

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

March 5, 2025

PUBLIC HEARINGS

PL-MV-2025-00002 GEORGE SOULE

Ward: 7

PIN(s) 735110282, Part Lots 8 & 9, Concession 5, FIRSTLY; Part Summer Resort Location 75, Plan M-137 and Part Road Allowance fronting Lot 75, Plan M-137, being Parts 10, 11, 14 and 15, Plan 53R-16790; SECONDLY; Part Summer Resort Location 74, Plan M-137 and Part Road Allowance fronting Lot 74, Plan M-137, being Parts 2, 4, 5, 6, 7 and 8, Plan 53R-16790; Part 1 and 2, Plan 53R-8969; Part 7, 14, 18 Plan 53R-12391; Township of MacLennan, 989 West Bay Road, Garson, 989 West Bay Road, Skead P3L 1V3, By-law 2010-100Z, RS(1)

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 reconstruction of a dwelling and to permit the existing garage and sleep camp providing, firstly, high water setbacks of 19.8m for the dwelling, 18.2m for the garage and 11.6m for the sleep camp, and secondly, to permit the dwelling, garage and sleep camp to be within 20.0m of the high water mark of a lake, where a residential building or other accessory building or structure shall be no closer than 30.0m to the high water mark, and where the only permitted structures within 20.0m of the high water mark 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.

Previously subject to Consent Applications B380/79 & B381/79 (Jan 7/80), B534/89, B535/89, B536/89 and B537/89 (Oct 23/89), B49/00 (Jul 10/00), B118/03 (Oct 20/03), B06/14 (May 8/14) and Minor Variance Applications A14/14 and A15/14 (Mar 19/14)

PL-MV-2025-00004

**BAILEY EMOND
TIFFANY SABOURIN**

Ward: 6

PIN(s) 735080453, Parcel 36699 SEC SES SRO, Lot 73, Plan M-490, Part Lot 12, Concession 2, Township of Capreol, 4100 Theresa Avenue, Hanmer P3P 1N7, By-law 2010-100Z, R1-5

For relief from Part 4, Section 4.2, subsections 4.2.3 and 4.2.4 a) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of detached garage providing, firstly, accessory lot coverage of 11%, where the total lot coverage of all accessory buildings and structures on a residential lot shall not exceed 10%, and secondly, a maximum height of 5.5m, where the maximum height of any accessory building on a residential lot shall be 5.0m.

PL-MV-2025-00006

920067 ONTARIO LIMITED

Ward: 6

PIN(s) 735031612, Part Lot 1, Concession 3, Part 1, Plan 53R-15318 and Part 3, Plan 53R-16043, except Part 37, Plan 53R-19125, 53M-1299, 53M1339, 53M-1378 and 53M-1406, together with an easement over Part 2, Plan 53R-16043, Township of Hanmer, 0 Serenna Drive, Hanmer, Ontario, By-law 2010-100Z, R1-5, FD

For relief from Part 4, Section 4.3 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, in order to facilitate the construction of a single detached dwelling providing 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.

Previously subject to Consent Applications B0361/1994 (Jul 31/95) and B0107/1997 (Jul 7/97)

THIS APPLICATION WAS DEFERRED FROM THE MEETING OF JANUARY 22, 2025 IN ORDER TO AFFORD THE OWNERS THE OPPORTUNITY TO ADDRESS THOSE COMMENTS RECEIVED FROM AGENCIES AND DEPARTMENTS.

PL-MV-2025-00005

**BEAU FRESCURA
AMY FRESCURA**

"REVISED"

Ward: 9

PIN(s) 734720161, Parcel 22576 SEC SES SRO, Lot 57, Plan M-480; and Part Lot 12, Concession 1, Broder Location DE 146 Part 3, Plan 53R-9720, Township of Broder, 3140 South Shore Road, Sudbury P3G 1M2, By-law 2010-100Z, SLS

For relief from Part 4, Section 4.2, Table 4.1 and Section 4.41, subsection 4.41.2 (c) and Part 9, Section 9.3, Table 9.3 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, to facilitate the following, firstly, the construction of a single detached dwelling providing a north interior side yard setback of 2.42m with eaves encroaching 1.01m into the proposed 2.42m setback and a south interior side yard setback of 1.53m with eaves encroaching 0.73m into the proposed 1.53m setback, where a minimum 3.0m interior side yard setback is required and where eaves may encroach 0.6 m into the required interior yard but not closer than 0.6 m to the lot line, and secondly, a leaching bed providing a 21.0m setback from the high water mark, where no person shall construct a leaching bed closer than 30.0 m from the high water mark of a lake.

**A REMINDER... THE NEXT SCHEDULED MEETING IS
WEDNESDAY, MARCH 19, 2025.**



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

Record #: PL-MV-2025-00002

APPLICATION SUMMARY

File Date: 01/30/2025

Application Type: Minor Variance

Address(es): 989 West Bay Road, Skead P3L 1V3

Applicant(s): NORTH SOUTH STUDIO

Owner(s): GEORGE SOULE

PLANNING APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

What is the date of acquisition of subject land?

April 19, 2016

Are you the registered owner or an authorized agent?

Authorized Agent

What is the number of dwelling units on the property?

1

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

No

How many dwellings 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 Zoning By-law designation

RS(1)

Provide a description of the proposal

NEW 18.29 m x 18.29m (60 x 60 feet) single family home to be erected at same location of existing COTTAGE TO BE DEMOLISHED approx 19.8m from established high water mark (see sketch)
EXISTING SLEEP CAMP AT WATER EDGE (SEE ATTACHED SKETC) TO BE DEMOLISHED or Moved

Provide reason why the proposal cannot comply with the provisions of the Zoning By-law

We are applying for a minor variance regarding the water frontage setback, which is currently 30m from the high water mark We propose building a new one storey dwelling with crawl space approximately 19.8m from the high watermark. The owner requests that the new dwelling be constructed in the exact location of the existing cottage, which-will-be-demolished. This is due to the proximity of the new field bed, holding tank, existing sauna. Placing the new homo in any other location would obstruct the view of the lake.

Is there an eave encroachment?

Yes

Frontage of land affected

266

Depth of land affected

150

Area of land affected

13500

Width of street

10

Date(s) of construction of all buildings and structures on the subject land

Boathouse - 1990
Existing cottage - 1930
Garage - 1985
Sauna - 1998
Sleep Camp - 1930
Storage Building -1950

Existing use(s) of the subject property and length of time it/they have continued

Cottage - 90 Years

Proposed use(s) of the subject property

Same

Existing uses of abutting properties

Year Round Residences

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

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 yearly
- 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?

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?

Indicate application number(s) and application status

PROPOSED BUILDING/STRUCTURE

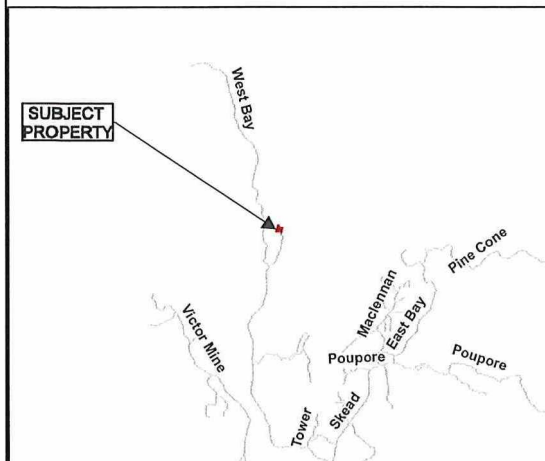
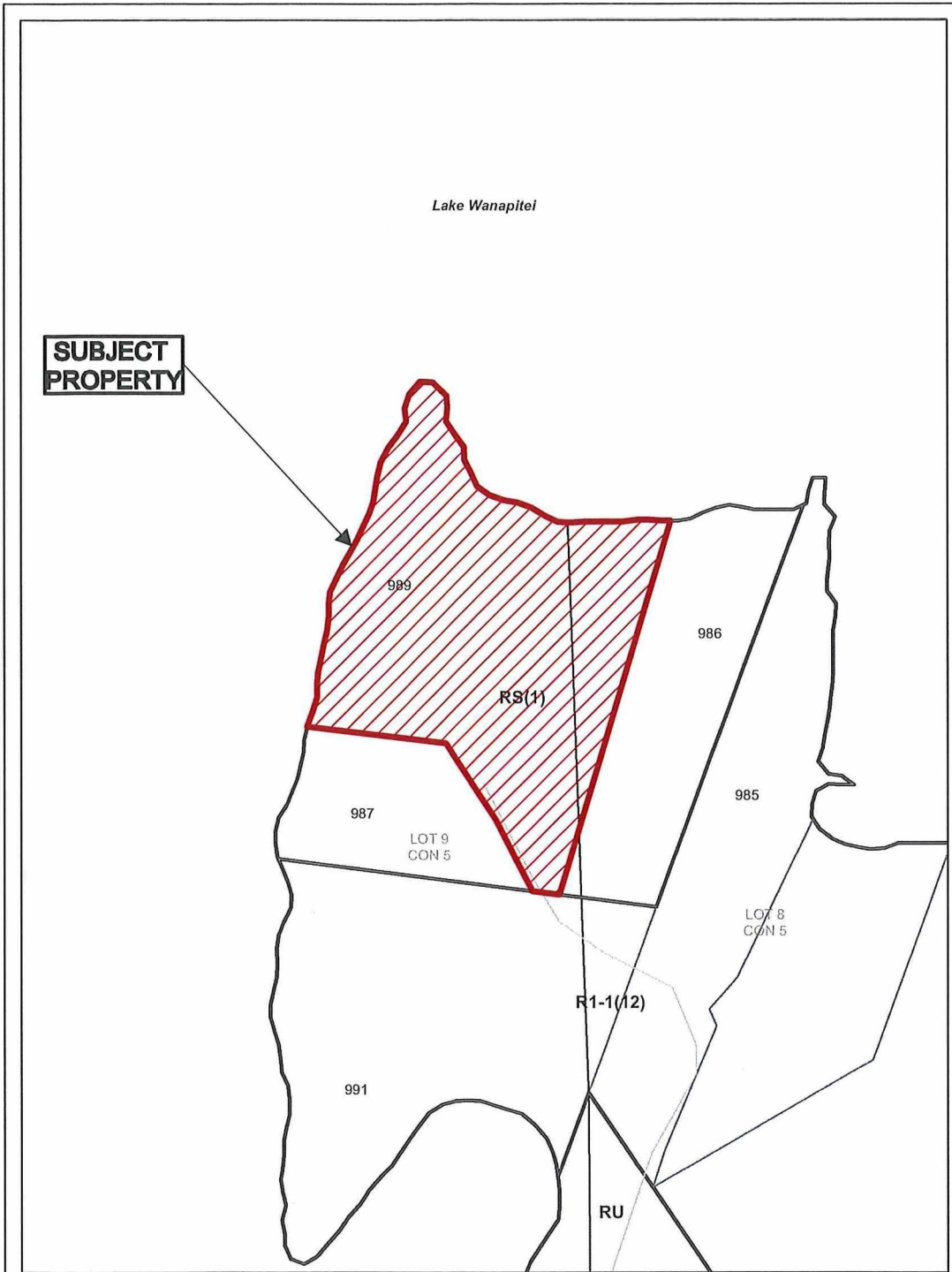
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Dwelling	No	334	334	1	18.29	18.29	7	17.7	64.2	16.9	80.5

EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Boathouse	No	59	59	1	5.9	10	4.2	0	0	0	0
Existing cottage	Yes	100	100	1	10	10	6	17.7	73	22.9	84
Garage	No	123	123	1	11	11	6	50.5	48.1	6.8	95.5
Sauna	No	35	35	1	4.8	7.3	3	3.1	85.6	42.4	69.8
Sleep Camp	Yes	43	43	1	5.9	7.3	4	11.6	78.5	48.7	60.6
Storage Building	No	13.3	13.3	1	3.6	9.7	3	15.0	118.2	83.5	29.11

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
HWM setback - new dwelling	4.41.2 (a) - 30m	19.8m	10.2m
Shoreline buffer area - new dwelling	4.41.4(a) - 20m	19.8m	0.2m
HWM setback - garage	4.41.2(a) - 30m	18.2m	11.8m
Shoreline buffer area - garage	4.41.4(a) - 20m	18.2m	1.8m
HWM setback - sleep camp	4.41.2(a) - 30m	11.6m	18.4m
Shoreline buffer area - sleep camp	4.41.4(a) - 20m	11.6m	8.4m



Application for Minor Variance or Permission



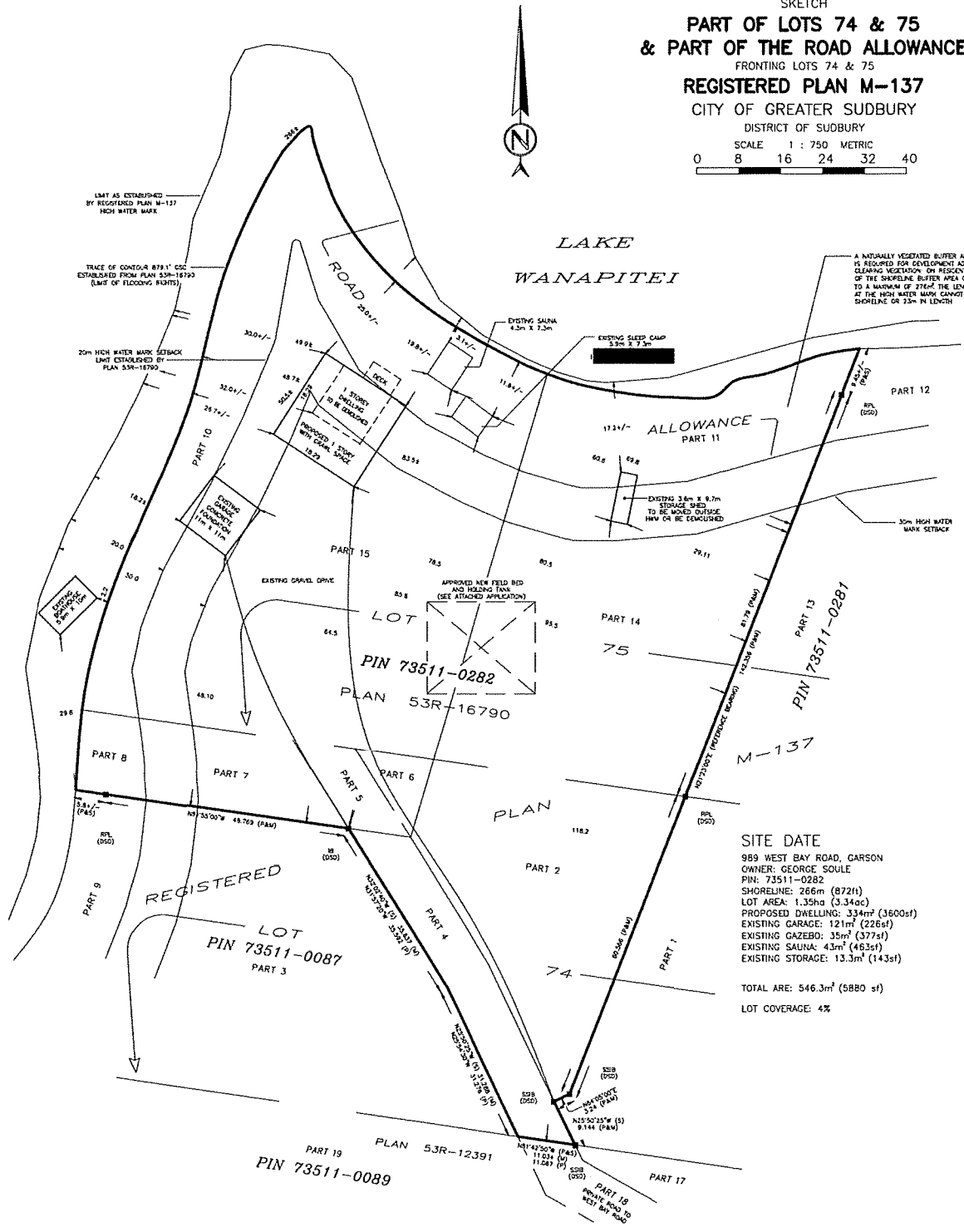
Subject Property being PIN 73511-0282,
 Part Lots 8 & 9, Concession 5,
FIRSTLY: Part Summer Resort Location 75,
 Plan M-137 and Part Road Allowance fronting Lot 75,
 Plan M-137, being Parts 10, 11, 14 and 15, Plan 53R-16790;
SECONDLY: Part Summer Resort Location 74,
 Plan M-137 and Part Road Allowance fronting Lot 74,
 Plan M-137, being Parts 2, 4, 5, 6, 7 and 8, Plan 53R-16790;
 Parts 1 and 2, Plan 53R-8969;
 Parts 7, 14, 18 Plan 53R-12391;
 Township of MacLennan, 989 West Bay Road, Garson,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

PL-MV-2025-00002
 Date: 2025 01 31

SHORE LINE SET BACKS

SKETCH
PART OF LOTS 74 & 75
& PART OF THE ROAD ALLOWANCE
 FRONTING LOTS 74 & 75
REGISTERED PLAN M-137
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY
 SCALE 1 : 750 METRIC
 0 8 16 24 32 40

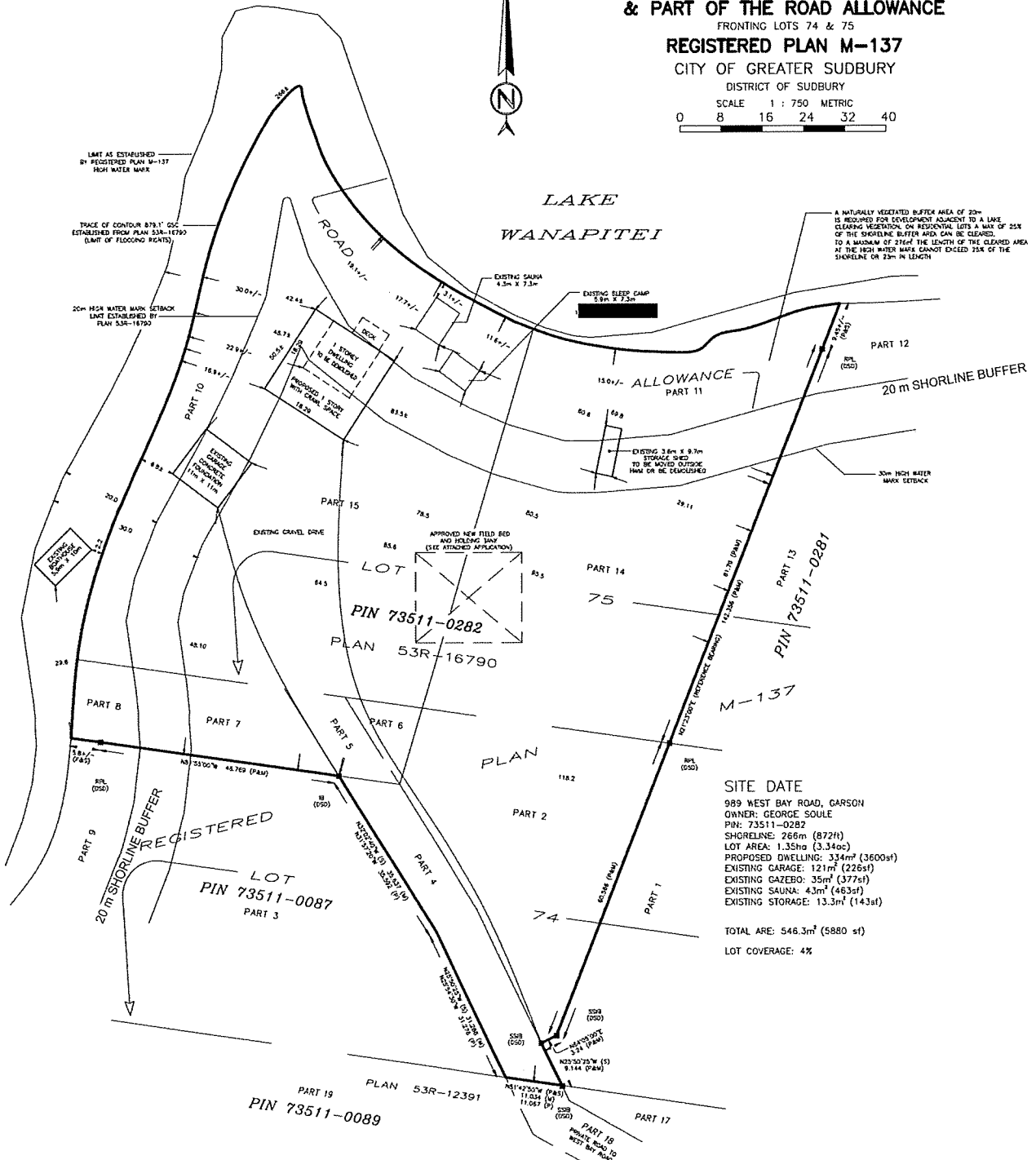


SITE DATE
 989 WEST BAY ROAD, CARSON
 OWNER: GEORGE SOULE
 PIN: 73511-0282
 SHORELINE: 266m (872ft)
 LOT AREA: 1.35ha (3.34ac)
 PROPOSED DAEILLING: 334m² (3600sf)
 EXISTING GARAGE: 121m² (226sf)
 EXISTING GARAGE: 35m² (377sf)
 EXISTING SALINA: 43m² (463sf)
 EXISTING STORAGE: 13.3m² (143sf)

TOTAL ARE: 546.3m² (5880 sf)
 LOT COVERAGE: 4%

PL-MV-2025-00002
 Sketch 2

SKETCH
PART OF LOTS 74 & 75
& PART OF THE ROAD ALLOWANCE
 FRONTING LOTS 74 & 75
REGISTERED PLAN M-137
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY
 SCALE 1 : 750 METRIC
 0 8 16 24 32 40



A NATURALLY VEGETATED BUFFER AREA OF 20m IS REQUIRED FOR DEVELOPMENT ADJACENT TO A LAKE. CLEARING VEGETATION ON RESIDENTIAL LOTS A MAX OF 25% OF THE SHORELINE BUFFER AREA CAN BE CLEARED TO A MAXIMUM OF 276m² THE LENGTH OF THE CLEARED AREA AT THE HIGH WATER MARK CANNOT EXCEED 75% OF THE SHORELINE OR 25m IN LENGTH.

SITE DATE
 989 WEST BAY ROAD, GARSON
 OWNER: GEORGE SOULE
 PIN: 73511-0282
 SHORELINE: 266m (872ft)
 LOT AREA: 1.35ha (3,340sf)
 PROPOSED DWELLING: 334m² (3600sf)
 EXISTING GARAGE: 121m² (226sf)
 EXISTING GAZEBO: 35m² (377sf)
 EXISTING SAUNA: 43m² (463sf)
 EXISTING STORAGE: 13.3m² (143sf)
 TOTAL ARE: 546.3m² (5880 sf)
 LOT COVERAGE: 4%

PL-MV-2025-00003
 sketch 3



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

Record #: PL-MV-2025-00004

APPLICATION SUMMARY

File Date: 02/03/2025

Application Type: Minor Variance

Address(es): 4100 Theresa Avenue, Hanmer P3P 1N7

Applicant(s): BAILEY EMOND

Owner(s): BAILEY EMOND AND TIFFANY SABOURIN

PLANNING APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

What is the date of acquisition of subject land?

July 2019

Are you the registered owner or an authorized agent?

Registered Owner

What is the number of dwelling units on the property?

1

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

No

How many dwellings 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 1

Current Zoning By-law designation

R1-5

Provide a description of the proposal

Build detached garage 5.5m in height

Provide reason why the proposal cannot comply with the provisions of the Zoning By-law

For storage for a enclosed car hauler, too tall if fit in standard 5m height, for storage as well.

Is there an eave encroachment?

No

Frontage of land affected

26.8

Depth of land affected

52

Area of land affected

1362.4

Width of street

4.5

Date(s) of construction of all buildings and structures on the subject land

House - 1971

Shed - 1980

Existing use(s) of the subject property and length of time it/they have continued

Residential since 1971

Proposed use(s) of the subject property

Residential

Existing uses of abutting properties

Residential

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

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 yearly
- 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

PL-MV-2025-00004

PROPOSED BUILDING/STRUCTURE

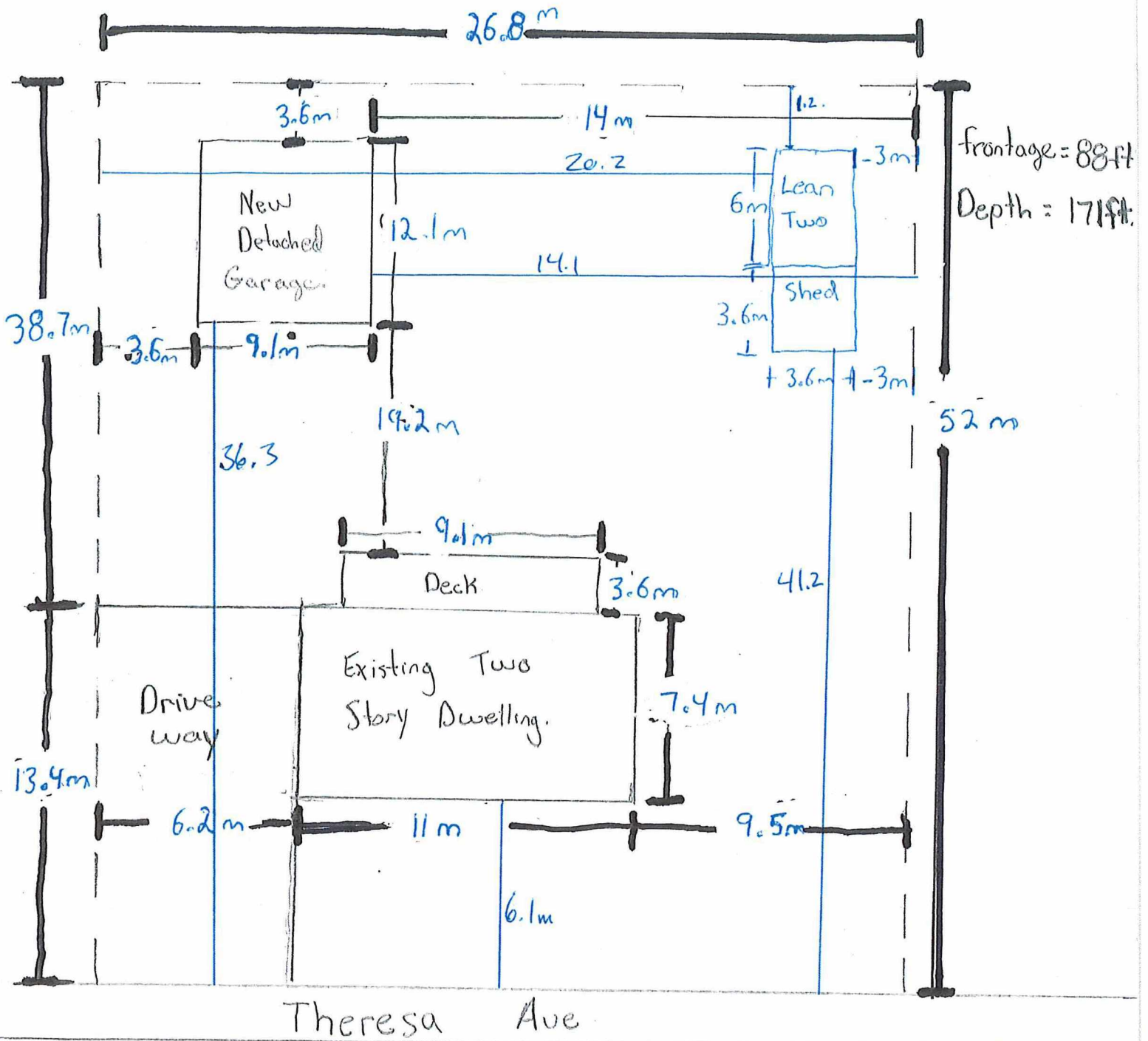
Building Description	Same As Existing	Proposed Ground Floor Area (m ²)	Proposed Gross Floor Area (m ²)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Detached Garage	No	110	110	1	9.1	12.1	5.5	36.3	3.6	3.6	14.1

EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m ²)	Existing Gross Floor Area (m ²)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
House	No	81.4	81.4	1	7.4	11	5.5	6.1	38.5	9.5	6.2
Shed with lean to	Yes	34.6	34.6	1	3.6	9.6	3	41.2	1.2	20.2	3

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Accessory Structure Height - 4.2.4	5	5.5	0.5
Accessory Lot Coverage - 4.2.3	10%	11%	1%



Bailey Emond
 4100 Theresa Ave
 Hammer Ontario
 P3D-1N7

Site
 Plan
 Feb 3rd 2025

(North arrow)



PL-MV-2025-00004
Sketch



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

Record #: PL-MV-2025-00006

APPLICATION SUMMARY

File Date: 02/04/2025

Application Type: Minor Variance

Address(es): 0 Serenna Drive, Hanmer, Ontario

Applicant(s): 749459 ONTARIO LTD - KATMIC CONSTRUCTION

Owner(s): 920067 ONTARIO LIMITED

PLANNING APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

What is the date of acquisition of subject land?

1997

Are you the registered owner or an authorized agent?

Registered Owner

What is the number of dwelling units on the property?

0

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

No

How many dwellings 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 and Living Area 1

Current Zoning By-law designation

R1-5, FD

Provide a description of the proposal

Seek relief of frontage requirements to build single family dwelling.

Provide reason why the proposal cannot comply with the provisions of the Zoning By-law

There is no road frontage on this property, property accessed via right of way

Is there an eave encroachment?

No

Frontage of land affected

0

Depth of land affected

305

Area of land affected

6100

Width of street

0

Date(s) of construction of all buildings and structures on the subject land

Vacant lot

Existing use(s) of the subject property and length of time it/they have continued

Vacant lot

Proposed use(s) of the subject property

Residential

Existing uses of abutting properties

Residential and vacant

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

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 yearly
- 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

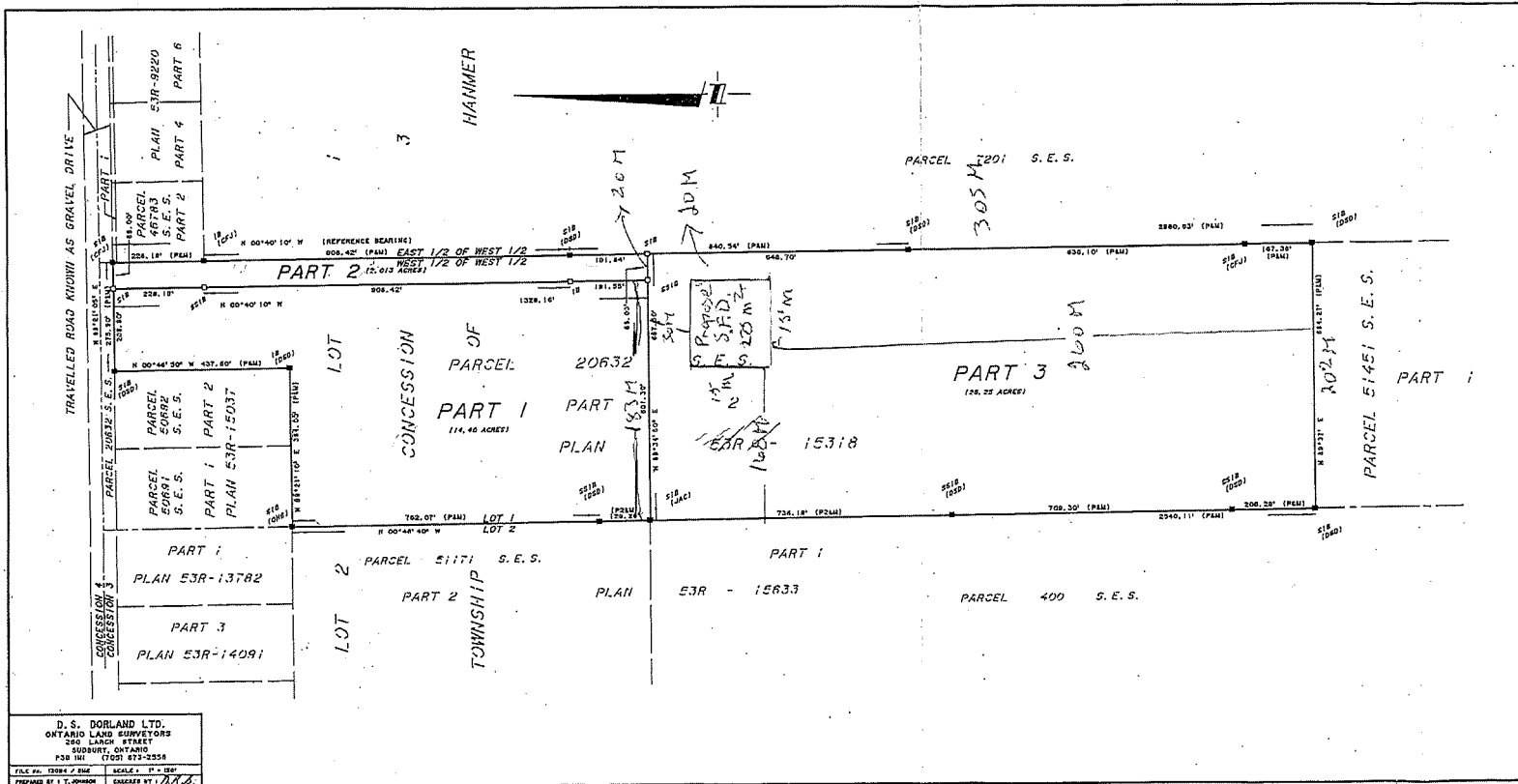
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Proposed SFD	No	225	225	1	15	15	10	30	260	168	20

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)
Access onto an assumed road 4.3	Required	Not Require	0



PLAN 53R-16043

RECEIVED AND DEPOSITED.
 DATE 1997 JULY 25
Walter Zaremb
 LAND REGISTRAR FOR THE LAND TITLES
 DIVISION OF SUDBURY, ONTARIO (No. 33)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE
 LAND TITLES ACT.
July 25 1997
 DATE D.S. Dorland, O.L.S.

PARCEL	LOT	CON	PLAN
1	1	3	PART OF PARCEL 20632 S.E.S.

**PLAN OF SURVEY OF
 PART OF LOT 1
 CONCESSION 3
 TOWNSHIP OF HAMMER
 TOWN OF VALLEY EAST
 REGIONAL MUNICIPALITY OF SUDBURY
 DISTRICT OF SUDBURY**

SCALE = 1 INCH = 150 FEET
 0 50 100 150 200 250 FEET

D.S. DORLAND LIMITED
 ONTARIO LAND SURVEYORS - 1987

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY

- 1.) THAT THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER.
- 2.) THAT THE SURVEY WAS COMPLETED ON THE 12TH DAY OF JULY, 1997.

D.S. Dorland
 D.S. DORLAND, O.L.S.

NOTE
 ALL BEARINGS SHOWN HEREON ARE ASTROMETRIC AND ARE REFERRED TO PART OF THE WEST LINE OF TOWN S. PLAN 33R-15318, SHOWN THEREON TO HAVE A BEARING OF N 00°40'10" W.

LEGEND

- 218 BENCHER STATIONARY IRON BAR
- 219 BENCHER SHORT STATIONARY IRON BAR
- 220 BENCHER IRON BAR
- 221 BENCHER ROCK BAR
- 222 BENCHER ROCK PLUM
- 223 BENCHER IRONMOUNT PILING
- 224 BENCHER IRONMOUNT PILING
- S.E.S. BENCHER IRONMOUNT EAST SECTION
- BENCHER MEASUREMENT
- BENCHER MET
- 225 BENCHER PLAN 33R-15318
- 226 BENCHER PLAN 33R-15318
- 227 BENCHER S.S. DORLAND, O.L.S.
- 228 BENCHER J.J. LOSE, O.L.S.
- 229 BENCHER G.P. HAZARD, O.L.S.
- 230 BENCHER DWILBYE HAZARD HAZELMAN, O.L.S.

IMPERIAL

DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

68-146

12094/DME

PL-MV-2025-00006
 sketch 2

D. S. DORLAND LTD.
 ONTARIO LAND SURVEYORS
 280 LAMB STREET
 SUDBURY, ONTARIO
 P3B 1H1 (709) 473-2558

FILE NO. 108472 REG. NO. 1111
 PREPARED BY I. L. JOHNSON CHECKED BY D.A.A.



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

Record #: PL-MV-2025-00005
REVISED

APPLICATION SUMMARY

File Date: 02/04/2025

Application Type: Minor Variance

Address(es): 3140 South Shore Road, Sudbury P3G 1M2

Applicant(s): BEAU FRESCURA

Owner(s): BEAU FRESCURA AND AMY FRESCURA

PLANNING APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

What is the date of acquisition of subject land?

Nov 2011

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 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 dwellings 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 Zoning By-law designation
SLS

Provide a description of the proposal

- Demolition of existing home
- Demolition of existing septic system
- Rebuilding new home
- Install new septic system

Provide reason why the proposal cannot comply with the provisions of the Zoning By-law

We have outgrown our 860sq ft home and we have decided to rebuild a new forever home. The new build is a bungalow with a walkout which will accommodate our family as we age. We have set it up to be able to accommodate aging parents when the time comes. The style and size are in-line with our neighbours home and will blend in well with neighbouring properties. We have reduced the size of our plans numerous times and have tried to maximize sun exposure and lake views to reduce our overall energy costs. The home is designed by a reputable architect who has made the main floor suitable for us to live in our home well into our older years with any accessibility needs. Our current home was built in the early 1960's and requires substantial work to modernize it and bring it up to today's standards. Since we are on a seasonal road, the side yard setbacks are slightly larger. We are asking for a minor variance on both interior side yards, for an eave encroachment as well as for the location of our septic system as per 4 a.

With regards to the variance for our septic system. We already have an approved septic permit from the Sudbury and District Health Unit, Permit 104-22-SP003 which was approved in 2022. The septic calculation, design and permit was all done through a reputable and well-known septic installer (Bruce Tait Construction). When we applied for the permit, we were going to move forward with our COA application and building permit, but my wife had some severe health challenges which made us delay things to focus on her health. More recently, she has had more serious health challenges and is currently going through intense chemotherapy. Given her health, we are trying to move forward with our new home, knowing it will be newer, with more up to date heating and ventilation systems and up to today's building code standards.

Had we been able to build the home when we acquired our septic permit, we would have been ok with the older septic system setbacks. We are limited to where we can put the septic system as we have a garage and driveway on the roadside. Our architect, septic designer and surveyor (Terry Del Bosco of Tulloch Engineering all agreed that we would have the least environmental impact by setting the house as far back as we could (while leaving enough room to access the garage doors with our vehicles and boats) and having the septic system encroach within the required setbacks. Our current septic system is under sized, nearing its lifespan and runs partly under our driveway.

Another issue we have is the aggressive milfoil that has moved into our bay. We have resided here since 2011 and there were no signs of milfoil. We have had to extend our water line twice and its current location is already choking our water intake due to the spread of milfoil. We had to hire a professional diver to come find the water intake and clean the filter this year as we had lost water pressure. This is our main and only source of drinking water. For reference our water line is over 200 feet from the shoreline. We're not comfortable extending it past that as many people fish in our bay and we don't want to risk damages from anchors or fishing gear. I mention this as when we rebuild our home, we are going to need to put in a well to ensure we don't run into long term issues with our water intake. The well contractor suggested the only suitable place to drill the well will be on the roadside where the current septic systems leaching bed ends. The rules state that there needs to be an acceptable distance between your water source and your septic system, which is why we are applying for a variance for the location of the leaching bed to be on the lakeside of our property as we have no other places to drill a well.

Continued in Schedule uploaded

Is there an eave encroachment?
Yes

Size of eaves

1.01

Frontage of land affected
22.86

Depth of land affected
92.05

Area of land affected
2104

Width of street
28.65

Date(s) of construction of all buildings and structures on the subject land
House 1962

Existing use(s) of the subject property and length of time it/they have continued
Residence

Proposed use(s) of the subject property
Residence

Existing uses of abutting properties
Same

Has the subject land ever been subject of a previous application for minor variance/permission?
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 yearly
- Water

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

Private Road - right of way

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

Private Road - right of way

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)
House/Bungalow	No	195.25	220.82	1	18.85	17.50	10.69	41.27	33.28	1.53	2.42

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/Bungalow	Yes	80	130	1	8	9	5.1	45	40	5	5
Sauna	No	36.03	36.03	1	5.18	6.95	3.9	7	78.05	1.9	15.78
Garage	No	118.72	118.72	1	9.75	12.19	5.6	78.57	1.32	1.9	11.23

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Part 9, Section 9.3 Table 9.3 • Min. Interior side yard • North	3.0m	2.42m	0.58m
Part 9, Section 9.3 Table 9.3 • Min. Interior side yard • South	3.0m	1.53m	1.47m
Part 4, section 4.2 table 4.1 eaves South	3.0m	2.21m	0.79m
Part 4, section 4.2 table 4.1 eaves North	3.0m	1.4m	1.6m
4.41.2c) leaching bed shall be no closer than 30m to the high water mark	30m	21.03m from end of leaching bed	8.97m

January 12, 2025

To the Committee of Adjustment Members,

We are writing this letter in full support of Beau & Amy Frescura's minor variance application for their property at 3140 South Shore Rd, Sudbury, On, P3G 1M2. As neighbours, we understand that their application seeks approval for reduced setbacks on both sides of the property, eaves encroachment, and the location of their septic system.

We strongly believe that granting these variances will not only allow their home to blend seamlessly with the character and aesthetic of our neighbourhood but will also contribute to the overall property values in the area. The proposed design is in harmony with the scale and style of nearby homes and aligns with the community's overall look and feel.

In addition to maintaining neighbourhood consistency, the changes outlined in their application will not cause any disruption or negative impacts to surrounding properties, including ours. On the contrary, these improvements will enhance the appeal of the neighbourhood, benefiting all property owners in the vicinity.

We fully support Beau & Amy in this application and encourage the committee to approve it. If there are any further questions, we would be happy to provide additional information.

Sincerely,

Dario & Joy Rocca, 3130 South Shore Rd - [REDACTED]

D. Rocca

Dave & Melissa Desjardins, 3148 South Shore Rd - [REDACTED]

[Signature]

Jim & Lisa Smith, 3160 South Shore Rd - [REDACTED]

[Signature]

Andrew & Krista Ilves, 3118 South Shore Rd - [REDACTED]

[Signature]

PL-MV-2025-00005

Attached – Application for Minor Variance Beau & Amy Frescura 3140 South Shore Rd

c) Description of Proposal

- Demolition of existing home
- Demolition of existing septic system
- Rebuilding new home
- Install new septic system

5) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:

We have outgrown our 860sq ft home and we have decided to rebuild a new forever home.

The new build is a bungalow with a walkout which will accommodate our family as we age. We have set it up to be able to accommodate aging parents when the time comes. The style and size are in-line with our neighbours home and will blend in well with neighbouring properties. We have reduced the size of our plans numerous times and have tried to maximize sun exposure and lake views to reduce our overall energy costs. The home is designed by a reputable architect who has made the main floor suitable for us to live in our home well into our older years with any accessibility needs. Our current home was built in the early 1960's and requires substantial work to modernize it and bring it up to today's standards.

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Our neighbour has a newer septic system on the lakeside within this buffer zone. His system is well maintained and there are no issues with it. He also has minor variances on the sides of his home. We are trying to build our house in a similar location to them to keep it consistent.

We have spoken to our neighbours within 60m of us and they are all ok with our proposed new home plans. They fully support our minor variance application, and they are all excited for us as this will further increase the property values on our road.

In summary, and in regard to 8.4.1(3) of the General Policies, we have made every reasonable attempt to minimize our overall house footprint, while still achieving the desired functionality that we require. Our lot is only 75 feet wide so we have maximized the house setbacks on each side and also pushed the house as far back (closer to the road) as we can, while still being able to bring our vehicles and boats into the existing garage. This proposed redevelopment will be a significant net improvement as we will have a properly functioning septic system and leaching bed that is to current standards and efficiency. In speaking with our team of professionals, we felt that moving the house further away from the buffer zone and having the leaching bed there would have a more positive environmental impact than applying for a setback to move the house closer to the lake and the leaching bed on the roadside as we would not be able to drill a well. Once the work is complete, we intend to plant aquatic plants that will further aid in the buffer zone. Our Long Lake Stewardship typically offers these plants every year and we have planted some in the past. Also, we only need to remove one cedar tree with our project and once built we fully intend to replant trees and other plants/shrubs that will attract bees and help our environment. We have started talking with a landscape architect that will help us with this as well as with some ground coverage shrubs.

We are aware of a neighbouring property that recently went through this same process (Application A0016/2024). They also had a challenging property and had setbacks approved that were very close to the high-water mark. We have reviewed their application and comments and have used it as a benchmark for our application to ensure that we have done our best to respect the environment.

If you have any further questions, please feel free to reach out.

PL-MV-2025-00005

Submission No: A0122/2024

Further to my original application, I wanted to provide some updates to my variance application that was deferred on Jan 22, 2025.

I met with my septic designer/installer Bruce Tait to look at alternative septic locations and different septic systems with a smaller footprint. We reviewed these with my architect to see how they could fit on the site plan. Out of the different options that we evaluated, there are only two viable options that we were able to consider. These were submitted and reviewed by the city planning department and option 2 was their preferred choice. They also reviewed this with Environmental and NDCA who all agreed that they would prefer this option.

1)Option 1: Status quo. This is what we presented at our variance hearing on Jan 22, 2025. This system was designed as large as possible to help dissipate effluent over a greater surface area. Bruce Tait suggested that since we are in a floodplain, this more evenly distributes the effluent over a bigger area which will prevent any saturation.

2)Option 2: Bruce Tait designed a smaller treatment system called Advanced Enviro Septic (AES) and we changed the orientation of the system to be widthwise across the property. This more advanced treatment system allows for a much smaller footprint. I have included some additional information about the system below. We can safely get the smaller system in; however it does limit some access around it closer towards the sauna, however we can work with this. The positive is that we increased the distance to the high-water mark by over 75%. The original setback to the high-water mark was 12m and the new revised system is now at 21.03m. I would be comfortable with this more advanced system, knowing the quality of the effluent is much better than any other system (see the attached factsheet and website).

About Advanced Enviro Septic (AES): This system has been proven to remove up to 99% of wastewater contaminants without using any electricity or replacement media. It is a revolutionary wastewater treatment system that combines treatment and dispersal in one of the smallest footprints while producing level 4 quality effluent. More than 200,000 systems have been installed in North America alone and it is the leading environmentally friendly wastewater treatment system. The AES offers several advantages over traditional septic systems and other advanced treatment systems particularly in terms of efficiency, environmental impact and maintenance requirements.

-Superior Treatment Performance: -Uses a combination of biological and physical processes to treat wastewater more effectively than conventional systems. It also reduces nutrient loading including nitrogen and phosphorus, which will help protect groundwater and nearby bodies of water. It also removes up to 99% of contaminants before wastewater reaches the environment

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-Reduced Environmental Impact: There is no need for electricity or mechanical components, which minimizes energy consumption. Helps prevent contamination of lakes and rivers and groundwater which is important in sensitive environments. Lastly, it works well in areas with poor soil conditions or high-water tables.

-Lower long-term costs: Fewer moving parts which means lower maintenance costs. These systems typically have longer lifespans than traditional septic systems (often more than 30 years with proper care)

-Space saving and flexible installation: Requires a smaller footprint than many conventional leach fields making it ideal for properties with limited space.

-Lower maintenance needs: No mechanical aerators or pumps needed. Routine maintenance typically involves periodic inspections rather than frequent servicing

-Regulatory Compliance and Approvals: Approved in many regions as an alternative to traditional septic systems. Helps meet stricter environmental regulations which is beneficial in eco-sensitive zones or lakes like Long Lake.

Please see the attached fact sheet and here is their website [Enviro-Septic Systems - makeway](https://www.makeway.ca/products/system-o-septic-systems/) <https://www.makeway.ca/products/system-o-septic-systems/>

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FOR RESIDENTIAL • COMMUNITY • COMMERCIAL APPLICATIONS

Combined Treatment and Dispersal

- Treats and disperses wastewater in the same footprint.
- No electricity, replacement media or additional maintenance required
- Flexible configurations for sloped or curved sites
- Certified to NSF/ANSI 40



NSF Testing Parameters	Advanced Enviro-Septic Test Results
BOD <25 mg/L	8 mg/L
TSS <30 mg/L	4 mg/L

Effluent Sample Exceeding NSF/ANSI 40

A powerful ecosystem of aerobic and anaerobic bacteria digests up to 99% of wastewater contaminants, recycling clean water into the environment.

Advanced Enviro-Septic® (AES) passively creates a powerful biological ecosystem that continually digests organic matter in wastewater. Along with other patented components, AES also features the Bio-Accelerator® fabric, which speeds the development of the biomat and allows for distribution of wastewater along the entire length of the pipes. The AES treatment system has been proven to remove up to 99% of wastewater impurities without the need for electricity or replacement media.



INFILTRATOR
water technologies

PL-MV-2025-00005

... Changing the way the world approaches wastewater treatment.

ADVANCED ENVIRO-SEPTIC COMPONENTS

Ridges

- Increase surface area and airflow
- Provide more bacterial growth areas

Skimmer Tabs

- Prevent grease and suspended solids from leaving the pipe
- Prevent clogging

MADE IN USA

HOW IT WORKS

Geotextile

- Surrounds the pipe and fibers
- Provides protected bacterial treatment surface

Plastic Fiber Mat

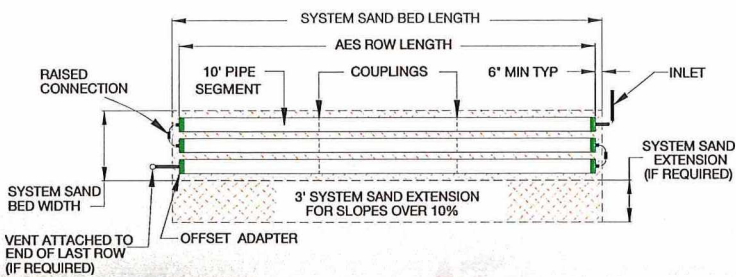
- Filters more suspended solids
- Protects outer geotextile bacterial treatment surface
- Creates a massive bacterial treatment area

Bio-Accelerator®

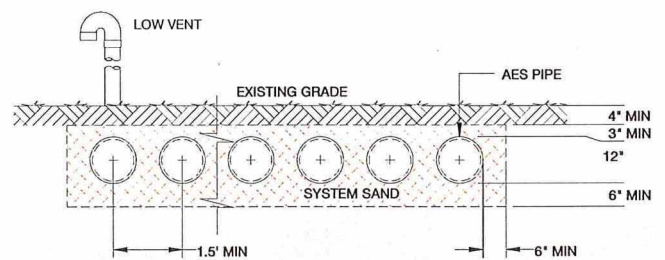
- Quickly develops treatment biomat
- Promotes distribution of effluent along the entire length of the pipes
- Provides additional treatment surface
- Enhances and accelerates treatment
- Protects outer layers and receiving surface



Plan View



Cross Section



*For Ohio and Wisconsin, 12" System sand is required.

Advanced Enviro-Septic Specifications

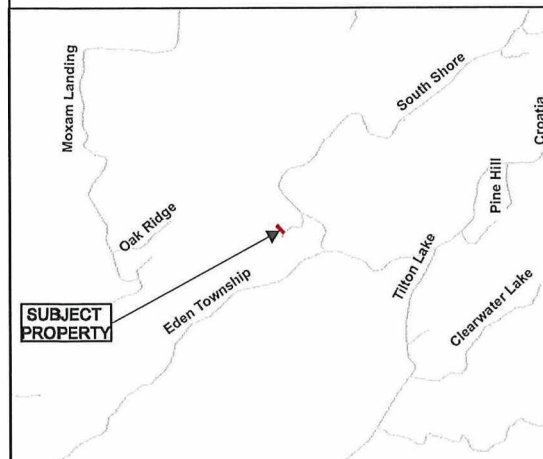
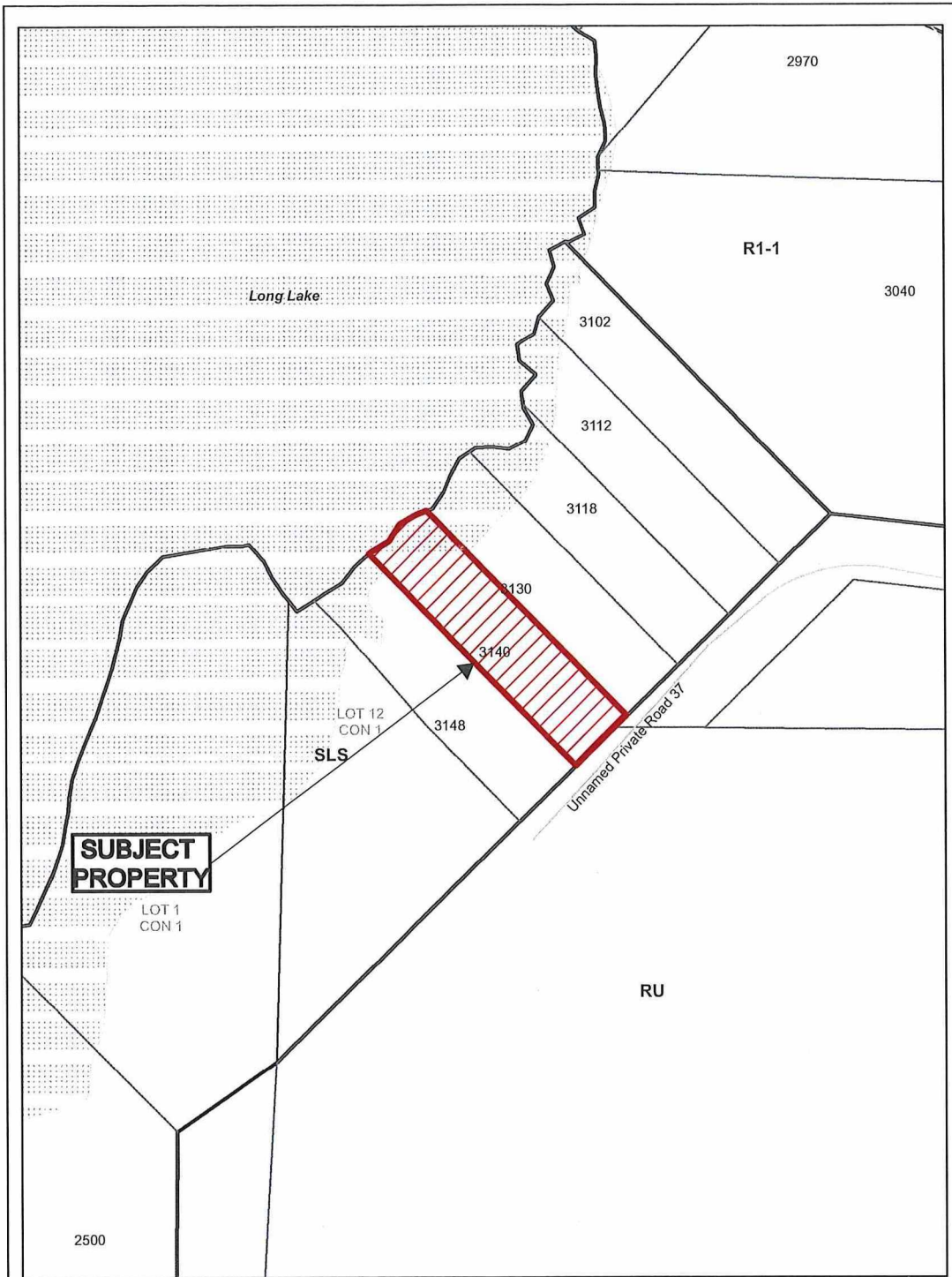
- Each unit of Advanced Enviro-Septic pipe is 10 feet long, has an outside diameter of 12-inches, with a seam oriented in 12 o'clock position and clearly marked with product name.
- Snap-lock couplings, offset adapters and PVC piping are used for system assembly.
- Readily available and easily worked system sand is used to complete the system.

AES01 0724

Infiltrator Water Technologies, 143 Airport Road, Whitefield, NH 03598
infiltratorwater.com • info@infiltratorwater.com • (800) 473-5298



PL-MV-2025-00025



N

**Application for Minor
Variance or Permission**

Subject Property being PIN 73472-0161,
Parcel 22576 SEC SES SRO,
Lot 57, Plan M-480; Part Lot 12, Concession 1,
Location DE146 Part 3 on Plan 53R-9720,
Township of Broder,
3140 South Shore Road, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2025-00005
Date: 2025 01 03

