

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

June 24, 2026

PUBLIC HEARINGS

PL-MV-2026-00026

SHAWN BYRNES

Ward: 4

PIN 73345-0521, 73345-0693, 73345-0565, Parcel 10281 SEC SWS, Part Lot 9, Concession 6, as in WP5819; Parcel 2112 ½ SEC SWS, South half of south half of Lot 9, Concession 6; and Parcel 9879 SEC SWS, Part Lot 9, Concession 6, as in WP5604, Township of Rayside, 1600 Fire Route V, Sudbury, [By-law 2010-100Z, RU]

For relief from Part 4, Section 4.2, subsection 4.2.10 c), Section 4.3 and Part 9, Section 9.2, Table 9.1, special provision 11 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit two existing dwellings on the subject property providing, firstly, no frontage onto an assumed road, whereas no person shall erect any building on any lot that does not have frontage on an assumed road, secondly, for the dwelling unit located in building accessory to the main building to be located in the front yard, where a dwelling unit located in a building accessory to a main building shall only be permitted within the rear and/or interior side yards, and thirdly, for the dwelling unit located in the building accessory to the main building to provide a setback of 226.0m from the main building, where additional dwelling units shall be located no further than 30.0m from the main building.

PL-MV-2026-00040

STEPHANIE MEILLEUR

Ward: 6

PIN 73492-0212, Parcel 26791 SEC SES SRO, Part Lot 12, Concession 6, as in LT170746, subject to LT117527, Township of Garson, 245 Bodson Drive, Hanmer, [By-law 2010-100Z, RU]

For relief from Part 4, Section 4.37, subsection 4.37.3 and Part 9, Section 9.2, Table 9.2, special provision 6 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit a kennel to provide a 124.0m setback from residential buildings, where no non-residential building or structure directly associated with a kennel shall be established or erected closer than 300.0m to a residential building or Residential Zone.

PL-MV-2026-00056**DOMINION PARK DEVELOPMENTS CORP**

Ward: 6

PIN 73504-3251, SRO, Part Lot 107, Plan M-1114, Part Lot 5, Concession 2, Township of Hanmer, 4186 Bonaventure Drive, Hanmer, [By-law 2010-100Z, R2-2]

For relief from Part 4, Section 4.2, subsection 4.2.5, Table 4.1 and Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z, as amended, for approval to construct a semi-detached dwelling on a proposed lot identified as Side B on the Plot Plan submitted with the application and subject of a future Consent application, providing firstly, a rear yard setback of 6.5m with eaves encroaching an additional 0.61m into the proposed 6.5m rear yard setback, where 7.5m is required and where eaves may encroach 1.2m into the required yard but not closer than 0.6m to the lot line, and secondly, a corner side yard setback of 4.0m, where 4.5m is required.

CURRENTLY SUBJECT TO MINOR VARIANCE APPLICATION PL-MV-2026-00057

PL-MV-2026-00057**DOMINION PARK DEVELOPMENTS CORP**

Ward: 6

PIN 73504-3251, SRO, Part Lot 107, Plan M-1114, Part Lot 5, Concession 2, Township of Hanmer, 4190 Bonaventure Drive, Hanmer, [By-law 2010-100Z, R2-2]

For relief from Part 4, Section 4.2, subsection 4.2.5, Table 4.1 and Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z, as amended, for approval to construct a semi-detached dwelling on a proposed lot identified as Side A on the Plot Plan submitted with the application and subject of a future Consent application, providing firstly, a rear yard setback of 6.5m with eaves encroaching an additional 0.61m into the proposed 6.5m rear yard setback, where 7.5m is required and where eaves may encroach 1.2m into the required yard but not closer than 0.6m to the lot line, and secondly, a maximum lot coverage of 53%, where 45% is permitted.

CURRENTLY SUBJECT TO MINOR VARIANCE APPLICATION PL-MV-2026-00056

PL-MV-2026-00058**DOMINION PARK DEVELOPMENTS CORP**

Ward: 6

PIN 73504-1108, SRO, Part Lot 149, Plan M-1115, Part Lot 5, Concession 2, Township of Hanmer, 3089 Manon Street, Hanmer, [By-law 2010-100Z, R2-2]

For relief from Part 4, Section 4.2, subsection 4.2.5, Table 4.1 and Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z, as amended, for approval to construct a semi-detached dwelling on a proposed lot identified as Side B on the Plot Plan submitted with the application and subject of a future Consent application, providing firstly, a rear yard setback of 6.5m with eaves encroaching an additional 0.61m into the proposed 6.5m rear yard setback, where 7.5m is required and where eaves may encroach 1.2m into the required yard but not closer than 0.6m to the lot line, and secondly, a corner side yard setback of 4.0m, where 4.5m is required.

CURRENTLY SUBJECT TO MINOR VARIANCE APPLICATION PL-MV-2026-00059

PL-MV-2026-00059**DOMINION PARK DEVELOPMENTS CORP**

Ward: 6

PIN 73504-1108, SRO, Part Lot 149, Plan M-1115, Part Lot 5, Concession 2, Township of Hanmer, 3093 Manon Street, Hanmer, [By-law 2010-100Z, R2-2]

For relief from Part 4, Section 4.2, subsection 4.2.5, Table 4.1 and Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z, as amended, for approval to construct a semi-detached dwelling on a proposed lot identified as Side A on the Plot Plan submitted with the application and subject of a future Consent application, providing firstly, a rear yard setback of 6.5m with eaves encroaching an additional 0.61m into the proposed 6.5m rear yard setback, where 7.5m is required and where eaves may encroach 1.2m into the required yard but not closer than 0.6m to the lot line, and secondly, a maximum lot coverage of 53%, where 45% is permitted.

CURRENTLY SUBJECT TO MINOR VARIANCE APPLICATION PL-MV-2026-00059

PL-MV-2026-00071**ADAM JASAR**

Ward: 4

PIN 02179-0043, Parcel 7400 SEC SES, Lot 125, Plan M-94, Part Lot 7, Concession 4, Township of McKim, 452 Dupont Street, Sudbury, [By-law 2010-100Z, R2-3]

For relief from Part 5, Section 5.5, subsection 5.5.3 a) (1) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached accessory building containing two dwelling units on a lot with a main dwelling containing two dwelling units providing, no parking spaces, where on a lot containing four (4) dwelling units a minimum of 3 parking spaces are required.

PL-MV-2026-00078**YOUSSEF NAJEM**

Ward: 9

PIN 73475-1795, Lot 22, Plan 53M-1436, Part Lot 6, Concession 5, Township of Broder, 14 Teravista Way, Sudbury, [By-law 2010-100Z, R1-5]

For relief from Part 4, Section 4.2, subsection 4.2.5, Table 4.1 and Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a dwelling containing two dwelling units providing an interior side yard setback of 1.34m with eaves encroaching an additional 0.6m into the proposed 1.34m setback, where 1.8m is required and where eaves may encroach 0.6m into the 1.8m required yard but not closer than 0.6m to the lot line.

PL-MV-2026-00081**HUIBIN CHEN**

Ward: 11

PIN 73581-0290, Parcel 13774 SEC SES, Lot 145, Plan M-129, Part Lot 2, Concession 3, Township of McKim, 121 Hillside Avenue, Sudbury, [By-law 2010-100Z, R1-5]

For relief from Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a 3.7m high retaining wall providing a front yard setback of 0.9m, where 6.0m is required.

PL-MV-2026-00082**STEPHANE PERROUTY**

Ward: 10

PIN 73592-0242, Parcel 25107 SEC SES, Part Lot 3, Concession 2, as in LT157399, Township of McKim, 1059 Ramsey Lake Road, Sudbury, [By-law 2010-100Z, R1-3]

For relief from Part 4, Section 4.41, subsections 4.41.2 and 4.41.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of an attached garage on the existing dwelling providing a setback from the high water mark of 12.62m, where no person shall erect any residential building or other accessory building or structure closer than 30.0m to the high water mark of a lake and where the only permitted structures within 20.0m of the high water mark of a lake are the permitted accessory structures set out in 4.41.2 of the Zoning By-law, boat launches, marine railways, waterlines and heat pump loops.

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

PL-MV-2025-00084

**ANTHONY FARRUGIA
SOPHIE HARDCASTLE**

Ward: 10

PIN 73584-0704, Part Lot 86, Plan 4-SB, Part Lot 5, Concession 3, Township of McKim, 255 Edmund Street, Sudbury, [By-law 2010-100Z, R2-3]

REVISED

For relief from Part 4, Section 4.2, Table 4.1, Section 4.35, subsection 4.35.2, Part 5, Section 5.2, subsection 5.2.4.3 a) and Part 6, Section 6.3, Table 6.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the reconstruction of a fence and two existing detached accessory structures and to permit a parking space providing the following, firstly, for the fence greater than 1.0m to be located in the required front yard providing no setback (0.0m) from the front lot line, where fences more than 1.0m in height are not permitted in the required front yard and where a 6.0m setback is required, secondly, to permit the fence greater than 1.0m in height within the sight triangle, where no fence shall be erected within any part of a sight triangle, thirdly, to permit the reconstruction of the existing detached accessory structure located in the southeast corner of the subject property providing no setback (0.0m) to the rear lot line, a 0.2m setback from the interior side lot line and a 0.6m setback from the main building, where accessory buildings and structures 2.5m and less in height shall be no closer than 0.6m from the rear or side lot line and where saunas shall be no closer than 2.0m to the main building, fourthly, to permit the reconstruction of the existing detached accessory structure located on the west side in the front yard to provide a front yard setback of 0.2m, where 6.0m is required, fifthly, to permit the proposed detached accessory structure located on the west side in the front yard to be within the sight triangle, where no building or structure shall be located in any part of a sight triangle, and sixthly, to permit parking space #2 within the sight triangle, where no vehicle shall be parked or stored within any part of a sight triangle.

A reminder... the next scheduled meeting is Wednesday, July 8, 2026.



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

Record #: PL-MV-2026-00026

APPLICATION SUMMARY

File Date: 03/03/2026

Application Type: Minor Variance

Address(es): 1600 Fire Route V, Sudbury P0M 1L0

Applicant(s): SHAWN BYRNES

Owner(s): SHAWN BYRNES

PLANNING APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

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

2021

Are you the registered owner or an authorized agent?

Registered Owner

What is the number of dwelling units on the property?

2

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

0

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

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?

Yes

How many dwelling units will be legalized?

2

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

No

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

Current Official Plan designation

Rural

Current Official Plan designation (additional)

Rural

Current Zoning By-law designation

RU

Provide a detailed description of what is being proposed

2500 sf with attached garage 2 bedroom house

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

The proposed structure does not comply with the City of Greater Sudbury Zoning By-law 2010-100Z

Proposed Building: The new proposed building was constructed without a permit. This application for a minor variance is intended to allow me to proceed with obtaining the necessary building permit.

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

824

Lot Depth of the property

2101

Lot Area of the property

1748241.97

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

800 sf building that was built as a camp in between 1950-1960
repaired and

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

farm land and camp that was built in 1950-1960

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

yes

Existing uses of neighbouring properties

farm camps

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

No

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

No

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

Have you consulted with Conservation Sudbury regarding this relief?

WATER SUPPLY AND SEWAGE DISPOSAL

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

PROPERTY ACCESS

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

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

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

CONCURRENT APPLICATIONS

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

No

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

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

No

Indicate application number(s) and application status

PROPOSED BUILDING/STRUCTURE

Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
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EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Single Detached Dwelling - Main	No	251.0	251.0	1	19.5	15.24	7.0	276	1806	474	328
Detached Additional Dwelling	No	80.0	80.0	1	8.0	10.0	5.0	50	2041	382	434

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
4.2.10 Dwelling Units in Accessory Buildings, c)	Where an dwelling unit is located in all or part of a building accessory to a main building, the dwelling unit shall only be permitted within the rear and/or interior side yards;	Permit the detached additional dwelling in the front yard	n/a

4.3 ACCESS ONTO AN ASSUMED ROAD

a) Notwithstanding any other provision hereof to the contrary, no person shall erect any building on any lot that does not have frontage on an assumed road except as provided in Subsections (b), (c), (d) and (e) herein.

b) Seasonal Dwellings

Permit a main dwelling and detached additional dwelling providing no frontage on an assumed road n/a

Subsection (a) of this Section shall not apply to prevent the use of a permitted seasonal dwelling on a lot with water access, a lot having frontage on a seasonal road or having access to an assumed road via a private access road.

c) Lots in New Plans of Subdivision

Subsection (a) of this Section shall not apply to prevent the erection or use of a building on a registered lot located in a plan of subdivision registered hereafter, provided that:

i) Such registered lot abuts and is directly legally accessible to vehicular traffic from a road designated on the said plan of subdivision and vested in the name of the City of Greater Sudbury, notwithstanding that the said road may or may not yet have been assumed by the City of Greater Sudbury; and,

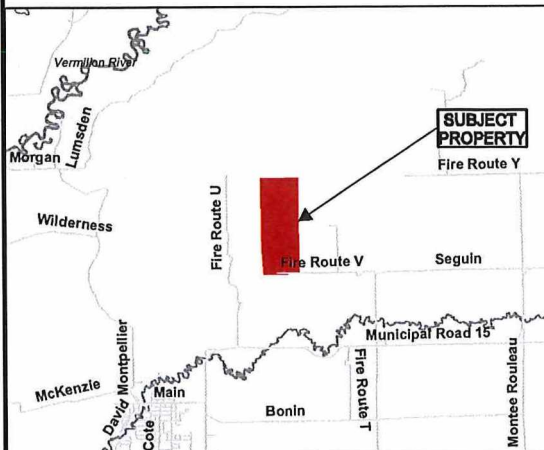
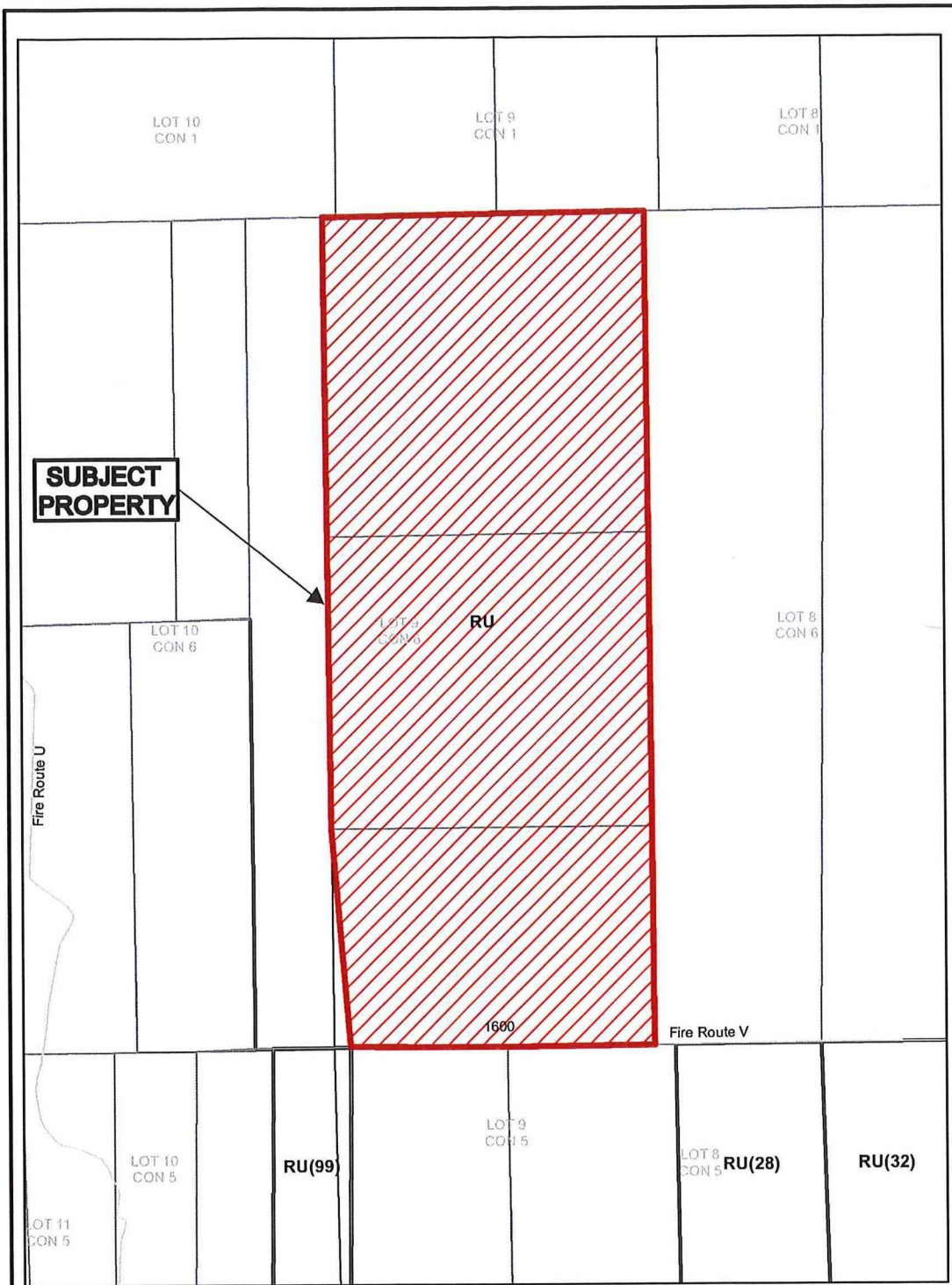
ii) Such registered lot is subject to a subdivision agreement requiring that the said road be constructed to the satisfaction of the City of Greater Sudbury.

d) Lands in Plans of Condominium

Table 9.1 - Permitted Residential Uses, special provision #11

Special Provision 11
Up to three dwelling units are permitted, provided that at least one of the additional dwelling units is located within or attached to the main building, and the other is located no further than 30 metres from the main building at its closest.

Permit the detached additional dwelling to be 226.0m from the main building 196.0m



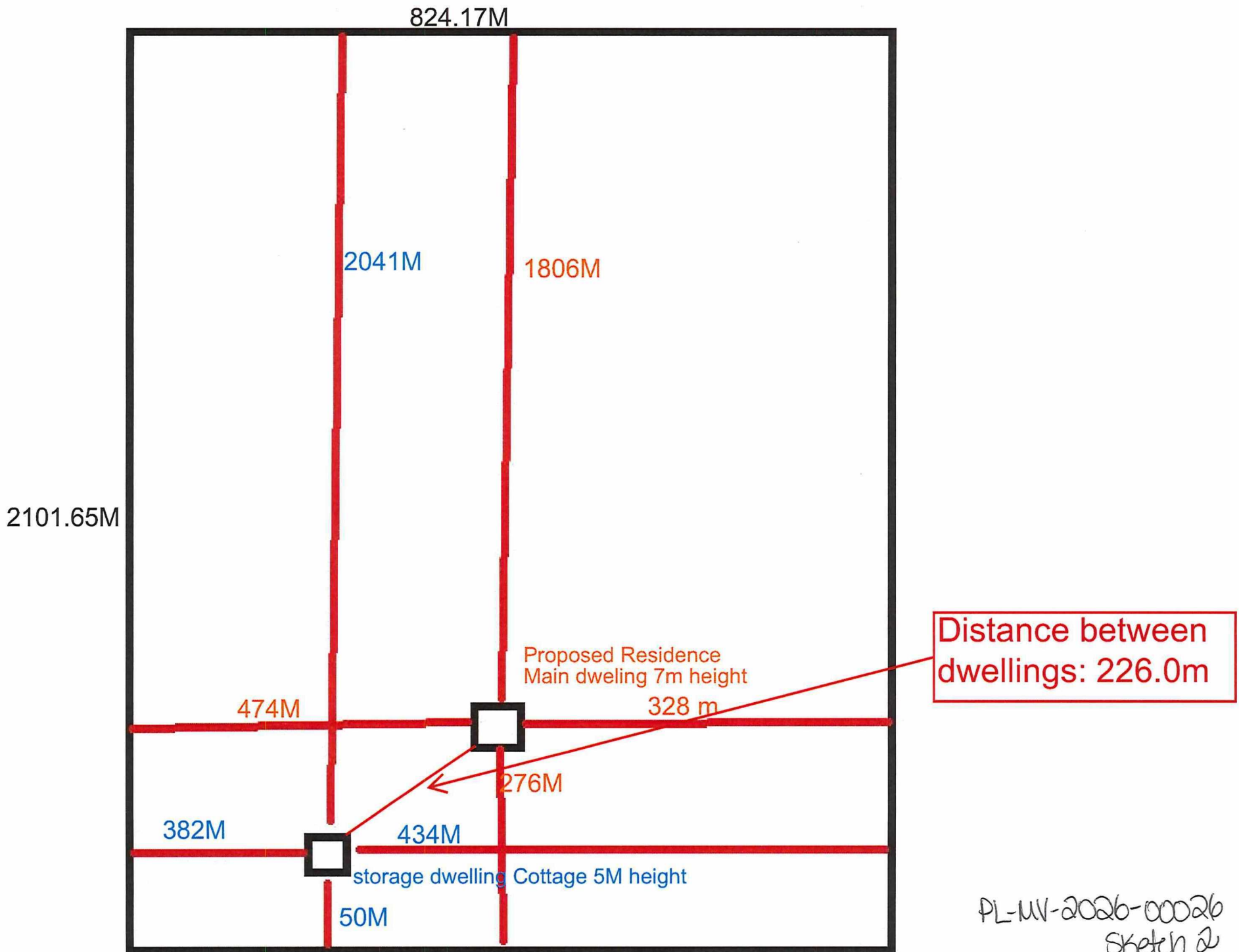
Application for Minor Variance or Permission



Subject Property being PINs 73345-0521, 73345-0693 and 73345-0565, Parcel 10281 SEC SWS, Part Lot 9, Concession 6, as in WP5819; Parcel 2112 1/4 SEC SWS, South half of south half of Lot 9, Concession 6; and Parcel 9879 SEC SWS, Part Lot 9, Concession 6, as in WP5604, Township of Rayside, 1600 Fire Route V, Sudbury, City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00026
Date: 2026 06 03



PL-MV-2026-00026
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-2026-00040

APPLICATION SUMMARY

File Date: 04/02/2026

Application Type: Minor Variance

Address(es): 245 Bodson Drive, 245 Bodson Drive East, Hanmer P3P 1X2

Applicant(s): STEPHANIE MEILLEUR

Owner(s): STEPHANIE MEILLEUR

PLANNING APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

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

June 1 2022

Are you the registered owner or an authorized agent?

Registered Owner

What is the number of dwelling units on the property?

1

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

0

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

1

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

3

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

No

How many dwelling units will be legalized?

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

No

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

Current Official Plan designation

Rural

Current Official Plan designation (additional)

Current Zoning By-law designation

N/A

Provide a detailed description of what is being proposed

Proposed kennel building at the south end of the property. Building to be 40ft by 60ft, utilizing sound proofing building methods.

Long term and short term Boarding: The facility will allow pets stay temporarily while owners are away.

The Building Layout

- The Stall Wing: 15- 20 stalls (5'x6' or 6'x6' each) face a central indoor walkway. Heavy-duty glass or powder-coated steel gates reduce noise and offer privacy.
- Exterior Runs: These are directly connected to the stalls. They are typically 10'-12' long, covered by a roof overhang to provide shade and rain protection. Dividing walls are solid (masonry or composite) up to 4 feet high to keep dogs focused and calm.
- Open Gym Area: A large (approx. 1,000-1200sq. ft.) central room with rubberized non-slip flooring. This space is used for supervised group play, individual training, or exercise during inclement weather.
- Support Spaces: A small reception lobby, a dedicated food prep/storage area, eventually possibly a grooming station.

Outside Time Procedures (07:00 – 19:00)

To balance exercise needs with neighborly noise considerations and safety, the following practices will be in place to the exterior runs:

- Rotational Access (07:00 – 09:00): Early morning "potty breaks." To manage noise during peak morning hours, dogs are let into exterior runs in small batches (e.g., 5 at a time) for 15-minute intervals or so.
- Open Access (09:00 – 17:00): Full access to exterior runs is permitted and monitored.
- Evenings(2100-0700): All dogs are moved indoors and exterior doors are locked. This provides a rest period for the animals and a noise reprieve for the surrounding area.

Exterior time for the dogs will be limited to 0700 - 1900hrs to mitigate sounds,

Tree line and fencing building to aid with noise aswell.

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

Proposed kennel would be within the required 300M distance from neighboring residences.

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

70.10

Lot Depth of the property

173

Lot Area of the property

12127.3

Total width of the public road giving access to the property

20.0

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

House - 1950's

Garage - 1970's

Shed - 2024

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

Residential - continued use

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

yes

Existing uses of neighbouring properties

Residential homes

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

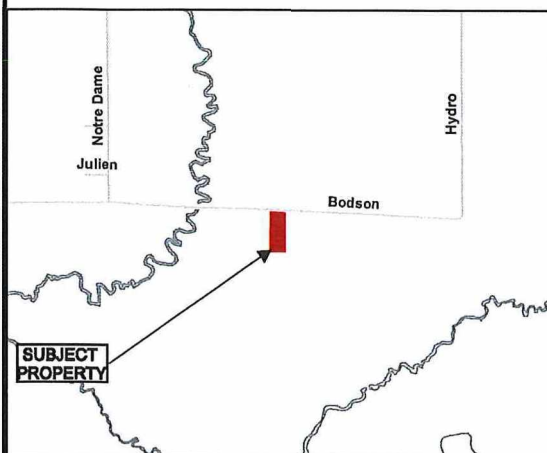
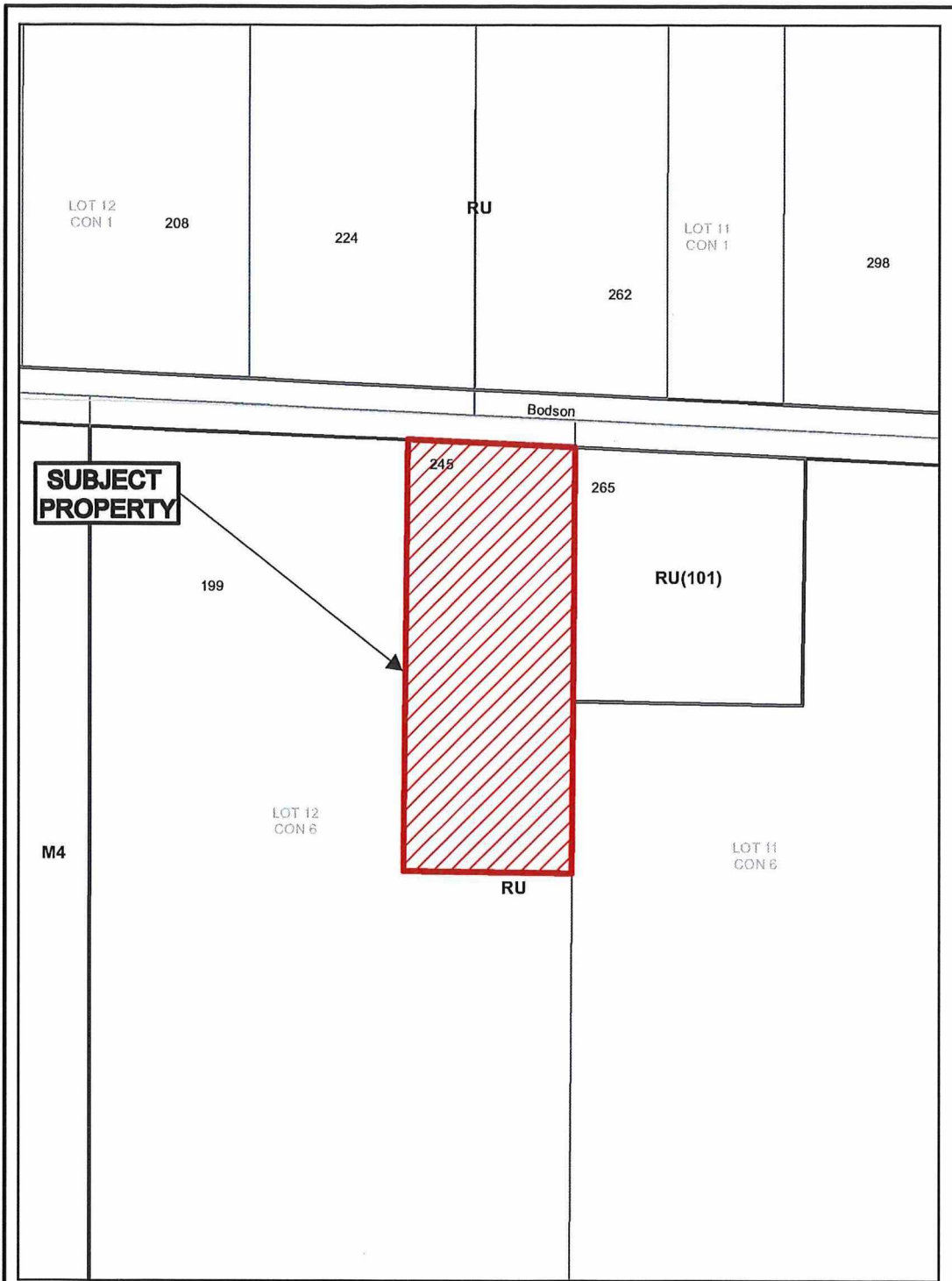
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
The proposed kennel is a modern, climate-controlled facility designed for durability and superior sanitation, featuring a prefabricated steel frame set on a sloped epoxy-coated concrete slab for efficient drainage. The interior layout prioritizes animal welfare through spacious indoor-outdoor runs that allow for seamless movement and natural ventilation, complemented by dedicated zones for grooming, food preparation, and medical isolation. To ensure a safe and professional environment, the structure incorporates high-output LED lighting, an industrial-grade HVAC system for constant air exchange, and a integrated wash-down system connected to an adequate septic or drainage line.	No	216	216	1	18	12	6	145	10	10	48

EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
House	No	83.72	83.72	1	7.28	11.5	7	10	151.5	15	62
Garage	No	66.9	66.9	1	7.32	9.14	6	20	143.86	34.28	43
Shed	No	14.4	14.4	1	2.4	6.0	2.4	24	142.86	31.88	50.0

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Zoning By-Law 2010-100Z	SPECIAL PROVISIONS FOR TABLES 9.1 AND 9.2 6. No non-residential building or structure directly associated with a kennel or with the cutting or sawing of timber shall be established or erected closer than 300.0 metres to a residential building or Residential (R) Zone.	176	124



Application for Minor Variance or Permission



Subject Property being PIN 73492-0212,
 Parcel 26791 SEC SES SRO,
 Part Lot 12, Concession 6,
 as in LT170746, subject to LT117527,
 Township of Garson,
 245 Bodson Drive, Hanmer,
 City of Greater Sudbury

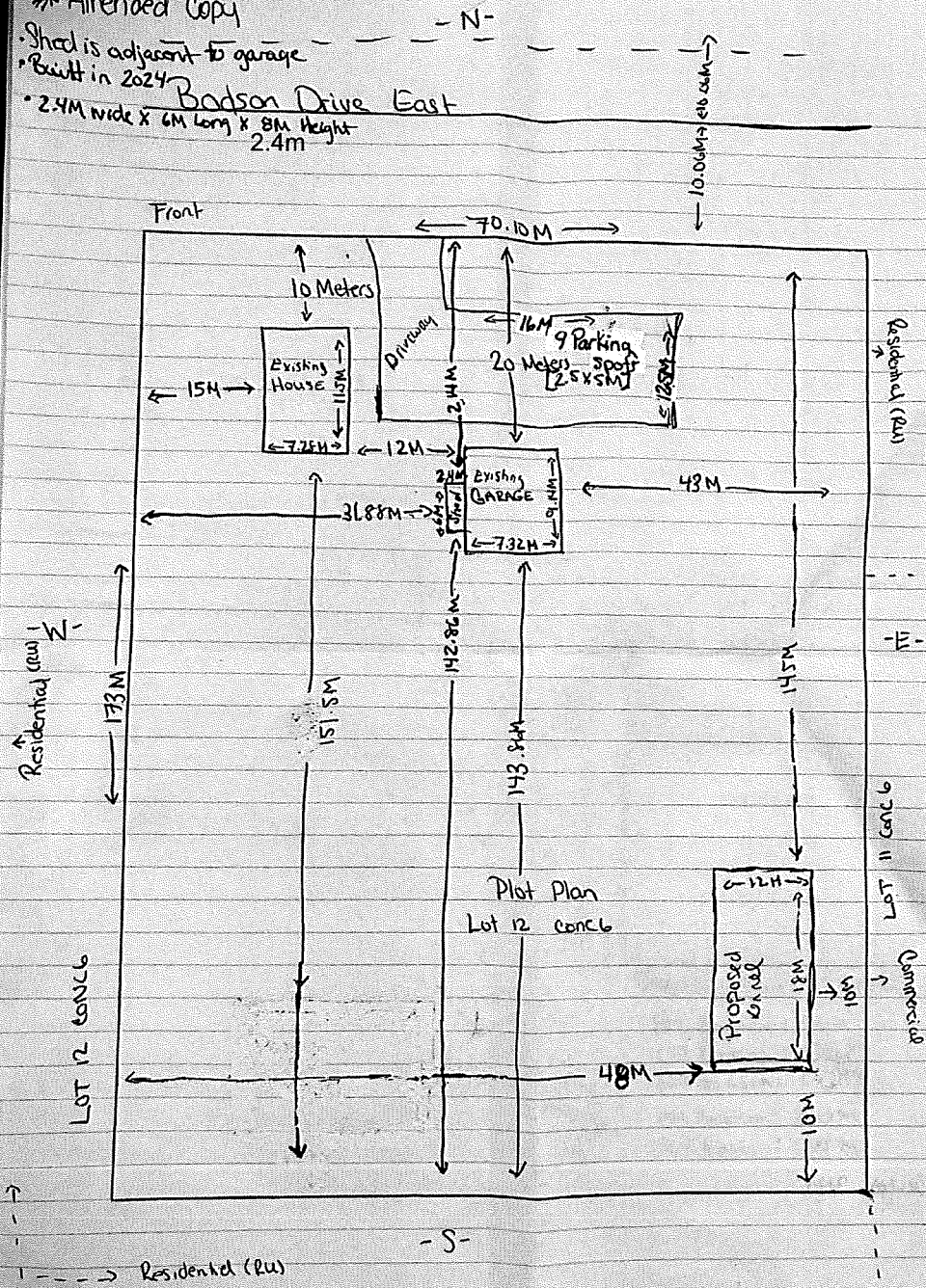
Sketch 1, NTS
 NDCA

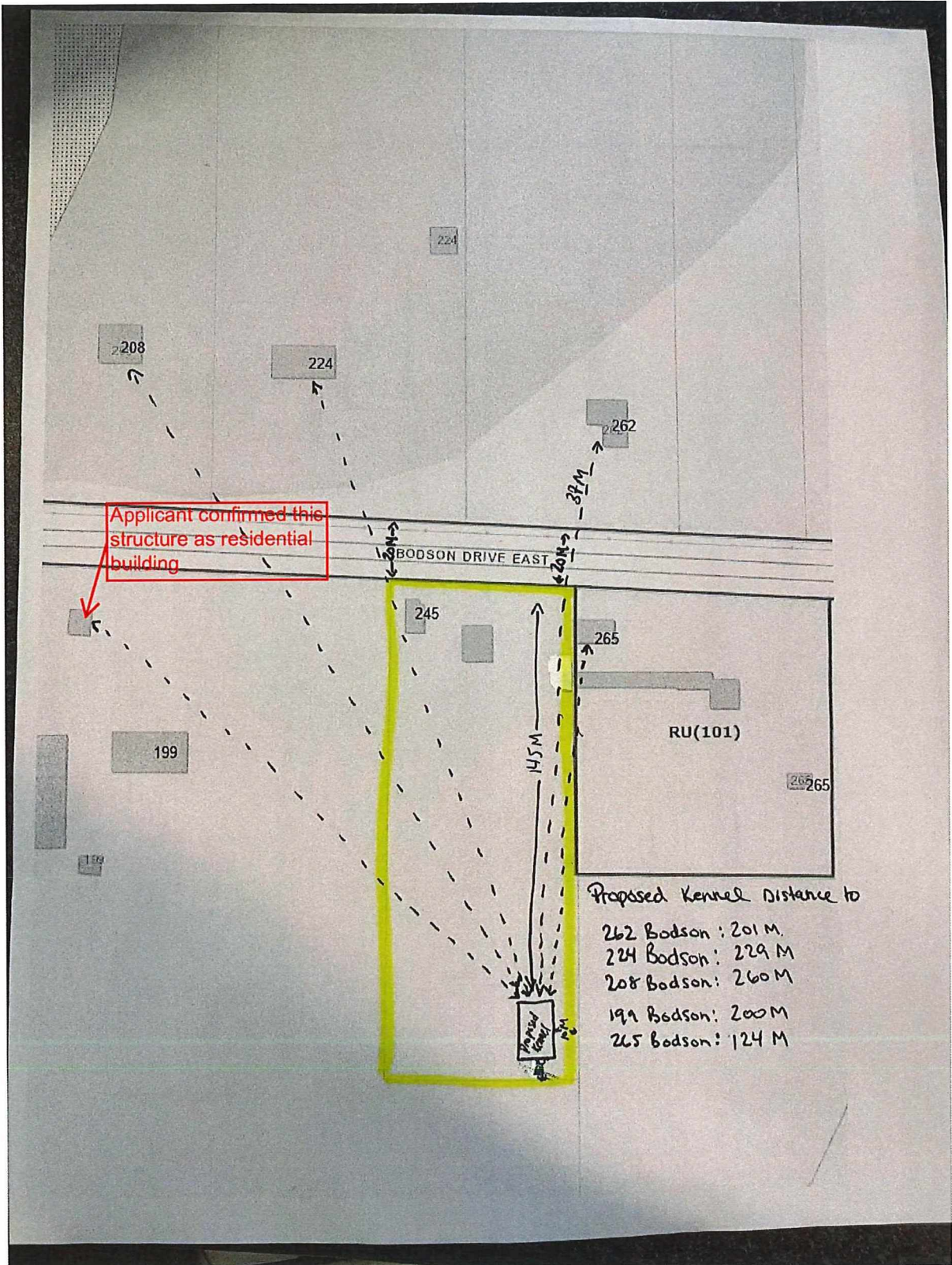
PL-MV-2026-00040
 Date: 2026 04 09

* Amended Copy

Shed is adjacent to garage
Built in 2024

Badson Drive East
2.4m wide x 6m long x 8m height
2.4m







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-2026-00056

APPLICATION SUMMARY

File Date: 04/20/2026

Application Type: Minor Variance

Address(es): 4186 Bonaventure Drive, Hanmer P3P 0E2

Applicant(s): CR DESIGN

Owner(s): DOMINION PARK DEVELOPMENTS CORP

PLANNING APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

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

03/2021

Are you the registered owner or an authorized agent?

Authorized Agent

What is the number of dwelling units on the property?

0

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

1

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

1

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

0

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

No

How many dwelling units will be legalized?

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

No

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

Current Official Plan designation

Living Area I

Current Official Plan designation (additional)

Current Zoning By-law designation

R2-2, R1-5

Provide a detailed description of what is being proposed

SEE LETTER OF RATIONALE

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

SEE LETTER OF RATIONALE

Is there an eave encroachment?

Yes

Size of eaves

0.61

Lot Frontage of the property

12.9

Lot Depth of the property

31

Lot Area of the property

399.9

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

VACANT LAND

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

VACANT LAND

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

SEMI DETACHED DWELLING

Existing uses of neighbouring properties

SEMI DETACHED DWELLINGS AND SFD'S

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

No

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

No

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

Have you consulted with Conservation Sudbury regarding this relief?

WATER SUPPLY AND SEWAGE DISPOSAL

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

PROPERTY ACCESS

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

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

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

CONCURRENT APPLICATIONS

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

No

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

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

No

Indicate application number(s) and application status

PROPOSED BUILDING/STRUCTURE

Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
SEMI DETACHED DWELLING	No	159	159	1	8.87	18.5	7.2	6	6.5	4	0

EXISTING BUILDING/STRUCTURE

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

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
TABLE 6.3 CORNER SIDE YARD SETBACK	4.5M	4M	0.5M
TABLE 6.3 REAR YARD SETBACK	7.5M	6.5M	1M
TABLE 4.1 EAVES - REAR YARD	MAY ENCROACH 1.2M BUT NO CLOSER THAN 0.6M	ENCROACH 1.61M	0.41M

Letter of Rationale – Lot 107 Bonaventure Drive (Side A and Side B)

Dear Committee Members,

On behalf of the owner, we are respectfully seeking relief from the rear yard setback, lot coverage, and eaves encroachment provisions of the Zoning By-law to facilitate the construction of a proposed semi-detached dwelling on Lot 107 Bonaventure Drive. In addition, Side B requires relief from the minimum corner side yard setback requirement.

The proposed dwelling has been specifically designed to accommodate the growing demand for accessible, single-storey housing within the Hanmer area. This building design has proven to be particularly attractive to seniors and downsizing residents seeking barrier-free living arrangements while remaining within their community.

The proposed building length is necessary to achieve a functional and accessible floor plan. As a result, a minor reduction to the rear yard setback is required. The proposed lot coverage represents a modest increase over the permitted maximum and remains consistent with the scale and character of other recent residential development within the subdivision. The requested corner side yard relief on Side B is minor in nature and will not adversely impact traffic visibility, streetscape character, or neighbouring properties.

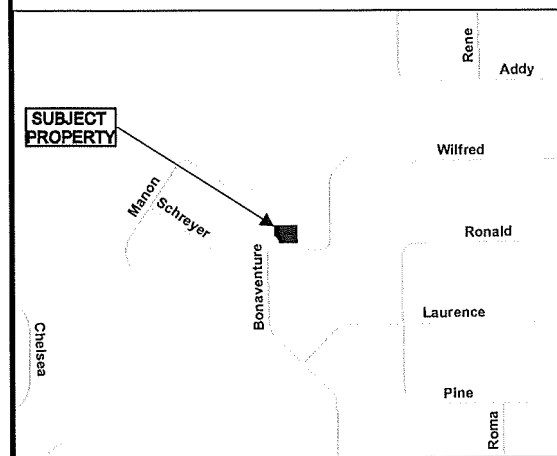
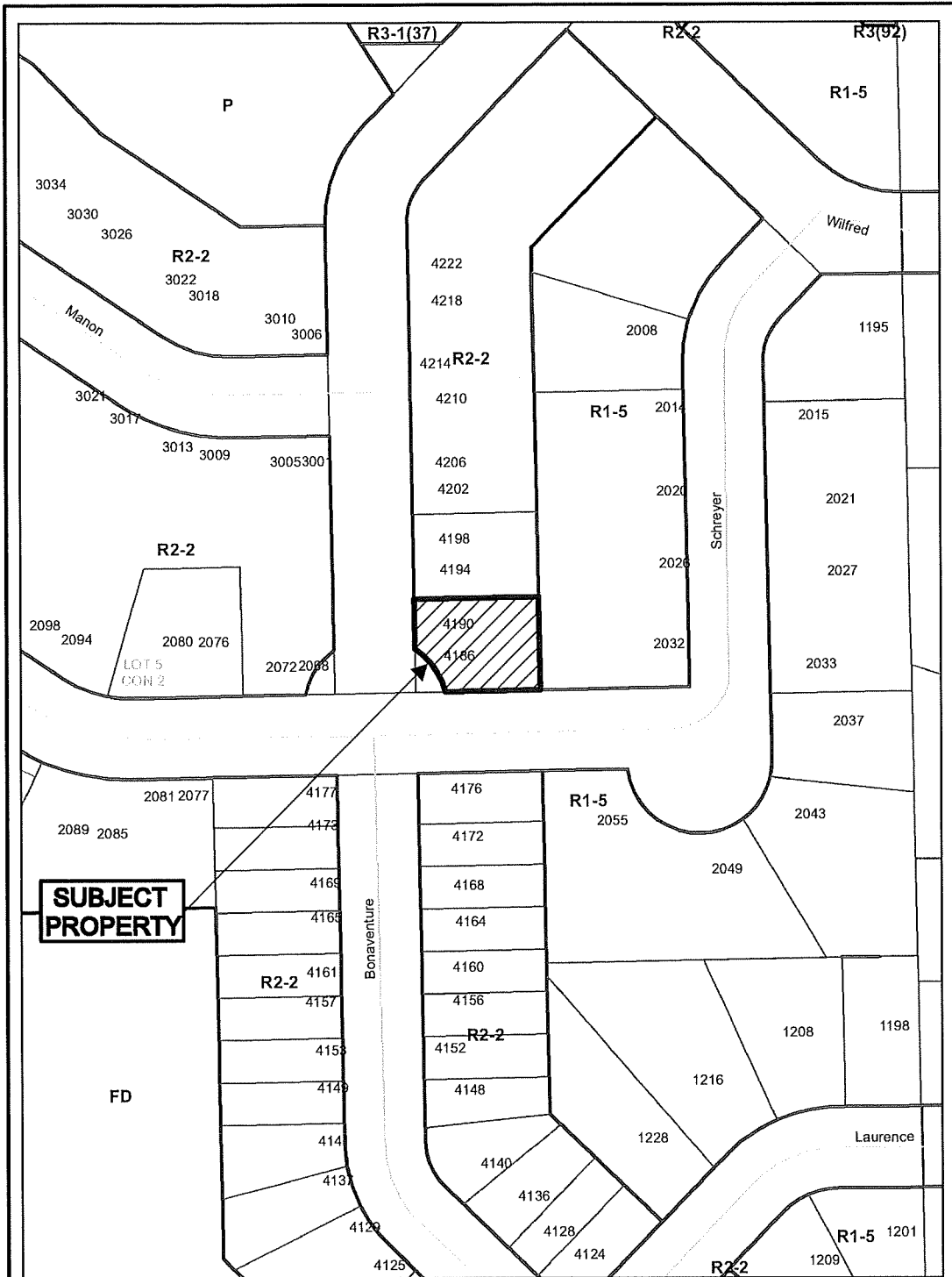
In our opinion, the requested variances satisfy the four tests established under Section 45(1) of the Planning Act:

- **Minor in Nature** – The requested relief is modest and will not create adverse impacts on neighbouring properties, municipal services, or the character of the surrounding area.
- **Desirable for the Appropriate Development of the Land** – The proposal facilitates the construction of accessible housing that responds to the needs of seniors and individuals seeking single-level living accommodations.
- **Maintains the General Intent and Purpose of the Official Plan** – The proposal represents efficient residential development within an established neighbourhood while supporting a range of housing options.
- **Maintains the General Intent and Purpose of the Zoning By-law** – The requested variances are limited in scope, maintain appropriate building separation and site functionality, and do not compromise the overall objectives of the applicable zoning provisions.

We believe the requested variances represent appropriate development of the property and will not negatively impact the surrounding neighbourhood. Accordingly, we respectfully request the Committee's support and approval of this application.

Sincerely,

Rohit Walia
C.R. Design

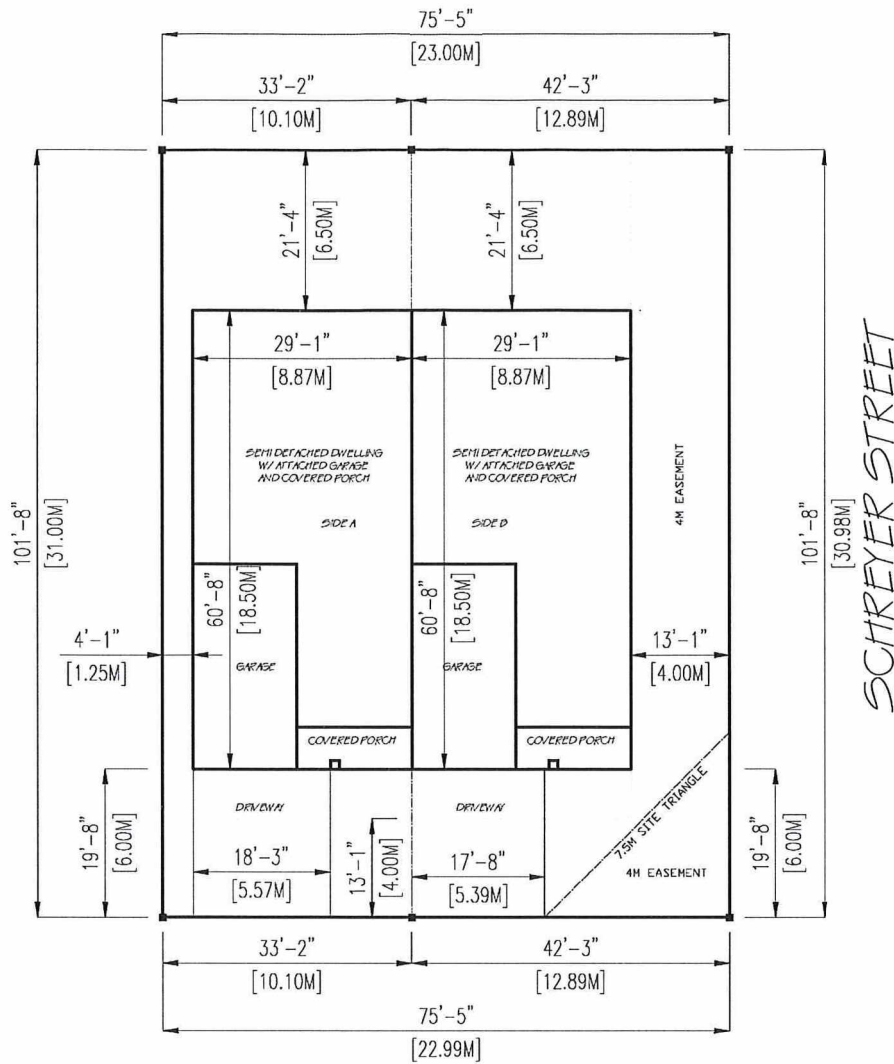


Application for Minor Variance or Permission

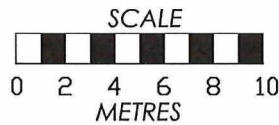
Subject Property being PIN 73504-3251, SRO, Part Lot 107, Plan M-1114, Part Lot 5, Concession 2, Township of Hanmer, 4186 and 4190 Bonaventure Drive, Hanmer, City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00056
PL-MV-2026-00057
Date: 2026 06 05



LOT 107 BONAVENTURE DRIVE



SITE STATISTICS	WHOLE LOT	LEFT SIDE (A)	RIGHT SIDE (B)
ZONING R2-2			
LOT AREA	23M X 31M 713 M ²	10.1M X 31M 313.1 M ²	12.9M X 31M 399.9 M ²
MAXIMUM PERMITTED LOT COVERAGE TABLE 6.3		140.895 M ² (45%)	179.995 M ² (45%)
PROPOSED LOT COVERAGE		164M ² (52.4%)	164M ² (41%)
PERCENTAGE OF LOT COVERAGE EXCEEDING BYLAW		23.1M ² (7.4%)	
REQUIRED REAR YARD SETBACK TABLE 6.3		7.5 METRES	7.5 METRES
PROPOSED REAR YARD SETBACK		6.50 METRES	6.50 METRES
DIFFERENCE OF REQUIRED REAR YARD SETBACK TO PROPOSED		1.0M	1.0M
EAVES ENCRDACHMENT TABLE 4.1	MAY ENCRDACH 1.2M INTO THE REQUIRED YARD BUT NOT CLOSER THAN 0.6M TO THE REAR LOT LINE	ENCRDACH 1.61M INTO REQUIRED REAR YARD WHERE 1.2M IS PERMITTED (0.41M)	ENCRDACH 1.61M INTO REQUIRED REAR YARD WHERE 1.2M IS PERMITTED (0.41M)
REQUIRED CORNER SIDE YARD SETBACK TABLE 6.3		N/A	4.5M
PROPOSED CORNER SIDE YARD SETBACK		N/A	4 METRES
DIFFERENCE OF REQUIRED CORNER SIDE YARD SETBACK TO PROPOSED		N/A	0.5M

CR Design

Semi Det. Dwelling w/ Att. Garages/ Cov. Porches	REV	
Lot 107 Bonaventure Drive, Hammer	REV	
Site Plan	2/28/2021	SP1



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

Record #: PL-MV-2026-00057

APPLICATION SUMMARY

File Date: 04/20/2026

Application Type: Minor Variance

Address(es): 4190 Bonaventure Drive, Hanmer P3P 0E2

Applicant(s): CR DESIGN

Owner(s): DOMINION PARK DEVELOPMENTS CORP

PLANNING APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

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

03/2021

Are you the registered owner or an authorized agent?

Authorized Agent

What is the number of dwelling units on the property?

0

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

1

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

1

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

0

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

No

How many dwelling units will be legalized?

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

No

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

Current Official Plan designation

Living Area I

Current Official Plan designation (additional)

Current Zoning By-law designation

R2-2, R1-5

Provide a detailed description of what is being proposed

SEE LETTER OF RATIONALE

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

SEE LETTER OF RATIONALE

Is there an eave encroachment?

Yes

Size of eaves

0.61

Lot Frontage of the property

10.1

Lot Depth of the property

31

Lot Area of the property

313.1

Total width of the public road giving access to the property

20

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

VACANT LAND

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

VACANT LAND

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

SEMI DETACHED DWELLING

Existing uses of neighbouring properties

SEMI DETACHED DWELLINGS AND SFD'S

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

No

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

No

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

Have you consulted with Conservation Sudbury regarding this relief?

WATER SUPPLY AND SEWAGE DISPOSAL

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

PROPERTY ACCESS

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

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

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

CONCURRENT APPLICATIONS

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

No

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

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

No

Indicate application number(s) and application status

PROPOSED BUILDING/STRUCTURE

Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
SEMI DETACHED DWELLING	No	159	159	1	8.87	18.5	7.2	6	6.5	1.25	0

EXISTING BUILDING/STRUCTURE

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

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
TABLE 6.3 PERMITTED LOT COVERAGE	45% - 140.895M2	52.4% - 164M2	7.4% - 23.1 M2
TABLE 6.3 REAR YARD SETBACK	7.5M	6.5M	1M
TABLE 4.1 EAVES - REAR YARD	MAY ENCROACH 1.2M BUT NO CLOSER THAN 0.6M	ENCROACH 1.61M	0.41M

Letter of Rationale – Lot 107 Bonaventure Drive (Side A and Side B)

Dear Committee Members,

On behalf of the owner, we are respectfully seeking relief from the rear yard setback, lot coverage, and eaves encroachment provisions of the Zoning By-law to facilitate the construction of a proposed semi-detached dwelling on Lot 107 Bonaventure Drive. In addition, Side B requires relief from the minimum corner side yard setback requirement.

The proposed dwelling has been specifically designed to accommodate the growing demand for accessible, single-storey housing within the Hanmer area. This building design has proven to be particularly attractive to seniors and downsizing residents seeking barrier-free living arrangements while remaining within their community.

The proposed building length is necessary to achieve a functional and accessible floor plan. As a result, a minor reduction to the rear yard setback is required. The proposed lot coverage represents a modest increase over the permitted maximum and remains consistent with the scale and character of other recent residential development within the subdivision. The requested corner side yard relief on Side B is minor in nature and will not adversely impact traffic visibility, streetscape character, or neighbouring properties.

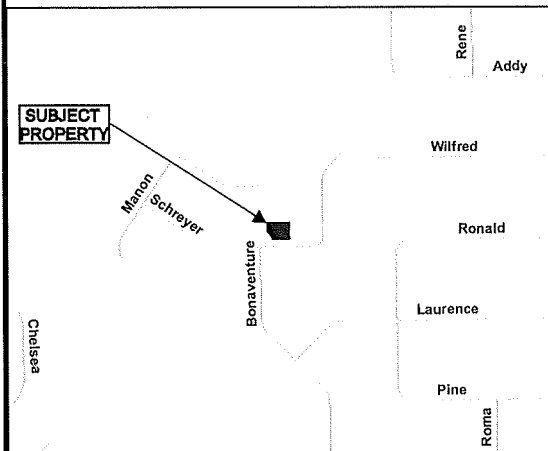
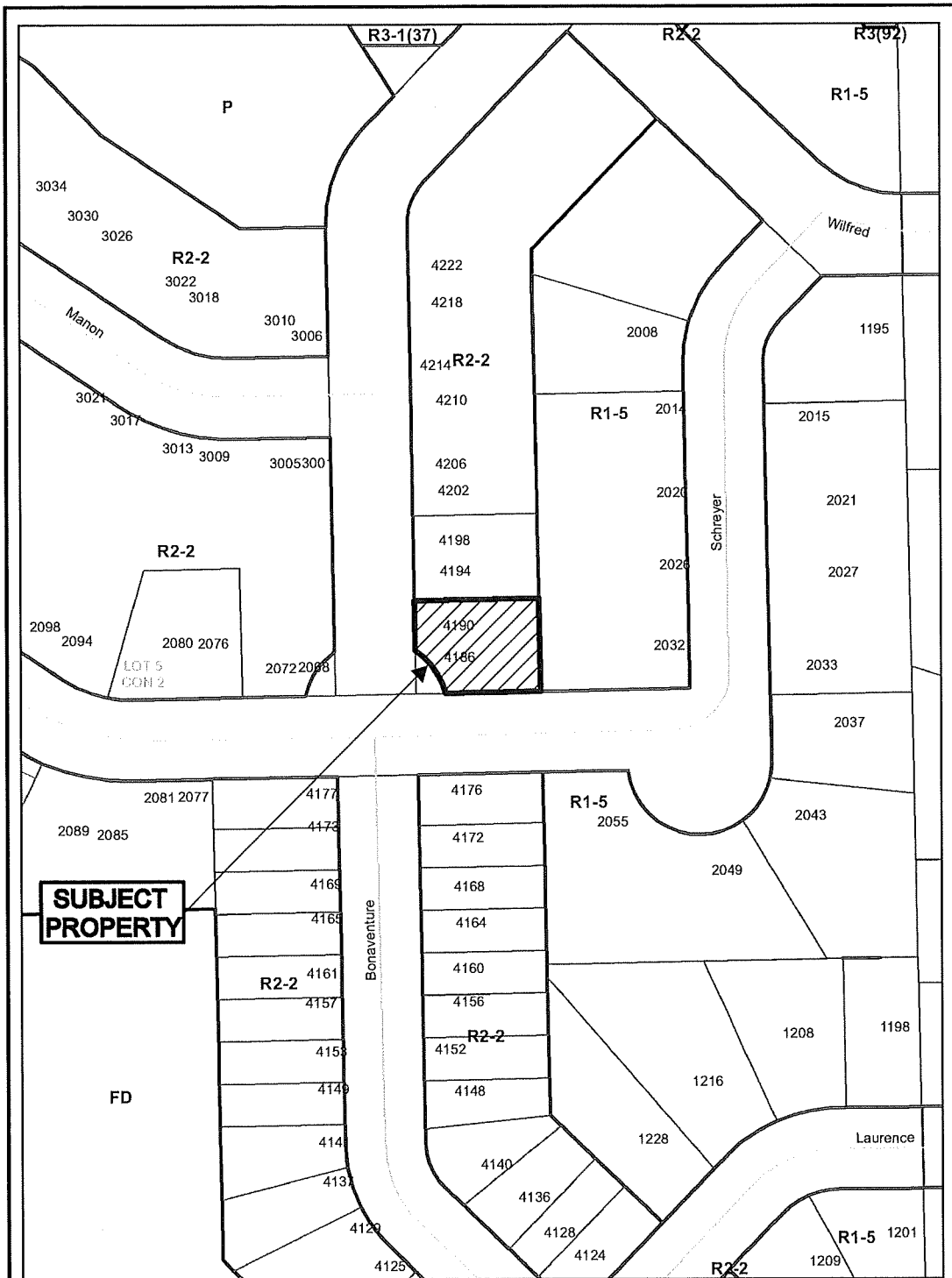
In our opinion, the requested variances satisfy the four tests established under Section 45(1) of the Planning Act:

- **Minor in Nature** – The requested relief is modest and will not create adverse impacts on neighbouring properties, municipal services, or the character of the surrounding area.
- **Desirable for the Appropriate Development of the Land** – The proposal facilitates the construction of accessible housing that responds to the needs of seniors and individuals seeking single-level living accommodations.
- **Maintains the General Intent and Purpose of the Official Plan** – The proposal represents efficient residential development within an established neighbourhood while supporting a range of housing options.
- **Maintains the General Intent and Purpose of the Zoning By-law** – The requested variances are limited in scope, maintain appropriate building separation and site functionality, and do not compromise the overall objectives of the applicable zoning provisions.

We believe the requested variances represent appropriate development of the property and will not negatively impact the surrounding neighbourhood. Accordingly, we respectfully request the Committee's support and approval of this application.

Sincerely,

Rohit Walia
C.R. Design



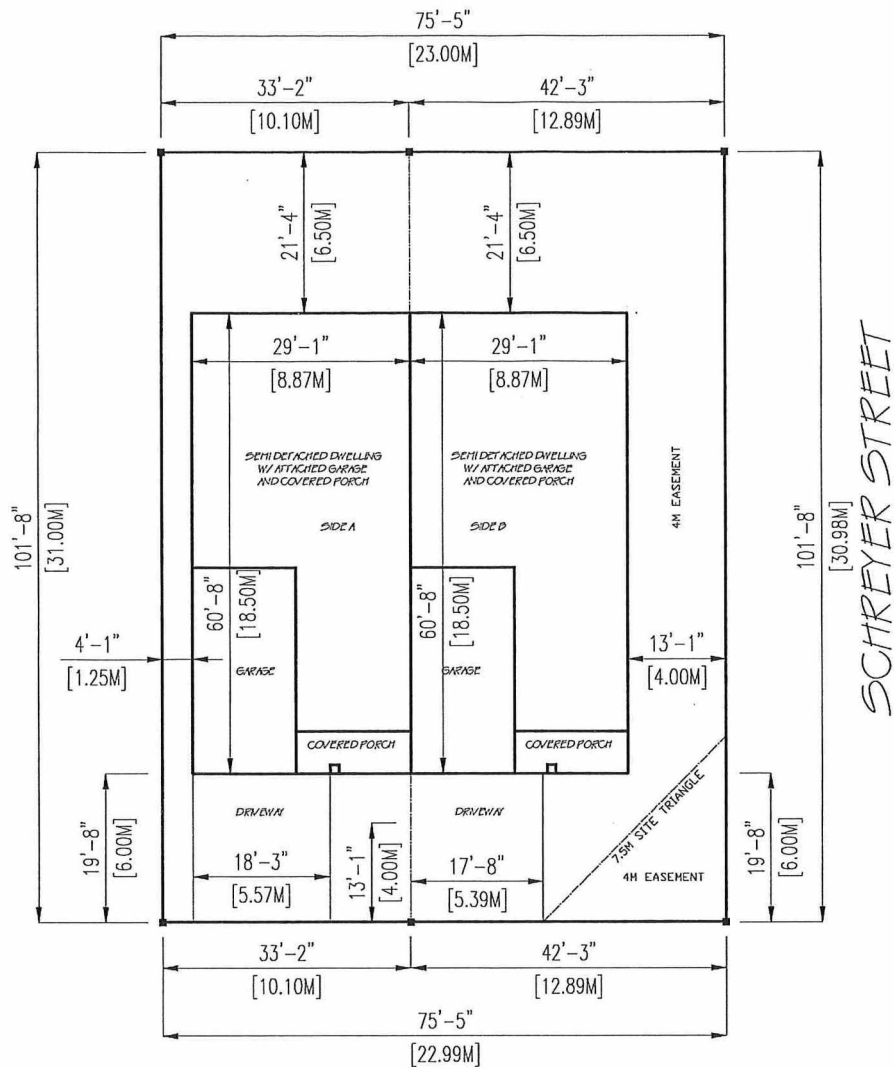
Application for Minor Variance or Permission



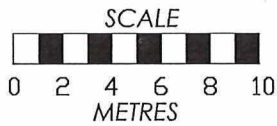
Subject Property being PIN 73504-3251, SRO, Part Lot 107, Plan M-1114, Part Lot 5, Concession 2, Township of Hanmer, 4186 and 4190 Bonaventure Drive, Hanmer, City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00056
PL-MV-2026-00057
Date: 2026 06 05



LOT 107 BONAVENTURE DRIVE



SITE STATISTICS	WHOLE LOT	LEFT SIDE (A)	RIGHT SIDE (B)
ZONING R2-2			
LOT AREA	23M X 31M 713 M ²	10.1M X 31M 313.1 M ²	12.9M X 31M 399.9 M ²
MAXIMUM PERMITTED LOT COVERAGE TABLE 6.3		140.895 M ² (45%)	179.995 M ² (45%)
PROPOSED LOT COVERAGE		164M ² (52.4%)	164M ² (41%)
PERCENTAGE OF LOT COVERAGE EXCEEDING BYLAW		23.1M ² (7.4%)	
REQUIRED REAR YARD SETBACK TABLE 6.3		7.5 METRES	7.5 METRES
PROPOSED REAR YARD SETBACK		6.50 METRES	6.50 METRES
DIFFERENCE OF REQUIRED REAR YARD SETBACK TO PROPOSED		1.0M	1.0M
EAVES ENCRDACHMENT TABLE 4.1	MAY ENCRDACH 1.2M INTO THE REQUIRED YARD BUT NOT CLOSER THAN 0.6M TO THE REAR LOT LINE	ENCRDACH 1.61M INTO REQUIRED REAR YARD WHERE 1.2M IS PERMITTED (0.41M)	ENCRDACH 1.61M INTO REQUIRED REAR YARD WHERE 1.2M IS PERMITTED (0.41M)
REQUIRED CORNER SIDE YARD SETBACK TABLE 6.3		N/A	4.5M
PROPOSED CORNER SIDE YARD SETBACK		N/A	4 METRES
DIFFERENCE OF REQUIRED CORNER SIDE YARD SETBACK TO PROPOSED		N/A	0.5M

SCHREYER STREET

4M EASEMENT

7.5M SITE TRIANGLE

4M EASEMENT

CR Design

Site Plan	20240401	SP1
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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-2026-00058

APPLICATION SUMMARY

File Date: 04/21/2026

Application Type: Minor Variance

Address(es): 3089 Manon Street, Hanmer P3P 0E3

Applicant(s): CR DESIGN

Owner(s): DOMINION PARK DEVELOPMENTS CORP

PLANNING APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

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

03/2021

Are you the registered owner or an authorized agent?

Authorized Agent

What is the number of dwelling units on the property?

0

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

1

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

1

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

0

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

No

How many dwelling units will be legalized?

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

No

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

Current Official Plan designation

Living Area I

Current Official Plan designation (additional)

Current Zoning By-law designation

R2-2, FD

Provide a detailed description of what is being proposed

SEE LETTER OF RATIONALE

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

SEE LETTER OF RATIONALE

Is there an eave encroachment?

Yes

Size of eaves

0.61

Lot Frontage of the property

12.9

Lot Depth of the property

31

Lot Area of the property

399.9

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

VACANT LAND

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

VACANT LAND

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

SEMI DETACHED DWELLING

Existing uses of neighbouring properties

SEMI DETACHED DWELLINGS AND SFD

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

No

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

No

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

Have you consulted with Conservation Sudbury regarding this relief?

WATER SUPPLY AND SEWAGE DISPOSAL

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

PROPERTY ACCESS

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

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

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

CONCURRENT APPLICATIONS

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

No

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

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

No

Indicate application number(s) and application status

PROPOSED BUILDING/STRUCTURE

Building Description	Same As Existing	Proposed Ground Floor Area (m ²)	Proposed Gross Floor Area (m ²)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
SEMI DETACHED DWELLING	No	159	159	1	8.87	18.5	7.2	6	6.5	4	0

EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m ²)	Existing Gross Floor Area (m ²)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
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ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
TABLE 6.3 CORNER SIDE YARD SETBACK	4.5M	4M	0.5M
TABLE 6.3 REAR YARD SETBACK	7.5M	6.5M	1M
TABLE 4.1 EAVES - REAR YARD	MAY ENCROACH 1.2M BUT NO CLOSER THAN 0.6M	ENCROACH 1.61M	0.41M

Letter of Rationale – Lot 149 Manon Street (Side A and Side B)

Dear Committee Members,

On behalf of the owner, we are respectfully seeking relief from the rear yard setback, lot coverage, and eaves encroachment provisions of the Zoning By-law to facilitate the construction of a proposed semi-detached dwelling on Lot 149 Manon Street. In addition, Side B requires relief from the minimum corner side yard setback requirement.

The proposed dwelling has been specifically designed to accommodate the growing demand for accessible, single-storey housing within the Hanmer area. This building design has proven to be particularly attractive to seniors and downsizing residents seeking barrier-free living arrangements while remaining within their community.

The proposed building length is necessary to achieve a functional and accessible floor plan. As a result, a minor reduction to the rear yard setback is required. The proposed lot coverage represents a modest increase over the permitted maximum and remains consistent with the scale and character of other recent residential development within the subdivision. The requested corner side yard relief on Side B is minor in nature and will not adversely impact traffic visibility, streetscape character, or neighbouring properties.

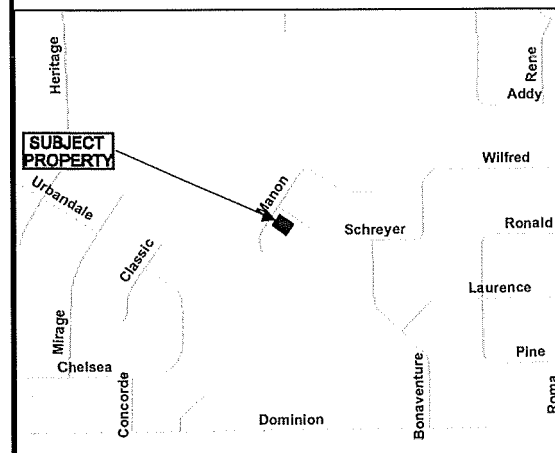
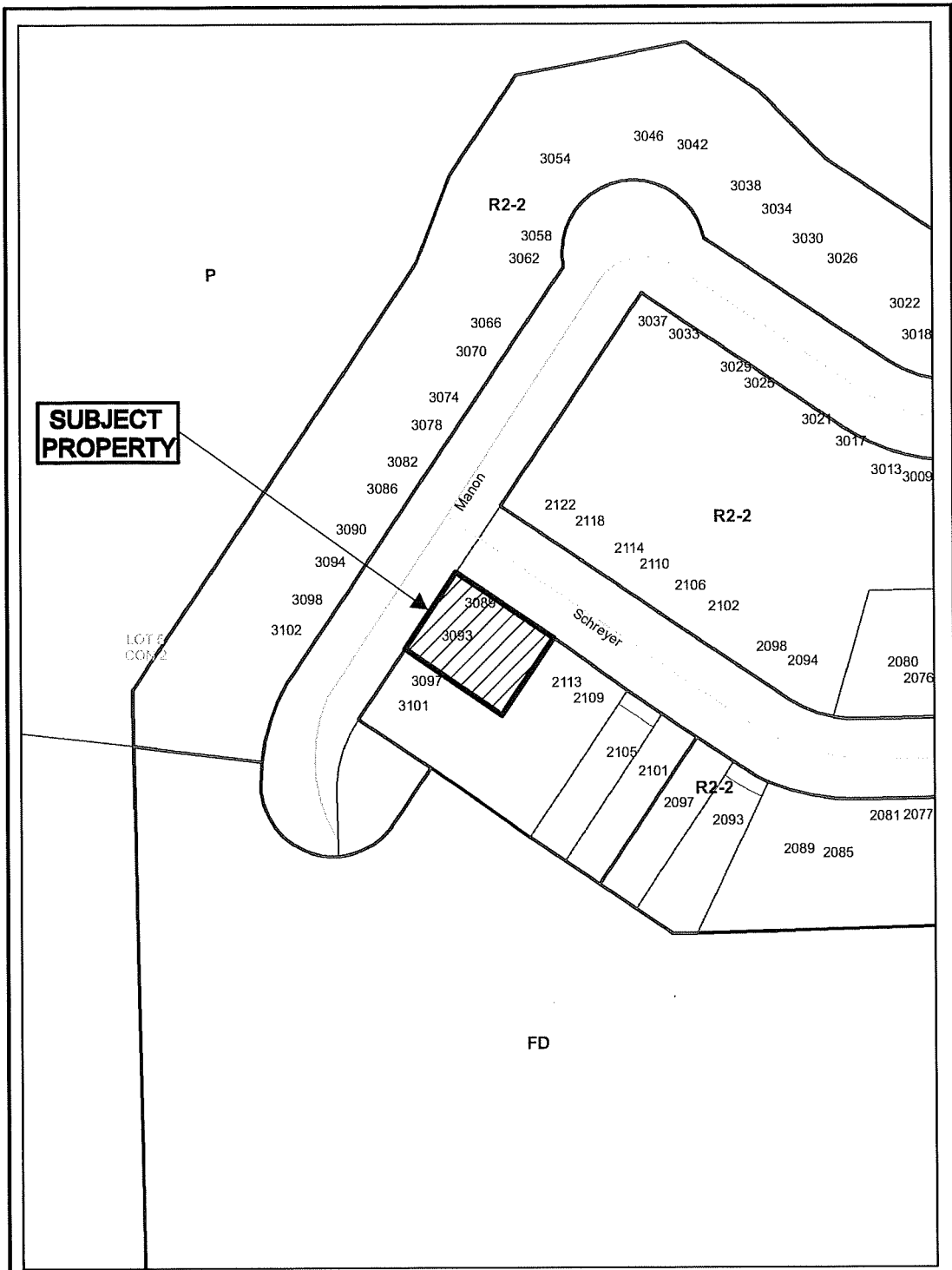
In our opinion, the requested variances satisfy the four tests established under Section 45(1) of the Planning Act:

- **Minor in Nature** – The requested relief is modest and will not create adverse impacts on neighbouring properties, municipal services, or the character of the surrounding area.
- **Desirable for the Appropriate Development of the Land** – The proposal facilitates the construction of accessible housing that responds to the needs of seniors and individuals seeking single-level living accommodations.
- **Maintains the General Intent and Purpose of the Official Plan** – The proposal represents efficient residential development within an established neighbourhood while supporting a range of housing options.
- **Maintains the General Intent and Purpose of the Zoning By-law** – The requested variances are limited in scope, maintain appropriate building separation and site functionality, and do not compromise the overall objectives of the applicable zoning provisions.

We believe the requested variances represent appropriate development of the property and will not negatively impact the surrounding neighbourhood. Accordingly, we respectfully request the Committee's support and approval of this application.

Sincerely,

Rohit Walia
C.R. Design



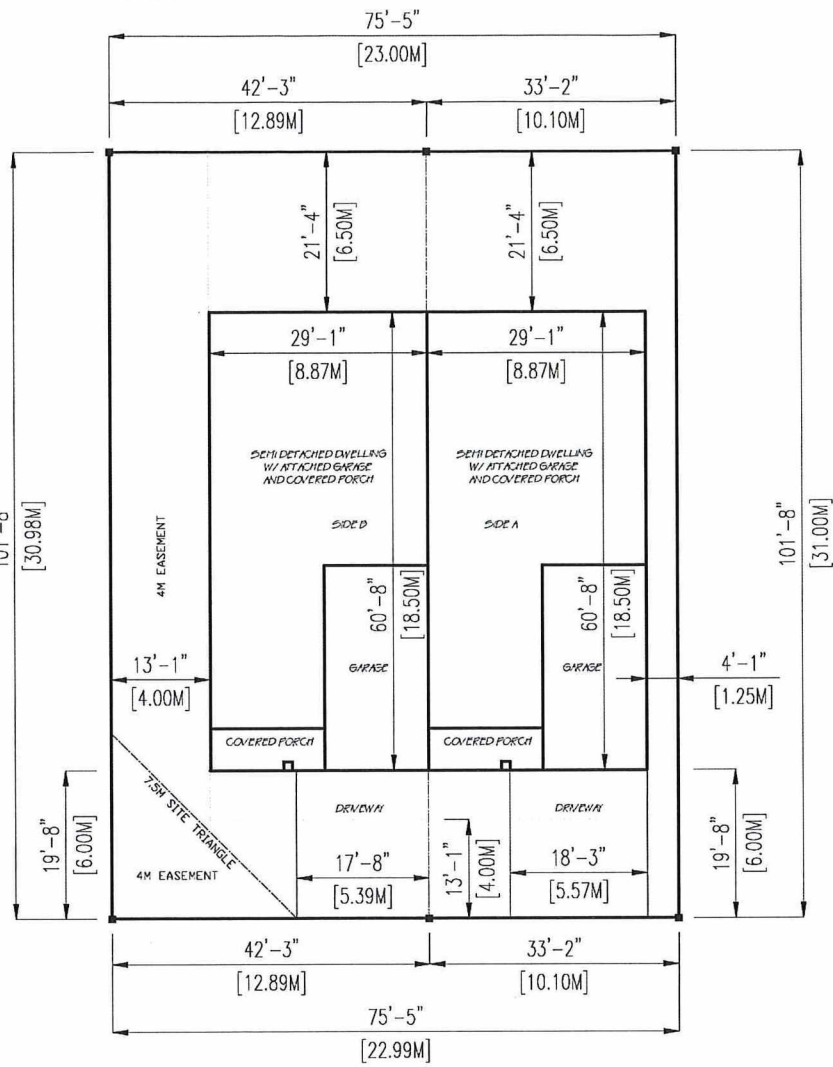
Application for Minor Variance or Permission

Subject Property being PIN 73504-1108, SRO, Part Lot 149, Plan M-1115, Part Lot 5, Concession 2, Township of Hanmer, 3089 and 3093 Manon Street, Hanmer, City of Greater Sudbury

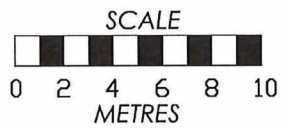
Sketch 1, NTS
NDCA

PL-MV-2026-00058
PL-MV-2026-00059
Date: 2026 06 05

SCHREYER STREET



LOT 149 MANON STREET



SITE STATISTICS	WHOLE LOT	RIGHT SIDE (A)	LEFT SIDE (B)
ZONING R2-2			
LOT AREA	23M X 31M 713 M ²	10.1M X 31M 313.1 M ²	12.9M X 31M 399.9 M ²
MAXIMUM PERMITTED LOT COVERAGE TABLE 6.3		140.895 M ² (45%)	179.995 M ² (45%)
PROPOSED LOT COVERAGE		164M ² (52.4%)	164M ² (41%)
PERCENTAGE OF LOT COVERAGE EXCEEDING BYLAW		23.1M ² (7.4%)	
REQUIRED REAR YARD SETBACK TABLE 6.3		7.5 METRES	7.5 METRES
PROPOSED REAR YARD SETBACK		6.50 METRES	6.50 METRES
DIFFERENCE OF REQUIRED REAR YARD SETBACK TO PROPOSED		1.0M	1.0M
EAVES ENCRDACHMENT TABLE 4.1	MAY ENCRDACH 1.2M INTO THE REQUIRED YARD BUT NOT CLOSER THAN 0.6M TO THE REAR LOT LINE	ENCRDACH 1.61M INTO REQUIRED REAR YARD WHERE 1.2M IS PERMITTED (0.41M)	ENCRDACH 1.61M INTO REQUIRED REAR YARD WHERE 1.2M IS PERMITTED (0.41M)
REQUIRED CORNER SIDE YARD SETBACK TABLE 6.3		N/A	4.5M
PROPOSED CORNER SIDE YARD SETBACK		N/A	4 METRES
DIFFERENCE OF REQUIRED CORNER SIDE YARD SETBACK TO PROPOSED		N/A	0.5M

CR Design

Project	Semi Det. Dwelling w/ Att. Garages/ Cov. Porches	Drawn	REV
Site	Lot 149 Manon Street, Hanmer	Checked	REV
Date	2026.06.01	Scale	SP1
Sheet	Site Plan	Scale	1:100



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-2026-00059

APPLICATION SUMMARY

File Date: 04/21/2026

Application Type: Minor Variance

Address(es): 3093 Manon Street, Hanmer P3P 0E3

Applicant(s): CR DESIGN

Owner(s): DOMINION PARK DEVELOPMENTS CORP

PLANNING APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

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

03/2021

Are you the registered owner or an authorized agent?

Authorized Agent

What is the number of dwelling units on the property?

0

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

1

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

1

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

0

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

No

How many dwelling units will be legalized?

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

No

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

Current Official Plan designation

Living Area I

Current Official Plan designation (additional)

Current Zoning By-law designation

R2-2, FD

Provide a detailed description of what is being proposed

SEE LETTER OF RATIONALE

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

SEE LETTER OF RATIONALE

Is there an eave encroachment?

Yes

Size of eaves

0.61

Lot Frontage of the property

10.1

Lot Depth of the property

31

Lot Area of the property

313.1

Total width of the public road giving access to the property

20

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

VACANT LAND

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

VACANT LAND

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

SEMI DETACHED DWELLING

Existing uses of neighbouring properties

SEMI DETACHED DWELLINGS AND SFD'S

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

No

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

No

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

Have you consulted with Conservation Sudbury regarding this relief?

WATER SUPPLY AND SEWAGE DISPOSAL

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

PROPERTY ACCESS

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

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

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

CONCURRENT APPLICATIONS

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

No

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

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

No

Indicate application number(s) and application status

PROPOSED BUILDING/STRUCTURE

Building Description	Same As Existing	Proposed Ground Floor Area (m ²)	Proposed Gross Floor Area (m ²)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
SEMI DETACHED DWELLING	No	159	159	1	8.87	18.5	7.2	6	6.5	1.25	0

EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m ²)	Existing Gross Floor Area (m ²)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
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ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
TABLE 6.3 TOTAL LOT COVERAGE	45% - 140.895M ²	52.4% - 164M ²	7.4% - 23.1 M ²
TABLE 6.3 REAR YARD SETBACK	7.5M	6.5M	1M
TABLE 4.1 EAVES - REAR YARD	MAY ENCROACH 1.2M BUT NO CLOSER THAN 0.6M	ENCROACH 1.61M	0.41M

Letter of Rationale – Lot 149 Manon Street (Side A and Side B)

Dear Committee Members,

On behalf of the owner, we are respectfully seeking relief from the rear yard setback, lot coverage, and eaves encroachment provisions of the Zoning By-law to facilitate the construction of a proposed semi-detached dwelling on Lot 149 Manon Street. In addition, Side B requires relief from the minimum corner side yard setback requirement.

The proposed dwelling has been specifically designed to accommodate the growing demand for accessible, single-storey housing within the Hanmer area. This building design has proven to be particularly attractive to seniors and downsizing residents seeking barrier-free living arrangements while remaining within their community.

The proposed building length is necessary to achieve a functional and accessible floor plan. As a result, a minor reduction to the rear yard setback is required. The proposed lot coverage represents a modest increase over the permitted maximum and remains consistent with the scale and character of other recent residential development within the subdivision. The requested corner side yard relief on Side B is minor in nature and will not adversely impact traffic visibility, streetscape character, or neighbouring properties.

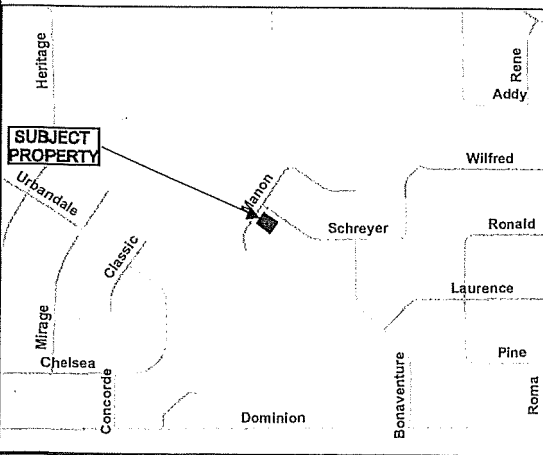
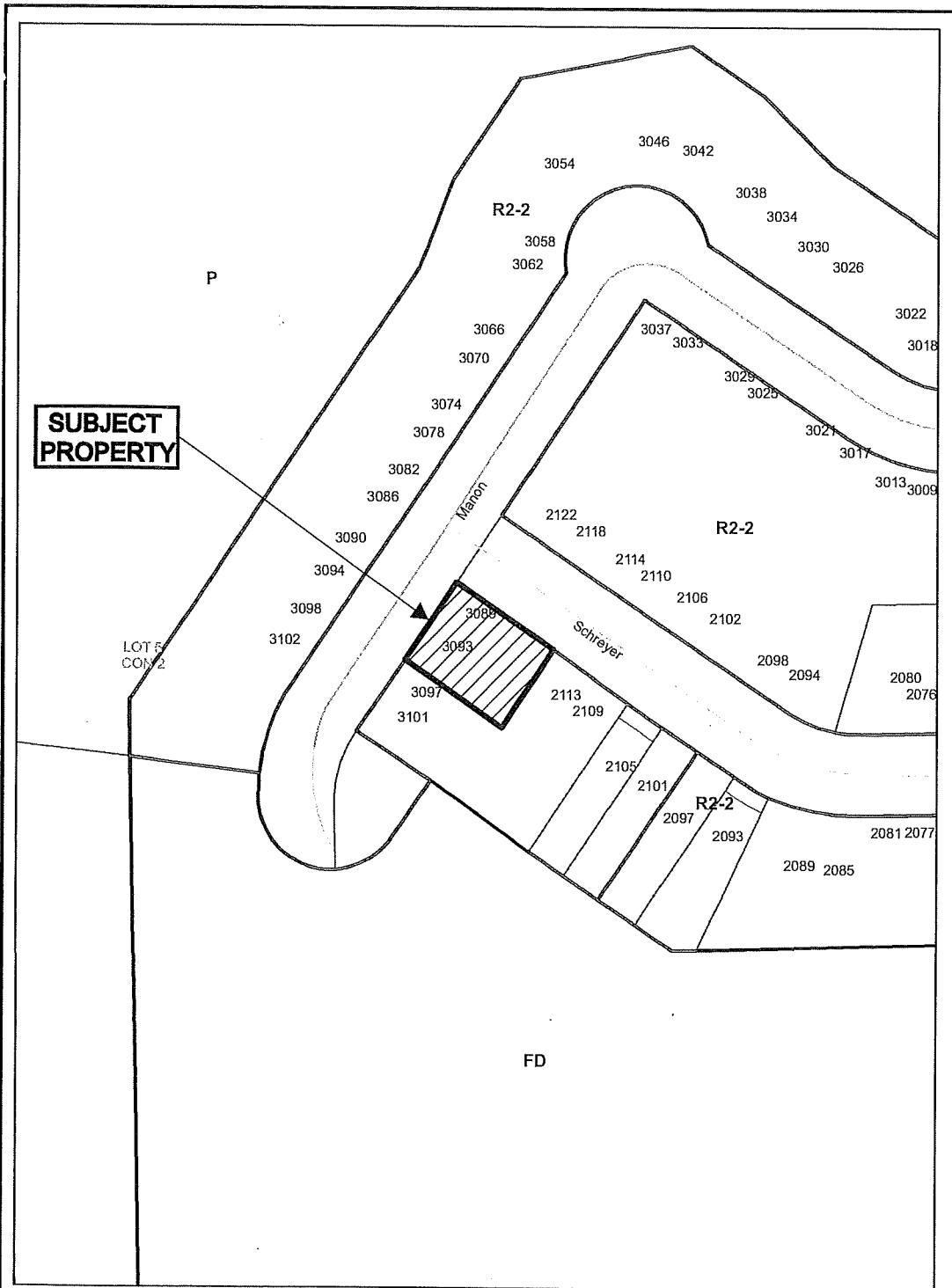
In our opinion, the requested variances satisfy the four tests established under Section 45(1) of the Planning Act:

- **Minor in Nature** – The requested relief is modest and will not create adverse impacts on neighbouring properties, municipal services, or the character of the surrounding area.
- **Desirable for the Appropriate Development of the Land** – The proposal facilitates the construction of accessible housing that responds to the needs of seniors and individuals seeking single-level living accommodations.
- **Maintains the General Intent and Purpose of the Official Plan** – The proposal represents efficient residential development within an established neighbourhood while supporting a range of housing options.
- **Maintains the General Intent and Purpose of the Zoning By-law** – The requested variances are limited in scope, maintain appropriate building separation and site functionality, and do not compromise the overall objectives of the applicable zoning provisions.

We believe the requested variances represent appropriate development of the property and will not negatively impact the surrounding neighbourhood. Accordingly, we respectfully request the Committee's support and approval of this application.

Sincerely,

Rohit Walia
C.R. Design



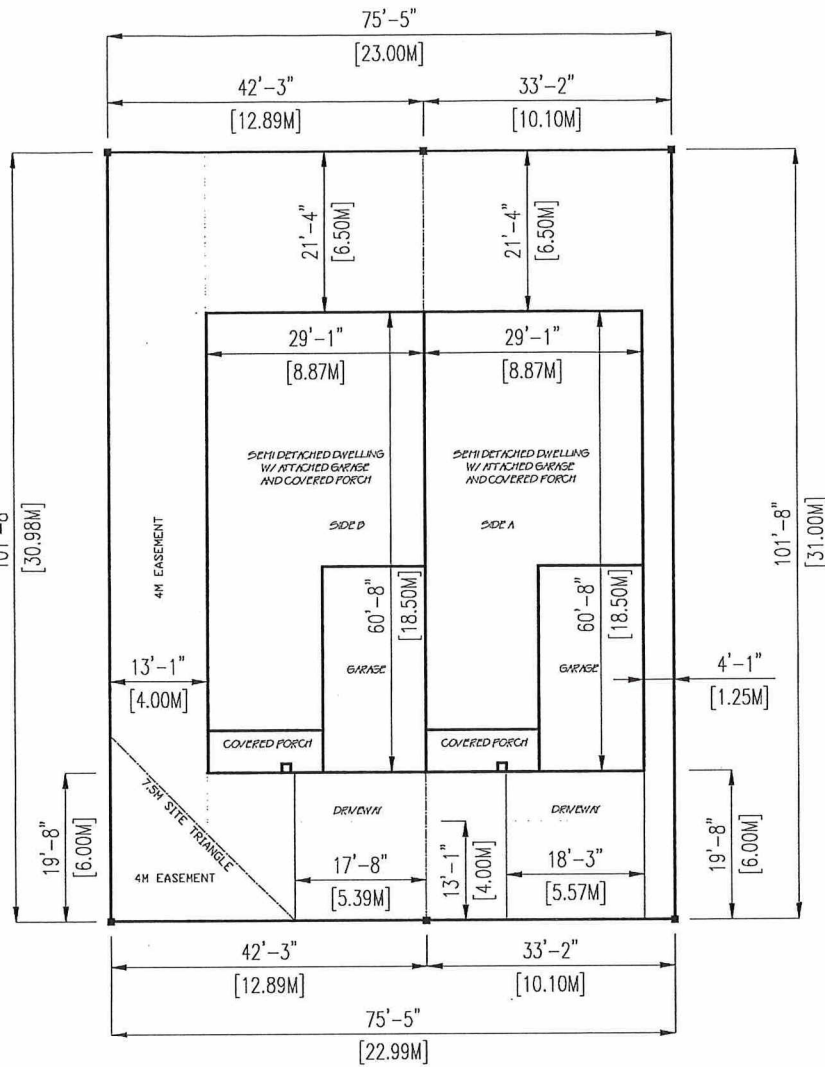
Application for Minor Variance or Permission

Subject Property being PIN 73504-1108, SRO, Part Lot 149, Plan M-1115, Part Lot 5, Concession 2, Township of Hanmer, 3089 and 3093 Manon Street, Hanmer, City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00058
PL-MV-2026-00059
Date: 2026 06 05

SCHREYER STREET



LOT 149 MANON STREET

SCALE



SITE STATISTICS	WHOLE LOT	RIGHT SIDE (A)	LEFT SIDE (B)
ZONING R2-2			
LOT AREA	23M X 31M 713 M2	10.1M X 31M 313.1 M2	12.9M X 31M 399.9 M2
MAXIMUM PERMITTED LOT COVERAGE TABLE 6.3		140.895 M2 (45%)	179.995 M2 (45%)
PROPOSED LOT COVERAGE		164M2 (52.4%)	164M2 (41%)
PERCENTAGE OF LOT COVERAGE EXCEEDING BYLAW		23.1M2 (7.4%)	
REQUIRED REAR YARD SETBACK TABLE 6.3		7.5 METRES	7.5 METRES
PROPOSED REAR YARD SETBACK		6.50 METRES	6.50 METRES
DIFFERENCE OF REQUIRED REAR YARD SETBACK TO PROPOSED		1.0M	1.0M
EAVES ENCRDACHMENT TABLE 4.1	MAY ENCRDACH 1.2M INTO THE REQUIRED REAR YARD BUT NOT CLOSER THAN 0.6M TO THE REAR LOT LINE	ENCRDACH 1.61M INTO REQUIRED REAR YARD WHERE 1.2M IS PERMITTED (0.41M)	ENCRDACH 1.61M INTO REQUIRED REAR YARD WHERE 1.2M IS PERMITTED (0.41M)
REQUIRED CORNER SIDE YARD SETBACK TABLE 6.3		N/A	4.5M
PROPOSED CORNER SIDE YARD SETBACK		N/A	4 METRES
DIFFERENCE OF REQUIRED CORNER SIDE YARD SETBACK TO PROPOSED		N/A	0.5M

CR Design

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

Lot 149 Manon Street, Hammer

Site Plan

SP1



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

Record #: PL-MV-2026-00071

APPLICATION SUMMARY

File Date: 05/13/2026

Application Type: Minor Variance

Address(es): 452 Dupont Street, Sudbury P3C 2T6

Applicant(s): NENAAWHICHIGEK CONSTRUCTION INC

Owner(s): ADAM JASAR

PLANNING APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

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

December 2025

Are you the registered owner or an authorized agent?

Registered Owner

What is the number of dwelling units on the property?

4

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

2

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

1

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

2

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

No

How many dwelling units will be legalized?

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

No

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

Current Official Plan designation

Living Area I

Current Official Plan designation (additional)

Living Area I

Current Zoning By-law designation

R2-3

Provide a detailed description of what is being proposed

I am proposing to bring the property into a compliant final use configuration by removing the two non-compliant dwelling units in the attic and basement in accordance with the existing work order, thereby restoring the main building to its original two-unit residential use. I am also proposing to demolish the existing detached garage/accessory structure in the rear yard. The existing garage is in deteriorated condition and will be removed to facilitate redevelopment of the rear yard. Following demolition of the existing garage, I am proposing to construct one detached accessory building in the rear yard containing two bachelor dwelling units. The proposed accessory building is intended to comply with the applicable R2-3 zoning provisions respecting permitted use, rear-yard and/or interior side-yard location, required separation from the main building, height, and lot coverage, subject only to the variances requested in this application. The final intended condition of the property is therefore a fully serviced residential lot containing four dwelling units in total, comprised of the existing duplex in the main building and two bachelor dwelling units within a detached accessory building in the rear yard.

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

The proposal cannot fully comply with the Zoning By-law because the subject property is an existing developed residential lot with constrained lot frontage, constrained lot area, and insufficient site area to provide the parking required by the current standards for a four-unit residential configuration. The subject property has approximately 10.0 metres of lot frontage and approximately 363.0 square metres of lot area, whereas the R2-3 Zone requires a minimum lot frontage of 12.0 metres and a minimum lot area of 400.0 square metres for any lot containing not more than four dwelling units. In addition, where a lot in the R2-3 Zone contains four dwelling units, a minimum of three parking spaces is required. The requested variances are intended to permit an improved final development condition by removing the two existing non-compliant attic and basement units from the main building, demolishing the existing deteriorated detached garage/accessory structure in the rear yard, and replacing those conditions with two purpose-built bachelor dwelling units in a detached accessory building. The proposal improves the current condition of the property by removing non-compliant units from the existing house, removing a deteriorated accessory structure, and replacing them with a planned final configuration on a fully serviced residential lot, subject to the requested relief.

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

10

Lot Depth of the property

36.3

Lot Area of the property

363

Total width of the public road giving access to the property

20

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

Existing 1½-storey detached dwelling (date of original construction unknown). Existing detached garage/accessory structure in deteriorated condition, proposed to be demolished (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 use. Existing 1½-storey house currently configured as four dwelling units. Two additional units located in the attic and basement are subject to a City work order requiring reversion of the main building to its original duplex form.

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

Residential use remains, but the final proposed configuration changes from an existing non-compliant four-unit condition to a planned four-unit configuration consisting of a duplex in the existing main building and two bachelor dwelling units in a detached accessory building.

Existing uses of neighbouring properties

Predominantly residential uses.

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

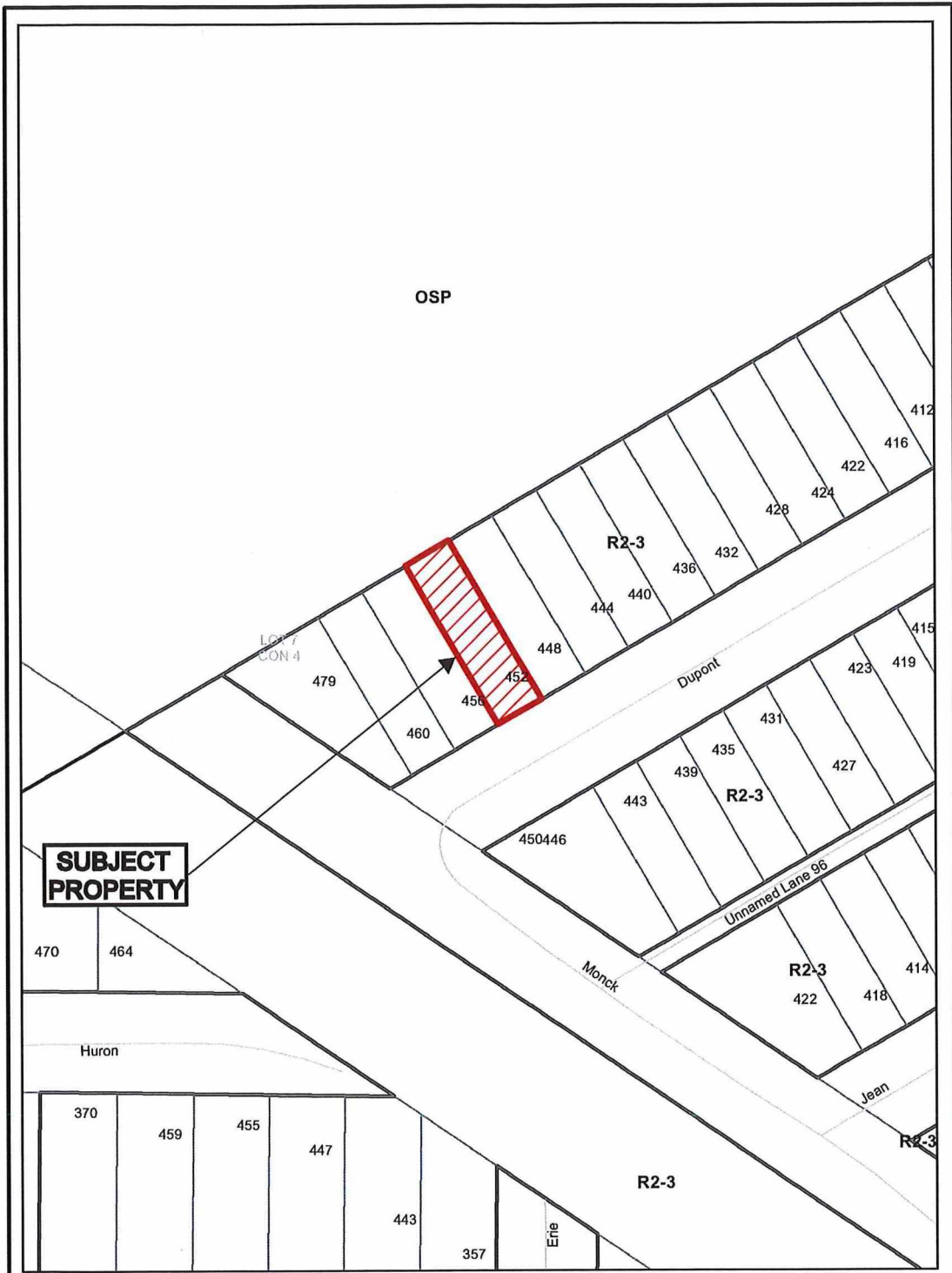
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
1 1/2 Story Duplex	Yes										
Accessory Dwelling Unit	No	46	76	2	5.4	6.7	6.4	27.3	2.4	3.5	1.2

EXISTING BUILDING/STRUCTURE

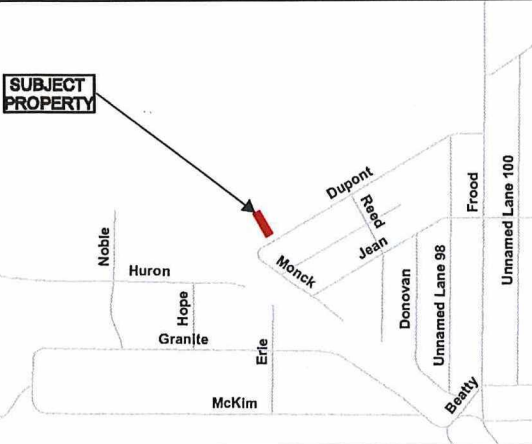
Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
1 1/2 Story 4 Unit-Dwelling	No	78	161	1.5	6.8	13.5	7.1	1.8	21	0.6	2.6
Garage	Yes	30	30	1	4.4	6.8	4	26	3.7	0.0	5.2

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Minimum Parking Spaces for 4 Dwelling Units in the R2-3 Zone	3	0	3



SUBJECT PROPERTY



SUBJECT PROPERTY

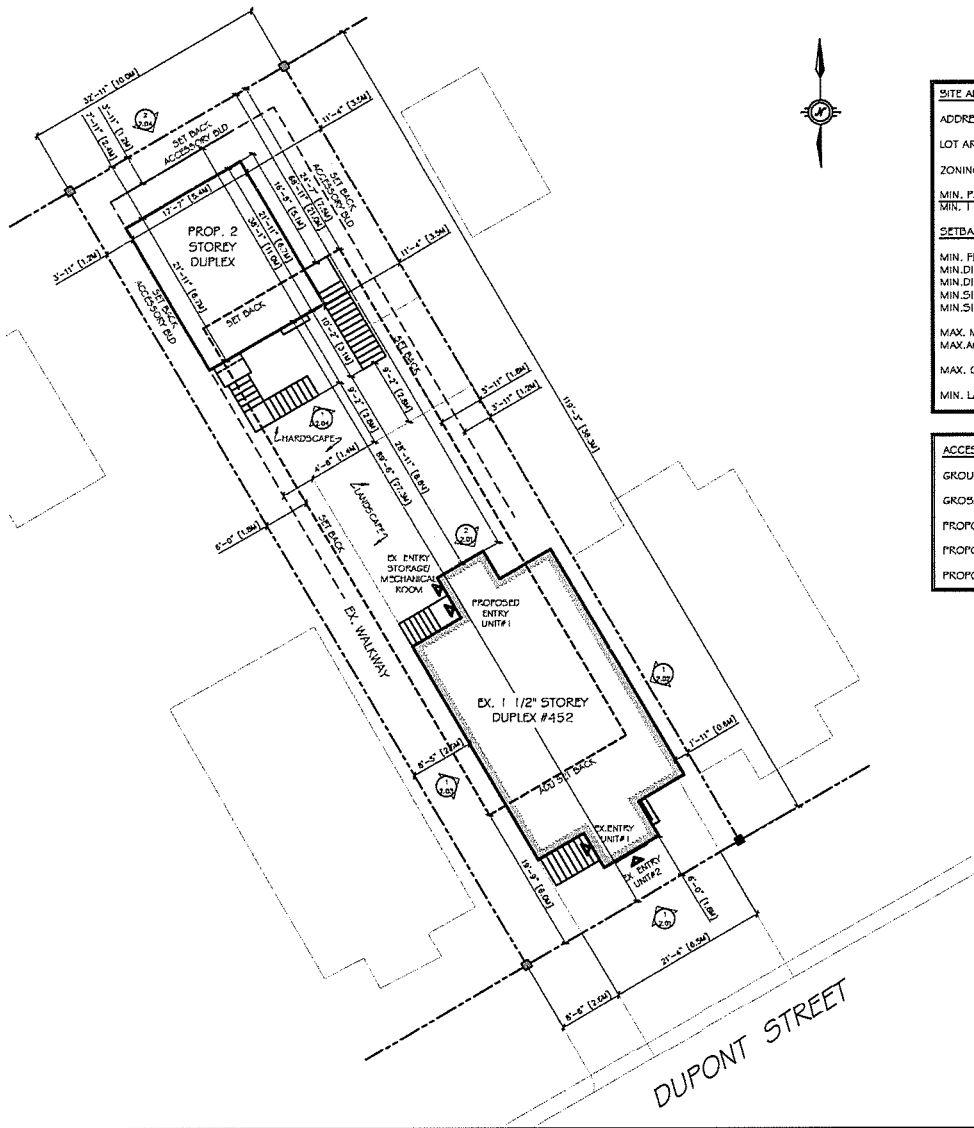
Application for Minor Variance or Permission



Subject Property being PIN 02179-0043,
 Parcel 7400 SEC SES,
 Lot 125, Plan M-94,
 Part Lot 7, Concession 4,
 Township of McKim,
 452 Dupont Street, Sudbury,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

PL-MV-2026-00071
 Date: 2026 05 20



SITE ANALYSIS:
 ADDRESS: 452 DUPONT STREET, SUDBURY, P3C 2T6
 LOT AREA=363M²
 ZONING: R2-3, DUPLEX
 MIN. PARKING REQUIREMENTS
 MIN. 1 PARKING SPACE PER UNIT
SETBACK REQUIREMENTS FOR DETACHED 2 STOREY STRUCTURE
 MIN. FRONT YARD= 6.0M
 MIN. DISTANCE REAR YARD =7.5M
 MIN. DISTANCE REAR YARD ACCESSORY BUILDING = 1.2M
 MIN. SIDE YARD MAIN BUILDING= 1.2M+0.6M
 MIN. SIDE YARD ACCESSORY BUILDING= 1.2M
 MAX. MAIN BUILDING HEIGHT= 11M
 MAX. ACCESSORY STRUCTURE HEIGHT= 8M
 MAX. COMBINE LOT COVERAGE OF ALL BUILDINGS - 50%
 MIN. LANDSCAPE AREA- 10%

ACCESSORY BUILDING DUPLEX:
 GROUND FLOOR AREA - 46M²
 GROSS FLOOR AREA - 76M²
 PROPOSED LOT COVERAGE= 124.50M - 34.2%
 PROPOSED HARDSCAPE= 132M² - 34%
 PROPOSED LANDSCAPING AREA= 100M² - 28%

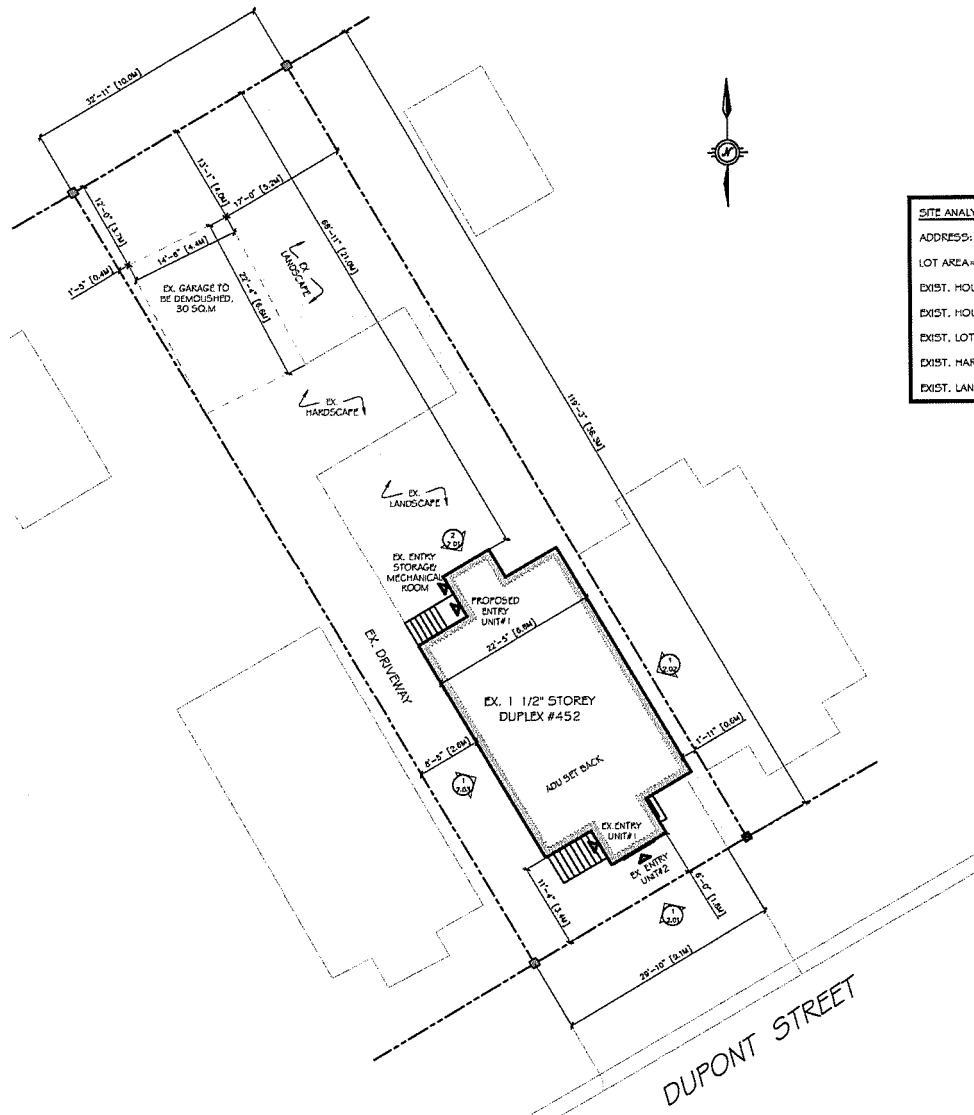
The undersigned has reviewed and taken responsibility for the design and plan for the specifications and meets the requirements set out in the Ontario Building Code or the a designer

QUALIFICATION INFORMATION
 Prepared under design in exercise under 32.0-1 of the Building Code
 ASIN Beetzborn 122970
 NAME: SIGNATURE: BCSH

REGULATORY INFORMATION
 Prepared under design in exercise under 32.4-1 of the Building Code
 ASA DESIGN: Building Permits 203546
 BPSM NAME: BCSH

SCOPE OF WORK: ACCESSORY BUILDING DUPLEX	AREA OF PROJECT: 388 SQ.FT / 36 SQ.M	PROJECT ADDRESS: 452 Dupont St, Greater Sudbury, ON	PROPOSED SITE PLAN		RO
			DATE: APR. 10/ 2026	SCALE: 1/16"= 1'-0"	SHEET No: SP2

PL-MV-2026-0007H
 Sketch 2



SITE ANALYSIS:
 ADDRESS: 452 DUPONT STREET, SUDBURY, P3C 2T6
 LOT AREA=363M²
 EXIST. HOUSE #452 GROUND FLOOR AREA - 78M² - 22%
 EXIST. HOUSE #452 GROSS FLOOR AREA - 161M²
 EXIST. LOT COVERAGE - 108 SQ.M - 29.8%
 EXIST. HARDSCAPE= 109M² - 30%
 EXIST. LANDSCAPING AREA=142M² - 39%

The undersigned has reviewed and takes responsibility for the design, and from the qualifications and meets the requirements set out in the Ontario Building Code to be designed.

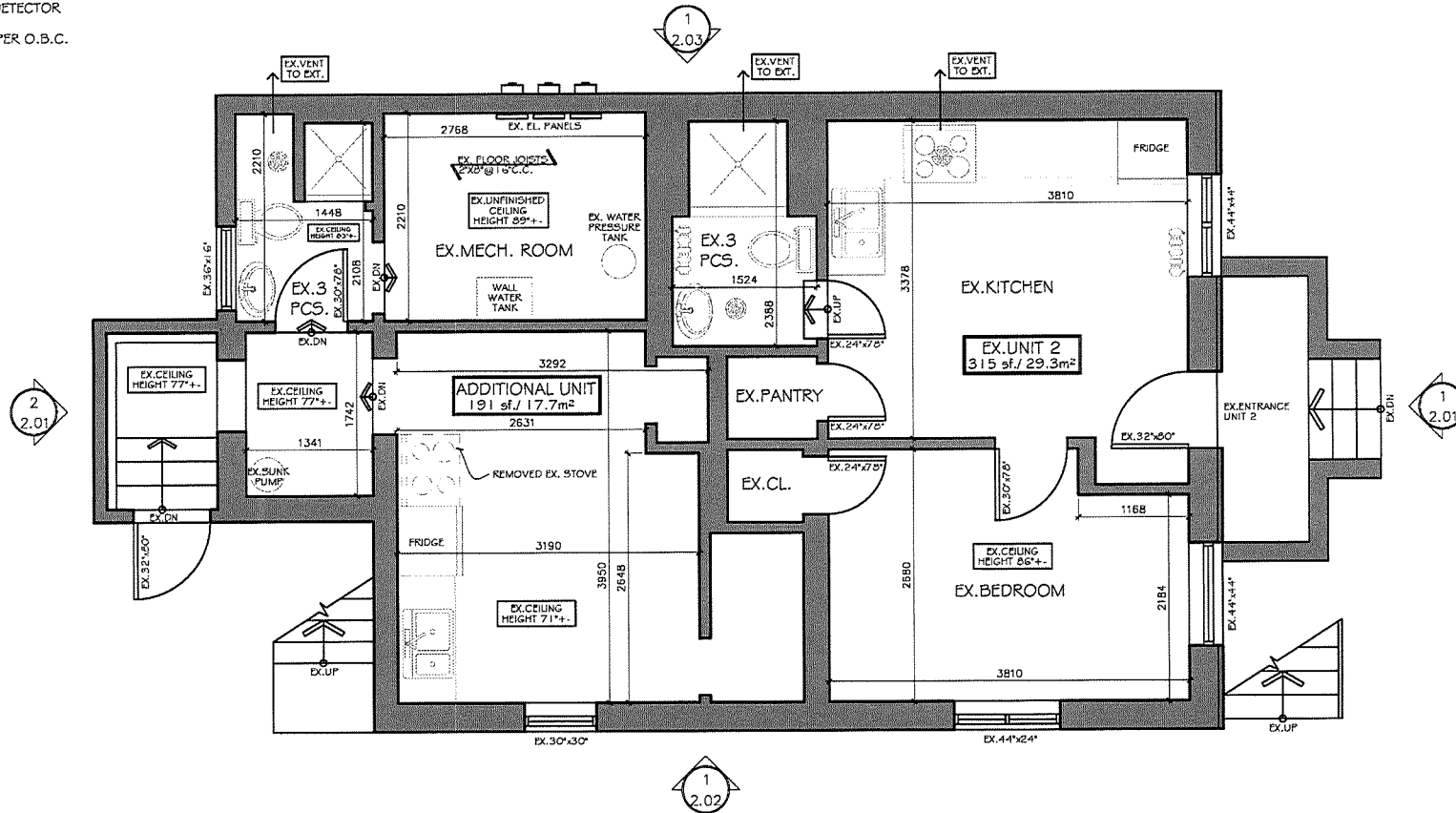
QUALIFICATION INFORMATION:
 Required unless design is exempt under 3.2.8.1 of the Building Code
 Anita Sedersbury 122970
 NAME SIGNATURE
 REGISTRATION INFORMATION
 Required unless design is exempt under 3.2.4.1 of the Building Code
 A.S. Design Building Occupant 207246
 FORM NAME BCN

SCOPE OF WORK: ACCESSORY BUILDING DUPLEX	AREA OF PROJECT: 388 SQ.FT / 36 SQ.M	PROJECT ADDRESS: 452 Dupont St, Greater Sudbury, ON	EXISTING SITE PLAN		RO
			DATE: APR. 10/ 2026	SCALE: 1/16"=1'-0"	

PL-MV-2026-00071
 Sketch 3

DRAWING LEGEND

- EX. TO DEMOUSH
- EX. WALL, NO CHANGE PROPOSED
- SMOKE/C.O DETECTOR
- EXHAUST FAN PER O.B.C.



EXISTING BASEMENT PLAN

The undersigned has reviewed and takes responsibility for the design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
 Required where design is exempt under 3.2.5.1. of the Building Code

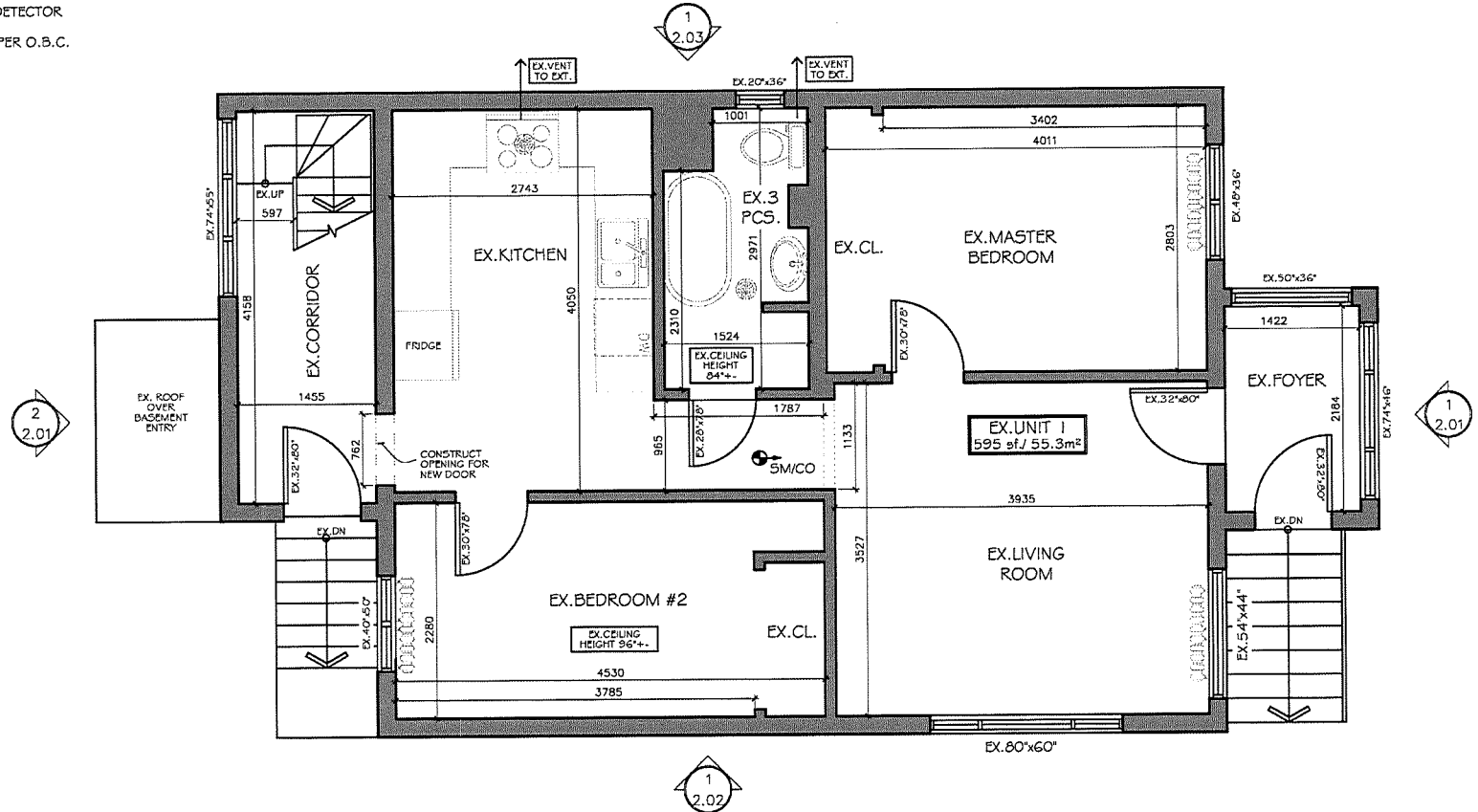
REGISTRATION INFORMATION
 Required where design is exempt under 3.2.4.1. of the Building Code
 O.A.A. Ontario Building Permits 2025.16
 FIRM NAME: SCM

SCOPE OF WORK: EX. DUPLEX INTERIOR ALTERATIONS	AREA OF PROJECT: 388 SQ.FT / 36 SQ.M	PROJECT ADDRESS: 452 DUPONT STREET, GREATER SUDBURY	PLAN		RO
			DATE: APRIL 10/ 2026	SCALE: 1/4"= 1'-0"	SHEET No: A1.01

PL-MV-2026-00071
 sketch 4

DRAWING LEGEND

- EX. TO DEMOLISH
- EX. WALL, NO CHANGE PROPOSED
- SMOKE/C.O DETECTOR
- EXHAUST FAN PER O.B.C.



EXISTING MAIN FLOOR PLAN

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code as the designer.





QUALIFICATION INFORMATION
 Required unless design is exempt under 3.2.5.1. of the Building Code
 122920
 NAME: Aalia Scidmikov BCGM
 SIGNATURE: *[Signature]*

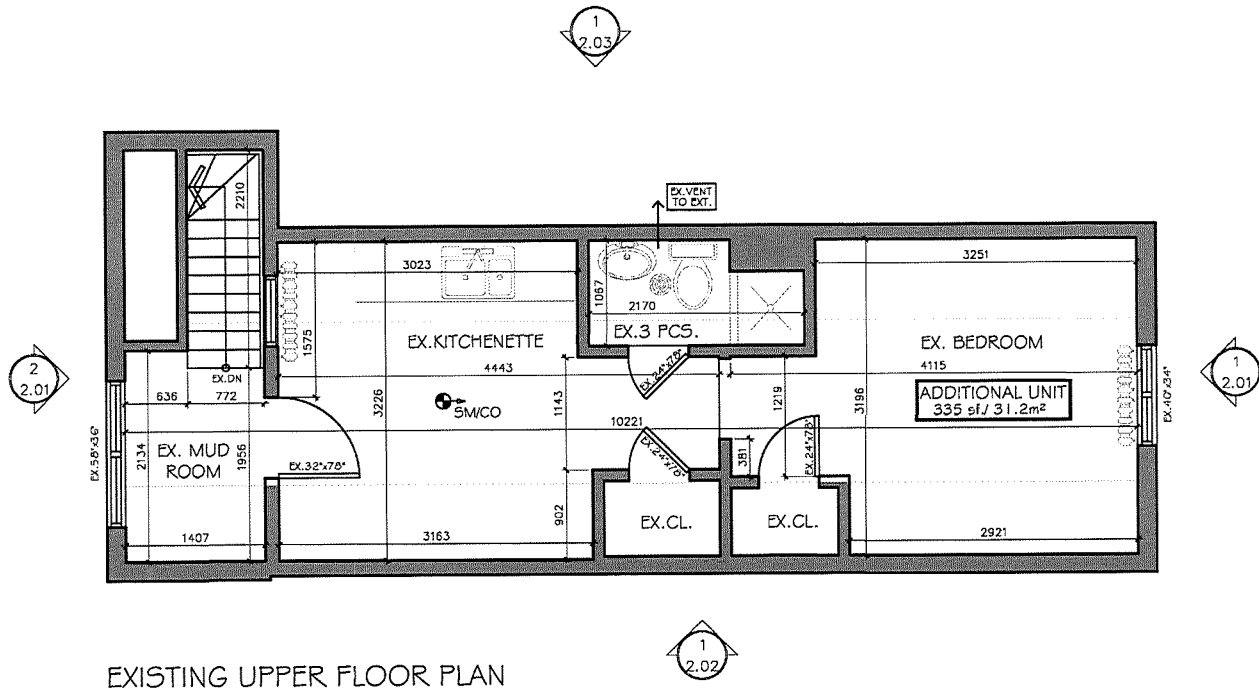
REGISTRATION INFORMATION
 Required unless design is exempt under 3.2.4.1. of the Building Code
 2025-16
 AIA Ontario Building Permits
 F201 NAME: BCGM

SCOPE OF WORK: EX. DUPLEX INTERIOR ALTERATIONS	AREA OF PROJECT: 388 SQ.FT / 36 SQ.M	PROJECT ADDRESS: 452 DUPONT STREET, GREATER SUDBURY	PLAN		RO
			DATE: APRIL 10/ 2026	SCALE: 1/4" = 1'-0"	SHEET No: A1.02

PL-MV-2026-00071
 sketch 5

DRAWING LEGEND

-  EX. TO DEMOLISH
-  EX. WALL, NO CHANGE PROPOSED
-  SMOKE/C.O DETECTOR
-  EXHAUST FAN PER O.B.C.



EXISTING UPPER FLOOR PLAN

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
 Required unless design is exempt under 3.2.3.1 of the Building Code

Asha Sedkenkova 122970
 NAME SIGNATURE BCIN





REGISTRATION INFORMATION
 Required unless design is exempt under 3.2.4.1 of the Building Code

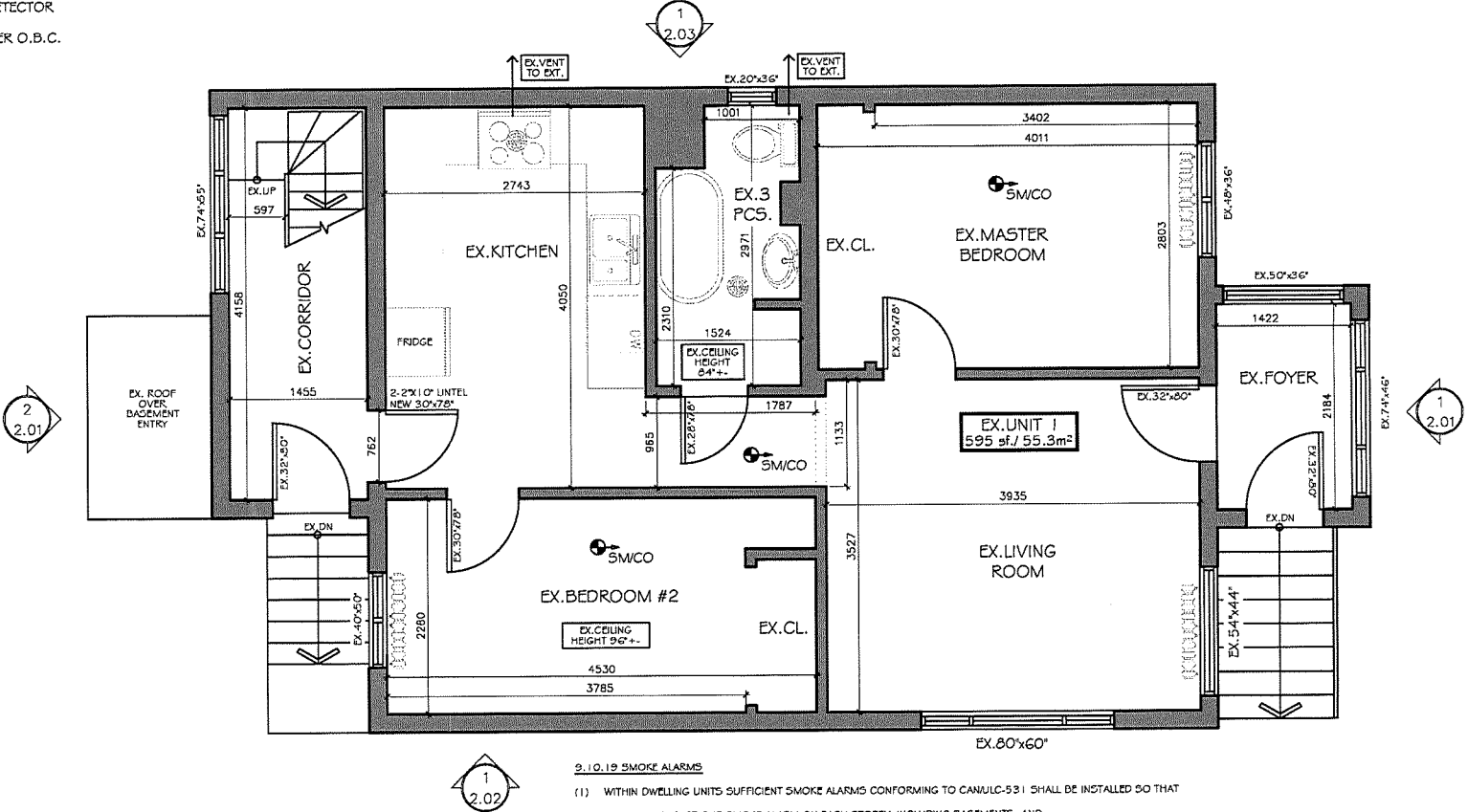
A.S.A. Designers Building Permits 203546
 FIRM NAME ICIN

SCOPE OF WORK: EX. DUPLEX INTERIOR ALTERATIONS	AREA OF PROJECT: 388 SQ.FT / 36 SQ.M	PROJECT ADDRESS: 452 DUPONT STREET, GREATER SUDBURY	PLAN		RO
			DATE: APRIL 10/ 2026	SCALE: 1/4"= 1'-0"	SHEET No: A1.03

PL-MV-2026-00071
 Sketch 6

DRAWING LEGEND

-  EX. TO DEMOLISH
-  EX. WALL, NO CHANGE PROPOSED
-  SMOKE/C.O DETECTOR
-  EXHAUST FAN PER O.B.C.



PROPOSED MAIN FLOOR PLAN

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
 Required unless design is exempt under 3.2.5.1. of the Building Code
 Auto Scale/Station: 122970
 NAME: [Signature] SIGNATURE: [Signature] BCIN: [Blank]

REGISTRATION INFORMATION
 Required unless design is exempt under 3.2.4.1. of the Building Code
 O.A. Design Building Permits: 202546
 FIRM NAME: [Blank] BCIN: [Blank]

9.10.19 SMOKE ALARMS

(1) WITHIN DWELLING UNITS SUFFICIENT SMOKE ALARMS CONFORMING TO CANULC-531 SHALL BE INSTALLED SO THAT

- (a) THERE IS AT LEAST ONE SMOKE ALARM ON EACH STOREY, INCLUDING BASEMENTS, AND
- (b) ON ANY STOREY OF A DWELLING UNIT CONTAINING SLEEPING ROOMS, A SMOKE ALARM IS INSTALLED, IN EACH SLEEPING ROOM, AND
- (c) IN A LOCATION BETWEEN THE SLEEPING ROOMS AND THE REMAINDER OF THE STOREY, AND IF THE SLEEPING ROOMS ARE SERVED BY A HALLWAY, THE SMOKE ALARM SHALL BE LOCATED IN THE HALLWAY.

(2) SMOKE ALARMS SHALL HAVE A VISUAL SIGNALLING COMPONENT CONFORMING TO THE REQUIREMENTS IN 18.5.3. OF NFPA 72. THE VISUAL SIGNALLING COMPONENT NEED NOT BE INTEGRATED WITH THE SMOKE ALARM PROVIDED IT IS INTERCONNECTED TO IT.

INTERCONNECTED SMOKE ALARMS TO BE PERMANENTLY CONNECTED AND HAVE A BATTERY BACKUP AS PER OBC 9.10.19.4 OR PER C179- MAYBE BATTERY OPERATED

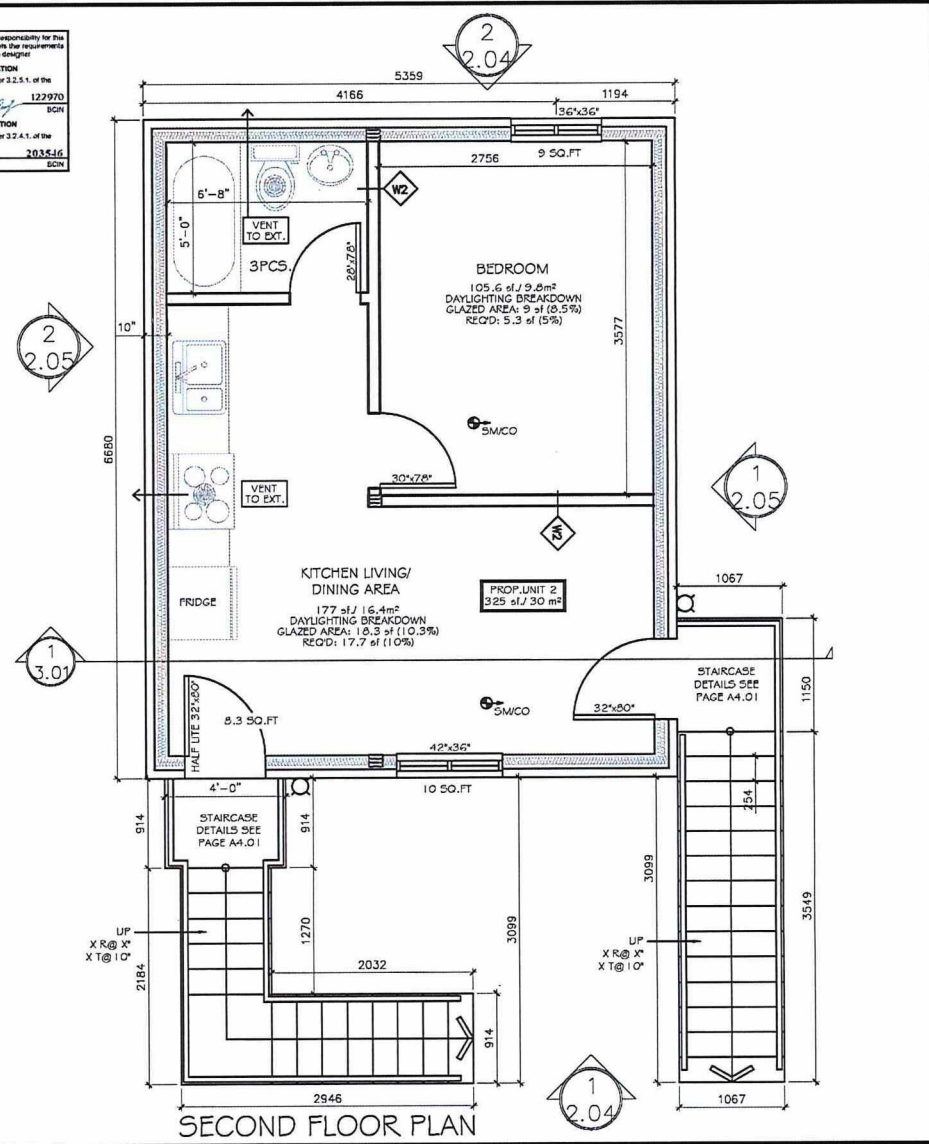
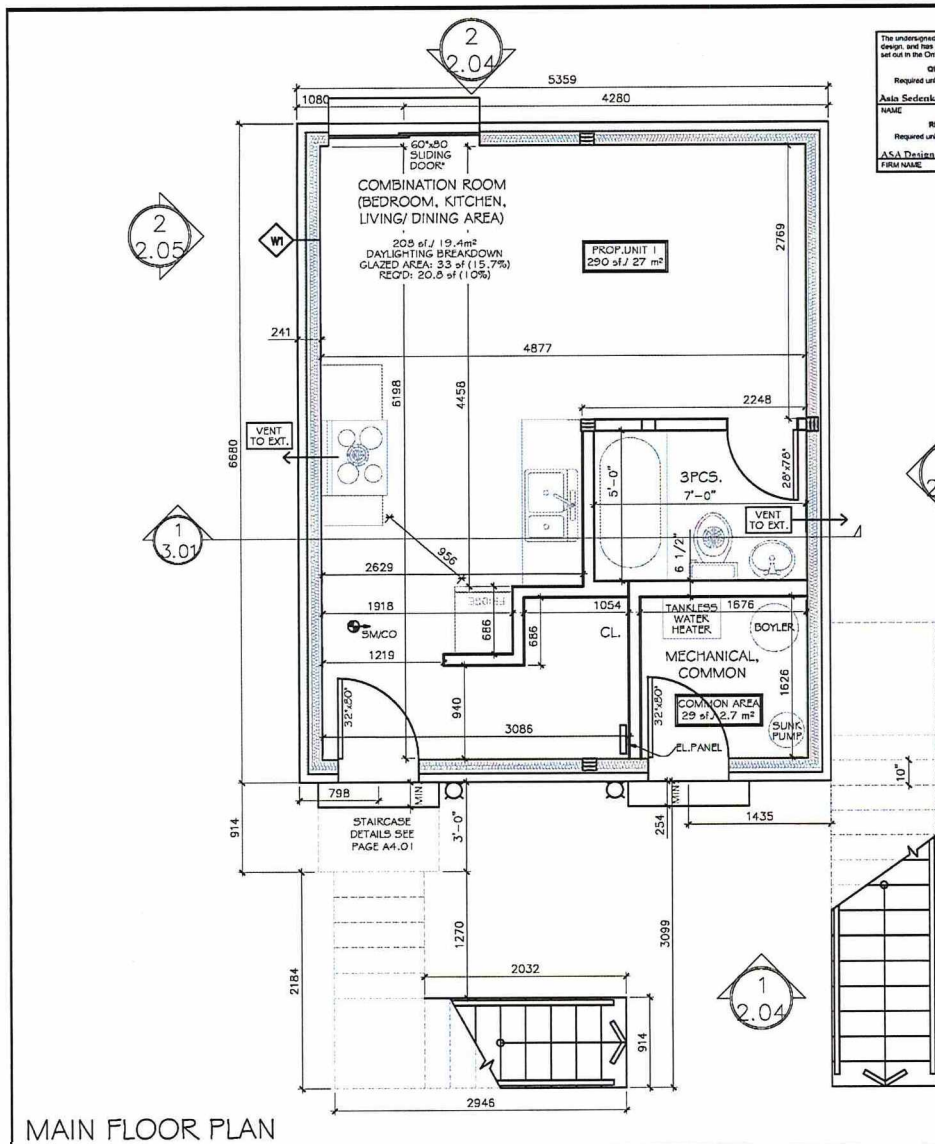
SCOPE OF WORK: EX. DUPLEX INTERIOR ALTERATIONS	AREA OF PROJECT: 388 SQ.FT / 36 SQ.M	PROJECT ADDRESS: 452 DUPONT STREET, GREATER SUDBURY	PLAN DATE: APRIL 10/ 2026	RO SCALE: 1/4" = 1'-0" SHEET No: A1.05
--	--	--	-------------------------------------	--

PL-NV-2026-00071
 Sketch 8

The undersigned has reviewed and takes responsibility for the design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
 Required unless design is exempt under 3.2.5.1. of the Building Code
 Name: Anis Sedeenkova 122970 BGN
 Signature: [Signature] BGN

REGISTRATION INFORMATION
 Required unless design is exempt under 3.2.4.1. of the Building Code
 O.A.S.A. Trades Building Permit: 2035436
 Firm Name: BGN



MAIN FLOOR PLAN

SECOND FLOOR PLAN

SCOPE OF WORK:

ACCESSORY BUILDING DUPLEX

AREA OF PROJECT:

388 SQ.FT / 36 SQ.M

PROJECT ADDRESS:

452 DUPONT STREET,
 GREATER SUBURBY

GARDEN SUITE PLAN

RO

DATE:
 APRIL 10/ 2026

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

SHEET No: A1.07

PL-MV-2026-0071
 sketch 10

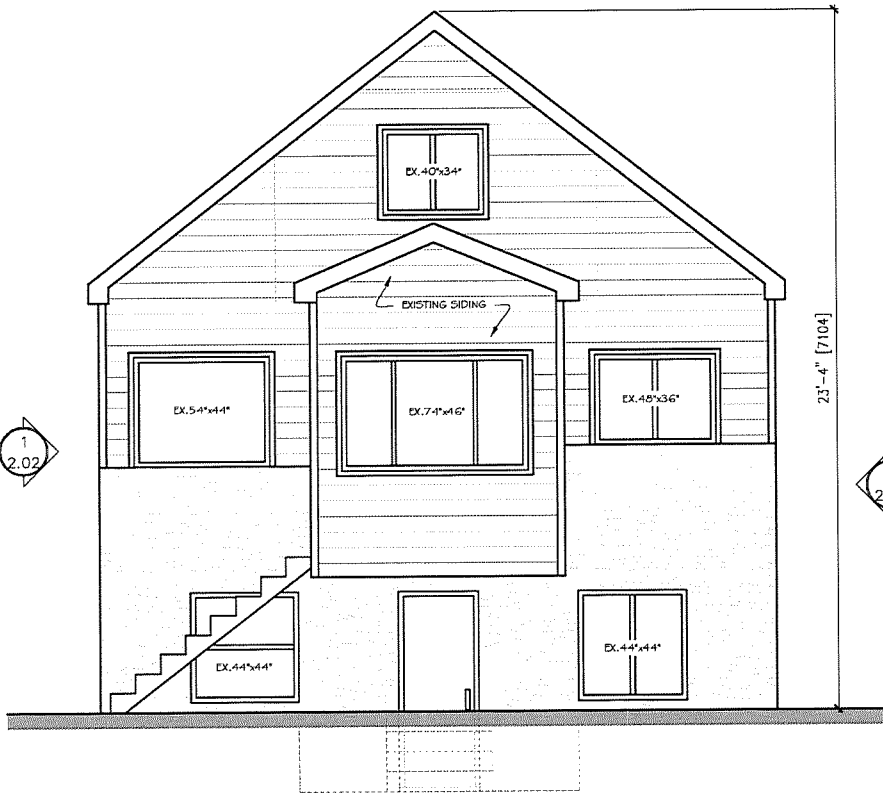
The undersigned has reviewed and takes responsibility for the design, and that the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
 Required license design is exempt under 3.2.5.1. of the Building Code

NAME: Andis Sodenkoms 122970
 SIGNATURE: *[Signature]* BCIN

REGISTRATION INFORMATION
 Required license design is exempt under 3.2.4.1. of the Building Code

ASA Design Building Permit: 203546
 PERM NAME: _____ BCIN



EXISTING SOUTH ELEVATION-FRONT-1



EXISTING NORTH ELEVATION-REAR-2

SCOPE OF WORK:

EX. DUPLEX INTERIOR ALTERATIONS

AREA OF PROJECT:

388 SQ.FT / 36 SQ.M

PROJECT ADDRESS:

452 DUPONT STREET,
 GREATER SUDBURY

ELEVATION

RO

DATE:
 APRIL 10/ 2026

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

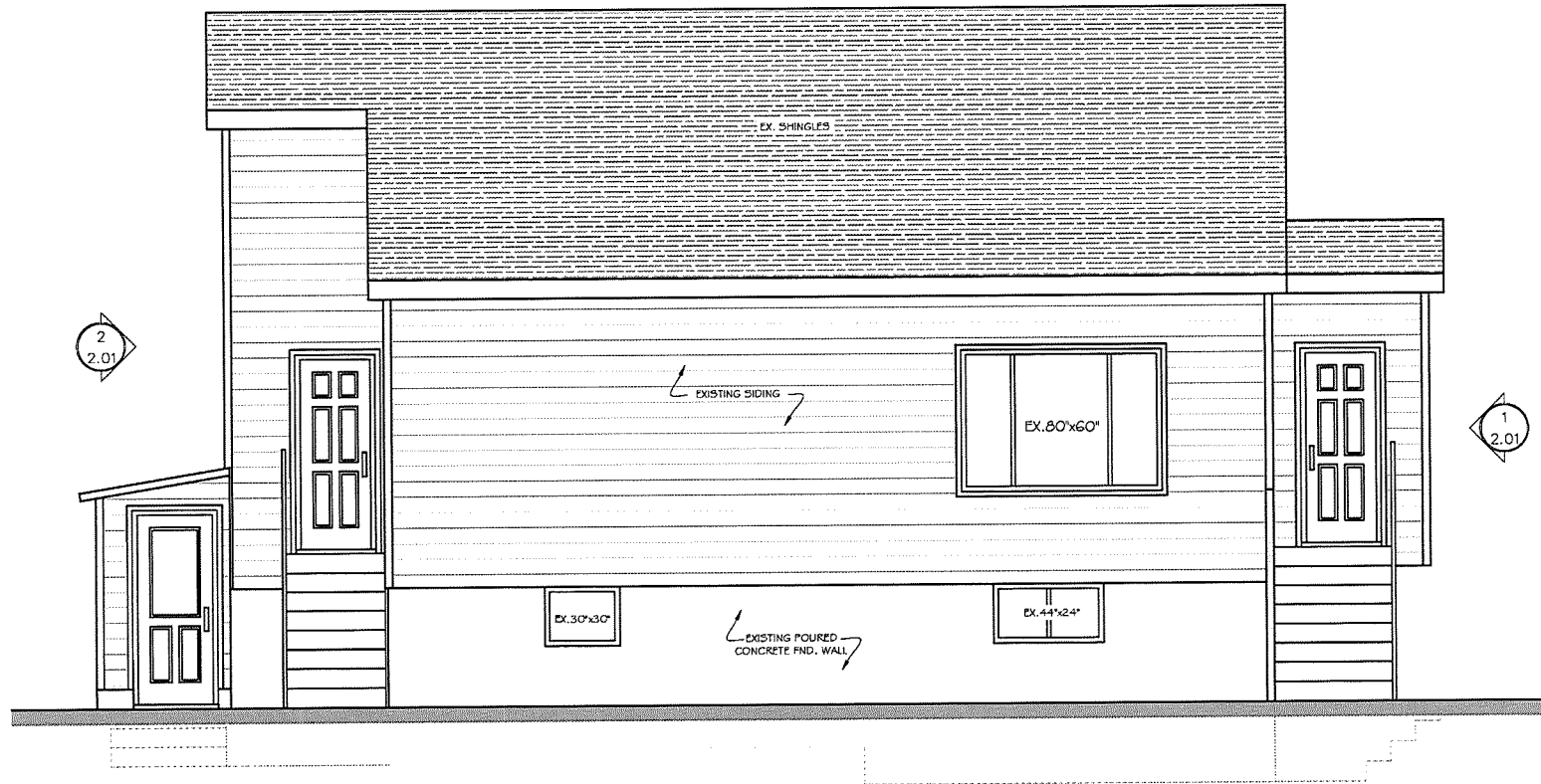
SHEET No: A2.01

PL-MV-2026-00071
 sketch #1

The undersigned here reviewed and takes responsibility for the design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
 Required unless design is exempt under 2.2.3.1. of the Building Code
 Aalia Sciallanova 122970
 NAME SIGNATURE *[Signature]* BCN

REGISTRATION INFORMATION
 Required unless design is exempt under 2.2.4.1. of the Building Code
 ASA Design Building Permits 201546
 FIRM NAME BCN



EXISTING WEST ELEVATION

SCOPE OF WORK:

EX. DUPLEX INTERIOR ALTERATIONS

AREA OF PROJECT:

388 SQ.FT / 36 SQ.M

PROJECT ADDRESS:

452 DUPONT STREET,
 GREATER SUDBURY

ELEVATION

RO

DATE:
 APRIL 10/ 2026

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

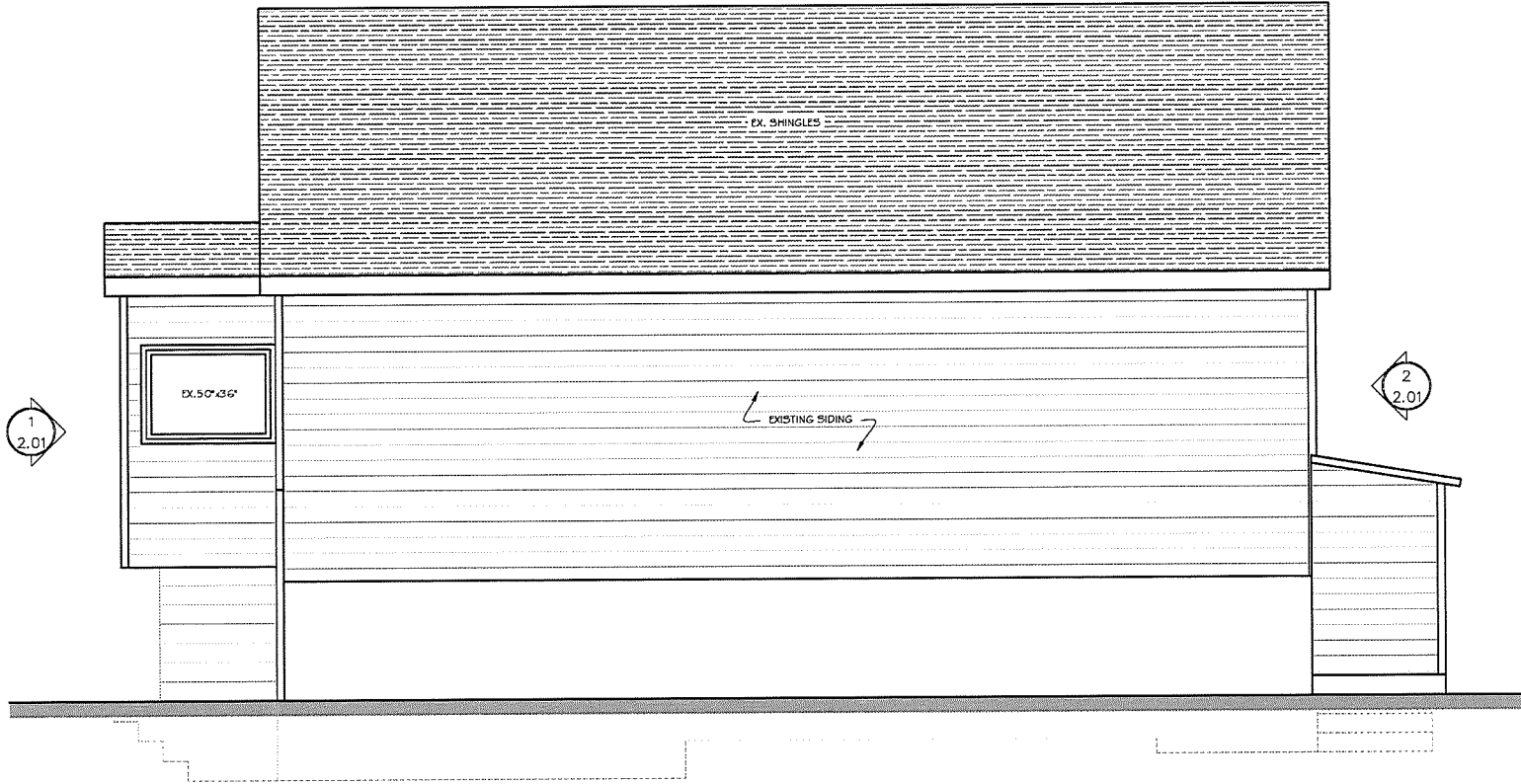
SHEET No: A2.02

PL-MV-2026-0071
 Sketch 1a

The undersigned has reviewed and taken responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

QUALIFICATION INFORMATION
 Required unless design is exempt under 2.2.5.1. of the Building Code
 Auto Self-Review 122920
 NAME SIGNATURE DCN

REGISTRATION INFORMATION
 Required unless design is exempt under 2.2.4.1. of the Building Code
 OSA Design Building Permit 201546
 FIRM NAME DCN



EXISTING EAST ELEVATION

SCOPE OF WORK:

EX. DUPLEX INTERIOR ALTERATIONS

AREA OF PROJECT:

388 SQ.FT / 36 SQ.M

PROJECT ADDRESS:

452 DUPONT STREET,
GREATER SUDBURY

ELEVATION

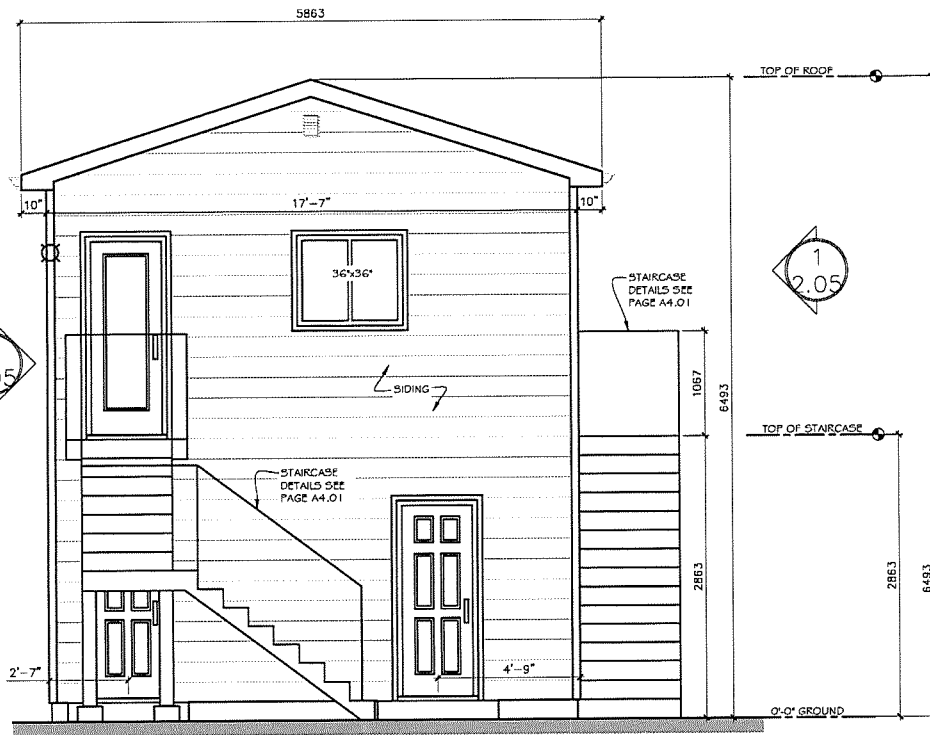
DATE:
APRIL 10/ 2026

SCALE:
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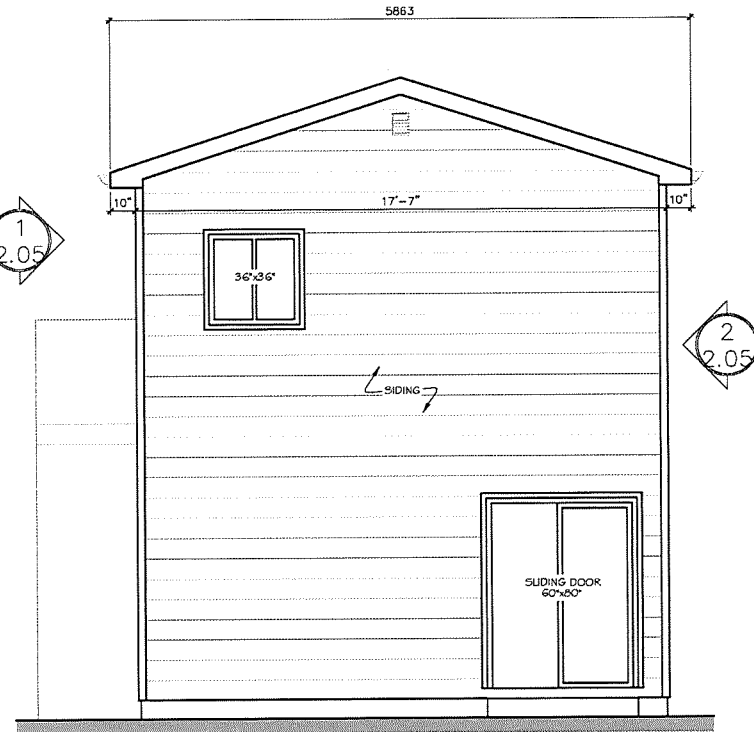
SHEET No: A2.03

RO

PL-MV-2026-00071
Sketch 13



SOUTH ELEVATION-FRONT-1



NORTH ELEVATION-REAR-2

The undersigned has reviewed and takes responsibility for the design, and for the qualifications and meets the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
 Prepared unless design is exempt under 3.2.5.1. of the Building Code
 ASIA Sedenskovna 122970
 NAME SIGNATURE B.C.M.

REGISTRATION INFORMATION
 Registered unless design is exempt under 3.2.4.1. of the Building Code
 ASIA Design Permit 201546
 FIRM NAME B.C.M.

SCOPE OF WORK:

ACCESSORY BUILDING DUPLEX

AREA OF PROJECT:

388 SQ.FT / 36 SQ.M.

PROJECT ADDRESS:

452 DUPONT STREET,
 GREATER SUDBURY

ELEVATION GARDEN SUITE

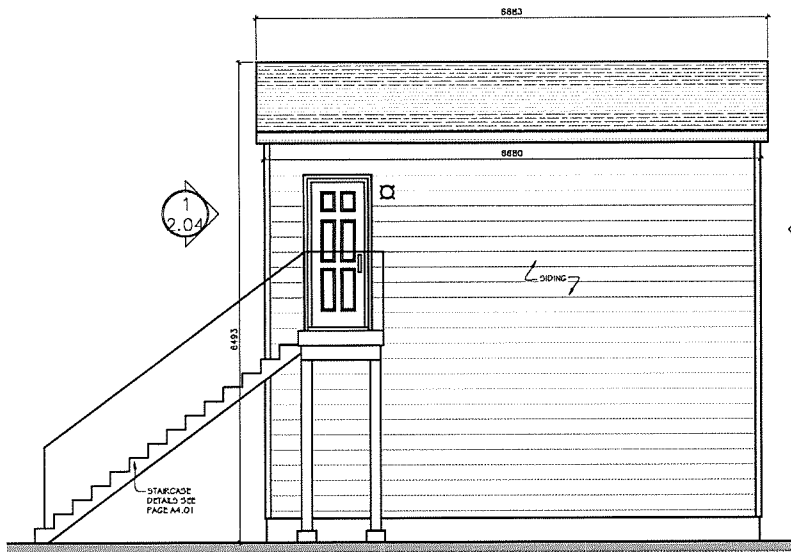
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DATE:
 APRIL 10/ 2026

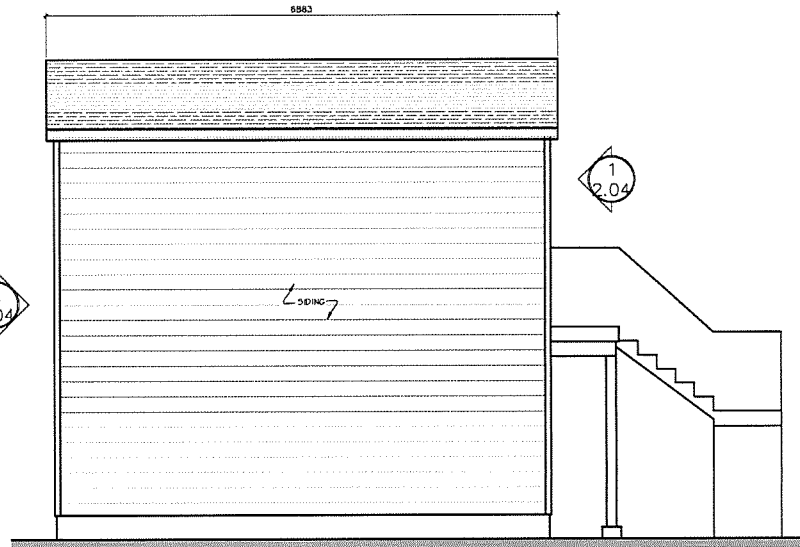
SCALE:
 1/4" = 1'-0"

SHEET No: A2.04

DL-MV-2026-00071
 sketch 14



WEST ELEVATION-1



EAST ELEVATION-2

This document has been prepared by the architect for the owner's use only. It is not to be used for any other purpose without the written consent of the architect. The architect shall not be responsible for any errors or omissions in this document. The architect shall not be responsible for any construction or other work done in reliance on this document. The architect shall not be responsible for any construction or other work done in reliance on this document.

REGISTRATION INFORMATION
 Registered Architect: [Signature]
 License No.: 172976
 State: Florida

REGISTRATION INFORMATION
 Registered Professional Engineer: [Signature]
 License No.: 20356
 State: Florida

SCOPE OF WORK:

ACCESSORY BUILDING DUPLEX

AREA OF PROJECT:

388 SQ.FT / 36 SQ.M

PROJECT ADDRESS:

452 DUPONT STREET,
 GREATER SUDBURY

ELEVATION GARDEN SUITE

RO

DATE:
 APRIL 10/ 2026

SCALE:
 3/16"=1'-0"

SHEET No: A2.05

PL-MV-2026-00071
 Sketch 15



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-2026-00078

APPLICATION SUMMARY

File Date: 05/25/2026

Application Type: Minor Variance

Address(es): 14 Teravista Way, Sudbury P3E 0H9

Applicant(s): BORTOLUSSI SURVEYING

Owner(s): YOUSSEF NAJEM

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?

September 2024

Are you the registered owner or an authorized agent?

Authorized Agent

What is the number of dwelling units on the property?

0

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

2

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

0

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

1

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

No

How many dwelling units will be legalized?

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

No

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

Current Official Plan designation

Living Area I

Current Official Plan designation (additional)

Current Zoning By-law designation

R1-5

Provide a detailed description of what is being proposed

1.34m side yard setback

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

existing building

Is there an eave encroachment?

Yes

Size of eaves

0.6

Lot Frontage of the property

18.86

Lot Depth of the property

43.73

Lot Area of the property

761.79

Total width of the public road giving access to the property

20

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

semi-dwelling

2025

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

residential. 2 years

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

yes

Existing uses of neighbouring properties

same

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

No

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

No

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

Have you consulted with Conservation Sudbury regarding this relief?

WATER SUPPLY AND SEWAGE DISPOSAL

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

PROPERTY ACCESS

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

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

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

CONCURRENT APPLICATIONS

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

No

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

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

No

Indicate application number(s) and application status

PROPOSED BUILDING/STRUCTURE

Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
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EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
2 story semi	No	212.6	401.91	2	11.12	20	7.74	6.15	16.46	4.66	1.34

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
by-law-100z 1.34m side yard setback instead of 1.8	1.8	1.34	.46



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-2026-00081

APPLICATION SUMMARY

File Date: 06/01/2026

Application Type: Minor Variance

Address(es): 121 Hillside Avenue, Sudbury P3B 3C9

Applicant(s): HUIBIN CHEN AND JUSTIN LIN

Owner(s): HUIBIN CHEN

PLANNING APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

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

June 1, 2023

Are you the registered owner or an authorized agent?

Authorized Agent

What is the number of dwelling units on the property?

1

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

0

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

1

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

1

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

No

How many dwelling units will be legalized?

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

Yes

Provide details on how the property is designated in the Source Protection Plan Part IV policy (Ramsey)

Current Official Plan designation
Living Area I

Current Official Plan designation (additional)

Current Zoning By-law designation
R1-5

Provide a detailed description of what is being proposed

We are proposing a 12' high retaining wall to hold up the hill that the property is sitting on. This is in order to accommodate space for a driveway.

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

Current Zoning By-law requires a 6m front yard setback. The proposed retaining wall requires approximately ~0.9m.

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property
15.24

Lot Depth of the property
37.7952

Lot Area of the property
575.9989

Total width of the public road giving access to the property
20.0

List all buildings and structures on the property and their respective date of construction
Existing one storey dwelling: Construction date unknown.

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

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

Existing uses of neighbouring properties
Residential

Has the property ever been subject of a previous application for minor variance/permission?
No

Do you require zoning relief from Section 4.41 (Waterbodies – Water Frontage, Setbacks and Buffers)?
No

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

Have you consulted with Conservation Sudbury regarding this relief?

WATER SUPPLY AND SEWAGE DISPOSAL

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

PROPERTY ACCESS

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

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

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

CONCURRENT APPLICATIONS

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

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

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

Indicate application number(s) and application status

PROPOSED BUILDING/STRUCTURE

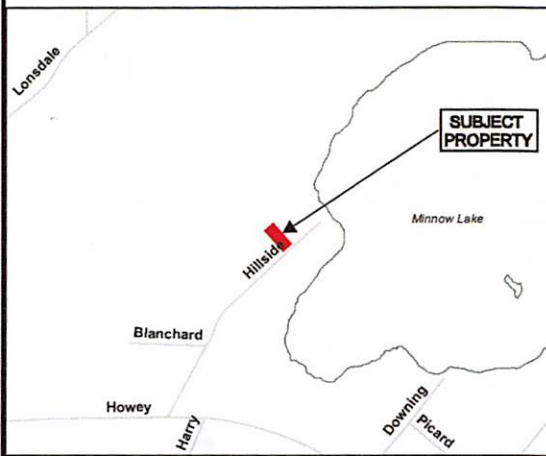
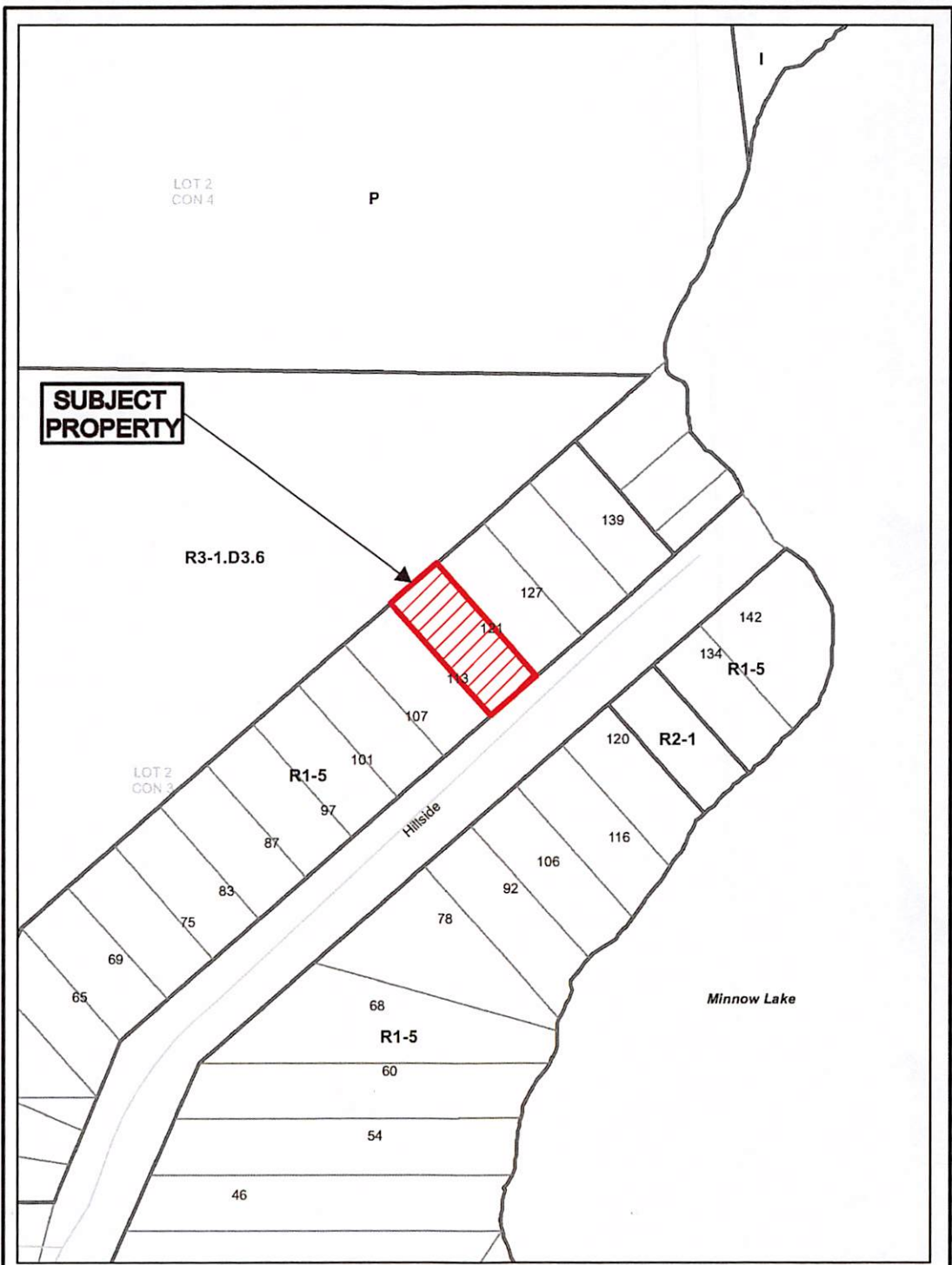
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Retaining wall	No	46.452	46.452	0	0.3	17.0	3.7	0.9144	30.7848	4.572	3.048

EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Single storey dwelling	No	70.6967	70.6967	1	6.0706	13.0048	3.27	9.7536	15.0368	4.2672	4.4958

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Front yard setback distance to be adjusted for retaining wall in order to have space for driveway.	By-law 2010-100Z requires front yard setback to be 6m.	Proposed retaining wall is 0.9144m.	5.0856



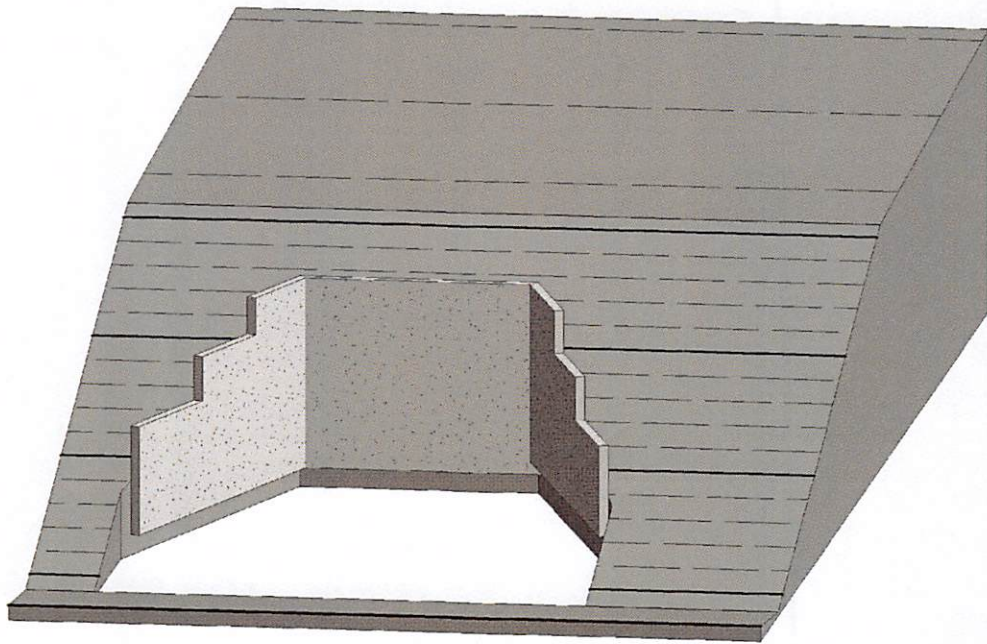
Application for Minor Variance or Permission



Subject Property being PIN 73581-0290,
 Parcel 13774 SEC SES,
 Lot 145, Plan M-129,
 Part Lot 2, Concession 3,
 Township of McKim,
 121 Hillside Avenue, Sudbury,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

PL-MV-2026-00081
 Date: 2026 06 08

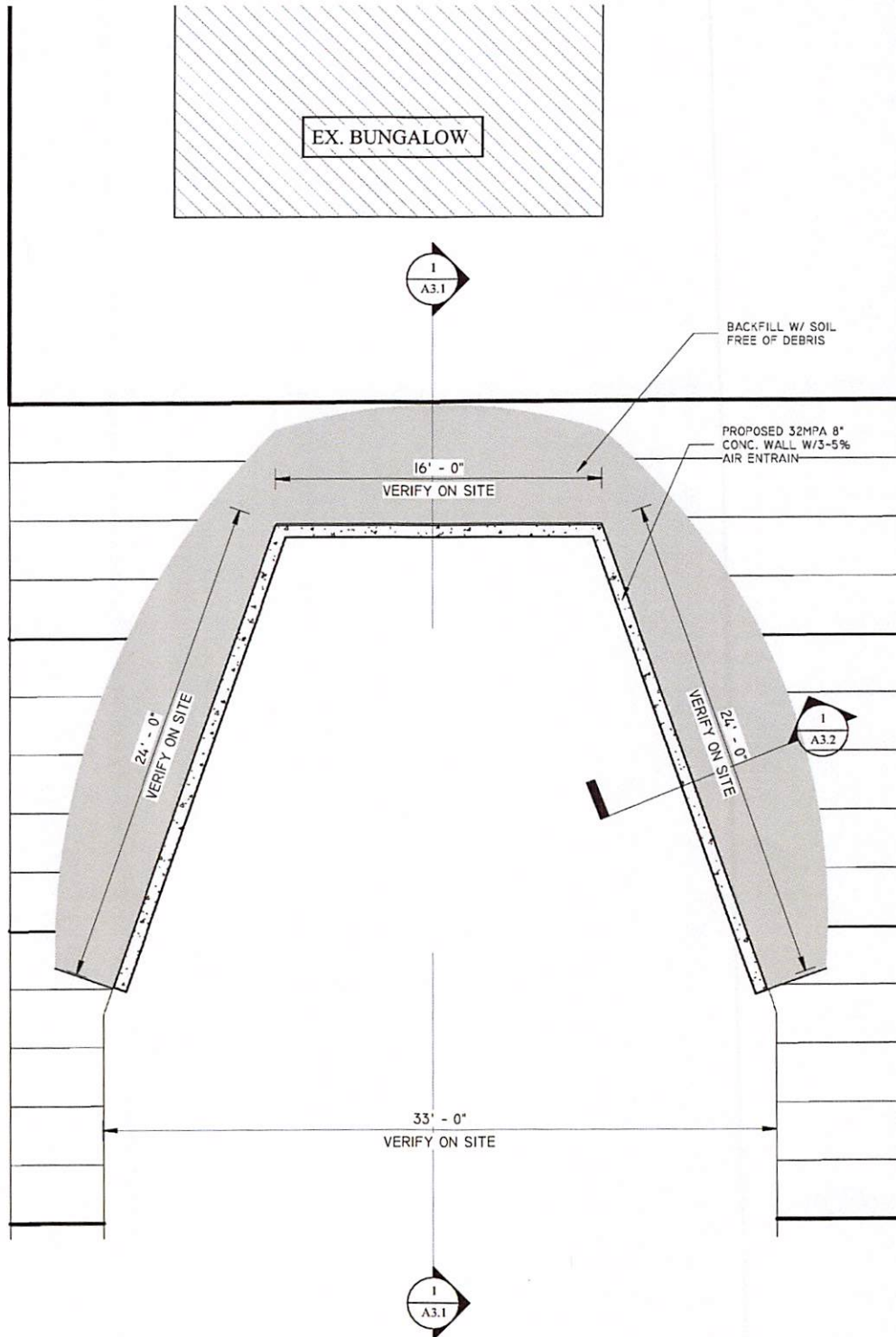


① 3D _____

NOTE:
FOR REFERENCE ONLY

PLAN-2020-0008
Sketch

LHW ENGINEERING LTD. Unit 405, 2347 Kennedy Rd Toronto, ON M1T 3T8 T: 416-299-8837 LHW.ENGINEERING@GMAIL.COM		No.	Description	Date	PROJECT TITLE	Date	Drawn By
					121 Hillside Ave, Greater Sudbury, ON P3B 3C9	10/14/2025	AY
						Scale	Checked By
							BW
					DRAWING TITLE	Proj. No.	DWG. No.
					3-D VIEW	250709	A0



1 MAIN FLOOR
3/16" = 1'-0"

PL-MV-2026-00081
 Sketch 4

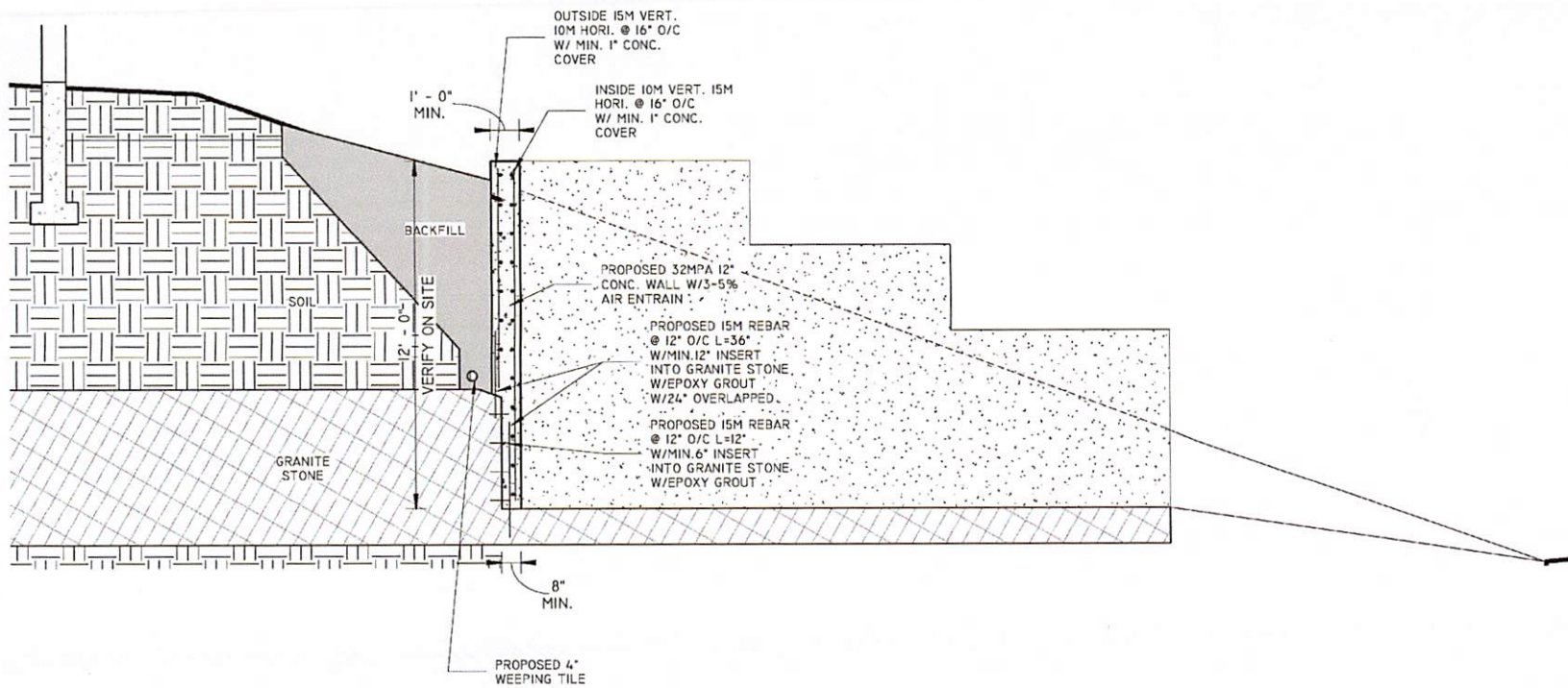
LHW ENGINEERING LTD.
 Unit 405, 2347 Kennedy Rd
 Toronto, ON M1T 3T8
 T: 416-299-8837
 LHW.ENGINEERING@GMAIL.COM



No.	Description	Date

PROJECT TITLE
121 Hillside Ave, Greater Sudbury, ON P3B 3C9
DRAWING TITLE
GARAGE PLAN

Date	10/14/2025	Drawn By	AY
Scale	3/16" = 1'-0"	Checked By	BW
Proj. No.	250709	DWG. No.	A1.2



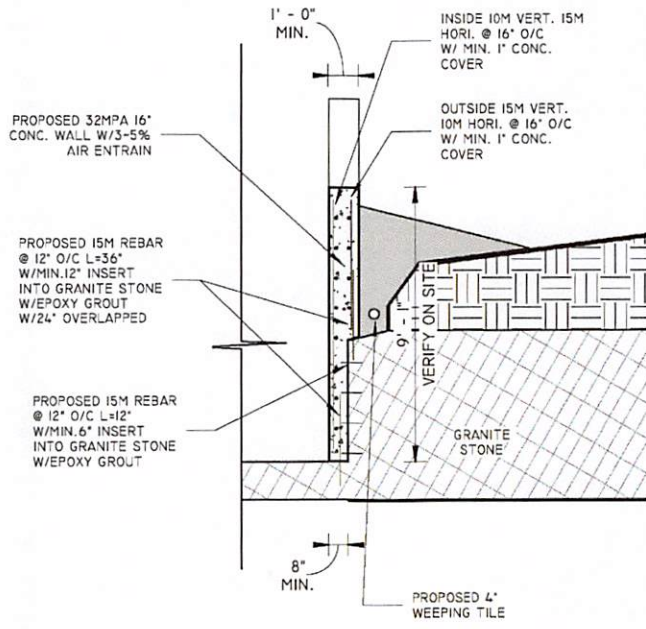
1 AXIAL SECTION
1/4" = 1'-0"

PROJECT TITLE	121 Hillside Ave, Greater Sudbury, ON P3B 3C9	DATE	10/14/2025	DRAWN BY	AY
DRAWING TITLE	SECTION VIEW	DESCRIPTION		CHECKED BY	BW
		NO.		PROJ. NO.	250709
				DWG. NO.	A.3.1



LHW ENGINEERING LTD.
Unit 405, 2347 Kennedy Rd
Toronto, ON M1T 3T8
T: 416-299-8837
LHW.ENGINEERING@GMAIL.COM

PL-MY-2026-00081
Sketch 5



1 CROSS SECTION
1/4" = 1'-0"

PL-MV-2020-00081
Sketch 6

LHW ENGINEERING LTD.
Unit 405, 2347 Kennedy Rd
Toronto, ON M1T 3T8
T: 416-299-8837
LHW.ENGINEERING@GMAIL.COM



No.	Description	Date

PROJECT TITLE	Date	Drawn By
121 Hillside Ave, Greater Sudbury, ON P3B 3C9	10/14/2025	AY
DRAWING TITLE	Scale	Checked By
SECTION VIEW	1/4" = 1'-0"	BW
	Proj. No.	DWG. No.
	250709	A3.2



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-2026-00082

APPLICATION SUMMARY

File Date: 06/02/2026

Application Type: Minor Variance

Address(es): 1059 Ramsey Lake Road, Sudbury P3E 6J7

Applicant(s): CR DESIGN

Owner(s): STEPHANE PERROUTY

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?

oct 2, 2017

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?

Yes

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

Current Official Plan designation
Living Area I

Current Official Plan designation (additional)

Current Zoning By-law designation
R1-3

Provide a detailed description of what is being proposed
DEMOLISH EXISTING DETACHED GARAGE AND CONSTRUCT A NEW ATTACHED GARAGE

Provide a detailed reason why the proposal cannot comply with the Zoning By-law
SEE LETTER OF RATIONALE ATTACHED

Is there an eave encroachment?
No

Size of eaves

Lot Frontage of the property
30.742

Lot Depth of the property
39.21

Lot Area of the property
1528

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

List all buildings and structures on the property and their respective date of construction
SINGLE FAMILY DWELLING - 1950'S... DETACHED GARAGE - 1950'S

Existing use(s) of the subject property and length of time it/they have continued, ex. Residential, Commercial, Institutional, Park, etc.
RESIDENTIAL - SFD - 1950'S

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

Existing uses of neighbouring properties
SFD'S

Has the property ever been subject of a previous application for minor variance/permission?
No

Do you require zoning relief from Section 4.41 (Waterbodies – Water Frontage, Setbacks and Buffers)?
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)
ATTACHED GARAGE	No	49.26	49.26	1	6.7	7.32	6	21.87	12.62	21.57	4.49

EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
SINGLE FAMILY DWELLING	No	148	148	1	10.58	19.4	6	19.09	7.5	10.4	5.88
DETACHED GARAGE	Yes	32	32	1	7.45	4.85	4	0.38	32.54	20.4	3.26

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
4.41.2. - SETBACK OF RESIDENTIAL STRUCTURE	30M	12.62M	17.38M
4.41.4 - SHORELINE STRUCTURES	ONLY ACCESSORY STRUCTURES SET OUT IN 4.41.2. ARE PERMITTED.	ATTACHED GARAGE WITH IN SHORELINE BUFFER AREA	WHERE NOT PERMITTED

Minor Variance Application – Planning Justification Letter

1059 Ramsey Lake Road

The purpose of this application is to permit the construction of an attached garage addition to the existing single detached dwelling located at 1059 Ramsey Lake Road.

The subject property is located on Bethel Lake and contains an existing single detached dwelling situated approximately 7.5 metres from the high water mark. The property is fully serviced by municipal water and sanitary sewer.

Section 4.41.2 of Zoning By-law 2010-100Z requires a minimum setback of 30.0 metres from the high water mark of a lake for residential buildings. In addition, Sections 4.41.3 and 4.41.4 establish a 20.0 metre shoreline buffer area within which residential buildings are generally prohibited. As the proposed attached garage addition is located approximately 12.62 metres from the high water mark, relief from these provisions is required.

Due to the location of the existing dwelling on the lot, it is not possible to construct an attached garage that complies with the current 30.0 metre setback requirement while maintaining a functional connection to the residence. The proposed addition has been designed to minimize impacts on the shoreline area and will not require additional servicing, shoreline alteration, or changes to the existing residential use.

As part of the proposal, the existing detached garage located near Ramsey Lake Road will be demolished. The removal of the existing garage and construction of a new attached garage will improve the overall site layout and consolidate built form on the property.

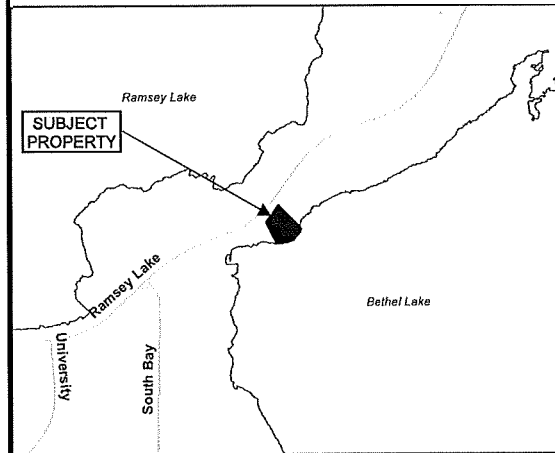
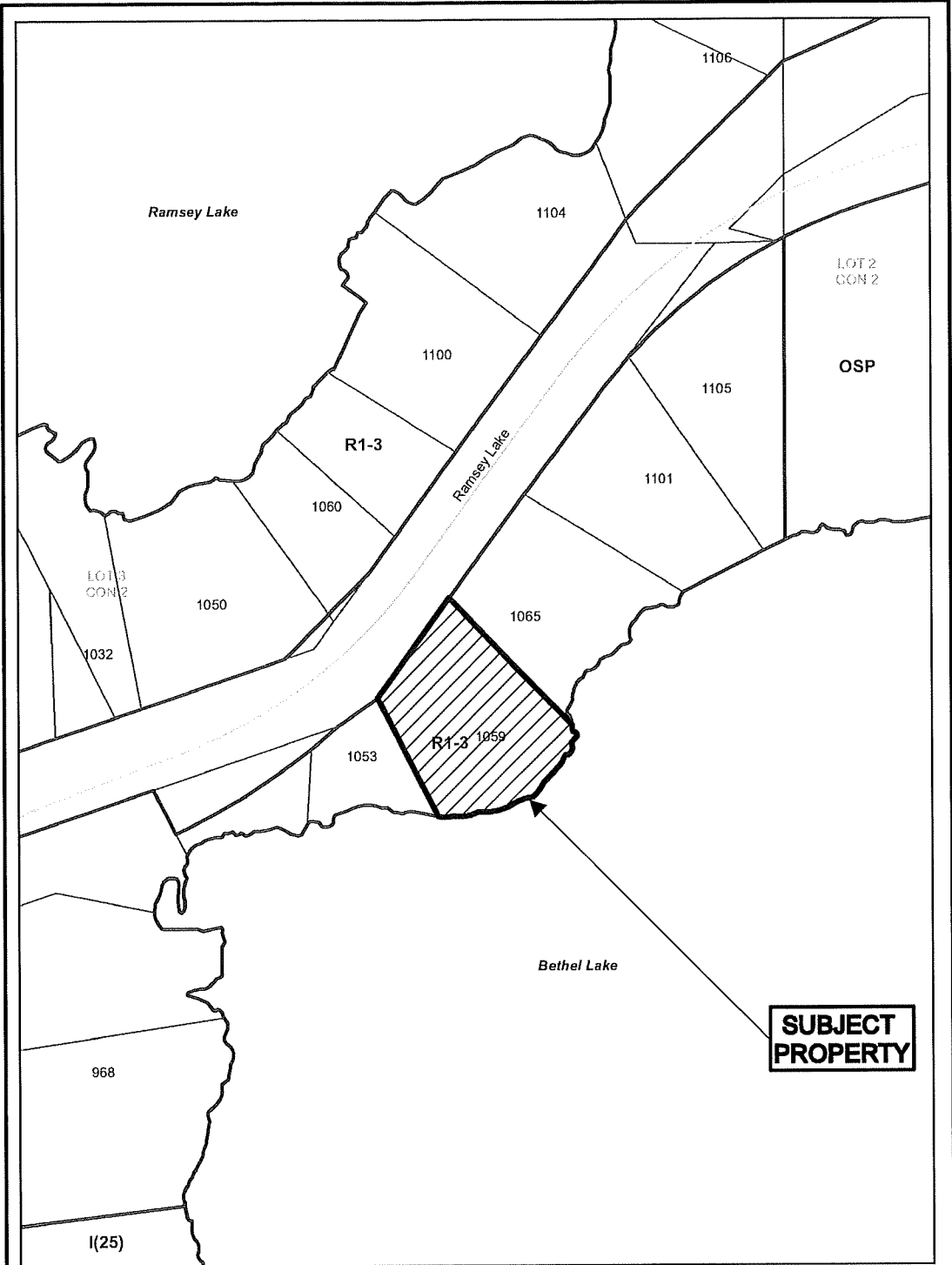
In our opinion, the requested variances satisfy the four tests established under Section 45(1) of the Planning Act:

1. The variances are minor in nature. While relief is required from the shoreline setback and shoreline buffer provisions, the proposal represents a modest addition to an existing dwelling and is not expected to create adverse impacts on surrounding properties or the lake.
2. The variances are desirable for the appropriate development and use of the land. The attached garage will improve the functionality of the dwelling while allowing for the removal of the existing detached garage.
3. The variances maintain the general intent and purpose of the Zoning By-law. The intent of the shoreline setback and buffer provisions is to protect shoreline features and water quality. Given the developed nature of the property, municipal servicing, and the limited scale of the addition, the proposal maintains the overall intent of these provisions.
4. The variances maintain the general intent and purpose of the Official Plan. The proposal represents reinvestment in an existing residential property while recognizing the physical constraints associated with a long-established waterfront lot.

For the foregoing reasons, we respectfully request that the Committee of Adjustment approve the requested minor variances.

Respectfully submitted,

Rohit Walia
C.R. Design



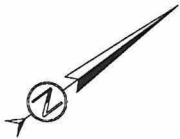
**Application for Minor
Variance or Permission**



Subject Property being PIN 73592-0242,
Parcel 25107 SEC SES,
Part Lot 3, Concession 2, as in LT157399,
Township of McKim,
1059 Ramsey Lake Road, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00082
Date: 2026 06 08



RAMSEY LAKE ROAD
CROWN

1059 RAMSEY LAKE ROAD
PART OF LOT 3
CONCESSION 2
GEOGRAPHIC TOWNSHIP OF MCKIM
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY

	SETBACKS			
	FRONT RAMSEY LAKE ROAD	REAR (BETHEL LAKE)	RIGHT SIDE	LEFT SIDE
EXISTING SINGLE FAMILY DWELLING	19.09M	7.5M	16.4M	5.88M
DETACHED GARAGE (TO BE DEMOLISHED)	0.38M	32.54M	20.4M	3.26M
PROPOSED ATTACHED GARAGE	21.86M	12.62M	21.57M	4.49M

BUILDING DIMENSIONS AND AREA			
	LENGTH	WIDTH	AREA
EXISTING SINGLE FAMILY DWELLING	19.4M	18.3M	149M ²
EXISTING DETACHED GARAGE (TO BE DEMOLISHED)	4.8M	11.8M	20M ²
PROPOSED ATTACHED GARAGE	6.7M	7.3M	49M ²

LIST COVERAGE	
30 METER SHEDDING BUFFER AREA	TOTAL SHEDDING BUFFER AREA - APPROX 192M ²
EXISTING SINGLE FAMILY DWELLING	HOUSE AREA - 134M ²
PROPOSED ATTACHED GARAGE (ADDITION TO SHEDDING BUFFER AREA)	ATTACHED GARAGE AREA - 49M ²
PROPOSED DRIVEWAY AREA IN SHEDDING BUFFER AREA	DRIVEWAY AREA - 13M ²
TOTAL CLEARING OF SHEDDING BUFFER AREA	TOTAL CLEARED AREA - APPROX 470M ² - METRES PERMITTED UP TO A MAXIMUM OF 500M ²
TOTAL LOT AREA	APPROX 1200M ²
TOTAL LOT COVERAGE (INCLUDING DETACHED GARAGE BEING DEMOLISHED)	37% (C30)

VARIANCES REQUIRED		
ZONING - R1-3	REQUIRED	DIFFERENCE
SETBACK OF STRUCTURE NEW ATTACHED GARAGE 4.49M	3M	16.4M / 17.2M

AS WITHIN 20M METRES OF THE HIGH WATER MARK OF A LAKE OR RIVER, ONLY THE EXISTING STRUCTURE SHALL BE REBUILT WITHIN THE AREA PORTION TO BE CLEARED OF NATURAL VEGETATION. IF NEWER STRUCTURES ARE REBUILT WITHIN THIS AREA, THEY SHALL BE CONSIDERED AS NEW STRUCTURES AND SHALL BE SUBJECT TO ALL APPLICABLE BY-LAWS.

(PART 2) **REPORT**

DESCRIPTION:
PIN 73592-0242, BEING PART OF LOT 3, CONCESSION 2 TOWNSHIP OF MCKIM, KNOWN AS 1059 RAMSEY LAKE ROAD.

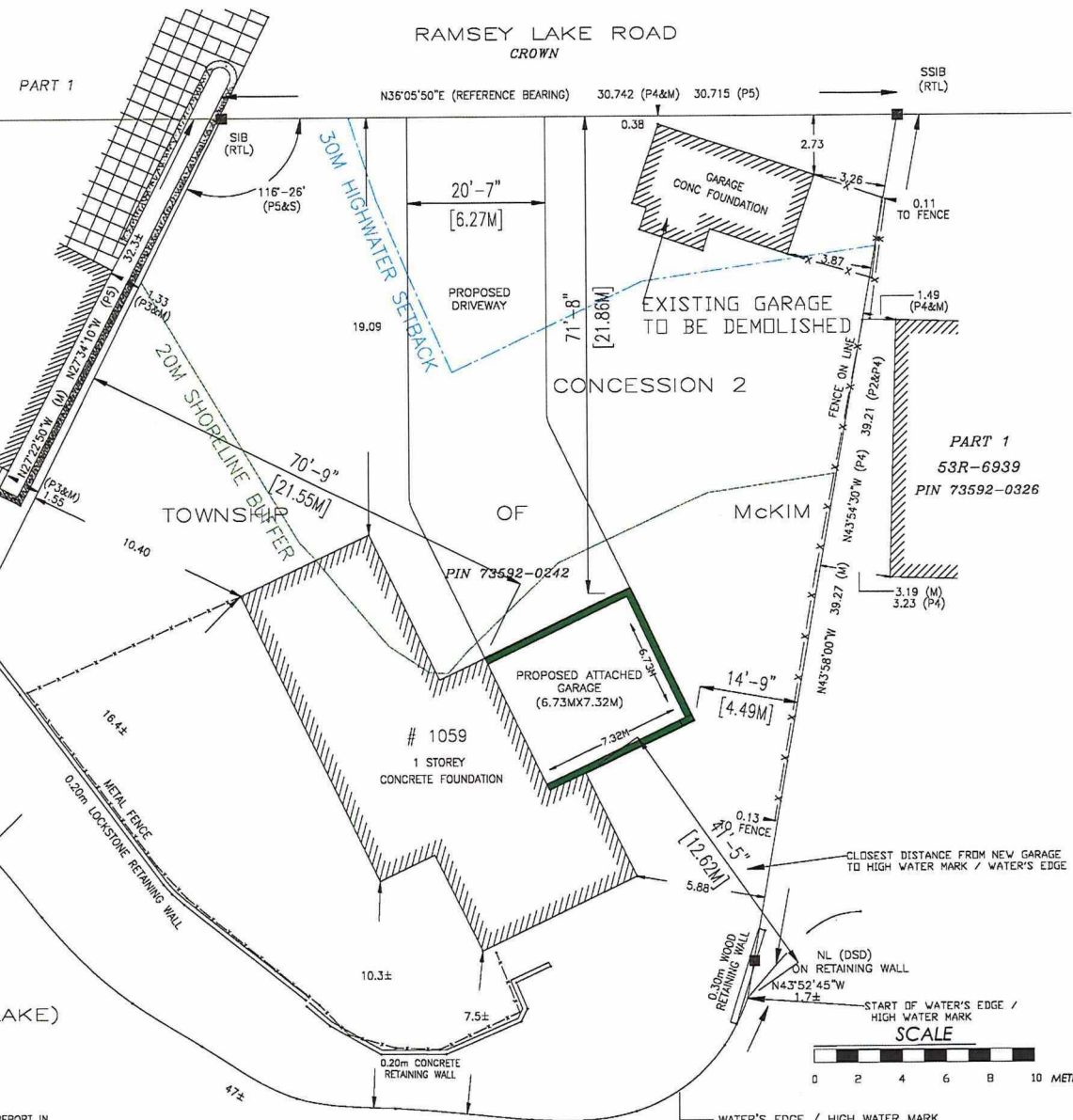
REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:
THERE ARE NO REGISTERED EASEMENTS ON TITLE

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:
NOT CERTIFIED BY THIS REPORT

NOTES:
TIES TAKEN TO THE SIDING

BORTOLUSSI SURVEYING LTD.
PHONE: (705) 675-2566

FILE: 4166



PART 2
PLAN 53R-9535
PIN 73592-0074

PART 1
53R-6939
PIN 73592-0326

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

Record #: PL-MV-2025-00084

APPLICATION SUMMARY

File Date: 06/14/2025

Application Type: Minor Variance

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

Applicant(s): ANTHONY FARRUGIA

Owner(s): ANTHONY FARRUGIA AND SOPHIE HARDCASTLE

PLANNING APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

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

June 1st, 2023

Are you the registered owner or an authorized agent?

Registered Owner

What is the number of dwelling units on the property?

2

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

0

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

5

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

5

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

No

How many dwelling units will be legalized?

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

Yes

Provide details on how the property is designated in the Source Protection Plan
Property is part of the Nickel District S.P.A.

Current Official Plan designation
Living Area I

Current Official Plan designation (additional)

Current Zoning By-law designation
R2-3

Provide a detailed description of what is being proposed
Demolition and Reconstruction of existing structures with encroachment beyond required setbacks.

Provide a detailed reason why the proposal cannot comply with the Zoning By-law
The zoning by-law allows for "no encroachment;" however, access is required for the beneficial use of the home and the structures are already existing in a similar footprint to what is being proposed. Please see schedule attached for additional information.

Is there an eave encroachment?
No

Size of eaves

Lot Frontage of the property
16

Lot Depth of the property
18.1

Lot Area of the property
288

Total width of the public road giving access to the property
20.0

List all buildings and structures on the property and their respective date of construction
Semi-detached multifamily residential building with 2 units - 1914
Rear 10'x8' Shed - Unknown
Attached 16'x14' Side Deck - Unknown
Side 10'x12' Shed - Unknown
Attached 16'x8' Front Deck - Unknown

Existing use(s) of the subject property and length of time it/they have continued, ex. Residential, Commercial, Institutional, Park, etc.
Multifamily Residential, 1956

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

Existing uses of neighbouring properties
Multifamily Residential

Has the property ever been subject of a previous application for minor variance/permission?
No

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

No

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

Have you consulted with Conservation Sudbury regarding this relief?

WATER SUPPLY AND SEWAGE DISPOSAL

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

PROPERTY ACCESS

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

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

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

CONCURRENT APPLICATIONS

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

No

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

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

No

Indicate application number(s) and application status

PROPOSED BUILDING/STRUCTURE

Building Description	Same As Existing	Proposed Ground Floor Area (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)
Semidetached dwelling	Yes										
Side shed to sauna conversion	No	7.4	7.4	1	2.4	3.1	2.4	15.0	0.0	13.4	0.2
Attached front deck	No	38.9	45.6	2	6.7	8.0	4.0	0.2	9.9	9.1	0.2
Front Storage Shed	No	11.2	11.2	1	3.6	3.1	3.6	0.2	14.8	5.5	6.9
Attached Covered Side Deck	Yes										

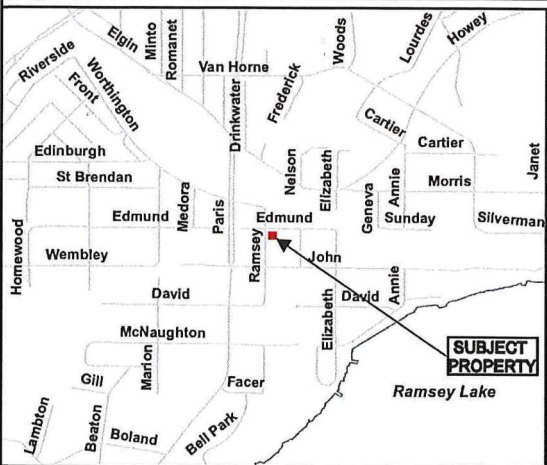
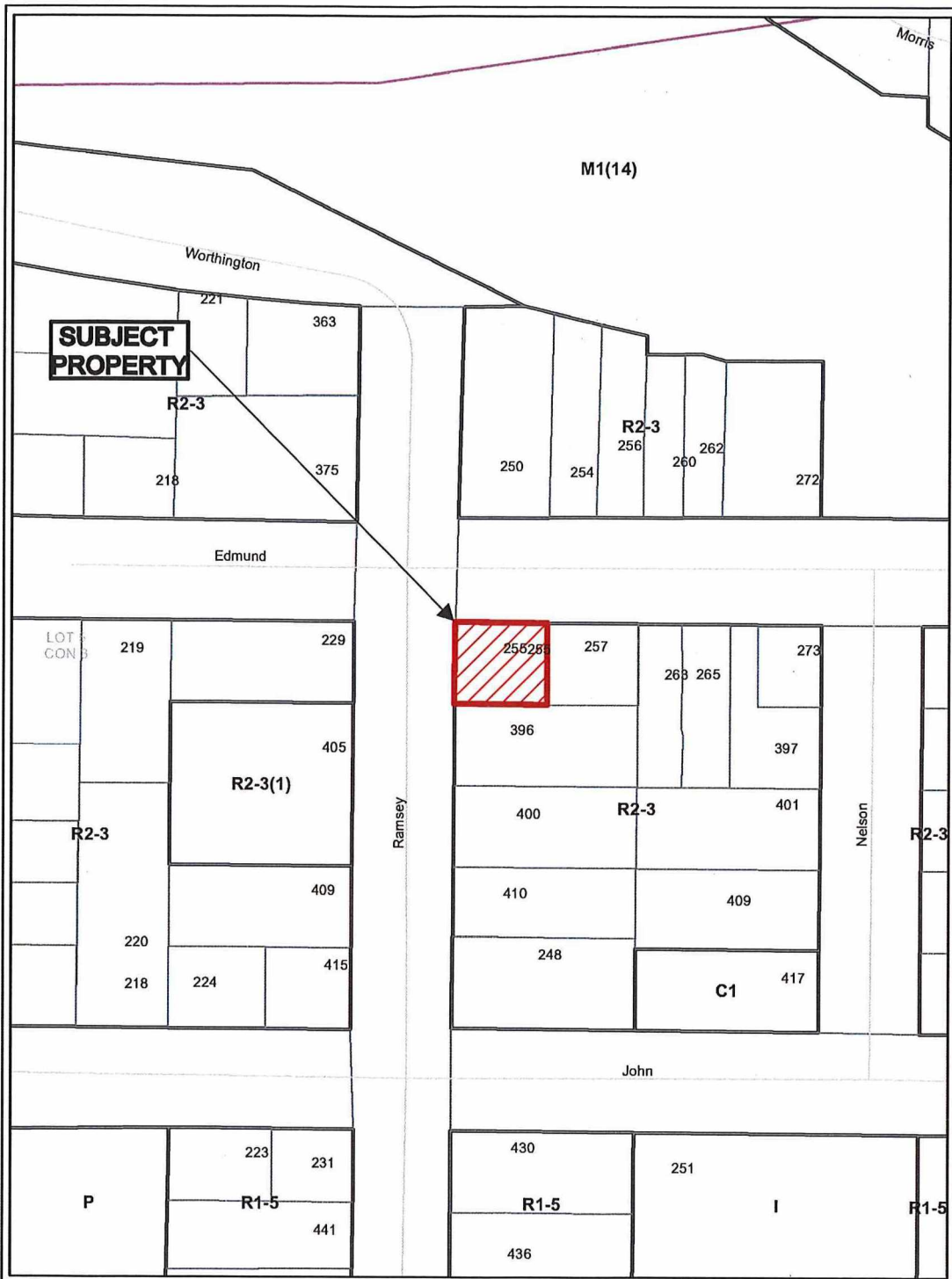
EXISTING BUILDING/STRUCTURE

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)
Semidetached 2-family residential dwelling	No	84.2	210.4	2.5	8.5	9.9	10.7	8.2	0.0	4.3	3.2
Side 10'x8' (3.05mx2.4m) Storage Shed	Yes	7.8	7.8	1	2.5	3.1	2.4	15.0	0.0	13.4	0.1
Attached 16'x14' (4.9mx4.3m) front deck	Yes	20.6	20.6	1	4.2	4.9	0.6	3.3	9.9	8.6	3.2
Front 10'x12' (3.05mx3.7m) Storage Shed	Yes	12.4	12.4	1	4.0	3.1	3.6	0.2	14.8	4.6	7.4

Attached 16'x8' (4.9mx2.4m) side deck	Yes	12.5	12.5	1	2.5	5.0	1.2	8.7	4.4	1.8	11.7
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ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Fence >1m - required front yard	<1.0 permitted, >1.0 not permitted	Permit >2.0m in required front yard	1.0m
South East (rear yard) Accessory Structure - rear yard setback	0.6m	0.0m	0.6m
South East (rear yard) Accessory Structure - interior side yard setback	0.6m	0.2m	0.4m
West (front yard) Accessory Structure - front yard setback	6.0m	0.2m	5.8m
West (front yard) Accessory Structure – in sight triangle Section 4.35.2	Not permitted	permit	Not permitted
Fence – in sight triangle Section 4.35.2	Not permitted	permit	Not permitted
Parking Stall #2 – in sight triangle Section 4.35.2	Not permitted	permit	Not permitted
South East (rear yard) Accessory Structure - setback to main building	On a residential lot not closer than 2.0 to the main building.	0.6m	1.4m



Application for Minor Variance or Permission

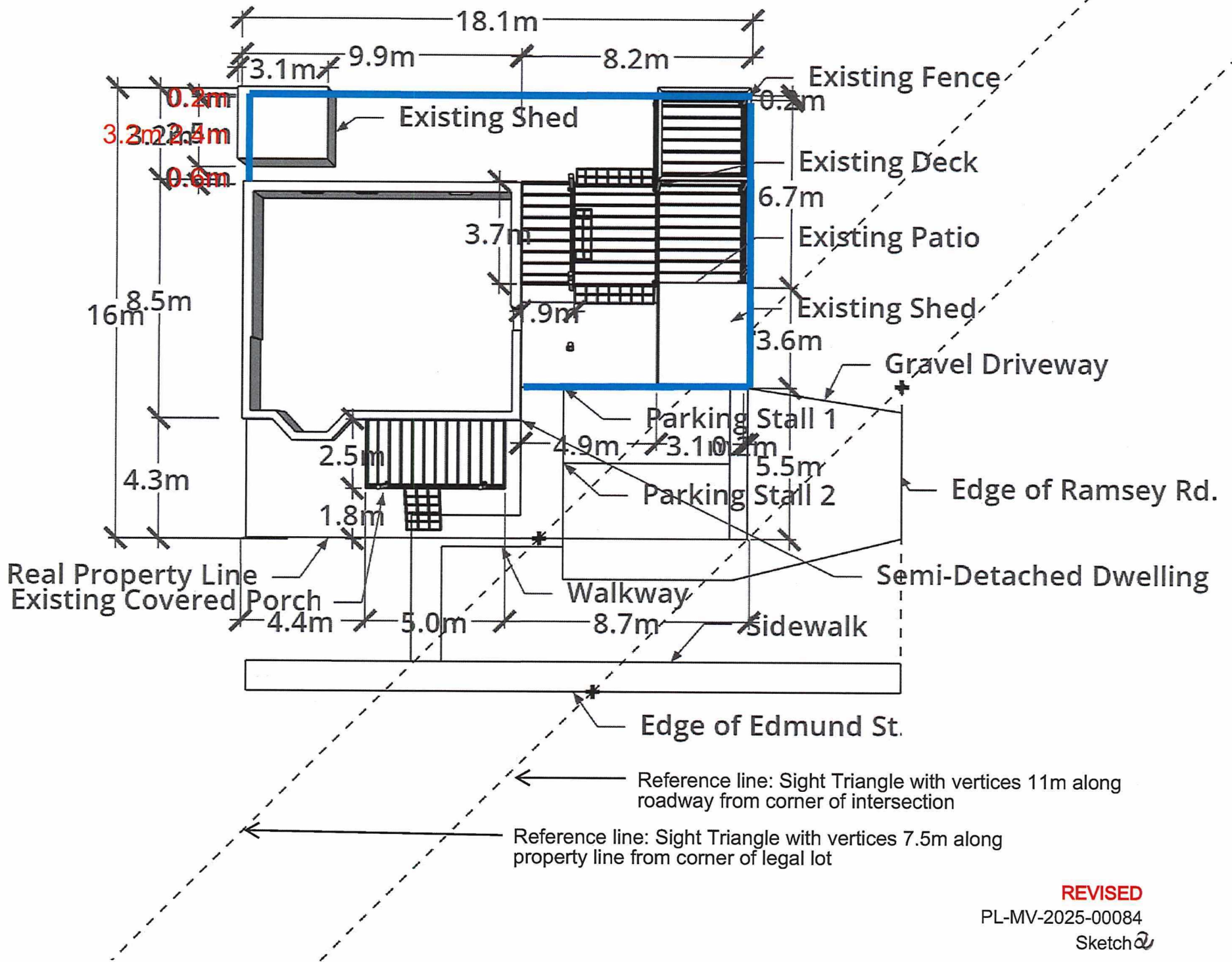


Subject Property being PIN 73584-0704,
 Part Lot 86, Plan 4-SB,
 Part Lot 5, Concession 3,
 Township of McKim,
 255 Edmund Street, Sudbury,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

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

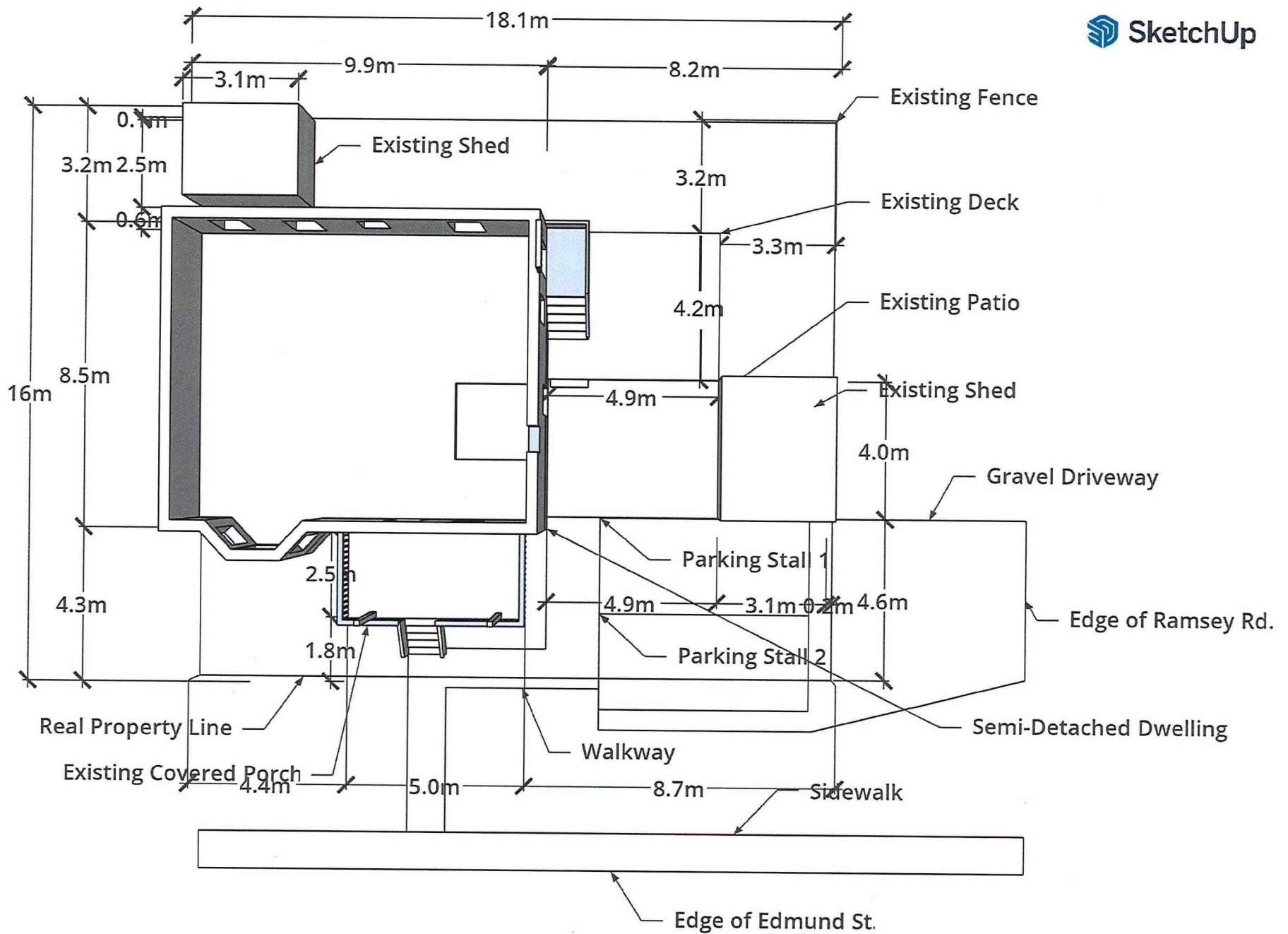
Deck Design_Minor Variance_Proposed

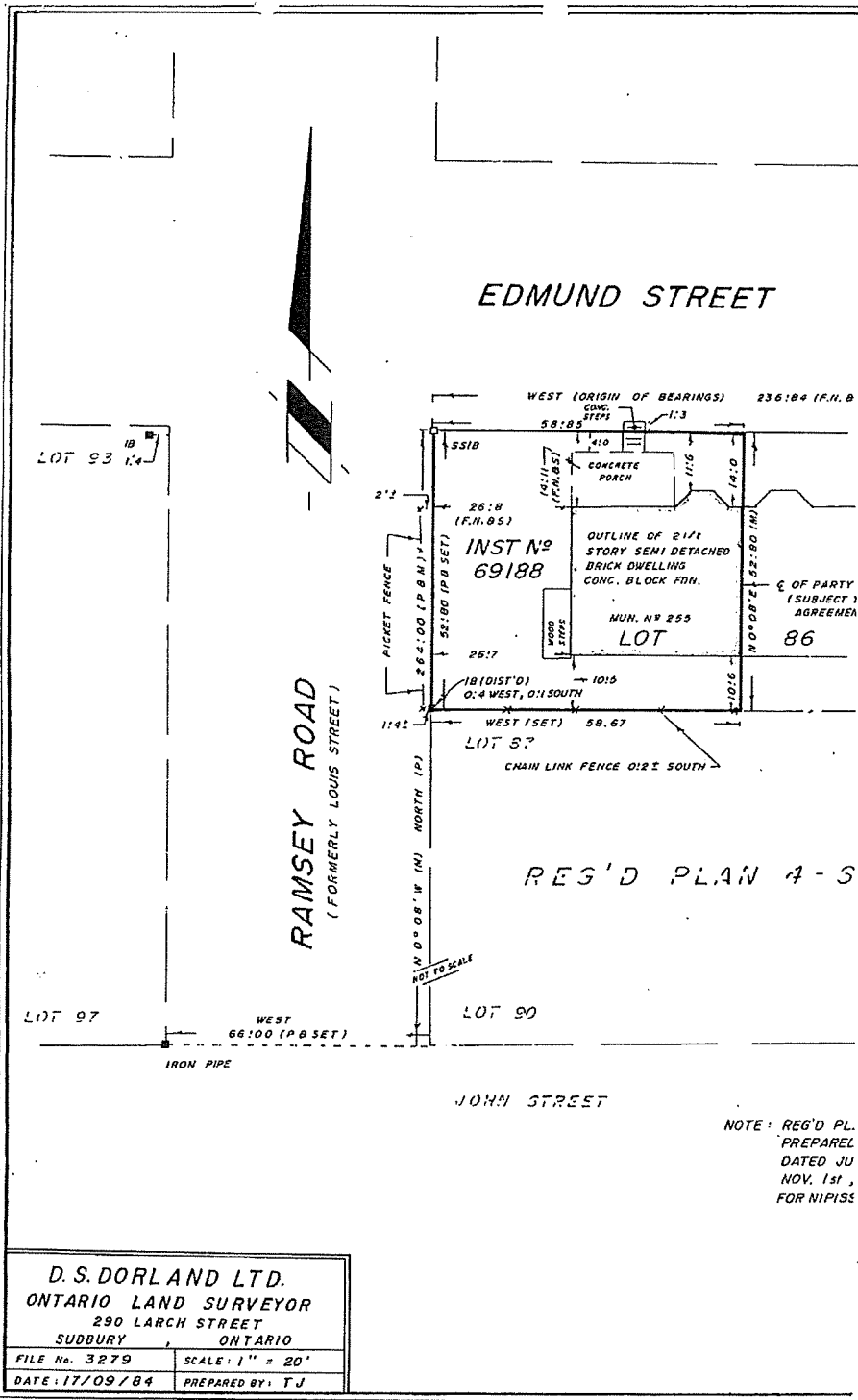


REVISED

PL-MV-2025-00084

Sketch *[signature]*





D. S. DORLAND LTD.
ONTARIO LAND SURVEYOR
 290 LARCH STREET
 SUDBURY, ONTARIO

FILE No. 3279	SCALE: 1" = 20'
DATE: 17/09/84	PREPARED BY: TJ