

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

July 22, 2026

PUBLIC HEARINGS

PL-MV-2026-00079

DENIS MCKEE

Ward: 4

PIN 73346-0888, Parcel 27167 SEC SWS, Part Lots 40 & 41, Plan M-271, as amended by LT413884, Parts 2 & 4, 53R-8972, and Part 1, Plan 53R-14206, Part Lot 4, Concession 1, Township of Rayside, 0 Albert Street, Azilda, [By-law 2010-100Z, R1-5]

For relief from Part 4, Section 4.2, subsection 4.2.5, Table 4.1 and Section 4.41, subsections 4.41.2 and 4.41.4 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 the construction of a single detached dwelling providing, firstly, a high water mark setback of 18.4m, where no person shall erect any residential building or other accessory building or structure closer than 30.0m to the high water mark of a lake and where the only permitted structures within 20.0m of the high water mark of a lake are the permitted accessory structures set out in 4.41.2 of the Zoning By-law, boat launches, marine railways, waterlines and heat pump loops, and secondly, a front yard setback of 2.1m, with eaves encroaching an addition 0.6m into the proposed 2.1m front yard setback, where a 6.0m front yard setback is required and where eaves may encroach 1.2m into the required yard but not closer than 0.6m to the lot line.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0042/1979 (MAR 26/79), B370/79 (FEB 4/80), B55/80 (APR 14/80) AND B297/92 (AUG 24/92)

PL-MV-2026-00092

OZARK HOLDINGS LTD

Ward: 10

PIN 73581-0058, Parcel 43179 SEC SES, Part Lot 11, Plan M-14, Parts 4-6, Plan 53R-6835, Part Lot 2, Concession 3, Township of McKim, 568 Lake Point Court, Sudbury, [By-law 2010-100Z, R1-3]

For relief from Part 4, Section 4.2, subsection 4.2.5, Table 4.1 and Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached garage providing a front yard setback of 1.8m with eaves encroaching an additional 0.6m into the proposed 1.8m setback, where 6.0m is required and where eaves may encroach 1.2m into the required front yard but not closer than 0.6m to the lot line.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0116/1976, B0117/1976 AND B0118/1976 (MAY 17/76)

A reminder... the next scheduled meeting is Wednesday, August 5, 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-2026-00079

APPLICATION SUMMARY

File Date: 05/25/2026

Application Type: Minor Variance

Address(es): 0 Albert Street

Applicant(s): BORTOLUSSI SURVEYING

Owner(s): DENIS MCKEE

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?

November 1999

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?

1

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

1

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

0

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

No

How many dwelling units will be legalized?

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

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

setback of 10.5m dro HWM where 30m setback is required

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

40m of land has been flooded when the lake elevation was raised.

Is there an eave encroachment?

Yes

Size of eaves

0.6

Lot Frontage of the property

25

Lot Depth of the property

47

Lot Area of the property

1053

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

none

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

vacant

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

no.

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)?

Yes

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

Yes

Have you consulted with Conservation Sudbury regarding this relief?

Yes

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)
single family dwelling	No	133.7	133.7	1	7.77	19.76	5	2.1	85.0	1.2	9.1

EXISTING BUILDING/STRUCTURE

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

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Subsection 4.41.2 a)	30m	18.4m	11.6m
Subsection 4.41.4 a) i)	20.0m Shoreline Structures Only	Permit Dwelling	n/a
Table 6.2 - Front Yard Setback	6.0m	2.1m	3.9m
Table 4.1 - Eave Encroachment into Front Yard Setback	May encroach 1.2 m into the required yard but not closer than 0.6 m to the lot line.	4.5m encroachment into the required yard	3.3m



BORTOLUSSI SURVEYING LTD.

144 Elm Street, Sudbury, Ontario P3C 1T7
(Phone) 705-675-2566 (Fax) 705-675-8751

Adrian Bortolussi, Ontario Land Surveyor



June 26, 2026

This letter is provided in support of a minor variance application for the subject property located on Albert Street, adjacent to Whitewater Lake.

The proposal is for the construction of a new dwelling on the subject lands. The proposed dwelling has been sited as far from the water's edge as reasonably possible; however, the required 30.0 metre setback from the normal high water mark cannot be achieved. The proposed setback from Whitewater Lake is approximately 18.4 metres.

The reduced setback is being requested due to the physical constraints of the property. A significant portion of the property is affected by flooding, extending approximately 90 metres into the lot. As a result, the available building envelope is extremely limited. Strict application of the required 30.0 metre waterbody setback would leave little to no practical area for the proposed dwelling.

Section 8.4.1.3 of the City of Greater Sudbury Official Plan allows consideration of a lesser setback where sufficient lot depth is not available, or where terrain or soil conditions make other locations on the lot less suitable. In this case, the property's flood constraint substantially limits the usable lot depth and restricts the location of any new construction. The proposed dwelling location represents the most practical siting available on the lot while maintaining the greatest achievable setback from Whitewater Lake.

The proposal also requires relief from the required front yard setback, as the dwelling has been pushed toward the road in order to maximize the setback from the shoreline. This siting approach reduces the impact on the shoreline area as much as reasonably possible given the constraints of the property.

Based on the above, it is our opinion that the proposed reduced waterbody setback meets the intent of Section 8.4.1.3 of the Official Plan, specifically as sufficient lot depth is not available due to the extent of flooding on the property. The requested minor variance is appropriate for the subject lands and is necessary to allow reasonable development of the property.

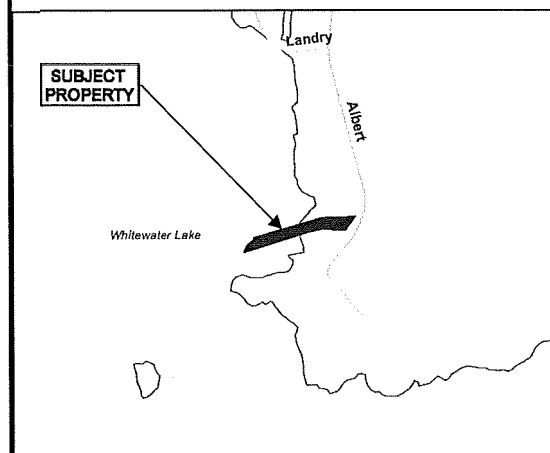
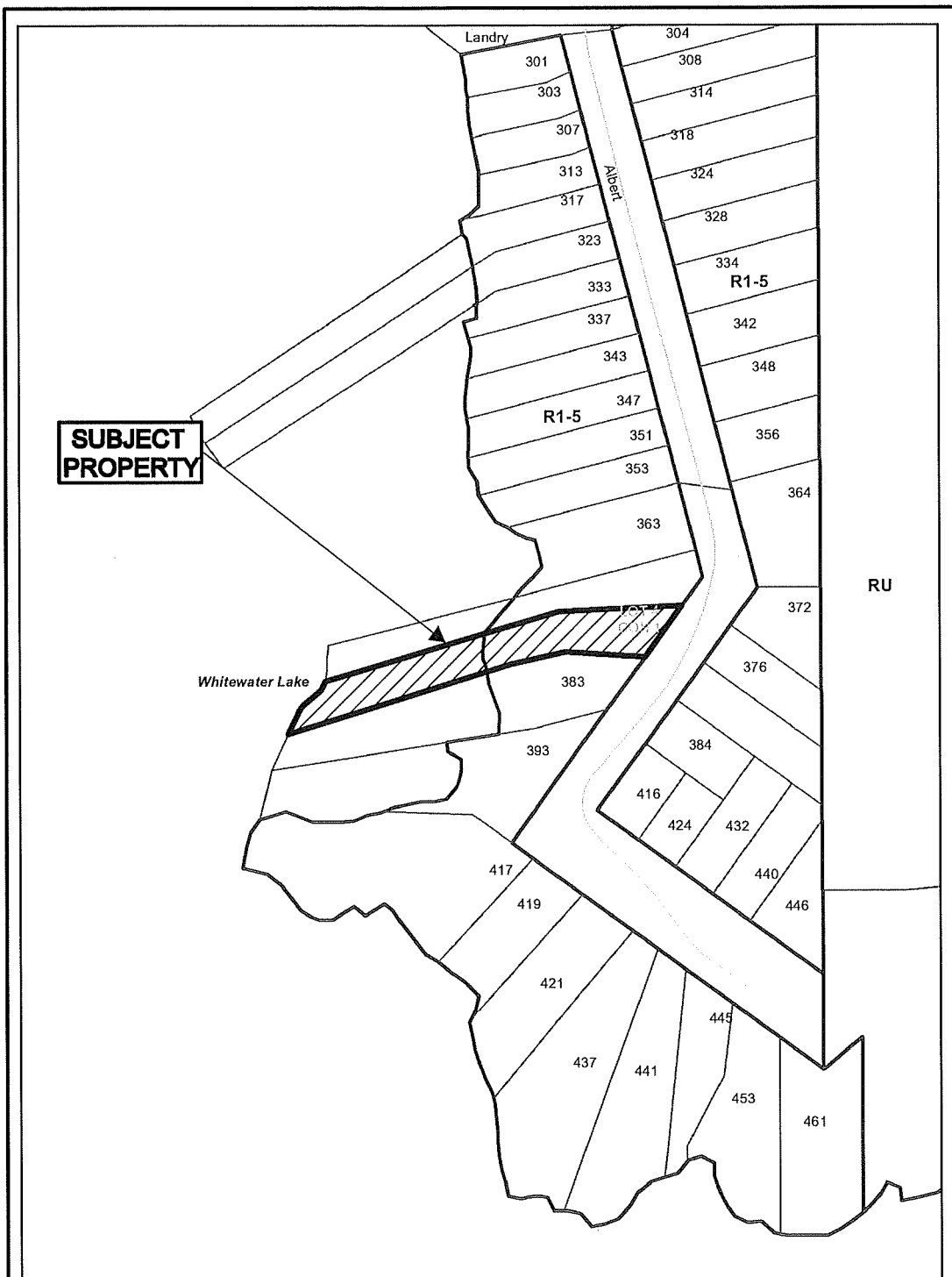
With respect to Section 4.41.3 of Zoning By-law 2010-100Z, the subject property is an existing waterfront lot with significant site constraints. The shoreline buffer area is already substantially cleared under existing conditions and this condition predates the current application. The proposal is not intended to clear an existing natural shoreline buffer beyond what is necessary for construction.

The property is further constrained by the present flooding condition affecting the lot. The water/flooded area extends approximately 90 metres into the property, which substantially limits the available building envelope. As a result, the proposed dwelling has been located as far from Whitewater Lake as reasonably possible, while also recognizing that the current water's edge/flooded condition is located well into the interior of the lot.

Any additional disturbance within the 20.0 metre shoreline buffer will be limited to the minimum area necessary to accommodate the proposed dwelling, construction access, and required grading. Existing vegetation within the buffer will be maintained wherever possible, and any disturbed areas not required for the dwelling or access will be stabilized and, where practical, restored with suitable vegetation.

In our opinion, the proposal maintains the general intent of the shoreline buffer provisions by avoiding unnecessary additional clearing, recognizing the pre-existing disturbed condition of the lot, and providing reasonable development of an otherwise significantly constrained property.

Adrian Bortolussi



Application for Minor Variance or Permission



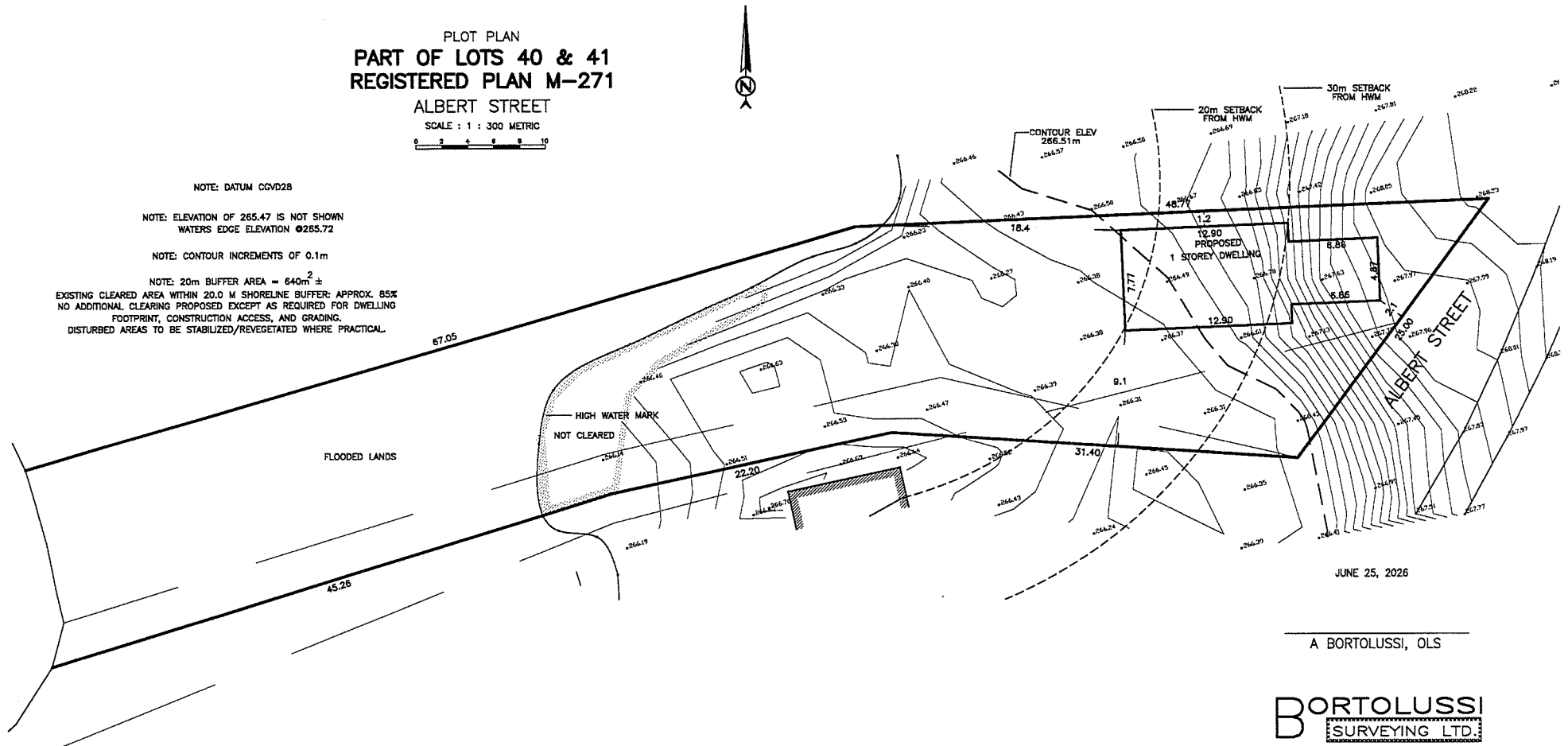
Subject Property being PIN 73346-0888,
Parcel 27167 SEC SWS, Part Lots 40 & 41,
Plan M-271, as amended by LT413884,
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Part Lot 4, Concession 1,
Township of Rayside,
0 Albert Street, Azilda,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00079
Date: 2026 06 01

ALBERT STREET
SCALE : 1 : 300 METRIC
0 2 4 6 8 10

NOTE: 20m BUFFER AREA = 640m² ±
EXISTING CLEARED AREA WITHIN 20.0 M SHORELINE BUFFER: APPROX. 85%
NO ADDITIONAL CLEARING PROPOSED EXCEPT AS REQUIRED FOR DWELLING
FOOTPRINT, CONSTRUCTION ACCESS, AND GRADING.
DISTURBED AREAS TO BE STABILIZED/REVEGETATED WHERE PRACTICAL.



JUNE 25, 2026

A BORTOLUSSI, OLS

BORTOLUSSI
SURVEYING LTD.

PL-MV-2026-00079

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-2026-00092

APPLICATION SUMMARY

File Date: 06/16/2026

Application Type: Minor Variance

Address(es): 568 Lake Point Court, Sudbury P3E 6J3

Applicant(s): KOMRI ENGINEERING

Owner(s): OZARK HOLDINGS LTD

PLANNING APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

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

December 12, 2022

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?

Yes

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

This property is under the WHPA

Current Official Plan designation

Living Area I

Current Official Plan designation (additional)

Current Zoning By-law designation

R1-3

Provide a detailed description of what is being proposed

The proposed project consists of the construction of a new 30'-0" x 36'-0" detached garage located at the front of the property on the left side of the existing single-family dwelling. The garage will serve as an accessory residential structure for the storage of vehicles, equipment, and general household items. Construction will include site preparation, excavation, concrete footings and foundation, concrete slab-on-grade floor, wood-frame wall and roof construction, exterior cladding, roofing, overhead garage doors, man doors, windows, and associated electrical installations.

To accommodate the new garage, modifications to the existing driveway are proposed, including driveway widening, regrading, and resurfacing as required to provide safe vehicular access and maneuvering space between the street and the garage. Minor site grading and drainage improvements may also be completed to ensure proper surface water management around the new structure. The proposed garage will be constructed in compliance with applicable zoning requirements, municipal by-laws, and the Ontario Building Code, while maintaining appropriate setbacks from property lines and existing structures.

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

The proposed detached garage cannot comply with the minimum front yard setback requirement of 6.0 m due to the unique physical constraints of the property and the limited availability of suitable building locations. The rear yard contains the existing septic system, which restricts development within that area and prevents the placement of the proposed garage without impacting the operation and maintenance of the septic system. In addition, the property contains an existing well within the side yard, further limiting the available buildable area.

The side yard also provides limited access and does not offer sufficient space to accommodate a garage of the proposed size while maintaining functional access and required clearances. The proposed location in the front yard, adjacent to the existing driveway, is the most practical and appropriate location for the garage. This location allows the structure to be integrated with the existing site layout, minimizes disturbance to existing site services, and provides safe and efficient vehicular access from the municipal roadway.

As a result of these site constraints, relief is requested from the required front yard setback of 6.0 m to permit a setback of 1.8 m, representing a reduction of 4.2 m. The proposed variance is minor in nature, desirable for the appropriate development of the property, and maintains the general intent and purpose of the Zoning By-law and Official Plan while allowing for the reasonable use and improvement of the property.

Is there an eave encroachment?

Yes

Size of eaves

0.6

Lot Frontage of the property

38.1

Lot Depth of the property

142.33

Lot Area of the property

2757.4

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

Single Family Dwelling - 1978

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

Always has been used as a residential property

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

Yes the use is remaining the same

Existing uses of neighbouring properties

Residential properties zoned R1-3

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?

Yes

Have you consulted with Conservation Sudbury regarding this relief?

Yes

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)
New slab on grade 2 door garage	No	100	100	1	11	9.1	5	1.8	15.7	24.2	3.6

EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Single Family Dwelling w/ attached garage	No	186.6	326.55	1.75	7.3	20.1	6	9.5	10.3	4.2	16.8

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Front yard setback relief of 4.2m for the new setback to be 1.8m in the front yard for the accessory structure (garage)	6.0m front yard setback	1.8m front yard setback for accessory structure (garage)	4.2m
Eaves encroachment into required front yard	May encroach 1.2 m into the required yard but not closer than 0.6 m to the lot line.	4.8m encroachment / 1.2m setback from front lot line	3.6m

568 Lake Point Court
Sudbury, ON, P3E 6J3

Owner: Ozark Holdings Ltd.
Authorised parties Taylor Shantz,
Michael Shantz



568 Lake Point Court, Sudbury, ON, P3E 6J3

Legally described as;

MCKIM CON 3, LOT 2, PCL 43179 RP53R6835, PART 4 TO 6, Zoning R1-3

Roll Number 53 07 060 040 17001 0000

House Built in 1978.

Building exterior square footage: 2,009 square feet main and upper.

Basement square footage 1,357 feet in the basement.

Lot size 29,680 Square feet

Effective frontage 63.5 feet

Depth 467 feet

Scope of Work

Proposed project is to build a double vehicle wide garage to the right of the driveway as you enter off the road.

- Single story structure, built to code and well insulated
- Concrete slab on grade with two drains
- Siding to match the house
 - House siding obtained from Daro – MAC Harrywood plus in Cork
- Black trim and insulated black garage doors to match the house
 - House trim in Gentec black
- Black metal roof to match the trim
- Black metal insulated side door to match the trim
- 100 Amp electrical panel fed from the house
- Natural gas fed from the house for heating

City requirements

Must be more than 30 meters from the water No problem

Can't build it on the flood plane by the water's edge No problem

Maximum size no greater than 10% of the lot size of 29,680 No problem

Maximum Height 5 meters as a single story No problem

Must be more than 5 meters from the Septic system No problem

- Will need a Health Unit approval. Costs about a month and \$500.

Set back from the road is 6 meters (19.82 feet)

Set back from the neighbor if a single story 1.2 meters (3.94 feet)

- As we wish to build closer to the road a minor variance will be needed.
- Cost about \$1,750 and about a month or so of time depending on council meeting schedules.
- Part of the process is to send a letter to all neighbors.

City of Sudbury Building Controls

February 6, 2026, Mike spoke to Eakamjot Singh Deo, Plans examiner
705-674-4455, ex 1185

Eakamjot.Deo@greatersudbury.ca

Will require a building permit at a cost of about \$10.70 per \$1,000 expected cost of the project.

Timeline about 4 weeks for a regular permit.

An extra month or two if a minor variance is required

Conservation Authority

February 6, 2026, Mike spoke to Melanie Venne

Telephone 705-674-5249

Email ndca@conservationsudbury.ca

She reviewed the project and did not see any issues when the permit will come to her for approval.

Next Steps

Site visit discussion suggests a 36 foot wide by 30 feet deep structure.

Vehicle doors facing the driveway

Single person door on the side facing the backyard.

Similar to the rendering below;



Adam to select an engineer to make some initial drawings which we can submit to the city.

We use these plans to obtain a minor variance.

If a minor variance is obtained for a double vehicle structure, we proceed.

If due to the minor variance we can only build a single vehicle structure the project is terminated.

Assuming we get a minor variance, we get the engineering company to create plans for the building and design the concrete slab on grade.

Obtain an estimate from Adam at Marcotte Home Renovation for the cost of the build.

Submit for a building permit

Build in a coordinated manner with Futurscape as they will be on site performing landscaping.

Vehicle bay doors should be 10 feet high by 12 feet wide

There should be 3 feet between the vehicle bays

On the side closest to the road have 3 feet of space

On the side closest to the backyard have 9 feet

This will show the doors as being offset but allow for a work bench and storage of a riding lawnmower etc.

There is about 55' to the property line on the right.

The thought is that the back edge of the new structure should not be farther back in the lot than seven feet from the well. This both for aesthetics and to avoid building over the existing well.

From the front corner of the existing building to the property line by the road might be 35 feet.

If we are back 20 due to the set back that only leaves 15 feet and we need 36 feet.

We need a variance to allow us to build closer to the street.

Why build the structure where we propose on the right side facing the street?

- Can't build it on the other side as it is too narrow.
- Can't build it in front of the house as it is too close to the road.
- Can't build it in the back behind the house as there is an existing field bed.
- Can't build it farther back on the right side as there is an existing well.

Considerations about the vehicle side entrance

We anticipate that we will be back about 10 feet from the existing driveway.

Existing driveway is

Because we are specifying 12 foot doors, entry/exit should be easier.

I asked Google - If you build a garage with an entrance that is 90 degrees to the road, how wide should the driveway be?

Building a garage with a 90-degree entrance—often called a side-load or side-entry garage—requires significantly more space than a standard straight-in driveway to allow for the vehicle's turning radius.

Standard Dimensions

Driveway Width: The actual driving lane should be at least 12 feet wide for a single car.

Maneuvering Depth (Back-out Space): This is the most critical dimension. You need at least 25 to 30 feet of paved depth (measured from the garage door to the opposite edge of the driveway) to pull in or back out in one motion.

- Small cars: 25 feet.
- Standard SUVs/Sedans: 30 feet.
- Large trucks/Suburbans: 35 feet or more.

COURT

42.91'

67.43'

102.35'

55.0'

33.9'

90.40'

382.72'

30.3'

3.6'

R=146'

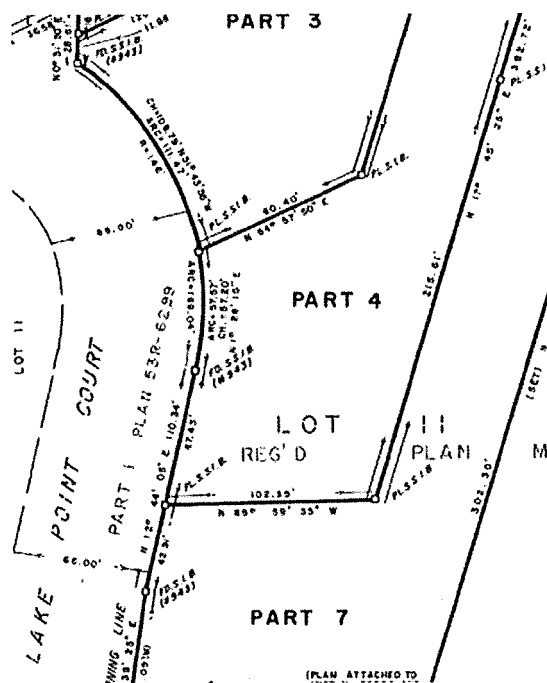
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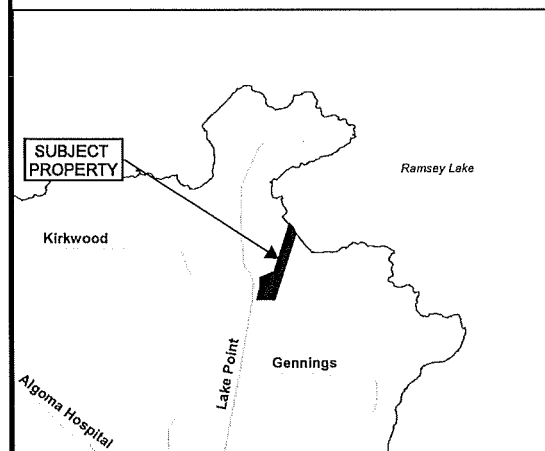
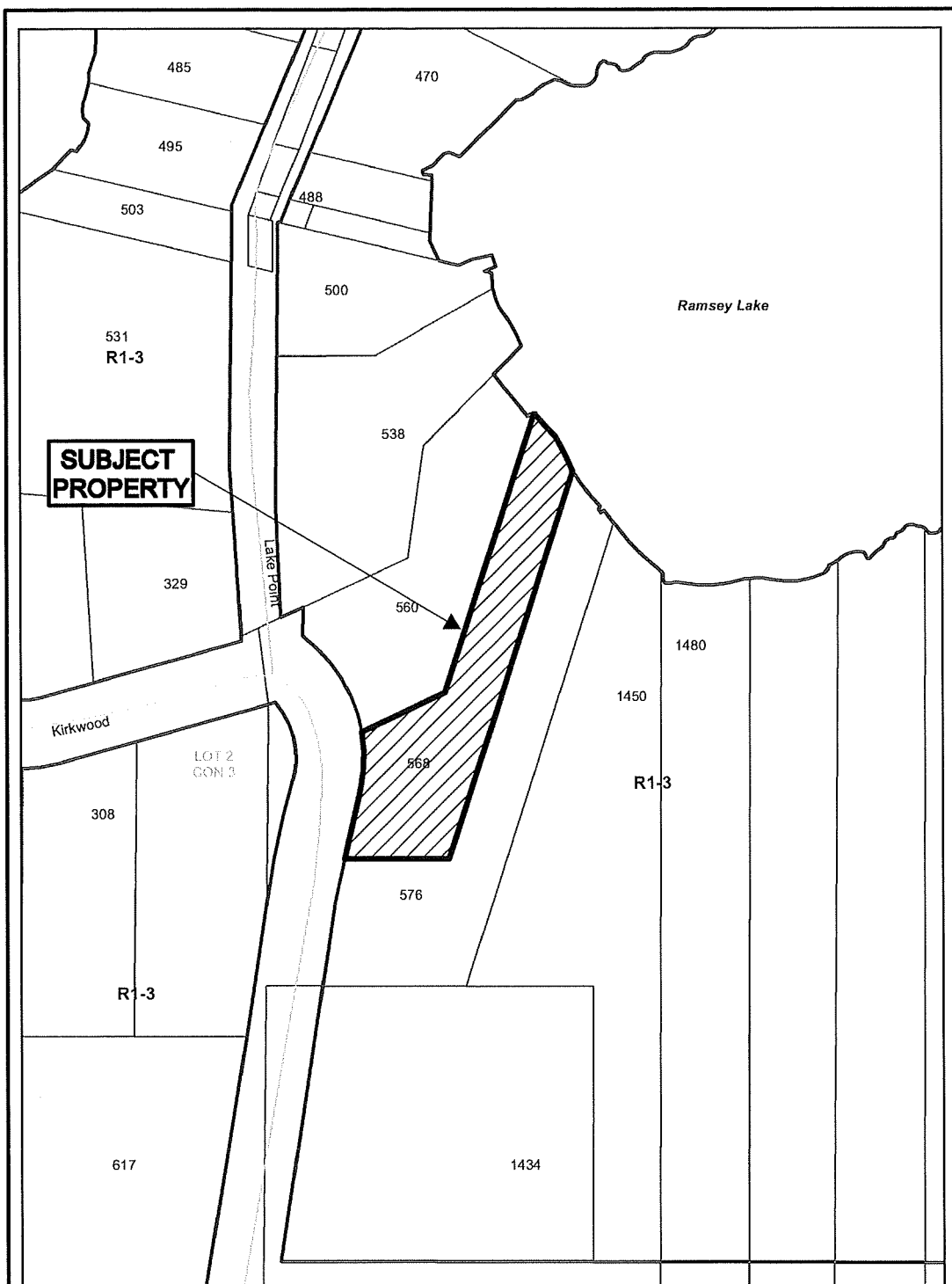
BUILDING UNDER CONSTRUCTION WITH CONCRETE BLOCK FOUNDATION.

BUILD

PART 4

PART 7





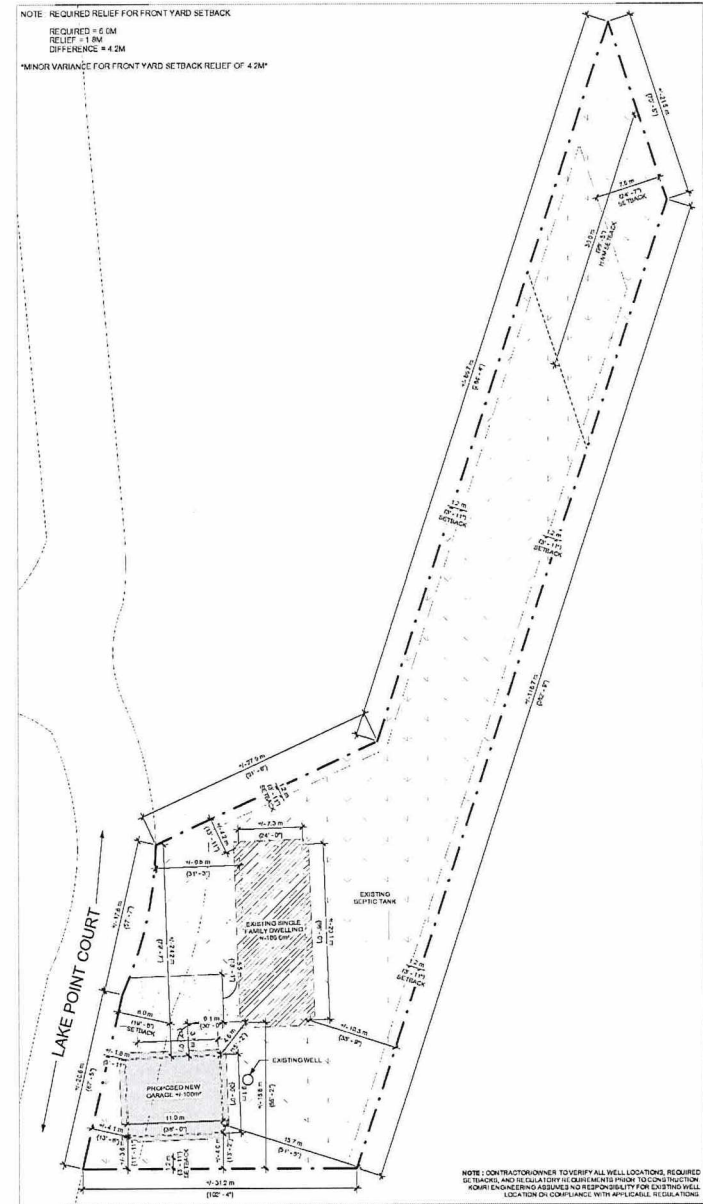
Application for Minor Variance or Permission N	
Subject Property being PIN 73581-0058, Parcel 43179 SEC SES, Part Lot 11, Plan M-14, Parts 4-6, Plan 53R-6835, Part Lot 2, Concession 3, Township of McKim, 568 Lake Point Court, Sudbury, City of Greater Sudbury	
Sketch 1, NTS NDCA	PL-MV-2026-00092 Date: 2026 06 18

	PROPOSED NEW
	DENOTES EXISTING BUILDING
	DENOTES ASPHALT
	DENOTES GRASS
	DENOTES PROPERTY LINE.
	DENOTES SETBACK LINE.

ZONE =	R-13
TOTAL PROPERTY AREA =	2767.4m ²
PROPOSED NEW STRUCTURE =	100m ²
EXISTING DWELLING =	166 gm ²
NEW TOTAL LOT COVERAGE =	10.4%
MAXIMUM LOT COVERAGE =	46%
MAXIMUM HEIGHT =	11m
MINIMUM LOT FRONTAGE =	30m
MINIMUM FRONT YARD =	4.0m
MINIMUM REAR YARD =	7.0m
MINIMUM INTERIOR SIDE YARD =	1.2m
MINIMUM CORNER SIDE YARD =	4.8m

MAXIMUM HEIGHT *	~6m
ACCESSORY LOT COVERAGE *	~10%
MAX. LOT COVERAGE	~10%
PROPOSED NEW BUILDING	~3.6%
MINIMUM FRONT YARD*	~6.0m
MINIMUM REAR YARD*	~1.2m
MINIMUM INTERIOR SIDE YARD*	~1.2m
MINIMUM CORNER SIDE YARD*	~4.5m

1. REFER TO SURVEY DRAWING PREPARED BY LICENSED SURVEYOR FOR EXISTING GRADE AND PROPERTY LINES, EASEMENTS, AND BENCHMARK INFORMATION.
2. CONTRACTOR TO LOCATE AND CONFIRM ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO EXCAVATION OR SITE WORK.
3. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL FOUNDATIONS. FINISHED GRADING TO SLOPE MINIMUM 2% AWAY FROM BUILDING FOR FIRST 2 METERS.
4. FINISHED GRADING TO MATCH EXISTING GRADES AT PROPERTY LINE, WITHOUT IT CAUSING NEGATIVE DRAINAGE, OR ENCHROMCMENT ONTO ADJACENT PROPERTIES.



SITE PLAN
3/64" = 1'-0"

GENERAL

1. ANY CHANGES TO THE DESIGN DURING CONSTRUCTION MUST BE NOTED, APPROVED IN WRITING, AND IN ALL PROJECT MEETINGS. CHANGES MUST BE IN THE CONTRACT AGREEMENT.
2. CONTRACTOR SHALL VERIFY ALL UTILITIES BEFORE ANY CONSTRUCTION AND REPORT ANY DISCREPANCY TO THE DESIGN ENGINEER BEFORE PROCEEDING WITH THE WORK.
3. THESE DRAWINGS RELY ON THE PROPERTY OF THE ENGINEER AND SHALL NOT BE ALTERED IN ANY MANNER OR USED ON ANY OTHER PROJECT.
4. 1-800-222-5648

1700

REVISIONS

CONCLUSIONS

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**KOMRI
ENGINEERING**
166 DOUGLAS STREET, SUDBURY, ON, P3E 1G1
sales@komriengineering.com | 705-615-2716

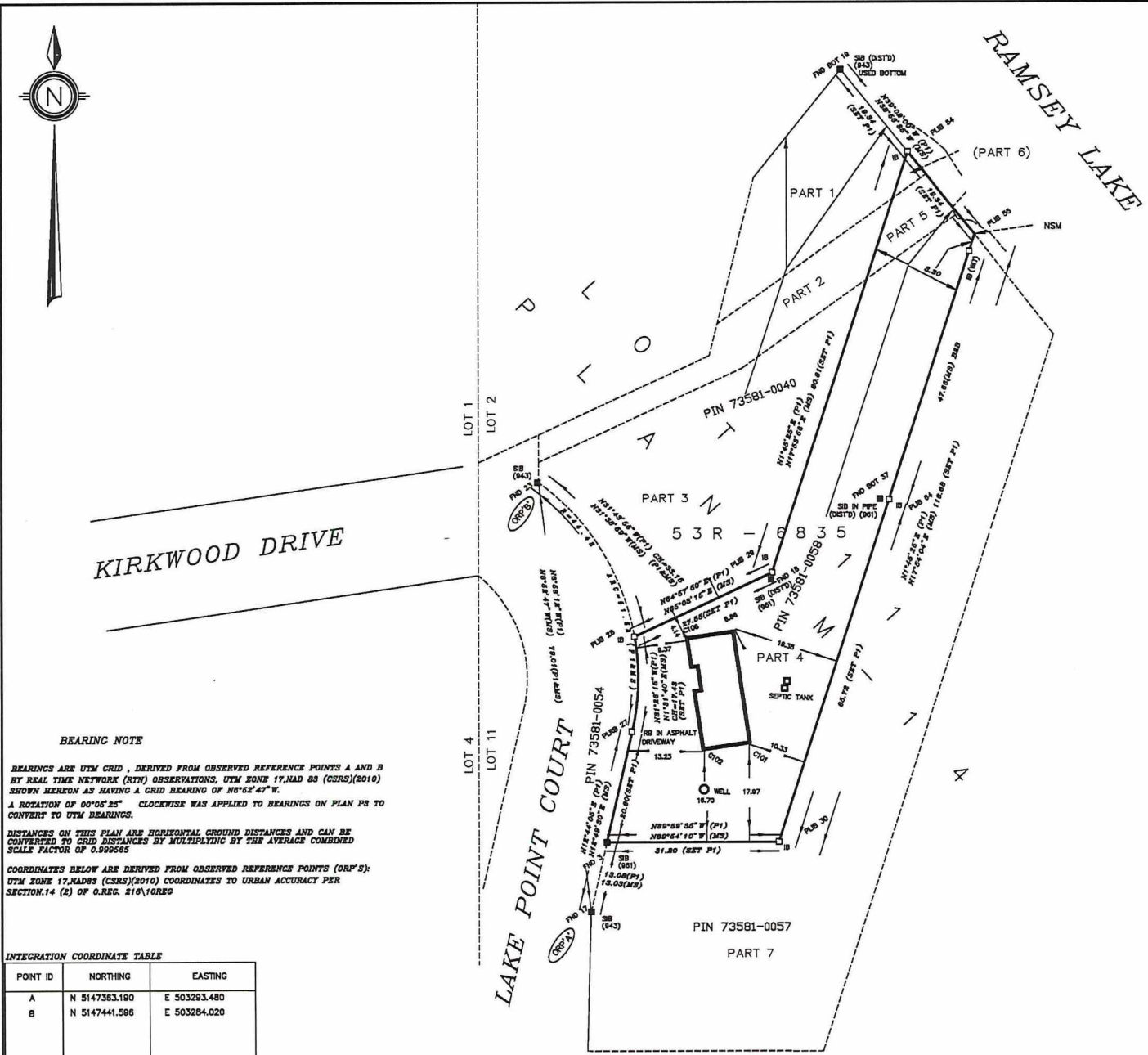
OZARK HOLDINGS LTD.
503 LAKE POINT COURT, SUDBURY, ON
PROJECT NO. KSI02-121

RAWN	NL
FIELD	DP/KO
SCALE:	As indicated
FILE #	

A03

ISSUED FOR COORDINATION - JUNE 25, 2026

PL-MV-2026-00092
Sketch 2



SURVEYOR'S REAL PROPERTY REPORT

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METRIC NOTE:

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

PLAN AND SURVEY OF

PARTS 4 TO 6, PLAN 53R-6835
PART OF LOT 11
REG'D PLAN M-14

GEOGRAPHIC TOWNSHIP OF MCKIM
CITY OF GREATER SUDBURY

DISTRICT OF SUDBURY

SCALE 1:500 METERS

JAMES E. KIRKLAND O.L.S.

DESCRIPTION OF LAND

PIN 73581-0058

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS

LT412004

ENCROACHMENTS

COMPLIANCE WITH MUNICIPAL ZONING BY-LAW

NOT CERTIFIED BY THIS REPORT

ADDITIONAL REMARKS

VIRTUAL SRPR STICKER NUMBER: F-118344

THIS REPORT WAS PREPARED FOR OSARK HOLDINGS LIMITED
AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY
OTHER PARTIES

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

THE FIELD SURVEY REPRESENTED IN THIS REPORT WAS COMPLETED
ON THE 27TH DAY OF MAY 2006.

James
JAMES E. KIRKLAND ONTARIO LAND SURVEYOR

NOTE

THIS REPORT CAN BE UPDATED BY THIS OFFICE, HOWEVER
ADDITIONAL PRINTS OF THIS ORIGINAL REPORT WILL NOT BE
ISSUED SUBSEQUENT TO THE DATE OF CERTIFICATION

FIELD SURVEY J.E.H.	PLAN P.P	REFERENCE NO. K2B-6118-BLS-MAY28
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BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE
POINTS A AND B BY REAL TIME NETWORK (RTN) OBSERVATIONS,
UTM ZONE 17, KAD 88 (CERS)(2010)

LEGEND

←	denotes	PLANTED SURVEY MONUMENT
→	denotes	FOUND SURVEY MONUMENT
18	denotes	IRON BAR
19	denotes	STANDARD IRON BAR
SSD	denotes	STEEL STANDARD IRON BAR
X	denotes	FENCE
PROP	denotes	SET BY PROPORTION
ADST B	denotes	ADJUSTED MONUMENT
PROP	denotes	SET BY PROPORTION
W	denotes	WITNESS
—/—	denotes	NOT TO SCALE
NIN	denotes	NOT SUITABLE FOR MONUMENT
BAR	denotes	BAR TO RAIL
MEAS	denotes	MEASURED
S	denotes	SET
RVP	denotes	ROCK PIN AND WALKER
GU	denotes	UNKNOWN UNDERFOOT
P43	denotes	R.V. HOLZMAN P.L.S.
84	denotes	R.O. HOLZMAN P.L.S.
131	denotes	REGISTERED PLAN 648-4826

JAMES E. KIRKLAND LTD.
ONTARIO LAND SURVEYOR
CIVIL ENGINEER

EMAIL: JAMES@IRELAND.LTD@GMAIL.COM
TEL. (706) 682-1800 FAX. (706) 682-1800

POINT ID	NORTHING	EASTING
A	N 5147363.180	E 503293.480
B	N 5147441.596	E 503284.020

ALL COORDINATES ARE IN METRES , ARE RELATED TO UTM
ZONE 17(81 WEST LONGITUDE) MAGDS(CSRS) AND HAVE
A RELATIVE ACCURACY TO MEET THE REQUIREMENTS
OF URBAN AREA AT 95% CONFIDENCE LEVEL.
COORDINATES CANNOT , IN THEMSELVES BE USED TO
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

PL-MV-2026-00092
Sketch 3