while meticulously maintaining the established character and scale of the neighborhood. By utilizing a footprint nearly identical to the previous structure, we ensure that the massing, shadowing, and physical presence of the building remain unchanged for surrounding residents. This project transitions the property from a state of neglect to a high-quality residential asset, upgrading the streetscape aesthetics without introducing a disruptive building scale. [EXISTING & PROPOSED FOOTPRINT BELOW]





### 1. Density and Lot Area Variances (Items 1 & 8)

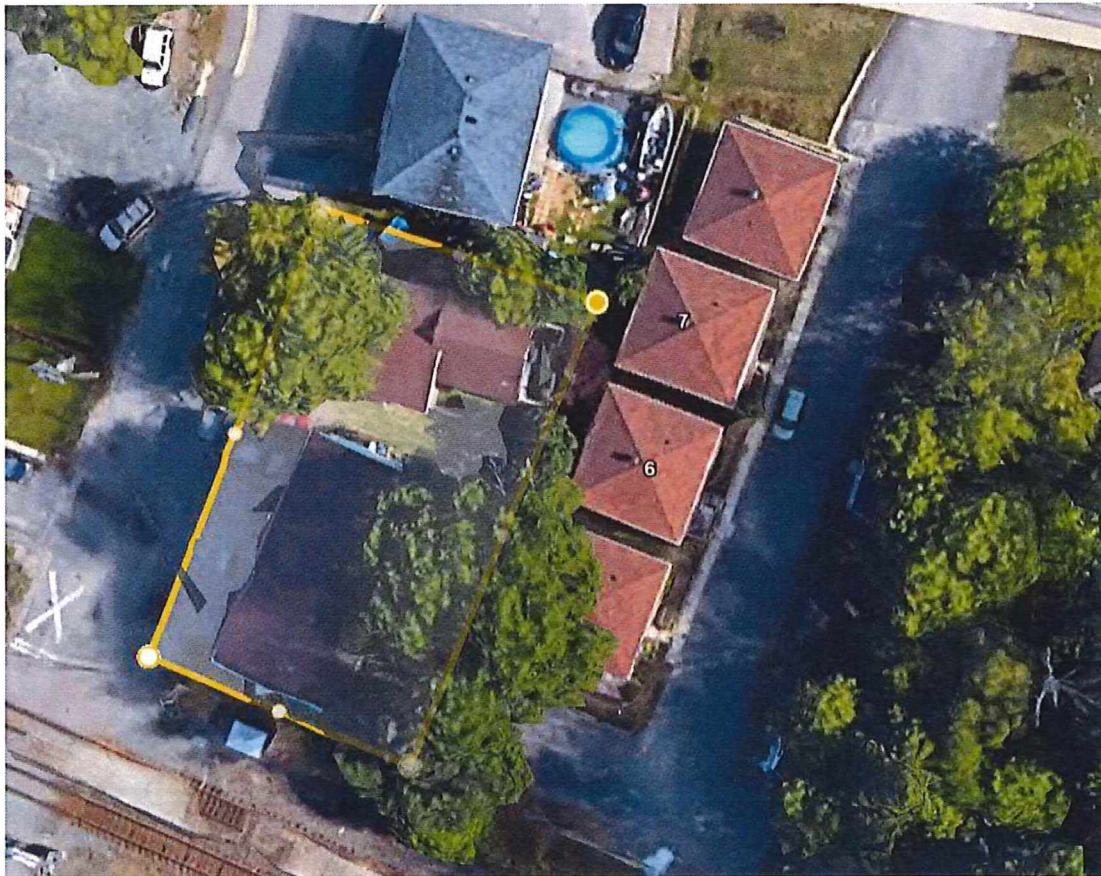
Regarding residential density and lot area, the proposal seeks a modest intensification to **108.0 units per hectare** to help address the local housing shortage. While we request a reduced lot area of **92.32 sq. m per unit**, the impact is mitigated by a total lot coverage of only **33.45%**, which is significantly lower than the 50% maximum permitted in the R3-1 zone. This ensures the site remains spacious and permeable despite the increase in units.





## 2. Rear Yard and Encroachment Variances (Items 2, 3 & 9)

To align with the established neighborhood pattern, we request a **5.0m rear yard setback**, which is consistent with the setbacks maintained by adjacent properties behind the site. The requested relief for the lower (**3.94m**) and upper (**3.8m**) deck encroachments is a functional requirement for **essential fire escapes** to meet building code safety standards. These decks feature a minimal footprint designed for safety egress rather than social use; they cannot comfortably accommodate furniture, which protects the privacy of neighboring residents and prevents noise concerns.



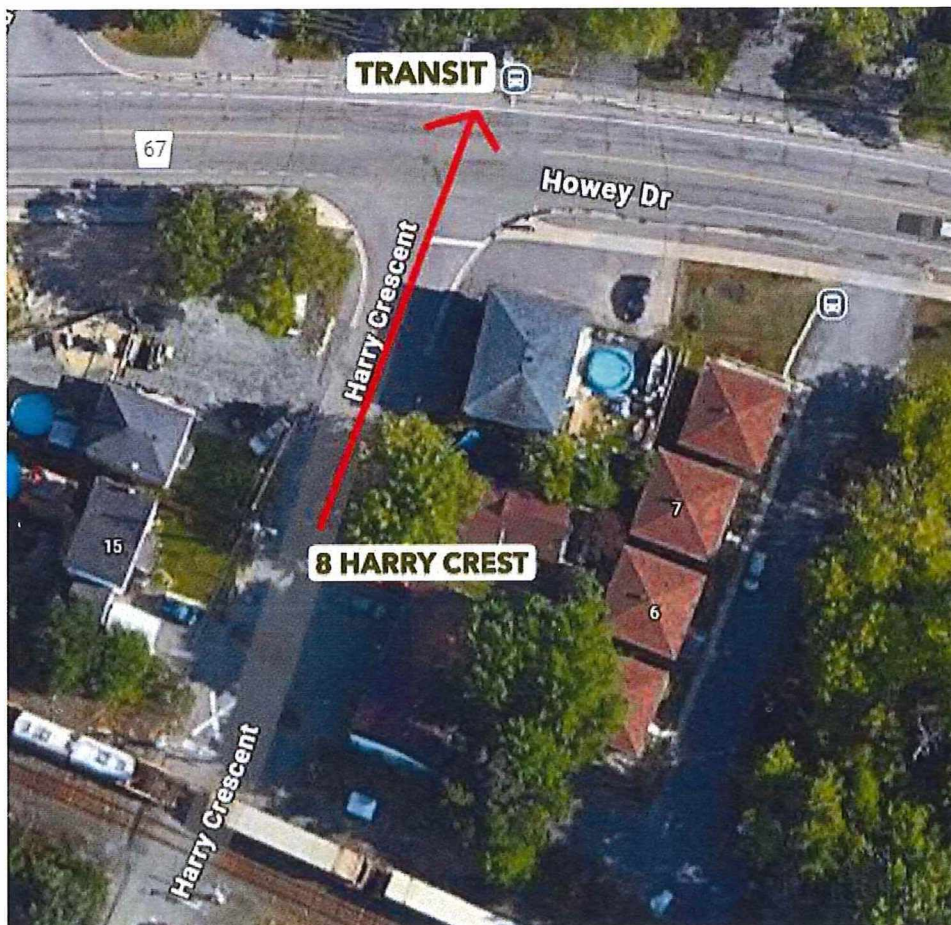
### 3. Railway and Safety Setback Variances (Items 4 & 5)

The property's unique context requires relief for the railway sight triangle and setbacks. We seek to maintain **two long-standing parking spaces** within the railway sight triangle that have served the site since its original construction without incident. All three newly proposed parking spaces are situated entirely outside of the sight triangle, effectively modernizing the site's safety standards. Furthermore, the building is setback **20.0m** from the railway lot line to align with the existing 20.59m building line established by the 5-unit building on-site, creating a uniform and aesthetically consistent building line along the corridor



#### 4. Parking Quantity and Design Variances (Items 6 & 7)

A critical component of this application is the front yard parking width. While we request a **22.0m width**, it is important to note that the existing asphalt parking area already measures approximately **19.25m**. Our proposal represents a minor physical extension of only **2.75m**—the width of a single parking stall—to accommodate the new residents. This slight expansion formalizes a long-standing site condition and prevents additional parking pressure on Harry Crescent. This **1-to-1 parking ratio** (8 spaces for 8 units) is further justified by our exceptional transit proximity; the property is located just **one house away from Ramsey Lake Road**, a major transit corridor. The walk to high-frequency transit stops is **less than two minutes**, making this an ideal location for transit-supported urban living.



## 5. Internal Site Separation Variance (Item 10)

Finally, we seek relief for a **3.6m court** between the opposing walls of Building #8 and Building #12. This separation approximately matches the existing historical separation between the previous structures on the lot. Maintaining this distance ensures that internal site flow, light, and air circulation remain consistent with the site's decades-long history. Collectively, these variances are minor in nature, desirable for the land, and maintain the intent of the Official Plan by providing smart, sensitive intensification that respects the neighborhood's existing character.





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## Conclusion

In conclusion, the proposed development at 8 Harry Crescent represents a highly desirable and sensitive intensification of an existing high-density residential lot. By replacing a **dilapidated and substandard** structure with a modern 3-unit dwelling, the project provides essential "Missing Middle" housing without increasing the established building footprint or altering the physical character of the neighborhood.

Each requested variance is minor in nature and serves to formalize or modestly extend existing site conditions. The 1-to-1 parking ratio and front yard width extension are specifically justified by the site's historical use and its exceptional proximity—less than a two-minute walk—to high-frequency transit on Ramsey Lake Road. Furthermore, the requested setbacks and encroachments address critical fire safety requirements while remaining consistent with the established built form of the surrounding properties.

Ultimately, this proposal maintains the general intent of the City of Greater Sudbury's Official Plan and the **R3-1.D95** zoning designation. It is our professional opinion that the project constitutes an appropriate and beneficial development of the land that will contribute positively to the local housing supply and streetscape. We respectfully request the Committee's approval of these variances to allow this revitalization project to proceed.

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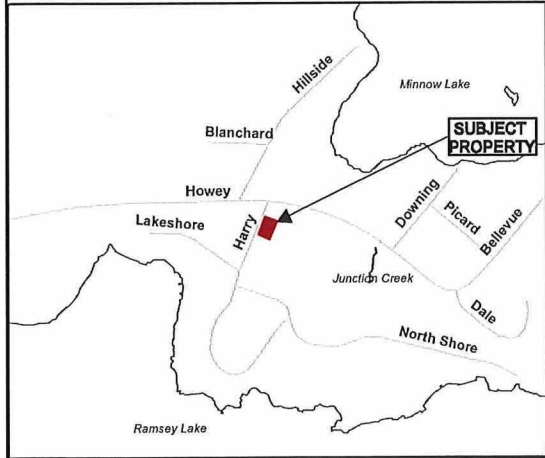
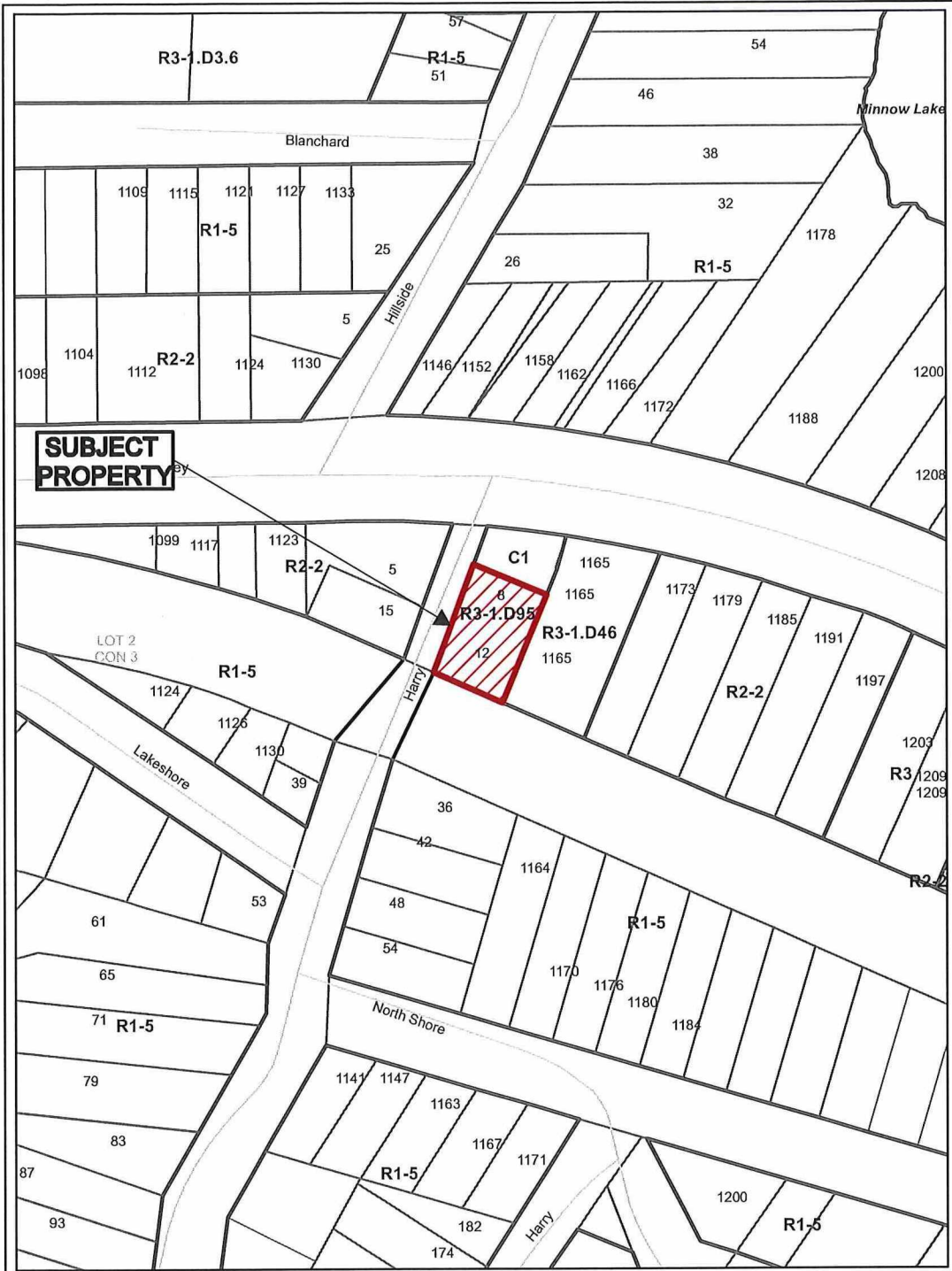


## SUMMARY OF VARIANCES TABLE

Variance Description	R3-1.D95 Requirement	Proposed Value	Primary Rationale
<b>Residential Density</b>	95 units / hectare	108 units / hectare	Low 33.45% total lot coverage.
<b>Lot Area per Unit</b>	110.0 sq. m	92.32 sq. m	Replaces dilapidated structure; efficient use.
<b>Parking Quantity</b>	12 spaces	8 spaces	1:1 ratio; near high-frequency Route 3.
<b>Front Parking Width</b>	9.0m maximum	22.0m maximum	Formalizes existing 5-space parking area.
<b>Sight Triangle</b>	No Parking	2 existing spaces	Maintains grandfathered historical spots.
<b>Rail Setback</b>	30.0m minimum	20.0m minimum	Matches Building #12's established line.



<b>Rear Yard Setback</b>	7.5m minimum	5.0m minimum	Consistent with neighbor setbacks.
<b>Lower Deck Encro.</b>	1.2m from line	3.94m encroachment	Functional fire escape for safety only.
<b>Upper Deck Encro.</b>	3.0m from line	3.8m encroachment	Functional fire escape for safety only.
<b>Separation Court</b>	7.5m minimum	3.6m minimum	Matches historical building separation.



**Application for Minor Variance or Permission**



Subject Property being PIN 73581-0006,  
 Parcel 12197 SEC SES,  
 Part Lot 2, Concession 3,  
 Township of McKim,  
 8 Harry Crescent, Sudbury,  
 City of Greater Sudbury

Sketch 1, NTS

PL-MV-2025-00131

NDCA

Date: 2025 09 09

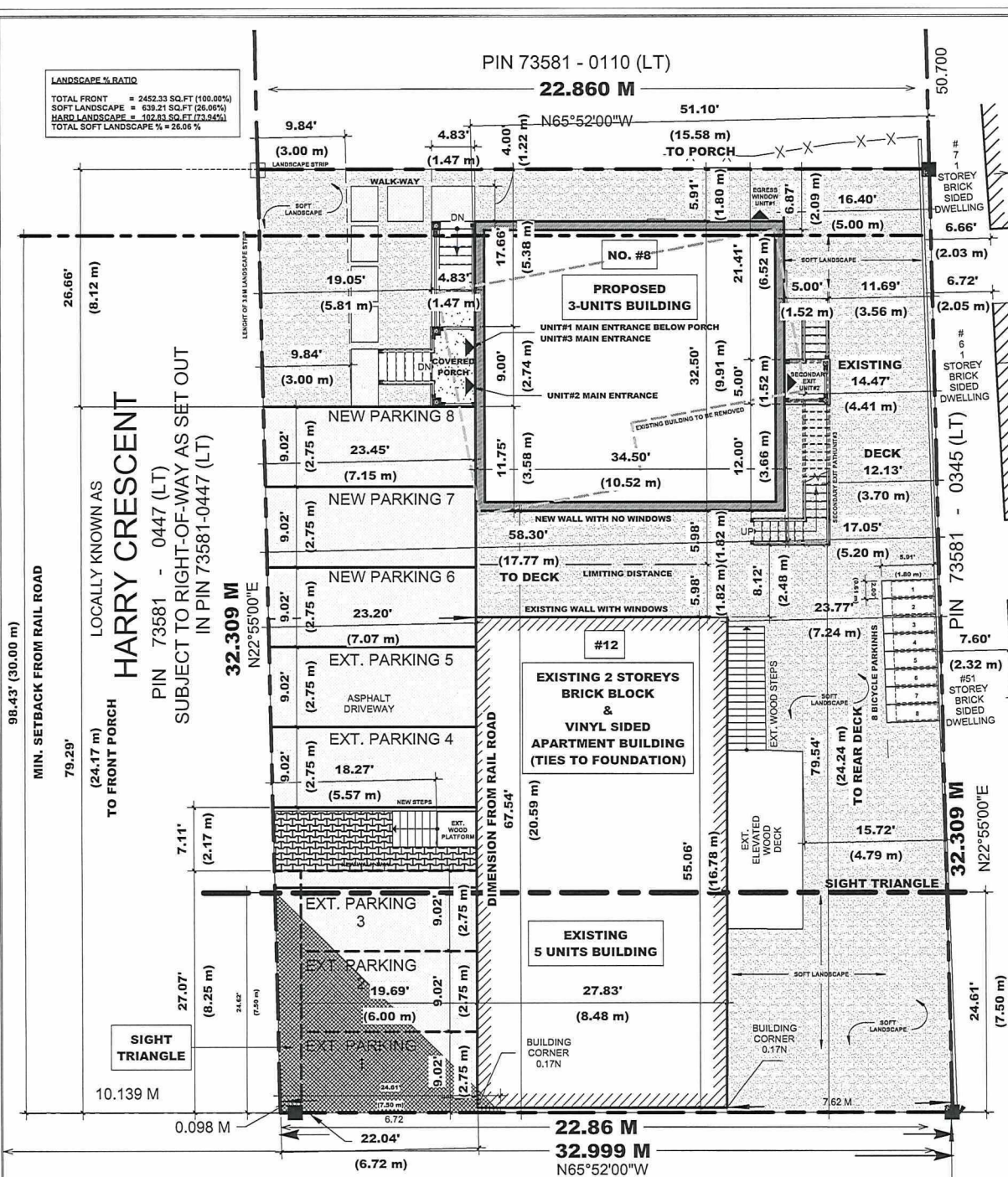
LANDSCAPE % RATIO	
TOTAL FRONT	= 2452.33 SQ.FT (100.00%)
SOFT LANDSCAPE	= 638.21 SQ.FT (26.06%)
HARD LANDSCAPE	= 102.83 SQ.FT (73.94%)
TOTAL SOFT LANDSCAPE %	= 26.06 %

PIN 73581 - 0110 (LT)

22.860 M

51.10'

50.700



EXISTING 5-UNIT BUILDING # 12	
GFA	= 428.67 M <sup>2</sup>
MIN. FRONT YARD	= 6.05 M
LOT FRONTAGE	= 32.31 M
LOT DEPTH	= 22.86 M
MIN. FRONT YARD	= 6.05 M
MIN. REAR YARD	= 7.24 M
MIN. INTERIOR SIDE YARD	= 15.35 M
LOT COVERAGE	= 1538.13 SQ.FT (7946.87 SQ.FT) = 19.35%

EXISTING 1-UNIT BUILDING # 8	
GFA	= 77.27 M <sup>2</sup>
LOT FRONTAGE	= 32.31 M
LOT DEPTH	= 22.86 M
MIN. FRONT YARD	= 6.05 M
MIN. REAR YARD	= 4.41 M
MIN. INTERIOR SIDE YARD	= 2.09 M
LOT COVERAGE	= 831.63 SQ.FT (7946.87 SQ.FT) = 10.46%

PROPOSED 3-UNIT BUILDING # 8	
GFA	= 312.67 M <sup>2</sup>
LOT FRONTAGE	= 32.31 M
LOT DEPTH	= 22.86 M
MIN. FRONT YARD	= 6.05 M
MIN. REAR YARD	= 5.00 M
MIN. INTERIOR SIDE YARD	= 1.80 M
LOT COVERAGE	= 1121.25 SQ.FT (7946.87 SQ.FT) = 14.10%

EXISTING 5-UNIT BUILDING #12 & PROPOSED 3-UNIT BUILDING # 8	
LOT FRONTAGE	= 32.31 M
LOT DEPTH	= 22.86 M
GFA	= 741.15 M <sup>2</sup>
LOT COVERAGE	= 2659.38 SQ.FT (7946.87 SQ.FT) = 33.45%

ACCESSORY STRUCTURE COMMON PORCH:	
PORCH AREA	= 43.50 SQ.FT (4.04 M <sup>2</sup> )
WIDTH	= 4' 10" (1.47 M)
LENGTH	= 9' 0" (2.73 M)
HEIGHT	= 4' 0" (1.22 M)
NORTH SETBACK	= 5.38 M
WEST SETBACK	= 5.81 M
SOUTH SETBACK	= 24.17 M
EAST SETBACK	= 15.58 M

REAR LOWER DECK:	
DECK AREA	= 25.00 SQ.FT (2.32 M <sup>2</sup> )
WIDTH	= 5' 0" (1.52 M)
LENGTH	= 5' 0" (1.52 M)
HEIGHT	= 4' 6" (1.37 M)
EAST SETBACK	= 3.56 M
NORTH SETBACK	= 6.52 M
SOUTH SETBACK	= 24.24 M
WEST SETBACK	= 17.77 M

REAR UPPER DECK:	
DECK AREA	= 25.00 SQ.FT (2.32 M <sup>2</sup> )
WIDTH	= 5' 0" (1.52 M)
LENGTH	= 5' 0" (1.52 M)
HEIGHT	= 14' 0" (4.27 M)
EAST SETBACK	= 3.56 M
NORTH SETBACK	= 6.52 M
SOUTH SETBACK	= 24.24 M
WEST SETBACK	= 17.77 M

	REQUIREMENTS	EXISTING	NEW	TOTAL
Lot Frontage (min)	18.000 m	32.309 m	Same	32.309 m
Lot Depth (min)	30.000 m	22.860 m	Same	22.860 m
Parking Req. (min)	1.5 Per Unit	5 Parking Spaces	3 Parking Spaces	8 Parking Spaces
Parking Location	Rear Yard	Front Yard	Front Yard	N.A.
Unit Area	110.0 m <sup>2</sup> / Unit	Unknown	104.16 m <sup>2</sup>	N.A.
Front Yard (min)	6.000 m	6.720 m	7.150 m	N.A.
Rear Yard (min)	7.500 m	7.240 m	5.000 m	N.A.
Side Yard (Interior) (min)	1.2m Up To 2-Storey + 0.6m For Each Full Storey Above The First Storey	Existing 0.17 m / 15.35 m	New 1.8 m / 20.59 m	N.A.
Side Yard (Corner) (min)	4.500 m	N.A.	N.A.	N.A.
Lot Coverage (max)	50%	19.35%	14.10%	33.45%
Landscape - Open Space (min)	30%	37.71.87 SE	33.74.08SE	33.74.08SE
Building Height (max)	19.000 m (5-Storey)	Unknown	10.000 m	N.A.
Lot Area	N.A.	738.58 m <sup>2</sup>	Same	738.58

DRAWINGS MUST NOT BE SCALED  
DRAWINGS TO BE READ IN CONJUNCTION WITH GENERAL NOTES AND O.B.C.

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all dimensions are given in Imperial units unless otherwise indicated.

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No.	Description	YYYYMMDD	By
1.	REVISIONS		

THIS DRAWING HAS BEEN REVIEWED AND HAS BEEN APPROVED FOR THE DESIGN AND THE QUALITY CONTROL AND MEETS THE REQUIREMENTS SET OUT IN THE OATHING DOCUMENT TO BE A PROFESSIONAL ENGINEER.

JOHN RAMIREZ 31225 BCN  
REGISTERED PROFESSIONAL ENGINEER 110313 BCN  
J.R. HOME DESIGNER INC. BCN

J.R. Home Designer Inc.  
OFFICE 4528-285 TAUNTON ROAD, EAST GSHAWA, ON L1G3V2  
E

PROJECT ADDRESS: 8 HARRY CRESCENT  
SUBURBY, ONTARIO

PROJECT TITLE: NEW CONSTRUCTION

DRAWING TITLE: SITE PLAN

AS NOTED

Drawn By: RUBEN MONTERO SABINA  
Checked By: JOHN RAMIREZ

Scale: NORTH ARROW

A1

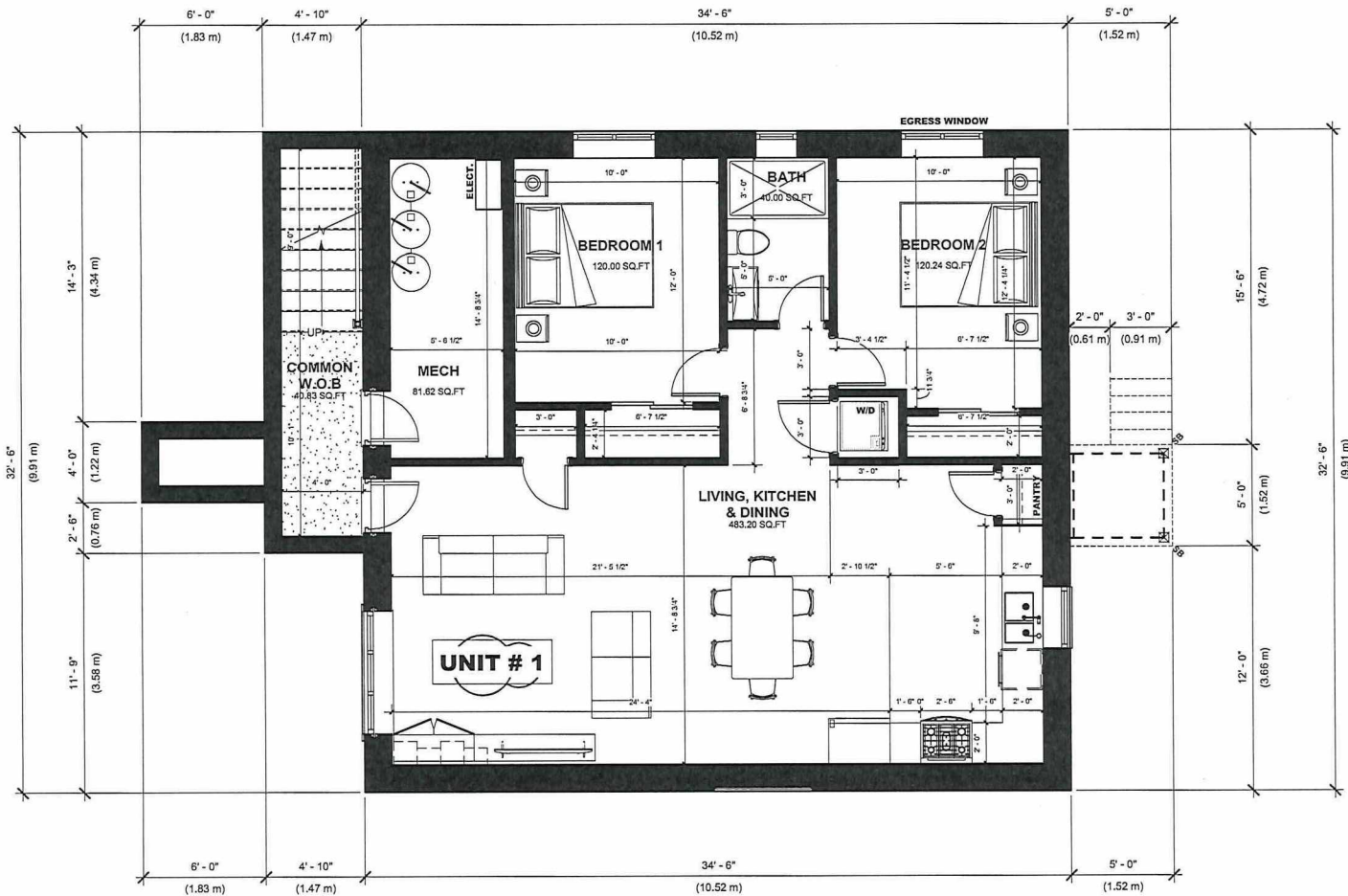
1 SITE PLAN  
SCALE 1/8" = 1'-0"

CANADIAN PACIFIC RAILWAY RIGHT OF WAY  
PIN 73581 - 0449 (LT)

PL-MV-2025-00131

Sketch 2

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No. Description YYYY LMDDD By  
 REVISIONS

THE LICENSEE HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.  
 QUALIFICATION INFORMATION:

JOHN RAMIREZ 32125  
 NAME SIGNATURE  
 REGISTRATION INFORMATION EAST OSHAWA, ON L1C0V2  
 J-R HOME DESIGNER INC. 110313  
 J-R HOME DESIGNER INC. SCN

DESIGNER NAME:  
  
 J-R Home Designer Inc.  
 OFFICE 4528-285 TAUNTON ROAD, EAST OSHAWA, ON L1C0V2  
 Tel: www.jrhome designer.com

PROJECT ADDRESS:  
 8 HARRY CRESCENT  
 SUDBURY, ONTARIO

PROJECT TITLE:  
 NEW CONSTRUCTION

DRAWING SHEET:  
 BASEMENT

DATE:  
 AS NOTED

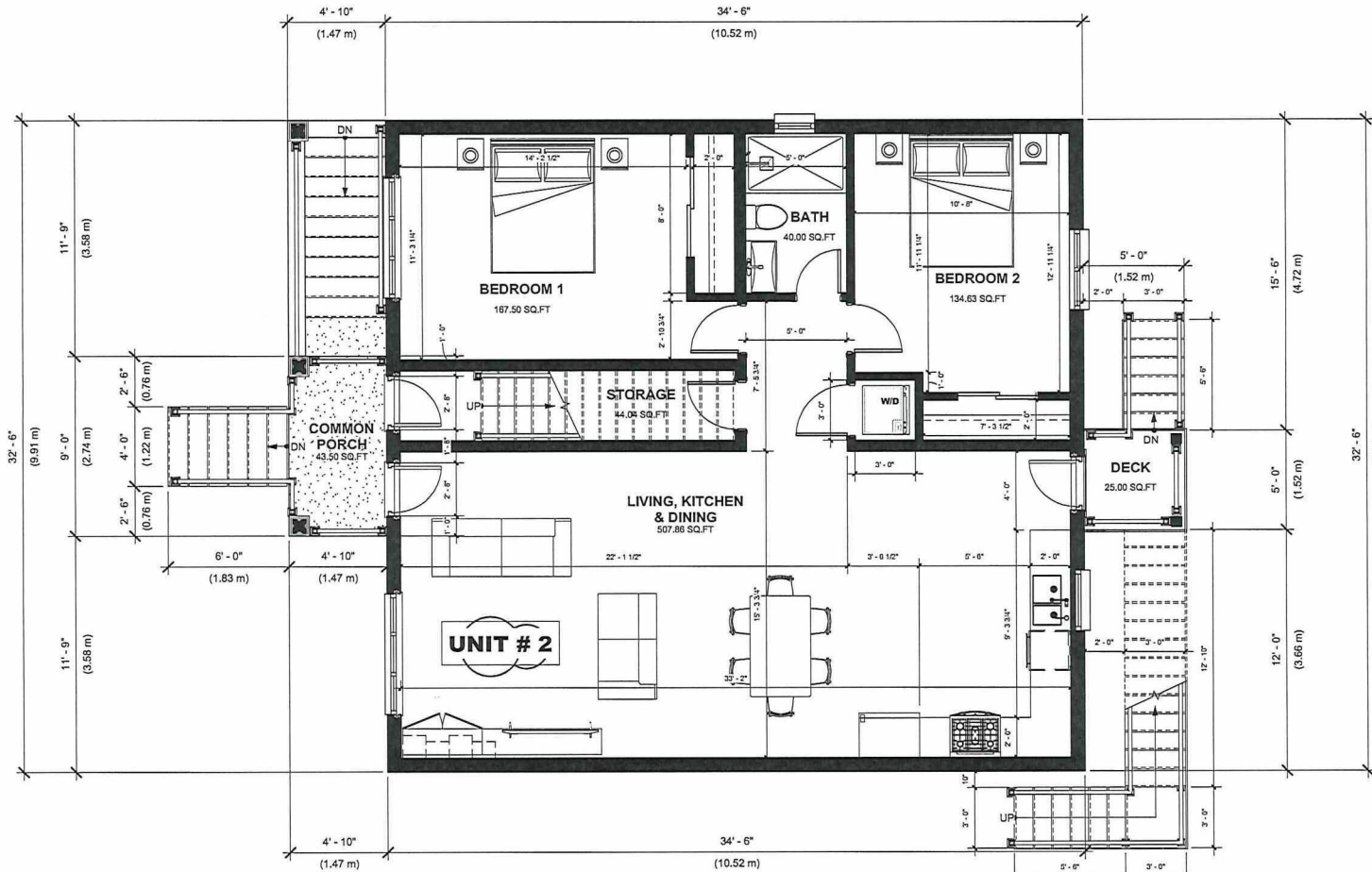
Drawn By: RUBEN MONTERO SABINA  
 Checked By: JOHN RAMIREZ

NORTH ARROW  
  
 A2

1 BASEMENT FLOOR PLAN UNIT #1  
 SCALE 1/4" = 1'-0"

PL-MV-2025-00131-  
 Sketch 3

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1 GROUND FLOOR PLAN UNIT #2  
SCALE 1/4" = 1'-0"

PL-MV-2025-00131  
Sketch 4

DRAWINGS MUST NOT BE SCALED  
DRAWINGS TO BE READ IN CONJUNCTION WITH GENERAL NOTES AND D.S.G.  
All drawings and information shown on these drawings must be checked and verified on site prior to construction and fabrication of its components. Should existing conditions or services be found to vary from that indicated on the architectural drawings, the designer must be notified immediately. Unless specifically noted otherwise on the drawings no provision has been made in the design for conditions occurring during construction. It shall be the responsibility of the contractor to provide all necessary bracing, shoring, steel piling or other temporary supports, to safeguard all existing or adjacent structures affected by this work.

all dimensions are given in Imperial units unless otherwise indicated.

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REVISIONS  
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND KEYS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO THE QUALIFICATION INFORMATION.

JOHN RAMIREZ 32125  
NAME SIGNATURE  
J-R HOME DESIGNER INC. 110313  
REGISTRATION INFORMATION BCN

J-R HOME DESIGNER INC.  
J-R Home Designer Inc.  
OFFICE 4528-285 TAUNTON ROAD, EAST OSHAWA, ON L1C9V2  
E www.jrhomedesigner.com

PROJECT ADDRESS  
8 HARRY CRESCENT  
SUDBURY, ONTARIO

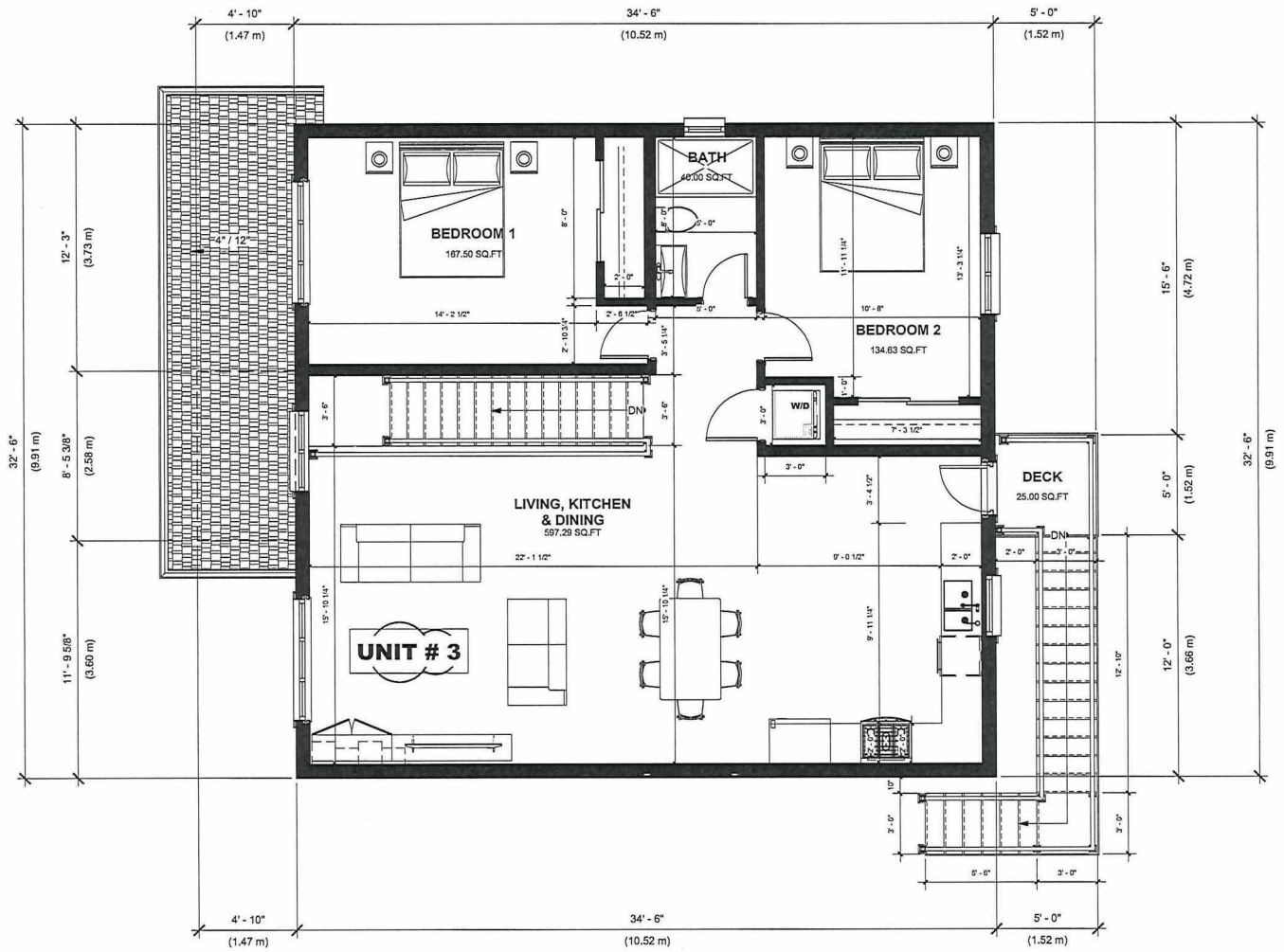
PROJECT TITLE  
NEW CONSTRUCTION

DRAWING TITLE  
GROUND FLOOR

Notes  
AS NOTED

Drawn By RUBEN MONTERO SABINA  
Checked By JOHN RAMIREZ





DRAWINGS MUST NOT BE SCALED  
 DRAWINGS TO BE READ IN CONJUNCTION WITH GENERAL NOTES AND O.B.C.

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all dimensions are given in Imperial units unless otherwise indicated.

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THE LIAISON HAS REVIEWED AND HAS RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATION AND KEYS THE REQUIREMENTS SET OUT IN THE DRAWING TO BE A QUALIFICATION APPROPRIATE.

JOHN RAMIREZ 32125  
 NAME SIGNATURE  
 J.R. HOME DESIGNER INC. 110313  
 REGISTRATION APPROVAL BY  
 SIGNATURE

**J.R. Home Designer**  
 J-R Home Designer Inc.  
 OFFICE 4528-285 TAUNTON ROAD, EAST OSHAWA, ON L1C9V2  
 TEL: 905.477.1111 www.jrhomedesigner.com

PROJECT ADDRESS  
**8 HARRY CRESCENT**  
 SUDBURY, ONTARIO

PROJECT TITLE  
**NEW CONSTRUCTION**

DRAWING TITLE  
**SECOND FLOOR**

DATE  
**AS NOTED**

Drawn By  
**RUBEN MONTERO SABINA**

Checked By  
**JOHN RAMIREZ**

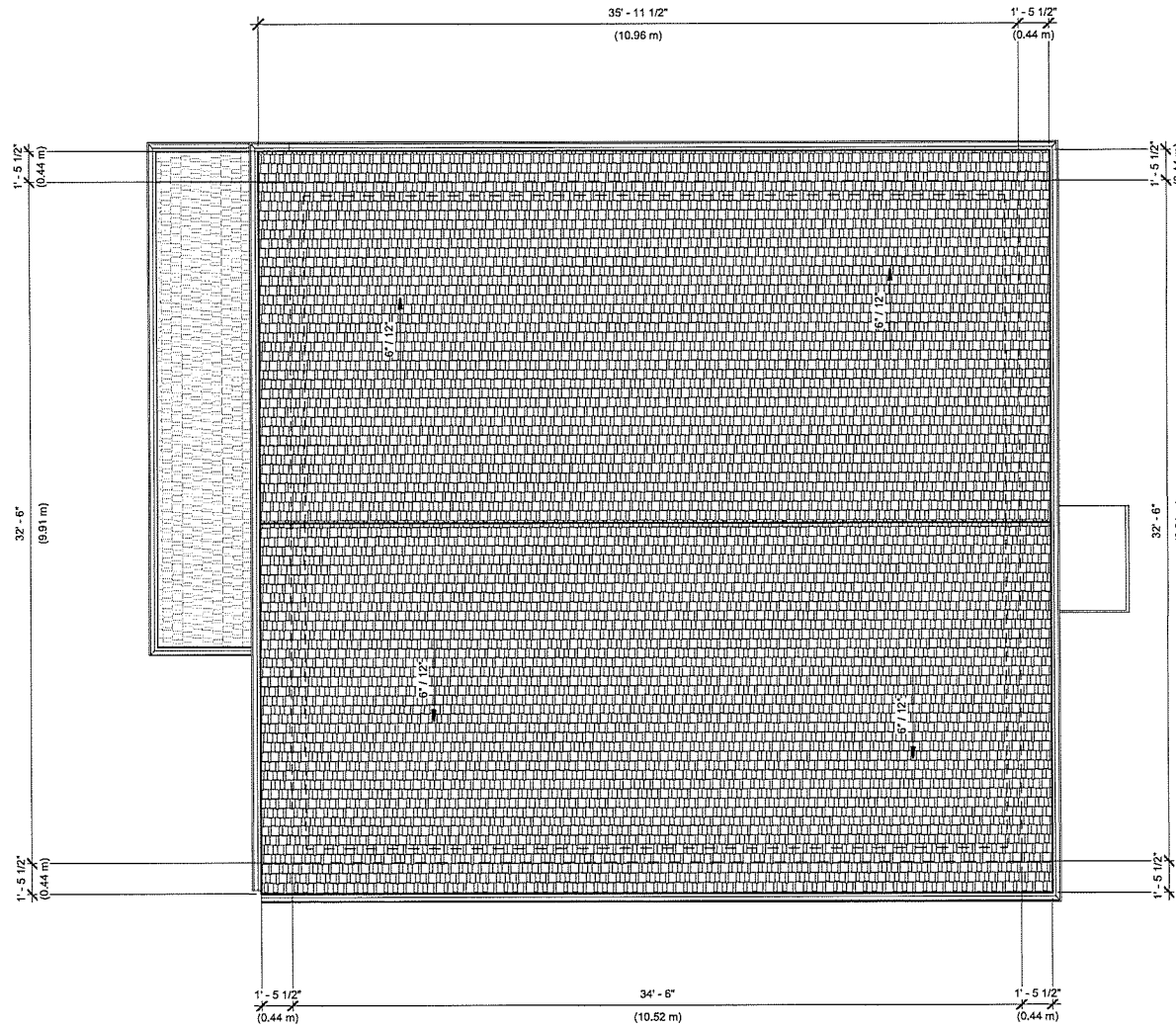


Page Number  
**A4**

1 SECOND FLOOR PLAN UNIT# 3  
 SCALE 1/4" = 1'-0"

PL-MV-2025-00131  
 Sketch 5

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1 ROOF FLOOR PLAN  
SCALE 1/4" = 1'-0"

PL-MV-2025-00131  
Sketch 6

KEY PLAN

**DRAWINGS MUST NOT BE SCALED**  
**DRAWINGS TO BE READ IN CONJUNCTION WITH GENERAL NOTES AND O.B.C.**  
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REVISIONS

THE UNDERSIGNED HAS REVIEWED AND SHALL BE RESPONSIBLE FOR THE DESIGN AND HAS THE QUALITY CONTROL AND ACCEPTS THE RESPONSIBILITY SET OUT IN THE DRAWING REGULATIONS TO BE A QUALITY CONTROL MEASUREMENT.

JOHN RAMIREZ 32125  
DATE: 11/03/13  
REGISTRATION NUMBER: 110313  
J-R HOME DESIGNER INC. BCN

CONTRACT DATE:  
**J-R HOME DESIGNER INC.**  
J-R Home Designer Inc.  
OFFICE: 4528-285 TAUNTON ROAD, EAST OSHAWA, ON L1G2V2  
E: www.jrhomedesigner.com

PROJECT ADDRESS: 8 HARRY CRESCENT  
SUDBURY, ONTARIO

PROJECT TITLE: NEW CONSTRUCTION

DRAWING SHEET: ROOF PLAN

DATE: AS NOTED

Drawn by: RUBEN MONTERO SABINA  
Checked by: JOHN RAMIREZ

Page Number



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32' - 9 3/4"  
(10.00 m)

TOP OF THE PEAK  
(28' - 3 11/16")

9' - 3 3/4"  
(2.84 m)

TOP OF PLATE  
(19' - 0")

9' - 0"  
(2.74 m)

SECOND FLOOR  
(10' - 0")

10' - 0"  
(3.05 m)

GROUND FLOOR  
(0' - 0")

4' - 6"  
(1.37 m)

AVERAGE GRADE  
(-4' - 6")

5' - 6"  
(1.68 m)

FIN. BASEMENT SLAB  
(-10' - 0")

4' - 7 7/8"  
(1.42 m)

4' - 7 7/8"  
(1.42 m)

23' - 6"  
(7.16 m)

28' - 1 7/8"  
(8.58 m)

4.00  
(1.22 m)

4' - 6"  
(1.37 m)

1 WEST ELEVATION  
SCALE 1/4" = 1'-0"

PL-MV-2025-00131  
Sketch 7

DRAWINGS MUST NOT BE SCALED  
DRAWINGS TO BE READ IN CONJUNCTION WITH GENERAL NOTES AND O.B.C.  
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all dimensions are given in Imperial units unless otherwise indicated.

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REVISIONS

THE UNDERSIGNED ENGINEER HAS THE RESPONSIBILITY FOR THE DESIGN AND THE QUALITY OF THE WORK AND ACCEPTS THE REQUIREMENTS SET OUT IN THE OSHWB BUILDING CODE TO BE A PROFESSIONAL ENGINEER.

JOHN RAMIREZ 32125  
DATE: 11/03/25  
J-R HOME DESIGNER INC. 110313  
OEN



J-R Home Designer Inc.  
OFFICE: 4528-285 TAUNTON ROAD, EAST OSHAWA, ON L1G2V2  
TEL: [REDACTED] WWW.JRHOMEDESIGNER.COM

PROJECT ADDRESS: 8 HARRY CRESCENT, SUDBURY, ONTARIO

PROJECT TITLE: NEW CONSTRUCTION

DRAWING TITLE: EAST ELEVATION

Drawn by: RUBEN MONTERO SABINA  
Checked by: JOHN RAMIREZ

Page Number: A6

NORTH ARROW



1 NORTH ELEVATION  
SCALE 1/4" = 1'-0"

PL-MV-2025-00131  
Sketch 8

**DRAWINGS MUST NOT BE SCALED**  
**NOTES AND D.B.C.**  
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NO.	Description	DATE	BY
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THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATION AND TITLE THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

JOHN RAMIREZ 32125  
 NAME SIGNATURE BCN  
 IDENTIFICATION INFORMATION 110313 BCN  
 J-R HOME DESIGNER INC.  
 REGISTRATION NUMBER

**J-R Home Designer Inc.**  
 OFFICE 4528-295 TALINTON ROAD, EAST OSHAWA, ON L1G3V2  
 TEL: (905) 476-1111 FAX: (905) 476-1112  
 WWW.JRHOMEDESIGNER.COM

PROJECT ADDRESS  
**8 HARRY CRESCENT**  
 SUDBURY, ONTARIO

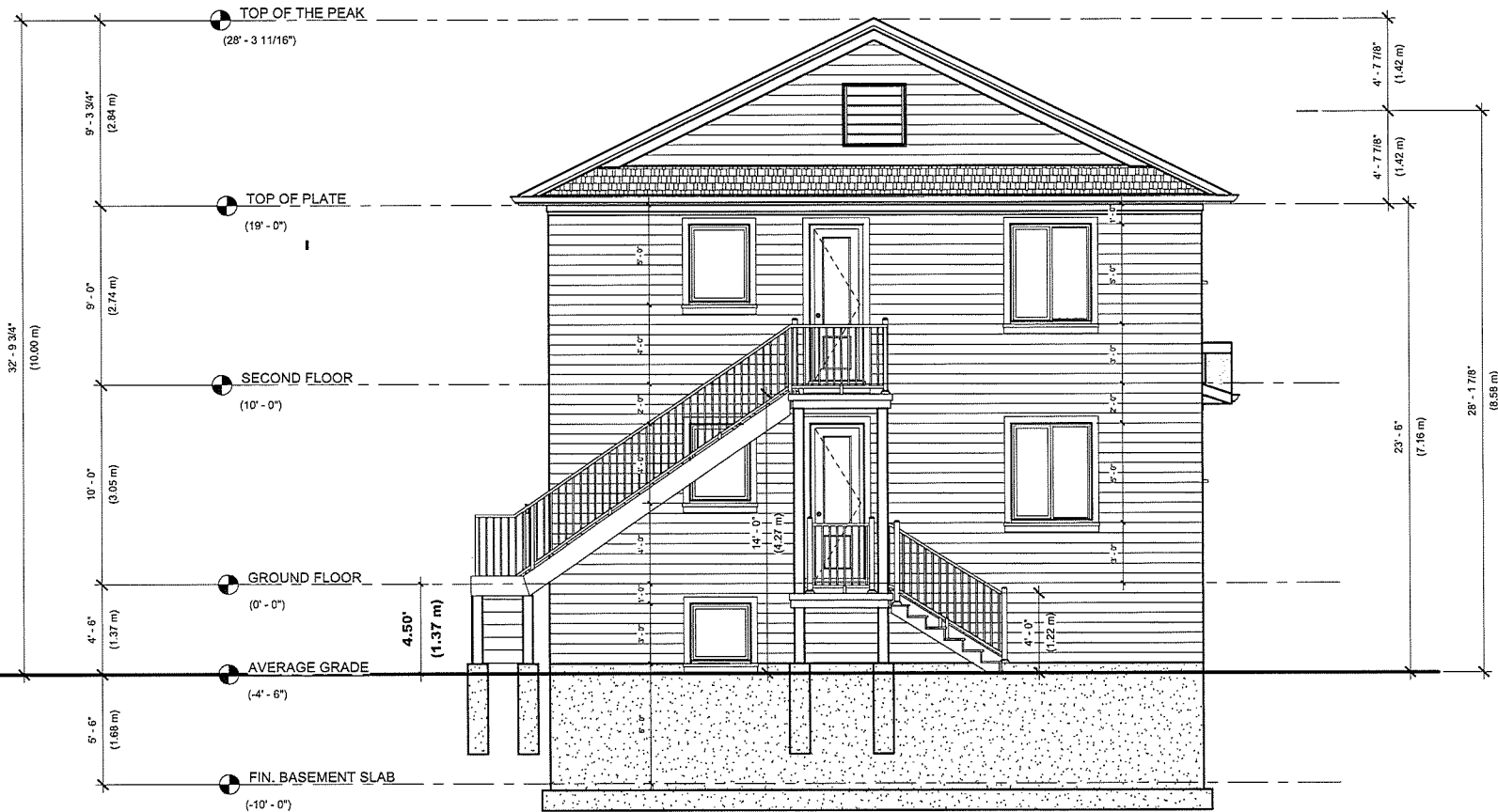
PROJECT TITLE  
**NEW CONSTRUCTION**

PROJECT NAME  
**NORTH ELEVATION**

Drawn By  
 RUBEN MONTERO SABINA

Checked By  
 JOHN RAMIREZ

Page Number  
**A7**



1 EAST ELEVATION  
SCALE 1/4" = 1'-0"

PL-MV-2025-00131  
Sketch 9

**DRAWINGS MUST NOT BE SCALED**  
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NO. Description  
 REVISIONS

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND THE QUALITY OF THE WORK AND ACCEPTS THE "QUALITY OF WORK" SET OUT IN THE ON-THE-BUILDING CODE TO BE A QUALITY OF WORK APPROVAL.

JOHN RAMIREZ 32125  
 110313  
 J.R. HOME DESIGNER INC. 2024

**J.R. HOME DESIGNER INC.**  
 J.R. Home Designer Inc.  
 OFFICE 4528-285 TAUNTON ROAD, EAST DSHAWA, ON L1G2V2  
 TEL: [REDACTED] WWW.JRHOMEDESIGNER.COM

PROJECT TITLE  
 8 HARRY CRESCENT  
 SUDBURY, ONTARIO

PROJECT TITLE  
 NEW CONSTRUCTION

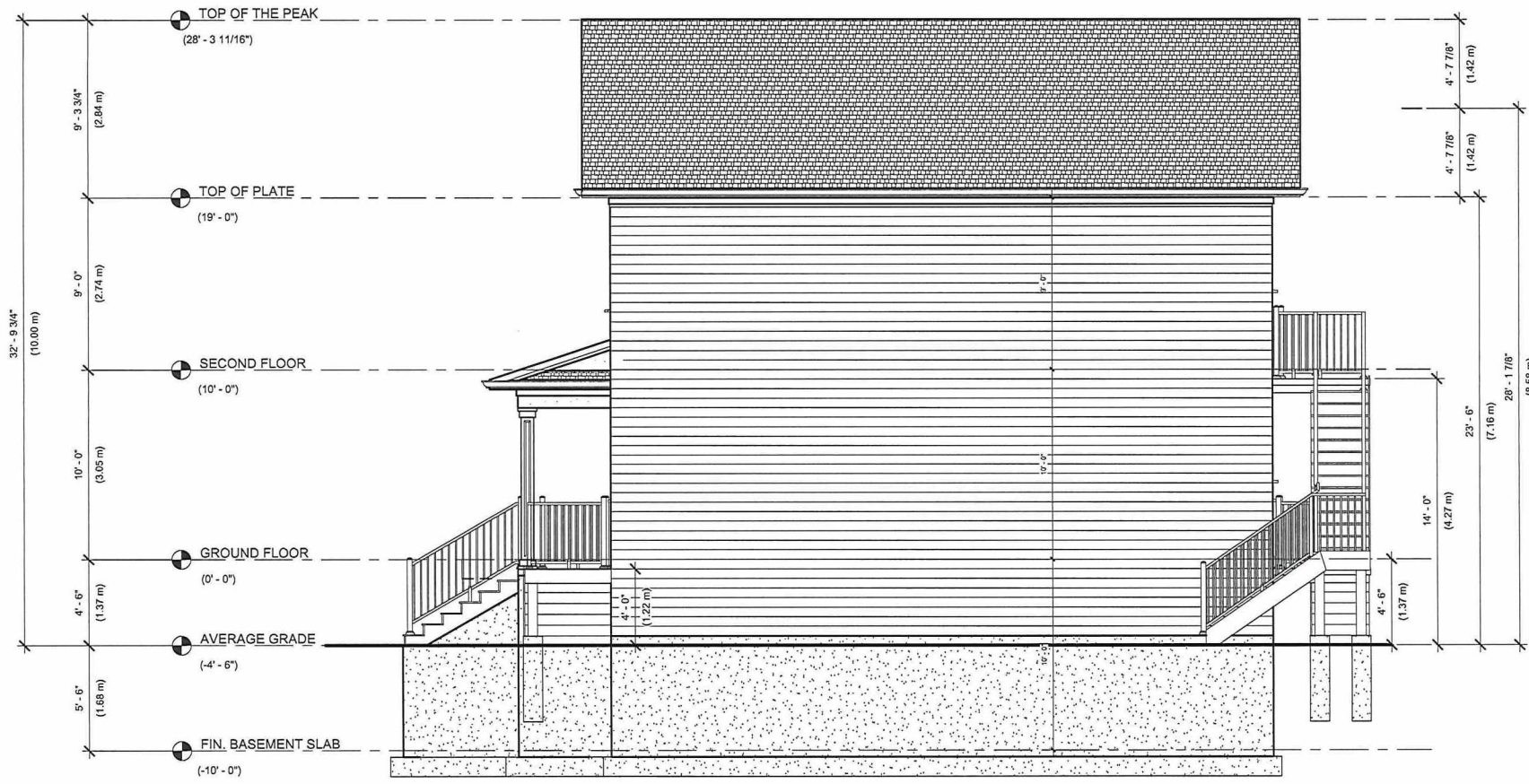
DRAWING TITLE  
 WEST ELEVATION

Drawn by  
 RUBEN MONTERO SABINA

Checked by  
 JOHN RAMIREZ

NORTH ARROW

Page Number  
**A8**



NOTES AND O.B.C.  
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DRAWINGS MUST NOT BE SCALED  
 DRAWINGS TO BE READ IN CONJUNCTION WITH GENERAL NOTES AND O.B.C.  
 All dimensions are given in Imperial units unless otherwise indicated.

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THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATION AND MEETS THE REQUIREMENTS SET OUT IN THE DRAFTING BUILDING CODE TO BE A DRAFTER.  
 QUALIFICATION APPROPRIATION:

JOHN RAMIREZ, 32125  
 NAME, BCN  
 REGISTRATION/QUALIFICATION, 110313  
 J-R HOME DESIGNER INC., BCN

**JR**  
 J-R Home Designer Inc.  
 OFFICE 4528-283 TALUNTON ROAD, EAST OSHAWA, ON L1G2V2  
 E: www.jrhomedesigner.com

PROJECT ADDRESS: 8 HARRY CRESCENT  
 SUDBURY, ONTARIO

PROJECT TITLE: NEW CONSTRUCTION

DRAWING TITLE: SOUTH ELEVATION

Drawn By: RUBEN MONTERO SABINA  
 Checked By: JOHN RAMIREZ

NORTH ARROW

Page Number: **A9**

PL-MV-2025-00131  
 Sketch 10

1 3  
 SCALE 1/4" = 1'-0"



PL-MV-2025-00131  
Sketch 11



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

Record #: PL-MV-2026-00004

## APPLICATION SUMMARY

---

**File Date:** 01/22/2026

**Application Type:** Minor Variance

**Address(es):** 2024 Stephanie Street, Val Caron, Ontario P3N 1S3

**Applicant(s):** RADEY RENOVATION & CONSTRUCTION

**Owner(s):** ERIC MARCEL TASSE AND JOSEE DANIELLE MARIE GERVAIS

### 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?**

2024

**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?**

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)**

**Current Zoning By-law designation**

R1-5

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

Legalize existing 10.4ft x 10.4ft shed. Hoping to get a minor variance for the side yard set back.

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

There is not enough room between the shed and the deck to meet the side yard set back. It would be too tight to get through.

**Is there an eave encroachment?**

Yes

**Size of eaves**

0.26

**Lot Frontage of the property**

17.68

**Lot Depth of the property**

32.4

**Lot Area of the property**

572.93

**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 - Unknown

Shed - Unknown

Poop - Unknown

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

Residential - SFD

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

yes

**Existing uses of neighbouring properties**

SFD

**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

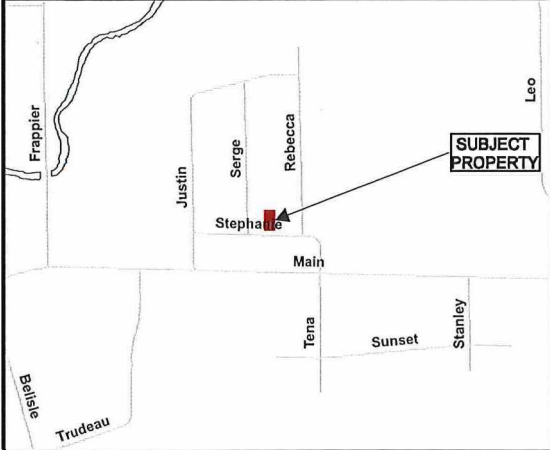
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback 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)
Shed	No	9.91	9.91	1	3.15	3.15	3.2	27.94	1.32	0.61	13.91
House	No	153.6	153.6	1	12.34	14.9	7	6.1	11.3	1.88	3.45
Pool	No	32.5	32.5	0	6.3	6.3	1.5	22.8	3.2	3.1	8.3

## ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
4.2.2 Setback Accessory Buildings: On Res lot. greater than 2.5M high Side yard setback min. is 1.2M	1.2 M	0.61M	0.59M
4.2.5, Table 4.1 - Shed Eaves Encroachment	May encroach 0.6 m into the required yard or court but not closer than 0.6 m to the lot line.	Permit an eaves encroachment of 0.26m into 0.61m setback	0.34m



**Application for Minor Variance or Permission**

Subject Property being PIN 73501-1870,  
 Lot 15, Plan 53M-1333,  
 Part Lot 8, Concession 6,  
 Township of Blezard,  
 2024 Stephanie Street, Val Caron,  
 City of Greater Sudbury

Sketch 1, NTS  
 NDCA

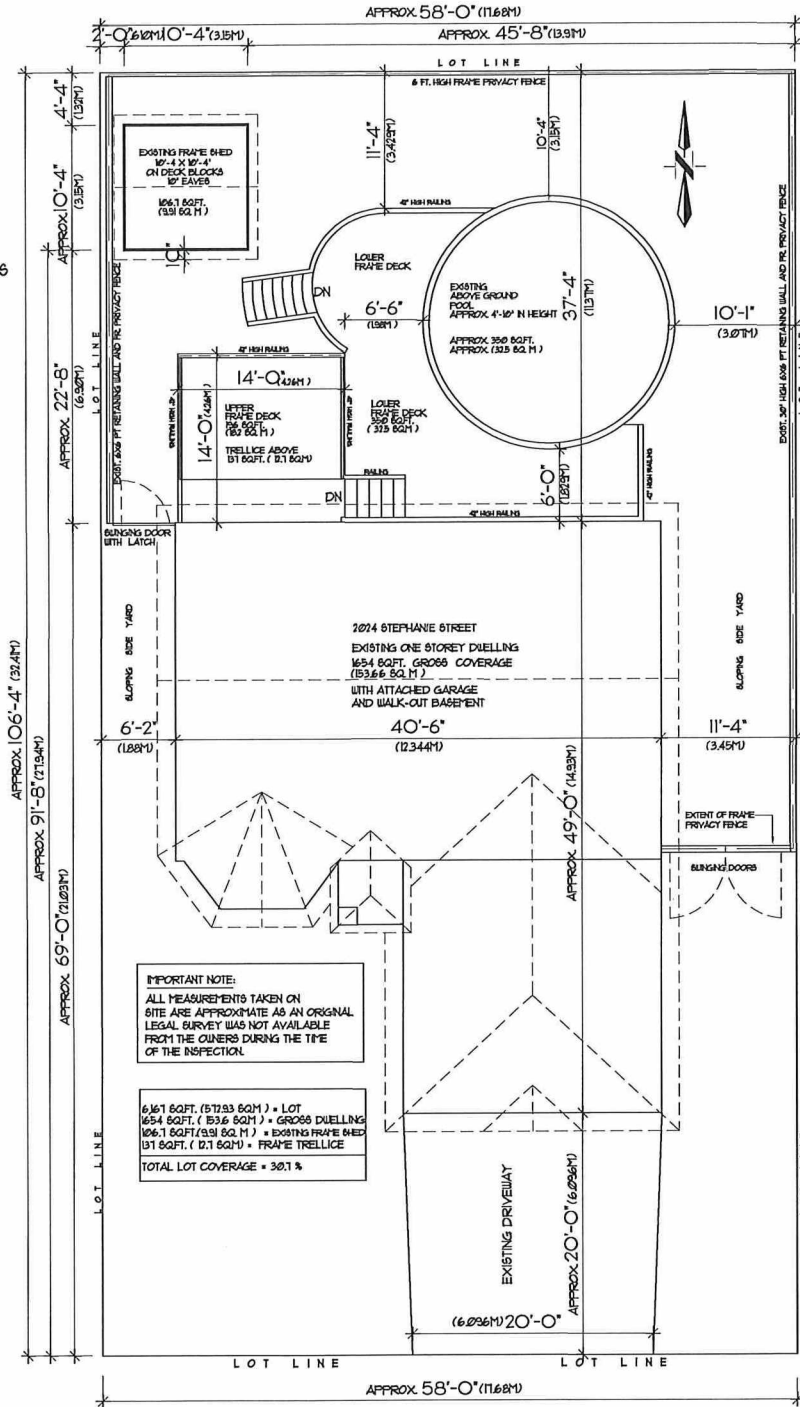
PL-MV-2026-00004  
 Date: 2026 01 28

**FRAME SHED**

WALL ASSEMBLY  
 2X6 STUDS AT 16" O.C.  
 NON-INSULATED  
 7/16" ASPENITE SHEATHING  
 CONSTRUCTION PAPER  
 VINYL SIDING AS PER SPECS.

ROOF ASSEMBLY  
 #10 ASPHALT SHINGLES ON  
 2X6 ROOF RAFTERS AND CEILING JOISTS  
 @ 16" O.C./ COLLAR TIES AT 16" O.C.

FLOOR ASSEMBLY  
 FINISHED T&G PLYWOOD SHEATHING ON  
 2X8 FT JOISTS AT 16" O.C.  
 ON FLOATING CONC. DECK BLOCKS  
 ON GRANULAR MATERIAL



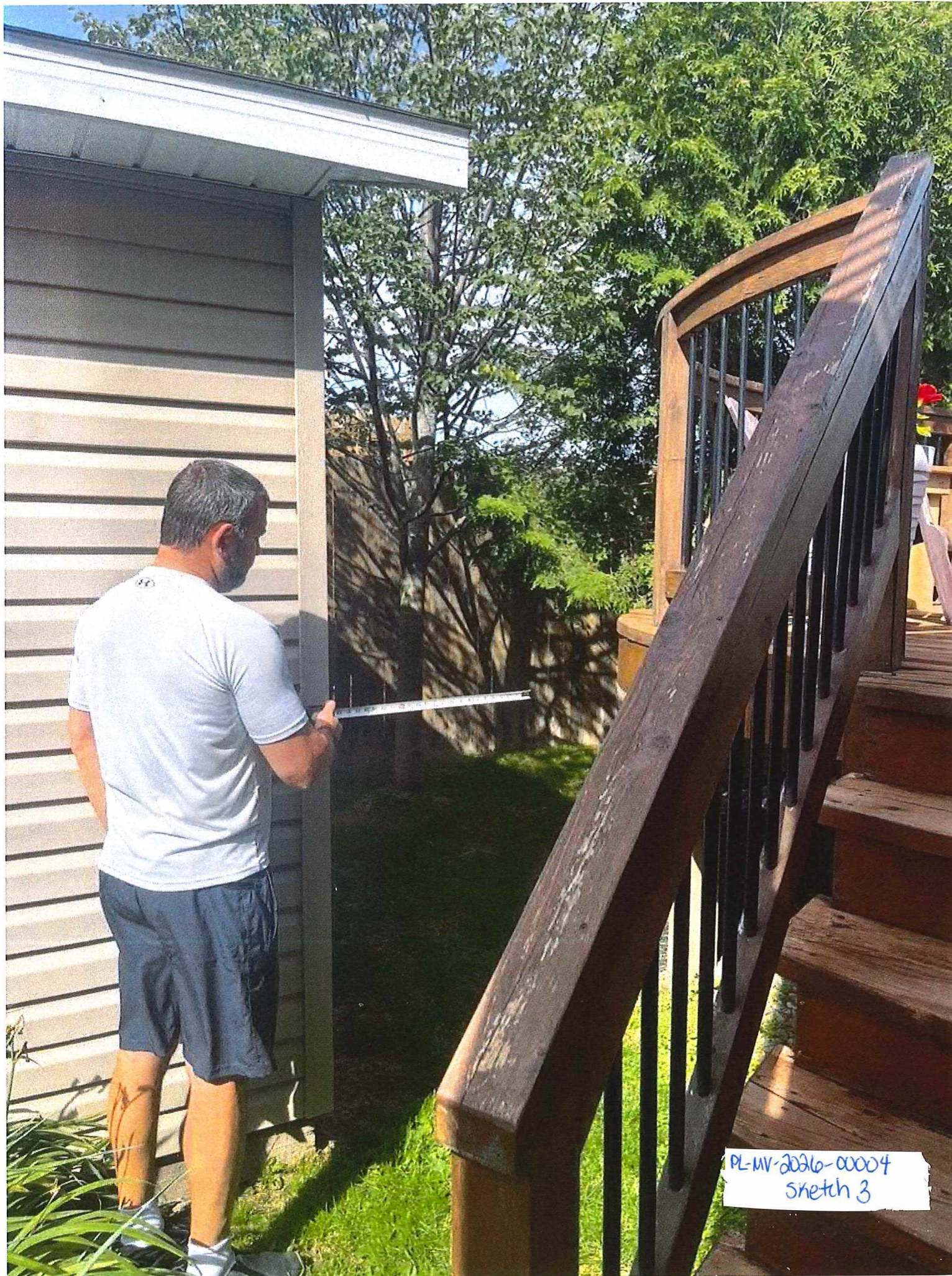
**IMPORTANT NOTE:**  
 ALL MEASUREMENTS TAKEN ON  
 SITE ARE APPROXIMATE AS AN ORIGINAL  
 LEGAL SURVEY WAS NOT AVAILABLE  
 FROM THE OWNERS DURING THE TIME  
 OF THE INSPECTION.

6161 SQFT. (571.93 SQM) = LOT  
 1634 SQFT. ( 513.6 SQM ) = GROSS DWELLING  
 166.1 SQFT. ( 153.1 SQM ) = EXISTING FRAME SHED  
 131 SQFT. ( 12.1 SQM ) = FRAME TRELLICE  
 TOTAL LOT COVERAGE = 30.1 %

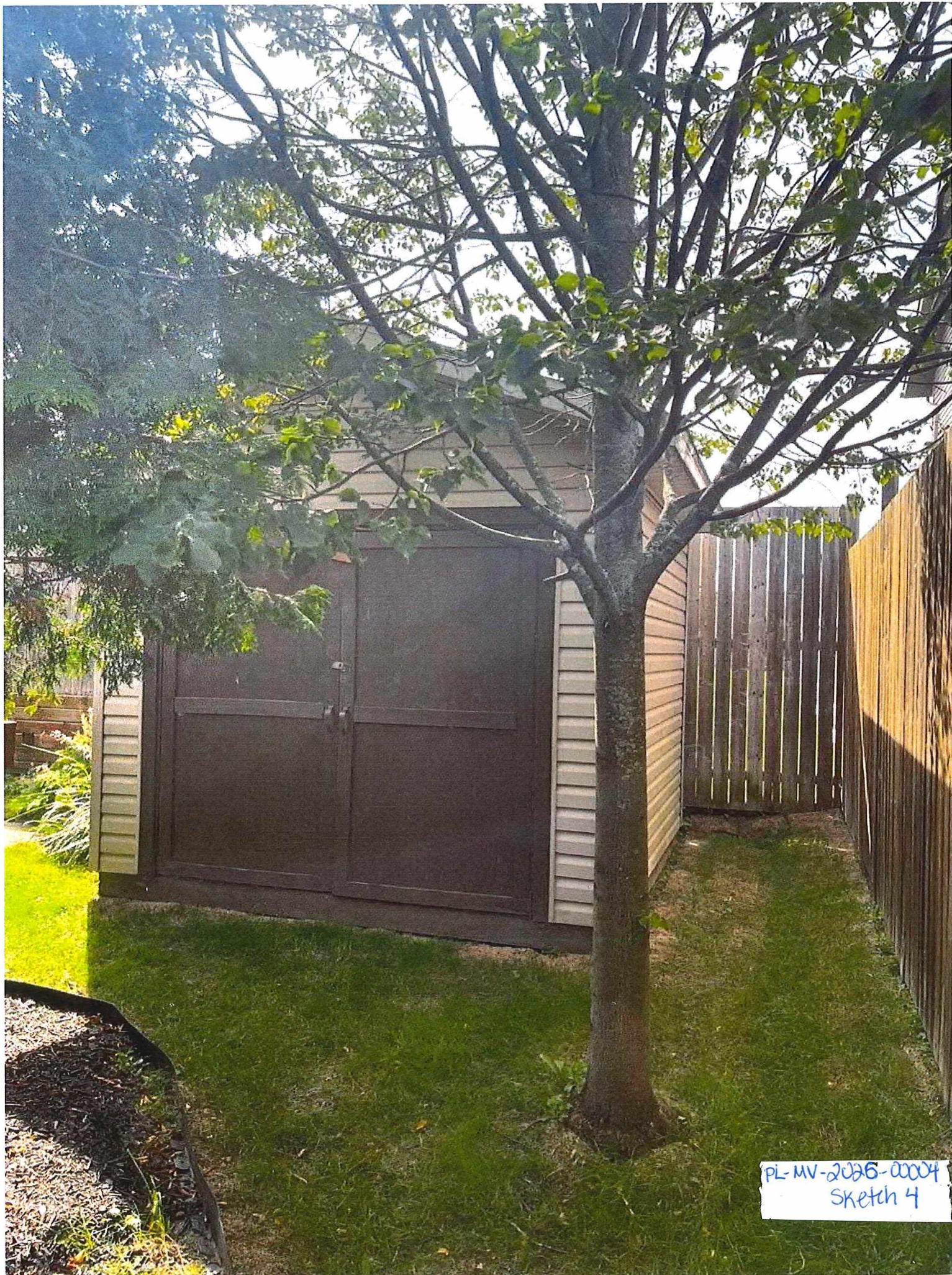
# PLOT PLAN 2024 STEPHANIE STREET

2024 STEPHANIE STREET HANMER, ONTARIO	
DATE: JAN 2026	SCALE: 1" = 10'-0"
PLAN NAME: SITE PLAN	DWG. SP-1

PL-MV-2026-00004  
 sketch 2



PL-MV-2026-0004  
Sketch 3



PL-MV-2026-0004  
Sketch 4