

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

February 4, 2026

PUBLIC HEARINGS

PL-MV-2025-00156

RICHARD RAYMOND DANIELSON

Ward: 10

PIN(s) 735940260, Parcel 25958 SEC SES, Lot 16, Plan M-143, Part Lot 5, Concession 1, Township of McKim, 217 Maki Avenue, Sudbury, [By-law 2010-100Z, R1-5]

For relief from Part 4, Section 4.2, Table 4.1 and Section 4.25, subsection 4.25.1 a) and b) and Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate an addition on the existing single detached dwelling providing, firstly, a reduction of the existing front yard and an increase in lot coverage and gross floor area of a legal non-complying dwelling, where enlargement, reconstruction, repair and/or renovation shall not reduce the existing front yard or increase the lot coverage or increase the gross floor area of a building or structure located within the minimum required front yard, and secondly, a minimum front yard setback of 3.15m with eaves encroaching an additional 0.3m into the proposed 3.15m front yard setback, where a 6.0m front yard setback is required and where eaves may encroach 1.2m into the required front yard but not closer than 0.6m to the lot line.

PL-MV-2025-00172

2269139 ONTARIO INC.

Ward: 1

PIN(s) 735851176; 735851175; and Part of 735851085, Firstly: Part Lot 6, Concession 3, Part 1, Plan 53R-20640, Township of McKim; Secondly: Lots 88 and 89, Plan 31-SA, Part 2, Plan 53R-20640, Part Lot 6, Concession 3, Township of McKim; and Thirdly: Alder Street, Plan 31SA, Part of Part 1, Plan 53R-21656, Township of McKim, 185 Lorne Street, Sudbury, [By-law 2010-100Z, H53R3-1(33)]

For relief from Part 4, Section 4.15, subsection 4.15.4 a) i) and 4.15.4 b), Section 4.25, subsection 4.25.1 (a), Part 5, Section 5.6, Table 5.8, Part 11, Section 1, subsection 11, paragraph (gg), clause (iii) and (viii) and Part 13, Table 13.1 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, to facilitate the development of the subject lands for a non-residential use, firstly, without satisfying the three (3) conditions of the H53 Holding Zone, where the three (3) conditions must be satisfied prior to development, secondly, providing a 1.3m-wide planting strip abutting Lot 90, Plan 31SA, where a planting strip containing an opaque fence having a height of 1.5m or more may be 1.8m in width, thirdly, providing no loading space, where one (1) is required, fourthly, providing a maximum net floor area of 2131.0 sq. m, where non-residential uses shall have a maximum net floor area of 1673.0 sq. m, fifthly, providing a minimum 25% landscaped open space, where a minimum landscaped open space of 27% is required, and sixthly, providing a reduction of the existing western corner side yard abutting Alder Street to provide no setback, where enlargement, reconstruction, repair and/or renovation shall not further reduce the existing 0.05m side yard.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION A0101/2005
(SEP 28/05)

PL-MV-2025-00174**MELANIE POULIN
STEPHAN POULIN**

Ward: 7

PIN(s) 734960180, Parcel 29152 SEC SES SRO, Lot 20, Plan M-324, Part Lot 9, Concession 1, Township of Garson, 114 Robert Street, Garson, [By-law 2010-100Z, R1-5]

For relief from Part 4, Section 4.2, Table 4.1 and Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, to facilitate a garage addition on the existing single detached dwelling providing an interior side yard setback of 0.45m with eaves encroaching an additional 0.41m into the proposed 0.45m side yard setback, where a minimum interior side yard setback of 1.8m is required and where eaves may encroach 0.6 m into the required yard but not closer than 0.6 m to the lot line.

PL-MV-2026-00001**LUC LAVERDIERE
JULIE LAVERDIERE**

Ward: 3

PIN(s) 733480138, Parcel 18926 SEC SWS SRO, Part Lot 44, Plan M-446, Parts 3-4, Plan 53R-12988, Part Lot 1, Concession 2, Township of Balfour, 521 Monique Street, Chelmsford, [By-law 2010-100Z, R1-5]

For relief from Part 4, Section 4.2, Table 4.1 and Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, to facilitate an addition on the existing single detached dwelling providing a front yard setback of 4.8m with eaves encroaching an additional 0.6m into the proposed 4.8m front yard setback, where a minimum front yard setback of 6.0m is required and where eaves may encroach 1.2m into the required front yard but not closer than 0.6 m to the lot line.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0351/1990 (JUL 09/90)

This application was deferred from the meeting of January 21, 2026 at the request of the owners, as they were not able to attend the hearing.

**PL-MV-2025-00167 DANIEL PLANTE
DENISE PLANTE**

Ward: 8

PIN(s) 735670335, Parcel 33376 SEC SES SRO, Part Lot 12, Concession 6, Part Lot 14, Plan M-287, Part 1, Plan SR-1862, Township of Neelon, 1282 Paquette Street, Sudbury, [By-law 2010-100Z, R2-2]

REVISED

For relief from Part 4, Section 4.15, subsection 4.15.2 and Part 5, Section 5.2, subsection 5.2.9.3 and Section 5.4, subsection 5.4.2 d) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit two existing dwelling units within the existing two-unit dwelling for a total of four-dwelling units providing, firstly, a minimum 21% of the required front yard to be maintained as landscaped open space, where 50% is required, secondly, a driveway accessing a parking area to be a minimum width of 3.0m for two-way traffic, where a minimum width of 6.0m is required, and thirdly, an outdoor parking area in the required front yard to a maximum width of 12.0m, where 7.62m is permitted.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0389/1968 (APR 8/68)

This application was deferred from the meeting of December 23, 2025 in order to afford the owner the opportunity to address those comments received from agencies and departments.

**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)]

REVISED

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.

A reminder... the next scheduled meeting is Thursday, February 19, 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-2025-00156

APPLICATION SUMMARY

File Date: 11/04/2025

Application Type: Minor Variance

Address(es): 217 Maki Avenue, Sudbury P3E 2P3

Applicant(s): DANIELSON ARCHITECTURE OFFICE INC.

Owner(s): RICHARD RAYMOND DANIELSON

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?

1974

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?

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

We are proposing to expand and demolish parts of the existing driveway in preparation for a future home addition. The foundation wall of the new driveway expansion is to act as a structural base.

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

The proposal does not comply within the Zoning By-law due to the area of work being out of range of the minimum front yard distances.

Please see attached schedule for additional information.

Is there an eave encroachment?

Yes

Size of eaves

0.3

Lot Frontage of the property

15.24

Lot Depth of the property

55.6

Lot Area of the property

832.7

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

This property includes a single family home, as well as a shed in the backyard which were built in 1956. The home did have an addition that was completed in 2019.

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

The existing use of the property has always been residential.

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

The use is intended to remain the same throughout the future planned work.

Existing uses of neighbouring properties

The existing use of the neighboring properties are residential. Both homes on each side are part of the R1-5 zoning area.

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?
No

Have you consulted with Conservation Sudbury regarding this relief?
No

WATER SUPPLY AND SEWAGE DISPOSAL

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

PROPERTY ACCESS

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

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

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

CONCURRENT APPLICATIONS

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

No

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

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

No

Indicate application number(s) and application status

PROPOSED BUILDING/STRUCTURE

Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Addition	No	7.911	23.14	2	2.72	2.91	4.57	3.15	51.9	5.28	5.42

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 residential home located on 217 Maki Avenue. The home includes a main floor, a second floor, a basement, as well as a crawl space. The home had an all season room addition completed in 2019.	No	131	352	3	11.2	13.5	5.86	4.5	35.8	0.6	2.2
An existing shed located in the rear-yard of the property. This structure includes one storey, with a small attic with a sole use of storage	No	8.06	8.06	1	2.47	3.26	3.9	28.8	20.8	2.53	9.9

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Table 6.2 - Standards for the Low Density Residential One (R1) Zone	6.0m	3.15m	2.85m
Subsection 4.25.1 a) - front yard and lot coverage	190.11 sq. m existing	196.44 sq. m	6.33 sq. m
Subsection 4.25.1 b) - GFA within legal non-complying front yard	339.9 sq .m existing	363.04 sq. m	23.14 sq. m
Table 4.1 - eaves encroachment	May encroach 1.2 m into the required yard but not closer than 0.6 m to the lot line.	Eaves are 0.3m in size - encroach 2.55m into required yard	1.35m

Schedule

1) Why is the variance needed / why is this development being proposed?

The proposed addition creates a safe, functional, street-level entrance that allows for accessible entry into the dwelling and provides space for an elevator/lift to address the split-level condition within the home. There is no position for an elevator within the existing setback envelope that is reachable from the front of the site while maintaining a safe, accessible path of travel. The existing grade at the main entrance is at a split level, and without an elevator/lift (or an exterior ramp of impractical length/slope), an accessible path of travel cannot be achieved safely.

A ramp option was investigated (see attached ramp diagram); however, due to the split-grade condition, achieving a safe and functional ramped access would require a long ramp run and major grade alterations. This would extend into areas requiring rock excavation and blasting, including impacts on/near City property, which is not feasible.

An interior elevator solution was also investigated, including options accessed from the garage, as the garage is the only interior area at a split level. However, there is no location within the existing interior layout that can accommodate an elevator and the required clearances while maintaining safe circulation, stair access, and functional room layouts.

The attached interior diagram is provided to demonstrate that there is no interior elevator location that avoids significant functional impacts to circulation and essential building services. Depending on elevator placement, the proposal would either cut off stair/circulation routes or require removal and relocation of essential building infrastructure (including the electrical panel, primary wiring distribution, plumbing walls, and key room layouts). While these elements could theoretically be relocated through a major reconstruction of the dwelling, this would go well beyond a reasonable accessibility retrofit. As a result, the proposed front entrance/elevator addition is the only practical solution that provides safe, functional access without requiring a fundamental reconfiguration of the existing home.

Interior diagram legend (constraints/impacts by elevator location):

- Orange: Would cut off stairs / circulation beyond
- Cyan: Narrow closet and would cut off circulation beyond
- Blue: Plumbing wall beyond, in addition to wiring
- Violet: Primary electrical distribution path from panel; wiring throughout
- Red: Electrical panel

Schedule

2) Minor variance criteria (4 tests)

- a) Minor: The addition is small in scale (approx. 7.34 m² at street level) and is located to minimize impacts. The variance is required to accommodate the only workable location for an accessible entry/elevator solution given split-grade conditions and site/bedrock constraints.
- b) Desirable/appropriate: The proposal improves safe access and supports aging in place by providing an at-grade entrance and elevator/lift pathway through the home, with no change in use.
- c) Intent of Zoning By-law: The general intent of front-yard setbacks is maintained, as the addition is a limited, accessory-scale entrance element rather than a full building mass expansion. The property has an unusually deep front yard condition, and the encroachment is modest in the context of the overall lot depth and surrounding development pattern. The proposal maintains the residential use and supports functional site features including on-site parking within the property line.
- d) Intent of Official Plan: The proposal supports continued low-rise residential use and improves safety/accessibility without introducing incompatible massing, density, or adverse land-use impacts. The addition is small and visually secondary and does not alter neighbourhood function.
-

3) Potential impacts / minimum variance approach

The proposal is designed as the minimum intervention required to achieve safe access: it is compact and located to minimize encroachment and reduce impacts on the streetscape and neighbouring properties. It does not introduce a new use, does not increase density, and is not intended to expand living area; it is an entrance/elevator solution addressing an existing split-grade condition.

Please let me know if you'd like any additional information added (e.g., photos of existing grade conditions or a brief section sketch illustrating the split-grade at the entry).

Best regards,

Patrick

Patrick Danielson Architect OAA & AIBC MRAIC

Principal

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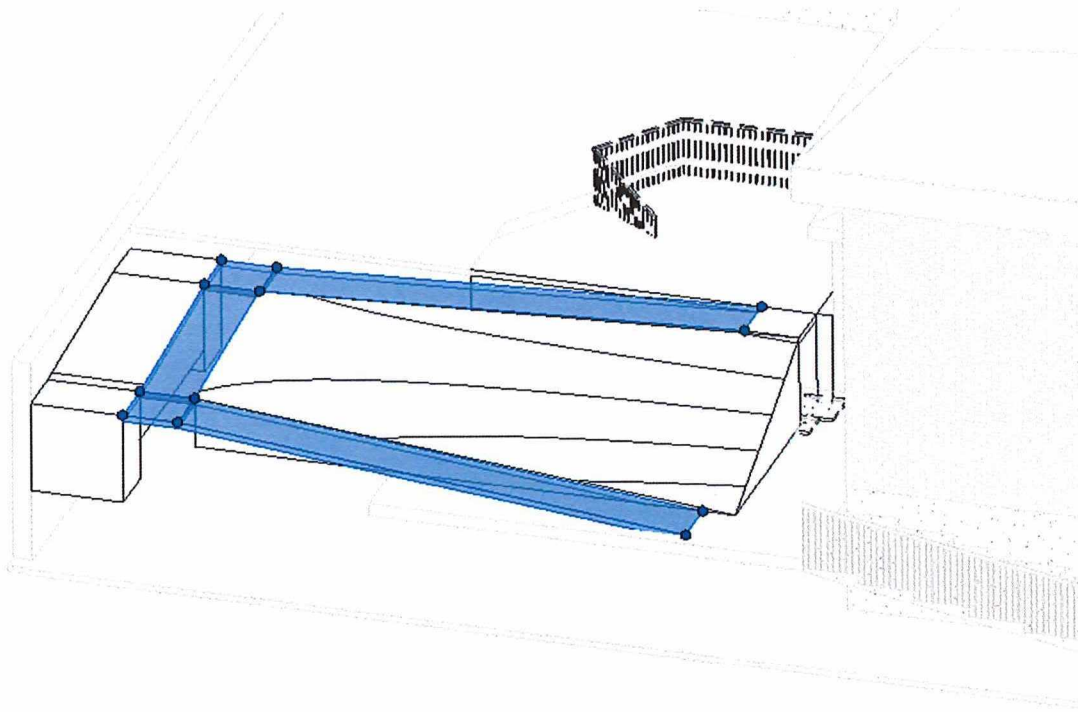
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Danielson Architecture Office Inc.

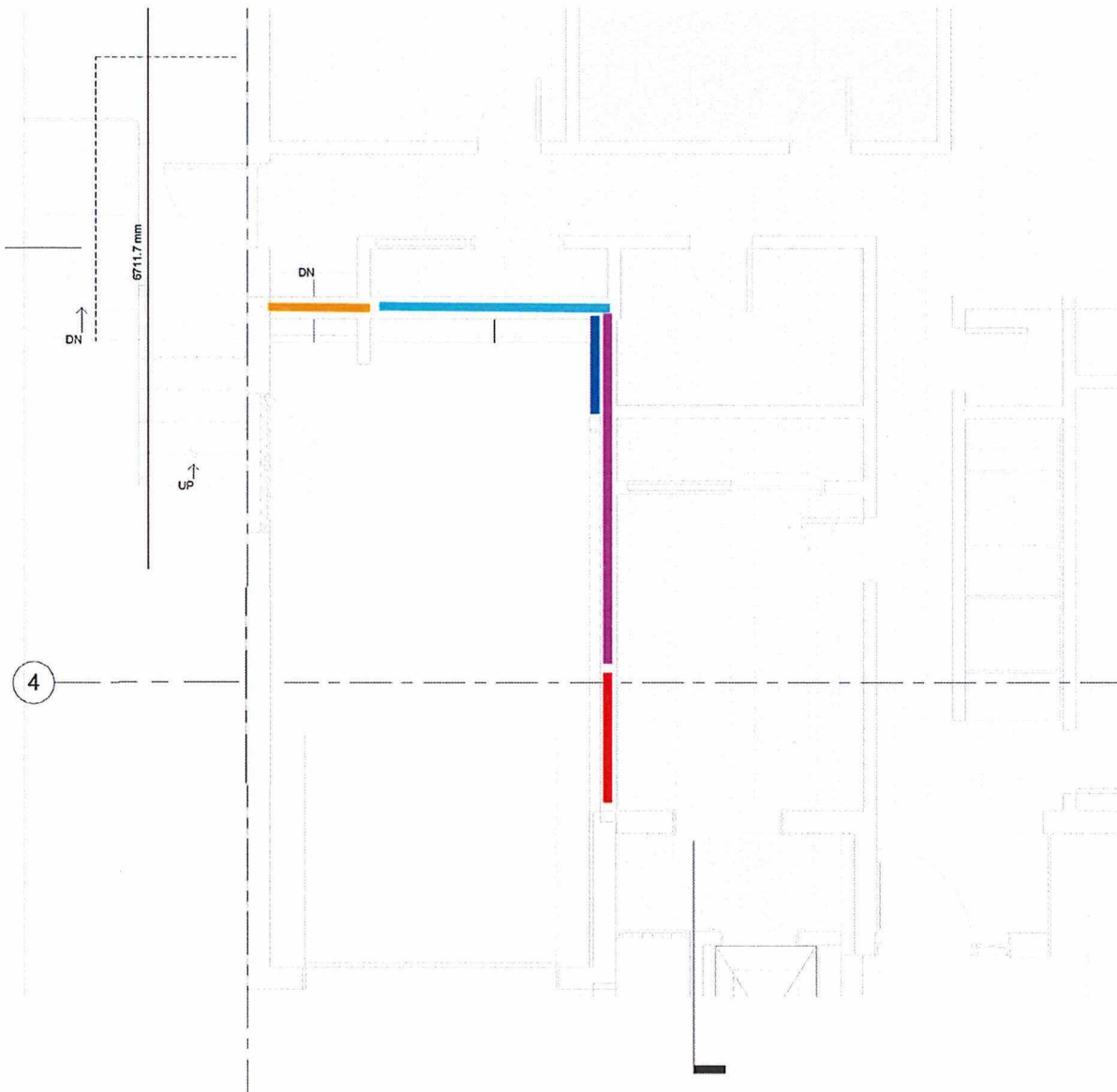
Schedule

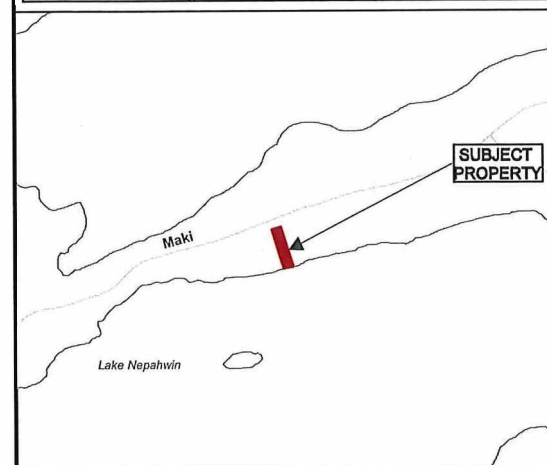
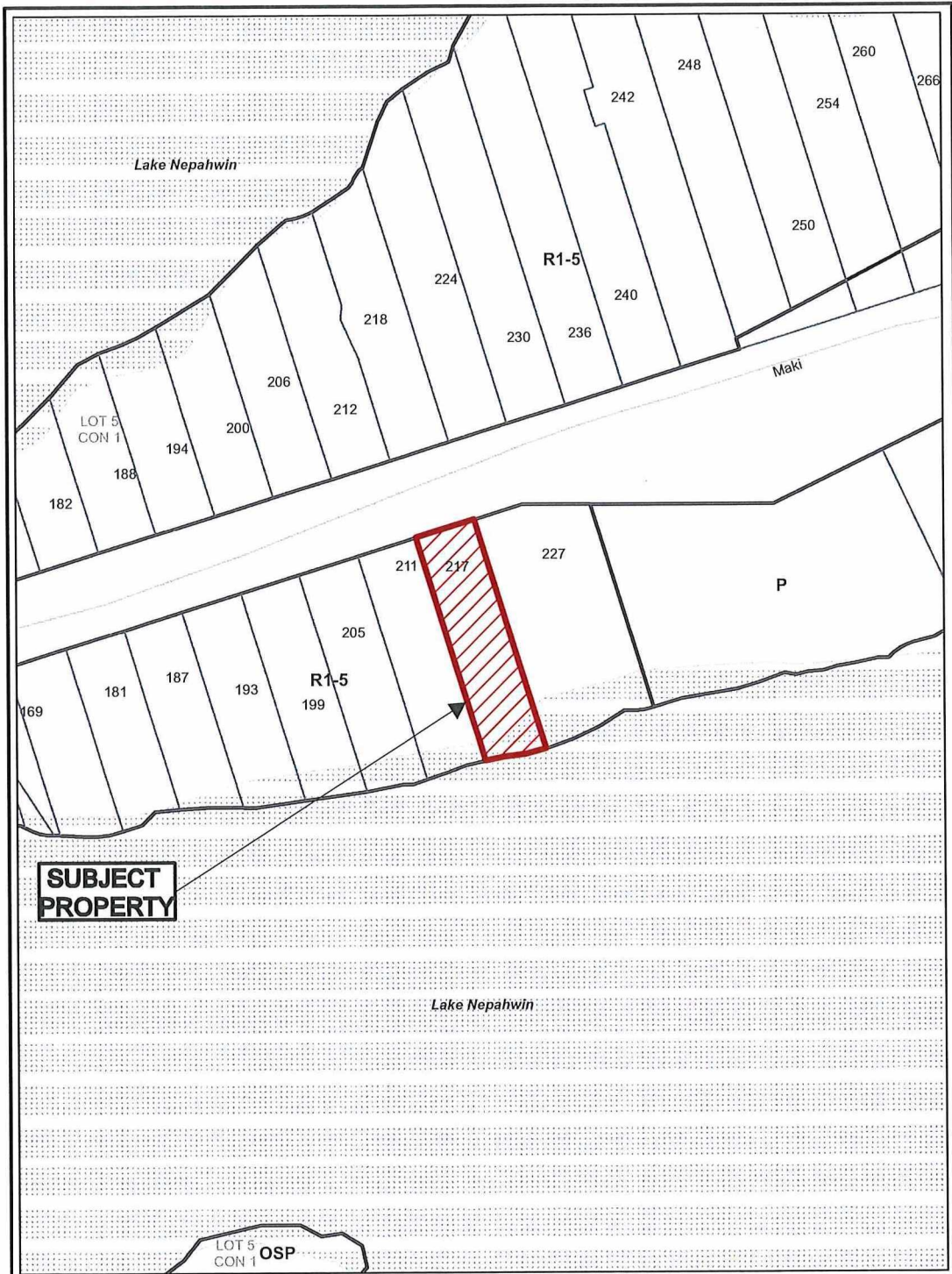
Ramp diagram:




Schedule

Interior diagram:

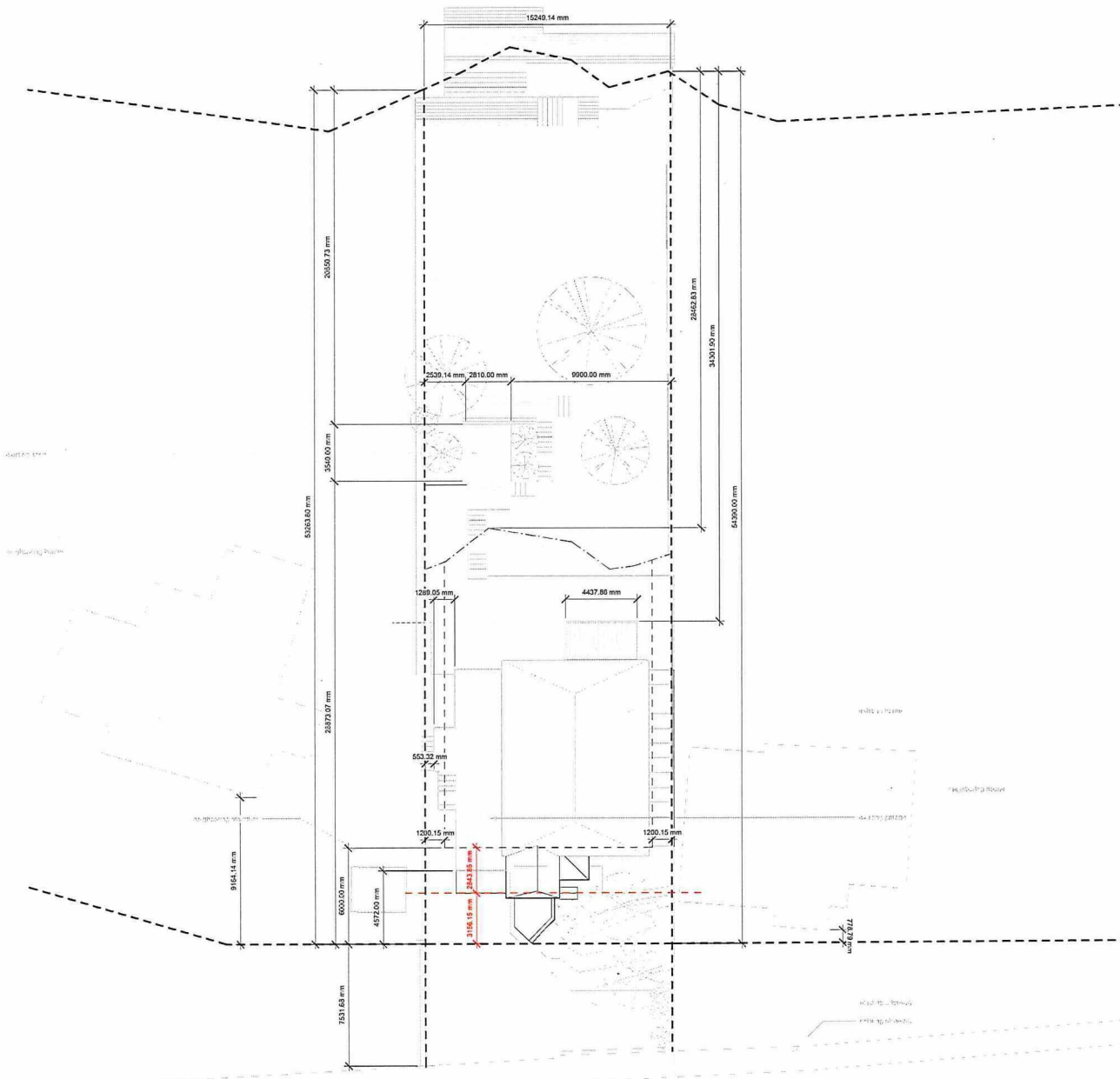




Application for Minor
Variance or Permission 

Subject Property being PIN 73594-0260,
Parcel 25958 SEC SES,
Lot 16, Plan M-143,
Part Lot 5, Concession 1,
Township of McKim,
217 Maki Avenue, Sudbury,
City of Greater Sudbury

Sketch 1, NTS PL-MV-2025-00156
NDCA Date: 2025 11 10

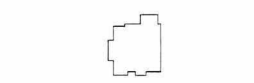


- GENERAL NOTES
- ① ELEVATOR SHAFT
 - ② NEW WINDOW
 - ③ CLADDING TO BE ATTACHED TO EXISTING WALL
 - ④ CLADDING TO BE ADDED IN PLACE OF EXISTING WINDOWS
 - ⑤ NEWLY PAVED AREA
 - ⑥ NEW FOUNDATION WALL
 - ⑦ HEIGHT INCREASE TO EXISTING HOME ENTRY
 - ⑧ RAILING RELOCATION
 - ⑨ BEDROOM
 - ⑩ EXISTING HOME ENTRY
 - ⑪ GLAZED CURTAIN WALL
 - ⑫ EXISTING GREEN SPACE
 - ⑬ NEW STREET LEVEL ENTRY DOOR
- - - Property Lines
 - - - Setback Lines
 - - - Proposed Minor Variance Setback
 - - - Overhead

DISCLAIMER

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2	251223	Minor Variance Revision	
1	251212	Minor Variance Application	
TITLE	DATE	BY	CHK'D BY
KEY PLAN			



D A O

CONTACT: Danielson Architecture Office Inc.
217 Maki Avenue
Sudbury, ON
Canada P2E 2P3

SEAL

CLIENT
Nepawhin Residence

PROJECT
Danielson Family
217 Maki Ave.

TITLE
Proposed Site Plan

PROJECT	189
SCALE	3/32" = 1'-0"
DATE	06/09/2025
DRAWN BY	J.P.
CHECKED BY	P.D.
SHEET NUMBER	A001
REVISION	2

PL-MV-2025-00156
Sketch 2

① Minor Variance Site Plan
3/32" = 1'-0"

List Of Reasons / Intent

1. Accessibility and Safety

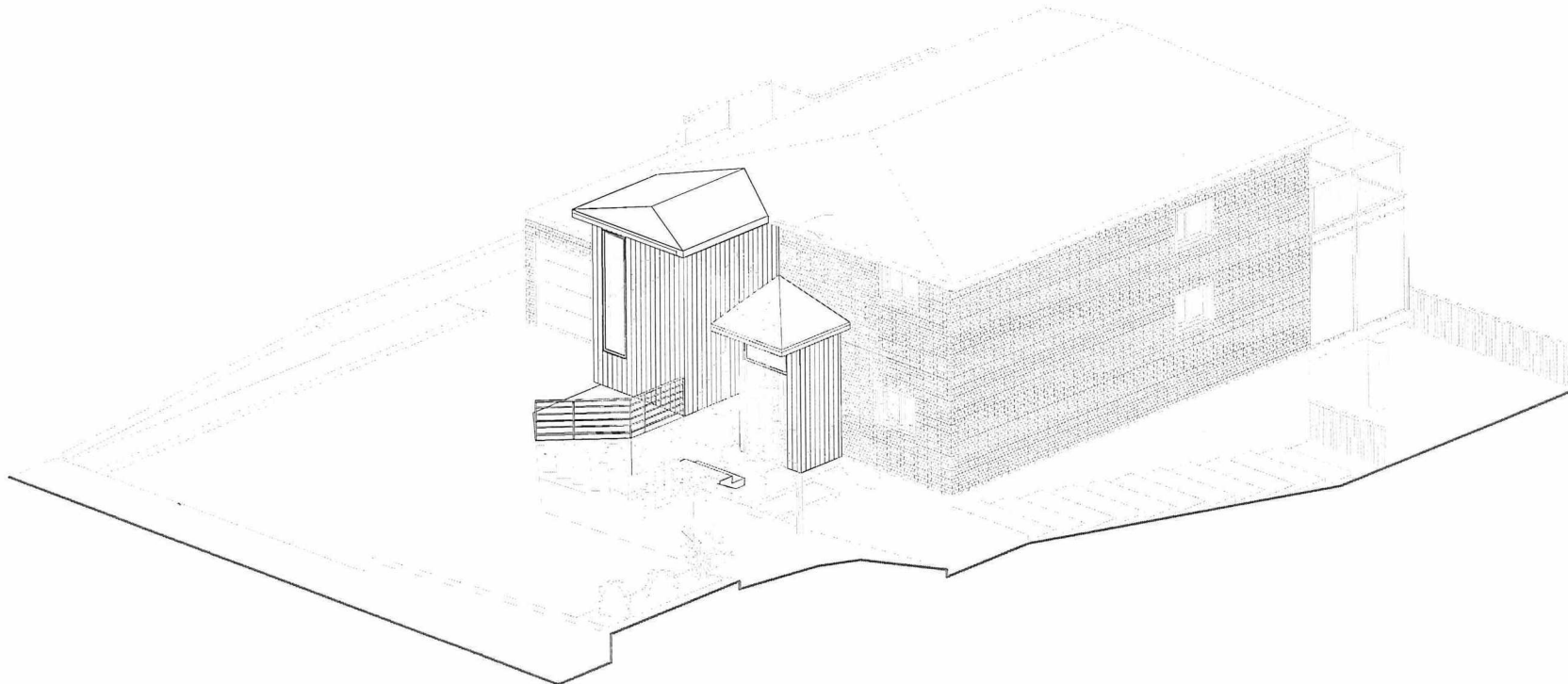
A new at grade entrance is to be constructed including space for an elevator or lift to enhance access through the home for senior living. The variance provides the space necessary to address split-level differences between house floors and exterior grade, maintaining safe and functional access.

2. Property Line Constraints

The property line is unusually far from the street. The neighboring house is closer to the street, demonstrating that the requested variance is modest in scope.

2. Parking Constraints

The newly designed area has been added in order to meet the constraints of fitting one car parking space within the site property line.



① 3D Perspective - Minor Variance

DISCLAIMER

This drawing is an instrument of service for the project of 251212 Minor Variance Application. It is not to be used for any other purpose without the express written consent of the architect. The architect is not responsible for the accuracy of the information provided in this drawing. The architect is not responsible for the accuracy of the information provided in this drawing. The architect is not responsible for the accuracy of the information provided in this drawing.

2	251223	Minor Variance Revision
1	251212	Minor Variance Application

DATE: 06/09/2025
 SCALE: 1/8" = 1'-0" (SEE SHEET)
 KEY PLAN

D A O

CONTACT: Danielson Architecture Office Inc.
 217 Main Avenue
 Chatham, ON
 Canada P2E 2P0

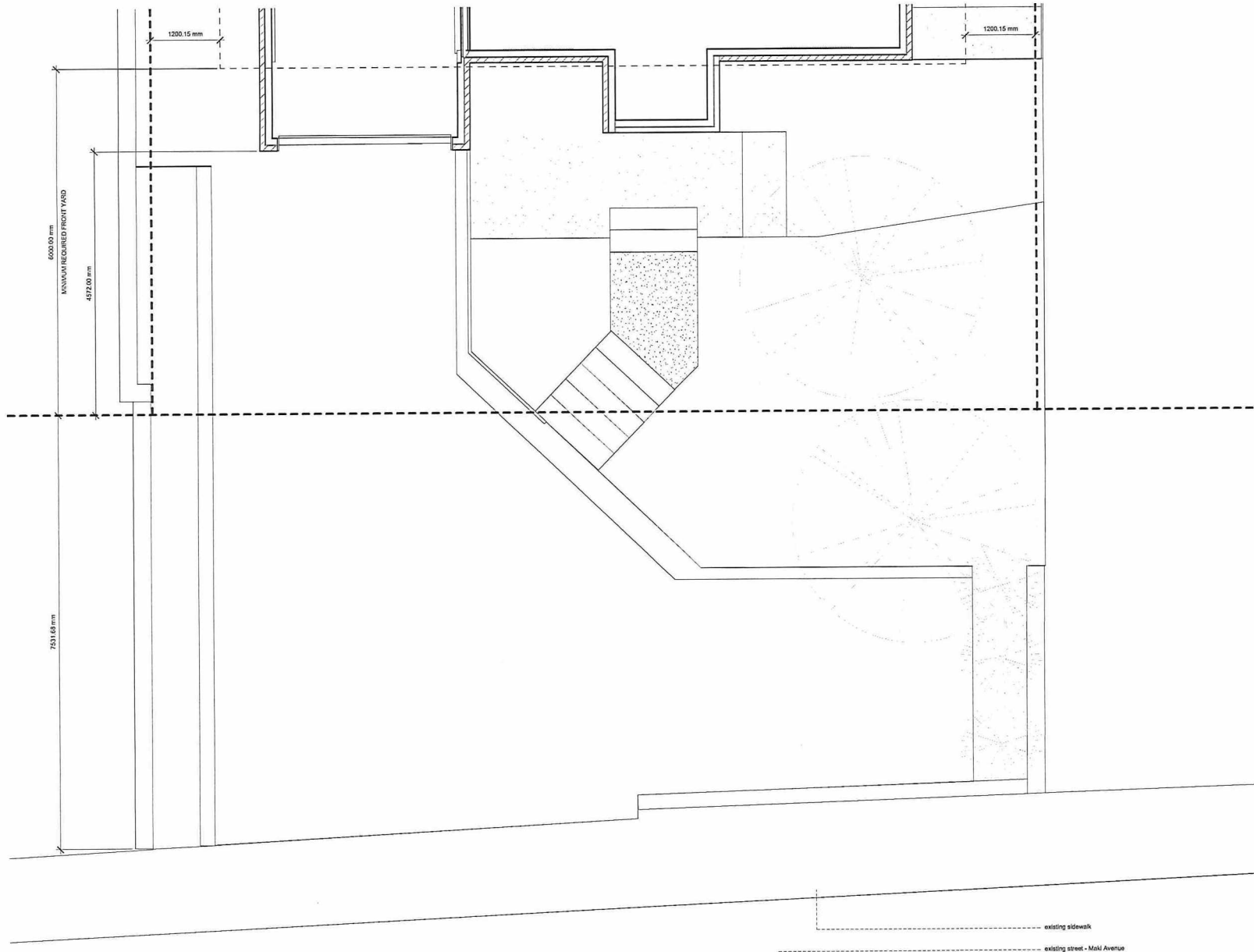
CLIENT: Nepawhin Residence

PROJECT: Danielson Family
 217 Main Ave.

Project Information

PROJECT	189	DATE	06/09/2025	REVISION	N
SCALE		CHECKED BY	Author	CHECKED BY	Checker
DRAWN BY	Author	CHECKED BY	Checker	SHEET NUMBER	A000
				REVISION	2

PL-MV-2025-00156
 Sketch 3



GENERAL NOTES

- - - Property Lines
- - - Setback Lines

DISCLAIMER

This drawing is the property of the Architect. It is not to be used for any other project without the written consent of the Architect. The Architect is not responsible for any errors or omissions in this drawing. The Architect is not responsible for any conditions, existing or proposed, that may affect the construction or use of the building. The Architect is not responsible for any conditions, existing or proposed, that may affect the construction or use of the building.

2	251223	Minor Variance Revision	
1	251212	Minor Variance Application	
DATE	DATE	BY	FOR

KEY PLAN



D O O

CONTACT
 Danielson Architecture Office Inc.
 217 Marki Avenue
 Sudbury, ON
 Canada P0E 2P3

CLIENT
Nepawhin Residence

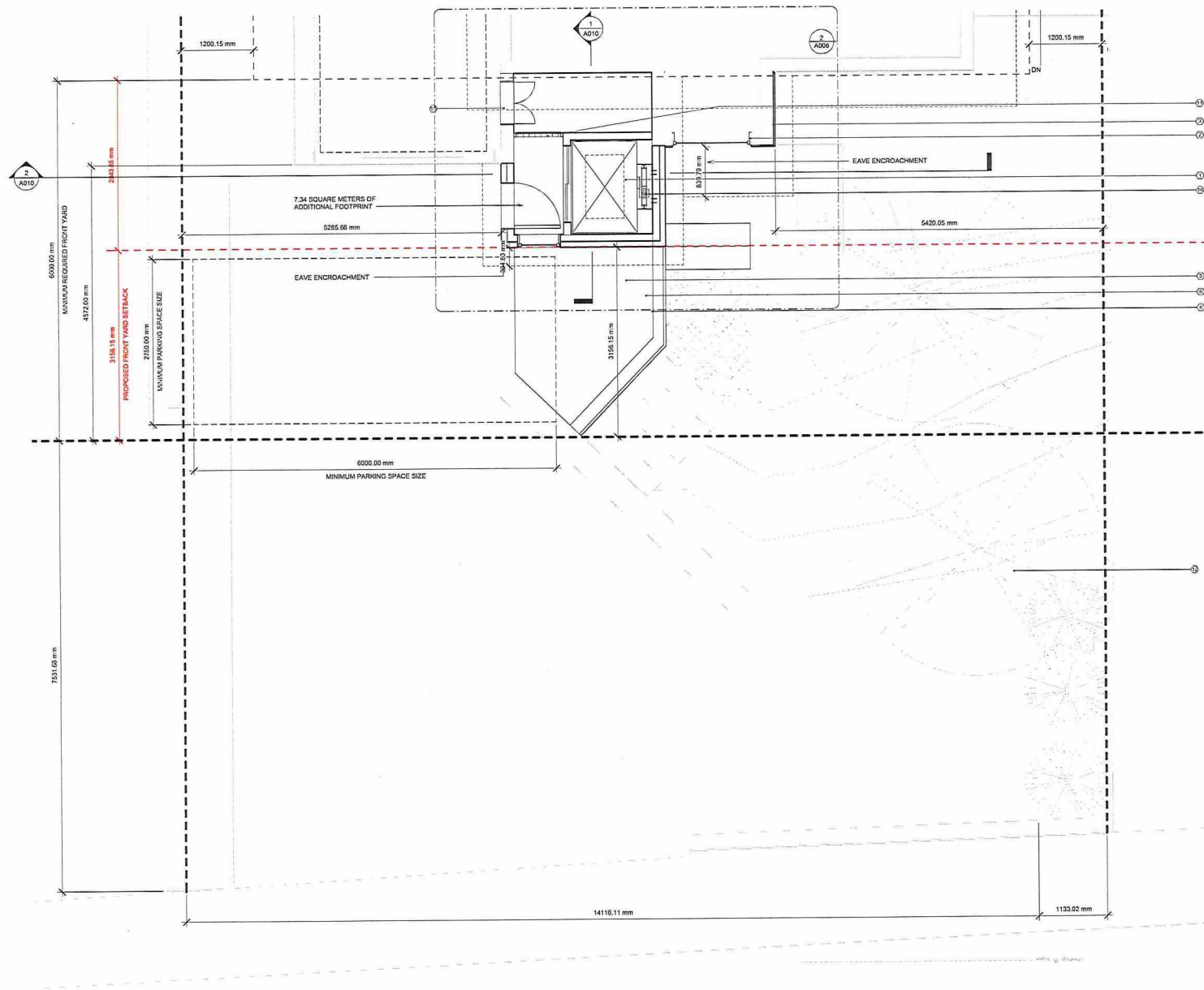
PROJECT
Danielson Family
 217 Marki Ave.

TITLE
Existing Plan

PROJECT	189	DATE	06/09/2025	N
SCALE	3/8" = 1'-0"	CHECKED BY	Checker	
DRAWN BY	Author	CHECKED BY	Checker	REVISION
SHEET NUMBER	A002			2

1 STREET LEVEL - EXISTING PLAN
 3/8" = 1'-0"

PL-MV-2025-00156
 Sketch 4



- GENERAL NOTES
- ① ELEVATOR SHAFT
 - ② NEW WINDOW
 - ③ CLADDING TO BE ATTACHED TO EXISTING WALL
 - ④ OPENING TO BE ADDED IN PLACE OF EXISTING WINDOWS
 - ⑤ NEWLY PAVED AREA
 - ⑥ NEW FOUNDATION WALL
 - ⑦ HEIGHT INCREASE TO EXISTING HOME ENTRY
 - ⑧ RAILING RELOCATION
 - ⑨ BEDROCK
 - ⑩ EXISTING HOME ENTRY
 - ⑪ GLAZED CURTAIN WALL
 - ⑫ EXISTING GREEN SPACE
 - ⑬ NEW STREET LEVEL ENTRY DOOR
 - ⑭ STORAGE SPACE
 - ⑮ GARAGE HATCH DOOR (GARAGE DOOR)
 - ⑯ 10' ELEVATOR TRACK SPACE
- - - Property Lines
 - - - Setback Lines
 - - - Proposed Minor Variance Setback
 Overhead

DISCLAIMER

This drawing is an instrument of service of the profession of Professional Architectural and Engineering Services. It is not to be used for any other purpose without the written consent of the professional responsible for its preparation. The professional responsible for its preparation is not responsible for any errors or omissions in this drawing or for any consequences arising therefrom. The professional responsible for its preparation is not responsible for any errors or omissions in this drawing or for any consequences arising therefrom.

2	251223	Minor Variance Revision
1	251212	Minor Variance Application

DATE: 06/08/2025
 TITLE: KEY PLAN
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]
 SCALE: 3/8" = 1'-0"



D A O

CONTACT: Danielson Architecture Office Inc.
 217 Mark Avenue
 Oakville, ON
 Canada P6E 2P3

SEAL: [Redacted]

*CLIENT
Nepawhin Residence

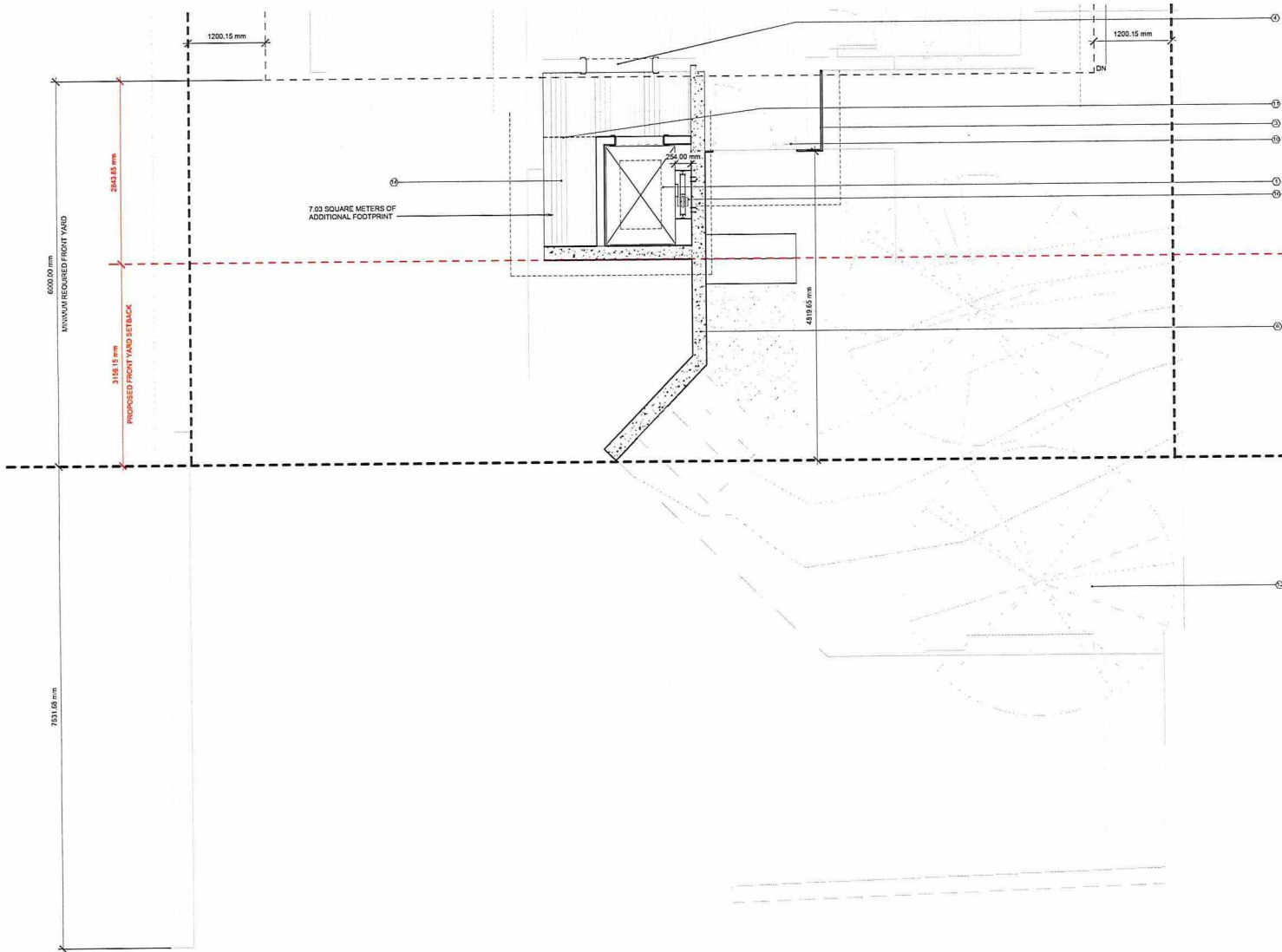
PROJECT
Danielson Family
 217 Mark Ave.

TITLE
Street Level Plan

PROJECT	189	DATE	06/08/2025	N
SCALE	3/8" = 1'-0"	DRAWN BY	Author	
CHECKED BY	Checker	SHEET NUMBER	A003	REVISION
				2

① STREET LEVEL
 3/8" = 1'-0"

PL-MV-2025-00156
Sketch 5



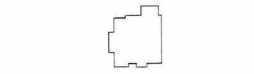
- GENERAL NOTES
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 - ⑬ NEW STREET LEVEL ENTRY DOOR
 - ⑭ STORAGE SPACE
 - ⑮ GARAGE HATCH DOOR (GARAGE DOOR)
 - ⑯ 1/2" ELEVATOR TRACK SPACE
- - - Property Lines
 - - - Setback Lines
 - - - Proposed Minor Variance Setback
 Overhead

REVISIONS

This drawing is the property of Danielson Architecture Office Inc. and shall not be used for any other project without the written consent of Danielson Architecture Office Inc. The client is responsible for the accuracy of the information provided and for the accuracy of the information provided to the client. The client is responsible for the accuracy of the information provided to the client.

NO.	DATE	DESCRIPTION	BY
2	25/12/23	Minor Variance Revision	
1	25/12/23	Minor Variance Application	

TITLE: DATE: PLAN: LAYOUT: CHECK: LAYOUT



D A O

CONTACT: Danielson Architecture Office Inc.
217 Maki Avenue
Oakville, ON
Canada P9E 2P9

SCALE: 3/8" = 1'-0"

CLIENT: **Nepawhin Residence**

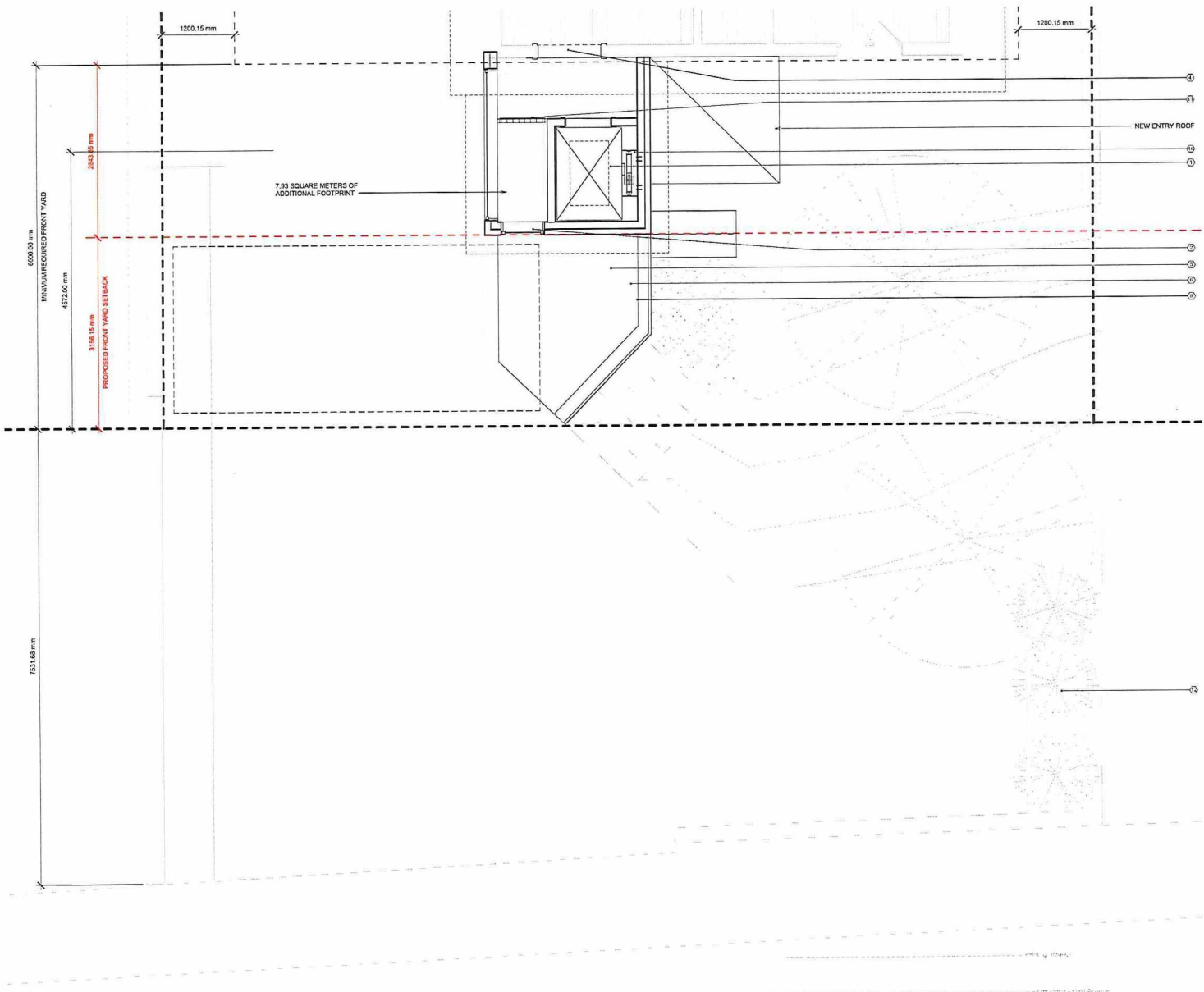
PROJECT: **Danielson Family**
217 Maki Ave.

TITLE: **First Floor Plan**

PROJECT	SCALE	DATE	ORIENTATION
189	3/8" = 1'-0"	05/09/2025	N
DRAWN BY	CHECKED BY		
Author	Checker		
SHEET NUMBER	REVISION		
A004	2		

① FIRST FLOOR PLAN
3/8" = 1'-0"

PL-MV-2025-00156
Sketch 6



- GENERAL NOTES
- ① ELEVATOR SHAFT
 - ② NEW WINDOW
 - ③ CLADDING TO BE ATTACHED TO EXISTING WALL
 - ④ OPENING TO BE ADDED IN PLACE OF EXISTING WINDOWS
 - ⑤ NEWLY PAVED AREA
 - ⑥ NEW FOUNDATION WALL
 - ⑦ HEIGHT INCREASE TO EXISTING HOME ENTRY
 - ⑧ RAILING RELOCATION
 - ⑨ BEDROCK
 - ⑩ EXISTING HOME ENTRY
 - ⑪ GLAZED CURTAIN WALL
 - ⑫ EXISTING GREEN SPACE
 - ⑬ NEW STREET LEVEL ENTRY DOOR
 - ⑭ STORAGE SPACE
 - ⑮ GARAGE HATCH DOOR (GARAGE DOOR)
 - ⑯ 10' ELEVATOR TRACK SPACE
- Property Lines
 - - - Setback Lines
 - - - Proposed Minor Variance Setback
 Overhead

DISCLAIMER

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2	251223	Minor Variance Revision
1	251212	Minor Variance Application
DATE	DATE	REVISION (SEE SHEET)
		CHECK



D A O

CONTRACTOR SEAL

Danielson Architecture Office Inc.
 217 Main Avenue
 Sudbury, ON
 Canada P0E 2P0

CLIENT

Nepawhin Residence

PROJECT

Danielson Family
 217 Main Ave.

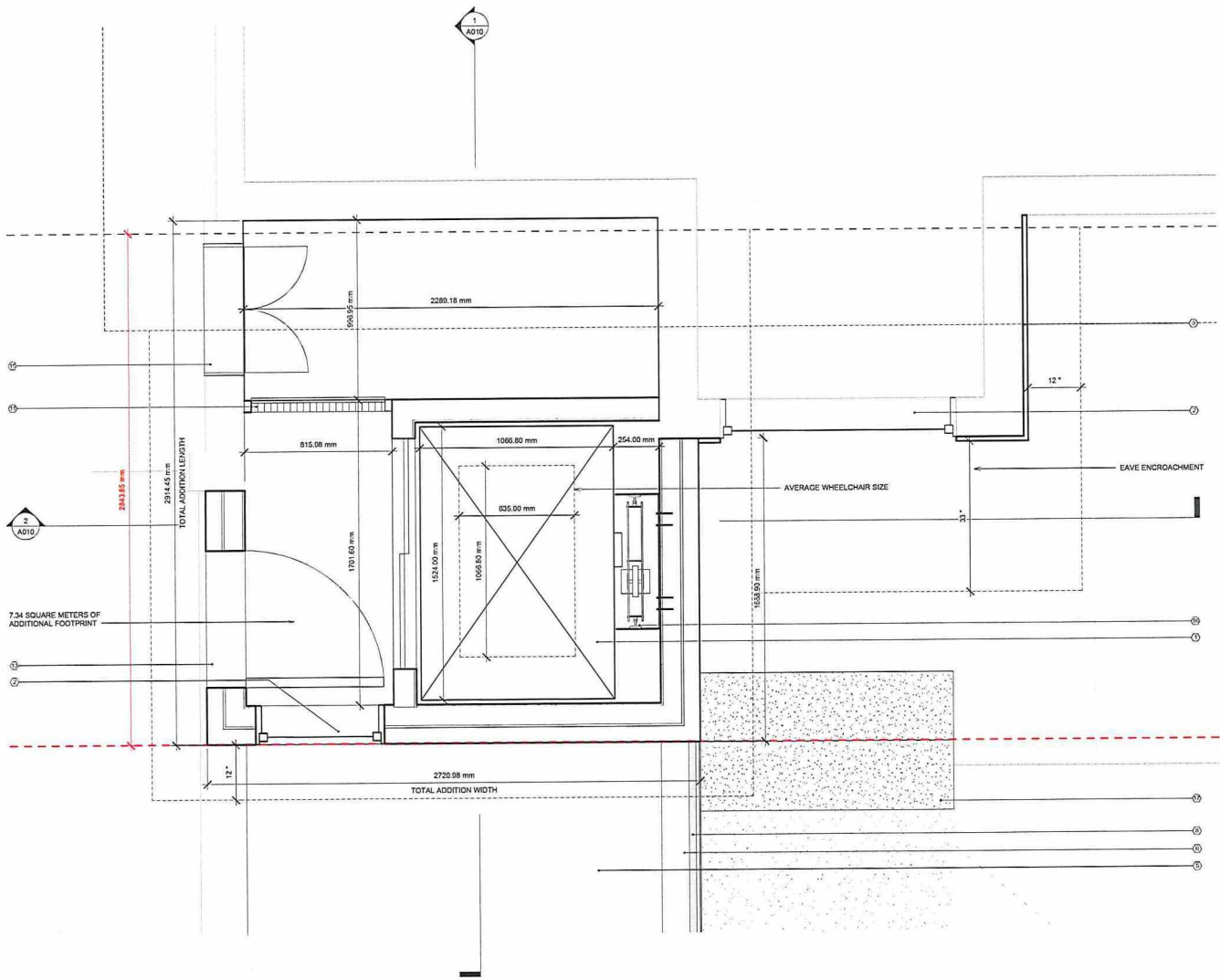
TITLE

Second Floor Plan

PROJECT	189	N
SCALE	3/8" = 1'-0"	
DATE	06/08/2025	
DRAWN BY	Author	
CHECKED BY	Checker	
SHEET NUMBER	A005	REVISION
		2

① SECOND FLOOR PLAN
 3/8" = 1'-0"

PL-MV-2025-00156
 sketch 7



2 STREET LEVEL - CALLOUT
1" = 1'-0"

- GENERAL NOTES
- 1 ELEVATOR SHAFT
 - 2 NEW WINDOW
 - 3 CLADDING TO BE ATTACHED TO EXISTING WALL
 - 4 OPENING TO BE ADDED IN PLACE OF EXISTING WINDOWS
 - 5 NEWLY PAVED AREA
 - 6 NEW FOUNDATION WALL
 - 7 HEIGHT INCREASE TO EXISTING HOME ENTRY
 - 8 RAILING RELOCATION
 - 9 BEDROCK
 - 10 EXISTING HOME ENTRY
 - 11 GLASS PANELS / RAILING
 - 12 EXISTING GREEN SPACE
 - 13 NEW STREET LEVEL ENTRY DOOR
 - 14 STORAGE SPACE
 - 15 GARAGE HATCH DOOR (GARAGE DOOR)
 - 16 10' ELEVATOR TRACK SPACE
 - 17 NEW STEPS
- Property Lines
 - - - Setback Lines
 - - - Proposed Minor Variance Setback
 - - - Overhead

DISCLAIMER

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2	251223	Minor Variance Revision		
1	251212	Minor Variance Application		
DATE	DATE	BY	DATE	DATE

KEY PLAN

D A O

CONTRACTOR: Danielson Architecture Office Inc.
217 Marki Avenue
Coquitlam, BC
Canada V3E 2P1

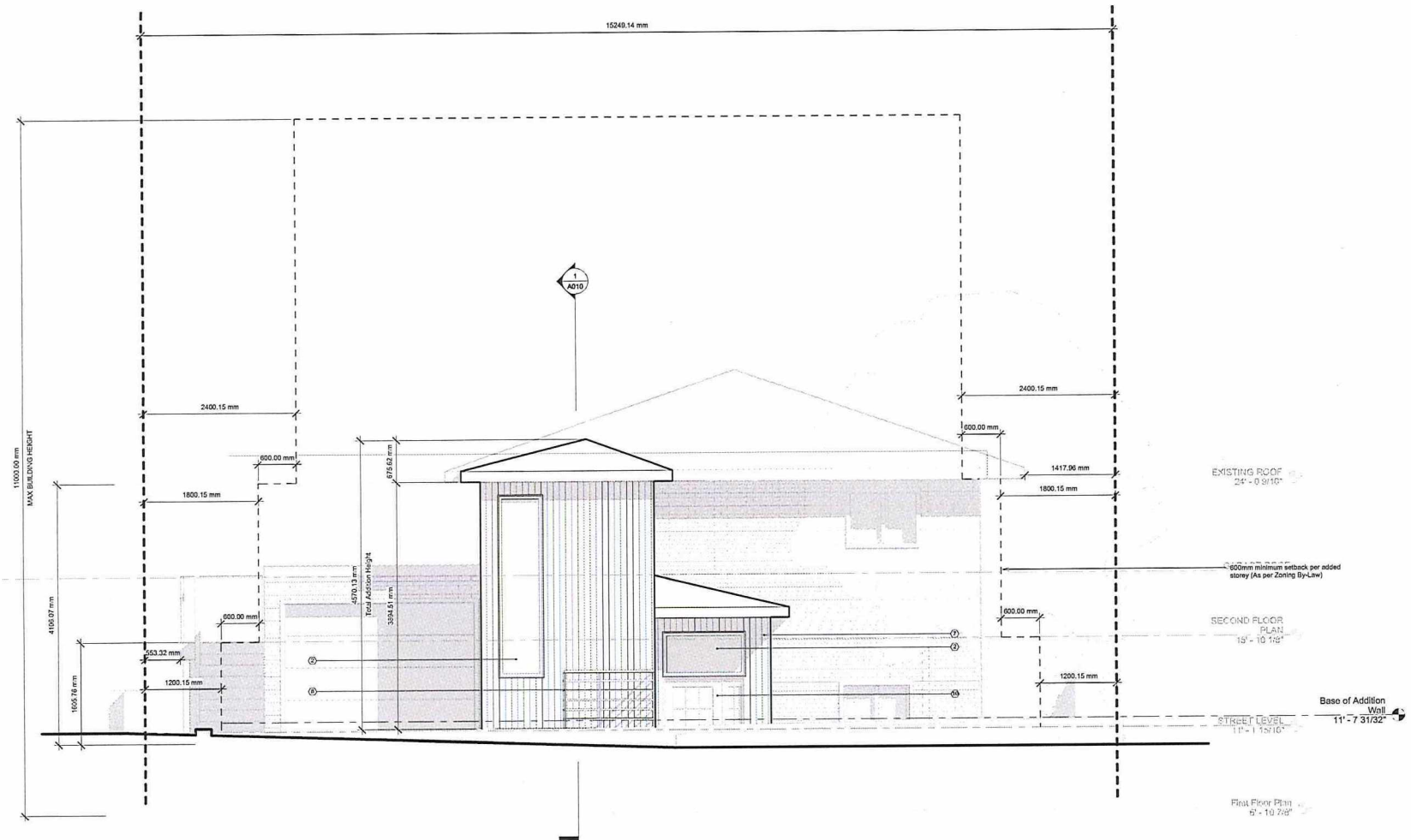
CLIENT: **Nepawhin Residence**

PROJECT: **Danielson Family**
217 Marki Ave.

TITLE: **Addition Callout Plan**

PROJECT: 189	DATE: 05/06/2025	N
SCALE: 1" = 1'-0"	DRAWN BY: Author	
CHECKED BY: Checker	REVISION: 2	

PL-MV-2025-00156
Sketch8



① North (Minor Variance)
3/8" = 1'-0"

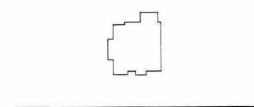
- GENERAL NOTES
- ① ELEVATOR SHAFT
 - ② NEW WINDOW
 - ③ CLADDING TO BE ATTACHED TO EXISTING WALL
 - ④ OPENING TO BE ADDED IN PLACE OF EXISTING WINDOWS
 - ⑤ NEWLY PAVED AREA
 - ⑥ NEW FOUNDATION WALL
 - ⑦ HEIGHT INCREASE TO EXISTING HOME ENTRY
 - ⑧ RAILING RELOCATION
 - ⑨ BEDROOM
 - ⑩ EXISTING HOME ENTRY
 - ⑪ GLASS PANELS / RAILING
 - ⑫ EXISTING GREEN SPACE
 - ⑬ NEW STREET LEVEL ENTRY DOOR
 - ⑭ STORAGE SPACE
 - ⑮ GARAGE HATCH DOOR (GARBAGE DOOR)
 - ⑯ 10' ELEVATOR TRACK SPACE
 - ⑰ NEW STEPS
- - - - - Property Lines
 - - - - - Setback Lines
 - - - - - Proposed Minor Variance Setback
 - - - - - Overhead

DISCLAIMER

This drawing is an approval of concept. The project is subject to all applicable laws, codes, and regulations. The client is responsible for obtaining all necessary permits and approvals from the relevant authorities. The architect is not responsible for any errors or omissions in this drawing or for any consequences arising therefrom. The architect's liability is limited to the professional services provided by the architect.

2	251223	Minor Variance Revision	
1	251212	Minor Variance Application	
DATE	DATE	BY	CHECK

KEY PLAN



D O O

CONTACT	REAL
Danielson Architecture Office Inc. 217 Main Avenue Oakville, ON Canada P6E 2P0	

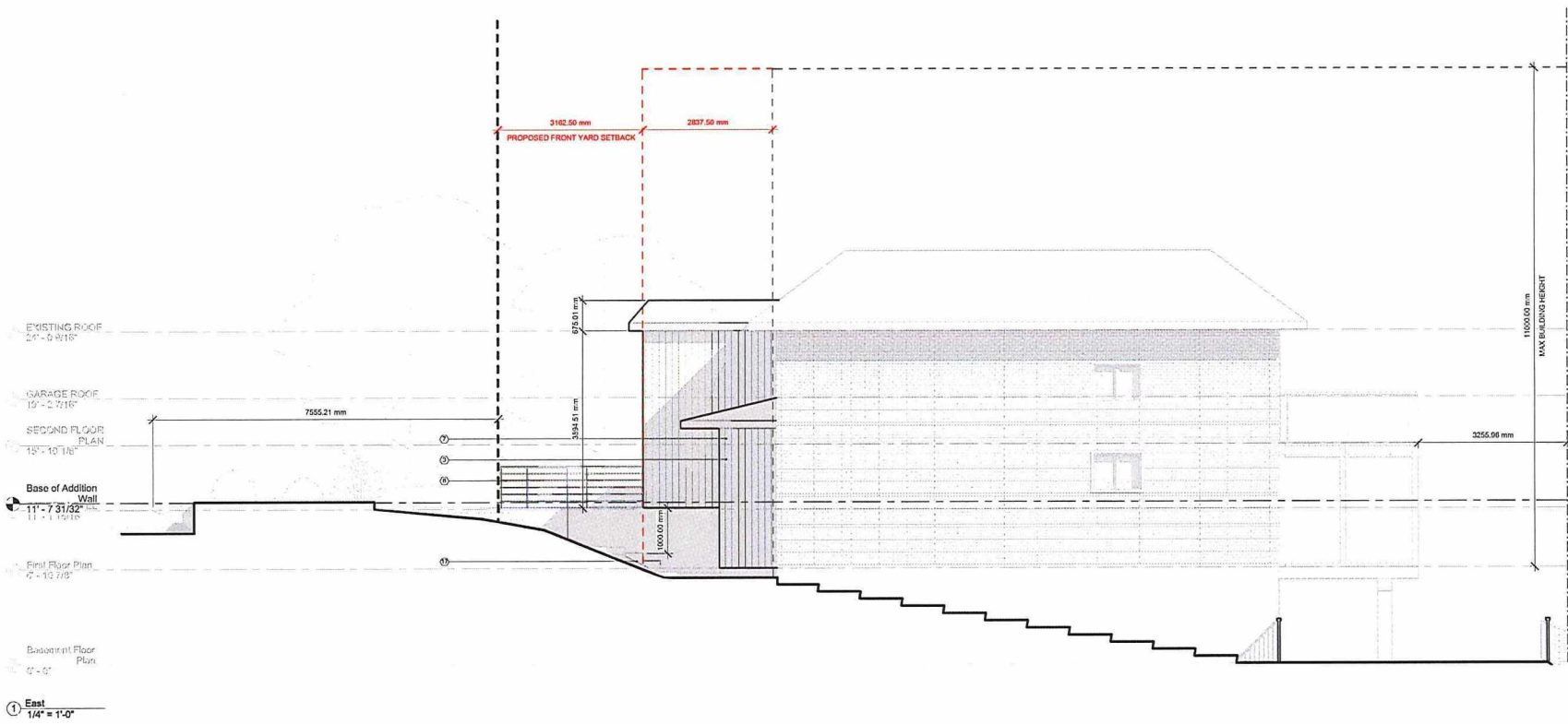
CLIENT
Nepawhin Residence

PROJECT
Danielson Family
217 Main Ave.

TITLE
North Elevation

PROJECT	189
SCALE	3/8" = 1'-0"
DATE	06/08/2025
DRAWN BY	Author
CHECKED BY	Checker
SHEET NUMBER	A007
REVISION	2

PL-MV-2025-00156
Sketch 9



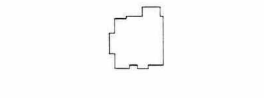
- GENERAL NOTES
- ① ELEVATOR SHAFT
 - ② NEW WINDOW
 - ③ CLADDING TO BE ATTACHED TO EXISTING WALL
 - ④ OPENING TO BE ADDED IN PLACE OF EXISTING WINDOWS
 - ⑤ NEWLY PAVED AREA
 - ⑥ NEW FOUNDATION WALL
 - ⑦ HEIGHT INCREASE TO EXISTING HOME ENTRY
 - ⑧ RAILING RELOCATION
 - ⑨ BEDROCK
 - ⑩ EXISTING HOME ENTRY
 - ⑪ GLASS PANELS / RAILING
 - ⑫ EXISTING GREEN SPACE
 - ⑬ NEW STREET LEVEL ENTRY DOOR
 - ⑭ STORAGE SPACE
 - ⑮ GARAGE HATCH DOOR (GARAGE DOORS)
 - ⑯ 17' ELEVATOR TRACK SPACE
 - ⑰ NEW STEPS

- - - Property Lines
- - - Setback Lines
- - - Proposed Minor Variance Setback
- Overhead

DISCLAIMER

This drawing is an illustration of a proposed project and does not constitute a contract. It is intended to provide a visual representation of the proposed project and is not to be used for any other purpose. The client is responsible for ensuring that the proposed project complies with all applicable laws, regulations, and codes. The architect is not responsible for any errors or omissions in this drawing or for any consequences arising from its use.

NO.	DATE	DESCRIPTION	BY
2	25/12/23	Minor Variance Revision	
1	25/12/12	Minor Variance Application	
REV.	DATE	REVISION/ISSUE	CHK/CRK



CONTACT

Danielson Architecture Office Inc.
217 Main Avenue
Duluth, ON
Canada P2E 2P3

CLIENT

Nepawhin Residence

PROJECT

Danielson Family
217 Main Ave.

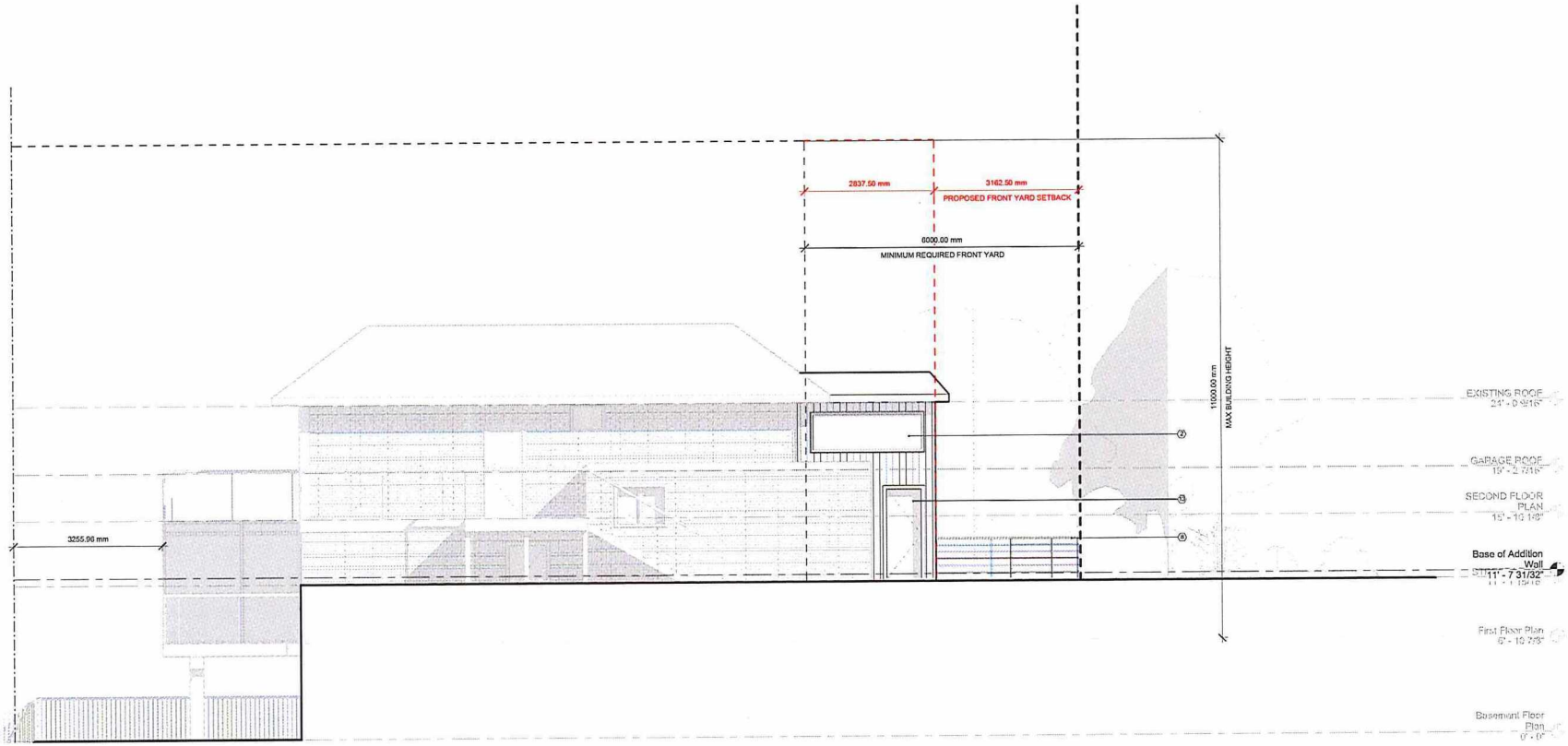
TITLE

East Elevation

PROJECT	189	DATE	03/05/2025
SCALE	1/4" = 1'-0"	CHECKED BY	
DRAWN BY	Author	CHECKED BY	
SHEET NUMBER	A008	REVISION	2

PL-MV-2025-00156

sketch 10



- GENERAL NOTES
- ① ELEVATOR SHAFT
 - ② NEW WINDOW
 - ③ CLADDING TO BE ATTACHED TO EXISTING WALL
 - ④ OPENING TO BE ADDED IN PLACE OF EXISTING WINDOWS
 - ⑤ NEWLY PAVED AREA
 - ⑥ NEW FOUNDATION WALL
 - ⑦ HEIGHT INCREASE TO EXISTING HOME ENTRY
 - ⑧ RAILING RELOCATION
 - ⑨ BEDROCK
 - ⑩ EXISTING HOME ENTRY
 - ⑪ GLASS PANELS / RAILING
 - ⑫ EXISTING GREEN SPACE
 - ⑬ NEW STREET LEVEL ENTRY DOOR
 - ⑭ STORAGE SPACE
 - ⑮ GARAGE HATCH DOOR (GARAGE DOOR)
 - ⑯ 10' ELEVATOR TRACK SPACE
 - ⑰ NEW STEPS
- - - Property Lines
 - - - Setback Lines
 - - - Proposed Minor Variance Setback
 - Overhead

DISCLAIMER

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NO.	DATE	DESCRIPTION	CHECKED
2	251223	Minor Variance Revision	
1	251212	Minor Variance Application	
DATE		DATE	DATE

KEY PLAN

EXISTING ROOF
24' - 0 9/16"

GARAGE ROOF
10' - 2 7/16"

SECOND FLOOR PLAN
15' - 10 1/8"

Base of Addition
Wall
11' - 7 3/16"
11' - 1 15/16"

First Floor Plan
6' - 10 7/8"

Basement Floor Plan
0' - 10"

D O O

CONTACT

Danielson Architectural Office Inc.
217 Main Avenue
Grafton, ON
Canada P0E 2P0

REAL

CLIENT

Nepawhin Residence

PROJECT

Danielson Family
217 Main Ave.

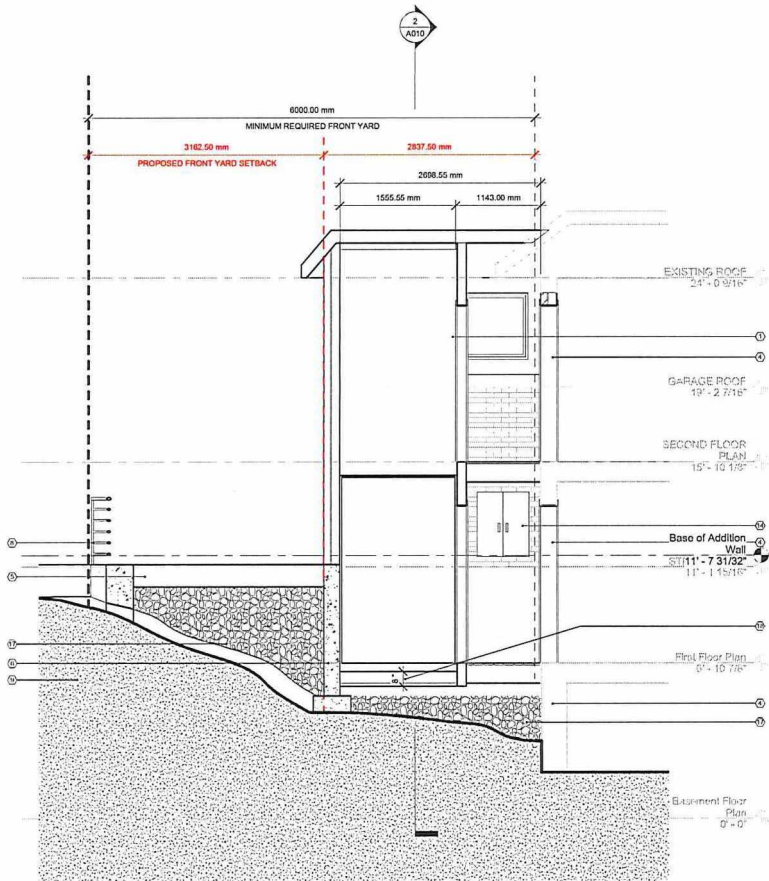
TITLE

West Elevation

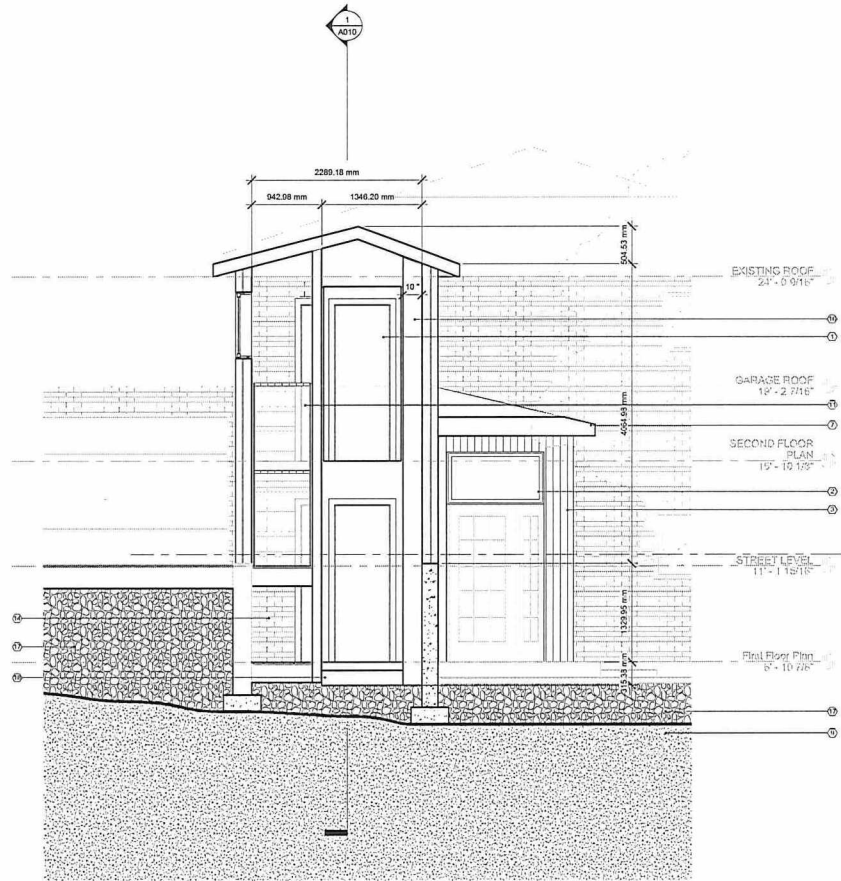
PROJECT	189	DATE	06/09/2025	N D
SCALE	1/4" = 1'-0"	CHECKED BY	Author	
DRAWN BY	Author	CHECKED BY	Checker	
SHEET NUMBER	A009	REVISION	2	

West
1/4" = 1'-0"

PL-MV-2025-00156
Sketch 11



① Minor Variance Addition - Section 1
3/8" = 1'-0"



② Minor Variance Addition - Section 2
3/8" = 1'-0"

- GENERAL NOTES
- ① ELEVATOR SHAFT
 - ② NEW WINDOW
 - ③ CLADDING TO BE ATTACHED TO EXISTING WALL
 - ④ OPENING TO BE ADDED IN PLACE OF EXISTING WINDOWS
 - ⑤ NEWLY PAVED AREA
 - ⑥ NEW FOUNDATION WALL
 - ⑦ HEIGHT INCREASE TO EXISTING HOME ENTRY
 - ⑧ RAILING RELOCATION
 - ⑨ BEDROCK
 - ⑩ EXISTING HOME ENTRY
 - ⑪ GLAZED CURTAIN WALL
 - ⑫ EXISTING GREEN SPACE
 - ⑬ NEW STREET LEVEL ENTRY DOOR
 - ⑭ STORAGE SPACE
 - ⑮ GARAGE HATCH DOOR (GARAGE DOOR)
 - ⑯ 10' ELEVATOR TRACK SPACE
 - ⑰ GRANULAR FILL
 - ⑱ MINIMUM REQUIRED PIT DEPTH

- Property Lines
- - - Setback Lines
- - - Proposed Minor Variance Setback
- Overhead

DISCLAIMER
We warrant to the best of our knowledge and belief that the information contained herein is true and correct as of the date of preparation of this drawing. We do not warrant the accuracy or completeness of the information provided by others, and we do not accept any liability for any errors or omissions in this drawing or any other drawings prepared by us or any other person in connection with this project.

NO.	DATE	DESCRIPTION	CHECKED BY
2	25/12/23	Minor Variance Revision	
1	25/12/23	Minor Variance Application	

D A O

CONTRACT
Danielson Architectural Office Inc.
217 Maki Avenue
Burlington, ON
Canada P7E 2P3

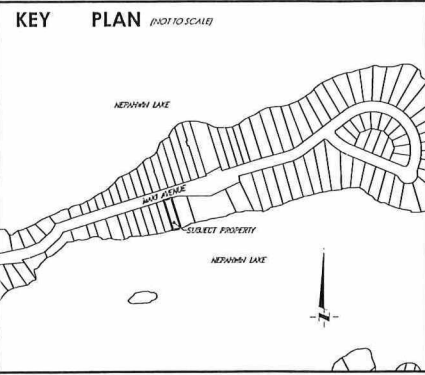
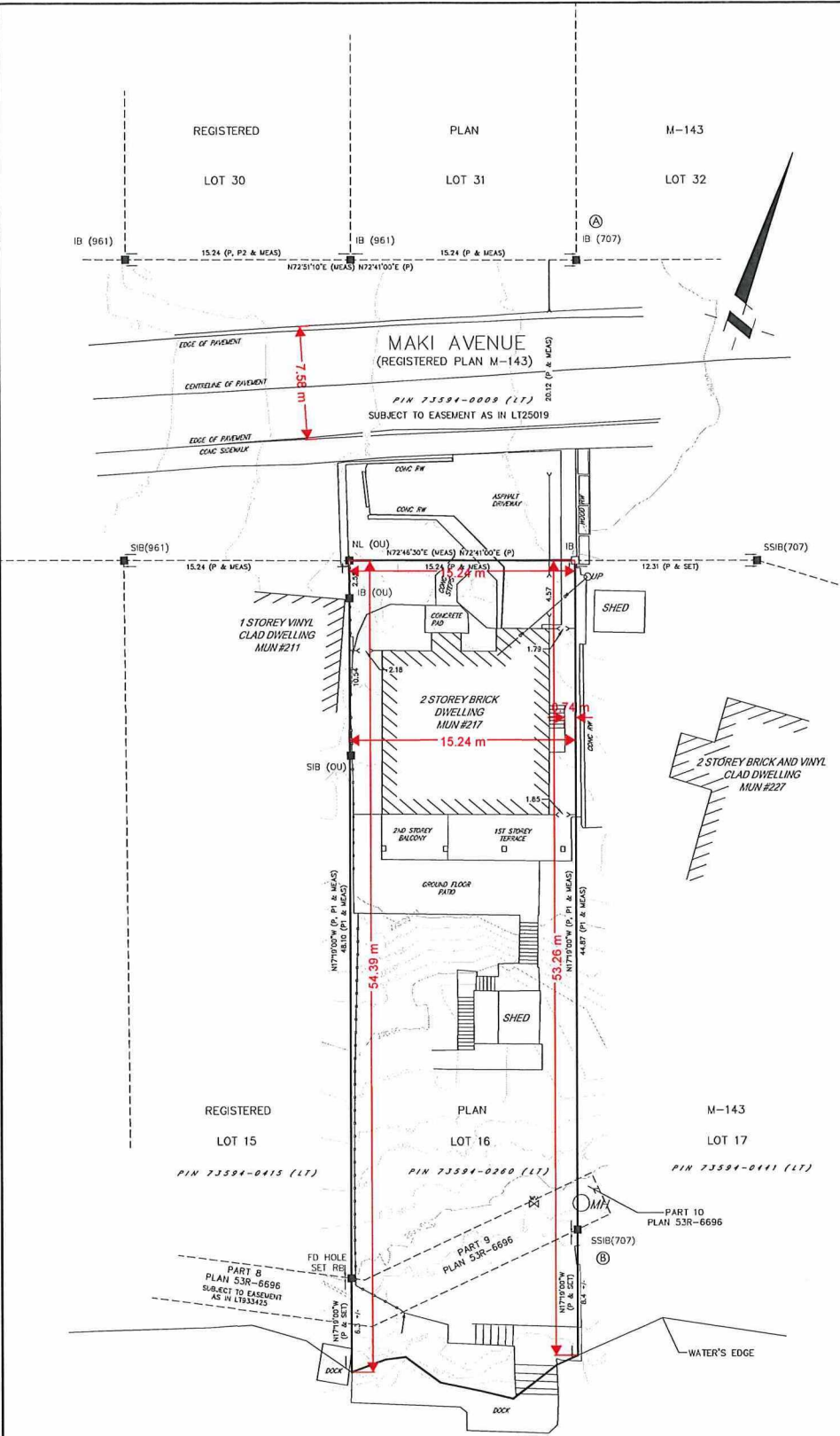
CLIENT
Nepawhin Residence

PROJECT
Danielson Family
217 Maki Ave.

TITLE
Addition Section Drawings

PROJECT	SCALE	DATE	REVISION
189	3/8" = 1'-0"	05/09/2025	N
DRAWN BY	CHECKED BY		
Author	Checker		
SHEET NUMBER		REVISION	
A010		2	

PL-MV-2025-00156
Sketch 12



PLAN OF TOPOGRAPHIC SURVEY OF LOT 16 REGISTERED PLAN M-143
(GEOGRAPHIC TOWNSHIP OF MCKIM)

CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY

AVANT GARDE GEOMATICS INC.
Scale 1:200

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LEGEND

■	DENOTES	FOUND MONUMENTS
□	-	SET MONUMENTS
IB	-	IRON BAR
IB#	-	ROUND IRON BAR
SIB	-	STANDARD IRON BAR
SSIB	-	SHORT STANDARD IRON BAR
CC	-	CUT CROSS
CP	-	CONCRETE PIN
WT	-	WITNESS
PIN	-	PROPERTY IDENTIFICATION NUMBER
M/MEAS	-	MEASURED
PROP	-	PROPORTIONED
OU	-	ORIGIN UNKNOWN
707	-	R.T. LAKE O.L.S.
SS1	-	R.G. HOLDER O.L.S.
P	-	M143
P1	-	S3R-6696
P2	-	S3R-21135
□	-	POST
HPD	-	FIRE HYDRANT
CB	-	CATCH BASIN
DCB	-	DOUBLE CB
MH	-	MAINTENANCE HOLE UNIDENTIFIED
UP	-	UTILITY POLE
WV	-	WATER VALVE

OVERHEAD WIRES
BOARD FENCE

- NOTE**
- THIS REPORT CAN ONLY BE UPDATED BY THIS OFFICE. NO ADDITIONAL PRINTS OF THIS ORIGINAL REPORT WILL BE ISSUED SUBSEQUENT TO THE DATE OF CERTIFICATION.
 - ALL TIES ARE MINIMUM UNLESS OTHERWISE NOTED.
 - RISK OF UNDERGROUND SERVICES, MONUMENTATION PLANTED ACCORDINGLY.
 - ALL TIES TO CURVED BOUNDARY ARE RADIAL TO ARC.

ELEVATION NOTE
ELEVATIONS SHOWN HEREON ARE GEODETIC, ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM OF 1928 (CGVD1928) AND ARE DERIVED FROM GPS OBSERVATIONS COLLECTED AT POINT 'A' AND POST PROCESSED UTILIZING THE PRECISE POINT POSITIONING (PPP) HRCAN SERVICE.

METRIC CONVERSION
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING NOTE
BEARINGS ARE UTM GRID, DERIVED FROM GPS OBSERVATIONS FROM MONUMENT B TO PLANTED MONUMENT IB, SHOWN HEREON, HAVING A BEARING OF N17°19'00"W REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE) HAD83 (CSRS) (2010.0).

FOR BEARING COMPARISONS A ROTATION OF 0°37'00" COUNTER-CLOCKWISE WAS APPLIED TO PLANS P & P1

SCALE FACTOR NOTE
DISTANCES ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99956178

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 25TH DAY OF JULY, 2024.

SEPTEMBER 28, 2024
DATE
RUEB HOJMAN
ONTARIO LAND SURVEYOR

TIES TO WATER'S EDGE FROM POINT 'B'

S38°52'00"W	15.16
S36°24'40"W	14.42
S24°46'10"W	13.83
S3°57'30"W	12.17
S8°22'10"E	9.17

OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET VIRTUAL REFERENCE STATION NETWORK:
UTM ZONE 17, HAD83 (CSRS) (2010.0).
COORDINATES TO URBAN ACCURACY PER SEC 14(2) OF O. REG. 216/10

POINT ID	NORTHING	EASTING
Ⓐ	S144827.95	500397.91
Ⓑ	S144765.92	500417.11

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

NEPAHWIN LAKE
(FORMERLY TROUT LAKE)
CROWN

WATER'S EDGE NOTE:
NEPAHWIN LAKE IS NOT REGULATED BY AN ARTIFICIAL CONTROL STRUCTURE. THE WATERSIDE LIMIT OF LOT 16, REGISTERED PLAN M-143 IS THE AMBULATORY LIMIT OF NEPAHWIN LAKE.
THE LIMIT OF NEPAHWIN LAKE AS SHOWN ON THIS PLAN HAS BEEN ESTABLISHED BY SURVEY AND THE WATER'S EDGE HAS BEEN ACCEPTED AS THE BEST AVAILABLE EVIDENCE OF THIS LIMIT. ANY CHANGE FROM THE POSITION OF THIS LIMIT AS SHOWN ON REGISTERED PLAN M-143 AND AS IT EXISTED AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF MCKIM APPEARS TO BE THE RESULT OF NORMAL AND GRADUAL FLUCTUATIONS IN THE LIMIT.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-69054

AVANT GARDE GEOMATICS INC.
ONTARIO LAND SURVEYORS
600 PINE CONE ROAD, SKEAD, ON. P0M 2Y0
aggeo.ca

DRAWN: JN CHECKED: JN DATE: 28/07/2024 PROJECT NO.: S324015

PL-MV-2025-00156
Sketch 13



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-2025-00172

APPLICATION SUMMARY

File Date: 12/16/2025

Application Type: Minor Variance

Address(es): 185 Lorne Street, Sudbury P3C 4P6

Applicant(s): YELLOWEGA ARCHITECTURE INC.

Owner(s): 2269139 ONTARIO INC.

PLANNING APPLICATION

Are there multiple properties associated with the application?
Yes

Please describe the additional properties associated with this application
0 Victoria Street and Alder Street Parcel to be purchased from the City

What is the date the current Owner(s) acquired the property?
November 26, 2025

Are you the registered owner or an authorized agent?
Authorized Agent

What is the number of dwelling units on the property?
0

What is the number of proposed new 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

Downtown

Current Official Plan designation (additional)

Current Zoning By-law designation

H53R3-1(33)

Provide a detailed description of what is being proposed

We are proposing to renovate and remediate the existing Northern Breweries building to accommodate a restaurant and entertainment design. The existing footprint of the building will remain intact, pending any changes due to lack of structural integrity. No new building development footprint will be included in this application.

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

See attached letter.

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

10.12

Lot Depth of the property

167

Lot Area of the property

8009.4

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

Northern Breweries Factory Building - Constructed in 1907.

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

The building has been historically used for commercial and industrial purposes.

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

The proposed use as a restaurant and entertainment space, including the sale of alcohol, remains within a commercial use category.

While the specific function is changing; from industrial production to hospitality and entertainment, the overall land use classification remains commercial in nature.

For this reason, the proposal represents an adaptive reuse and intensification of a commercial use.

Existing uses of neighbouring properties

The surrounding area consists of a mix of residential and commercial uses. Properties immediately adjacent to the subject site include low-density residential uses to the north and east within a R2-3 zoning designation. The adjacent Alder Street parcel, which forms part of the proposed site design, is currently vacant and will be utilized exclusively for surface parking and landscaped areas associated with the 185 Lorne Street site.

The broader surrounding context includes a mix of residential dwellings, small-scale commercial uses, and institutional/community-oriented uses. The proposed development and associated parking arrangement are compatible with the existing surrounding uses and zoning.

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)
----------------------	------------------	---------------------------------	--------------------------------	----------------------------	--------------------	---------------------	---------------------	---------------------------------	--------------------------------	--------------------------------	--------------------------------------

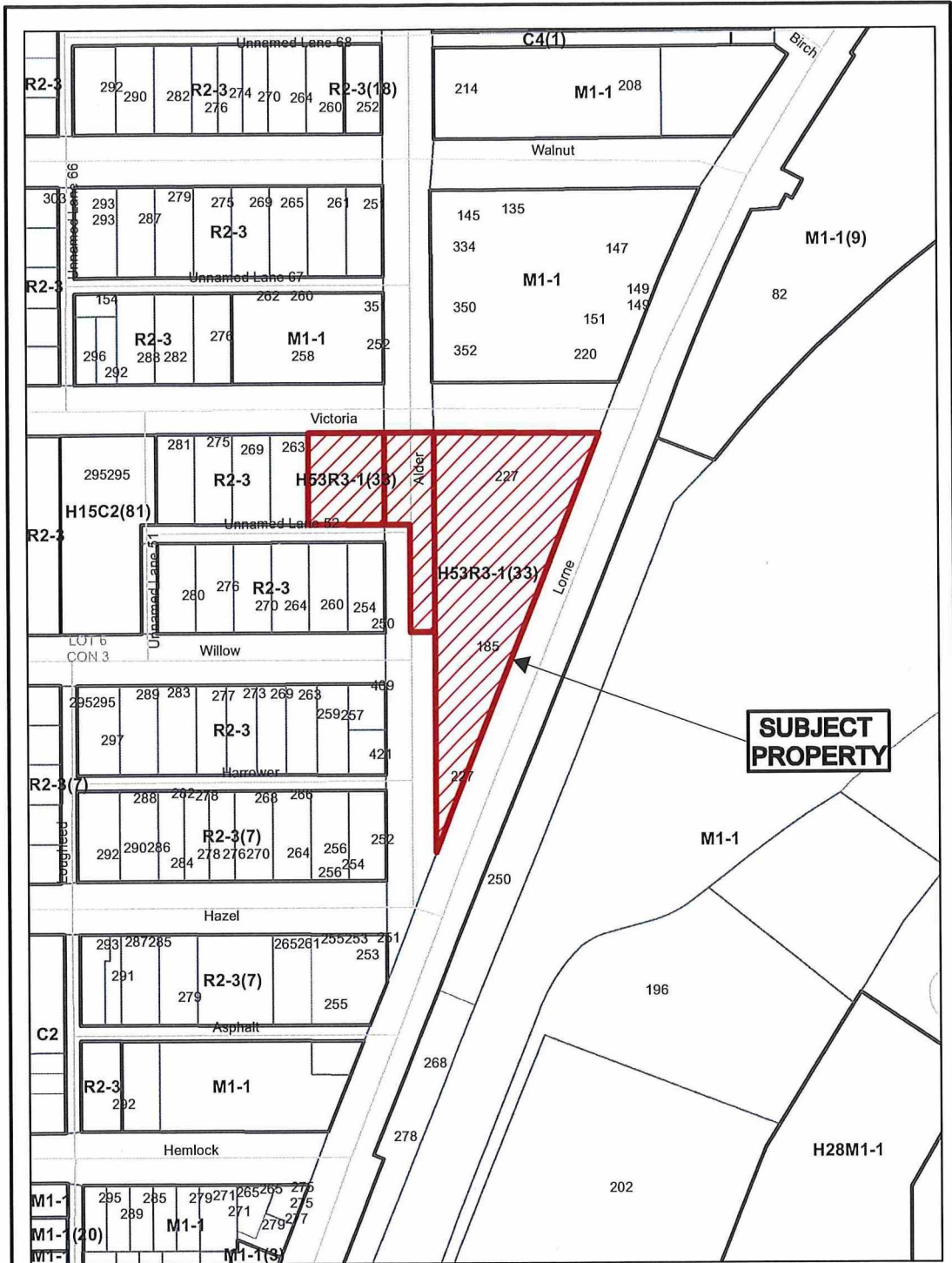
EXISTING BUILDING/STRUCTURE

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)
Northern Breweries building consisting of concrete, steel and wood construction.	No	2131	3071.3	2	36.4	103.5	22	12.17	32.97	42.38	0.95

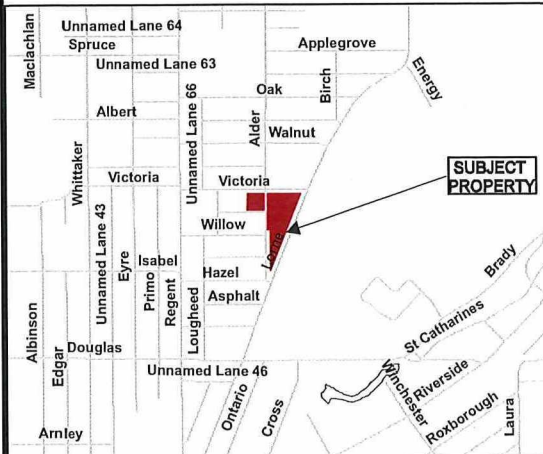
ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Relief from the H-53 Holding Provision from three specific conditions, including the parking requirement, supported by a Transportation Demand Management / Parking Study and the proposed Alder Street parcel configuration, to permit a parking ratio of 1 space per 30 m ² for commercial use.	<p>Acquisition or agreement to acquire the portion of Alder Street legally described as Part 1, Reference Plan 53R-21656, to the satisfaction of the City Solicitor</p> <p>Completion of a Transportation Demand Management (TDM) Report addressing the approved parking reduction, to the satisfaction of the Director of Planning Services.</p> <p>Completion and submission of noise and vibration studies to the satisfaction of the Director of Planning Services; and declaration of the subject lands as a Class IV area under the Ministry of the Environment's NPC-300 Environmental Noise Guideline.</p>	To permit development for a non-residential use without satisfying the three (3) conditions of the H-53 Holding Zone, including the parking requirement, in accordance with the site-specific zoning permissions.	Relief from the three (3) conditions of the H-53 Holding Zone, including requirements for Alder Street acquisition, parking/TDM, and noise and vibration studies.
Landscaping percentage requirements for the entirety of the site as per Part 11, Section 1, subsection 11, paragraph (gg), clause (viii) of the Zoning By-law for R3-1(33).	Part 11, Section 1, subsection 11, paragraph (gg), clause (viii) of the Zoning By-law for R3-1(33) states that 27 percent of the site has to be landscaped area.	To strategically place landscaping and bioswales for increased storm water management, with a landscaped area of 25.5 percent.	We are requesting relief for 1.5 percent of landscaped area.

Required planting strip width abutting residential zone R2-3 as per Part 4, Section 4.15m subsection 4.15.4 b).	Part 4, Section 4.5, Subsection 4.15.4.b) of the Zoning By-Law requires that any lot lines abutting a residential zone of R2-3 must be 1.8m in width in combination with continuous opaque fencing.	To prioritize bioswale placement in between parking rows instead of maximizing the planting strips along the perimeter of the Alder Street parcel site boundaries. This would include a 1.32m planting strip along the interior side lot line with a 1.8m high opaque fence.	The difference will be 0.48m width for the interior side yard planting strip.
Relief for the loading space requirements as per Part 5, Section 5.6, Table 5.8 of the Zoning By-law.	Part 5, Section 5.6, Table 5.8 of the Zoning By-law states that 1 loading zone is needed for this property to service the main building.	To provide adequate turning radii, road widths, circulation approach and continuous forward motion for both civilian and loading vehicle transportation.	The removal of 1 loading space on the property.
Percentage of commercial programming allotted for the ground floor of the main building as per Part 11, Section 1, subsection 11, paragraph (gg), clause (iii) of the Zoning By-law.	Part 11, Section 1, subsection 11, paragraph (gg), clause (iii) allows for 1673m ² of commercial space to occupy the ground floor.	To utilize the existing footprint of the Northern Breweries building for commercial purposes, which is currently 2131m ² .	The difference in ground floor commercial area will be an additional 458m ² .
Western Corner Side Yard Setback abutting Alder Street - Part 4, Section 4.25, subsection 4.25.1 a)	Existing 0.05m 4.25.1 Permitted Buildings or Structures Where a building or structure is located on a lot having less than the minimum lot frontage and/or lot depth and/or lot area, and/or having less than the minimum setback and/or side yard and/or rear yard required by this By-law, the said building or structure may be enlarged, reconstructed, repaired and/or renovated provided that: a) The enlargement, reconstruction, repair and/or renovation does not further reduce the existing front yard, and/or side yard and/or rear yard and/or increase lot coverage except as otherwise permitted by this By-law	Permit a 0.0m setback to the western corner side yard abutting Alder Street	0.05m



SUBJECT PROPERTY



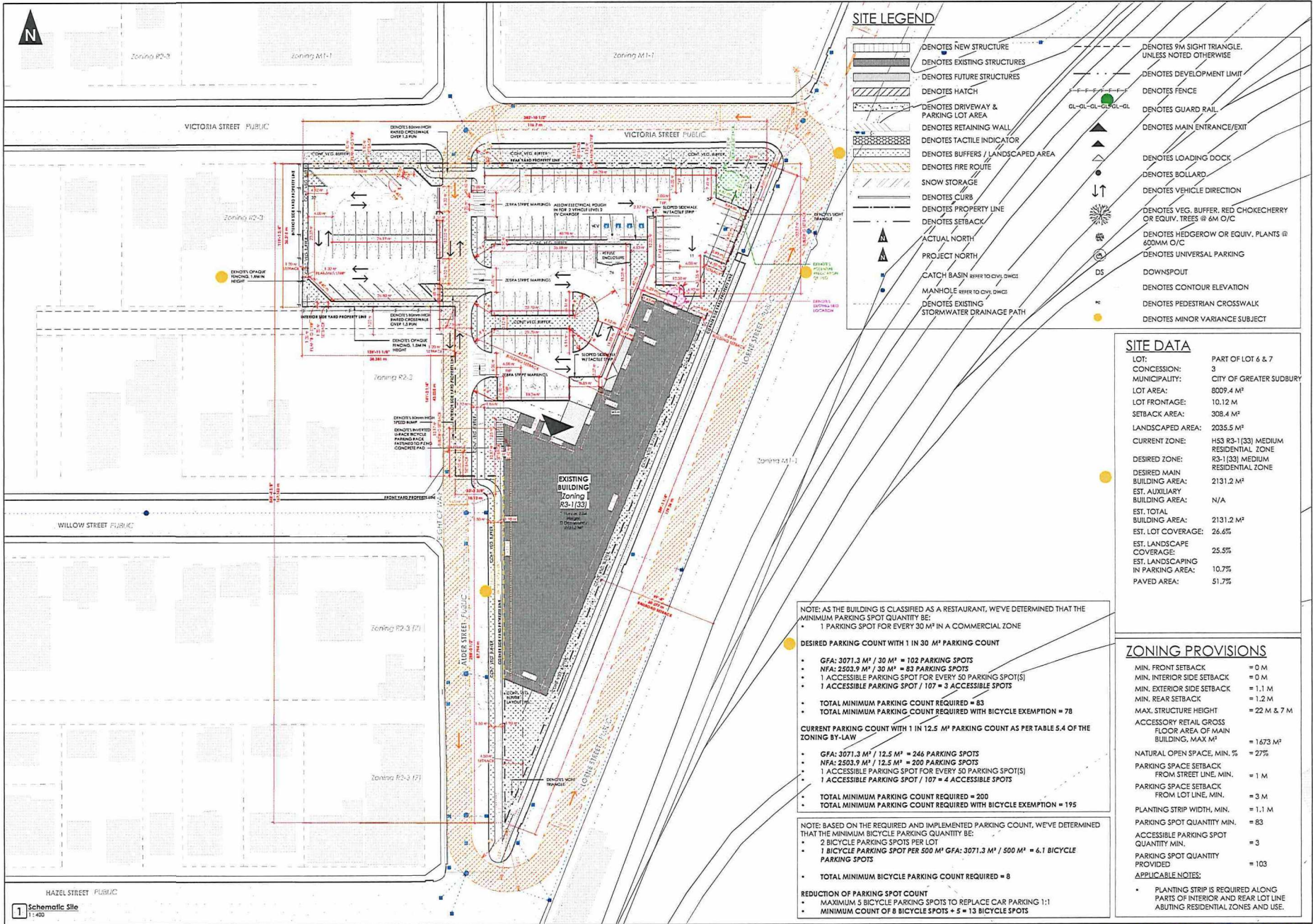
Application for Minor Variance or Permission



Subject Property being Firstly: PIN 73585-1176, Part Lot 6, Concession 3, Part 1, Plan 53R-20640, Township of McKim; Secondly: PIN 73585-1175, Lots 88 and 89, Plan 31-SA, Part 2, Plan 53R-20640, Part Lot 6, Concession 3, Township of McKim; and Thirdly: Part of 73585-1085, Alder Street, Plan 31SA, Part 1, Plan 53R-21656, Township of McKim, 185 and 227 Lorne Street, Sudbury, City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2025-00172
Date: 2026 01 20



SITE LEGEND

[Symbol]	DENOTES NEW STRUCTURE	[Symbol]	DENOTES 9M SIGHT TRIANGLE UNLESS NOTED OTHERWISE
[Symbol]	DENOTES EXISTING STRUCTURES	[Symbol]	DENOTES DEVELOPMENT LIMIT
[Symbol]	DENOTES FUTURE STRUCTURES	[Symbol]	DENOTES FENCE
[Symbol]	DENOTES HATCH	[Symbol]	DENOTES GUARD RAIL
[Symbol]	DENOTES DRIVEWAY & PARKING LOT AREA	[Symbol]	DENOTES MAIN ENTRANCE/EXIT
[Symbol]	DENOTES RETAINING WALL	[Symbol]	DENOTES LOADING DOCK
[Symbol]	DENOTES TACTILE INDICATOR	[Symbol]	DENOTES BOLLARD
[Symbol]	DENOTES BUFFERS / LANDSCAPED AREA	[Symbol]	DENOTES VEHICLE DIRECTION
[Symbol]	DENOTES FIRE ROUTE	[Symbol]	DENOTES VEG. BUFFER, RED CHOKECHERRY OR EQUIV. TREES @ 6M O/C
[Symbol]	DENOTES SNOW STORAGE	[Symbol]	DENOTES HEDGEROW OR EQUIV. PLANTS @ 600MM O/C
[Symbol]	DENOTES CURB	[Symbol]	DENOTES UNIVERSAL PARKING
[Symbol]	DENOTES PROPERTY LINE	[Symbol]	DENOTES DOWNSPOUT
[Symbol]	DENOTES SETBACK	[Symbol]	DENOTES CONTOUR ELEVATION
[Symbol]	ACTUAL NORTH	[Symbol]	DENOTES PEDESTRIAN CROSSWALK
[Symbol]	PROJECT NORTH	[Symbol]	DENOTES MINOR VARIANCE SUBJECT
[Symbol]	CATCH BASIN REFER TO CIVIL DWG		
[Symbol]	MANHOLE REFER TO CIVIL DWG		
[Symbol]	DENOTES EXISTING STORMWATER DRAINAGE PATH		

SITE DATA

LOT:	PART OF LOT 6 & 7
CONCESSION:	3
MUNICIPALITY:	CITY OF GREATER SUDBURY
LOT AREA:	8009.4 M ²
LOT FRONTAGE:	10.12 M
SETBACK AREA:	308.4 M ²
LANDSCAPED AREA:	2035.5 M ²
CURRENT ZONE:	H33 R3-1 (33) MEDIUM RESIDENTIAL ZONE
DESIRED ZONE:	R3-1 (33) MEDIUM RESIDENTIAL ZONE
DESIRED MAIN BUILDING AREA:	2131.2 M ²
EST. AUXILIARY BUILDING AREA:	N/A
EST. TOTAL BUILDING AREA:	2131.2 M ²
EST. LOT COVERAGE:	26.6%
EST. LANDSCAPE COVERAGE:	25.5%
EST. LANDSCAPING IN PARKING AREA:	10.7%
PAVED AREA:	51.7%

NOTE: AS THE BUILDING IS CLASSIFIED AS A RESTAURANT, WE'VE DETERMINED THAT THE MINIMUM PARKING SPOT QUANTITY BE:

- 1 PARKING SPOT FOR EVERY 30 M² IN A COMMERCIAL ZONE

DESIRED PARKING COUNT WITH 1 IN 30 M² PARKING ZONE

- GFA: 3071.3 M² / 30 M² = 102 PARKING SPOTS
- NFA: 2502.9 M² / 30 M² = 83 PARKING SPOTS
- 1 ACCESSIBLE PARKING SPOT FOR EVERY 50 PARKING SPOT(S)
- 1 ACCESSIBLE PARKING SPOT / 107 = 3 ACCESSIBLE SPOTS

TOTAL MINIMUM PARKING COUNT REQUIRED = 83
TOTAL MINIMUM PARKING COUNT REQUIRED WITH BICYCLE EXEMPTION = 78

CURRENT PARKING COUNT WITH 1 IN 12.5 M² PARKING COUNT AS PER TABLE 5.4 OF THE ZONING BY-LAW

- GFA: 3071.3 M² / 12.5 M² = 246 PARKING SPOTS
- NFA: 2502.9 M² / 12.5 M² = 200 PARKING SPOTS
- 1 ACCESSIBLE PARKING SPOT FOR EVERY 50 PARKING SPOT(S)
- 1 ACCESSIBLE PARKING SPOT / 107 = 4 ACCESSIBLE SPOTS

TOTAL MINIMUM PARKING COUNT REQUIRED = 200
TOTAL MINIMUM PARKING COUNT REQUIRED WITH BICYCLE EXEMPTION = 195

NOTE: BASED ON THE REQUIRED AND IMPLEMENTED PARKING COUNT, WE'VE DETERMINED THAT THE MINIMUM BICYCLE PARKING QUANTITY BE:

- 2 BICYCLE PARKING SPOTS PER LOT
- 1 BICYCLE PARKING SPOT PER 500 M² GFA: 3071.3 M² / 500 M² = 6.1 BICYCLE PARKING SPOTS

TOTAL MINIMUM BICYCLE PARKING COUNT REQUIRED = 8

REDUCTION OF PARKING SPOT COUNT

- MAXIMUM 5 BICYCLE PARKING SPOTS TO REPLACE CAR PARKING 1:1
- MINIMUM COUNT OF 8 BICYCLE SPOTS + 5 = 13 BICYCLE SPOTS

ZONING PROVISIONS

MIN. FRONT SETBACK	= 0 M
MIN. INTERIOR SIDE SETBACK	= 0 M
MIN. EXTERIOR SIDE SETBACK	= 1.1 M
MIN. REAR SETBACK	= 1.2 M
MAX. STRUCTURE HEIGHT	= 22 M & 7 M
ACCESSORY RETAIL GROSS FLOOR AREA OF MAIN BUILDING, MAX M ²	= 1673 M ²
NATURAL OPEN SPACE, MIN. %	= 27%
PARKING SPACE SETBACK FROM STREET LINE, MIN.	= 1 M
PARKING SPACE SETBACK FROM LOT LINE, MIN.	= 3 M
PLANTING STRIP WIDTH, MIN.	= 1.1 M
PARKING SPOT QUANTITY MIN.	= 83
ACCESSIBLE PARKING SPOT QUANTITY MIN.	= 3
PARKING SPOT QUANTITY PROVIDED	= 103

APPLICABLE NOTES:

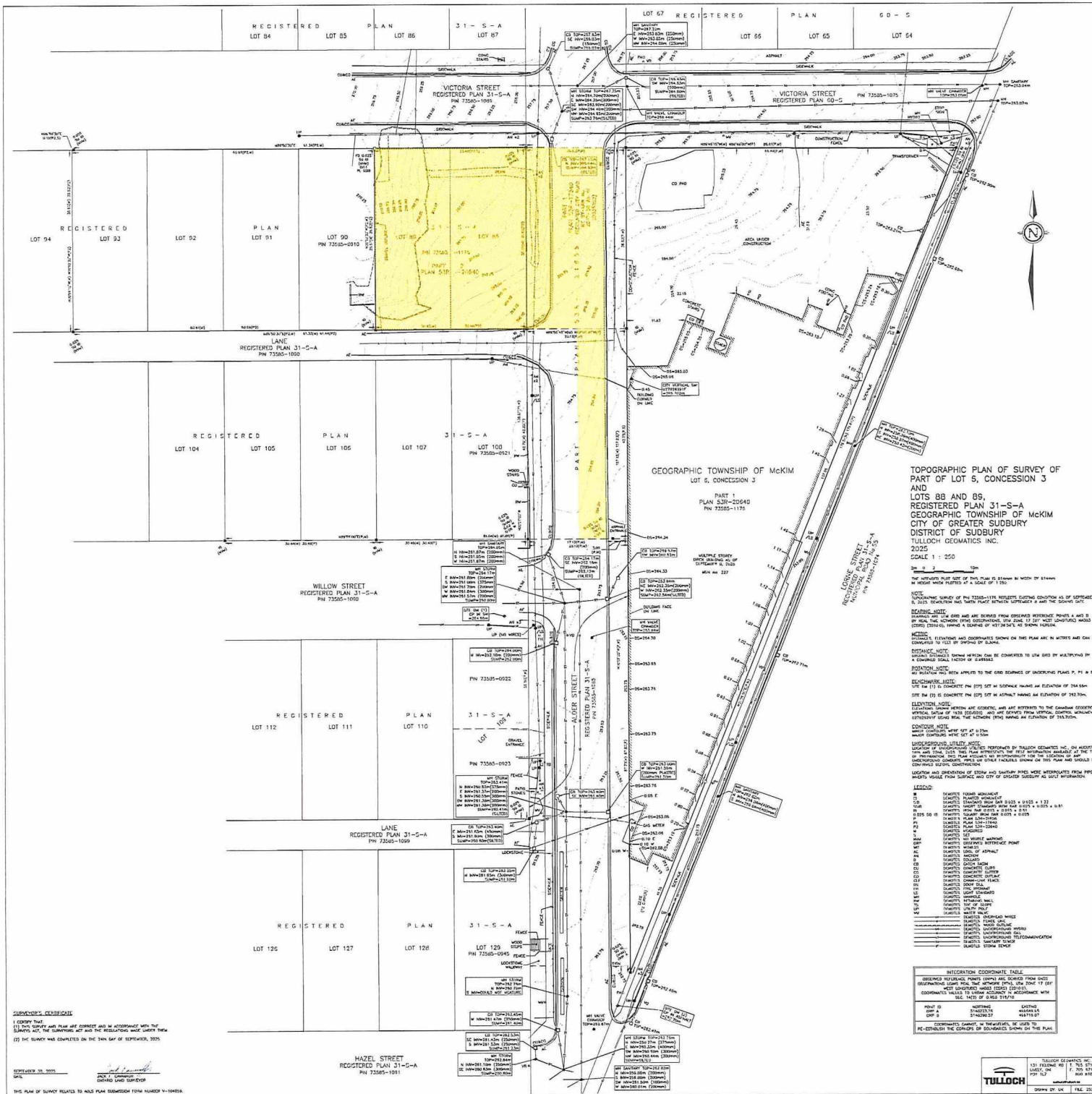
- PLANTING STRIP IS REQUIRED ALONG PARTS OF INTERIOR AND REAR LOT LINE ABUTTING RESIDENTIAL ZONES AND USE.

Date: January 19, 2026
 Scale: As indicated
 Project: AP-1.1
 Client: WACKY'S
 Designer: Rick Y
 Checker: Rick Y
 Date: 25-003
 Project: 25-003

118 Lorne Street, Greater Sudbury ON P0C 4P7
WACKY'S
 Site Plan
 2 January 19, 2026 10:03 AM VARIANCE REVIEW
YALLOMGA
 architects inc.

ONTARIO ASSOCIATION OF ARCHITECTS
 License No. 12345

PL-MV-2025-00172
 Sketch 2



TOPOGRAPHIC PLAN OF SURVEY OF
 PART OF LOT 5, CONCESSION 3
 AND
 LOTS 88 AND 89,
 REGISTERED PLAN 31-S-A
 GEOGRAPHIC TOWNSHIP OF MCKIM
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY
 TULLOCH GEOMATICS INC.
 2025
 SCALE 1 : 250

DATE: 10/20/2025
 DRAWN BY: [Name]
 CHECKED BY: [Name]

NOTE: THE HORIZONTAL PLAT AREA OF THIS PLAN IS SHOWN IN METERS BY STATION IN METERS WHICH PLATFERS AT A SCALE OF 1:250.

NOTE: UNLESS OTHERWISE NOTED, ALL ELEVATIONS SHOWN ON THIS PLAN ARE IN METERS AND ARE REFERRED TO AS ELEVATIONS OF 1985.

NOTE: THE ELEVATIONS AND COORDINATES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERSION TO FEET BY DIVIDING BY 0.3048.

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SUBMITTER'S CERTIFICATE
 I, the undersigned, certify that the above plan and map were prepared and are accurate and in accordance with the Survey Act and the Regulations and the Regulations made thereunder.
 (2) THE SURVEY WAS COMPLETED ON THE 20th DAY OF SEPTEMBER, 2025.

DATE: 10/20/2025
 NAME: [Name]
 DESIGNATION: [Title]

THIS PLAN OF SURVEY RELATES TO A PLAN NUMBER 1-1000000.

POINT ID	NOTATION	ELEVATION
1001	1001	1001.00
1002	1002	1002.00
1003	1003	1003.00
1004	1004	1004.00
1005	1005	1005.00
1006	1006	1006.00
1007	1007	1007.00
1008	1008	1008.00
1009	1009	1009.00
1010	1010	1010.00
1011	1011	1011.00
1012	1012	1012.00
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1015	1015	1015.00
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1018	1018	1018.00
1019	1019	1019.00
1020	1020	1020.00
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TULLOCH
 131 FLEMING RD. J. TORONTO, ONT. M9W 6L7
 TEL: 416-291-2222
 FAX: 416-291-2223

DATE: 10/20/2025
 DRAWN BY: [Name]
 CHECKED BY: [Name]

THIS PLAN OF SURVEY RELATES TO A PLAN NUMBER 1-1000000.

sketch 3



January 21, 2026

Committee of Adjustment
City of Greater Sudbury
200 Brady Street
Sudbury, ON P3A 5P3

185 Lorne St. Minor Variance Communication: Wacky's

Dear Members of the Committee,

On behalf of our client, we are looking to submit a Minor Variance application for the redevelopment of the property at 185 Lorne Street into a restaurant and entertainment facility. The proposed project involves the adaptive reuse of an existing brewery building and may require several minor variances to proceed efficiently while maintaining the intent of the City's Zoning By-law.

The variances requested, along with rationale and proposed mitigation, are outlined below:

1. Development of Subject Lands for Non-Residential Use (H-53 Hold Zoning)

Variance Requested:

Relief from the H-53 Holding Provision to permit the redevelopment of the existing Northern Breweries building and subject lands for non-residential use, specifically to allow targeted relief from the parking-related condition of the Hold and to recognize that the remaining Hold conditions are either being addressed or are not applicable to the proposed commercial use.

Rationale:

The H-53 Holding Provision includes three conditions that were established in anticipation of a residential redevelopment that was never completed:

- 1. Alder Street acquisition** – The owners of 185 Lorne Street are proposing a new reference plan to accommodate a City-retained lane legally described as Part 1, Reference Plan 53R-21656. The site design has been coordinated to maintain access, servicing, and functionality while respecting the City's intent to retain this lane.
- 2. Parking justification** – The Holding Provision requires completion of a Transportation Demand Management (TDM) Report addressing reduced parking requirements. A detailed parking study prepared by LEA Engineering Ltd. has been completed and submitted. The study confirms that a parking ratio of 1 space per 30 m² of Net Floor Area, which is already permitted under the site-specific R3-1 (33) zoning, is appropriate for the proposed restaurant and entertainment use. The parking standard

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Sudbury ON
P3B 3E5

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within the Hold reflects residential assumptions and significantly overstates parking demand for the proposed commercial development.

3. **Noise and vibration studies** – This condition is intended to address potential impacts on residential uses from nearby rail infrastructure. As the proposed redevelopment is entirely non-residential, this condition is not applicable and no residential receptors are being introduced.

The property was rezoned in 2016 from an industrial classification to R3-1 (33) in preparation for redevelopment of the Northern Breweries building, reinforcing the site's longstanding suitability for commercial and industrial uses.

Proposed Mitigation:

- Preparation of a new reference plan to accommodate the City-retained lane while maintaining site access and functionality.
- Completion and submission of a professional parking study by LEA Engineering Ltd. supporting the proposed parking ratio.
- Application of the parking standard already permitted under the site-specific R3-1 (33) zoning to the H-53 Holding Provision through this variance.
- Design of an efficient on-site parking layout that prioritizes safe circulation and minimizes unnecessary hard surface coverage.

Note: This application does not propose the full removal of the H-53 Holding Provision. It seeks targeted relief to address the parking-related condition of the Hold, supported by the completed parking study, and to recognize that the remaining residential-based conditions are not applicable to the proposed commercial redevelopment.

2. Landscaping Percentage Requirement

Variance Requested:

Relief from the minimum 27% landscaped coverage requirement, as site constraints prevent full compliance.

Rationale:

Balancing the reuse of the existing building, parking needs, and circulation space results in slightly less than the required landscaped percentage. However, landscaping remains a key design priority and has been approached through ecologically responsible methods. We currently are planning for 25.5 percent of the lot to be landscaped, between open landscaped areas and parking bioswales.

Proposed Mitigation:

- Integration of bioswales into the site plan to manage stormwater while providing green infrastructure.
- Use of native Northern Ontario plant species to enhance ecological value, ensure resilience, and improve long-term sustainability on-site.
- Concentration of landscaping in highly visible and impactful areas, such as entrances and edges, to maintain streetscape quality while adhering to CPTED (Crime Prevention Through Environmental Design) standards.

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3. Relief for the Required Planting Strip Width Abutting Residential Zone R2-3

Variance Requested:

Relief from the minimum planting strip width requirement of 3.3 m where no fence is provided, and 1.8 m where a fence is provided, along lot lines abutting an R2-3 zoned property.

Rationale:

The proposed parking layout within the Alder Street parcel, also known as 0 Victoria Street, has been carefully designed to integrate bioswale features between parking rows while maintaining the minimum aisle widths required for 90-degree parking stalls. To support an effective and functional stormwater management strategy, priority has been given to bioswale placement within the parking area rather than achieving the full 1.8 m planting strip along lot lines abutting the R2-3 zone.

The proposed design provides a reduced planting strip of approximately 1.32 m along the interior side yard property line. These reduced landscape buffers are complemented by a proposed continuous 1.83 m (6-foot) high opaque fence along the full length of each abutting property line of 0 Victoria Street. This approach balances site functionality, stormwater management performance, and buffering for adjacent residential uses, while maintaining the general intent of the Zoning By-law.

Proposed Mitigation:

- Incorporation of bioswales between parking rows to provide effective on-site stormwater management and runoff attenuation.
- Use of native Northern Ontario plant species to enhance ecological value, improve resilience, and support long-term site sustainability.

Installation of a continuous 1.83 m (6-foot) high opaque fence along all lot lines abutting the R2-3 zone to provide visual screening and privacy.

4. Relief for the Loading Space

Variance Requested:

Relief from the requirement to provide one (1) dedicated loading space as required by Section 5.6 of the City of Greater Sudbury Zoning By-law.

Rationale:

The proposed development can safely and efficiently accommodate loading and servicing activities without a designated loading space. The site layout includes adequate drive aisle widths, appropriate turning radii, and forward-motion access that allow service and delivery vehicles to load along the side of the building. This approach avoids reversing onto public streets and does not interfere with on-site parking or circulation.

Given the scale and operational needs of the proposed use, a dedicated loading space is not required to support site functionality. The requested relief will not result in adverse impacts to site operations, traffic safety, or neighbouring properties and maintains the general intent of the Zoning By-law.

Proposed Mitigation:

Loading and servicing will occur in designated areas along the side of the building, as illustrated on the submitted site plan. These areas provide sufficient space for delivery vehicles to maneuver and operate in forward motion while maintaining safe pedestrian and vehicular circulation throughout the site.

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P3B 3E5

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5. Percentage of Commercial Programming Allotted for the Ground Floor

Variance Requested:

To increase the permitted maximum ground floor commercial programming area from 1,673 m² to approximately 2,131 m².

Rationale:

The existing Northern Breweries building located at 185 Lorne Street already exceeds the current maximum ground floor commercial area permitted under zoning. Despite the planned demolition of a substantial portion of the structure due to age, instability, and safety concerns, the remaining ground floor area will still measure approximately 2,131 m². This variance is necessary to recognize the unique circumstances of the existing building footprint and to allow for its adaptive reuse as part of the redevelopment strategy.

Proposed Mitigation:

- The commercial use will remain within the existing building footprint and will be compatible with surrounding land uses.
- Site plan improvements will include upgraded landscaping, pedestrian pathways, and accessible entrances to better connect with the neighbourhood.
- A traffic study has been completed to address parking and traffic impacts, with mitigation measures implemented as required.
- The redevelopment will include new building systems and structural upgrades to resolve current safety concerns.
- Retaining the existing footprint avoids unnecessary land disturbance and supports sustainable redevelopment practices.

6. Building Setback from Westerly Lot Line (Alder Street)

Variance Requested:

To permit a 0.0 m building setback from the westerly lot line along Alder Street, recognizing that the existing Northern Breweries building is shown on one stamped site survey as being located directly on the lot line, and on another stamped site survey as being located approximately 0.05 m from the lot line.

Rationale:

The existing Northern Breweries building located at 185 Lorne Street was constructed with its west wall located either directly on the westerly lot line or within approximately 0.05 m of it, as confirmed by multiple stamped site surveys. This condition is a result of the original building placement and predates current zoning provisions.

As part of the proposed adaptive reuse, the project seeks to retain and preserve the existing heritage brick masonry as an exposed interior finish. In order to comply with current Ontario Building Code requirements for thermal performance, insulation, and wall assemblies, the necessary upgrades must be installed on the exterior face of the building. Installing insulation on the interior would require removal or concealment of the existing brick, which would negatively impact the heritage character and architectural integrity of the building.

Given the negligible difference between a building located directly on the lot line and one located approximately 0.05 m from the lot line, this variance is requested to formally recognize the existing condition and allow the building to remain with a 0.0 m setback while enabling a code-compliant and heritage-sensitive rehabilitation of the structure.

157 Silpaa Street
Sudbury ON
P3B 3E5

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Proposed Mitigation:

- Exterior wall upgrades will be limited strictly to what is required to achieve Ontario Building Code compliance.
- The existing heritage brick masonry will be preserved and retained as an interior architectural feature.
- No new usable floor area is created.
- The variance supports the adaptive reuse of an existing building and avoids unnecessary demolition or alteration of historic fabric.
- The condition is confined to the existing building footprint and does not negatively impact access, servicing, or public safety.

Planning Justification Statement

The requested variances tentatively meet the four portions of a minor variance under Section 45(1) of the *Planning Act*:

1. **General Intent and Purpose of the Official Plan:**
The proposal maintains the Official Plan's objectives of supporting adaptive reuse of existing buildings, encouraging urban revitalization, and promoting sustainable design practices.
2. **General Intent and Purpose of the Zoning By-law:**
While relief is requested from certain standards, the proposed uses and site layout respect the underlying zoning intent: to provide adequate parking, ensure safe circulation, and contribute positively to the surrounding streetscape through landscaping.
3. **Desirable for the Appropriate Development and Use of the Land:**
The variances enable the adaptive reuse of a longstanding and historic building in Sudbury into a community-serving use, aligning with economic development and community-focused objectives.
4. **Minor in Nature:**
The relief sought is minor in nature, with each requested item addressed through documentation such as professional studies, enhanced landscaping plans, or proven sustainable design measures. The overall impact on adjacent properties and the surrounding public realm aims to be consistent with City objectives.

Conclusion

The proposed variances represent practical solutions to the challenges of adapting an existing urban site while maintaining the overall intent of the Zoning By-law and Official Plan. Each minor variance request will be addressed through professional study, thoughtful design, and sustainable strategies that provide benefits to both the community and the environment.

We respectfully request the Committee's support and approval of the minor variances outlined above. Please do not hesitate to contact us should you require any additional information or clarification.

157 Silpaa Street
Sudbury ON
P3B 3E5

Phone. [REDACTED]
Fax. +1 705.675.6930
Email. [REDACTED]

yellowega.ca
PL-MV-2025-00172

Sincerely,

Richard M. Yallowega



Principal | B. Arch, OAA, MRAIC

157 Silpaa Street
Sudbury ON
P3B 3E5

Phone. [REDACTED]
Fax. +1 705.675.6930
Email. [REDACTED]

yallowega.ca
PL-MV-2025-00172



A3 Construction

PARKING STUDY

**Proposed Restaurant
Development**

185 Lorne Street

City of Greater Sudbury

December 2025

26107

PL-MV-2025-00172



LEA Consulting Ltd.
625 Cochrane Drive, 5th Floor
Markham, ON, L3R 9R9 Canada
T | 905 470 0015 F | 905 470 0030
WWW.LEA.CA

December 12, 2025

Reference Number: 26107

Craig Burgess and Damon Burgess

Wacky Wings
185 Lorne Street
Sudbury, Ontario
Via e-mail: [REDACTED]

Dear Mr. Burgess:

**RE: Parking Study (December 2025)
Proposed Restaurant Development
185 Lorne Street, City of Greater Sudbury**

LEA Consulting Ltd. (LEA) is pleased to present the findings of our Parking Study for the proposed restaurant development located at 185 Lorne Street in the City of Greater Sudbury. This report concludes that the proposed parking supply and layout satisfies the minimum by-law requirements applicable to the subject site.

Should you have any questions regarding this Parking Study, please do not hesitate to contact the undersigned.

Yours truly,

LEA CONSULTING LTD.

Nixon Chan, M.A.Sc., P.Eng., PTOE, PMP
Vice President, Transportation Engineering

Encl. Parking Study – 185 Lorne Street, Proposed Restaurant Development, City of Greater Sudbury
(December 2025)

Disclaimer

This Report represents the work of LEA Consulting Ltd (“LEA”). This Report may not be relied upon for detailed implementation or any other purpose not specifically identified within this Report. This Document is confidential and prepared solely for the use of the A3 Construction. Neither LEA, its sub-consultants nor their respective employees assume any liability for any reason, including, but not limited to, negligence, to any party other than the A3 Construction for any information or representation herein.

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1 INTRODUCTION

LEA Consulting Ltd. (LEA) has been retained by A3 Construction to prepare a Parking Study for the proposed restaurant development located at 185 Lorne Street in the City of Greater Sudbury (herein referred to as the “subject site”). The following Parking Study has been prepared in accordance with the *City of Greater Sudbury Parking Study – Terms of Reference* (January 2023) and in support of the Zoning By-law Amendment (ZBA) application.

The subject site consists of a triangle parcel of land, bounded by Lorne Street to the east, Victoria Street to the north, and Alder Street to the west. The site also includes vacant land located at the southwest corner of Victoria Street and Alder Street. Currently, the subject site contains a three-storey brick building that previously operated as a brewery until its closure in 2004. The building is currently vacant and no vehicular parking is available on-site. The subject site location is illustrated in **Figure 1-1**.

Figure 1-1: Subject Site Location



Source: Google Maps, accessed July 2025

The purpose of this study is to review the proposed parking supply for the restaurant development in accordance with the applicable Zoning By-law requirements. In support of this study, a Transportation Demand Management (TDM) Plan is recommended that will promote alternative modes of transportation and encourage a shift toward sustainable travel behaviour, reducing dependence on single-occupancy vehicle (SOV) trips.

1.1 PROPOSED DEVELOPMENT

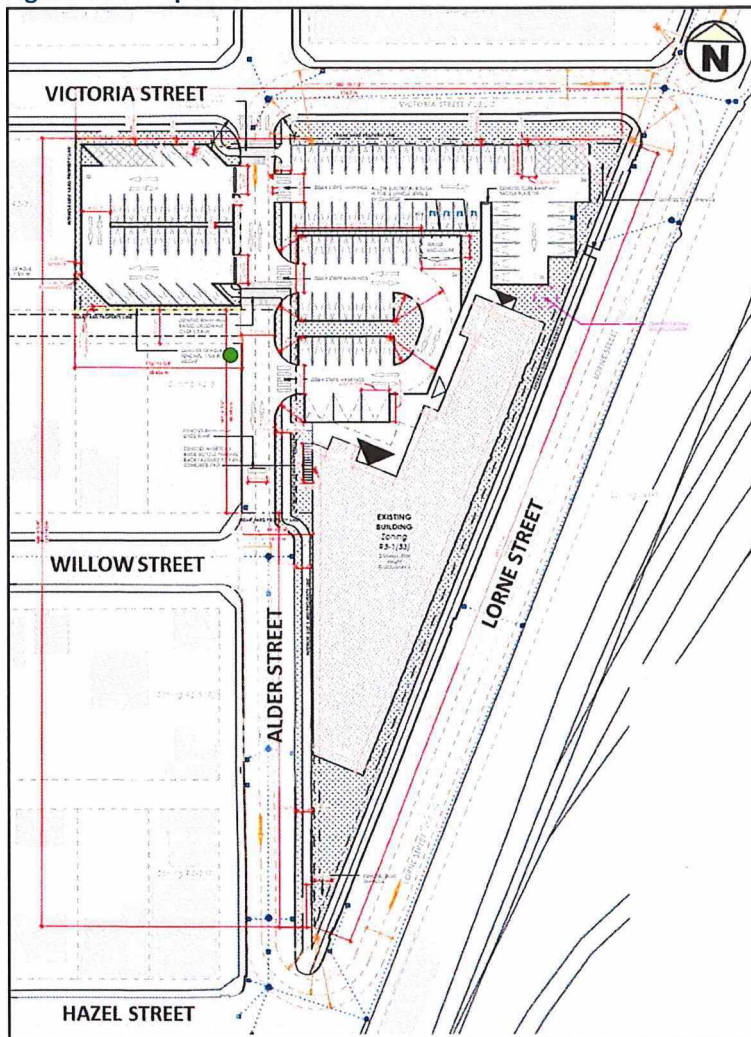
The proposed restaurant development will retain the existing 3-storey building, and convert the interior space into a restaurant and pub. A detailed breakdown of the proposed use is provided in **Table 1-1**.

Table 1-1: Proposed Uses

Land Use	GFA (m ²)	NFA (m ²)
Restaurant	3,071	2,504
Seasonal Outdoor Patio	654	N/A
Total	3,725	2,504

A total restaurant GFA of 3,725 m² is proposed, which includes 3,071 m² of restaurant space and 654 m² of seasonal outdoor patio. Of note, the total proposed restaurant NFA is approximately 2,504 m². The proposed parking supply will consist of 104 surface parking spaces and vehicular access to the site is provided via two (2) existing unsignalized intersections at Victoria Street and Alder Street, and at Willow Street and Alder Street. The proposed site plan is illustrated in **Figure 1-2**.

Figure 1-2: Proposed Site Plan



Source: YALLOWEGA Architecture Inc., December 2025

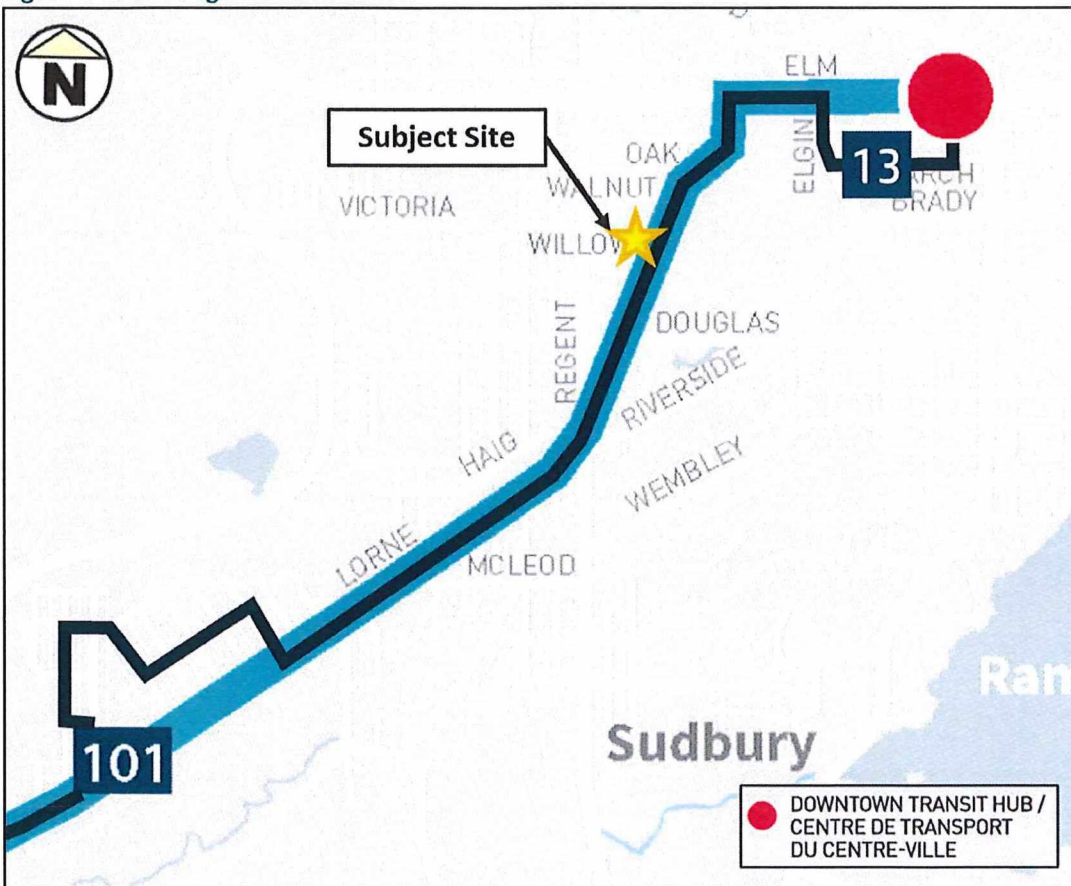
2 EXISTING SITE CONTEXT

2.1 TRANSIT NETWORK

The subject site is currently served by existing GOVA Transit bus routes. A bus stop is located at the southern edge of the subject site, providing direct access to Bus Route 13– Copper Cliff and Bus Route 101 - Lively to Naughton. The bus routes serving the site terminate at the Downtown Transit Hub, providing convenient access and seamless transfers to additional transit routes throughout the City.

The available bus routes and transit services to the subject site are illustrated below in **Figure 2-1**.

Figure 2-1: Existing Transit Network

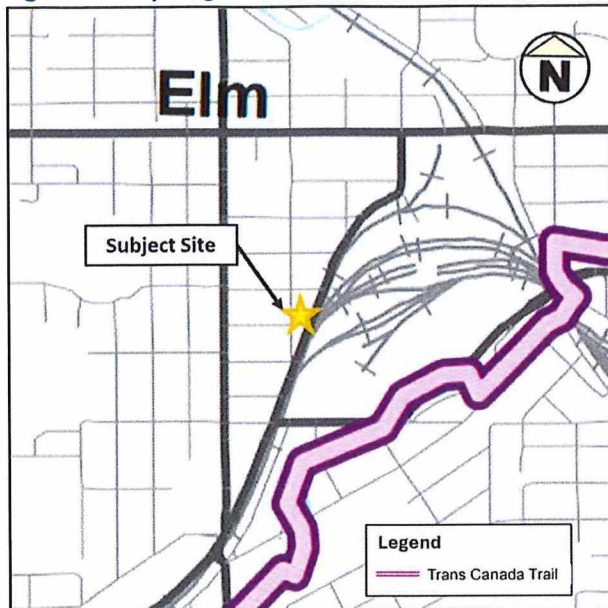


Source: GOVA, Accessed July 2025

2.2 CYCLING NETWORK

Currently, no cycling infrastructure is available surrounding the subject site and cyclists typically ride in mixed-traffic. However, the site is located in close proximity to the Junction Creek Waterway Park Trail, which is a trail maintained by the Rainbow Routes Association of Sudbury. The trail runs through Memorial Park and is accessible south of the subject site. This trail provides connections to other routes throughout the city. **Figure 2-2** illustrates the existing cycling and trail network surrounding the subject site.

Figure 2-2: Cycling and Trail Network

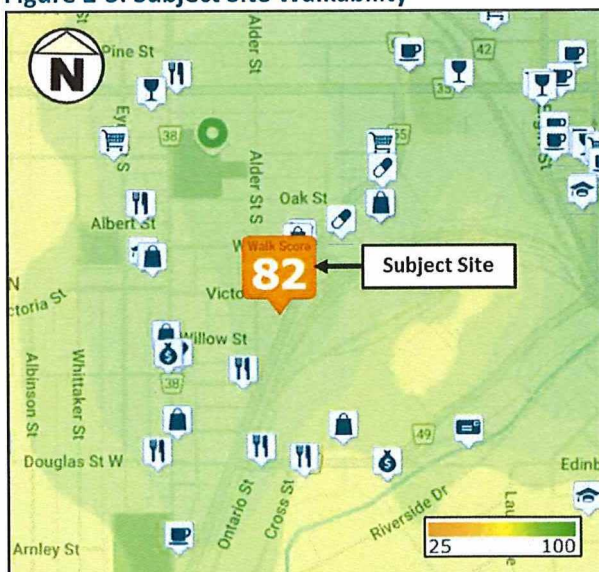


Source: City of Greater Sudbury Trail Map, May 2019

2.3 PEDESTRIAN NETWORK

In the area immediately surrounding the subject site, continuous sidewalks are available on both sides of Lorne Street and Victoria Street. A north-south pedestrian crosswalk is available at the unsignalized intersection of Victoria Street and Lorne Street, and crosswalks are available south of the subject site at the intersection of Alder Street and Hazel Street. The subject site is located within a walkable neighbourhood and receives a WalkScore of 82/100, or “Very Walkable”, indicating excellent walkability. As shown in Figure 2-3, a variety of nearby amenities, including restaurants, retail stores, banks, pharmacies and grocery stores, are within walking distance of the subject site and indicates a pedestrian-friendly environment.

Figure 2-3: Subject Site Walkability



Source: WalkScore.com, accessed July 2025

3 ZONING BY-LAW REVIEW

This section reviews the parking standards based on the Zoning By-law requirements applicable to the subject site.

3.1 VEHICLE PARKING REQUIREMENTS

The parking requirements for the subject site are governed by the City of Greater Sudbury Comprehensive Zoning By-law 2010-100Z. The subject site is zoned as R3-1 (33) Mixed Use – Medium Density Residential and Commercial. The vehicle parking requirements and provisions are summarized in **Table 3-1**.

Table 3-1: Zoning By-law 2010-100Z – R3-1-(33) Vehicle Parking Standards

Land Use	NFA (m ²) ¹	By-law 2010-100Z – R3-1 (33)		
		Min. Rate	Required Parking Spaces ²	Proposed Parking Spaces
Restaurant	2,504	1 sp. per 30 m ² of NFA	83 spaces	104 spaces

Note: (1) – Zoning By-law 2010-100Z calculates vehicle parking requirements based on Net Floor Area (NFA).
(2) – If the calculation of required parking spaces results in a fraction, any fraction less than 0.5 shall be disregarded while any fraction equal or in excess of 0.5 shall be rounded to the next whole number.

Based on the applicable Zoning By-law requirements, the proposed restaurant development is required to provide a minimum parking supply of 83 spaces. Thus, the proposed parking supply satisfies and exceeds the requirement, as the subject site provides a total of 104 parking spaces.

In addition to the proposed restaurant NFA, an outdoor patio area of approximately 654 m² is available during the summer. According to Section 5.2.7 of Zoning By-law 2010-100Z, parking spaces are not required for any outdoor patio area that occupies less than 40% of the restaurants NFA. Since the outdoor patio area is equivalent to only 26% of the restaurant NFA, no additional parking spaces are required for the patio area.

It should be noted that at the onset of the Parking Study, a Terms of Reference (TOR) was submitted to the City of Greater Sudbury indicating that proxy surveys would be required to justify the proposed shortfall of parking spaces. Since that time, the site plan has been revised and the proposed parking supply now complies with the Zoning By-law requirements. As such, the parking surveys were no longer required.

3.2 ACCESSIBLE PARKING REQUIREMENTS

The accessible parking requirements for the subject site are governed by the City of Greater Sudbury Comprehensive Zoning By-law 2010-100Z. The accessible by-law requirements are summarized in **Table 3-2**.

Table 3-2: Zoning By-law 2010-100Z Accessible Parking Standards

Total Number of Automobile Parking Spaces Provided	Minimum Required Number of Barrier-free Parking Spaces
1-9	0
10-50	1
51-100	2
For each additional 50 spaces or part thereof	1 additional space

Based on the proposed 104 parking spaces for the proposed development, three (3) accessible parking spaces are required to satisfy the Zoning By-law requirements. As such, the proposed accessible parking supply of three (3) spaces satisfies the minimum requirements, and is located near the principal entrance.

3.3 BICYCLE PARKING REQUIREMENTS

The bicycle parking requirements for the subject site are governed by the City of Greater Sudbury Comprehensive Zoning By-law 2010-100Z. The bicycle parking requirements are summarized in Table 3-3.

Table 3-3: Zoning By-law 2010-100Z Bicycle Parking Standards

Land Use	GFA (m ²) ¹	By-law 2010-100Z			
		Min. Requirement	Max. Requirement	Min. Required Bicycle Spaces ²	Max. Permitted Bicycle Spaces
Restaurant	3,071	2 spaces on a lot + 1 space per 500m ² of GFA	24 spaces on a lot	8 spaces	24 spaces

Note: (1) – Zoning By-law 2010-100Z calculates bicycle parking requirements based on Gross Floor Area (GFA).
(2) – If the calculation of required parking spaces results in a fraction, any fraction less than 0.5 shall be disregarded while any fraction equal or in excess of 0.5 shall be rounded to the next whole number.

Based on the applicable Zoning By-law requirements, the subject site is required to provide a minimum of 8 bicycle parking spaces and maximum of 24 bicycle parking spaces. As such, the proposed bicycle parking supply of 13 spaces satisfies the minimum requirements, and are located near the principal entrance.

It should be noted that the By-law does not distinguish a different rate between long-term and short-term bicycle parking, however, all required spaces shall be located in a lockable enclosed storage area, or adjacent to a structure or rack that is securely anchored to the ground.

It is recommended that the proposed restaurant development provide the minimum required parking spaces and provide spaces in excess of the requirement to promote alternative transportation modes in support of the Transportation Demand Management (TDM) plan for the subject site.

4 TRANSPORTATION DEMAND MANAGEMENT (TDM) PLAN

Transportation Demand Management (TDM) is a set of strategies that strive towards a more efficient transportation network by influencing travel behaviour. Effective TDM measures can reduce single-occupancy vehicle (SOV) usage and encourage residents to engage in more sustainable methods of travel. There are various opportunities to incorporate TDM measures that support alternative modes of transportation. The following recommendations below should enhance non-single occupant auto vehicle trips for the proposed restaurant development

4.1 CYCLING-BASED STRATEGIES

On-site bicycle parking facilities

It is recommended that the proposed restaurant development provide bicycle parking facilities to support and encourage active transportation. Providing bicycle parking spaces will encourage cycling as a convenient and attractive alternative to single-occupancy vehicle use. This can contribute to improved community health and well-being and shift travel behaviour away from car dependency, reducing traffic congestion and greenhouse gas emissions. Additionally, this TDM measure promotes a healthier and active lifestyle, as it can encourage employees to choose more sustainable and active travel options for their daily commute.

4.2 PEDESTRIAN-BASED STRATEGIES

Building entrances are to be oriented close to street with direct connections to pedestrian pathways

The proposed pedestrian entrance for the subject site is oriented towards Victoria Street and Lorne Street, which provides convenient links for pedestrians, transit users and cyclists to access the proposed restaurant development. Existing sidewalks along both streets enhance safety and accessibility for pedestrians entering and exiting the subject site. Additionally, the subject site received a WalkScore of 82/100, classified as “Very Walkable”, indicating that most errands can be accomplished on foot. To further support walkability, the development should also maintain enhanced landscaping and facades throughout the site to encourage walking and ensure minimal barriers to provide a safe and accessible pedestrian realm.

4.3 TRANSIT-BASED STRATEGIES

Communication strategy and information packages

For employees and visitors to take advantage of the transit services surrounding the subject site, it is recommended that the owners provide information packages and communications to increase transit awareness and multimodal transport by encouraging active transportation and different travel demand management programs. The information packages should contain public transit information such as route maps and scheduled timetables.

Provide weather-protected waiting areas

Weather-protected waiting areas provide protection against the elements for transit users enhancing their comfort and safety while waiting to board the transit vehicle. These areas can be located adjacent to transit stops on private property if a transit shelter in the public right-of-way does not exist. A weather protected area south of the site is recommended as there is a GOVA transit stop located at the intersection of Lorne Street and Hazel Street, which provides connections to bus route 13 and 101. These shelters can be utilized by future employees and visitors to plan their transit trips.

4.4 PARKING-BASED STRATEGIES

Carpool Ridematching

To support a reduction in SOV trips and alleviate parking demand, a carpool ridematching program is recommended for the proposed development. This TDM strategy will encourage future staff to share rides by connecting them with others travelling to a similar destination. It is recommended that an online sign-up form or mobile application be utilized to help staff identify potential carpool partners. By increasing vehicle occupancy, the carpool ridematching program can reduce the overall number of vehicles on the road and support a more efficient use of parking spaces at the subject site.

5 CONCLUSIONS

LEA Consulting Ltd. (LEA) has been retained by A3 Construction to prepare a Parking Study for the proposed restaurant development located at 185 Lorne Street in the City of Greater Sudbury (herein referred to as the "subject site"). Based on the analysis in this report, the following conclusions are made:

- ▶ The proposed restaurant development consists of a restaurant and pub, with a total GFA of 3,725 m² and includes 3,071 m² of restaurant space and 654 m² of seasonal outdoor patio. Of note, the total proposed restaurant NFA is approximately 2,504 m².
- ▶ The subject site is serviced by existing bus routes operated by GOVA Transit. No cycling facilities are provided along adjacent streets of the subject site, however, the Junction Creek Waterway Park Trail is accessible south of the subject site. Additionally, the subject site is rated as 'Very Walkable' allowing daily errands to be accomplished on foot.
- ▶ Based on the applicable Zoning By-Law requirements, the proposed development is required to provide 83 parking spaces. The subject site satisfies this requirement by providing 104 parking spaces. In addition, the proposed development provides a minimum of three (3) accessible parking spaces, thus satisfying the minimum accessible parking requirements.
- ▶ Based on the applicable Zoning By-law requirements, the proposed development is required to provide a minimum of 8 bicycle parking spaces, and a maximum of 24 bicycle parking spaces. The subject site satisfies the requirement by providing 13 bicycle parking spaces.
- ▶ A set of Transportation Demand Management (TDM) measures have been recommended to reduce single-occupant vehicle trips of the subject site and encourage active modes of transportation for the proposed restaurant development.





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-2025-00174

APPLICATION SUMMARY

File Date: 12/20/2025

Application Type: Minor Variance

Address(es): 114 Robert Street, Garson P3L 1M4

Applicant(s): MELANIE & STEPHAN POULIN

Owner(s): MELANIE POULIN AND STEPHAN POULIN

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?

2014

Are you the registered owner or an authorized agent?

Registered Owner

What is the number of dwelling units on the property?

1

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

0

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

2

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

4

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

A new attached 2-car garage on the West side of the existing dwelling w/ storage loft

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

Due to the angular shape of the property, a proper double-car garage would not fit on the property. In order to get as much usable garage space as possible, the garage has been angled to match the property line, however it does exceed the required setback limits. The adjacent property beside the proposed garage is M1 zoning, currently being used as storage and parking. Precautions have been taken in the design to ensure the West wall of the new garage is provided with a 1hr fire rating to address the proximity to the property line and account for any future development

Is there an eave encroachment?

Yes

Size of eaves

0.41

Lot Frontage of the property

31.24

Lot Depth of the property

44.19

Lot Area of the property

1482.23

Total width of the public road giving access to the property

20

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

Single-family dwelling (1985), detached garage (post purchase in 2014), shed (post purchase in 2014) and pool

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

Residential single-family dwelling since built in 1985

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

Use to remain the same

Existing uses of neighbouring properties

M1 (storage and parking), OSR (golf course), R1-5 (single-family dwellings)

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)
Attached 2-car garage	No	163.88	300.85	2	12.8	13.41	9.03	6.12	23.55	0.45	18.17
Covered porch	No	44.03	44.03	1	11.96	2.29	5.03	5.04	33.55	6	13.01

EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Single-storey dwelling	No	117.56	1266	1	14.03	8.55	5.26	10.44	24.92	6.06	12.7
Detached garage	No	57.69	57.69	1	6.76	8.53	4.25	27.79	7.59	1.24	26.25
Shed - to be relocated to be a minimum of 1.2m from rear and side lot lines	No	12.44	12.44	1	4.95	2.51	2.74	39.57	0.3	1.16	29.48
Pool	No	34.1	34.1	0	8.382	5.182	1.2	25.0	13.6	9.1	16.75

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Side Yard Setback	1.8m	0.45m	1.35m
Eaves Encroachment	May encroach 0.6 m into the required yard or court but not closer than 0.6 m to the lot line.	Eaves are 0.41m - 1.16m Encroachment 1.76m	



Centreline Architecture
158 Elgin Street, Suite 201
Sudbury, ON P3E 3N5

t: (705) 618-1767
e: info@c-arch.ca

centrelinearchitecture.ca

Saturday, December 20, 2025

CA Job. No.: 2025-078

Minor Variance Application

Dear Committee of Adjustment

Please find enclosed our application for minor variance to the property at 114 Robert Street. The project proposed is to build an attached garage to an existing single family dwelling.

The requested variance is due having a garage that is 2 cars wide, the garage is within the 1.8m setback required due to the storage loft above. The 1'-4" setback requested is adjacent to an industrial property accessible from National Street.

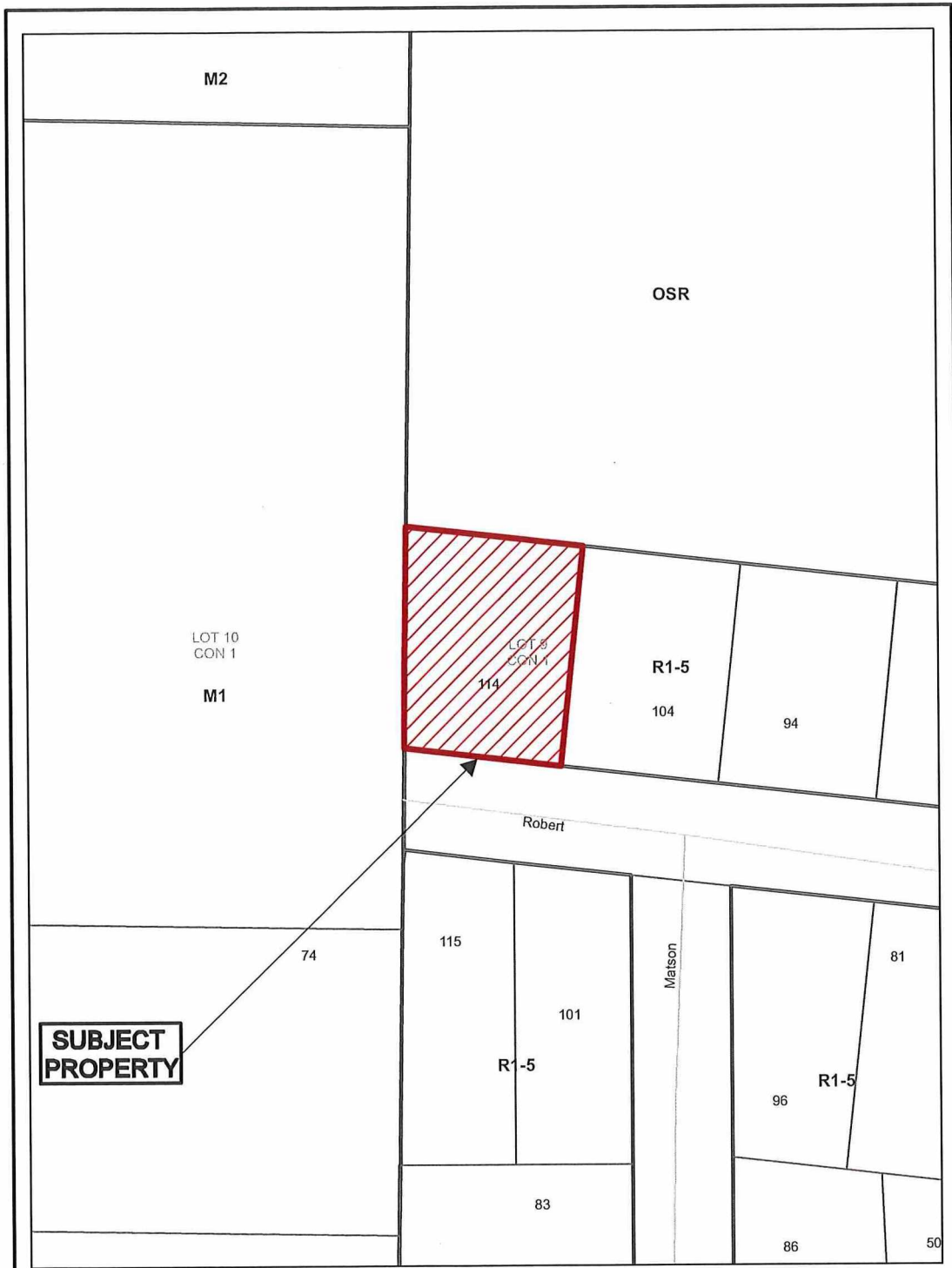
Given all the constraints of the site and limitations on where an attached garage can be placed and the minimal impact to the adjacent properties, we feel that this variance request is minor in nature.

Respectfully,

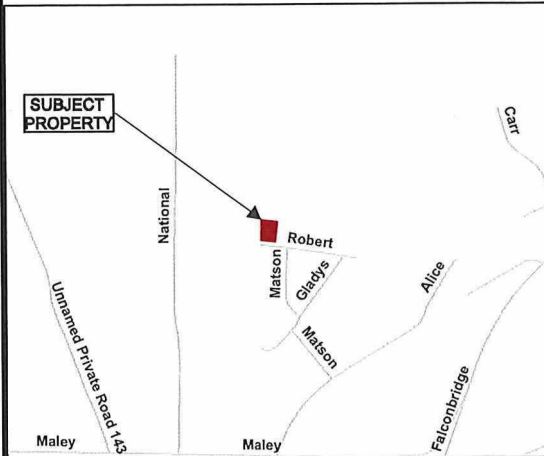
Dan Guillemette LTOAA
Founding Partner | Senior Licensed Technologist



CC:



SUBJECT PROPERTY



Application for Minor Variance or Permission



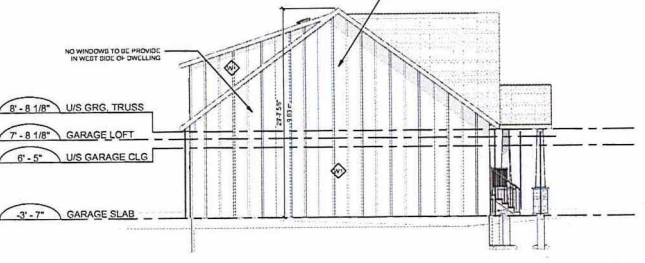
Subject Property being PIN 73496-0180,
 Parcel 29152 SEC SES SRO,
 Lot 20, Plan M-324,
 Part Lot 9, Concession 1,
 Township of Garson,
 114 Robert Street, Garson,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

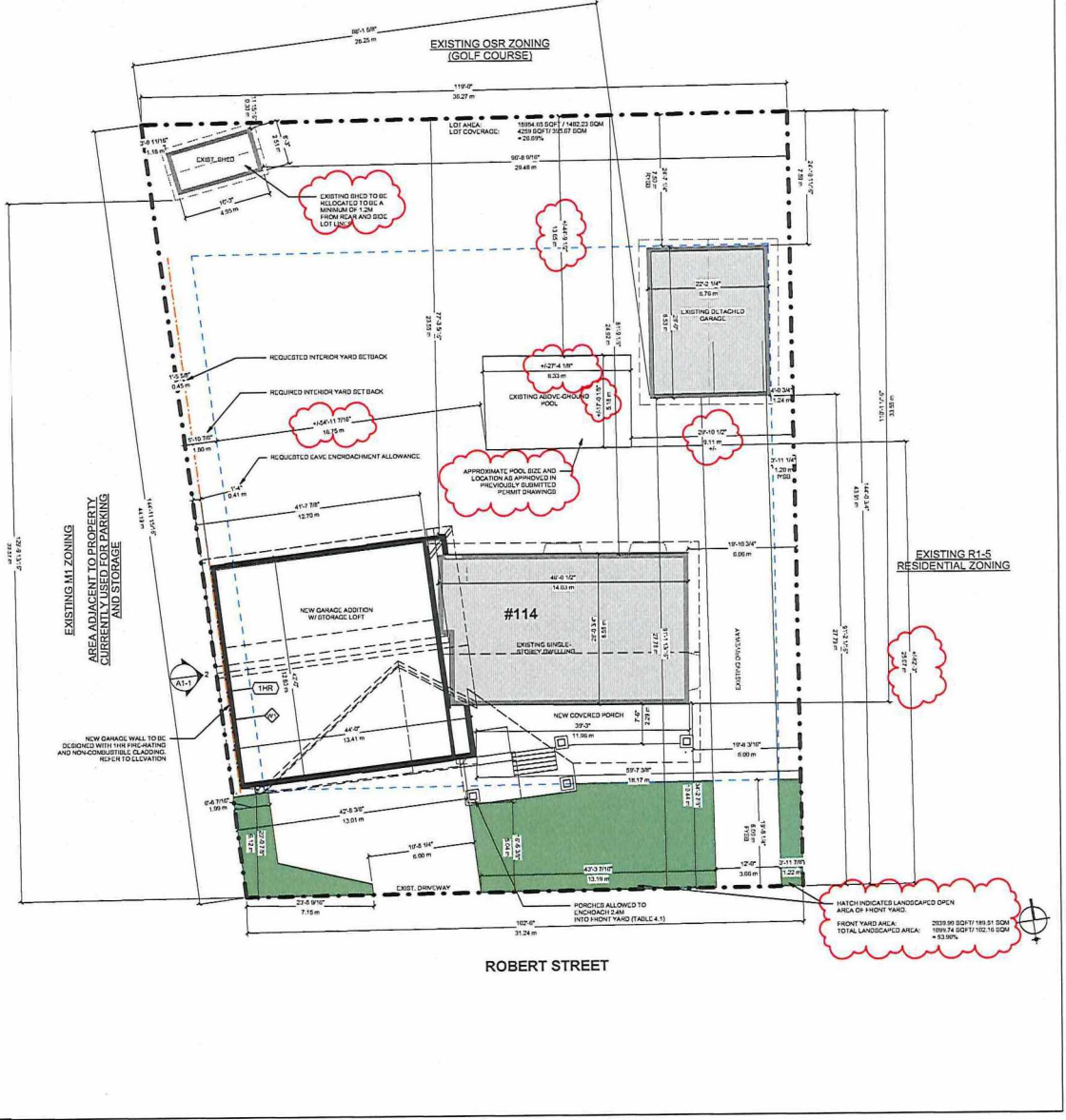
PL-MV-2025-00174
 Date: 2026 01 06

BUILDING AREAS	
AREAS	SQ. FT.
EXISTING DWELLINGS	1204 SF
EXISTING PORCH	174 SF
EXISTING DETACHED GARAGE	821 SF
EXIST. FIELD	124 SF
CONCRETE PORCH	874 SF
STORAGE LOT	1224 SF

MINIMUM DISTANCE (R. 10.14.1)
 MINIMUM SIDE YARD DISTANCE: 1.2M
 MINIMUM FRONT YARD DISTANCE: 3.0M
 MINIMUM REAR YARD DISTANCE: 3.0M
 MINIMUM DISTANCE TO ADJACENT PROPERTY: 1.5M
 MINIMUM DISTANCE TO ADJACENT LOT: 1.5M



LEFT ELEVATION
1/8" = 1'-0"



This project is the property of Civil Architects. The drawings are prepared by the firm and are not to be used for any other project without the written consent of the firm. The drawings are prepared in accordance with the standards of the American Institute of Architects and the standards of the State of Michigan. The drawings are prepared in accordance with the standards of the State of Michigan. The drawings are prepared in accordance with the standards of the State of Michigan.

NOT FOR CONSTRUCTION

- GENERAL NOTES
- The drawings are not to be used for any other project without the written consent of the firm.
 - The drawings are prepared in accordance with the standards of the American Institute of Architects and the standards of the State of Michigan.
 - The drawings are prepared in accordance with the standards of the State of Michigan.
 - The drawings are prepared in accordance with the standards of the State of Michigan.

PROJECT STATUS: MINOR VARIANCE
 ISSUE DATE: JANUARY 14, 2025

REVISIONS:
 1. (DATE) (DESCRIPTION)

CLIENT: POULIN
 PROJECT: POULIN GARAGE ADDITION

114 ROBERT STREET, GARDEN, ON
 PROJECT NUMBER: POULIN-2025-00174
 PROJECT YEAR: 2025-2026
 DRAWN BY / CHECKED BY: MAS / JSD
 SCALE: AS SHOWN
 CONTENTS: MINOR VARIANCE PLAN & ELEVATION

SHEET NUMBER: A1-1

PL-MV-2025-00174
 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-2026-00001

APPLICATION SUMMARY

File Date: 01/07/2026

Application Type: Minor Variance

Address(es): 521 Monique Street, Chelmsford P0M 1L0

Applicant(s): LUC LAVERDIERE

Owner(s): LUC LAVERDIERE AND JULIE LAVERDIERE

PLANNING APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

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

June 15 2025

Are you the registered owner or an authorized agent?

Registered Owner

What is the number of dwelling units on the property?

1

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

0

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

2

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

4

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

1 rear addition and 1 front entrance addition. Would like a reduced front yard set back

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

The zoning by law states we require 6 m front set back and we are just short of this

Is there an eave encroachment?

Yes

Size of eaves

0.6

Lot Frontage of the property

17.06

Lot Depth of the property

40.8

Lot Area of the property

696.04

Total width of the public road giving access to the property

20

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

House - 1991

Garage - 2008

Shed - 2025

Pool -2025

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 to stay 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 (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)
Front addition	Yes	7.37	7.37	1	3.84	1.92	5.05	4.877	34.02	8.96	4.27
Rear Addition	Yes	18.4	18.4	1	3.78	4.87	4.87	14.07	21.42	11.87	1.4

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)
House	No	97.6	97.6	1	12.24	7.98	5.46	6.5	26.3	3.4	1.35
Garage	No	62.86	62.86	1	7.31	8.6	4.87	23.1	9.1	1.2	8.5
Shed	No	14.81	14.81	1	4.06	3.65	3.65	32.84	3.96	2.4	10.98
Pool	No	16.41	16.41	0	4.57	4.57	1.37	23.95	12.19	10.97	1.52

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Front yard set back	6 m	4.877 m	1.123 m
Eave encroachment into Front Yard	May encroach 1.2 m into the required yard but not closer than 0.6 m to the lot line.	1.8m	0.6m

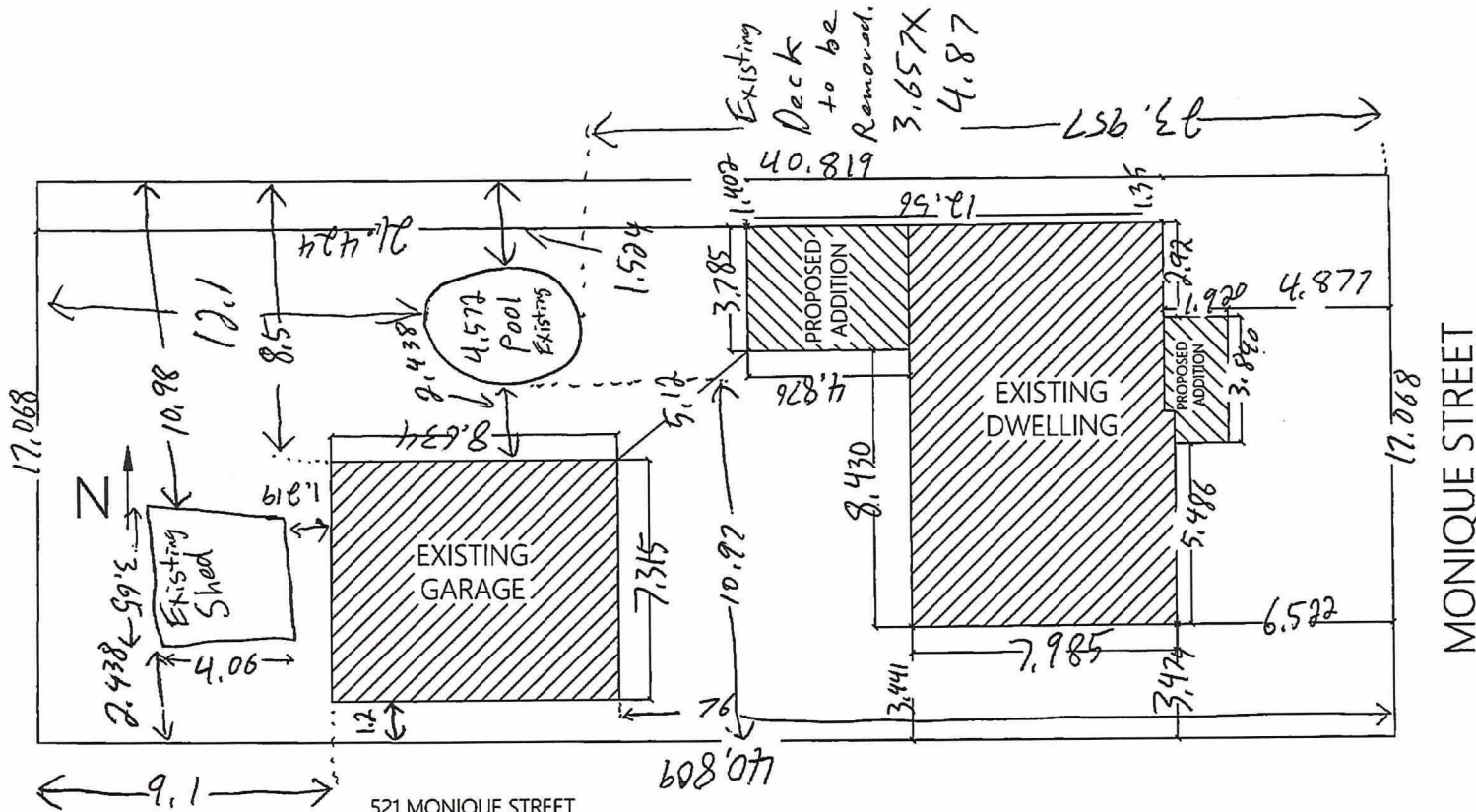


Application for Minor Variance or Permission

Subject Property being PIN 73348-0138, Parcel 18926 SEC SWS SRO, Part Lot 44, Plan M-446, Parts 3-4, Plan 53R-12988, Part Lot 1, Concession 2, Township of Balfour, 521 Monique Street, Chelmsford, City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00001
Date: 2026 01 12

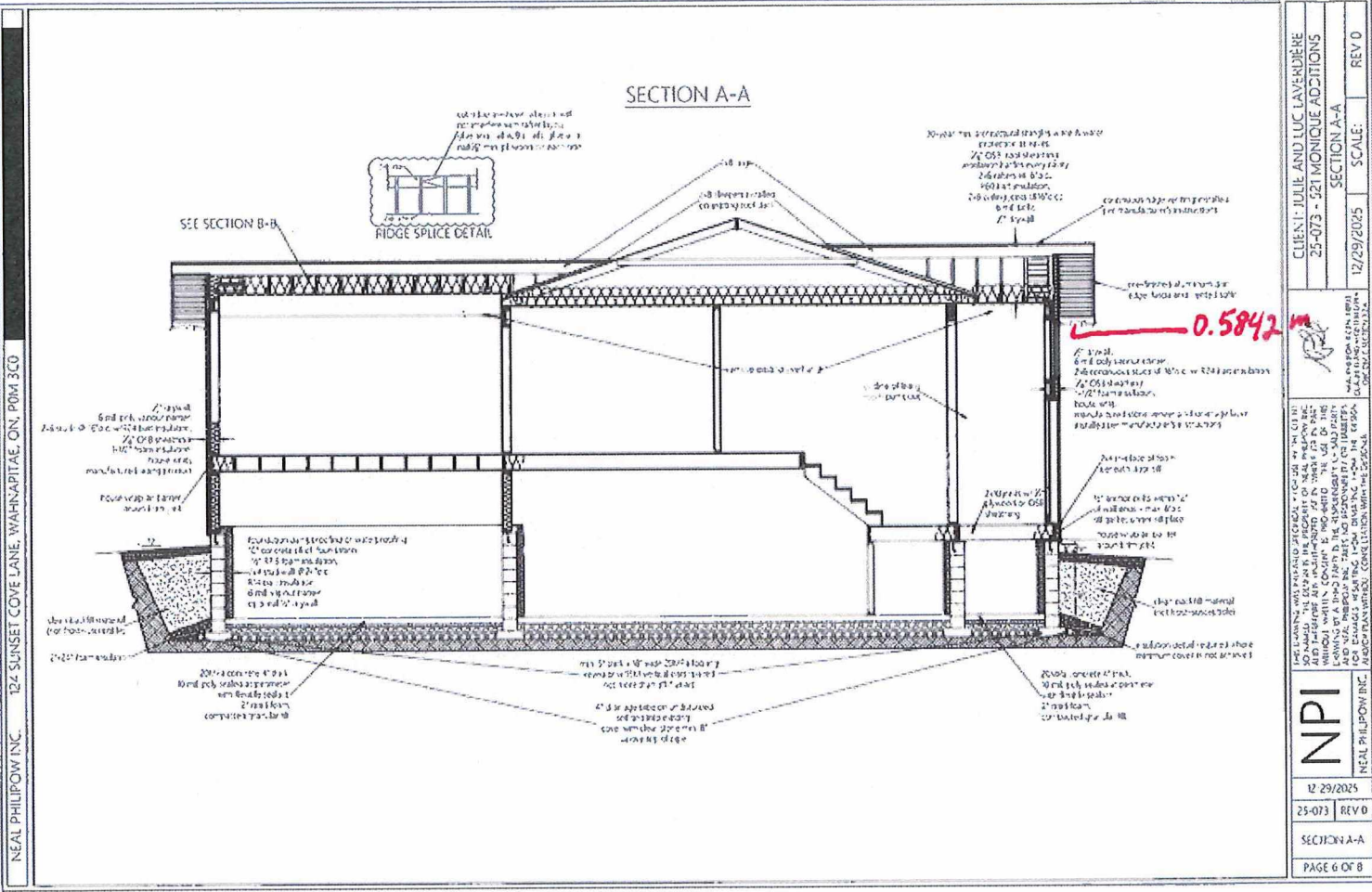


521 MONIQUE STREET
 LOT 1, CON 2, PCL 18926
 PLAN 53R12988 PT. 3 & 4
 MUNICIPALITY OF RAYSIDE-BALFOUR
 GREATER SUDBURY

MONIQUE STREET

<p>THIS DRAWING WAS PREPARED SPECIFICALLY FOR USE BY THE CLIENT SO THAT THE DESIGN OR CONSTRUCTION OF THE PROJECT WILL BECOME THE PROPERTY OF THE CLIENT. THE USE OF THIS DRAWING BY A THIRD PARTY IS THE RESPONSIBILITY OF SAID PARTY AND NEAL PHILIPPOW INC. TAKES NO RESPONSIBILITY OR LIABILITY FOR DAMAGES RESULTING FROM DEVIATING FROM THE DESIGN AND/OR PLAN WITHOUT CONSULTATION WITH THE DESIGNER.</p>	
<p>NPI NEAL PHILIPPOW INC.</p>	<p>CLIENT: JULIE AND LUC LAVERDIÈRE 25-073 - 521 MONIQUE ADDITIONS PLOT PLAN 12/29/2025 SCALE: 3/32"=1' REV 0</p>
<p>12/29/2025</p>	<p>REV 0</p>
<p>25-073</p>	<p>REV 0</p>
<p>PLOT PLAN</p>	<p>PAGE 1 OF 8</p>

PL-MV-2026-0001
 sketch 2



NEAL PHILIPPOW INC. 124 SUNSET COVE LANE, WAHNAH, OR, 97146

SECTION A-A

CLIENT: JULIE AND LUC LAVENDERIE 25-073 - 521 MONIQUE ADDITIONS SECTION A-A	SCALE: 1/2" = 1'-0"	REV 0
<p>NEAL PHILIPPOW INC. 124 SUNSET COVE LANE, WAHNAH, OR, 97146 TEL: 503-865-1111 WWW.NEALPHILIPPOW.COM</p>		
<p>DATE: 12/29/2025</p>		
<p>PROJECT: 25-073 - 521 MONIQUE ADDITIONS</p>		
<p>SECTION: SECTION A-A</p>		
<p>PAGE: 6 OF 8</p>		

PL-MV-2026-0001
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-2025-00167

APPLICATION SUMMARY

File Date: 12/02/2025

Application Type: Minor Variance

Address(es): 1282 Paquette Street, Sudbury P3A 3Y2

Applicant(s): DANIEL PLANTE

Owner(s): DANIEL PLANTE AND DENISE PLANTE

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?

2007

Are you the registered owner or an authorized agent?

Registered Owner

What is the number of dwelling units on the property?

4

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)

Living Area I

Current Zoning By-law designation

R2-2

Provide a detailed description of what is being proposed

reduce front green grass for parking.

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

not enough parking space in the back.

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

15.24

Lot Depth of the property

45.7

Lot Area of the property

675

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

main building 1964 shed uknow

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

residential since 1964

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

residential

Existing uses of neighbouring properties

residential

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

No

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

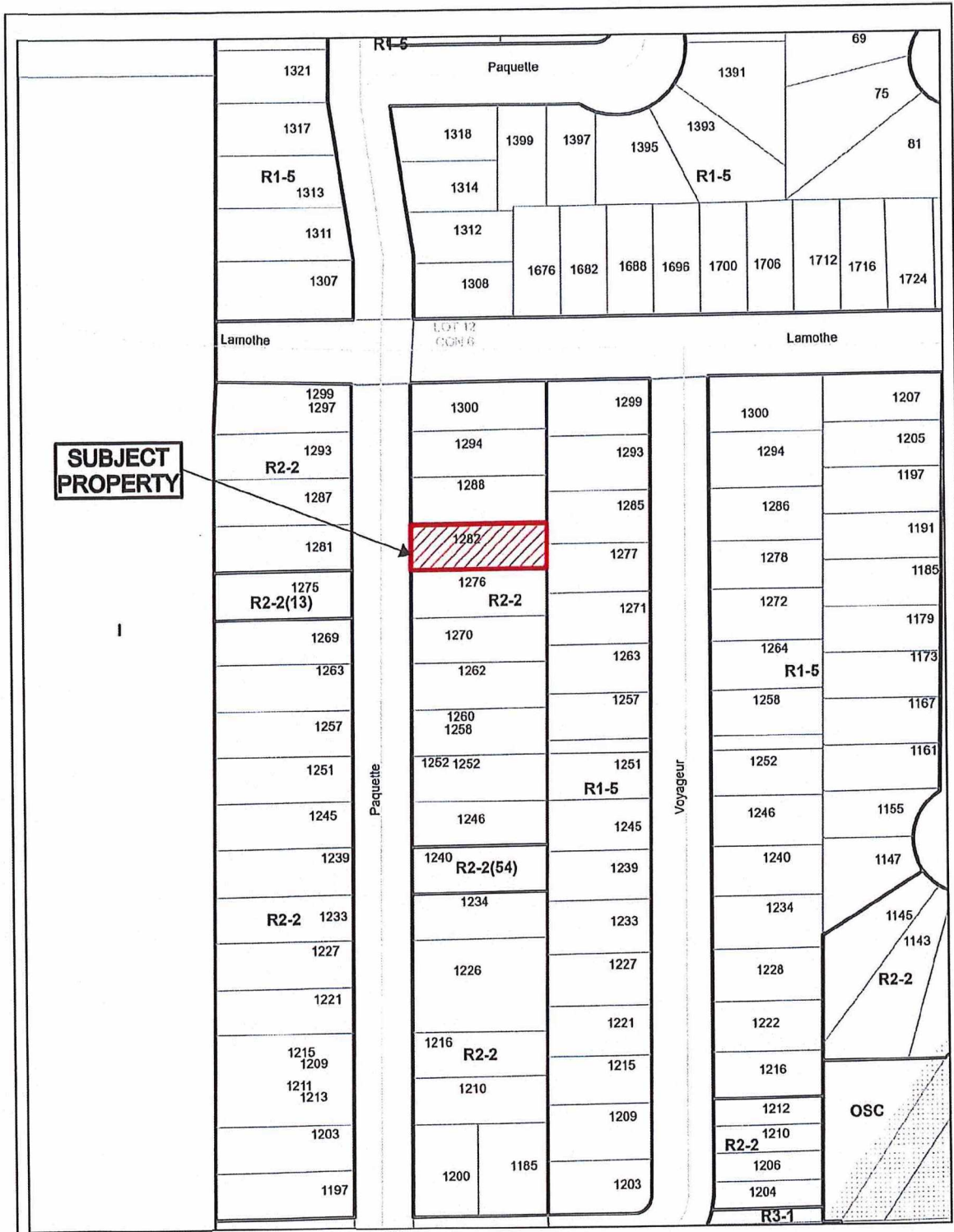
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback 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)
Dwelling	No	126	252	2	11	17.4	6.4	10.2	18.12	3	1.2
Shed	No	15.68	15.68	1	3.2	4.9	2.4	27.6	14.92	1.2	9.14

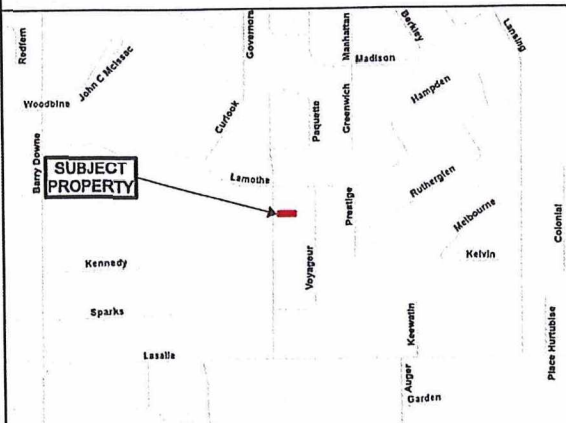
ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Parking area in required front yard	Max width of 7.62m	To permit 2 parking spaces to max width of 12.0m	4.38m
Less than 50% landscape in required front yard	50%	21.26%	28.74%
Drive aisle	6m	3	3



SUBJECT PROPERTY

1



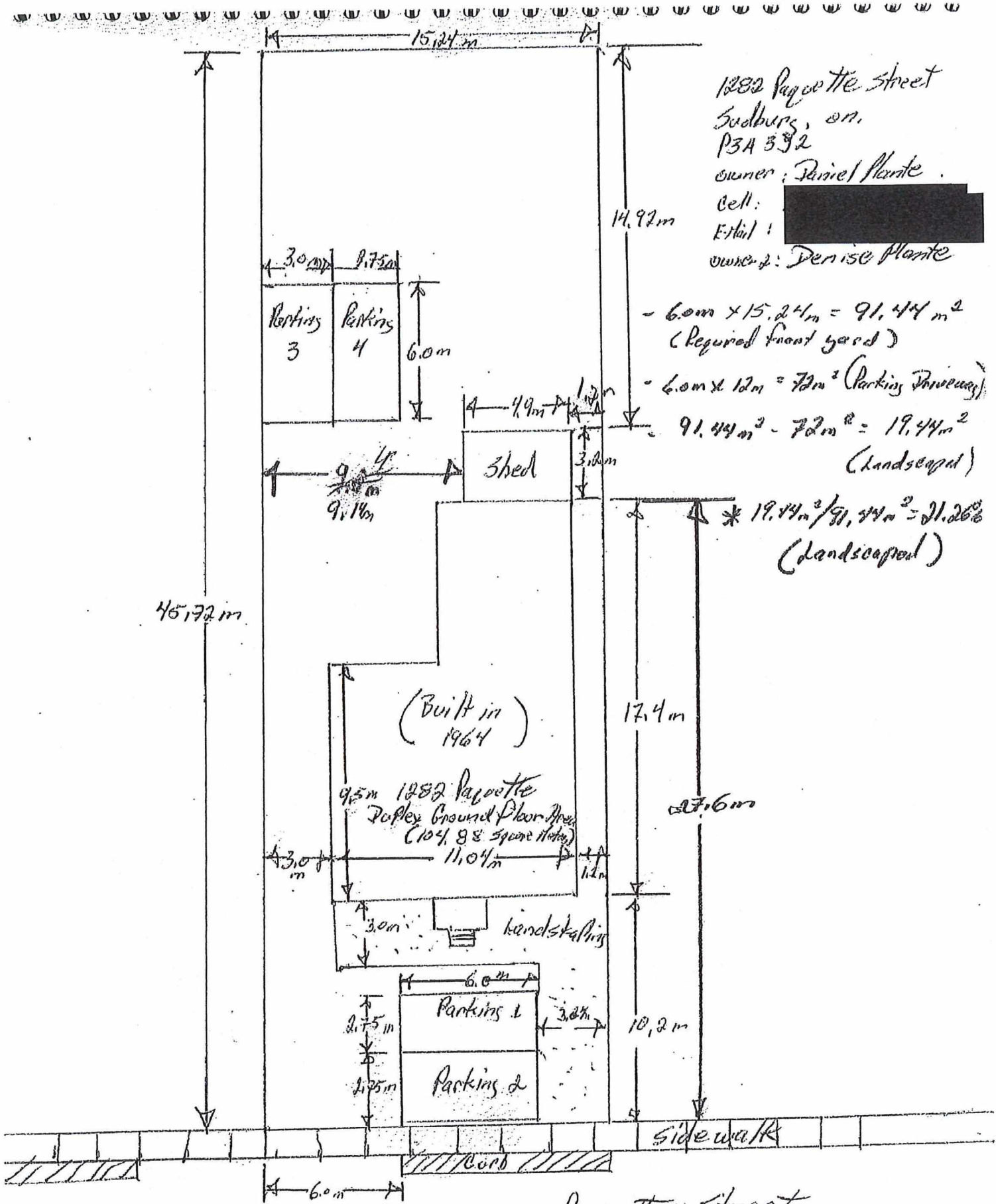
Application for Minor Variance or Permission



Subject Property being PIN 73567-0335,
 Parcel 33376 SEC SES SRO,
 Part Lot 12, Concession 6,
 Part Lot 14, Plan M-287,
 Part 1, Plan SR-1862,
 Township of Neelon,
 1282 Paquette Street, Sudbury,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

PL-MV-2025-00167
 Date: 2025 12 04



1282 Paquette Street
 Sudbury, ON.
 P3A 3J2
 owner: Daniel Plante
 Cell: [REDACTED]
 Email: [REDACTED]
 owner 2: Denise Plante

- $6.0m \times 15.24m = 91.44m^2$
(Required front yard)
- $6.0m \times 12m = 72m^2$ (Parking Driveway)
- $91.44m^2 - 72m^2 = 19.44m^2$
(landscaped)
- * $19.44m^2 / 91.44m^2 = 21.26\%$
(landscaped)

Paquette Street
 PL-MV-2085-00167
 sketch



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 aquired 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

YELLOWEGA
architecture inc.

December 22, 2025

Dear Committee of Adjustment,

We are writing on behalf of our clients, Vince and Karen Pollesel, in support of their minor variance application to permit an accessory building height exceeding the 5.0 m maximum under the Zoning By-law. This letter responds to the staff's comment in "Comment(s) for application PL-MV-2025-00168," stating "Staff require additional information on the intended use of the building and justification for the additional 8.2 m in height over what is permitted, prior to providing a recommendation."

The proposed building is a hobby garage. Given that Mr. Pollesel's career has revolved around vehicles, it is no surprise that his family's hobbies include collecting cars. The basement will be used for cleaning and storing vehicles, while the main floor will display the cars and include a gathering area for the family. Finally, the upper loft will serve as a "man cave," offering a view of the cars on the main floor.

The requested height is primarily driven by existing site grading and the selected location, which represent the most appropriate planning outcome. The lot slopes significantly downward along the east side of the driveway, and the garage has been positioned on this slope to respect natural grades and minimize earthworks. Although the total height from the basement floor to the roof peak is 13.2 m, this is taken 3.96 m below its main entrance and that of the residence. When measuring the building at the same elevation as the dwelling, and the garage's intended main floor, the garage height is 9.24 m, compared to 10.7 m for the residences.

The height is also influenced by matching the residence's 10/12 roof pitch to maintain architectural coherence and a consistent residential character. A flatter roof could reduce height but would detract from the visual integration of the accessory building with the home and neighbourhood.

The garage remains subordinate to the dwelling. It is lower in overall height, has fewer storeys, and a smaller footprint and gross floor area. The residence continues to be the dominant feature on the site, with the garage door recessed and not visible until near the main entrance, ensuring the dwelling is perceived as the primary structure.

To conclude, this garage is a place for the family to gather and pursue their passions. The additional height is justified by the site's grading conditions, aligned floor elevations, and the matching roof pitch required for architectural coherence.

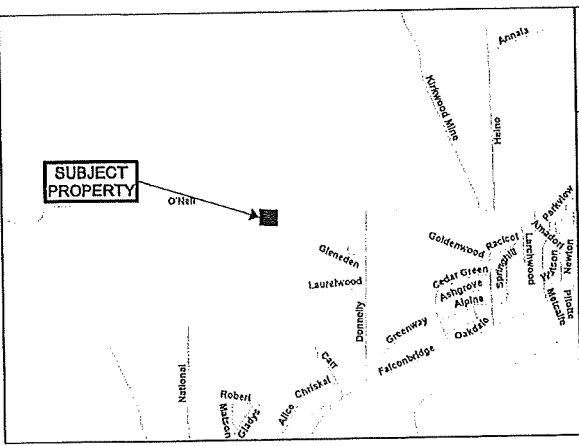
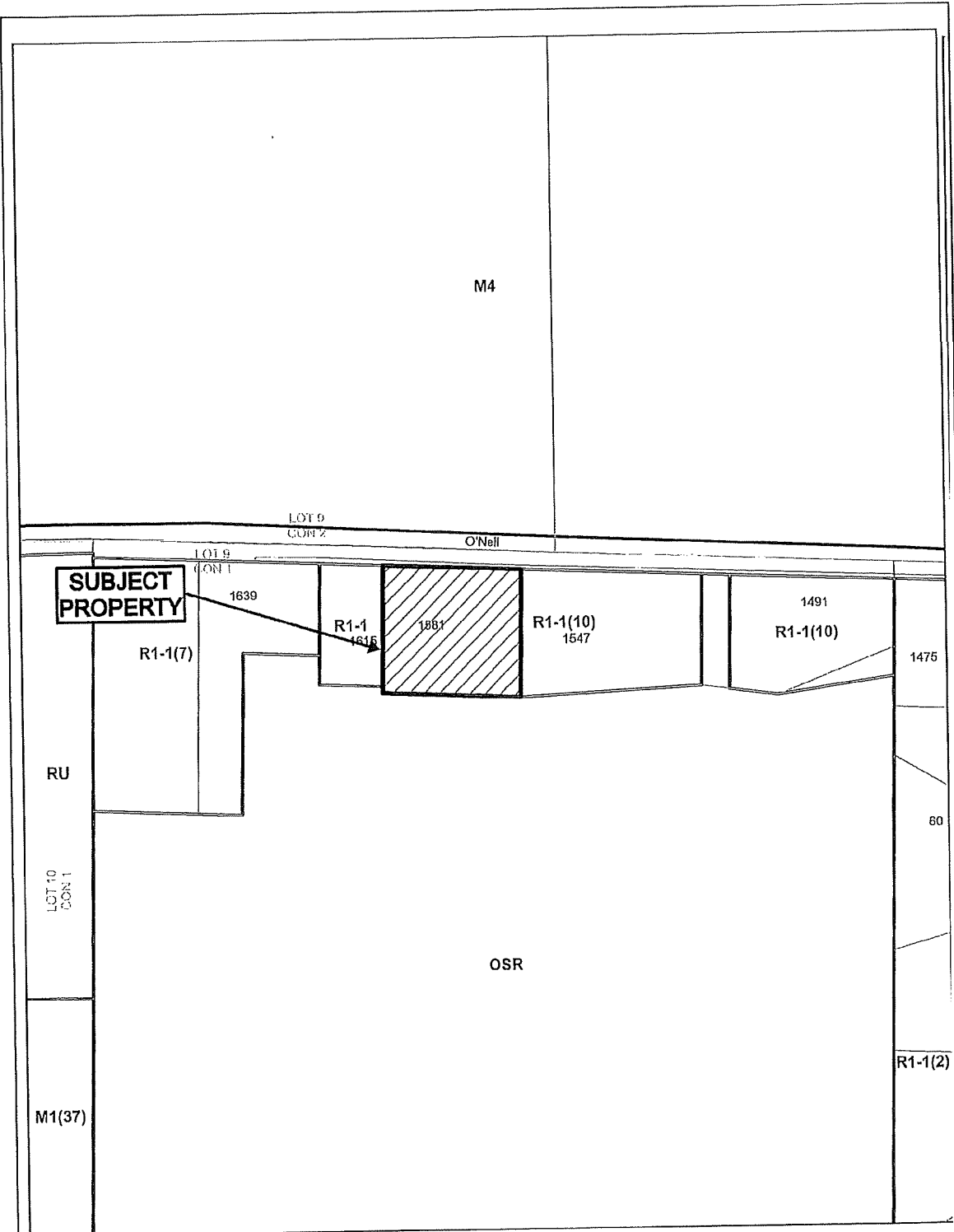
Sincerely,

Richard M. Yallowega



Principal | B. Arch, OAA

PL-MV-2025-00168



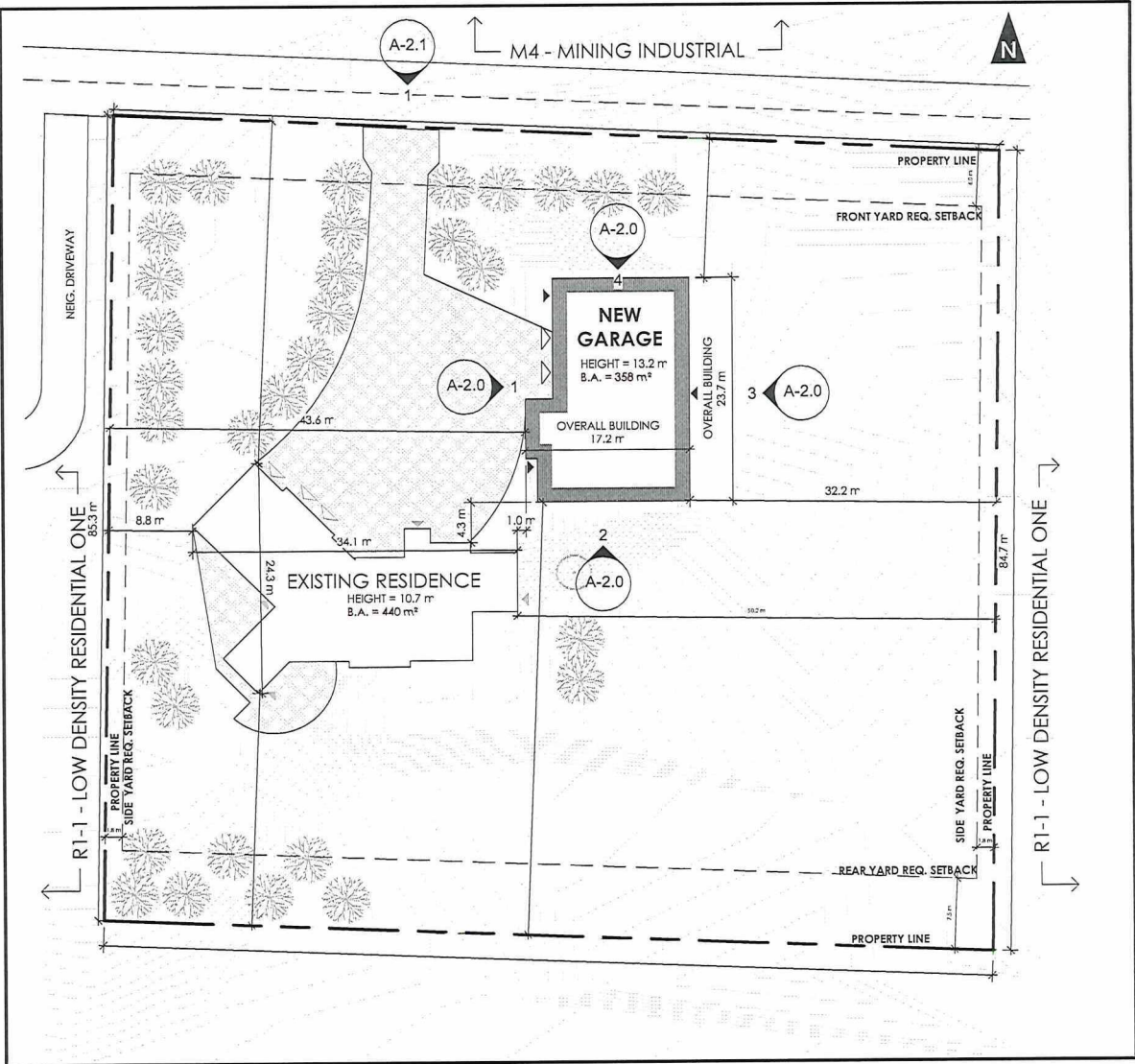
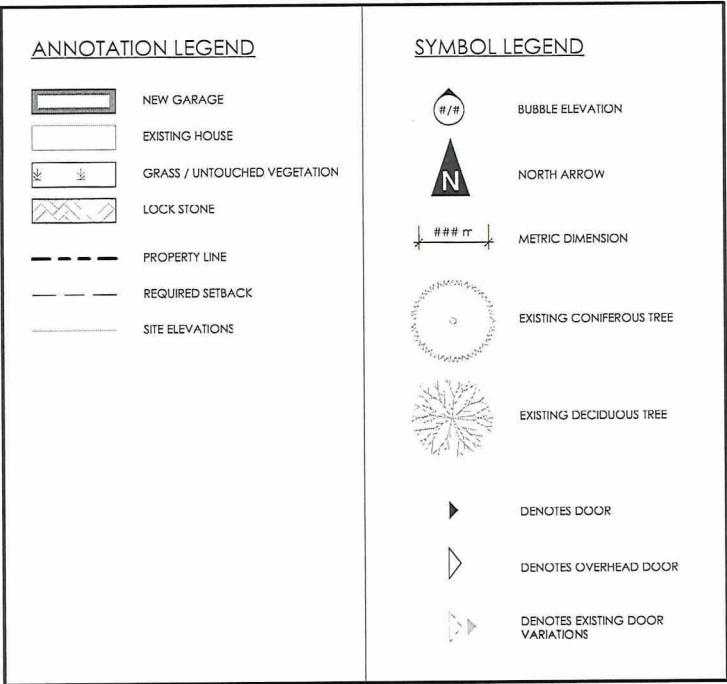
Application for Minor Variance or Permission



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"

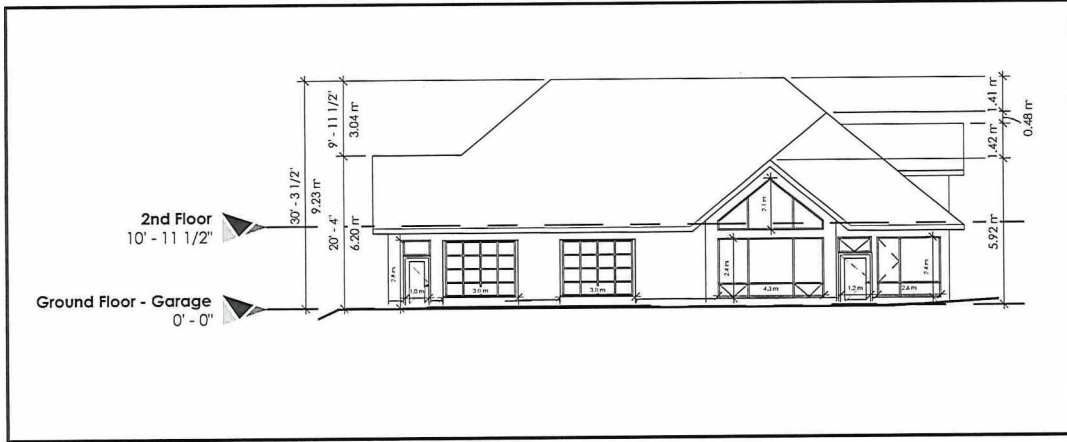


Pollesel Garage
1581 O'Neil Drive West, Sudbury, ON.
Scale: As indicated Date: Dec 5th, 2025

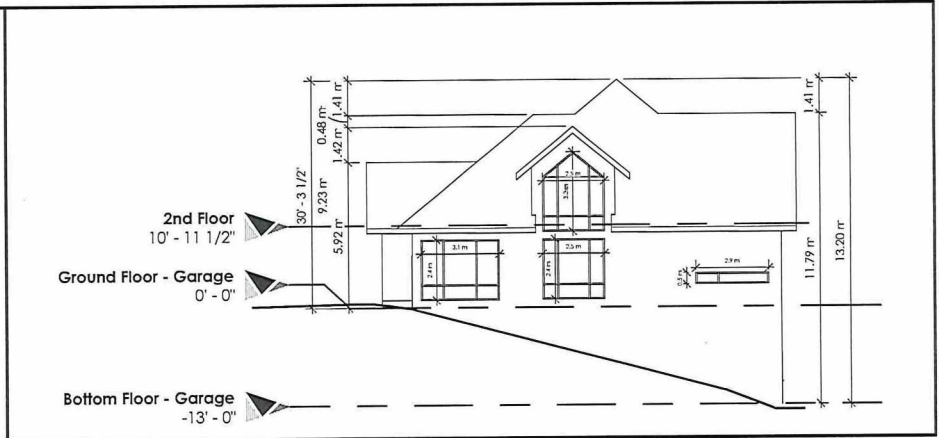
Minor Variance Site Plan

A-1.0

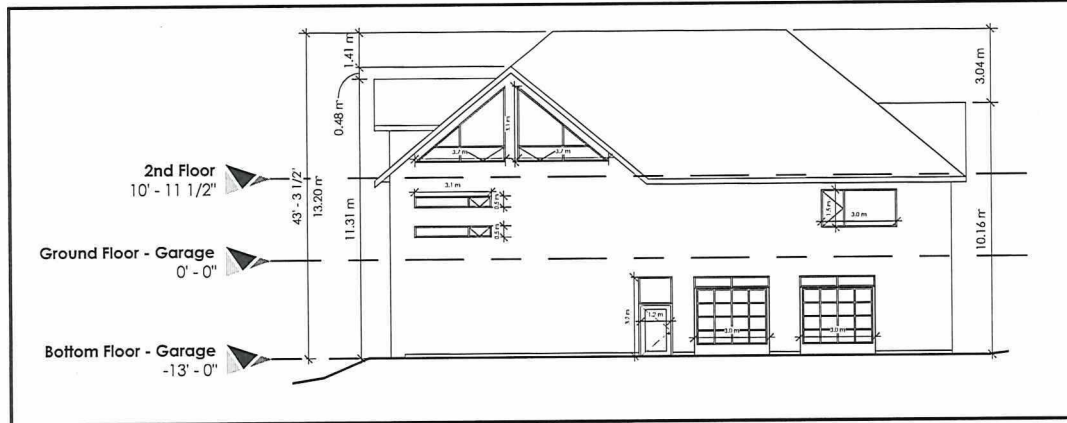
PL-MV-2025-00168
Sketch 2
REVISED



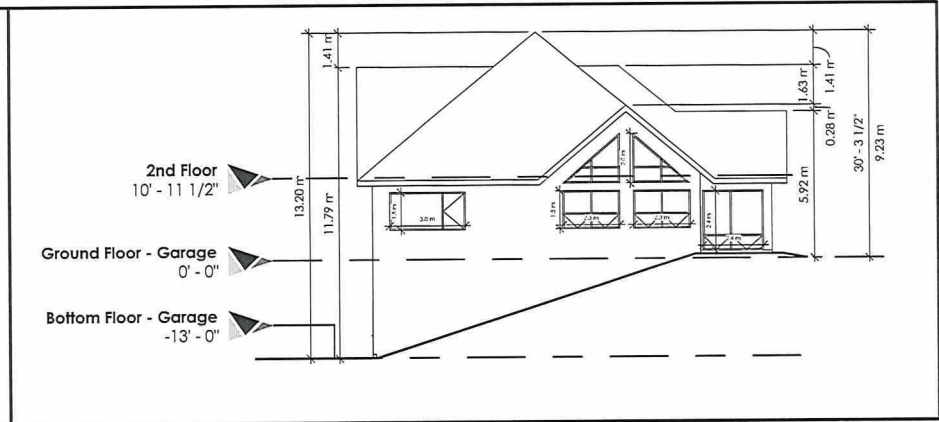
1 West Garage Elevation
1/16" = 1'-0"



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



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



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

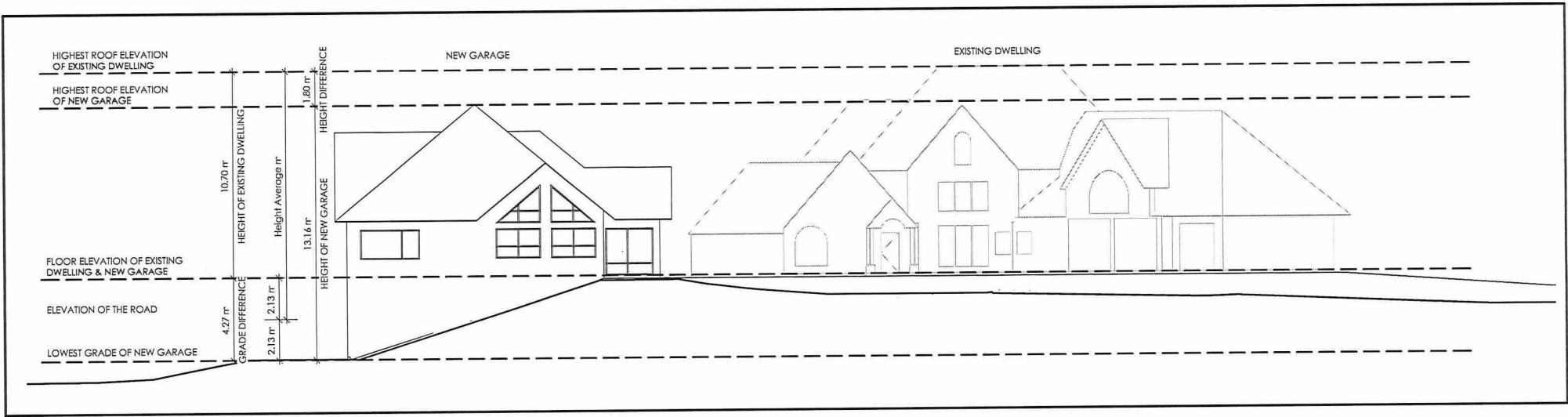
Pollesel Garage
1581 O'Neil Drive West, Sudbury, ON.
Scale: 1/16" = 1'-0" Date: Dec 5th, 2025

YELLOWEGA
architecture inc.

Minor Variance Garage Elevations

A-2.0

PL-MV-2025-00168
sketch 3
REVISED



Pollesel Garage
 1581 O'Neil Drive West, Sudbury, ON.
 Scale: 1/16" = 1'-0" Date: Jan 9th, 2026

Minor Variance Garage Elevations

A-2.1

PL-MV-2025-00168
 sketch 4
 REVISED