

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

July 23, 2025

PUBLIC HEARINGS

PL-MV-2025-00084 **ANTHONY FARRUGIA**
SOPHIE HARDCASTLE

Ward: 10

PIN(s) 735840704, Part Lot 86, Plan 4-SB, Part Lot 5, Concession 3, Township of McKim, 255 Edmund Street, Sudbury, [By-law 2010-100Z, R2-3]

For relief from Part 4, Section 4.2, Table 4.1 and Part 6, Section 6.3, Table 6.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the reconstruction of an uncovered deck, fence, and two existing detached accessory structures providing the following, firstly, for the deck to provide a front yard setback and interior side yard setback of 0.2m, where uncovered decks 1.2m or less in height may encroach 1.2 m into the required yard but no closer than 1.2 m to the interior side lot line, secondly, for the fence greater than 1.0m to be located in the required front yard providing 0.0m setback from the front lot line, where fences more than 1.0m in height are not permitted in the required front yard and where a 6.0m setback is required, thirdly, to permit the reconstruction of the existing detached accessory structure located in the southeast corner of the subject property to provide no setback (0.0m) to the rear lot line and 0.1m setback from the interior side lot line, where accessory buildings and structures 2.5m and less in height shall be no closer than 0.6m from the rear or side lot line, and fourthly, to permit the reconstruction of the existing detached accessory structure located on the west side in the front yard to provide a front yard setback of 0.2m, where 6.0m is required.

PL-MV-2025-00087 **MATT MARSH**
MEGAN WALTON

Ward: 11

PIN(s) 735770025, Parcel 47862 SEC SES, Lot 91, Plan M-1055, Part Lot 11, Concession 3, Township of Neelon, 130 Cherrywood Crescent, Sudbury, [By-law 2010-100Z, R2-2]

For relief from Part 4, Section 4.2, Table 4.1 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached storage building providing a rear yard setback of 1.83m, where an accessory building greater than 2.5m in height shall be setback 4.5m from the rear lot line when the rear lot line is a streetline of a road having a width of more than 10.0m

PL-MV-2025-00088 **2810373 ONTARIO INC.**

Ward: 1

PIN(s) 735860343, Lots 7-10 and Part Lane, Plan 8-SA, as in S42573, except S42572; Part Lots 17-18, Plan 8-SA, being Parts 6-8, Plan SR-3338, Part Lot 7, Concession 3, Township of McKim, 40 Eyre Street, Sudbury, [By-law 2010-100Z, C2(125)]

For relief from Part 4, Section 4.2, subsection 4.2.9 b)(ii) and (iii) and Part 7, Section 7.3, Table 7.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit the refuse storage area to provide no setback from the south interior side lot line, which also abuts a residential zone, where a refuse storage area shall be located no closer than 3.0m to any lot line or any residential zone boundary than required for an accessory structure in a non-residential zone.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATIONS PL-MV-2025-00008 (MAR 19/25), A0124/2009 (NOV 02/09), A0020/1972 (APR 12/72), CONSENT APPLICATIONS B0696/1969 (MAY 26/96) AND REZONING APPLICATION 751-6/21-026

**PL-MV-2025-00089 ROBERT BARRY
 ANGELE BARRY**

Ward: 6

PIN(s) 735220061, 735220063, Parcels 19880 and 19971 SEC SES, Part Lot 11, Plan M-207, as in LT115777 and LT116262, Part Lot 6, Concession 1, Township of Wisner, 1499 Joe Lake Road, Hanmer, [By-law 2010-100Z, RS]

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 detached garage providing a maximum height of 5.79m, where the maximum height of any accessory building on a residential lot shall be 5.0m.

PL-MV-2025-00090 BAIKINSON LAND CORP

Ward: 3

PIN(s) 733480810, Lot 20, Plan 53M-1446, Part Lot 2, Concession 2, Township of Balfour, 2984 Ruby Street, Chelmsford, [By-law 2010-100Z, R2-2]

For relief from Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z, as amended, for approval to construct a semi-detached dwelling on a proposed severed lot, subject of Consent Application B0097/2023, providing a maximum 47% lot coverage, where a maximum 40% is permitted.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0097/2023 (JAN 29/24)

PL-MV-2025-00091 BAIKINSON LAND CORP

Ward: 3

PIN(s) 733480810, Lot 20, Plan 53M-1446, Part Lot 2, Concession 2, Township of Balfour, 2982 Ruby Street, Chelmsford, [By-law 2010-100Z, R2-2]

For relief from Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z, as amended, for approval to construct a semi-detached dwelling on a proposed severed lot, subject of Consent Application B0097/2023, providing a maximum 48% lot coverage, where a maximum 40% is permitted.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0097/2023 (JAN 29/24)

PL-MV-2025-00092 JADE DAY

Ward: 3

PIN(s) 733520715, Parcel 25655 SEC SWS SRO, Lot 12, Plan M-1041, Part Lot 2, Concession 4, Township of Dowling, 42 Beaudry Crescent, Dowling, [By-law 2010-100Z, R1-5]

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 detached garage providing a maximum height of 5.69m, where the maximum height of any accessory building on a residential lot shall be 5.0m.

PL-MV-2025-00093 2380363 ONTARIO LIMITED

Ward: 4

PIN(s) 021270524, SRO, Part Block Y, Plan M-597, Parts 1-6, Plan 53R-22089, Part Lot 6, Concession 5, Township of McKim, 6 Selkirk Street, Sudbury, [By-law 2010-100Z, R3-1]

For relief from Part 5, Section 5.5, Table 5.5 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a 12-unit multiple dwelling providing 10 parking spaces, where 16 parking spaces are required and where 10 parking spaces were previously approved under Minor Variance Application A0050/2023 for a proposed 10-unit multiple dwelling.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION A0050/23 (APR 10/24) and CONSENT APPLICATION B0017/2024 (JUN 3/24)

**PL-MV-2025-00094 ADRIAN MOLINA
AMANDA WARAM**

Ward: 9

PIN(s) 734800266, Parcel 30802 SEC SES, Part Broken Lot 3, Concession 3, Part 2, Plan SR-295, together with easement over Parts 8-9, Plan SR-295 as in LT212809, Township of Cleland, 50 Kauppi Road, Wanup, [By-law 2010-100Z, SLS]

For relief from Part 4, Section 4.2, Table 4.1 and Part 9, Section 9.3, Table 9.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of detached garage providing a front yard setback of 7.5m with eaves encroaching an additional 0.61m into the proposed 7.5m setback, where 10.0m is required and where eaves may encroach 1.2m into the required yard but not closer than 0.6 m to the lot line.

PL-MV-2025-00096 DOMINION PARK DEVELOPMENTS CORP

Ward: 6

PIN(s) 735041108, Parcel M1114-124-1 SES SRO, Lot 133, Plan M-1114, Part Lot 5, Concession 2, Township of Hanmer, 3086 Vanier Avenue, Valley East, [By-law 2010-100Z, FD, R2-2]

For relief from Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z, as amended, for approval to construct a semi-detached dwelling on a proposed lot identified as Side A on the Plot Plan submitted with the application, subject of a future Consent application providing, firstly, a rear yard setback of 6.5m, where 7.5m is required, and secondly, a maximum 50% lot coverage, where a maximum 40% is permitted.

CURRENTLY SUBJECT TO CONCURRENT MINOR VARIANCE
APPLICATION PL-MV-2025-00097

PL-MV-2025-00097 DOMINION PARK DEVELOPMENTS CORP

Ward: 6

PIN(s) 735041108, Parcel M1114-124-1 SES SRO, Lot 133, Plan M-1114, Part Lot 5, Concession 2, Township of Hanmer, 3082 Vanier Avenue, Valley East, [By-law 2010-100Z, FD, R2-2]

For relief from Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z, as amended, for approval to construct a semi-detached dwelling on a proposed lot identified as Side B on the Plot Plan submitted with the application, subject of a future Consent application providing, firstly, a rear yard setback of 6.5m, where 7.5m is required, and secondly, a maximum 50% lot coverage, where a maximum 40% is permitted.

CURRENTLY SUBJECT TO CONCURRENT MINOR VARIANCE
APPLICATION PL-MV-2025-00096

PL-MV-2025-00098 DOMINION PARK DEVELOPMENTS CORP

Ward: 6

PIN(s) 735041108, Parcel M1114-124-1 SES SRO, Lot 132, Plan M-1114, Part Lot 5, Concession 2, Township of Hanmer, 3078 Vanier Avenue, Valley East, [By-law 2010-100Z, FD, R2-2]

For relief from Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z, as amended, for approval to construct a semi-detached dwelling on a proposed lot identified as Side A on the Plot Plan submitted with the application, subject of a future Consent application providing, firstly, a rear yard setback of 6.5m, where 7.5m is required, and secondly, a maximum 50% lot coverage, where a maximum 40% is permitted.

CURRENTLY SUBJECT TO CONCURRENT MINOR VARIANCE
APPLICATION PL-MV-2025-00099

PL-MV-2025-00099 DOMINION PARK DEVELOPMENTS CORP

Ward: 6

PIN(s) 735041108, Parcel M1114-124-1 SES SRO, Lot 132, Plan M-1114, Part Lot 5, Concession 2, Township of Hanmer, 3074 Vanier Avenue, Valley East, [By-law 2010-100Z, FD, R2-2]

For relief from Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z, as amended, for approval to construct a semi-detached dwelling on a proposed lot identified as Side B on the Plot Plan submitted with the application, subject of a future Consent application providing, firstly, a rear yard setback of 6.5m, where 7.5m is required, and secondly, a maximum 50% lot coverage, where a maximum 40% is permitted.

CURRENTLY SUBJECT TO CONCURRENT MINOR VARIANCE
APPLICATION PL-MV-2025-00098

PL-MV-2025-00100 DOMINION PARK DEVELOPMENTS CORP

Ward: 6

PIN(s) 735041108, Parcel M1114-124-1 SES SRO, Lot 131, Plan M-1114, Part Lot 5, Concession 2, Township of Hanmer, 3070 Vanier Avenue, Valley East, [By-law 2010-100Z, FD, R2-2]

For relief from Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z, as amended, for approval to construct a semi-detached dwelling on a proposed lot identified as Side A on the Plot Plan submitted with the application, subject of a future Consent application providing, firstly, a rear yard setback of 6.5m, where 7.5m is required, and secondly, a maximum 50% lot coverage, where a maximum 40% is permitted.

CURRENTLY SUBJECT TO CONCURRENT MINOR VARIANCE
APPLICATION PL-MV-2025-00101

PL-MV-2025-00101 DOMINION PARK DEVELOPMENTS CORP

Ward: 6

PIN(s) 735041108, Parcel M1114-124-1 SES SRO, Lot 131, Plan M-1114, Part Lot 5, Concession 2, Township of Hanmer, 3066 Vanier Avenue, Valley East, [By-law 2010-100Z, FD, R2-2]

For relief from Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z, as amended, for approval to construct a semi-detached dwelling on a proposed lot identified as Side B on the Plot Plan submitted with the application, subject of a future Consent application providing, firstly, a rear yard setback of 6.5m, where 7.5m is required, and secondly, a maximum 50% lot coverage, where a maximum 40% is permitted.

CURRENTLY SUBJECT TO CONCURRENT MINOR VARIANCE
APPLICATION PL-MV-2025-00100

This application was deferred from the meeting of June 25, 2025 in order to afford the owner the opportunity to address those comments received from agencies and departments.

**PL-MV-2025-00073 JOEL JACQUES
MICHELLE JACQUES**

Ward: 6

PIN(s) 735043158, Part Lot 157, Plan M-1115, Parts 4-6, Plan 53R-21557, Part Lot 5, Concession 2, Township of Hanmer, 4157 Bonaventure Drive, Hanmer, [By-law 2010-100Z, R2-2]

REVISED

For relief from Part 4, Section 4.2, Table 4.1 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit the construction of an addition to the existing uncovered deck 1.8m in height to encroach into the required rear yard providing a 2.64m setback from the rear lot line, where uncovered decks greater than 1.2m in height may encroach 3.6m into the required rear yard but not closer than 3.0m to the rear lot line.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0103/2021 (NOV 01/21)

A reminder... the next scheduled meeting is Wednesday, August 6, 2025.



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

Record #: PL-MV-2025-00084

APPLICATION SUMMARY

File Date: 06/14/2025

Application Type: Minor Variance

Address(es): 255 Edmund Street, Sudbury P3E 1M3

Applicant(s): ANTHONY FARRUGIA

Owner(s): ANTHONY FARRUGIA AND SOPHIE HARDCASTLE

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 1st, 2023

Are you the registered owner or an authorized agent?

Registered Owner

What is the number of dwelling units on the property?

2

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

0

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

5

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

5

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

Property is part of the Nickel District S.P.A.

Current Official Plan designation

Living Area I

Current Official Plan designation (additional)

Current Zoning By-law designation

R2-3

Provide a detailed description of what is being proposed

Demolition and Reconstruction of existing structures with encroachment beyond required setbacks.

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

The zoning by-law allows for "no encroachment;" however, access is required for the beneficial use of the home and the structures are already existing in a similar footprint to what is being proposed. Please see schedule attached for additional information.

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

16

Lot Depth of the property

18.1

Lot Area of the property

288

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

Semi-detached multifamily residential building with 2 units - 1914

Rear 10'x8' Shed - Unknown

Attached 16'x14' Side Deck - Unknown

Side 10'x12' Shed - Unknown

Attached 16'x8' Front Deck - Unknown

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

Multifamily Residential, 1956

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

Yes

Existing uses of neighbouring properties

Multifamily 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)
Semidetached dwelling	Yes										
Side shed to sauna conversion	Yes										
Attached front deck	No	38.9	45.6	2	6.7	8.0	4.0	0.2	9.9	9.1	0.2
Front Storage Shed	No	14	14	1	4.5	3.1	3.6	0.2	14.8	4.6	6.9
Attached Covered Side Deck	Yes										

EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m ²)	Existing Gross Floor Area (m ²)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Semidetached 2-family residential dwelling	No	84.2	210.4	2.5	8.5	9.9	10.7	8.2	0.0	4.3	3.2
Side 10'x8' (3.05mx2.4m) Storage Shed	Yes	7.8	7.8	1	2.5	3.1	2.4	15.0	0.0	13.4	0.1
Attached 16'x14' (4.9mx4.3m) front deck	Yes	20.6	20.6	1	4.2	4.9	0.6	3.3	9.9	8.6	3.2
Front 10'x12' (3.05mx3.7m) Storage Shed	Yes	12.4	12.4	1	4.0	3.1	3.6	0.2	14.8	4.6	7.4

Attached 16'x8' (4.9m x 2.4m) side deck	Yes	12.5	12.5	1	2.5	5.0	1.2	8.7	4.4	1.8	11.7
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ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Side Deck <1.2m - setback	1.2m	0.2m	1.0m
Front deck <1.2m - setback	1.2m	0.2m	1.0m
Fence >1m - required front yard	<1.0 permitted, >1.0 not permitted	Permit >2.0m in required front yard	1.0m
South East Accessory Structure - rear yard setback	0.6m	0.0m	0.6m
South East Accessory Structure - interior side yard setback	0.6m	0.1m	0.5m
West (front yard) Accessory Structure - front yard setback	6.0m	0.2m	5.8m

July 7th, 2025

Committee of Adjustment
Box 5000, Station A, 200 Brady Street
Sudbury, Ontario, P3A 5P3
coa_mv@greatersudbury.ca



Re: Application for Zoning By-Law Relief, PL-MV-2025-00084

To Whom It May Concern:

This letter is to provide commentary to the minor variance application for zoning by-law relief for the property located at municipal address 255 Edmund Street in Sudbury, Ontario.

My partner and I took possession of the property in the summer of 2023 and began renovations in the summer of 2024; for which we have acquired the necessary building permits and permissions.

Upon commencing renovations, we discovered significant deficiencies with the mechanical systems and foundations of the home. We have begun the major undertaking of completing the necessary repairs, but it has forced us to demolish previously long-standing features of our property. We are submitting this minor variance application to restore the functional outdoor features of our property with some small upgrades that will help with the overall enjoyability of our home at no disruption to the public.

Last summer, we removed our side shed and a portion of the fence to excavate and replace the water barrier on our interior side foundation wall. We have partially replaced the shed since and have restored the yard to its previous condition. We would like to upgrade this shed into a sauna with a gas burner that will occupy much the same footprint as it did previously with no disruption to neighbours or other structures or fixtures. Our rear yard backs onto our semi-detached neighbour's garden and the interior fenced side yard has no conflict with any neighbouring features. Additionally, both buildings have a brick facade that serves as fire resistant cladding and the sauna is >2.0m from the neighbouring building.

We removed our front yard deck recently to allow us to excavate our front foundation wall to repair the water barrier in this location and would like to restore a similar deck with better flow and added seating. The deck will be <1.2m high and only extend within the fenced yard. The previous front yard between the deck and fence was small and difficult to maintain due to poor accessibility and manoeuvrability for yard equipment which resulted in a messy appearance. The new layout will be easier to maintain with designated garden boxes and a lawn of regular dimensions.

The existing shed serves as storage, access, and mechanical utility for equipment used to service the property. Our home does not have a garage, so this shed is the only means of housing and maintaining equipment needed for removing snow from the driveway, cutting the grass of the front and side yards, as well as maintaining the abutting city portions of our corner lot. Our plan is to remove this shed since it is now rotting and replace it with a very similar shed in the same position that is slightly deeper for added storage and the ability to have doors on two sides that allow for front yard and driveway access.

The covered deck on the corner side yard of our home providing access to our front door will need to be demolished for us to install the necessary water barrier on this third side and will be replaced with like.

The fence enclosing the front and interior side yards is <1.0m tall and surrounded by trees and other shrubbery. Increasing the height to >2.0m will improve the aesthetic, feeling of privacy, and prevent sound travel, but have no added impact to traffic visibility from the street since it only extends on the side of the interior side yard and is nestled in the natural greenery.

There will be a second story patio providing walkout access only to the residence included in the permit application for this project that does not require a minor variance since it does not encroach into the required 6.0m front yard.

We are attaching photos for your visual reference. If you have any other questions or require additional information from us, please do not hesitate to reach out to me using the contact information below.

Regards



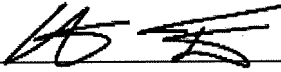
Anthony Farrugia, P.Eng., MIB
Management and Consulting

FARRUGIA GROUP INC.
Sudbury, Ontario, Canada



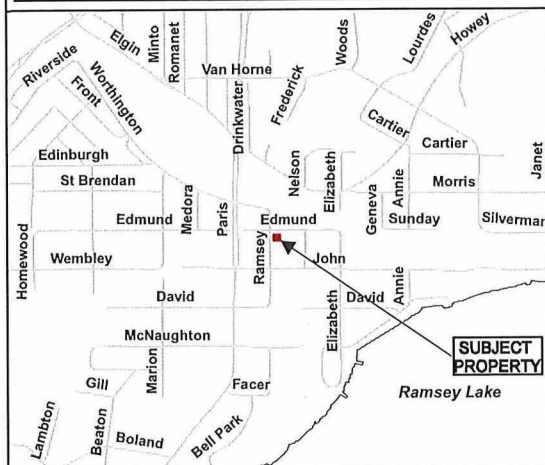
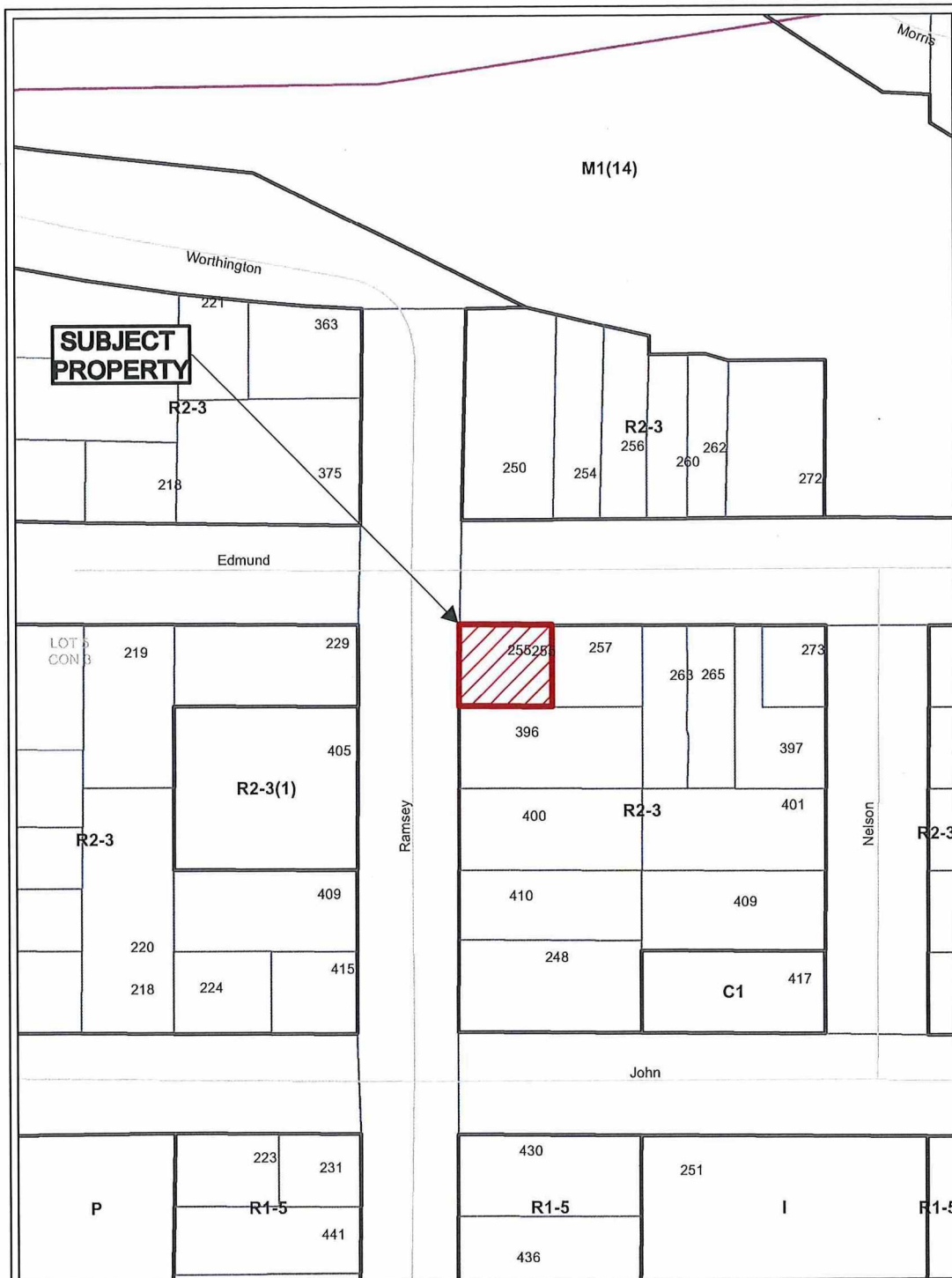
Schedule 1: Designer Information

Use one form for each individual who reviews and takes responsibility for design activities with respect to the project.

A. Project Information			
Building number, street name 255 Edmund St.		Unit no.	Lot/con.
Municipality Sudbury	Postal code P3E1M3	Plan number/ other description	
B. Individual who reviews and takes responsibility for design activities			
Name Anthony Farrugia		Firm Farrugia Group	
Street address 255 Edmund St.		Unit no.	Lot/con.
Municipality Sudbury	Postal code P3E1M3	Province Ontario	E-mail [REDACTED]
Telephone number [REDACTED]	Fax number	Cell number Same	
C. Design activities undertaken by individual identified in Section B. [Building Code Table 3.5.2.1. of Division C]			
<input checked="" type="checkbox"/> House <input type="checkbox"/> Small Buildings <input type="checkbox"/> Large Buildings <input type="checkbox"/> Complex Buildings <input type="checkbox"/> HVAC – House <input type="checkbox"/> Building Services <input type="checkbox"/> Detection, Lighting and Power <input type="checkbox"/> Fire Protection <input type="checkbox"/> Building Structural <input type="checkbox"/> Plumbing – House <input type="checkbox"/> Plumbing – All Buildings <input type="checkbox"/> On-site Sewage Systems			
Description of designer's work Attached decks, front and side yards			
D. Declaration of Designer			
I, <u>Anthony Farrugia</u> declare that (choose one as appropriate): (print name)			
<input type="checkbox"/> I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories. Individual BCIN: _____ Firm BCIN: _____			
<input type="checkbox"/> I review and take responsibility for the design and am qualified in the appropriate category as an "other designer" under subsection 3.2.5. of Division C, of the Building Code. Individual BCIN: _____ Basis for exemption from registration: _____			
<input checked="" type="checkbox"/> The design work is exempt from the registration and qualification requirements of the Building Code. Basis for exemption from registration and qualification: <u>Home Owner</u>			
I certify that:			
1. The information contained in this schedule is true to the best of my knowledge. 2. I have submitted this application with the knowledge and consent of the firm.			
June 13th, 2025 Date		 Signature of Designer	

NOTE:

- For the purposes of this form, "individual" means the "person" referred to in Clause 3.2.4.7(1) (c) of Division C, Article 3.2.5.1. of Division C, and all other persons who are exempt from qualification under Subsections 3.2.4. and 3.2.5. of Division C.
- Schedule 1 is not required to be completed by a holder of a license, temporary license, or a certificate of practice, issued by the Ontario Association of Architects. Schedule 1 is also not required to be completed by a holder of a license to practise, a limited license to practise, or a certificate of authorization, issued by the Association of Professional Engineers of Ontario.



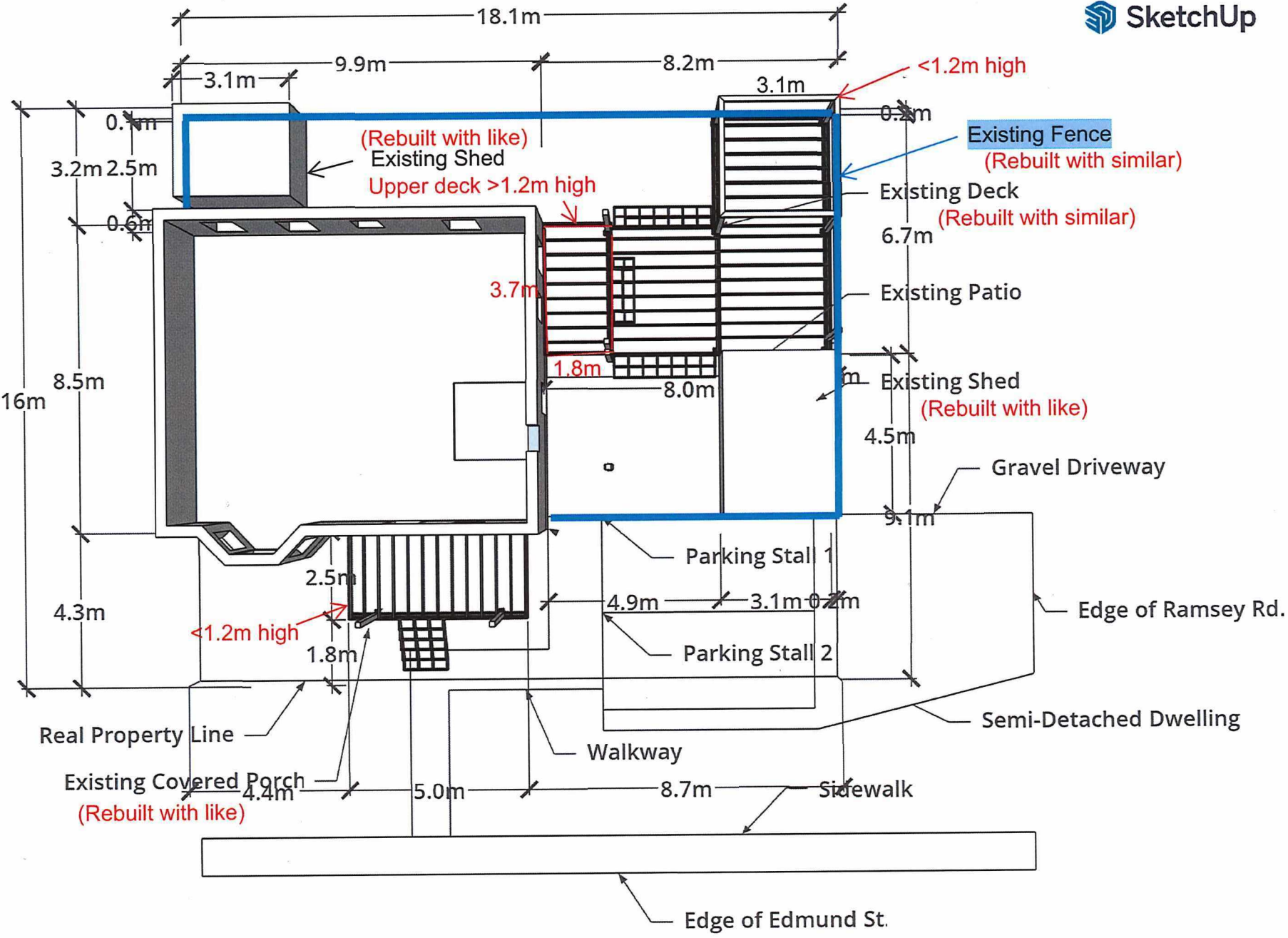
**Application for Minor
Variance or Permission**

N

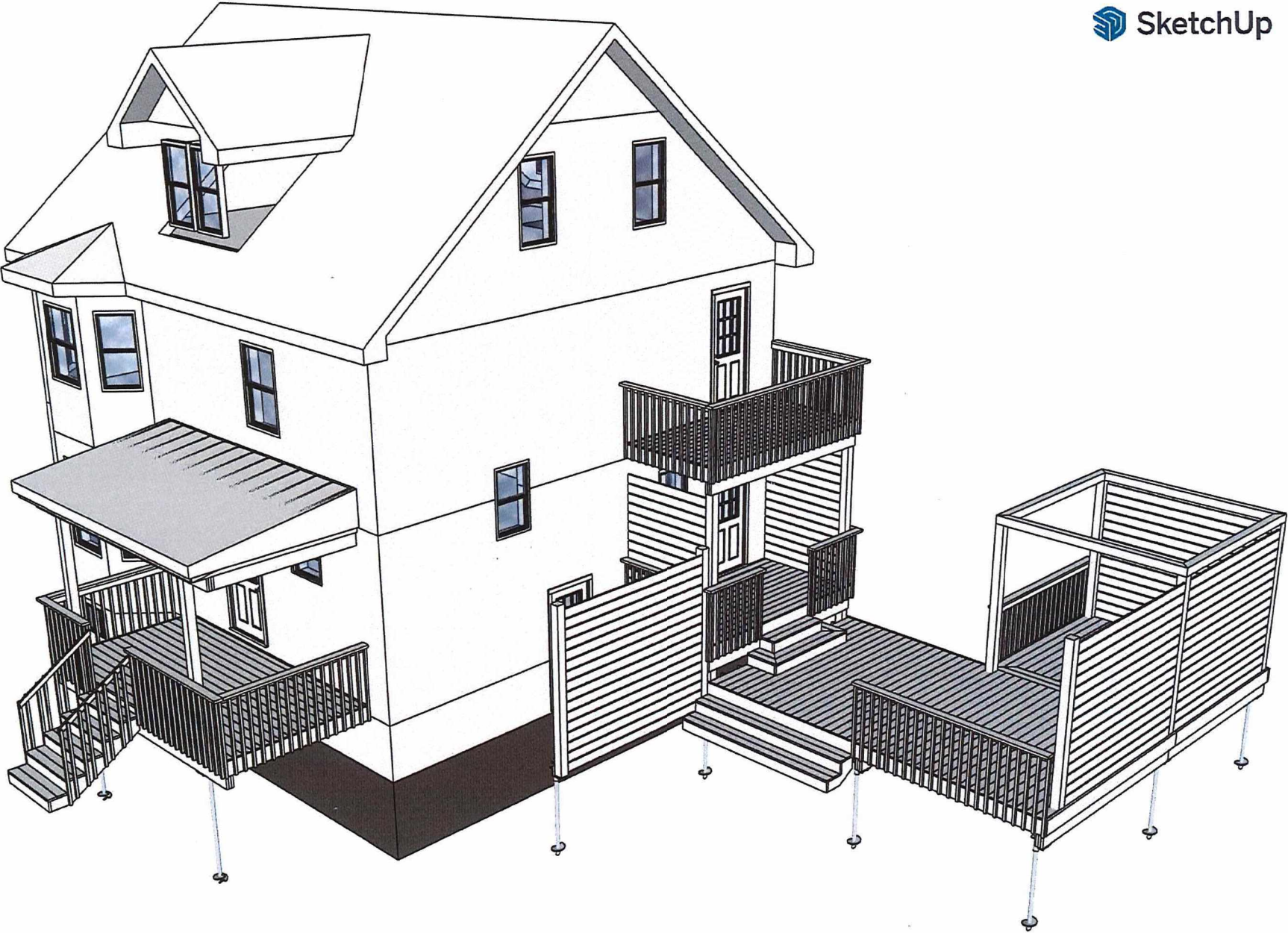
Subject Property being PIN 73584-0704,
Part Lot 86, Plan 4-SB,
Part Lot 5, Concession 3,
Township of McKim,
255 Edmund Street, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

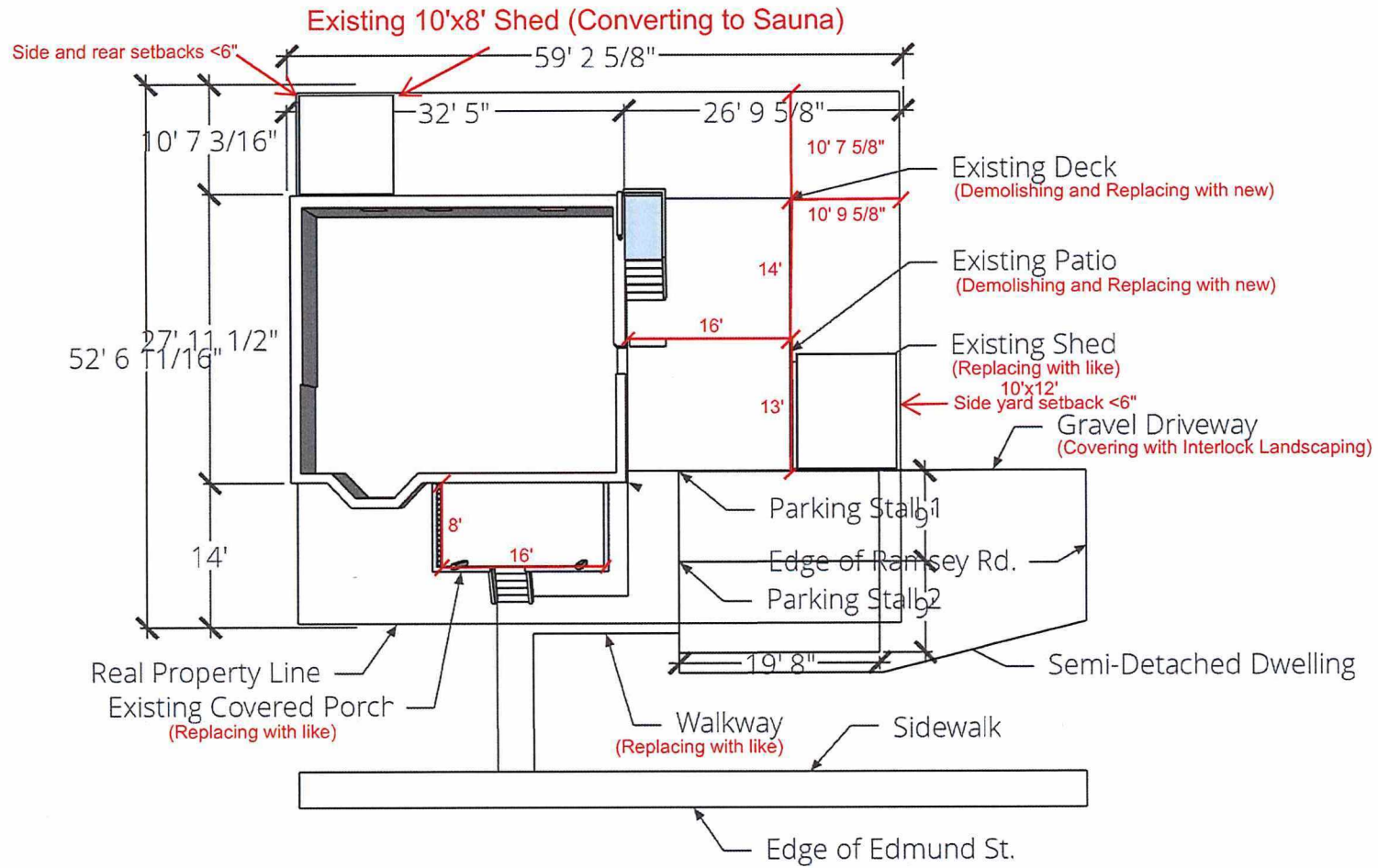
PL-MV-2025-00084
Date: 2025 06 18



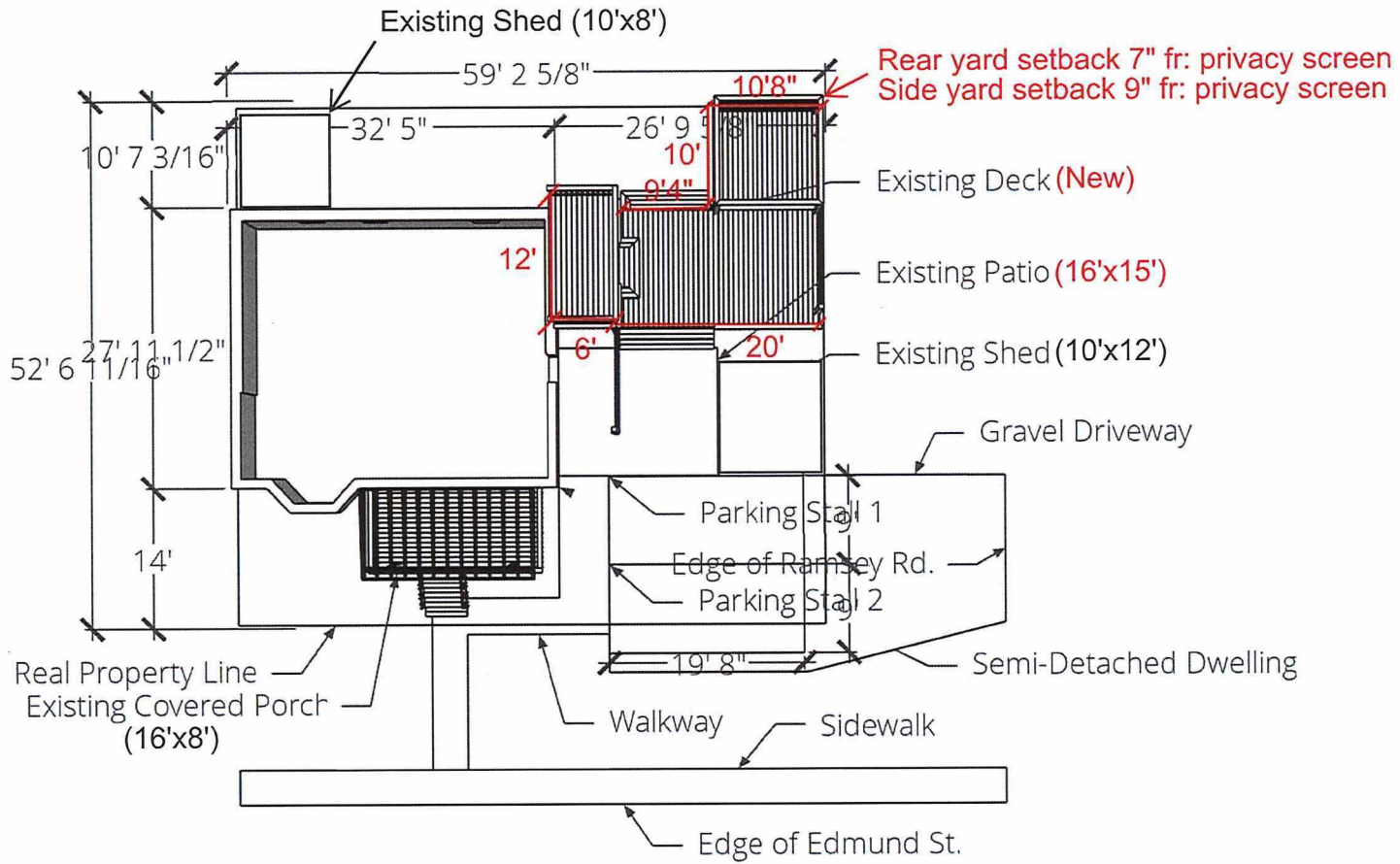
1. Isometric View



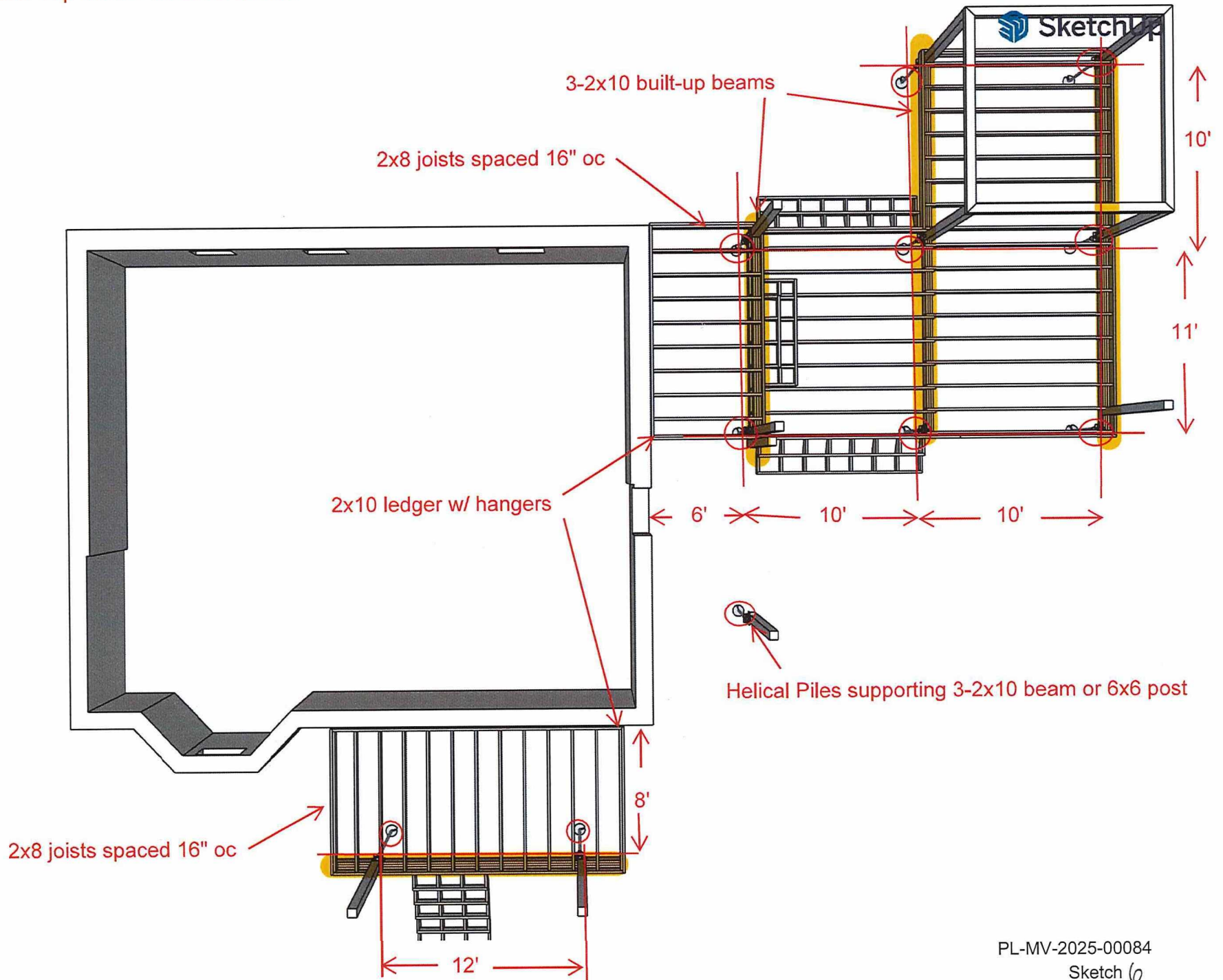
2. Existing Lot Plan



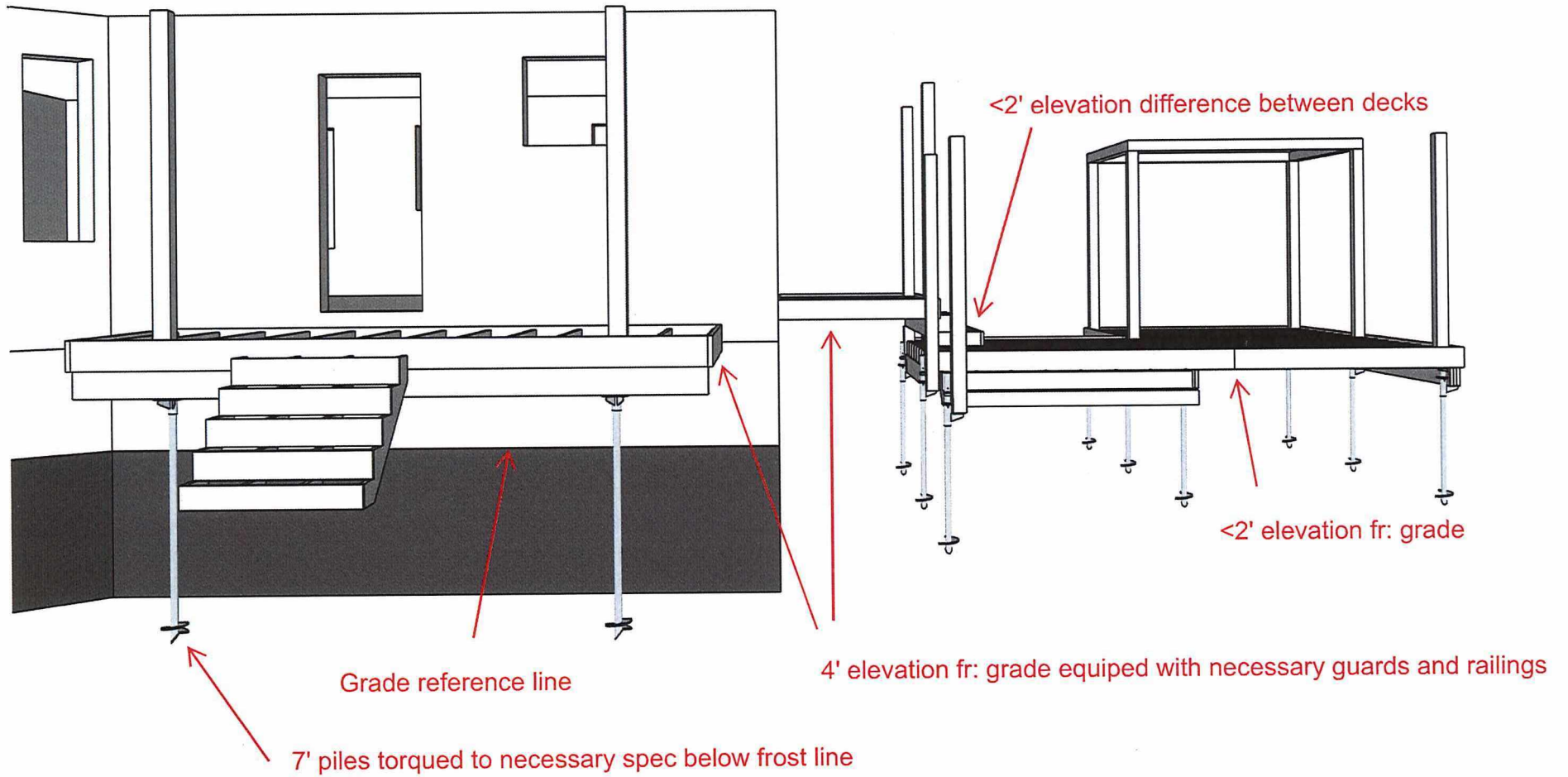
3. Proposed Lot Plan



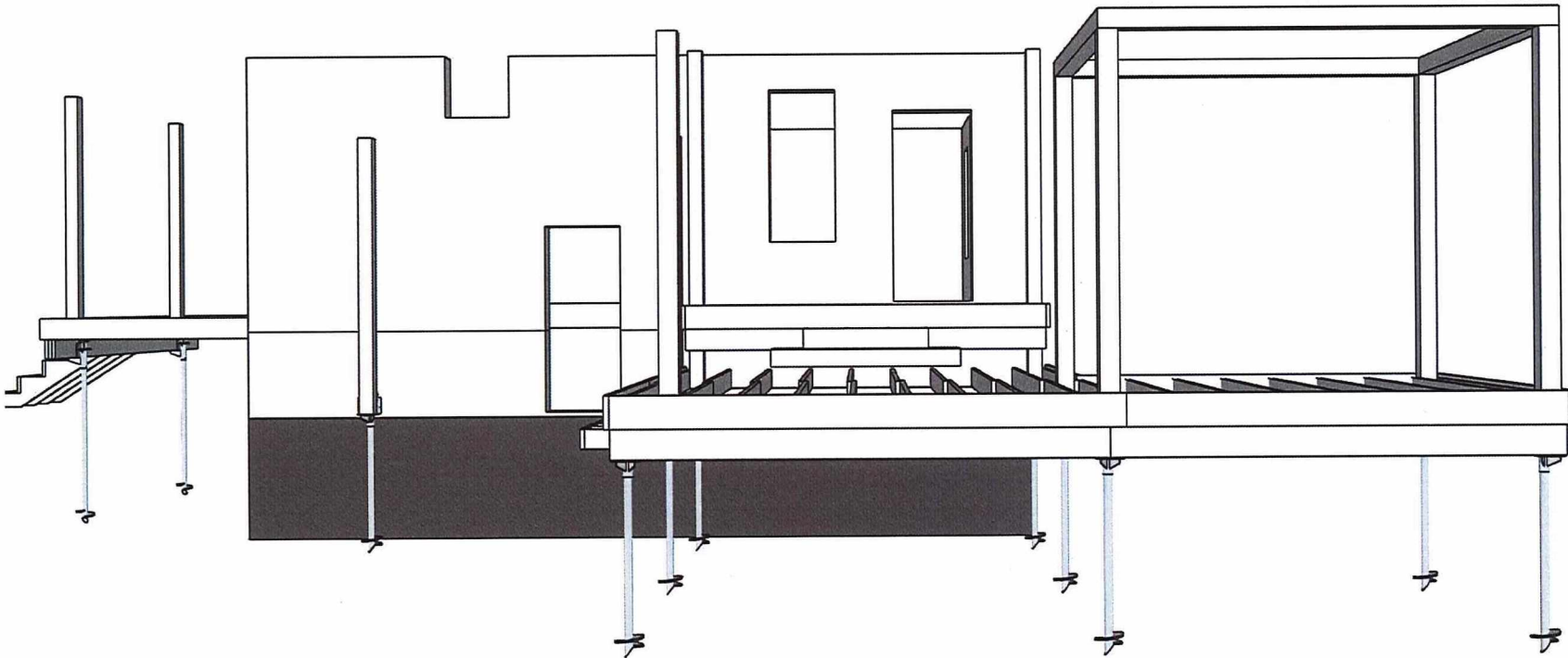
4. Structural Top View - 1st Level Decks



5. Structural Front View - 1st Level Decks

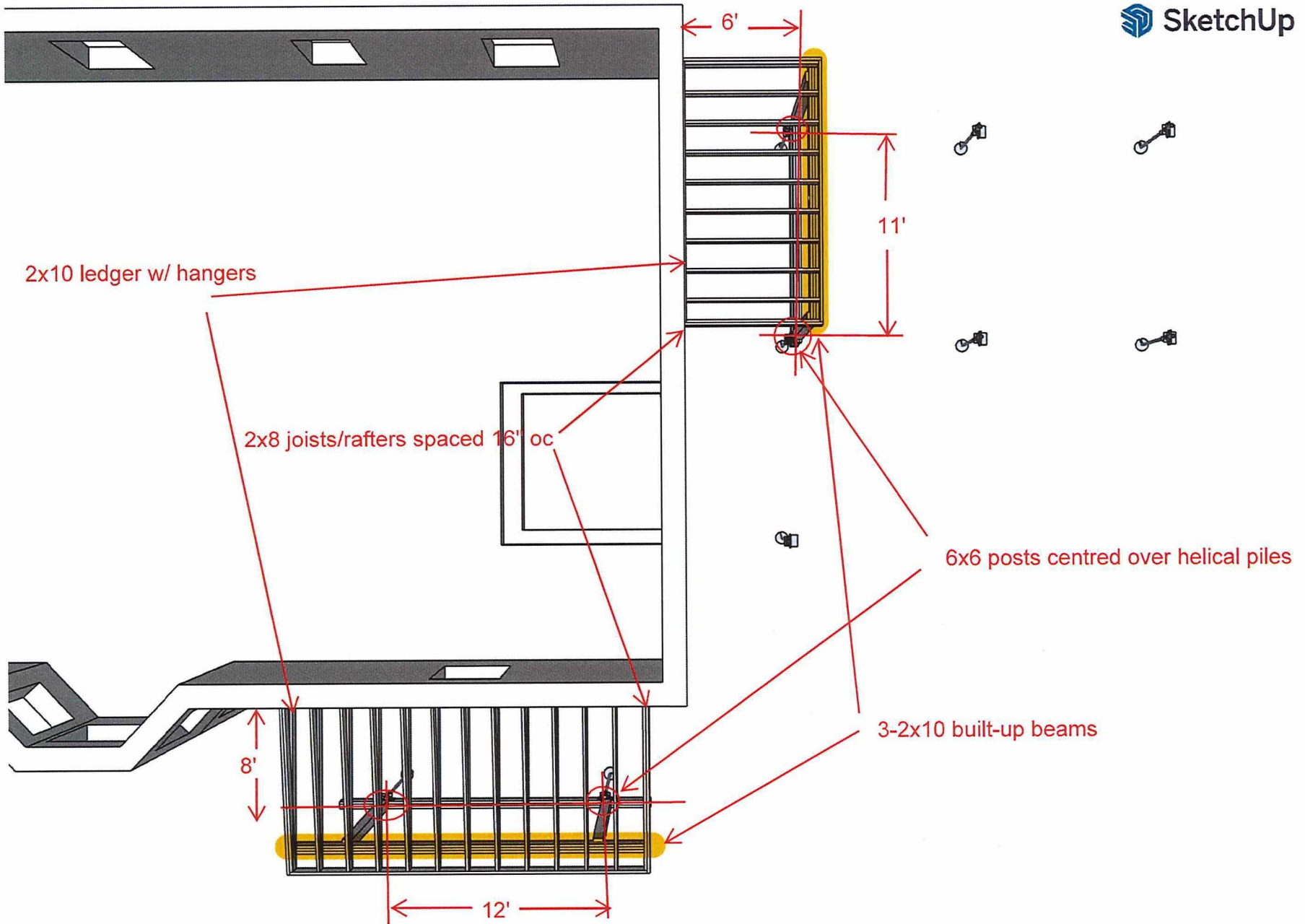


6. Structural Side View - 1st Level Decks

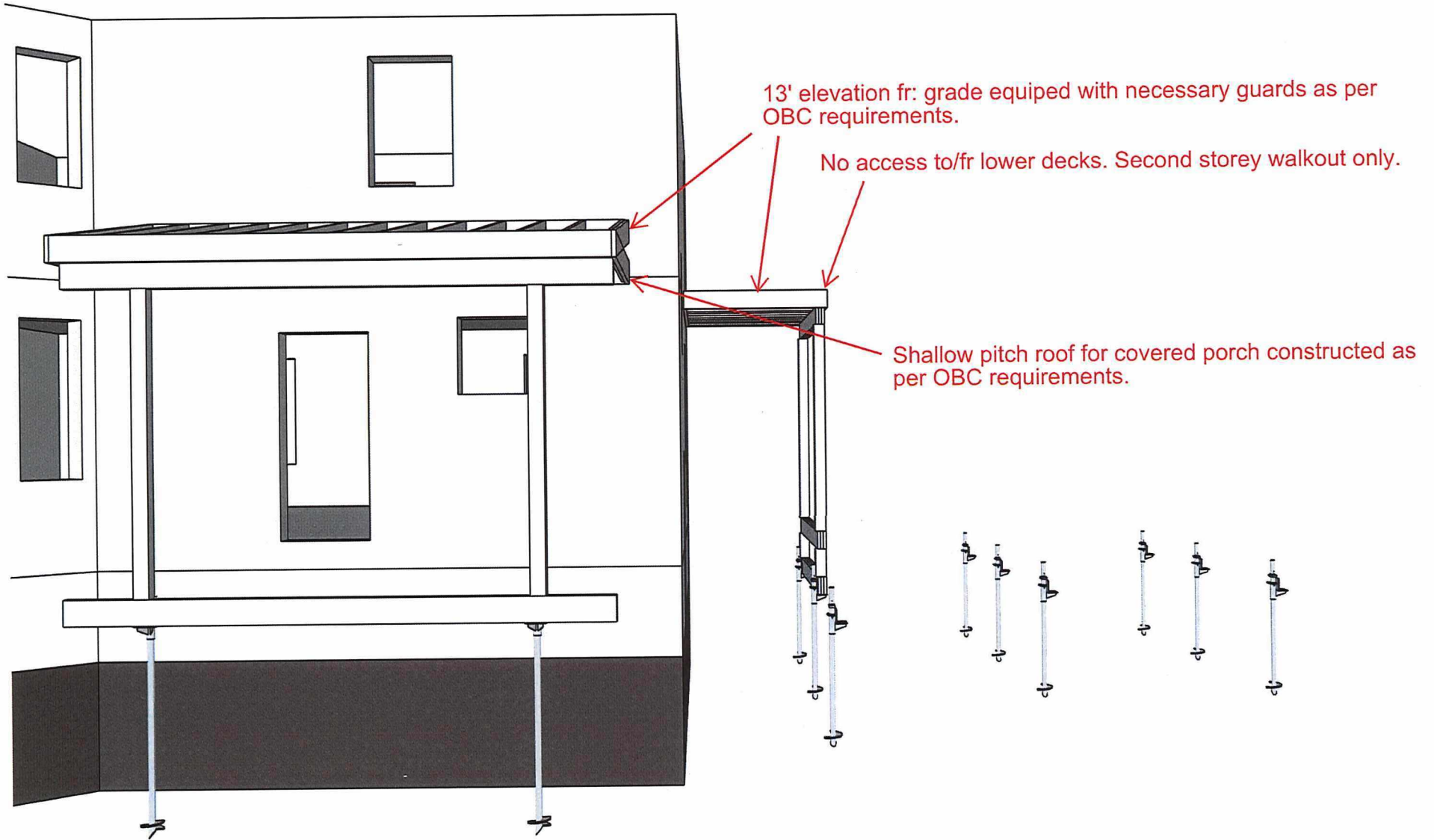


Same comments and dimensions as previous. All point loads are transferred directly to piles.
All other dimensions as per OBC requirements.

7. Structural Top View - 2nd Level Decks

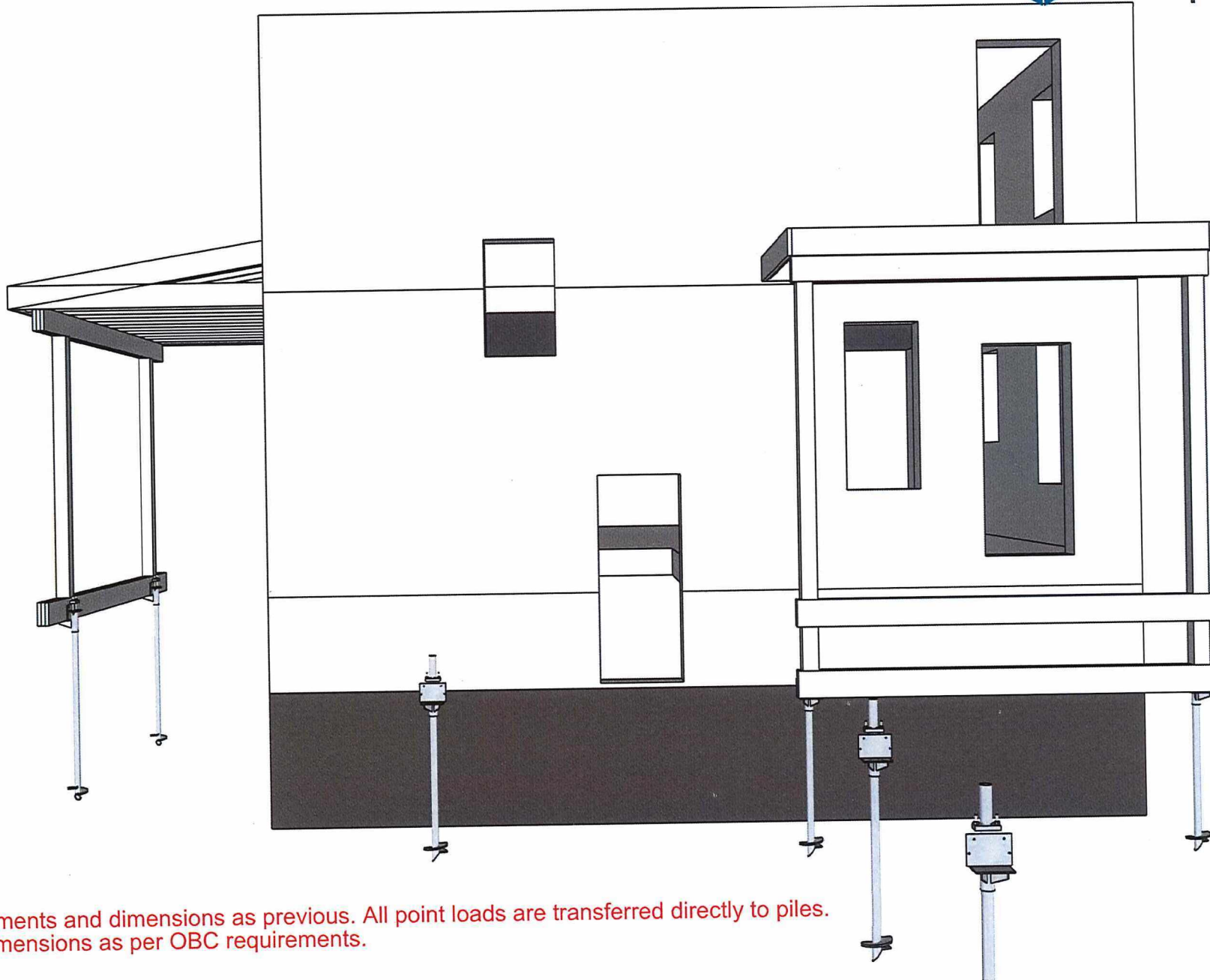


8. Structural Front View - 2nd Level Decks



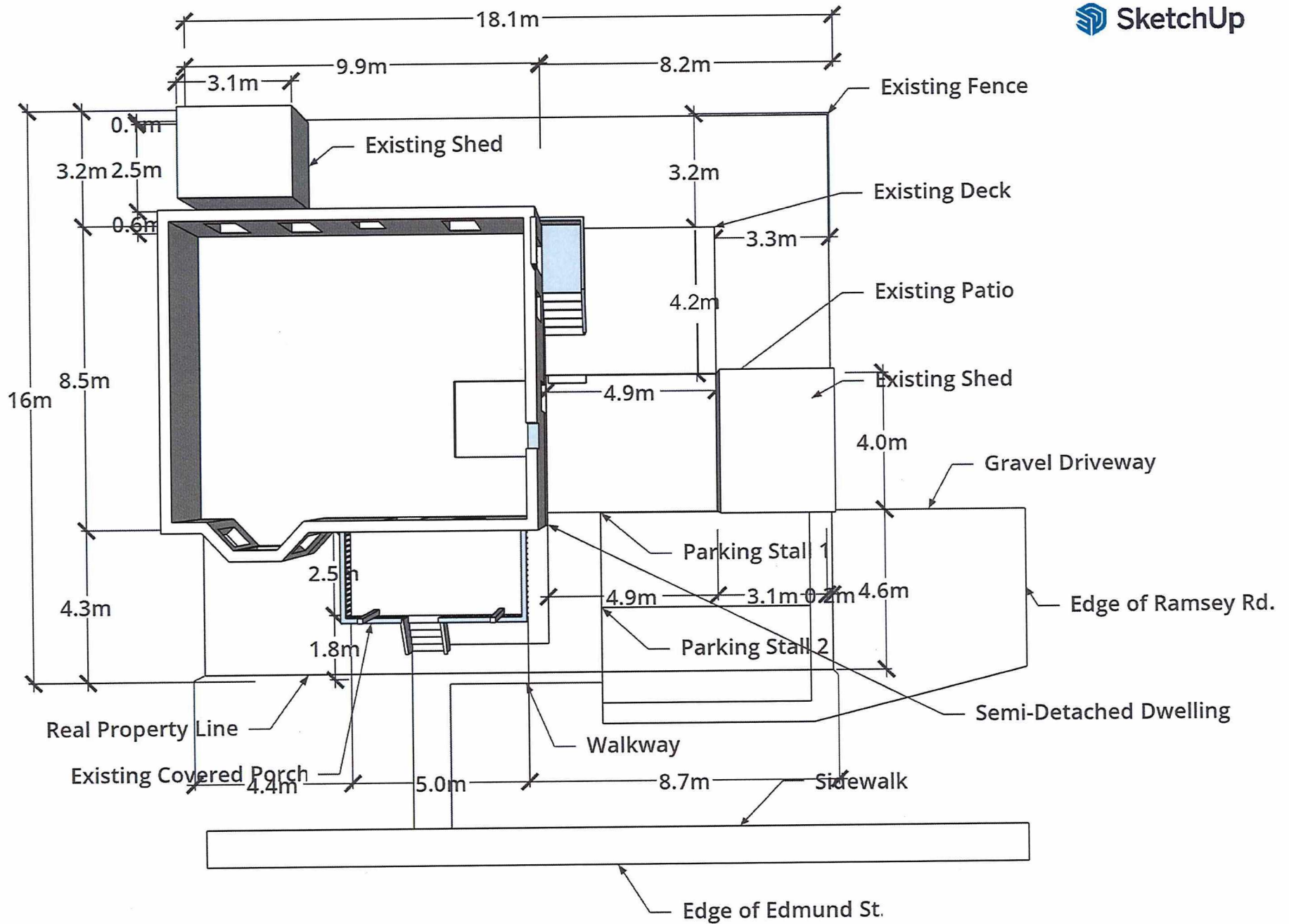
9. Structural Side View - 2nd Level Decks

SketchUp

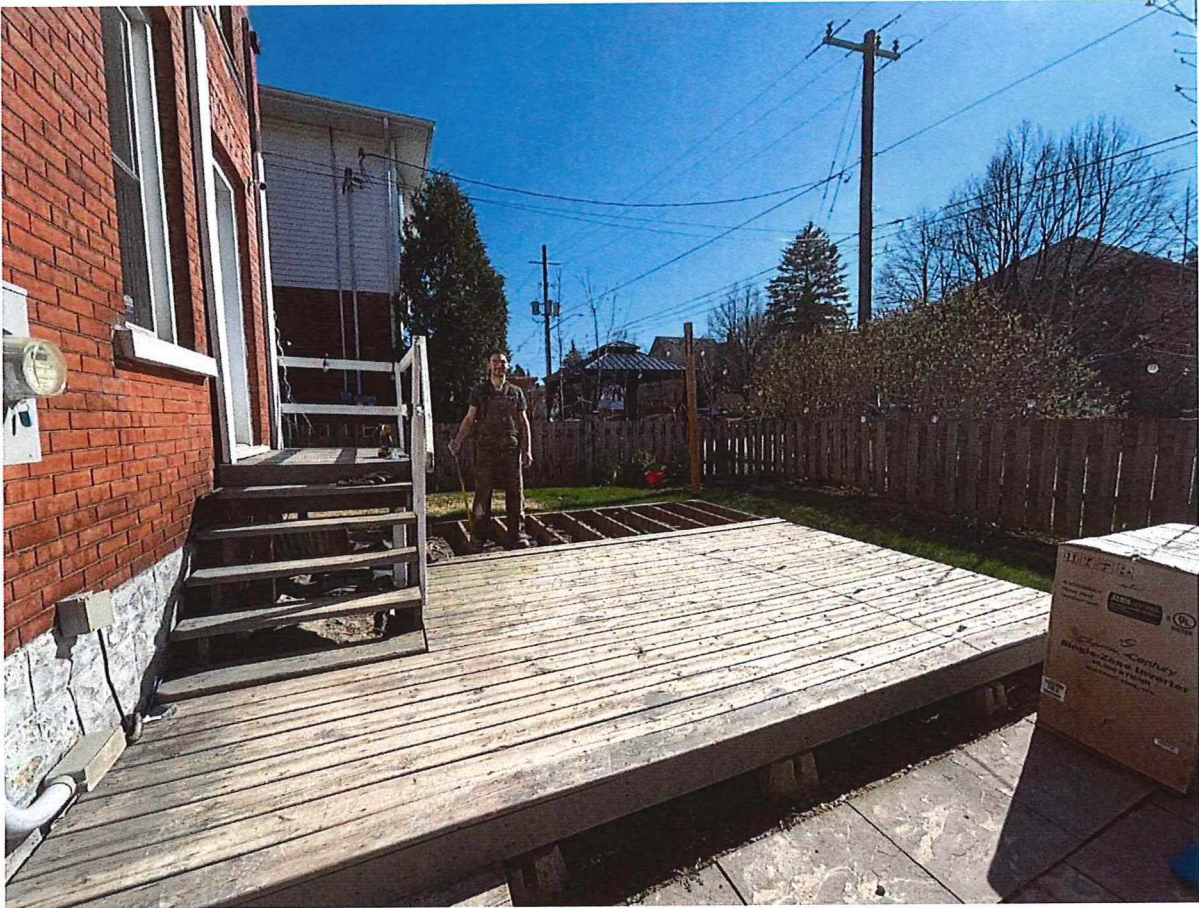


Same comments and dimensions as previous. All point loads are transferred directly to piles.
All other dimensions as per OBC requirements.

PL-MV-2025-00084
Sketch *ll*



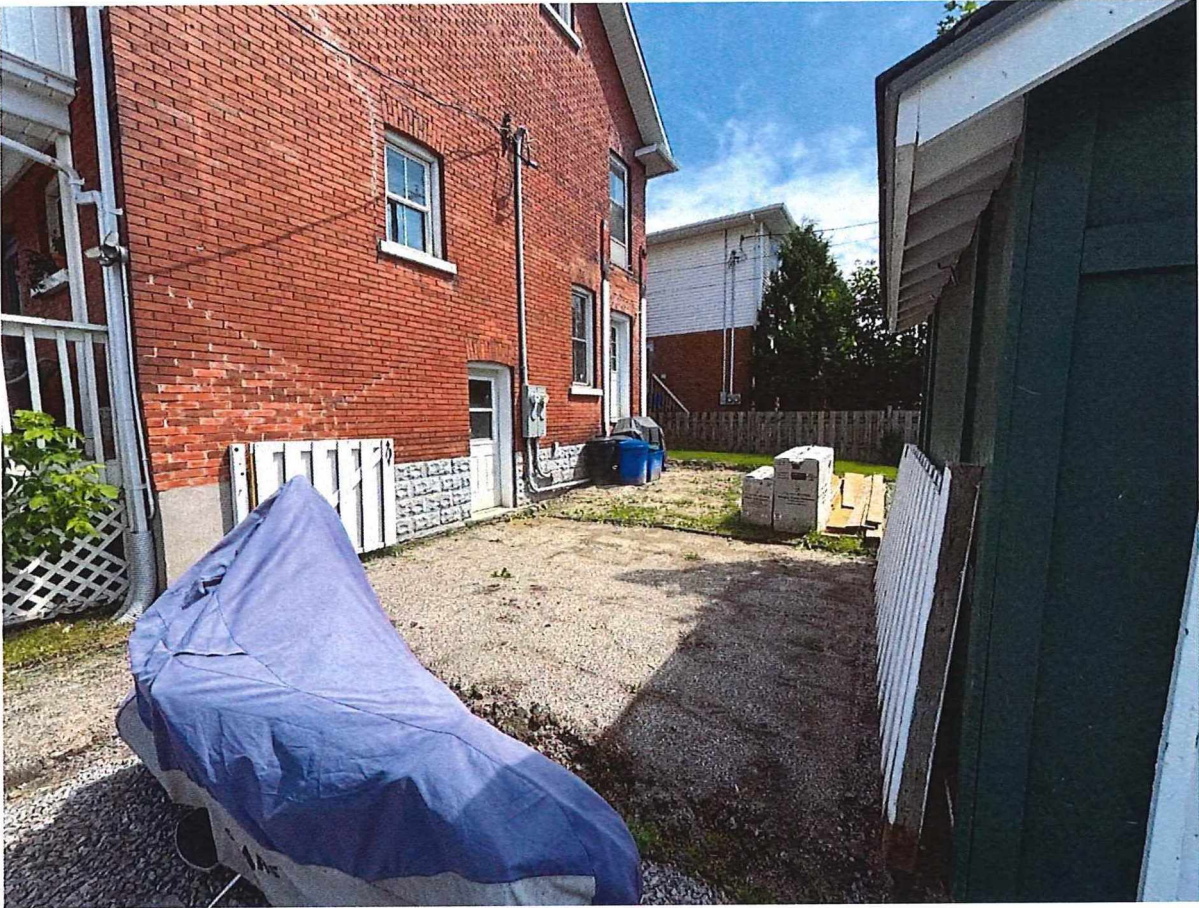


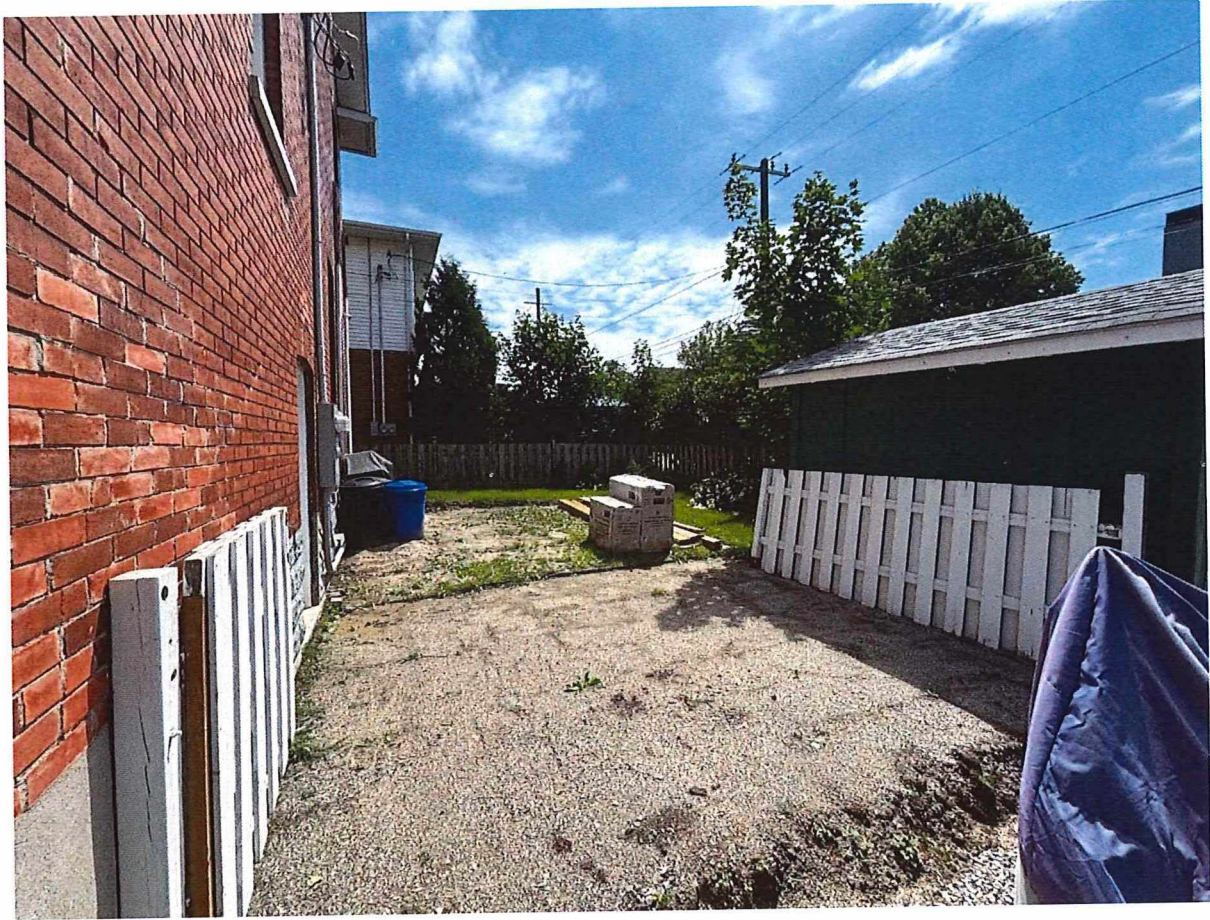


















Box 5000, Station A
200 Brady Street
Sudbury, Ontario P3A 5P3
(705) 671-2489 ext 4376 or 4346
(705) 673-2200 FAX

Record #: PL-MV-2025-00087

APPLICATION SUMMARY

File Date: 06/18/2025

Application Type: Minor Variance

Address(es): 130 Cherrywood Crescent, Sudbury P3B 3Z8

Applicant(s): CR DESIGN

Owner(s): MATT MARSH AND MEGAN WALTON

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 5, 2010

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?

3

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

No

How many dwelling units will be legalized?

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

Yes

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

Current Official Plan designation
Living Area I

Current Official Plan designation (additional)

Current Zoning By-law designation
R2-2

Provide a detailed description of what is being proposed
CONSTRUCT A STORAGE BUILDING IN THE REAR YARD

Provide a detailed reason why the proposal cannot comply with the Zoning By-law
THE PROPERTY BACKS ONTO BANCROFT DRIVE WHICH REQUIRED A FURTHER SETBACK THAN FOR A TYPICAL ACCESSORY BUILDING IN THE REAR YARD. THE OWNER IS PROPOSING TO CONSTRUCT AN ADDITION TO THE HOUSE IN THE FUTURE AND IF THEY TRIED TO MEET THE 4.5M SETBACK, THE STORAGE BUILDING AND THE ADDITION WOULD BE TOO CLOSE TO EACH OTHER

Is there an eave encroachment?
No

Size of eaves

Lot Frontage of the property
18.29

Lot Depth of the property
30.48

Lot Area of the property
601.7

Total width of the public road giving access to the property
20

List all buildings and structures on the property and their respective date of construction
SINGLE FAMILY DWELLING - 1987, EXISTING SHED - UNKNOWN, EXISTING DECK - UNKNOWN

Existing use(s) of the subject property and length of time it/they have continued, ex. Residential, Commercial, Institutional, Park, etc.
RESIDENTIAL - 1987

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

Existing uses of neighbouring properties
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

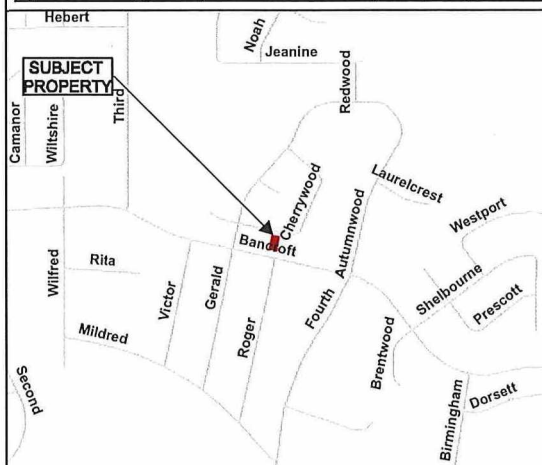
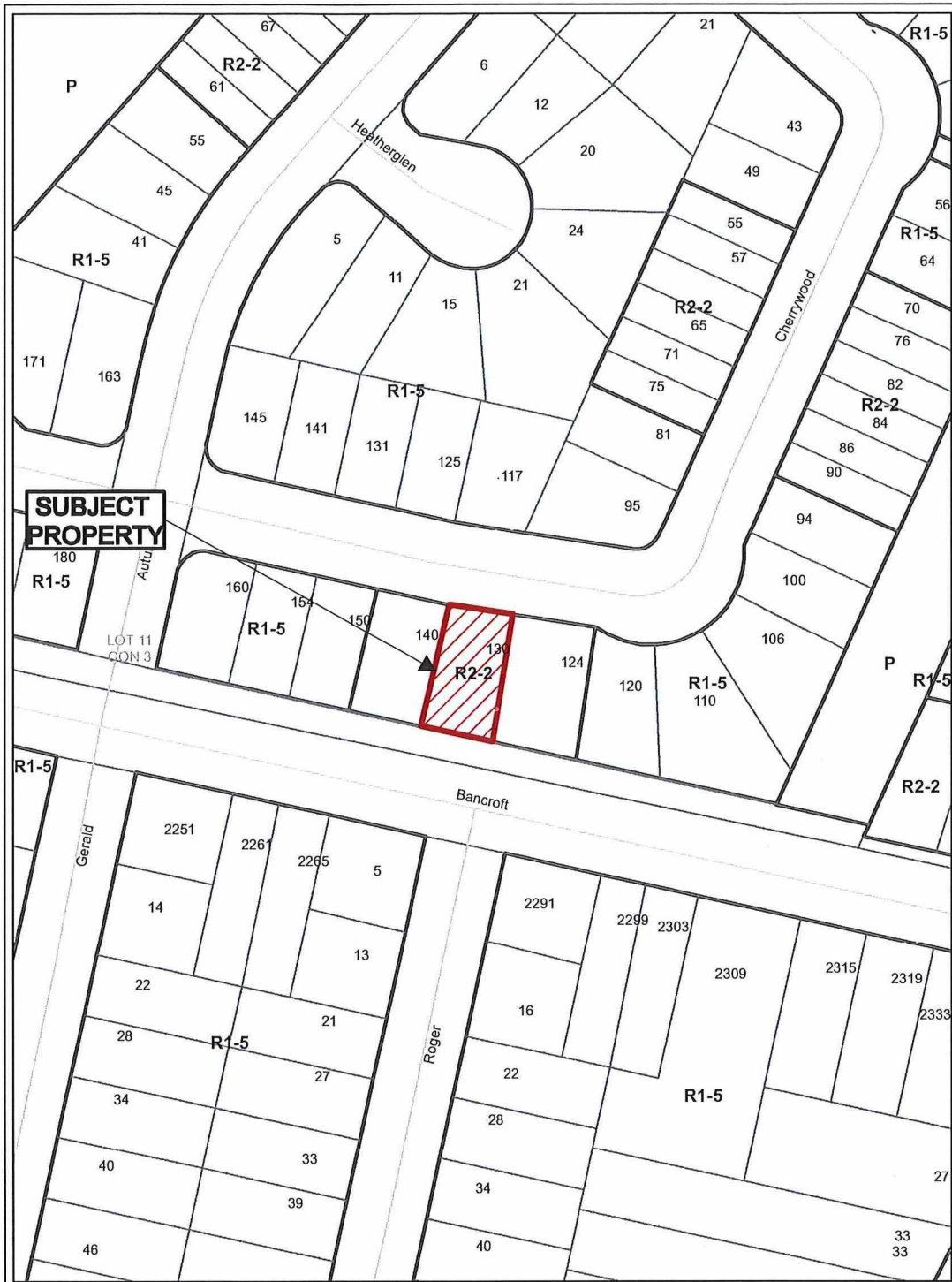
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
STORAGE BUILDING	No	31.2	31.2	1	8.53	3.65	4	25.2	1.83	4.17	7.58

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	No	102.7	102.7	1	12.83	8.03	6	6.67	15.94	3.62	2.29
DECK	Yes	23.7	23.7	1	6.43	3.93	1	14.59	12.6	3.6	9.2
SHED	Yes	11.1	11.1	1	3.05	3.05	3	26	1.75	15.15	1.92

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
REQUIRED REAR YARD SETBACK - ACCESSORY BUILDING - TABLE 4.1	4.5M	1.83M	2.67



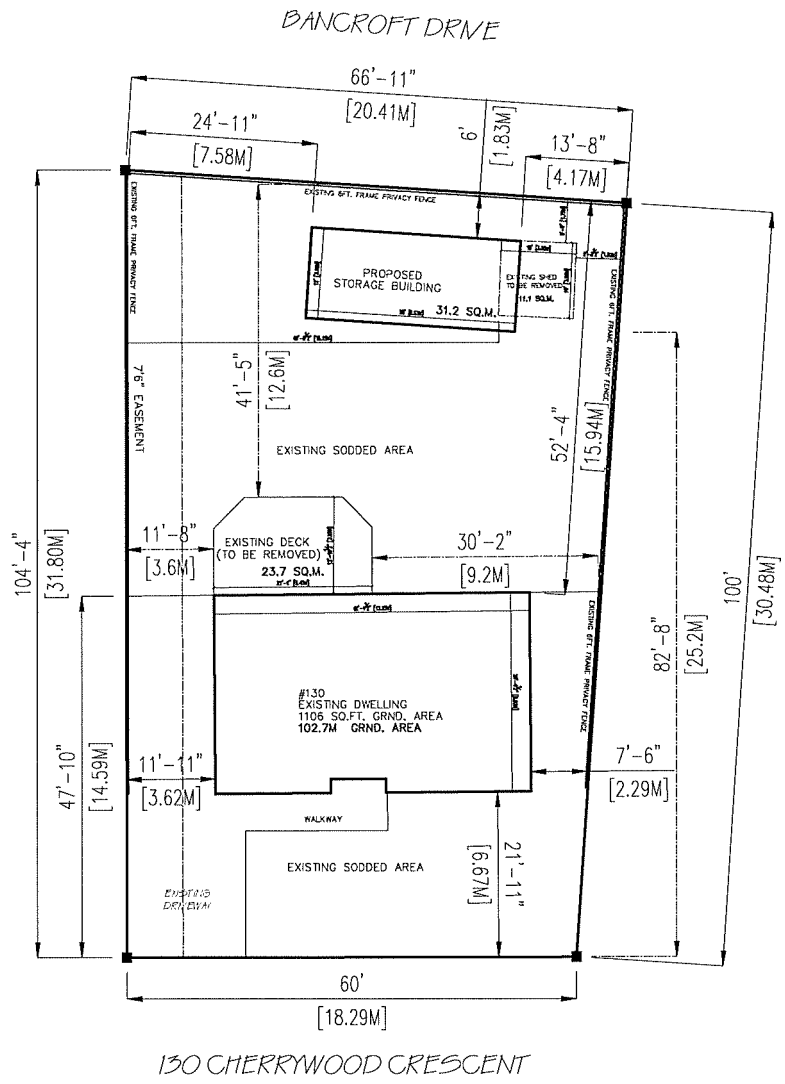
Application for Minor Variance or Permission



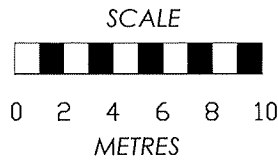
Subject Property being PIN 73577-0025,
 Parcel 47862 SEC SES,
 Lot 91, Plan M-1055,
 Part Lot 11, Concession 3,
 Township of Neelon,
 130 Cherrywood Crescent, Sudbury,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

PL-MV-2025-00087
 Date: 2025 06 26



SITE STATISTICS	
ZONING	R2-2
LOT AREA	6477 SQ. FT (601.7 M ²)
REQUIRED REAR YARD SETBACK (ACCESSORY BUILDING)	4.5 METRES (TABLE 4.1)
PROPOSED REAR YARD SETBACK	1.83 METRES
DIFFERENCE OF PROPOSED REAR YARD SETBACK TO REQUIRED SETBACK	2.67 METRES



CR Design

STORAGE BUILDING	RW	CON
	PROJ	PLAN
	RW	PLAN
130 Cherrywood Crescent, Sudbury		
Site Plan	2025-06-18	SP1

PL-MV-2025-00087
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-2025-00088

APPLICATION SUMMARY

File Date: 06/19/2025

Application Type: Minor Variance

Address(es): 40 Eyre Street, Sudbury P3C 4A5

Applicant(s): J.L. RICHARDS & ASSOCIATES LIMITED

Owner(s): 2810373 ONTARIO INC.

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?
2021

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

Institutional

Current Official Plan designation (additional)

Current Zoning By-law designation

C2(125)

Provide a detailed description of what is being proposed

Adaptive reuse of existing building for +/- 1,065 sqm light manufacturing use, and construction of parking areas for use.

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

Location of garbage enclosure at the rear of the building required to move by City during SPCA review process, to be located outside of diagonally positioned sewer easement on this portion of the property. This requires placement of the enclosure closure to property lines, and residential zone than permitted by the by-law.

The proposed location permits garbage trucks to be able to exit in a forward motion via the laneway – either straight east to Regent, or by making a 3-point turn and west to Eyre Street.

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

58.8

Lot Depth of the property

48.8

Lot Area of the property

2185

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

1950

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

Vacant since 2021, following a fire at that time. The property was previously/most recently used as an assembly hall (gathering hall/performance space).

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

light manufacturing use

Existing uses of neighbouring properties

low-medium density residential; commercial - assembly hall

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

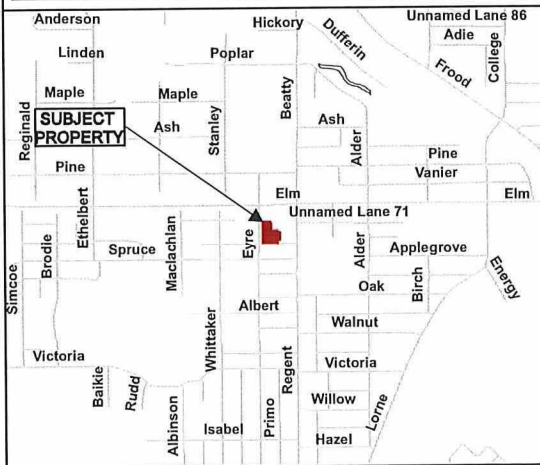
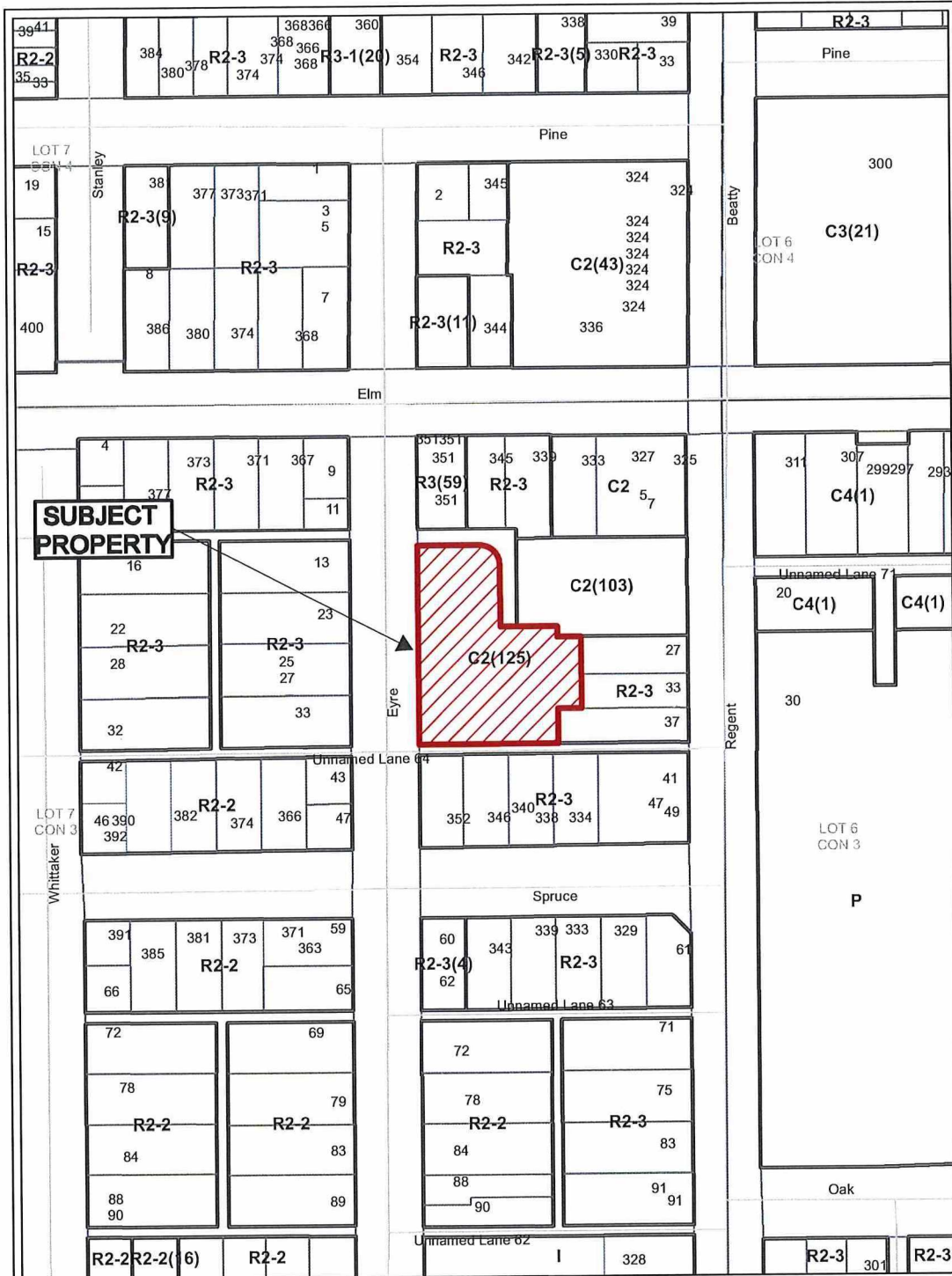
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
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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)
Existing former church/assembly space - proposed for light manufacturing use	No	770	1065	2	30.8	39.7	15	6.4	2.6	1	27.5

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
4.2.9 b) ii) setback to lot line	3.0m	0.0m	3.0m
4.2.9 b) iii) setback to residential lot or zone	3.0m	0.0m	3.0m



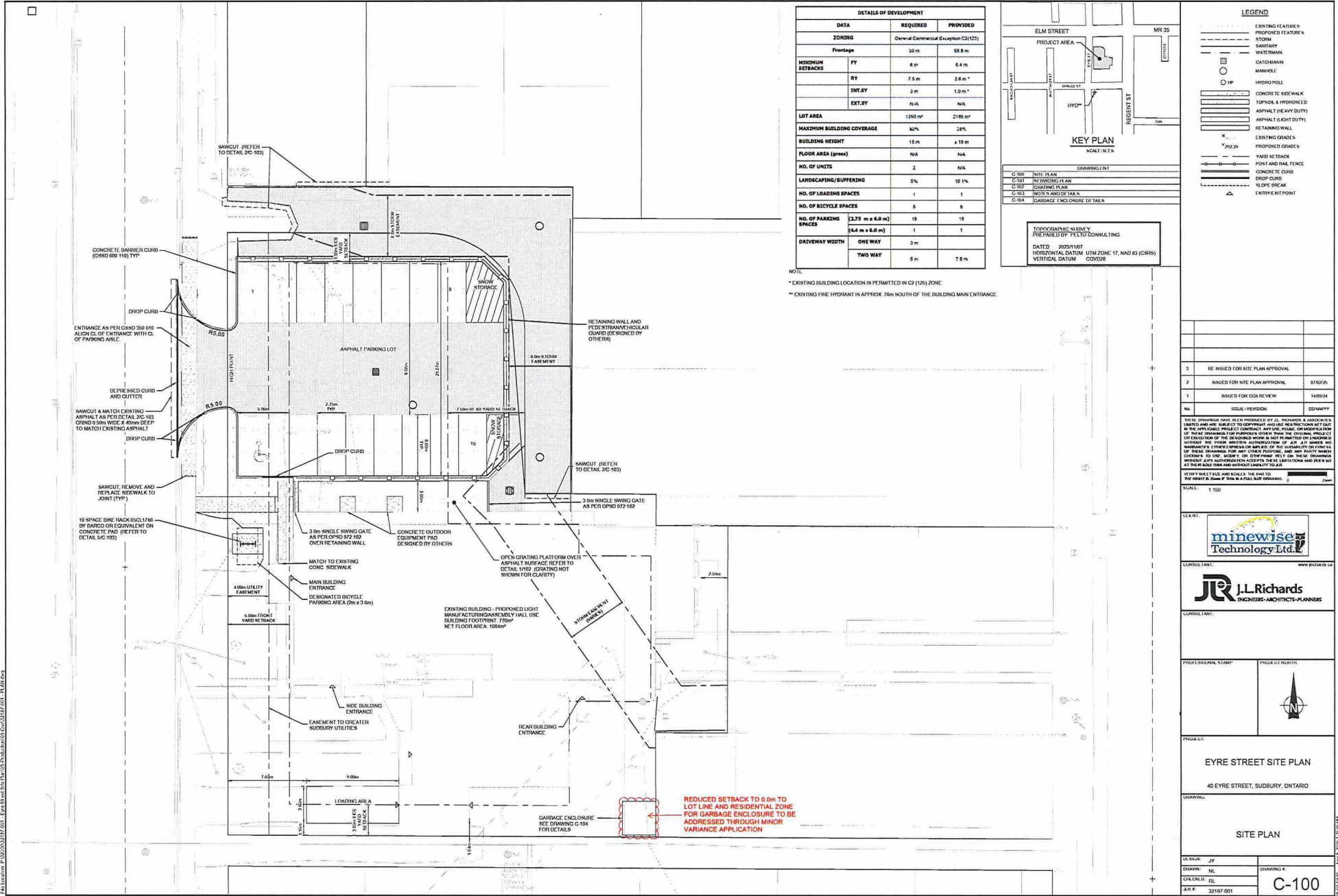
Application for Minor Variance or Permission



Subject Property being PIN 73586-0343, Lots 7-10 and Part Lane, Plan 8-SA, as in S42573, except S42572; Part Lots 17-18, Plan 8-SA, being Parts 6-8, Plan SR-3338, Part Lot 7, Concession 3, Township of McKim, 40 Eyre Street, Sudbury, City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2025-00088
Date: 2025 06 26



DETAILS OF DEVELOPMENT		
DATA	REQUIRED	PROVIDED
ZONING Overall Commercial Exemption C2(125)		
Frontage	30 m	58.8 m
MINIMUM SETBACKS		
FY	6 m	6.4 m
RY	7.5 m	2.8 m**
INT.SY	3 m	1.0 m**
EXT.SY	N/A	N/A
LOT AREA	1390 m ²	2189 m ²
MAXIMUM BUILDING COVERAGE	30%	38%
BUILDING HEIGHT	15 m	± 15 m
FLOOR AREA (gross)	N/A	N/A
NO. OF UNITS	2	N/A
LANDSCAPING/BUFFERING	5%	10.1%
NO. OF LOADING SPACES	1	1
NO. OF BICYCLE SPACES	5	0
NO. OF PARKING SPACES	(3.25 m x 6.0 m)	18
	(4.4 m x 6.0 m)	1
DRIVEWAY WIDTH	ONE WAY	3 m
	TWO WAY	6 m
		7.5 m



LEGEND	
(Symbol)	EXISTING FEATURES
(Symbol)	PROPOSED FEATURES
(Symbol)	STORM SANITARY WATERMAIN
(Symbol)	CATCH BASIN MANHOLE
(Symbol)	HYDRO POLE
(Symbol)	CONCRETE SIDEWALK TOPSIDE & FINISHED
(Symbol)	ASPHALT (HEAVY DUTY)
(Symbol)	ASPHALT (LIGHT DUTY)
(Symbol)	RETAINING WALL
(Symbol)	EXISTING GRADES
(Symbol)	PROPOSED GRADES
(Symbol)	YARD SETBACK
(Symbol)	POINT AND RAIL FENCE
(Symbol)	CONCRETE CURB
(Symbol)	DROP CURB
(Symbol)	SLOPE BREAK
(Symbol)	ENTRY EXIT POINT

NOTES:
 * EXISTING BUILDING LOCATION IS PERMITTED IN C2 (125) ZONE
 ** EXISTING FIRE HYDRANT IS APPROX. 7.6m SOUTH OF THE BUILDING MAIN ENTRANCE

DRAWING LIST	
C-100	SITE PLAN
C-101	PROPOSED PLAN
C-102	EXISTING PLAN
C-103	NOTES AND SETBACKS
C-104	GARAGE ENCLOSURE DETAILS

TOPOGRAPHIC SURVEY PREPARED BY PECO CONSULTING
 DATE: 2025/07
 HORIZONTAL DATUM: UTM ZONE 17, NAD 83 (CRS)
 VERTICAL DATUM: CGVD25

NO.	ISSUE / REVISION	DATE
3	RE-ISSUED FOR SITE PLAN APPROVAL	
2	ISSUED FOR SITE PLAN APPROVAL	07/02/25
1	ISSUED FOR COLOR REVIEW	14/09/24

minewise Technology Ltd. CONSULTANT: www.minewise.ca

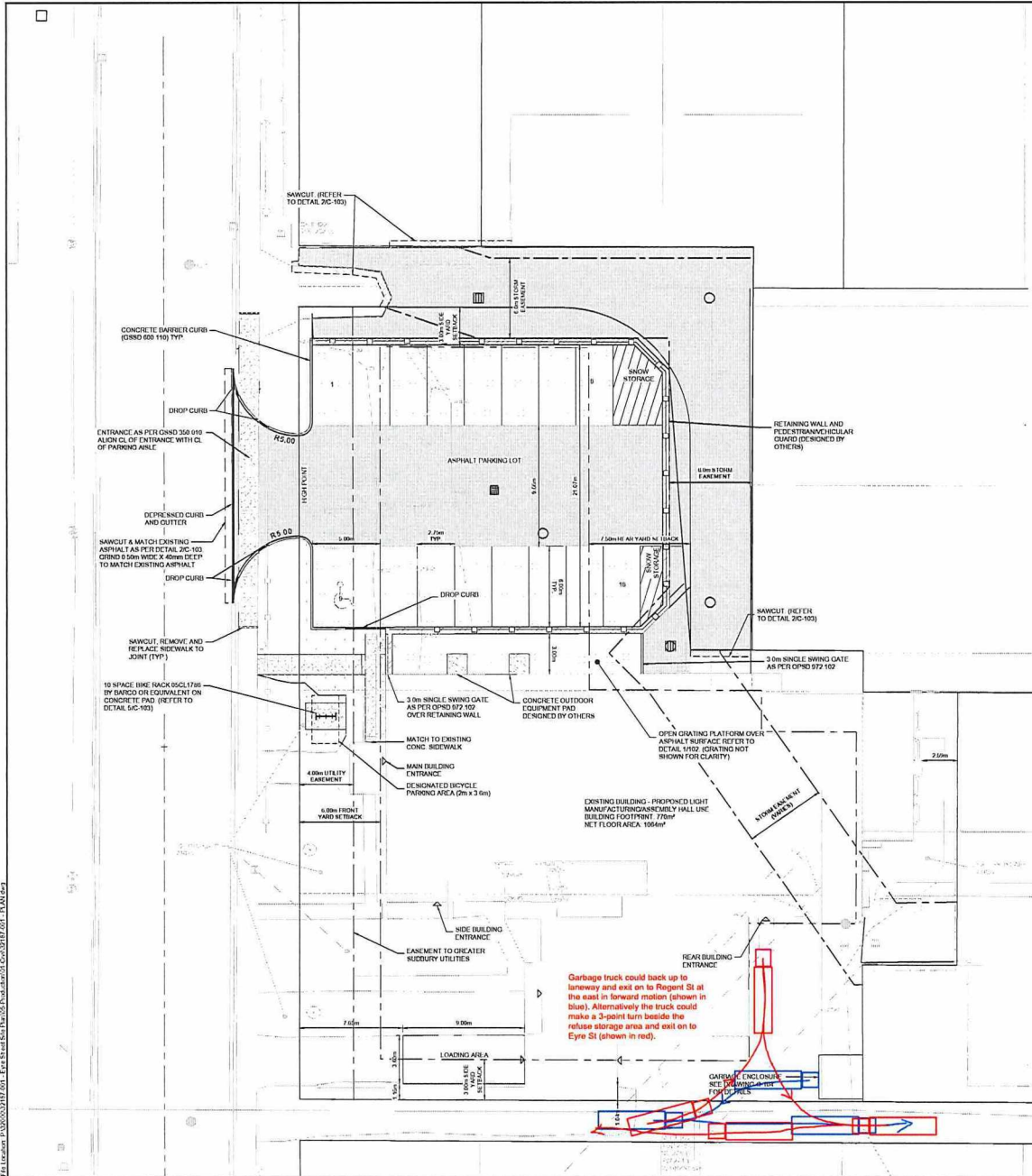
J.R. J.L. Richards ENGINEERS-ARCHITECTS-PLANNERS CONSULTANT:

PROFESSIONAL STAMP: [Blank]

PROJECT: EYRE STREET SITE PLAN
 40 EYRE STREET, SUBURRY, ONTARIO

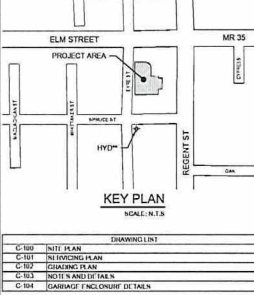
SITE PLAN	
DESIGN: JY	DRAWING #: C-100
DATE: 07/02/25	
SCALE: 1:100	

PL-MV-2025-00088
 Sketch 2



DETAILS OF DEVELOPMENT		
DATA	REQUIRED	PROVIDED
ZONING	General Commercial Exception C2(125)	
Frontage	30 m	58.8 m
MINIMUM SETBACKS		
FY	6 m	6.4 m
RY	7.5 m	2.8 m**
INT.SY	3 m	1.0 m**
EXT.SY	N/A	N/A
LOT AREA	1360 m ²	2189 m ²
MAXIMUM BUILDING COVERAGE	30%	25%
BUILDING HEIGHT	15 m	± 15 m
FLOOR AREA (gross)	N/A	N/A
NO. OF UNITS	2	N/A
LANDSCAPING/BUFFERING	5%	10.1%
NO. OF LOADING SPACES	1	1
NO. OF BICYCLE SPACES	3	5
NO. OF PARKING SPACES	(2.75 m x 6.0 m)	10
	(6.4 m x 6.0 m)	1
DRIVEWAY WIDTH	ONE WAY	3 m
	TWO WAY	6 m
		7.5 m

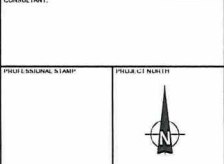
NOTE:
 * EXISTING BUILDING LOCATION IS PERMITTED IN C2 (125) ZONE.
 ** EXISTING FIRE HYDRANT IS APPROX. 76m SOUTH OF THE BUILDING MAIN ENTRANCE.



TOPOGRAPHIC SURVEY PREPARED BY THE CONSULTING
 DATED 2021/07/07
 HORIZONTAL DATUM UTM ZONE 17, NAD 83 (CNRS)
 VERTICAL DATUM CVDVD8

LEGEND	
(Symbol)	EXISTING FEATURES
(Symbol)	PROPOSED FEATURES
(Symbol)	STORM
(Symbol)	SANITARY
(Symbol)	WATERMAIN
(Symbol)	CATCHBASS
(Symbol)	MANHOLE
(Symbol)	HYDRO POLE
(Symbol)	CONCRETE SIDEWALK
(Symbol)	TOPPAVE & PROPOSED
(Symbol)	ASPHALT (HEAVY DUTY)
(Symbol)	ASPHALT (LIGHT DUTY)
(Symbol)	RETAINING WALL
(Symbol)	EXISTING GRADE
(Symbol)	PROPOSED GRADE
(Symbol)	VAID RETIACK
(Symbol)	PORT AND RAIL FENCE
(Symbol)	CONCRETE CURB
(Symbol)	DROP CURB
(Symbol)	SLOPE BREAK
(Symbol)	ENTRY/EXIT POINT

NO.	ISSUE / REVISION	DATE
3	RE-ISSUED FOR SITE PLAN APPROVAL	
2	ISSUED FOR SITE PLAN APPROVAL	07/07/25
1	ISSUED FOR CON REVIEW	14/09/24



PROJECT NAME: EYRE STREET SITE PLAN
 PROJECT NUMBER: 40 EYRE STREET, SUDBURY, ONTARIO
 SHEET NO.: SITE PLAN
 SHEET TOTAL: C-100

DESIGNER: JY	DRAWING #:
CHECKED: RL	
DATE: 2024/07/01	

PL-MV-2025-00088
 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-2025-00089

APPLICATION SUMMARY

File Date: 06/24/2025
Application Type: Minor Variance
Address(es): 1499 Joe Lake Road, Hanmer P3P 1R3
Applicant(s): ANGÈLE BÉNARD-BARRY
Owner(s): ROBERT BARRY AND ANGELE BARRY

PLANNING APPLICATION

Are there multiple properties associated with the application?
No

Please describe the additional properties associated with this application

What is the date the current Owner(s) acquired the property?
Aug 14 2024

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?
1

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

Rural

Current Official Plan designation (additional)

Rural

Current Zoning By-law designation

RS

Provide a detailed description of what is being proposed

new detached 9.14mx9.14m on slab garage

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

Current zoning bylaw allows 5m max height on garage. We are requesting a minor variance to have 5.79m height allowed on garage.

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

36.6

Lot Depth of the property

81.63

Lot Area of the property

2985.5

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

Sauna : unknown

Bunkie : unknown

House: 1997

shed : unknown

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

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

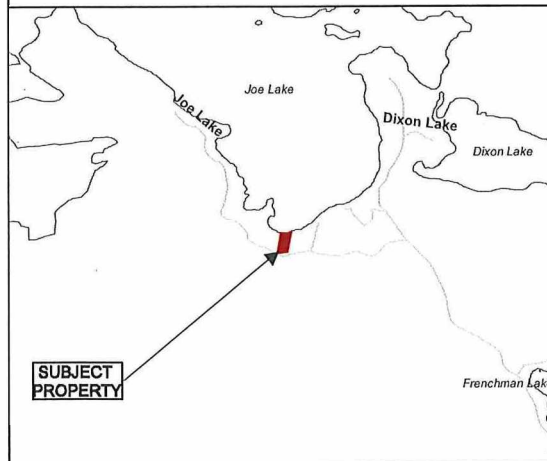
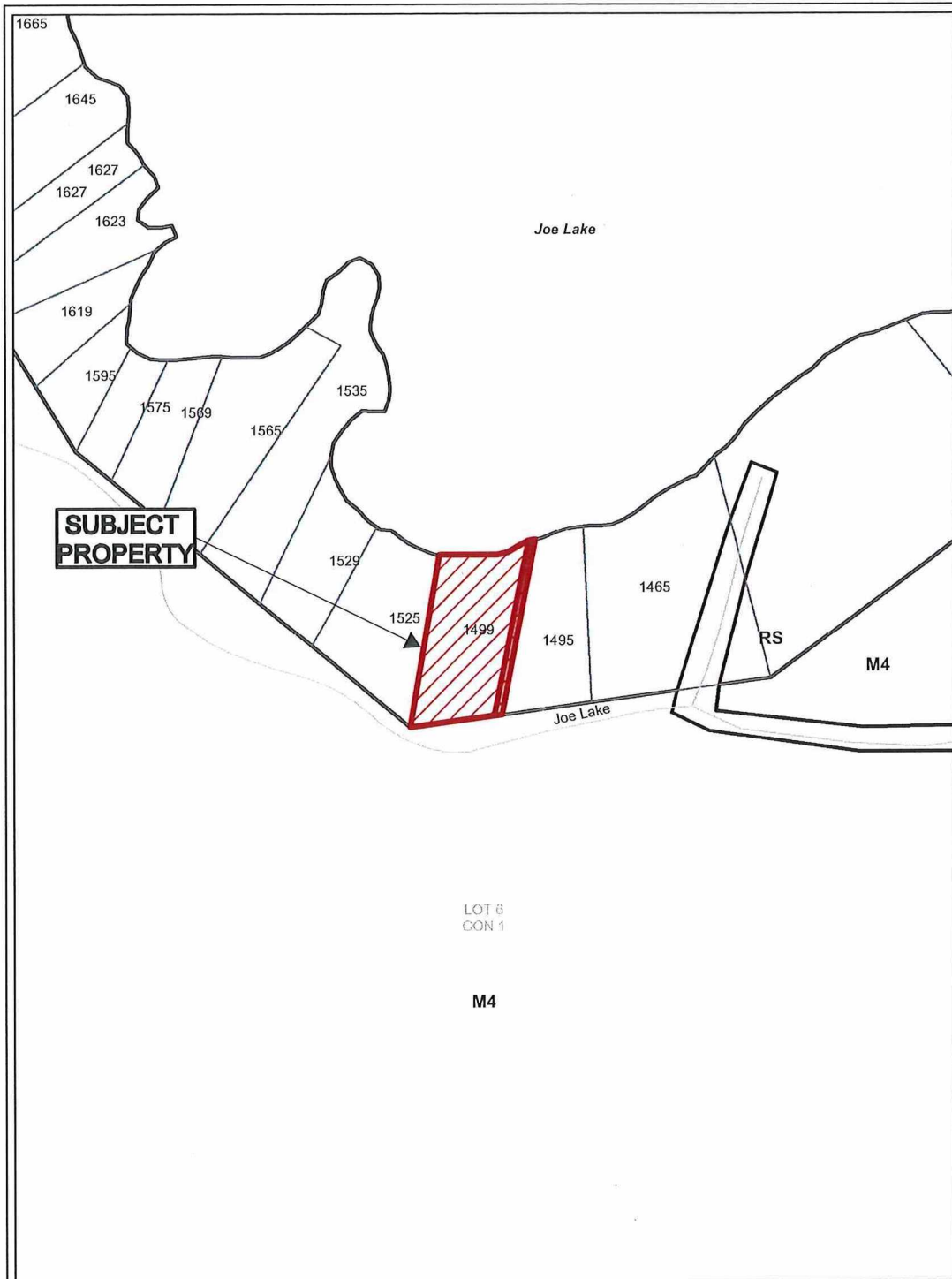
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
9.1m x 9.1m detached on slab garage	No	82.81	82.81	1	9.1	9.1	5.79	57.93	14.6	2.7	24.34

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)
Sauna	No	9.72	9.72	1	2.7	3.66	2.4	7.3	70.73	27.65	11
Bunkie	No	11.6	11.6	1	3.3	3.3	2.4	7.5	70.83	11.3	22
house with attached garage	No	163.8	288	2	15.9	14.9	7.62	53.23	35.4	14.3	9.3
shed	No	8.9	8.9	1	3.3	2.7	2.4	37.78	40.5	33.3	0.6

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Height - detached garage	5m max height for detached garage in RS zoning	5.79	0.79m



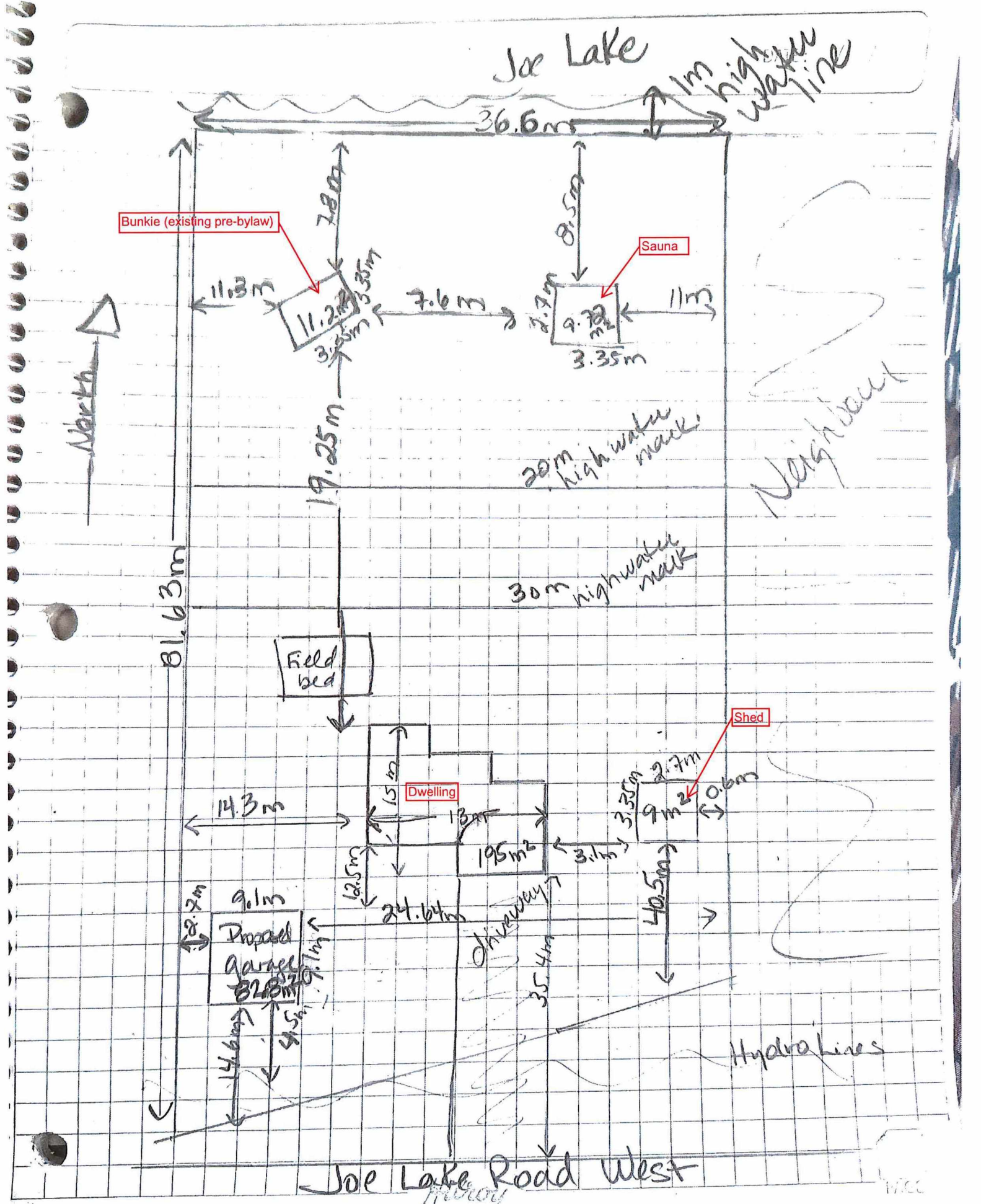
**Application for Minor
Variance or Permission**



Subject Property being PINs 73522-0061 and 73522-0063,
 Parcels 19880 and 19971 SEC SES,
 Part Lot 11, Plan M-207, as in LT115777 and LT116262,
 Part Lot 6, Concession 1,
 Township of Wisner,
 1499 Joe Lake Road, Hanmer,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

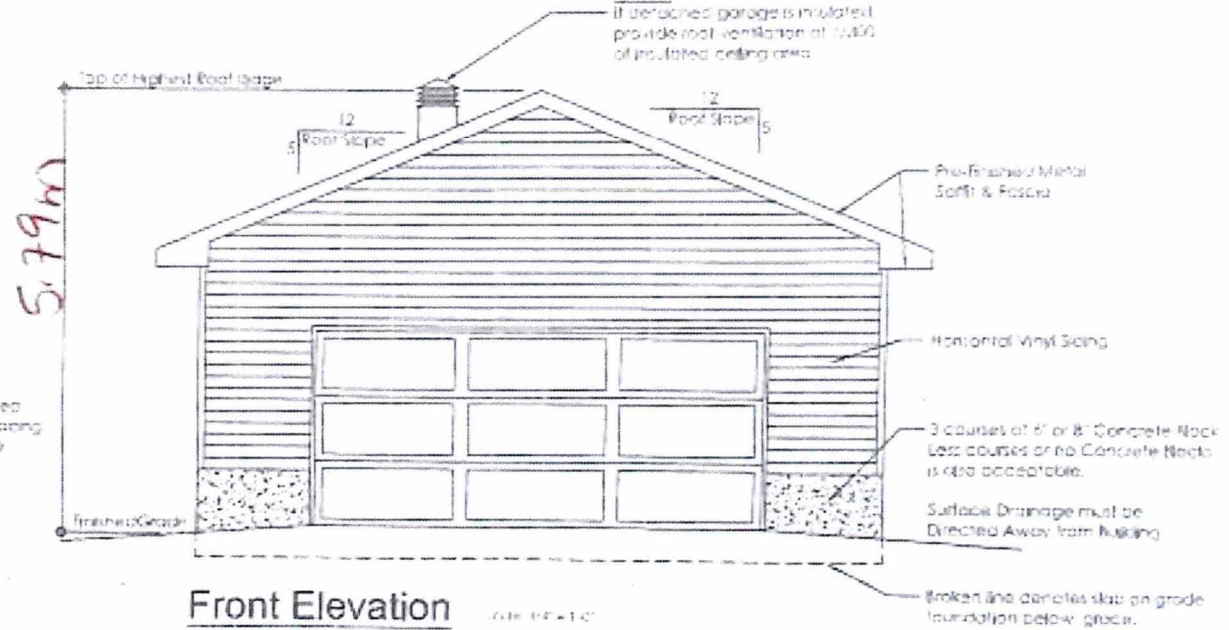
PL-MV-2025-00089
 Date: 2025 06 27



Notes:

- 1) Building Block openings for Windows, Air Fresh, Garage Door, Run Door and Windows Location will vary.
- 2) Stud, Ceiling Inspection Pass and Pad to Floor is Concrete.
- 3) Trailing Inspection term and once Roof Breathing has been installed.

Note:
If detached garage is insulated provide roof ventilation of 1:400 of insulated ceiling area.



Note:

Height shall be measured between the Finished Grade of the Wall of a Building or Structure facing the Front Lot and the Highest Point of the Roofing or Structure.

Max. Ht. on a Residential Lot
16.5' (5m)

Max. Ht. within an Agric. Rural & Rural Zone
27'4" (8.5m)

Front Elevation

NOTE:

It is the Contractor's responsibility to ensure that all construction conforms to the requirements of the Ontario Building Code. Notations made on these drawings are for your information and guidance only and do not necessarily constitute an approval of construction.



Detached Garage

Slab on Grade with Perimeter Footing

Building Elevation (Front)

DESIGN BY: CL

DATE: 05/26/24

A-3 (500)
SHEET



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-2025-00090

APPLICATION SUMMARY

File Date: 06/24/2025

Application Type: Minor Variance

Address(es): 2984 Ruby Street, Chelmsford, ON P0M 1L0

Applicant(s): BARRON WEST / 2828566 ONTARIO INC

Owner(s): BAIKINSON LAND CORP

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?

2006

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?

2

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

R2-2

Provide a detailed description of what is being proposed

Increased lot coverage for semi-detached with future consent application.

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

The building is 7% larger than what's allowed

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

10.96

Lot Depth of the property

36.4

Lot Area of the property

363.71

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.

Residential - vacant lot

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

Residential - vacant lot

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

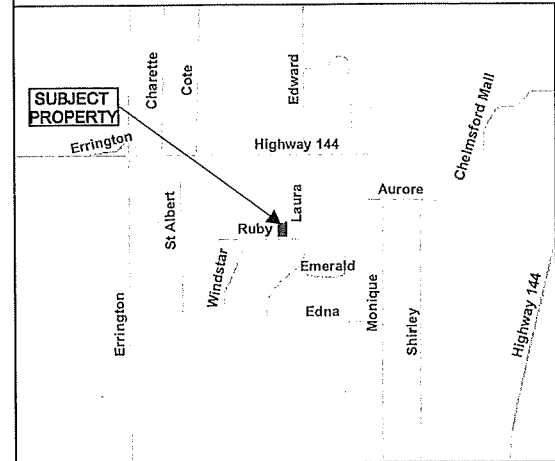
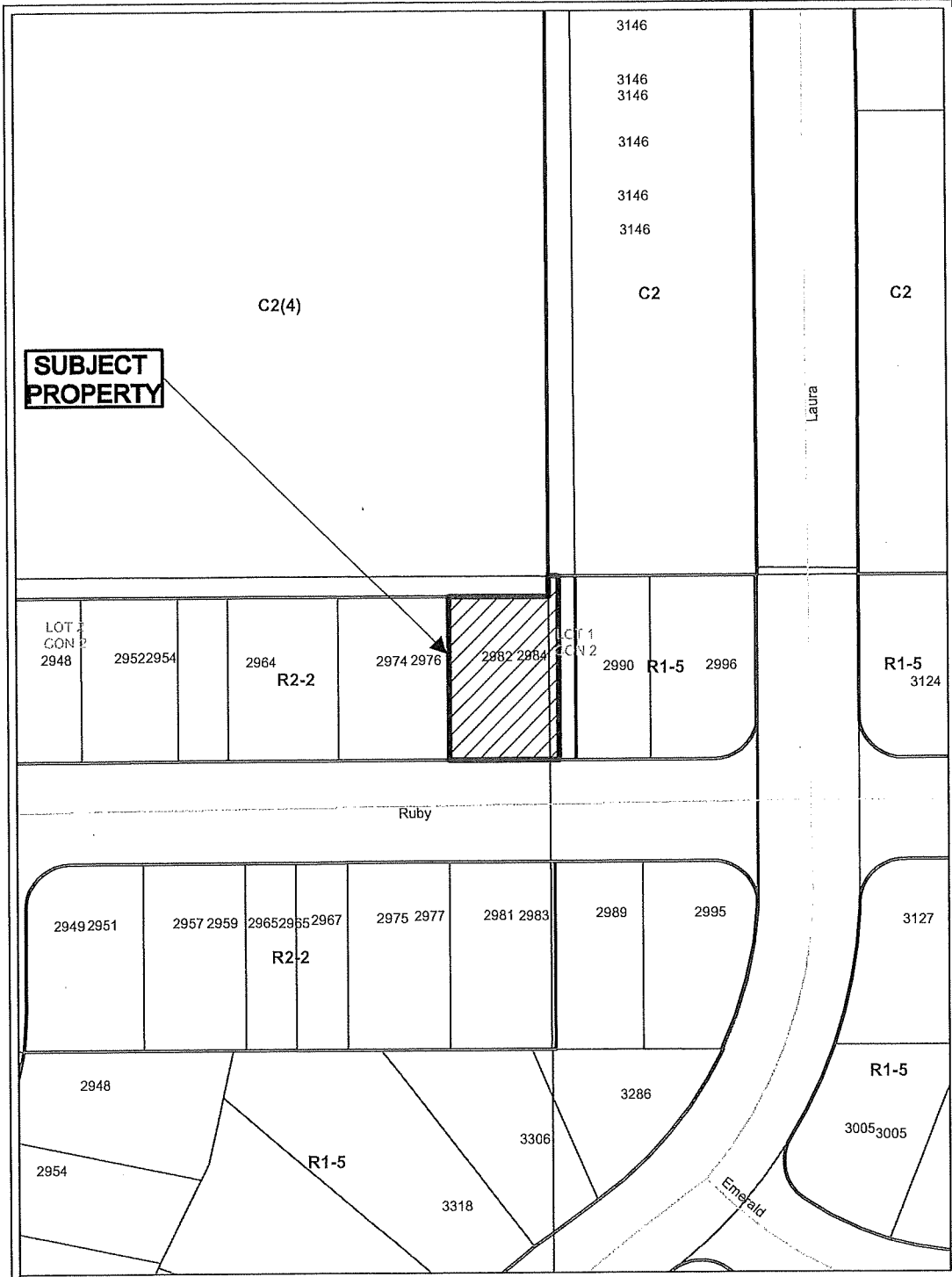
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Semi-detached Dwelling w/basement ADU	No	169	321.5	1	9.73	18.4	5.6	6.03	7.5	1.25	0

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)
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ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Lot coverage area	40%	47%	7%



Application for Minor Variance or Permission

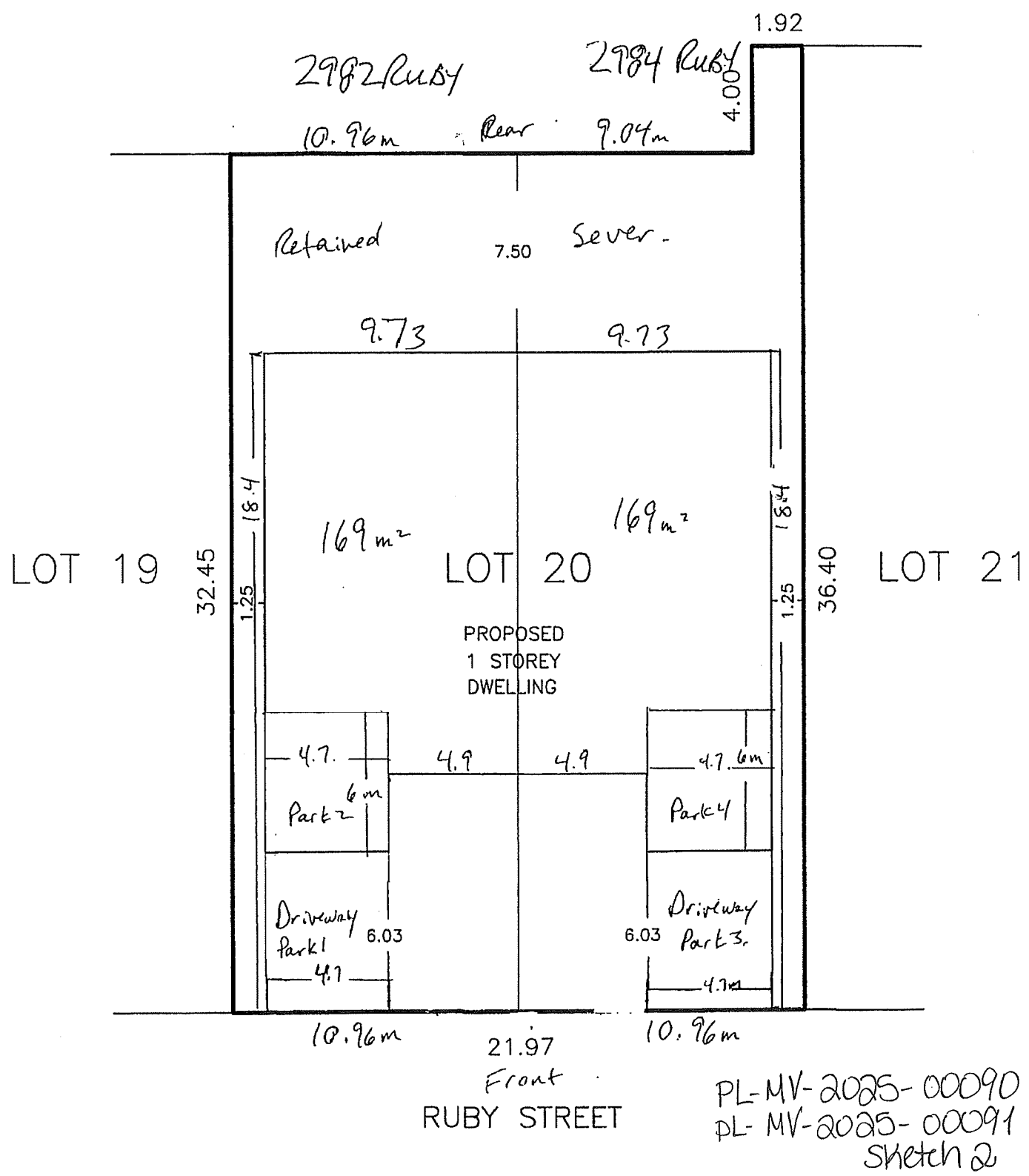


Subject Property being PIN 73348-0810,
 Lot 20, Plan 53M-1446,
 Part Lot 2, Concession 2,
 Township of Balfour,
 2984 Ruby Street, Chelmsford,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA
 PL-MV-2025-00090
 PL-MV-2025-00091
 Date: 2025 06 30

PLOT PLAN
LOT 20
REGISTERED PLAN M-1446
 RUBY STREET

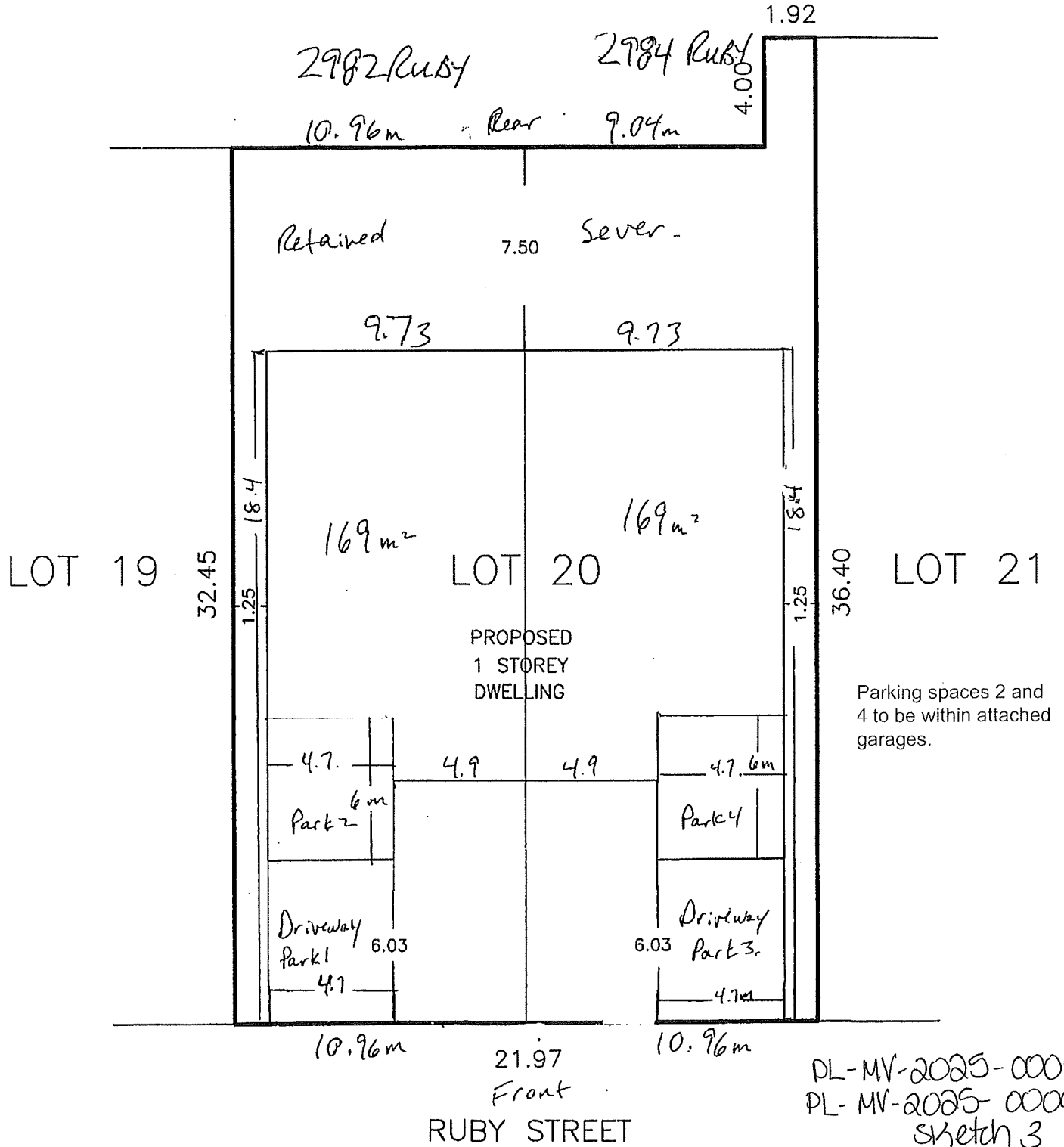
1 : 200 metric



PL-MV-2025-00090
 PL-MV-2025-00091
 Sketch 2

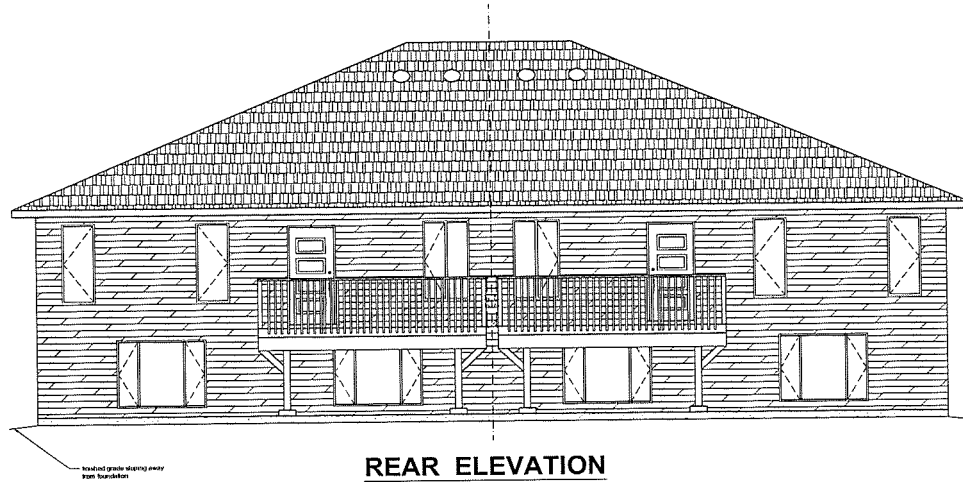
PLOT PLAN
LOT 20
REGISTERED PLAN M-1446
 RUBY STREET

1 : 200 metric

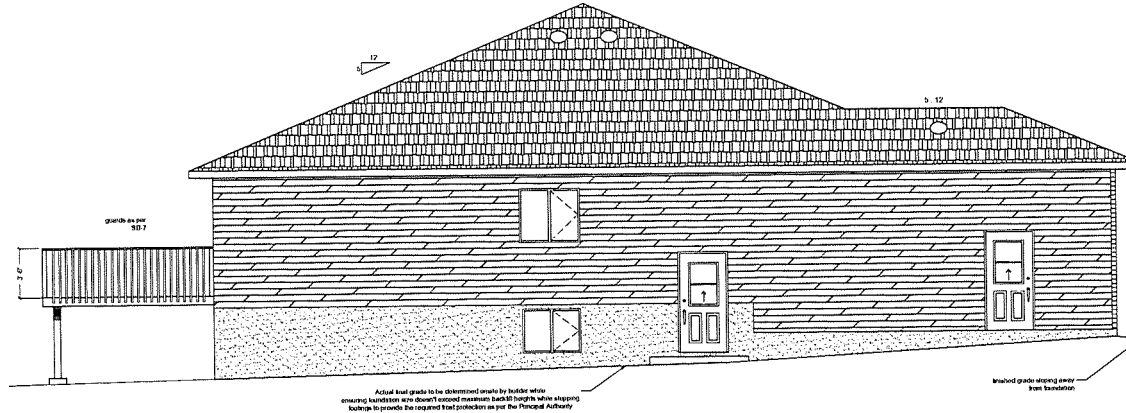


NOTE:
It is the responsibility of the Contractor to verify that all construction is to strictly conform to the latest edition of the Ontario Building Code, and that any changes to this design to be approved by the Designer and the Chief Building Official prior to its change and that no Construction is permitted to commence without first obtaining the approval of the Chief Building Official.

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REAR ELEVATION



LEFT ELEVATION

NOTE:
Certification of this design is based on soil bearing capacity having a minimum 75 kpa. The Designer does not assume any responsibility for the design unless the building is constructed on soils having a minimum 75 k.p.a. bearing capacity. It is the responsibility of the owner, contractor and the local building authority having jurisdiction to ascertain that the specified loadbearing capacity exist at the time of construction.

**** General construction notes and details are provided for information purposes only, and do not represent an all inclusive building code nor an all inclusive method of construction, nor a complete listing of materials and it is the responsibility of the contractor, home owner and principal authority to ensure that the construction strictly conforms to the latest edition of the Ontario Building Code and that construction and preparation of material is performed and undertaken by competent, knowledgeable and professional individuals.**

Proposed Semi Detached Dwellings with
Secondary Dwellings prep. for Ron Ceaser
Lot 20 Rudy Street,
Greater Sudbury, On

Date: June 06, 2025

SCALE $\frac{1}{4}'' = 1'-0''$

MICHAEL PILON DESIGNS

I, Michael Pilon, review and take responsibility for this design. I am qualified and the design firm is registered in the appropriate classes and categories as set out in the Ontario Building Code.
INDIVIDUAL B.C.I.N. # 36131 FIRM B.C.I.N. # 100421

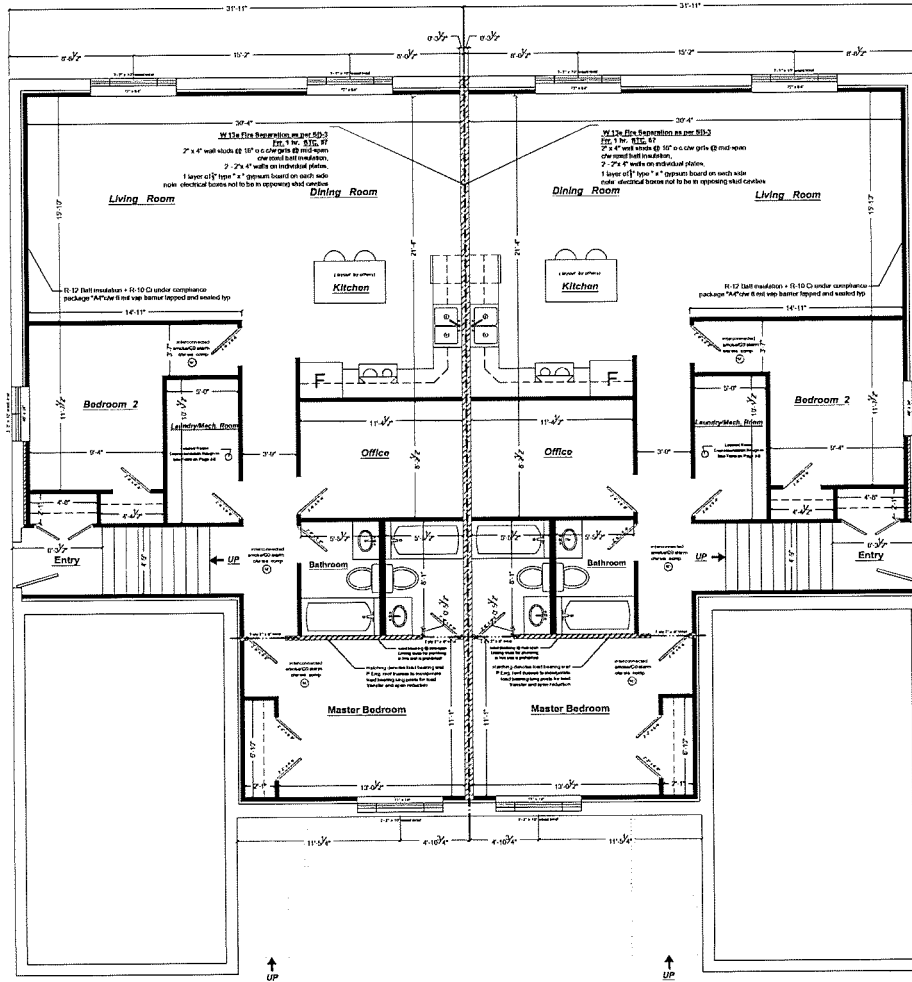
signature: *Michael Pilon*

Date: June 06, 2025

PL-MV-2025-00090

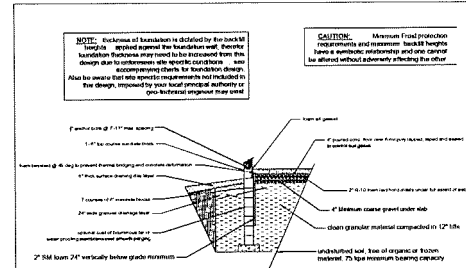
sketch 5

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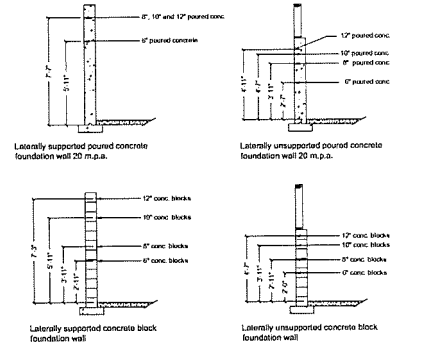
NOTE:
 Certification of this design is based on soil bearing capacity having a minimum of 15 kpa. The design is based on the assumption that the soil is not to be excavated or built upon. The design is based on the assumption that the soil is not to be excavated or built upon. The design is based on the assumption that the soil is not to be excavated or built upon.

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EXAMPLE OF SLAB ON GRADE FOUNDATION ASSEMBLY
 Note: consult your local council authority for site specific frost protection requirements to accommodate height of backfill depth of excavation, weeping the site specific regulations, soils site specific requirements, geo technical site specific reports and recommendations.

NOTE: Minimum of foundation is detailed for the backfill...
 Note: consult your local council authority for site specific frost protection requirements to accommodate height of backfill depth of excavation, weeping the site specific regulations, soils site specific requirements, geo technical site specific reports and recommendations.



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BASEMENT FLOOR PLAN

1381 sq. ft. Dwelling + 2069 sq. ft. Attached Garages

Proposed Semi Detached Dwellings with Secondary Dwellings prep. for Ron Ceasar Lot 20 Rudy Street, Greater Sudbury, On

Date: June 06, 2025

SCALE 1/4" = 1'-0"

MICHAEL PILON DESIGNS

I, Michael Pilon, review and take responsibility for this design. I am qualified and the design firm is registered in the appropriate classes and categories as set out in the Ontario Building Code. INDIVIDUAL B.C.I.N. # 36131 - FIRM B.C.I.N. # 100421

signature: *Michael Pilon*

Date: June 06, 2025

These plans are void if not accompanied by a signed Schedule 1 from the Designer dated the date shown above.

PL-MV-2025-00090

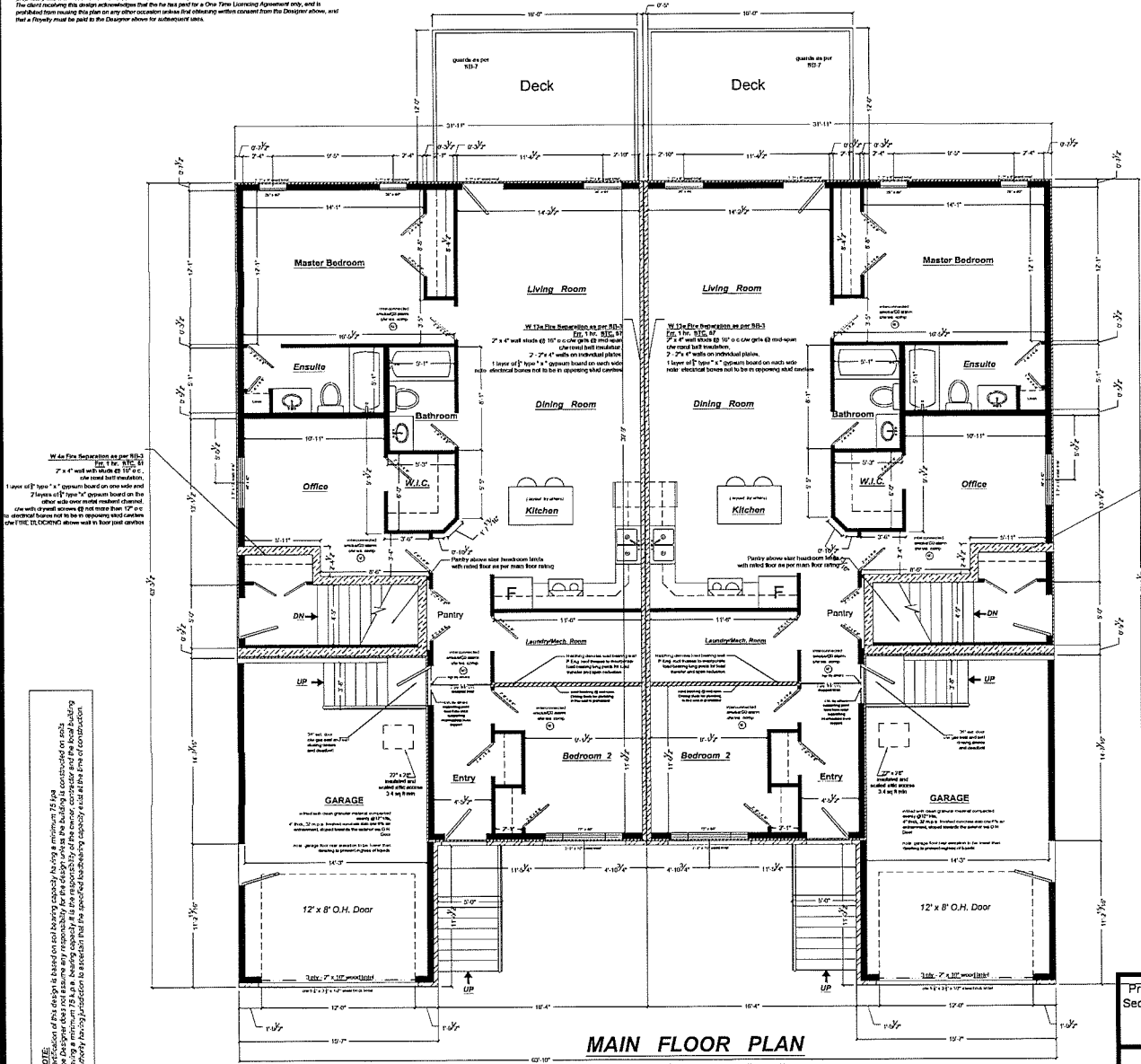
sketch 6

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NOTE:
It is the responsibility of the Contractor to verify that all construction is to strictly conform to the latest edition of the Ontario Building Code, and that any changes to this design to be approved by the Designer and the Chief Building Official prior to its change and that no Construction is permitted to commence without first obtaining the approval of the Chief Building Official.

dwg. 4 of 6

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MAIN FLOOR PLAN

1449 sq. ft. per Main Dwelling +
390 sq. ft. per Attached garage

**Energy Efficiency Design Summary:
SB-12 Prescriptive Method part 9, Residential
Zone 2 Energy Compliance Package "A4"**

Ratio of glass to wall area	
Area of wall	3156 ft.
Area of glass	387.4 ft.
% of glass to wall	11.9 %
Other building characteristics:	
slab on ground	<input type="checkbox"/>
ICF basement	<input type="checkbox"/>
Walkout basement	<input checked="" type="checkbox"/>
Heating Equipment Efficiency	
Space Heating Fuel	> 92% AFUE
Gas	
Ceiling with attic space	R-40
Ceiling without attic space	R-31
Exposed floor	R-31
Walls above grade	R-22 + R-7.5 ci
Basement walls	R-20 ci (opt. R-10 ci + R-12)
Edge of slab less than 24" below grade	R-10
Heated slab or slab less than 24" below grade	R-10
Window or sliding glass values	0.21U
Slights value	0.48U
Heating equipment min.	90%
HRV min. efficiency	65%
Hot water heater min. efficiency	67%
DHWIR 42% min. efficiency	2
# of sources	4

Window / Door Schedule

Main Floors				Basements			
Master Bedrooms	2'-11" x 5'-0"	4	Living Rooms	6'-0" x 4'-6"	2		
Living Rooms	3'-0" x 5'-4"	2	Dining Rooms	6'-0" x 4'-6"	2		
Office	4'-0" x 3'-6"	2	Bedrooms 2	3'-10" x 2'-10"	2		
Bedrooms 2	6'-0" x 5'-0"	2	Master Bedrooms	6'-0" x 2'-4"	2		

Proposed Semi Detached Dwellings with
Secondary Dwellings prep. for Ron Ceaser
Lot 20 Rudy Street,
Greater Sudbury, On

Date: June 06, 2025

SCALE 1/4" = 1'-0"

MICHAEL PILON DESIGNS

I, Michael Pilon, review and take responsibility for this design. I am qualified and the design firm is registered in the appropriate classes and categories as set out in the Ontario Building Code.
INDIVIDUAL B.C.I.N. #38131 FIRM B.C.I.N. # 100421

signature: *Michael Pilon*
Date: June 06, 2025

NOTE:
Construction of this design is based on soil bearing capacity being at minimum 1.5 kPa. The Designer does not assume any responsibility for the accuracy of the soil test results and the local building authority having jurisdiction to a condition that the specified foundation, masonry and wall at the time of construction.

PL-MV-2025-00090

sketch 7

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**** General construction notes and details are provided for information purposes only, and do not represent an all inclusive building code nor an all inclusive method of construction, nor a complete listing of materials and it is the responsibility of the contractor, home owner and principal authority to ensure that the construction strictly conforms to the latest edition of the Ontario Building Code and that construction and preparation of material is performed and undertaken by competent, knowledgeable and professional individuals.**

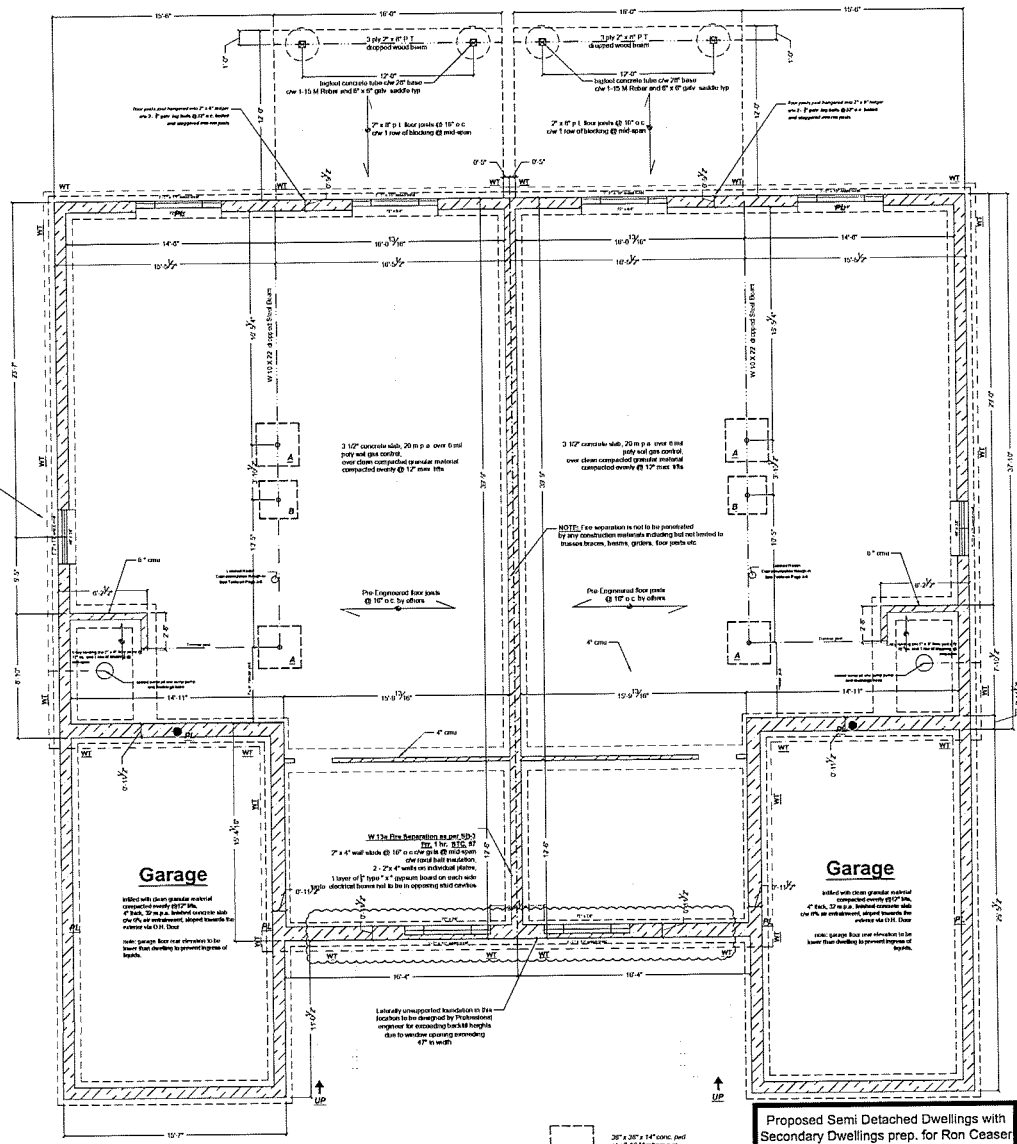
NOTE:
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Radon Depressurizing Rough In

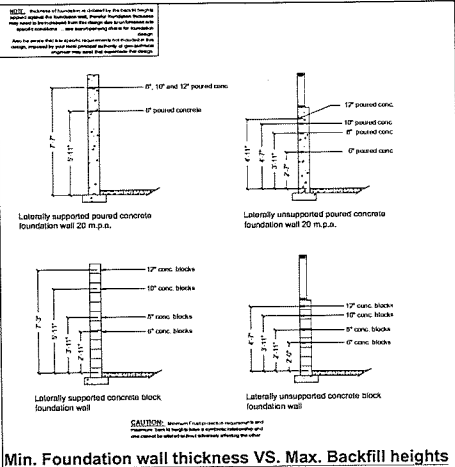
2024 OBC - 9.13.4.3. EFFECTIVE DEPRESSURIZATION
TO ALLOW EFFECTIVE DEPRESSURIZATION OF THE SPACE BETWEEN THE AIR BARRIER AND THE GROUND, THE EXTRACTION OPENING (PIPE) SHOULD NOT BE BLOCKED AND SHOULD BE ARRANGED SUCH THAT THE AIR CAN BE EXTRACTED FROM THE ENTIRE SPACE BETWEEN THE AIR BARRIER AND THE GROUND. THIS WILL ENSURE THAT THE EXTRACTION SYSTEM CAN MAINTAIN A NEGATIVE PRESSURE UNDERNEATH THE ENTIRE FLOOR.

SOIL GAS (RADON) CONTROL
ALL WALLS AND FLOOR ASSEMBLIES IN CONTACT WITH THE GROUND SHALL BE CONSTRUCTED TO PREVENT THE LEAKAGE OF SOIL GAS, AND FLOORS ON GROUND ARE TO BE PROVIDED WITH A RADON-RESISTANT MEMBRANE (RADON RESISTANCE VALUE > 1000000). SEE HEALTH CANADA ONLINE GUIDES FOR COMPLETION OF THE SUB-FLOOR DEPRESSURIZATION SYSTEM.

NOTE:
Certification of this design is based on soil bearing capacity having a minimum 75 kpa. The Designer does not assume any responsibility for the design unless the building is constructed on soils having a minimum 75 k.p.a. bearing capacity. It is the responsibility of the owner, contractor and the local building authority having jurisdiction to ascertain that the specified loadbearing capacity exist at the time of construction.



FOUNDATION PLAN



Min. Foundation wall thickness VS. Max. Backfill heights

Proposed Semi Detached Dwellings with Secondary Dwellings prep. for Ron Ceaser Lot 20 Rudy Street, Greater Sudbury, On

Date: June 06, 2025

SCALE 1/4" = 1'-0"

MICHAEL PILON DESIGNS

I, Michael Pilon, review and take responsibility for this design. I am qualified and the design firm is registered in the appropriate classes and categories as set out in the Ontario Building Code. INDIVIDUAL B.C.I.N. # 38131 FIRM B.C.I.N. # 100421

signature: *Michael Pilon*

Date: June 06, 2025

These plans are void if not accompanied by a signed Schedule 1 from the Designer dated the date shown above.

PL-MV-2025-00090

Sketch 8



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-2025-00091

APPLICATION SUMMARY

File Date: 06/25/2025

Application Type: Minor Variance

Address(es): 2982 Ruby Street, Chelmsford P0M 1L0

Applicant(s): BARRON WEST / 2828566 ONTARIO INC

Owner(s): BAIKINSON LAND CORP

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?

2006

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?

2

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

R2-2

Provide a detailed description of what is being proposed

Increased lot coverage for semi-detached with future consent application.

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

Building is 8% larger than permitted

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

10.96

Lot Depth of the property

32.45

Lot Area of the property

356.51

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

0

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

Residential

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?

Yes

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

B0097/2023

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

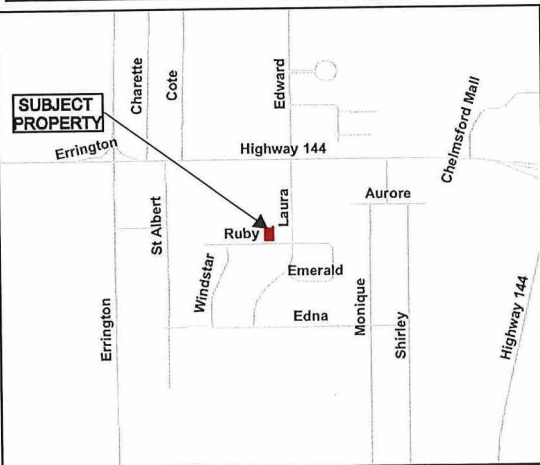
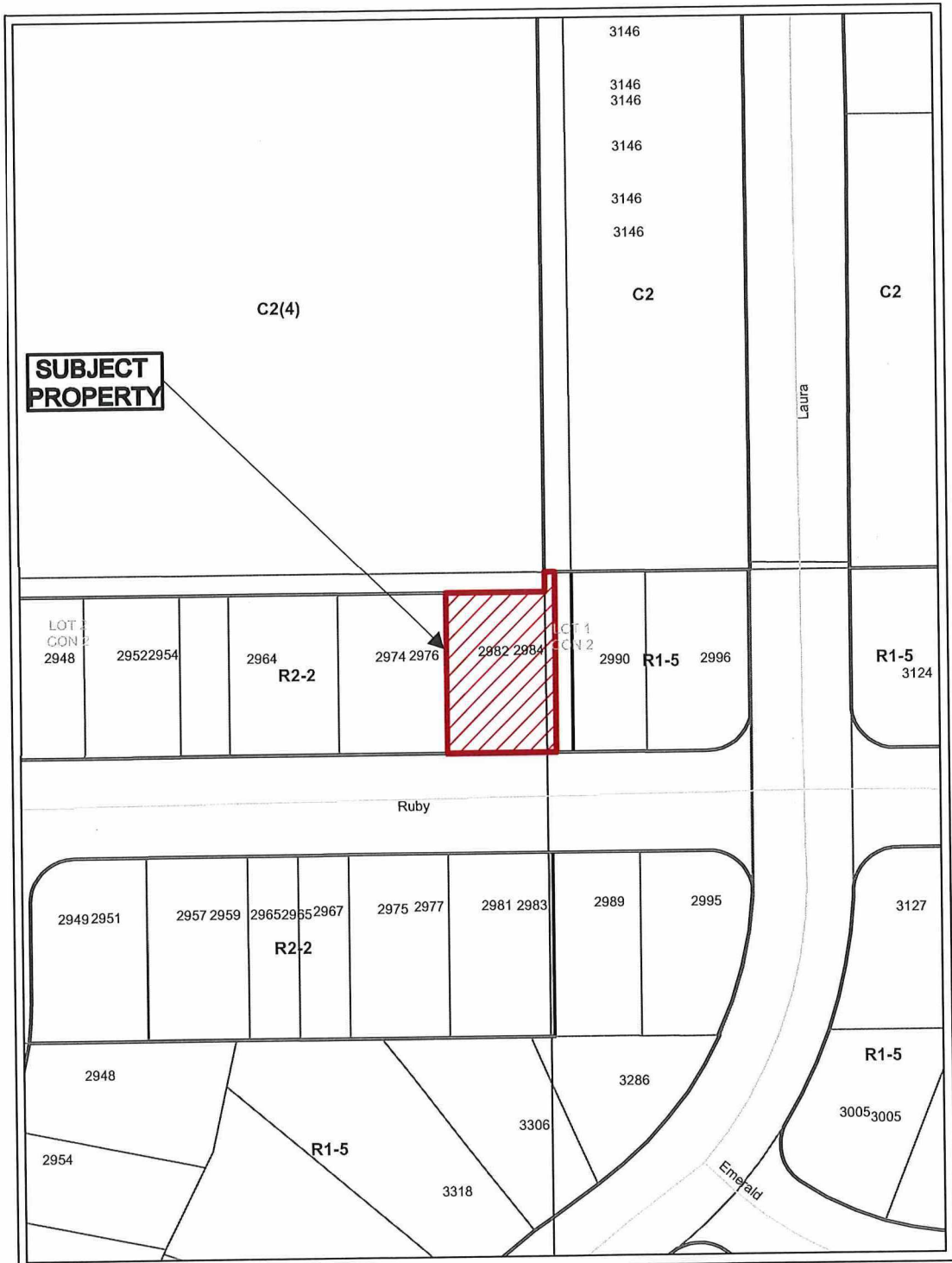
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Semi-detached Dwelling with basement ADU	No	169	321.5	1	9.73	18.4	5.6	6.03	7.5	1.25	0

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)
Lot coverage	40%	48%	8%



Application for Minor Variance or Permission



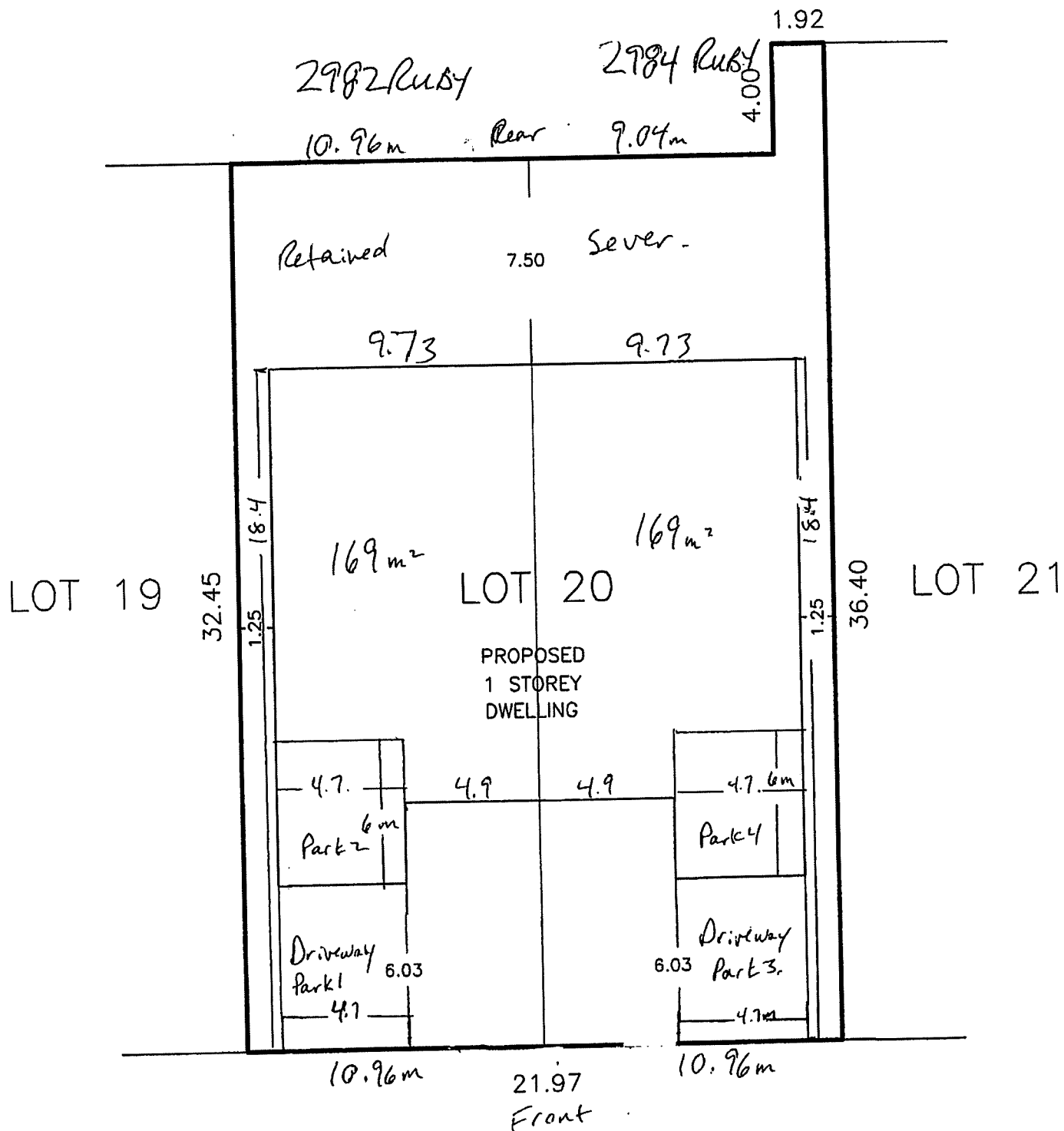
Subject Property being PIN 73348-0810, Lot 20, Plan 53M-1446, Part Lot 2, Concession 2, Township of Balfour, 2984 Ruby Street, Chelmsford, City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2025-00090
PL-MV-2025-00091
Date: 2025 06 30

PLOT PLAN
LOT 20
REGISTERED PLAN M-1446
 RUBY STREET

1 : 200 metric

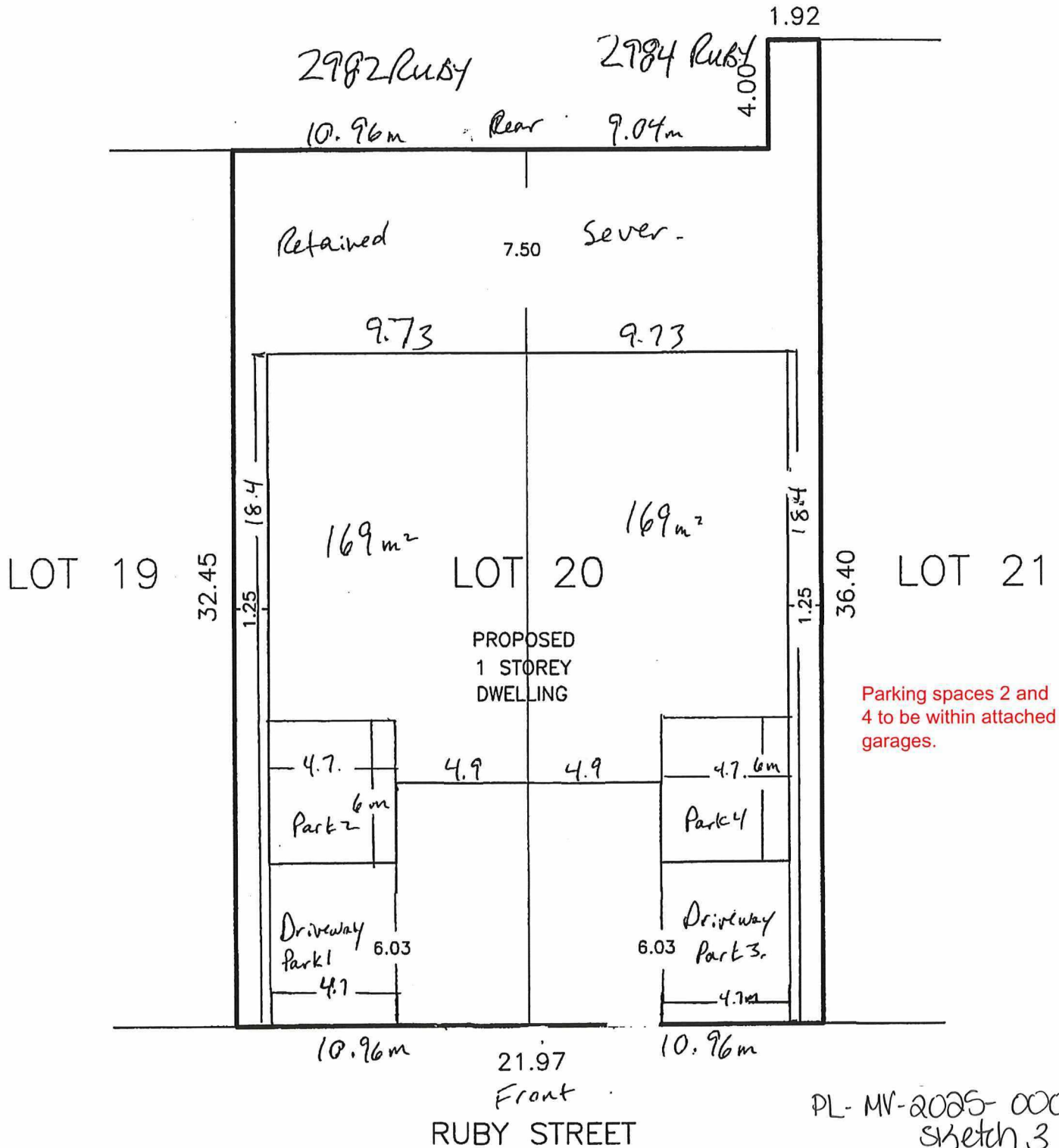


RUBY STREET

PL- MV-2025-00091
 Sketch 2

PLOT PLAN
LOT 20
REGISTERED PLAN M-1446
 RUBY STREET

1 : 200 metric



Parking spaces 2 and 4 to be within attached garages.

PL-MV-2025-00091
 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-2025-00092

APPLICATION SUMMARY

File Date: 06/26/2025

Application Type: Minor Variance

Address(es): 42 Beaudry Crescent, Dowling P0M 1L0

Applicant(s): JADE DAY

Owner(s): JADE DAY

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?

2021

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?

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 I

Current Official Plan designation (additional)

Current Zoning By-law designation

R1-5

Provide a detailed description of what is being proposed

The build height of the new garage will exceed 5m. We require a minor variance to raise the height. This garage will not be used for commercial use. Strictly personal use. All neighbours are in aligned with this proposal.

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

The maximum height requirement is 5m. We are looking for 5.69m to allow us to have 3.66m walls. This is to make our new garage space more efficient with adequate shelving and no need for an additional structure

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

39.6

Lot Depth of the property

45.1

Lot Area of the property

1785.6

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

1 home built in 1976

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

Use is remaining the same

Existing uses of neighbouring properties

Residential

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

No

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

No

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

Have you consulted with Conservation Sudbury regarding this relief?

WATER SUPPLY AND SEWAGE DISPOSAL

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

PROPERTY ACCESS

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

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

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

CONCURRENT APPLICATIONS

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

No

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

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

No

Indicate application number(s) and application status

PROPOSED BUILDING/STRUCTURE

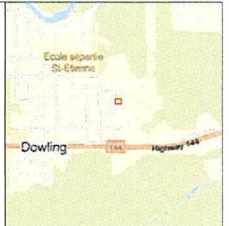
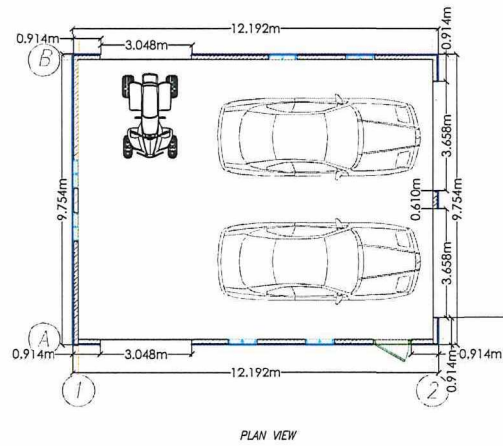
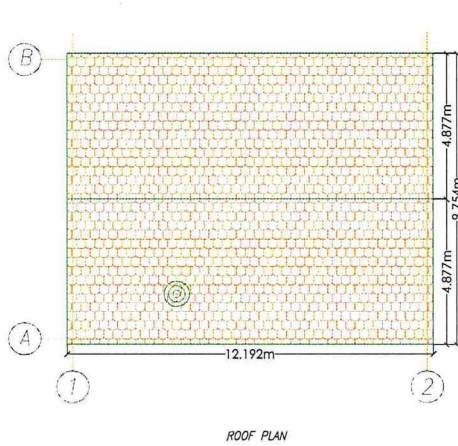
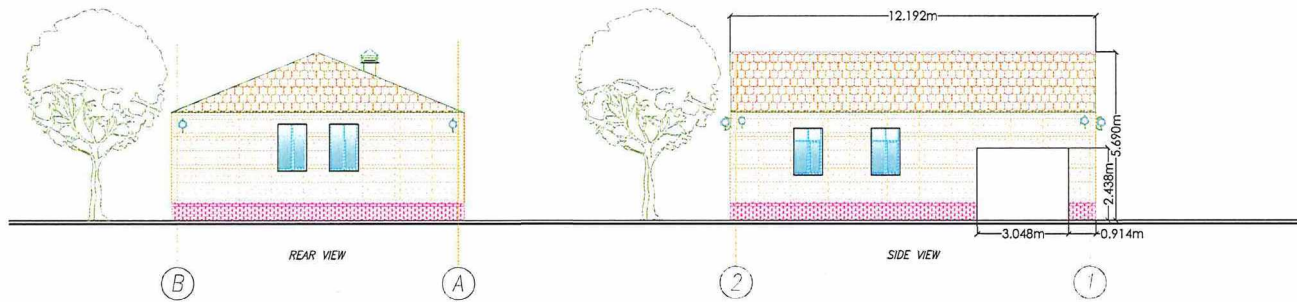
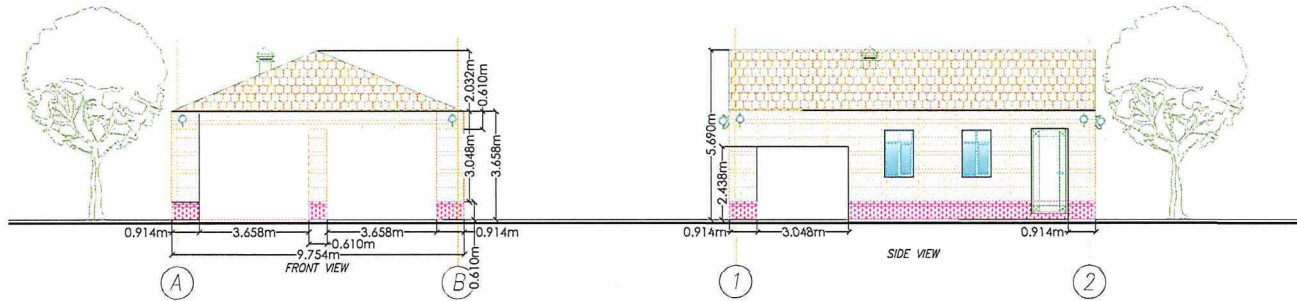
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
12.192m x 9.754m detached garage. Variance is for height - Foundation to peak is 5.690m.	No	118.92	118.92	1	9.754	12.192	5.69	28.524	4.573	7.315	22.555

EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
House	No	135	270	1	14.155	9.577	5.63	9.396	26.003	0.871	25.47

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Height - Detached Garage	4.2.4 (a)	5.69	.69



KEY PLAN
N.T.S.

NOTES

DRAWING USES UTM COORDINATE SYSTEM AND IS IN METRIC UNITS UNLESS OTHERWISE NOTED.



WILLIAM DAY
CONSTRUCTION LIMITED

DATE (YYYY-MM-DD)
2025-06-06

SCALE
N.T.S.

REV.
0

DWG. NO.
25-DAY-04-002-01

DWG. NO.	REFERENCE DRAWINGS	REV. #	REV. #	DATE	NOTE	INITIALS	SITE
			0	2025-06-06	SHEET ESTABLISHED	JF	DAY - CHELMSFORD, ON
							PROJECT 42 BEAUDRY CRESCENT
							DESCRIPTION 12.192m x 9.754m SLAB ON GRADE GARAGE

PL-MV-2025-000 92
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-2025-00093

APPLICATION SUMMARY

File Date: 06/26/2025

Application Type: Minor Variance

Address(es): 6 Selkirk Street, Sudbury P3C 4L2

Applicant(s): TULLOCH

Owner(s): 2380363 ONTARIO LIMITED

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?
February 11, 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?
12

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

R3-1

Provide a detailed description of what is being proposed

See attached PJB

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

See attached PJB

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

20.7

Lot Depth of the property

56

Lot Area of the property

1340

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

N/A

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

Vacant (planned for residential)

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

Same as planned

Existing uses of neighbouring properties

Residential

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

Yes

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

No

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

Have you consulted with Conservation Sudbury regarding this relief?

WATER SUPPLY AND SEWAGE DISPOSAL

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

PROPERTY ACCESS

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

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

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

CONCURRENT APPLICATIONS

Is the property the subject of a current application for Consent?
No

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

Is the property the subject of a current application for a Plan of Subdivision?
No

Indicate application number(s) and application status

PROPOSED BUILDING/STRUCTURE

Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
12-unit multiple dwelling	Yes	417.7	835.4	2	14.79	18.82	9.5	3.87	32.66	1.36	4.55

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)
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ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Permitted Parking Ratio	1 space/unit (previously approved)	0.80 spaces/unit	0.20 spaces (2 spaces)

PLANNING JUSTIFICATION

BRIEF

6 SELKIRK STREET
MINOR VARIANCE APPLICATION

June 2025

Prepared by: TULLOCH
Prepared for: 2380363 ONTARIO LIMITED

PL-MV-2025-00093

1.0 INTRODUCTION

TULLOCH is retained by 2380363 ONTARIO LIMITED to prepare a Planning Justification Brief in support of an application for minor variance which proposes a reduction to the parking requirement for PIN 021270-0524 in Sudbury. The purpose of such variance is to facilitate the addition of two (2) units within a previously approved ten (10) unit multiple dwelling for a total of twelve (12) dwelling units.

Under **Section 45(1)** of the *Planning Act* there are four tests that a minor variance must meet:

1. Is the application minor in nature?
2. Is the application desirable for the appropriate development of the lands in question?
3. Does the application conform to the general intent and purpose of the Zoning By-law? and
4. Does the application conform to the general intent and purpose of the Official Plan (OP)?

For the City of Greater Sudbury to consider a minor variance application the variance(s) must meet all of these four tests. It is the author's opinion that the proposed minor variance application meets these four tests and represents good planning.

This Planning Justification Brief is structured as follows:

Section 1.0: Introduces the proposed development and describes the purpose of this brief.

Section 2.0: Provides a site description of the lands and surrounding land use planning context.

Section 3.0: Describes the proposed development, and previous applications in detail.

Section 4.0: Describes the land use planning policy context applicable to the lands including provincial and municipal planning documents. This section also includes a review of how the proposed development conforms to or is otherwise consistent with these policies.

Section 5.0: Provides a conclusion of this report and an opinion from the author and registered professional planner that the proposed minor variance application meets the four (4) tests outlined under **Section 45(1)** of the *Planning Act*.

2.0 SUBJECT PROPERTY & SURROUNDING CONTEXT

The subject property is located on Selkirk Street in the City of Greater Sudbury. The property is currently under construction for a 10-unit multiple dwelling and features large rock outcrops along its easterly limit, leading to significant topographic constraints. The property can legally be described as follows:

SURFACE RIGHTS ONLY: PART BLOCK Y, PLAN M597, PARTS 1, 2, 3, 4, 5 & 6 53R22089 SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 2, 4 & 6 53R22089 AS IN SD512849 SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 1 & 2 53R22089 AS IN SD513321 SUBJECT TO AN EASEMENT OVER PARTS 2, 4 & 6 53R22089 IN FAVOUR OF PART BLOCK Y, PLAN M597, PARTS 7, 8, 9 AND 10 53R22089 AS IN SD513642 TOGETHER WITH AN EASEMENT OVER PART BLOCK Y, PLAN 597, PARTS 7 & 8 53R22089 AS IN SD513642 CITY OF GREATER SUDBURY

The subject property is designated Living Area I in the OP and zoned R3-1 (Medium Density Residential One) in the Zoning By-law. Selkirk Street is designated as a local road under **Section 7 – Transportation Networks** in the OP. The property is fully serviced by municipal sewer and water services.

The subject property benefits from GOVA Transit Route 11, which runs along Burton Avenue. Transit Route 11 is scheduled to run every 30 minutes on weekdays (Monday-Friday), and every hour on weekends (Saturday, Sunday). The nearest bus stop is located near the intersection of Selkirk and Burton, with stops on both sides of Burton Avenue. The property also benefits from temporary on-street parking along the East side of Burton Avenue and Selkirk Street, per *By-law 2010-1*.

The surrounding area primarily consists of residential and recreational uses. The immediate surrounding area can be described as follows:

NORTH: Park lands (softball field, disc golf course), Selkirk Trail, Low Density Residential Areas, Lasalle Boulevard, College Boreal

EAST: Lands Zoned Open Space Private (OSP), Mix of Low and Medium Density Residential Uses, Cambrian Arena, Notre Dame Avenue

SOUTH: Mix of Low and Medium Density Residential Uses

WEST: Mix of Low and Medium Density Residential Uses, Frood Road, Industrial Uses further West



Figure 1 - Approximate Location of Subject Property

3.0 PROPOSED VARIANCE & PREVIOUS APPLICATION

3.1 | PROPOSED VARIANCE

The proposed minor variance application requests the following variance:

- A parking ratio of 0.8 parking spaces per unit, whereas 1.0 parking spaces per unit was previously approved.

- 20% of the total required parking spaces be compact parking spaces (measuring 2.5m by 5.5m), where not more than 10% of the total required parking spaces may be compact parking spaces;
- Required parking within the required corner side yard, where no part of any parking area shall be located in any required corner side yard in a Residential (R) Zone;
- 10 parking spaces, where 15 are required;
- A minimum required front yard setback of 2.5m, where 6.0m is required; and,
- A minimum required interior side yard setback of 0.8m, where 1.8m is required.

4.0 PLANNING JUSTIFICATION

4.1 | DOES THE APPLICATION CONFORM TO THE GENERAL INTENT OF THE OFFICIAL PLAN?

In determining whether or not the proposed minor variance application conforms to the general intent of the OP, the following policies are applicable, and are analyzed below.

2.3.3 INTENSIFICATION

2.3.3.1 *All forms of intensification are encouraged in accordance with the policies of this Plan.*

2.3.3.2 *The City will aim to accommodate 20 percent of future residential growth and development through intensification within the Built Boundary.*

2.3.3.5 *Intensification and development is permitted in established Living Area I lands, in accordance with the policies of this Plan.*

2.3.3.7 *Intensification will be encouraged on sites with suitable existing or planned infrastructure and public service facilities.*

2.3.3.8 *Intensification will be compatible with the existing and planned character of an area in terms of the size and shape of the lot, as well as the siting, coverage, massing, height, traffic, parking, servicing, landscaping and amenity areas of the proposal.*

2.3.3.9 *The following criteria, amongst other matters, may be used to evaluate applications for intensification:*

a. the suitability of the site in terms of size and shape of the lot, soil conditions, topography and drainage;

b. the compatibility proposed development on the existing and planned character of the area;

c. the provision of on-site landscaping, fencing, planting and other measures to lessen any impact the proposed development may have on the character of the area;

d. the availability of existing and planned infrastructure and public service facilities;

e. the provision of adequate ingress/egress, off street parking and loading facilities, and safe and convenient vehicular circulation;

f. the impact of traffic generated by the proposed development on the road network and surrounding land uses;

g. the availability of existing or planned, or potential to enhance, public transit and active transportation infrastructure;

3.2 GENERAL POLICIES FOR LIVING AREAS

3.2.2 *Medium density housing is permitted in all Living Area I designations where full municipal services are available.*

3.2.3 *New residential development must be compatible with the existing physical character of established neighbourhoods, with consideration given to the size and configuration of lots, predominant built form, building setbacks, building heights and other provisions applied to nearby properties under the Zoning By-law.*

3.2.1 LIVING AREA I – COMMUNITIES

3.2.1.2 *In medium density developments, all low density housing forms are permitted, including small apartment buildings no more than five storeys in height to a maximum net density of 90 units per hectare.*

3.2.1.3 *Medium density housing should be located on sites in close proximity to Arterial Roads, public transit, main employment and commercial areas, open space areas, and community/recreational services.*

3.1.1.4 *Medium density housing are to be located in areas with adequate servicing capacity and a road system that can accommodate growth. Sites should be of a suitable size to provide adequate landscaping and amenity features.*

11.4 PARKING

11.4.1 *New developments generally must provide an adequate supply of parking to meet anticipated demands.*

11.4.2 *Based on a review of parking standards for various land uses in the City, parking requirements may be reduced in those areas that have sufficient capacity, such as the Downtown and other major Employment Areas.*

11.4.3 *Parking requirements may be reduced where feasible through implementation of the following tools:*

a. Establishment of minimum and maximum parking standards within the Regional Centre, Secondary Community Nodes and Regional Centres:

b. Reducing parking requirements in the Regional Centre, Secondary Community Nodes and Regional Corridors where transit, cycling and pedestrian alternatives exist;

c. Provision of shared parking facilities for uses with alternating high peak demand either by virtue of the uses or the time of day, time of week or seasonal demand; and,

d. Provision of central, shared parking facilities that may result in greater parking and land use efficiencies.

The application proposes a minor variance to facilitate the addition of two (2) dwelling units within the previously proposed building, which is considered a form of intensification, and is encouraged, per **Section 2.3.3.1** of the OP. The subject property is located within the City's settlement area and built boundary, and is located within established Living Area I lands. The proposed units would assist in reaching the City's goal of accommodating 20% of future residential development through intensification within the Built Boundary, per **Section 2.3.3.2**.

Section 2.3.3.9 of the OP sets out the tests (criteria) for evaluating whether a location and site is appropriate for intensification. It is the authors opinion that the application meets these tests given that:

- The property has a shape and size that is appropriate to accommodate the proposed building envelope and parking configuration and the proposed development is compatible with the existing and planned character of the area. This was determined through the previous consent and minor variance applications. Changes to this building envelope and parking configuration are not required to accommodate the two (2) additional bachelor units that are proposed within what would be storage rooms in the previously approved 10-unit multiple dwelling;
- The provision of on-site landscaping would also not be altered to accommodate the additional units;
- The property is fully serviced by municipal sewer and water services, efficiently using existing available infrastructure;
- Adequate ingress/egress would be maintained through the existing parking configuration;
- An adequate and appropriate amount of parking is provided given that the proposed additional bachelor units would be more affordable and of a smaller size;
- The proposed development would contribute to the enhancement of public transit and active transportation infrastructure present in proximity to the subject property; and
- No concerns regarding traffic were raised through the previous consent and minor variance applications. The proposed variance would introduce a minimal increase in density, and would therefore not result in traffic that cannot be accommodated within the existing road networks.

Per **Section 3.2.3**, new residential development must be compatible with the existing physical character of established neighbourhoods. Given that the proposed units would be located within the previously approved 10-unit building, it is the authors' opinion that the proposed development would maintain compatibility with the existing physical character of the neighbourhood.

With regard to **Section 3.2**, the proposed units would result in a density of approximately 90 units per hectare, and this section permits medium density residential development up to a maximum net density

of 90 units per hectare. This level of density is appropriate for the site and meets the intent of the OP with respect to intensifying Living Area I lands – this report demonstrates that the tests (criteria) for intensification outlined in **Section 2.3.3.9** of the OP are satisfied and that the site can function with two (2) additional units. The subject property is located directly along GOVA Transit Route 11. The proposed increase in density and absence of additional on-site parking would further facilitate the use of public transit, which connects the property to the downtown within approximately 15 minutes and to the Lasalle/Notre Dame corridor within approximately 25 minutes, per **Section 3.2.1.3**. Additionally, the property is fully serviced by municipal sewer and water services, and minor variances were previously approved over the subject lands for reduced setbacks and landscaping, as required per **Section 3.2.1.4**.

Section 11.4 of the OP outlines, in part, policies that consider when reductions in parking may be necessary. Specifically, **Section 11.4.1 – 11.4.3** speaks to providing an adequate amount of parking to meet anticipated demands; reductions to parking requirements in areas that have sufficient capacity, such as the downtown and other major employment areas; and reductions to parking requirements being implemented through different tools.

Although the subject property is not located within the downtown or a major employment area (as currently outlined in the OP as Regional Centres, Secondary Community Nodes, or Regional Corridors), the property benefits from public transit that connects to the downtown and a range of commercial uses along the Lasalle/Notre Dame corridor within approximately 15 – 25 minutes. In addition, pedestrian alternatives exist, such as the Selkirk Trail, that connect individuals to open space recreational areas without the need for a vehicle. 10 parking spaces is adequate to meet the anticipated demands of the proposed multiple dwelling given the two (2) additional units introduced through this application would be more affordable and of a smaller size, therefore the property owner is comfortable with 10 spaces being adequate. Given that an adequate amount of parking is provided to meet anticipated demands, and the subject property is in proximity to transit and active transportation networks that connect to the above noted uses, it is the authors opinion that the application meets the intent of **Section 11.4** despite not being directly located in the downtown or a major employment area.

4.2 | DOES THE APPLICATION CONFORM TO THE GENERAL INTENT OF THE ZONING BY-LAW?

The subject property is zoned R3-1 (Medium Density Residential One) in the *City of Greater Sudbury Zoning By-law 2010-100Z*. To facilitate the development of the proposed two (2) additional units, the following variance is being requested:

- A parking ratio of 0.8 parking spaces per unit, whereas 1.0 parking spaces per unit was previously approved.

The previous consent and minor variance applications established that the proposed building envelope and parking configuration are compatible with the existing physical character of the neighbourhood. The proposed additional units would not seek to alter the approved building envelope, parking configuration, or site design in order to maintain compatibility.

Further, in determining whether the proposed variance conforms to the general intent of the Zoning By-law, site functionality should be evaluated. It is the authors' opinion that overall functionality of the subject property would be maintained given that:

- The proposed increase in density and absence of additional on-site parking would further facilitate the use of public transit within the City. An absence of parking is appropriate in this location as the subject property benefits from GOVA Transit Route 11 along Burton Avenue, which runs every 30 minutes on weekdays, and every hour on weekends. This route connects the property to the downtown within approximately 15 minutes and the Lasalle/Notre Dame corridor within approximately 25 minutes;
- The property is fully serviced by municipal sewer and water services;
- Adequate ingress/egress would be maintained through the existing parking configuration;
- The application would likely not introduce traffic related concerns considering a minimal increase in density is proposed, and no additional parking spaces are necessary to accommodate the additional units; and
- The proposed variance would not impact the functionality of the site as it does not seek to alter the previously approved building envelope and parking configuration. This is important as the Zoning By-law, in part, exists to ensure appropriate standards are in place so site functionality is possible when new developments are proposed.

4.3 | IS THE APPLICATION DESIRABLE FOR THE APPROPRIATE DEVELOPMENT OF THE SUBJECT PROPERTY?

It is the author's opinion that the additional two (2) units and associated parking reduction is appropriate and desirable.

The City's OP outlines objectives for Living Areas, one of which states that it is the objective of the Living Area policies to meet Greater Sudbury's housing needs. The City created the *Housing Supply Strategy* in 2024, which found in part, that:

"Population growth, limited supply of new rental housing and eroding affordability in the ownership market are driving rental demand across Greater Sudbury, resulting in low vacancy, strong increases in rental rates, long waitlists, and rising rents."

The application would assist in providing additional apartment (rental) units in the City, which the *Housing Supply Strategy* recognized as being in limited supply and high demand.

In addition to the application assisting in providing a desirable housing option in the City, the test of whether the application is desirable for the appropriate development of the subject property is mainly predicated on if the proposed variance(s) are required to facilitate the proposed development. The proposed variance is required to facilitate the proposed development given the limited area and topographic constraints on the site. Area does not exist to provide additional parking spaces beyond what was previously approved, however this report demonstrates why reductions to these zoning standards are appropriate.

In addition to the above:

- The proposed development represents the highest and best use of the property by revising the existing building designs to accommodate an additional two (2) dwelling units within area that is currently planned for storage.

- The proposed development of an additional two (2) units within an approved multiple dwelling is considered residential intensification and is consistent with the housing objectives discussed in **Section 2.2** of the PPS.
- The currently approved density on the subject property is approximately 75 units per hectare. An increase of two (2) units within the existing building designs would increase the net density to approximately 90 units per hectare. However, the proposed density increase is desirable in this location as it is supported by active transportation infrastructure, public transit and is in proximity to many amenities and services such as schools, open space recreation and businesses.
- The proposed development is consistent with the City's objectives for development within the Settlement Area within **Section 2.3.3** of the OP. It represents an efficient use of land within a location where development is encouraged, does not require any extension or upgrades to municipal infrastructure, supports the use of active transportation infrastructure and public transit, and supports local businesses and institutions.

4.4 | IS THE APPLICATION MINOR IN NATURE?

The primary consideration in determining whether a minor variance application is minor in nature is determining the degree of adverse impact that would occur if the variance(s) were granted. If the variance(s) do not produce an unacceptable adverse impact, then it likely meets the test to be considered minor in nature.

Given the analysis provided herein, it is the authors' opinion that the application is minor in nature because:

- The previous consent and minor variance applications established that the proposed building envelope and parking configuration is compatible with the existing physical character of the neighbourhood;
- No negative impact would result from the variance with regard to aesthetic impact on the surrounding area as there would be no alterations to the proposed building or changes to the size and massing of the multiple dwelling and no changes to sun-shadowing would occur;
- On-site matters related to servicing and stormwater would remain the same as approved through Lot Grading and Servicing Plans submitted and approved by the City;
- The proposed development would contribute to the enhancement of public transit and active transportation infrastructure present in proximity to the subject property;
- Adequate ingress/egress would be maintained through the existing parking configuration, which was previously permitted through minor variances;
- There is not expected to be any negative impacts related to the traffic that would be generated by the proposed development on the local road network and surrounding land uses nor is there expected to be an undue burden on surrounding public spaces (i.e., parks and recreational amenities etc.);
- Any concerns related to reliance on street parking can be mitigated through *By-Law 2010-1*, which controls City approved appropriate street parking times;
- The application is consistent with the City's Living Area and intensification policies, and would contribute to the City's housing needs; and

- Overall, functionality of the site would be maintained with the addition of the proposed two (2) units.

5.0 CONCLUSION

Given the analysis provided herein, it is the authors' opinion that the minor variance proposed through this application is appropriate given the location of the subject property and considering site functionality is maintained. This report demonstrates the above by evaluating the application under the four (4) tests of a minor variance as outlined under **Section 45(1)** of the *Planning Act*.

Overall, the author found that the proposed minor variance would facilitate a development that meets the intent of the Official Plan (OP) and Zoning *By-law 2010-100Z*. The proposed development would assist the City in providing a desirable housing option, would not introduce any adverse impacts to the subject property or surrounding area, and is required to facilitate development; therefore, it is the authors' opinion that the application is minor in nature and represents good planning.

Respectfully Submitted,

Prepared by:



Aaron Ariganello, BURP
Land Use Planner

Reviewed by:



Vanessa Smith, M.Pl., RPP
Senior Planner | Project Manager

SUDBURY

PIN 021270524

GeoWarehouse Property Report



Property Details

GeoWarehouse Address:

Not Available

SUDBURY

PIN: 021270524

Land Registry Office: SUDBURY (53)

Land Registry Status: Active

Registration Type: Certified (Land Titles)

Ownership Type: Freehold



Ownership

Owner Name:

2380363 ONTARIO LIMITED

Legal Description

SURFACE RIGHTS ONLY: PART BLOCK Y, PLAN M597, PARTS 1, 2, 3, 4, 5 & 6 53R22089 SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 2, 4 & 6 53R22089 AS IN SD512849 SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 1 & 2 53R22089 AS IN SD513321 SUBJECT TO AN EASEMENT OVER PARTS 2, 4 & 6 53R22089 IN FAVOUR OF PART BLOCK Y, PLAN M597, PARTS 7, 8, 9 AND 10 53R22089 AS IN SD513642 TOGETHER WITH AN EASEMENT OVER PART BLOCK Y, PLAN 597, PARTS 7 & 8 53R22089 AS IN SD513642 CITY OF GREATER SUDBURY

Lot Size

Area: 1338.0 sq.m

Perimeter: 161.0 m

Measurements: 12.16m x 27.0m x 27.73m x 20.67m x 18.98m x 21.51m x 33.55m

Lot Measurement Accuracy : LOW
These lot boundaries may have been adjusted to fit within the overall parcel fabric and should only be considered to be estimates.



Sales History

Sale Date	Sale Amount	Type	Party To	Notes
[REDACTED]	[REDACTED]	Transfer	2380363 ONTARIO LIMITED;	

Terms and Conditions

Reports Not the Official Record. Reports, other than the Parcel Register, obtained through Geowarehouse are not the official government record and will not necessarily reflect the current status of interests in land.

Currency of Information. Data contained in the Geowarehouse reports are not maintained real-time. Data contained in reports, other than the Parcel Register, may be out of date ten business days or more from data contained in POLARIS.

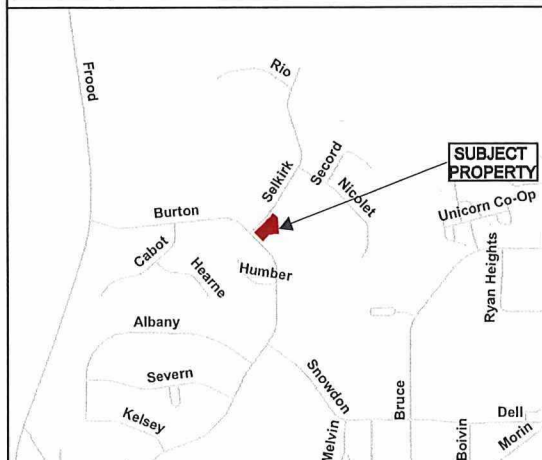
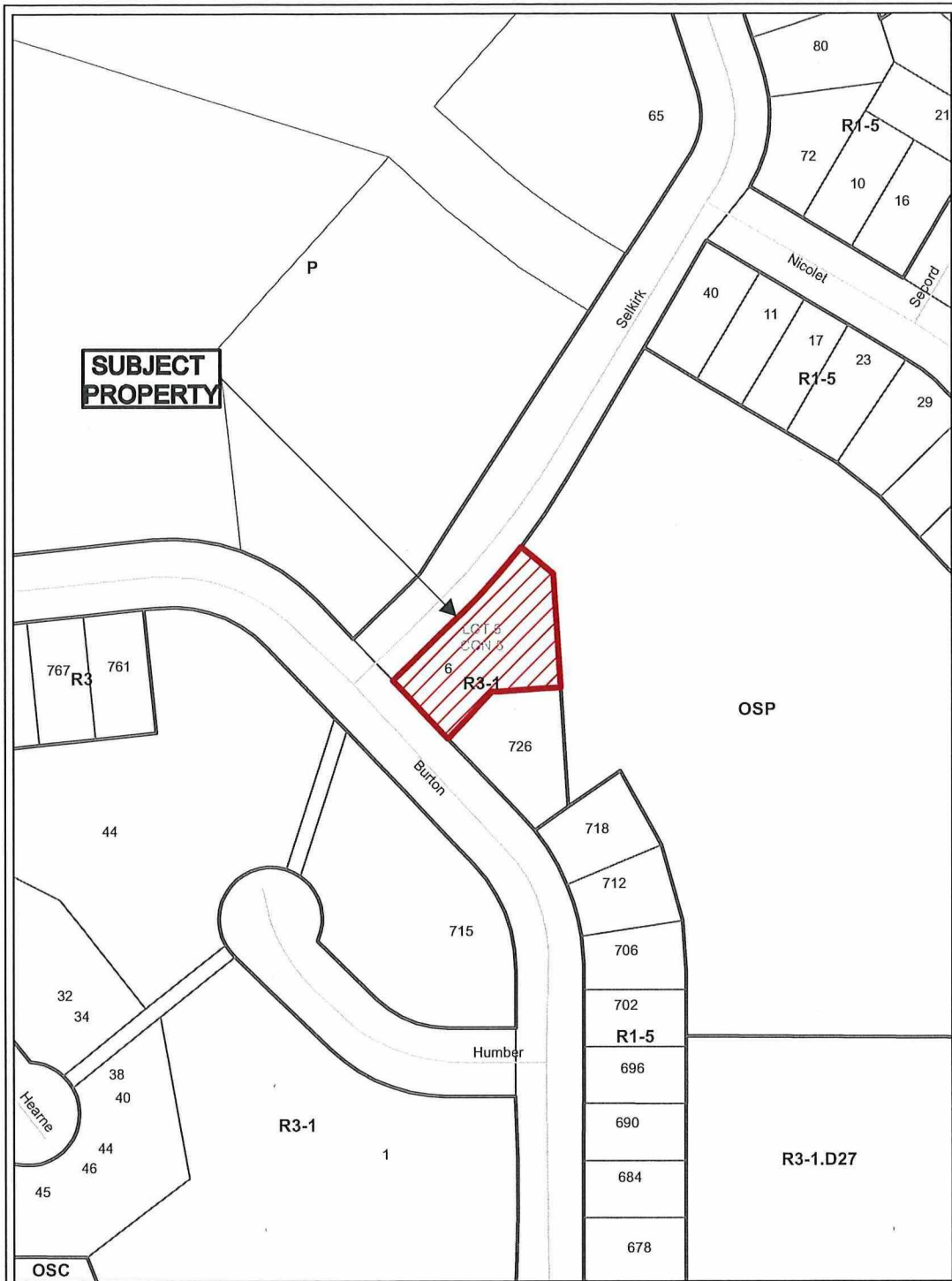
Coverage. Data, information and other products and services accessed through the Land Registry Information Services are limited to land registry offices in the areas identified on the coverage map.

Completeness of the Sales History Report. Some Sales History Reports may be incomplete due to the amount of data collected during POLARIS title automation. Subject properties may also show nominal consideration or sales price (e.g. \$2) in cases such as transfers between spouses or in tax exempt transfers.

Demographic Information. Demographic Information is obtained from Environics Analytics. Environics Analytics acquires and distributes Statistics Canada files in accordance with the Government of Canada's Open Data Policy. No information on any individual or household was made available to Environics Analytics by Statistics Canada. PRIZM and selected PRIZMC2 nicknames are registered trademarks of The Nielsen Company (U.S.) and are used with permission.

The Property Information Services, reports and information are provided "as is" and your use is subject to the applicable Legal Terms and Conditions. Some information obtained from the Land Registry Information Services is not the official government record and will not reflect the current status of interests in land. Use of personal information contained herein shall relate directly to the purpose for which the data appears in land registry records and is subject to all applicable privacy legislation in respect of personal information. Such information shall not be used for marketing to a named individual.

Parcel Mapping shown on the site was compiled using plans and documents recorded in the Land Registry System and has been prepared for property indexing purposes only. It is not a Plan of Survey. For actual dimensions of property boundaries, see recorded plans and documents.



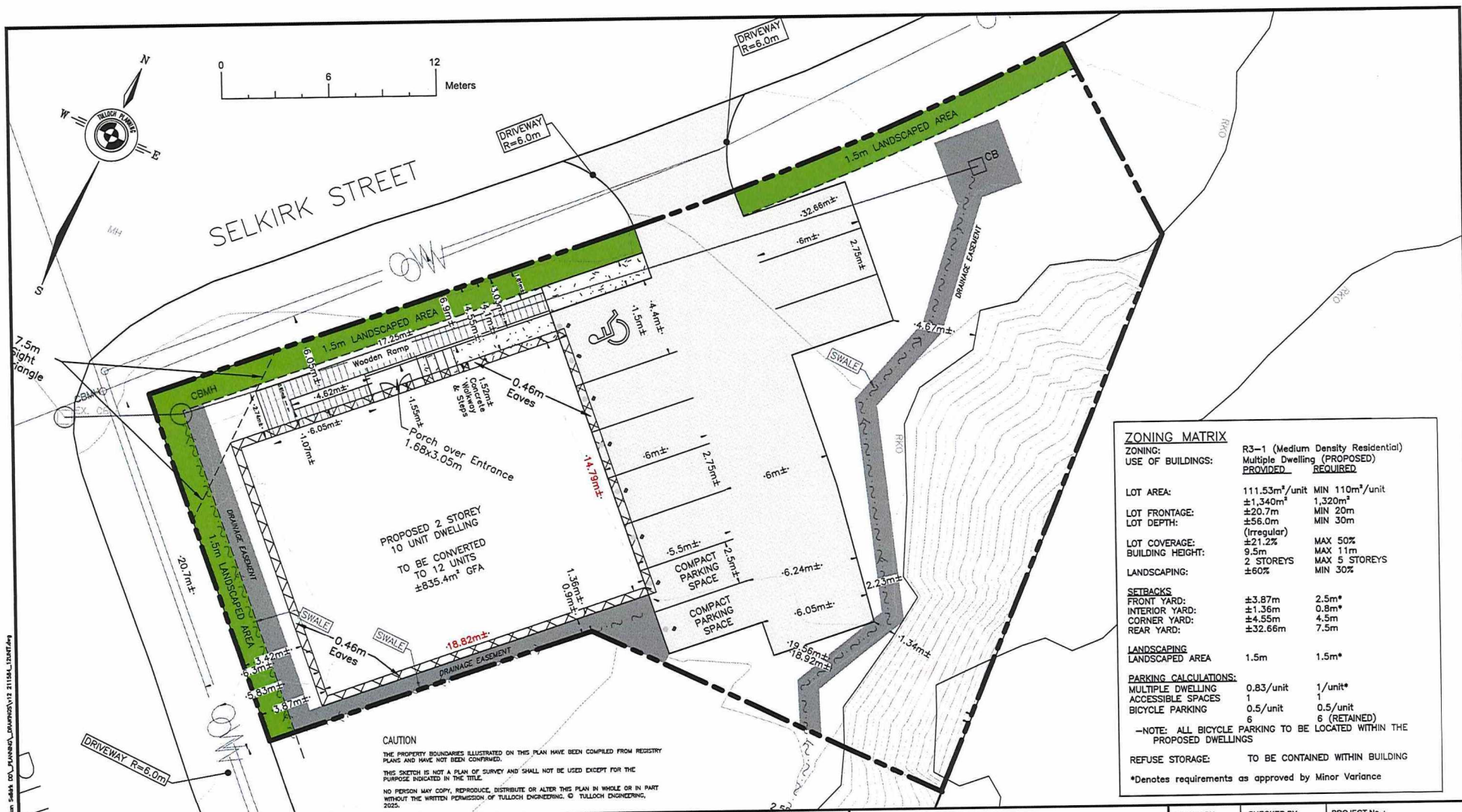
Application for Minor Variance or Permission



Subject Property being PIN 02127-0524, SRO, Part Block Y, Plan M-597, Parts 1-6, Plan 53R-22089, Part Lot 6, Concession 5, Township of McKim, 6 Selkirk Street, Sudbury, City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2025-00093
Date: 2025 07 03



PROPOSED 2 STOREY
10 UNIT DWELLING
TO BE CONVERTED
TO 12 UNITS
±835.4m² GFA

CAUTION
THE PROPERTY BOUNDARIES ILLUSTRATED ON THIS PLAN HAVE BEEN COMPILED FROM REGISTRY PLANS AND HAVE NOT BEEN CONFIRMED.
THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE.
NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF TULLOCH ENGINEERING. © TULLOCH ENGINEERING, 2025.

ZONING MATRIX	
ZONING:	R3-1 (Medium Density Residential)
USE OF BUILDINGS:	Multiple Dwelling (PROPOSED) <u>PROVIDED</u> <u>REQUIRED</u>
LOT AREA:	111.53m ² /unit MIN 110m ² /unit
LOT FRONTAGE:	±1,340m ² 1,320m ²
LOT DEPTH:	±20.7m MIN 20m
	±56.0m MIN 30m
LOT COVERAGE:	(Irregular) ±21.2% MAX 50%
BUILDING HEIGHT:	9.5m MAX 11m
	2 STOREYS MAX 5 STOREYS
LANDSCAPING:	±60% MIN 30%
SETBACKS	
FRONT YARD:	±3.87m 2.5m*
INTERIOR YARD:	±1.36m 0.8m*
CORNER YARD:	±4.55m 4.5m
REAR YARD:	±32.66m 7.5m
LANDSCAPING	
LANDSCAPED AREA	1.5m 1.5m*
PARKING CALCULATIONS:	
MULTIPLE DWELLING	0.83/unit 1/unit*
ACCESSIBLE SPACES	1 1
BICYCLE PARKING	0.5/unit 0.5/unit
	6 6 (RETAINED)
-NOTE: ALL BICYCLE PARKING TO BE LOCATED WITHIN THE PROPOSED DWELLINGS	
REFUSE STORAGE:	TO BE CONTAINED WITHIN BUILDING
*Denotes requirements as approved by Minor Variance	

No.	DATE	BY	ISSUES / REVISIONS

131 FIELDING ROAD
LIVELY, ONTARIO
P3Y 1L7



DRAWING:
**Sketch for
Minor Variance**

PROJECT:
**6 Selkirk St, Sudbury
Part of Block Y, M-597, McKim**

DRAWN BY: MDJ	CHECKED BY: BC/V5	PROJECT No. : 211584
DESIGNED BY:	APPROVED BY:	DRAWING No.
SCALE: 1:200 11x17	DATE: June 26, 2025	REVISION No.

PL-MV-2025-00093
Sketch 2



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

Record #: PL-MV-2025-00094

APPLICATION SUMMARY

File Date: 06/27/2025

Application Type: Minor Variance

Address(es): 50 Kauppi Road, Wanup P3E 4N1

Applicant(s): ADRIAN MOLINA

Owner(s): ADRIAN MOLINA AND AMANDA WARAM

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?
2023-11-01

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?
1

What is the number of existing buildings/structures on the property?
3

If this application is approved, would any existing dwelling units be legalized?
No

How many dwelling units will be legalized?

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

No

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

Current Official Plan designation

Rural

Current Official Plan designation (additional)

Current Zoning By-law designation

SLS

Provide a detailed description of what is being proposed

We would like to build a new detached garage with the closest point to the city owned property which provides for a "road allowance" being 7.5 meters rather than the required 10 meters. Note that there is already a road giving us and our neighbors access which is further from our property than that.

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

The proposal is 2.5 meters too close to the city owned road allowance area. Our gravel pad is already installed and we were originally under the assumption that a neighbor owned the City owned area between our property and the existing Kauppi road. So we thought we were WELL within compliance.

Is there an eave encroachment?

Yes

Size of eaves

0.61

Lot Frontage of the property

45.363

Lot Depth of the property

81.918

Lot Area of the property

3974.013

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

Cabin, Sauna, Shed

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

Seasonal residential

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

yes

Existing uses of neighbouring properties

Seasonal cottage

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

We bring our own water and we have an outhouse

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

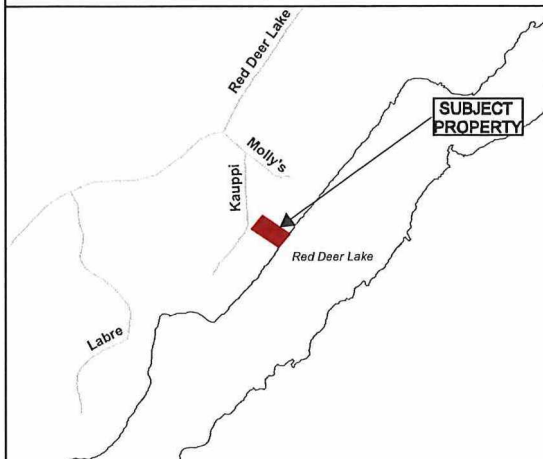
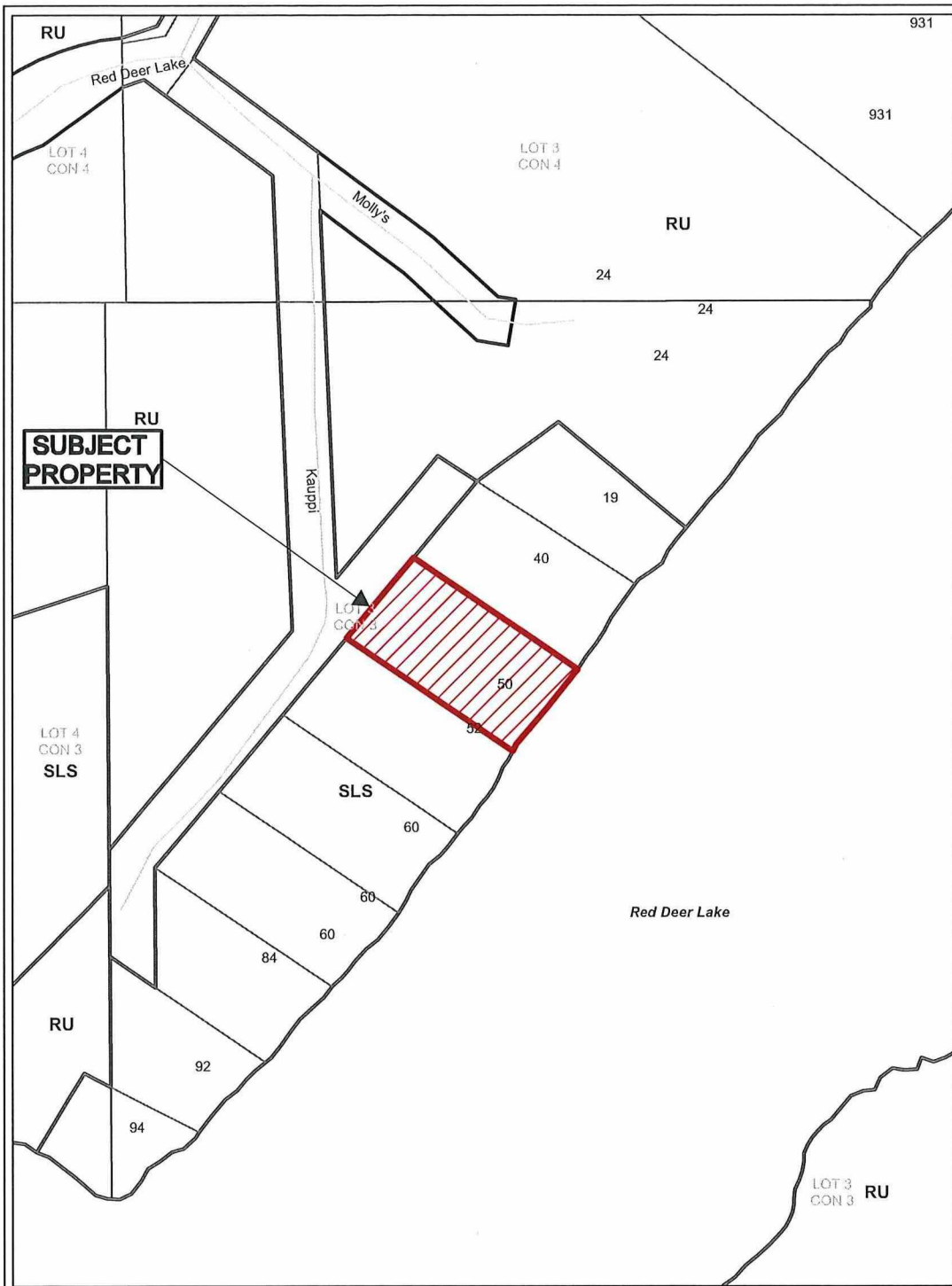
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Detached Garage	No	84.42	84.42	1	7.29	11.58	4.9	7.5	62.2	35	2.4

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)
Cottage (Cabin)	No	40	40	1	5.5	7.3	4.5	58	22.5	14	33.7
Sauna	No	10.8	10.8	1	3	3.6	4	56.6	24.1	17.6	34.3
Shed	Yes	8.9	8.9	1	2.4	3.7	3	33.6	47.4	22.4	29

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Rear Yard Setback	10	7.5	2.5
Eaves	1.2	3.11	1.91



Application for Minor Variance or Permission



Subject Property being PIN 73480-0266,
 Parcel 30802 SEC SES,
 Part Broken Lot 3, Concession 3,
 Part 2, Plan SR-295, together with easement over Parts 8-9,
 Plan SR-295 as in LT212809,
 Township of Cleland,
 50 Kauppi Road, Wanup,
 City of Greater Sudbury

Sketch 1, NTS

PL-MV-2025-00094

MNR

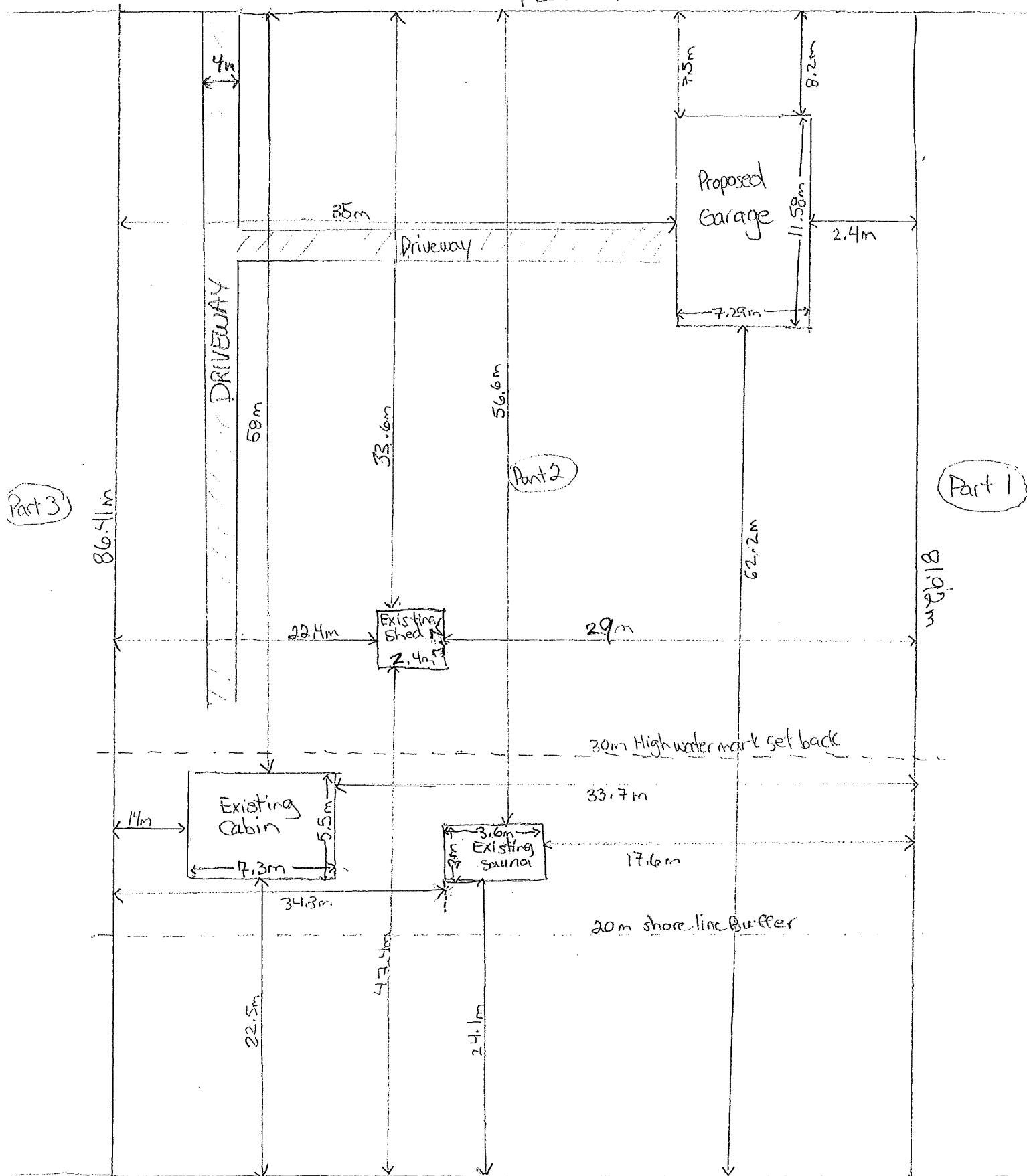
Date: 2025 07 03

Kauppi Rd.

Part 8 By-law 2010-100 Z

(City owned Road allowance)

Rear 45.36m



Part 3

Part 2

Part 1

North

(High water mark)

Front (Reindeer lake)

Note: existing shed to be demolished



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-2025-00096

APPLICATION SUMMARY

File Date: 06/30/2025

Application Type: Minor Variance

Address(es): 3086 Vanier Avenue, Valley East P3P 0E3

Applicant(s): CR DESIGN

Owner(s): DOMINION PARK DEVELOPMENTS CORP

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?

MARCH 1, 2019

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

FD, R2-2

Provide a detailed description of what is being proposed

CONSTRUCT A SEMI DETACHED DWELLING

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

THE OWNER HAS A PARTICULAR MODEL THAT HAS BEEN POPULAR WITH SENIORS IN THE AREA AND THE DEVELOPER WOULD LIKE TO CONTINUE BUILDING THIS MODEL. THIS MODEL IS SLIGHTLY LARGER THAN WHAT THE LOT COVERAGE AND REAR YARD SETBACKS PERMIT, HOWEVER IT STILL PROVIDES PRIVACY FOR ALL THE NEIGHBOURING PROPERTIES AND MATCHES THE OTHER NEW BUILDINGS IN THE SUBDIVISION

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

10.5

Lot Depth of the property

31

Lot Area of the property

325.5

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

SEMI DETACHED DWELLING

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

VACANT LAND - NEW SUBDIVISION

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

SEMI DETACHED DWELLING

Existing uses of neighbouring properties

VACANT LAND - WILL BE SEMI DETACHED OR 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

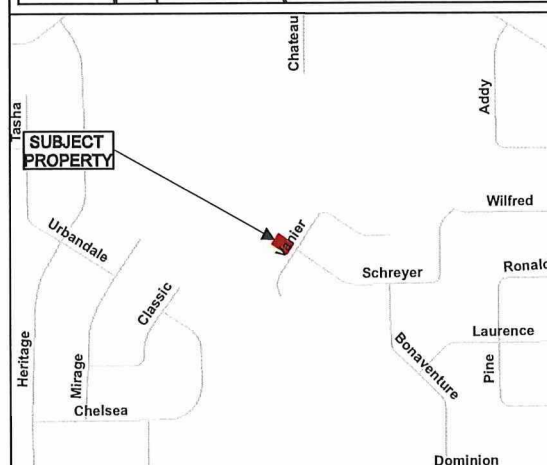
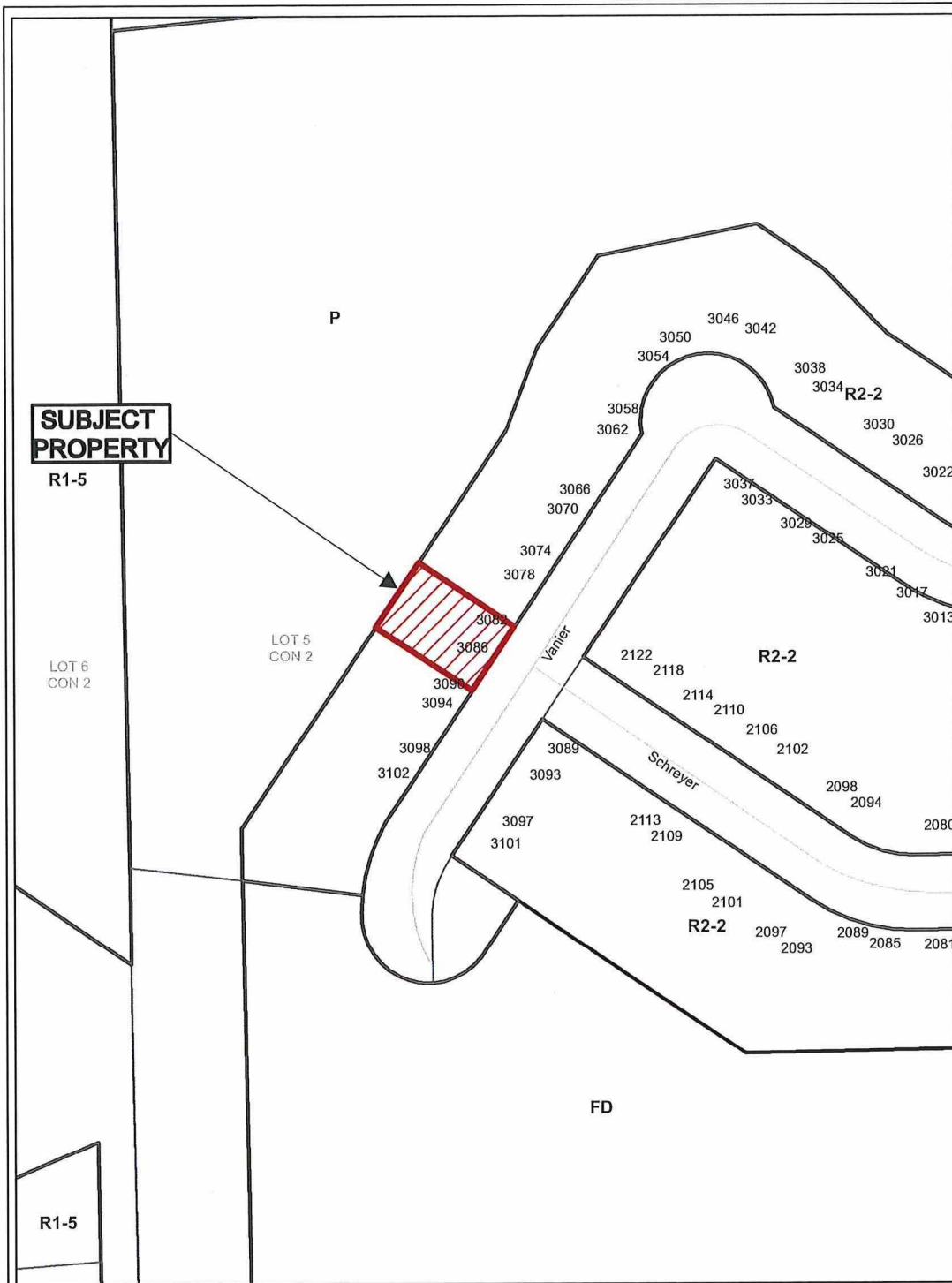
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
SEMI DETACHED DWELLING	No	162	162	1	9.1	18.5	6.2	6	6.5	1.4	0

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)
LOT COVERAGE - TABLE 6.2	40% (130.2M2)	50% (162M2)	10% (31.8M2)
REAR YARD SETBACK - TABLE 6.2	7.5M	6.5M	1M

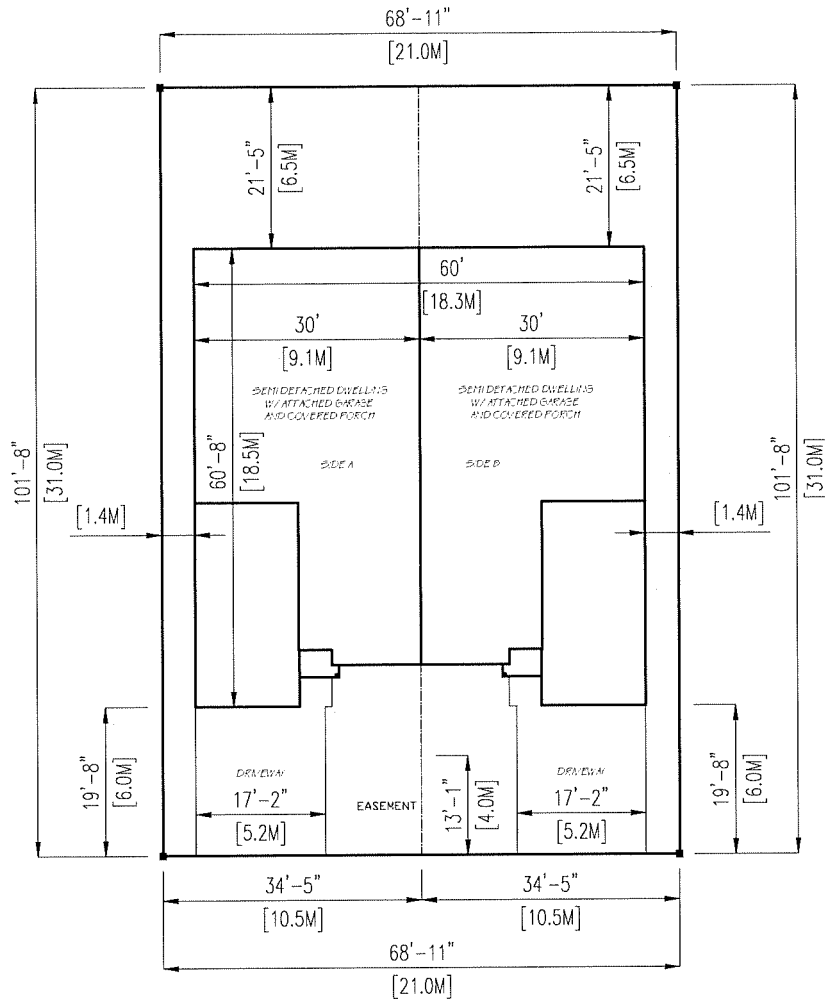


Application for Minor Variance or Permission



Subject Property being PIN 73504-1108,
 Parcel M1114-124-1 SES SRO,
 Lot 133, Plan M-1114,
 Part Lot 5, Concession 2,
 Township of Hanmer,
 3082 and 3086 Vanier Avenue, Valley East,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA
 PL-MV-2025-00096
 PL-MV-2025-00097
 Date: 2025 07 07

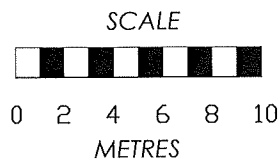


LOT 131 - 134 VANIER AVENUE
(ALL LOTS THE SAME SIZE)

SITE STATISTICS	WHOLE LOT	EACH SIDE
ZONING	R2-2	
LOT AREA	21Mx31M 651 M ²	10.5Mx31M 325.5 M ²
MAXIMUM PERMITTED LOT COVERAGE	260.4 M ² (40%)	130.2M ² (40%)
PROPOSED LOT COVERAGE	324M ² (50%)	162M ² (50%)
PERCENTAGE OF LOT COVERAGE EXCEEDING BYLAW	63.6M ² (10%)	31.8M ² (10%)
REQUIRED REAR YARD SETBACK	7.5 METRES	7.5 METRES
PROPOSED REAR YARD SETBACK	6.5 METRES	6.5 METRES
DIFFERENCE OF REQUIRED REAR YARD SETBACK TO PROPOSED	1M	1M

PL-MV-2025-00096

Sketch 2



CR Design

NO.	REV.	DATE	BY
1	01	2025.06.30	SP1

Semi Det. Dwelling w/ Att. Garages/ Cov. Porches

Lots 131-134 Vanier Avenue, Hammer

Site Plan



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-2025-00097

APPLICATION SUMMARY

File Date: 06/30/2025

Application Type: Minor Variance

Address(es): 3082 Vanier Avenue, Valley East P3P 0E3

Applicant(s): CR DESIGN

Owner(s): DOMINION PARK DEVELOPMENTS CORP

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?

MARCH 1, 2019

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

FD, R2-2

Provide a detailed description of what is being proposed
CONSTRUCT A SEMI DETACHED DWELLING

Provide a detailed reason why the proposal cannot comply with the Zoning By-law
THE OWNER HAS A PARTICULAR MODEL THAT HAS BEEN POPULAR WITH SENIORS IN THE AREA AND THE DEVELOPER WOULD LIKE TO CONTINUE BUILDING THIS MODEL. THIS MODEL IS SLIGHTLY LARGER THAN WHAT THE LOT COVERAGE AND REAR YARD SETBACKS PERMIT, HOWEVER IT STILL PROVIDES PRIVACY FOR ALL THE NEIGHBOURING PROPERTIES AND MATCHES THE OTHER NEW BUILDINGS IN THE SUBDIVISION

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

10.5

Lot Depth of the property

31

Lot Area of the property

325.5

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
VACANT LAND

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

VACANT LAND - NEW SUBDIVISION

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

Existing uses of neighbouring properties

VACANT LAND - WILL BE SEMI DETACHED OR 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

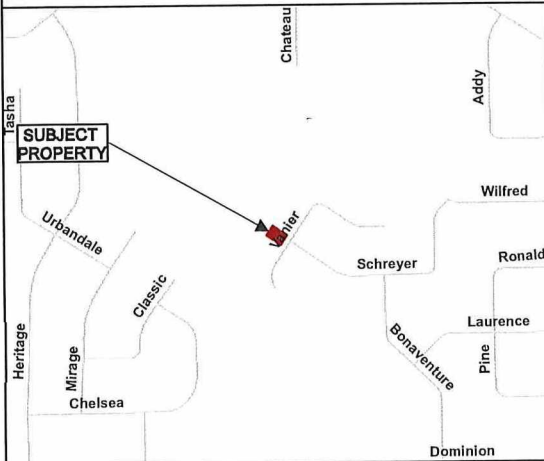
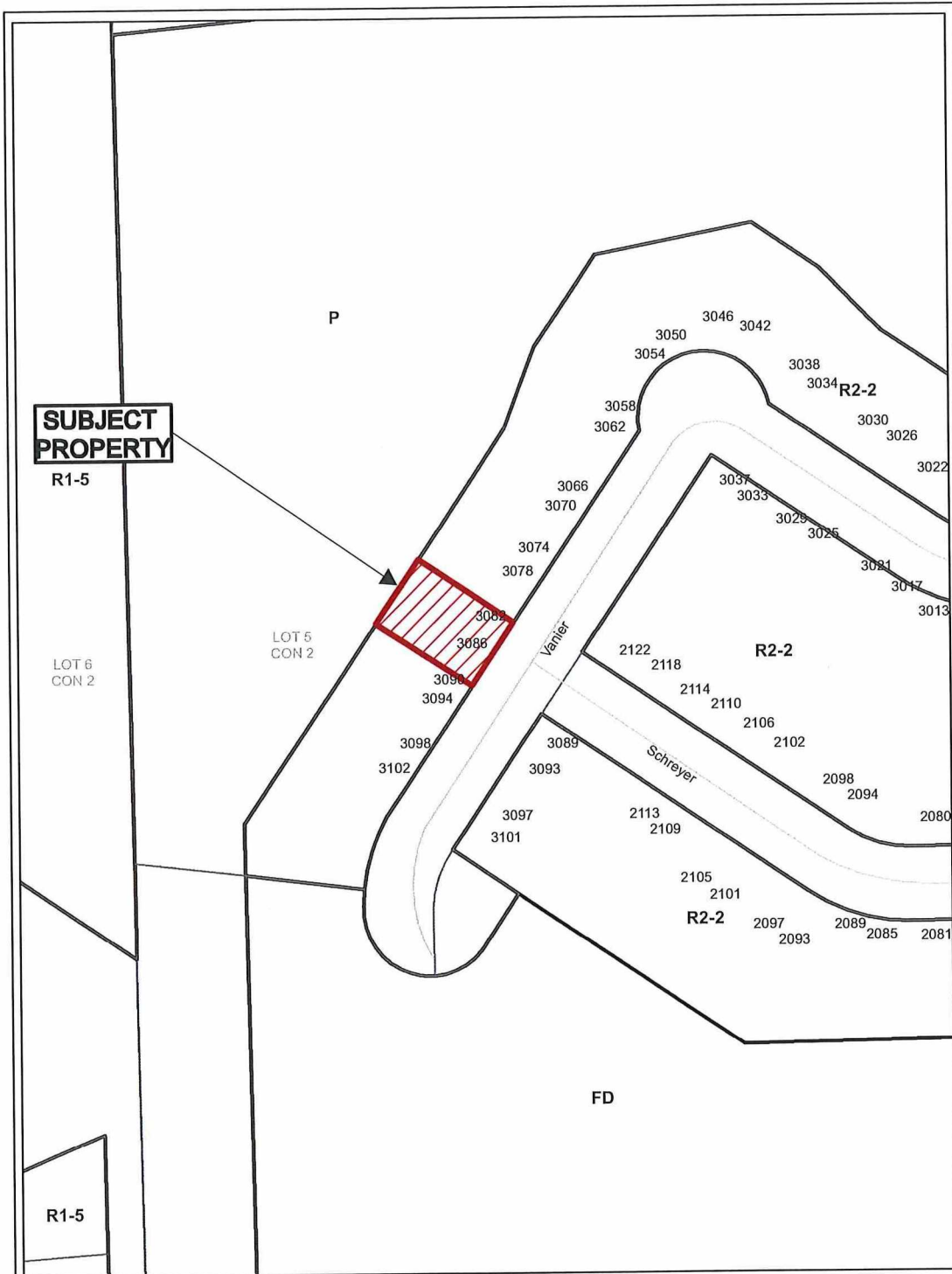
Building Description	Same As Existing	Proposed Ground Floor Area (m ²)	Proposed Gross Floor Area (m ²)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
SEMI DETACHED DWELLING	No	162	162	1	9.1	18.5	6.2	6	6.5	0	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)
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ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
LOT COVERAGE - TABLE 6.2	40% (130.2M ²)	50% (162M ²)	10% (31.8M ²)
REAR YARD SETBACK - TABLE 6.2	7.5M	6.5M	1M



Application for Minor Variance or Permission



Subject Property being PIN 73504-1108, Parcel M1114-124-1 SES SRO, Lot 133, Plan M-1114, Part Lot 5, Concession 2, Township of Hanmer, 3082 and 3086 Vanier Avenue, Valley East, City of Greater Sudbury

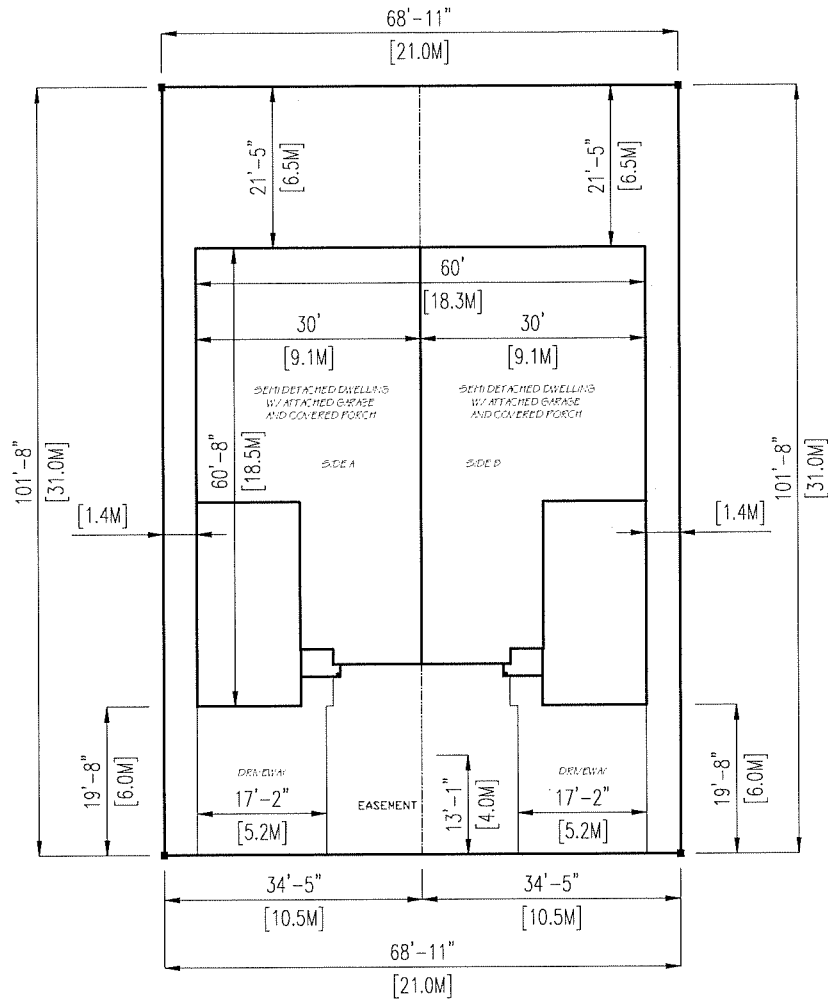
Sketch 1, NTS

PL-MV-2025-00096

PL-MV-2025-00097

NDCA

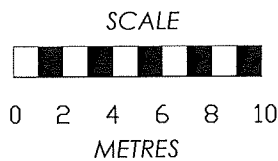
Date: 2025 07 07



LOT 131 - 134 VANIER AVENUE
(ALL LOTS THE SAME SIZE)

SITE STATISTICS	WHOLE LOT	EACH SIDE
ZONING	R2-2	
LOT AREA	21MX31M 651 M2	10.5MX31M 325.5 M2
MAXIMUM PERMITTED LOT COVERAGE	260.4 M2 (40%)	130.2M2 (40%)
PROPOSED LOT COVERAGE	324M2 (50%)	162M2 (50%)
PERCENTAGE OF LOT COVERAGE EXCEEDING BYLAW	63.6M2 (10%)	31.8M2 (10%)
REQUIRED REAR YARD SETBACK	7.5 METRES	7.5 METRES
PROPOSED REAR YARD SETBACK	6.5 METRES	6.5 METRES
DIFFERENCE OF REQUIRED REAR YARD SETBACK TO PROPOSED	1M	1M

PL-MV-2025-00097
Sketch 2



Semi Det. Dwelling w/ Att. Garages/ Cov. Porches	DATE REV REV	DATE DATE
Site Plan	DATE REV	DATE DATE
Lots 131-134 Vanier Avenue, Hammer		SP1



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-2025-00098

APPLICATION SUMMARY

File Date: 06/30/2025

Application Type: Minor Variance

Address(es): 3078 Vanier Avenue, Valley East P3P 0E3

Applicant(s): CR DESIGN

Owner(s): DOMINION PARK DEVELOPMENTS CORP

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?
MARCH 1, 2019

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

FD, R2-2

Provide a detailed description of what is being proposed

CONSTRUCT A SEMI DETACHED DWELLING

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

THE OWNER HAS A PARTICULAR MODEL THAT HAS BEEN POPULAR WITH SENIORS IN THE AREA AND THE DEVELOPER WOULD LIKE TO CONTINUE BUILDING THIS MODEL. THIS MODEL IS SLIGHTLY LARGER THAN WHAT THE LOT COVERAGE AND REAR YARD SETBACKS PERMIT, HOWEVER IT STILL PROVIDES PRIVACY FOR ALL THE NEIGHBOURING PROPERTIES AND MATCHES THE OTHER NEW BUILDINGS IN THE SUBDIVISION

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

10.5

Lot Depth of the property

31

Lot Area of the property

325.5

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

VACANT LAND

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

VACANT LAND - NEW SUBDIVISION

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

SEMI DETACHED DWELLING

Existing uses of neighbouring properties

VACANT LAND - WILL BE SEMI DETACHED OR 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

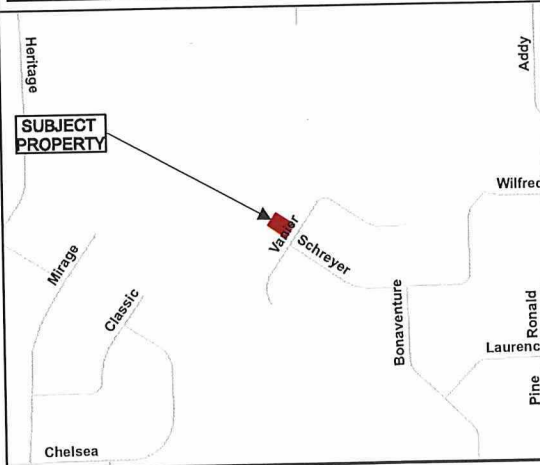
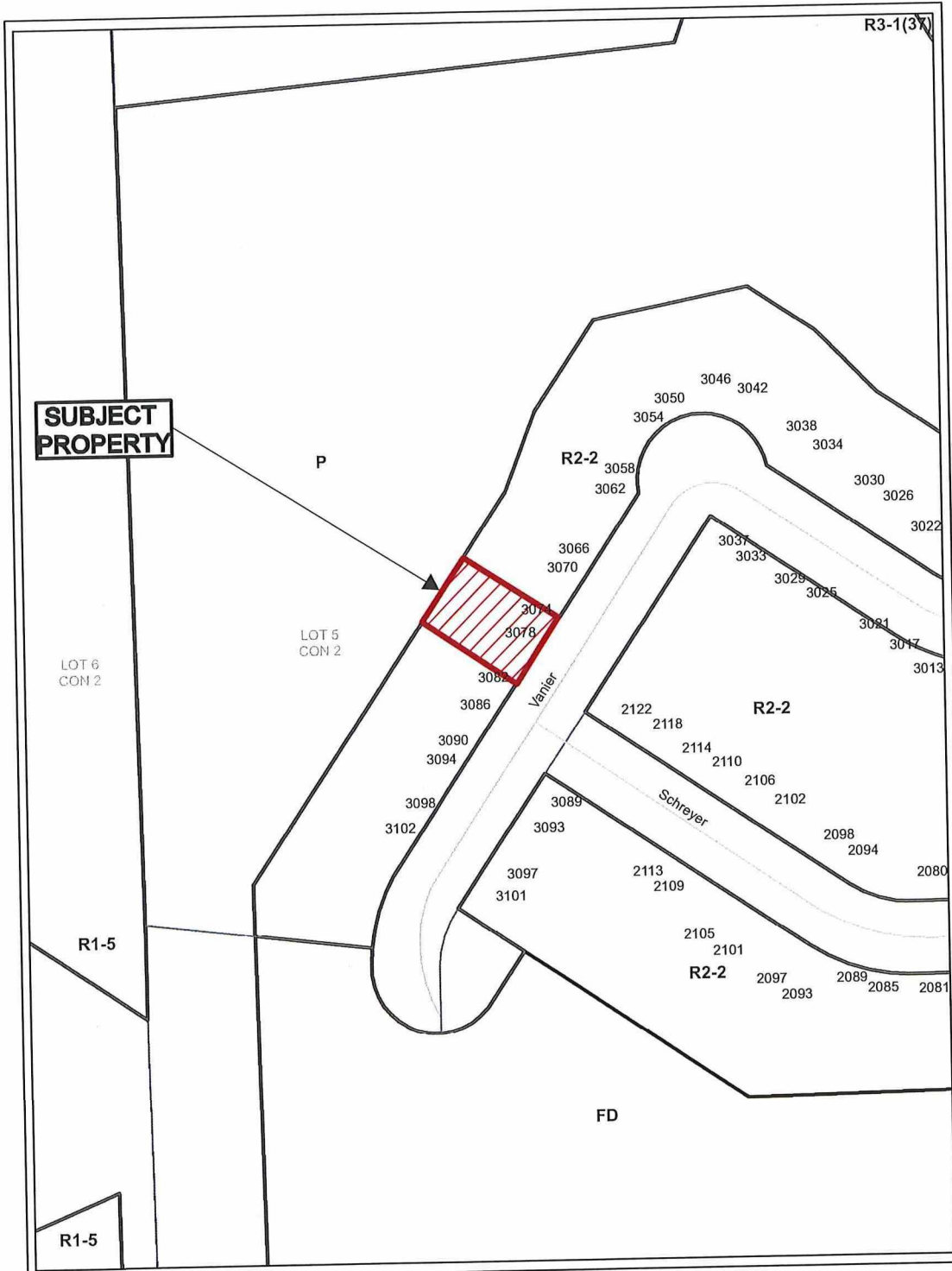
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
SEMI DETACHED DWELLING	No	162	162	1	9.1	18.5	6.2	6	6.5	1.4	0

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)
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ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
LOT COVERAGE - TABLE 6.2	40% (130.2M2)	50% (162M2)	10% (31.8M2)
REAR YARD SETBACK - TABLE 6.2	7.5M	6.5M	1M



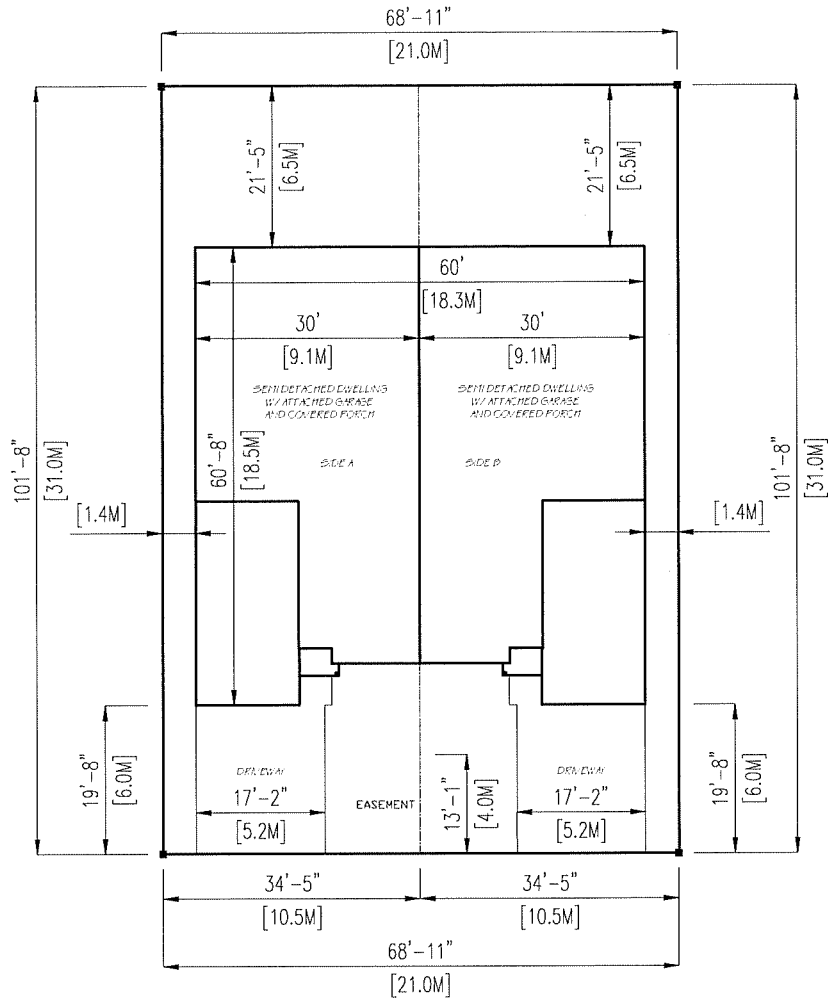
Application for Minor
Variance or Permission

N

Subject Property being PIN 73504-1108,
Parcel M1114-124-1 SES SRO,
Lot 132, Plan M-1114,
Part Lot 5, Concession 2,
Township of Hanmer,
3074 and 3078 Vanier Avenue, Valley East,
City of Greater Sudbury

Sketch 1, NTS
NDCA

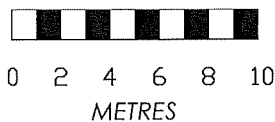
PL-MV-2025-00098
PL-MV-2025-00099
Date: 2025 07 07



LOT 131 - 134 VANIER AVENUE
(ALL LOTS THE SAME SIZE)

SITE STATISTICS	WHOLE LOT	EACH SIDE
ZONING R2-2		
LOT AREA	21MX31M 651 M ²	10.5MX31M 325.5 M ²
MAXIMUM PERMITTED LOT COVERAGE	260.4 M ² (40%)	130.2M ² (40%)
PROPOSED LOT COVERAGE	324M ² (50%)	162M ² (50%)
PERCENTAGE OF LOT COVERAGE EXCEEDING BYLAW	63.6M ² (10%)	31.9M ² (10%)
REQUIRED REAR YARD SETBACK	7.5 METRES	7.5 METRES
PROPOSED REAR YARD SETBACK	6.5 METRES	6.5 METRES
DIFFERENCE OF REQUIRED REAR YARD SETBACK TO PROPOSED	1M	1M

SCALE



PL-MV-2025-00098

Sketch 2



Semi Det. Dwelling w/ Att. Garages/ Cov. Porches	REV	DATE
	01/20	2024
Lots 131-134 Vanier Avenue, Hammer		
Site Plan	2025.05.20	SP1



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-2025-00099

APPLICATION SUMMARY

File Date: 06/30/2025

Application Type: Minor Variance

Address(es): 3074 Vanier Avenue, Valley East P3P 0E3

Applicant(s): CR DESIGN

Owner(s): DOMINION PARK DEVELOPMENTS CORP

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?
MARCH 1, 2019

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

FD, R2-2

Provide a detailed description of what is being proposed

CONSTRUCT A SEMI DETACHED DWELLING

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

THE OWNER HAS A PARTICULAR MODEL THAT HAS BEEN POPULAR WITH SENIORS IN THE AREA AND THE DEVELOPER WOULD LIKE TO CONTINUE BUILDING THIS MODEL. THIS MODEL IS SLIGHTLY LARGER THAN WHAT THE LOT COVERAGE AND REAR YARD SETBACKS PERMIT, HOWEVER IT STILL PROVIDES PRIVACY FOR ALL THE NEIGHBOURING PROPERTIES AND MATCHES THE OTHER NEW BUILDINGS IN THE SUBDIVISION

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

10.5

Lot Depth of the property

31

Lot Area of the property

325.5

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

VACANT LAND

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

VACANT LAND - NEW SUBDIVISION

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

SEMI DETACHED DWELLING

Existing uses of neighbouring properties

VACANT LAND - WILL BE SEMI DETACHED OR 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

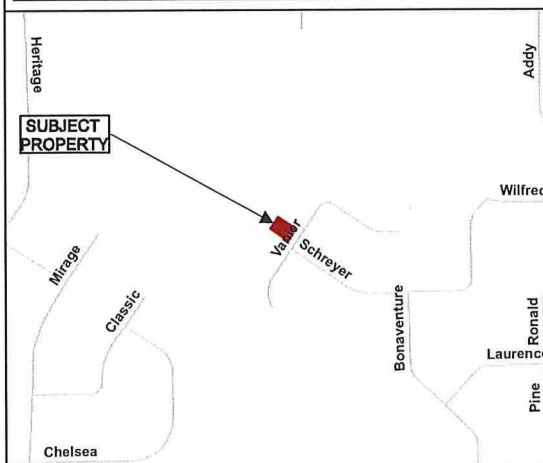
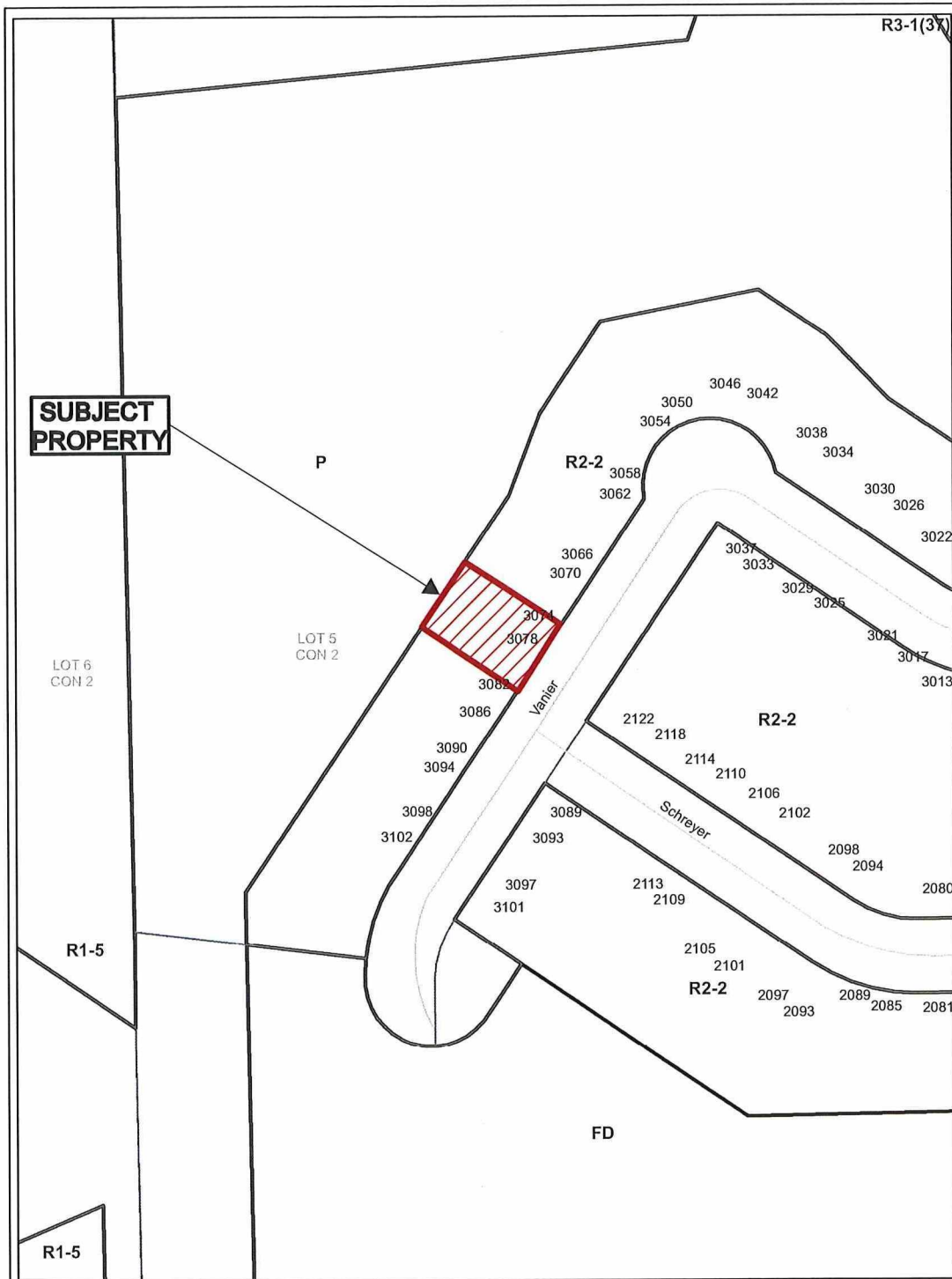
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
SEMI DETACHED DWELLING	No	162	162	1	9.1	18.5	6.2	6	6.5	0	1.4

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)
LOT COVERAGE - TABLE 6.2	40% (130.2M2)	50% (162M2)	10% (31.8M2)
REAR YARD SETBACK - TABLE 6.2	7.5M	6.5M	1M



Application for Minor Variance or Permission



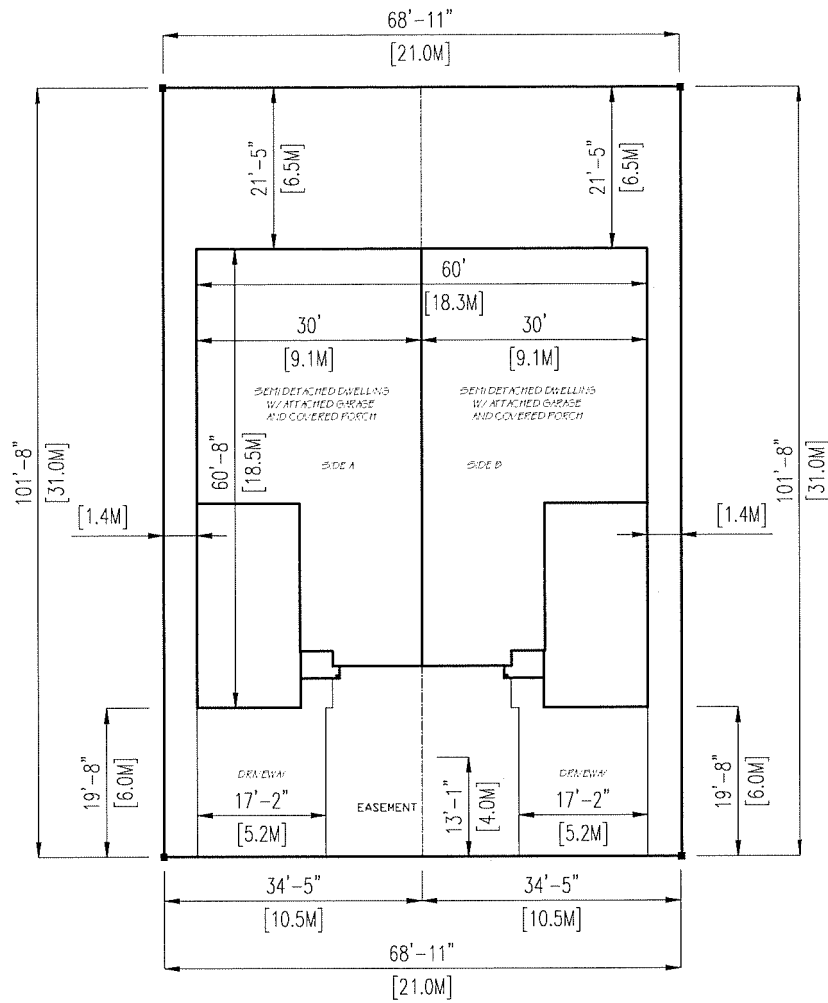
Subject Property being PIN 73504-1108,
 Parcel M1114-124-1 SES SRO,
 Lot 132, Plan M-1114,
 Part Lot 5, Concession 2,
 Township of Hanmer,
 3074 and 3078 Vanier Avenue, Valley East,
 City of Greater Sudbury

Sketch 1, NTS

PL-MV-2025-00098
 PL-MV-2025-00099

NDCA

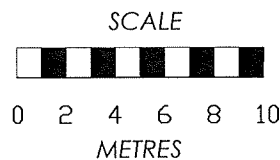
Date: 2025 07 07



LOT 131 - 134 VANIER AVENUE
(ALL LOTS THE SAME SIZE)

SITE STATISTICS	WHOLE LOT	EACH SIDE
ZONING	R2-2	
LDT AREA	21MX31M 651 M ²	10.5MX31M 325.5 M ²
MAXIMUM PERMITTED LOT COVERAGE	260.4 M ² (40%)	130.2M ² (40%)
PROPOSED LOT COVERAGE	324M ² (50%)	162M ² (50%)
PERCENTAGE OF LOT COVERAGE EXCEEDING BYLAW	63.6M ² (10%)	31.8M ² (10%)
REQUIRED REAR YARD SETBACK	7.5 METRES	7.5 METRES
PROPOSED REAR YARD SETBACK	6.5 METRES	6.5 METRES
DIFFERENCE OF REQUIRED REAR YARD SETBACK TO PROPOSED	1M	1M

PL-MV-2025-00099
Sketch 2



CR Design

PROJ	Semi Det. Dwelling w/ Att. Garages/ Cov. Porches	REV		DATE	
CLIENT	Lots 131-134 Vanier Avenue, Hammer	DATE	2025-06-30	REV	
TYPE	Site Plan	SCALE	1/8" = 1'-0"		

SP1



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-2025-00100

APPLICATION SUMMARY

File Date: 06/30/2025

Application Type: Minor Variance

Address(es): 3070 Vanier Avenue, Valley East P3P 0E3

Applicant(s): CR DESIGN

Owner(s): DOMINION PARK DEVELOPMENTS CORP

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?
MARCH 1, 2019

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

FD, R2-2

Provide a detailed description of what is being proposed

CONSTRUCT A SEMI DETACHED DWELLING

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

THE OWNER HAS A PARTICULAR MODEL THAT HAS BEEN POPULAR WITH SENIORS IN THE AREA AND THE DEVELOPER WOULD LIKE TO CONTINUE BUILDING THIS MODEL. THIS MODEL IS SLIGHTLY LARGER THAN WHAT THE LOT COVERAGE AND REAR YARD SETBACKS PERMIT, HOWEVER IT STILL PROVIDES PRIVACY FOR ALL THE NEIGHBOURING PROPERTIES AND MATCHES THE OTHER NEW BUILDINGS IN THE SUBDIVISION

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

10.5

Lot Depth of the property

31

Lot Area of the property

325.5

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

VACANT LAND

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

VACANT LAND - NEW SUBDIVISION

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

SEMI DETACHED DWELLING

Existing uses of neighbouring properties

VACANT LAND - WILL BE SEMI DETACHED OR 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

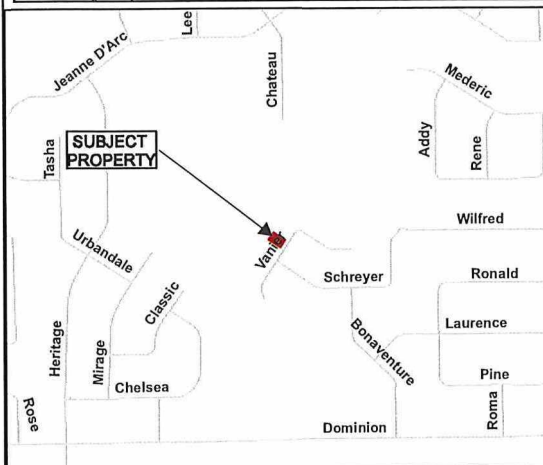
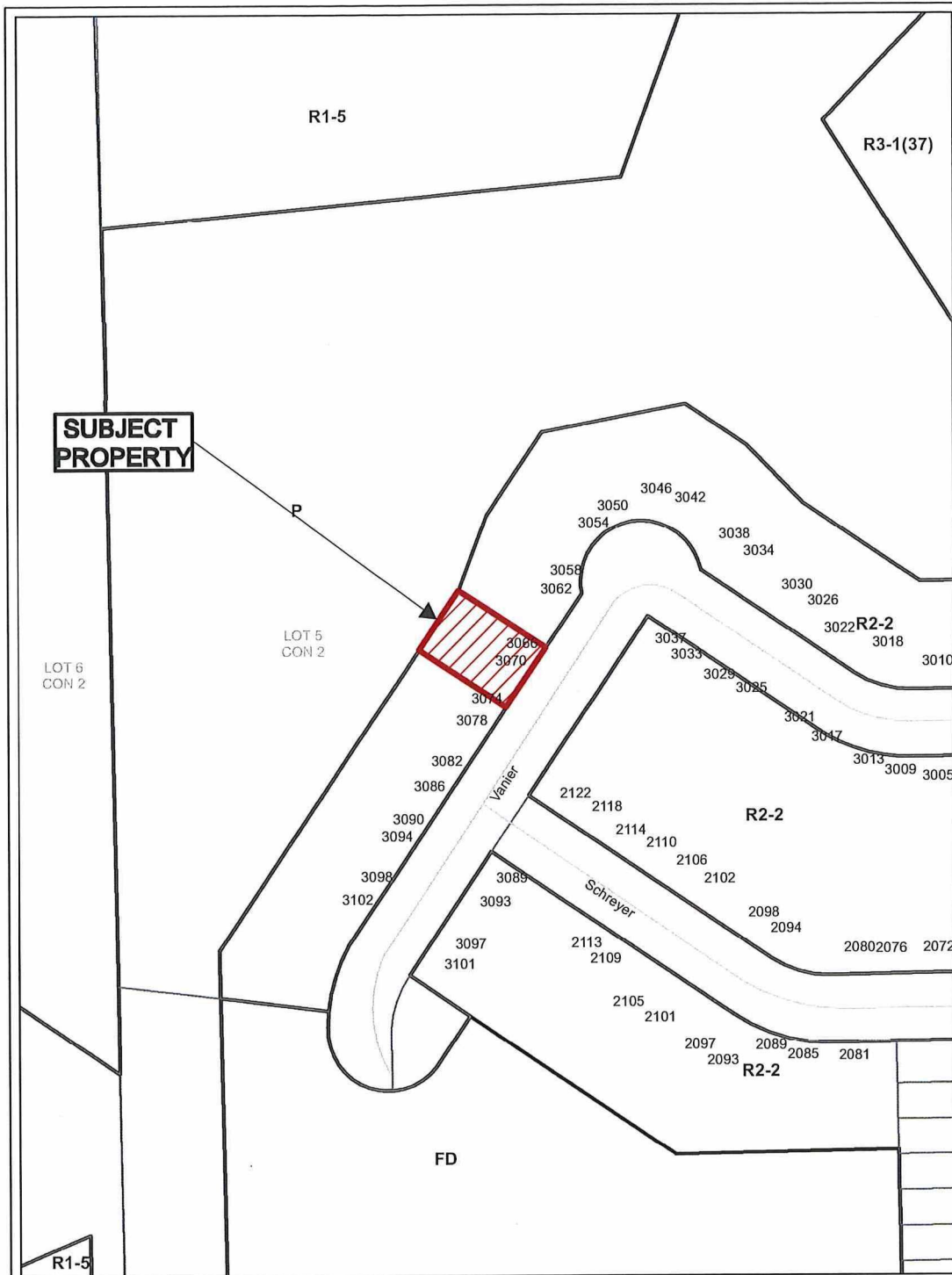
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
SEMI DETACHED DWELLING	No	162	162	1	9.1	18.5	6.2	6	6.5	1.4	1.4

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)
LOT COVERAGE - TABLE 6.2	40% (130.2M2)	50% (162M2)	10% (31.8M2)
REAR YARD SETBACK - TABLE 6.2	7.5M	6.5M	1M



Application for Minor Variance or Permission



Subject Property being PIN 73504-1108,
 Parcel M1114-124-1 SES SRO,
 Lot 131, Plan M-1114,
 Part Lot 5, Concession 2,
 Township of Hanmer
 3066 and 3070 Vanier Avenue, Valley East,
 City of Greater Sudbury

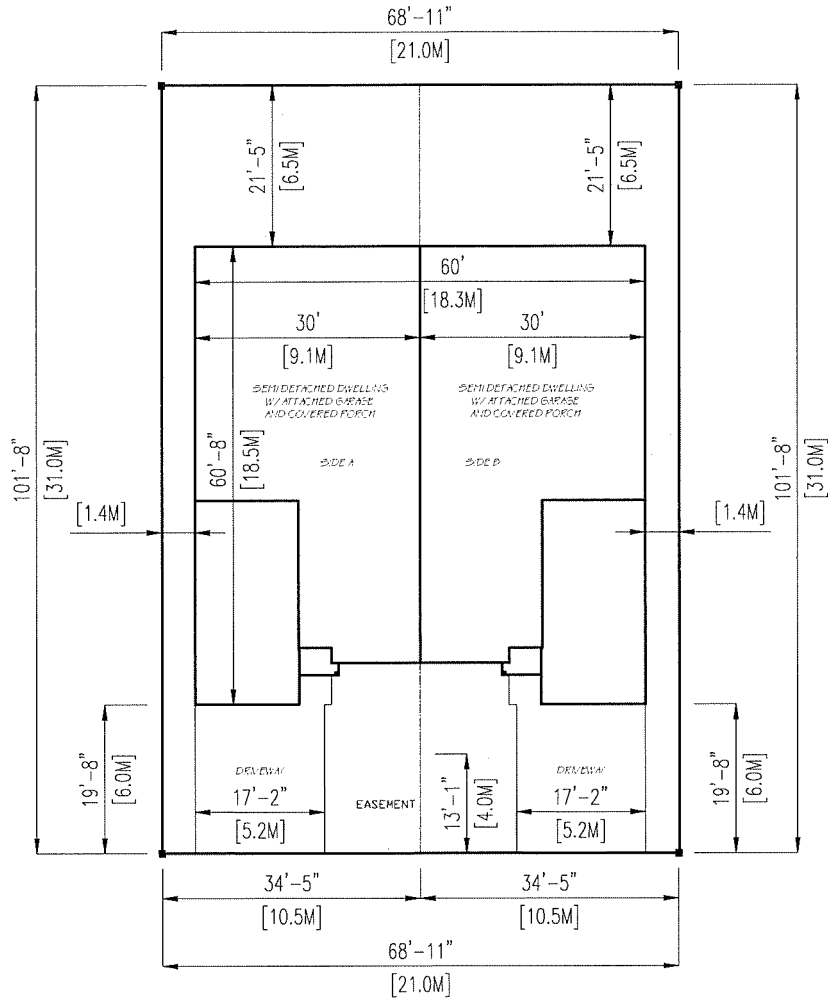
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PL-MV-2025-00100

PL-MV-2025-00101

NDCA

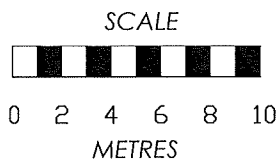
Date: 2025 07 07



LOT 131 - 134 VANIER AVENUE
(ALL LOTS THE SAME SIZE)

SITE STATISTICS	WHOLE LOT	EACH SIDE
ZONING	R2-2	
LDT AREA	21MX31M 651 M ²	10.5MX31M 325.5 M ²
MAXIMUM PERMITTED LOT COVERAGE	260.4 M ² (40%)	130.2M ² (40%)
PROPOSED LOT COVERAGE	324M ² (50%)	162M ² (50%)
PERCENTAGE OF LOT COVERAGE EXCEEDING BYLAW	63.6M ² (10%)	31.8M ² (10%)
REQUIRED REAR YARD SETBACK	7.5 METRES	7.5 METRES
PROPOSED REAR YARD SETBACK	6.5 METRES	6.5 METRES
DIFFERENCE OF REQUIRED REAR YARD SETBACK TO PROPOSED	1M	1M

PL-MY-2025-00100
Sketch 2



CR Design

Project	Semi Det. Dwelling w/ Att. Garages/ Cov. Porches	Rev	
Notes	Lots 131-134 Vanier Avenue, Hammer	Rev	
Site Plan		Date	2025.05.30
		Drawn by	MSPT

SP1



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-2025-00101

APPLICATION SUMMARY

File Date: 06/30/2025

Application Type: Minor Variance

Address(es): 3066 Vanier Avenue, Valley East P3P 0E3

Applicant(s): CR DESIGN

Owner(s): DOMINION PARK DEVELOPMENTS CORP

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?

MARCH 1, 2019

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

FD, R2-2

Provide a detailed description of what is being proposed

CONSTRUCT A SEMI DETACHED DWELLING

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

THE OWNER HAS A PARTICULAR MODEL THAT HAS BEEN POPULAR WITH SENIORS IN THE AREA AND THE DEVELOPER WOULD LIKE TO CONTINUE BUILDING THIS MODEL. THIS MODEL IS SLIGHTLY LARGER THAN WHAT THE LOT COVERAGE AND REAR YARD SETBACKS PERMIT, HOWEVER IT STILL PROVIDES PRIVACY FOR ALL THE NEIGHBOURING PROPERTIES AND MATCHES THE OTHER NEW BUILDINGS IN THE SUBDIVISION

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

10.5

Lot Depth of the property

31

Lot Area of the property

325.5

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

VACANT LAND

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

VACANT LAND - NEW SUBDIVISION

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

SEMI DETACHED DWELLING

Existing uses of neighbouring properties

VACANT LAND - WILL BE SEMI DETACHED OR 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

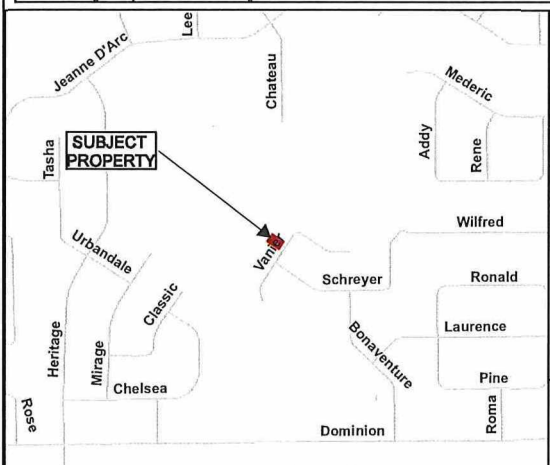
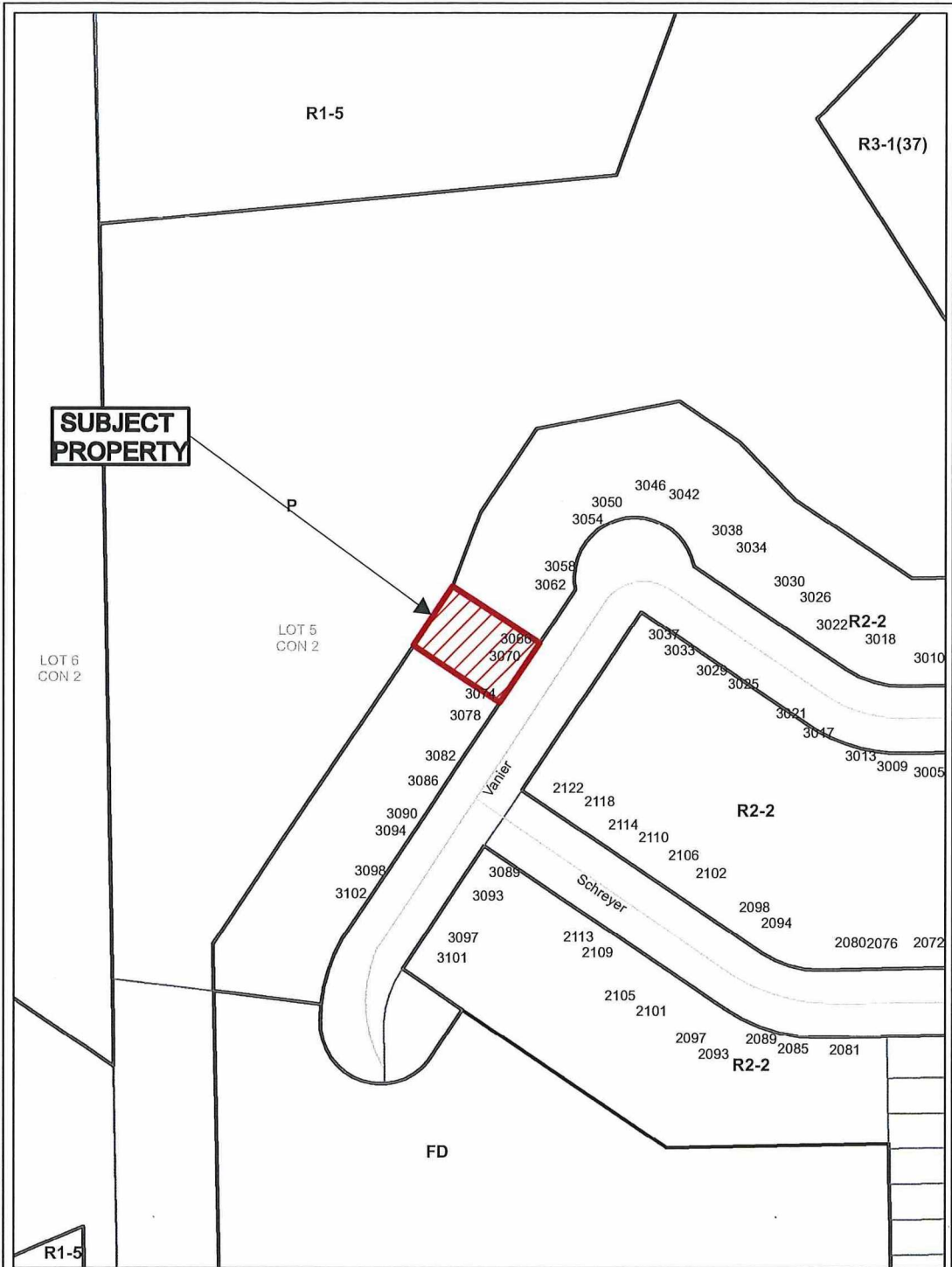
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
SEMI DETACHED DWELLING	No	162	162	1	9.1	18.5	6.2	6	6.5	1.4	1.4

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)
LOT COVERAGE - TABLE 6.2	40% (130.2M2)	50% (162M2)	10% (31.8M2)
REAR YARD SETBACK - TABLE 6.2	7.5M	6.5M	1M



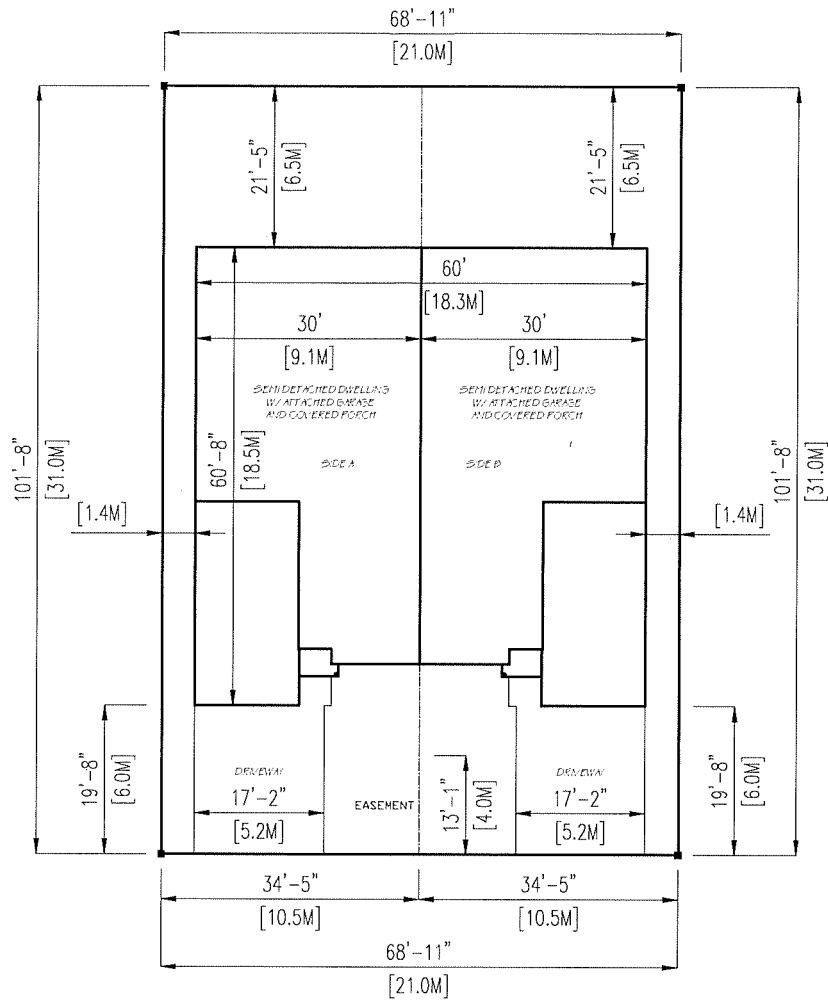
Application for Minor Variance or Permission



Subject Property being PIN 73504-1108,
 Parcel M1114-124-1 SES SRO,
 Lot 131, Plan M-1114,
 Part Lot 5, Concession 2,
 Township of Hanmer
 3066 and 3070 Vanier Avenue, Valley East,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

PL-MV-2025-00100
 PL-MV-2025-00101
 Date: 2025 07 07

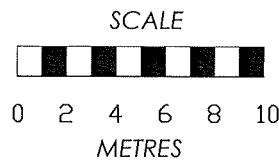


LOT 131 - 134 VANIER AVENUE
(ALL LOTS THE SAME SIZE)

SITE STATISTICS	WHOLE LOT	EACH SIDE
ZONING R2-2		
LOT AREA	21MX31M 651 M ²	10.5MX31M 325.5 M ²
MAXIMUM PERMITTED LOT COVERAGE	260.4 M ² (40%)	130.2M ² (40%)
PROPOSED LOT COVERAGE	324M ² (50%)	162M ² (50%)
PERCENTAGE OF LOT COVERAGE EXCEEDING BYLAW	63.6M ² (10%)	31.8M ² (10%)
REQUIRED REAR YARD SETBACK	7.5 METRES	7.5 METRES
PROPOSED REAR YARD SETBACK	6.5 METRES	6.5 METRES
DIFFERENCE OF REQUIRED REAR YARD SETBACK TO PROPOSED	1M	1M

PL-MV-2025-00101

Sketch 2



Project	Semi Det. Dwelling w/ Att. Garages/ Cov. Porches	Drawn	REV
Location	Lots 131-134 Vanier Avenue, Hammer	Checked	DATE
Sheet	Site Plan	Scale	SP1



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-2025-00073

APPLICATION SUMMARY

File Date: 05/28/2025

Application Type: Minor Variance

Address(es): 4157 Bonaventure Drive, Hanmer P3P 0E3

Applicant(s): JOEL JACQUES

Owner(s): JOEL JACQUES AND MICHELLE JACQUES

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 2021

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?

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 I

Current Official Plan designation (additional)

Current Zoning By-law designation

R2-2

Provide a detailed description of what is being proposed

Deck Extension on the rear part of the yard

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

Because of the rear set-back

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

10.5

Lot Depth of the property

31

Lot Area of the property

325.5

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

Dwelling 2021

Deck 2022

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

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)?

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

REVISED

PL-MV-2025-00073

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

REVISED

CONCURRENT APPLICATIONS

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

No

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

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

No

Indicate application number(s) and application status

PROPOSED BUILDING/STRUCTURE

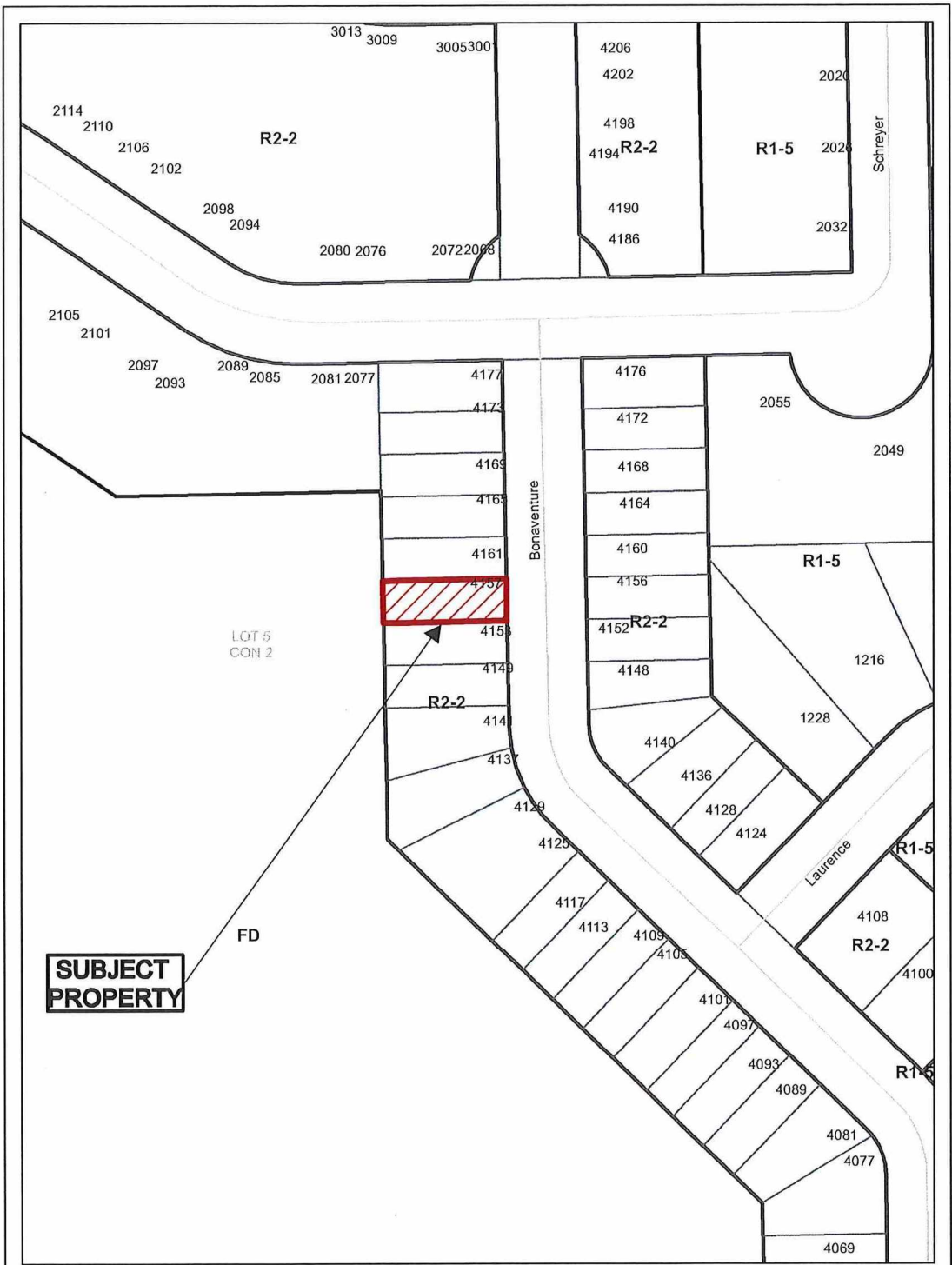
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Deck Extension	Yes	8.9	8.9	0	4.88	1.83	1.8	21.64	2.64	5.6	0

EXISTING BUILDING/STRUCTURE

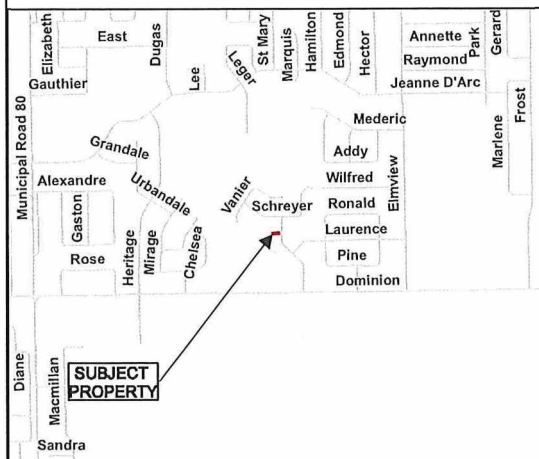
Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Dwelling, Semi-Detached	No	291.07	582.14	1	9.182	15.54	6	6	9.3	0	1.3
Deck	No	23.7	23.7	0	4.8	4.8	1.8	21.6	4.47	0	5.63

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
1.8m High Deck Extension (R2-2) - Table 4.1	May encroach 3.6 m into the required rear yard but not closer than 3.0 m to the rear lot line.	4.86m encroachment, 2.64m setback from rear lot line	1.26m encroachment/0.36m setback



SUBJECT PROPERTY



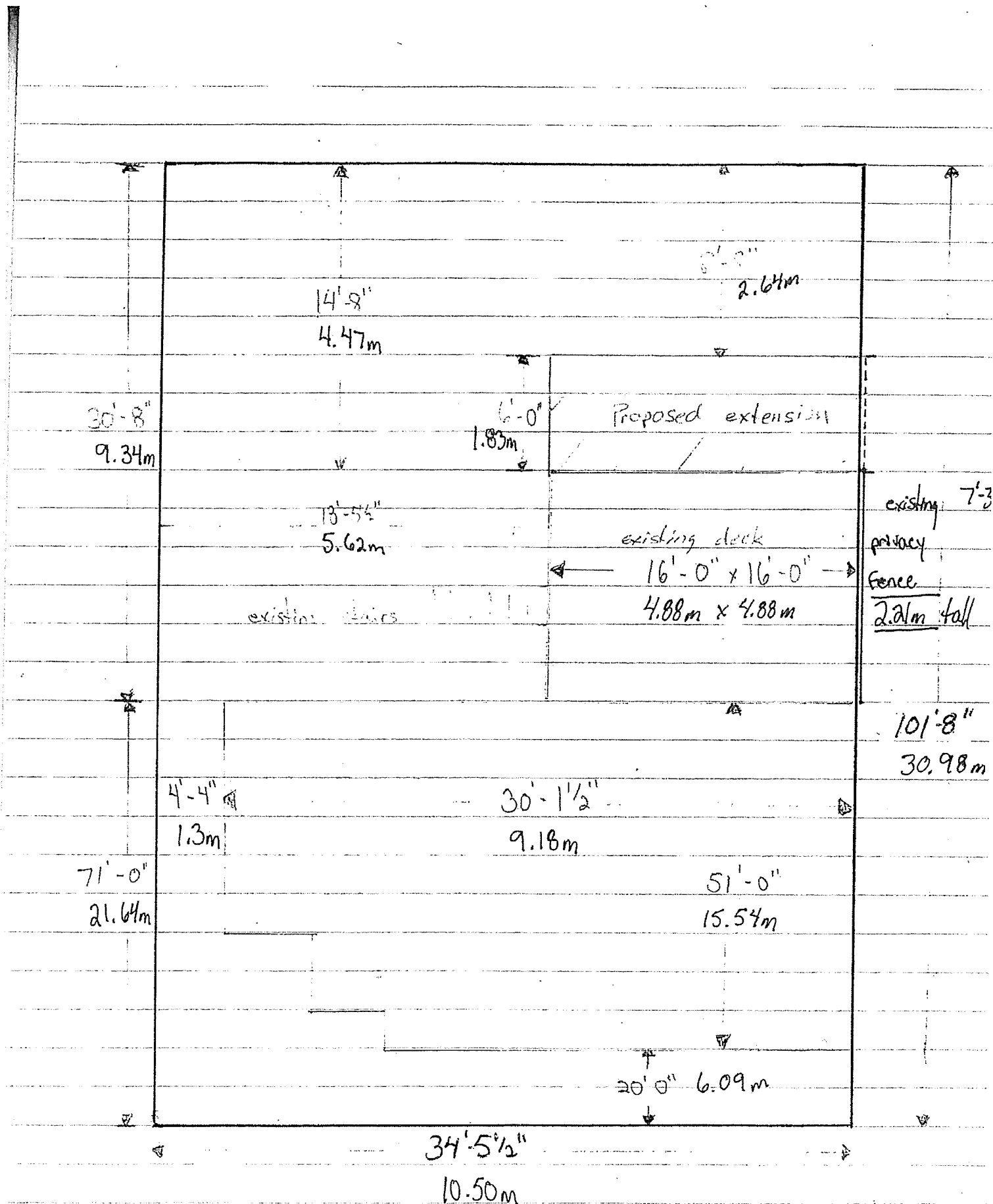
Application for Minor Variance or Permission



Subject Property being PIN 73504-3158,
 Part Lot 157, Plan M-1115,
 Parts 4-6, Plan 53R-21557,
 Part Lot 5, Concession 2,
 Township of Hanmer,
 4157 Bonaventure Drive, Hanmer,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

PL-MV-2025-00073
 Date: 2025 06 05

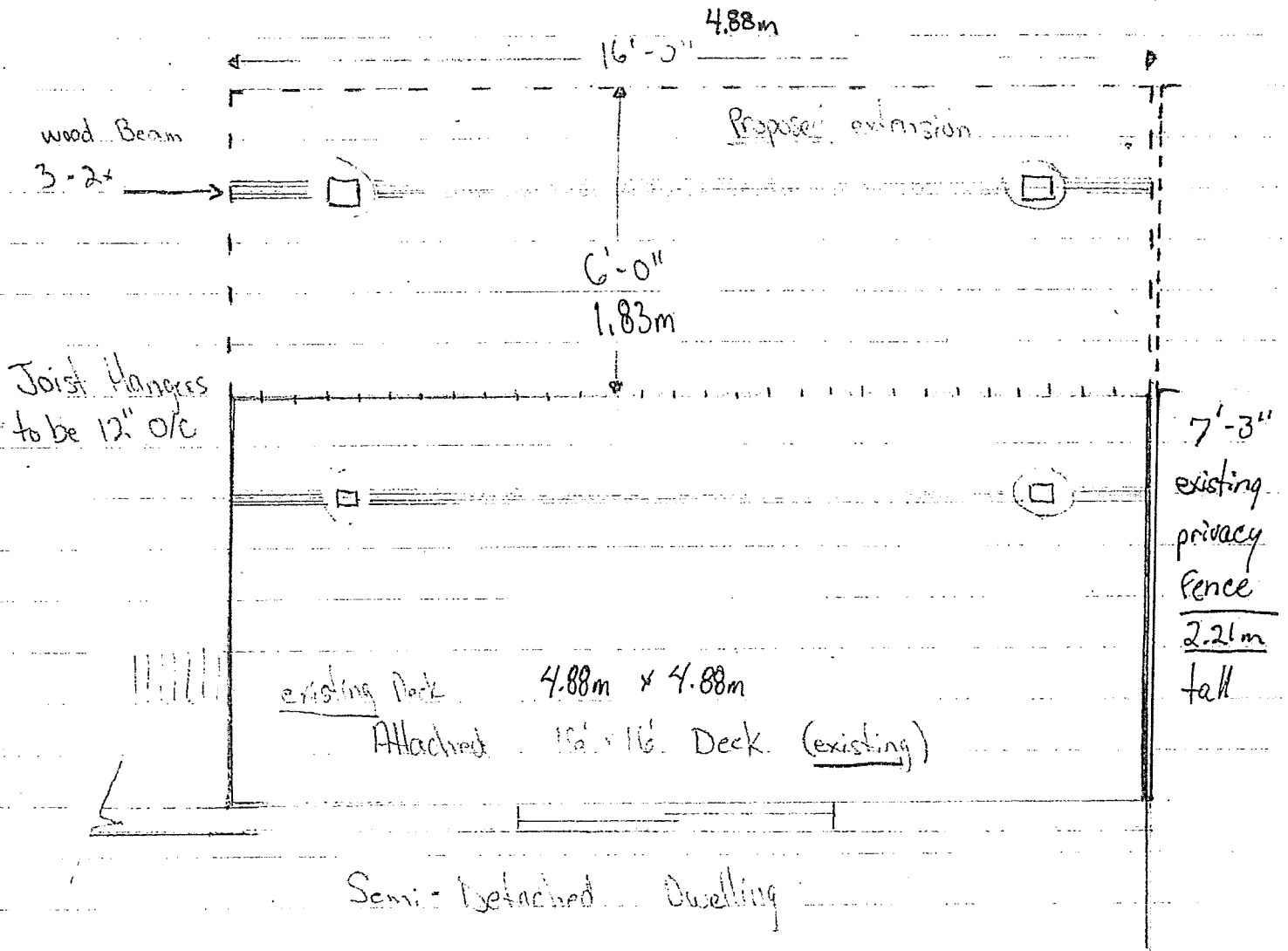


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Note:

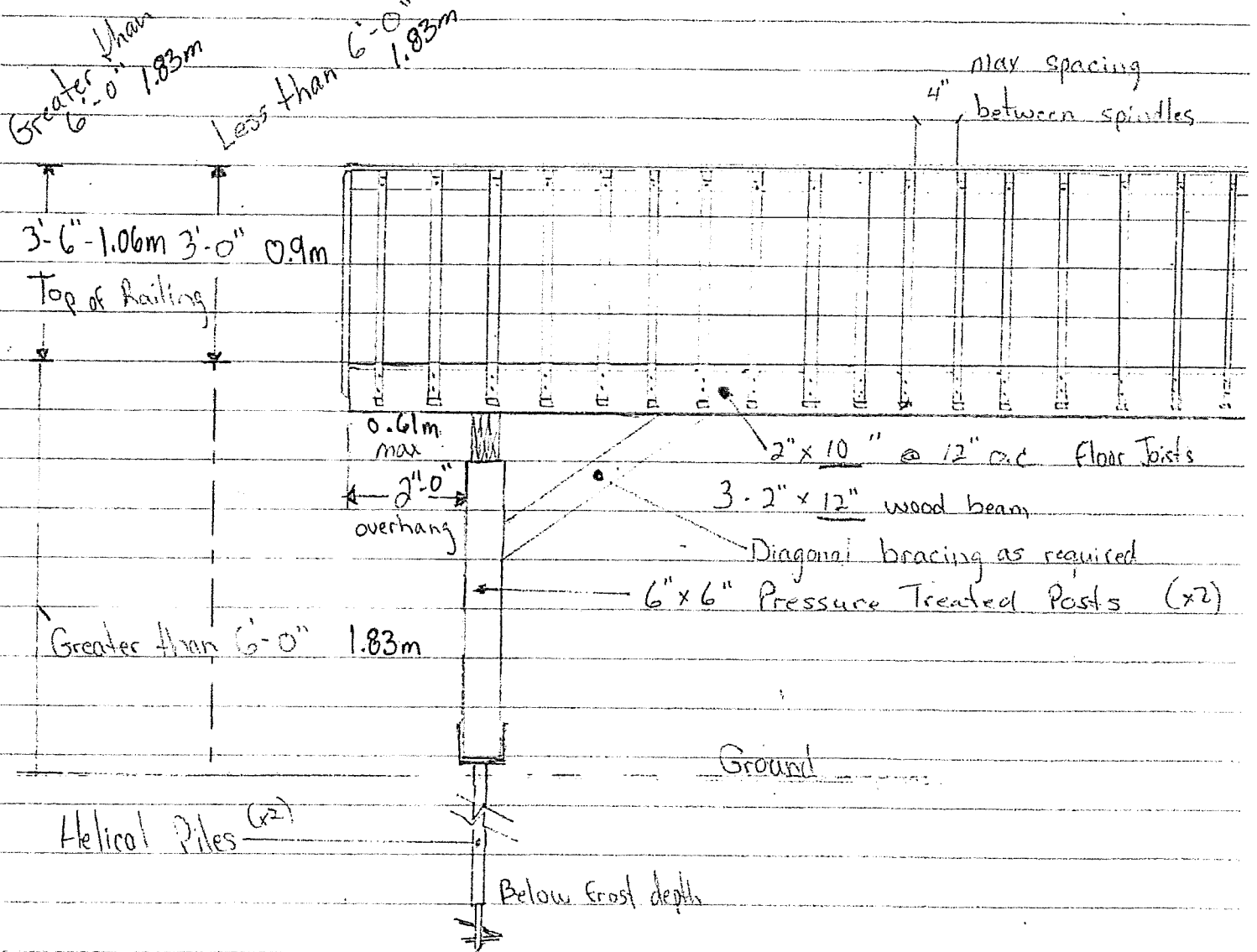
- - 6" x 6" Pressure Treated Posts
- - Helical Piles (Supporting Beam) (x2)
- ≡ - Triple Ply Beam 3-2x12" to be determined
- ||||| - Joist 12" o/c 2" x 10" to be determined.
- - - Proposed Deck addition (outline)

Height of Deck above finished grade to top of finished deck above



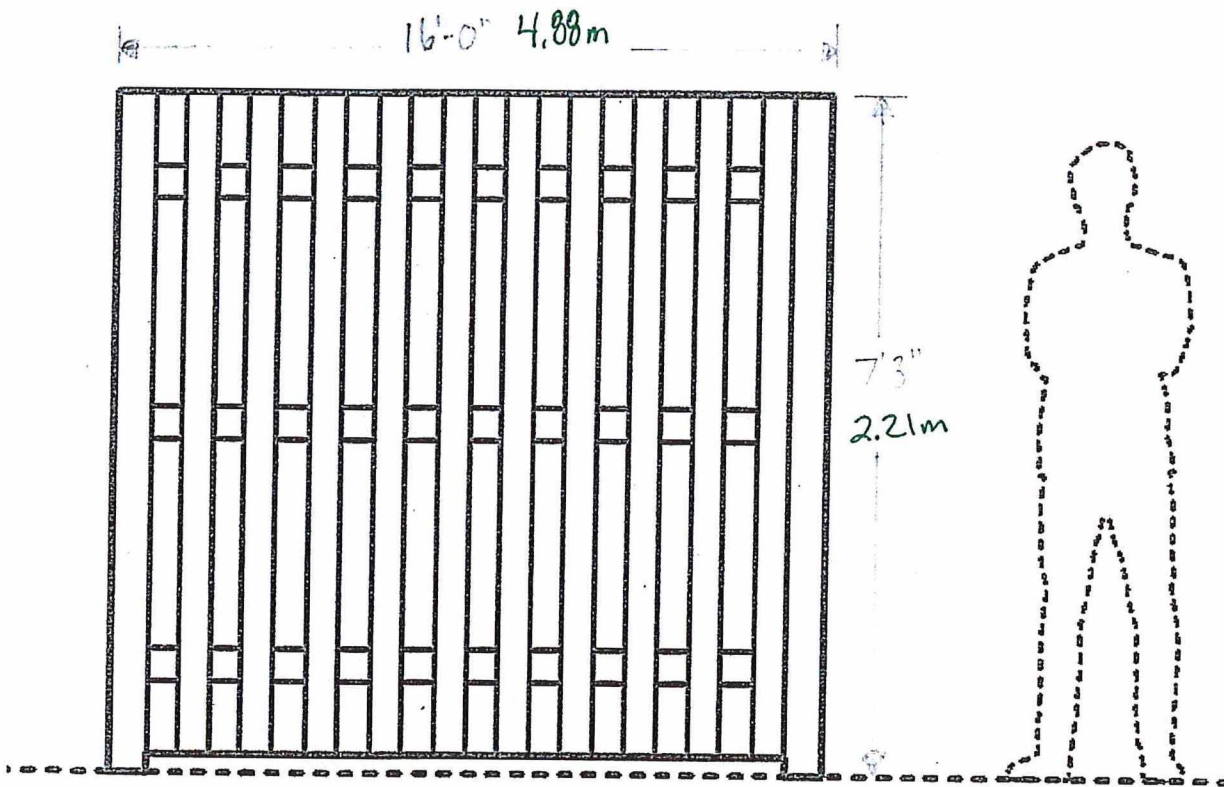
Proposed deck extension to match existing

existing deck



(11)

Proposed deck extension to match
extended privacy fence



Existing
Privacy Fence - Shadowbox