

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

March 18, 2026

PUBLIC HEARINGS

PL-MV-2026-00008

**JOSH SHEPPARD
CELINE SHEPPARD**

Ward: 7

PIN(s) 734960183, Parcel 27907 SEC SES, Part Lot 9, Concession 1, Part Lot 7, Plan M-252, as in LT178963, Township of Garson, 67 Alice Street, Garson, [By-law 2010-100Z, R1-5]

For relief from Part 4, Section 4.2, subsection 4.2.4 a) and Table 4.1 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached garage providing a maximum height of 6.71m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m, and, to permit an existing shed providing an interior side yard setback of 0.47m, where accessory buildings and structures greater than 2.5m in height may be no closer than 1.2m from the side lot line.

PREVIOUSLY SUBJECT OF CONSENT APPLICATIONS B0161/1978 (MAY 15/78), B0155/2004 (NOV 8/04), B0119/2005 (JUN 30/06), B0108/2006 (JUL 25/06), AND B0136/2006 (SEP 12/06)

PL-MV-2026-00009**JEREMY MANNELLA
HEATHER SCOTT**

Ward: 11

PIN(s) 735780168, Parcel 4171 SEC SES, Part Lot 12, Concession 3, as in LT22114, Township of Neelon, 528 Second Avenue, Sudbury, [By-law 2010-100Z, R1-5]

For relief from Part 4, Section 4.2, subsection 4.2.5, Table 4.1, Section 4.15, subsections 4.15.1 e) and 4.15.2, and Section 4.41, subsection 4.41.2, 4.41.3 and 4.41.4, and Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate, firstly, the construction of an addition on the existing single detached dwelling providing a high water mark setback of 28.7m, where no person shall erect any residential building closer than 30.0m to the high water mark of a lake, secondly, the reconstruction of a detached garage containing an additional dwelling unit and attached deck providing a front yard setback of 1.0m with eaves encroaching an additional 0.61m, where 6.0m is required and where eaves may encroach 1.2m into the required yard but not closer than 0.6m to the lot line, thirdly, the reconstruction of a sauna providing an interior side yard setback of 0.61m, where the sauna shall be no closer than 3.0m to the interior side yard located above the high water mark, fourthly, the reconstruction of a sunroom and porch providing high water mark setbacks of 13.6m, 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, fifthly, the 100% clearance of the required shoreline buffer of natural vegetation, where a maximum of 25%, but in no case shall exceed a maximum of 276.0 sq. m, of the required shoreline buffer area is permitted to be cleared of natural vegetation, sixthly, a 1.0m-wide landscaped area adjacent to the full length of Second Avenue, where a 3.0m-wide landscaped area adjacent to the full length of a lot line shall be required abutting all public roads having a width greater than 10.0m in all Zones, and seventhly, a minimum of 19% of the required front yard to be landscaped open space, where a minimum of 50% of all required front yards shall be maintained as landscaped open space in Low Density Residential One (R1) Zones.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATIONS A0008/1979 (FEB 5/79), A0058/1980 (JUN 29/81), A0053/1981 (MAY 11/81) AND A0123/1981 (AUG 24/81) AND CONSENT APPLICATIONS B0275/1978 (FEB 5/79), B0065/1980 (JUN 29/81)

PL-MV-2026-00017**2768750 ONTARIO INC**

Ward: 1

PIN(s) 735860250, Lot 20, Plan 48S, Part Lot 7, Concession 3, Township of McKim, 495 Elm Street, Sudbury, [By-law 2010-100Z, R2-2]

For relief from Part 4, Section 4.2, Table 4.1, Section 4.15, subsections 4.15.1 e) and 4.15.2, Part 5, Section 5.4, subsection 5.4.2 d) and Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a dwelling containing 4-dwelling units and an attached uncovered deck on the subject property providing, firstly, for the rear attached uncovered deck to provide a rear yard setback of 1.22m, where uncovered decks greater than 1.2m in height may encroach 3.6m into the required rear yard but not closer than 3.0m to the rear lot line, secondly, a 2.22m-wide landscaped area adjacent to the full length of the lot line abutting Elm Street, where a 3.0m-wide landscaped area adjacent to the full length of the lot line shall be required abutting all public roads having a width greater than 10.0m in all Zones, thirdly, a minimum of 29% of the required front yard to be maintained as landscaped open space, where 50% is required, fourthly, a parking area width of 11.0m in the required front yard, where the outdoor parking area for the subject property is permitted in the required front yard to a maximum width of 7.5m, and fifthly, a minimum required rear yard setback of 3.05m with eaves encroaching an additional 0.5m, 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.

PL-MV-2026-00018**2768750 ONTARIO INC**

Ward: 1

PIN(s) 735860250, Lot 21, Plan 48S, Part Lot 7, Concession 3, Township of McKim, 0 Elm Street, Sudbury, [By-law 2010-100Z, R2-2]

For relief from Part 4, Section 4.2, Table 4.1, Section 4.15, subsections 4.15.1 e) and 4.15.2, Part 5, Section 5.4, subsection 5.4.2 d) and Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a dwelling containing 4-dwelling units and an attached uncovered deck on the subject property providing, firstly, for the rear attached uncovered deck to provide a rear yard setback of 1.22m, where uncovered decks greater than 1.2m in height may encroach 3.6m into the required rear yard but not closer than 3.0m to the rear lot line, secondly, a 2.22m-wide landscaped area adjacent to the full length of the lot line abutting Elm Street, where a 3.0m-wide landscaped area adjacent to the full length of the lot line shall be required abutting all public roads having a width greater than 10.0m in all Zones, thirdly, a minimum of 29% of the required front yard to be maintained as landscaped open space, where 50% is required, fourthly, a parking area width of 11.0m in the required front yard, where the outdoor parking area for the subject property is permitted in the required front yard to a maximum width of 7.5m, and fifthly, a minimum required rear yard setback of 3.05m with eaves encroaching an additional 0.5m, 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.

PL-MV-2026-00020**JOSEE LEGAULT
KOREY LEGAULT**

Ward: 6

PIN(s) 735060519, SRO, Part Lot 7, Concession 4, being Parts 4-5, Plan 53R-19964, Township of Hanmer, 5507 Desmarais Road, Hanmer, [By-law 2010-100Z, RU]

For relief from Part 4, Section 4.2, subsection 4.2.4 b) of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached garage providing a maximum height of 7.1m, where the maximum height of any accessory building or structure accessory to a residential dwelling shall be 6.5m within a Rural (RU) Zone.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0150/2012, B0151/2012 AND B0152/2012 (OCT 18/12)

This application was deferred from the meeting of February 04, 2026 in order to afford the owner the opportunity to address those comments received from agencies and departments.

PL-MV-2025-00167**DANIEL PLANTE
DENISE PLANTE**

Ward: 8

PIN(s) 735670335, Parcel 33376 SEC SES SRO, Part Lot 12, Concession 6, Part Lot 14, Plan M-287, Part 1, Plan SR-1862, Township of Neelon, 1282 Paquette Street, Sudbury, [By-law 2010-100Z, R2-2]

REVISED

For relief from Part 5, Section 5.2, subsection 5.2.9.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit two existing dwelling units within the existing two-unit dwelling for a total of four-dwelling units providing a driveway accessing a parking area to be a minimum width of 3.0m for two-way traffic, where a minimum width of 6.0m is required.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0389/1968 (APR 8/68)

A reminder... the next scheduled meeting is Wednesday, April 1, 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-2026-00008

APPLICATION SUMMARY

File Date: 01/31/2026

Application Type: Minor Variance

Address(es): 67 Alice Street, Garson P3L 1M3

Applicant(s): A.L. PERMITS

Owner(s): JOSH SHEPPARD AND CELINE SHEPPARD

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?

JANUARY 2021

Are you the registered owner or an authorized agent?

Authorized Agent

What is the number of dwelling units on the property?

1

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

0

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

1

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

3

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

No

How many dwelling units will be legalized?

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

No

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

Current Official Plan designation

Living Area I

Current Official Plan designation (additional)

Current Zoning By-law designation

R1-5

Provide a detailed description of what is being proposed

CONSTRUCT A TWO STOREY DETACHED GARAGE

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

GARAGE WILL EXCEED PERMITTED HEIGHT RESTRICTIONS IN ORDER OT ACCOMODATE SECOND STOREY.

The intended use of the second storey is for storage and get-together space with friends. There is no intention to convert to an additional dwelling.

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

10.97

Lot Depth of the property

89.41

Lot Area of the property

3029.21

Total width of the public road giving access to the property

20

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

HOUSE APPROX 1950

SHED APPROX 2010

SHED APPROX 2010

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

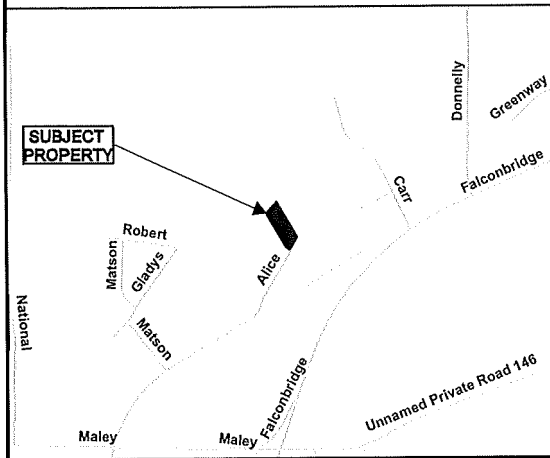
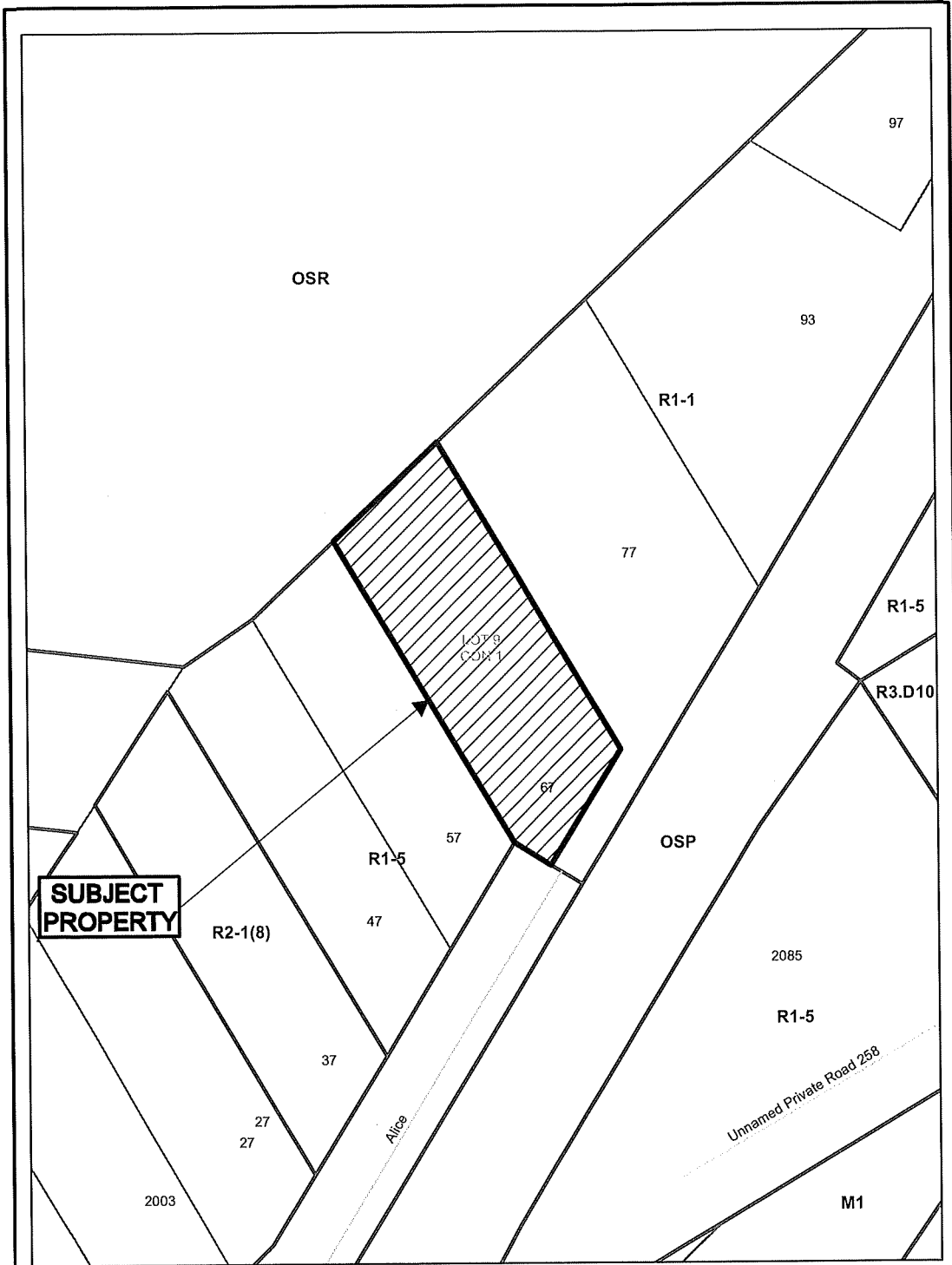
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
2 STOREY DETACHED GARAGE W/BALCONY	No	104.1	190.83	2	12.19	8.54	6.71	32.1	56.68	2.61	21.11

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 WITH DECK	No	109.8	164.7	1.5	8.5	13.1	6.096	7.89	67.7	6.97	18.91
SHED	Yes	8.91	8.91	1	3.65	2.43	3	23.6	50.34	2.73	29.54
SHED	No	9.29	9.29	1	3.048	3.048	3	30.4	76.36	0.47	32.39

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
HEIGHT RESTRICTION FOR ACCESSORY BUILDINGS 4.2.4.(a)	5 m	6.71 m	1.71 m
Shed - Table 4.1	No closer than 1.2 m from the rear or side lot line.	0.47m	0.73m



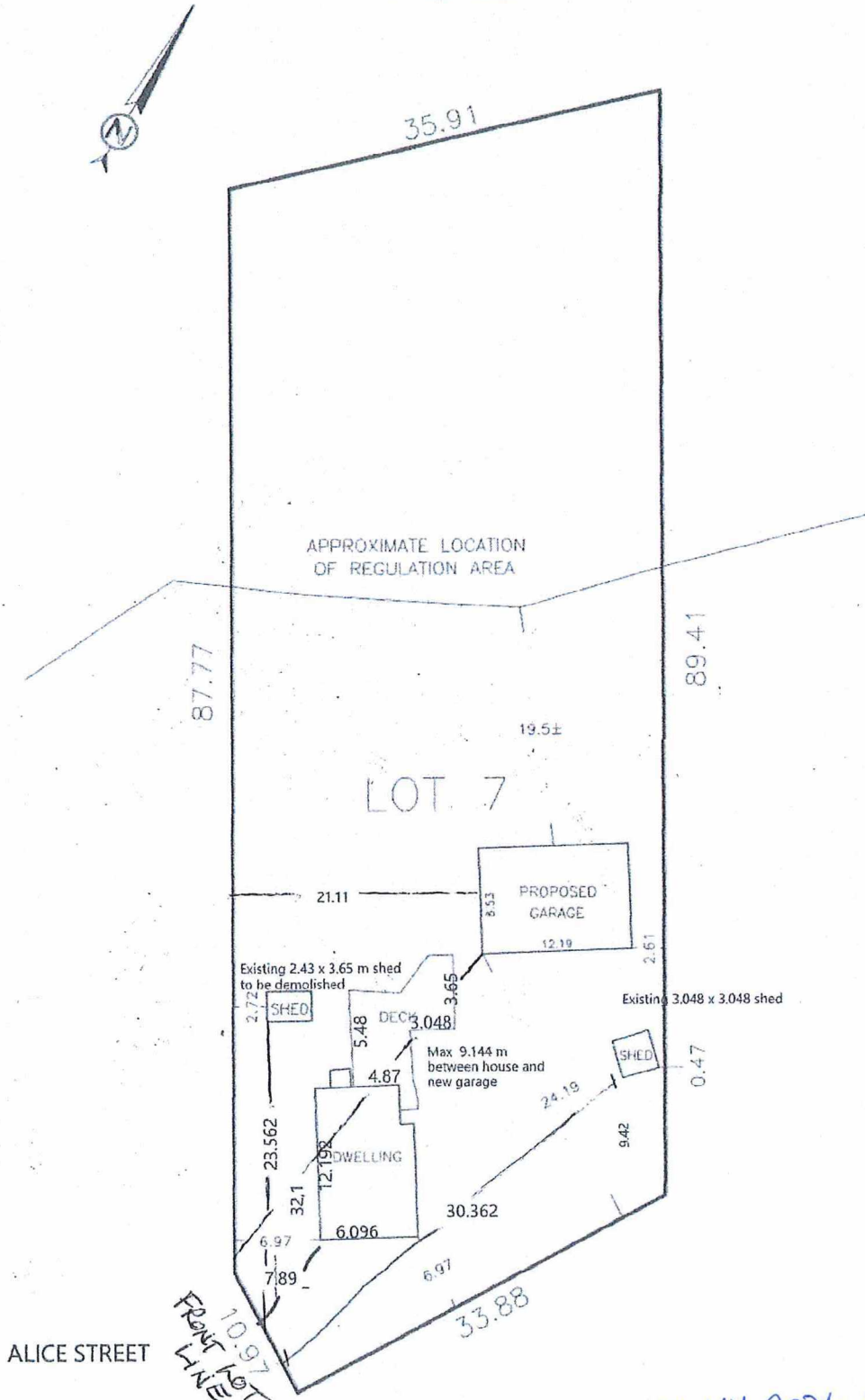
Application for Minor
Variance or Permission N
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Subject Property being PIN 73496-0183,
Parcel 27907 SEC SES,
Part Lot 9, Concession 1,
Part Lot 7, Plan M-252, as in LT178963,
Township of Garson,
67 Alice Street, Garson,
City of Greater Sudbury

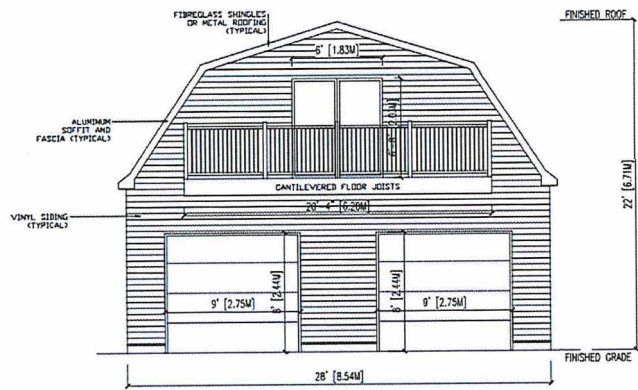
Sketch 1, NTS PL-MV-2026-00008
NDCA Date: 2026 02 06

PLOT PLAN
LOT 7
REGISTERED PLAN M-252
#67 Alice Street

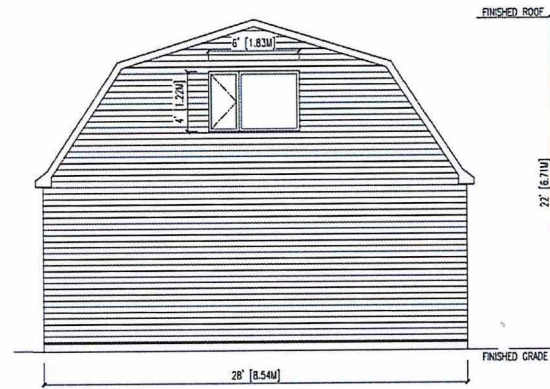
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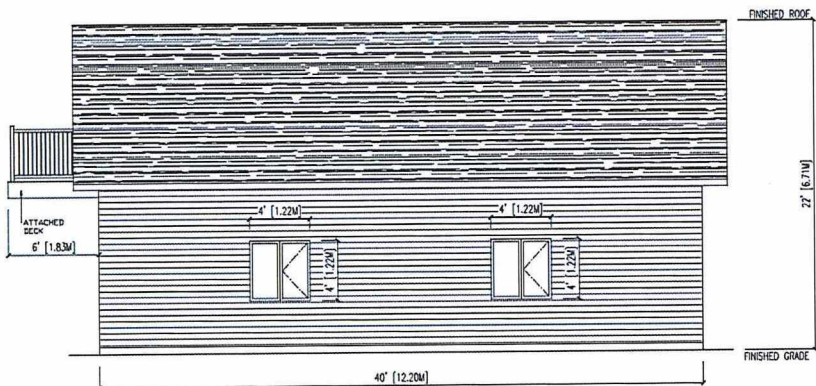
PL-MV-2026-00008
Sketch 2



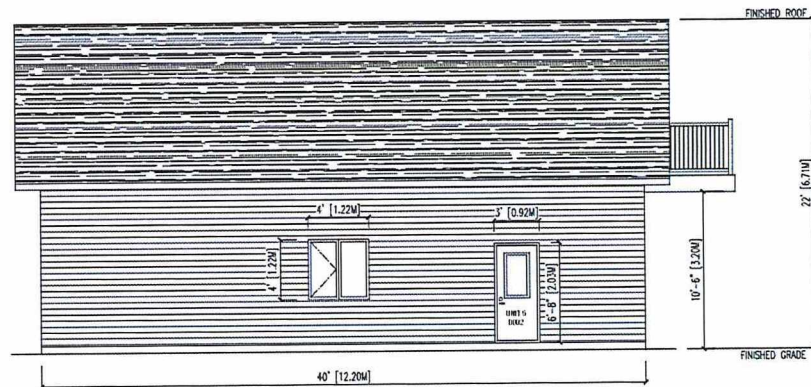
WEST ELEVATION



EAST ELEVATION

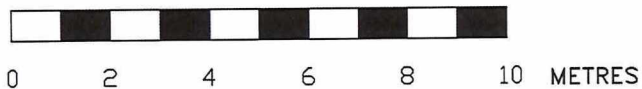


SOUTH ELEVATION



NORTH ELEVATION

SCALE



PROJECT	DETACHED GARAGE	DATE	2023-01-26	SHEET	A1
CLIENT	67 ALICE STREET, GARSON	SCALE	1/8"=1'-0"		

PLMV-2023-0008
sketch 3



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

Record #: PL-MV-2026-00009

APPLICATION SUMMARY

File Date: 02/03/2026

Application Type: Minor Variance

Address(es): 528 Second Avenue, Sudbury P3B 3L5

Applicant(s): JEREMY MANNELLA AND CENTRELINE ARCHITECTURE

Owner(s): JEREMY MANNELLA AND HEATHER SCOTT

PLANNING APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

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

2011

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?

1

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

8

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

3

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

No

How many dwelling units will be legalized?

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

Yes

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

The property is within Zone 3.

Current Official Plan designation

Living Area I

Current Official Plan designation (additional)

Current Zoning By-law designation

R1-5

Provide a detailed description of what is being proposed

The project proposed is to construct a 3 season sunroom and deck, a new sauna, an addition containing an entryway and laundry room, and a new garage containing a secondary dwelling unit.

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

Please refer to attachment "2025-018 - MV Memo"

Is there an eave encroachment?

Yes

Size of eaves

0.61

Lot Frontage of the property

15.24

Lot Depth of the property

83.09

Lot Area of the property

1106

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: 1981/1991

Garage: 1988

Sauna: 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)?

Yes

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

No

Have you consulted with Conservation Sudbury regarding this relief?
Yes

WATER SUPPLY AND SEWAGE DISPOSAL

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

PROPERTY ACCESS

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

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

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

CONCURRENT APPLICATIONS

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

No

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

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

No

Indicate application number(s) and application status

PROPOSED BUILDING/STRUCTURE

Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
New Sauna	No	9.4	9.4	1	2.45	3.83	3.81	69.04	6.14	0.61	10.56
New Addition	No	24.6	24.6	1	3.82	6.45	5.93	39.33	35.06	6.92	1.89
New Garage with Secondary Dwelling Unit	No	67	134	2	7.32	9.14	7.2	1	67.39	1.64	6.26
New Deck Attached to Garage	No	12.18	12.18	1	7.32	1.68	3.59	10.14	65.71	1.64	6.26
New Uncovered Lower Deck	No	34.7	34.7	1	8.38	4.7	0.99	58.19	15.39	4.76	2.08
New Lower Porch	No	26.30	26.30	1	5.40	4.87	0.29	53.19	19.56	6.16	3.59
New Upper Deck	No	35.87	35.87	1	9.92	4.87	3.02	53.36	19.56	01.64	3.59
Sunroom	Yes	21.7	21.7	1	4.52	4.81	3.47	53.19	19.56	1.65	8.99
Sauna Deck	No	3.72	3.72	1	1.52	2.45	0.3	69.35	6.14	4.42	9.3

EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Existing Single Family Dwelling	No	135.6	332.9	3	11.73	17.74	8.79	40.51	19.56	1.71	1.65
Existing Sauna	Yes	6.3	6.3	1	2.56	2.68	2.5	70.18	4.48	-0.73	12.94
Existing Garage	Yes	49.7	49.7	1	6.54	9.23	4.3	5.95	62.4	0.92	7.71
Existing Lower Deck	Yes	47.26	47.26	1	8.38	9.54	0.025	53.19	15.64	4.76	4.18

Existing Lower Porch	Yes	9.04	9.04	1	2.21	4.09	0.025	53.19	22.64	16.16	4.91
Existing Upper Deck	Yes	7.2	7.2	1	2.21	4.09	3.02	53.19	22.64	16.16	4.91

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Table 4.1 - Interior Side Yard - New Sauna	No closer than 3.0 m to the interior side yard located above the high water mark	0.61m setback.	2.39m
4.41.4 - 20m shoreline buffer setback	20m shoreline buffer setback for natural vegetation.	13.6m for sunroom and 13.6m for porch	6.4m
4.41.2 - 30 setback from high watermark	30 setback from high watermark for construction.	13.6m for sunroom, 13.6m for porch and 28.7m for addition.	16.4m for sunroom and porch and 1.3m for addition.
Table 6.2 - Front Yard - New Garage w/adu	6m Front Yard Setback	1.0m	5.0m
4.15.1 e) - landscaped area	A 3.0 metre-wide landscaped area adjacent to the full length of a lot line shall be required abutting all public roads having a width greater than 10.0 metres in all Zones	1.0m	2.0m
4.15.2 - landscaped open space	A minimum of 50% of all required front and corner side yards shall be maintained as landscaped open space in Low Density Residential One (R1)	19%	31%
4.41.3 a) - Shoreline Buffer Area	Areas adjacent to the high water mark of a navigable waterbody are permitted to be cleared of natural vegetation: a) On any residential lot, i) a maximum of 25% of the required shoreline buffer area, but in no case shall exceed a maximum of 276m ² , and	100%	75%



Centreline Architecture
158 Elgin Street, Suite 201
Sudbury, ON P3E 3N5

t: (705) 618-1767
e: info@c-arch.ca

centrelinearchitecture.ca

Thursday, February 19, 2026

City Staff & Committee of Adjustments, and
Conservation Sudbury
City of Greater Sudbury

2025-018

528 2nd Ave S – Minor Variance Request

Please find enclosed our application for minor variance to the property at 528 2nd Ave S in Sudbury. The project proposed is to construct a 3 season sunroom and deck, a new sauna, an addition containing an entryway and laundry room, and a new garage containing a secondary dwelling unit. Given the new bylaw requirements for 20m shoreline buffer setback and the 30m high water mark setback, the proposal is no longer feasible under the new bylaw.

In drawing A0-00, we've provided section cuts through the site based on the topography noting that the proposed footings for the sunroom and deck will sit on bedrock, given the existing shallow crawl space below the lakeside walk-out level.

Below is an outline of the variances we are requesting and reasoning for your consideration

1. Interior Side Yard
 - a. The existing sauna is currently encroaching on the neighbouring property by 0.73m. In order to relieve this issue, the proposed new sauna is within the property and situated 0.61m from the northwest property line and 6.14m from the property line along Ramsey Lake. Therefore, we would require an interior side yard encroachment of 0.59m.
2. Natural vegetation within the 20m shoreline buffer (maximum 25% cleared area)
 - a. The area where the work is being proposed is currently not "natural vegetation" as defined in the bylaw. It is currently sodded, lockstone and areas of planters and mulch. We believe that the 20m shoreline buffer is not required as it currently is not natural. We request relief from the maximum 25% of cleared area as the proposed sauna, decks, sunroom, porch, and fire pit will be replacing the existing structures which are currently legal non-conforming.
3. 30 setback from high watermark
 - a. The proposed sunroom and deck are replacing the existing sunroom and deck that are currently failing structurally. The location and size of the new deck and sunroom match the existing conditions which are within the 30m high water setback.
 - b. A portion of the proposed addition is situated 1.27m within the 30m high water setback, however, it is on the north side of the existing house and therefore farther from the high water mark than the existing house. There is currently a portion of the building in this location that will be removed as seen on drawing A0-00.
4. Front Yard
 - a. The existing garage is currently situated within a municipal easement and encroaches the side yard. We are unaware of when the easement was implemented or whether it predates the construction of the existing garage or not. In order to remediate this issue, the proposed new garage is located closer to the street and therefore not within the easement

or side yard. Therefore, we would require a front yard encroachment of 4.99m. The proposed garage also contains a loft with a secondary dwelling unit, thus providing additional living space on the property for future intergenerational living which addresses the increasing lack of access to housing, especially for the senior population.

5. Front Yard Landscaping %
 - a. The existing garage is currently situated within a municipal easement. To remediate this issue the proposed new garage is located closer to the street. We are requesting relief from the requirement for 50% of the front yard to be maintained as landscaped area. This percentage would be reduced to 19.34%.
6. 20m shoreline buffer setback for the sunroom and porch
 - a. The existing sunroom and porch are currently located within the 20m shoreline buffer and are failing structurally. To remediate this issue the proposed sunroom and porch are to replace the existing sunroom and porch.
7. 3.0 meter wide landscaped area
 - a. The existing garage is currently situated within a municipal easement. To remediate this issue the proposed new garage is located closer to the street. We are requesting relief from the requirement for a 3.0 meter wide landscaped area adjacent to the full length of the lot line.

We have begun discussing the possibility of relocating an existing light standard with Greater Sudbury Hydro and from initial discussions the proposed location seems to be a viable option.

Given the constraints of the site and the waterfront changes in bylaw; reconstruction of existing conditions, we feel that the proposal remains minor in nature.

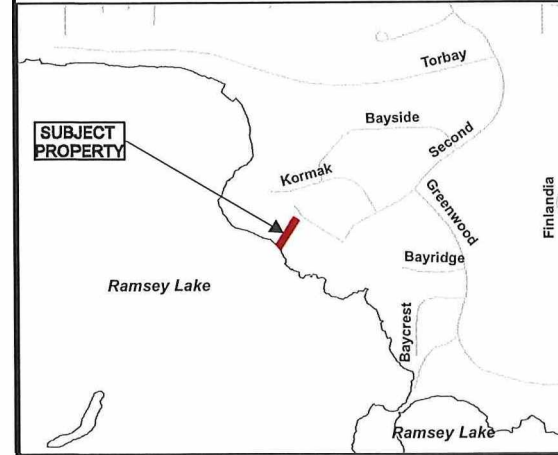
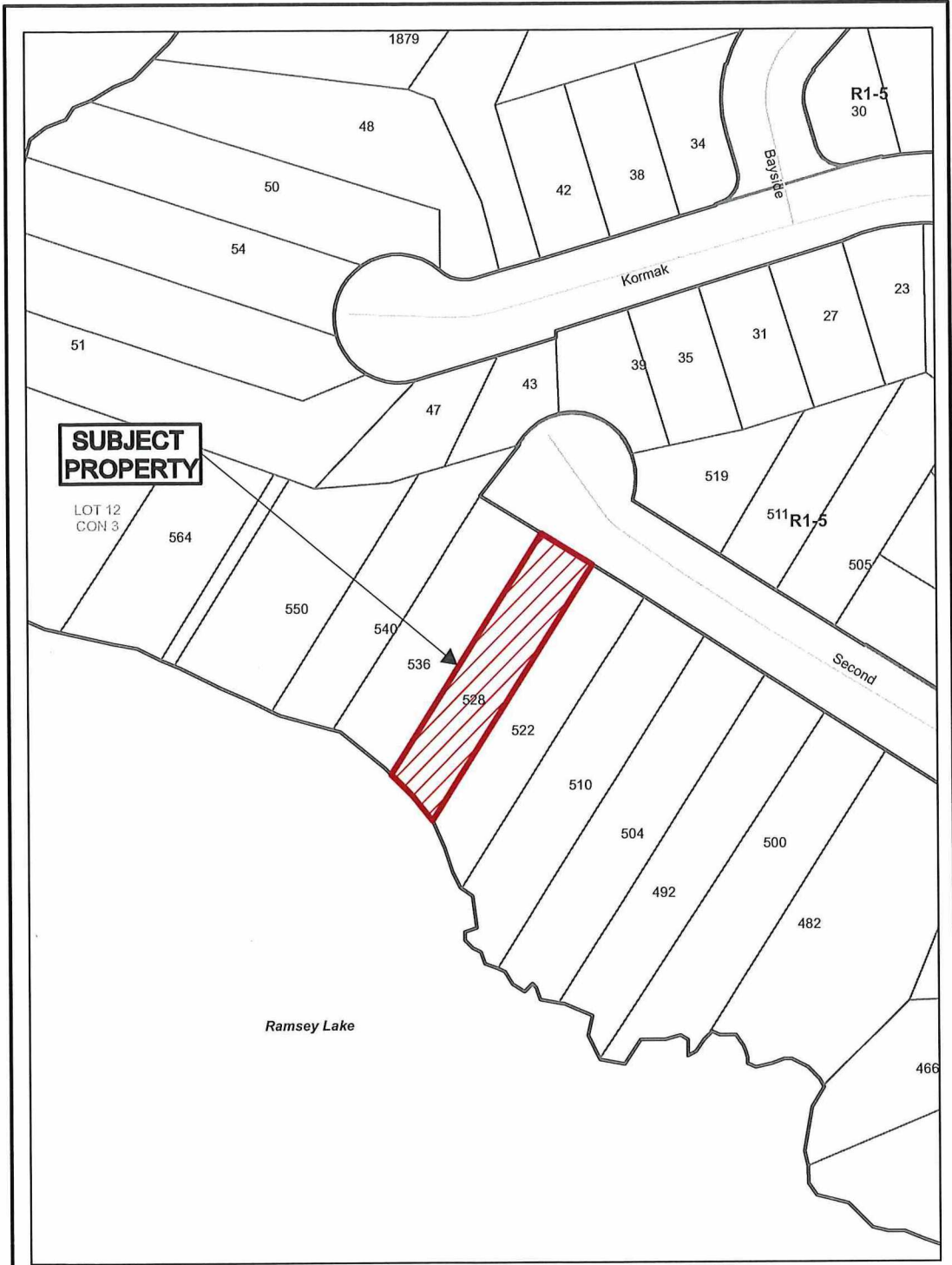

Dan Guillet LTOAA

Founding Partner | Senior Licensed Technologist

ATTACHMENTS:
260203-Mannella Residence-MV

CC:





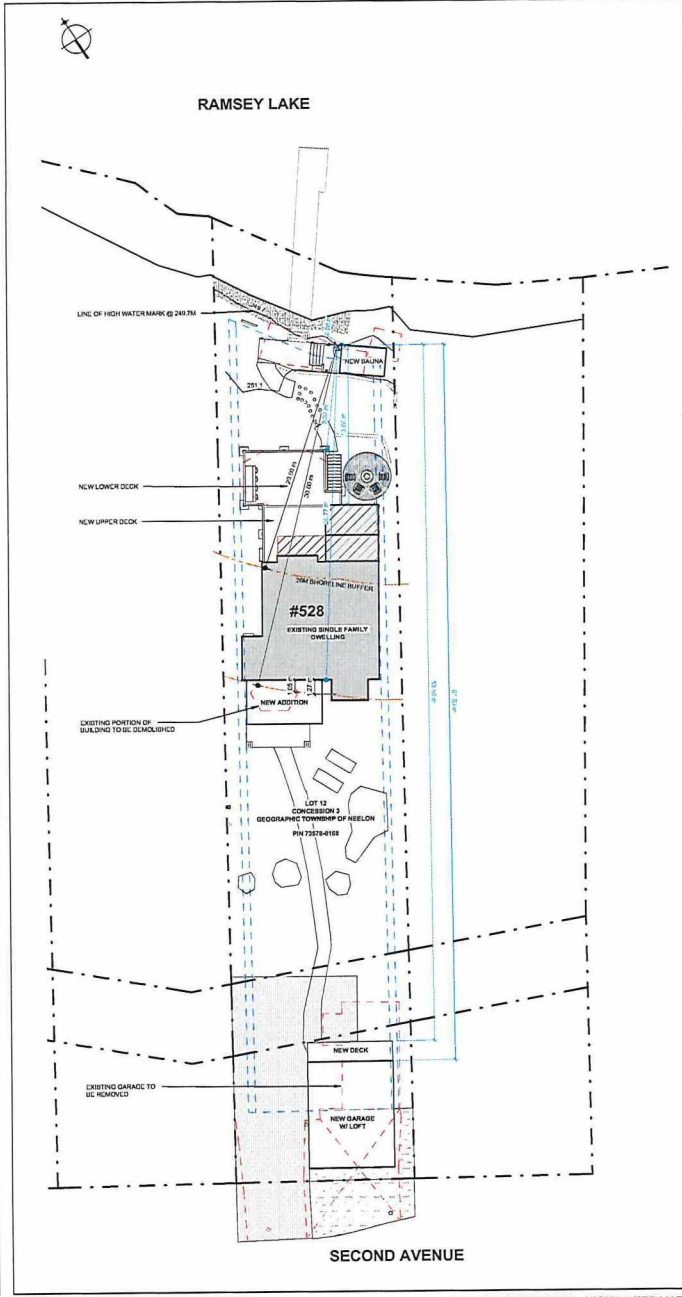
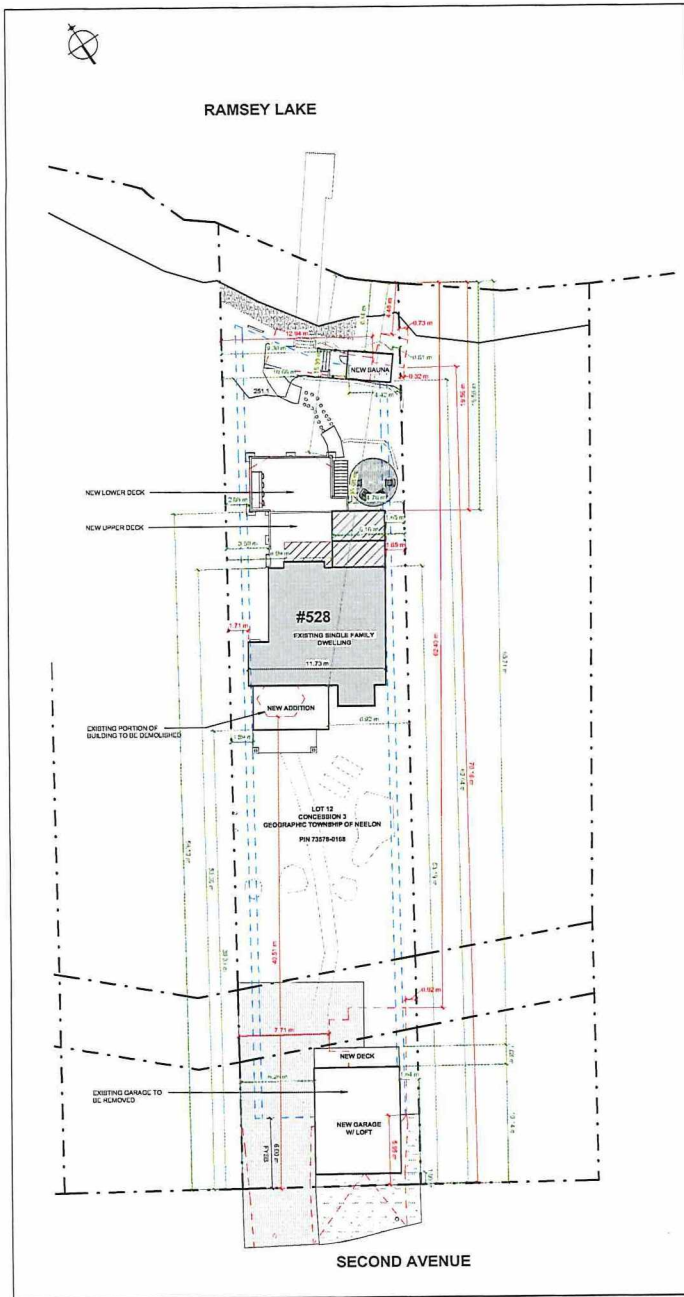
Application for Minor Variance or Permission



Subject Property being PIN 73578-0168, Parcel 4171 SEC SES, Part Lot 12, Concession 3, as in LT22114, Township of Neelon, 528 Second Avenue, Sudbury, City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00009
Date: 2026 02 09



PROPOSED DECK INFORMATION:

NEW UNCOVERED LOWER DECK			NEW GARAGE DECK			NEW PORCH (COVERED PORTION OF LOWER DECK)		
AREA:	34.7 M ²		AREA:	12.18 M ²		AREA:	28.39 M ²	
WIDTH:	4.70 M		WIDTH:	5.08 M		WIDTH:	4.87 M	
LENGTH:	8.39 M		LENGTH:	2.52 M		LENGTH:	6.49 M	
HEIGHT:	0.91 M		HEIGHT:	3.02 M		HEIGHT:	0.20 M	
FYWD:	56.19 M		FYWD:	10.74 M		FYWD:	53.19 M	
BYWD:	53.29 M		BYWD:	80.71 M		BYWD:	19.54 M	
HW:	4.78 M		HW:	1.66 M		HW:	6.18 M	
HW SETBACK:	2.00 M		HW SETBACK:	6.26 M		HW SETBACK:	3.59 M	
	6.07 M			58.89 M			13.86 M	

NEW UPPER DECK			SAUNA DECK		
AREA:	28.87 M ²		AREA:	3.72 M ²	
WIDTH:	4.97 M		WIDTH:	1.52 M	
LENGTH:	4.97 M		LENGTH:	2.45 M	
HEIGHT:	3.02 M		HEIGHT:	0.76 M	
FYWD:	33.76 M		FYWD:	10.25 M	
BYWD:	19.56 M		BYWD:	8.14 M	
HW:	1.66 M		HW:	4.42 M	
HW SETBACK:	3.59 M		HW SETBACK:	0.76 M	
	13.96 M			0.98 M	



GENERAL ARCHITECTURE
1571 HURON STREET
SUDSBURY, ONTARIO

NOT FOR CONSTRUCTION

- GENERAL NOTES:
- This drawing is an instrument of service and is not to be used for any other purpose without the written consent of the architect.
 - Any changes made to the design during construction shall be the responsibility of the contractor.
 - The contractor is to obtain all necessary permits and approvals from the appropriate authorities.
 - The owner is to ensure that the property is properly maintained and that the work is completed in accordance with the contract documents.
 - This drawing is not to be used for any other purpose without the written consent of the architect.

PROJECT STATUS:
ISSUED FOR VARIANCE - R3

ISSUED DATE:
February 18, 2026

CLIENT:
JSH MANNELLA

PROJECT:
MANNELLA ADDITION

529 2nd Ave S, Sudbury, ON

PROJECT NUMBER:
Project No. 2026-018

DRAWN BY / CHECKED BY:
ELJ/ELJ

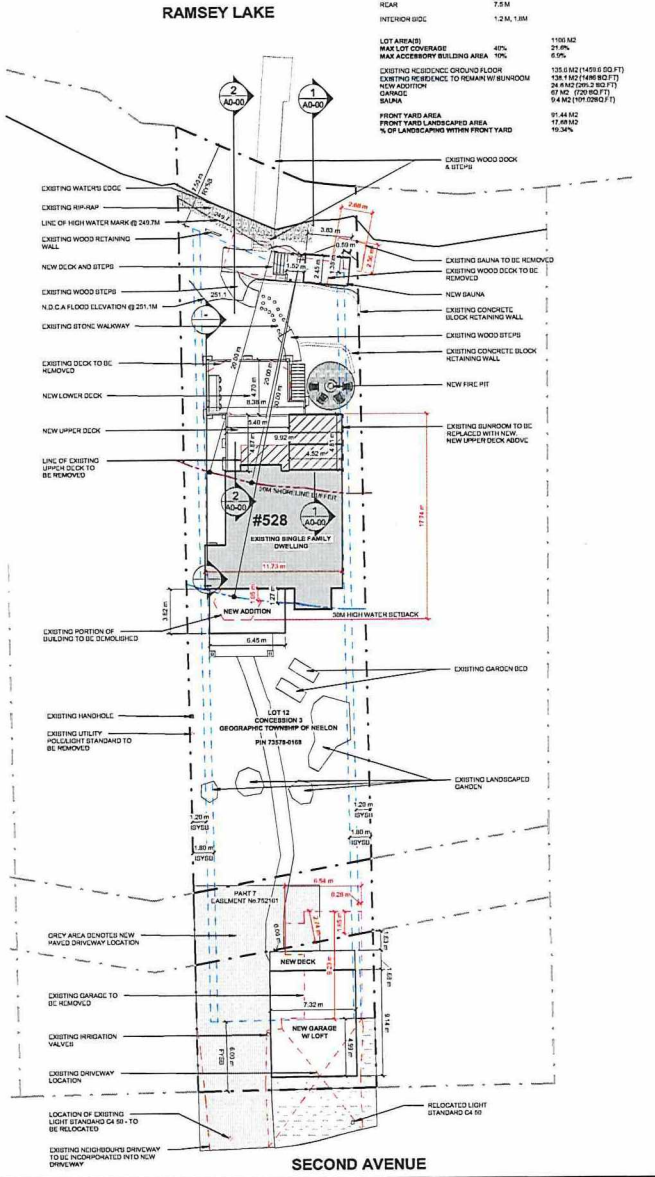
SCALE:
1/8" = 1'-0"

CONTENTS:
SITE REFERENCE PLAN

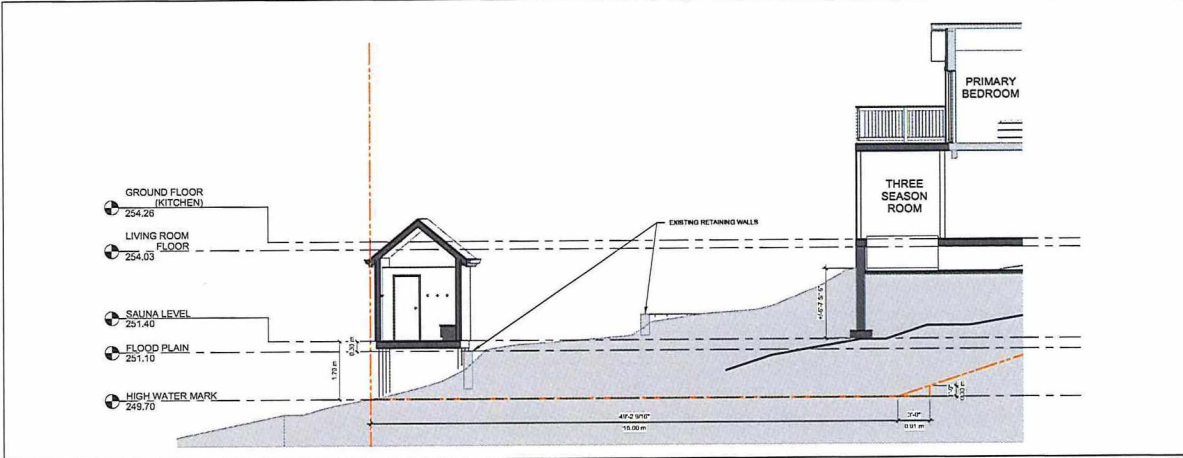
SHEET NUMBER:
A0-01

PL-MV-2026-00009
Sketch 2

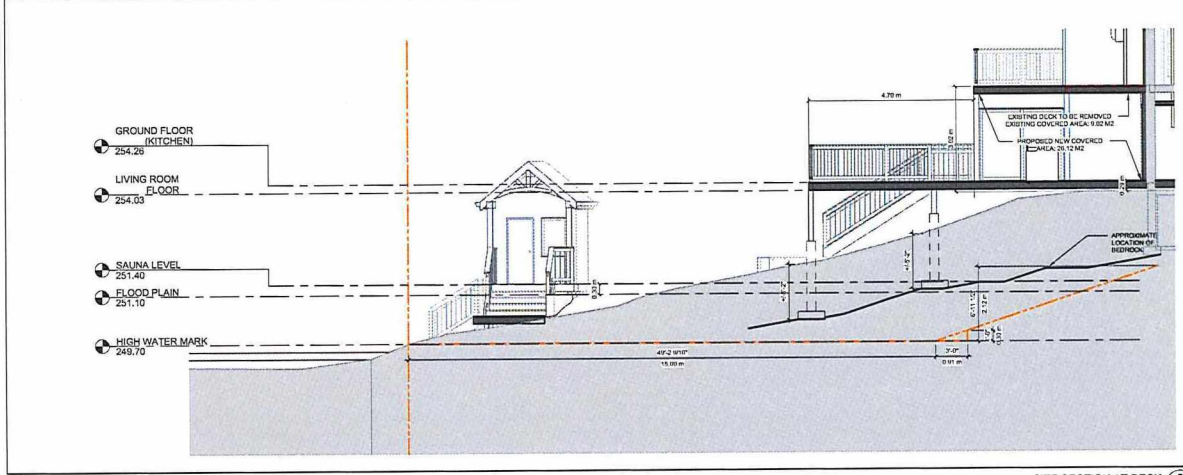
MUNICIPAL ADDRESS(S)	528 SECOND AVE SOUTH
PARCEL NUMBER	4171
ZONE	R1-S
PERMITTED USE(S)	RESIDENTIAL
SETBACKS	REQUIRED
FRONT	8.5'
REAR	7.5 M
INTERIOR EDGE	1.2M, 1.8M
LOT AREA(S)	1160 M ²
MAX LOT COVERAGE	21.0%
MAX ACCESSORY BUILDING AREA	6.9%
EXISTING RESIDENCE GROUND FLOOR	105.80 (2858.00 FT ²)
EXISTING REFERENCE TO REAR W/ BUSHROOM	136.1 M ² (1486.80 FT ²)
NEW ADDITION GARAGE	67.82 (729.80 FT ²)
NEW ADDITION SAUNA	14.82 (159.28 M ²)
FRONT YARD AREA	61.44 M ²
FRONT YARD LANDSCAPED AREA	17.88 M ²
% OF LANDSCAPING WITHIN FRONT YARD	16.36%



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



SITE SECTION AT SUNROOM
3/16" = 1'-0" (A0-00)

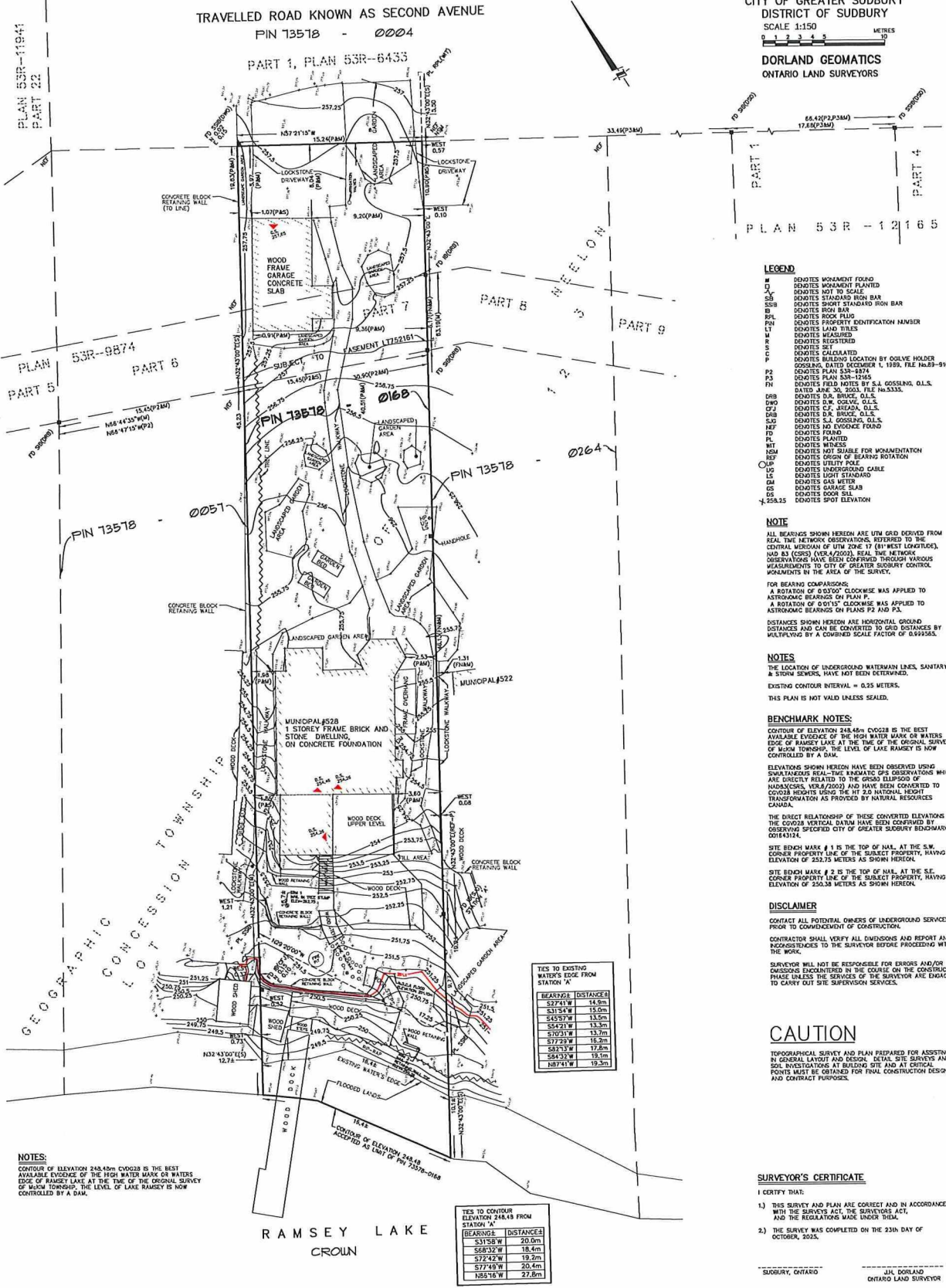


SITE SECTION AT DECK
3/16" = 1'-0" (A0-00)

PL-MV-2026-00009
Sketch 3

METRIC NOTE
DISTANCES & ELEVATIONS & COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SURVEYOR'S REAL PROPERTY REPORT
PART 1) PLAN OF
PART OF LOT 12
CONCESSION 3
GEOGRAPHIC TOWNSHIP OF NEELON
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY
SCALE 1:150
METRES
DORLAND GEOMATICS
ONTARIO LAND SURVEYORS



LEGEND

- M DENOTES MOMENT FOUND
- PL DENOTES MOMENT PLANNED
- SB DENOTES NOT TO SCALE
- SB DENOTES STANDARD IRON BAR
- SB DENOTES SHORT STANDARD IRON BAR
- R DENOTES IRON BAR
- PL DENOTES ROOF PLUMB
- PN DENOTES PROPERTY IDENTIFICATION NUMBER
- M DENOTES MEASURED
- R DENOTES RECORDED
- S DENOTES SET
- P DENOTES CALCULATED
- DB DENOTES BUILDING LOCATION BY OOLIVE HOLDER
- DB DENOTES DATE TO REGISTER WITH THE H.A.S. 910.
- PS DENOTES PLAN 53R-1874
- FN DENOTES FIELD NOTES BY S.J. GOSSLING, O.L.S. DATED JUNE 20, 2003, THE H.A.S.A.
- DB DENOTES D.R. BRUCE, O.L.S.
- DB DENOTES E.W. OOLIVE, O.L.S.
- DB DENOTES C.F. JERADA, O.L.S.
- DB DENOTES S.J. GOSSLING, O.L.S.
- DB DENOTES NO EVIDENCE FOUND
- FD DENOTES FOUND
- FD DENOTES PLANTED
- WT DENOTES WITNESS
- NSM DENOTES NOT SUITABLE FOR MONUMENTATION
- NSM DENOTES ORIGIN OF BEARING ROTATION
- US DENOTES UTILITY POLE
- US DENOTES UNDERGROUND CABLE
- US DENOTES LIGHT STANDARD
- DM DENOTES DIAL METEIN
- GS DENOTES GARAGE SLAB
- DS DENOTES DOOR SILL
- SE DENOTES SPOT ELEVATION

NOTE

ALL BEARINGS SHOWN HEREIN ARE UTM GRID DERIVED FROM REAL TIME NETWORK OBSERVATIONS REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE), AND IS (CGCS) (NAD/2000) REAL TIME NETWORK OBSERVATIONS HAVE BEEN CORRECTED THROUGH VARIOUS MEASUREMENTS TO CITY OF GREATER SUDBURY CONTROL MONUMENTS IN THE AREA OF THE SURVEY.

FOR BEARING COMPARISONS:
A ROTATION OF 0.0150° CLOCKWISE WAS APPLIED TO ASTROMONIC BEARINGS ON PLAN P.
A ROTATION OF 0.0157° CLOCKWISE WAS APPLIED TO ASTROMONIC BEARINGS ON PLANS P2 AND P3.

DISTANCES SHOWN HEREIN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A CORRECTED SCALE FACTOR OF 0.999555.

NOTES

THE LOCATION OF UNDERGROUND WATERMAIN LINES, SANITARY & STORM SEWERS, HAVE NOT BEEN REVEALED.
EXISTING CONTOUR INTERVAL = 0.25 METERS.
THIS PLAN IS NOT VALID UNLESS SEALED.

BENCHMARK NOTES:

CONTOUR OF ELEVATION 248.46m CV0228 IS THE BEST AVAILABLE EVIDENCE OF THE HIGH WATER MARK OR WATERS EDGE OF RAMSEY LAKE AT THE TIME OF THE ORIGINAL SURVEY OF HIGH TOWNSHIP. THE LEVEL OF LAKE RAMSEY IS NOW CONTROLLED BY A DAM.

ELEVATIONS SHOWN HEREIN HAVE BEEN OBSERVED USING NON-FANCIOSUS REAL-TIME KINEMATIC GPS OBSERVATIONS WHICH ARE DIRECTLY RELATED TO THE GRID ELLIPSOID OF HORIZONTALS, NAD(2000) AND HAVE BEEN CONVERTED TO CGVD28 HEIGHTS USING THE HT 2.0 NATIONAL HEIGHT TRANSFORMATION AS PROVIDED BY NATURAL RESOURCES CANADA.

THE DIRECT RELATIONSHIP OF THESE CONVERTED ELEVATIONS TO THE CGVD28 VERTICAL DATUM HAVE BEEN CONFIRMED BY OBSERVING SPECIFIED CITY OF GREATER SUDBURY BENCHMARK GEOIDAL.

SITE BENCH MARK # 1 IS THE TOP OF NAIL, AT THE S.W. CORNER PROPERTY LINE OF THE SUBJECT PROPERTY, HAVING AN ELEVATION OF 252.75 METERS AS SHOWN HEREON.

SITE BENCH MARK # 2 IS THE TOP OF NAIL, AT THE S.E. CORNER PROPERTY LINE OF THE SUBJECT PROPERTY, HAVING AN ELEVATION OF 252.38 METERS AS SHOWN HEREON.

DISCLAIMER

CONTACT ALL POTENTIAL OWNERS OF UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT AND INCORPORATE TO THE SURVEY BEFORE PROCEEDING WITH THE WORK.
SURVEYOR WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS IDENTIFIED IN THE COURSE OF THE CONSTRUCTION PHASE UNLESS THE SERVICES OF THE SURVEYOR ARE ENGAGED TO OBTAIN OUT SITE SUPERVISION SERVICES.

CAUTION

TOPOGRAPHICAL SURVEY AND PLAN PREPARED FOR ASSISTING IN GENERAL LAYOUT AND DESIGN. DEEP SITE SURVEY AND SOIL INVESTIGATIONS AT BUILDING SITE AND AT CRITICAL POINTS MUST BE OBTAINED FOR FINAL CONSTRUCTION DESIGN AND CONTRACT PURPOSES.

NOTES:
CONTOUR OF ELEVATION 248.46m CV0228 IS THE BEST AVAILABLE EVIDENCE OF THE HIGH WATER MARK OR WATERS EDGE OF RAMSEY LAKE AT THE TIME OF THE ORIGINAL SURVEY OF HIGH TOWNSHIP. THE LEVEL OF LAKE RAMSEY IS NOW CONTROLLED BY A DAM.

YES TO EXISTING WATER'S EDGE FROM STATION 'A'

BEARING	DISTANCE
S37°41'W	14.6m
S31°14'W	15.0m
S40°57'W	13.5m
S54°21'W	13.3m
S70°21'W	13.7m
S77°23'W	15.2m
S85°32'W	17.8m
S85°32'W	19.1m
N87°41'W	19.3m

YES TO CONTOUR ELEVATION 248.46 FROM STATION 'A'

BEARING	DISTANCE
S31°58'W	20.0m
S68°32'W	18.4m
S72°42'W	19.2m
S77°49'W	20.4m
N86°16'W	27.8m

SURVEYOR'S REAL PROPERTY REPORT - PART 2) REPORT SUMMARY

DESCRIPTION OF LAND
THE SUBJECT LANDS ARE DESCRIBED AS PARCEL 4171 SEC 533 - BEING PART OF LOT 12 CONCESSION 3, GEOGRAPHIC TOWNSHIP OF NEELON, CITY OF GREATER SUDBURY AS IN THE L222114.

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
PIN 73578-018 TOGETHER WITH A RIGHT-OF-WAY AS IN No. L222114 (6th SECOND AVENUE)
PIN 73578-018 SUBJECT TO EASEMENT No.732151 IN FAVOR OF THE REGIONAL MUNICIPALITY OF SUDBURY.

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

PROPERTY FEATURES
ON THE WEST AND SOUTHWEST LIMITS OF PIN 73578-018, THE WOOD SHED, CONCRETE BLOCK RETAINING WALL, AND LOCKSTONE DRIVEWAY EXTEND ONTO THE ADJUTING PROPERTY, AS SHOWN ON PART.
ON THE NORTHEAST AND EAST LIMITS OF PIN 73578-0254, THE LOCKSTONE DRIVEWAY, CONCRETE BLOCK RETAINING WALL AND LOCKSTONE WALKWAY EXTEND ONTO THE SUBJECT PROPERTY, AS SHOWN ON PART.

ADDITIONAL REMARKS
PIN 73578-018 IS SUBJECT TO THE RESERVATIONS SET OUT IN THE CROWN GRANT FOR THE PARENT PARCEL.

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF DORLAND GEOMATICS.

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DORLAND GEOMATICS
ONTARIO LAND SURVEYORS
GEOMATICS PROFESSIONALS

1771 OLD FALCONBURGE ROAD
SUDBURY, ONTARIO, P3A 4P7
PHONE (705) 673-2558 FAX (705) 673-1051
WWW.DORLANDGEOMATICS.CA

PREPARED BY: EASHER SCALE: 1:150 METRIC
CHECKED BY: SJS CAD FILE: 18847 50PLA.DWG
DATE: OCTOBER 28, 2015 P. SPACE TAB 8 - 50PLA

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYOR'S ACT, THE SURVEYORS ACT, AND THE REGULATORS MADE UNDER THEREOF.
- 2) THE SURVEY WAS COMPLETED ON THE 23th DAY OF OCTOBER, 2015.

SUDBURY, ONTARIO JKL DORLAND
ONTARIO LAND SURVEYOR



PL-MV-2020-00009 Sketch 4



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-2026-00017

APPLICATION SUMMARY

File Date: 02/11/2026

Application Type: Minor Variance

Address(es): 495 Elm Street, Sudbury, Ontario P3C 1W4

Applicant(s): CR DESIGN

Owner(s): 2768750 ONTARIO INC

PLANNING APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

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

08/01/2024

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?

4

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

1

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

0

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

No

How many dwelling units will be legalized?

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

No

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

Current Official Plan designation

Living Area I

Current Official Plan designation (additional)

Current Zoning By-law designation

R2-2

Provide a detailed description of what is being proposed

CONSTRUCT A FOUR UNIT DWELLING WITH A REAR YARD ATTACHED DECK

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

SEE ATTACHED LETTER EXPLAINING THE REASONS THE PROPOSAL CANNOT COMPLY WITH THE ZONING BYLAW

Is there an eave encroachment?

Yes

Size of eaves

0.5

Lot Frontage of the property

13.57

Lot Depth of the property

31.88

Lot Area of the property

432.6

Total width of the public road giving access to the property

20

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

N/A

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

VACANT LAND

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

RESIDENTIAL

Existing uses of neighbouring properties

SFD / DUPLEX

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)
FOUR UNIT TWO STOREY BUILDING	No	136.1	272.2	2	9.91	13.73	7.2	15.1	3.05	1.83	1.83
ATTACHED DECK	No	18.1	18.1	1	9.91	1.83	3	28.83	1.22	1.83	1.83

EXISTING BUILDING/STRUCTURE

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

Variance To	By-law Requirement	Proposed (m)	Difference (m)
REAR YARD SETBACK FOR BUILDING - TABLE 6.2	7.5M	3.05M	4.45M
REAR YARD SETBACK FOR ATTACHED DECK GREATER THAN 1.2M IN HEIGHT - TABLE 4.1	MAY ENCROACH 3.6M INTO THE REQUIRED REAR YARD BUT NOT CLOSER THAN 3.0M TO THE REAR LOT LINE	1.22M FROM THE REAR YARD LOT LINE	1.78M
PARKING IN THE REQUIRED FRONT YARD -5.4.2.(D)	5.4.2.D) NOTWITHSTANDING THE ABOVE, OUTDOOR PARKING AREAS ARE PERMITTED IN THE REQUIRED FRONT YARD TO A MAXIMUM OF 50% OF THE WIDTH OF THE MINIMUM LOT FRONTAGE, OR THE MAXIMUM DRIVEWAY WIDTH ESTABLISHED BY THIS BY-LAW, WHICHEVER IS LESSER, IN ALL RESIDENTIAL ZONES. -MAXIMUM OF 7.5M IS PERMITTED (50% OF MINIMUM LOT FRONTAGE)	11M MAXIMUM WIDTH	3.5M

EAVES ENCROACHMENT TABLE 4.1

	MAY ENCROACH 1.2 M INTO THE REQUIRED YARD BUT NOT CLOSER THAN 0.6 M TO THE LOT LINE	ENCROACH 4.95M INTO REQUIRED REAR YARD	3.75M
LANDSCAPED OPEN SPACE REQUIREMENTS 4.15.1	3M WIDE LANDSCAPED AREA ADJACENT TO THE FULL LENGTH OF THE LOT LINE ABUTTING A PUBLIC ROAD HAVING A WIDTH GREATER THAN 10M	2.22M	0.78M
LANDSCAPED OPEN SPACE REQUIREMENTS 4.15.2	REQUIRES 50% OF THE REQUIRED FRONT YARD TO BE LANDSCAPED OPEN SPACE (13.75Mx7.89M=107.1M ² /2=53.55M ²)	AREA - 31.45M ² - 29.4%	22.1M ² - 20.6%

C.R. DESIGN

LOT 20 ELM STREET (495 ELM)

THE PROPOSAL FOR THIS PROPERTY IS TO CONSTRUCT A FOUR UNIT BUILDING WITH A REAR YARD ATTACHED DECK. TWO OF THE UNITS WILL BE TWO BEDROOMS AND TWO UNITS WILL BE ONE BEDROOM. THE LOT IS ONLY 31.88 METRES DEEP, WHICH MAKES IT DIFFICULT TO PROPERLY ACCOMODATE THE REQUIRED PARKING FOR THE FOUR UNITS.

IN ORDER TO PROVIDE THE REQUIRED PARKING, THE BUILDING HAS TO BE SETBACK FURTHER FROM THE FRONT OF THE PROPERTY. THIS REDUCES THE REAR YARD SETBACK. THE OWNER OWNS SEVERAL MULTI UNIT BUILDINGS AND IS OKAY WITH NOT HAVING A LARGE REAR YARD AS THE YARDS ARE TYPICALLY NOT USED BY TENANTS. IN LIEU OF NOT HAVING A LARGE YARD, THE OWNER IS PROPOSING 1.83M X 5.64M DECKS / PATIOS FOR EACH OF THE FOUR UNITS. THE PROPERTY TO THE REAR OF THE LOT IS A CITY OWNED LANEWAY WHICH IS NO LONGER BEING UTILIZED. THE OWNER ATTEMPTED TO PURCHASE THE PROPERTY FROM THE CITY LAST YEAR, BUT WAS NOT SUCCESSFUL AS IT WOULD BE TOO COMPLICATED AS THE LANEWAY RUNS ALONG A LARGE NUMBER OF PROPERTIES. IT SEEMS THE LANEWAY WILL REMAIN UNUSED FOR AN INDEFINITE PERIOD OF TIME, MAKING THE REAR YARD SETBACK OF THE BUILDING AND DECK UNLIKELY TO HAVE A NEGATIVE AFFECT ON ANYONE.

THE REQUIRED FRONT YARD HAS TO BE TAKEN UP BY SOME OF THE REQUIRED PARKING. THE MAIN INTENT OF NOT HAVING PARKING IN THE FRONT YARD IS TO MAINTAIN LANDSCAPING / STREET APPEAL. AS ILLUSTRATED ON THE PLOT PLAN, IT CAN BE SEEN THAT THERE IS STILL LANDSCAPING PROVIDED IN THE FRONT OF THE PROPERTY.

WE HOPE THAT THE COMMITTEE CAN SEE THAT THESE VARIANCES ARE MINOR IN NATURE AND WILL NOT HAVE A NEGATIVE IMPACT AND SUPPORT ADDITIONAL HOUSING THAT IS REQUIRED IN THE CITY, ESPECIALLY NEAR THE DOWNTOWN CORE.

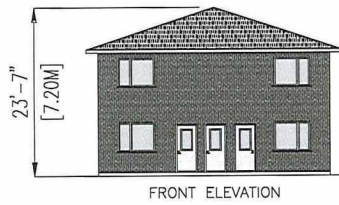
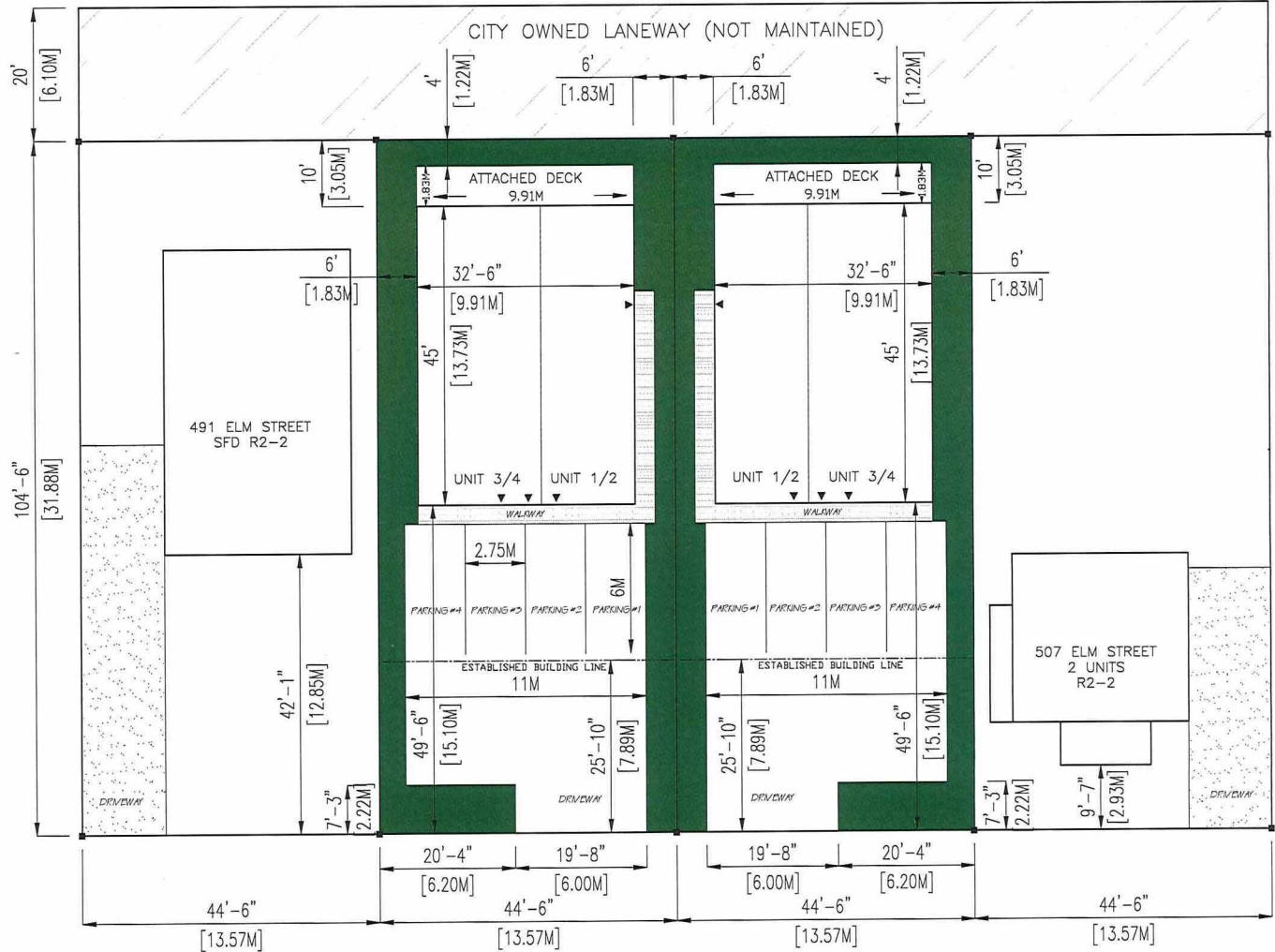
ROHIT WALIA

C.R. DESIGN

LOT 20 (495) AND LOT 21 ELM STREET
PART OF LOT 7 CON 3 MCKIM
CITY OF GREATER SUDBURY
FEB 2026

SITE STATISTIC TABLE (SAME FOR LOT 20 AND LOT 21)		
CURRENT ZONING	R2-2	
	REQUIRED / PERMITTED	PROVIDED FOR PROPERTY
LOT AREA	N/A	432.6 m ²
TOTAL LOT COVERAGE	45%	136.1 m ² (31.5%)
LOT FRONTAGE	N/A	13.57m
LOT DEPTH	N/A	31.88m
BUILDING SETBACKS		
FRONT YARD	7.95m	15.1m
REAR YARD	7.5m	3.05m
SIDE YARD - L	1.8m	1.83m
SIDE YARD - R	1.8m	1.83m
BUILDING AREA		136.1 m ²
GROSS FLOOR AREA		272.2 m ²
STOREYS ABOVE GRADE		2
STOREYS BELOW GRADE		0
BUILDING HEIGHT	11M MAX.	7.2m
ATTACHED DECK (GREATER THAN 1.2M IN HEIGHT)		1.83m x 9.91m = 18.1m ²
PARKING CALCULATION RATIO	1 PARKING PER UNIT	4
LANDSCAPE OPEN SPACE %		35% 151.3 m ²

VARIANCES REQUIRED - LOT 20 AND LOT 21			
	REQUIRED	PROPOSED	DIFFERENCE
REAR YARD SETBACK (BUILDING) (TABLE 6.2)	7.5M	3.05M	4.45M
REAR YARD SETBACK FOR ATTACHED DECK GREATER THAN 1.2M IN HEIGHT (TABLE 4.1)	MAY ENCRDACH 3.6 M INTO THE REQUIRED REAR YARD BUT NOT CLOSER THAN 3.0M TO THE REAR LOT LINE.	1.83M FROM THE REAR YARD LOT LINE.	1.78M
EAVES ENCRDACHMENT TABLE 4.1	MAY ENCRDACH 1.2 M INTO THE REQUIRED YARD BUT NOT CLOSER THAN 0.6 M TO THE LOT LINE.	ENCRDACH 4.95M INTO REQUIRED REAR YARD	3.75M
PARKING IN THE REQUIRED FRONT YARD -5.4.2.(D)	5.4.2.D) NOTWITHSTANDING THE ABOVE, OUTDOOR PARKING AREAS ARE PERMITTED IN THE REQUIRED FRONT YARD TO A MAXIMUM OF 50% OF THE WIDTH OF THE MINIMUM LOT FRONTAGE -MAXIMUM OF 7.5M IS PERMITTED (50% OF THE MINIMUM LOT FRONTAGE)	11M MAXIMUM WIDTH	3.5M
LANDSCAPED OPEN SPACE REQUIREMENTS 4.15.1.	3M WIDE LANDSCAPED AREA ADJACENT TO THE FULL LENGTH OF A LOT LINE ABUTTING A PUBLIC ROAD HAVING A WIDTH GREATER THAN 10M	2.22M	0.78M
LANDSCAPED OPEN SPACE REQUIREMENTS 4.15.2.	REQUIRES 50% OF THE REQUIRED FRONT YARD TO BE LANDSCAPED OPEN SPACE (13.57M x 7.89M + 107.1M ² / 2 = 53.55M ²)	AREA = 31.45M ² - 29.4%	22.1M ² - 20.6%



4.8 ESTABLISHED BUILDING LINE - the minimum front yard required on the said interior lot when vacant shall be the average of the established building lines on the said two abutting lots but shall not be greater than the minimum front yard depth required for the zone in which such lot is located, and, where the said interior lot contains an existing main building, the minimum front yard required shall be the average established building lines of all three lots.

b) Notwithstanding the above paragraph, if one of the two abutting lots is vacant, the established building line will be established using the next abutting developed lot provided it is located within 30.0 metres of the subject lot.

ESTABLISHED BUILDING LINE	
491 ELM STREET	12.85M
507 ELM STREET	2.93M
AVERAGE ESTABLISHED FOR TWO NEW INTERIOR LOTS	12.85M + 2.93M = 15.78 / 2 = 7.89M NEW ESTABLISHED REQUIRED FRONT YARD SETBACK



PROJECT	4 UNIT BUILDING	OWNER	PP
CLIENT	LOT 20 (495) & LOT 21 ELM STREET, SUDBURY	DESIGNED BY	PP
DATE	2026-02-09	DRAWN BY	PP
SCALE	1/8" = 1'-0"		

PL-MV-2026-00017
 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-2026-00018

APPLICATION SUMMARY

File Date: 02/11/2026

Application Type: Minor Variance

Address(es): 0 Elm Street, Sudbury, Ontario

Applicant(s): CR DESIGN

Owner(s): 2768750 ONTARIO INC

PLANNING APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

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

08/01/2024

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?

4

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

1

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

0

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

No

How many dwelling units will be legalized?

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

No

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

Current Official Plan designation

Living Area I

Current Official Plan designation (additional)

Current Zoning By-law designation

R2-2

Provide a detailed description of what is being proposed

CONSTRUCT A FOUR UNIT TWO STOREY BUILDING WITH A REAR YARD ATTACHED DECK

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

SEE ATTACHED LETTER

Is there an eave encroachment?

Yes

Size of eaves

0.5

Lot Frontage of the property

13.57

Lot Depth of the property

31.88

Lot Area of the property

432.6

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

RESIDENTIAL

Existing uses of neighbouring properties

SFD / DUPLEX / MULTI UNIT BUILDINGS

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)
TWO STOREY FOUR UNIT BUILDING	No	136.1	272.2	2	9.91	13.73	7.2	15.1	3.05	1.83	1.83
ATTACHED REAR YARD DECK	No	18.1	18.1	1	9.91	1.83	3	28.83	1.22	1.83	1.83

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)

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
REAR YARD SETBACK FOR BUILDING - TABLE 6.2	7.5M	3.05M	4.45M
REAR YARD SETBACK FOR ATTACHED DECK GREATER THAN 1.2M IN HEIGHT - TABLE 4.1	MAY ENCROACH 3.6 M INTO THE REQUIRED REAR YARD BUT NOT CLOSER THAN 3.0M TO THE REAR LOT LINE.	1.22M FROM THE REAR YARD LOT LINE	1.78M
PARKING IN THE REQUIRED FRONT YARD - 5.4.2.(D)	5.4.2.D) NOTWITHSTANDING THE ABOVE, OUTDOOR PARKING AREAS ARE PERMITTED IN THE REQUIRED FRONT YARD TO A MAXIMUM OF 50% OF THE WIDTH OF THE MINIMUM LOT FRONTAGE, OR THE MAXIMUM DRIVEWAY WIDTH ESTABLISHED BY THIS BY-LAW, WHICHEVER IS LESSER, IN ALL RESIDENTIAL ZONES. -MAXIMUM OF 7.5M IS PERMITTED (50% OF MINIMUM LOT FRONTAGE)	11M MAXIMUM WIDTH	3.5M

EAVES ENCROACHMENT TABLE 4.1

	MAY ENCROACH 1.2 M INTO THE REQUIRED YARD BUT NOT CLOSER THAN 0.6 M TO THE LOT LINE	ENCROACH 4.95M INTO REQUIRED REAR YARD	3.75M
LANDSCAPED OPEN SPACE REQUIREMENTS 4.15.1	3M WIDE LANDSCAPED AREA ADJACENT TO THE FULL LENGTH OF THE LOT LINE ABUTTING A PUBLIC ROAD HAVING A WIDTH GREATER THAN 10M	2.22M	0.78M
LANDSCAPED OPEN SPACE REQUIREMENTS 4.15.2	REQUIRES 50% OF THE REQUIRED FRONT YARD TO BE LANDSCAPED OPEN SPACE (13.75Mx7.89M=107.1M ² /2=53.55M ²)	AREA - 31.45M ² - 29.4%	22.1M ² - 20.6%

C.R. DESIGN

LOT 21 ELM STREET

THE PROPOSAL FOR THIS PROPERTY IS TO CONSTRUCT A FOUR UNIT BUILDING WITH A REAR YARD ATTACHED DECK. TWO OF THE UNITS WILL BE TWO BEDROOMS AND TWO UNITS WILL BE ONE BEDROOM. THE LOT IS ONLY 31.88 METRES DEEP, WHICH MAKES IT DIFFICULT TO PROPERLY ACCOMODATE THE REQUIRED PARKING FOR THE FOUR UNITS.

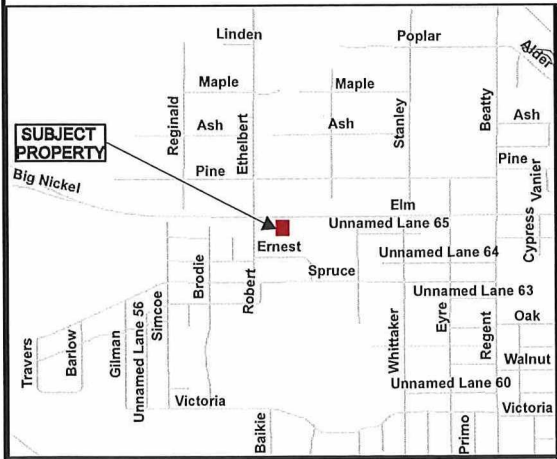
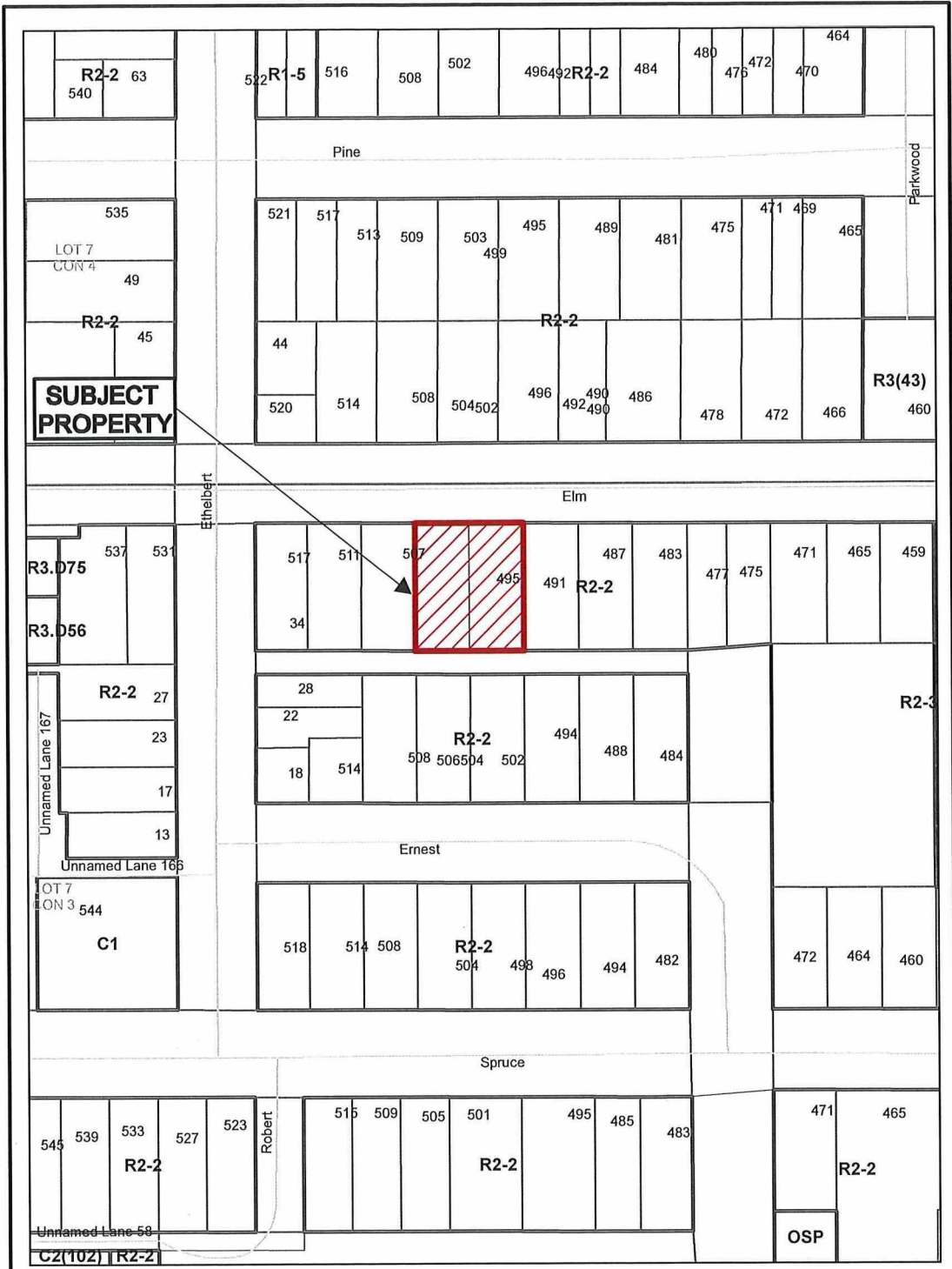
IN ORDER TO PROVIDE THE REQUIRED PARKING, THE BUILDING HAS TO BE SETBACK FURTHER FROM THE FRONT OF THE PROPERTY. THIS REDUCES THE REAR YARD SETBACK. THE OWNER OWNS SEVERAL MULTI UNIT BUILDINGS AND IS OKAY WITH NOT HAVING A LARGE REAR YARD AS THE YARDS ARE TYPICALLY NOT USED BY TENANTS. IN LIEU OF NOT HAVING A LARGE YARD, THE OWNER IS PROPOSING 1.83M X 5.64M DECKS / PATIOS FOR EACH OF THE FOUR UNITS. THE PROPERTY TO THE REAR OF THE LOT IS A CITY OWNED LANEWAY WHICH IS NO LONGER BEING UTILIZED. THE OWNER ATTEMPTED TO PURCHASE THE PROPERTY FROM THE CITY LAST YEAR, BUT WAS NOT SUCCESSFUL AS IT WOULD BE TOO COMPLICATED AS THE LANEWAY RUNS ALONG A LARGE NUMBER OF PROPERTIES. IT SEEMS THE LANEWAY WILL REMAIN UNUSED FOR AN INDEFINITE PERIOD OF TIME, MAKING THE REAR YARD SETBACK OF THE BUILDING AND DECK UNLIKELY TO HAVE A NEGATIVE AFFECT ON ANYONE.

THE REQUIRED FRONT YARD HAS TO BE TAKEN UP BY SOME OF THE REQUIRED PARKING. THE MAIN INTENT OF NOT HAVING PARKING IN THE FRONT YARD IS TO MAINTAIN LANDSCAPING / STREET APPEAL. AS ILLUSTRATED ON THE PLOT PLAN, IT CAN BE SEEN THAT THERE IS STILL LANDSCAPING PROVIDED IN THE FRONT OF THE PROPERTY.

WE HOPE THAT THE COMMITTEE CAN SEE THAT THESE VARIANCES ARE MINOR IN NATURE AND WILL NOT HAVE A NEGATIVE IMPACT AND SUPPORT ADDITIONAL HOUSING THAT IS REQUIRED IN THE CITY, ESPECIALLY NEAR THE DOWNTOWN CORE.

ROHIT WALIA

C.R. DESIGN



Application for Minor Variance or Permission

Subject Property being PIN 73586-0250,
 Lot 21, Plan 48S,
 Part Lot 7, Concession 3,
 Township of McKim,
 0 Elm Street, Sudbury,
 City of Greater Sudbury

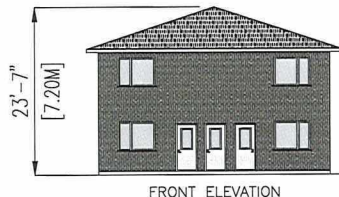
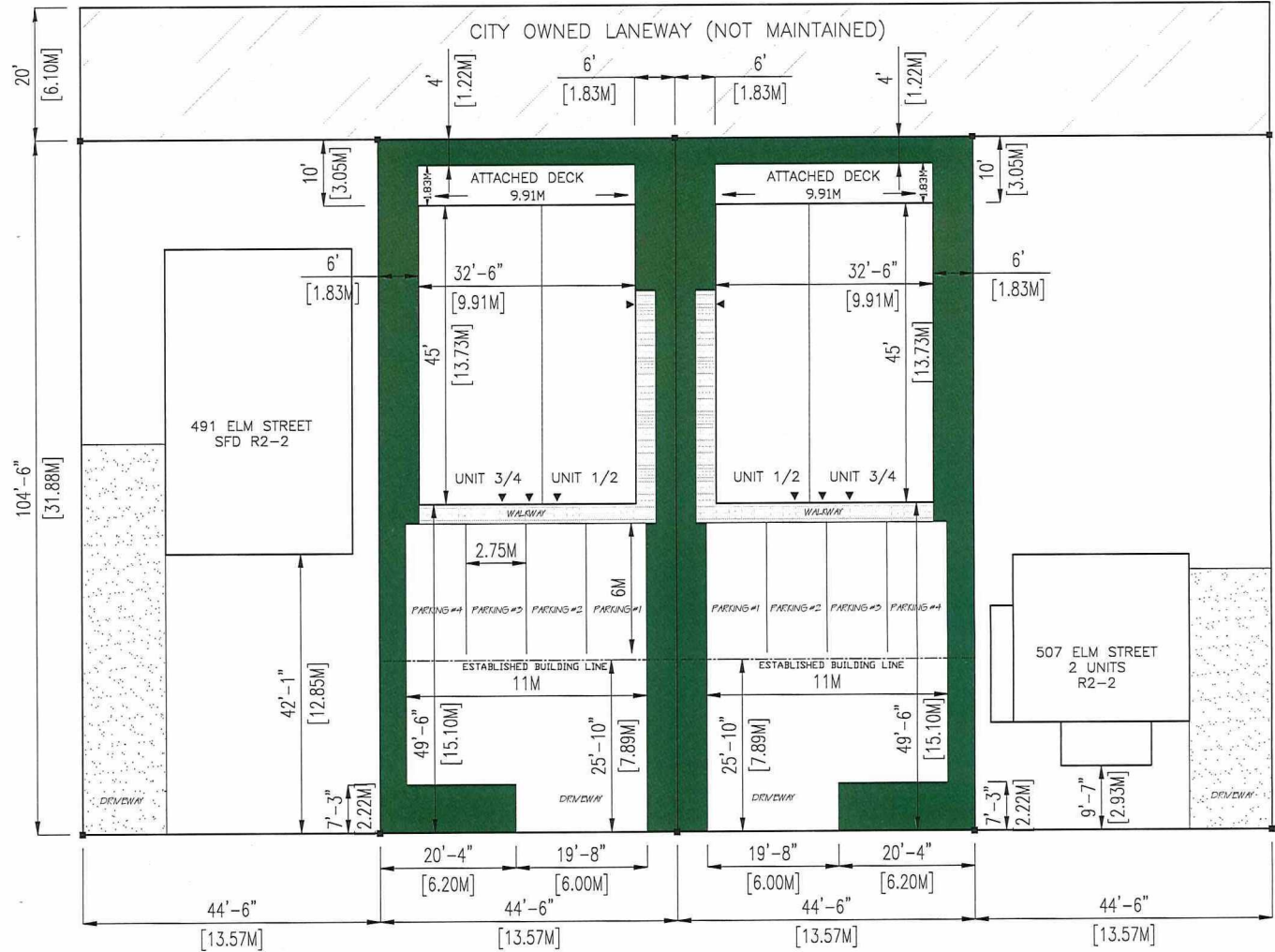
Sketch 1, NTS
 NDCA

PL-MV-2026-00018
 Date: 2026 02 17

**LOT 20 (495) AND LOT 21 ELM STREET
PART OF LOT 7 CON 3 MCKIM
CITY OF GREATER SUDBURY
FEB 2026**

SITE STATISTIC TABLE (SAME FOR LOT 20 AND LOT 21)		
CURRENT ZONING	R2-2	PROVIDED FOR PROPERTY
REQUIRED / PERMITTED		
LOT AREA	N/A	432.6 m ²
TOTAL LOT COVERAGE	45%	136.1 m ² (31.5%)
LOT FRONTAGE	N/A	13.57m
LOT DEPTH	N/A	31.88m
BUILDING SETBACKS		
FRONT YARD	7.89m (AS PER 4.8)	15.1m
REAR YARD	7.5m	3.05m
SIDE YARD - L	1.8m	1.83m
SIDE YARD - R	1.8m	1.83m
BUILDING AREA		136.1 m ²
GROSS FLOOR AREA		272.2 m ²
STOREYS ABOVE GRADE		2
STOREYS BELOW GRADE		0
BUILDING HEIGHT	11M MAX.	7.2m
ATTACHED DECK (GREATER THAN 1.2M IN HEIGHT)		1.83m x 9.91m = 18.1m ²
PARKING CALCULATION RATIO	1 PARKING PER UNIT	4
LANDSCAPE OPEN SPACE %		35% 151.3 m ²

VARIANCES REQUIRED - LOT 20 AND LOT 21			
	REQUIRED	PROPOSED	DIFFERENCE
REAR YARD SETBACK (BUILDING) (TABLE 6.2)	7.5M	3.05M	4.45M
REAR YARD SETBACK FOR ATTACHED DECK GREATER THAN 1.2M IN HEIGHT (TABLE 4.1)	MAY ENCRDACH 3.6 M INTO THE REQUIRED REAR YARD BUT NOT CLOSER THAN 3.0M TO THE REAR LOT LINE.	1.25M FROM THE REAR YARD LOT LINE	1.78M
EAVES ENCRDACHMENT TABLE 4.1	MAY ENCRDACH 1.2 M INTO THE REQUIRED YARD BUT NOT CLOSER THAN 0.6 M TO THE LOT LINE.	ENCRDACH 4.95M INTO REQUIRED REAR YARD	3.75M
PARKING IN THE REQUIRED FRONT YARD -5.4.2.(D)	5.4.2.(D) NOT WITHSTANDING THE ABOVE, OUTDOOR PARKING AREAS ARE PERMITTED IN THE REQUIRED FRONT YARD TO A MAXIMUM OF 50% OF THE WIDTH OF THE MINIMUM LOT FRONTAGE -MAXIMUM OF 7.5M IS PERMITTED (50% OF THE MINIMUM LOT FRONTAGE)	11M MAXIMUM WIDTH	3.5M
LANDSCAPED OPEN SPACE REQUIREMENTS 4.15.1.	3M WIDE LANDSCAPED AREA ADJACENT TO THE FULL LENGTH OF A LOT LINE ABUTTING A PUBLIC ROAD HAVING A WIDTH GREATER THAN 10M	2.22M	0.78M
LANDSCAPED OPEN SPACE REQUIREMENTS 4.15.2.	REQUIRES 50% OF THE REQUIRED FRONT YARD TO BE LANDSCAPED OPEN SPACE (13.57M x 7.89M = 107.1M ² / 2 = 53.55M ²)	AREA - 31.45M ² - 29.4%	22.1M ² - 20.6%



4.8 ESTABLISHED BUILDING LINE - the minimum front yard required on the said interior lot when vacant shall be the average of the established building lines on the said two abutting lots but shall not be greater than the minimum front yard depth required for the zone in which such lot is located, and, where the said interior lot contains an existing main building, the minimum front yard required shall be the average established building lines of all three lots.

b) Notwithstanding the above paragraph, if one of the two abutting lots is vacant, the established building line will be established using the next abutting developed lot provided it is located within 30.0 metres of the subject lot.

ESTABLISHED BUILDING LINE	
491 ELM STREET	12.95M
507 ELM STREET	2.93M
AVERAGE ESTABLISHED FOR TWO NEW INTERIOR LOTS	$\frac{12.95M + 2.93M}{2} = 15.78 / 2 = 7.89M$ NEW ESTABLISHED REQUIRED FRONT YARD SETBACK



PROJECT	4 UNIT BUILDING
CLIENT	LOT 20 (495) & LOT 21 ELM STREET, SUDBURY
DATE	2026-02-09
SCALE	1/8" = 1'-0"
DESIGNER	PP

PL-MV-2026-00018
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-2026-00020

APPLICATION SUMMARY

File Date: 02/19/2026

Application Type: Minor Variance

Address(es): 5507 Desmarais Road, Hanmer P3P 1R3

Applicant(s): JOSEE LEGAULT

Owner(s): JOSEE LEGAULT AND KOREY LEGAULT

PLANNING APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

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

May 10, 2013

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

RU

Provide a detailed description of what is being proposed

Detached Garage

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

The proposed height of the Detached Garage we would like to build is 7.1m in height due to Engineered Trusses. The current Zoning By-Law requires a 6.5m height.

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

255.62

Lot Depth of the property

401.34

Lot Area of the property

102952.12

Total width of the public road giving access to the property

20

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

House: 1974

Frame Barn: 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

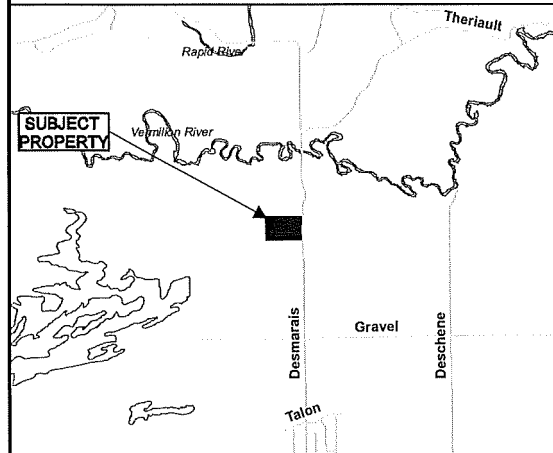
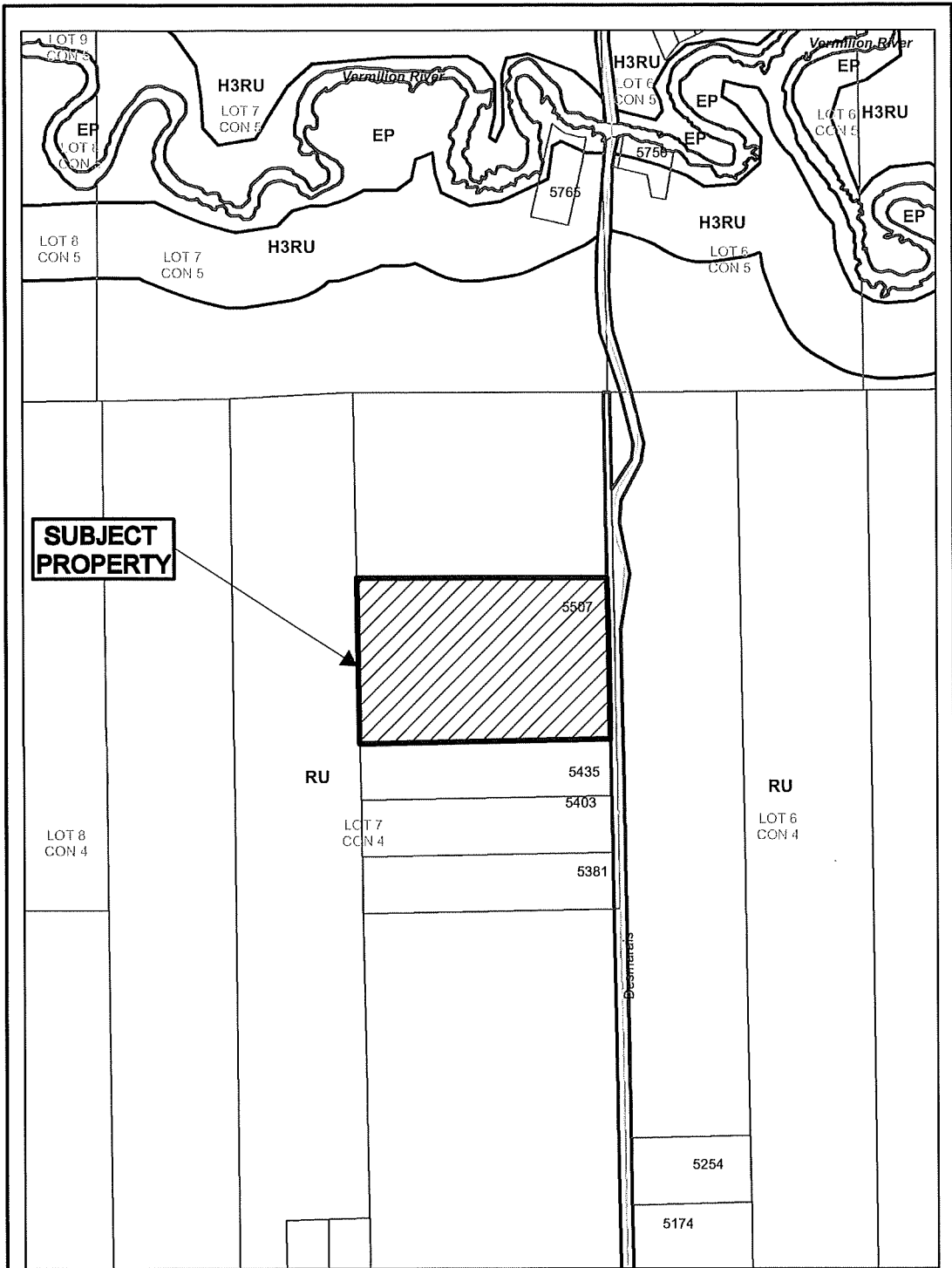
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Detached Garage	No	107	107	0	9.753	10.972	7.1	45.1	340	23	224

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	182.55	182.55	1	14.6	14	6.09	63.2	320	46.16	191
Frame Barn	No	93	93	0	9.6	9.7	6.5	150.5	250	30	218
Shed	No	8.86	8.86	1	2.43	3.65	2.59	77	324	18	230

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Height - Detached Garage	6.5m in height	7.1	0.6



Application for Minor Variance or Permission



Subject Property being PIN 73506-0519,
 SRO, Part Lot 7, Concession 4,
 being Parts 4-5, Plan 53R-19964,
 Township of Hanmer,
 5507 Desmarais Road, Hanmer,
 City of Greater Sudbury

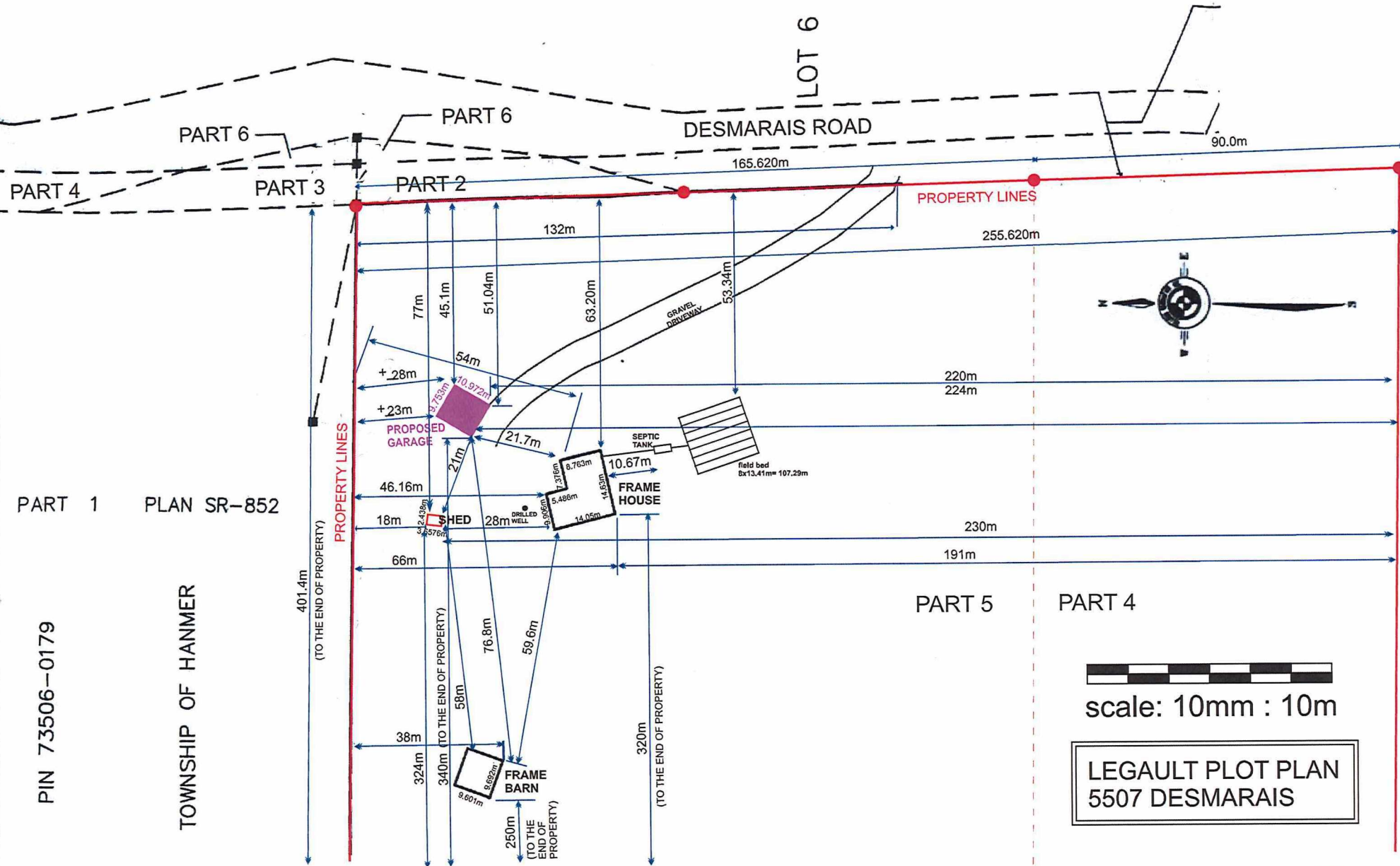
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 NDCA

PL-MV-2026-00020
 Date: 2026 02 25

PIN 73506-0179

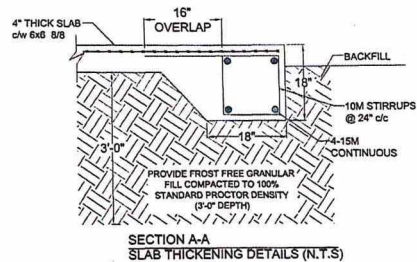
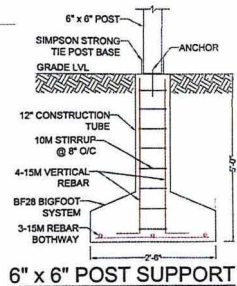
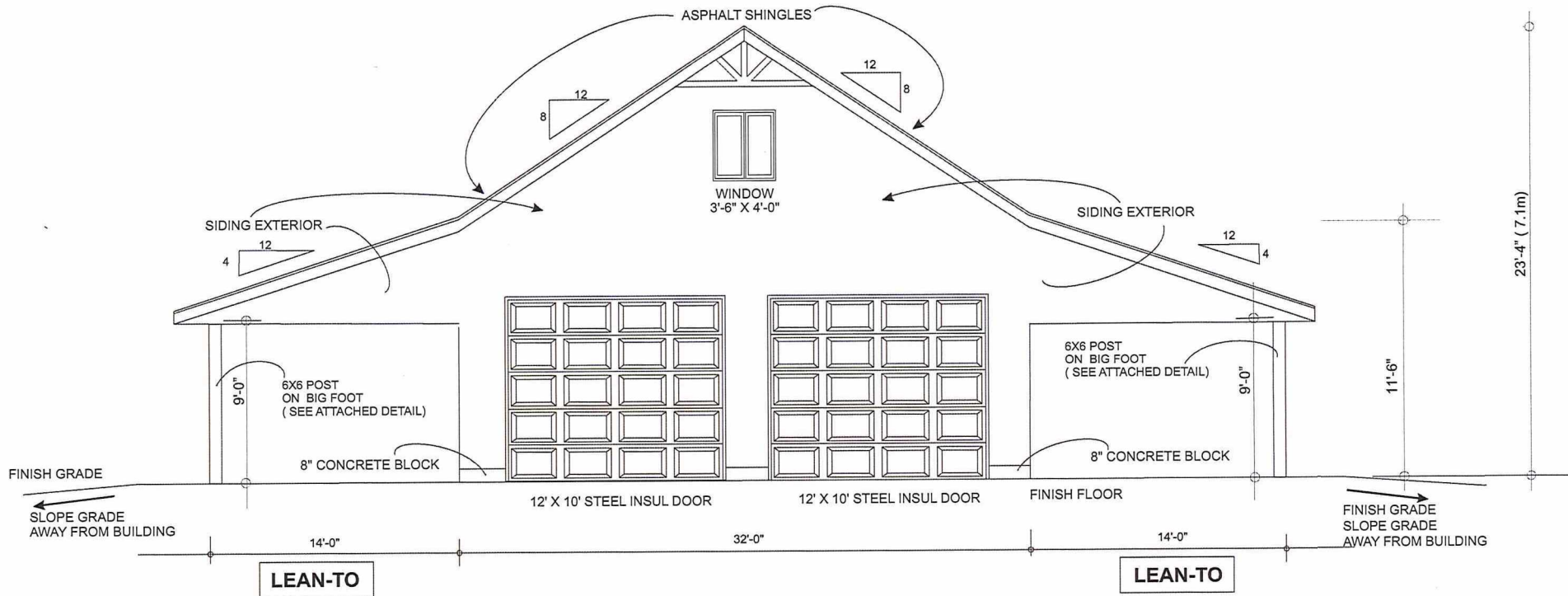
TOWNSHIP OF HANMER

PART 1 PLAN SR-852



LEGault PLOT PLAN
5507 DESMARAIS

PL-MV-2026-00020
Sketch 2



**LEGAULT GARAGE
FRONT ELEVATION**
5507 DESMARAIS ROAD
HANMER, ON

January 2026

PLM-V-2025-00020
Sketch 3



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

Record #: PL-MV-2025-00167

APPLICATION SUMMARY

File Date: 12/02/2025

Application Type: Minor Variance

Address(es): 1282 Paquette Street, Sudbury P3A 3Y2

Applicant(s): DANIEL PLANTE

Owner(s): DANIEL PLANTE AND DENISE PLANTE

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?

2007

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?

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?

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

R2-2

Provide a detailed description of what is being proposed

reduce front green grass for parking.

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

not enough parking space in the back.

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

15.24

Lot Depth of the property

45.7

Lot Area of the property

675

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

main building 1964 shed uknow

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

residential since 1964

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

residential

Existing uses of neighbouring properties

residential

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

No

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

No

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

Have you consulted with Conservation Sudbury regarding this relief?

WATER SUPPLY AND SEWAGE DISPOSAL

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

PROPERTY ACCESS

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

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

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

CONCURRENT APPLICATIONS

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

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

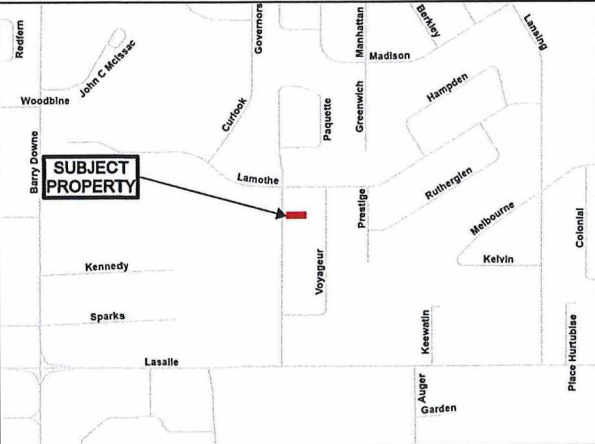
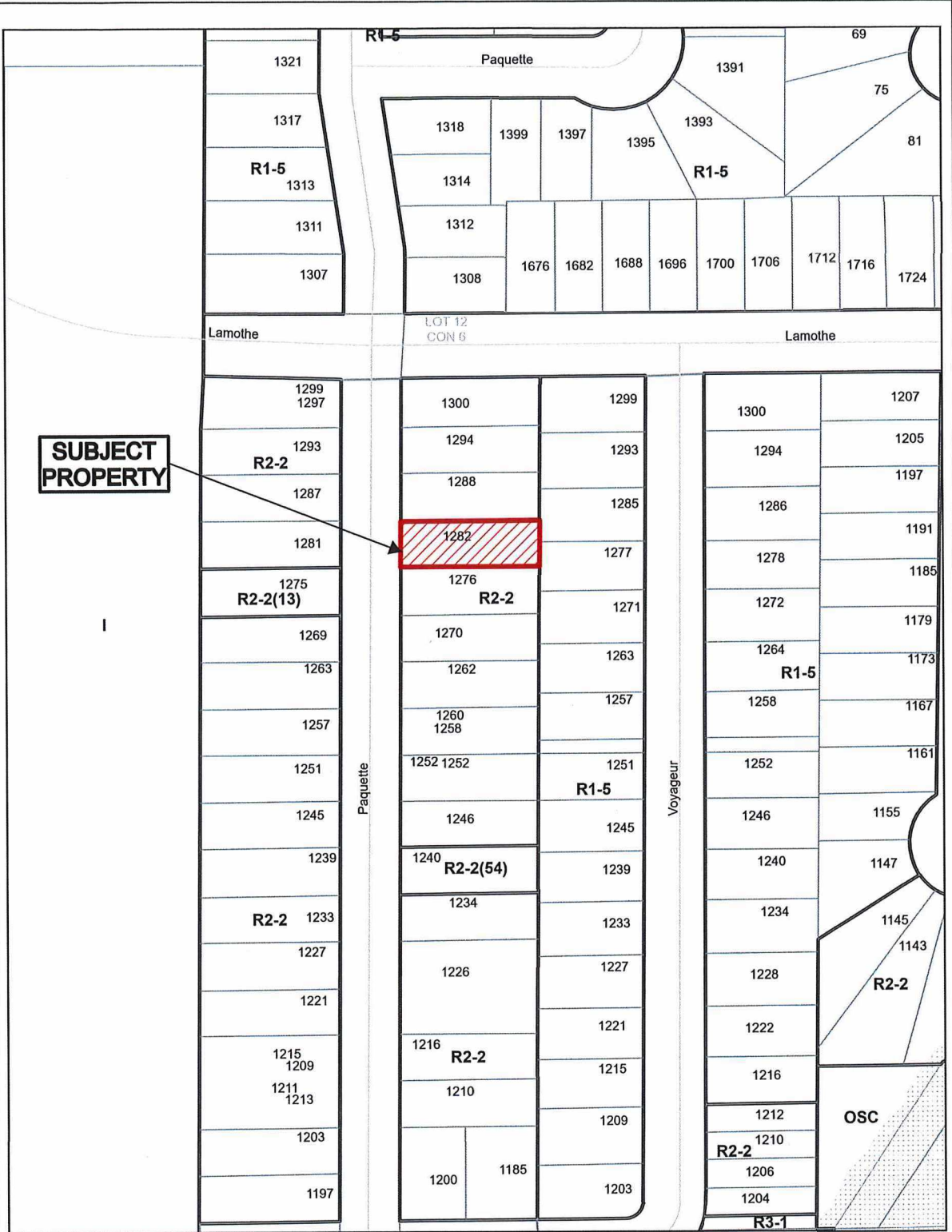
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback 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)
Dwelling	No	126	252	2	11	17.4	6.4	10.2	18.12	3	1.2
Shed	No	15.68	15.68	1	3.2	4.9	2.4	27.6	14.92	1.2	9.14

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Drive aisle	6m	3m	3m



Application for Minor Variance or Permission



Subject Property being PIN 73567-0335,
 Parcel 33376 SEC SES SRO,
 Part Lot 12, Concession 6,
 Part Lot 14, Plan M-287,
 Part 1, Plan SR-1862,
 Township of Neelon,
 1282 Paquette Street, Sudbury,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

PL-MV-2025-00167
 Date: 2025 12 04

