

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

June 10, 2026
REVISED

PUBLIC HEARINGS

PL-MV-2026-00044 2380363 ONTARIO LIMITED

Ward: 5

PIN(s) 021230027, Parcel 12507 SEC SES, Part Lot 8, Plan M-164, except Part 25, Plan SR-2888, except Part 1, Expropriation Plan D-439, Part Lot 4, Concession 5, Township of McKim, 385 Lasalle Boulevard, Sudbury, [By-law 2010-100Z, H51C2(120)]

For relief from Part 4, Section 4.2, Table 4.1 and Section 4.15, subsections 4.15.4 a) and b), Part 5, Section 5.2, subsection 5.2.9.2 and Section 5.5, Table 5.5 and Part 6, Section 6.3, Table 6.5 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a two-storey multiple dwelling containing 8-dwelling units providing, firstly, a minimum lot area of 92 sq. m per unit, where 110.0 sq. m per unit is permitted, secondly, a minimum landscaped open space of 18%, where 30% is required, thirdly, a minimum lot frontage of 16.3m, where a minimum lot frontage of 18.0m is required for multiple dwelling, fourthly, no planting strip with a 1.5m tall fence adjacent to the full length of the easterly and southerly lot lines, where a 3.0m wide planting strip is required adjacent to the full length of the lot line where a lot zoned Medium Density Residential (R3-1) with more than 4 dwelling units abuts a lot zoned Low Density Residential One or Two, fifthly, 9 parking spaces, where 11 are required, and sixthly, a driveway width accessing a parking area to be a minimum of 2.5m, where a driveway width of 6.0m is required for two-way traffic.

PL-MV-2026-00063 CITY OF GREATER SUDBURY

Ward: 11

PIN(s) 735720437, Parcel 26975 SEC SES; Part Lot 11, Concession 4, as in LT172339, except Part 2, Plan 53R-6010, Part 1, Plan 53R-6218, Parts 1 & 2, 53R-11420, Parts 1-16, Plan 53R-16353 & Part 1-3, Plan 53R-16996, subject to LT31957; Township of Neelon, 1825 Frobisher Street, Sudbury, 1805 Frobisher Street, Sudbury, 1853 Frobisher Street, Sudbury, 1800 Frobisher Street, Sudbury, 1900 Frobisher Street, Sudbury, [By-law 2010-100Z, M2]

For relief from Part 8, Section 8.3, Table 8.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of sand and salt storage building providing a maximum height of 17.5m, where the maximum permitted height is 15.0m.

PL-MV-2026-00066 ROBERT LAMY

Ward: 3

PIN(s) 733520609, Parcel 22752 SEC SWS, Lot 12, Plan M-954, Part Lot 3, Concession 4, Township of Dowling, 81 Hesta Street, Dowling, [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 accessory building with attached lean-to providing, firstly, an accessory lot coverage of 11%, 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 6.3m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

**PL-MV-2026-00069 TRACY BAKKER
DONALD MCGOWAN**

Ward: 7

PIN(s) 735100128, Parcel 12812 SEC SES, Part Lot 5, Concession 6, Summer Resort Location EP7008, Township of Capreol, 1946 Fire Road 4, Capreol, [By-law 2010-100Z, RS]

For relief from 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 permit the proposed retained lot subject of Consent Application PL-CON-2026-00006 to provide, firstly, a minimum lot area of 1850.0 sq. m, where 8000.0 sq. m is required, and secondly, a minimum lot frontage of 27.6m, where 45.0m is required.

PL-MV-2026-00070 TERRY TOMIUK

Ward: 7

PIN(s) 735071189, Parcel 34884 SEC SES, Lot 62, Plan M-633, Part Lot 10, Concession 6, Township of Capreol, 34 Coulson Street, Capreol, [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 a detached garage providing an accessory lot coverage of 11%, where the total lot coverage of all accessory buildings and structures on a residential lot shall not exceed 10%.



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-2026-00044

APPLICATION SUMMARY

File Date: 04/08/2026

Application Type: Minor Variance

Address(es): 385 Lasalle Boulevard, Sudbury P3A 1W7

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?

April 7, 2026

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?

8

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

Regional Corridor

Current Official Plan designation (additional)

Current Zoning By-law designation

H51C2(120)

Provide a detailed description of what is being proposed

See attached cover letter

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

See attached cover letter

Is there an eave encroachment?

Yes

Size of eaves

0.6

Lot Frontage of the property

16.3

Lot Depth of the property

39.61

Lot Area of the property

645.01

Total width of the public road giving access to the property

30

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

Single detached dwelling - date of construction unknown

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

Residential (Single detached dwelling)

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

Yes - Multiple Dwelling

Existing uses of neighbouring properties

Low and Medium Density 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 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)
Multiple Dwelling	No	202.09	404.18	2	11.93	16.94	7.5	3	19.56	1.81	2.52

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)
Dwelling	Yes	74.5	74.5	1	8.64	9.62	5	1.14	28.8	3.84	3.74
Deck	Yes	32.6	32.6	0	4.5	7.25	1	10.76	24.34	5.09	3.92
Shed	Yes	21.56	21.56	1	3.75	5.75	3	32.86	1	1.47	11.01
Shed	Yes	25.19	25.19	1	3.25	7.75	3	35.35	1	7.73	1.18

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Minimum lot area	110m ² per unit	92m ² per unit	18m ² per unit
Minimum Landscaped Open Space	30%	18%	12%
Minimum lot frontage	18.0 metres	16.3 metres	1.7 metres
Required Planting Strip	1.8m wide planting strip with a 1.5m tall fence	0m wide planting strip with a 1.5m tall fence (on the easterly and southerly lot lines)	1.8m wide planting strip
Required Parking Spaces	1.5 spaces per unit with 10% GOVA reduction (11 total)	9 spaces	2 spaces

Driveway Width

6.0 metres

2.50 metres

3.5 metres



Planners | Surveyors | Biologists | Engineers

231235

April 8th, 2026

Development Approvals – Planning Services
Tom Davies Square – City of Greater Sudbury
200 Brady Street
Sudbury, ON
P3A 5P3

Re: 385 Lasalle Blvd. Minor Variance Application

Dear Committee of Adjustment,

TULLOCH has been retained by the current owner of those lands known municipally as 385 Lasalle Boulevard (PIN 02123-0027) in Sudbury to facilitate a Minor Variance application to permit the construction of a 2-storey, 8-unit multiple dwelling with a basement on the subject property. The proposed multiple dwelling would contain four 1-bedroom units in the basement and two 2-bedroom units on floors 1 and 2.

There is an existing single detached dwelling on the property that is proposed to be demolished to facilitate the proposed development.

In 2022, the subject property was rezoned from 'Medium Density Residential' (R3-1) to 'General Commercial Special' (H51C2(120)) as part of the Lasalle Boulevard Corridor Overlay. The site-specific zoning states that all provisions of the Zoning By-Law applicable to the C2 Zone are applicable subject to the following:

- i. *The following uses shall not be permitted*
 - a. *Parking lot;*
 - b. *Single detached dwelling;*
 - c. *Semi-detached dwelling;*
 - d. *Duplex dwelling.*

The subject property is also subject to a Holding 'H' symbol (H51). The Holding provisions state as follows:

Until such time as the "H" symbol has been removed by amendment to this By-law by Council, the

only uses permitted on lands designated H51C2(120) shall be those uses legally permitted on the date of the by-law applying the "H", Holding designation, subject to the provisions of the applicable zoning classification in effect at that time.

The "H" Holding symbol in this By-law shall only be removed by Council of the City of Greater Sudbury pursuant to Section 36 of The Planning Act, R.S.O. 1990, c. P. 13, provided that the following conditions are first satisfied:

- 1. The minimum lot area is 1,350 m²; and,*
- 2. The owner(s) have entered into a Site Plan Control Agreement with the City of Greater Sudbury to the satisfaction of Director of Planning Services demonstrating that the lot is of an appropriate size for the proposed use and number of driveways onto LaSalle Boulevard have been reduced.*

Through consultations with City staff (Appendix A), it is our understanding that given the property was subject to the R3-1 Zone standards at the time of which the Holding 'H' symbol went into effect, the uses permitted in the R3-1 Zone are permitted as-of-right on the subject property and shall be subject to the R3-1 Zone standards until such time as the "H" symbol has been removed.

That said, the following zoning reliefs have been determined based on the R3-1 Zone standards and are required to facilitate the proposed development:

- To permit a minimum lot area of 92m²/unit whereas 110m²/unit is required;
- To permit a minimum lot frontage of 16.30 metres whereas 18.0 metres is required;
- To permit a minimum landscaped open space of 18% whereas a minimum of 30% is required;
- To permit a 0-metre wide planting strip with a 1.5-metre tall fence on the easterly and southerly lot lines whereas a 1.8-metre wide planting strip with a 1.5m tall fence is required;
- To permit a total of 9 parking spaces whereas 11 parking spaces are required; and
- To permit a driveway width of 2.50 metres whereas 6 metres is required.

The following table seeks to assess the appropriateness of the proposed application in the context of the four tests of a minor variance. It is the author's opinion that the proposed minor variance meets the four tests as outlined under Section 45(1) of the Planning Act. The four tests in the Planning Act and related analysis are provided below:

MINOR VARIANCE TESTS

IS THE APPLICATION MINOR IN NATURE?

The test of whether the requested variance is minor has been assessed by examining the applicable zoning provisions as well as how the proposed reliefs will affect the surrounding neighbourhood and environment. The main consideration in determining whether a variance application is minor is determining the degree of adverse impact that will occur if the variance is granted. If the variance does not produce an unacceptable adverse impact, then it likely meets the test for minor.

MINIMUM LOT AREA

Per Table 6.5 of the zoning by-law, the 'Medium Density Residential One' (R3-1) zone requires a minimum lot area of 110m² per unit for multiple dwellings. Relief is requested to reduce this requirement to ±92m² per unit. This reduction is requested to make more efficient use of the property by achieving a density and built form that is currently permitted as-of-right in the R3-1 Zone and in the Regional Corridor designation. However, given the existing size of the property, sufficient area does not exist to provide 110m² of lot area per unit. The marginal decrease of 18m² per unit is justified given the property's location on an arterial road in proximity to uses along the Lasalle Boulevard corridor which feature one of the largest concentrations of commercial uses within the City. The lands are also in proximity to a range of trails and park spaces including the New Sudbury Historical Trail, Nickeldale Conservation Area, Junction Creek Waterway, and McLean Playground, which provide residents with recreational amenities. Additionally lands zoned C2 do not have a minimum lot size per unit requirement.

MINIMUM LOT FRONTAGE

Per Table 6.5 of the zoning by-law, the 'Medium Density Residential One' (R3-1) zone requires a minimum lot frontage of 18.0 metres for multiple dwellings. Relief is requested to reduce this requirement to 16.30 metres. This reduction is requested to make more efficient use of the property by achieving a density and built form that is currently permitted as-of-right in the R3-1 Zone and in the Regional Corridor designation. However, given the existing size of the property, sufficient frontage does not exist to meet the requirement for multiple dwellings. Given the property's location on an arterial road in proximity to uses along the Lasalle Boulevard corridor, it is the author's opinion that the decrease from 18 metres to 16.30 metres is appropriate and minor in nature.

LANDSCAPED OPEN SPACE & PLANTING STRIPS

Per Section 4.15.4 of the zoning by-law, the property is required to provide a 1.8m landscaped strip with fencing adjacent to low density residential uses. Relief is requested to only provide a 1.5m tall fence in this location similar to other sites fronting along LaSalle Boulevard. The proposed fence will ensure that the proposed parking area is adequately screened from adjacent low density uses thereby maintaining the intent of the screening requirements of the zoning bylaw.

PARKING

Per Table 5.5 of the zoning by-law, multiple dwellings are required to provide 1.5 parking spaces per unit, and a 10% reduction may be applied where multiple dwellings are permitted and the lot directly abuts a GOVA route. The application proposes a 25% parking reduction for the eight (8) units, for a total of 9 parking spaces with a ratio of approximately 1.1 spaces per unit. Given the existing size of the property and the proximity to public transit and active transportation infrastructure along Lasalle Boulevard, the parking reduction is appropriate and minor in nature.

DRIVEWAY WIDTH

Should the minor variance application be approved, the property owner intends to submit a future consent application for a mutual access easement that would benefit both the subject property and the adjacent property to the west (being 377 Lasalle Blvd) allowing for a legal two-way drive aisle over both properties. The owner of 385 Lasalle Blvd also owns 377 Lasalle Blvd.

IS THE APPLICATION DESIRABLE FOR THE APPROPRIATE DEVELOPMENT OF THE PROPERTY?

One of the tests of whether the application is desirable for the appropriate development of the subject property is primarily predicated on if the proposed variances are required to facilitate the proposed development. Given the existing size of the property, the proposed variances are required to facilitate the proposed development. Sufficient area does not exist to provide 110m² of lot area per unit as well as the required landscaped open space and required number of parking spaces. However, this report demonstrates why reductions to these zoning provisions are appropriate.

In addition to the above:

- As per the OP, Regional Corridors are to be planned to provide residential development primarily in the form of medium and high density buildings generally up to a net density of 150 units per hectare. The proposed 8-unit multiple dwelling would result in a density of approximately 124 units per hectare. The proposed development is desirable in this location as the area is planned to accommodate higher density development and it is supported by public transit and active transportation infrastructure.
- 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 a more efficient use of the lands 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.

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

As discussed, the subject property is zoned 'General Commercial Special' H51C2(120) in the *City of Greater Sudbury Zoning By-law 2010-100Z*. However, the subject property is subject to the uses and provisions of the 'Medium Density Residential One' (R3-1) Zone. To facilitate the development of the proposed 8-unit multiple dwelling, the following variances are being requested:

- A minimum lot area of 92m²/unit whereas 110m²/unit is required;
- A minimum lot frontage of 16.30 metres whereas a minimum of 18.0 metres is required;
- A minimum landscaped open space of 18% whereas a minimum of 30% is required;
- A 0-metre wide planting strip with a 1.5-metre tall fence on the easterly and southerly lot lines whereas a 1.8-metre wide planting strip with a 1.5m tall fence is required;
- A total of 9 parking spaces whereas 11 parking spaces are required; and
- A driveway width of 2.50-metres whereas 6.0- metres is required.

In determining whether the proposed variances conform 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 new density and reduction in required on-site parking would facilitate the use of public transit within the City. A reduction in parking in this location is appropriate as the subject property benefits from GOVA Transit Route 1N which runs every 15 minutes on weekdays and every 30 minutes on weekends. This route connects the property to the New Sudbury Shopping Centre as well as the downtown;

- The property is fully serviced by municipal sewer and water services;
- Adequate ingress/egress will be provided in the form of a one-way drive aisle given the size of the property. However, the property owner also intends to submit a future consent application for a mutual access easement that would benefit both the subject property and the adjacent property to the west (being 377 Lasalle Blvd which they also own);
- The application would likely not introduce traffic related concerns considering the property is located in an area that is planned to accommodate medium and high density residential development, per Section 4.2.4.3 of the OP; and
- The proposed fencing will ensure adequate screening will exist for the proposed parking area and is in-keeping with surrounding landscaping/fencing on lots fronting Lasalle Boulevard

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

The application proposes minor variances to facilitate the development of a 2-storey, 8-unit multiple dwelling on the subject property, 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 Regional Corridor lands along the Lasalle Boulevard corridor. 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;
- The proposed development is compatible with the existing and planned character of the of the area as it represents a built form that is more desired in the regional corridor designation than the existing dwelling on the property;
- Appropriate and locationally appropriate on-site landscaping and fencing is proposed;
- The property is fully serviced by municipal sewer and water services, efficiently using existing available infrastructure;
- Given the existing size of the property, adequate ingress/egress will be provided in the form of a one-way drive aisle. However, the property owner also intends to submit a future consent application for a mutual access easement that would benefit both the subject property and the adjacent property to the west (being 377 Lasalle Blvd which they also own);
- An adequate and appropriate amount of parking is provided given that the property benefits from frequent public transit services along Lasalle Blvd and that 4 of the 8 units are proposed to be smaller 1-bedroom units;
- The proposed development would contribute to the enhancement of public transit and active transportation infrastructure present in proximity to the subject property; and
- The proposed variances would facilitate a development with a net density of approximately 124 units per hectare, a density that is encouraged in regional corridors. Therefore, the

proposed development would likely not result in traffic that cannot be accommodated within the existing road networks.

Per Section 4.2.4.3(c), regional corridors shall be planned to provide residential development primarily in the form of medium and high-density buildings generally up to a net density of 150 units per hectare densities while discouraging single detached dwellings. The subject property currently contains a single detached dwelling, which is proposed to be demolished. The requested minor variances would facilitate the development of an 8-unit multiple dwelling, with an approximate net density of 124 units per hectare. As such, the proposed development represents a more efficient use of the land that better aligns with the intent of the Regional Corridor designation by providing a built form and density that is more consistent with the planned character of the area.

The subject property is located directly along GOVA Transit Route 1N. The proposed 8-unit multiple dwelling and reduction in on-site parking would result in a greater concentration of residents on the property compared to the existing single detached dwelling, thereby facilitating the use of public transit, which connects the property to the downtown and the New Sudbury Shopping Centre, and contributing to a more transit-supportive form of development which is planned for in the Regional Corridor designation, per Section 4.2.4.3(e).

Section 11.4 of the OP outlines, in part, policies that consider when parking requirements may be reduced. Specifically, Sections 11.4.1 – 11.4.3 speak 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. The application proposes a total of 9 parking spaces, for a parking ratio of 1.1 spaces per unit. The majority of the units within the proposed multiple dwelling building will be 1-bedroom units. Given this, the author understands that 9 parking spaces are adequate to meet the anticipated demands of the proposed multiple dwelling, per Section 11.4.1.

As previously mentioned, the subject property is located within the regional corridor designation, a major employment area per the OP. Additionally, transit and pedestrian alternatives are available along Lasalle Boulevard in the form of GOVA Transit Routes 1N & 11 and active transportation infrastructure, per Section 11.4.3(b). Given that the subject property is in proximity to transit and active transportation networks and is located within a major employment area, it is the author's opinion that the proposed parking reduction is appropriate for the proposed development and meets the intent of Section 11.4.

Given the analysis contained herein, the requested variances are appropriate and minor given the recognition of existing size and location of the property. Additionally, the development is compatible with the surrounding size and stature of homes and their associated recreational amenity areas.

Given the analysis contained herein, it is the author's opinion that:

1. The proposed variances are minor in nature;
2. The proposed development and variance are an appropriate use of the subject lands;
3. The proposed variance meets the general intent and purpose of the Zoning By-law; and
4. The proposed variance meets the general intent and purpose of the Official Plan.

Please find attached the following documents and supporting information in support of the minor variance application.

- Conceptual Site Plan

Respectfully submitted,

Prepared by:

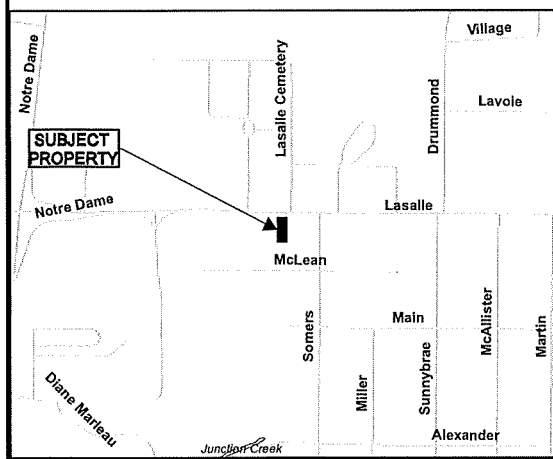
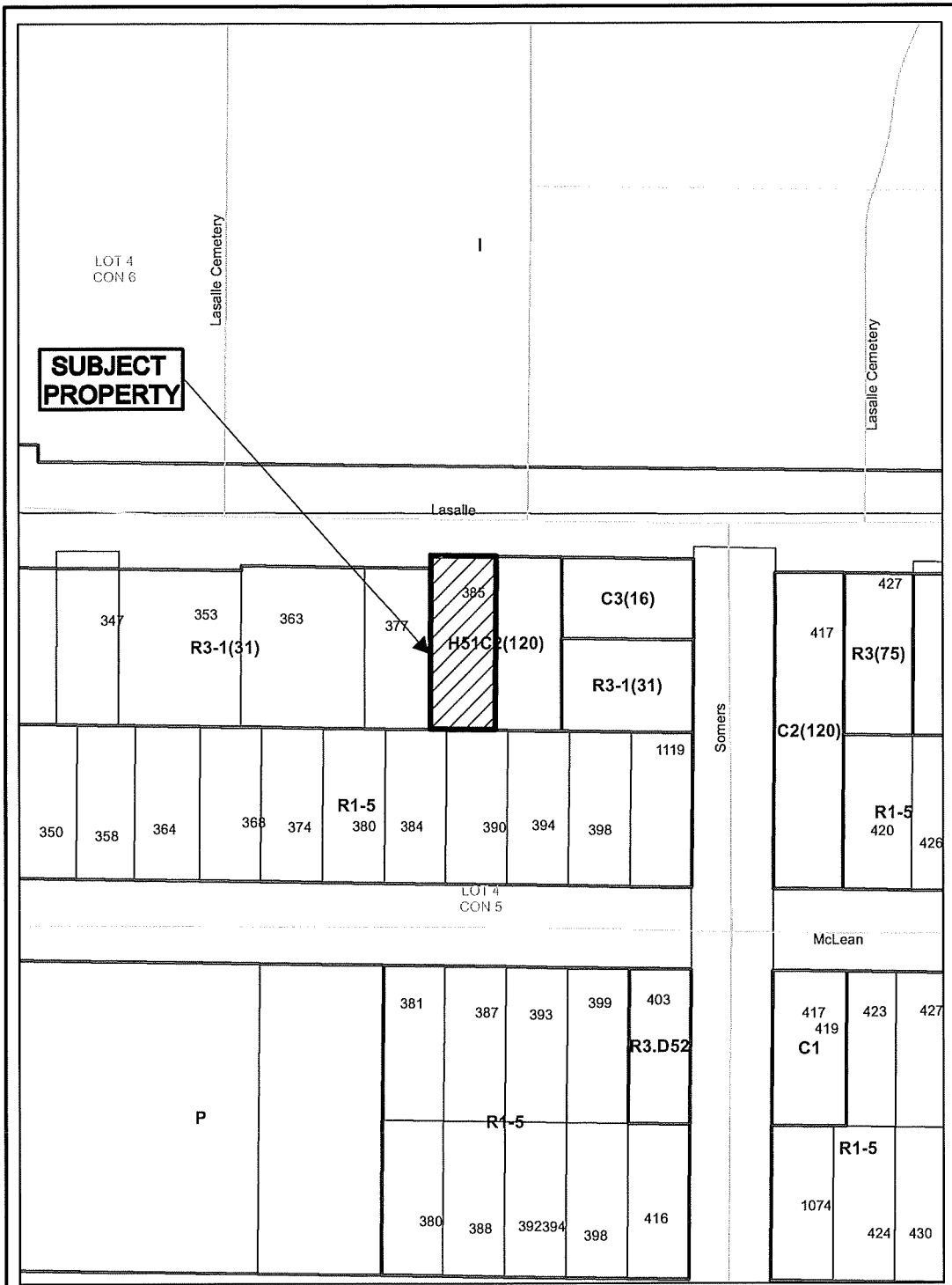


Brandon Cormier
Planner

Reviewed by:



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



N

**Application for Minor
Variance or Permission**

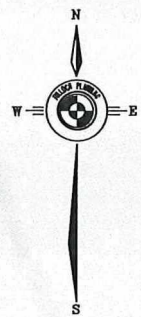
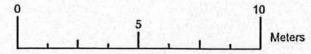
Subject Property being PIN 02123-0027,
Parcel 12507 SEC SES, Part Lot 8, Plan M-164,
except Part 25, Plan SR-2888, except Part 1,
Expropriation Plan D-439,
Part Lot 4, Concession 5,
Township of McKim,
385 Lasalle Boulevard, Sudbury,
City of Greater Sudbury

Sketch 1, NTS PL-MV-2026-00044
NDCA Date: 2026 04 14

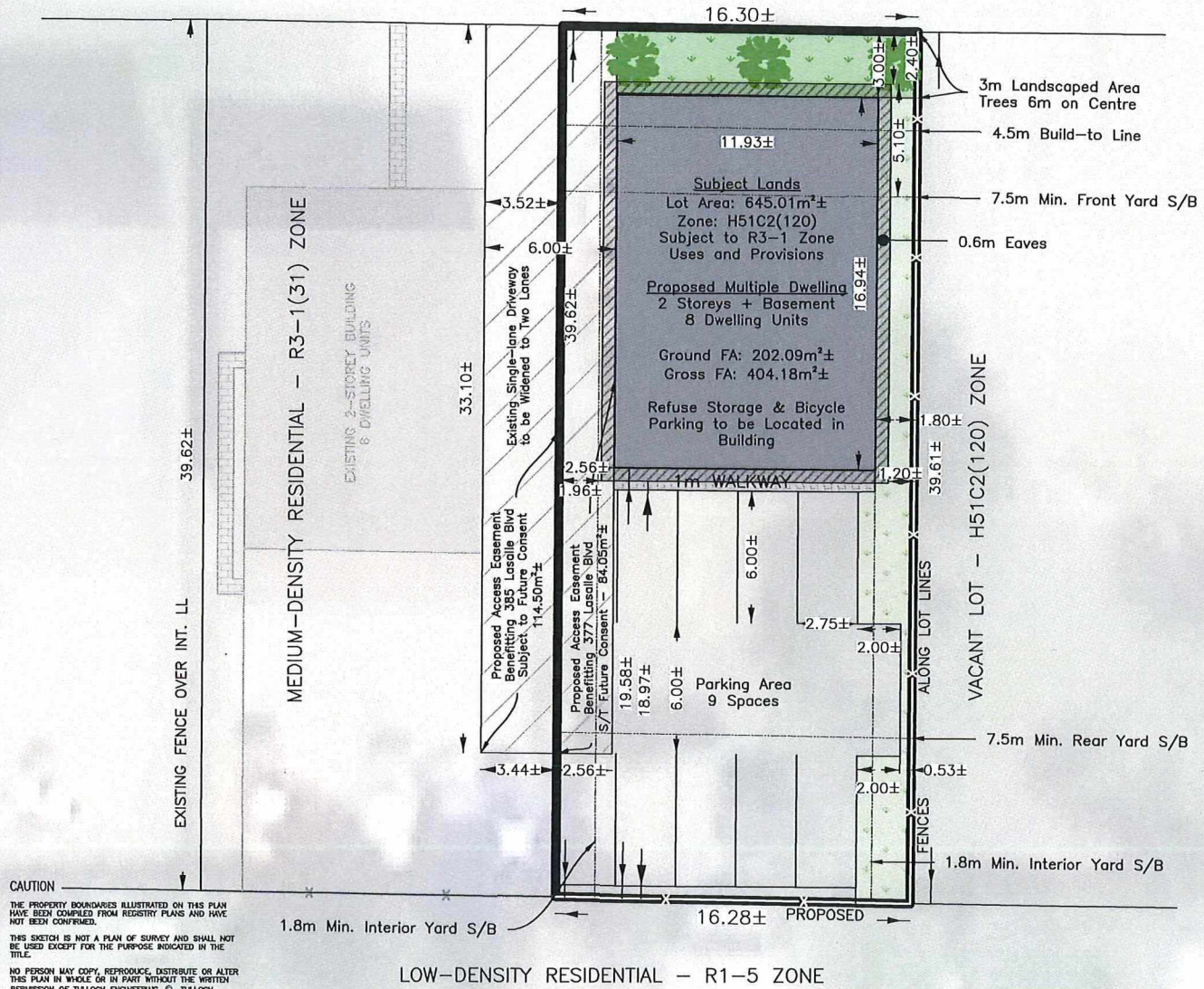
SITE PLAN DATA

CURRENT ZONING:	H51C2(120)	
REQUIRED (R3-1 ZONE)	PROPOSED	
LOT AREA:	MIN 110m ² /unit	92.1m ² /unit
DENSITY:	MIN 18m	124.03 units/ha±
LOT FRONTAGE:	MIN 30m	16.30m± as existing
LOT DEPTH:	MAX 45%	39.61m±
LOT COVERAGE:	MAX 45%	31.33%±
BUILDING HEIGHT:	MAX 19m	7.5m±
LANDSCAPING:	MAX 5 storeys	2 storeys
	MIN 30%	18.8%±
SETBACKS		
FRONT YARD: (Secondary Arterial)	7.5m	3.00m±
INTERIOR YARD: (2 storeys)	1.8m	1.81m±
		2.52m±
REAR YARD:	7.5m	19.56m±
CORRIDOR S/B BUILD-TO LINE:	0m-4.5m	3m±
% OF STREET LINE OCCUPIED BY BLDG:	MIN 60%	73.19%±
		=11.93m±
PERMITTED ENCROACHMENTS		
EAVES		
Max. Encroachment Into Req'd Yards	Front: 1.2m	5.10m±
	Interior: 0.6m	0.60m±
Min. S/B from Lot Lines	Front: 0.6m	2.40m±
	Interior: 0.6m	1.20m±

LANDSCAPING		
LANDSCAPE BUFFER:	MIN 3m	3m
PLANTING STRIPS: (R3-1 abutting R1-5) (Res. Lot abuts non-res. lot)	MIN 3m	0m with fence
	(Min 1.8m with 1.5m tall fence)	
PARKING CALCULATIONS:		
MULTIPLE DWELLING	1.5/UNIT	
	=12	
GOVA REDUCTION	-10% of 12	
	=-1	
TOTAL	=11	9
ACCESSIBLE SPACES (0-9 SPACES PROVIDED)	0	0
DRIVEWAY WIDTH 2-WAY	MIN 6m	2.52m±
		(6m with Easement)
BICYCLE SPACES	0.5/UNIT	AS REQUIRED TO BE PROVIDED IN BLDGS.
	=4	



Lasalle Boulevard – Secondary Arterial



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.
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LOW-DENSITY RESIDENTIAL – R1-5 ZONE

F:\2023\231235\Task 700 - 385 Lasalle Blvd\231235-700 385 Lasalle MW - 2026-04-07.dwg

 T: 705-522-6303 131 FIELDING ROAD LVELY, ONTARIO P3Y 1L7	PROJECT: 385 Lasalle Blvd Pt Lot 8, Plan M-164 City of Greater Sudbury	DRAWN BY: MDJ	CHECKED BY: BC/VS	PROJECT NUMBER: 23-1235-700
	DRAWING: Concept Plan for Minor Variance	SCALE: 1:300	PLOT SIZE: 8.5x11	DATE: April 8, 2026

REVISED

PL-MW-2026-00044
 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-2026-00063

APPLICATION SUMMARY

File Date: 05/01/2026

Application Type: Minor Variance

Address(es): 1825 Frobisher Street, Sudbury P3A 6C8, 1805 Frobisher Street, Sudbury P3A 6C8, 1853 Frobisher Street, Sudbury P3A 6C8, 1800 Frobisher Street, Sudbury P3A 5K3, 1900 Frobisher Street, Sudbury P3A 5K3

Applicant(s): JASON RADLEY

Owner(s): CITY OF GREATER SUDBURY

PLANNING APPLICATION

Are there multiple properties associated with the application?

Yes

Please describe the additional properties associated with this application

1805, 1825, 1853 & 1900 Frobisher Street

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

Unknown

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?

1

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

8

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 Intake Zone

Current Official Plan designation

General Industrial

Current Official Plan designation (additional)

General Industrial

Current Zoning By-law designation

M2

Provide a detailed description of what is being proposed

A Sand Salt Storage Building is proposed to replace the existing in a new location. The designed structure, approximately 2,240 sq m, is to be approximately 18.15m in height, exceeding the maximum allowable 15m Building Height zoning limitation.

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

In order to accommodate the necessary sand and salt stockpiles, and safely operate the required mechanical 'Stacker' conveyor, the building must be elevated to provide minimum safe operating headroom.

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

181

Lot Depth of the property

420

Lot Area of the property

459722.9

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

All existing municipal buildings and ancillary uses within the CGS Roads Operation Depot and a former Transit Fleet Warehouse.

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

Property has operated as a Municipal yard since the late 1960s. Has always had an Industrial Use.

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

Yes

Existing uses of neighbouring properties

Industrial Use adjacencies, with some undeveloped FD property toward the North-East

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

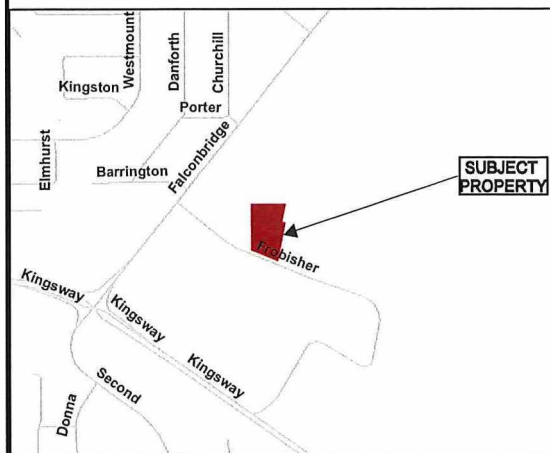
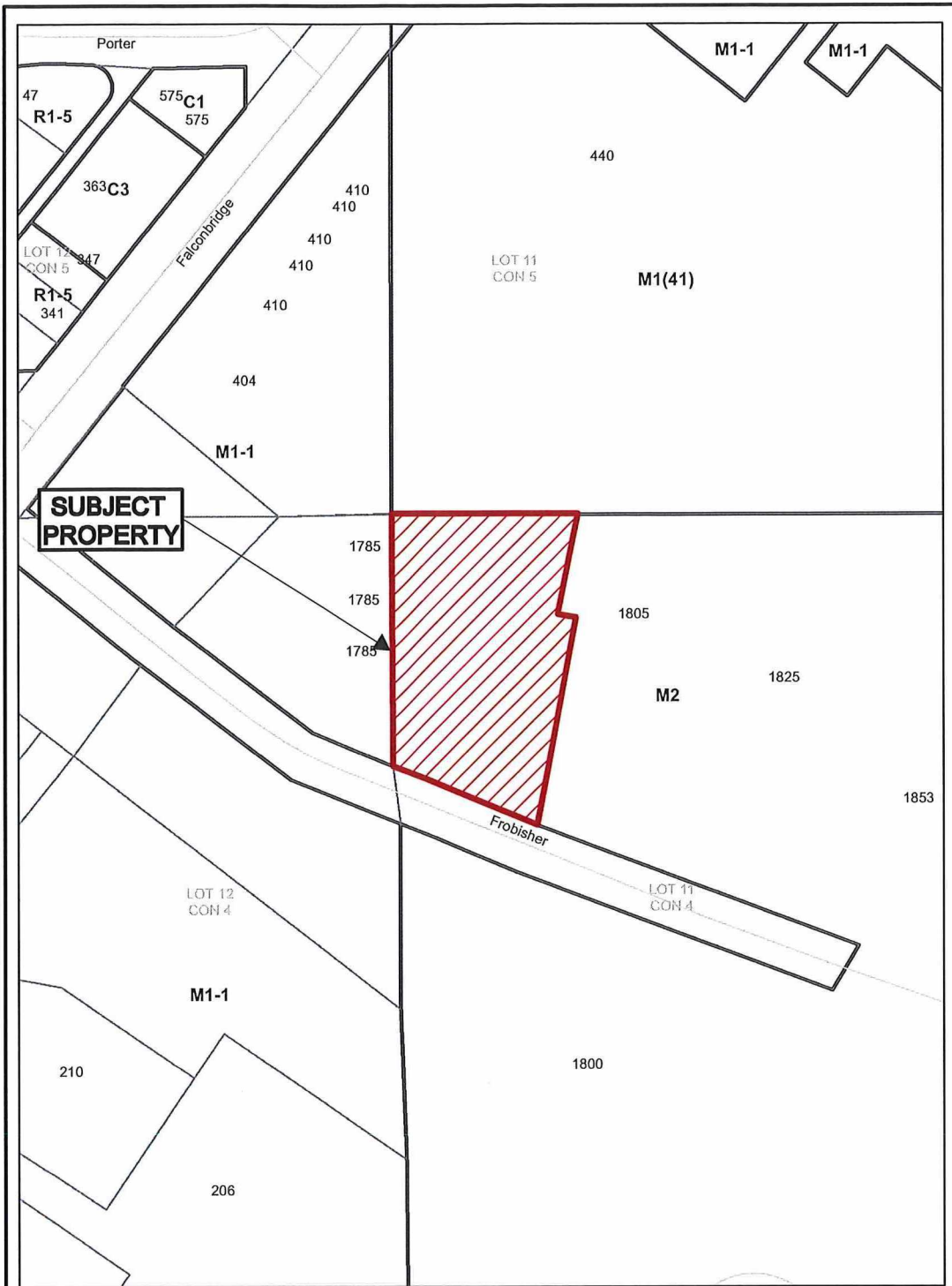
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Sand & Salt Storage Building	No	2236	2236	1	38.5	61.5	17.5	26.834	17.25	8.614	732.246

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)
SOLID WASTE MNGT FACILITY ADMIN BLDG	No	715	715	1	32	29	6	45	50	64	25
Frobisher Carpenter Shop/Garage	No	1747	1747	1	77.4	55.5	8	32	75	36	87
CMMS Operations Building	No	756	756	1	30	28	8	30	135	120	75
Former Transit Garage	No	5389	5389	1	88	97	9	105	303	75	310
Night Soils Storage Building	No	112	112	1	12	9.5	7	13	188	125	300
Office Building	No	1092	1092	2	20.5	16.25	11	25	62	45	511
Sand Salt Dome	Yes	647	647	1	36	36	18	80	502	133	385
Storage Building	No	223	223	1	22	22	7	47	107	188	582

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Height - New Sand/Salt Storage Building	Industrial Zoning Standards of M2 lot limits height at 15m	17.5m	2.5m



N

**Application for Minor
Variance or Permission**

Subject Property being PIN 73572-0437, Parcel 26975 SEC SES; Part Lot 11, Concession 4, as in LT172339, except Part 2, Plan 53R-6010, Part 1, Plan 53R-6218, Parts 1 & 2, 53R-11420, Parts 1-16, Plan 53R-16353 & Part 1-3, Plan 53R-16996, subject to LT31957; Township of Neelon, 1800 Frobisher Street, Sudbury, City of Greater Sudbury

Sketch 1, NTS PL-MV-2026-00063
NDCA Date: 2026 05 05

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SCALE

NOT FOR CONSTRUCTION

REV	DESCRIPTION	DRAWN BY	DATE
1	ISSUED FOR DESIGN DEVELOPMENT	JP	04.09.2026
2	ISSUED FOR PERMITS	JP	18.09.2026

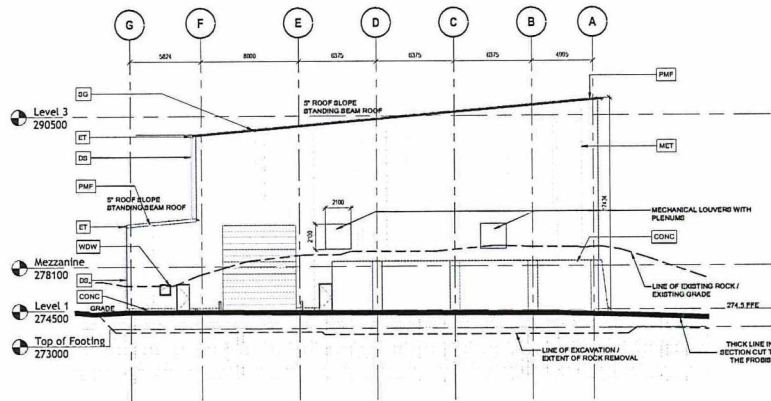


SUDBURY OPERATION CENTRE
 1795 FROBISHER ST., SUDBURY, ON P3A 6C8

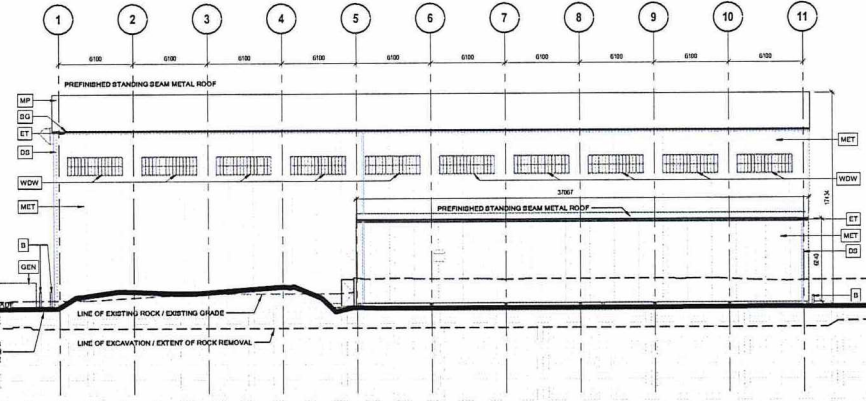
TITLE
ELEVATIONS

DISCIPLINE ARCH	PROJECT NO 202204	SHEET NO A5-01
DATE 04/20/2026	PHASE DD	
SCALE As Indicated	DRAWN BY DH	
DIVISION Author	CHECKED BY DH	

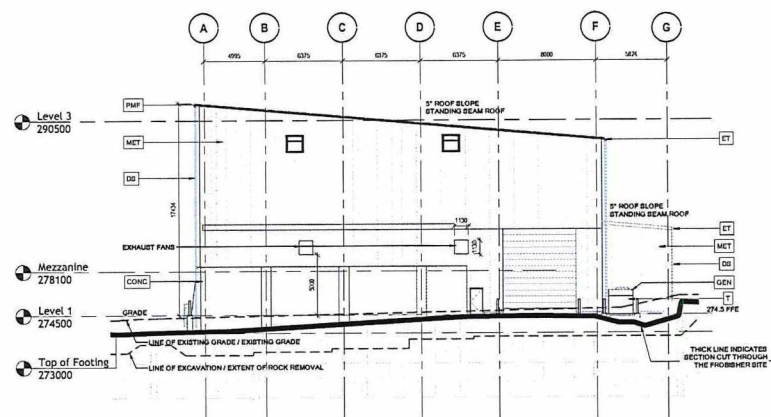
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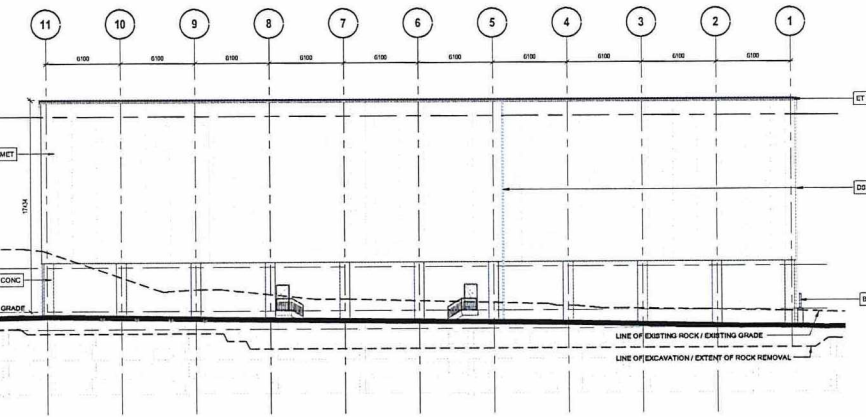
1 North Elevation
 A2-01 1:200



2 East Elevation
 A2-01 1:200



3 South Elevation
 A2-01 1:200



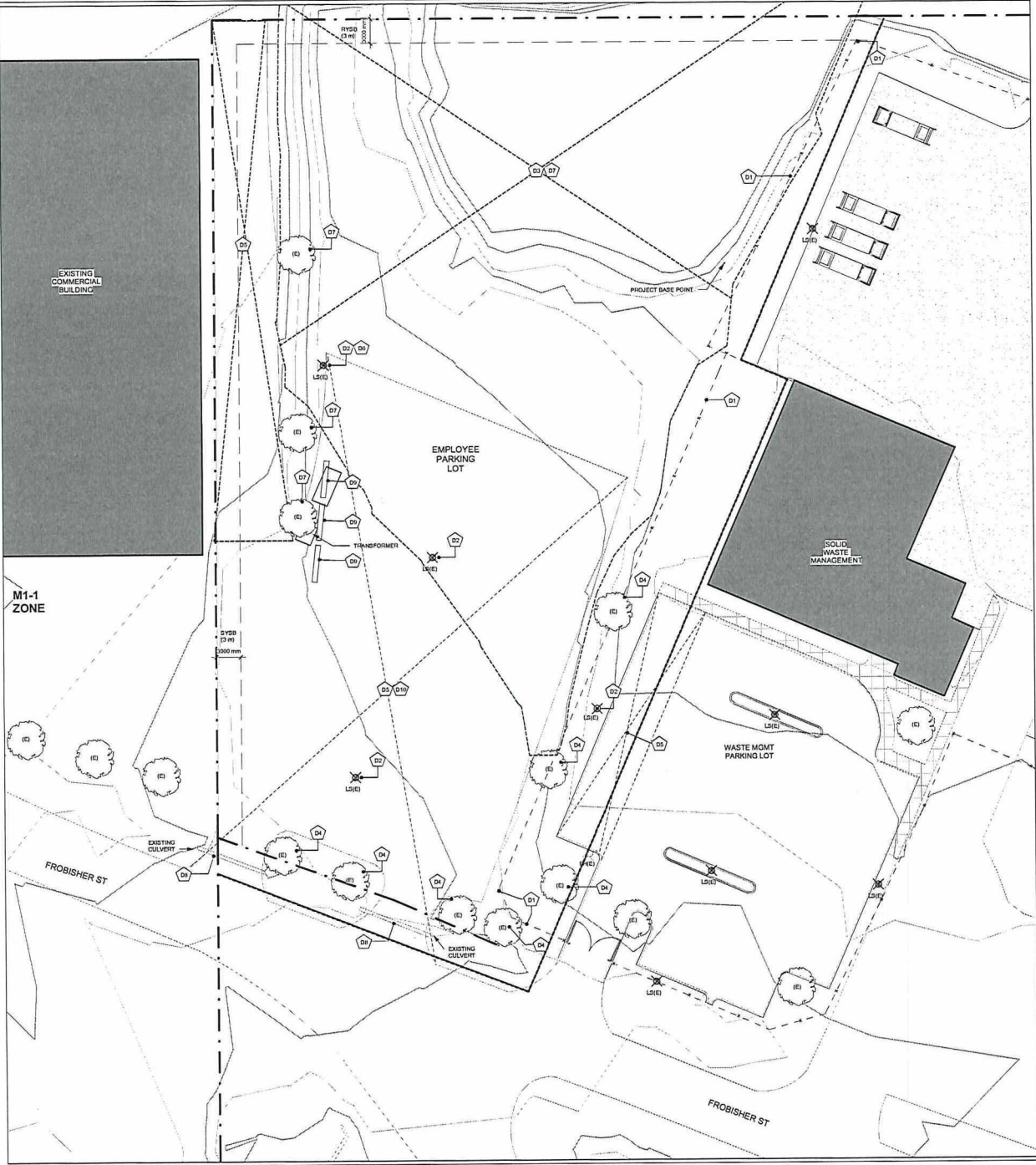
4 West Elevation
 A2-01 1:200

MATERIAL LEGEND

PMP	PREFINISHED METAL FLASHING
MP	PREFINISHED METAL FLASHING
MP	METAL ROOF PANEL - REF TO SPEC
ET	EAVESTROUGH - REF TO SPEC
DS	DOWNSPOUT - REF TO SPEC
SG	SNOW GUARD - REF TO SPEC
B	BOLLARD - REF TO DETAILS
ST	GALVANIZED PTD STEEL CLADDING - REF TO DETAILS
MP	PREFINISHED METAL SIDING - REF TO SPEC
GEN	GENERATOR - REF TO ELEC DWG
T	TRANSFORMER - REF TO ELEC DWG
CONCC	CAST IN PLACE CONCRETE
CMU	CONCRETE MASONRY UNITS
WDW	WINDOW UNIT - REF TO WINDOW SCHEDULES
LP	LINER PANEL

PL-MV-2026-00063
 Sketch 3

2026-04-16 3:13:51 PM Autodesk Docs\Sudbury Operation Centre\2026\04\Sudbury_Operation_Centre_A23.dwg



SITE LEGEND

- DENOTES PROPERTY LINE
- DENOTES 'FIELD OF OPERATIONS' - REFER TO SPECS
- DENOTES DETACK LINE
- DENOTES REQUIRED LANDSCAPE STRIP BOUNDARY LINE
- DENOTES FENCE. REFER TO DETAILS AND SPECS.
- DENOTES EXISTING PAVEMENT
- DENOTES EXISTING GRIVEL
- DENOTES EXISTING BUILDING
- ⊙ DENOTES EXISTING DECIDUOUS TREE
- SY2B DENOTES SIDE YARD SET BACK
- RY2B DENOTES REAR YARD SET BACK

GENERAL NOTES:

1. REFER TO SURVEY DRAWING PREPARED BY TULLOCH GEOMATICS INC. FOR GRADING INFORMATION.
2. REFER TO GEOTECHNICAL REPORT PREPARED BY WSP CANADA INC. FOR ADDITIONAL INFORMATION.
3. PROVIDE NEW 3" WIDE (WHITE) LINE PAINTING ON ALL NEW ASPHALT.
4. ALL SIDEWAYS & PATHWAYS TO BE 5'-0" MIN. WIDE UNLESS OTHERWISE NOTED.
5. CONTRACTOR TO LOCATE ALL UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF WORK.



DEMOLITION LEGEND

- ⬡ DENOTES TAG - REFER TO DEMOLITION NOTES

DEMOLITION NOTES (GENERAL):

1. REFER ALSO TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
2. REFER TO OTHER DRAWINGS IN THIS PACKAGE IN ORDER TO OBTAIN A FULL UNDERSTANDING OF DEMOLITION WORK REQUIRED TO MAKEWAY FOR CONSTRUCTION ACTIVITIES. NOT ALL ITEMS TO BE REMOVED HAVE BEEN NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WORK WITH SUBSITES FOR EXTENT OF REMOVALS AND REINSTALLATION REQUIRED TO COMPLETE THE WORK. MAKE GOOD ALL FINISHES.

DEMOLITION NOTES (TAGS):

- ⬡1 REMOVE EXISTING FENCE POSTS, RAILING, CHAIN LINK AND RELATED ACCESSORIES. SALVAGE MATERIALS FOR REUSE.
- ⬡2 REMOVE EXISTING LIGHT STANDARDS, POLES AND FIXTURES AND REMOVE ALL FOUNDATIONS.
- ⬡3 REMOVE EXISTING FLOOR. REFER TO CIVIL DRAWINGS FOR EXTENT CO-ORDINATE WITH NOW.
- ⬡4 REMOVE EXISTING TREES AND RELATED ORGANIC MATERIALS ORGANIC MATERIALS.
- ⬡5 REMOVE EXISTING ASPHALT, CURBS AND SUB-BASE AS REQUIRED. REFER TO CIVIL DRAWINGS.
- ⬡6 SALVAGE POLE AND LIGHT FIXTURE AND TURN OVER TO OWNER. DELIVER ITEMS TO LOCATION AS DIRECTED BY OWNER.
- ⬡7 REMOVE EXISTING VEGETATION: TREES, SHRUBS, GROUND COVER, ETC. REMOVE ALL ORGANIC MATERIALS AND BOLD TO EXPOSED BEDROCK.
- ⬡8 REMOVE EXISTING CULVERTS. REFER TO CIVIL DRAWINGS.
- ⬡9 REMOVE AND SALVAGE EXISTING JERSEY BARRIERS. RELOCATE TO LOCATION AS DIRECTED BY THE OWNER.
- ⬡10 REMOVE EXISTING BELOW GRADE CONDUITS FOR ELECTRICAL / DATA - REFER TO ELECTRICAL DRAWINGS.

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REV.	DESCRIPTION	DRAWN BY	DATE
1	ISSUE 01 FOR DESIGN DEVELOPMENT	LJ	04-09-25
2	ISSUE 02 FOR ARCHITECTURAL	LJ	04-10-25

Greater Grand Sudbury

SUDBURY OPERATION CENTRE
 1795 FROBISHER STREET, SUDBURY, ON P3A 6C8

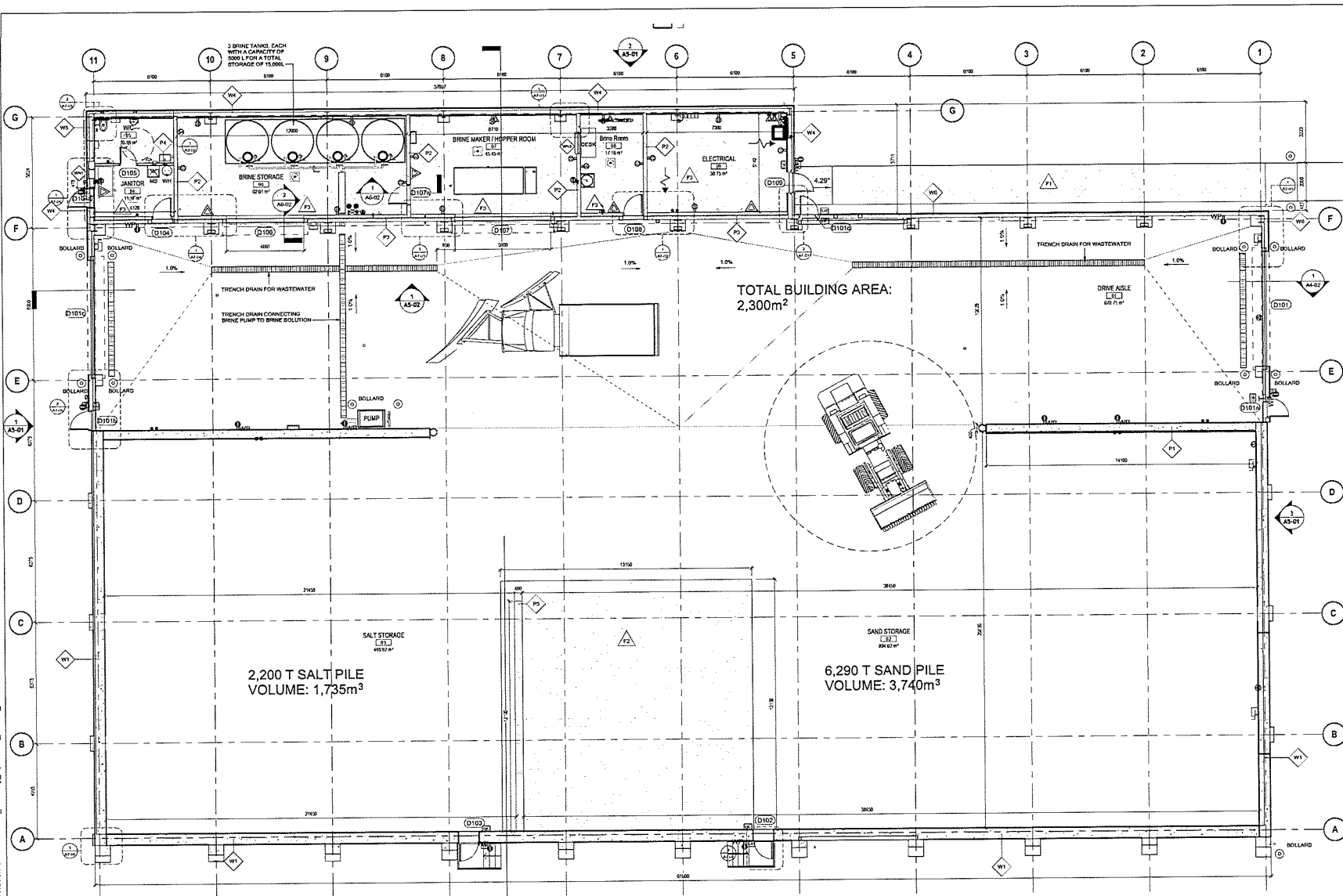
SITE DEMOLITION PLAN

DISCIPLINE ARCH	PROJECT NO 202204/2282	SHEET NO A1-02
DATE 03/18/26	PHASE	
SCALE 1:250	CHECKED BY	
DRAWN BY SKLJ	TJ	

ISO A1: 21 1/4" x 33 1/8" (544 mm x 841 mm)

PL-MV-2026-00063
 Sketch 4

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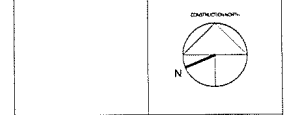
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NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	BY	DATE
1	04/20/2028	ISSUED FOR PERMIT DEVELOPMENT	JP	04/09/2028



SUDBURY OPERATION CENTRE
 1795 FROBISHER ST., SUDBURY, ON P3A 6C8

TITLE
FIRST FLOOR PLAN

DISCIPLINE	PROJECT NO.	SHEET NO.
ARCH	202204	A2-01
DATE	04/20/2028	
SCALE	As Indicated	
DRAWN BY	Author	DH
CHECKED BY		

- ABBREVIATIONS LEGEND**
- MS MOP SINK
 - WH WATER HEATER
 - BOLLARD
 - DOOR TAG
 - FLOOR TAG
 - WALL TAG
 - ROOM NUMBER

ISO A1: 28" x 38" (726 mm x 965 mm)

PL-MY-2028-00063
 sketch 6



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-2026-00066

APPLICATION SUMMARY

File Date: 05/05/2026

Application Type: Minor Variance

Address(es): 81 Hesta Street, Dowling P0M 1R0

Applicant(s): SHIELD CONSULTING ENGINEERS LTD.

Owner(s): ROBERT LAMY

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?

May 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?

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

An accessory structure for additional storage in the rear yard of 81 Hesta St

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

The aim for the accessory structure is to create more space for the homeowners. They have outgrown their current home, but love the neighbourhood and the home itself, so the accessory building is a means to stay in the location that they love, but gain extra space. The 5m allowable height would not be able to provide the opportunity for high ceilings and tall storage cabinets. And to maintain the required slope of the roof for asphalt shingles. We believe the requested variance to be minor in nature, as the impact on the neighbours will be minimal.

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

35.05

Lot Depth of the property

39.93

Lot Area of the property

1557.7

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

House, year of construction 1985, a shed constructed in 2000 and a deck

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

Yes

Existing uses of neighbouring properties

All neighbouring properties are residential use.

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

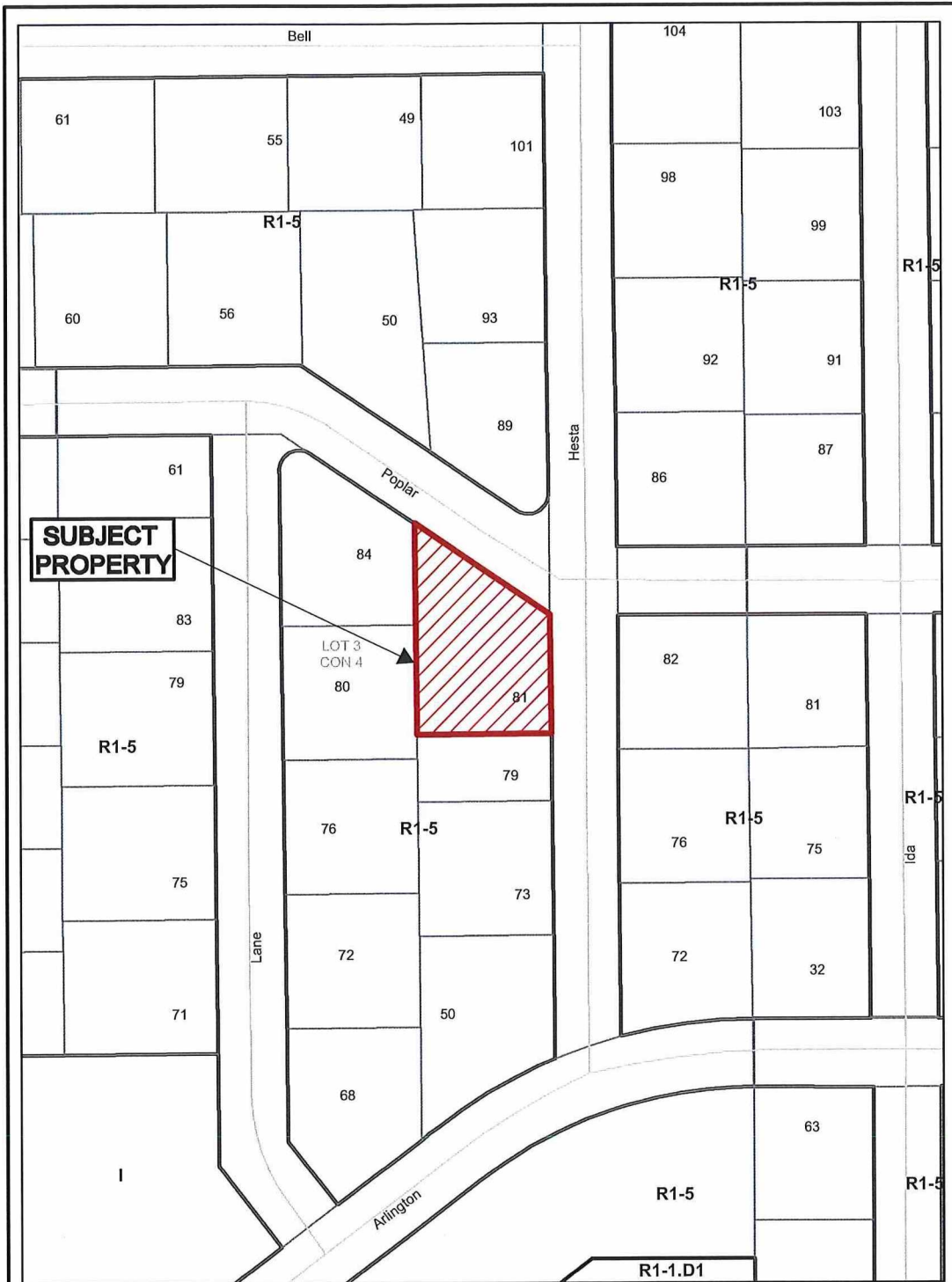
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Accessory Structure - Garage (with lean-to)	No	144.87	144.87	1	15.85	9.14	6.28	29.26	1.58	19.16	22.29

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 House	No	104.41	104.41	1	12.09	8.64	8	7.08	24.21	2.75	20.21
Existing Shed	No	20.43	20.43	1	6.1	3.35	2	33.94	2.65	5.96	41.58
Deck	No	61.46	61.46	0	8.79	9.72	1.2	15.72	14.49	6.05	30.91

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Building Height	5.00	6.28	1.28
Accessory Lot Coverage	10%	11%	1%



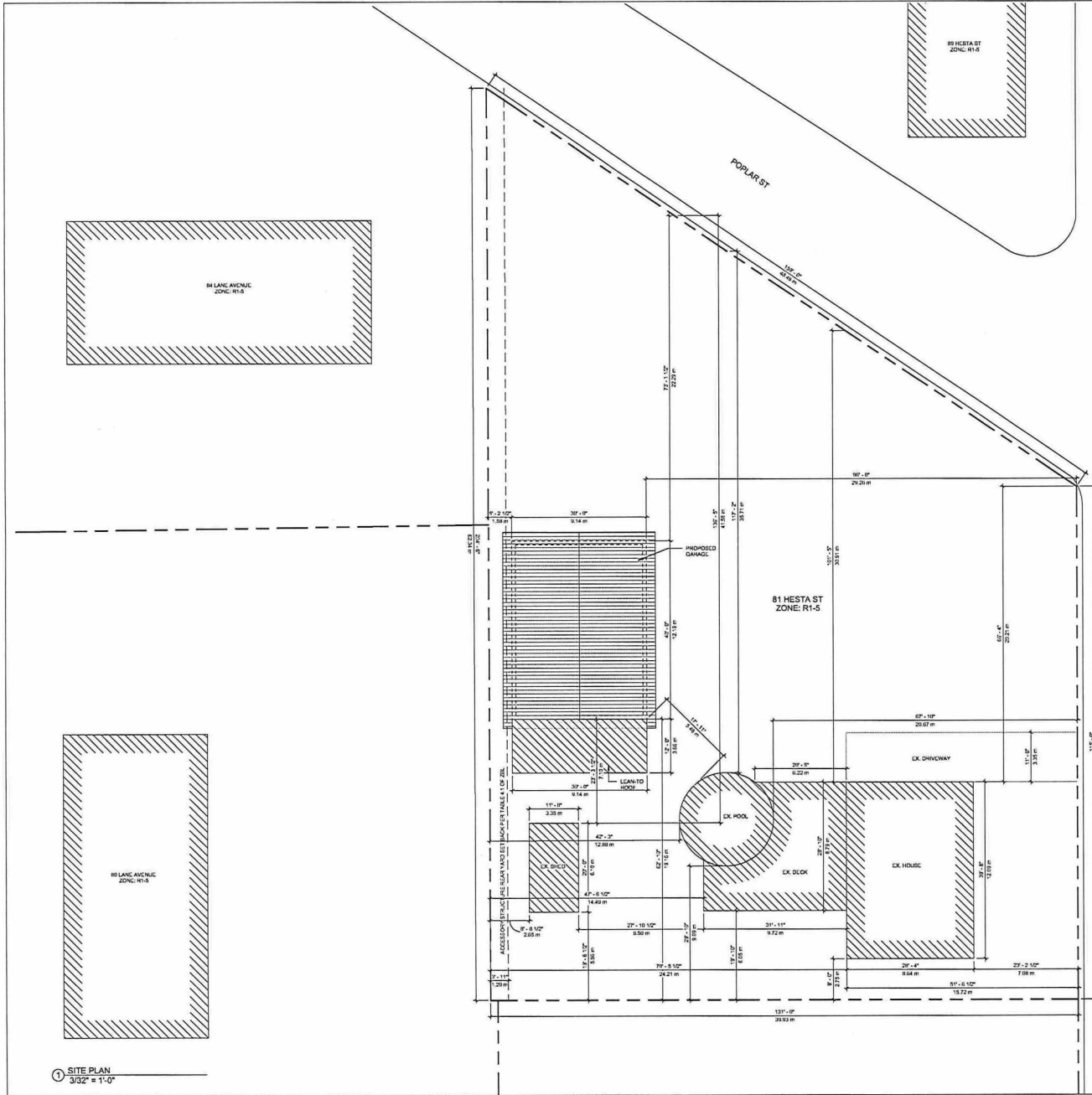
Application for Minor Variance or Permission



Subject Property being PIN 73352-0609,
 Parcel 22752 SEC SWS,
 Lot 12, Plan M-954,
 Part Lot 3, Concession 4,
 Township of Dowling,
 81 Hesta Street, Dowling,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

PL-MV-2026-00066
 Date: 2026 05 07



① SITE PLAN
3/32" = 1'-0"



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 ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE ON-PAID BUILDING CODES.
 THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL STRUCTURAL, MECHANICAL, AND ELECTRICAL WORK.

No.	Description	Date
1	ISSUED FOR MINOR VARIANCE	2024-05-05
2	ISSUED FOR MINOR VARIANCE	2024-05-12
3	REISSUED FOR MINOR VARIANCE	2024-05-12



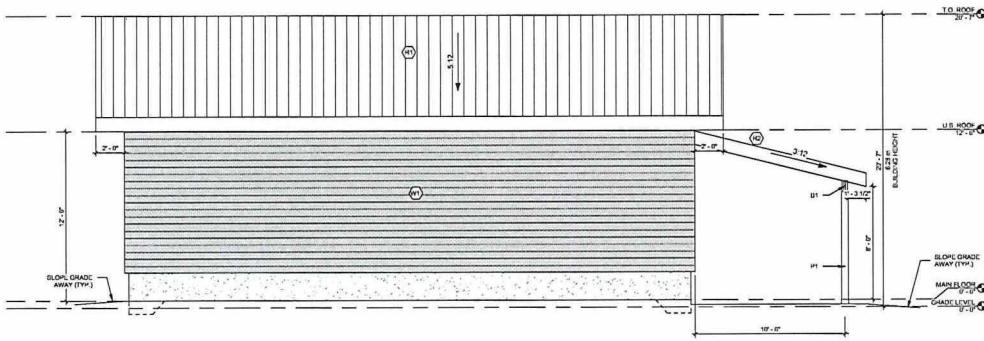
81 HESTA ST, DOWLING, ON
SITE PLAN

ZONING LEGEND FOR ACCESSORY STRUCTURE			
ZONING	REQUIREMENTS	PROVIDED	HELPER REQUIRED
STANDARDS			
LOT AREA (MIN)	455 sqft	1592 sqft	
LOT FRONTAGE (MIN)	15.0m	35.15m	
FRONT YARD	0.5m	2.5m	
SIDE YARD (NORTH)	1.2m	4.25m	
SIDE YARD (SOUTH)	1.2m	1.6m	
REAR YARD	1.2m	1.2m	
LOT COVERAGE (MAX)	45%	14.1%	
HEIGHT OF MAIN BUILDING	11m	EXISTING	
HEIGHT OF ACCESSORY BUILDING	5m	6.2m	1.2m
ACCESSORY LOT COVERAGE (MAX)	10%	18.5%	1%

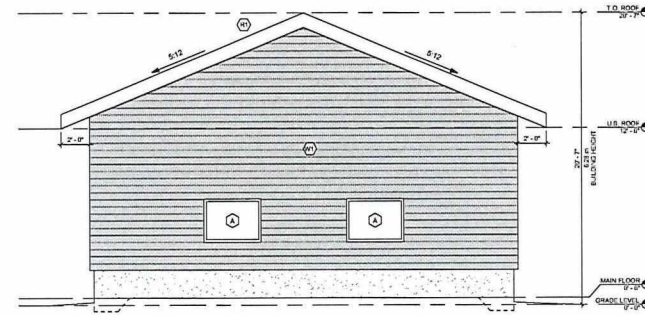
Project number: 5712

A101
 Scale: As Indicated

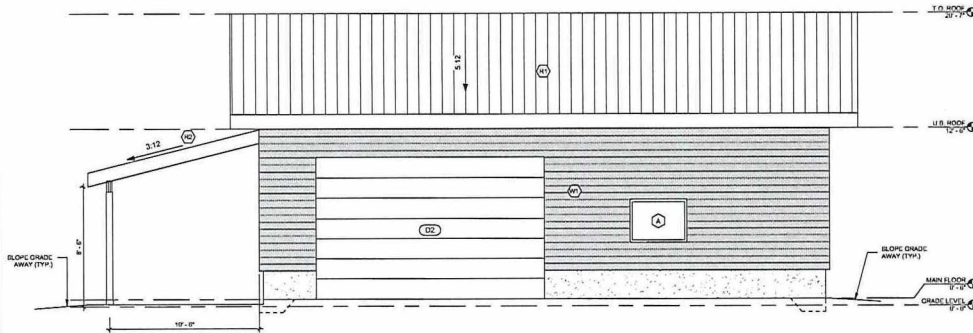
PL-MV-2026-0006
 Sketch 2



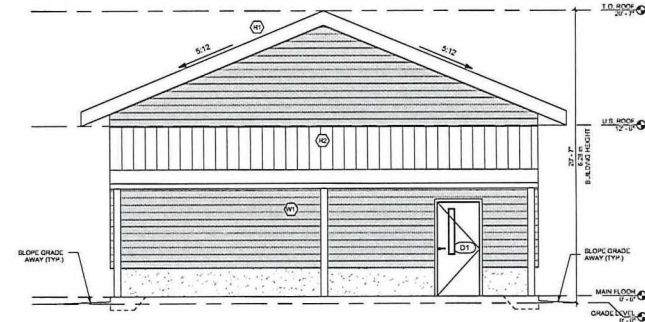
1 EAST ELEVATION
1/4" = 1'-0"



3 SOUTH ELEVATION
1/4" = 1'-0"



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



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

Door Schedule			
Symbol	Width	Height	Comments
D1	17'-0"	10'-0"	

Window Schedule			
Mark	Width	Height	Units
W	4'-0"	3'-0"	3

GENERAL NOTES
 ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT. UNAUTHORIZED REPRODUCTION OF THESE DRAWINGS IS PROHIBITED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
 THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE COMMENCING WORK. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.
 ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE OHIO BUILDING CODE.
 THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL STRUCTURAL, MECHANICAL, AND ELECTRICAL WORK.

No.	Description	Date
1	ISSUED FOR MINOR VARIANCE	2023-05-12
2	REVISED FOR MINOR VARIANCE	2023-05-12



SHIELD
 ENGINEERING & ARCHITECTURE
 131 PHAROS STREET, SUITE 100, CINCINNATI, OH 45202
 TEL: 513-963-8888

GARAGE WITH LEAN-TO

81 HESTA ST., DOWLING, OH
ELEVATIONS

Project number 5712

A301

Scale 1/4" = 1'-0"

PL-MV-2023-0006b
 sketch 3

2023-05-12 3:17 PM



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-2026-00069

APPLICATION SUMMARY

File Date: 05/11/2026

Application Type: Minor Variance

Address(es): 1946 Fire Road 4, Capreol P3P 0B7

Applicant(s): BORTOLUSSI SURVEYING

Owner(s): TRACY BAKKER AND DONALD MCGOWAN

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 3, 2022

Are you the registered owner or an authorized agent?

Authorized Agent

What is the number of dwelling units on the property?

1

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

0

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

0

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

3

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

No

How many dwelling units will be legalized?

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

No

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

Current Official Plan designation

Rural

Current Official Plan designation (additional)

Mining Mineral Reserve

Current Zoning By-law designation

RS

Provide a detailed description of what is being proposed

Relief from by-law 2010-100z, frontage of 45m is required and 27.6m is proposed.

relief from lot area. where 8000m2 is required. 1850m2 is proposed.

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

its existing lots and cleaning up encroachments

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

35.2

Lot Depth of the property

82

Lot Area of the property

2330

Total width of the public road giving access to the property

0

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

1 story dwelling - 50years +/-

2 sheds - 25 years +/-

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

summer cottage - 50 years +/-

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

yes

Existing uses of neighbouring properties

south is the same, north property is year round residence

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)

PL-CON-2026-00006 Provisional Approval

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

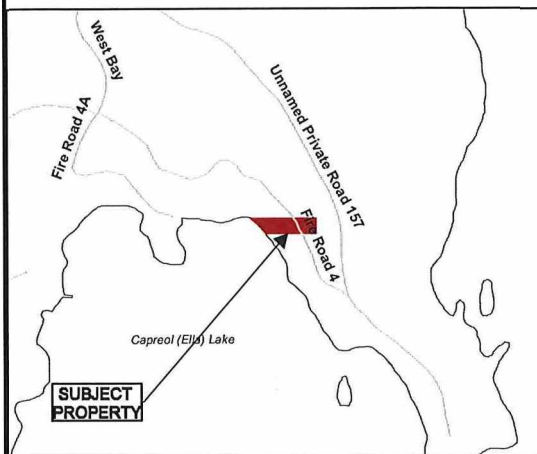
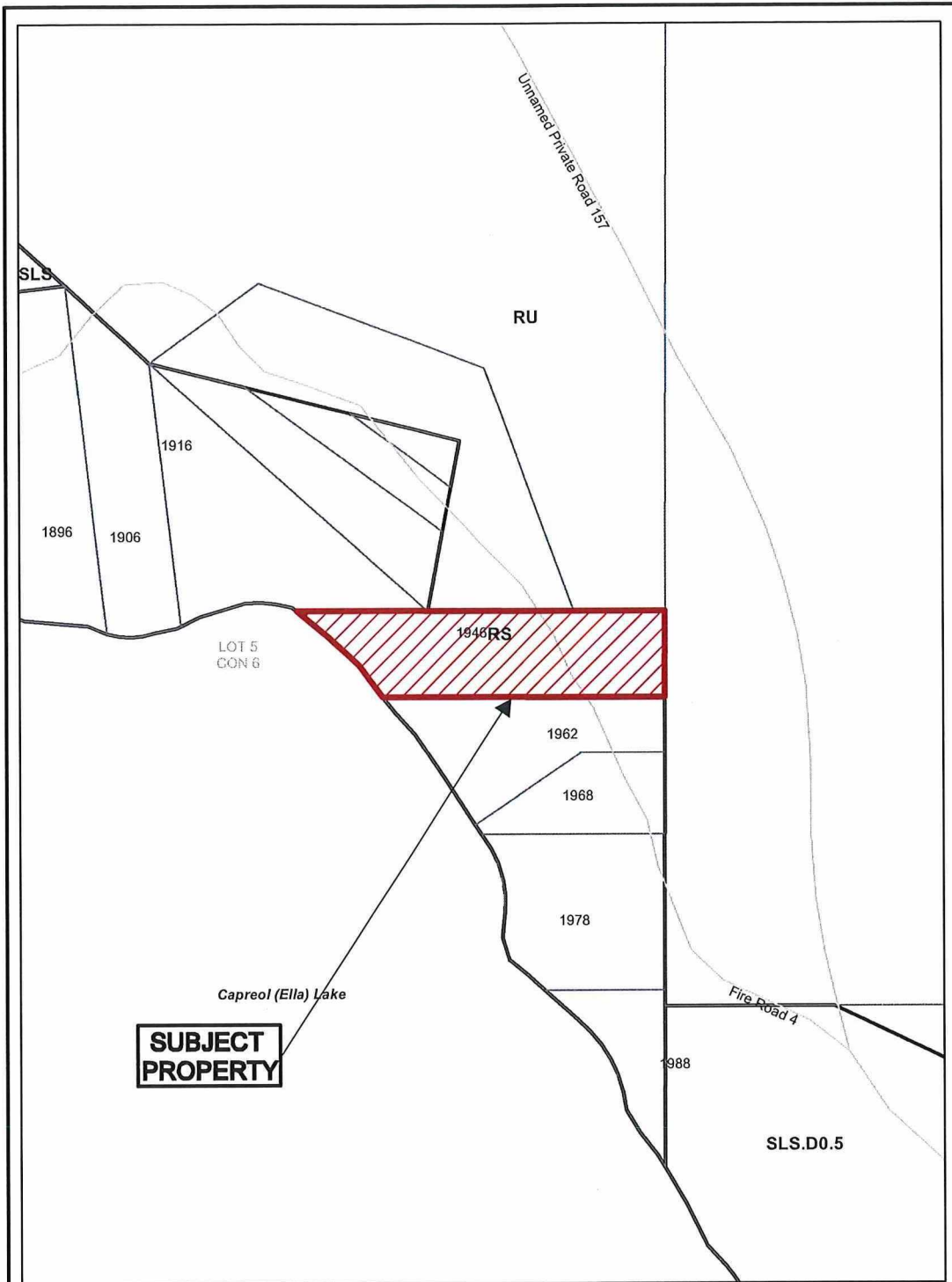
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback 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)
1 story dwelling	No	90.15	90.15	1	11.6	9.7	5	18.4	51.3	10.9	4.4
shed	No	15.3	15.3	1	3.9	3.9	2.5	1.5	69.6	0.23	22.1
shed	No	9.4	9.4	1	2.5	3.75	2.5	6.1	65.4	2.7	21.1

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
lot frontage	45m	27.6	17.4
lot area	8000	1850	6150



Application for Minor Variance or Permission



Subject Property being PIN 73510-0128,
 Parcel 12812 SEC SES,
 Part Lot 5, Concession 6,
 Summer Resort Location EP7008,
 Township of Capreol,
 1946 Fire Road 4, Capreol,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

PL-MV-2026-00069
 Date: 2026 05 19

PLAN OF SURVEY OF:
**PART OF LOT 5
 CONCESSION 6**
 GEOGRAPHIC TOWNSHIP OF CAPREOL
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

NOTE:

BEARINGS SHOWN HEREON ARE GRID BEARINGS REFERRED TO THE CENTRAL MERIDIAN THROUGH 81° WEST LONGITUDE OF THE UTM ZONE 17, AND ARE DERIVED FROM OBSERVED REFERENCE POINTS 'A' AND 'B' BY REAL TIME NETWORK OBSERVATIONS, NAD83-CSRS (2011)

DISTANCES SHOWN HEREON ARE ADJUSTED HORIZONTAL GROUND DISTANCES

GROUND DISTANCES CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999564

FOR BEARING COMPARISONS, A COUNTER CLOCKWISE ROTATION OF 0° 00' 50" WAS APPLIED TO PLANS P, P2, P3 & P5.

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM;
- THE SURVEY WAS COMPLETED ON MAY 8, 2026.

DATE _____ A BORTOLUSSI, OLS
 THIS PLAN RELATES TO ADLS PLAN SUBMISSION FORM NUMBER V-123527

PLAN 53R-

RECEIVED AND DEPOSITED

DATE _____ REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF SUDBURY LRO No 53

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

DATE _____ A BORTOLUSSI
 ONTARIO LAND SURVEYOR

SCHEDULE

PART	LOT	CON/PLAN	PIN	AREA (sq m)
1				1850.51±
2	PART OF LOT 5	CONCESSION 6	ALL OF PIN 73510-0128	422.292
3				58.06±

PARTS 1 & 2 - SUBJECT TO EASEMENT AS IN L7118052

POINT ID	NORTHING	EASTING
DRP 'A' SSIB	5173203.147	510090.480
DRP 'B' IB	5173181.010	510178.536

ALL COORDINATES ARE IN METERS, ARE RELATED TO UTM ZONE 17 (81° WEST NAD83 CSRS) AND HAVE A RELATIVE ACCURACY TO MEET THE REQUIREMENTS OF URBAN AREA AT A 95% CONFIDENCE LEVEL

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

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

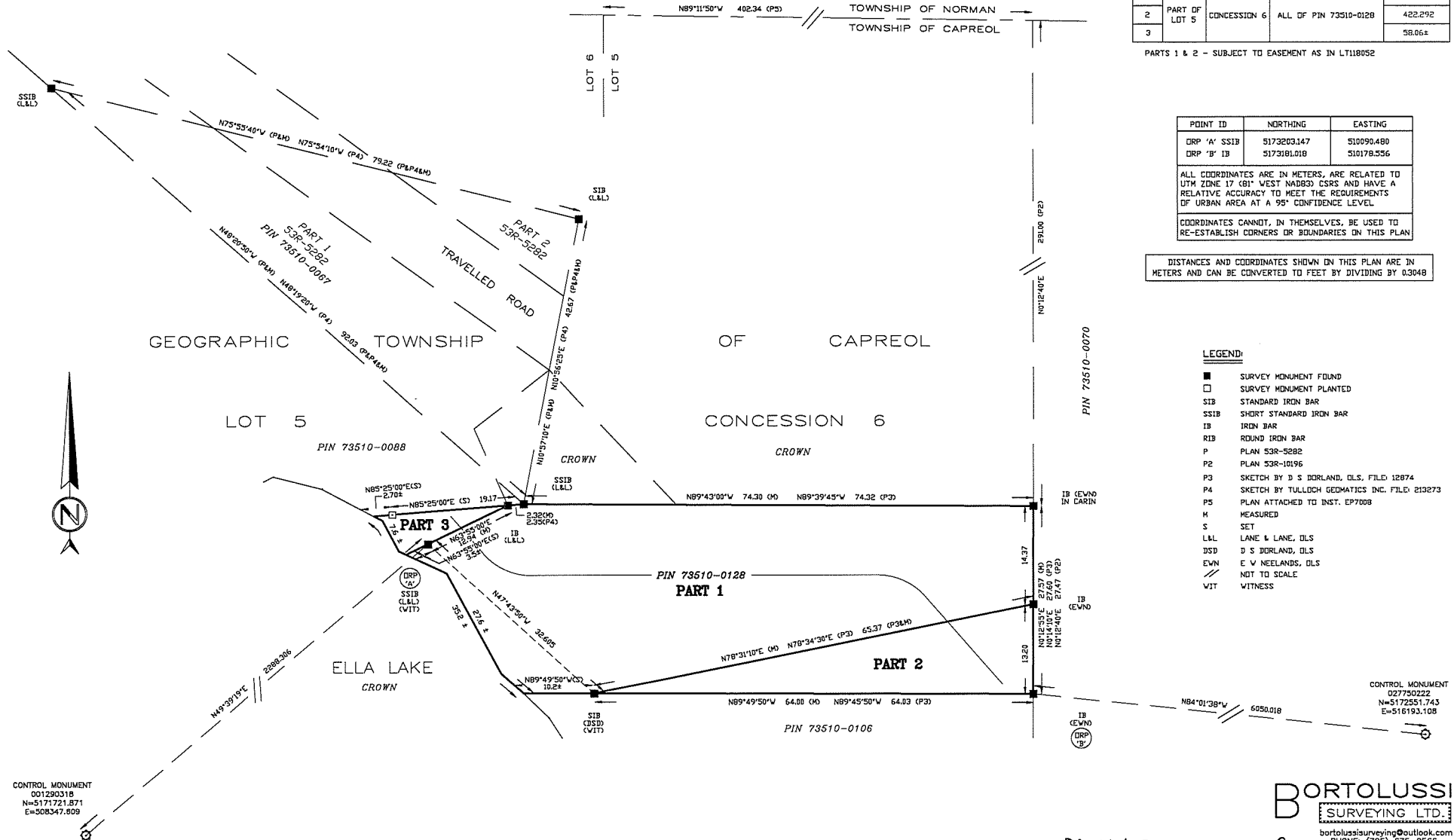
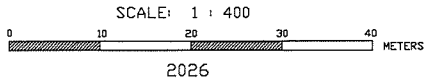
LEGEND:

- SURVEY MONUMENT FOUND
- SURVEY MONUMENT PLANTED
- SSIB STANDARD IRON BAR
- SSIB SHORT STANDARD IRON BAR
- IB IRON BAR
- IB ROUND IRON BAR
- P PLAN 53R-5282
- P2 PLAN 53R-10196
- P3 SKETCH BY D S DORLAND, OLS, FILED 12874
- P4 SKETCH BY TULLOCH GEOMATICS INC. FILED 213273
- P5 PLAN ATTACHED TO INST. EP7008
- M MEASURED
- S SET
- L&L LANE & LANE, OLS
- DSD D S DORLAND, OLS
- EWN E W NEELANDS, OLS
- NDT NOT TO SCALE
- WJT WITNESS

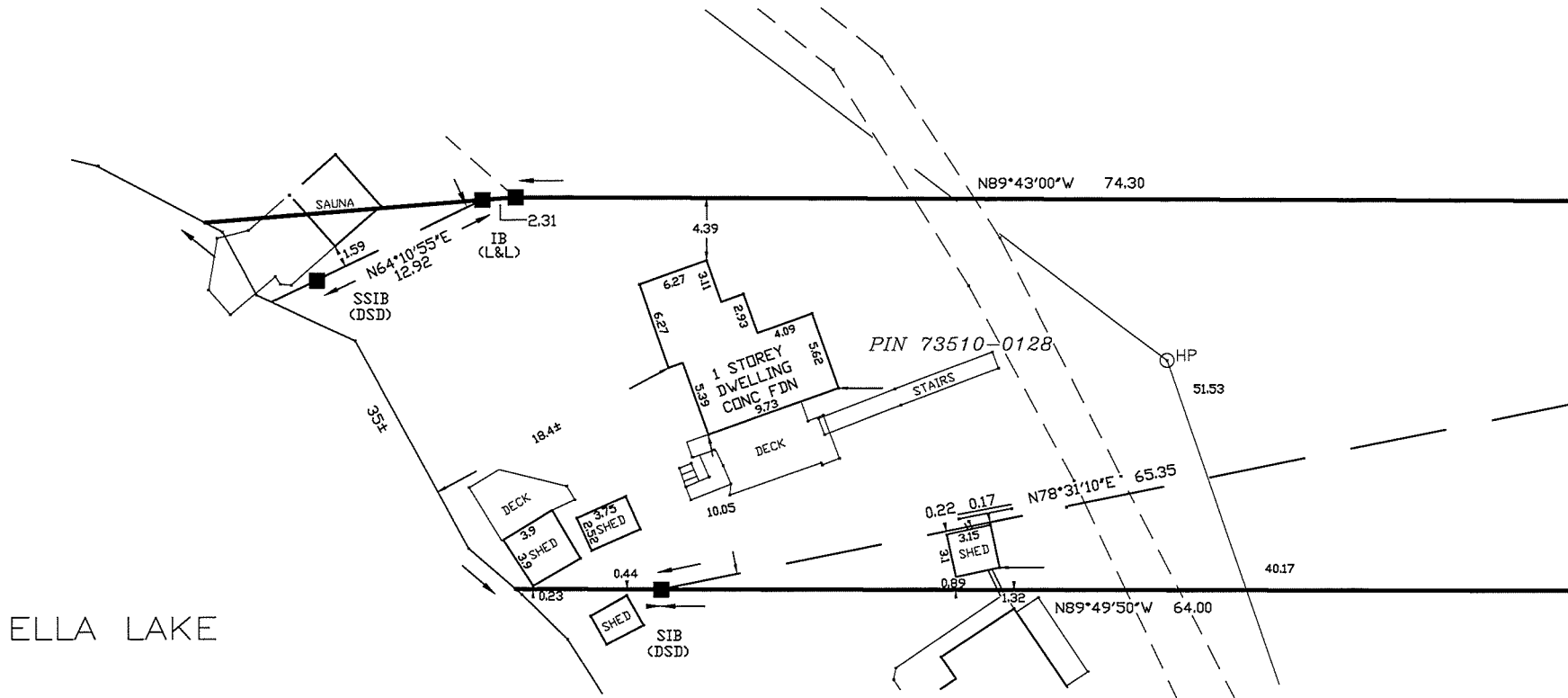
CONTROL MONUMENT
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 N=5172551.743
 E=516193.108

BORTOLUSSI
 SURVEYING LTD.
 bortolussisurveying@outlook.com
 PHONE: (705) 675-2566
 FILE: 4113

PL-MV-2026-00069
 sketch 2



CONTROL MONUMENT
 001290318
 N=5171721.871
 E=508347.809



PL-MV-2026-00069
 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-2026-00070

APPLICATION SUMMARY

File Date: 05/13/2026

Application Type: Minor Variance

Address(es): 34 Coulson Street, Capreol P0M 1H0

Applicant(s): TERRY TOMIUK

Owner(s): TERRY TOMIUK

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 21/2025

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?

3

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

No

How many dwelling units will be legalized?

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

No

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

Current Official Plan designation

Living Area I

Current Official Plan designation (additional)

Current Zoning By-law designation

R1-5

Provide a detailed description of what is being proposed

Exceed the accessory lot coverage for new garage

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

Need larger garage for truck and storage

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

18.3

Lot Depth of the property

36.6

Lot Area of the property

669.8

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 1967

Gazebo 1980's(unknown)

Garage 1980's(unknown)

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

Residential since 1967

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 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)
Garage	No	55	55	1	6.1	9	4.2	20.9	6.7	11	1.2

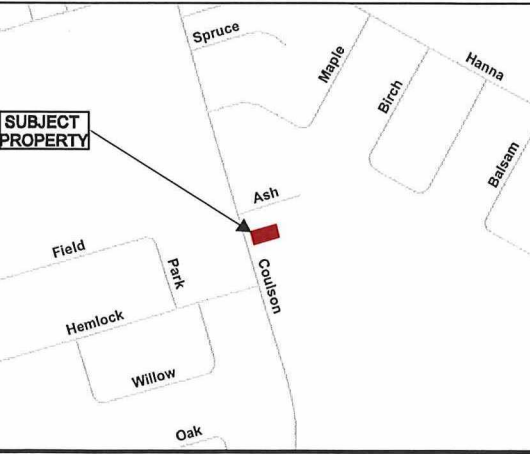
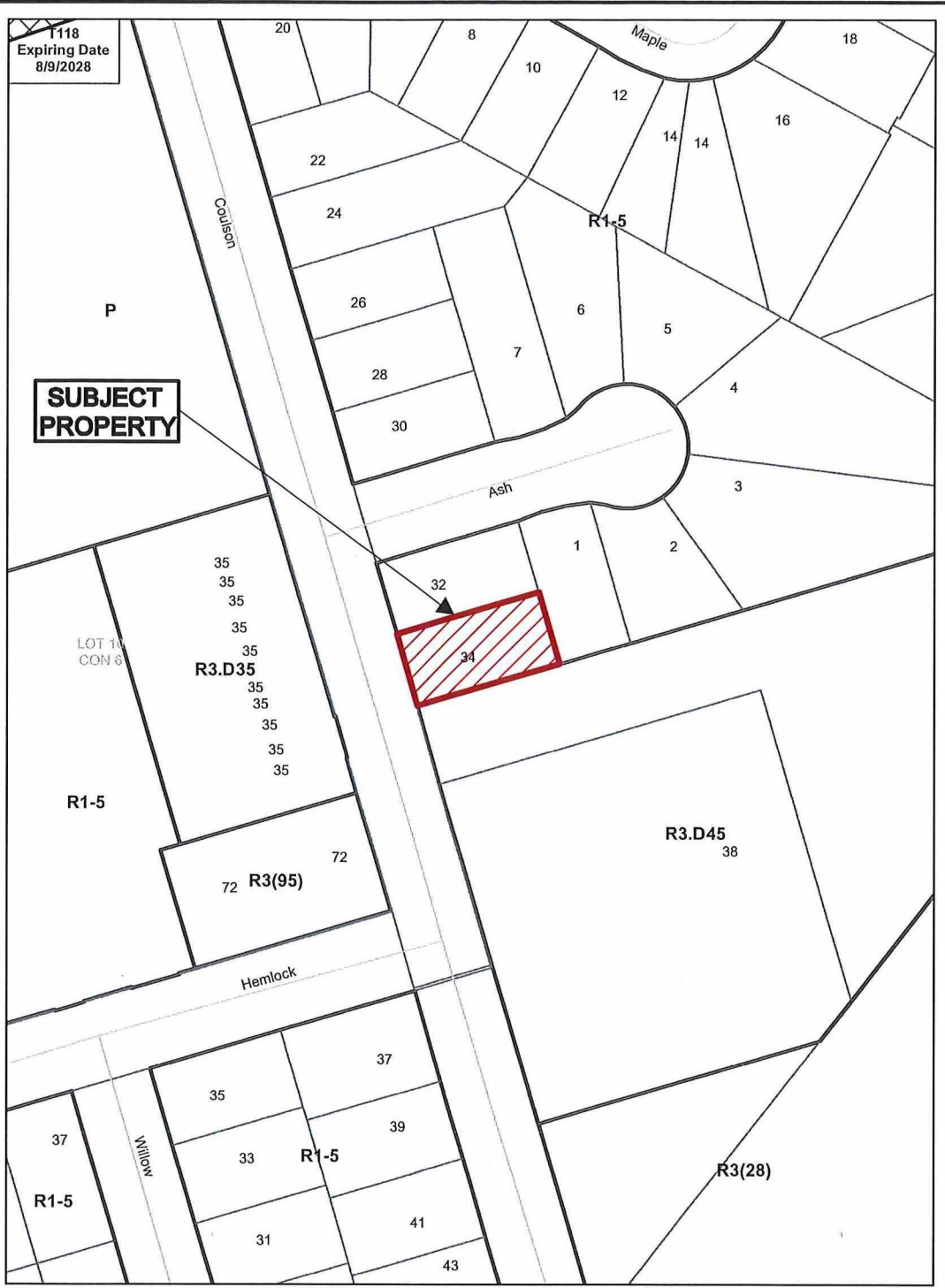
EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m ²)	Existing Gross Floor Area (m ²)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
House	No	97.6	97.6	1	8.2	11.9	4.8	7.8	16.9	1.5	8.6
Gazebo	No	18	18	1	4.8	4.8	3	30.1	1.7	2	11.5
Garage	Yes	37.2	37.2	1	6.1	6.1	5	20.9	9.6	11	1.2

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Accessory lot coverage	10%	11%	1%

T118
Expiring Date
8/9/2028



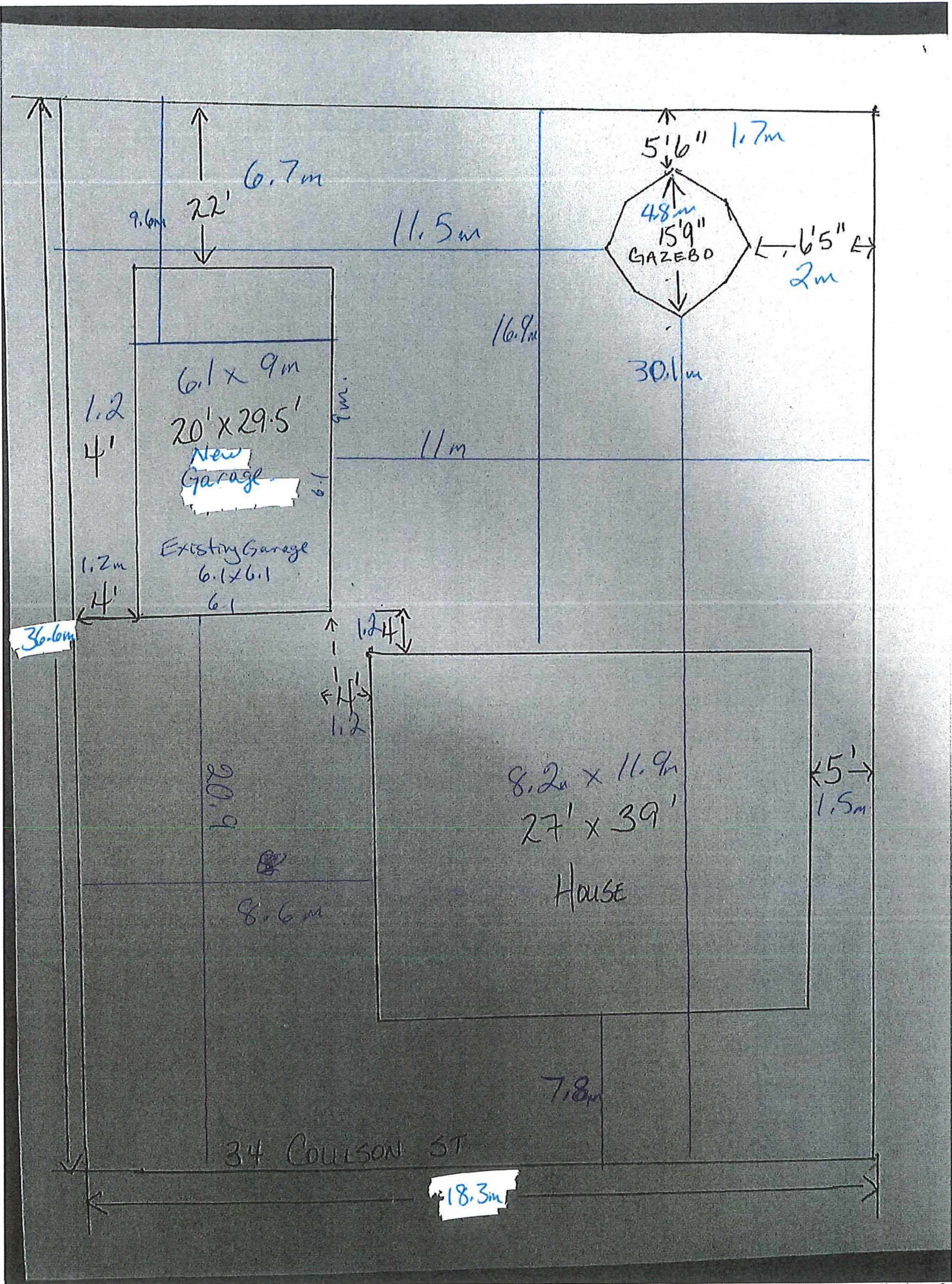
Application for Minor Variance or Permission



Subject Property being PIN 73507-1189,
Parcel 34884 SEC SES,
Lot 62, Plan M-633,
Part Lot 10, Concession 6,
Township of Capreol,
34 Coulson Street, Capreol,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00070
Date: 2026 05 20





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-2026-00073

APPLICATION SUMMARY

File Date: 05/15/2026

Application Type: Minor Variance

Address(es): 2407 Vermilion Lake Road, Dowling P0M 1L0

Applicant(s): DESTINIE FOURNIER

Owner(s): MICHEAL ARTINDALE AND JOELLE LACHANCE

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?

Nov 2020

Are you the registered owner or an authorized agent?

Authorized Agent

What is the number of dwelling units on the property?

1

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

0

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

1

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

2

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

No

How many dwelling units will be legalized?

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

No

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

Current Official Plan designation

Living Area II

Current Official Plan designation (additional)

Current Zoning By-law designation

R1-1

Provide a detailed description of what is being proposed

Increasing accessory building

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

Zoning by-law allows for 5 m height. We are proposing 6.85 m

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

19.82

Lot Depth of the property

86.25

Lot Area of the property

1670

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 - 1957

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

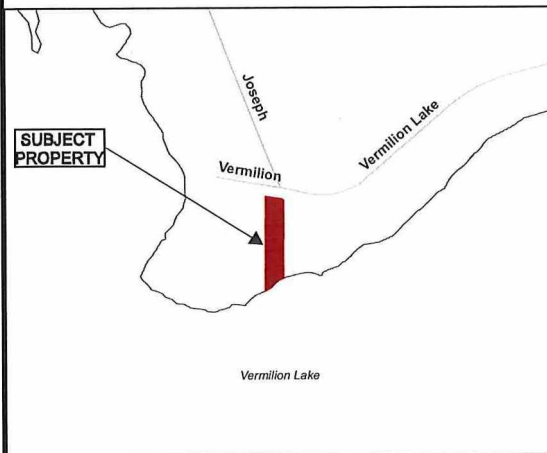
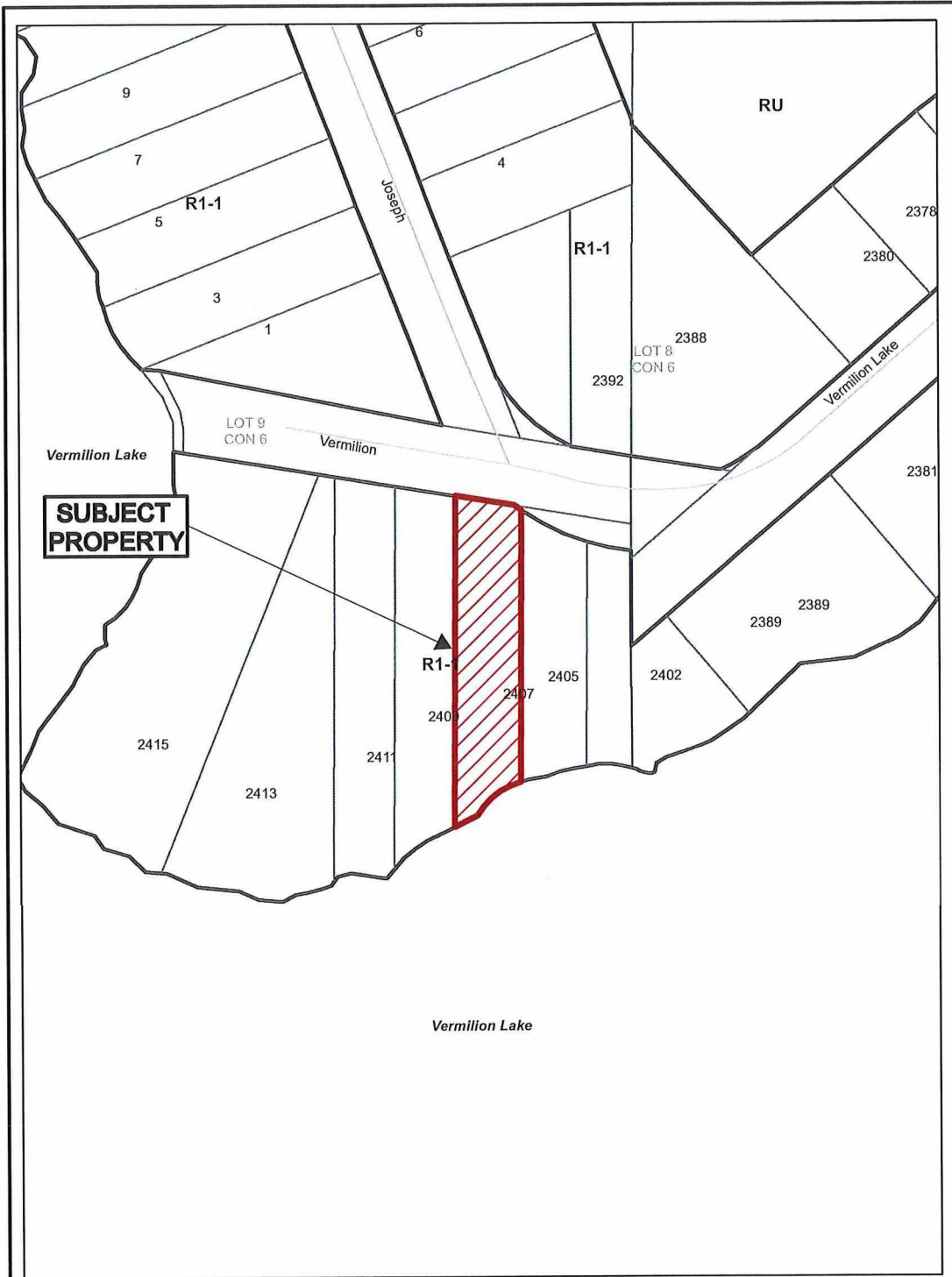
Building Description	Same As Existing	Proposed Ground Floor Area (m ²)	Proposed Gross Floor Area (m ²)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Detached Garage	No	120.4	120.4	1	10.97	10.97	6.85	27.12	45.44	2.74	6.09

EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m ²)	Existing Gross Floor Area (m ²)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
House	No	91.81	91.81	1	8.65	10.6	3.65	54.55	13.77	9.63	1.52
Shed	No	18.58	18.58	1	6.09	3.04	3.04	42.97	30.51	1.52	15.26

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Height	5 m	6.85 m	1.85 m



Application for Minor Variance or Permission

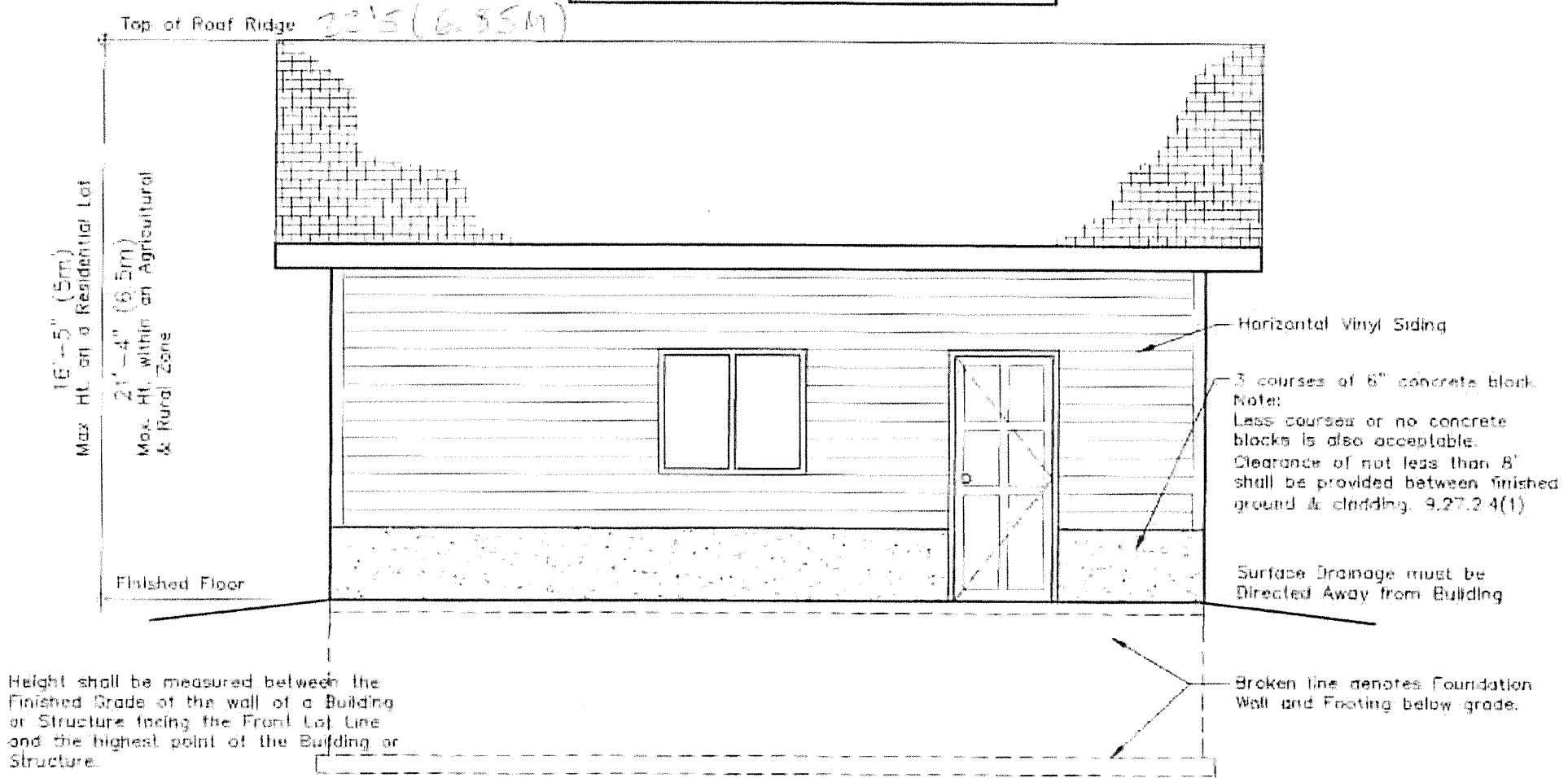


Subject Property being PIN 73367-0043, Parcel 12720 SEC SWS, Lot 19, Plan M-303, except Part 4, Plan SR-2956, Part Lot 9, Concession 6, Township of Fairbank, 2407 Vermilion Lake Road, Dowling, City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00073
Date: 2026 05 21

BUILDING ELEVATION MAY NOT APPEAR AS BUILT



NOTE:
It is the Contractor's responsibility to ensure that all construction conforms to the requirements of the Ontario Building Code latest addition. Notations made on these drawings are for your information and assistance only and do not necessarily comment on all areas of construction.

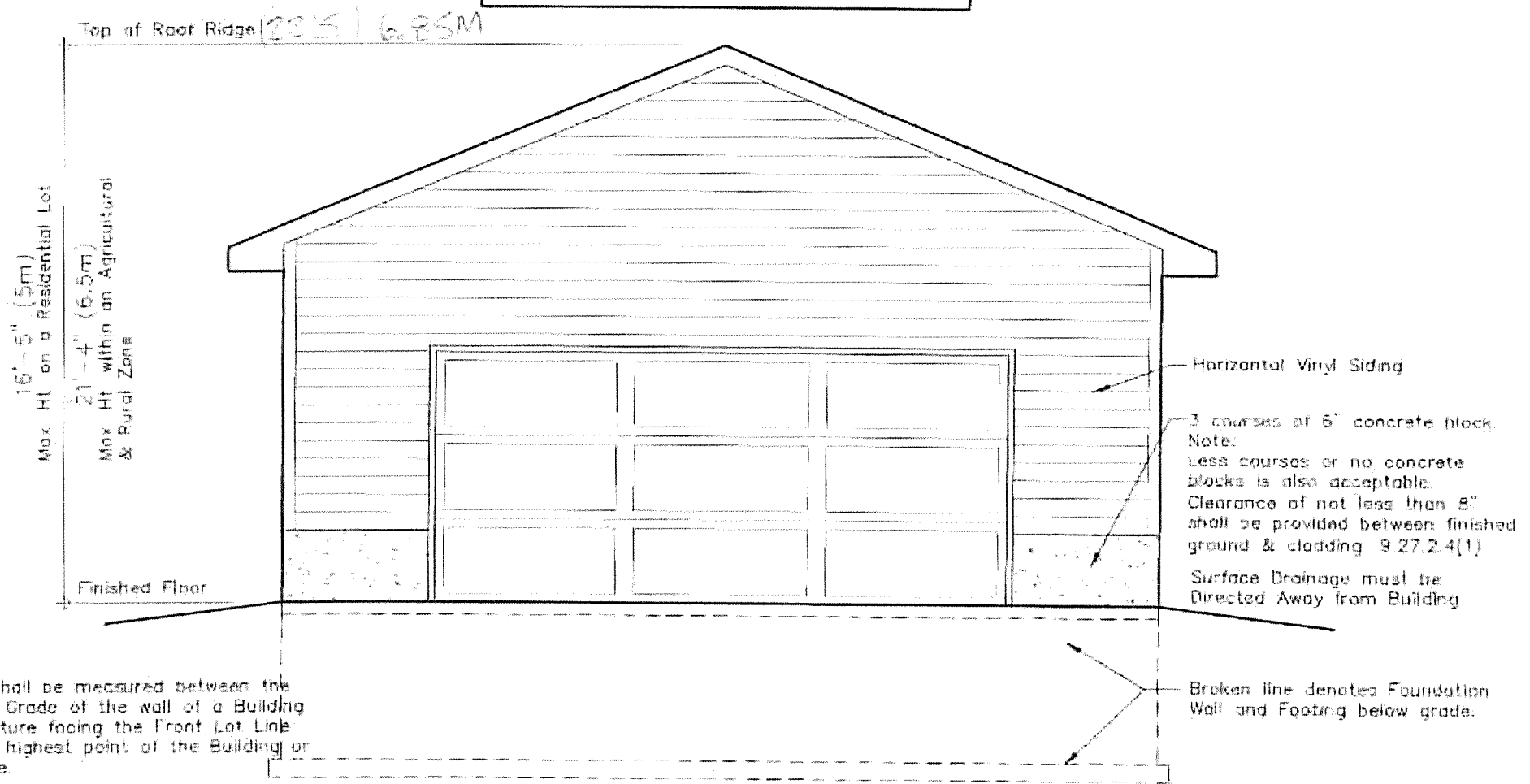


Detached Garage
with Full Foundation & Footing
SIDE ELEVATION

DRAWN BY: E.P.
DATE: 03/2015
DG-4
SHEET

SCALE: NTS
PL-MV-2026-00073
Sketch 3

BUILDING ELEVATION MAY NOT APPEAR AS BUILT



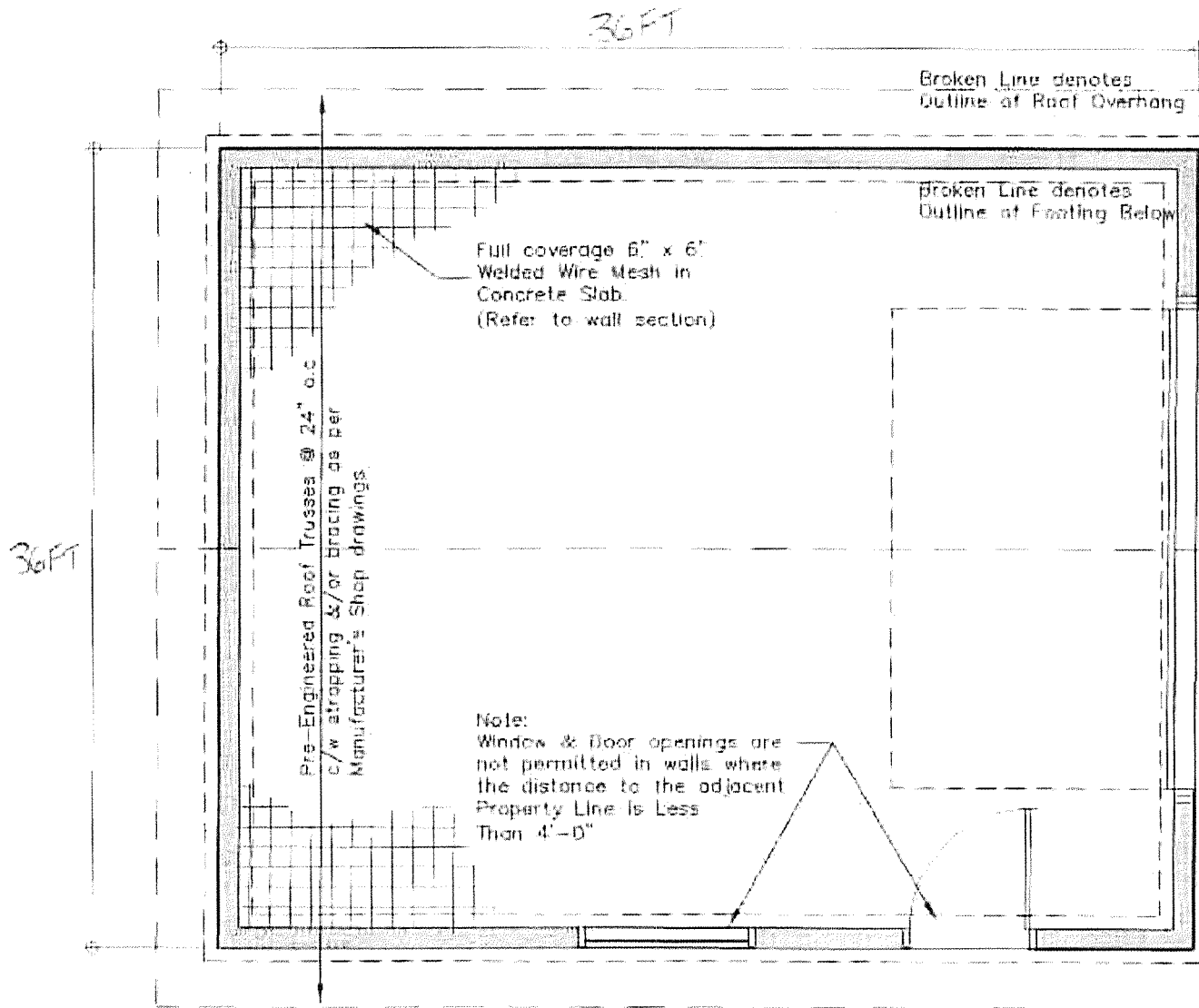
Height shall be measured between the Finished Grade of the wall of a Building or Structure facing the Front Lot Line and the highest point of the Building or Structure.

NOTE:
It is the Contractor's responsibility to ensure that all construction conforms to the requirements of the Ontario Building Code latest addition. Notations made on these drawings are for your information and assistance only and do not necessarily comment on all areas of construction.

Sudbury Greater Grand
www.greatersudbury.ca
BUILDING SERVICES

Detached Garage
with Full Foundation & Footing
FRONT ELEVATION
SCALE: NTS

DRAWN BY: E.P.
DATE: 03/2015
DG-3
SHEET



General Notes:

- 1) All lumber to be No. 2 Spruce or better. All lumber exposed to weather conditions must be pressure treated, painted or stained.
- 2) Technical Design Data for all Pre-engineered Framing Components must be submitted at the Framing Inspection for gable end roofs. Provide Technical Design Data for all other Pre-engineered framing component types (i.e. Cottage Style) at Building Permit Application.
- 3) Minimum Bearing of all joists & double lintels to be min. 1 1/2". Minimum Bearing of all Beams & Lintels with more than 2 ply to be min. 3 1/2".
- 4) Moisture Barrier is required between all lumber in direct contact with or within 6" of concrete which is in direct contact with the ground.
- 5) Floor drains within Detached Garages shall not be connected to Municipal Sewer Services. Discharge to a proper drainage swale or ditch.
- 6) All Concrete for Floor Slab to be 32 Mpa and shall have air entrainment of 5% to 8%.
- 7) Detached Garages of less than 55 m² (597 ft²) floor area and not more than 1 storey in height may be supported on wood mud sills provided the garage is not of masonry or masonry veneer construction.

Garage Door Width	Lintel Size
10'	3 - 2 x 8's
12'	3 - 2 x 10's
14'	3 - 2 x 12's
16'	W6 x 15 steel beam
Max 16'-1" supported length	

NOTE:
It is the Contractor's responsibility to ensure that all construction conforms to the requirements of the Ontario Building Code latest addition. Notations made on these drawings are for your information and assistance only and do not necessarily comment on all areas of construction.



Detached Garage
with Full Foundation & Footing
FLOOR LAYOUT

SCALE: NTS

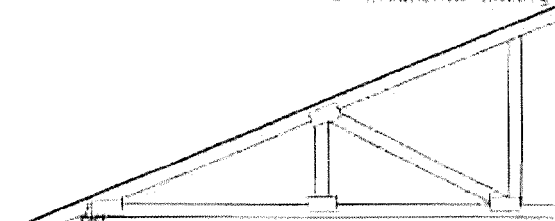
DRAWN BY: E.P.
DATE: 02/2017 REVISED

DG-1
SHEET

Technical Design Data for all Pre-engineered Framing Components must be submitted at the Framing Inspection.

If detached garage is insulated, provide roof ventilation at 1/300 of insulated ceiling area.

Property Line



Typical Roof Construction:

Asphalt shingles
 Root sheathing
 Engineered roof trusses
 c/w bracing as per manufacturers specifications.

Eave projections are not permitted closer than 2'-0" to any lot line.

2 x 4 or 2 x 6 sill plate c/w foam gasket & 3/4" dia. anchor bolts @ 8'-0" o.c.

4" 32 Mpa concrete slab on grade c/w full coverage 6" x 6" welded wire mesh.

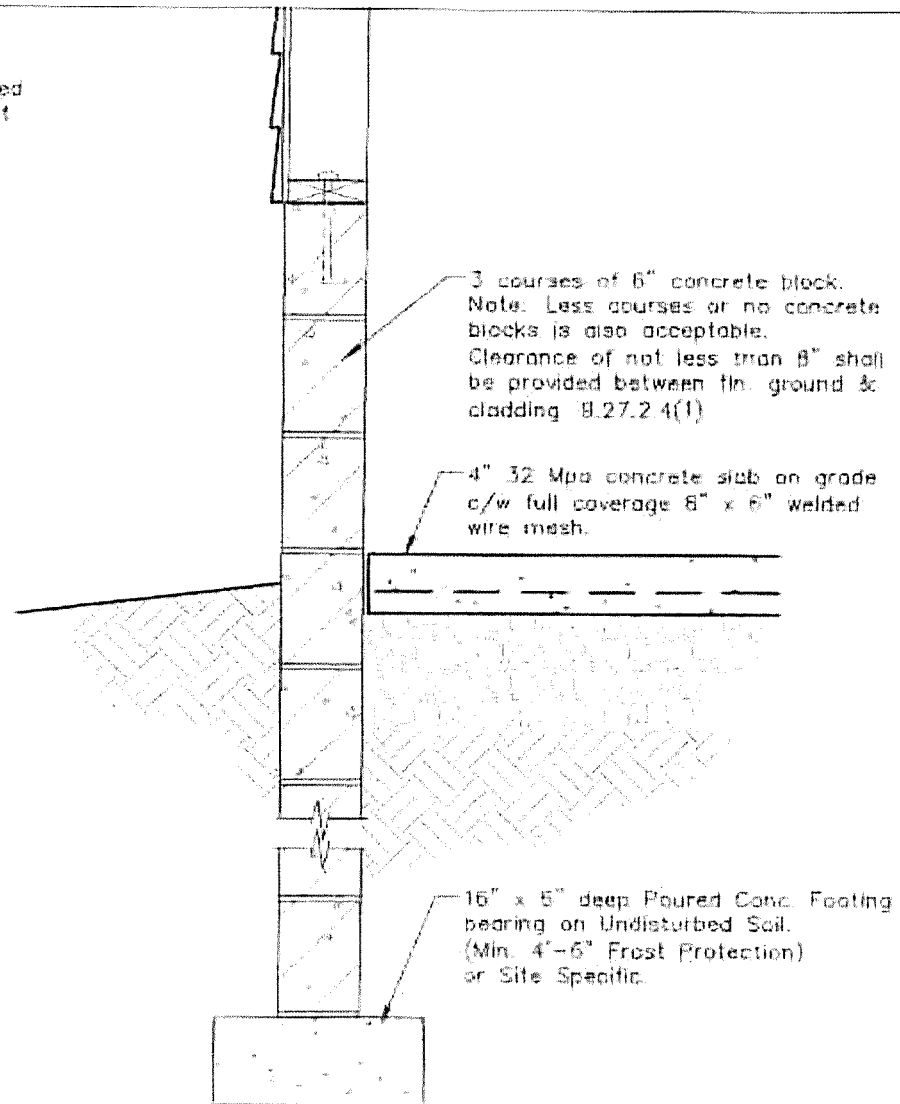
18" to 24" clean compacted Granular Fill material compacted at 12" lifts

16" x 6" deep Poured Conc. Footing bearing on Undisturbed Soil. (Min. 4'-6" Frost Protection) or Site Specific.

WALL SECTION SCALE: NTS

Surface Drainage must be Directed Away from Building

2'-0" (Min)



3 courses of 6" concrete block. Note: Less courses or no concrete blocks is also acceptable. Clearance of not less than 8" shall be provided between fin. ground & cladding B.27.2.4(1)

4" 32 Mpa concrete slab on grade c/w full coverage 8" x 6" welded wire mesh.

16" x 6" deep Poured Conc. Footing bearing on Undisturbed Soil. (Min. 4'-6" Frost Protection) or Site Specific.

SECTION DETAIL SCALE: NTS

NOTE:

It is the Contractor's responsibility to ensure that all construction conforms to the requirements of the Ontario Building Code latest addition. Notations made on these drawings are for your information and assistance only and do not necessarily comment on all areas of construction



Detached Garage

with Full Foundation & Footing

SECTION and DETAIL SCALE: NTS

DRAWN BY: E.P.

DATE: 03/2015

DG-2
SHEET

PL-MV-2026-00073

Sketch 6



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-2025-00072

APPLICATION SUMMARY

File Date: 05/27/2025

Application Type: Minor Variance

Address(es): 1827 Torbay Road, Sudbury P3B 1A3

Applicant(s): PROSPEC ENGINEERING AND ARCHITECTURE

Owner(s): SAHIL BHARDWAJ AND NEELIMA BHARDWAJ

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?

2021/03/21

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?

0

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

3

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

No

How many dwelling units will be legalized?

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

Yes

Provide details on how the property is designated in the Source Protection Plan
Source Protection Area: Nickel District

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
Sunroom Addition

Provide a detailed reason why the proposal cannot comply with the Zoning By-law
Adding a sunroom won't effect the zoning, as its not a additional residential or dwelling being added, it is an additional structure on side of the house as additional house amenity.

As rationale for the requested relief from the high water mark setback for the addition; The addition has been proposed on the South-Western corner of the existing detached dwelling such that it makes use of, and does not conflict with, existing openings in the structure from the living room. To the north, two sliding glass doors exist, one from the upstairs bedroom and the other from the ground floor kitchen that are not opportune locations for this space. If the addition were to be located on the South-East facade that would conflict with the existing chimney, a bedroom, or the side-yard setback. In place of another gazebo structure that is independent from the dwelling, the homeowner preferred an attached space that could be accessed from their living room. As a result, the elevated design affords a low-impact construction on helical piles that only has 3 additional points of contact with the ground, allowing for naturalized plantings below.

As rationale for the requested relief from the high water mark setback for Garden Shed A; This structure - and Garden Shed B - was built without the benefit of building permit prior to the current owner's acquisition of this property. At the committee's discretion we are hoping that the documentation of the existing structure, removal of Garden Shed B and re-naturalization of the surrounding hardscape in that vicinity will be sufficient for the relief of this essential structure that services the rear yard of the property.

Is there an eave encroachment?
No

Size of eaves

Lot Frontage of the property
19.0

Lot Depth of the property
79.78

Lot Area of the property
1497.2

Total width of the public road giving access to the property
13.5

List all buildings and structures on the property and their respective date of construction
Dwelling
Garden Shed A
Garden Shed B

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)?
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 (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 of Sunroom on rear left side of the house as per the attached drawing	No	14.64	14.64	1	2.4	6.1	4.75	44.2	27.2	14.0	3.3

EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Residential lake side single family house	No	242.34	242.34	1	15.3	21.6	4.75	28.4	26.4	1.5	2.2
Garden Shed A	No	18.09	18.09	1	4.9	3.7	3.96	55.6	21.1	1.2	15.5
Garden Shed B	Yes	10.43	10.43	1	2.9	3.7	3.96	61.6	15.9	1.6	17.7

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Addition of Sunroom - Subsection 4.41.2	30.00	17.9	12.1
Addition of Sunroom - Subsection 4.41.4	20.0	17.9	2.1
Garden Shed A - Subsection 4.41.2	30.0	13.7	6.3
Garden Shed A - Subsection 4.41.4	20.0	13.7	6.3

Prospec Engineering Ltd
172 Algonquin Blvd E, Timmins, ON, P4N 1A9 |
2502 Elm Street, Sudbury, ON | P3E 4R6
T: 705.885.9040 | 888.354.3182



Conservation Sudbury
401-199 Larch Street,
Greater Sudbury, ON
P3E 5P9

March 13th, 2026

Subject: 1827 Torbay Road – Foundation Design in Flood Plain

To Whom It May Concern,

It is our understanding that one of the helical piles and associated posts supporting the new addition at the above-referenced address may be exposed to high-water conditions in the event of flooding up to the 100-year floodplain, potentially for a short duration (approximately one week).

The components located below the potential high-water elevation consist of a galvanized helical pile with a galvanized saddle supporting a pressure-treated 6x6 post. The posts are currently fastened to the saddle using nails, these nails should be removed and replaced with galvanized through-bolts, sized to fit the holes in the saddle and installed complete with washers and nuts.

Pressure-treated lumber is suitable for short-term water exposure, and the galvanized steel components (pile, saddle, and fasteners) are also appropriate for intermittent submersion. As such, the foundation elements are considered adequate for the potential short-duration high-water conditions.

These details are provided to satisfy Conservation Sudbury's request for confirmation that the foundation system is appropriate for temporary water exposure. Please contact our office if further information is required.

Sincerely,

A handwritten signature in black ink that reads "G. M. Milks".

Greg Milks,
Principal Engineer
Prospec Engineering & Architecture



Remediation Requirements Checklist

Conservation Authorities Act

Ontario Regulation 41/24 - PROHIBITED ACTIVITIES, EXEMPTIONS AND PERMITS

Compliance with s. 3.1 of the Provincial Policy Statement, as per delegated commenting responsibility

Conservation Sudbury regulates development within and adjacent to hazards and features within its jurisdiction. *The regulated area extends 15 m beyond the hazards and 30 m beyond wetlands.* In general, development must be directed outside of any hazards or features, and permission must be obtained for any development in the regulated area.

Landowner Name: [Savy Bhardwaj](#)
Company: NA
Phone: [REDACTED]
Email: [NA](#)

Agent (if applicable) Name: [Shayne Bol](#)
Agency: [Prospec Engineering & Architecture](#)
Phone: [REDACTED]
Email: [REDACTED]

Subject property: [1827 Torbay Rd, Neelon Township, Concession 3, Lot 12, PCL 5878, RP 53R13566 Parts 11 to 13](#)

Remediation Requirements Checklist:

This checklist is in response to an application for pre-consultation received [October 01, 2025](#), and based on the following: [Site visit conducted October 16, 2025, Site Plan prepared by Prospec Engineering & Architecture, dated August 15, 2025.](#)

Brief description of project:

Legalization of a raised building addition with a footprint of 14.64 m² on the side of an existing 242.34 m² single family dwelling. It is our understanding that the building addition was constructed in 2025 without the benefit of a building permit nor permission pursuant to the *Conservation Authorities Act*. The original structure on the property does not meet standard floodproofing requirements and is classified as an existing non-conforming structure. The property includes frontage on Ramsey Lake, and the regulatory flood elevation on this lake is 251.1 m (CGVD28). The flood plain appears to extend approximately 30m into the property, and during the regulatory storm event the water level at the lakefront side of the building could reach depths up to 80cm. Ramsey Lake is characterized as a Confined System and therefore, according to guidance from the Province, at the location of this addition the erosion hazard limit extends 15m into the property.

The following document provides a summary of the regulated hazards and features on the property, and the requirement to bring the previously constructed building addition into compliance under the *Conservation Authorities Act* and associated Regulations.



Regulated features/hazards found on or near the property (include on site plan):

- River and stream systems¹, including watercourses² and lakes** (except Wanapitei Lake):
 - Watercourse or lake name: [Ramsey Lake](#)
 - Flood hazard³ (modelled):
 - Flood elevation is **251.1** m m.a.s.l. (CGVD28).
 - Flood hazard (not modelled):
 - The flood hazard is not modelled at this location. A proxy elevation of 1.2 m is applied above the average annual high-water mark (typical spring level, as determined based on staining on rocks, vegetation changes, or erosion).
 - Erosion hazard⁴ - confined river/stream system (where watercourse is confined by valley walls):
 - The erosion hazard limit for confined systems is determined by the toe erosion allowance of 15 m from the edge of the watercourse, and the stable slope allowance of 3 horizontal : 1 vertical, or by a site-specific study. An access allowance of 6 m may be required.
 - Erosion hazard - unconfined river/stream system (where watercourse is not confined by valley walls):
 - The erosion hazard limit for unconfined systems is determined by the meander belt allowance – the maximum extent that a water channel migrates. An access allowance of 6 m may be required.
 - Unknown/unclear flood or erosion hazard (requires qualified professional and/or site visit).
- Watercourse not associated with a flood or erosion hazard:**
 - There is a 15 m regulated area around this watercourse in which development is generally prohibited.
- Wetland⁵:**
 - Determined based on existing mapping and/or review of available air imagery.
 - Determined based on a site visit.
- Hazardous lands:**
 - Unstable soils (including organic soils).
- Wanapitei Lake⁶:**
 - Flood hazard⁷:
 - The flood hazard limit for Wanapitei Lake is 269.15 m.a.s.l. (CGVD28). The flood hazard includes the maximum operating level of the OPG dam (267.95 m) and a 1.2 m allowance for wave uprush and other related hazards.
 - Erosion hazard⁸:
 - The erosion hazard limit for Wanapitei Lake is determined by the 15 m toe erosion allowance from the edge of the watercourse, and the stable slope allowance of 3 horizontal : 1 vertical.
 - Dynamic beach⁹ hazard:
 - Where a dynamic beach exists, the hazard extends 15 m inland from the shore.

¹ River and stream systems include all watercourses, rivers, streams and small inland lakes (i.e., lakes with surface area less than 100 km² that have a measurable/predictable response to runoff event) (MNRF Technical Guideline - [River & Stream Systems: Erosion Hazard Limit](#))

² Defined in [Ontario Regulation 41/24](#) as “a defined channel, having a bed and banks or sides, in which a flow of water regularly or continuously occurs” and exists within a river or stream valley, whether the valley is apparent (confined) or not (unconfined)

³ Flood hazards are defined within the MNRF Technical Guideline – [River & Stream Systems: Flooding Hazard Limit](#)

⁴ Erosion hazards are defined within the MNRF Technical Guideline - [River & Stream Systems: Erosion Hazard Limit](#)

⁵ Wetland boundaries are determined using methodology set out in the [Ontario Wetland Evaluation System](#) (OWES)

⁶ Wanapitei Lake is considered a large inland lake ([MNRF Technical Guide for Large Inland Lakes](#))

⁷ Flood hazards for large inland lakes are defined within the [MNRF Technical Guide for Large Inland Lakes](#)

⁸ Erosion hazards for large inland lakes are defined within the [MNRF Technical Guide for Large Inland Lakes](#)

⁹ An unstable accumulation of shoreline sediment, typically along large inland lakes ([MNRF Technical Guide for Large Inland Lakes](#))



The following are requirements for a complete application for a remediation plan:

Criteria	Required	Complete
Remediation Plan Submission Form	Yes	
A plan of the area showing the type and location of the proposed activity (site plan, see below for required details and sample drawings)	Yes	
The start and completion dates of the activity	Yes	
The elevations of existing buildings and the proposed elevation of any buildings after the activity is completed	Yes	
Cross-sectional drawings showing existing grades and the proposed grades after the activity is completed	Yes	
Drainage details for before and after the activity	Yes	
A full description of any type of fill that will be placed or dumped	Yes	
Confirmation of authorization for the proposed activity, given by the property owner (if required)	Yes	
Fee payment of \$200, or as per the fee schedule. Please see our fee schedule, available at: https://www.conservationssudbury.ca/wp-content/uploads/2023/03/Fee-Schedule.pdf	Yes	
A plan of the area showing plan view and cross-sectional details of the activity, including both the existing site conditions and proposed work/new condition		
A statement of the purpose of an activity to alter a watercourse/wetland		
A description of the methods that will be used to alter a watercourse/wetland		
A detailed topographic survey is required by a qualified professional*	Yes	
Grading plan for any fill to be placed around the structure or elsewhere on the site		
Erosion hazard assessment and report*		
Wetland delineation and report (by an OWES-certified professional)*		
Scoped environmental impact study / wetland water balance study*		
Storm water management report*		
Geotechnical assessment/report*		
Natural channel design brief*		
De-watering plan (if required based on proposal)		
For fill that is to be removed from site, the location of its disposal		
For fill that is to remain on site, details must be included in the site plan		
Construction drawings (dimensioned), including foundation details (see below)	Yes	
Architectural plans		
Description of proposed method of sediment and erosion control protection (ex: sediment fence, straw blankets, etc.)		
A description of the timeline for stabilization/erosion control of work area		

* Must be completed by a qualified professional.



Additional Requirements	Required	Complete
<p>Construction plans to bring the building addition into compliance with Policy 6-Floodplain Management Criteria, Section 7.0 – Nonconforming Uses (attached), including:</p> <p>Policy 7.3.c, requiring floodproofing of building addition (see below).</p>	Yes	

Notes/Comments:

Topographic Survey and Flood Hazard Delineation

To understand the extents of the floodplain on the property a topographic survey will be required. The survey will need to show the ground elevations around the addition and surrounding area and have the floodplain limit delineated on it.

Dry Flood Proofing Standards

Standard dry floodproofing measures include:

- Locating the building / addition outside of the flood hazard,
- Lowest opening to structure a minimum of 0.3 m above the flood elevation,
- Fill apron surrounding structure for minimum distance of 2 m at or above the flood elevation.

Attachments:

- Non-conforming uses policy excerpt



Notes:

The guidance provided herein is based on, and is specific to, the information provided during the pre-submission consultation process. If there are future changes to the project the requirements for a complete application may differ from those listed herein.

The information in this letter reflects the current legislative framework and the policies of Conservation Sudbury. Please be advised that any development proposed within the Regulated Area on this property will require a permit. All development applications will be assessed against the legislation and policies that are in place at the time that the application is deemed complete.

The information provided in this letter is derived from available records. If you are in possession of correspondence from this Authority that may contribute to the decision process, kindly submit it to our office for consideration.

Any communication with this Authority is subject to information requests under the *Municipal Freedom of Information and Protection of Privacy Act*.

The proposed development may also require permission from other regulatory agencies such as the municipality, the Ontario Ministry of Natural Resources, or others. It is the applicant's responsibility to obtain all necessary approvals prior to undertaking any work.

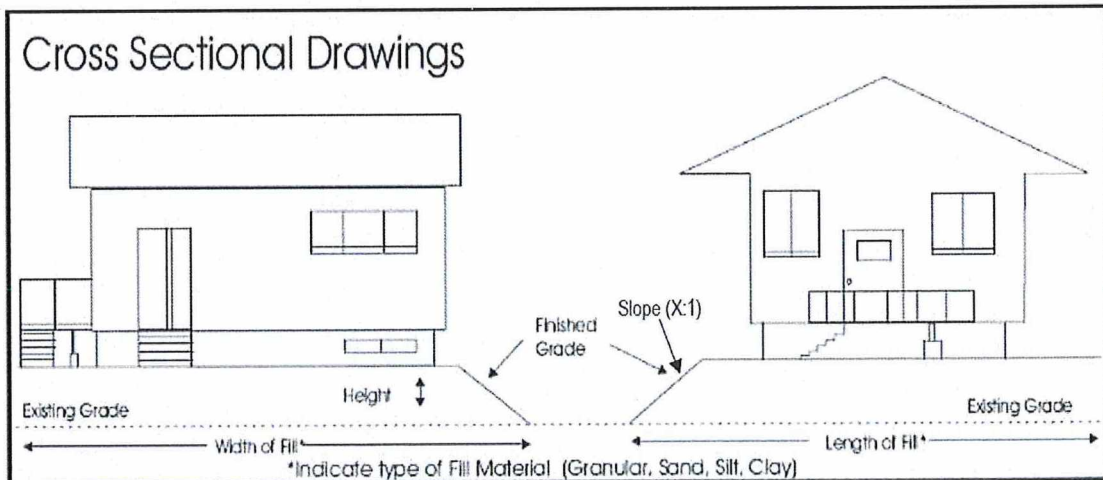
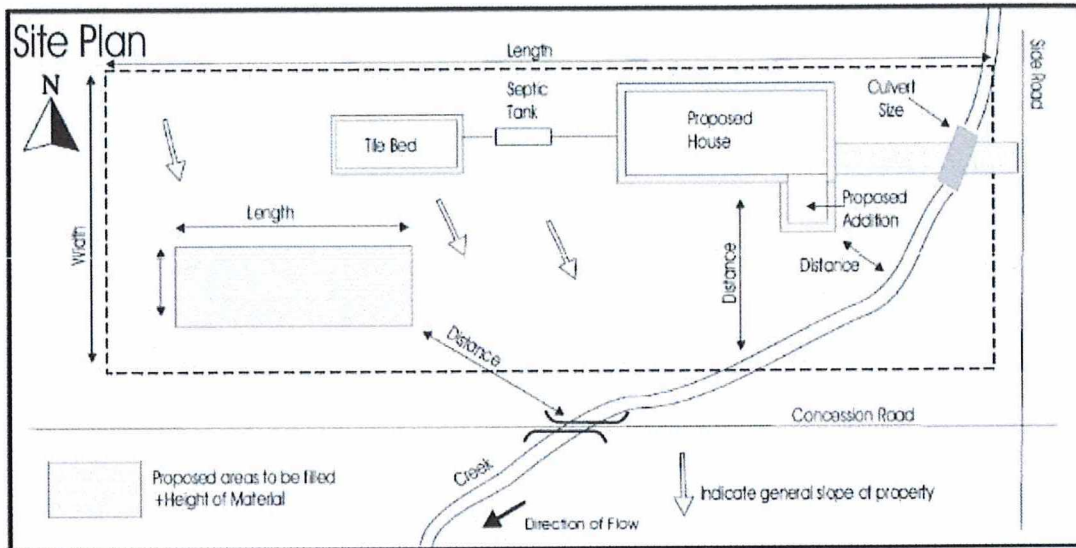
Site plans for ALL projects must include:

- The location and extent of all known hazards and features of the property and within 30 m of the property, such as wetlands, watercourses, flood and erosion hazards
- Property limits
- Setbacks of proposed works to:
 - Lot lines
 - Lakes, watercourses, wetlands, top and bottom of all slopes, ditches
 - High water mark, floodplain (if known)
 - Location and dimensions of existing development, including buildings, fences, septic systems, etc.
 - Any other important features
- Extent, location, and dimension of proposed works
- Location, extent and dimensions of proposed works (placement or removal of fill, site grading, new structures)
- Author's name and signature/stamp and date drawn
- All distances are to be provided in metric units



Sample Drawings

Note: These drawings are not for design purposes. They are examples to illustrate the **minimum level of detail** required by Conservation Sudbury staff to review your proposed project.



TO: Committee of Adjustment,
City of Greater Sudbury
FROM: Elaine Porter, Ramsey Lake Stewardship Committee Co-Chair
RE: File PLMV2025 000072, Bhardwaj
DATE: Sept. 3, 2025

Please excuse the lateness of this submission. I write simply to point out that the setback on this property for Garden Shed A is 16.3 feet, not 6.3. The applicants are asking to build an extension which is less in violation of the by-law than this. I would encourage the tearing down of Garden Shed A along with Shed B. There might be a possibility of storage under the new extension, if that addition is approved by the committee.

Thank you.

Elaine Porter



May 26, 2026

Conservation Sudbury file # 36657

Sahil Bhardwaj
1827 Torbay Rd
Sudbury, ON, P3B1A3
(sent by email to: [REDACTED])

**Re: Violation under Section 28.1 of the *Conservation Authorities Act*
Bringing an addition into floodproofing conformance at 1827 Torbay Rd, Sudbury; Con 3, Lot 12,
Township of Neelon; PCL 5878, RP 53R13566 Parts 11 to 13**

This letter serves to advise you that a violation of the *Conservation Authorities Act* at the above location has been addressed. A remediation plan was accepted on April 17, 2026.

An engineered report of the structures foundation dated March 13, 2026, and photographs submitted via email May 15, 2026, show that the work has been completed and the addition meets non-standard dry floodproofing requirements.

The issue has been addressed and the file is now closed.

Please be advised that any future development within the regulated area of the Conservation Authority may require a permit. Development, as defined under the *Conservation Authorities Act* includes site grading and the temporary or permanent placing, dumping, or removal of any material; straightening, changing, diverting, or interfering in any way with the existing channel of a river, creek, stream, or watercourse, interference in any way with a wetland; or, development, defined as the construction, erection or placing of a building or structure of any kind. Please consult with Conservation Sudbury if you have questions as to whether a permit is required.

Regards,

Kyle Dzuirban
Regulations and Planning Officer
Kyle.Dzuirban@ConservationSudbury.ca
705-674-5249 ext. 211

cc. [REDACTED]

encl. *Foundation Design in Floodplain*; prepared by Prospec Engineering & Architecture, stamped by Greg Milks (P.Eng), dated March 13, 2026.
Photographs of support post; submitted via email by Shayne Bol [REDACTED] on May 15, 2026.

REVISED

PL-MV-2025-00072

Prospec Engineering Ltd

172 Algonquin Blvd E, Timmins, ON, P4N 1A9 |
2502 Elm Street, Sudbury, ON | P3E 4R6
T: 705.885.9040 | 888.354.3182



Conservation Sudbury

401-199 Larch Street,
Greater Sudbury, ON
P3E 5P9

March 13th, 2026

Subject: 1827 Torbay Road – Foundation Design in Flood Plain

To Whom It May Concern,

It is our understanding that one of the helical piles and associated posts supporting the new addition at the above-referenced address may be exposed to high-water conditions in the event of flooding up to the 100-year floodplain, potentially for a short duration (approximately one week).

The components located below the potential high-water elevation consist of a galvanized helical pile with a galvanized saddle supporting a pressure-treated 6x6 post. The posts are currently fastened to the saddle using nails, these nails should be removed and replaced with galvanized through-bolts, sized to fit the holes in the saddle and installed complete with washers and nuts.

Pressure-treated lumber is suitable for short-term water exposure, and the galvanized steel components (pile, saddle, and fasteners) are also appropriate for intermittent submersion. As such, the foundation elements are considered adequate for the potential short-duration high-water conditions.

These details are provided to satisfy Conservation Sudbury's request for confirmation that the foundation system is appropriate for temporary water exposure. Please contact our office if further information is required.

Sincerely,

A handwritten signature in black ink that reads "G. M. Milks".

Greg Milks,
Principal Engineer
Prospec Engineering & Architecture





tyarp super-5
CAN/CGSB-51.34-M66
250 G

REVISED
RL-MV-2025-00072

SAVY BHARDWAJ

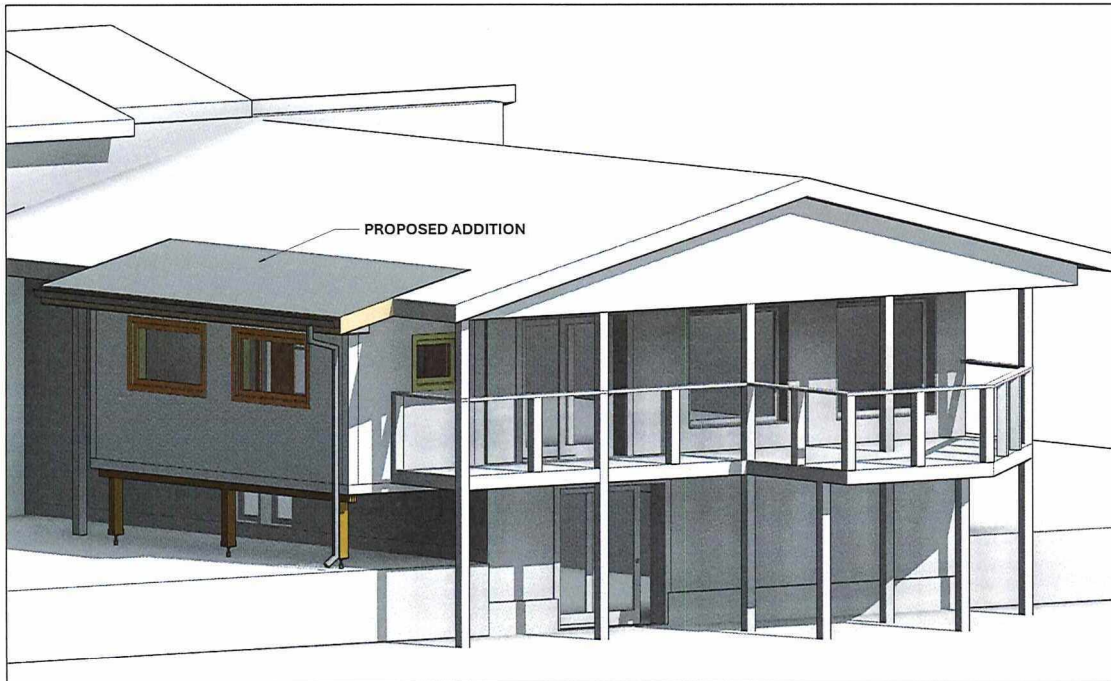
1827 TORBAY ROAD,
SUDBURY, ON
SUNROOM ADDITION
PRO-25-084
ISSUED FOR MINOR VARIANCE
2026-02-09



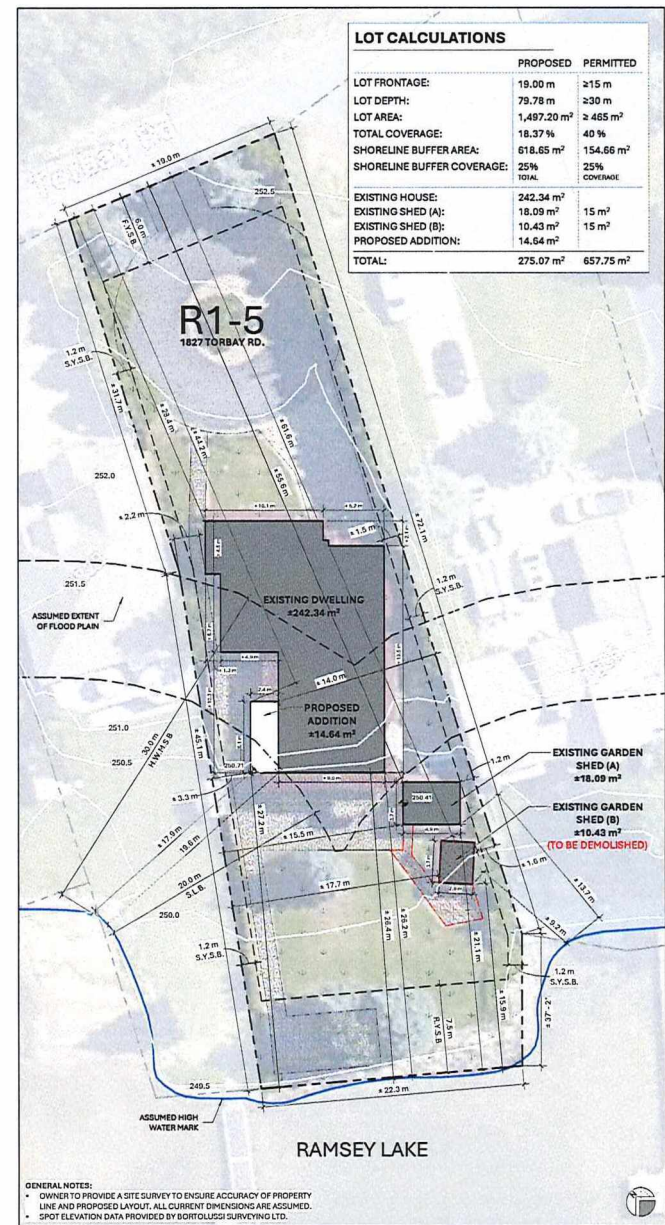
SITEPLAN LEGEND	
GRAPHIC	DESCRIPTION
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	SETBACK LINE
	HIGH WATER MARK
	CONTOUR LINES
	DENOTES NEW BUILDING
	DENOTES NATURALIZED AREA
	DENOTES EXISTING ASPHALT
	DENOTES EXISTING PATIO
	DENOTES EXISTING TO BE RE-NATURALIZED

ABBREVIATIONS	
ABBREVIATION	DESCRIPTION
S.Y.S.B	SIDE YARD SETBACK
F.Y.S.B	FRONT YARD SETBACK
R.Y.S.B	REAR YARD SETBACK
H.W.M.S.B	HIGH-WATER MARK SETBACK
H.W.M	HIGH-WATER MARK
S.L.B	SHORELINE BUFFER

SITE PLAN LEGEND
1/16" = 1'-0"



PROJECT PERSPECTIVE



PLOT PLAN
1/16" = 1'-0"

SIGN & SEAL



GENERAL NOTES
THE CONTRACTOR IS ADVISED TO VERIFY ALL MEASUREMENTS AND DIMENSIONS PRIOR TO CONSTRUCTION AND OBTAIN NECESSARY APPROVALS FROM THE MUNICIPALITY OF SUDBURY.
THE DRAWING SHALL BE USED FOR CONSTRUCTION PURPOSES AFTER REVIEW ONLY APPROVED BY THE RELEASE PROFESSIONAL.
ALL WORK AND INSTALLATIONS MUST COMPLY WITH APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO THE CANADIAN NATIONAL CODE AND ALL REGULATIONS AND STANDARDS ENACTED BY THE RELEASE MUNICIPALITY.
ALL SHALL, SERVICES, AND PROVISIONS REMAIN THE PROPERTY OF PROSPEC ENGINEERING LTD. AND NOT BE RELEASABLE OUTSIDE THE PROJECT WITHOUT THE WRITTEN APPROVAL.
DO NOT SCALE DRAWINGS.

PRO-25-084
SUNROOM ADDITION
1827 TORBAY ROAD,
SUDBURY, ON
CLIENT:
SAVY BHARDWAJ

#	DESCRIPTION	DATE
0	ISSUED FOR MINOR VARIANCE	2026-02-09

PLOT PLAN

DRAWN BY:	SB
CHECKED BY:	EM
APPROVED BY:	SL
SCALE:	1/16" = 1'-0"
SHEET:	

A001

REVISION 0

REVISED
PL-MV-2025-00072