

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

July 8, 2026

PUBLIC HEARINGS

**PL-MV-2026-00076      RYAN SCOTT**

Ward: 2

PIN(s) 733810300, Parcel 15513 SEC SWS SRO, Lot 31, Plan M-427, Part Lot 2, Concession 3, Township of Graham, 15 Mary Avenue, Naughton, [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 a detached garage providing a maximum height of 6.2m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

**PL-MV-2026-00080      KYLE JORSTAD  
                                 MEGAN JORSTAD**

Ward: 3

PIN(s) 733490168, Parcel 29189A SEC SWS SRO, Part Lot 45, Plan M-354, Part 1, Plan 53R-12261, Part Lot 3, Concession 3, Township of Balfour, 208 Balfour Street, Chelmsford, [By-law 2010-100Z, R1-5]

For relief from Part 4, Section 4.2, subsection 4.2.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of an addition on the existing detached garage providing an accessory lot coverage of 14%, where the total lot coverage of all accessory buildings and structures on a residential lot shall not exceed 10%.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0114/1989 (MAR 6/89)

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**PL-MV-2026-00084**      **TODD BURTON**  
**DORIE BURTON**

Ward: 9

PIN(s) 734820229, Parcel 53M1272-7 SEC SES, Lot 7, Plan 53M-1272, Part Lot 8, Concession 4, Township of Dryden, 132 Forestview Court, Wahnapiatae, [By-law 2010-100Z, R1-1(5)]

For relief from Part 4, Section 4.2, subsection 4.2.10 c) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit a dwelling unit in a building accessory to a main dwelling in the front yard, where a dwelling unit located in a building accessory to a main building shall only be permitted within the rear and/or interior side yards.

**PL-MV-2026-00085**      **ERIC RANCOURT**

Ward: 9

PIN(s) 734790027, Parcel 53037 SEC SES SRO, Lot 14, Plan M-433, Part Lot 12, Concession 6, Township of Dill, 2554 Laforge Street, Sudbury, [By-law 2010-100Z, R1-2]

For relief from Part 4, Section 4.2, subsection 4.2.4 a) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached garage providing a maximum height of 6.1m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION A175/98 (NOV 30/98) AND CONSENT APPLICATION B101/98 (NOV 30/98)

**PL-MV-2026-00086**      **MARGUERITE JOHNSTON**  
**WAYNE JOHNSTON**

Ward: 2

PIN(s) 734010244, Parcel 11128 SEC SWS, Summer Resort Location A.E. 172, except Part 1, Plan 53R-11954, Township of Dieppe, 651 Panache North Shore Road, Whitefish, [By-law 2010-100Z, SLS]

For relief from Part 4, Section 4.41, subsection 4.41.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a private cabin providing a 27.0m setback from the high water mark, where no person shall erect any residential building or other accessory building or structure closer than 30.0m to the high water mark of a lake.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0407/1988 (SEP 26/88)

**PL-MV-2026-00088      AVERY MACDONALD**

Ward: 5

PIN(s) 735020563, Parcel 18355 SEC SES, Part Lot 6, Concession 6, Part Lot 2, Plan M-323, Part 1, Plan 53R-6659, Township of Blezard, 3172 Municipal Road 80, Val Caron, [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 a detached garage providing a maximum height of 6.4m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0369/1976 (JUL 8/76) AND B0166/2004 (NOV 8/04)

**PL-MV-2026-00089      STEVE PANKOW  
   MELANIE JUNGE**

Ward: 7

PIN(s) 735090155, Parcel 1309 SEC SES, West half of Lot 7, Concession 1, except LT62651, LT192821 and Parts 1-2, Plan 53R-13399, Township of Capreol, 1325 Radar Road, Hanmer, [By-law 2010-100Z, RU]

For relief from Part 4, Section 4.2, subsection 4.2.4 b) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached garage providing a maximum height of 7.92m, where the height of any building or structure accessory to a residential dwelling shall be 6.5m.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATIONS A0079/19991 (APR 29/91) AND A0108/2023, AND CONSENT APPLICATIONS B0054/1991 (APR 29/91) AND B0055/1991 (APR 29/91)

**PL-MV-2026-00091      NATHAN GRAVEL  
                                 KYLLIKKI PILBACKA**

Ward: 9

PIN(s) 734750865, Parcel 14593 SEC SES, Lot 16, Plan M-204, Part Lot 6, Concession 6, Township of Broder, 393 Ester Street, Sudbury, [By-law 2010-100Z, R1-5]

For relief from Part 4, Section 4.2, subsections 4.2.3 and 4.2.4 a) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached garage providing, firstly, an accessory lot coverage of 12%, where the total lot coverage of all accessory buildings and structures on a residential lot shall not exceed 10%, and secondly, a maximum height of 6.6m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

**PL-MV-2026-00093      PERRY MCKINNY**

Ward: 9

PIN(s) 734781250, Part Lot 4, Plan M-265, Parts 3-4, Plan 53R-21406, Part Lot 1, Concession 5, Township of Broder, 0 Cawthorpe Street, Sudbury, [By-law 2010-100Z, R1-2]

For relief from Part 4, Section 4.2, subsection 4.2.4 a), Part 5, Section 5.4, subsection 5.4, subsection 5.4.3.3 a) ii) and v), and Part 6, Section 6.3, Table 6.2, special provision #5 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a dwelling containing two dwelling units with attached garages and construction of a detached garage providing, firstly, a maximum height of 6.2m for the detached garage, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m, secondly, a circular driveway where the main building is setback 6.96m from the street line and a driveway area of 55%, where a circular driveway is permitted on lot in a Residential (R) Zone where the main building is setback at least 15.0m from the street line and where no more than 50% of the area of the front yard is used for driveway purposes, thirdly, a maximum lot coverage of 32%, where maximum lot coverage permitted on a partially serviced lot is 25%.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0110/2019, B0111/2019 AND B0112/2019 (JAN 13/20)

**A reminder... the next scheduled meeting is Wednesday, July 22, 2026.**



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

Record #: PL-MV-2026-00076

## APPLICATION SUMMARY

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**File Date:** 05/24/2026

**Application Type:** Minor Variance

**Address(es):** 15 Mary Avenue, Naughton P0M 2M0

**Applicant(s):** RYAN SCOTT

**Owner(s):** RYAN SCOTT

### 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?**  
july 2025

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

**What is the number of dwelling units on the property?**  
1

**What is the number of proposed new dwelling units on the property?**  
0

**What is the number of proposed new buildings/structures on the property?**  
1

**What is the number of existing buildings/structures on the property?**  
2

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

**How many dwelling units will be legalized?**

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

No

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

**Current Official Plan designation**

Living Area I

**Current Official Plan designation (additional)**

**Current Zoning By-law designation**

R1-5

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

building a detached garage size is 28 wide 46 long and grade to peak height is 19'-11"  
building is to be located in north east corner.

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

over by law height of 5 meters . proposed building height is 6.071 meters from finished grade to peak

**Is there an eave encroachment?**

No

**Size of eaves**

**Lot Frontage of the property**

23.51

**Lot Depth of the property**

65.69

**Lot Area of the property**

1456.8

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

20.0

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

house (dwelling) 1960

gazebo/shed 2001

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

residential

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

same

**Existing uses of neighbouring properties**

residential

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

No

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

No

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

Have you consulted with Conservation Sudbury regarding this relief?

**WATER SUPPLY AND SEWAGE DISPOSAL**

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

**PROPERTY ACCESS**

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

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

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

## CONCURRENT APPLICATIONS

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

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

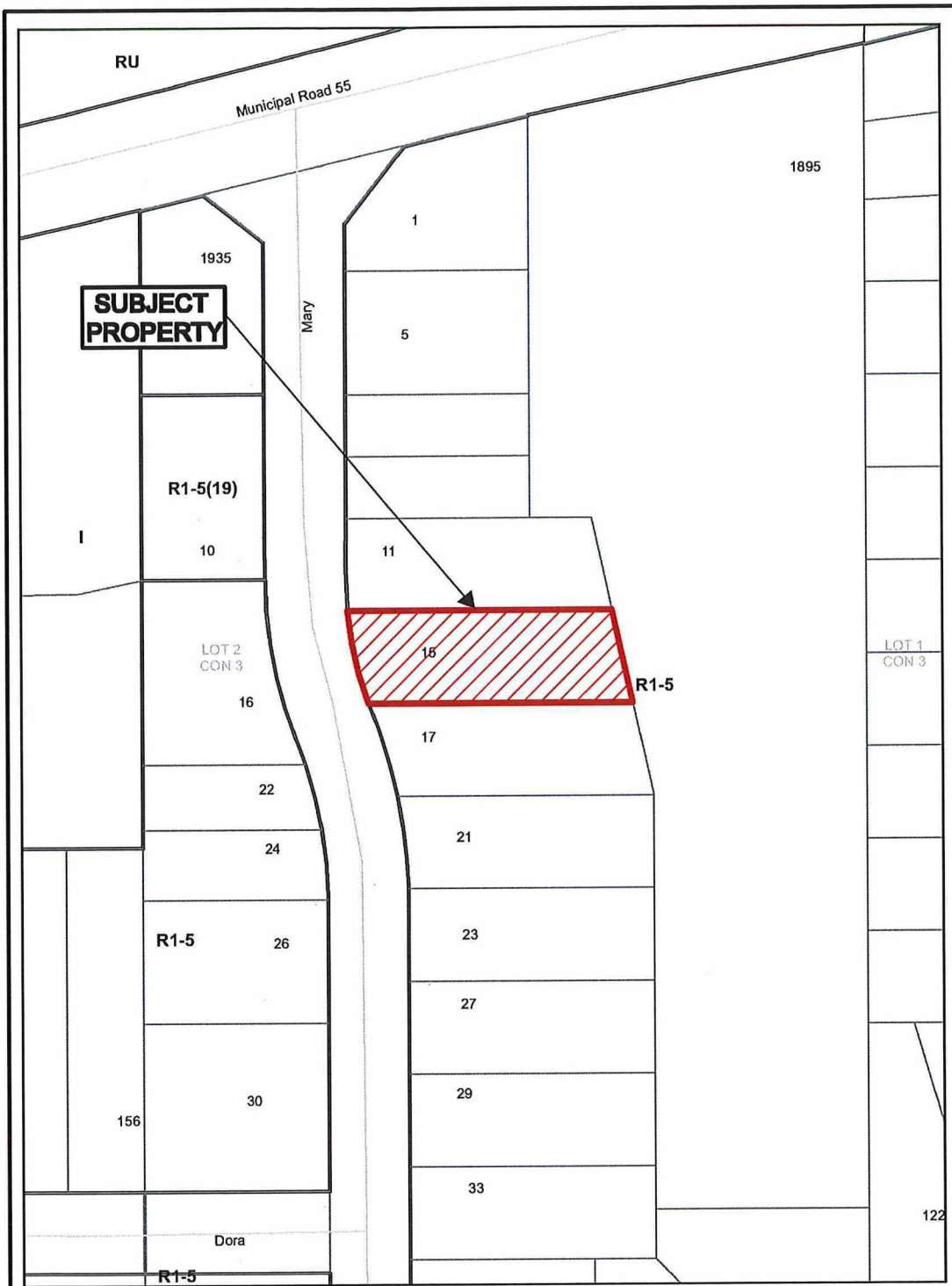
Building Description	Same As Existing	Proposed Ground Floor Area (m <sup>2</sup> )	Proposed Gross Floor Area (m <sup>2</sup> )	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
detached garage	No	119	119	1	8.5	14	6.2	46.2	5	13	2

## EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m <sup>2</sup> )	Existing Gross Floor Area (m <sup>2</sup> )	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	117	117	1	13	9	5	15.2	41	4.5	6
shed/gazebo	Yes	13.5	13.5	1	3	4.5	3	27.2	33.5	4.5	16

## ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
height-detached garage	5 meter	6.2	1.2



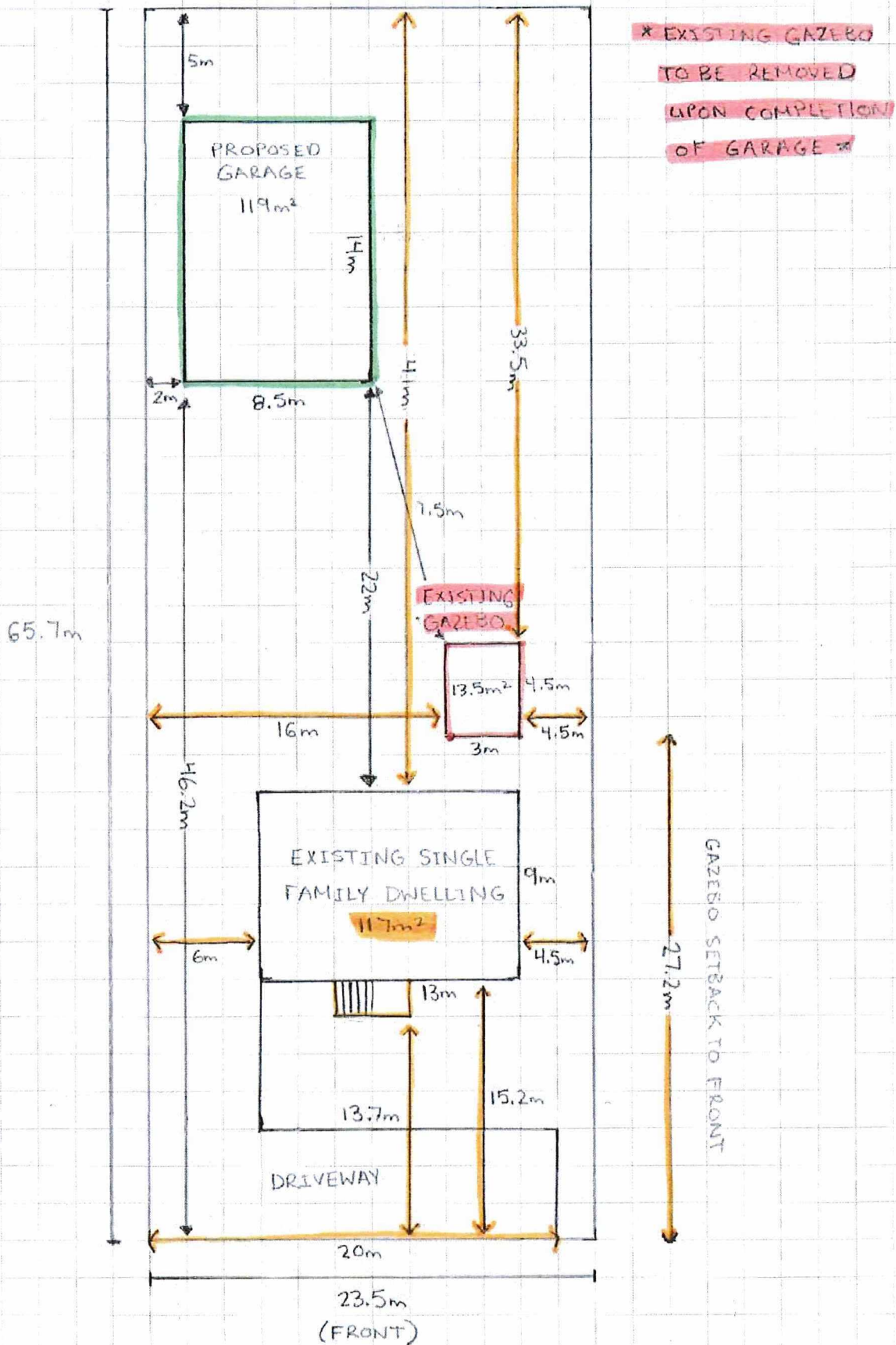
### Application for Minor Variance or Permission



Subject Property being PIN 73381-0300,  
 Parcel 15513 SEC SWS SRO,  
 Lot 31, Plan M-427,  
 Part Lot 2, Concession 3,  
 Township of Graham,  
 15 Mary Avenue, Naughton,  
 City of Greater Sudbury

Sketch 1, NTS  
 NDCA

PL-MV-2026-00076  
 Date: 2026 05 28



\* EXISTING GAZEBO  
TO BE REMOVED  
UPON COMPLETION  
OF GARAGE \*

PL-MV-2026-00076  
Sketch 2

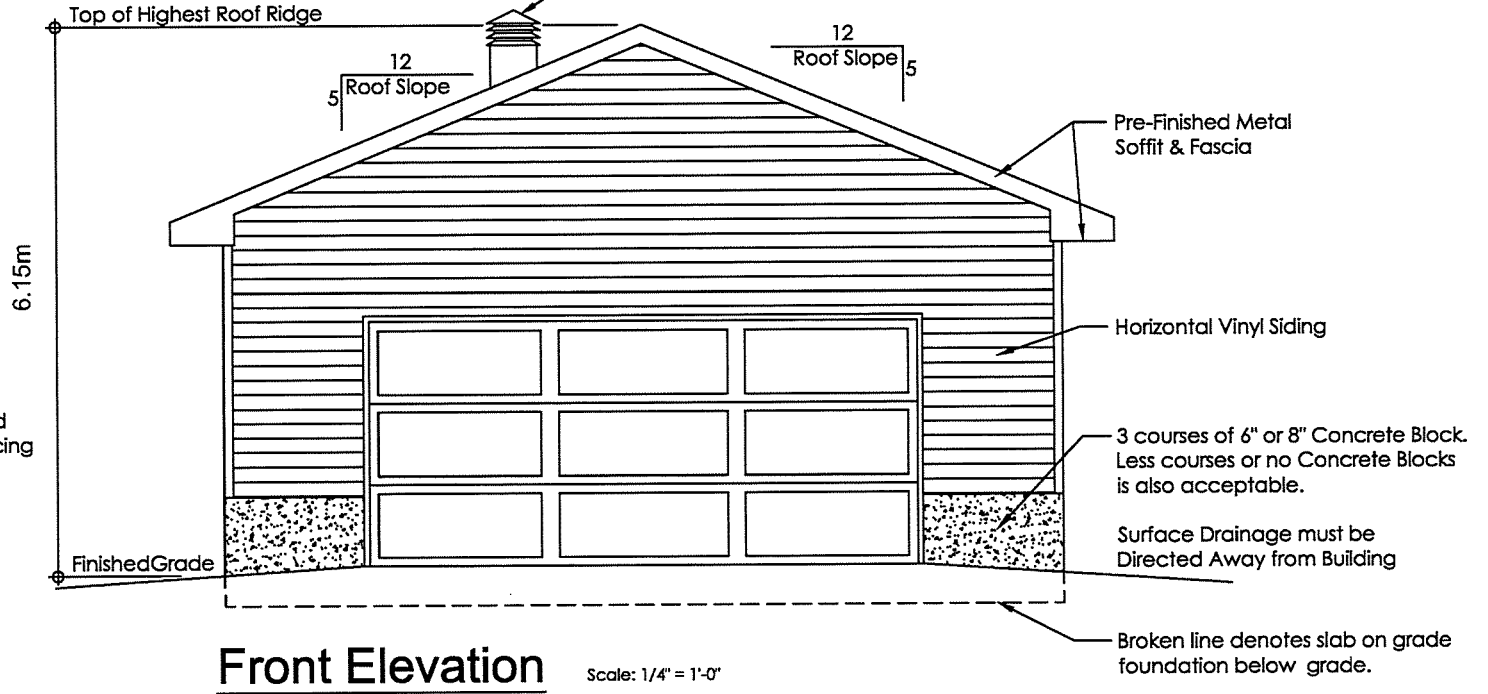
15 MARY AVENUE

**Notes:**

- 1) Building Elevation may Not Appear As Built. Garage Door, Man Door and Window Locations will vary.
- 2) Slab Footing Inspection Required Prior to Pouring Concrete
- 3) Framing Inspection required once Roof Sheathing has been Installed

**Note:**

If detached garage is insulated, provide roof ventilation of 1/300 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 Line and the Highest Point of the Building or Structure.

Max. Ht. on a Residential Lot  
16'-5" (5m)

Max. Ht. within an Agricultural & Rural Zone  
21'-4" (6.5m)

**Front Elevation**

Scale: 1/4" = 1'-0"

**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 assistance only and do not necessarily comment on all areas of construction.



**Detached Garage**

Slab on Grade with Perimeter Footing

**Building Elevation** (Front) (not to scale)

DRAWN BY: CS

DATE: 05/29/24

**A-3** (SOG)  
SHEET

PL-MV-2024-00076  
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-2026-00080

## APPLICATION SUMMARY

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**File Date:** 06/01/2026

**Application Type:** Minor Variance

**Address(es):** 208 Balfour Street, Chelmsford P0M 1L0

**Applicant(s):** KYLE JORSTAD

**Owner(s):** KYLE JORSTAD AND MEGAN JORSTAD

### 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?**

2020

**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?**

2

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

No

**How many dwelling units will be legalized?**

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

No

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

**Current Official Plan designation**

Living Area I

**Current Official Plan designation (additional)**

Living Area I

**Current Zoning By-law designation**

R1-5

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

16x32 addition to existing garage. Over accessory limit

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

By-law states 10% accessory coverage and with this addition we are at 14% lot coverage

**Is there an eave encroachment?**

No

**Size of eaves**

**Lot Frontage of the property**

15.24

**Lot Depth of the property**

45.7

**Lot Area of the property**

696.3

**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**

Garage -1989

House - 1989

**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 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

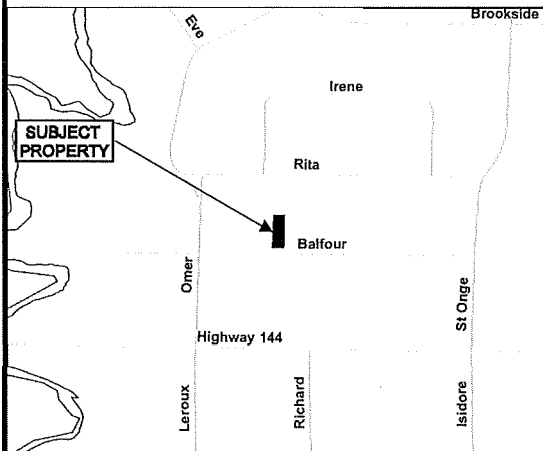
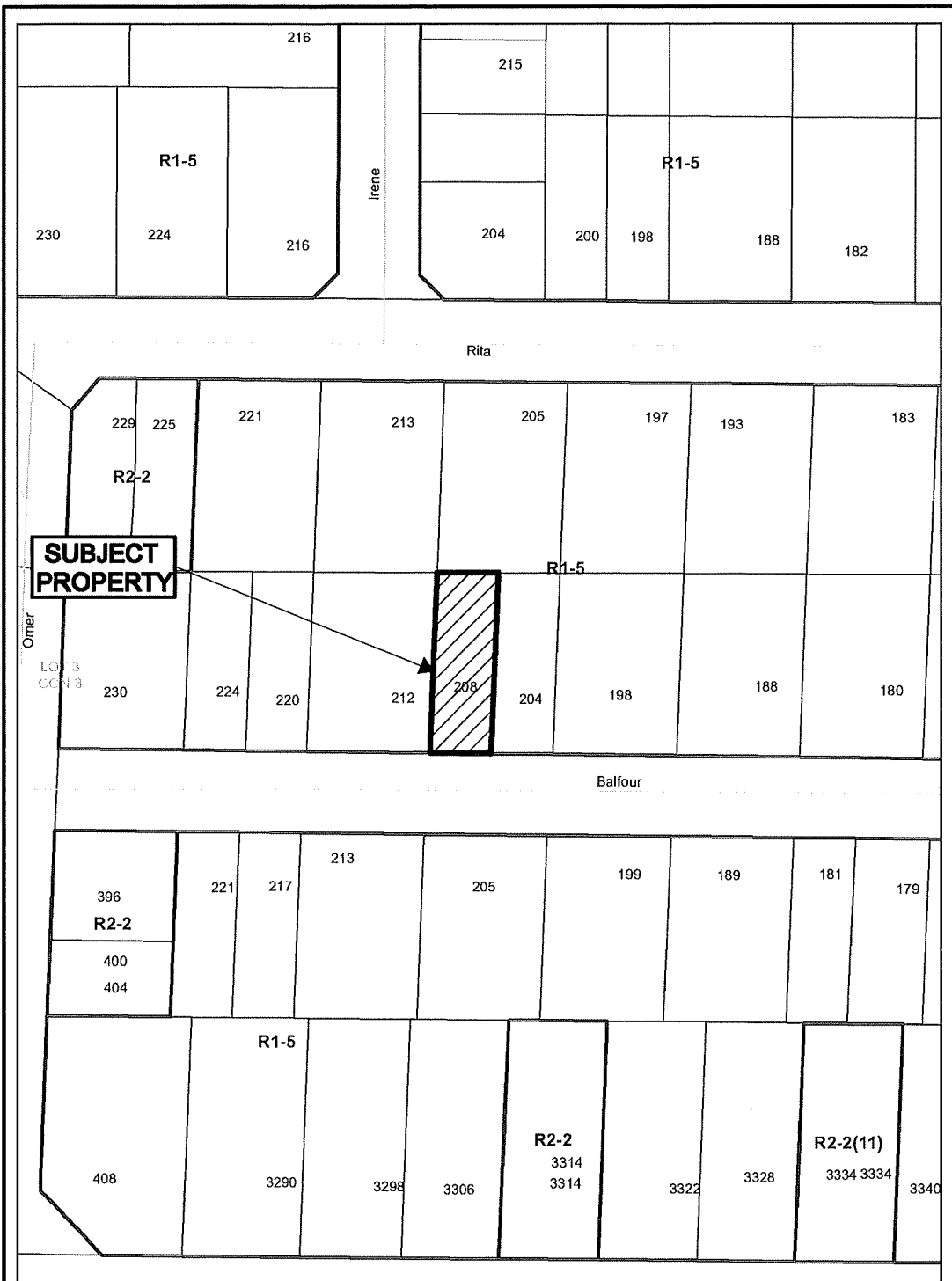
Building Description	Same As Existing	Proposed Ground Floor Area (m <sup>2</sup> )	Proposed Gross Floor Area (m <sup>2</sup> )	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Addition	No	47.58	47.58	1	4.88	9.75	5	32	3.96	2.56	8.1

## EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m <sup>2</sup> )	Existing Gross Floor Area (m <sup>2</sup> )	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	138.92	138.92	1	10.36	13.41	4.3	9.14	23.16	3.91	1.23
Garage	No	35.72	35.72	1	4.88	7.32	3.08	24.7	13.71	2.12	8.54
Shed - information needed	No	8.88	8.88	1	2.4	3.7	2.3	40.5	15	11.6	1.5

## ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Accessory structure percentage	10% accessory	14%	4%



**Application for Minor Variance or Permission**



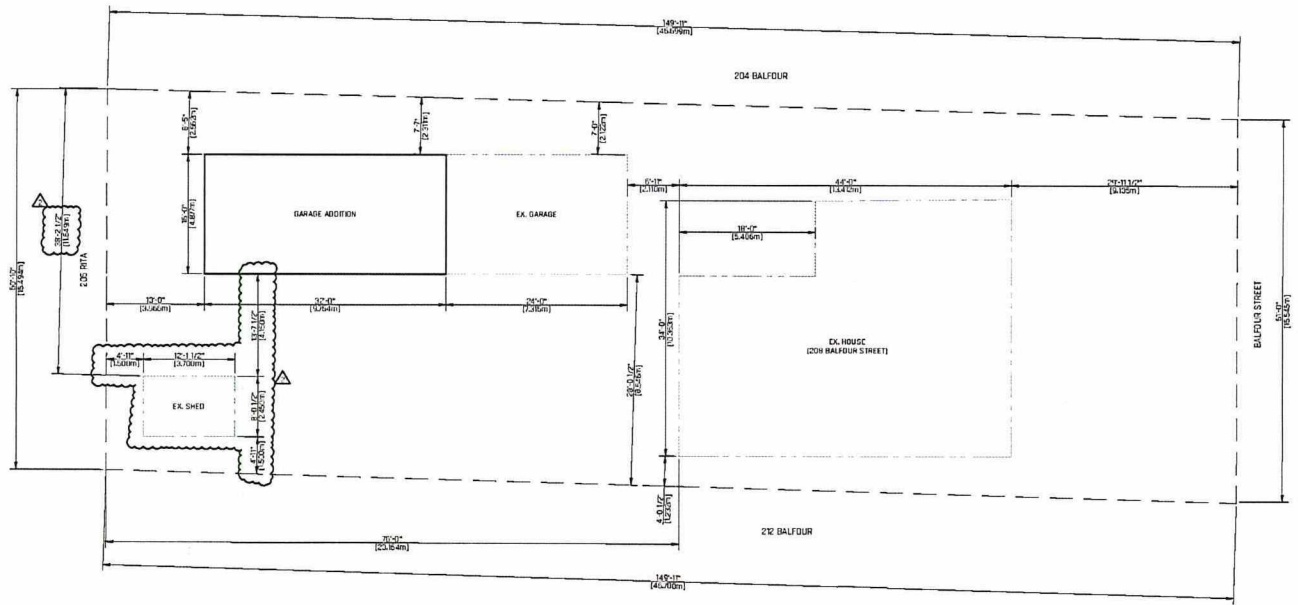
Subject Property being PIN 73349-0168,  
 Parcel 29189A SEC SWS SRO,  
 Part Lot 45, Plan M-354,  
 Part 1, Plan 53R-12261,  
 Part Lot 3, Concession 3,  
 Township of Balfour,  
 208 Balfour Street, Chelmsford,  
 City of Greater Sudbury

Sketch 1, NTS  
 NDCA

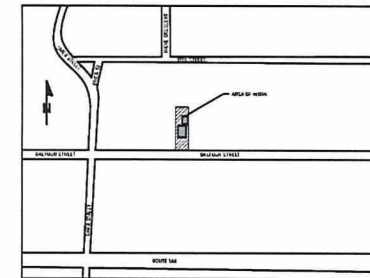
PL-MV-2026-00080  
 Date: 2026 06 08

**NOTES:**

1. REFER TO DRAWING 4954-01 FOR NOTES.
2. REFER TO DRAWING 4954-01 FOR FOUNDATION PLAN.
3. REFER TO DRAWING 4954-02 FOR FLOOR PLAN.
4. REFER TO DRAWING 4954-03 FOR FOUNDATION SECTIONS.
5. REFER TO DRAWING 4954-04 FOR ELEVATION VIEWS.



**PLOT PLAN**



**KEY PLAN**

LOT 3  
CONCESSION 3  
TOWNSHIP BALFOUR  
(R15)



THIS DRAWING WAS ENGINEERED AND PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT SO NAMED. THIS DESIGN IS THE PROPERTY OF THE ENGINEER. ANY USE OF THIS DRAWING BY THE NAMED CLIENT OR OTHER PARTY/PARTIES FOR THE PURPOSE OF RESALE OR STRICTLY PROHIBITED. ANY USE WHICH A THIRD PARTY MAKES OF THE INFORMATION ON THIS DRAWING OR THE ENGINEERING WORK CONTAINED HEREIN IS THE RESPONSIBILITY OF SUCH THIRD PARTY. THE ENGINEER ACCEPTS NO RESPONSIBILITIES FOR DAMAGES, IF ANY, SUFFERED BY ANY THIRD PARTY AS A RESULT OF THEIR LITIGAL USE OF THIS INFORMATION.

REFERENCE DRAWING NO	REF DWG REV	REFERENCE DRAWING TITLE	REVISION	REVISION DESCRIPTION	REV BY	APPD BY	DATE
			0	ISSUE FOR CONSTRUCTION	M.B.	A.B.	2025-09-30
			1	REVISED ADDITION SIZE	M.B.	A.B.	2026-09-12
			2	ADDED EXISTING SHED TO SITE PLAN	M.B.	A.B.	2026-06-18



CLIENT NAME	KYLE JORSTAD							
SITE	208 BALFOUR, CHELMSFORD, ON							
PROJECT DESCRIPTION	15'x24' GARAGE ADDITION							
DRAWING DESCRIPTION	SITE PLAN							
DRAWN BY	DATE DRAWN	CHECKED BY	DATE CHECKED	APPROVED BY	DATE APPROVED	SCALE	DRAWING NUMBER	REVISION
M. BELANGER	2025-08-25	M. JOYAL	2025-09-30	A. BOZZO	2025-09-30	1/8"=1'-0"	4954-P1	2

PL-MV-2026-00080  
Sketch 2



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

Record #: PL-MV-2026-00084

## APPLICATION SUMMARY

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**File Date:** 06/03/2026

**Application Type:** Minor Variance

**Address(es):** 132 Forestview Court, Wahnapiatae P0M 3C0

**Applicant(s):** TODD BURTON

**Owner(s):** TODD BURTON AND DORIE BURTON

### 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?**

1997

**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?**

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?**

2

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

No

**How many dwelling units will be legalized?**

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

Yes

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

IPZ (psrt IV policies)

WHPA (significant)

**Current Official Plan designation**

Rural

**Current Official Plan designation (additional)**

**Current Zoning By-law designation**

R1-1(5)

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

Residential

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

Can't build in rear yard as it will disturb existing bank. It will also bring the structure too close to the highwater mark.

**Is there an eave encroachment?**

No

**Size of eaves**

**Lot Frontage of the property**

100.64

**Lot Depth of the property**

96.6

**Lot Area of the property**

7810.44

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

20

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

House - 1997

Storage structure - 2010

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

Residential since 1997

**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

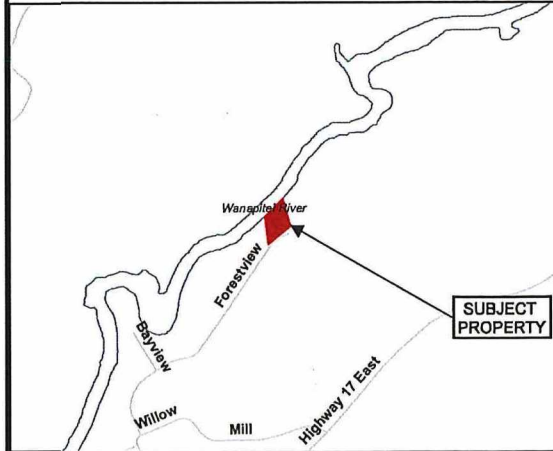
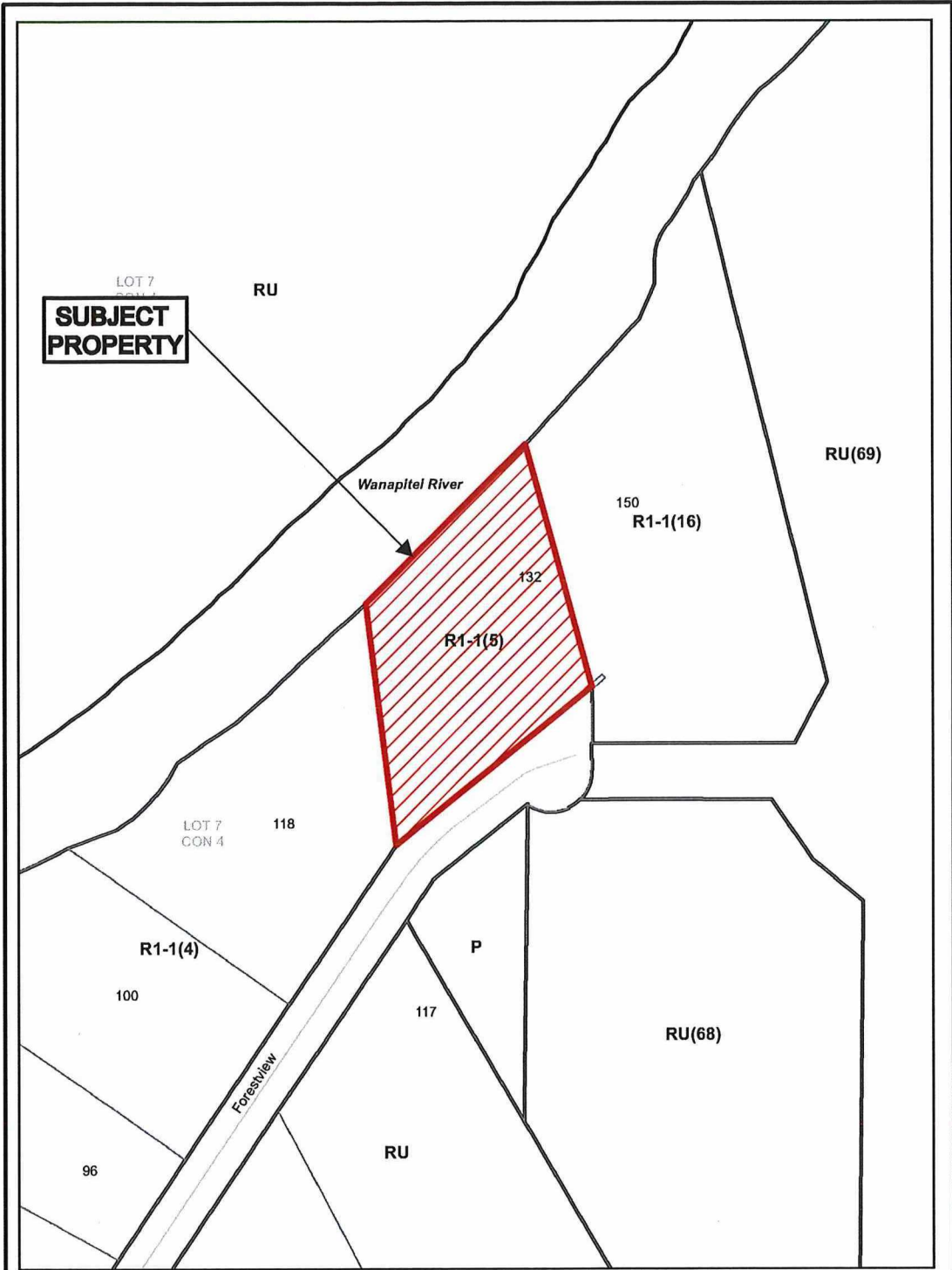
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Addition Dwelling	No	153	153	1	9	17	4	26.22	61.26	49.7	33.9

## 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	159	318	2	13.87	10.52	9	45.6	43	11.4	72.24
Storage structure	No	107	107	1	4.9	21.9	4.5	13.29	60	67	16.8

## ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Permit additional dwelling in front yard	Not permitted	Permit	NA



**Application for Minor Variance or Permission**

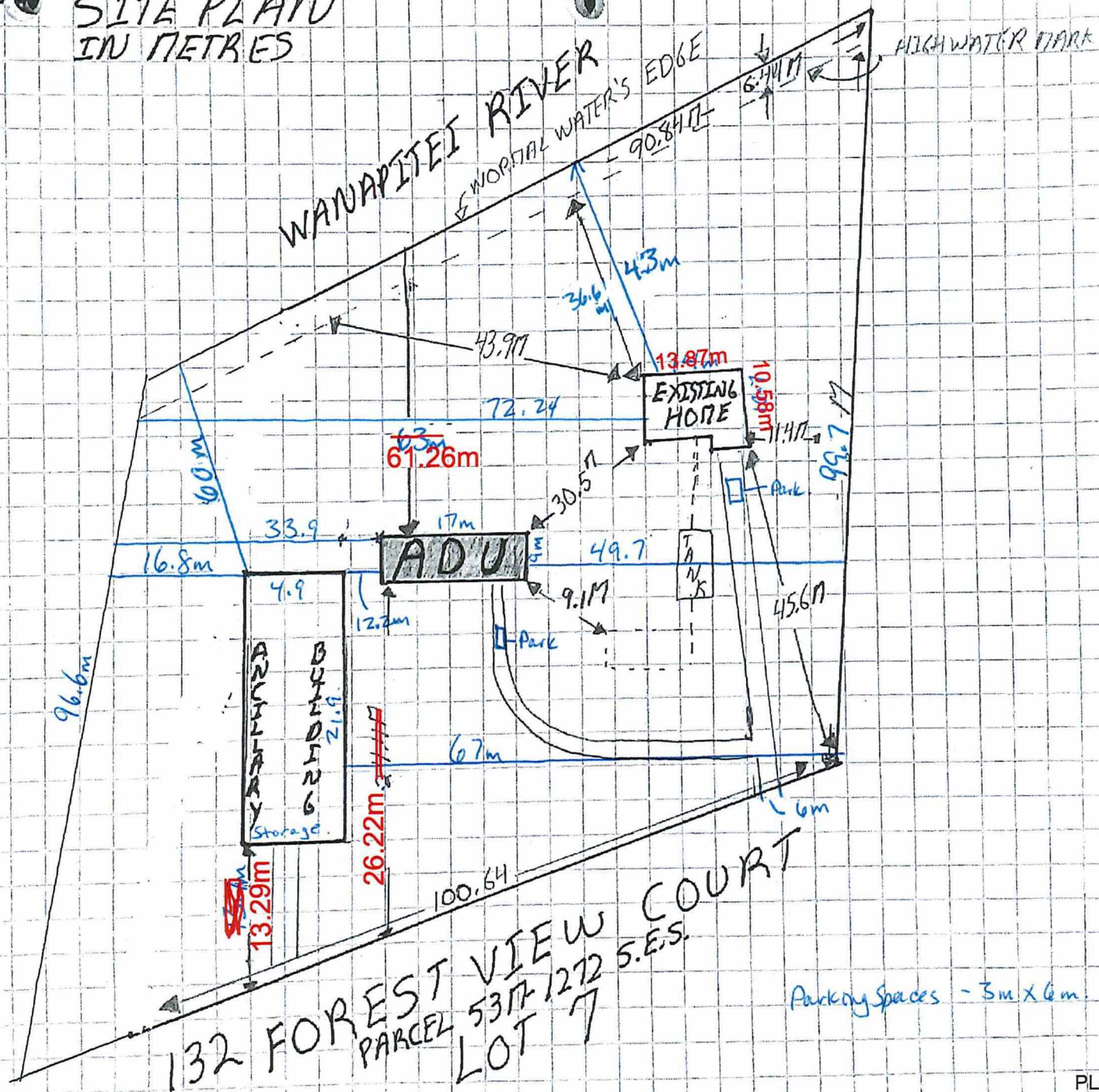
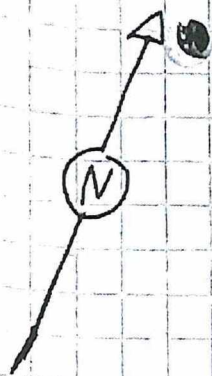


Subject Property being PIN 73482-0229,  
 Parcel 53M1272-7 SEC SES,  
 Lot 7, Plan 53M-1272,  
 Part Lot 8, Concession 4,  
 Township of Dryden,  
 132 Forestview Court, Wahnapiatae,  
 City of Greater Sudbury

Sketch 1, NTS  
 NDCA

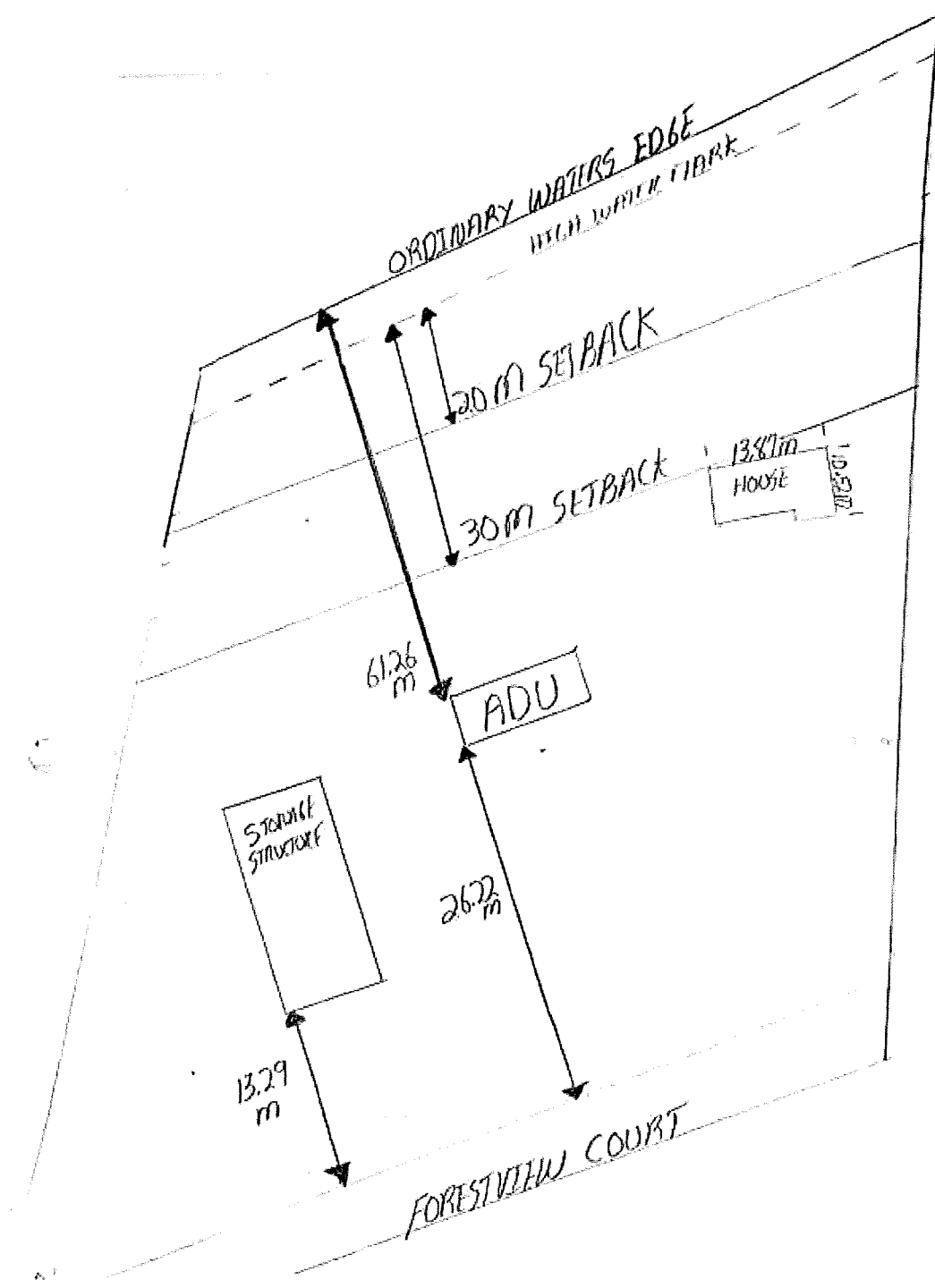
PL-MV-2026-00084  
 Date: 2026 06 09

# SITE PLAN IN METRES



132 FOREST VIEW COURT  
 PARCEL 537 1272 S.E.S.  
 LOT 7

Parking Spaces - 3m x 6m





WANAPITEI RIVER

NORMAL ORDINARY WATER'S EDGE

LOT 6  
PARCEL 53M-1272-6 S.E.S.

LOT 7  
PARCEL 53M-1272 S.E.S.

LOT 8  
PARCEL 53M-1272-8 S.E.S.

PARCEL 14711 S.E.S.

PART 8, 53R-15789  
EASEMENTS 833204  
AND 833207

REGISTERED PLAN 53M-1272

PARCEL 53M-1272-STREETS S.E.S.  
**FORESTVIEW COURT**  
DEDICATED BY REGISTERED PLAN 53M-1272

LOT 8

SIB (#1552/53R-15485)

IB (#1552/53R-15485)

IB (#1552/53R-15485)

SIB (#1552/53R-15700)

TWO STOREY DWELLING  
WITH A VINYL SIDING  
EXTERIOR ON A  
CONCRETE BLOCK  
FOUNDATION.  
NO MUNICIPAL NUMBER

N 07°01'15" W (P & MEAS) 317' (P & MEAS)  
296.72' (P & MEAS)

N 45°41'20" E (P & MEAS) 297.08' (P & MEAS)

167.92'

94'

327' (P & MEAS)

306.23' (P & MEAS)

N 15°21'15" W (P & MEAS)

149.70'

165.30' (P & MEAS)

3/8" FSTNR IN ROCK (#1552)

21'



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

Record #: PL-MV-2026-00085

## APPLICATION SUMMARY

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**File Date:** 06/04/2026

**Application Type:** Minor Variance

**Address(es):** 2554 Laforge Street, Sudbury P3G 1A2

**Applicant(s):** ERIC RANCOURT

**Owner(s):** ERIC RANCOURT

### 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

**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**

Living Area II

**Current Official Plan designation (additional)**

**Current Zoning By-law designation**

R1-2

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

Proposed detached garage 5.91 m in height

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

Bylaw states max height is 5 m for this zone

**Is there an eave encroachment?**

No

**Size of eaves**

**Lot Frontage of the property**

22.86

**Lot Depth of the property**

61.57

**Lot Area of the property**

1407.47

**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**

shed - was there when bought

house - 1995

sauna - came with house

tarped shed - 2023

**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**

Residential

**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

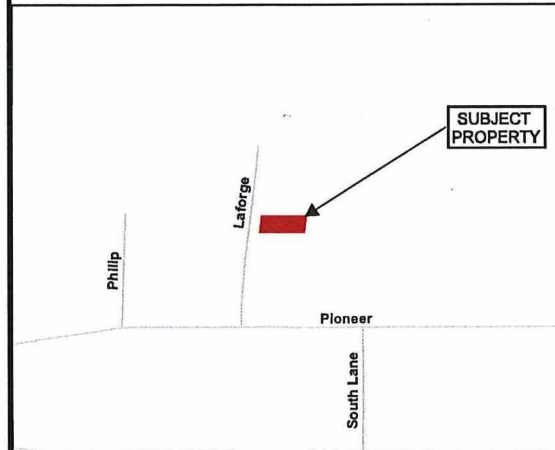
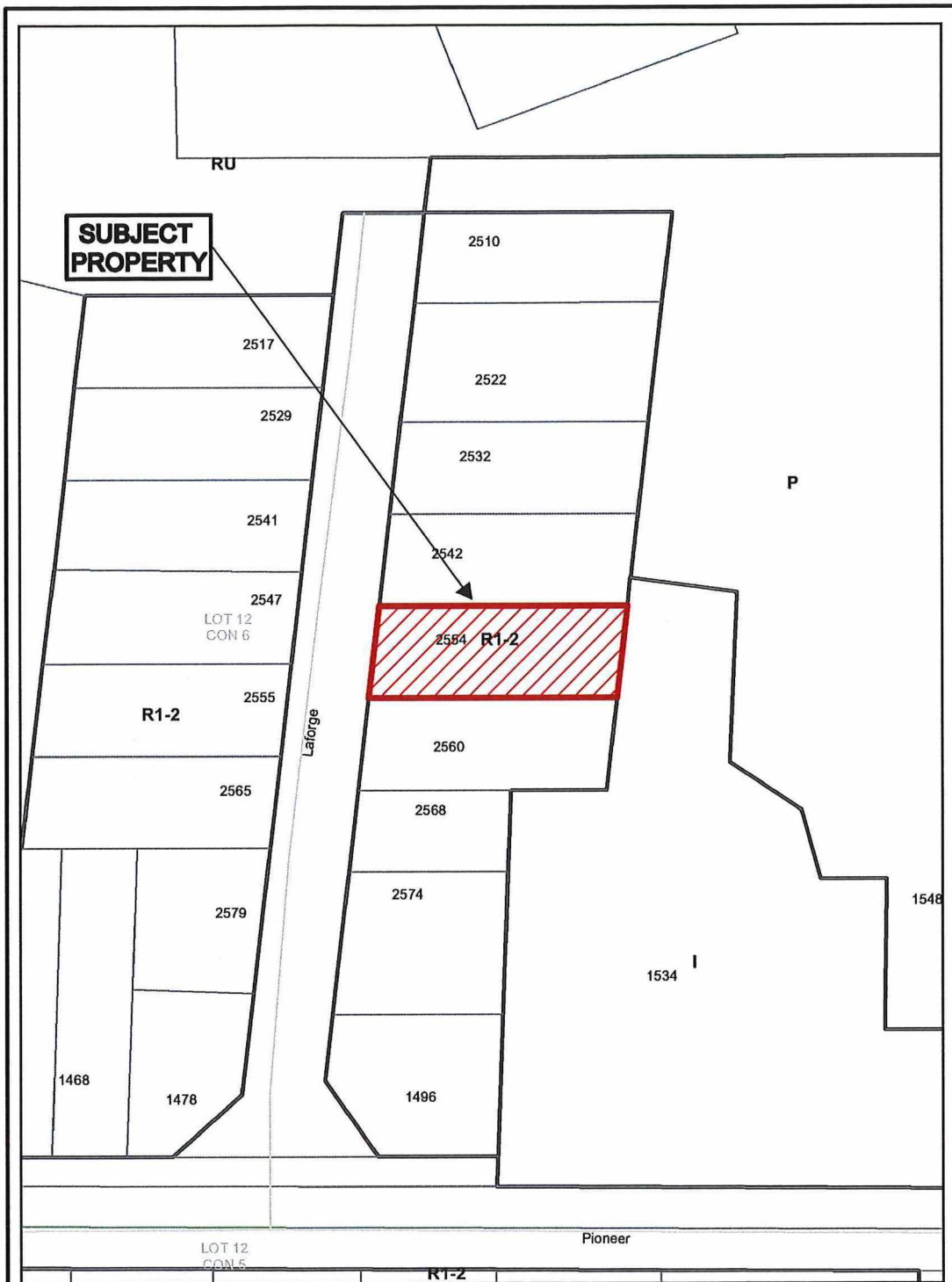
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Detached Garage	No	118.85	118.85	1	12.19	9.75	6.09	52.26	1.5	1.5	8.8

## 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	90.11	90.11	1	7.46	12.19	4.9	12.5	43.55	7	3
Shed	No	14.4	14.4	1	3	4.8	3	55.96	4	14.69	4.8
Sauna	No	5.76	5.76	1	2.4	2.4	2.74	25.36	36.8	16.96	3.5
Tarped shed	Yes	35	35	1	5	7	2.74	54	2	7.5	15

## ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Height of Garage	5m	6.1m	1.1 m





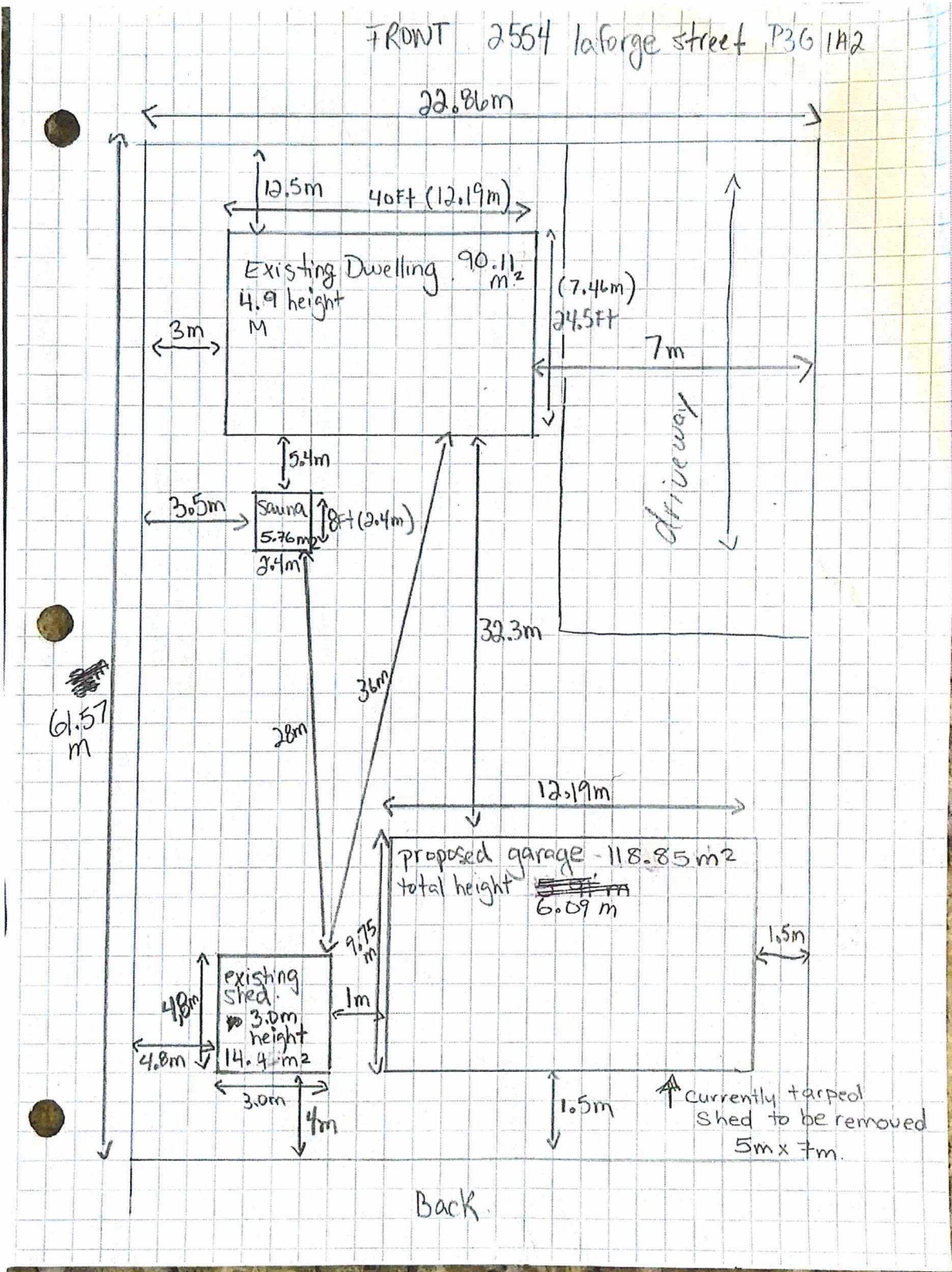
**Application for Minor Variance or Permission**

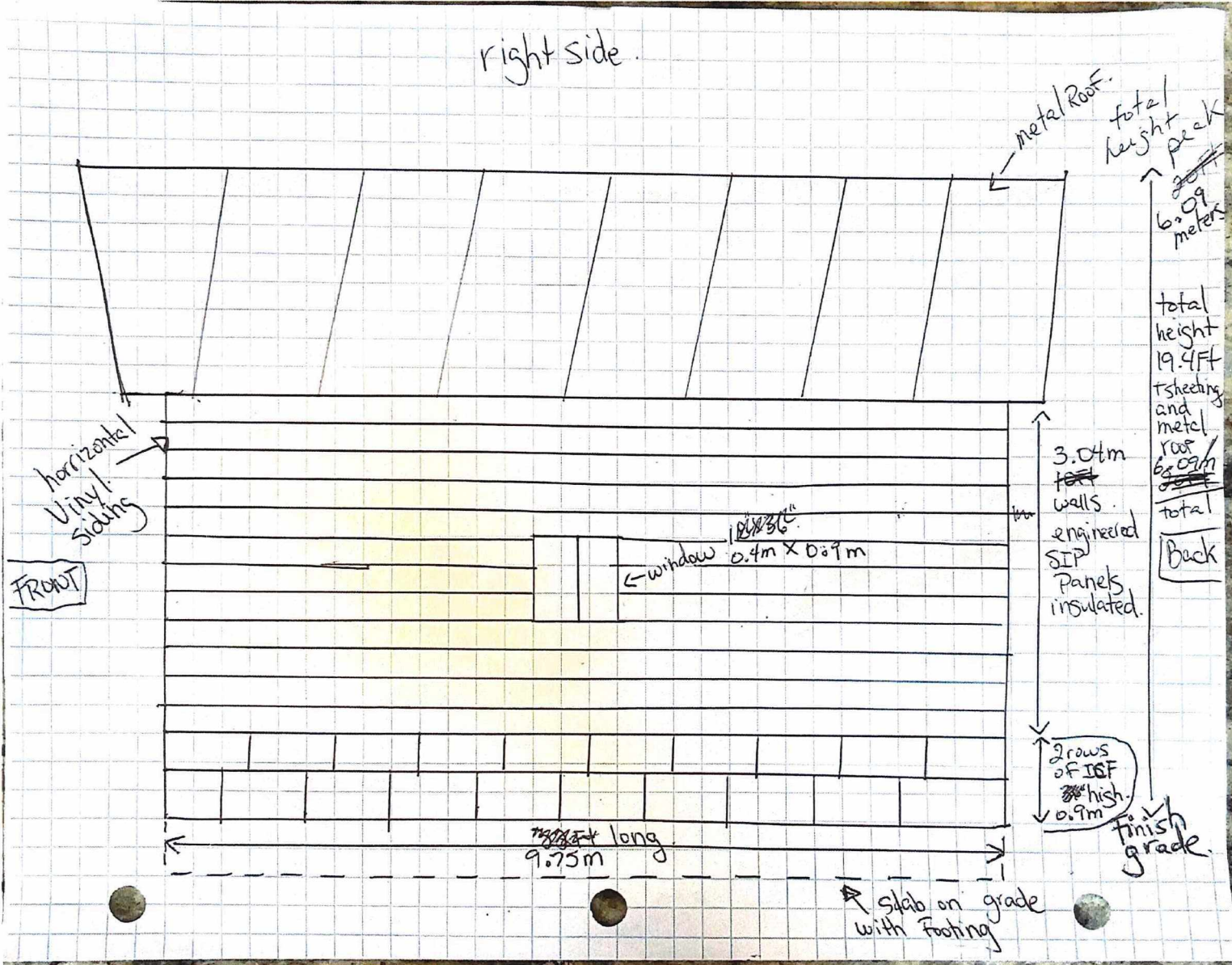
Subject Property being PIN 73479-0027,  
 Parcel 53037 SEC SES SRO,  
 Lot 14, Plan M-433,  
 Part Lot 12, Concession 6,  
 Township of Dill,  
 2554 Laforge Street, Sudbury,  
 City of Greater Sudbury

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Sketch 1, NTS PL-MV-2026-00085  
 NDCA Date: 2026 06 09

FRONT 2554 Laforge street P36 1A2







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

Record #: PL-MV-2026-00086

## APPLICATION SUMMARY

---

**File Date:** 06/04/2026

**Application Type:** Minor Variance

**Address(es):** 651 Panache North Shore Road, Whitefish P0M 3E0

**Applicant(s):** MARGUERITE JOHNSTON

**Owner(s):** MARGUERITE JOHNSTON AND WAYNE JOHNSTON

### 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?**

July 18, 2001

**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?**

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?**

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**

Proposed Bunkie sits 95 ft from high water mark.

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

The position is immediately to the east of a large rock flow, and immediately in front of a severely steep hill. Moving the proposed bunkie further away from the water would result in a structure with a much higher elevation, or a major excavation/drilling of the rock.

**Is there an eave encroachment?**

No

**Size of eaves**

**Lot Frontage of the property**

46.6

**Lot Depth of the property**

169.8

**Lot Area of the property**

8538.87

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

7.6

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

Main living quarters - built in stages - app 1952

Shed/Garage-Unknown - 1960s?

Boat House-Unknown-1960s?

Log Shed-app 1965

Tool Shed-2017

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

Seasonal residential use since purchase by original owners in 1946

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

Use remains the same

**Existing uses of neighbouring properties**

Seasonal residential

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

No

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

Yes

Have you consulted with the Strategic and Environmental Planning department regarding this relief?  
No

Have you consulted with Conservation Sudbury regarding this relief?  
No

### WATER SUPPLY AND SEWAGE DISPOSAL

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

### PROPERTY ACCESS

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

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

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

## CONCURRENT APPLICATIONS

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

No

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

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

No

Indicate application number(s) and application status

## PROPOSED BUILDING/STRUCTURE

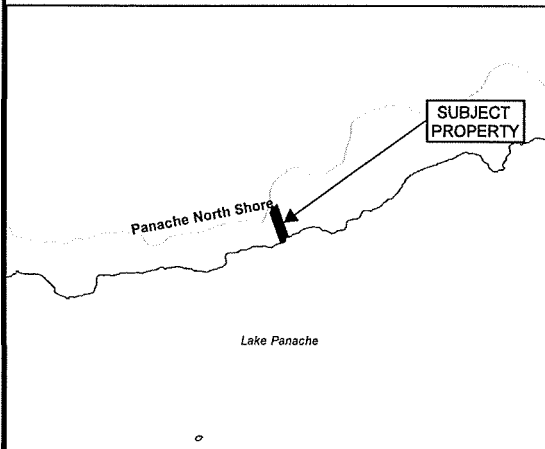
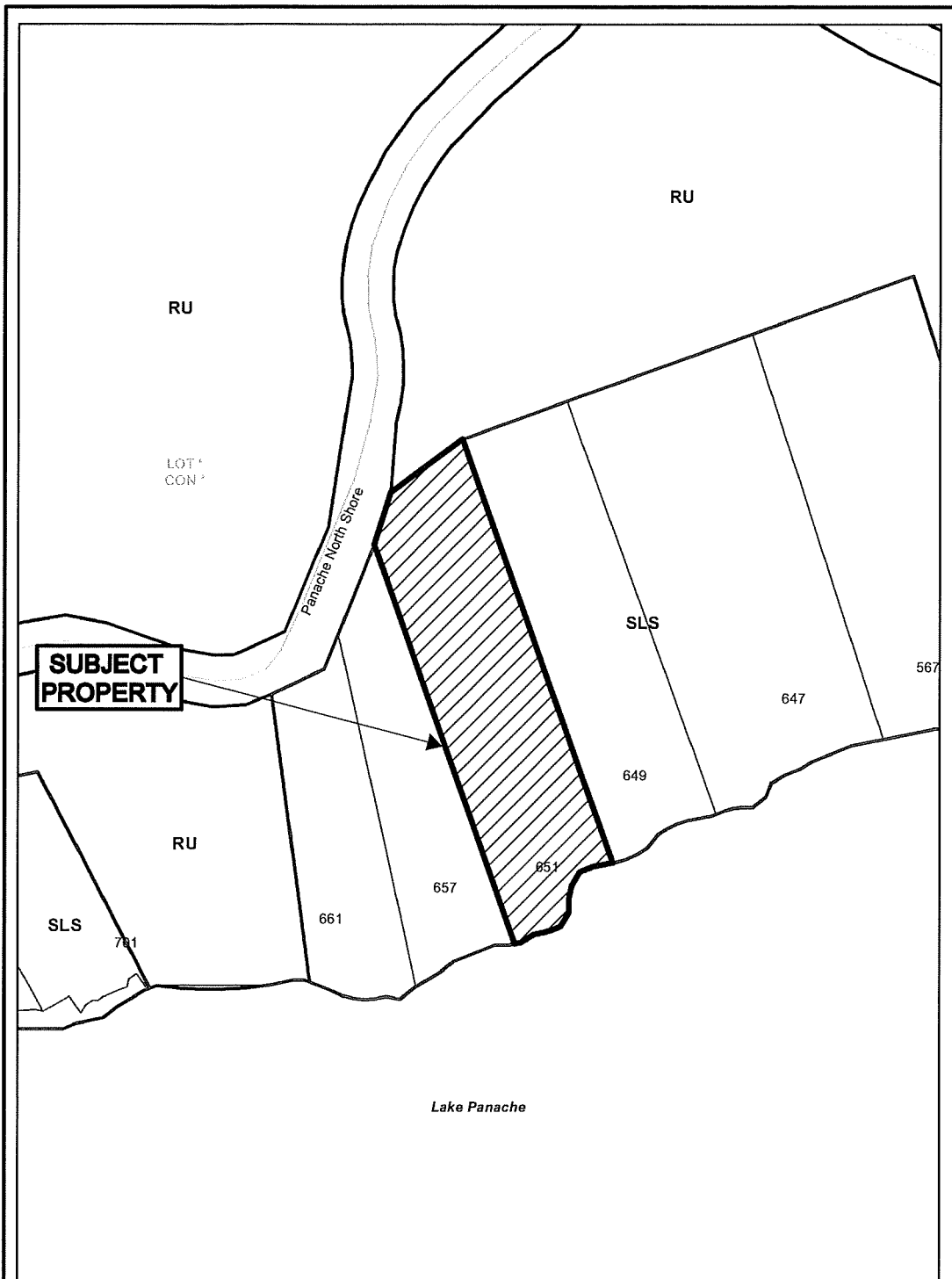
Building Description	Same As Existing	Proposed Ground Floor Area (m <sup>2</sup> )	Proposed Gross Floor Area (m <sup>2</sup> )	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Bunkie	No	18.5	18.5	1	4.1	4.4	3.2	136.7	27.0	10.4	31.9

## EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m <sup>2</sup> )	Existing Gross Floor Area (m <sup>2</sup> )	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)
Camp - Main living area 12.2m x 6.1m	No	74.4	74.4	1	6.1	12.2	4.6	150.0	13.7	4.9	29.6
Shed/Overhang	No	34.1	34.1	1	5.5	6.2	3.9	157.5	30.0	1	39.4
Tool Shed	No	7.9	7.9	1	2.5	3.1	3.7	154.5	12.2	1.8	42.3
Boathouse	No	26.8	26.8	1	3.7	7.4	3.7	160.9	0	36.6	6.4
Log Shed	No	6	6	1	2.4	2.4	2.4	152.1	13.7	17.1	14.6
Deck	No	27.6	27.6	0	3.8	7.3	0.5	156.1	9.9	5.8	33.5
Septic Bed	No	29.9	29.9	0	4.9	6.1	0	156.6	6.7	39	11
Septic Tank	No	8	8	0	2	4	0	146.6	21.8	15	27.6

## ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Zoning provision 4.41.2.a - Minimum setback from high water mark for Proposed Bunkie	30 m	27 m	3 m



**Application for Minor  
Variance or Permission**



Subject Property being PIN 73401-0244,  
Parcel 11128 SEC SWS,  
Summer Resort Location A.E. 172,  
except Part 1, Plan 53R-11954,  
Township of Dieppe,  
651 Panache North Shore Road, Whitefish,  
City of Greater Sudbury

Sketch 1, NTS  
MNR

PL-MV-2026-00086  
Date: 2026 06 11

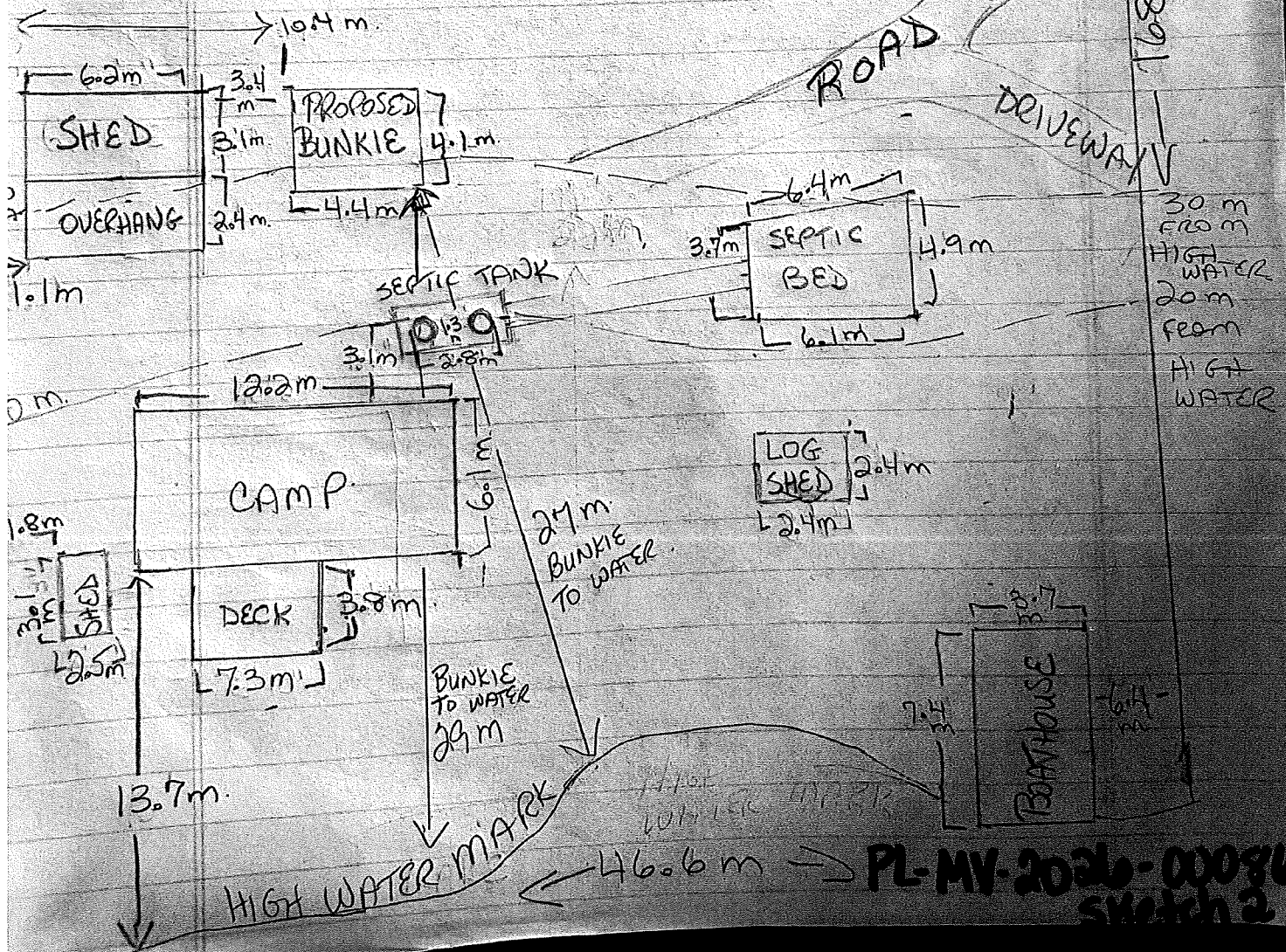
← 44.2 m →

# JOHNSTON - 651 NORTH SHORE ROAD LAKE PENNAC

ALL DIMENSIONS ARE  
APPROXIMATE  
REVISED JUNE 21, 2026

↑ 170.4 m ↓

↑ 30.891 ↓



PL-MV-2026-00086  
Sketch 2

Picture 1 - Hill looking West. Dwelling and garage/shed.  
Neighbouring property in background.



PL-MV-2026-00086  
Sketch 3

Picture 2 - Hill looking west. Garage/Shed. Neighbouring property in background.



PL-MV-2026-00086  
Sketch 4

Picutre 3 - Hill looking north. Outhouse no longer exists.



PL

PL-MV-2026-00086  
Sketch 5

Picture 4: Slope of Hill



PL-MV-2026-00086  
Sketch 6

Picture 5: Pictures shows the west-facing view of the slope. We took a rough measurement 2m further north up the hill from the current placement, and took a visual of approximately how much higher the bunkie would be at that distance up the hill. You can see from this photo that even to bring the bunkie to a distance of 29m from the high water mark, would mean we would need to bring the height of the bunkie at the south corners to approximately .6m higher off the ground, or 1.2m height in total.



PL-MV-2026-00086  
Sketch 7

Picture 6: Proposed location



PL-MV-2026-00086  
Sketch 8

Picture 7: Sightline of bunkie to shoreline



PL-MV-2026-00086  
Sketch 9



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

Record #: PL-MV-2026-00088

## APPLICATION SUMMARY

---

**File Date:** 06/08/2026

**Application Type:** Minor Variance

**Address(es):** 3172 Municipal Road 80, Val Caron P3N 1G6

**Applicant(s):** AVERY MACDONALD

**Owner(s):** AVERY MACDONALD

### 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?**

April 30th 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**

building a double detached garage

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

the proposed building cannot comply with zoning by law due to being 6.4m tall

**Is there an eave encroachment?**

No

**Size of eaves**

**Lot Frontage of the property**

18.29

**Lot Depth of the property**

47.64

**Lot Area of the property**

865.66

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

30.0

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

3 bedroom dwelling

built in 1958

**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, commercial

**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

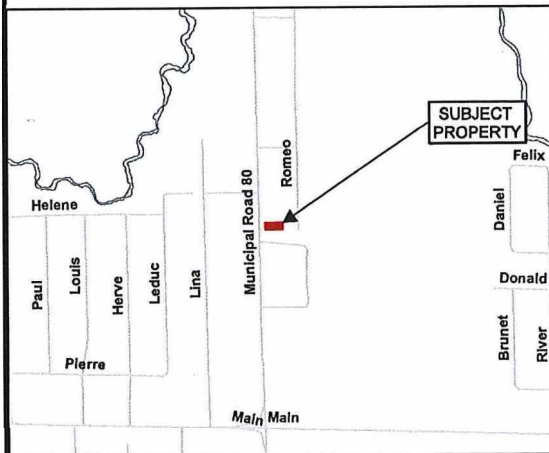
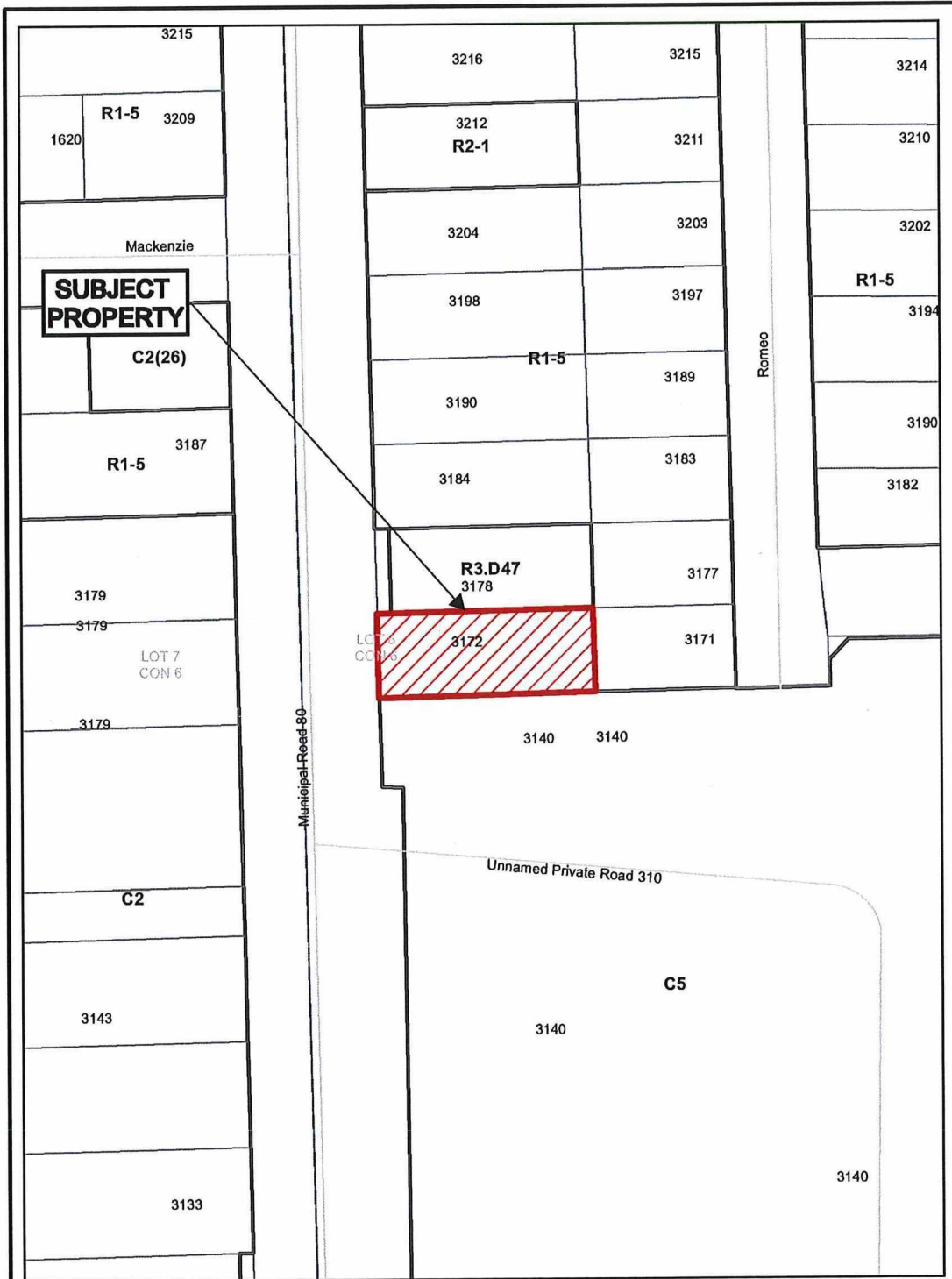
Building Description	Same As Existing	Proposed Ground Floor Area (m <sup>2</sup> )	Proposed Gross Floor Area (m <sup>2</sup> )	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Detached Accessory Building	No	83.24	83.24	1	8.534	9.753	6.4	36.9	1.2	1.3	6.26

## EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m <sup>2</sup> )	Existing Gross Floor Area (m <sup>2</sup> )	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)
3 bedroom dwelling	No	104	104	1	8.53	12.19	7	14.2	24.941	4.9	1.2

## ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Increase height of the Detached Garage	5m	6.4m	1.4m



**Application for Minor Variance or Permission**



Subject Property being PIN 73502-0563,  
 Parcel 18355 SEC SES,  
 Part Lot 6, Concession 6,  
 Part Lot 2, Plan M-323,  
 Part 1, Plan 53R-6659,  
 Township of Blezard,  
 3172 municipal Road, Val Caron,  
 City of Greater Sudbury

Sketch 1, NTS  
 NDCA

PL-MV-2026-00088  
 Date: 2026 06 12







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

Record #: PL-MV-2026-00089

## APPLICATION SUMMARY

---

**File Date:** 06/09/2026

**Application Type:** Minor Variance

**Address(es):** 1325 Radar Road, Hanmer P3P 0B4

**Applicant(s):** STEVE PANKOW

**Owner(s):** STEVE PANKOW AND MELANIE JUNGE

### 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

**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?**

2

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

No

**How many dwelling units will be legalized?**

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

No

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

**Current Official Plan designation**

Agricultural Reserve

**Current Official Plan designation (additional)**

**Current Zoning By-law designation**

RU

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

Removal of existing garage and replacement with new garage structure

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

New garage exceeds 6 meter height

**Is there an eave encroachment?**

No

**Size of eaves**

**Lot Frontage of the property**

79.2

**Lot Depth of the property**

1540

**Lot Area of the property**

297039

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

30.0

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

residence 1980 ish

Garage 1980 ish

**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 staying single residential unit

**Existing uses of neighbouring properties**

Single residential units RU

**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)
New garage with storage loft	No	142.7	142.7	2	9.75	14.63	7.92	17.2	1389.5	31.7	32.9

## 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 Garage	Yes	41.04	41.04	1	5.7	7.2	4.2	17.2	1500	34	45
Existing Residence	No	120.9	120.9	1	15.3	7.9	6	16.8	1500	48.3	14.6

## ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
height	2010-100Z:4.2.4 (b)	7.92	1.72



**ROOF PLAN LEGEND**

- DENOTES DRAINAGE FROM EAVES & ROOF SLOPE
- DENOTES DOWN SPOUTS OR DRAIN PAD
- DENOTES EAVES THROUGH DOWNSPOUT
- DENOTES RIDGE LINE
- DENOTES MINIMUM EXTENT OF EAVE PROTECTION EAVE PROTECTION TO EXTEND A MINIMUM OF 1'-0" PAST INTERIOR FACE OF EXTERIOR WALL.

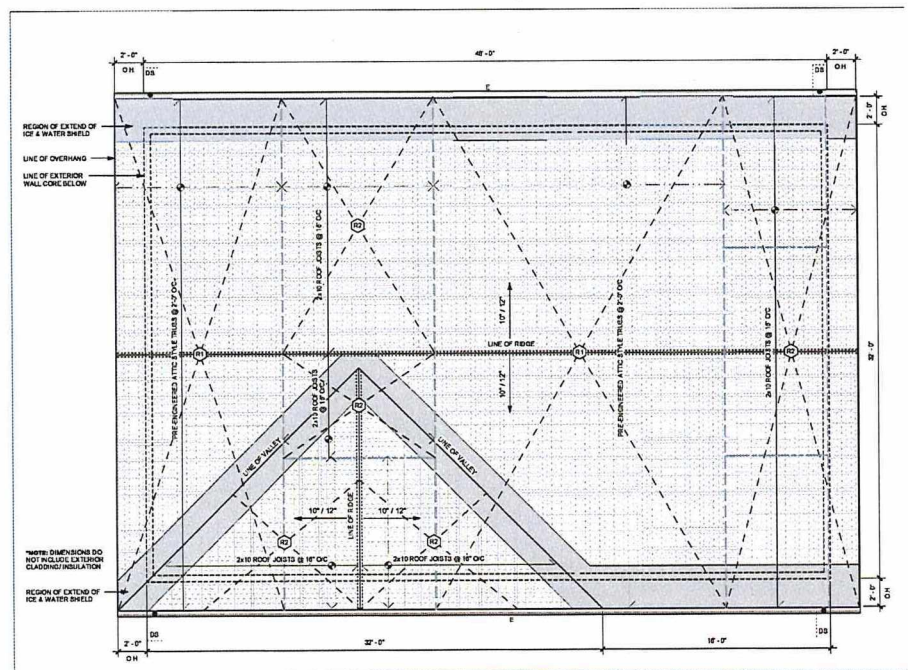
**ROOF ASSEMBLIES:**

- ENGINEERED ATIC TRUSS**
  - 25# W/ ASPHALT SHINGLES
  - EAVE PROTECTION AROUND PERIMETER
  - CONSTRUCTION FELT PAPER
  - 1/2" POLYSTYRENE INSULATION WITH G.W. 1" CLIPS
  - 1/2" PLYWOOD SHEATHING @ 18" O.C.
  - FILL W/ BLOWN INSULATION OR 40# ANG BATT INSULATION IN CATCH BASIN (S-20)
  - 5/8" POLYURETHANE BARRIER MEMBRANE - LAP & SEAL
  - CEILING AS SCHEDULED
- CONVENTIONAL FRAMED ROOF (ROOF JOISTS)**
  - MATCH EXISTING ROOFING
  - EAVE PROTECTION AROUND PERIMETER AS PER DETAIL
  - ICE AND WATER SHIELD AROUND PERIMETER AND FLASHING AREAS
  - CONSTRUCTION FELT PAPER
  - 1/2" PLYWOOD SHEATHING @ 18" O.C.
  - 2x10 ROOF JOISTS @ 18" O.C.
  - BLOWN INSULATION (S-20)
  - CEILING AS SCHEDULED

- NOTES:**
- CONTRACTOR TO SITE, VERIFY EXISTING SLOPE AND DIMENSIONS PRIOR TO ORDERING TRUSSES. REPORT BACK TO KOMRI ENGINEERING IF ANY DISCREPANCIES OCCUR.
  - ICE AND WATER SHIELD TO EXTEND 1'-0" PAST INTERIOR FACE OF EXTERIOR WALL (TYPICAL).
  - ALL ROOF VENTS TO HAVE EAVE PROTECTION AND FLASHING.
  - THE MANUFACTURED ROOF TRUSS SUPPLIER SHALL PROVIDE MANUFACTURED ROOF TRUSSES SUBJECT TO THE DESIGN PARAMETERS PROVIDED BY KOMRI ENGINEERING AND IN ACCORDANCE WITH IBC PART 9 - 925 TO 11 WOOD TRUSSES.

**CONSTRUCTION NOTES (TAGS):**

**C1** CONTRACTOR TO PROVIDE OVERFRAMING, REFER TO (R2) IN ROOF LEGEND AND STRUCTURAL PLANS.



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

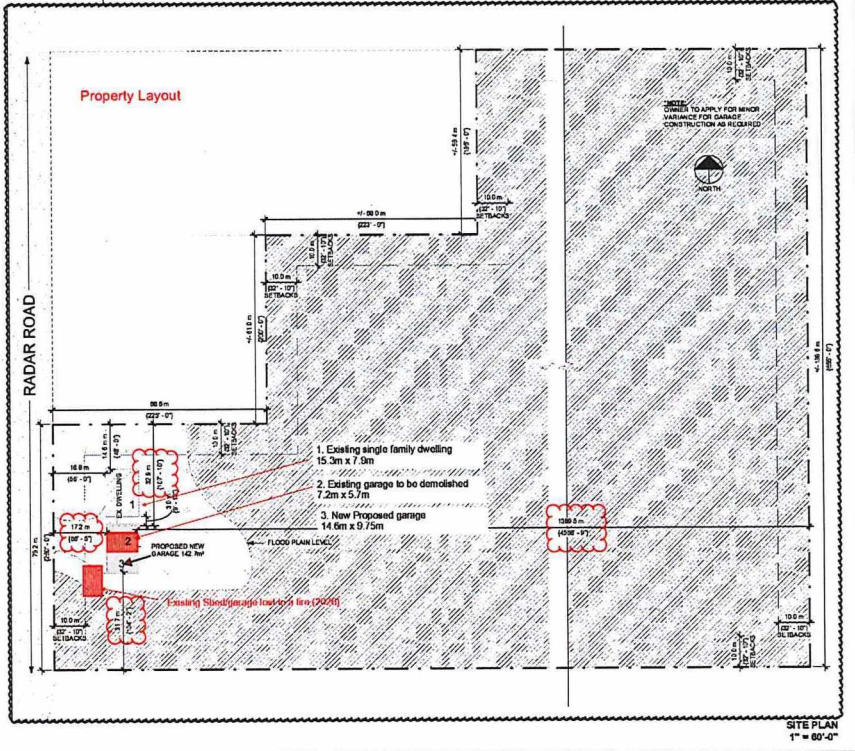
**GENERAL NOTES:**

1. CONTRACTOR TO LOCATE ALL UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF WORK.

**SITE PLAN LEGEND**

- PROPOSED NEW
- DENOTES EXISTING BUILDING
- DENOTES ASPHALT
- DENOTES GRASS
- DENOTES FLOOD PLAIN LEVEL
- DENOTES PROPERTY LINE
- DENOTES SETBACK LINE

DIMENSIONS ON SITE PLAN TO BE FIELD VERIFIED BY HOME OWNER. CONTRACTOR OR SITE SURVEY. ANY DISCREPANCIES SHALL BE REPORTED TO KOMRI ENGINEERING.	
ZONE	- 1st
TOTAL PROPERTY AREA*	+ 8772.705 Sq/ft
EXISTING ACCESSORY BUILDINGS*	+ 4,014.850 Sq/ft
PROPOSED NEW GARAGE*	+ 126.771 Sq/ft
NEW TOTAL LOT COVERAGE*	+ 9.2%
MAXIMUM LOT COVERAGE*	+ 10%
MAXIMUM HEIGHT*	+ 30m
MINIMUM LOT FRONT YARD*	+ 10m
MINIMUM FRONT YARD*	+ 10m
MINIMUM REAR YARD*	+ 10m
MINIMUM INTERIOR SIDE YARD*	+ 10m
MINIMUM CONCRETE SIDE WALK*	+ 10m



SITE PLAN  
1" = 60'-0"

**REVISION**

NO. 1  
DATE 11/14/24  
BY [Signature]  
DESCRIPTION: [Text]

**PROFESSIONAL**

REGISTERED PROFESSIONAL ENGINEER  
STATE OF MICHIGAN  
NO. 114028  
DATE 11/14/24



PRESTIGE BOBBAY  
135 RADAR ROAD, UNIT 10  
PLYMOUTH, MI 48170

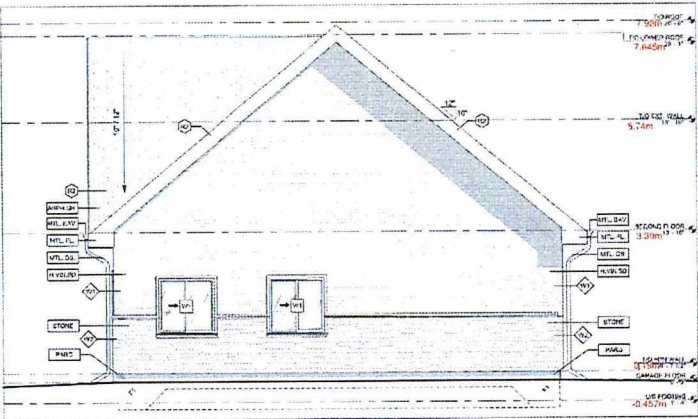
SITE PLAN & ROOF PLAN

DRAWN: NL/N  
CHECKED: DPK/K  
SCALE: As Indicated  
SHEET: A01

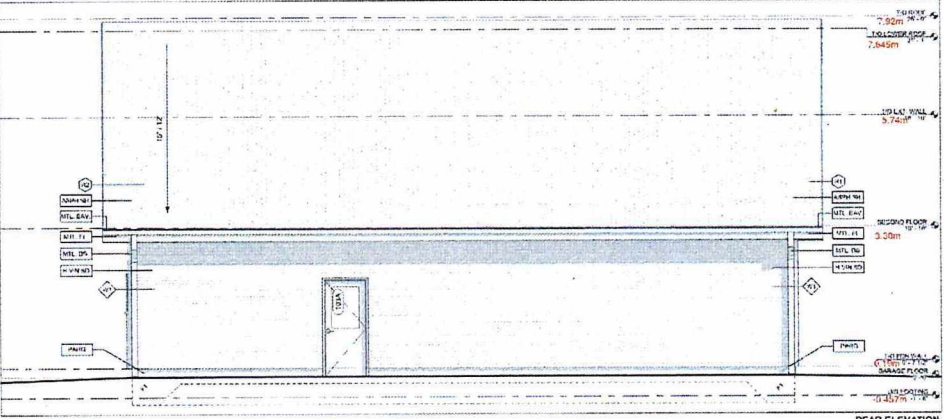
ISSUED FOR REVISION 3 - AUGUST 14TH, 2024

PL-MN-2024-00089  
Sketch 2

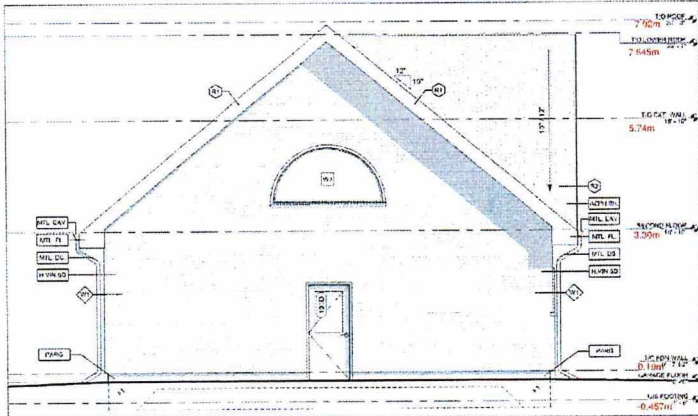
LEGEND	
[Symbol]	ENGINEER PITCH FINISHING
[Symbol]	ENGINEER PITCH FINISHING 1/2 BRICKS
[Symbol]	ENGINEER HORIZONTAL WALL FINISH BY OWNER
[Symbol]	ENGINEER STONE CLADDING BY OWNER
[Symbol]	ENGINEER PLUMB LAYOUT
[Symbol]	ENGINEER DOWN SPOUT
[Symbol]	ENGINEER PAVEMENT
[Symbol]	ROOF IDENTIFICATION IN SCHEDULE
[Symbol]	WALL IDENTIFICATION IN SCHEDULE
[Symbol]	DOOR IDENTIFICATION IN SCHEDULE
[Symbol]	WINDOW IDENTIFICATION IN SCHEDULE
[Symbol]	PAVING IDENTIFICATION IN SCHEDULE



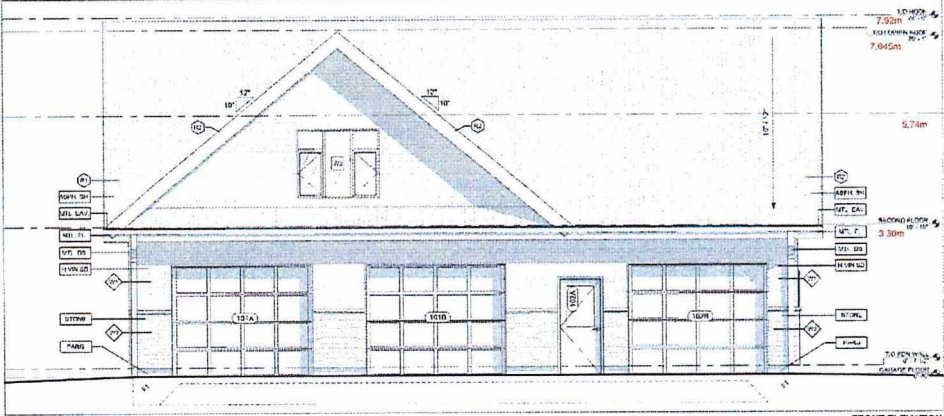
RIGHT ELEVATION  
1/4" = 1'-0"



REAR ELEVATION  
1/4" = 1'-0"

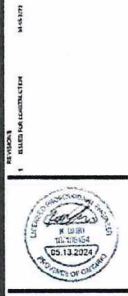


LEFT ELEVATION  
1/4" = 1'-0"



FRONT ELEVATION  
1/4" = 1'-0"

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.  
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.



**KOMRI**  
ENGINEERING

PRELIMINARY DRAWING  
1111 BAZARD RD. WILSON, ONT.  
PROJECT NO. 2024-0089

DRAWN: [Name]  
CHECKED: [Name]  
SCALE: 1/4" = 1'-0"  
DATE: [Date]

**A04**

ISSUED FOR REVISION 2 - MAY 6TH, 2024

PL-MV-2024-00089  
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-2026-00091

## APPLICATION SUMMARY

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**File Date:** 06/11/2026

**Application Type:** Minor Variance

**Address(es):** 393 Ester Street, Sudbury P3E 5C5

**Applicant(s):** NATHAN GRAVEL

**Owner(s):** NATHAN GRAVEL AND KYLLIKKI PILBACKA

### 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?**  
1977

**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**

Detached garage over 5m in height

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

Need storage and for taller vehicles 30.5

**Is there an eave encroachment?**

No

**Size of eaves**

**Lot Frontage of the property**

30.5

**Lot Depth of the property**

43

**Lot Area of the property**

1310

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

20

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

House - 1975

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

Residential since 1975

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

Same

**Existing uses of neighbouring properties**

Residential

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

No

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

No

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

**Have you consulted with Conservation Sudbury regarding this relief?**

**WATER SUPPLY AND SEWAGE DISPOSAL**

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

**PROPERTY ACCESS**

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

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

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

## CONCURRENT APPLICATIONS

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

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

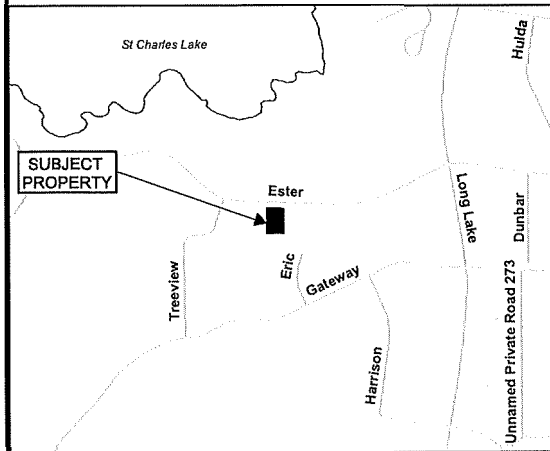
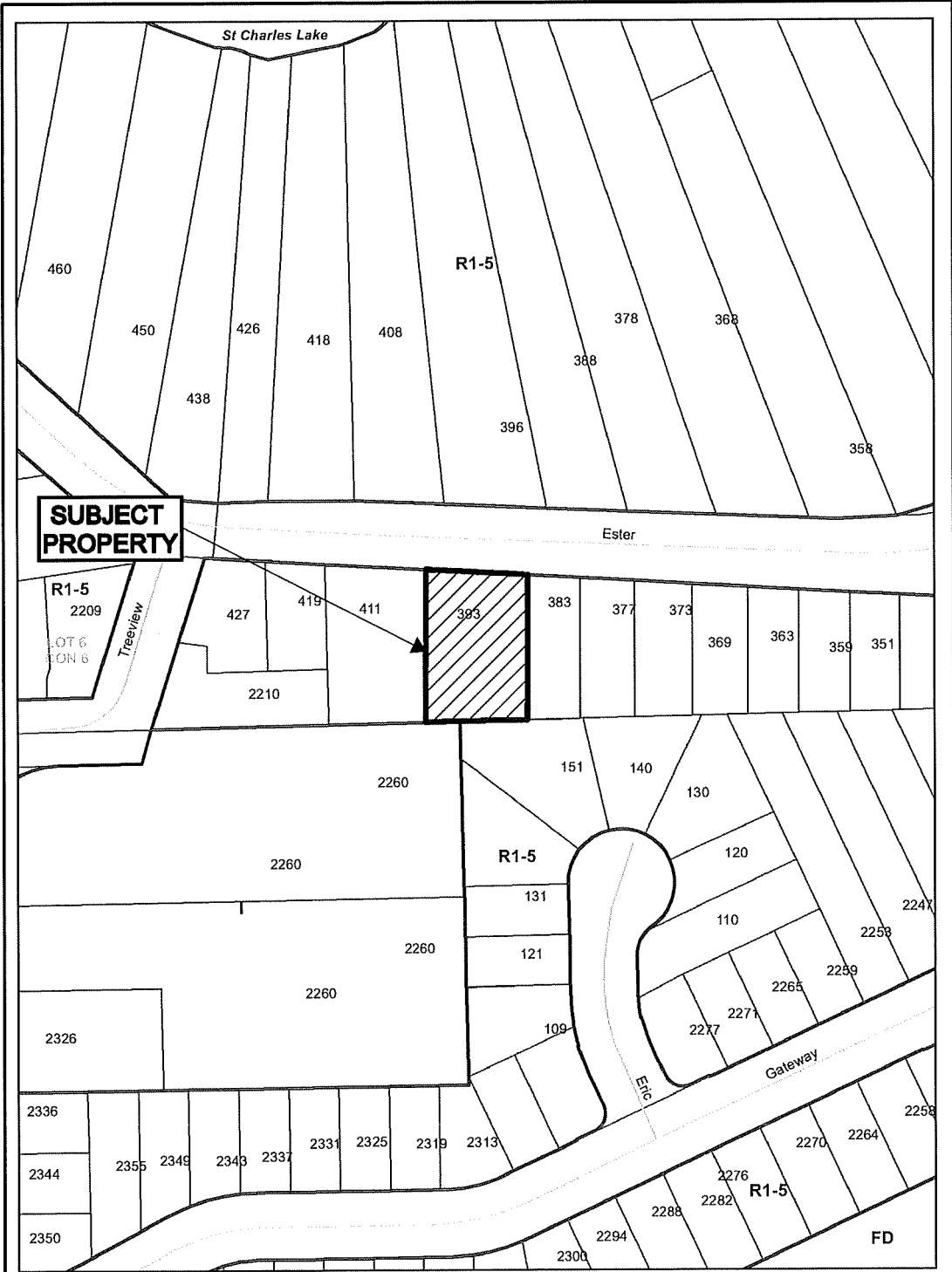
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Detached Garage	No	148.8	148.8	1	12.2	12.2	6.6	12.5	18.3	2.1	16.5

## 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	83.3	83.3	1.5	8.5	9.8	6.7	10	26.5	16.8	4

## ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Height of accessory Structure	5m	6.6m	1.6m
Accessory Lot Coverage	10%	12%	2%



**Application for Minor Variance or Permission**



Subject Property being PIN 73475-0865,  
 Parcel 14593 SEC SES,  
 Lot 16, Plan M-204,  
 Part Lot 6, Concession 6,  
 Township of Broder,  
 393 Ester Street, Sudbury,  
 City of Greater Sudbury

Sketch 1, NTS  
 NDCA

PL-MV-2026-00091  
 Date: 2026 06 16

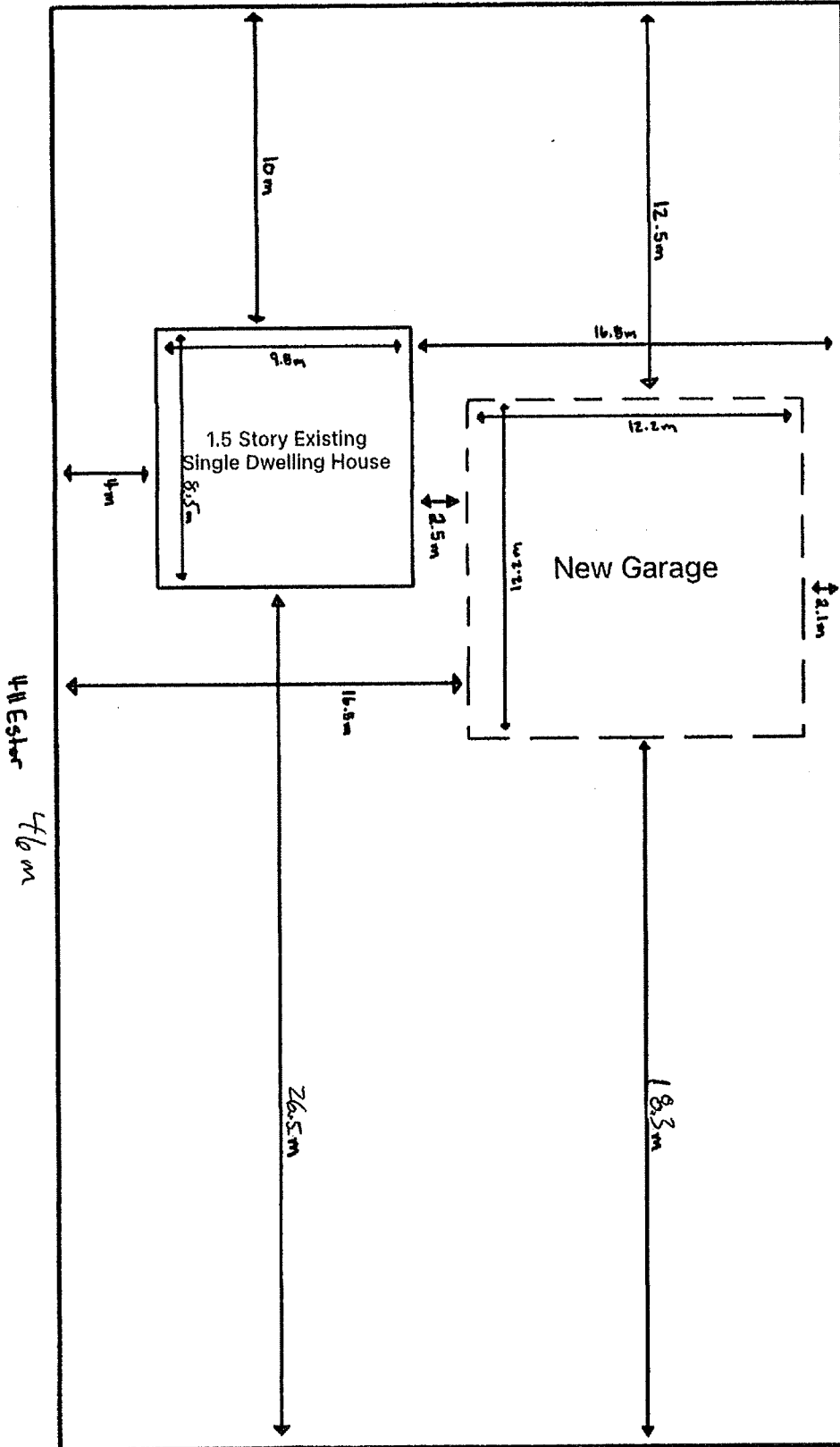
New Garage Plot Plan  
393 Ester St.

Ester St.

Front Lot Line 30.5 m



1:200



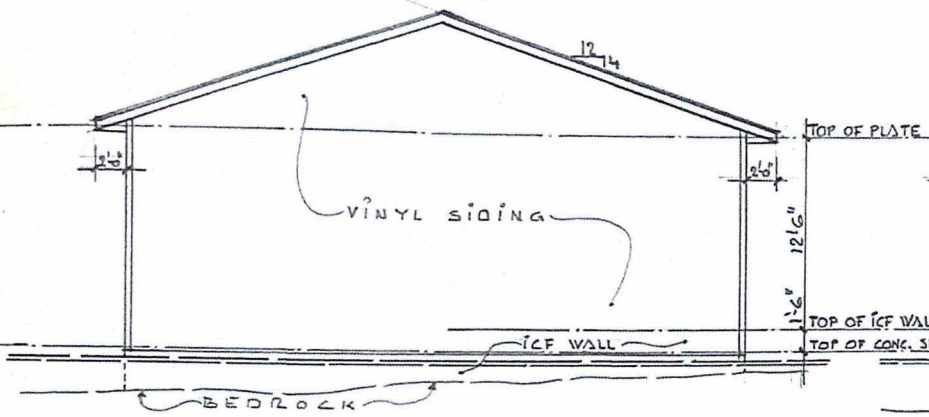
4th Ester  
76 m

383 Ester

43 m

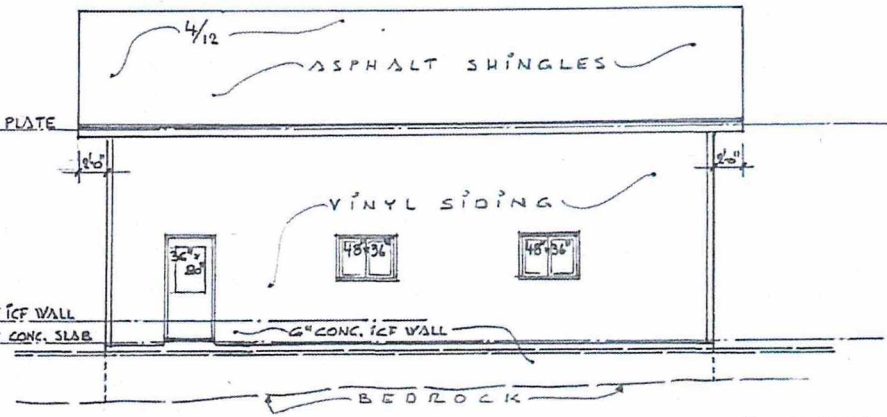
30.5 m  
Back Lot Line

PL-MV-2026-0091  
Sketch 2



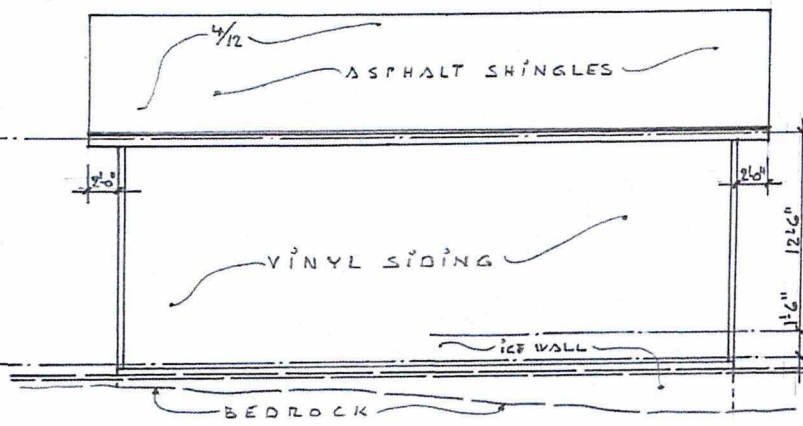
BACK ELEVATION

SCALE :  $\frac{1}{8}'' = 1'-0''$



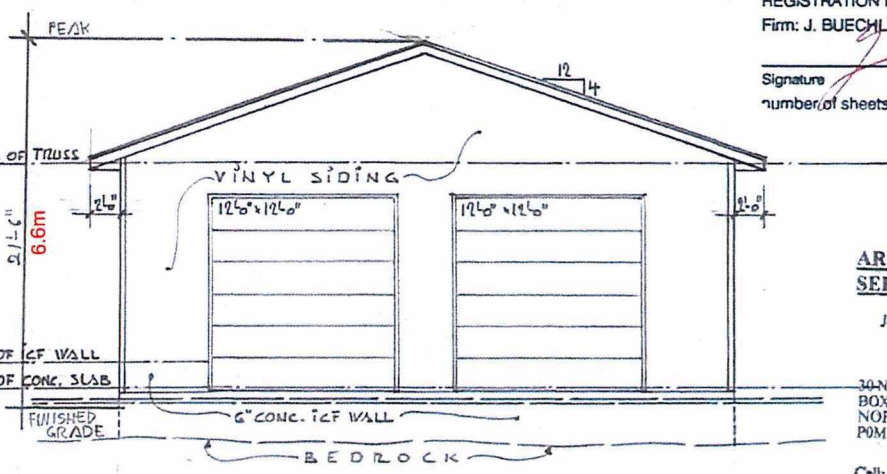
RIGHT SIDE ELEVATION

SCALE :  $\frac{1}{8}'' = 1'-0''$



LEFT SIDE ELEVATION

SCALE :  $\frac{1}{8}'' = 1'-0''$



FRONT ELEVATION

SCALE :  $\frac{1}{8}'' = 1'-0''$

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements to be a Designer as set out in the Ontario Building Code (as amended to date)

QUALIFICATION INFORMATION  
Name: JOERG BUECHLI BCIN 30115

REGISTRATION INFORMATION  
Firm: J. BUECHLI BCIN 34774

Signature: *[Signature]* Date: JUN 14 2026  
number of sheets in this set: 4

ARCHITECTURAL SERVICES

JOERG BUECHLI  
DESIGNER  
BCIN: 30115

30 NOTRE DAME ST. W  
BOX 243  
NOELVILLE ON  
M0M 2N0

Cell:



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

Record #: PL-MV-2026-00093

## APPLICATION SUMMARY

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**File Date:** 06/16/2026

**Application Type:** Minor Variance

**Address(es):** 0 Cawthorpe Street, Sudbury, ON

**Applicant(s):** CR DESIGN

**Owner(s):** PERRY MCKINNY

### 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?**

03/1996

**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?**

2

**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 II

**Current Official Plan designation (additional)**

**Current Zoning By-law designation**

R1-2

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

SFD with an attached garage and a secondary unit with an attached garage. A detached garage

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

see attached letter of explanation

**Is there an eave encroachment?**

No

**Size of eaves**

**Lot Frontage of the property**

36.08

**Lot Depth of the property**

33.43

**Lot Area of the property**

1406.2

**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 - residential

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

Sfd with an attached garage, secondary unit with an attached garage and a detached garage

**Existing uses of neighbouring properties**

Sfd's

**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)
SFD W/ AN ATTACHED GARAGE AND AN ACCESSORY DWELLING UNIT WITH AN ATTACHED GARAGE	No	375	375	1	25.6	18.3	6.16	6.96	8.98	9.18	1.29
DETACHED GARAGE	No	74	74	1	7.32	10.06	6.76	17.95	13.25	1.37	27.35

## 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)
TABLE 6.2 - MAXIMUM PERMITTED LOT COVERAGE - SPECIAL PROVISION #5	25% -351.6M2	32%-449M2	97.4M2
CIRCULAR DRIVEWAYS AS PER 5.4.3.3.a.ii	Building setback is 15m from the streetline	6.96m from the street line	8.04m from the street line
PROPOSED CIRCULAR DRIVEWAY AREA AS PER 5.4.3.3.A.V.	NOT MORE THAN 50% OF THE AREA OF THE FRONT YARD IS USED FOR DRIVEWAY PURPOSES - 126M2	138M2 - 55%	12M2 - 5%
4.2.4.A. - MAXIMUM HEIGHT OF ANY ACCESSORY BUILDING ON A RESIDENTIAL LOT	5M	6.1M	1.1M

## **Letter of Rationale – Lot 4 Cawthorpe Road, Sudbury**

Dear Members of the Committee of Adjustment

On behalf of the owner, we respectfully request relief from the provisions of the 2010-100Z bylaw pertaining to the height of the detached garage, building setback in having a circular driveway, front yard driveway area and total lot coverage of all buildings.

### **Detached Garage Height**

Relief is requested to permit a detached garage height of approximately 6.16 metres, whereas 5.0 metres is permitted.

The proposed garage has been designed to accommodate the owner's pontoon boat, which requires additional interior clearance. The roof pitch has been designed to complement the architectural appearance of the proposed dwelling and create a cohesive development. While the garage exceeds the permitted height, it remains compatible with the principal dwelling and is not expected to create any visual or privacy impacts on neighbouring properties.

### **Circular Driveway Setback and Front Yard Driveway Area**

Relief is also requested to permit a reduced setback for the building because we have a circular driveway and a front yard driveway area slightly greater than permitted.

The proposed circular driveway has been selected as we are not permitted to have two separate driveway. Thus the most practical means of providing safe and functional access to both the principal dwelling and secondary unit. Due to the configuration and depth of the lot, it is not possible to maintain the required 15 metre setback of the building while achieving an appropriate site layout. We do believe that this is a minor relief request as the functionality still works and the appearance of the buildings / driveway isn't compromised.

The driveway slightly exceeds the permitted maximum by 5%, but the deficiency is minor in nature. The requested relief represents only a small increase beyond the by-law requirement and does not adversely affect the functionality or appearance of the property. Furthermore, there is a substantial landscaped municipal right-of-way located between the travelled portion of Cawthorpe Road and the property line. While this area is not included in the zoning calculations, it contributes significantly to the overall landscaped character of the streetscape and helps mitigate the minor increase in driveway area.

## **Lot Coverage**

Relief is also requested from the maximum lot coverage provisions of the zoning by-law.

The lot is serviced by municipal water but relies upon a private sewage disposal system. Typically, properties serviced by private septic systems require large septic fields that occupy a significant portion of the lot. In this instance, the property benefits from favourable soil conditions that permit a substantially smaller septic field and mantle area than would normally be required.

As a result, the property is able to accommodate the proposed dwelling, secondary dwelling unit, detached garage, and septic system while maintaining all required setbacks and preserving a significant amount of landscaped open space. The overall landscaped area of the property exceeds 52%, which remains greater than many comparable residential properties. Accordingly, while the requested increase in lot coverage is greater than the other variances being requested, it is our opinion that the overall development remains appropriate and compatible with the surrounding area.

## **Planning Act Tests**

In our opinion, the requested variances satisfy the four tests established under Section 45(1) of the Planning Act:

**Minor in Nature** – The requested relief will not create adverse impacts on neighbouring properties, municipal services, traffic circulation, or the character of the surrounding area.

**Desirable for the Appropriate Development of the Land** – The proposal facilitates the development of a high-quality residential property that provides accommodation for both the owner and a family member through the inclusion of a secondary dwelling unit.

**Maintains the General Intent and Purpose of the Official Plan** – The proposal supports housing choice while making efficient use of a newly created residential lot.

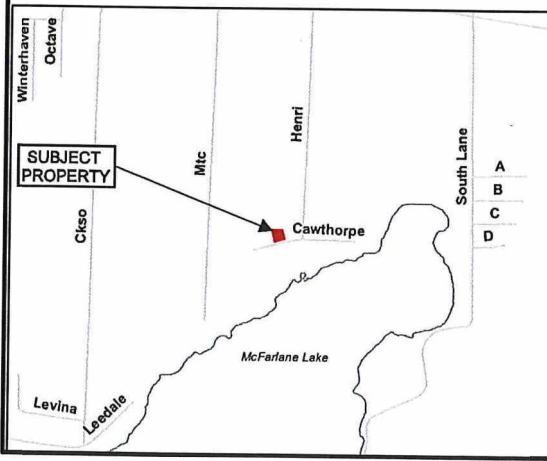
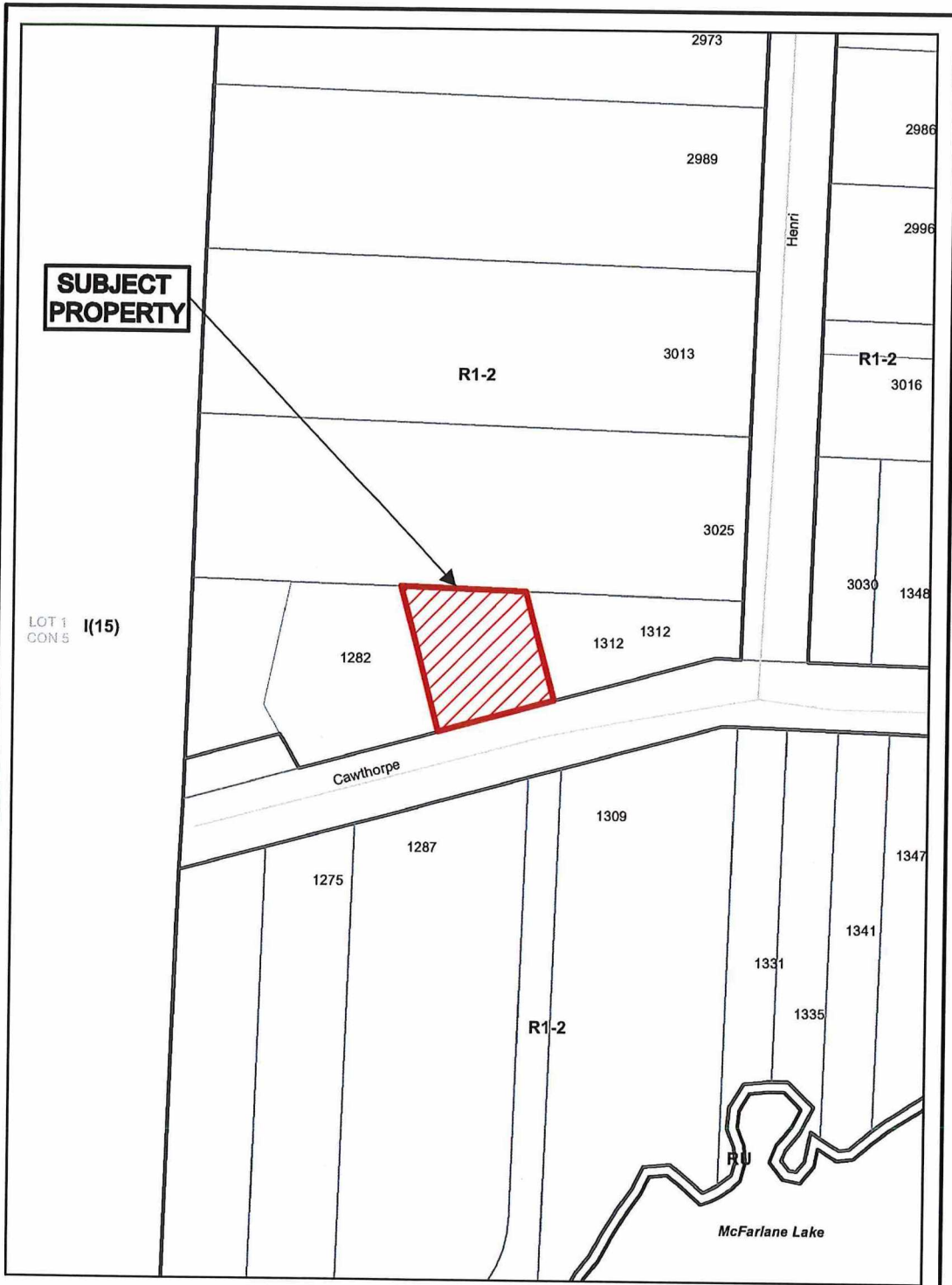
**Maintains the General Intent and Purpose of the Zoning By-law** – The requested variances are limited in scope, maintain appropriate site functionality, preserve substantial landscaped area, and do not undermine the intent of the applicable zoning provisions.

The owners intend for this to be their long-term residence. The principal dwelling has been designed to accommodate their needs, while the secondary dwelling unit will provide housing for a family member, allowing for family support and assistance as the owners age in place.

We respectfully submit that the requested variances represent appropriate development of the property and request the Committee's support and approval of this application.

Sincerely,

**Rohit Walia**  
C.R. Design



**Application for Minor Variance or Permission**



Subject Property being PIN 73478-1250,  
 Part Lot 4, Plan M-265,  
 Parts 3-4, Plan 53R-21406,  
 Part Lot 1, Concession 5,  
 Township of Broder,  
 0 Cawthorpe Street, Sudbury,  
 City of Greater Sudbury

Sketch 1, NTS  
 NDCA

PL-MV-2026-00093  
 Date: 2026 06 18

