

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

May 14, 2025

PUBLIC HEARINGS

PL-MV-2025-00010 MICHAEL SHANTZ

Ward: 10

PIN(s) 735810094 and 735810095, Parcels 833 and 834 SEC SES, Part Lot 8, Plan M-14, Part Lot 2, Concession 3, Township of McKim, 449 Lake Point Court, Sudbury, [By-law 2010-100Z, R1-3]

For relief from Part 4, Section 4.41, subsections 4.41.2 and 4.41.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of an addition on the existing detached garage and a retaining wall providing a high water setback of 19.0m for the addition on the existing detached garage and 17.1m for the retaining wall, where accessory buildings or structures 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 Minor Variance Application A0075/1983 (May 24/90) and Consent Application B0085/1983.

PL-MV-2025-00029

SARA CAMPAGNARO

Ward: 9

PIN(s) 734740109, Parcel 20102 SEC SES SRO, Lot 1, Plan M-283, Part Lot 9, Concession 5, Township of Broder, 2622 Niemi Drive, Sudbury, [By-law 2010-100Z, SLS]

For relief from Part 4, Section 4.2, Table 4.1 and Section 4.41, subsections 4.41.2 and 4.41.4 and Part 9, Section 9.3, Table 9.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, for the following:

1. the existing seasonal dwelling to provide rear yard setback of 6.9m with eaves encroaching an additional 0.46m, where 10.0m is required and where eaves may encroach 1.2 m into the required yard but not closer than 0.6 m to the lot line;
2. the existing seasonal dwelling to provide in interior side yard setback of 1.8m with eaves encroaching an additional 0.43m, where 3.0m is required and where eaves may encroach 0.6 m into the required yard but not closer than 0.6 m to the lot line;
3. the existing seasonal dwelling to provide and be located 11.0m setback from the high water mark, where 30.0m is required and where only the accessory structures as set out in subsection 4.41.2, boat launches, marine railways, waterlines and heat pump loops are permitted within 20.0m of a high water mark and the area permitted to be cleared of natural vegetation in Section 4.41.3;
4. the existing leaching bed to provide a high water mark setback of 19.5m, where 30.0m is required;
5. the existing boathouse to provide an interior side yard setback of 0.32m, where a boathouse may be no closer than 3.0m to the interior side yard located above the high water mark;
6. the existing 2.57m high retaining wall to provide no (0.0m) setback from the rear lot line, where a 1.2m is required;
7. the existing 1.83m high attached deck on the seasonal dwelling to encroach and provide an interior side yard setback of 0.6m, where an uncovered deck greater than 1.2m in height may encroach 1.2m into the interior side yard but no closer than 1.2m to the interior side lot line; and
8. the existing 2.57m high retaining wall to provide and be located 11.4m setback from the high water mark, where 30.0m is required and where only the accessory structures as set out in subsection 4.41.2, boat launches, marine railways, waterlines and heat pump loops are permitted within 20.0m of a high water mark and the area permitted to be cleared of natural vegetation in Section 4.41.3.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION
A0087/2017 (6 SEP 17)

**PL-MV-2025-00034 LAURIE AUBERTIN
LARRY AUBERTIN**

Ward: 7

PIN(s) 735140201, Firstly: Location CL 10027, Part 1, Plan 53R-16233; Secondly: Part Summer Resort Location SB7, Part Lot 3, Concession 6, Township of Scadding, 116 Bayview Road, Scadding, [By-law 2010-100Z, RS]

For relief from Part 4, Section 4.2, Table 4.1 and Section 4.41, subsections 4.41.2 and 4.41.4 and Part 9, Section 9.3, Table 9.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the reconstruction of the seasonal dwelling, the construction of a detached garage and to permit the existing office/storage shed providing, firstly, a high water mark setback of 15.0m for the seasonal dwelling, 19.8m for the detached garage and 3.0m for the office/storage shed, where a residential building or other accessory buildings or structures 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 and boat launches, marine railways, waterlines and heat pump loops, secondly, for the seasonal dwelling to provide a rear yard setback of 1.5m with eaves encroaching 0.3m into the proposed 1.5m setback, where 7.5m is required and where eaves may encroach 1.2m into the required rear yard but not closer than 0.6m to the lot line, and thirdly, to permit the existing office/storage shed to provide a front yard setback of 3.0m with an eaves encroaching 0.3m into the proposed 3.0m setback, where 10.0m is required where eaves may encroach 1.2m into the required rear yard but not closer than 0.6m to the lot line.

PL-MV-2025-00040 1000684420 ONTARIO LIMITED

Ward: 7

PIN(s) 734950131, Parcel 9827 SEC SES, Lots 104 & 105, Plan M-148, Part Lot 5, Concession 2, Township of Garson, 3368 Falconbridge Road, Garson, 0 Falconbridge Road, Garson, [By-law 2010-100Z, C1]

For relief from Part 7, Section 7.2, Table 7.1 and Section 7.3, Table 7.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, firstly, to facilitate the construction of a dwelling containing four dwelling units, where any dwelling containing not more than 2 dwelling units on a lot with or without non-residential uses provided that the lot is a fully serviced lot is permitted, secondly, providing a rear yard setback of 4.5m, where 7.5m is required, and thirdly, providing interior side yard setbacks of 1.8m, where 2.4m is required.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION A0096/1975 (28

PL-MV-2025-00041

ADAM MARTEL

Ward: 6

PIN(s) 735080509, Parcel 32620 SEC SES SRO, Lot 20, Plan M-476, Part Lot 12, Concession 2, Township of Capreol, 4317 Odile Street, Hanmer, [By-law 2010-100Z, R1-5]

For relief from Part 4, Section 4.2, Table 4.1 and subsection 4.2.10.5 and Section 4.15, subsection 4.15.2 and Part 6, Section 6.3, Table 6.1 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a main dwelling with three additional dwelling units on the proposed lot, subject to Consent Application B0106/2024, firstly, to permit the required parking area in the required front yard to be a maximum width of 18.3m (100% of the width) of the minimum lot frontage, where 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, secondly, providing a minimum of 27% landscaped open space in the required front yard, where a minimum of 50% of all required front yards shall be maintained as landscaped open space in low density residential one (R1) zones, thirdly, providing a rear yard setback of 3.9m with eaves encroaching an additional 0.5m, where 7.5m is required and where eaves may encroach 1.2m into the required 7.5m rear yard but not closer than 0.6 m to the lot line, and fourthly, for the balconies to encroach into the required rear yard and provide a setback of 3.9m from the rear lot line, where balconies may only encroach 1.8m into the required 7.5m rear yard.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0106/2024 (27 JAN 25)

PL-MV-2025-00044 DOMINION PARK DEVELOPMENT

Ward: 6

PIN(s) 735041108, Parcel M1114-124-1 SES SRO, Lot 134, Plan M-1114, Part Lot 5, Concession 2, Township of Hanmer, 0 Vanier Avenue, #Lot 134A, Hanmer, [By-law 2010-100Z, R2-2]

For relief from Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z, as amended, for approval to construct a semi-detached dwelling on a proposed lot identified as Lot 134A on the Site Plan, subject of a future Consent application providing, firstly, a rear yard setback of 6.5m, where 7.5m is required, and secondly, a maximum 50% lot coverage, where a maximum 40% is permitted.

PL-MV-2025-00051 DOMINION PARK DEVELOPMENT

Ward: 6

PIN(s) 735041108, Parcel M1114-124-1 SES SRO, Lot 134, Plan M-1114, Part Lot 5, Concession 2, Township of Hanmer, 0 Vanier Avenue, #Lot 134B, Valley East, [By-law 2010-100Z, R2-2]

For relief from Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z, as amended, for approval to construct a semi-detached dwelling on a proposed lot identified as Lot 134B on the Site Plan, subject of a future Consent application providing, firstly, a rear yard setback of 6.5m, where 7.5m is required, and secondly, a maximum 50% lot coverage, where a maximum 40% is permitted.



APPLICATIONS FOR MINOR VARIANCE

THIS APPLICATION WAS DEFERRED FROM THE MEETING OF APRIL 30, 2025 AT THE REQUEST OF THE APPLICANT.

PL-MV-2025-00014

KEITH LAFRAMBOISE
SANDRA LAFRAMBOISE

PIN(s) 733650084, Parcel 17906 SEC SWS, Part Lot 1, Concession 3, being Summer Resort Location AE-629, and Location CL4674, Part 1, Plan 53R10994, Township of Trill, 754 Mason Road, Whitefish, [By-law 2010100Z, SLS(4)]

“REVISED”
Ward: 2

For relief from Part 4, Section 4.2, Table 4.1 and Section 4.41, subsection 4.41.4 and Part 11, Section 4, subsection 4, paragraph (d), clause (ii) of Bylaw 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit the reconstruction of an existing seasonal dwelling with attached deck, the construction of a private cabin, the existing locations of the sauna and two sheds providing, firstly, high water setbacks of 12.8m for the proposed seasonal dwelling, 11.8m for the deck attached to the proposed seasonal dwelling, 7.5m for the existing sauna, 21.3m for existing shed #1 and 24.0m for the private cabin, where the minimum setback for main and accessory buildings, other than boathouses, pump houses and docks shall be no closer than 25.0m from the high water mark, secondly, to permit the seasonal dwelling to be within 20.0m of the high water mark providing a 12.8m setback, where only the accessory structures as set out in subsection 4.41.2, boat launches, marine railways, waterlines and heat pump loops are permitted within 20.0m of a high water mark and the area permitted to be cleared of natural vegetation in Section 4.41.3, and thirdly, for existing shed #2 to provide an interior side yard setback of 0.8m, where an accessory building greater than 2.5m in height shall be no closer than 1.2m from the side lot line.

Previously subject to Minor Variance Applications A0053/2003 (Jun 23/03) and A0083/2004 (Jul 26/04)

**A REMINDER... THE NEXT SCHEDULED MEETING IS
WEDNESDAY, MAY 28, 2025**



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-2025-00010

APPLICATION SUMMARY

File Date: 02/08/2025

Application Type: Minor Variance

Address(es): 449 Lake Point Court, Sudbury P3E 6J3

Applicant(s): PROSPEC ENGINEERING AND ARCHITECTURE

Owner(s): MICHAEL SHANTZ

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?

August 22, 2024

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?

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

1

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

4

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

No

How many dwelling units will be legalized?

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

Yes

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

Property is located on Ramsey Lake in the Ramsey Lake Watershed area.

Current Official Plan designation

Living Area 1

Current Official Plan designation (additional)

Current Zoning By-law designation

R1-3

Provide a detailed description of what is being proposed

The proposed addition to the existing garage is to allow for a larger vehicle and tool storage. We are seeking a minor variance to allow the garage to extend an additional 2.9m into the shoreline buffer area, and 6.2m beyond the high-water mark setback.

Instead of excavating to the frost depth, we are also seeking a variance for a retaining wall 5' off of the rear of the addition such that the new proposed structure can be constructed using a slab on grade assembly as well.

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

Rather than extending the existing garage to the east - which would still lie predominantly within the high-water mark setback provided this property's unique adjacency - extending the garage north will improve the function of the existing space in a cost-effective manner with a smaller footprint and negate the need to remove trees from the east side of the property, demolishing the existing structure or building new. Additionally, the existing septic system is located south of the single family dwelling, limiting any opportunity for development to the west of the driveway.

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

64.0

Lot Depth of the property

63.1

Lot Area of the property

4046.9

Total width of the public road giving access to the property

15.8

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

Dwelling & Attached Garage 1977

Detached garage 2015

Sauna unknown

Garden shed unknown

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

Single family dwelling since 1977.

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

Use shall remain the same.

Existing uses of neighbouring properties

Single family dwellings

Has the property 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 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

PL-MV-2025-00010

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 existing detached garage with a 16 by 14 extension on the back	No	48.03	48.03	1	4.3	11.0	3	14.3	20.1	10.7	12.6
Proposed retaining wall	No	1.86	1.86	0	0.3	6.1	1.2	24.6	17.3	9.1	25.0

EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Single family dwelling	No	225.75	413.97	1	22	16	3.05	18.4	17.3	14.3	12.6
Lake side Sauna	No	15.3	15.3	1	3.3	4.7	3	58.3	2.3	34.6	41.3
Garden Shed	No	7.53	7.53	1	2.7	2.7	3	51.8	23.9	53.6	11.3
Existing detached garage that I want to expand	No	27.22	27.22	1	4.3	6.1	3	14.3	25.0	12.3	12.6

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Proposed Garage Addition - 30.0m HWM Setback (subsection 4.41.2)	30.0m	19.0m	11.0m

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Proposed Garage Addition - 20.0m HWM Setback for a non-shoreline structure	20.0m - Not permitted	19.0m - Permit	1.0m
Proposed Retaining Wall - 30.0m HWM Setback (subsection 4.41.2)	30.0m	17.1m	12.9m
Proposed Retaining Wall - 20.0m HWM Setback for a non-shoreline structure	20.0m - Not permitted	17.1m - Permit	2.9m

GENERAL NOTES

1. ANY CHANGES MADE TO THE DESIGN DURING CONSTRUCTION WITHOUT PROSPEC ENGINEERING'S WRITTEN CONSENT & APPROVAL WILL VOID PROSPEC ENGINEERING'S INSURANCE COVERAGE.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
3. THESE DRAWINGS REMAIN THE PROPERTY OF PROSPEC ENGINEERING AND SHALL NOT BE ALTERED IN ANY MANNER OR USED ON ANY OTHER PROJECT.
4. - DO NOT SCALE DRAWINGS.

SIGN & SEAL

ELEVATIONS:

- | | | |
|----|---------------------------------------|------------|
| T1 | ISSUED FOR MINOR VARIANCE APPLICATION | 2025-04-09 |
| T2 | ISSUED FOR MINOR VARIANCE APPLICATION | 2025-04-11 |
| T3 | ISSUED FOR MINOR VARIANCE APPLICATION | 2025-04-15 |

CLIENT

MICHAEL SHANTZ

PROJECT NAME

GARAGE EXTENSION

449 LAKE POINT COURT,
 SUDBURY, ONTARIO

DRAWING TITLE

SITE PLAN

FILE NO.

PRO-25-082

DRAWN BY:

EC

CHECKED BY:

RB

APPROVED BY:

EL

SCALE:

As Indicated

SHEET

A01

REVISION

T3

GENERAL NOTES

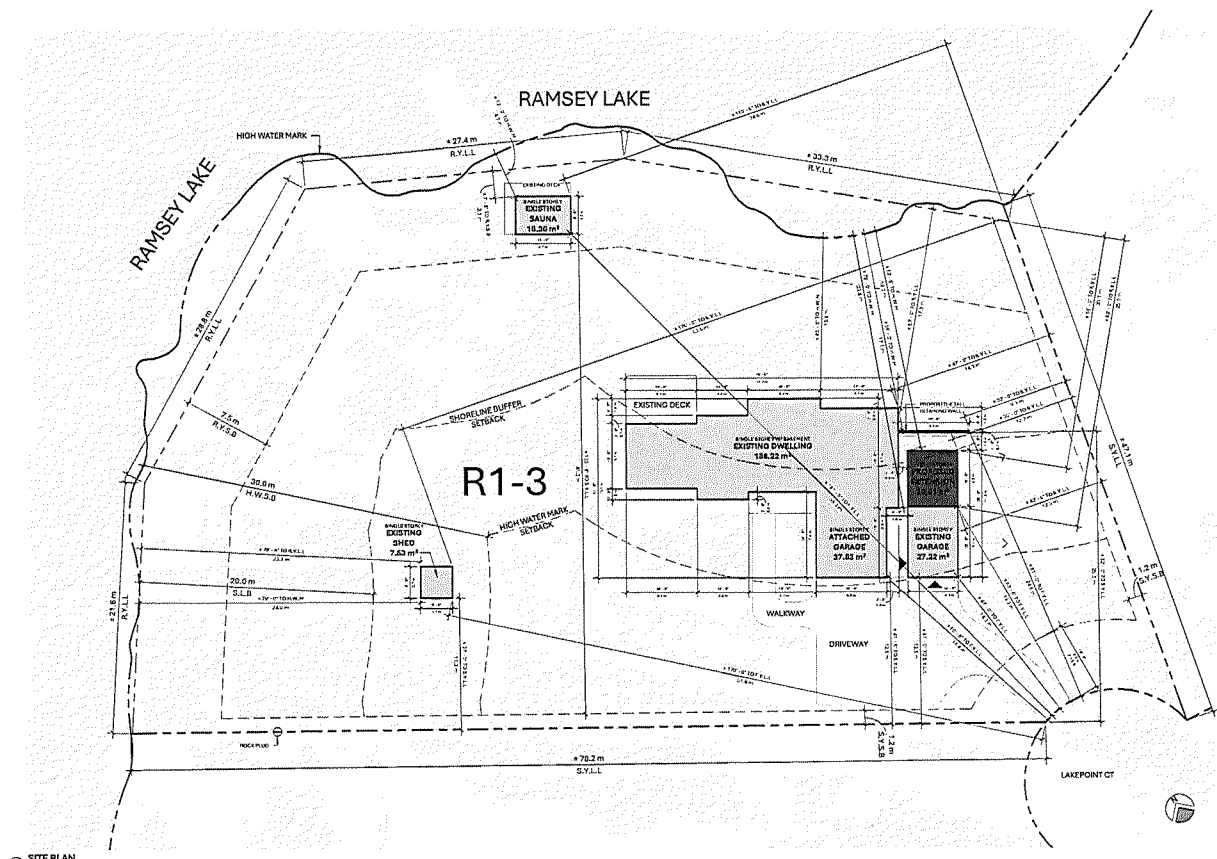
1. FIRST FLOOR ELEVATION IS BASED ON THE SUBURBY DATUM LOCATED AT 449 LAKEPOINT CRT.
2. G.C. TO LOCATE ALL UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF WORK AND COORDINATE ALL INCOMING UTILITIES.
3. SEE LANDSCAPE AND CIVIL DRAWINGS FOR MORE SPECIFIC DETAILS REGARDING HARD AND SOFT SCAPE.

LEGEND

- PROPERTY LINE
- SETBACK LINE
- WEeping TILE
- DENOTES SLOPE GRADE AWAY FROM BUILDING
- DENOTES EXISTING BUILDING AND GARAGE
- DENOTES GARAGE EXTENSION
- ▶ DENOTES BUILDING ENTRANCE

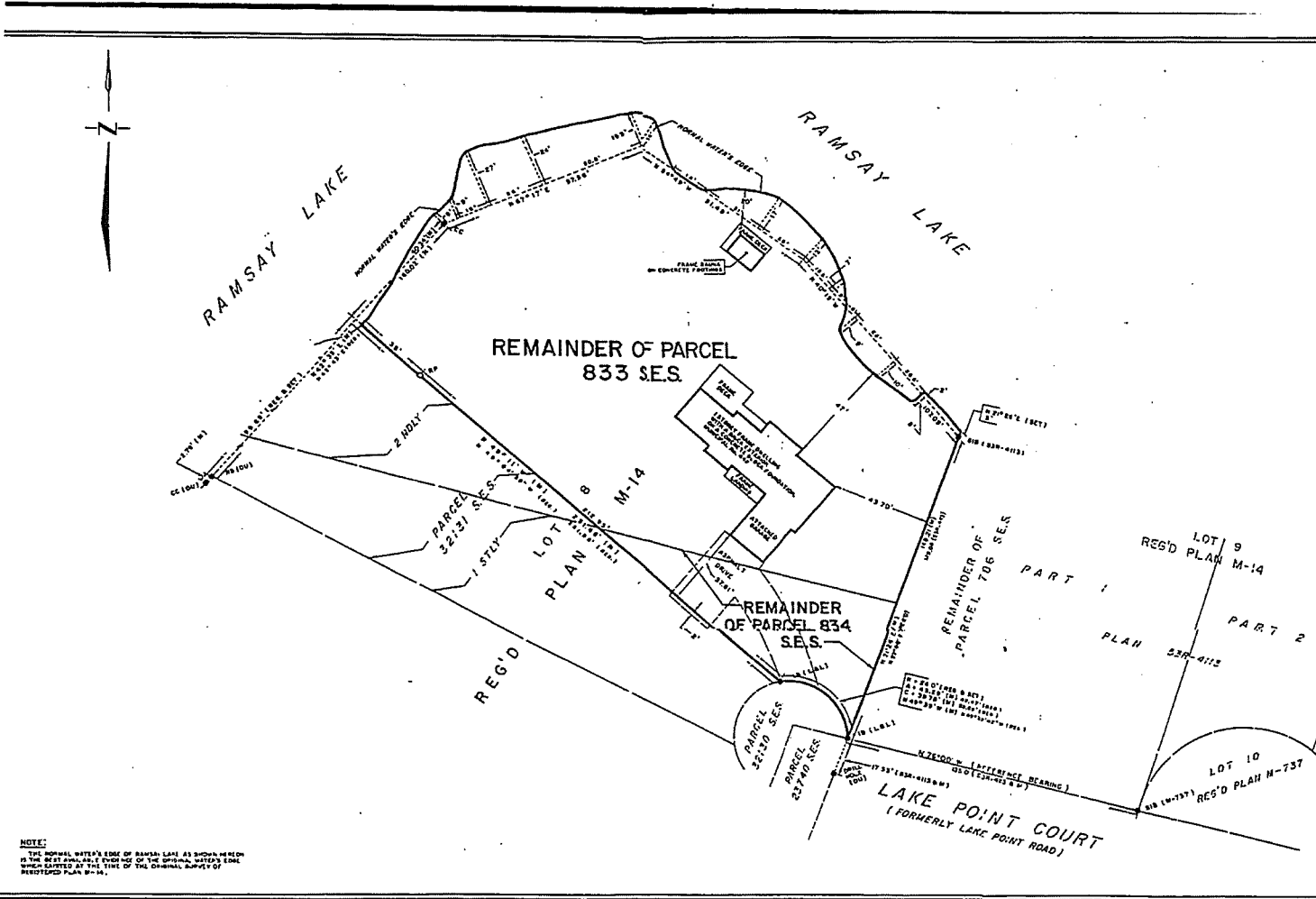
LOT CALCULATIONS

	GROUND FLOOR AREA	GROSS FLOOR AREA
EXISTING ATTACHED GARAGE:	37.53 m ²	37.53 m ²
EXISTING DETACHED GARAGE:	27.22 m ²	27.22 m ²
PROPOSED GARAGE ADDITION:	20.81 m ²	20.81 m ²
PROPOSED RETAINING WALL:	1.86 m ²	1.86 m ²
EXISTING DWELLING:	188.22 m ²	376.44 m ²
EXISTING SAUNA:	15.34 m ²	15.34 m ²
EXISTING SHED:	7.53 m ²	7.53 m ²
TOTAL:	296.65 m²	484.87 m²
LOT FRONTAGE:	64 m	
LOT DEPTH:	63 m	
LOT AREA:	4,046.85 m ²	
PROPOSED TOTAL COVERAGE:	7%	
SHORELINE BUFFER AREA:	2,134.35 m ²	
SHORELINE BUFFER COVERAGE:	5%	



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

PL-MV-2025-00010
 sketch 2



PLAN
OF BUILDING LOCATION SURVEY OF
**REMAINDER OF PARCEL
833 SE.S. AND 834 SE.S.
BEING PART OF LOT 8,
REGISTERED PLAN M-14**
TOWNSHIP OF McKIM
CITY OF SUDBURY
REGIONAL MUNICIPALITY OF SUDBURY
DISTRICT OF SUDBURY

NOTE
BEARING SHOWN HEREON ARE AZIMUTHS AND ARE REFERRED TO
SOUTH'SLY LIMIT OF PART 1 AS SHOWN ON REFERENCE PLAN 536-412
HAVING A SLANT OF 8 TO 100.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY
THAT THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS
COMPLETED ON THE 18th DAY OF JULY 1986
JUL 8, 1986. [REDACTED]
DATE PETER M. BULL, O.L.S.

SCALE 1" = 30'

NOTE
THIS PLAN IS NOT VALID UNLESS SIGNED AND
SEALED

© PETER M. BULL, O.L.S., 1986
NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN
IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF
PETER M. BULL, O.L.S.

LEGEND
E DENOTES SURVEY MONUMENT FOUND
D DENOTES SURVEY MONUMENT NOT PLANTED
M DENOTES METAL MONUMENT
S DENOTES STAKE
C DENOTES CROWN
W DENOTES WOOD SIGN
N DENOTES NAIL
DU DENOTES DRAIN UNCOVERED
L.S.L. DENOTES LINES & LINES LTD
R.S. DENOTES REINFORCED

PETER M. BULL SURVEYING LTD.
ONTARIO LAND SURVEYOR
305-124 LARCH STREET, SUDBURY, ONTARIO P3E 1C
473-4947
DRAWN BY: [REDACTED] END BY: P.M.B., JLB

NOTE:
THE NORMAL WATER'S EDGE OF RAMSAY LAKE AS SHOWN HEREON
IS THE BEST AVAILABLE EVIDENCE OF THE ORIGINAL WATER'S EDGE
WHICH EXISTED AT THE TIME OF THE ORIGINAL SURVEY OF
REGISTERED PLAN M-14.

PL-MV-2005-00010
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-2025-00029

APPLICATION SUMMARY

File Date: 03/18/2025

Application Type: Minor Variance

Address(es): 2622 Niemi Drive, Sudbury P3G 1H5

Applicant(s): TULLOCH

Owner(s): SARA CAMPAGNARO

PLANNING APPLICATION

Are there multiple properties associated with the application?
No

Please describe the additional properties associated with this application

What is the date the current Owner(s) acquired the property?
2021

Are you the registered owner or an authorized agent?
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?

What is the number of proposed new buildings/structures on the property?
0

What is the number of existing buildings/structures on the property?
7

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

How many dwelling units will be legalized?

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

No

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

Current Official Plan designation

Rural

Current Official Plan designation (additional)

Current Zoning By-law designation

SLS

Provide a detailed description of what is being proposed

Series of MVs proposed to rectify existing conditions

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

See cover letter

Is there an eave encroachment?

Yes

Size of eaves

0.46

Lot Frontage of the property

39.39

Lot Depth of the property

30

Lot Area of the property

1007

Total width of the public road giving access to the property

10

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

Unknown

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

Seasonal residential

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

Same

Existing uses of neighbouring properties

Seasonal residential

Has the property 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

NOTE RE: ACCESS – MUNICIPAL ROAD, BUT NOT PUBLICLY MAINTAINED PER CGS OPEN DATA PORTAL

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)
Unknown - approved, final and binding

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

Indicate application number(s) and application status

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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)
Seasonal dwelling	No	93.85	93.85	1	20.24	7.79	3	11	6.96	1.8	12.54
Attached deck	No	51.64	51.64	0	23	3.7	1.83	8.8	0	0.67	11.68
Shed to be removed (south-west)	Yes	6.07	6.07	1	2.49	2.44	3	4.04	24.25	0	34.8
Deck on ground (unattached)	Yes	15.62	15.62	0	8.14	3.58	0	3.37	17.03	5.76	24.69
Boathouse	No	11.23	11.23	1	2.38	4.72	3	0	24.5	31.1	0.32
Shed to be removed (east)	Yes	9.53	9.53	1	3.04	3.13	3	21.64	0	5.65	18.2
Retaining wall	No	51.92	51.92	0	0.57	25.77	2.57	11.44	0	16.54	3.51

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Table 9.3 - ISY setback (dwelling)	3	1.8	1.2
Table 9.3 - RY setback (dwelling)	10	6.9	3.04
Section 4.41.2 - Setback from highwater mark (dwelling)	30	11	19
Section 4.41.3 - Shoreline buffer area (dwelling)	20	11	9
Section 4.41.2 - Setback from highwater mark (leaching bed)	30	19.5	10.5
Table 9.3 - ISY setback (boathouse)	3	0.32	2.68
Table 4.1 - RY setback (retaining wall)	1.2	0	1.2
Table 4.1 - ISY setback (attached deck)	1.8	0.6	1.13
Section 4.41.2 - Setback from highwater mark (retaining wall)	30	11.4	18.6
Section 4.41.3 - Shoreline setback (retaining wall)	20	11.4	8.6

PL-MV-2025-00029



Planners | Surveyors | Biologists | Engineers

**March 18, 2025
P243104**

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

Re: 2622 Niemi Drive Minor Variance

Dear Planning Services,

TULLOCH has been retained by the current owner of those lands known municipally as 2622 Niemi Drive in Sudbury to facilitate an application for Minor Variance to permit the location of the existing dwelling and accessory structures. The application can not comply with the zoning by-law as the buildings/structures on the subject lands are pre-existing/have already been constructed. The property previously had obtained variances, however during the layout of the seasonal dwelling, the highwater mark on the lands was mistaken as the waters edge, thus the dwelling being situated 11 metres from the highwater mark.

Please find attached the following documents and supporting information for the subject application:

- Minor Variance Sketch
- Legal Property Description (Geowarehouse)

We trust that this submission package will enable the City of Greater Sudbury to schedule the subject application to be heard at the next available Committee of Adjustments meeting. Should there be any questions with respect to the above, please do not hesitate to contact the undersigned directly.

Respectfully submitted,

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

Sudbury Office 131 Fielding Rd., Lively, ON. P3Y 1L7
T: 705.522.6303 | TF: 800.797.2997



PL-MV-2025-00029



**2622 NIEMI DR
SUDBURY**

PIN 734740109

Report title



This report was prepared by:

Tina Presse
Administration

[REDACTED]
TULLOCH Geomatics
1942 Regent Street, Unit L
Sudbury, Ontario, Canada, P3E 5V5
Office: 705-671-2295
Fax: 705-671-2295



PROPERTY REPORT

Property Details

GeoWarehouse Address:

2622 NIEMI DR

SUDBURY

P3G1H5

PIN: 734740109

Land Registry Office: SUDBURY (53)

Land Registry Status: Active

Registration Type: Certified (Land Titles)

Ownership Type: Freehold



Ownership

Owner Name:

CAMPAGNARO, SARA

Legal Description

PCL 20102 SEC SES SRO; LT 1 PL M283 BRODER; S/T LT108818, LT108819; GREATER SUDBURY

Lot Size

Area: 1007.0 sq.m
 Perimeter: 146.0 m
 Measurements: 12.7m x 14.97m x 16.93m x 1.29m x 40.0m x 6.1m x 24.87m x 29.59m

Lot Measurement Accuracy : LOW
 These lot boundaries may have been adjusted to fit within the overall parcel fabric and should only be considered to be estimates.



Sales History

Sale Date	Sale Amount	Type	Party To	Notes
[REDACTED]	[REDACTED]	Transfer	CAMPAGNARO, SARA;	
[REDACTED]	[REDACTED]	Transfer	COLOSIMO, ANNA MARIA; COLOSIMO, ANGELO;	

PL-MV-2025-00029

Terms and Conditions

Reports Not the Official Record. Reports, other than the Parcel Register, obtained through Geowarehouse are not the official government record and will not necessarily reflect the current status of interests in land.

Currency of Information. Data contained in the Geowarehouse reports are not maintained real-time. Data contained in reports, other than the Parcel Register, may be out of date ten business days or more from data contained in POLARIS.

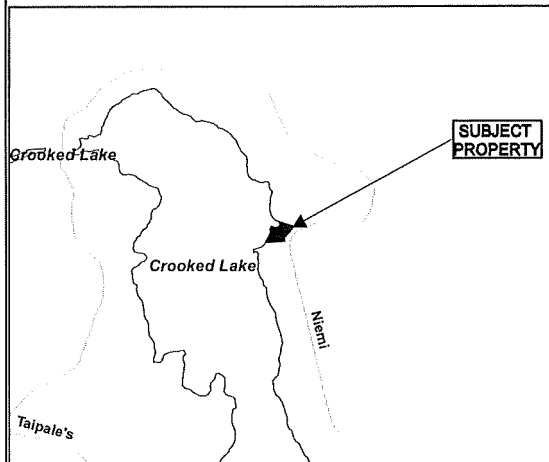
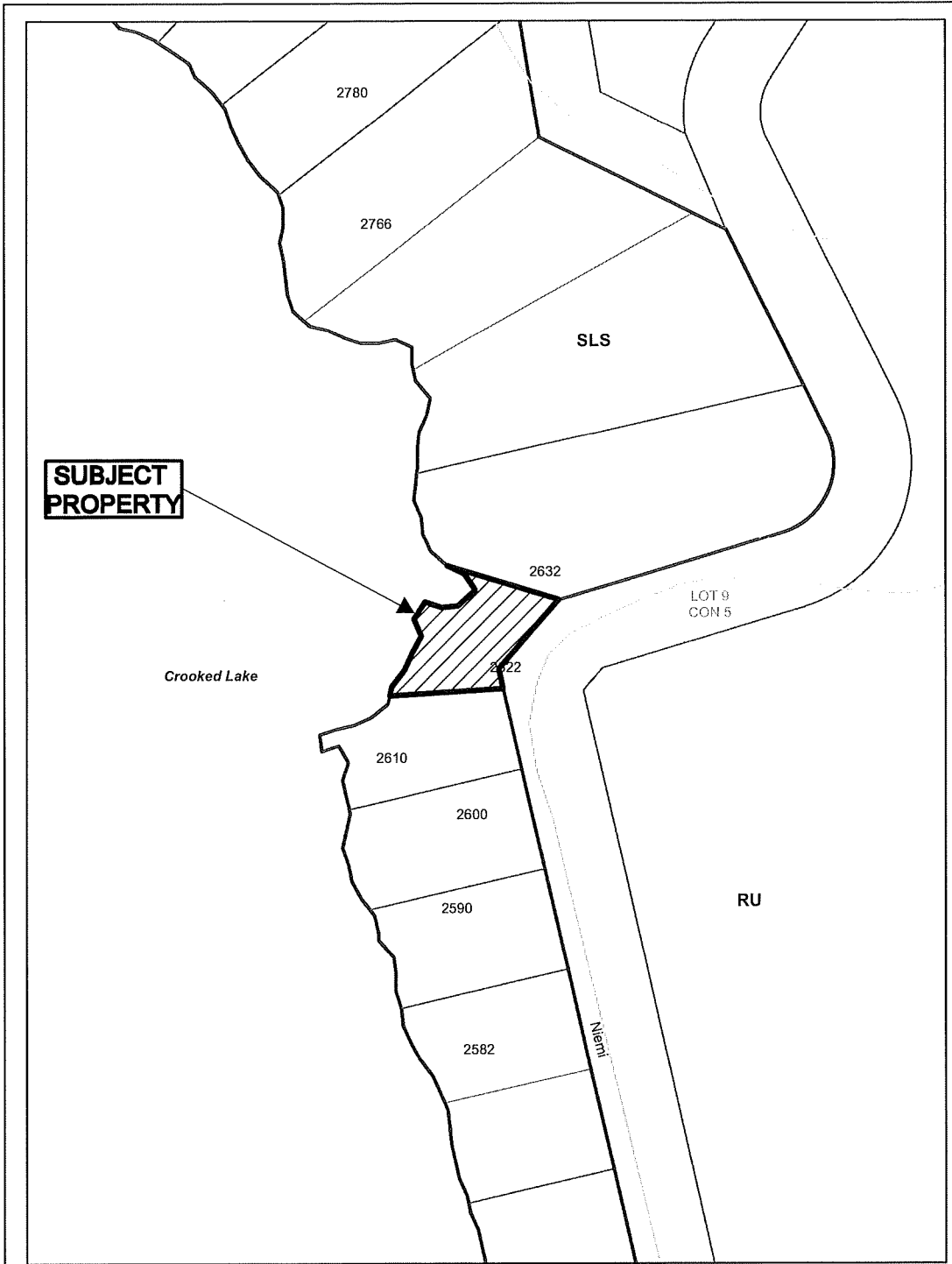
Coverage. Data, information and other products and services accessed through the Land Registry Information Services are limited to land registry offices in the areas identified on the coverage map.

Completeness of the Sales History Report. Some Sales History Reports may be incomplete due to the amount of data collected during POLARIS title automation. Subject properties may also show nominal consideration or sales price (e.g. \$2) in cases such as transfers between spouses or in tax exempt transfers.

Demographic Information. Demographic Information is obtained from Environics Analytics. Environics Analytics acquires and distributes Statistics Canada files in accordance with the Government of Canada's Open Data Policy. No information on any individual or household was made available to Environics Analytics by Statistics Canada. PRIZM and selected PRIZMC2 nicknames are registered trademarks of The Nielsen Company (U.S.) and are used with permission.

The Property Information Services, reports and information are provided "as is" and your use is subject to the applicable Legal Terms and Conditions. Some information obtained from the Land Registry Information Services is not the official government record and will not reflect the current status of interests in land. Use of personal information contained herein shall relate directly to the purpose for which the data appears in land registry records and is subject to all applicable privacy legislation in respect of personal information. Such information shall not be used for marketing to a named individual.

Parcel Mapping shown on the site was compiled using plans and documents recorded in the Land Registry System and has been prepared for property indexing purposes only. It is not a Plan of Survey. For actual dimensions of property boundaries, see recorded plans and documents.



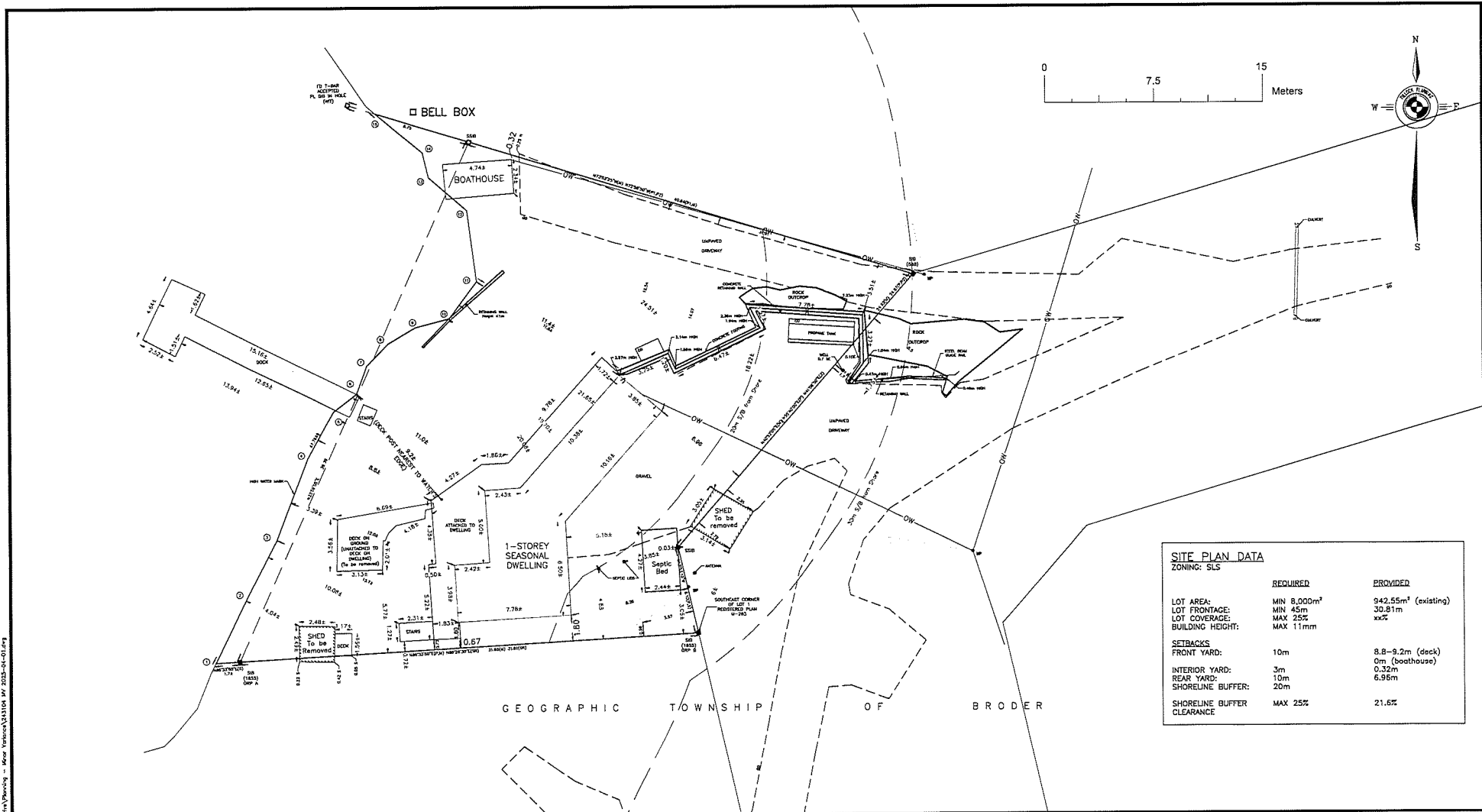
**Application for Minor
Variance or Permission**



Subject Property being PIN 73474-0109,
Parcel 20102 SEC SES SRO,
Lot 1, Plan M-283,
Part Lot 9, Concession 5,
Township of Broder,
2622 Niemi Drive, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2025-00029
Date: 2025 03 24



SITE PLAN DATA		
ZONING: SLS		
	REQUIRED	PROVIDED
LOT AREA:	MIN 8,000m ²	942.55m ² (existing)
LOT FRONTAGE:	MIN 45m	30.91m
LOT COVERAGE:	MAX 25%	xx%
BUILDING HEIGHT:	MAX 11mm	
SETBACKS		
FRONT YARD:	10m	8.8-9.2m (deck) 0m (boathouse)
INTERIOR YARD:	3m	0.32m
REAR YARD:	10m	6.96m
SHORELINE BUFFER:	20m	
SHORELINE BUFFER CLEARANCE	MAX 25%	21.6%

CAUTION
 THE PROPERTY BOUNDARIES ILLUSTRATED ON THIS PLAN HAVE BEEN COMPILED FROM REGISTRY PLANS AND HAVE NOT BEEN CONFIRMED.
 THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE.
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T: 705-522-6303
 sudbury@tulloch.ca
 131 FIELDING ROAD
 LIVELY, ONTARIO
 P3J 1L7

DRAWING:
Minor Variance Sketch

PROJECT:
2622 Niemi Drive
Parcel 20102 Sec SES SRO
Lot 1, M-283, Geo Twp. of Broder
City of Greater Sudbury

DRAWN BY:
 MDJ

CHECKED BY:
 AA

PROJECT No.:
 24-3104
 SCALE:
 1:250
 PLOT SIZE:
 11x17
 DATE:
 April 10, 2025

PL-MV-2025-00029
 Sketch 2

PLAN 24-3104-0029 - 2622 Niemi Drive (Planning) - Map Version 24-3104-MV-2025-04-01.dwg



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-2025-00034

APPLICATION SUMMARY

File Date: 03/24/2025

Application Type: Minor Variance

Address(es): 116 Bayview Road P0M 3C0

Applicant(s): LAURIE AUBERTIN

Owner(s): LAURIE AUBERTIN AND LARRY AUBERTIN

PLANNING APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

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

July 10, 2010

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?

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

2

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

6

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

RS

Provide a detailed description of what is being proposed

Demo existing camp, rebuild same place with different footprint in highwater setback and shoreline buffer. Add garage to the property.

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

The property is too small to accommodate the new camp and want to build where the existing camp is.

Is there an eave encroachment?

Yes

Size of eaves

0.3

Lot Frontage of the property

86.45

Lot Depth of the property

67.1

Lot Area of the property

1650.0

Total width of the public road giving access to the property

0

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

Main Camp 1960, Sleep Camp 1960, Shed 1960, Gazebo 1960, Outhouse 1960, Office/Storage 2018

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

camp for 65 years

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

same, keep as camp

Existing uses of neighbouring properties

recreational

Has the property 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
- Holding tank

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

Bayview Road is an unmaintained MNRF road. Per the MNRF, it is open for public use and no permit is required to access it.

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

Bayview Road is an unmaintained MNRF road. Per the MNRF, it is open for public use and no permit is required to access it.

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-2025-00034

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)
Camp	No	111.0	111.0	1	12.2	9.1	3.6	15.0	1.5	38.64	0
Garage	No	66	66	1	7.3	9.1	4	19.8	1.5	28.0	0

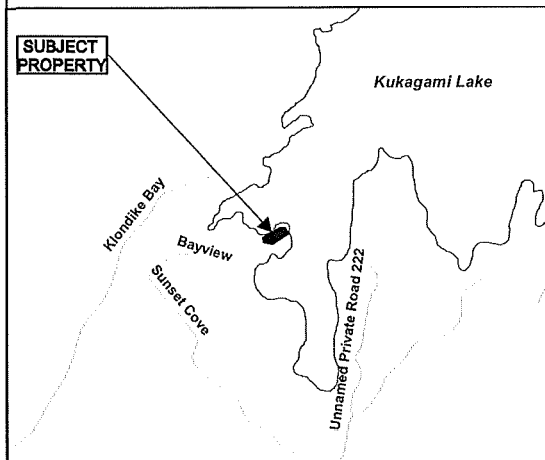
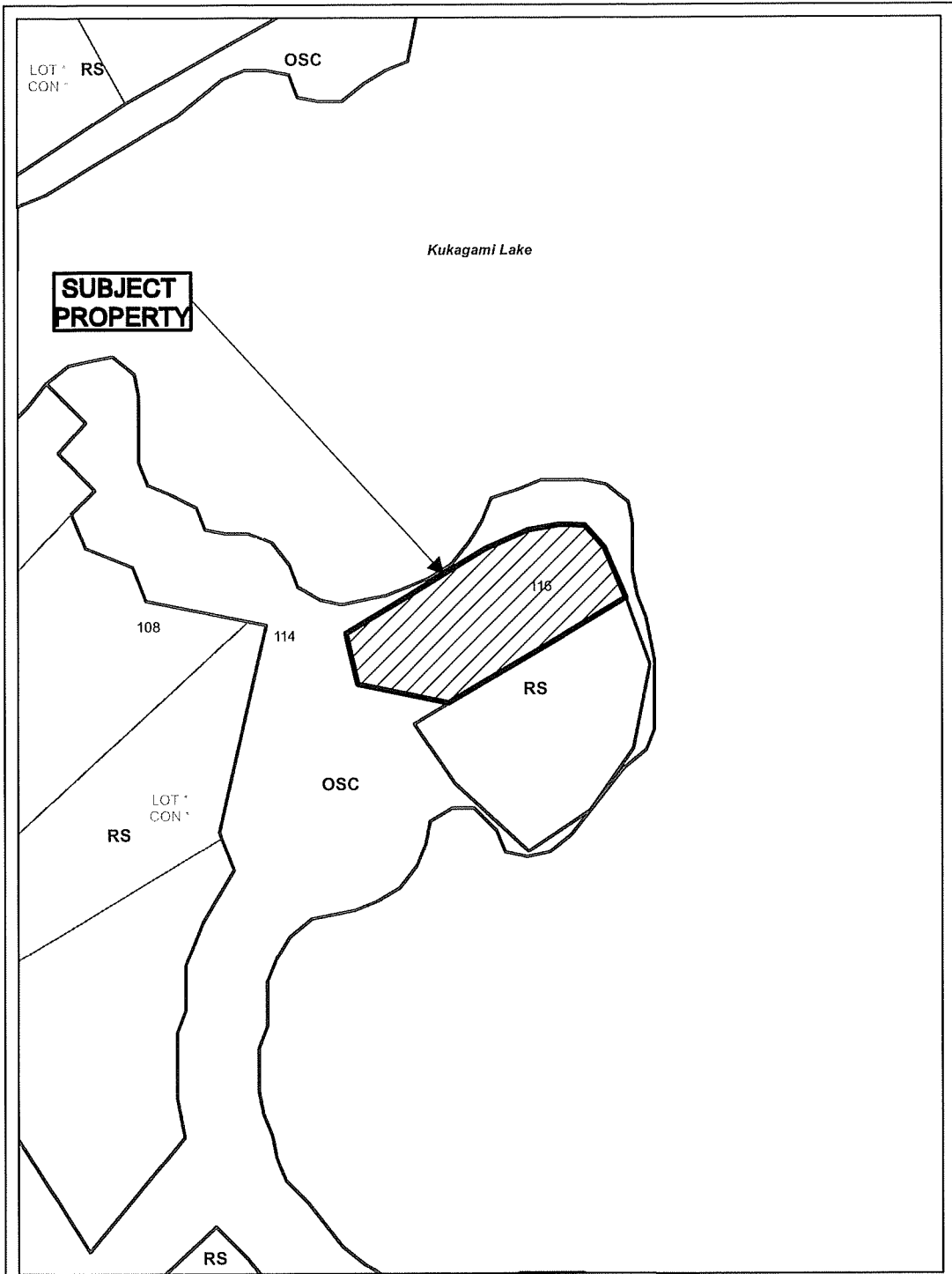
EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Main Camp - 5	Yes	76.8	76.8	1	12	6.4	3.6	15.0	6.6	41.5	0
Shed - 4	No	31.5	31.5	1	6.3	4.9	3.3	18.6	3.0	6.3	0
Outhouse Storage Shed - 3	No	9	9	1	3	3	3.6	10.0	14.9	20.0	0
Gazebo - 6	No	12.9	12.9	1	3.6	3.6	3.6	9	2.0	56.65	0
Office Storage Shed - 2	No	23	23	1	4.8	4.8	3.6	3.0	17.8	36.3	0
Sleep Camp	No	17	17	1	3.6	4.8	3.6	3.0	17.8	41.4	0

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Proposed Camp - subsection 4.41.2	30.0m	15.0m	15.0m
Proposed Detached Garage - subsection 4.41.2	30.0m	19.8m	10.2m
Existing Office/Storage Shed - subsection 4.41.2	30.0m	3.0m	27.0m
Subsection 4.41.4 - Shoreline Structures within 20.0m	Not Permitted	Permit the Proposed Camp, Proposed Detached Garage and Office/Storage Shed	n/a
Proposed Camp - Part 9, Section 9.3, Table 9.3	7.5m	1.5m	6.0m
Proposed Camp Eaves - Table 4.1	May encroach 1.2 m into the required yard but not closer than 0.6 m to the lot line.	6.3m (0.3m size eaves)	n/a
Existing Office/Storage Shed - Part 9, Section 9.3, Table 9.3	10.0m	3.0m	7.0m
Existing Office/Storage Shed Eaves - Table 4.1	May encroach 1.2 m into the required yard but not closer than 0.6 m to the lot line.	7.3m (0.3m size eaves)	n/a

PL-MV-2025-00034



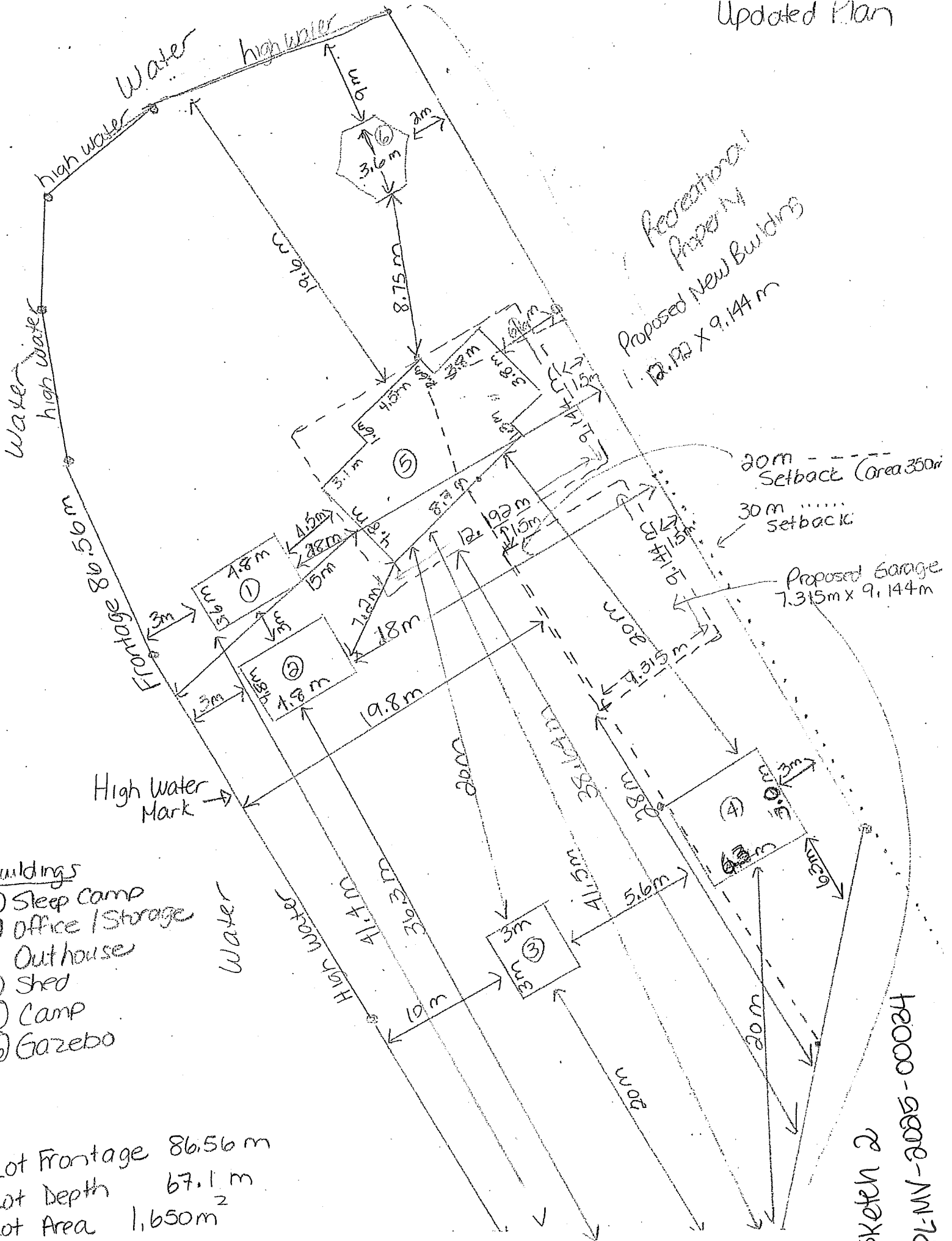
**Application for Minor
Variance or Permission**



Subject Property being PIN 73514-0201,
 Firstly: Location CL 10027, Part 1, Plan 53R-16233;
 Secondly: Part Summer Resort Location SB7,
 Part Lot 3, Concession 6,
 Township of Scadding,
 116 Bayview Road, Wahnapiatae,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

PL-MV-2025-00034
 Date: 2025 04 24



- Buildings
- ① Sleep Camp
 - ② Office / Storage
 - ③ Outhouse
 - ④ Shed
 - ⑤ Camp
 - ⑥ Gazebo

Lot Frontage 86.56 m
 Lot Depth 67.1 m
 Lot Area 1,650 m²

Sketch 2
 PL-MV-2025-00024



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-2025-00040

APPLICATION SUMMARY

File Date: 04/07/2025

Application Type: Minor Variance

Address(es): 3368 Falconbridge Road, Garson, Ontario P3L 1E3, 0 Falconbridge Road, Garson, Ontario P3L1E3

Applicant(s): CR DESIGN

Owner(s): 1000684420 ONTARIO LIMITED

PLANNING APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

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

October 16, 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 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?

Yes

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

WHPA-A,B AND C

Current Official Plan designation
Living Area I

Current Official Plan designation (additional)

Current Zoning By-law designation
C1

Provide a detailed description of what is being proposed

CONSTRUCT A SFD WITH 3 ACCESSORY DWELLING UNITS IN VARIANCE TO THE ZONING BYLAW - REAR YARD AND SIDE YARD SETBACKS AND 2 ADDITIONAL UNITS MORE THAN PERMITTED

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

Due to the shallow depth of the lot and the desire to provide adequate parking with safe access off of Falconbridge Highway, it is difficult to design a building that falls in line with Bill 23 - More Home Built Faster keeping within the setback requirements. The side yard setback relief falls in line with typical 2 storey buildings in residential zones. The rear yard setback is reduced, however it will still provide an adequate space for the residents and enough distance from the neighbouring property. (Note: there is a 6.1m piece of land separating the rear yard of this lot and the rear yard of 118 Catherine Drive). Even though C1 zoning only allows for 2 dwelling units, this lot is large enough that lot coverage isn't exceeded and ample parking is provided.

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property
35.3

Lot Depth of the property
31.4

Lot Area of the property
907

Total width of the public road giving access to the property
30.0

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

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

Is the use remaining the same? If no, please provide the proposed new use
SFD W/ 3 ADU'S

Existing uses of neighbouring properties
SFD'S

Has the property 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 year-round
- Water

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

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

CONCURRENT APPLICATIONS

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

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

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

Indicate application number(s) and application status

PROPOSED BUILDING/STRUCTURE

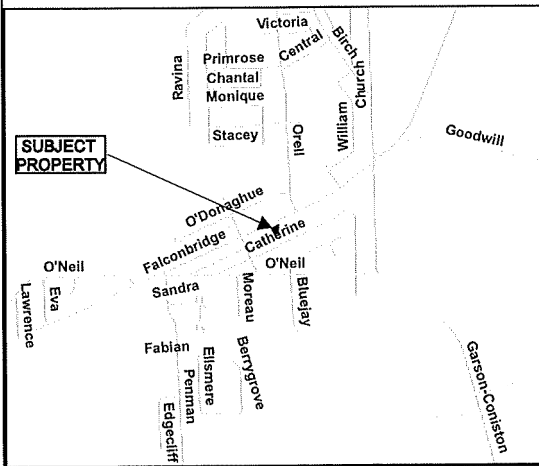
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
SFD W 3 ADU'S	No	222	444	2	20.5	10.8	7.6	16.1	4.5	1.8	1.8

EXISTING BUILDING/STRUCTURE

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

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
REAR YARD SETBACK - TABLE 7.3	7.5M	4.5M	3M
SIDE YARD SETBACK TABLE 7.3	1.8M + 0.6M FOR EACH STOREY ABOVE THE FIRST STOREY	1.8M	0.6M
NUMBER OF DWELLING UNITS TABLE 7.2	2 DWELLING UNITS	SFD W 3 ADU'S (4 UNITS IN TOTAL)	2 DWELLING UNITS



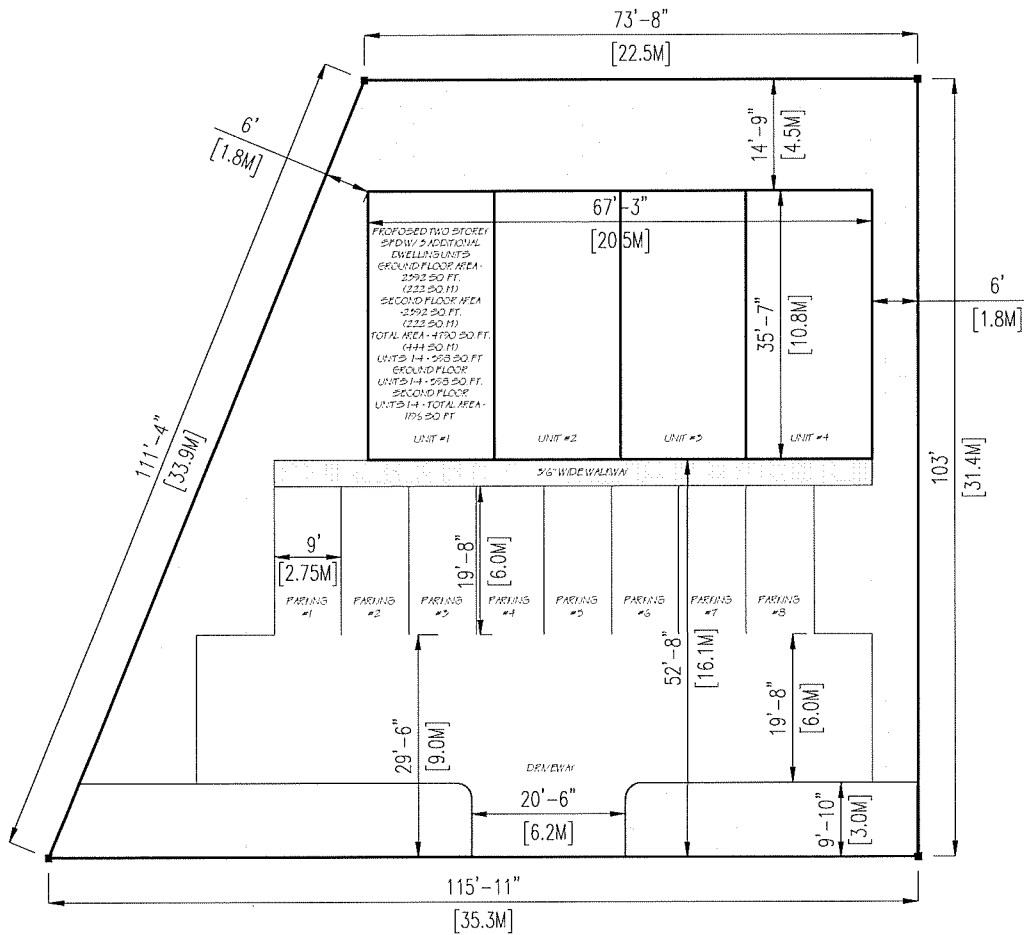
Application for Minor Variance or Permission



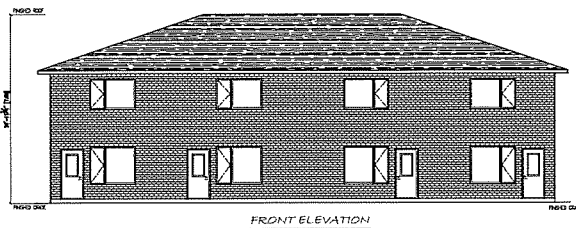
Subject Property being PIN 73495-0131,
 Parcel 9827 SEC SES,
 Lots 104 & 105, Plan M-148,
 Part Lot 5, Concession 2,
 Township of Garson,
 3368 Falconbridge Road, Garson,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

PL-MV-2025-00040
 Date: 2025 04 11

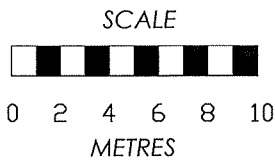


3368 FALCONBRIDGE HIGHWAY



SITE STATISTICS	
ZONING	C1
LOT AREA	9764 SQ. FT. (997 M ²)
MAXIMUM PERMITTED LOT COVERAGE	4535 M ² (50%)
PROPOSED LOT COVERAGE	222 M ² (23%)
FENCIBLE REQUIRED/ LANDSCAPED OPEN SPACE	NO FENCIBLE (AND PROVISIONS IN AID OF ZONING BYLAW)
PROPOSED LANDSCAPED OPEN SPACE	314 M ² (33%)
NUMBER OF UNITS PERMITTED	2
NUMBER OF UNITS PROPOSED	4
REQUIRED SIDE YARD SETBACK	1.8 METRES PLUS 60% FOR EACH STOREY ABOVE THE FIRST STOREY
PROPOSED SIDE YARD SETBACK	1.8 METRES
REQUIRED REAR YARD SETBACK	7.5 METRES
PROPOSED REAR YARD SETBACK	4.5 METRES
NUMBER OF PARKING SPACES REQUIRED	1 PER UNIT (AS PER TABLE 53-173 / ACCESSORY UNITS - 4 PARKING SPACES)
NUMBER OF PARKING SPACES PROVIDED	8 PER UNIT / 8 PARKING SPACES

PL-MV-2025-00040
Sketch 2



CR Design

PROJ	NO	REV	DATE
SFD W/ 3 ADDITIONAL DWELLING UNITS			
3368 FALCONBRIDGE HWY, GARSON			
Site Plan	11	2025.04.02	1:100
			SP1



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

Record #: PL-MV-2025-00041

APPLICATION SUMMARY

File Date: 04/07/2025

Application Type: Minor Variance

Address(es): 4317 Odile Street, Hanmer P3P 1L6

Applicant(s): ADAM MARTEL

Owner(s): ADAM MARTEL

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?
Feb 20, 2024

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?

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

What is the number of existing buildings/structures on the property?
1

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

How many dwelling units will be legalized?

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

Yes

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

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
See Schedule

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

Is there an eave encroachment?
Yes

Size of eaves
0.5

Lot Frontage of the property
18.349

Lot Depth of the property
34.107

Lot Area of the property
625.829

Total width of the public road giving access to the property
18.288

List all buildings and structures on the property and their respective date of construction
None. This will be a new lot with nothing on it.

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

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

WATER SUPPLY AND SEWAGE DISPOSAL

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

PROPERTY ACCESS

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

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

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

CONCURRENT APPLICATIONS

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

Indicate the application number(s) and status of the application(s)
B01062024, currently approved with conditions. Only conditions remaining are drainage/lot grading plan which is currently submitted to the city for approval.

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

Indicate application number(s) and application status

PROPOSED BUILDING/STRUCTURE

Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Single detached dwelling with 3 additional units	No	241.4	482.8	2	14.63	18.29	9.91	10.8	3.9	1.8	1.8

EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
detached garage	Yes	69.68	88.44	1	7.62	9.1	4.87	23.69	1.22	13.39	19.72

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Front Yard Parking as per clause 4.2.10.5	Maximum width of 6.3m	18.3m	12.0m
Landscaped Open Space as per clause 4.15.2	50% in required front yard	27%	23%
Rear Yard Setback as per Table 6.2	7.5m	3.9m	3.6m
Balcony Encroachment as per Table 4.1	May encroach 1.8 m into the required rear yard	3.6m encroachment, 3.9m setback from rear lot line	1.8m
Eave Encroachment as per Table 4.1	May encroach 1.2 m into the required rear yard but not closer than 0.6 m to the lot line	4.1m into required rear yard	2.9m

Proposal for a Single Dwelling Structure with Three Self-Contained Units

Location: Hanmer, Ontario

Lot Size: 18m x 34.2m

Zoning: R1-5

Submitted to: City of Greater Sudbury Planning Committee

Overview

In response to the ongoing housing shortage, this proposal seeks approval to construct a modern single dwelling structure containing three self-contained residential units. Designed to meet local demand for more diverse housing options, the proposed development blends contemporary design, efficient land use, and quality amenities, while maintaining compatibility with the neighborhood.

The property is zoned R1-5, and while the proposal aligns with the spirit and intent of this zoning and new guidelines, a series of minor variances are required to accommodate the building and ensure livability, access, and functionality for future residents.

Justification of Need

The City of Greater Sudbury has identified a growing need for infill and densification projects that address the housing crisis without sacrificing neighborhood character. This project directly supports that objective by introducing additional residential capacity on an existing lot without overburdening infrastructure or altering the streetscape inappropriately.

Development Details

1. Design & Layout:

- One building with three fully independent units.
- Each unit includes private kitchen, bathroom(s), laundry, and entryway.
- Modern, high-quality finishes and energy-efficient systems.

2. Curb Appeal & Landscaping:

- Attractive contemporary façade with varied materials and articulated features.
- Landscaped areas in the front yard to soften the streetscape.
- Defined walkways for safety and aesthetics.

3. Parking & Site Use:

- On-site parking for multiple vehicles to prevent street congestion.
- Efficient use of lot width (18m) to provide functional and safe access for residents.

Additionally, a 1.8m bump has been added to allow vehicles to turn around safely and enter the road way forward facing.

Requested Variances

To accommodate the proposed design within the existing R1-5 zoning regulations, the following variances are respectfully requested:

Zoning Clause	Requirement	Proposed	Difference
4.2.10.5 – Max. Front Yard Parking Width	6.3m	18.3m	12.0m
4.25.5 – Landscaped Open Space (Front Yard)	50%	27%	23%
Table 6.2 – Rear Yard Setback	7.5m	3.9m	3.6m
Table 4.1 – Balcony Encroachment	Max. 1.8m into rear yard	3.6m	1.8m
Table 4.1 – Eave Encroachment	Max. 1.2m into rear yard ($\geq 0.6m$ to lot line)	4.1m	2.9m

Rationale for Variances

- Front Yard Parking Width & Landscaping: Increased parking width is necessary to provide adequate on-site spaces for all four units and to minimize on-street parking. The proposed landscaping maintains a visually appealing frontage and includes greenery despite the reduction in percentage.
- Rear Yard Setback: The reduced rear yard setback allows the building footprint to accommodate functional living space for each unit while maintaining adequate outdoor amenity space.
- Balcony & Eave Encroachments: These architectural features enhance the usability and aesthetics of the building. They are modest in nature and do not adversely affect privacy, drainage, or neighbor access.

Conclusion

This proposal presents a forward-looking response to the local housing crisis, aligning with the City's long-term goals for residential housing, and smart land use. While minor variances are necessary, they are justified by the benefit of adding four modern, independent dwelling units in a single, thoughtfully designed structure. We respectfully request the Planning Committee's support in approving these variances to allow this much-needed development to proceed.

DOOR AND FRAME FINISH SCHEDULE										
NUMBER	DOOR TYPE	WIDTH	HEIGHT	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	GLASS	FIRE RATING	COMMENTS
101A	L	2'-0"	6'-8"	AL	PF	F2	AL	PF	GL-1	W/ALUMINUM STRIPPING, INSULATED DOOR, ULASDOLT LOCK
101B	C	2'-0"	6'-8"	WD	PF	W1	WD	PF	-	BELOW TRACK BY MANUFACTURER
102A	A	2'-0"	6'-8"	WD	PF	F1	WD	PF	-	LOOKING MICHIGAN
102B	C	2'-0"	6'-8"	WD	PF	F1	WD	PF	-	BELOW TRACK BY MANUFACTURER
102C	C	2'-0"	6'-8"	WD	PF	F1	WD	PF	-	BELOW TRACK BY MANUFACTURER
102D	C	2'-0"	6'-8"	WD	PF	F1	WD	PF	-	BELOW TRACK BY MANUFACTURER
103A	A	2'-0"	6'-8"	HM	PF	F1	HM	PF	-	ADAM
103B	C	2'-0"	6'-8"	HM	PF	F1	HM	PF	-	LOOKING MICHIGAN
104B	B	2'-0"	6'-8"	WD	PF	F1	WD	PF	-	BELOW TRACK BY MANUFACTURER
105A	A	2'-0"	6'-8"	WD	PF	F1	WD	PF	GL-2	BELOW TRACK BY MANUFACTURER, LOCKING MICHIGAN
105B	A	2'-0"	6'-8"	WD	PF	F1	WD	PF	-	LOOKING MICHIGAN
106	A	2'-0"	6'-8"	WD	PF	F1	WD	PF	-	BELOW TRACK BY MANUFACTURER
107A	A	2'-0"	6'-8"	WD	PF	F1	WD	PF	-	LOOKING MICHIGAN
107B	C	2'-0"	6'-8"	WD	PF	F1	WD	PF	-	BELOW TRACK BY MANUFACTURER
201A	L	2'-0"	6'-8"	AL	PF	F2	AL	PF	GL-1	W/ALUMINUM STRIPPING, INSULATED DOOR, ULASDOLT LOCK
201B	C	2'-0"	6'-8"	WD	PF	F1	WD	PF	-	BELOW TRACK BY MANUFACTURER
202A	A	2'-0"	6'-8"	WD	PF	F1	WD	PF	-	LOOKING MICHIGAN
202B	C	2'-0"	6'-8"	WD	PF	F1	WD	PF	-	BELOW TRACK BY MANUFACTURER
202C	C	2'-0"	6'-8"	WD	PF	F1	WD	PF	-	BELOW TRACK BY MANUFACTURER
203A	A	2'-0"	6'-8"	HM	PF	F1	HM	PF	-	ADAM
203B	C	2'-0"	6'-8"	HM	PF	F1	HM	PF	-	LOOKING MICHIGAN
204B	B	2'-0"	6'-8"	WD	PF	F1	WD	PF	-	BELOW TRACK BY MANUFACTURER
205A	A	2'-0"	6'-8"	WD	PF	F1	WD	PF	GL-2	BELOW TRACK BY MANUFACTURER, LOCKING MICHIGAN
205B	A	2'-0"	6'-8"	WD	PF	F1	WD	PF	-	LOOKING MICHIGAN
207D	C	2'-0"	6'-8"	WD	PF	F1	WD	PF	-	BELOW TRACK BY MANUFACTURER
208	A	2'-0"	6'-8"	WD	PF	F1	WD	PF	-	BELOW TRACK BY MANUFACTURER
209A	A	2'-0"	6'-8"	WD	PF	F1	WD	PF	-	LOOKING MICHIGAN
209B	C	2'-0"	6'-8"	WD	PF	F1	WD	PF	-	BELOW TRACK BY MANUFACTURER
210A	D	2'-0"	6'-8"	AL	PF	F1	AL	PF	GL-3	W/ALUMINUM STRIPPING, INSULATED DOOR, ULASDOLT LOCK
210B	D	2'-0"	6'-8"	AL	PF	F1	AL	PF	GL-3	W/ALUMINUM STRIPPING, INSULATED DOOR, ULASDOLT LOCK
210C	C	2'-0"	6'-8"	WD	PF	F1	WD	PF	-	BELOW TRACK BY MANUFACTURER
210D	A	2'-0"	6'-8"	WD	PF	F1	WD	PF	-	LOOKING MICHIGAN
304A	A	2'-0"	6'-8"	WD	PF	F1	WD	PF	-	LOOKING MICHIGAN
304B	B	2'-0"	6'-8"	WD	PF	F1	WD	PF	-	BELOW TRACK BY MANUFACTURER
305A	A	2'-0"	6'-8"	WD	PF	F1	WD	PF	-	LOOKING MICHIGAN
305B	C	2'-0"	6'-8"	WD	PF	F1	WD	PF	-	BELOW TRACK BY MANUFACTURER
307	F	6'-0"	2'-0"	VIN	PF	F1	VIN	PF	GL-2	BELOW TRACK BY MANUFACTURER, LOCKING MICHIGAN
308A	C	2'-0"	6'-8"	WD	PF	F1	WD	PF	-	LOOKING MICHIGAN
308B	C	2'-0"	6'-8"	WD	PF	F1	WD	PF	-	BELOW TRACK BY MANUFACTURER
310A	A	2'-0"	6'-8"	WD	PF	F1	WD	PF	-	LOOKING MICHIGAN
310B	A	2'-0"	6'-8"	WD	PF	F1	WD	PF	-	LOOKING MICHIGAN
310C	C	2'-0"	6'-8"	WD	PF	F1	WD	PF	-	BELOW TRACK BY MANUFACTURER
310D	D	2'-0"	6'-8"	AL	PF	F1	AL	PF	GL-3	W/ALUMINUM STRIPPING, INSULATED DOOR, ULASDOLT LOCK
401A	C	2'-0"	6'-8"	WD	PF	F1	WD	PF	-	LOOKING MICHIGAN
401B	A	2'-0"	6'-8"	WD	PF	F1	WD	PF	-	LOOKING MICHIGAN
401C	A	2'-0"	6'-8"	WD	PF	F1	WD	PF	-	LOOKING MICHIGAN
401D	A	2'-0"	6'-8"	WD	PF	F1	WD	PF	-	LOOKING MICHIGAN
410A	A	2'-0"	6'-8"	WD	PF	F1	WD	PF	-	LOOKING MICHIGAN
410B	C	2'-0"	6'-8"	WD	PF	F1	WD	PF	-	BELOW TRACK BY MANUFACTURER

ROOM FINISH SCHEDULE									
NUMBER	NAME	FLOOR FINISH	BASEL FINISH	WALL FINISH	WALL MATERIAL	CILING FINISH	CILING MATERIAL	CILING HEIGHT	COMMENTS
101	ENTRANCE	LAM	WD	CS	PF	CS	PF	8'-0"	
102	PRIMARY BEDROOM	LAM	WD	CS	PF	CS	PF	8'-0"	
103	LIVING ROOM	LAM	WD	CS	PF	CS	PF	8'-0"	
104	KITCHEN	VCT	WD	CS	PF	CS	PF	8'-0"	
105	BEDROOM	LAM	WD	CS	PF	CS	PF	8'-0"	
106	DINING AREA	LAM	WD	CS	PF	CS	PF	8'-0"	
107	BEDROOM	LAM	WD	CS	PF	CS	PF	8'-0"	
108	KITCHEN	VCT	WD	CS	PF	CS	PF	8'-0"	
201	ENTRANCE	LAM	WD	CS	PF	CS	PF	8'-0"	
202	PRIMARY BEDROOM	LAM	WD	CS	PF	CS	PF	8'-0"	
203	LIVING ROOM	LAM	WD	CS	PF	CS	PF	8'-0"	
204	KITCHEN	VCT	WD	CS	PF	CS	PF	8'-0"	
205	BEDROOM	LAM	WD	CS	PF	CS	PF	8'-0"	
206	DINING AREA	LAM	WD	CS	PF	CS	PF	8'-0"	
207	BEDROOM	LAM	WD	CS	PF	CS	PF	8'-0"	
208	KITCHEN	VCT	WD	CS	PF	CS	PF	8'-0"	
209	BEDROOM	LAM	WD	CS	PF	CS	PF	8'-0"	
301	ENTRANCE	LAM	WD	CS	PF	CS	PF	8'-0"	
302	LIVING ROOM	LAM	WD	CS	PF	CS	PF	8'-0"	
303	LAUNDRY ROOM	LAM	WD	CS	PF	CS	PF	8'-0"	
304	KITCHEN	VCT	WD	CS	PF	CS	PF	8'-0"	
305	PRIMARY BEDROOM	LAM	WD	CS	PF	CS	PF	8'-0"	
306	BEDROOM	LAM	WD	CS	PF	CS	PF	8'-0"	
307	DINING AREA	LAM	WD	CS	PF	CS	PF	8'-0"	
308	BEDROOM	LAM	WD	CS	PF	CS	PF	8'-0"	
309	KITCHEN	VCT	WD	CS	PF	CS	PF	8'-0"	
310	BEDROOM	LAM	WD	CS	PF	CS	PF	8'-0"	
401	ENTRANCE	LAM	WD	CS	PF	CS	PF	8'-0"	
402	LIVING ROOM	LAM	WD	CS	PF	CS	PF	8'-0"	
403	LAUNDRY ROOM	LAM	WD	CS	PF	CS	PF	8'-0"	
404	KITCHEN	VCT	WD	CS	PF	CS	PF	8'-0"	
405	PRIMARY BEDROOM	LAM	WD	CS	PF	CS	PF	8'-0"	
406	BEDROOM	LAM	WD	CS	PF	CS	PF	8'-0"	
407	DINING AREA	LAM	WD	CS	PF	CS	PF	8'-0"	
408	BEDROOM	LAM	WD	CS	PF	CS	PF	8'-0"	
409	KITCHEN	VCT	WD	CS	PF	CS	PF	8'-0"	
410	BEDROOM	LAM	WD	CS	PF	CS	PF	8'-0"	

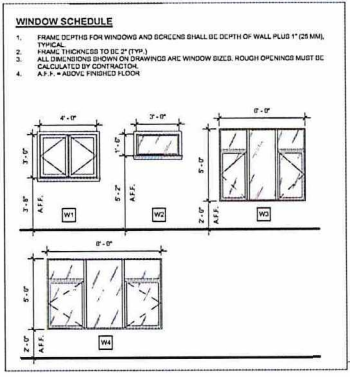
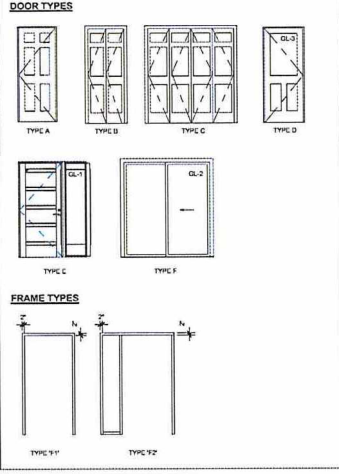
ABBREVIATIONS:

ROOM FINISH SCHEDULE:
 LAM LAMINATE
 VCT VINYL COMPOSITE TILE
 WD WOOD
 CS CRYSTAL BOARD
 PF PAINT
 - NOT APPLICABLE

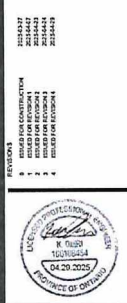
DOOR SCHEDULE:
 LAMINATE WOOD
 VINYL VINYL
 ALUMINUM ALUMINUM
 PAINT PAINT
 GLASS TYPE 1 GLASS TYPE 1
 - NOT APPLICABLE - NOT APPLICABLE

DOOR SCHEDULE GENERAL NOTES:

- A HYPHEN (-) IS USED IN ANY COLUMN THAT DOES NOT APPLY TO A PARTICULAR DOOR.
- DOOR WIDTH IS THE CLEAR WIDTH IN INCHES FOR DOUBLE DOORS.
- DOOR TYPE REFERS TO DOOR ELEVATIONS SHOWN BELOW. THE PREFIX "D" INDICATES A PAIR OF DOORS. (E.G. D100) DOOR TYPE IS THE PRODUCT OF DOOR MATERIAL (E.G. A "TYPE A" DOOR MAY BE WOOD OR HOLLOW METAL) SEE ALSO DETAIL DRAWINGS.
- GLASS IN DOORS SHALL BE TAMPERS RESISTANT IF THE GLAZED DOORS IT SHALL BE WIRE GLAZED GLASS (W/ALUMINUM STRIPPING, INSULATED DOOR, ULASDOLT LOCK).
- FRAMES FOR GLAZED DOORS SHALL BE TAMPERS RESISTANT IF THE GLAZED DOORS IT SHALL BE WIRE GLAZED GLASS (W/ALUMINUM STRIPPING, INSULATED DOOR, ULASDOLT LOCK).
- TYPICAL FRAMES AND SECTIONS ARE SHOWN BELOW. IN THIS SCHEDULE OR ON CONTRACT DOCUMENTS, ALL FRAME DIMENSIONS FOR DOORS AND WINDOWS SHALL BE DIMENSIONS OF THE FRAME, UNLESS OTHERWISE NOTED OTHERWISE.



CONTRACT NO. 2025-0041
 2025-0041
 2025-0041
 2025-0041
 2025-0041










ADAM MARTEL
 4101 CASE ST. HUNTSVILLE, TN 37424
 PROJECT NO. K20250207

DRAWN: NL
 CHECKED: DRPKO
 SCALE: 1/4" = 1'-0"
 SHEET:

A02

ROOF PLAN LEGEND

-  DENOTES DRAINAGE FROM GABLES & ROOF SLOPE
-  DENOTES DOWN SPOUTS CW FLASH PAD
-  DENOTES CAVE/THROUGH CW DOWNPOUT
-  DENOTES ROOF VENT
-  DENOTES ROOF LINC
-  DENOTES ROOF VENT
-  DENOTES MINIMUM EXTENT OF CAVE PROTECTION. CAVE PROTECTION TO EXTEND A MINIMUM OF 1'-0" PAST INTERIOR FACE OF EXTERIOR WALL.

NOTES:

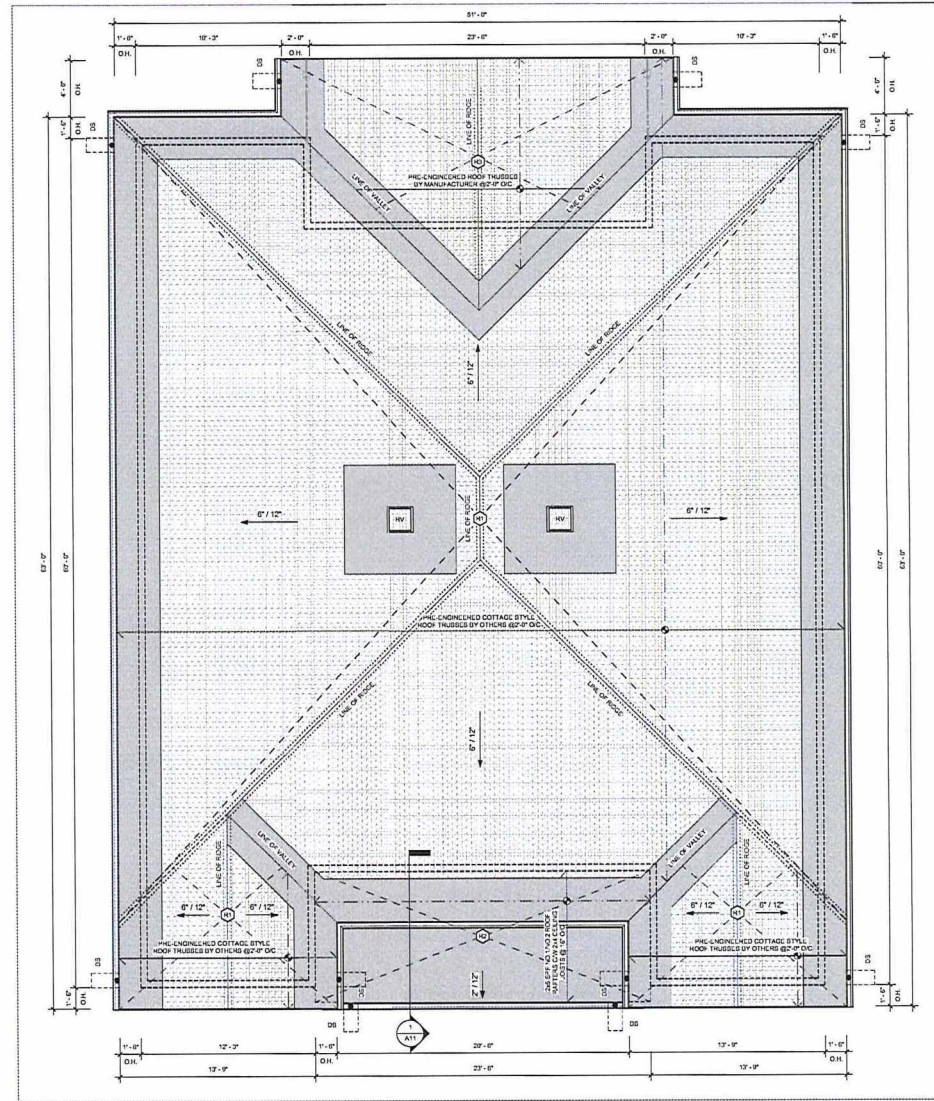
1. CONTRACTOR TO SITE VERIFY EXISTING SLOPE AND DIMENSIONS PRIOR TO ORDERING TRUSSES. REPORT BACK TO ENGINEER IF ANY DISCREPANCIES OCCUR.
2. ICE AND WATER SHIELD TO EXTEND 1'-0" PAST INTERIOR FACE OF EXTERIOR WALL (TYPICAL).
3. ALL ROOF VENTS TO HAVE CAVE PROTECTION AND FLASHING.
4. THE MANUFACTURED ROOF TRUSS SUPPLIER SHALL PROVIDE MANUFACTURED ROOF TRUSSES SUITABLE TO THE DESIGN PARAMETERS PROVIDED BY KOMRI ENGINEERING AND IN ACCORDANCE WITH DOC PART 9 - 9.23.3.3.1 WOOD TRUSSES.

ROOF ASSEMBLIES:

- (1) DWELLING PRE-ENGINEERED TRUSS**
 - 25 YEAR ASPHALT SHINGLES
 - GAVL THROUGH AROUND PERIMETER AS PER DETAIL
 - ICE AND WATER SHIELD AROUND PERIMETER AND FLASHING AREAS
 - CONSTRUCTION FELL PAPER
 - 1/2" PLYWOOD BRACING CW 7" CLIPS
 - PRE-ENGINEERED GOTTAGE STYLE ROOF TRUSSES BY OTHERS @ 2'-0" O.C.
 - BLOWN INSULATION (R-6)
 - 3/8" X 3/4" VAPOR BARRIER - LAP & SEAL
 - CEILING AS SCHEDULED

- (2) DWELLING CONVENTIONAL FRAMER**
 - 25 YEAR ASPHALT SHINGLES
 - GAVL THROUGH AROUND PERIMETER AS PER DETAIL
 - ICE AND WATER SHIELD ON ENTIRE ROOF ASSEMBLY AND FLASHING AREAS
 - CONSTRUCTION FELL PAPER
 - 1/2" PLYWOOD BRACING CW 7" CLIPS
 - 2x4 ROOF BATTENS AT 16" O.C. (SEE ROOF FRAMING PLAN)
 - 2x4 CEILING JOISTS AT 16" O.C.
 - CEILING AS SCHEDULED

NOTE: CONTRACTOR TO INSTALL 3 LAYER OF ASPHALT SHINGLES AS PER DOC REQUIREMENTS FOR 3/12 ROOF PITCH.



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

RELEASED
 1. ANY CHANGES TO THE DESIGN OR CONSTRUCTION SHALL BE APPROVED BY THE ENGINEER.
 2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO ORDERING MATERIALS.
 3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO ORDERING MATERIALS.
 4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO ORDERING MATERIALS.
 5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO ORDERING MATERIALS.

FOR CONSTRUCTION
 1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO ORDERING MATERIALS.
 2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO ORDERING MATERIALS.
 3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO ORDERING MATERIALS.
 4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO ORDERING MATERIALS.



ADAM MARTEL
 4811
 PROJECT NO. 20250203

SHOWN	NL
CHECKED	DP/KO
DRAWN	1/4" = 1'-0"
TITLE	

A04

LEGEND

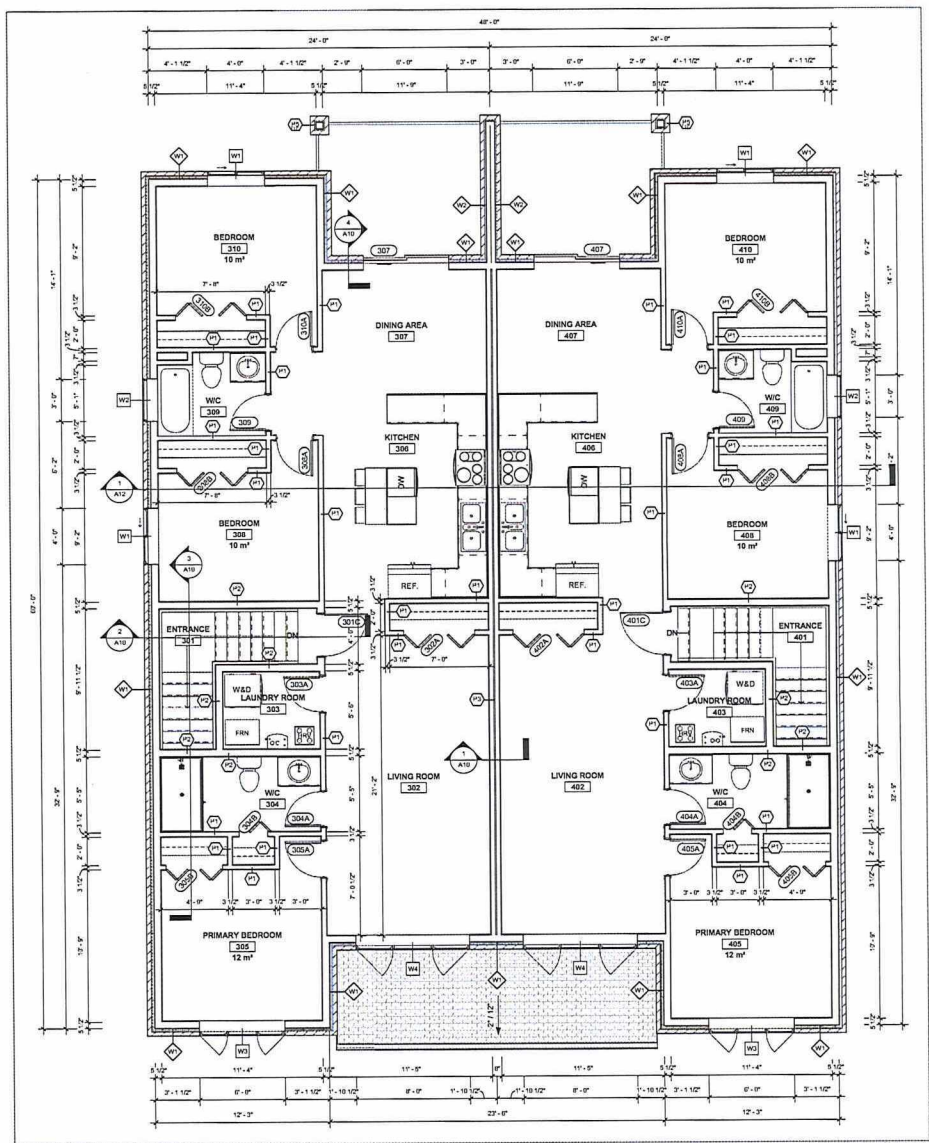
ROOM NAME	DENOTES ROOM NAME AND NUMBER REFERENCE
	DENOTES PARTITION ASSEMBLY TAG REFERENCE
	DENOTES WINDOW TAG REFERENCE
	DENOTES EXTERIOR WALL TAG REFERENCE
	DENOTES FLOOR DRAIN
	DENOTES DOOR AND DOOR NUMBER
	DENOTES REFRIGERATOR FREEZER
	DENOTES STACKABLE WASHER AND DRYER
	DENOTES STOVE OVEN
	DENOTES TANKLESS HOT WATER ON DEMAND BOLLER TANK
	DENOTES HEAT RECOVERY VENTILATION

CONSTRUCTION ASSEMBLIES

- PARTITION ASSEMBLIES NOTES:**
- ALL INTERIOR PARTITIONS ARE TO BE P1 UNLESS NOTED OTHERWISE. IF NEXT TO ANY EXTERIOR INDICATES THAT INSULATION SHOULD BE FIELD VENTED AND MAY HAVE TO BE ADJUSTED TO ACCOMMODATE SITE CONDITIONS. REPORT TO OWNER ENGINEERING AS NECESSARY. DISCUSS WITH OWNER BEFORE PROCEEDING.
 - USE WATER RESISTANT GYPSUM WALL BOARD ON ALL WCT SIDES OF PARTITIONS & CEILING BOARDING ON ALL WALL MOUNTED TILE WORK.
 - PROVIDE WOOD BLOCKING TO ACCOMMODATE WALL MOUNTED IN APERTURES. CONCRETE LAYOUT AS REQUIRED.
 - ALL PARTITIONS TO EXTEND TO USE OF STRUCTURE UNLESS OTHERWISE NOTED. BRACK AS REQUIRED.
 - ALL FLOOR ELEVATIONS ARE REFERENCED TO AND FROM GROUND FLOOR DATUM ELEVATION OF 81.5.
 - ALL EXPOSED VERTICAL CORNERS IN GYPSUM BOARD PARTITIONS SHALL BE FINISHED WITH CORNER GUARDS.
 - ALL DOORS SHALL BE LOCATED 7" FROM WALL FACE TO DOOR FRAME EDGE. TYPICAL UNLESS NOTED OTHERWISE.
 - THE LETTER 'N' NEXT TO PARTITION TAGS INDICATE PARTITIONS THAT ONLY EXTEND TO USE OF CEILING.

- PARTITION ASSEMBLIES:**
- P1 TYPICAL INTERIOR WOOD STUD PARTITION**
 - 1/2" GYPSUM BOARD ON BOTH SIDES OF
 - 2 x 4 SPP NO. 1/ NO. 2 WOOD STUDS @ 16" O.C.
 - P2 TYPICAL INTERIOR PLUMBING WOOD STUD PARTITION**
 - 1/2" GYPSUM BOARD ON BOTH SIDES OF
 - 2 x 4 SPP NO. 1/ NO. 2 WOOD STUDS @ 16" O.C.
 - P3 HIB TYPICAL INTERIOR WOOD STUD PARTITION WITH BR3 ONE**
 - 5/8" TYPE 'X' GYPSUM BOARD BRIGHTEING ON BOTH SIDES OF
 - 2x4 WOOD STUDS @ 16" O.C. FILLED W/ 7" MINORAL FIBRE INSULATION
 - 1 1/2" AIR SPACE (MIN.)
 - 2x4 WOOD STUDS @ 16" O.C. FILLED W/ 7" MINORAL FIBRE INSULATION
 - PROVIDE FINE STOP TO SEAL PARTITIONS AT BASE AND TOP
 - P4 HIB TYPICAL INTERIOR WOOD STUD PARTITION - 1/2" LUMS**
 - 5/8" TYPE 'X' GYPSUM BOARD BRIGHTEING ON BOTH SIDES OF
 - 2x4 WOOD STUDS @ 16" O.C. FILLED W/ 7" MINORAL FIBRE INSULATION
 - PROVIDE FINE STOP TO SEAL PARTITIONS AT BASE AND TOP
 - P5 TYPICAL EXTERIOR STONE/BRICK VENEER PARTITION**
 - STONE VENEER BY OWNER CW BRICK TIES @ 2'-0" VERT. & 16" HORIZ.
 - 1" AIR SPACE (OPTIONAL 2-GHITS)
 - SCHEDULED G61 POST

- WALL ASSEMBLIES:**
- DWELLING EXTERIOR W/ STONE/BRICK VENEER**
 - STONE VENEER BY OWNER
 - 1" AIR SPACE (OPTIONAL 2-GHITS)
 - 1 1/2" RIGID INSULATION (R-7.5)
 - ANSI BANNER MEMBRANE - LAP & SEAL
 - 7/16" OSB SHEATHING
 - 2x4 SPP NO. 1/ NO. 2 STUD AT 16" O.C. (DOUBLE TOP PLATE)
 - 5/8" GYPSUM BOARD
 - 5/8" POLY-VANOLAR BANNER MEMBRANE - LAP & SEAL
 - 1/2" GYPSUM BOARD
 - DWELLING EXTERIOR W/ STONE/BRICK VENEER GLASSING**
 - STONE VENEER BY OWNER CW BRICK TIES @ 2'-0" VERT. & 16" HORIZ.
 - 1" AIR SPACE (OPTIONAL 2-GHITS)
 - ANSI BANNER MEMBRANE - LAP & SEAL
 - 7/16" OSB SHEATHING
 - 2x4 SPP NO. 1/ NO. 2 STUD AT 16" O.C. (DOUBLE TOP PLATE)
 - 5/8" GYPSUM BOARD
 - 5/8" POLY-VANOLAR BANNER MEMBRANE - LAP & SEAL
 - 1 1/2" RIGID INSULATION (R-7.5)
 - 7/16" OSB SHEATHING
 - ANSI BANNER MEMBRANE - LAP & SEAL
 - 1" AIR SPACE (OPTIONAL 2-GHITS) STONE VENEER BY OWNER CW BRICK TIES @ 2'-0" VERT. & 16" HORIZ.



SECOND FLOOR CONSTRUCTION PLAN
1/4" = 1'-0"

ISSUED FOR REVISION 4 - APRIL 29, 2025
PL-MV-2025-00041 Sketch 7

GENERAL
 1. ALL DIMENSIONS TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS TO THE CENTERLINE UNLESS OTHERWISE NOTED.

REVISIONS

NO.	DATE	DESCRIPTION
1	04.29.2025	ISSUED FOR REVISION 4
2	04.29.2025	ISSUED FOR REVISION 4
3	04.29.2025	ISSUED FOR REVISION 4



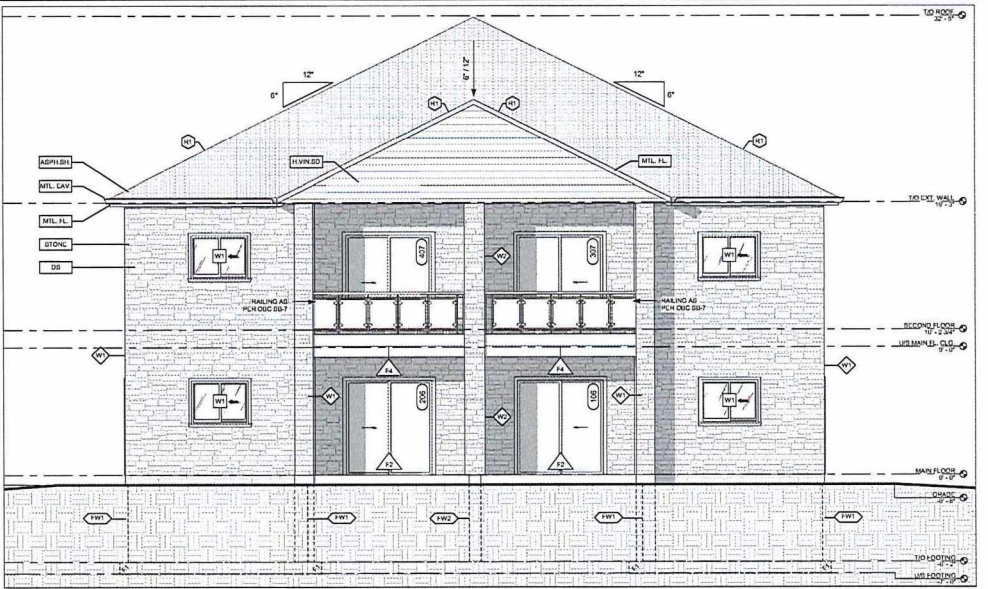
ADAM MARTEL
 4811 SHEPPARD AVENUE, ONT.
 PROJECT NO. M2025029
 SECOND FLOOR PLANS

DRAWN: NL
 CHECKED: DP/KCO
 SCALE: 1/4" = 1'-0"
 SHEET:

A06

LEGEND

MFL FL	INDICATES METAL FLASHING
ASPH SH	INDICATES 25 YEAR ASPHALT SHINGLES
HVNSB	INDICATES HORIZONTAL VINYL SIDING BY OWNER
STNC	INDICATES STONE CLADDING BY OWNER
MFL CAV	INDICATES METAL GAVISTROUGH
DB	INDICATES METAL DOWN SPOUT
H1	ROOF IDENTIFICATION IN SCHEDULE
F1	FOUNDATION IDENTIFICATION IN SCHEDULE
W1	WINDOW IDENTIFICATION IN SCHEDULE
D1	DOOR IDENTIFICATION IN SCHEDULE
SW	WALL IDENTIFICATION IN SCHEDULE
F1	FOOTING IDENTIFICATION IN SCHEDULE



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



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

GENERAL
 1. ALL FINISHES TO BE AS SHOWN UNLESS OTHERWISE NOTED.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK AND THE INTERNATIONAL BUILDING CODE.
 3. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK AND THE INTERNATIONAL BUILDING CODE.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK AND THE INTERNATIONAL BUILDING CODE.
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK AND THE INTERNATIONAL BUILDING CODE.
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK AND THE INTERNATIONAL BUILDING CODE.
 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK AND THE INTERNATIONAL BUILDING CODE.
 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK AND THE INTERNATIONAL BUILDING CODE.
 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK AND THE INTERNATIONAL BUILDING CODE.

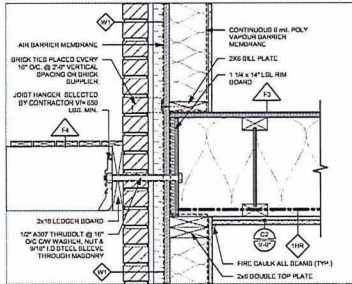
REVISIONS
 1. REVISED FOR CONSTRUCTION
 2. REVISED FOR PERMITS
 3. REVISED FOR PERMITS
 4. REVISED FOR PERMITS
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 10. REVISED FOR PERMITS



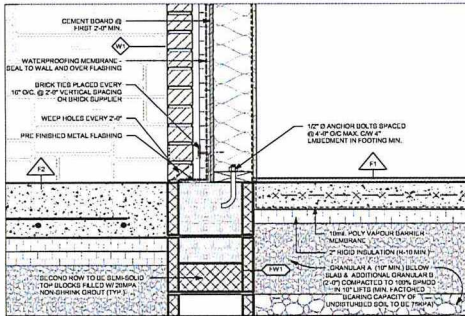
ADAM MARTEL
 4317 DOLE ST. HANOVER, OH
 PROJECT NO. K-2025-029
 EAST & WEST ELEVATIONS

DRAWN: NL
 CHECKED: DPJKO
 SCALE: 1/4" = 1'-0"
 SHEET:

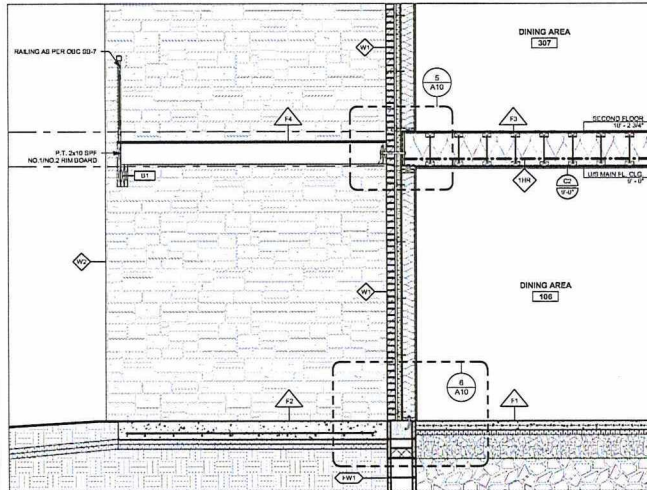
A09



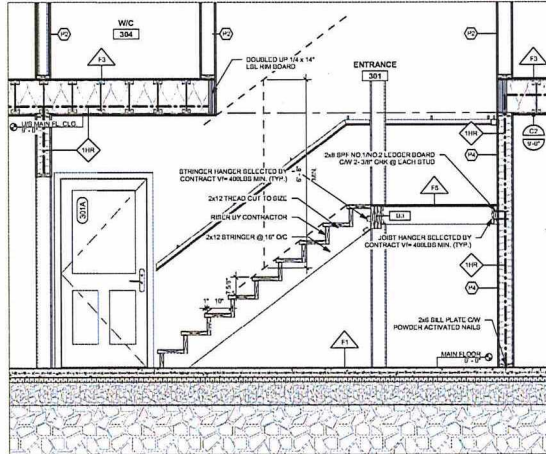
DECK LEDGER PLATE DETAIL INTO FLOOR
1 1/2" = 1'-0"



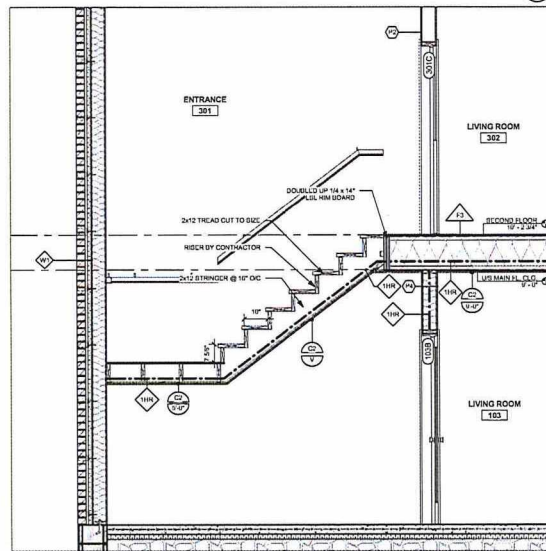
TYPICAL WATER PROOFING AT FLUSH SLAB
1 1/2" = 1'-0"



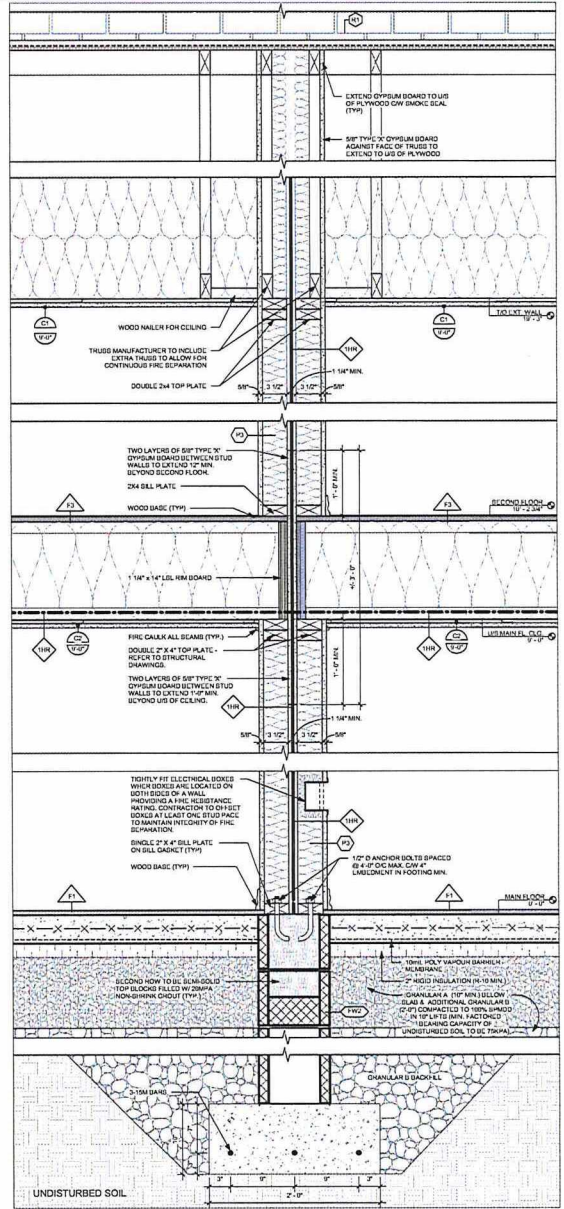
TYP. SECTION @ REAR PATIO'S
1/2" = 1'-0"



TYP. SECTION @ BOTTOM OF STAIRS
1/2" = 1'-0"



TYP. SECTION @ TOP SET OF STAIRS
1/2" = 1'-0"



SECTION @ FIRE SEPARATING WALL
1 1/2" = 1'-0"

CONTRACTOR SHALL VERIFY THE EXISTING CONSTRUCTION WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL VERIFY ALL MATERIALS FROM THE SUPPLIER AND SHALL VERIFY ALL MATERIALS FROM THE SUPPLIER BEFORE PROCEEDING WITH THE WORK.

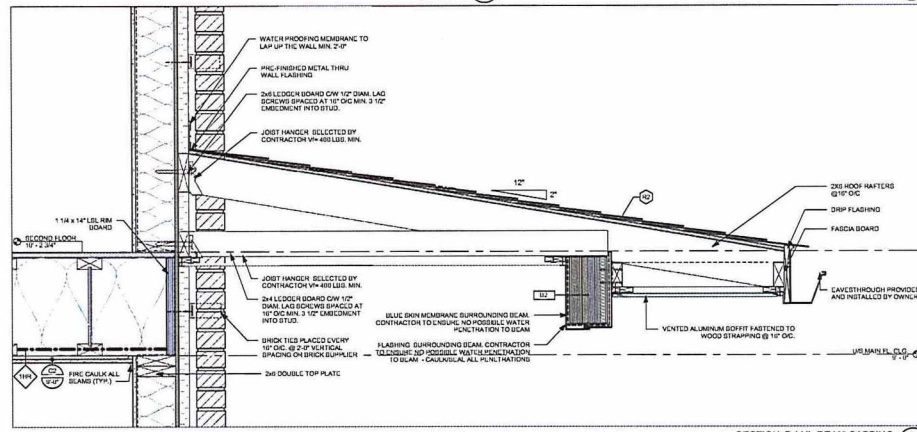
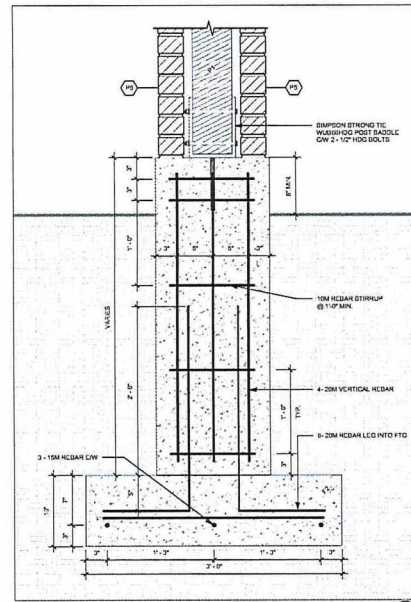
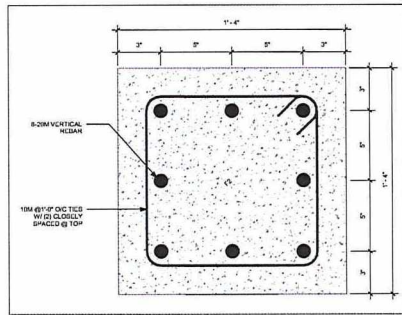
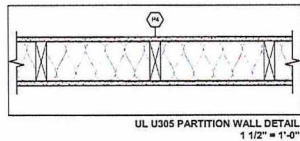
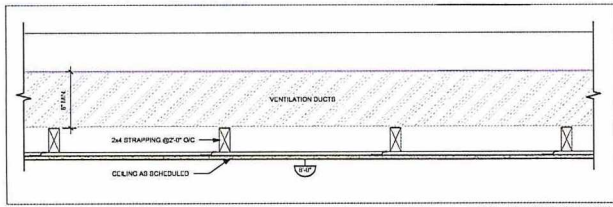
REVISIONS
NO. DATE BY
1 11/2024 JAS



ADAM MARTEL
4511 S.W. 10TH AVE. SUITE 200
PORTLAND, OR 97219
PROJECT NO. 25-0041

DRAWN: NL
CHECKED: DP/KO
SCALE: As Indicated
SHEET: 1

A10



GENERAL
 1. VERIFY ALL CONDITIONS BEFORE BEGINNING WORK.
 2. VERIFY ALL DIMENSIONS AND CONDITIONS WITH CONTRACTOR.
 3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO START OF WORK.
 4. VERIFY ALL DIMENSIONS WITH CONTRACTOR.
 5. VERIFY ALL DIMENSIONS WITH CONTRACTOR.

REVISIONS
 1. REVISED FOR REVISION 1
 2. REVISED FOR REVISION 2
 3. REVISED FOR REVISION 3
 4. REVISED FOR REVISION 4

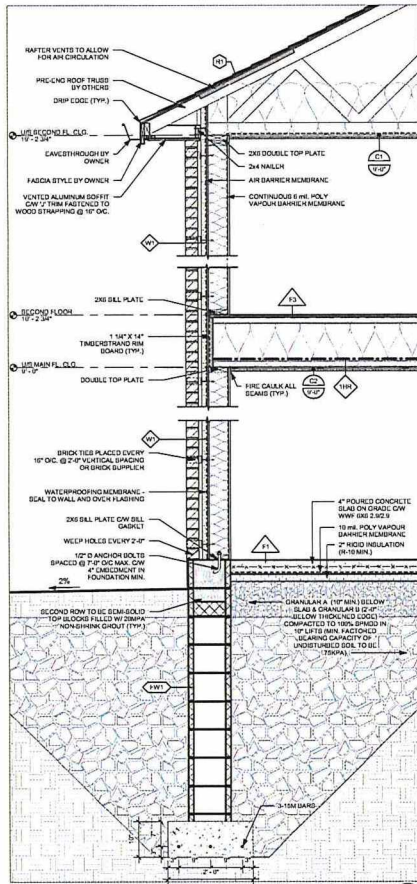


ADAM MARTEL
 4317 BOULEVARD
 PROJECT: PL-MV-2025-00041

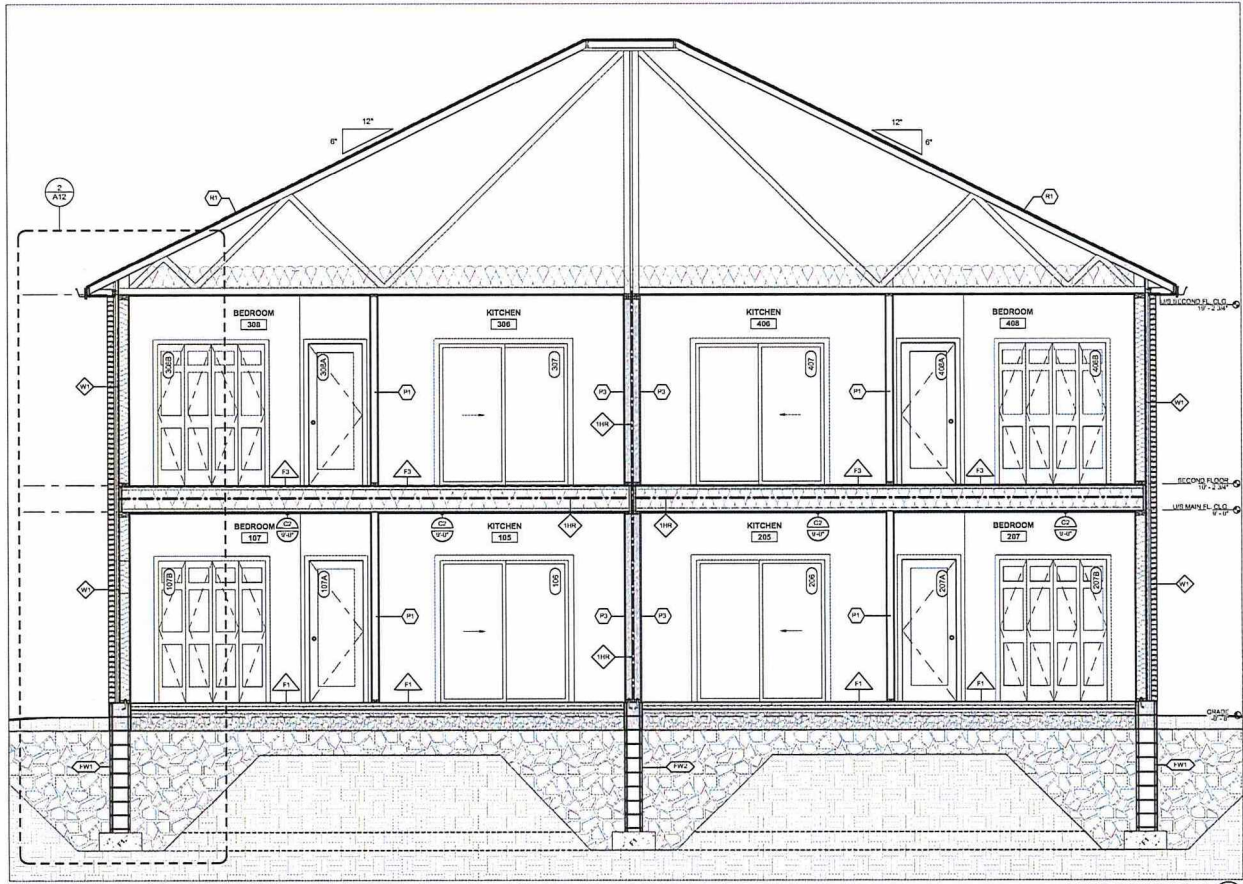
DETAILS

DRAWN	NL
CHECKED	DP/KO
SCALE	As Indicated
TITLE	

A11



TYPICAL WALL DETAIL
3/4" = 1'-0" 2 AT2



TYPICAL BUILDING SECTION
3/8" = 1'-0" 1 ABS

GENERAL
 1. ALL DIMENSIONS TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS TO THE FACE UNLESS OTHERWISE NOTED.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

REVISED FOR CONSTRUCTION
 2024/02/27
 2024/02/27
 2024/02/27
 2024/02/27

REVISED FOR CONSTRUCTION
 2024/02/27
 2024/02/27
 2024/02/27
 2024/02/27



ADAM MARTEL
 417 DOOLEY ST. WILLOW, ON
 PROJECT NO. K502029

BUILDING SECTIONS

DRAWN: NL
 CHECKED: DRPKO
 SCALE: As Indicated
 SHEET:

FOUNDATION WALL ASSEMBLIES:

- 12" EXTERIOR BLOCK FOUNDATION WALL**
 - 2 PLY 5/8" DAMP PROOFING FROM FINISHED GRADE DOWN TO SOLE AND OVER CONCRETE FOOTING
 - 1/4" MIN. CONCRETE FANGING WITH COVE AT TOP OF POUNDED CONCRETE FOOTING
 - 12" MIN. CONCRETE BLOCKS, BACKFILLED TO A SUPPORTED HEIGHT OF 5'-11" MAX. ABOVE THE SLAB
- 18" EXTERIOR BLOCK FOUNDATION WALL**
 - 2 PLY 5/8" DAMP PROOFING FROM FINISHED GRADE DOWN TO SOLE AND OVER CONCRETE FOOTING
 - 1/4" MIN. CONCRETE FANGING WITH COVE AT TOP OF POUNDED CONCRETE FOOTING
 - 18" MIN. CONCRETE BLOCKS, BACKFILLED TO A SUPPORTED HEIGHT OF 5'-11" MAX. ABOVE THE SLAB

FLOOR ASSEMBLIES:

- 4" CONCRETE SLAB**
 - FINISH AS SCHEDULED
 - 4" CONCRETE SLAB ON GRADE CW WWF ERS 2 9/2 8
 - 18" HI HOLY VAPOR BARRIER MEMBRANE - SEAL JOINTS (TYP.)
 - 2" RIGID INSULATION (R-20)
 - DRANULAN A (1" BELOW SLAB) & DRANULAN B TYPE 2 (2" OF FINAL) AS SHOWN
- TYPICAL EXTERIOR 4" CONCRETE SLAB**
 - 4" CONCRETE SLAB ON GRADE - REINFORCED WITH BARS @ 12" O.C. CW
 - 18" HI HOLY VAPOR BARRIER MEMBRANE - SEAL JOINTS (TYP.)
 - 2" RIGID INSULATION (R-20) MIN. ALSO EXTENDED 4" OUT SL OGD AWAY FROM SLAB FOR PROTECTIO
 - DRANULAN A (1" BELOW SLAB) & DRANULAN B TYPE 2 (2" OF FINAL) AS SCHEDULED
- TYPICAL 1st FLOOR ASSEMBLY**
 - FINISH AS SCHEDULED
 - 1 1/2" HD WOOD SHEATHING
 - 1 1/2" WOOD JOISTS @ 12" O.C. REFER TO STRUCTURAL
 - CEILING AS SCHEDULED
- TYPICAL 2nd & 3rd DECK FLOOR ASSEMBLY**
 - 5/4" P.T. DECK BOARDS
 - 2x8 P.T. SPP NO. 1 NO. 2 WOOD JOISTS @ 12" O.C. CW BRIDGING - REFER TO STRUCTURAL
- TYPICAL STAIR LANDING FLOOR ASSEMBLY**
 - FINISH AS SCHEDULED
 - 5/4" P.T. WOOD SHEATHING
 - 2x8 P.T. WOOD JOISTS @ 12" O.C. CW BRIDGING - REFER TO STRUCTURAL
 - CEILING AS SCHEDULED

BEAM SCHEDULE

IDENTITY	SIZE
B1	P.T. 3-PLY 2x18 SPP NO. 1 NO. 2
B2	3-PLY 1 3/4" x 11 1/8" WESTFRASER LVL 2.4E
B3	3-PLY 2x18 SPP NO. 1 NO. 2

LINTEL SCHEDULE

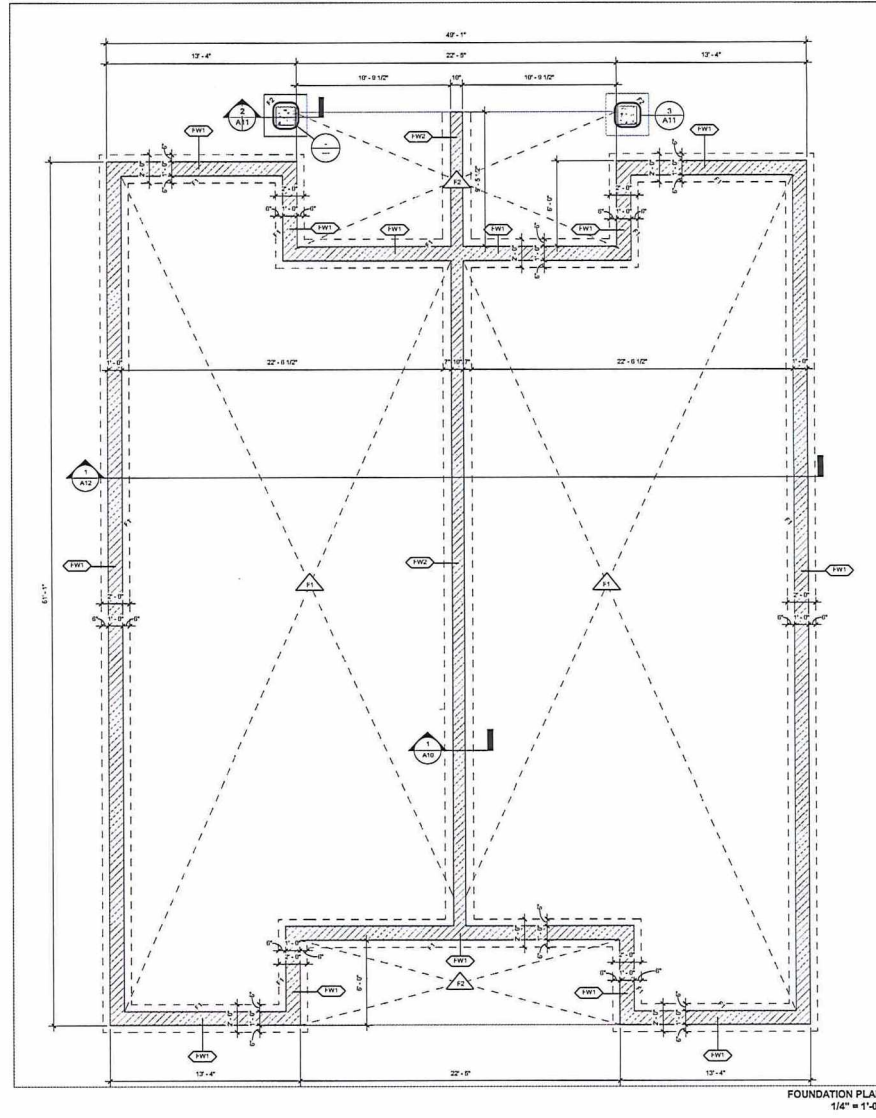
IDENTITY	SIZE
L1	3-PLY 2x8 SPP NO. 1 NO. 2
L2	3-PLY 2x18 SPP NO. 1 NO. 2
L3	3-PLY 2x12 SPP NO. 1 NO. 2

POST/COLUMN SCHEDULE

IDENTITY	SIZE
P1	P.T. 6x6 WOOD POST SPP NO. 1 NO. 2
P2	3-PLY 2x8 SPP NO. 1 NO. 2

FOOTING SCHEDULE

IDENTITY	SIZE
F1	2'-0" WIDE, 12" DEEP FOOTING CW 3-1/2" BARS CONTINUOUS
F2	16"x18" CONCRETE PER W/ 8-1/2" VERTICAL BARS ANCHORED TO 36"x36"x18" PAD FOOTING CW 3-1/2" BARS CW



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

GENERAL
 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
 2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE.
 3. ALL MATERIALS SHALL BE APPROVED BY THE ENGINEER.
 4. ALL MATERIALS SHALL BE APPROVED BY THE ENGINEER.
 5. ALL MATERIALS SHALL BE APPROVED BY THE ENGINEER.
 6. ALL MATERIALS SHALL BE APPROVED BY THE ENGINEER.
 7. ALL MATERIALS SHALL BE APPROVED BY THE ENGINEER.
 8. ALL MATERIALS SHALL BE APPROVED BY THE ENGINEER.
 9. ALL MATERIALS SHALL BE APPROVED BY THE ENGINEER.
 10. ALL MATERIALS SHALL BE APPROVED BY THE ENGINEER.

REVISIONS
 1. REVISED FOR SUBMITTAL
 2. REVISED FOR SUBMITTAL
 3. REVISED FOR SUBMITTAL
 4. REVISED FOR SUBMITTAL
 5. REVISED FOR SUBMITTAL



ADAM MARTEL
 4811 ODLE ST. HANOVER, OH
 PROJECT NO. 25022024
 FOUNDATION PLAN

DRAWN: NL
 CHECKED: DPKO
 SCALE: 1/4" = 1'-0"
 SHEET:

S01

CONSTRUCTION ASSEMBLIES

PARTITION ASSEMBLY NOTES:

- ALL INTERIOR PARTITIONS ARE TO BE P1 UNLESS NOTED OTHERWISE.
- IN NEXT TO ANY DIMENSION INDICATES THAT MEASUREMENT IS TO BE HELD VERIFIED AND MAY HAVE TO BE ADJUSTED TO ACCOMMODATE SITE CONDITIONS. REPORT TO OWNER ENGINEERING IF REQUIRED TO CORRECT OR CANNOT BE IMPLEMENTED.
- USE WATER RESISTANT GYPSUM WALL BOARD ON ALL VERT SIDES OF PARTITIONS & CEILING BOARDS BEHIND ALL WALL MOUNTED TIE WORK.
- INDOOR WOOD FLOORING TO ACCOMPANY WALL MOUNTED IN ACCESSORIES.
- COORDINATE LOCATION AS REQUIRED TO ACCOMPANY WALL MOUNTED IN ACCESSORIES.
- ALL PARTITIONS TO EXTEND TO US OF STRUCTURE UNLESS OTHERWISE NOTED.
- SPACE AS SHOWN.
- ALL FLOOR ELEVATIONS ARE REFERENCED TO AND FROM GROUND FLOOR DATUM ELEVATION OF 0.0.
- ALL EXPOSED VERTICAL CORNERS IN GYPSUM BOARD PARTITIONS SHALL BE FINISHED WITH CORNER GUARDS.
- ALL DOORS SHALL BE LOCATED 4" FROM WALL FACE TO DOOR FRAME EDGE TYPICAL UNLESS NOTED OTHERWISE.
- THE LETTER 'X' NEXT TO PARTITION TAGS INDICATE PARTITIONS THAT ONLY EXTEND TO US OF CEILING.

PARTITION ASSEMBLIES:

- P1** TYPICAL INTERIOR WOOD STUD PARTITION
 - 1" GYPSUM BOARD ON BOTH SIDES OF
 - 2 x 4 SPP NO. 1 NO. 2 WOOD STUDS @ 16" O.C.
- P2** TYPICAL INTERIOR PLUMBING WOOD STUD PARTITION
 - 1" GYPSUM BOARD ON BOTH SIDES OF
 - 2 x 4 SPP NO. 1 NO. 2 WOOD STUDS @ 16" O.C.
- P3** THE TYPICAL INTERIOR WOOD STUD PARTITION, WITH 88.0 O.C.
 - 5/8" TYPE 'X' GYPSUM BOARD SHEATHING ON BOTH SIDES OF
 - 2x4 WOOD STUDS @ 16" O.C. FILLED W/ 2" MINERAL FIBRE INSULATION
 - 1 1/2" AIR SPACE, MIN.
 - 3/4" WOOD STUDS @ 16" O.C. FILLED W/ 2" MINERAL FIBRE INSULATION
 - 1 1/2" AIR SPACE, MIN.
 - 1 1/2" TYPE 'X' GYPSUM BOARD SHEATHING ON BOTH SIDES OF
 - 2x4 WOOD STUDS @ 16" O.C. FILLED W/ 2" MINERAL FIBRE INSULATION
 - 1 1/2" AIR SPACE, MIN.
- P4** THE TYPICAL INTERIOR WOOD STUD PARTITION, WITH 120.0 O.C.
 - 5/8" TYPE 'X' GYPSUM BOARD SHEATHING ON BOTH SIDES OF
 - 2x4 WOOD STUDS @ 16" O.C. FILLED W/ 2" MINERAL FIBRE INSULATION
 - 1 1/2" AIR SPACE, MIN.
 - 1 1/2" TYPE 'X' GYPSUM BOARD SHEATHING ON BOTH SIDES OF
 - 2x4 WOOD STUDS @ 16" O.C. FILLED W/ 2" MINERAL FIBRE INSULATION
 - 1 1/2" AIR SPACE, MIN.
- P5** TYPICAL EXTERIOR STONE/BRICK VENEER PARTITION
 - STONE VENEER BY OWNER CAN BRICK TIES @ 2'-0" VERT. & 16" HORIZ.
 - 1" AIR SPACE (OPTIONAL 2-GRTS)
 - SCHEDULED AIR POST

WALL ASSEMBLIES:

- W1** DWELLING EXTERIOR W/ STONE/BRICK VENEER
 - STONE VENEER BY OWNER
 - 1" AIR SPACE (OPTIONAL 2-GRTS)
 - 1/2" RIGID INSULATION (R-5)
 - AIR BARRIER MEMBRANE - LAP & SEAL
 - 7/16" OSB SHEATHING
 - 2x4 SPP NO. 1 NO. 2 STUD AT 16" O.C. (DOUBLE TOP PLATE)
 - 1/2" RIGID INSULATION (R-5)
 - 6/16" POLY VAPOUR BARRIER MEMBRANE - LAP & SEAL
 - 1/2" GYPSUM BOARD
- W2** DWELLING EXTERIOR W/ STONE/BRICK VENEER CLADDING
 - STONE VENEER BY OWNER CAN BRICK TIES @ 2'-0" VERT. & 16" HORIZ.
 - 1" AIR SPACE (OPTIONAL 2-GRTS)
 - AIR BARRIER MEMBRANE - LAP & SEAL
 - 1/2" OSB SHEATHING
 - 2x4 SPP NO. 1 NO. 2 STUD AT 16" O.C. (DOUBLE TOP PLATE)
 - 1/2" RIGID INSULATION (R-5)
 - 6/16" POLY VAPOUR BARRIER MEMBRANE - LAP & SEAL
 - 1/2" GYPSUM BOARD
 - 1" AIR SPACE (OPTIONAL 2-GRTS) STONE VENEER BY OWNER CAN BRICK TIES @ 2'-0" VERT. & 16" HORIZ.

FLOOR ASSEMBLIES:

- F1** CONCRETE SLAB
 - FINISH AS SCHEDULED
 - 4" CONCRETE SLAB ON GRADE, C/W W/W #4 @ 2' @ 2'
 - 18 #4 POLY VAPOUR BARRIER MEMBRANE - SEAL JOINTS (TYP.)
 - 2" RIGID INSULATION (R10)
 - GRANULAR A (10" BELOW SLAB) & GRANULAR B TYPE 2 (2" OF FINAL) AS SHOWN
- F2** TYPICAL EXTERIOR CONCRETE SLAB
 - 4" CONCRETE SLAB ON GRADE - REINFORCED WITH BARS @ 12" O.C.
 - 1" AIR SPACE
 - 18 #4 POLY VAPOUR BARRIER MEMBRANE - SEAL JOINTS (TYP.)
 - 4" RIGID INSULATION ON 20 #4 W/W ALSO EXTENDING 4" OUT BLENDED AWAY FROM SLAB FOR FROST PROTECTION
 - GRANULAR A (10" BELOW SLAB) & GRANULAR B TYPE 2 (2" OF FINAL) AS SHOWN
- F3** TYPICAL T-1 FLOOR ASSEMBLY
 - FINISH AS SCHEDULED
 - 3/4" T&G FLOOR SHEATHING
 - 1 1/2" T&G WOOD JOISTS @ 12" O.C. REF CR TO STRUCTURAL CEILING AS SCHEDULED
- F4** TYPICAL T-2 1/2" DECK FLOOR ASSEMBLY
 - 5/8" P.T. DECK BOARDS
 - 2x4 SPP NO. 1 NO. 2 WOOD JOISTS @ 16" O.C. C/W BRIDGING - REFER TO STRUCTURAL
- F5** TYPICAL STAIR LANDING FLOOR ASSEMBLY
 - FINISH AS SCHEDULED
 - 3/4" T&G FLOOR SHEATHING
 - 2x4 SPP NO. 1 NO. 2 WOOD JOISTS @ 16" O.C. C/W BRIDGING - REFER TO STRUCTURAL
 - CEILING AS SCHEDULED

ROOF ASSEMBLIES:

- R1** DWELLING PRE-ENGINEERED TRUSS
 - 25 YEAR ASPHALT SHINGLES
 - RAVINE/ROOF AND/OR PERIMETER AS PER DETAIL
 - ICE AND WATER SHIELD AROUND PERIMETER AND FLASHING AREAS
 - CONSTRUCTION FEL PAPER
 - 1/2" RIGID INSULATION (R-5) C/W 7/8" CLIPS
 - PRE-ENGINEERED COTTAGE STYLE ROOF TRUSSES BY OTHERS @ 2'-0" O.C.
 - BLOWN INSULATION (R-40)
 - 6 #4 POLY VAPOUR BARRIER - LAP & SEAL
 - CEILING AS SCHEDULED
- R2** DWELLING CONVENTIONAL FRAMES
 - 25 YEAR ASPHALT SHINGLES
 - RAVINE/ROOF AND/OR PERIMETER AS PER DETAIL
 - ICE AND WATER SHIELD ON ENTIRE ROOF ASSEMBLY AND FLASHING AREAS
 - CONSTRUCTION FEL PAPER
 - 1/2" RIGID INSULATION (R-5) C/W 7/8" CLIPS
 - 2x4 ROOF RAFTERS AT 16" O.C. (SEE ROOF FRAMING PLAN)
 - 2x4 CEILING JOISTS AT 16" O.C.
 - CEILING AS SCHEDULED

NOTE: CONTRACTOR TO INSTALL 3 LAYER OF ASPHALT SHINGLES AS PER CBC REQUIREMENTS FOR 3/12 ROOF PITCH.

BEAM SCHEDULE

IDENTITY	SIZE
B1	P.T. 3-PLY 2x10 SPP NO. 1 NO. 2
B2	3-PLY 1 3/4" x 11 1/8" WESTER WEAVER LVL 2E
B3	3-PLY 2x10 SPP NO. 1 NO. 2

LINTEL SCHEDULE

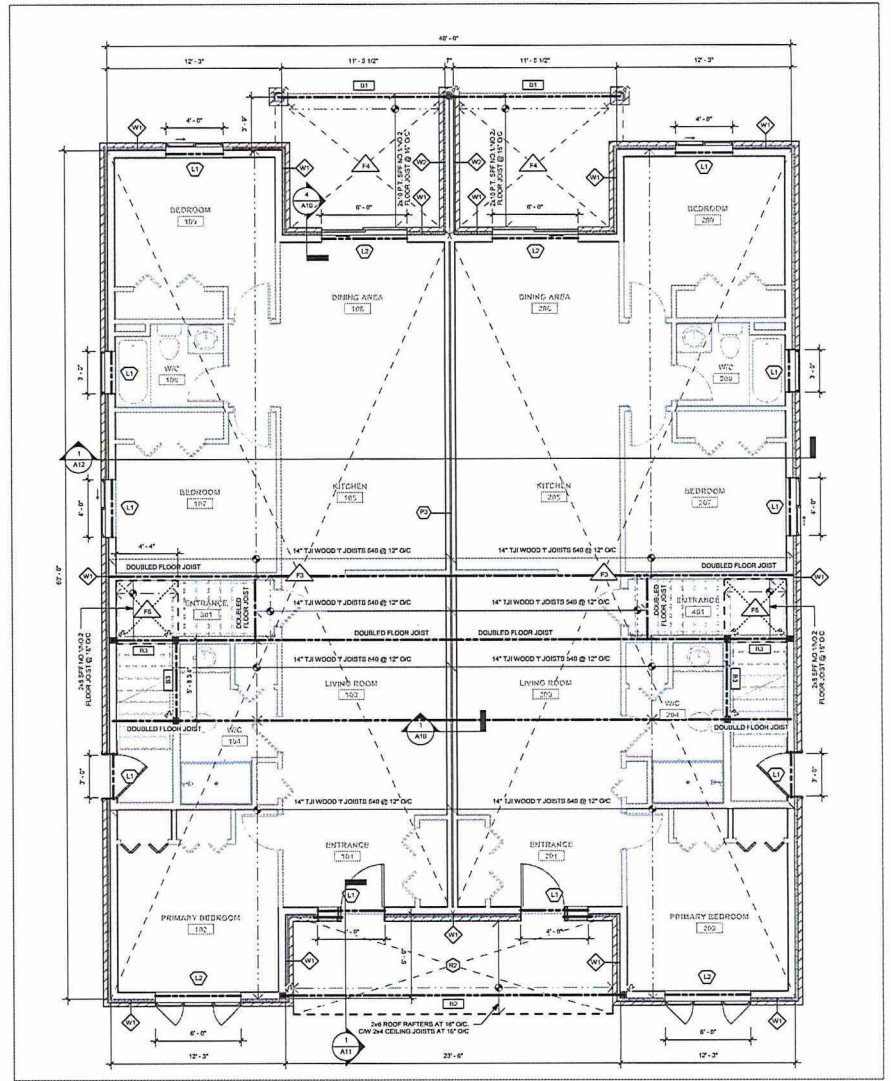
IDENTITY	SIZE
L1	2-PLY 2x10 SPP NO. 1 NO. 2
L2	2-PLY 2x10 SPP NO. 1 NO. 2
L3	2-PLY 2x12 SPP NO. 1 NO. 2

POSTICOLUMN SCHEDULE

IDENTITY	SIZE
P1	P.T. 6x6 WOOD POST SPP NO. 1 NO. 2
P2	3-PLY 2x4 SPP NO. 1 NO. 2

FOOTING SCHEDULE

IDENTITY	SIZE
F1	2'-0" WIDE, 10" DEEP FOOTING C/W 3-1/4" BARS CONTINUOUS
F2	10" x 16" CONCRETE PIER W/ 3-1/4" VERTICAL BARS ANCHORED TO 30"x30" x 10" PAD FOOTING C/W 3-1/4" BARS @ 12" O.C.



MAIN FLOOR STRUCTURAL PLAN
1/4" = 1'-0"

GENERAL
1. ALL CHANGES TO THE GENERAL CONTRACTOR SHALL BE MADE BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

PROFESSIONAL SEAL
K. B. BROWN
REGISTERED PROFESSIONAL ENGINEER
NO. 12345
PROV. OF ONTARIO



ADAM BASTEL
4317 DOLE ST. HANMER ON
PROJECT NO. K-2421297
MAIN FLOOR STRUCTURAL PLAN

DRAWN: NL
CHECKED: DPKO
SCALE: 1/4" = 1'-0"
SHEET

S02

ISSUED FOR REVISION 4 - APRIL 29, 2025
PL-MV-2025-00041 Sketch 15

CONSTRUCTION ASSEMBLIES

PARTITION ASSEMBLIES NOTES:

- ALL INTERIOR PARTITIONS ARE TO BE P1 UNLESS NOTED OTHERWISE.
- IN NEXT TO ANY DIMENSION INDICATE THE REQUIREMENT SHOULD BE FIELD VERIFIED AND MAY HAVE TO BE ADJUSTED TO ACCOMMODATE SITE CONDITIONS. REPORT TO OWNER ENGINEERING AS REQUIRED IF DESIGN INTENT CANNOT BE IMPLEMENTED.
- USE WATER RESISTANT GYPSUM WALL BOARD ON ALL WET SIDES OF PARTITIONS & CEILING BOARD BEHIND ALL WALL MOUNTED TILE WORK.
- PROVIDE WOOD FLOORING TO ACCOMPANY WALL MOUNTED IN ACCESSORIES.
- CONDITIONAL TILE LOCATIONS AS INDICATED.
- ALL PARTITIONS TO EXTEND TO US OF STRUCTURE UNLESS OTHERWISE NOTED.
- FINISH TO BE INDICATED.
- ALL FLOOR ELEVATIONS ARE REFERENCED TO AND FROM GROUND FLOOR DATUM ELEVATION OF 51.
- ALL EXPOSED VERTICAL CORNERS IN GYPSUM BOARD PARTITIONS SHALL BE FINISHED WITH CORNER GUARDS.
- ALL DOORS SHALL BE LOCATED 4" FROM WALL FACE TO DOOR FRAME EDGE. TYPICAL UNLESS NOTED OTHERWISE.
- THE LETTER 'X' NEXT TO PARTITION TAGS INDICATE PARTITIONS THAT ONLY EXTEND TO US OF CEILING.

PARTITION ASSEMBLIES:

- (P1) **TYPICAL INTERIOR WOOD STUD PARTITION**
 - 1/2" GYPSUM BOARD ON BOTH SIDES OF
 - 2 X 4 SPP NO. 1 NO. 2 WOOD STUDS @ 16" O.C.
- (P2) **TYPICAL INTERIOR PLASTERING WOOD STUD PARTITION**
 - 1/2" GYPSUM BOARD ON BOTH SIDES OF
 - 2 X 4 SPP NO. 1 NO. 2 WOOD STUDS @ 16" O.C.
- (P3) **3/8" TYPICAL INTERIOR WOOD STUD PARTITION - W/3/8" BR-3 DBC**
 - 5/8" TYPE 'X' GYPSUM BOARD SHEATHING ON BOTH SIDES OF
 - 2X4 WOOD STUDS @ 16" O.C. FILLED W/ 2" MINERAL FIBRE INSULATION
 - 1 1/2" AIR SPACE (MIN.)
 - 2X4 WOOD STUDS @ 16" O.C. FILLED W/ 2" MINERAL FIBRE INSULATION
 - PROVIDE FIRE STOP TO SEAL PARTITIONS AT BASE AND TOP.
- (P4) **TYPICAL INTERIOR WOOD STUD PARTITION - LVL JOIST**
 - 5/8" TYPE 'X' GYPSUM BOARD SHEATHING ON BOTH SIDES OF
 - 2X4 WOOD STUDS @ 16" O.C. FILLED W/ 2" MINERAL FIBRE INSULATION
 - PROVIDE FIRE STOP TO SEAL PARTITIONS AT BASE AND TOP.
- (P5) **TYPICAL EXTERIOR STONE/BRICK VENEER PARTITION**
 - STONE VENEER BY OWNER CW BRICK TIES @ 2'-0" VERT. & 16" HORIZ.
 - 1" AIR SPACE (OPTIONAL 2-GIRTS)
 - SCHEDULED W/IR-NOT

WALL ASSEMBLIES:

- (W1) **DWELLING EXTERIOR W/ STONE/BRICK VENEER**
 - STONE VENEER BY OWNER
 - 1" AIR SPACE (OPTIONAL 2-GIRTS)
 - 1/2" ROOF INSULATION @ 16"
 - AIR BARRIER MEMBRANE - LAP & SEAL
 - 7/16" OSB SHEATHING
 - 3/8" SPP NO. 1 NO. 2 STUD AT 16" O.C. (DOUBLE TOP PLATE)
 - 5/16" BATT INSULATION @ 16"
 - 5/8" POLY VAMPOUR BARRIER MEMBRANE, LAP & SEAL
 - 1/2" GYPSUM BOARD
- (W2) **DWELLING EXTERIOR W/ STONE/BRICK VENEER & CLADDING**
 - STONE VENEER BY OWNER CW BRICK TIES @ 2'-0" VERT. & 16" HORIZ.
 - 1" AIR SPACE (OPTIONAL 2-GIRTS)
 - 1/2" ROOF INSULATION @ 16"
 - AIR BARRIER MEMBRANE - LAP & SEAL
 - 7/16" OSB SHEATHING
 - 3/8" SPP NO. 1 NO. 2 STUD AT 16" O.C. (DOUBLE TOP PLATE)
 - 5/16" BATT INSULATION @ 16"
 - 5/8" POLY VAMPOUR BARRIER MEMBRANE, LAP & SEAL
 - 1" AIR SPACE (OPTIONAL 2-GIRTS)
 - ADDITIONAL STONE VENEER BY OWNER CW BRICK TIES @ 2'-0" VERT. & 16" HORIZ.

ROOF ASSEMBLIES:

- (R1) **DWELLING PRE-ENGINEERED TRUSS**
 - 25 YEAR ASPHALT SHINGLES
 - LARGE THROUGH AND/OR POLYURETHANE AS PER DETAIL
 - ICE AND WATER SHIELD W/ROUND PERIMETER AND FLASHING AIRGAS
 - CONSTRUCTION FELT PAPER
 - 1/2" OSB SHEATHING CW 1/4" CLIPS
 - PRE-ENGINEERED GOTTAGE STYLE ROOF TRUSSES BY OTHER @ 2'-0" O.C.
 - 80mm INSULATION @ 16"
 - 5/8" POLY VAMPOUR BARRIER - LAP & SEAL
 - CEILING AS SCHEDULED
- (R2) **DWELLING CONVENTIONAL FRAMED**
 - 25 YEAR ASPHALT SHINGLES
 - ICE THROUGH AND/OR PERIMETER AS PER DETAIL
 - ICE AND WATER SHIELD ON ENTIRE ROOF ASSEMBLY AND FLASHING AIRGAS
 - CONSTRUCTION FELT PAPER
 - 1/2" OSB SHEATHING CW 1/4" CLIPS
 - 2x6 ROOF RAFTERS AT 16" O.C. (SEE ROOF FRAMING PLAN)
 - 2x4 CEILING JOISTS @ 16" O.C.
 - CEILING AS SCHEDULED

NOTE: CONTRACTOR TO INSTALL 3 LAYER OF ASPHALT SHINGLES AS PER O.C. REQUIREMENTS FOR 2/3 ROOF PITCH

BEAM SCHEDULE

IDENTITY	SIZE
B1	P.T. 3-PLY 2X10 SPP NO. 1 NO. 2
B2	3-PLY 1 3/4" X 11 1/8" WESTFRASER LVL 2 EC
B3	3-PLY 2X10 SPP NO. 1 NO. 2

POST/COLUMN SCHEDULE

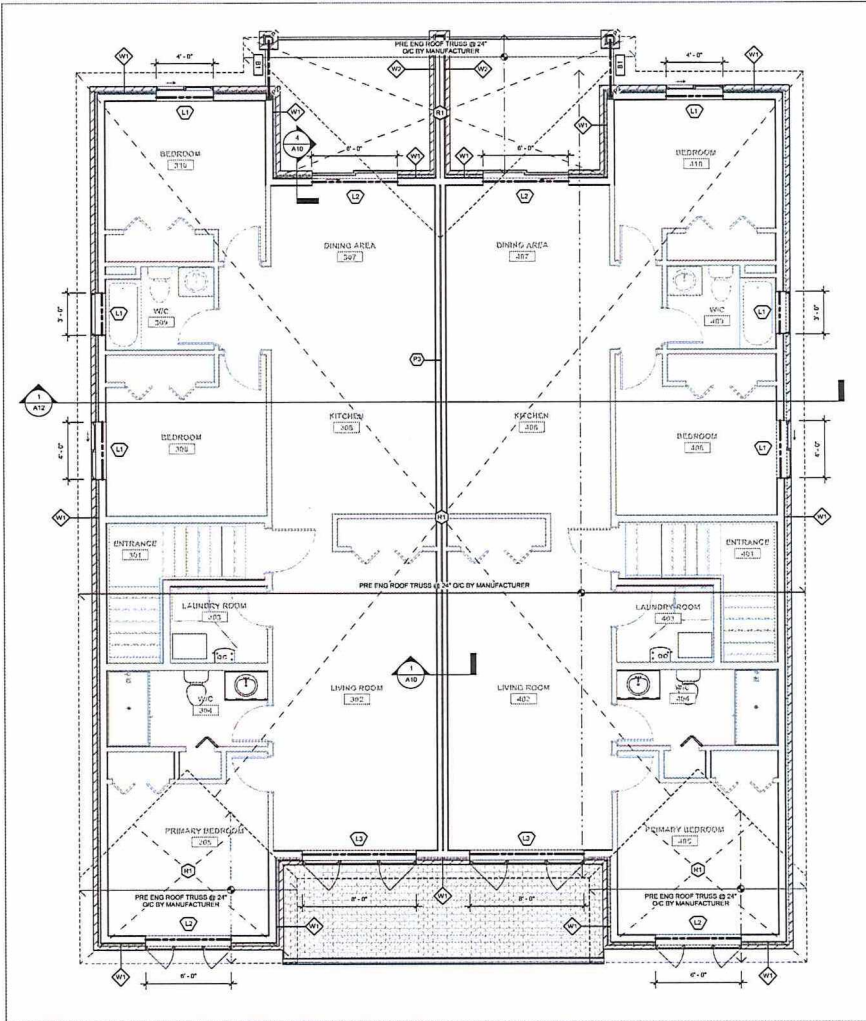
IDENTITY	SIZE
P1	P.T. 6x4 WOOD POST SPP NO. 1 NO. 2
P2	3 PLY 2x6 SPP NO. 1 NO. 2

LINTEL SCHEDULE

IDENTITY	SIZE
L1	2 PLY 2x6 SPP NO. 1 NO. 2
L2	2 PLY 2x10 SPP NO. 1 NO. 2
L3	2 PLY 2x12 SPP NO. 1 NO. 2

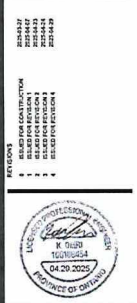
FOOTING SCHEDULE

IDENTITY	SIZE
F1	2'-0" WIDE, 18" DEEP FOOTING CW 3-18M BARS CONTINUOUS
F2	18"x18" CONCRETE PIER W/ 3-18M VERTICAL BARS ANCHORED TO 30"x30"x18" PAD FOOTING CW 3-18M REBAR ON 2



SECOND FLOOR STRUCTURAL PLAN
1/4" = 1'-0"

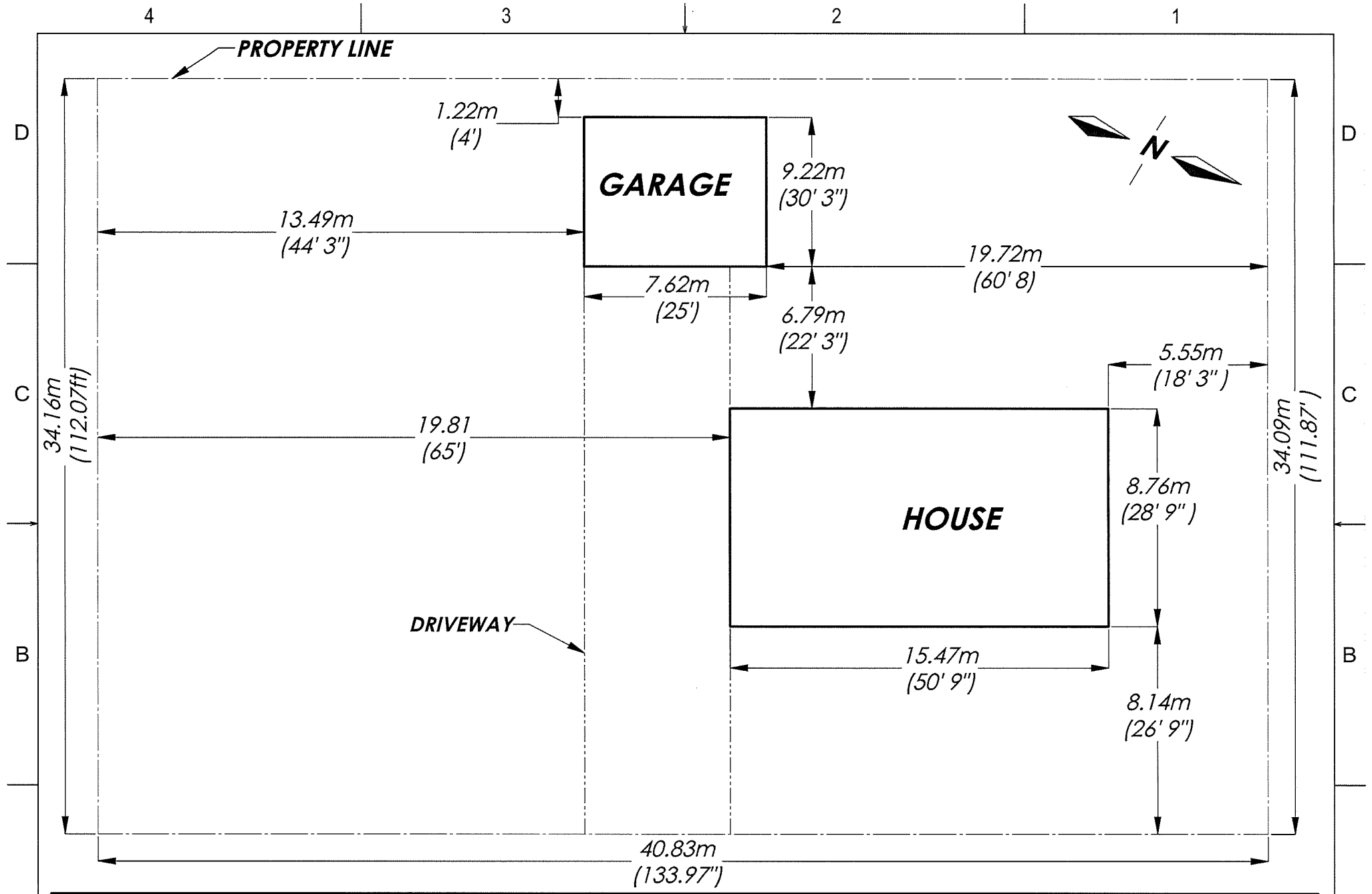
REVISIONS
 1. 2024-04-29: ISSUED FOR REVISION 4 - APRIL 29, 2025
 2. 2024-04-29: PL-MV-2025-00041 Sketch 4/6
 3. 2024-04-29: PL-MV-2025-00041 Sketch 4/6
 4. 2024-04-29: PL-MV-2025-00041 Sketch 4/6
 5. 2024-04-29: PL-MV-2025-00041 Sketch 4/6



ADAM WARTSEL
 4317 DOOLEY ST., HANMER, ON
 PROJECT NO. K5635229
 SECOND FLOOR STRUCTURAL PLAN

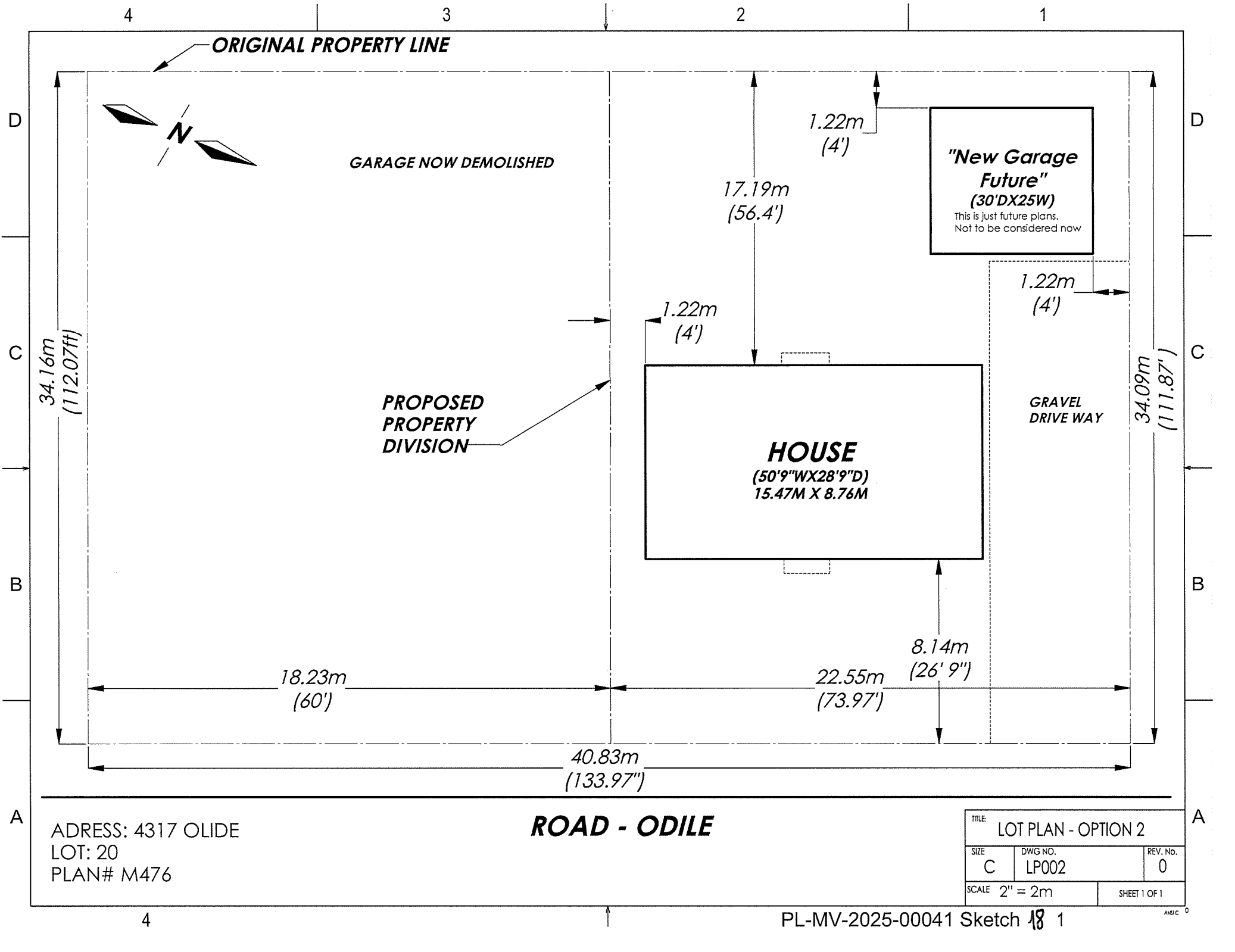
DRAWN: NL
 CHECKED: DP/KO
 SCALE: 1/4" = 1'-0"
 SHEET:

S03



ADRESS: 4317 OLIDE
 LOT: 20
 PLAN# M476

TITLE LOT PLAN - CURRENT		
SIZE C	DWG NO. LP001	REV. No. 0
SCALE 1" = tbd		SHEET 1 OF 1



ADRESS: 4317 OLIDE
 LOT: 20
 PLAN# M476

ROAD - ODILE

TITLE: LOT PLAN - OPTION 2		
SIZE: C	DWG NO.: LP002	REV. No.: 0
SCALE 2" = 2m		SHEET 1 OF 1



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-2025-00044

APPLICATION SUMMARY

File Date: 04/07/2025

Application Type: Minor Variance

Address(es): 0 Vanier Avenue, #Lot 134A, Hanmer, Ontario

Applicant(s): CR DESIGN

Owner(s): DOMINION PARK DEVELOPMENT

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?

01/01/2025

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?

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

FD, R2-2

Provide a detailed description of what is being proposed

CONSTRUCT A SEMI DETACHED DWELLING

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

THE OWNER OF THE PROPERTY HAS A MODEL THAT IS VERY POPULAR WITH SENIORS IN THE AREA AND HE WOULD LIKE TO CONTINUE TO BUILD IT. IT IS SLIGHTLY TOO LARGE FOR THE PROPERTY TO COMPLY WITH THE REAR YARD SETBACK AND LOT COVERAGE

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

10.5

Lot Depth of the property

31

Lot Area of the property

325.5

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

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

NEW SEMI DETACHED DWELLING

Existing uses of neighbouring properties

VACANT LAND - WILL BE SEMI DETACHED DWELLINGS

Has the property 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 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

PL- MV- 2025- 00044

PROPOSED BUILDING/STRUCTURE

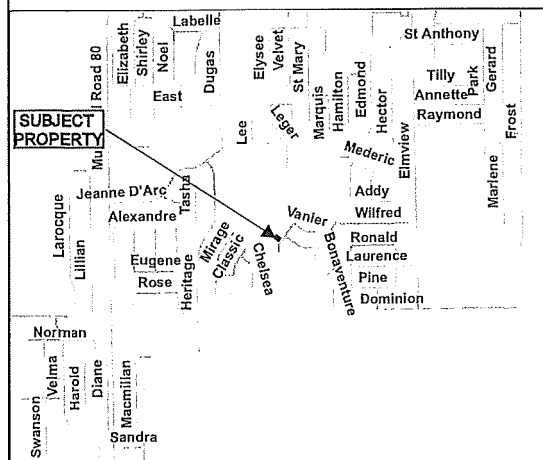
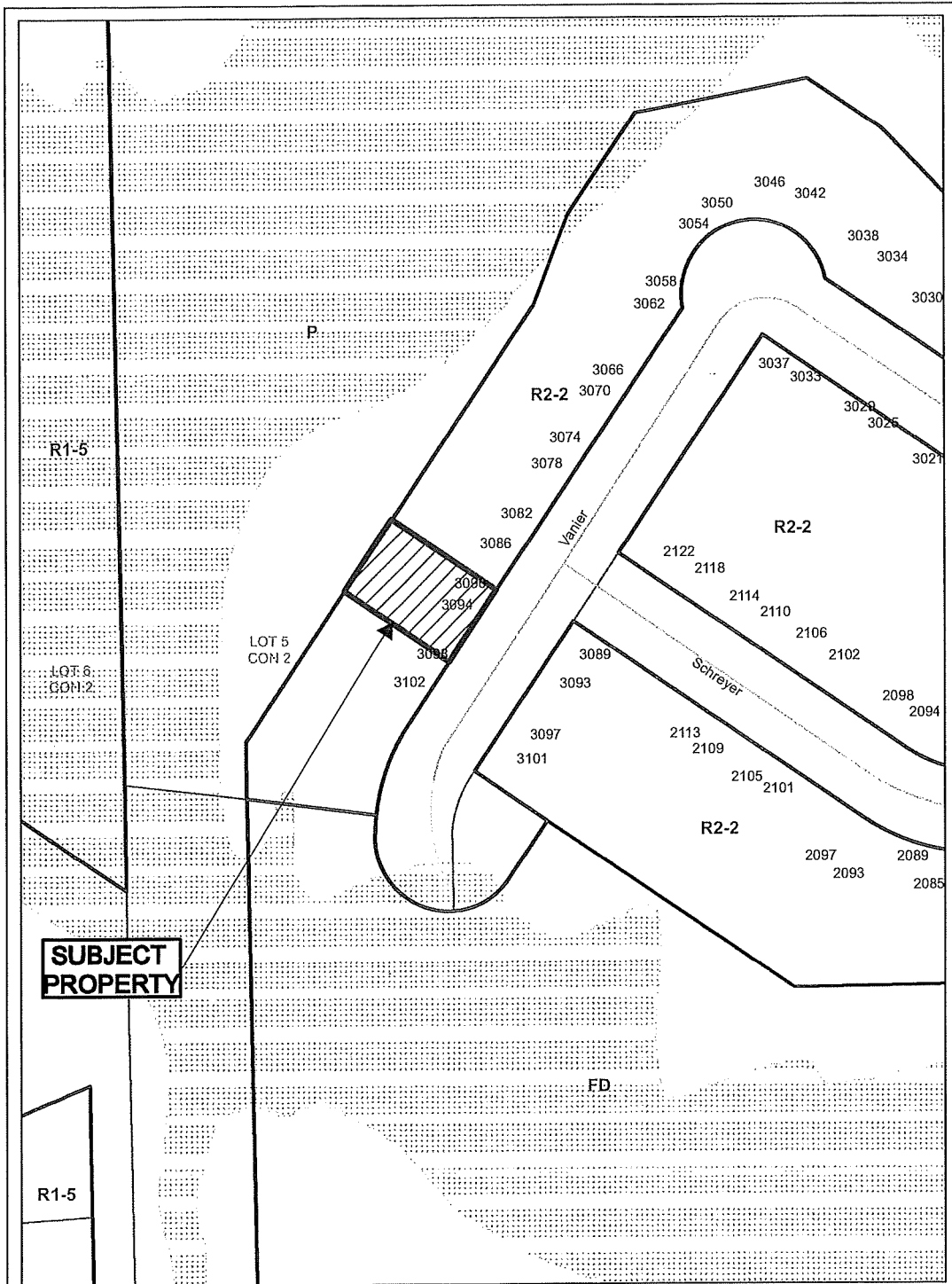
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
SEMI DETACHED DWELLING	No	162	162	1	9.1	18.5	6.2	6	6.5	1.4	0

EXISTING BUILDING/STRUCTURE

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

ZONING BY-LAW RELIEF

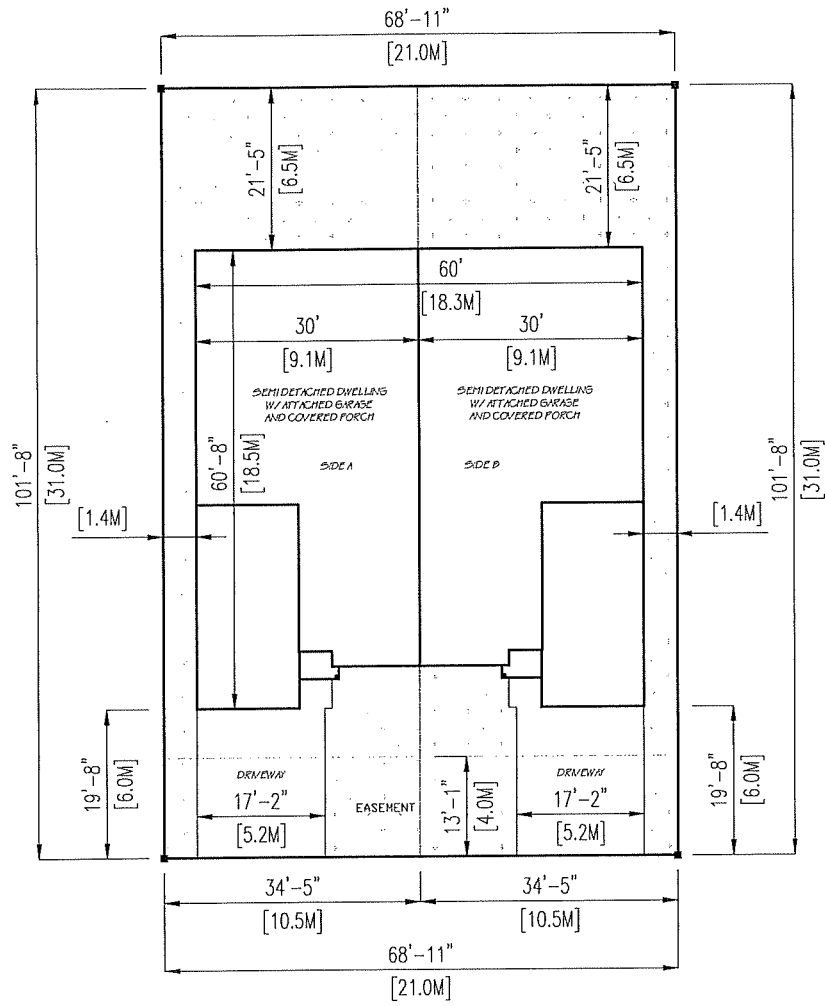
Variance To	By-law Requirement	Proposed (m)	Difference (m)
LOT COVERAGE - TABLE 6.3	40% MAX. LOT COVERAGE 130.2M2	50% LOT COVERAGE 162.0M2	10% 31.8M2
REAR YARD SETBACK - TABLE 6.3	7.5 METRE REAR YARD SETBACK	6.5 METRE REAR YARD SETBACK	1 METRE



Application for Minor Variance or Permission

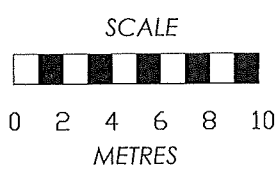


Subject Property being PIN 73504-1108, Parcel M1114-124-1 SES SRO, Lot 134, Plan M-1114, Part Lot 5, Concession 2, Township of Hanmer, 0 Vanier Avenue, Valley East, City of Greater Sudbury



LOT 131-134 VANIER AVENUE
(ALL LOTS THE SAME SIZE)

SITE STATISTICS	WHOLE LOT	EACH SIDE
ZONING R2-2		
LOT AREA	20430m ² 651,822	10215m ² 313,911
MINIMUM PERMITTED LOT COVERAGE	25.0% (452)	25.0% (452)
PROPOSED LOT COVERAGE	25.0% (452)	12.5% (226)
PERCENTAGE OF LOT COVERAGE EXCEEDING MIN.	63.8% (1123)	31.9% (565)
REQUIRED REAR YARD SETBACK	7.5 METRES	7.5 METRES
PROPOSED REAR YARD SETBACK	6.5 METRES	6.5 METRES
DIFFERENCE OF REQUIRED REAR YARD SETBACK TO PROPOSED	1M	1M



CR Design

Project	Semi Det. Dwelling w/ Att. Garages/ Cov. Porches	REV	
Client	Lots 131-134 Vanier Avenue, Hammer	DATE	
File	Site Plan	NO.	SP1

PL-MV-2023-00044 SKETCH 2



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

Record #: PL-MV-2025-00051

APPLICATION SUMMARY

File Date: 04/14/2025

Application Type: Minor Variance

Address(es): 0 Vanier Avenue, #Lot 134B, Valley East, Ontario

Applicant(s): CR DESIGN

Owner(s): DOMINION PARK DEVELOPMENT

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?

01/01/2025

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?

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

FD, R2-2

Provide a detailed description of what is being proposed

CONSTRUCT A SEMI DETACHED DWELLING

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

THE OWNER HAS A PARTICULAR MODEL THAT HAS BEEN POPULAR WITH SENIORS IN THE AREA AND HE WOULD LIKE TO CONTINUE BUILDING THIS MODEL. THIS MODEL IS SLIGHTLY LARGER THAN WHAT THE LOT COVERAGE AND REAR YARD SETBACKS PERMIT

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

10.5

Lot Depth of the property

31

Lot Area of the property

325.5

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 - NEW SUBDIVISION

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

SEMI DETACHED DWELLING

Existing uses of neighbouring properties

VACANT LADN - WILL BE SEMI DETACHED OR SINGLE FAMILY DWELLINGS

Has the property 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 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

PL-MN-2025-00081

PROPOSED BUILDING/STRUCTURE

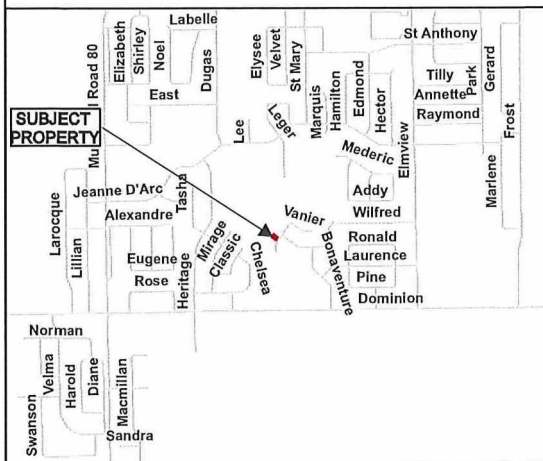
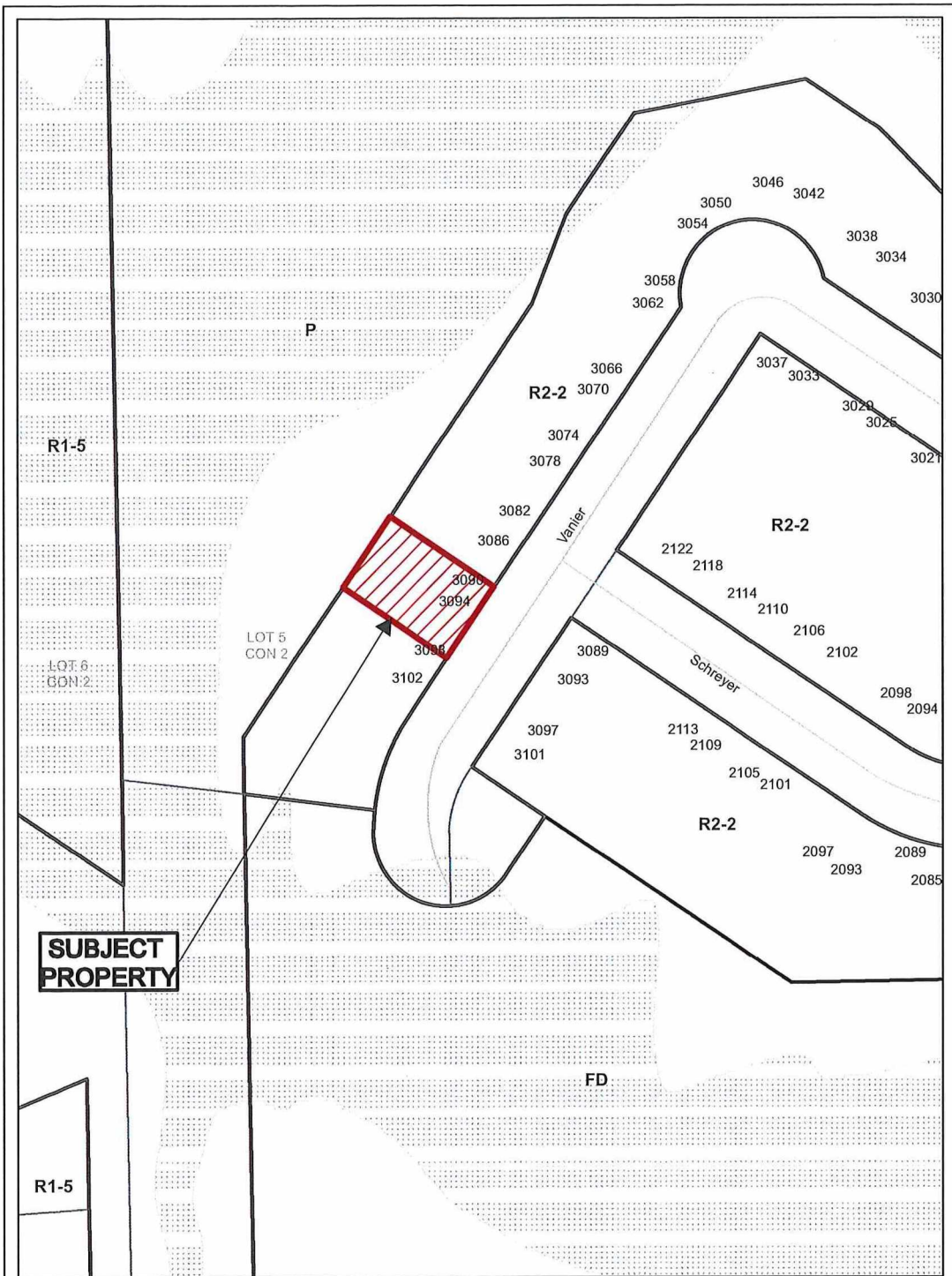
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
SEMI DETACHED DWELLING	No	162	162	1	9.1	18.5	6.2	6	6.5	1.4	0

EXISTING BUILDING/STRUCTURE


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

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
LOT COVERAGE	40% MAX LOT COVERAGE (130.2M2)	50% (162M2)	31.8M2 (10%0)
REAR YARD SETBACK	7.5 METRES	6.5 METRES	1M

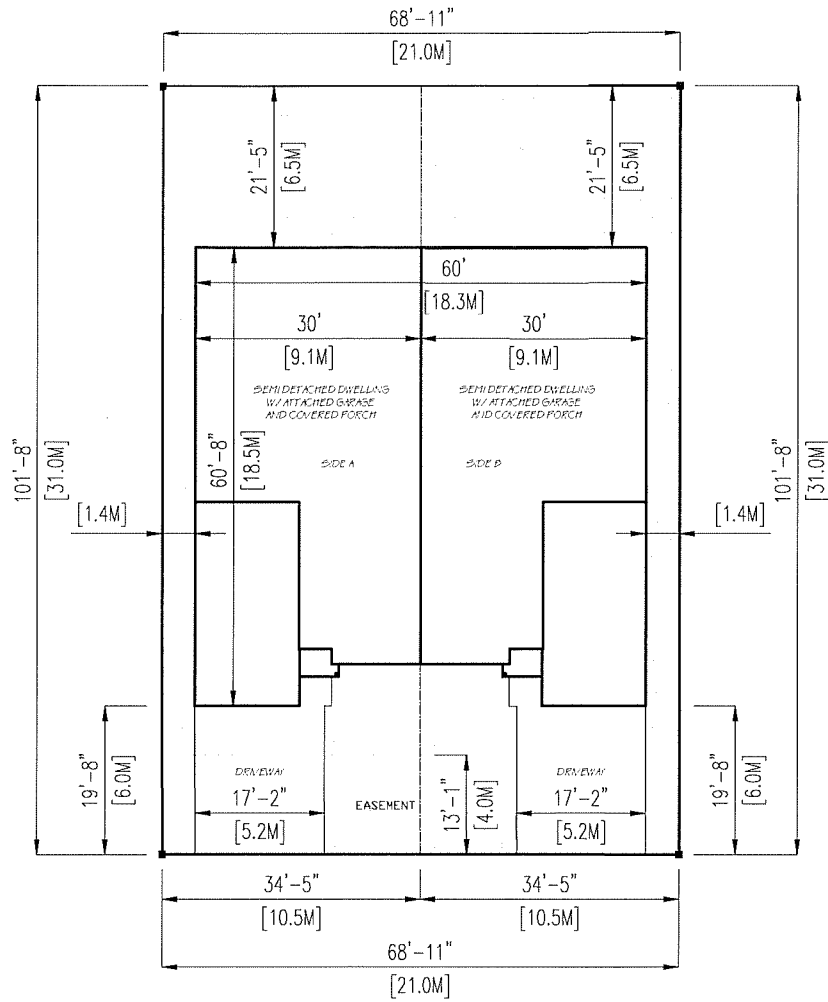


Application for Minor Variance or Permission



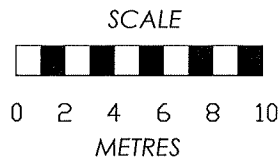
Subject Property being PIN 73504-1108,
 Parcel M1114-124-1 SES SRO,
 Lot 134, Plan M-1114,
 Part Lot 5, Concession 2,
 Township of Hanmer,
 0 Vanier Avenue, Valley East,
 City of Greater Sudbury

Sketch 1, NTS PL-MV-2025-00044 and PL-MV-2025-00051
 NDCA Date: 2025 04 28



LOT 131 - 134 VANIER AVENUE
(ALL LOTS THE SAME SIZE)

SIZE STATISTICS	WHOLE LOT	EACH SIDE
ZONING R2-2		
LOT AREA	21993M ² 681.82	10996M ² 340.91
MAXIMUM PERMITTED LOT COVERAGE	2654 M ² (41%)	1327M ² (41%)
PROPOSED LOT COVERAGE	3240 M ² (51%)	1620 M ² (51%)
PERCENTAGE OF LOT COVERAGE EXCEEDING BODY	63.6% (41%)	31.8% (41%)
REQUIRED REAR YARD SETBACK	7.5 METRES	7.5 METRES
PROPOSED REAR YARD SETBACK	6.5 METRES	6.5 METRES
DIFFERENCE OF REQUIRED REAR YARD SETBACK TO PROPOSED	1M	1M



CR Design

Project	Semi Det. Dwelling w/ Att. Garages/ Cov. Porches	DATE	2025-04-24
Client	Lots 131-134 Vanier Avenue, Hamner	SCALE	AS SHOWN
Sheet	Site Plan	NO.	SP1

PLMV-2025-00051

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-2025-00014

APPLICATION SUMMARY

File Date: 02/20/2025

Application Type: Minor Variance

Address(es): 754 Mason Road, Whitefish P0M 3H0

Applicant(s): KEITH LAFRAMBOISE

Owner(s): KEITH LAFRAMBOISE AND SANDRA LAFRAMBOISE

PLANNING APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

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

December 13, 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 buildings/structures on the property?

0

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

6

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

No

How many dwelling units will be legalized?

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

No

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

Current Official Plan designation

Rural

Current Official Plan designation (additional)

Current Zoning By-law designation

SLS(4)

Provide a detailed description of what is being proposed

Water setback for camp, sauna, sheds, private cabin and sideyard setback for shed

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

Topography of land, location of existing septic system and location of existing hydro lines

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

91.3

Lot Depth of the property

58.5

Lot Area of the property

5465

Total width of the public road giving access to the property

3

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

Camp ~1959, Boathouse 2018, outbuildings ~1990's

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

Seasonal dwelling, since 1950's

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

seasonal dwelling

Existing uses of neighbouring properties

Seasonal and vacant

Has the property 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 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

PL-MV-2025-00014

PROPOSED BUILDING/STRUCTURE

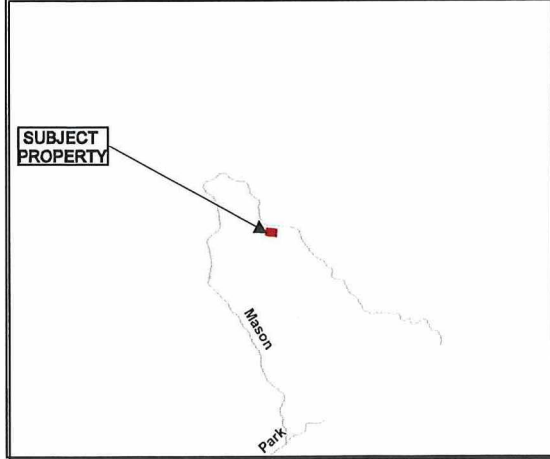
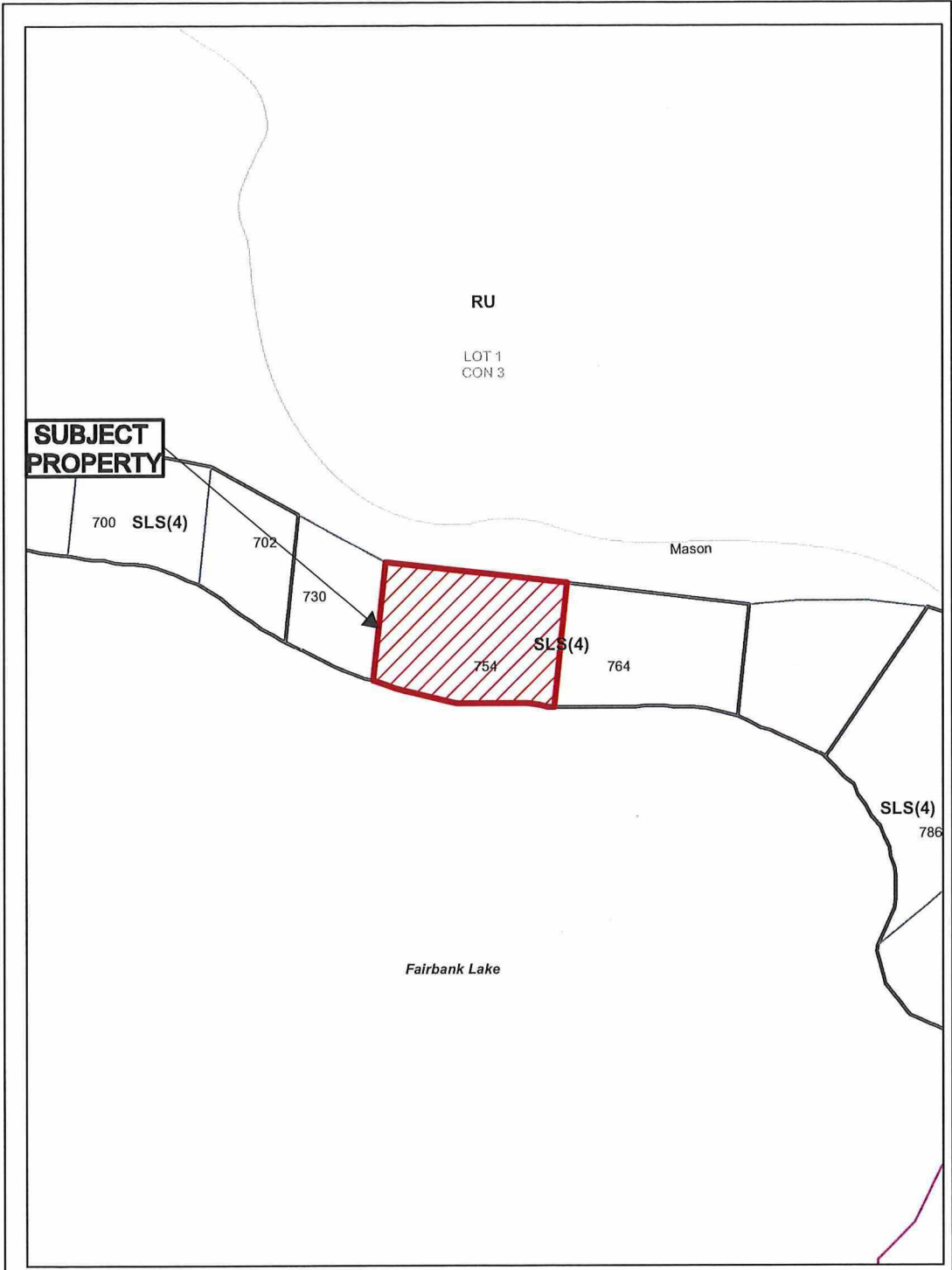
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Camp	No	150	150	1	12	12.5	8	10.9	37	4.0	67.1
Private Cabin	No	26	26	1	4.8	5.4	4.8	21.5	29.9	14.6	70.7
Shed #4	No	12	12	1	3	4	4	34.8	20.4	3	85.2

EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Seasonal dwelling	Yes	75	75	1	9.5	12.5	5	11.5	37.9	5	70.7
Boat house	No	80	80	1	7.3	11	5	1.5	44.5	4	80
Sauna	No	7.7	7.7	1	2.2	3.5	4	4.6	48.7	26.7	60.6
Shed #1	No	8.4	8.4	1	2.7	3.1	4	16.4	39.3	59.6	28.8
Shed #2	No	12	12	1	3	4	4	26	30	0.8	87.2
Shed #3	Yes	12	12	1	3	4	4	23.1	32.1	16.4	71.9

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
CAMP SETBACK FROM WATER	25	12.8	12.2
SAUNA SETBACK FROM WATER	25	7.5	17.5
SHED SETBACK TO WATER	25	21.3	3.7
PRIVATE CABIN SETBACK FROM WATER	25	24	1
SHED SIDEYARD	1.2	0.8	2.2
DECK ATTACHED TO CAMP	25	11.8	13.2
CAMP WITHIN SHORELINE BUFFER	20	12.8	12.2



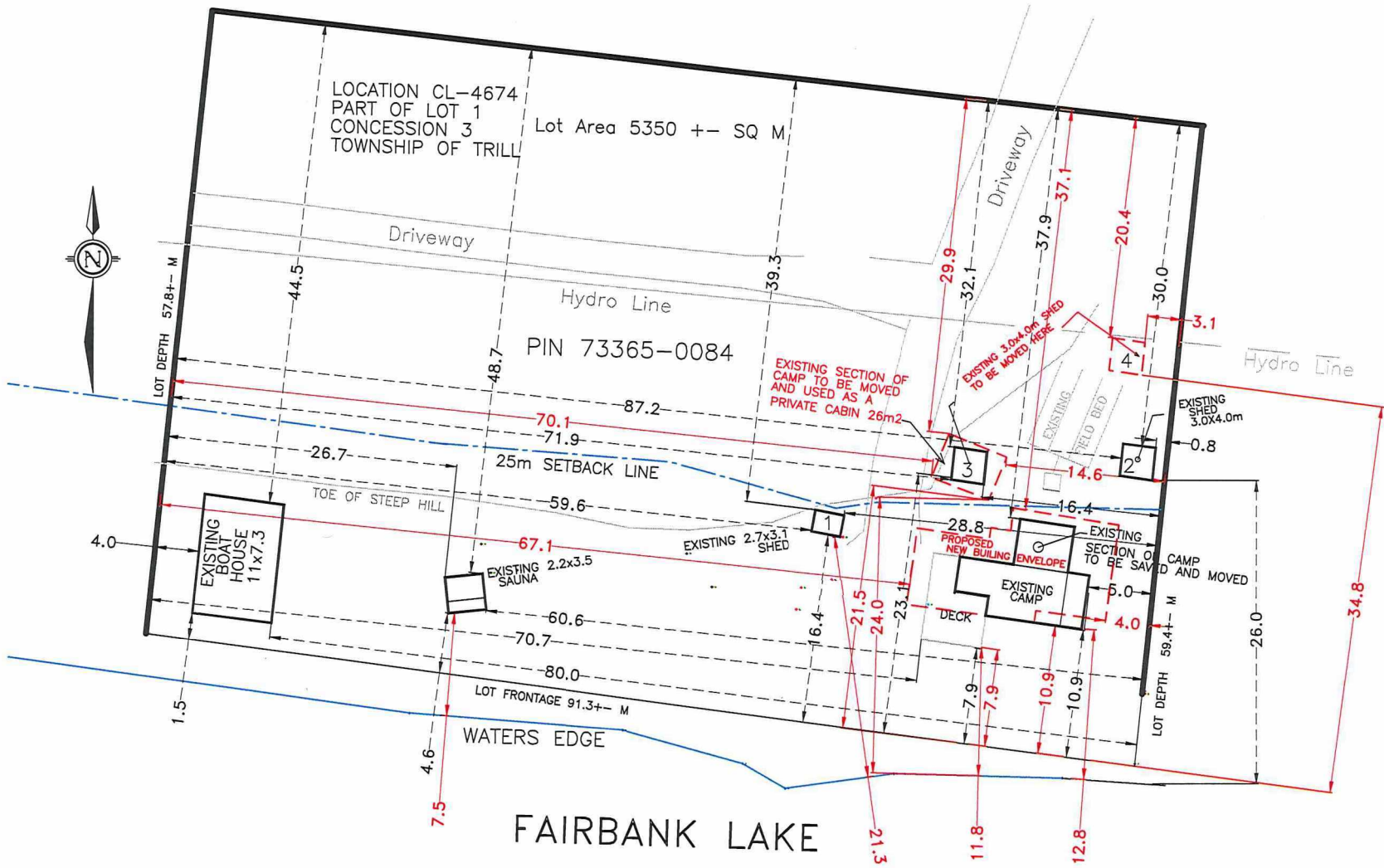
Application for Minor Variance or Permission



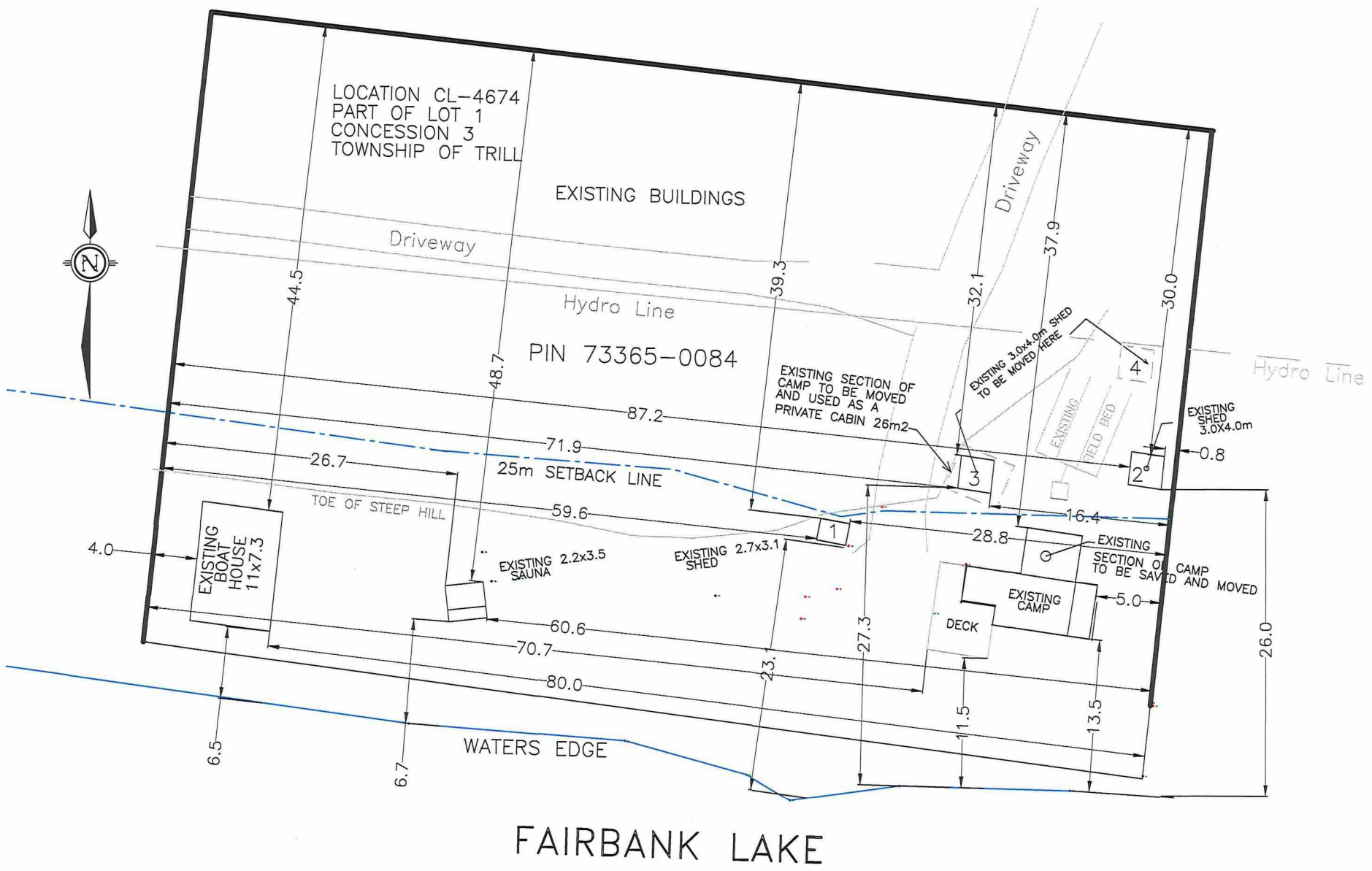
Subject Property being PIN 73365-0084, Parcel 17906 SEC SWS, Part Lot 1, Concession 3, being Summer Resort Location AE-629, and Location CL4674, Part 1, Plan 53R-10994, Township of Trill, 754 Mason Road, Whitefish, City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2025-00014
Date: 2025 03 05



PL-MV-2025-00014
 Sketch 2



FAIRBANK LAKE

PL-MV-2025-00014
sketch 3