

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

May 28, 2025

PUBLIC HEARINGS

**PL-MV-2025-00033      7055579 CANADA INC.**

Ward: 11

PIN(s) 735730201, Parcel 35323 SEC SES, Parts 1-4, Plan SR-3153, Part Lot 12, Concession 4, Township of Neelon, 281 Falconbridge Road, Sudbury, [By-law 2010-100Z, C2(128)]

For relief from Part 11, Section 2, subsection (2), paragraph (wwwwww), clause (i), of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to approve the construction of an indoor pool and amenity area addition to the existing building, where the only permitted uses shall be a hotel or shared housing contained within the existing building.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0101/1966 (09 MAY 66), B0491/1968 (07 AUG 68), B0492/1968 (07 AUG 68) AND B0018/1971 (11 FEB 71)

**PL-MV-2025-00045      FRANCINE HOULE  
DENIS HOULE**

Ward: 7

PIN(s) 735130205, Parcel 11451 SEC SES, Part Mining Claim S28056, except Part 2, Plan 53R-11000, Part Lot 5, Concession 5, Township of MacLennan, 17 Cottage Lane, Skead, [By-law 2010-100Z, R1-1]

For relief from Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, as amended, to approve a lot to be retained subject of a future Consent application, providing a minimum lot frontage of 9.71m, where 45.0m is required.

SUBJECT TO CONCURRENT MINOR VARIANCE APPLICATION PL-MV-2025-00046

**PL-MV-2025-00046**      **FRANCINE HOULE**  
**DENIS HOULE**

Ward: 7

PIN(s) 735130205, Parcel 11451 SEC SES, Part Mining Claim S28056, except Part 2, Plan 53R-11000, Part Lot 5, Concession 5, Township of MacLennan, 17 Cottage Lane, Skead, [By-law 2010-100Z, R1-1]

For relief from Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, as amended, to approve a lot to be severed subject of a future Consent application, providing a minimum lot frontage of 9.71m, where 45.0m is required.

SUBJECT TO CONCURRENT MINOR VARIANCE APPLICATION PL-MV-2025-00045

**PL-MV-2025-00050**      **TYLER BURTON**

Ward: 3

PIN(s) 733530081, Parcel 16951 SEC SWS, Part Lot 1, Concession 2 and Part 2, Plan 53R-6415, except Part 1, 53R-5468, Township of Dowling, 368 Gordon Lake Road, Chelmsford, [By-law 2010-100Z, RU]

For relief from Part 9, Section 9.3, Table 9.3 of By-law 2010-100Z, as amended, to approve a lot to be severed subject of Consent Application PL-CON-2025-00003, providing a minimum lot frontage of 54.5m, where 90.0m is required.

Subject to concurrent Consent Applications PL-CON-2025-00003 and PL-CON-2025-00004

Previously subject to Consent Applications B0051/2018, B0052/2018 and B0053/2018 (Jul 9/18)

**PL-MV-2025-00054**      **DALE PERIH**

Ward: 2

PIN(s) 733750968, Lot 2, Plan M-374, Part Lot 6, Concession 4, being Part 1, Plan 53R-21226, Township of Waters, 5 Cuthbertson Drive, Lively, [By-law 2010-100Z, R1-5]

For relief from Part 4, Section 4.2, subsection 4.2.4 a) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of detached garage providing a maximum height of 6.6m, where the maximum height of any accessory building on a residential lot shall be 5.0m.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0069/2019 (19 JUL 22)

**PL-MV-2025-00056**

**PAULINE KOSALKA**

Ward: 10

PIN(s) 735950472, Part Lot 27, Plan M-86, except LT58741 and Part 6, Plan 53R-17868, Part Lot 6, Concession 1, Township of McKim, 78 Indian Road, Sudbury, [By-law 2010-100Z, R1-5]

For relief from Part 4, Section 4.2, Table 4.1, Section 4.25, subsection 4.25.1 (a) and (b) and Section 4.41, subsections 4.41.2 and 4.41.4 and Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the reconstruction of a single detached dwelling with an uncovered deck, the construction of a detached garage, and to permit an existing shed providing, firstly, high water mark setbacks of 4.7m for the single detached dwelling, 13.7m for the detached garage and 3.7m for the existing shed, 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, secondly, for the single detached dwelling to provide a rear yard setback of 4.7m with eaves to further encroach into the reduced yard, an increase lot coverage within the required rear yard, and an increase in gross floor area of 27.3 sq. m within the required rear yard, where the enlargement, reconstruction, repair and/or renovation does not further reduce the existing rear yard and/or increase lot coverage and does not increase the gross floor area of the building or structure located within the applicable minimum required yard except as otherwise permitted by this By-law, where a 7.5m rear yard setback 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, and thirdly, for the uncovered deck to encroach 5.8m into the required rear yard providing a 1.7m setback from the rear lot line, where uncovered decks greater than 1.2m in height may encroach 3.6 m into the required rear yard but not closer than 3.0 m to the rear lot line.

**PL-MV-2025-00057**

**1000955482 ONTARIO INC**

Ward: 4

PIN(s) 021360040, Lot 135, Plan 1-SC, Part Lot 6, Concession 4, Township of McKim, 153 Bloor Street, Sudbury, [By-law 2010-100Z, R2-2(6)]

For relief from Part 5, Section 5.5, Table 5.5 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the addition of 3 guest rooms within the existing 8-guest room shared housing building for a total of 11 guest rooms providing 5 required parking spaces, where 7 are required.

**PL-MV-2025-00058      ANDREW MEEKS**

Ward: 6

PIN(s) 735030902, Parcel 27796 SEC SES SRO, Lot 30, Plan M-434, Part Lot 2, Concession 3, Township of Hanmer, 4789 Michelle Drive, Hanmer, [By-law 2010-100Z, R1-5]

For relief from Part 4, Section 4.2, subsection 4.2.4 a) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of detached garage providing a maximum height of 6.6m, where the maximum height of any accessory building on a residential lot shall be 5.0m.

**PL-MV-2025-00059      ALAIN AUBERTIN  
VALERIE AUBERTIN**

Ward: 6

PIN(s) 735043233, Part Lot 4, Concession 3, Part 1, Plan 53R-21869, Township of Hanmer, 4774 Deschene Road, Hanmer, [By-law 2010-100Z, RU]

For relief from Part 4, Section 4.2, subsection 4.2.4 b) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of detached garage providing a maximum height of 8.0m, where the maximum height of any building or structure accessory to a residential dwelling shall be 6.5 metres.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B42/23 TO B44/23 (19 JUN 23), B20/17 TO B22/17 (8 MAY 17) AND B125/08 TO B127/08 (26 JUN 08) AND OPA # 701-7/22-04

**PL-MV-2025-00060      ROB MCCANN  
GABRIELLE ROY**

Ward: 7

PIN(s) 734940836, Lot 13, Plan 53M-1225, Part Lot 7, Concession 1, Township of Garson, 161 Watson Court, Garson, [By-law 2010-100Z, R1-5]

For relief from Part 4, Section 4.2, Table 4.1 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit the construction of an uncovered deck 1.82m in height to encroach 4.3m into the required rear yard providing a 3.04m setback from the rear lot line, where uncovered decks greater than 1.2m in height may encroach 3.6 m into the required rear yard but not closer than 3.0 m to the rear lot line.

**PL-MV-2025-00061**

**TREVOR FERA  
ALISON FERA (NEE MILLWARD)**

Ward: 11

PIN(s) 735590114, Parcel 44400, Part Lot 9, Concession 2, Parts 3, 4, 7 and 8, Plan 53R-7096, together with Part 1, Plan 53R-16903 as in LT919152, Township of Neelon, 535 Moonlight Beach Road, Sudbury, [By-law 2010-100Z, R1-1(6)]

For relief from Part 4, Section 4.41, subsection 4.41.2 and Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of an addition on the existing single detached dwelling providing, firstly, a high water mark setback of 27.8m, where no person shall erect any residential building or other accessory structure closer than 30.0m to the high water mark of a lake or river, and secondly, a maximum lot coverage of 27%, where 25% is permitted for partially or unserviced lots.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATIONS A20/23 (APR 13/23) AND A60/24 (JUL 17/24)

**PL-MV-2025-00062**

**ADAM WISNIEWSKI**

Ward: 2

PIN(s) 733740008, Parcel 8580 SEC SWS, Lot 19, Plan M-585, Part Lot 5, Concession 2, Township of Waters, 41 Makada Drive, Lively, [By-law 2010-100Z, R1-1]

For relief from Part 4, Section 4.2, subsection 4.2.4 a) and 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 allow firstly, the construction of a two-storey detached garage providing a maximum height of 7.7m, where the maximum height of any accessory building on a residential lot shall be 5.0m, and secondly, a high water mark setback of 10.8m for the existing shed and 12.1m for the existing sauna/storage structure, 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.

**THIS APPLICATION WAS DEFERRED FROM THE MEETING OF APRIL 16, 2025 IN ORDER TO AFFORD THE OWNER THE OPPORTUNITY TO ADDRESS THOSE COMMENTS RECEIVED FROM AGENCIES AND DEPARTMENTS.**

**PL-MV-2025-00007      PETER EINARSON  
KIMBERLY EINARSON**

**"REVISED"**

Ward: 4      PIN(s) 733800072, Parcel 12242 SEC SWS, Summer Resort Lot 9, Plan M-223, Lot 7, Concession 1, Township of Graham, 357 McCharles Lake Road, Naughton, [By-law 2010-100Z, RS]

For relief from Part 4, Section 4.41, subsection 4.41.2 and Part 9, Section 9.2, Table 9.1 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a seasonal dwelling with attached covered deck and pergola and to permit the conversion of the existing seasonal dwelling to a private cabin providing, firstly, high water setbacks of 20.98m for the pergola, 23.78m for the covered deck and 22.76m for the seasonal dwelling, where accessory buildings or structures shall be no closer than 30.0m to the high water mark, and secondly, for the private cabin to provide a gross floor area of 88.06sq. m, where the maximum gross floor area of 30.0sq. m on any lot accessory to a permitted seasonal dwelling is permitted.

**THIS APPLICATION WAS DEFERRED PRIOR TO THE MEETING OF APRIL 30, 2025 AT THE REQUEST OF THE APPLICANT.**

**PL-MV-2025-00017      SIMON DUBE**

**"REVISED"**

Ward: 8      PIN(s) 735670271, Parcel 22140 SEC SES SRO, South half of Lot 16, Plan M-287, Part Lot 12, Concession 6, Township of Neelon, 1258 Paquette Street, Sudbury, [By-law 2010-100Z, R2-2]

For relief from Part 4, Section 4.15, subsection 4.15.2 and Part 5, Section 5.4, subsection 5.4.2 d) of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, to approve the increased parking on the subject property, firstly, providing a minimum of 20% landscaped open space, where a minimum of 50% of all required front yards shall be maintained as landscaped open space in low density residential two (R2) zones; and secondly, to permit the outdoor parking area in the required front yard to be a maximum width of 12.2m (80%) 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, in all Residential Zones.

**A REMINDER... THE NEXT SCHEDULED MEETING IS  
WEDNESDAY, JUNE 11, 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-2025-00033

## APPLICATION SUMMARY

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**File Date:** 03/21/2025

**Application Type:** Minor Variance

**Address(es):** 281 Falconbridge Road, Sudbury P3A 5K4

**Applicant(s):** TULLOCH ENGINEERING INC.

**Owner(s):** 7055579 CANADA INC.

### PLANNING APPLICATION

**Are there multiple properties associated with the application?**

No

**Please describe the additional properties associated with this application**

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

2024

**Are you the registered owner or an authorized agent?**

Authorized Agent

**What is the number of dwelling units on the property?**

0

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

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

2

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

1

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

No

**How many dwelling units will be legalized?**

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

No

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

**Current Official Plan designation**

Regional Centre

**Current Official Plan designation (additional)**

**Current Zoning By-law designation**

C2(128)

**Provide a detailed description of what is being proposed**

Indoor pool and amenity area addition to south side of building.

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

Proposed development requires increase of GFA

**Is there an eave encroachment?**

No

**Size of eaves**

**Lot Frontage of the property**

84.13

**Lot Depth of the property**

239.64

**Lot Area of the property**

15690.7

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

30

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

Unknown

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

Shared Housing - <1 Yr.

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

Same as existing

Addition of Indoor Pool/Amenity Area

and Covered Canopy

**Existing uses of neighbouring properties**

North: Single-detached residential

East: Auto Dealership

South: Vacant

West: Light Industrial

**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

## 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)
Indoor Pool/Amenity Area	No	355	355	1	9.4	37.9	4	64.4	111.4	48.4	7.7
Covered Canopy	No	131	131	1	13.4	11.3	4	58.1	154.6	19.6	32.4

## 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 Building - Shared Housing	No	1563	6254	4	46	76.5	15	29.1	111.4	11.7	7.6

## ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
To increase the gross floor area of the existing building to accommodate a proposed indoor pool & amenity area in the existing interior yard.	No increase	To allow the gross floor area of the subject building to increase	Increase



Planners | Surveyors | Biologists | Engineers

April 25, 2025  
231251

**Development Approvals – Planning Services**

City of Greater Sudbury  
Tom Davies Square  
200 Brady Street  
Sudbury, ON  
P3A 5P3

| Re: Minor Variance Application for 281 Falconbridge Road, Sudbury

Dear Planning Services,

TULLOCH has been retained by the current owner of the lands known as 281 Falconbridge Road to facilitate a Minor Variance application to increase the gross floor area of the existing building to accommodate a proposed indoor pool and amenity area in the existing interior yard (Section 4.25.2). The project also includes the construction of a new canopy and in our opinion, relief is not required for the canopy as it is a permitted accessory structure. The Subject Lands are currently zoned General Commercial Special (C2(128)) which states that:

**C2(128) HOTEL OR SHARED HOUSING**

*Notwithstanding any other provision hereof to the contrary, within any area designated C2(128) on the Zone Maps, all provisions of this By-law applicable to **C2** Zones shall apply subject to the following modifications:*

- i. The only permitted uses shall be a hotel or shared housing contained within the existing building;*
- ii. The location and height of the existing building shall be permitted; and*
- iii. Shared housing shall be permitted on a lot abutting Falconbridge Road.*



Per *Section 45(1)* of the Planning Act, the committee may grant a Minor Variance, provided that the variance is minor in nature, is desirable for the appropriate development of the site, and maintains the general intent of the Official Plan and Zoning By-Law.

It is our professional opinion that this proposal meets the criteria of being minor and desirable given the following:

- The proposed indoor pool and amenity space addition will be located on the south side of the building and therefore will be screened from residential uses to the north; and
- The proposed pool and amenity space will be an accessory to the existing uses and will be solely for the building occupants.

Please find attached the following documents and information in support of a complete application:

- Conceptual Site Plan (1)

We understand that this application requires an application fee. Should there be any questions with respect to the above, please do not hesitate to contact the undersigned directly.

Respectfully Submitted,



**Matt Jay, BES**  
**Planning Technician**



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





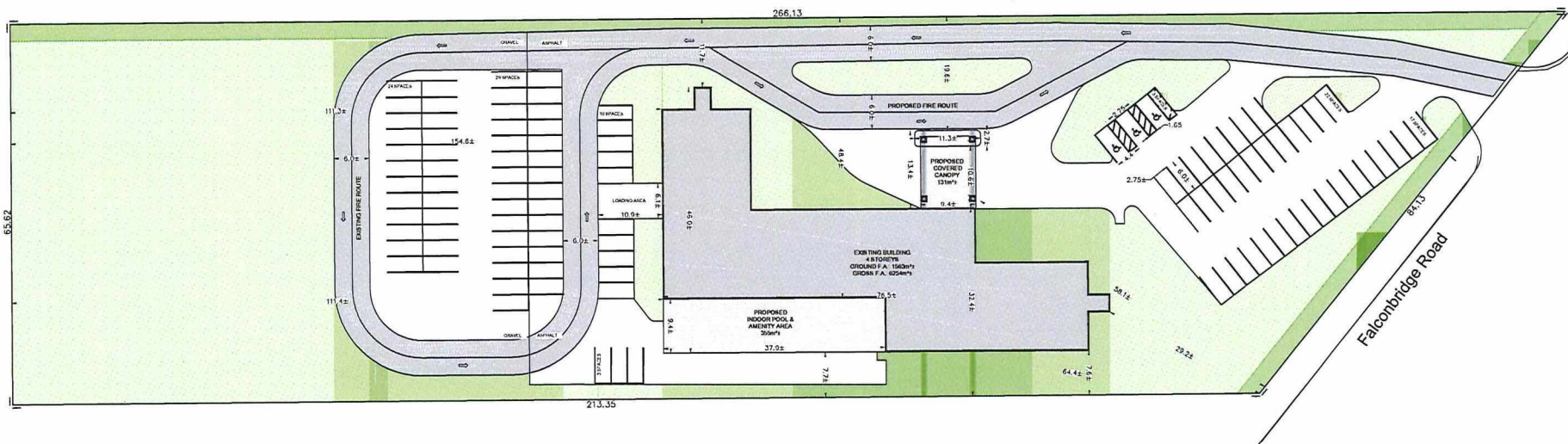
**SITE PLAN DATA**

281 FALCONBRIDGE RD  
CITY OF GREATER SUDBURY  
ZONING: C2 (128)  
USE: SHARED HOUSING - 119 rooms

	PROVIDED	REQUIRED
LOT AREA:	15,890.7m <sup>2</sup> ±	1,350sq.m <sup>2</sup>
LOT FRONTAGE:	84.13m±	30m
LOT COVERAGE		MAX 50% (7,845.35m <sup>2</sup> )
(EXISTING):	N/A	
(PROPOSED):	2,050m <sup>2</sup> ± (13.1%±)	
GROSS FLOOR AREA	6,610m <sup>2</sup> ±	MAX 31,381.4m <sup>2</sup> (2.0x Lot Area)
BUILDING HEIGHT:	±18.3m (4 Storeys) AS EXISTING, per C2(128)(ii.)	
LANDSCAPING:	>5%	MIN 5% (784.5m <sup>2</sup> )
SETBACKS		
FRONT YARD:	29.2m±	15m
INTERIOR YARDS:	11.7m±	3m (1.2m + 0.6/storey above 1st)
(Residential Use)	7.6m±	
REAR YARD:	111.3m±	7.5m

**PARKING REQUIREMENTS**

	FORMULA	REQUIRED	PROVIDED
SHARED HOUSING	1+0.5/ROOM	1+59.5=60.5	113
ACCESSIBLE SPACES	2+1/50 spaces over 100	3	3



P:\2025\231251\_281 Falconbridge Road Revise\Drawings\07 Revise\231251 ADH 231251 ADH 2025-04-21.dwg

**CAUTION**  
THE PROPERTY BOUNDARIES ILLUSTRATED ON THIS PLAN HAVE BEEN COMPILED FROM REGISTRY PLANS AND HAVE NOT BEEN CONFIRMED.  
THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE. THIS DRAWING IS FOR ILLUSTRATION PURPOSES ONLY AND IS NOT TO BE SCALED.  
NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF TULLOCH ENGINEERING. © TULLOCH ENGINEERING & CENTRELINE ARCHITECTURE, 2025.



DRAWING:  
**Sketch for  
Minor Variance**

PROJECT:  
**281 Falconbridge Rd, Sudbury  
Part Lot 12, Con 4, Neelon**

DRAWN BY:  
MDJ  
SCALE:  
1:700

CHECKED BY:  
VS  
PLOT SIZE:  
11x17

PROJECT No. :  
231251  
DATE:  
April 21, 2025

PL-MV-2025-00033  
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-2025-00045

## APPLICATION SUMMARY

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**File Date:** 04/08/2025

**Application Type:** Minor Variance

**Address(es):** 17 Cottage Lane, Skead P0M 2Y0

**Applicant(s):** DENIS HOULE

**Owner(s):** FRANCINE HOULE AND DENIS HOULE

### PLANNING APPLICATION

**Are there multiple properties associated with the application?**

No

**Please describe the additional properties associated with this application**

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

June 2020

**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?**

0

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

4

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

No

**How many dwelling units will be legalized?**

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

No

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

**Current Official Plan designation**

Living Area II

**Current Official Plan designation (additional)**

**Current Zoning By-law designation**

R1-1

**Provide a detailed description of what is being proposed**

Future severance with reduced road frontage for retained lot

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

Only 19.42m of road frontage on Benn Street

**Is there an eave encroachment?**

No

**Size of eaves**

**Lot Frontage of the property**

9.71

**Lot Depth of the property**

192

**Lot Area of the property**

20104

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

20

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

House - 2000

Shed 1 - 2000

Shed 2 - 2020

Sauna - 2000

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

Residential - since 2000

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

Residential

**Existing uses of neighbouring properties**

Residential

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

No

**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-2025-00045

## 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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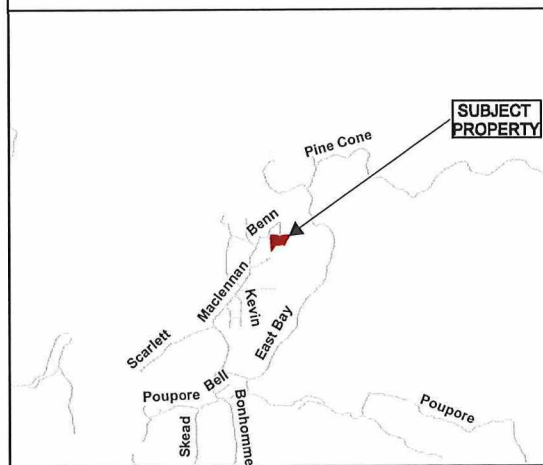
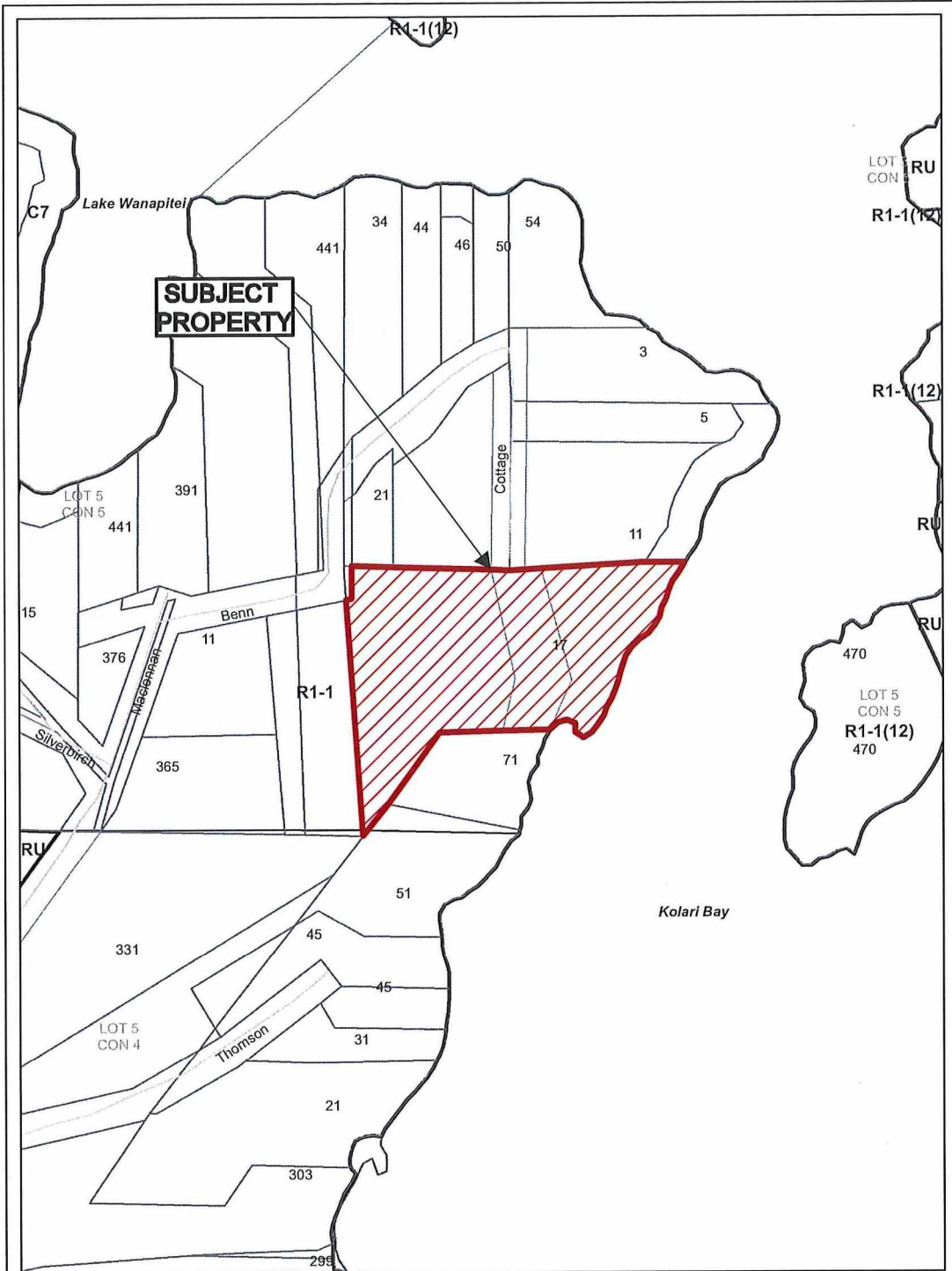
## EXISTING BUILDING/STRUCTURE

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)
House	No	108	108	1	8	13.5	6	130	50.8	75	60
Shed 1	No	13.69	13.69	1	3.7	3.7	3.7	115	68	50	85
Shed 2	No	11.47	11.47	1	3.1	3.7	3	145	40	83.5	55
Sauna	No	9.61	9.61	1	3.1	3.1	3	182	2	45	90

## ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Road Frontage	45m	9.71	35.29

PL-MV-2025-00045



### Application for Minor Variance or Permission



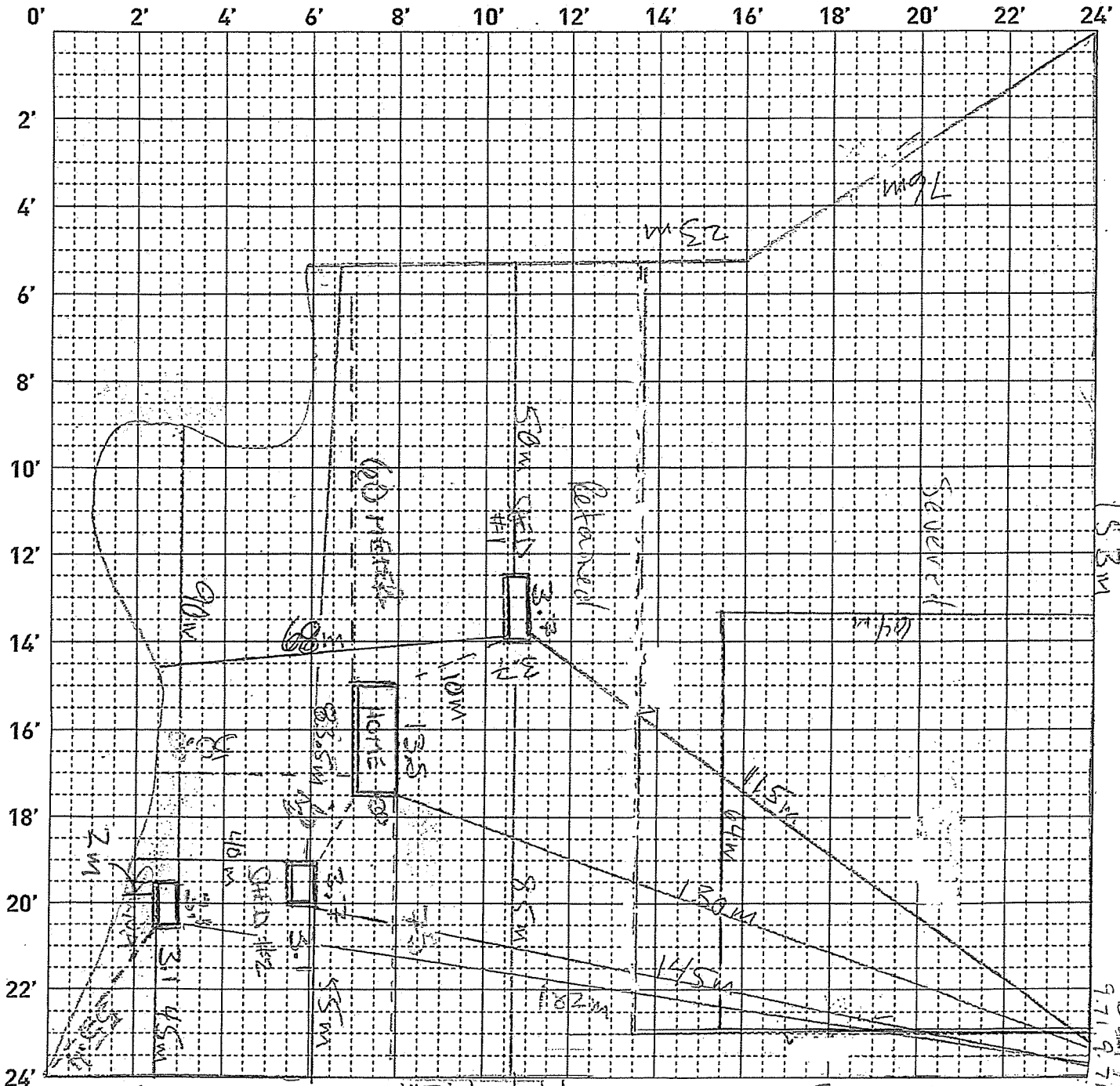
Subject Property being PIN 73513-0205, Parcel 11451 SEC SES, Part Mining Claim S28056, except Part 2, Plan 53R-11000, Part Lot 5, Concession 5, Township of MacLennan, 17 Cottage Lane, Skoad, City of Greater Sudbury

Sketch 1, NTS PL-MV-2025-00045 & PL-MV-2025-00046  
 NDCA Date: 2025 05 06

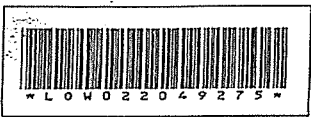


Before you hit the deck,  
hit our **Deck Designer**.  
Lowe's.ca/deckdesigner

Use the grid provided and our Deck Designer to layout your new Deck. Keep in mind that one large square equals 2 feet, while each smaller square equals 6 inches.



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PL-MV-2005-00045 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-2025-00046

## APPLICATION SUMMARY

---

**File Date:** 04/08/2025

**Application Type:** Minor Variance

**Address(es):** 17 Cottage Lane, Skead P0M 2Y0

**Applicant(s):** DENIS HOULE

**Owner(s):** FRANCINE HOULE AND DENIS HOULE

### PLANNING APPLICATION

**Are there multiple properties associated with the application?**

No

**Please describe the additional properties associated with this application**

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

June 2020

**Are you the registered owner or an authorized agent?**

Registered Owner

**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?**

0

**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 II

**Current Official Plan designation (additional)**

**Current Zoning By-law designation**

R1-1

**Provide a detailed description of what is being proposed**

Future severance with reduced road frontage for Severed lot

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

Only 19.42m of road frontage on Benn Street

**Is there an eave encroachment?**

No

**Size of eaves**

**Lot Frontage of the property**

9.71

**Lot Depth of the property**

64

**Lot Area of the property**

4096

**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

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

Residential, since 2000

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

Residential

**Existing uses of neighbouring properties**

Residential

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

No

**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-2025-00046

## 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)
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## ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Reduced road frontage	45m	9.71m	35.29m





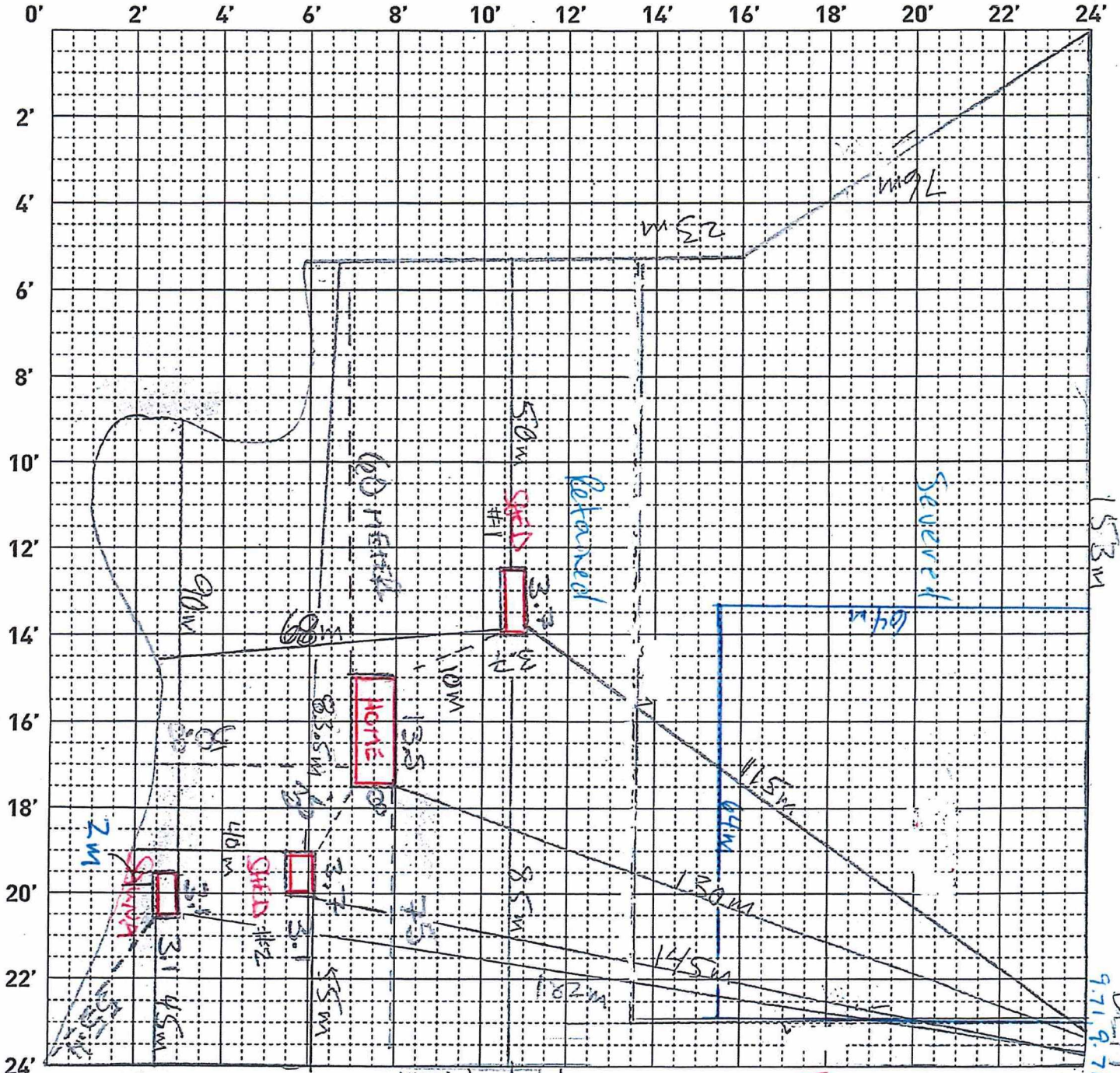
ChoiceDek



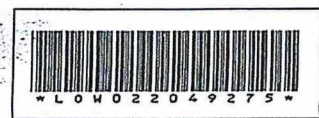
Before you hit the deck, hit our **Deck Designer**.

[Lowe.ca/deckdesigner](http://Lowe.ca/deckdesigner)

Use the grid provided and our Deck Designer to layout your new Deck. Keep in mind that one large square equals 2 feet, while each smaller square equals 6 inches.



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PL-MV-8025-00046 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-2025-00050

## APPLICATION SUMMARY

---

**File Date:** 04/11/2025

**Application Type:** Minor Variance

**Address(es):** 368 Gordon Lake Road, Chelmsford P0M 1L0

**Applicant(s):** TYLER BURTON

**Owner(s):** TYLER BURTON

### 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?**

09/15.2011

**Are you the registered owner or an authorized agent?**

Registered Owner

**What is the number of dwelling units on the property?**

1

**What is the number of proposed new 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?**

2

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

No

**How many dwelling units will be legalized?**

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

No

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

**Current Official Plan designation**

Rural

**Current Official Plan designation (additional)**

**Current Zoning By-law designation**

RU

**Provide a detailed description of what is being proposed**

application to amend the 90m frontage for land severance application: Notice of Decision for application PL-CON-2025-00003

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

40 acre corner lot does not comply with the 90m frontage rule.

**Is there an eave encroachment?**

No

**Size of eaves**

**Lot Frontage of the property**

520

**Lot Depth of the property**

370

**Lot Area of the property**

155000

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

24

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

house 1979

detached garage 2019

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

residential

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

yes

**Existing uses of neighbouring properties**

residential

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

No

**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)  
Notice of Decision for application PL-CON-2025-00003

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

Indicate application number(s) and application status

PL-MV-2025-00050

## PROPOSED BUILDING/STRUCTURE

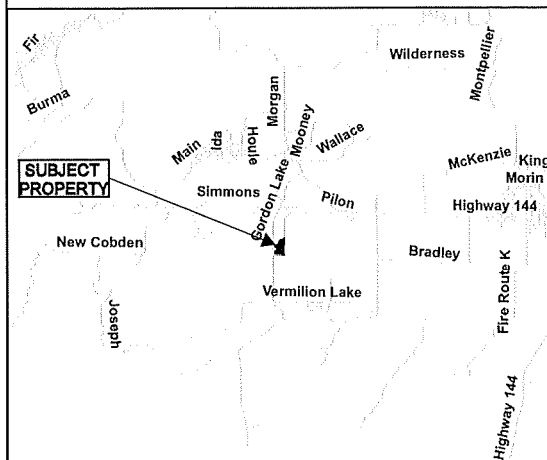
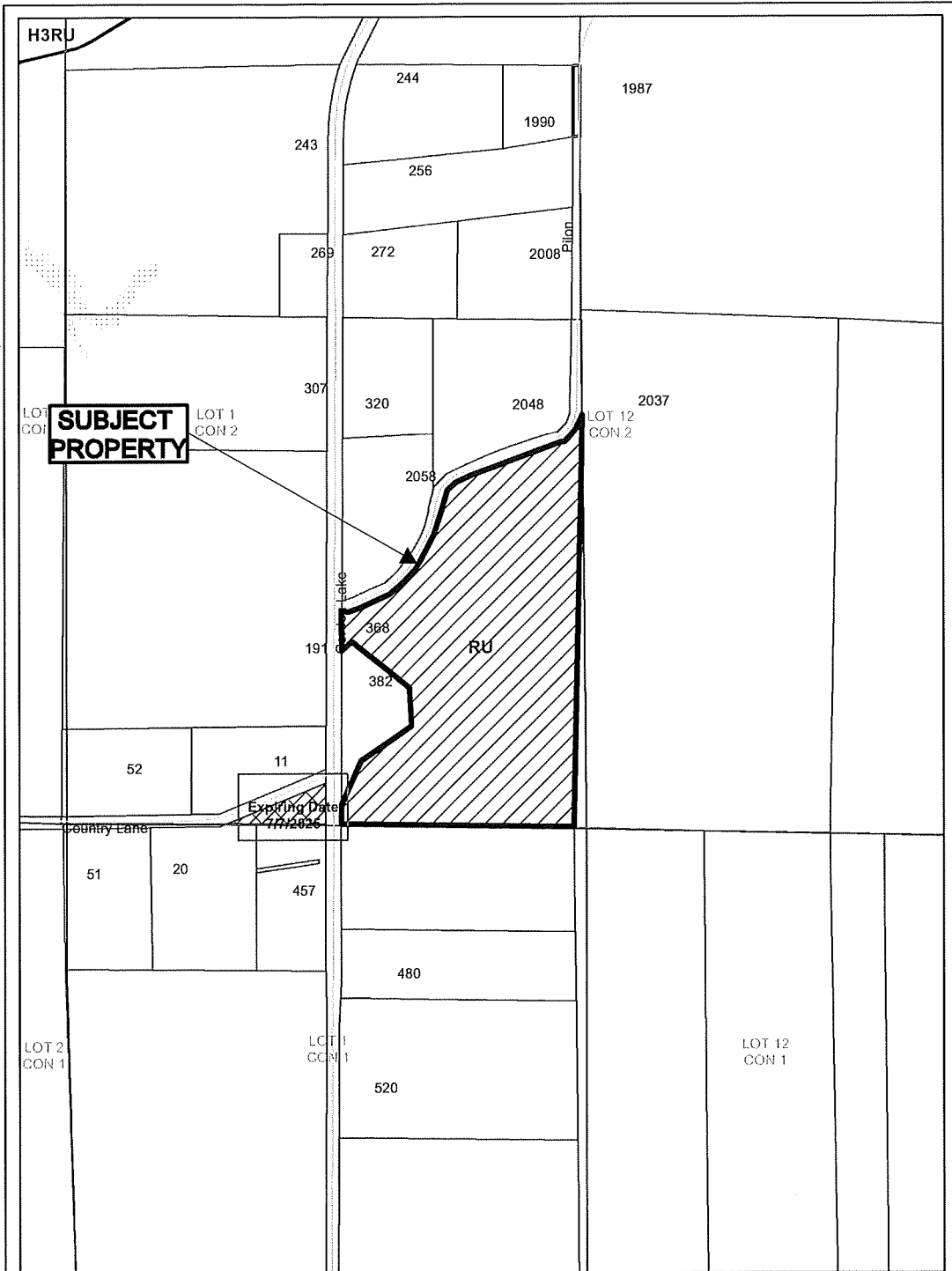
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback 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)
house	No	100	100	1	9	12	5	40	120	39	15
detached garage	No	55	55	1	7	9	5	45	100	24	45

## ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
As per, Notice of Decision for application PL-CON-2025-00003: That the owner/applicant apply for and receive final and binding approval for any minor variances that may be required, including but not limited to the deficient lot frontage of the lands to be transferred, from Committee of Adjustment and that the necessary approvals be in full force and effect prior to the issuance of a Certificate and to the satisfaction of the Director of Planning Services.	90m of frontage	54.5	35.5



### Application for Minor Variance or Permission



Subject Property being PIN 73353-0081, Parcel 16951 SEC SWS, Part Lot 1, Concession 2 and Part 2, Plan 53R-6415, except Part 1, 53R-5468, Township of Dowling, 368 Gordon Lake Road, Chelmsford, City of Greater Sudbury

Sketch 1, NTS  
 NDCA  
 PL-MV-2025-00050  
 Date: 2025 05 05

PLAN OF SURVEY OF  
**PART OF LOT 1  
 CONCESSION 2**  
 GEOGRAPHIC TOWNSHIP OF DOWLING  
 CITY OF GREATER SUDBURY  
 DISTRICT OF SUDBURY

SCALE: 1 : 1000



2018

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM;  
 2) THE SURVEY WAS COMPLETED ON AUGUST 9, 2018.

Aug 21 / 2018 *[Signature]*  
 DATE A. BORTOLUSSI, D.L.S.

**LEGEND**

- SURVEY MONUMENT FOUND
- SURVEY MONUMENT PLANTED
- STB STANDARD IRON BAR
- STSB SHORT STANDARD IRON BAR
- IB IRON BAR
- P PLAN 53R-5936
- P2 PLAN 53R-5468
- RD4 R G HELLICK, D.L.S.
- BVE B W ENDLICH, D.L.S.
- T TIE
- H HEADLINE
- CC CUT CROSS
- RB ROCK BAR
- CALC CALCULATED FROM PLANS

DISP/VEG REFERENCE POINT	NORTHING	EASTING
"A" 111	515594.053	476339.983
"B" 83	515634.841	477972.966
"C" 119	515527.474	474182.569

ALL COORDINATES ARE IN METERS, ARE RELATED TO UTM ZONE 17 481, WGS84 DATUM AND HAVE A RELATIVE ACCURACY TO MEET THE REQUIREMENTS OF URBAN AREA AT A 95% CONFIDENCE LEVEL.  
 COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BENCHMARKS ON THIS PLAN.

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

**NOTE:**

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

DISTANCES SHOWN HEREON ARE ADJUSTED HORIZONTAL GROUND DISTANCES. GROUND DISTANCES CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A CORRECTED SCALE FACTOR OF 0.99949.

FOR BEARING COMPARISONS, A ROTATION OF 0° 05' 00" CLOCKWISE WAS APPLIED TO PLANS 53R-5936 AND 53R-5468.

**PLAN 53R-21046**

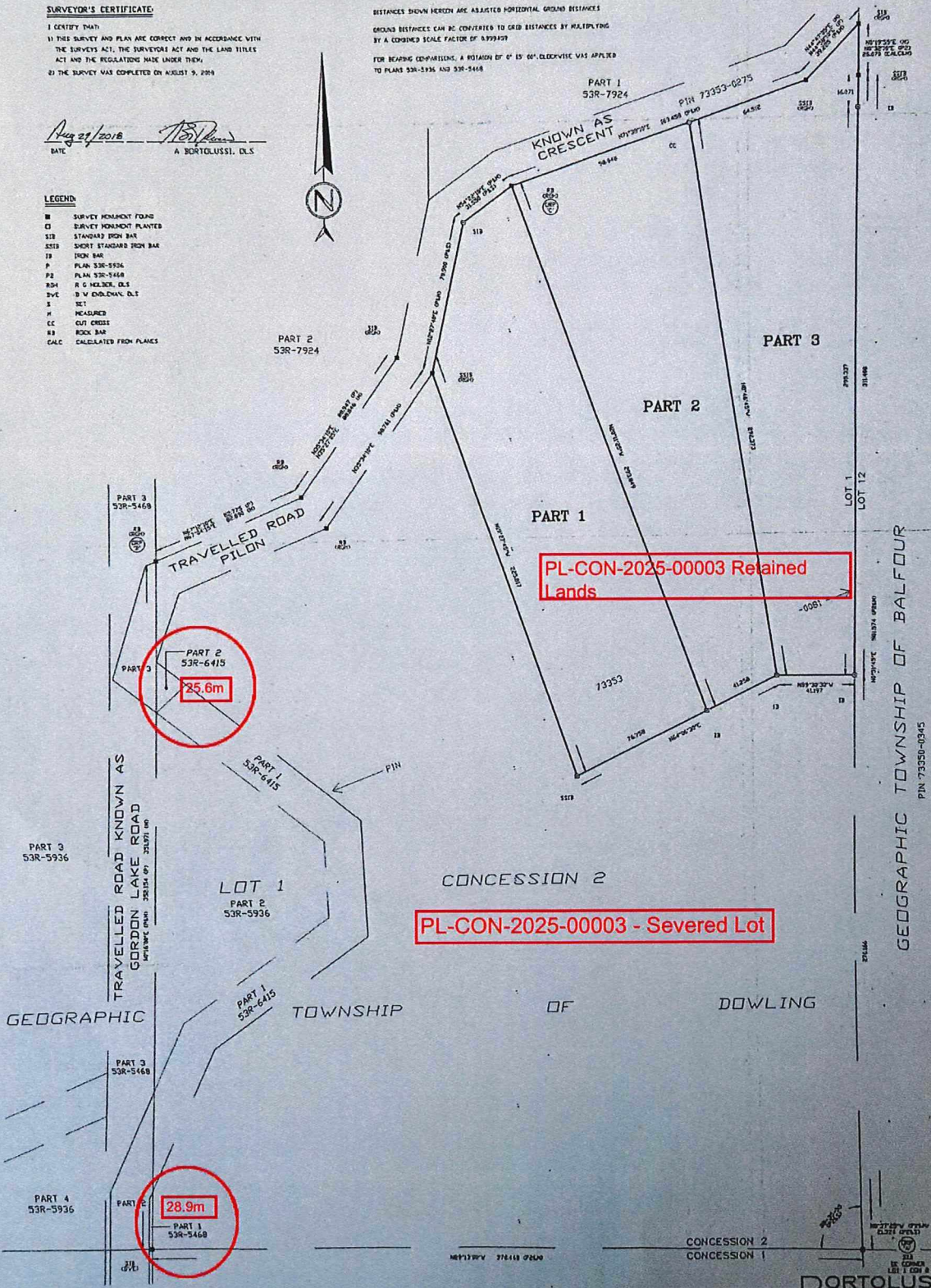
RECEIVED AND DEPOSITED

August 30, 2018 *"Sylvie Gubache"*  
 DATE REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF SUDBURY

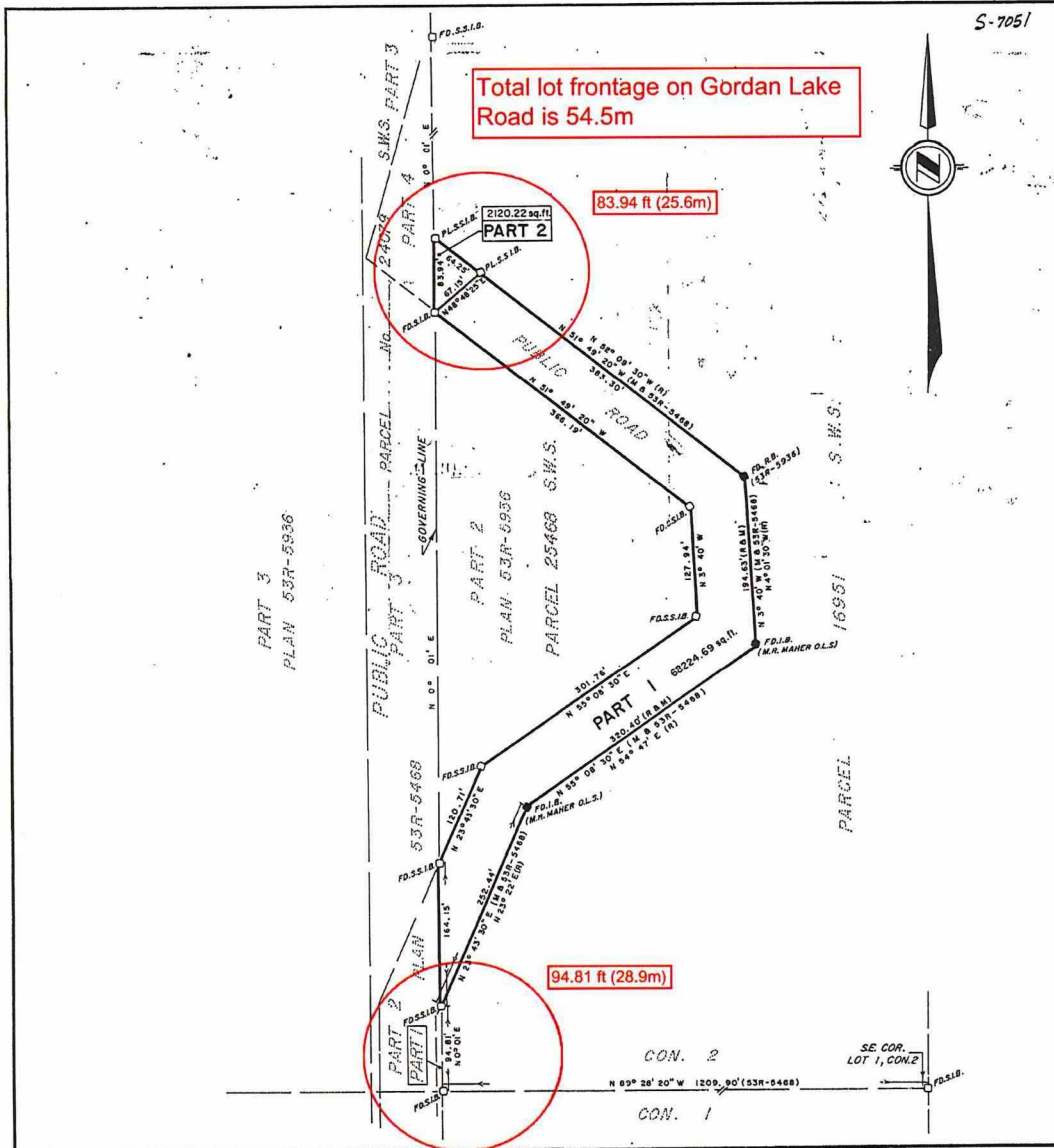
I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

Aug 27 / 2018 *[Signature]*  
 DATE A. BORTOLUSSI  
 ONTARIO LAND SURVEYOR

PART	LOT	CON/PLAN	PANEL/PLAN/PART	AREA (SQ. FT.)
1				80021.731
2	PART OF LOT 1	CONCESSION 2	PART OF PIN 73353-0275	20293.976
3				23306.423



**BORTOLUSSI**  
 SURVEYING LTD.



S-7051

**PLAN 53R-6415**

APPROVED MARCH 25, 1976

*P. Brooks*  
ASSISTANT EXAMINER OF SURVEYS

RECORDED UNDER No. 396709

DATE MARCH 26, 1976

*Ken Dean*  
DEP LAND REGISTRAR

PARTS 1 AND 2 ARE PART OF PARCEL 8369 S.W.S.  
PARTS 1 AND 2 ARE SUBJECT TO A PUBLIC ROAD.

**NOTE**

ALL BEARINGS SHOWN HEREON ARE ASSUMED AND DERIVED FROM THE ASTROMONIC BEARING OF N 0° 01' E FOR THE EAST LIMITS OF PARTS 1, 2, 3 AND 4 AS SHOWN ON PLAN 53R-5468 OF RECORD IN THE LAND REGISTRY OFFICE AT SUDBURY.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY

- 1) THAT THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER.
- 2) THAT I WAS PRESENT AT AND DID PERSONALLY SUPERVISE THE SURVEY REPRESENTED BY THIS PLAN.
- 3) THAT THIS PLAN CONTAINS A TRUE COPY OF THE FIELD NOTES OF SURVEY.
- 4) THAT THE SURVEY WAS COMPLETED ON THE 9th DAY OF MARCH 1976.

MARCH 15, 1976 *R.H. Walker*  
DATE R.G. HOLDER O.L.S.

**LEGEND**

- S.I.B. DENOTES 1" x 1" x 48" LONG IRON BAR.
- S.S.I.B. DENOTES 1" x 1" x 24" LONG IRON BAR.
- I.B. DENOTES 1/2" x 1/2" x 24" LONG IRON BAR.
- E.B. DENOTES 1" x 1" x 6" LONG IRON BAR IN ROCK.
- W.S. DENOTES 2" x 2" x 24" LONG WOOD STAKE.
- R.I.B. DENOTES ROUND IRON BAR.
- I.P. DENOTES IRON PIPE.
- ▲ C.C. DENOTES CUT CROSS.
- FD. DENOTES MONUMENT FOUND.
- PL. DENOTES MONUMENT PLANTED.
- (P & M) DENOTES PLAN AND MEASURED.
- (R) DENOTES REGISTER.

**PLAN AND FIELD NOTES OF SURVEY OF PART OF**

LOT 1, CONCESSION 2.

TOWNSHIP OF DOWLING  
TOWN OF ONAPING FALLS

REGIONAL MUNICIPALITY OF SUDBURY  
DISTRICT OF SUDBURY

DATE MARCH 15, 1976. PL. BY M.R.D. REF. No. (23) DOWLING

SCALE 1" = 100' CHD BY R.G.H. W.O. No. 78-70.

ENDLEMAN - HOLDER LIMITED  
ONTARIO LAND SURVEYORS - PROFESSIONAL ENGINEERS  
174 ELM ST. W., SUDBURY, ONTARIO

PL-MV-2025-00090  
Sketch 3

PLAN OF SURVEY OF  
**PART OF LOT 1  
 CONCESSION 2**  
 GEOGRAPHIC TOWNSHIP OF DOWLING  
 CITY OF GREATER SUDBURY  
 DISTRICT OF SUDBURY

SCALE: 1:1000  
 2018

DATE	BY	FOR
2018-08-30	[Signature]	[Signature]
2018-08-30	[Signature]	[Signature]
2018-08-30	[Signature]	[Signature]

**PLAN 53R-21046**

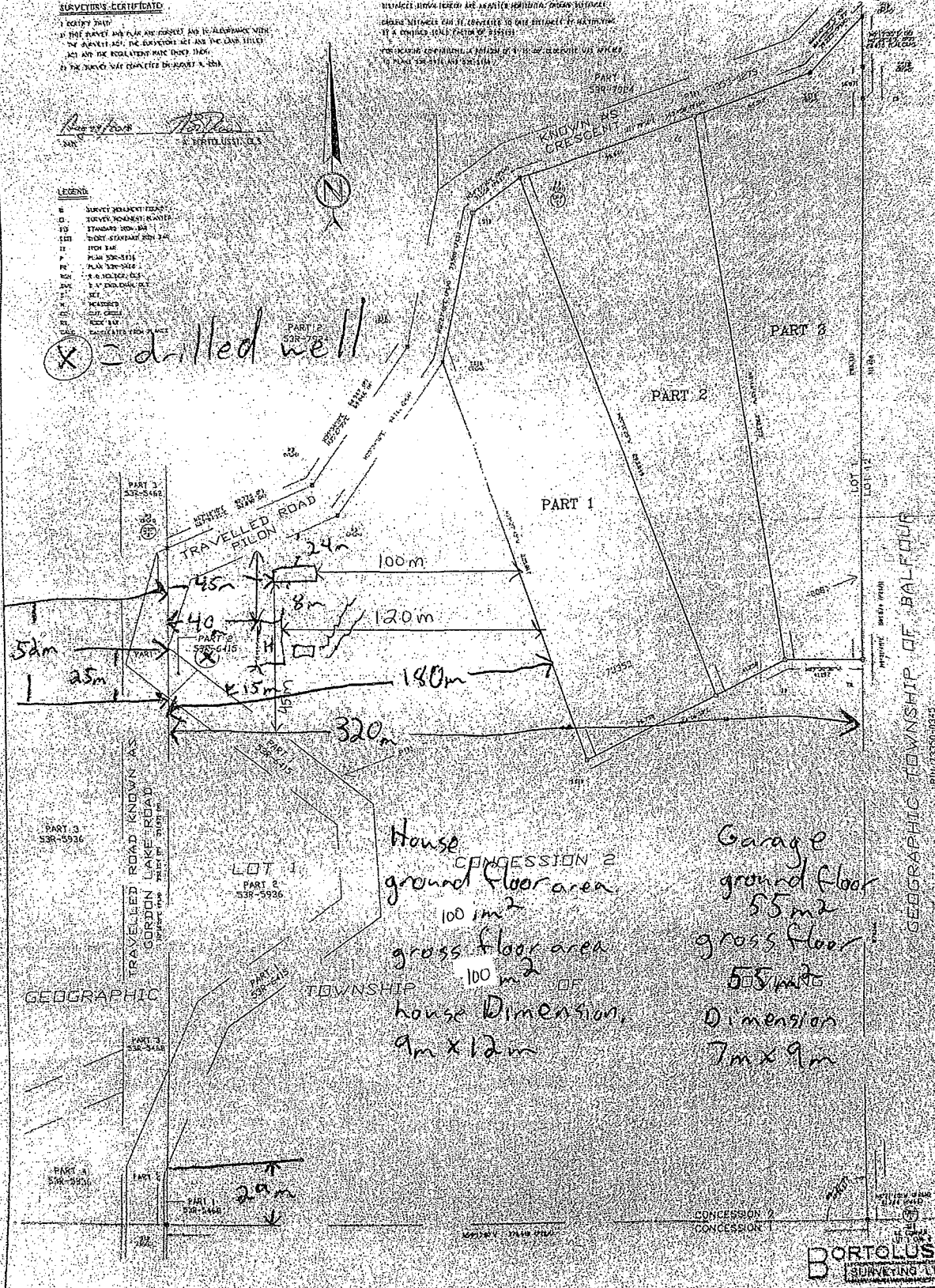
RECEIVED AND DEPOSITED  
**August 30, 2018** *Sylvie Gubelle*  
 DATE REPRESENTATIVE FOR THE LAND REGISTRATION  
 FROM THE LAND TITLES DIVISION OF SURVEYS  
 I HEREBY CERTIFY THAT THIS PLAN IS THE ORIGINAL COPY  
 OF THIS PLAN  
*[Signature]*  
 A SURVEYOR  
 ONTARIO LAND SURVEYOR

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT  
 1. THE PLAN AND PLAN ARE CORRECT AND IN ACCORDANCE WITH  
 THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES  
 ACT AND THE REGULATIONS MADE THEREUNDER.  
 2. THE SURVEY WAS COMPLETED IN ACCORDANCE WITH  
 THE SURVEY ACT.

*[Signature]*  
 SURVEYOR

- LEGEND**
- 1 SURVEY BOUNDARY
  - 2 SURVEY BOUNDARY
  - 3 STAKE
  - 4 TRAVELLED ROAD
  - 5 TRAVELLED ROAD
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  - 100 TRAVELLED ROAD

**(X) = drilled well**



House  
 CONCESSION 2  
 ground floor area  
 100 m<sup>2</sup>  
 gross floor area  
 100 m<sup>2</sup>  
 house Dimension  
 9m x 12m

Garage  
 ground floor  
 55 m<sup>2</sup>  
 gross floor  
 55 m<sup>2</sup>  
 Dimension  
 7m x 9m

**BORTOLUSSI**  
 SURVEYING LTD.



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-2025-00054

## APPLICATION SUMMARY

---

**File Date:** 04/22/2025

**Application Type:** Minor Variance

**Address(es):** 5 Cuthbertson Drive, Lively P3Y 1B9

**Applicant(s):** DALE PERIH

**Owner(s):** DALE PERIH

### PLANNING APPLICATION

**Are there multiple properties associated with the application?**

No

**Please describe the additional properties associated with this application**

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

June 2005

**Are you the registered owner or an authorized agent?**

Registered Owner

**What is the number of dwelling units on the property?**

1

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

0

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

1

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

2

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

No

**How many dwelling units will be legalized?**

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

No

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

**Current Official Plan designation**

Living Area I

**Current Official Plan designation (additional)**

**Current Zoning By-law designation**

R1-5

**Provide a detailed description of what is being proposed**

Build a garage that exceeds maximum height requirements

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

Over the height requirements

**Is there an eave encroachment?**

No

**Size of eaves**

**Lot Frontage of the property**

24

**Lot Depth of the property**

81

**Lot Area of the property**

2880

**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**

Shed 2020

garage 1980

House 1965?

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

Residential

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

Yes

**Existing uses of neighbouring properties**

residential

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

No

**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-2025-00054

## PROPOSED BUILDING/STRUCTURE

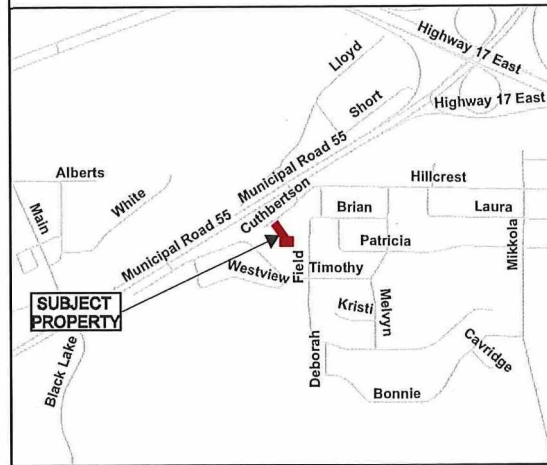
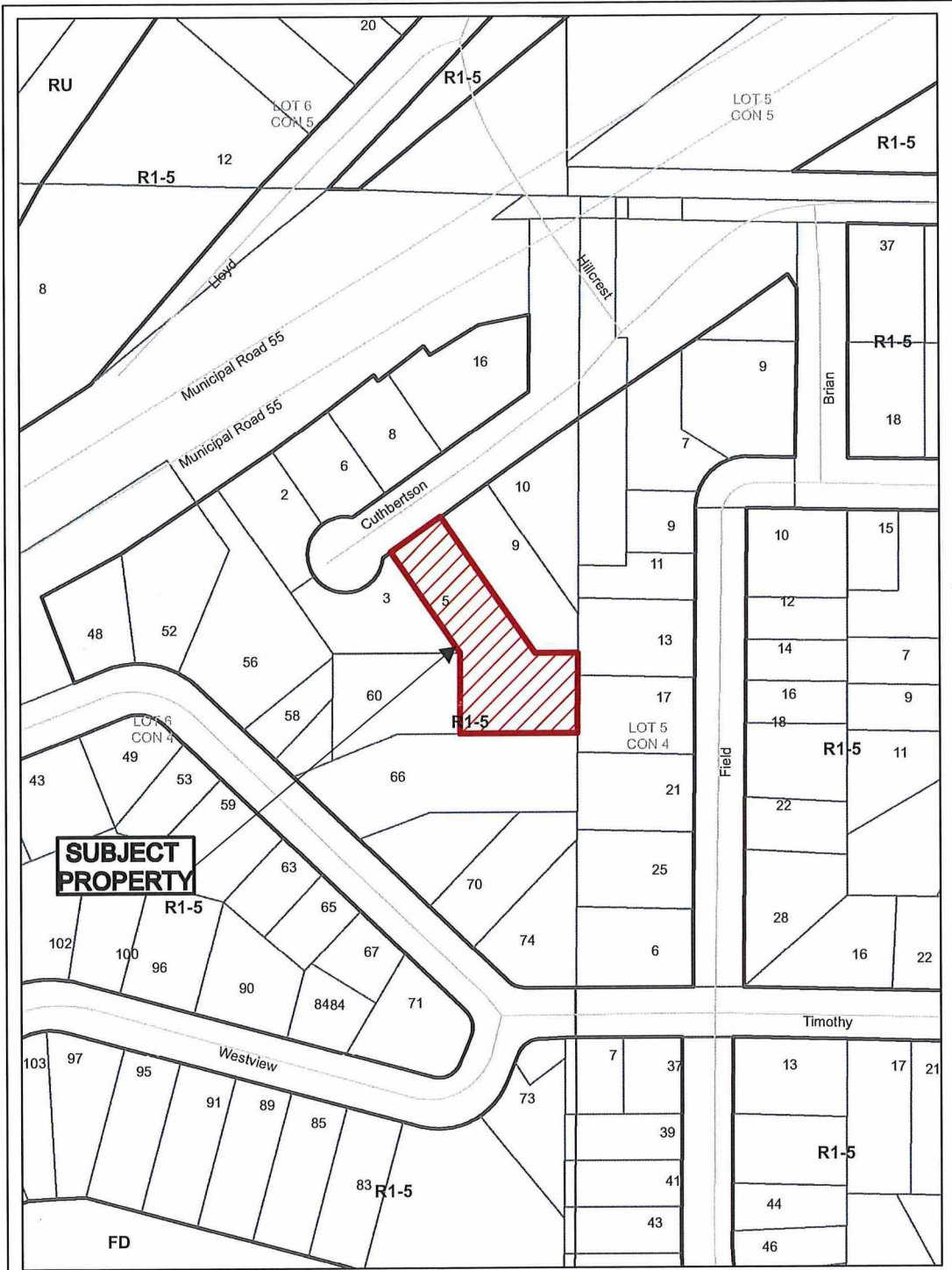
Building Description	Same As Existing	Proposed Ground Floor Area (m <sup>2</sup> )	Proposed Gross Floor Area (m <sup>2</sup> )	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
New garage	No	133.8	133.8	0	11	12	6.6	44.5	30	1.8	11.7

## EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m <sup>2</sup> )	Existing Gross Floor Area (m <sup>2</sup> )	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)
Shed - to be moved	No	9.2	9.2	0	3	4	3	42	41.4	2.5	20
Garage	Yes	28	28	1	4	7	3.3	35	45	2.0	17
House	No	92.9	92.9	1	7.6	12.1	5.3	22.5	45.7	14.7	1.9

## ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Garage	5 meters height	6.6 meters	1.6 meters



### Application for Minor Variance or Permission



Subject Property being PIN 73375-0968,  
 Lot 2, Plan M-374,  
 Part Lot 6, Concession 4,  
 being Part 1, Plan 53R-21226,  
 Township of Waters,  
 5 Cuthbertson Drive, Lively,  
 City of Greater Sudbury

Sketch 1, NTS  
 NDCA  
 PL-MV-2025-00054  
 Date: 2025 05 09

**PERMITS AND INSPECTIONS**

1. The Contractor must secure and pay for all necessary permits, fees, inspections, and licenses required for the execution of the work.
2. It is incumbent upon the Mechanical Contractor to procure all necessary permits and inspections related to the mechanical work at their own expense. This obligation entails both the initial acquisition of such permits and any costs incurred throughout the inspection process.
3. The Electrical Subcontractor is obligated to secure and bear the costs associated with the procurement of necessary ELECTRICAL permits, as well as the ensuing inspections and the Certificate of Inspection and Approval. The responsibility extends to ensuring the complete compliance with all relevant regulatory frameworks and procedures associated with these documents.
4. The Plumbing Contractor is required to secure and financially cover all necessary permits and inspections relevant to the plumbing work. This obligation encompasses the acquisition of requisite permits, the facilitation of any mandated inspections, and the attainment of final approvals and certificates of compliance in accordance with the prevailing plumbing codes and regulations.

**REQUIREMENTS FOR BUILDING PERMITS**


1. All plans, specifications, and related documents submitted for a building permit application must be prepared by THE CERTIFIED DESIGNER, and must bear their CREDENTIALS and signature
2. It is incumbent upon the applicant to submit shop drawings for all pre-engineered components concurrently with the building drawings at the time of application submission. Failure to adhere to this requirement will be regarded as non-compliance resulting in an incomplete application. A building permit will not be issued until the requisite shop drawings have been received and thoroughly reviewed.

**Pre-engineered components encompass but are not confined to:**


- a. Truss Engineering Package, including Truss Layout and Truss Design.
- b. Engineered Beam Design, which may include Glue-Lam, LVL Parallam, or similar structural components.
- d. Any structural components not prescribed in Part 9 of the Ontario Building Code. Such components necessitate a qualified, engineer-stamped design to be provided, examples of which could include beams with point loads, lintels under trusses spanning over 32'-2".

**CERTIFICATION**

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

  
 Rob Flory  
 NAME SIGNATURE DESIGNER

May 7, 2025

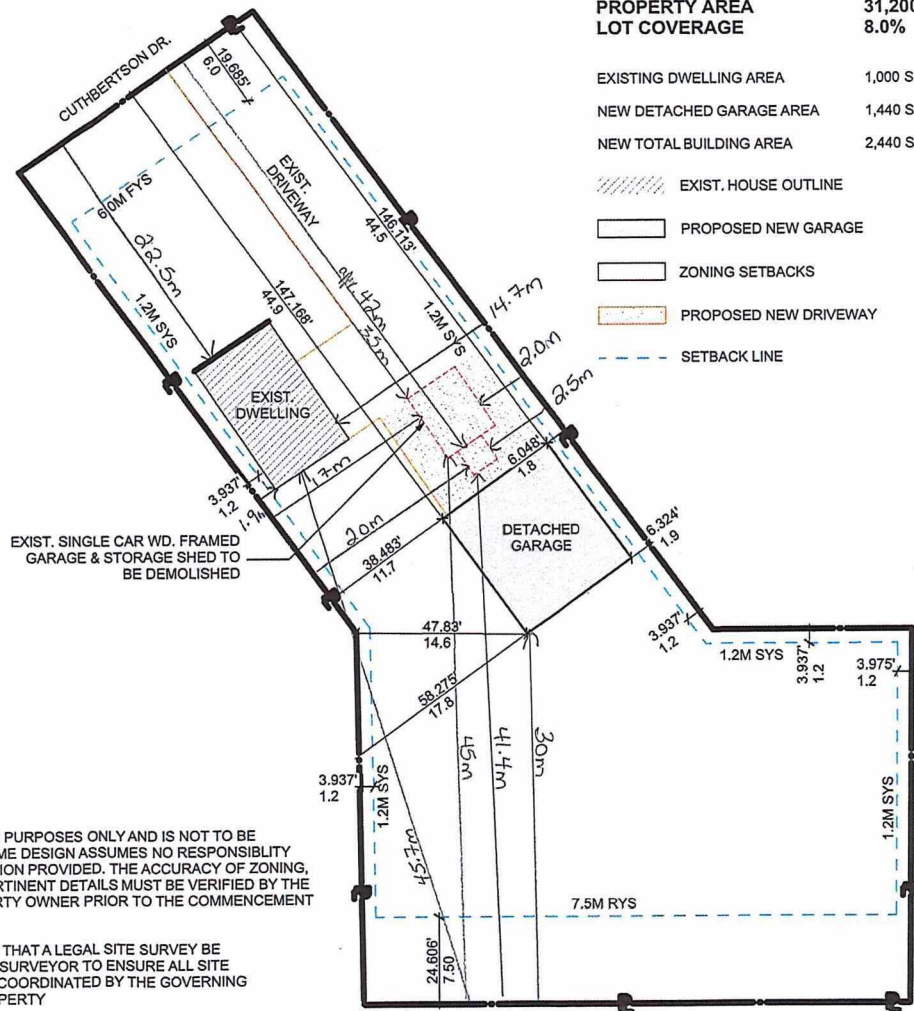
  
 HP Home Design 12865  
 FIRM BCIN

**DISCLAIMER:**

THIS SKETCH IS PROVIDED FOR REFERENCE PURPOSES ONLY AND IS NOT TO BE CONSTRUED AS A LEGAL DOCUMENT. HP HOME DESIGN ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE SITE INFORMATION PROVIDED. THE ACCURACY OF ZONING, EXISTING SITE CONDITIONS, AND OTHER PERTINENT DETAILS MUST BE VERIFIED BY THE GOVERNING MUNICIPALITY AND THE PROPERTY OWNER PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.






HP HOME DESIGN STRONGLY RECOMMENDS THAT A LEGAL SITE SURVEY BE CONDUCTED BY A LICENSED ONTARIO LAND SURVEYOR TO ENSURE ALL SITE INFORMATION IS ACCURATE. THIS SHALL BE COORDINATED BY THE GOVERNING MUNICIPALITY AND THE OWNER OF THE PROPERTY

PL-MV-2025-00054  
 Sketch 2




**PROPERTY AREA** 31,200.5 SQ.FT.  
**LOT COVERAGE** 8.0%

EXISTING DWELLING AREA 1,000 SQ.FT.  
 NEW DETACHED GARAGE AREA 1,440 SQ.FT.  
 NEW TOTAL BUILDING AREA 2,440 SQ.FT

-  EXIST. HOUSE OUTLINE
-  PROPOSED NEW GARAGE
-  ZONING SETBACKS
-  PROPOSED NEW DRIVEWAY
-  SETBACK LINE

1 SITE REFERENCE PLAN  
 A001 SCALE: 1" = 30'

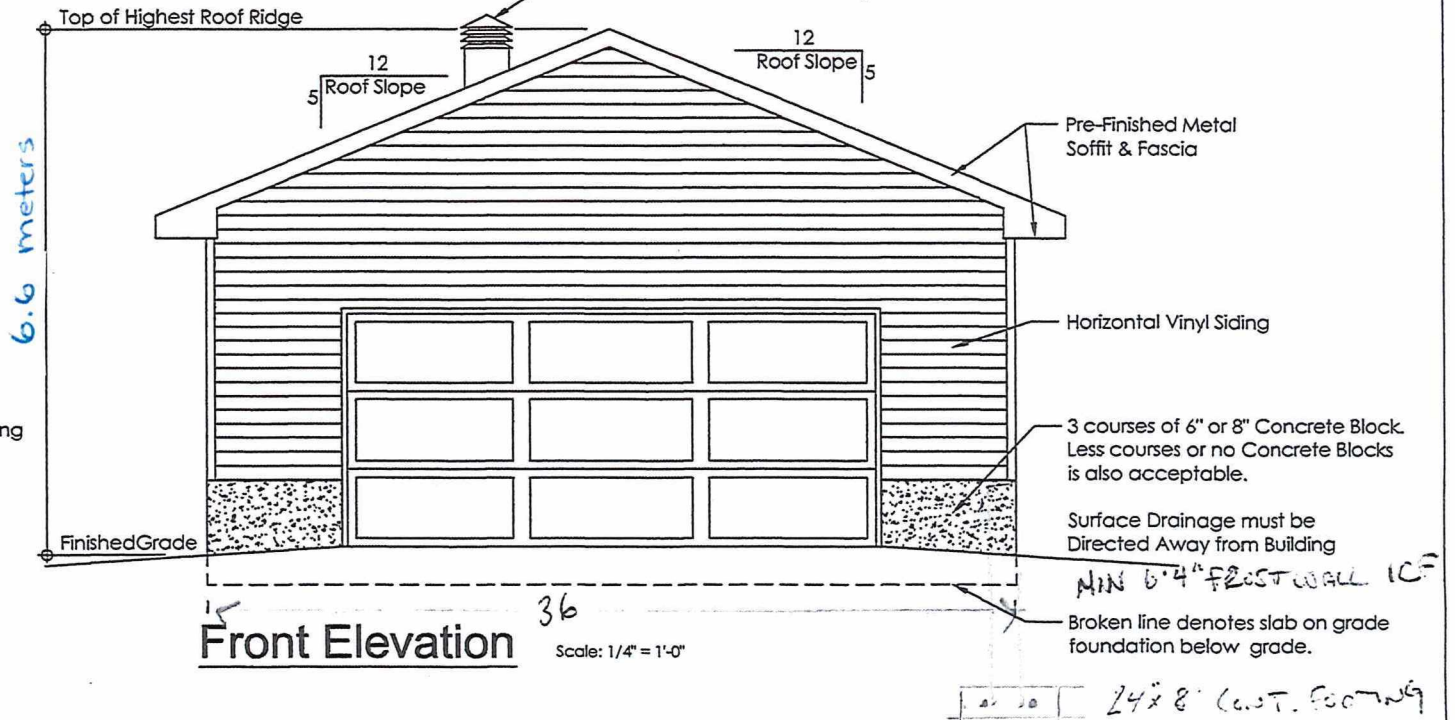
	CLIENT	PROJECT	ISSUED FOR CONSTRUCTION	A001
	North Village Builders	Detached Garage	SITE REFERENCE PLAN	
	Project No. 2025-008		May 7, 2025	

**Notes:**

- 1) Building Elevation may Not Appear As Built. Garage Door, Man Door and Window Locations will vary.
- 2) Slab Footing Inspection Required Prior to Pouring Concrete
- 3) Framing Inspection required once Roof Sheathing has been Installed

**Note:**

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



**Note:**

Height shall be measured between the Finished Grade of the Wall of a Building or Structure Facing the Front Lot Line and the Highest Point of the Building or Structure.

Max. Ht. on a Residential Lot  
16'-5" (5m)

Max. Ht. within an Agricultural & Rural Zone  
21'-4" (6.5m)

**Front Elevation**

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

**NOTE:**

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



**Detached Garage**

Slab on Grade with Perimeter Footing

**Building Elevation** (Front) (not to scale)

DRAWN BY: CS

DATE: 05/29/24

**A-3** (SOG)  
SHEET

PL-MV-2025-00054

Sketch 3

# North Village Builders - Detached Garage

5 Cuthbertson Lively Ontario P3Y 1B9 Canada

PROJECT NUMBER - 2025-006

May 7, 2025- ISSUED FOR CONSTRUCTION



### Sheet Index

Cover Sheet & Front Documents	
A000	COVER SHEET
A001	SITE REFERENCE PLAN
Plans	
A101	FOUNDATION PLAN
A102	FLOOR PLAN & ROOF PLAN
Elevations	
A201	FRONT & REAR ELEVATIONS
A202	SIDE ELEVATIONS
Sections	
A301	SECTION & ASSEMBLY NOTES

PL-MV-2025-00054  
Sketch 4



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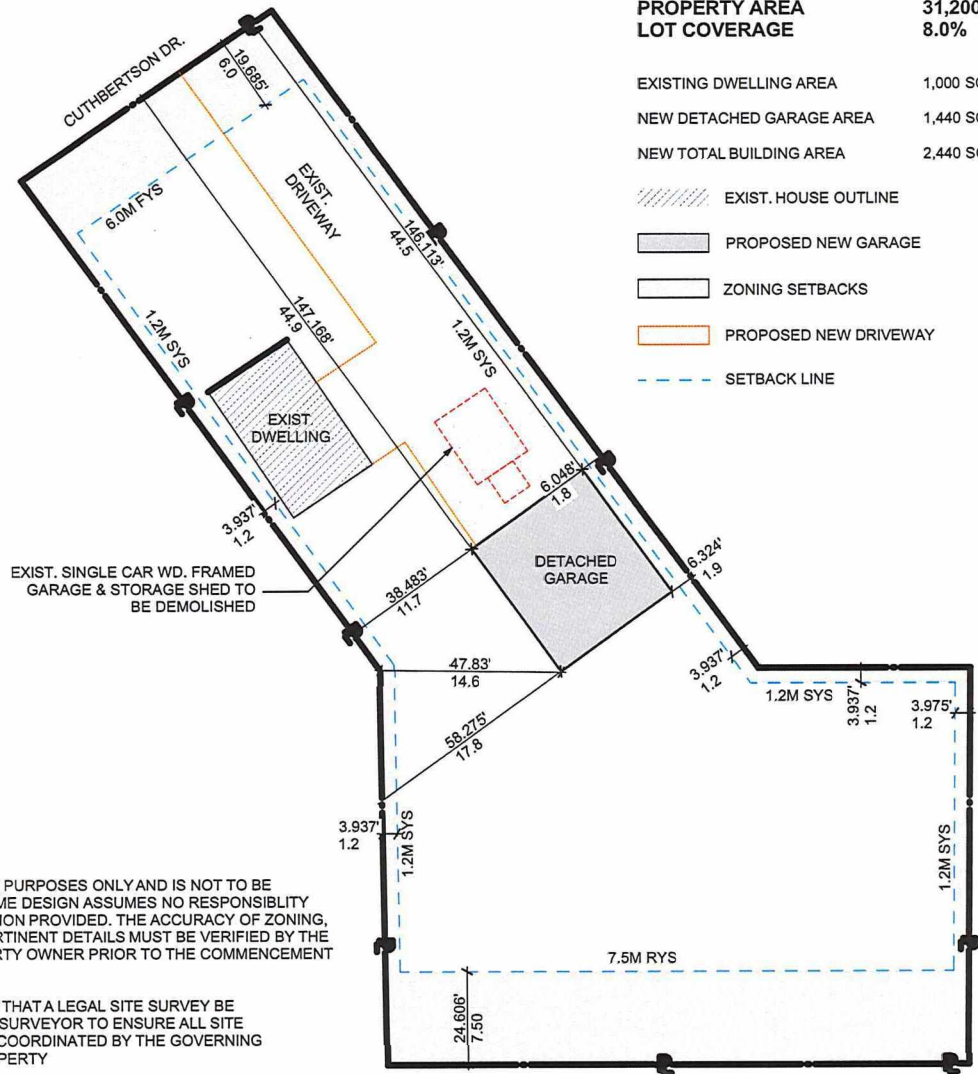
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**PROPERTY AREA** 31,200.5 SQ.FT.  
**LOT COVERAGE** 8.0%

EXISTING DWELLING AREA 1,000 SQ.FT.  
NEW DETACHED GARAGE AREA 1,440 SQ.FT.  
NEW TOTAL BUILDING AREA 2,440 SQ.FT

- EXIST. HOUSE OUTLINE
- PROPOSED NEW GARAGE
- ZONING SETBACKS
- PROPOSED NEW DRIVEWAY
- SETBACK LINE

**CERTIFICATION**

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

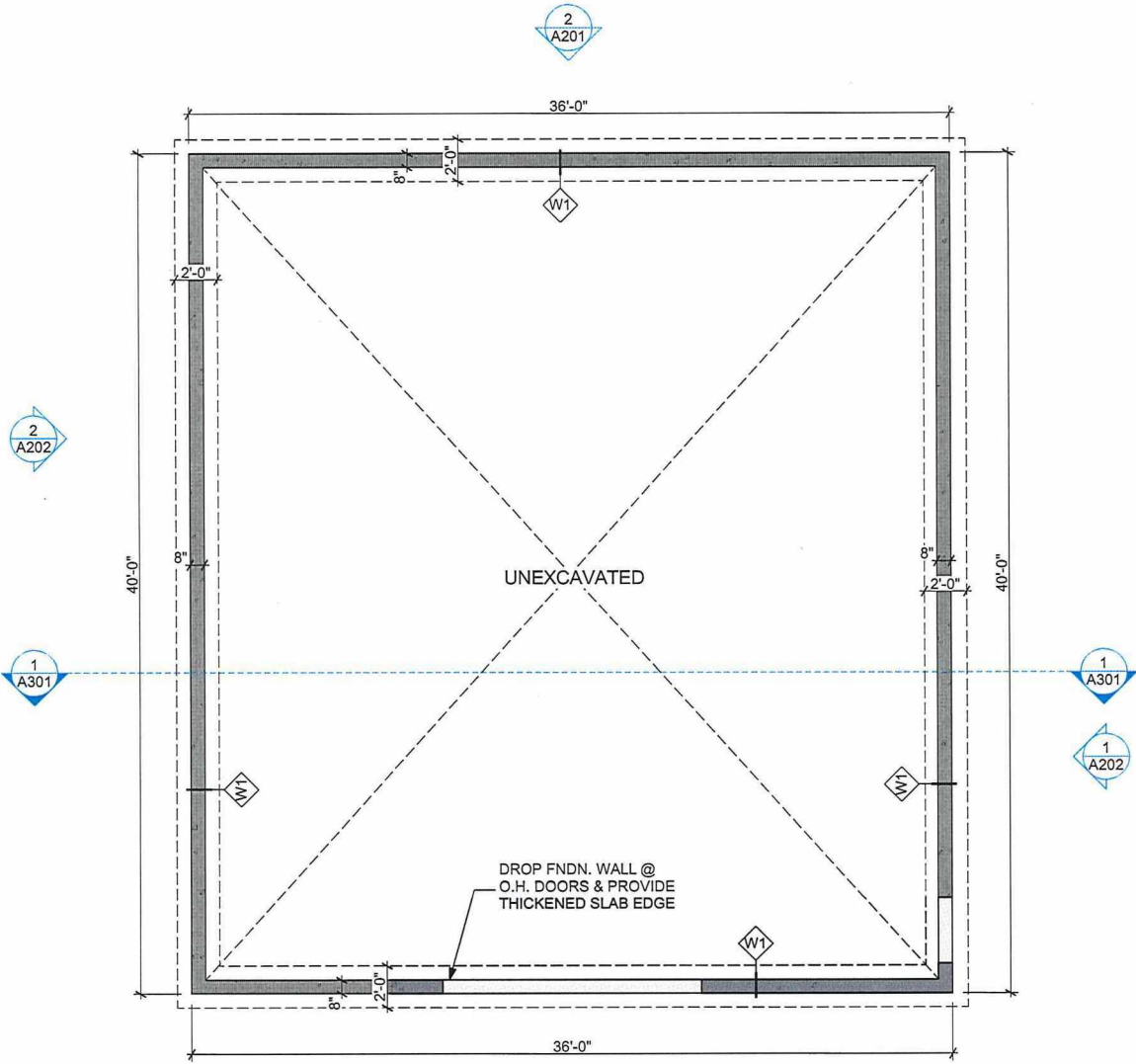
HP Home Design 124155 BCIN

HP HOME DESIGN

**1** SITE REFERENCE PLAN  
A001 SCALE: 1" = 30'

PL-MV-2025-00054  
Sketch 5

	CLIENT	PROJECT	ISSUED FOR CONSTRUCTION	A001
	North Village Builders	Detached Garage	SITE REFERENCE PLAN	
	Project No. 2025-006		May 7, 2025	



**CERTIFICATION**

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

Hub Floory *[Signature]* 24510  
 NAME SIGNATURE BCIN

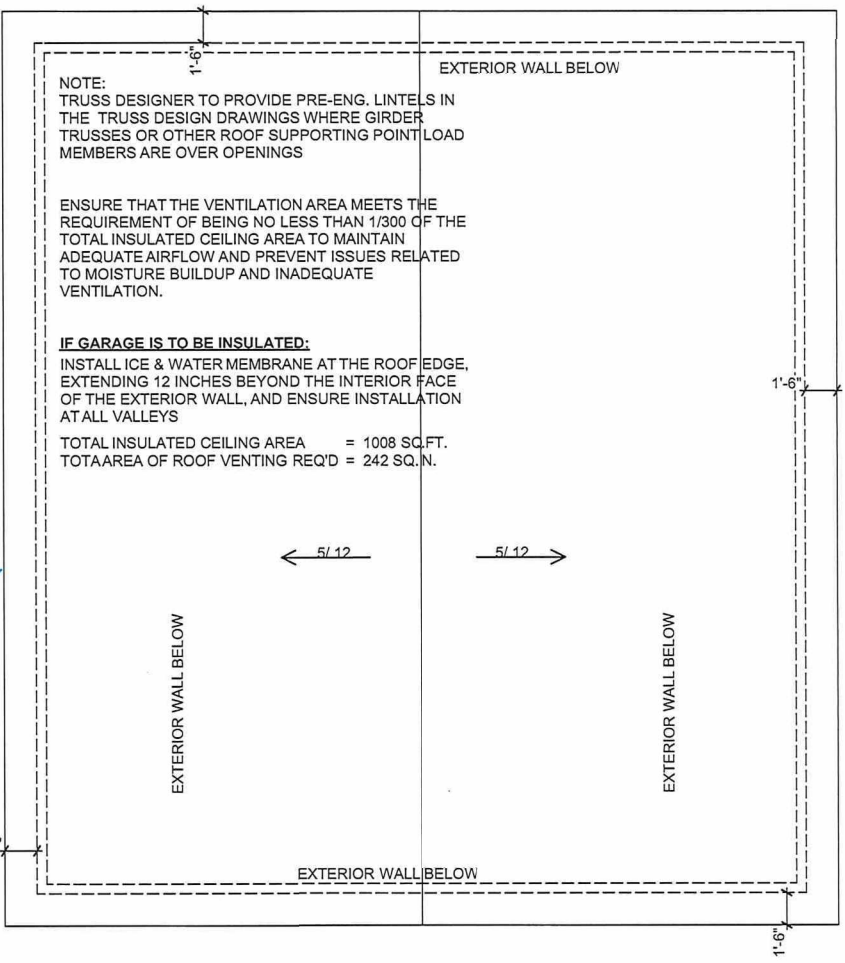
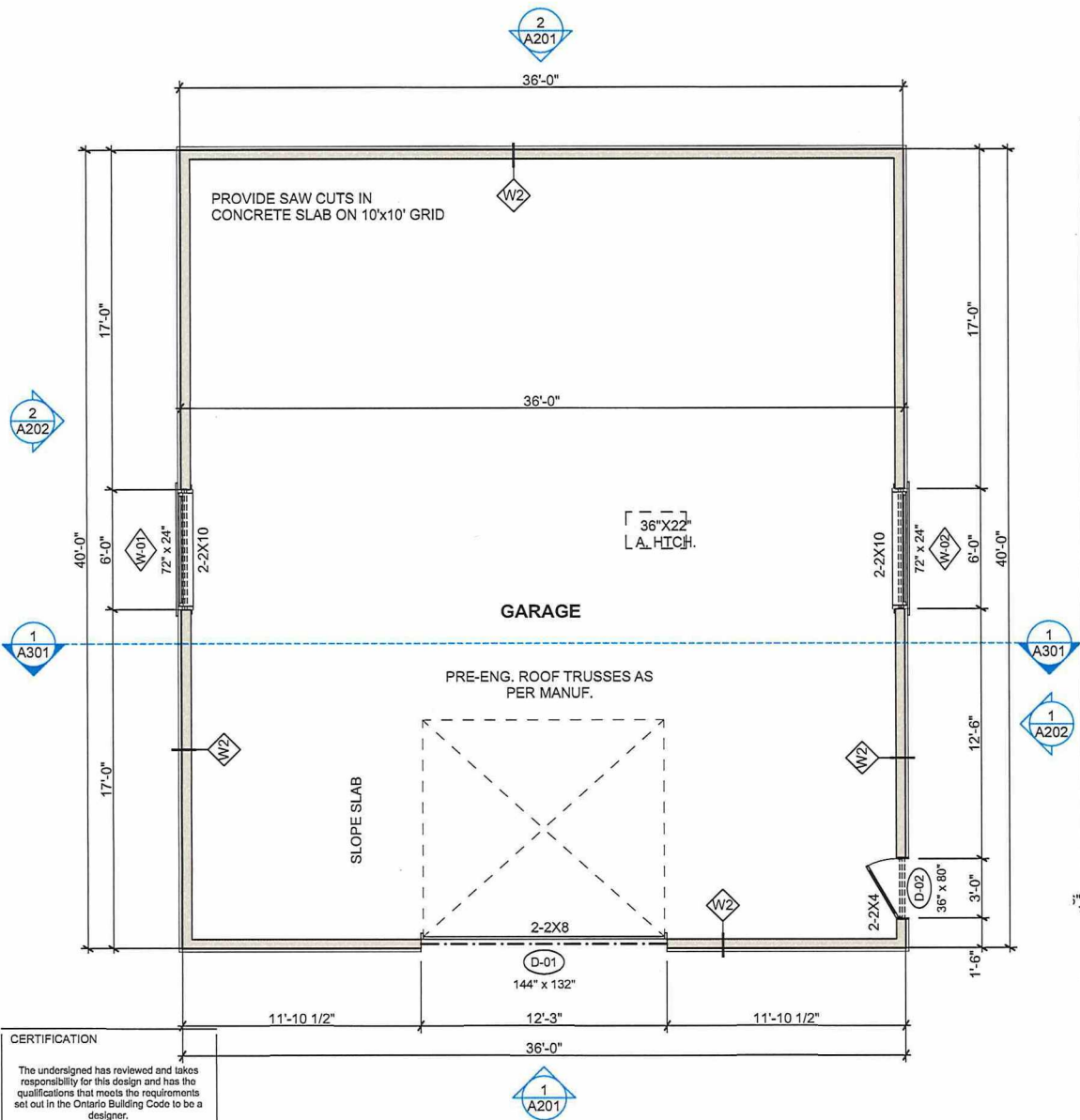
May 7, 2025

HIP Home Design 124955  
 FIRM BCIN

**1**  
**A101** FOUNDATION  
 SCALE: 3/16" = 1'-0"

PL-MV-2025-00054  
 Sketch *[Handwritten mark]*

	CLIENT	PROJECT	ISSUED FOR CONSTRUCTION	<b>A101</b>
	North Village Builders	Detached Garage	FOUNDATION PLAN	
	Project No. 2025-006		May 7, 2025	



**CERTIFICATION**

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

Rob Faury  
NAME SIGNATURE 24510 BCIN

May 7, 2025

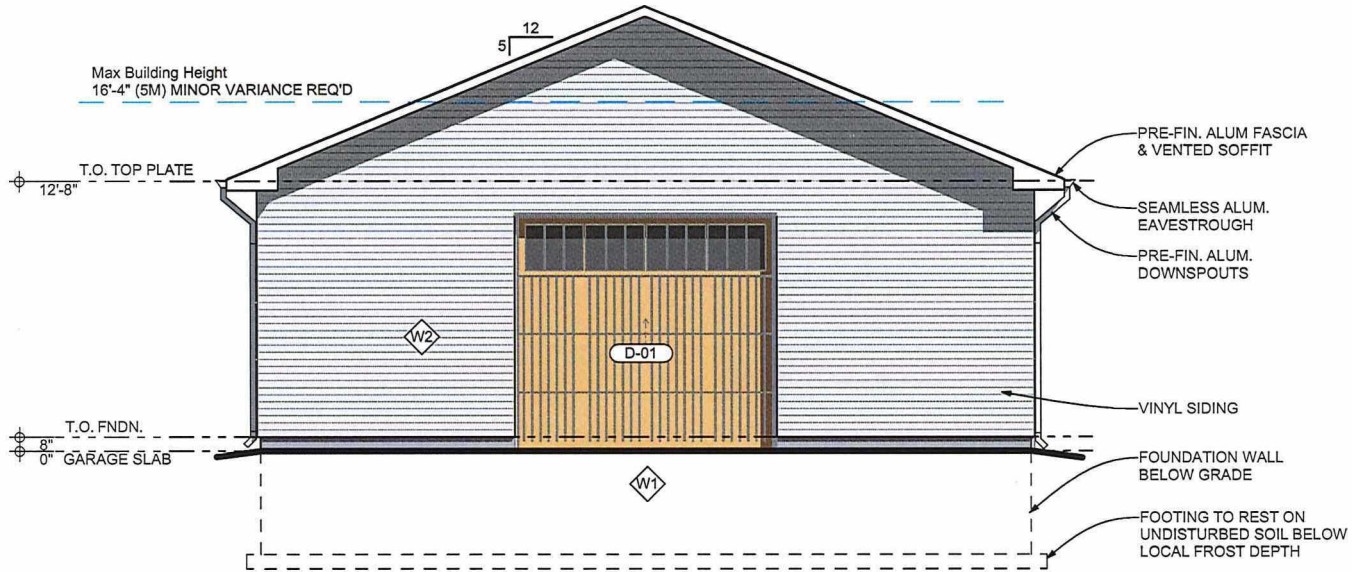
HP Home Design 124855 BCIN FIRM

**1**  
**A102** GARAGE SLAB  
SCALE: 3/16" = 1'-0"

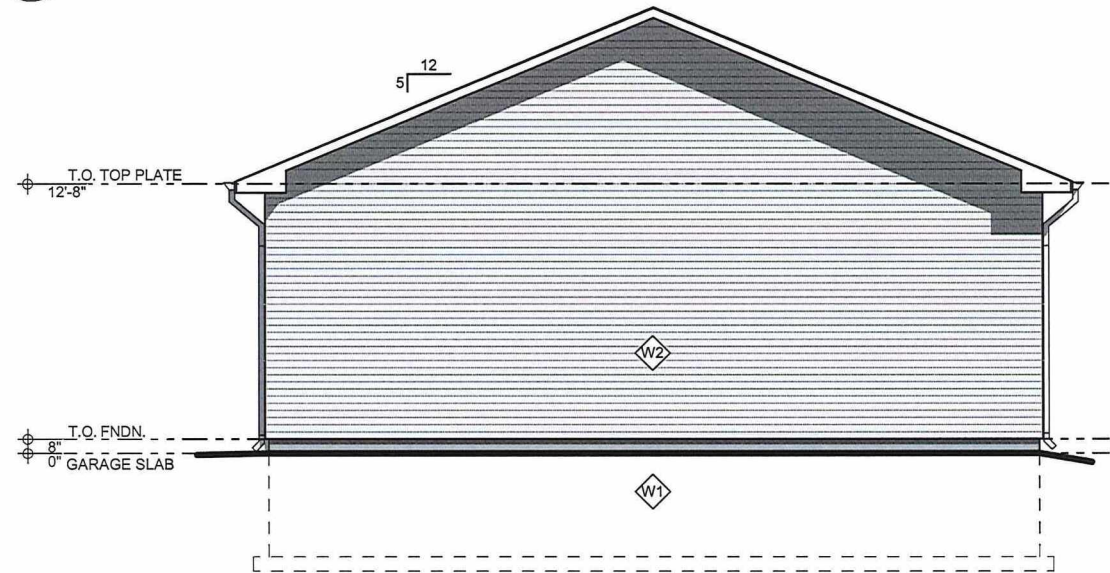
PL-MV-2025-00054  
Sketch 7

**2**  
**A102** ROOF PLAN  
SCALE: 3/16" = 1'-0"

	CLIENT	PROJECT	ISSUED FOR CONSTRUCTION	<b>A102</b>
	North Village Builders	Detached Garage	FLOOR PLAN & ROOF PLAN	
	Project No. 2025-006		May 7, 2025	



1  
A201 FRONT ELEVATION  
SCALE: 3/16" = 1'-0"



2  
A201 REAR ELEVATION  
SCALE: 3/16" = 1'-0"

PL-MV-2025-00054  
Sketch 3


CERTIFICATION

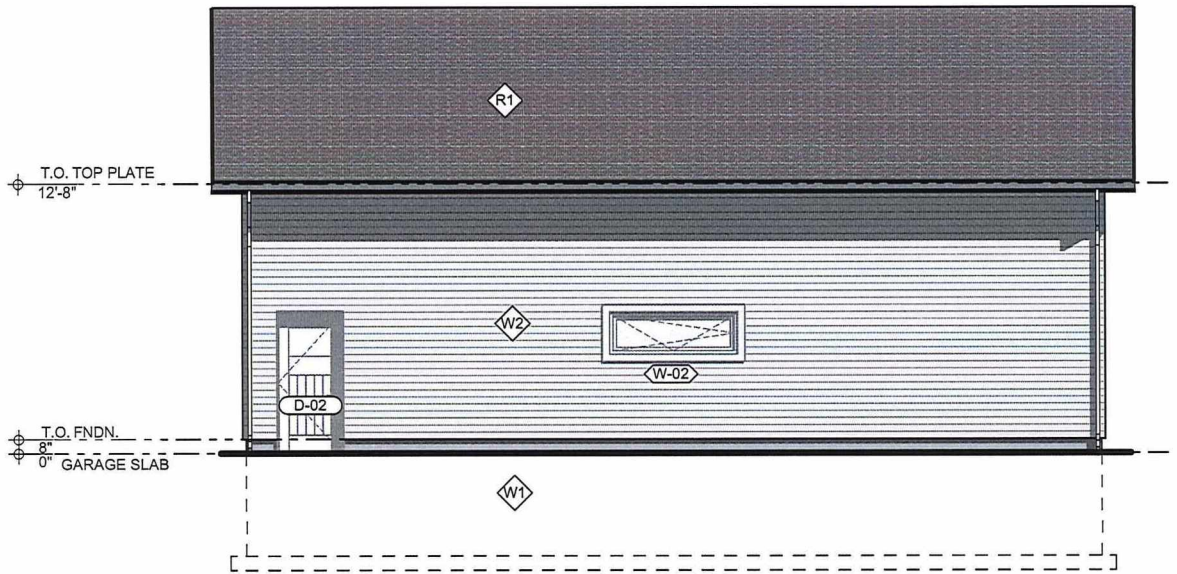
The undersigned has reviewed and takes responsibility for this design and has the qualifications that meets the requirements set out in the Ontario Building Code to be a designer.

Rob Flory  
NAME SIGNATURE 24510 BCIN

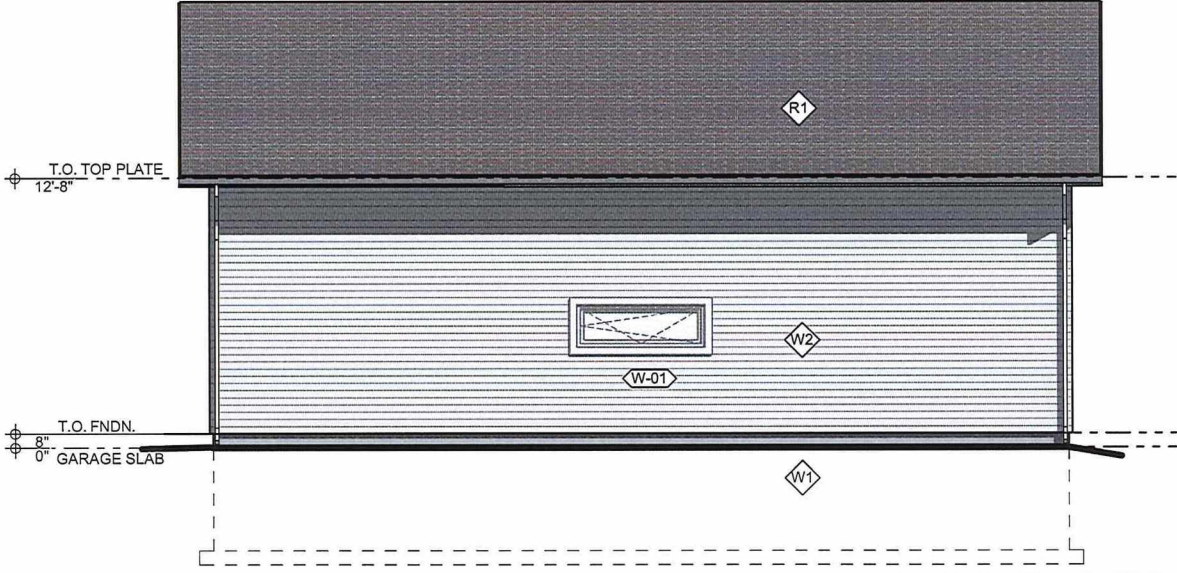
May 7, 2025

HP Home Design 124955 BCIN

	CLIENT	PROJECT	ISSUED FOR CONSTRUCTION	A201
	North Village Builders Project No. 2025-006	Detached Garage	FRONT & REAR ELEVATIONS May 7, 2025	




1  
A202 RIGHT SIDE ELEVATION  
SCALE: 3/16" = 1'-0"

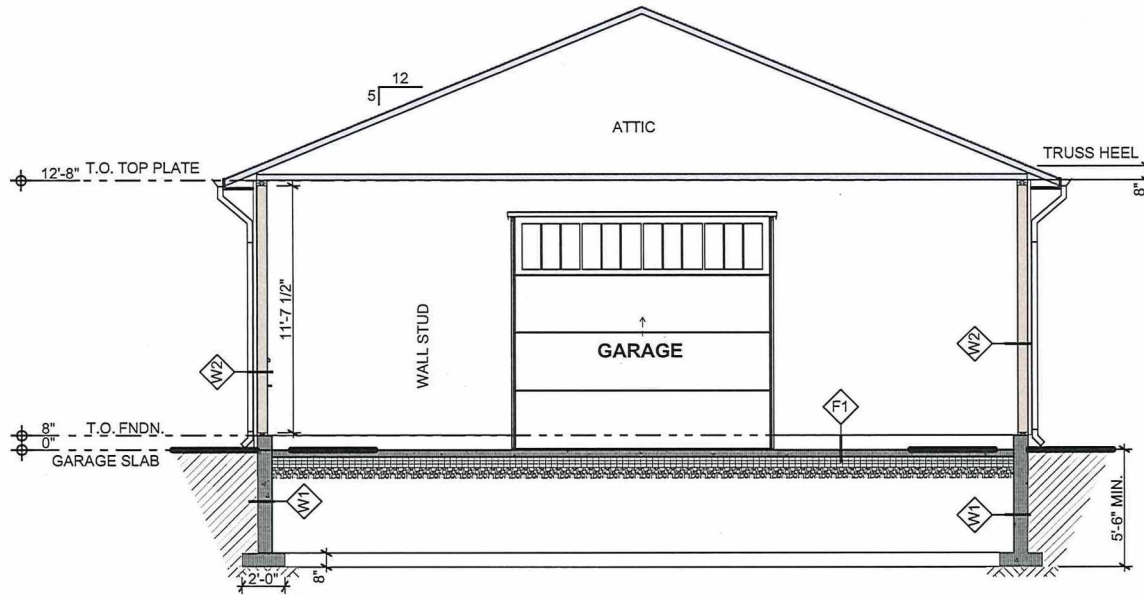


2  
A202 LEFT SIDE ELEVATION  
SCALE: 3/16" = 1'-0"

PL-MV-2025-00054  
Sketch 9

CERTIFICATION  
The undersigned has reviewed and takes responsibility for this design and has the qualifications that meets the requirements set out in the Ontario Building Code to be a designer.  
Rob Finlay  
NAME SIGNATURE BCIN 24510  
May 7, 2025  
HP Home Design 124955 BCIN

	CLIENT	PROJECT	ISSUED FOR CONSTRUCTION	A202
	North Village Builders	Detached Garage	SIDE ELEVATIONS	
	Project No. 2025-006		May 7, 2025	



1  
A301 BUILDING SECTION  
SCALE: 3/16" = 1'-0"

**CONSTRUCTION ASSEMBLIES**

**EXTERIOR WALL ASSEMBLIES**

- W1 **WALL TYPE**
  - DAMPROOFING MEMBRANE
  - 8" P.I.P. CONC. FNDN. WALL OR 8" CONC. BLOCK FNDN. WALL
- W2 **WALL TYPE - UNINSULATED**
  - VINYL SIDING AS CHOSEN BY OWNER
  - RECOMMEND 1X3 STRAPPING
  - WEATHER BARRIER (TYVEK OR EQUIV.)
  - 7/16" OSB OR 1/2" PLYWOOD SHEATHING
  - 2X6 WD. STUDS @ 16" O.C.
- W2 **WALL TYPE IF INSULATED**
  - VINYL SIDING AS CHOSEN BY OWNER
  - RECOMMEND 1X3 STRAPPING
  - AIR BARRIER
  - 7/16" OSB OR 1/2" PLYWOOD SHEATHING
  - 2X6 WOOD STUDS @ 16" O.C.
  - R22 BATT INSULATION
  - VAPOUR RETARDER
  - 1/2" GYPSUM BOARD

**FLOOR ASSEMBLIES**

- F1 **FLOOR TYPE - GARAGE SLAB**
  - FINISHED SURFACE OF SLAB SHALL BE TROWELLED SMOOTH & EVEN
  - 4" CONCRETE SLAB W/ MIN. 3600 PSI (25Mpa) WITH 5-9% AIR ENTRAINMENT
  - 6X6-2.9X2.9 WWF @ MID DEPTH OF SLAB
  - 10MIL POLY VAPOUR BARRIER, LAP & SEAL
  - RECOMMEND MIN. 2" EPS RIGID INSUL.
  - MINIMUM 12" GRANULAR 'B' MATERIAL COMPACTED TO 100% S.P.D.
  - WHERE SLAB IS UNREINF. 4650 PSI (32Mpa) SHALL BE USED

**ROOF ASSEMBLIES**

- R1 **ROOF TYPE - IF INSULATED**
  - ARCHITECTURAL SHINGLES
  - EAVE PROTECTION AROUND PERIMETER
  - 1/2" PLYWOOD SHEATHING C/W 'H' CLIPS
  - PRE-ENGINEERED ROOF TRUSSES AS PER MANUF.
  - R40 TO R60 BLOWN INSULATION
  - SMART MEMBRANE, VAPOUR RETARDER
  - 1/2" GYPSUM BOARD, PAINT
- R1 **ROOF TYPE - UNINSULATED**
  - ARCHITECTURAL SHINGLES
  - EAVE PROTECTION AROUND PERIMETER
  - 1/2" PLYWOOD SHEATHING C/W 'H' CLIPS
  - PRE-ENGINEERED ROOF TRUSSES AS PER MANUF.
  - VENTED SOFFIT

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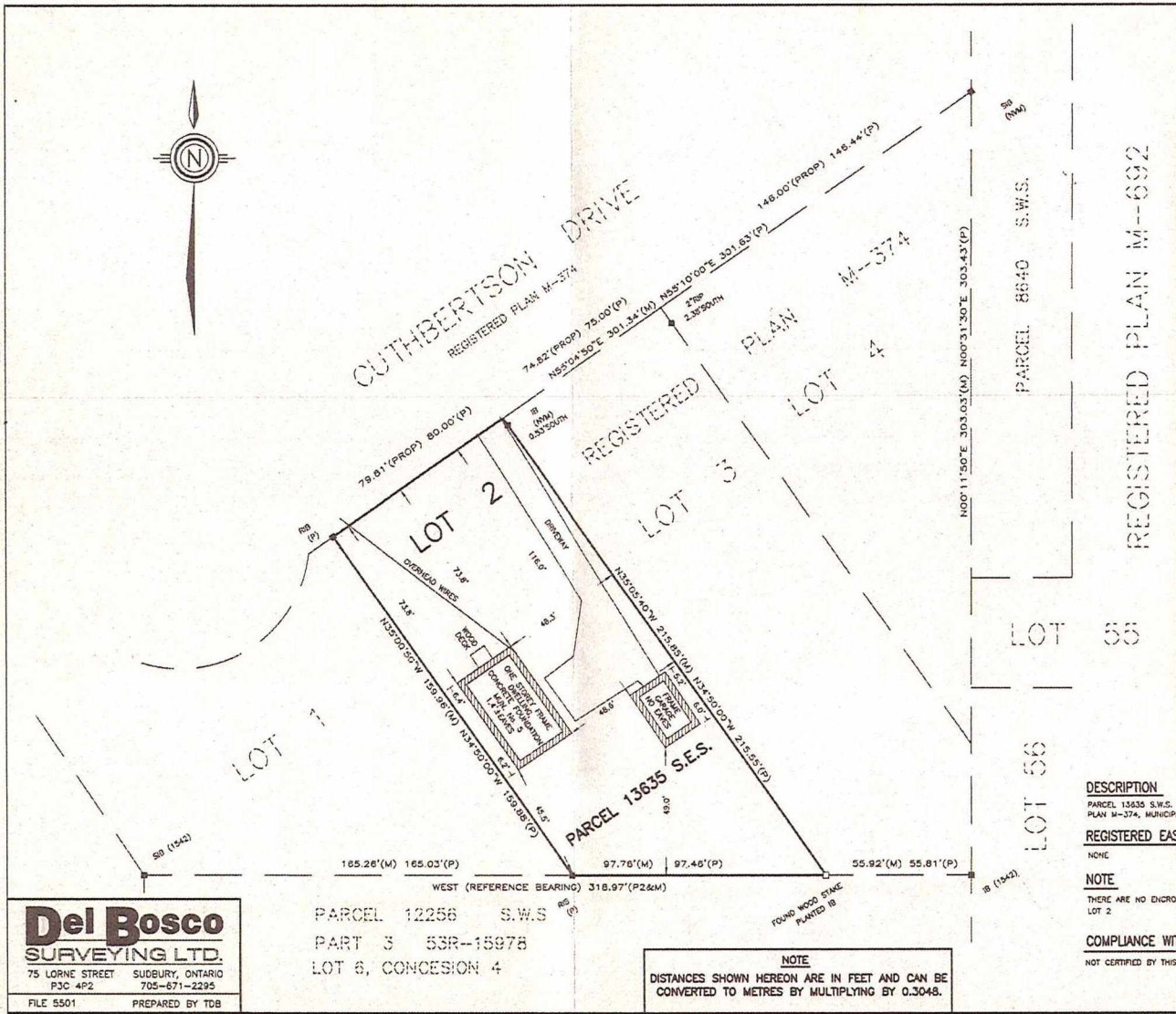
Rob Fleury *Rob Fleury* 24510  
NAME SIGNATURE BCIN

May 7, 2025

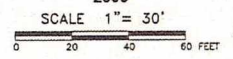
HP Home Design 124955  
FIRM BCIN

PL-MV-2025-00054  
Sketch 10

	CLIENT	PROJECT	ISSUED FOR CONSTRUCTION	A301
	North Village Builders	Detached Garage	SECTION & ASSEMBLY NOTES	
	Project No. 2025-006		May 7, 2025	



SURVEYOR'S REAL PROPERTY REPORT  
 ON  
**LOT 2**  
**REGISTERED PLAN M-374**  
 GEOGRAPHIC TOWNSHIP OF WATERS  
 TOWN OF WALDEN  
 REGIONAL MUNICIPALITY OF SUDBURY  
 DISTRICT OF SUDBURY  
 TERRY DEL BOSCO, O.L.S.  
 2000



**LEGEND**

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
S/SB	DENOTES	STANDARD IRON BAR
S/SB	DENOTES	SHORT STANDARD IRON BAR
■	DENOTES	IRON BAR
RIB	DENOTES	ROUND IRON BAR
RIP	DENOTES	IRON PIPE
M	DENOTES	MEASURED
S	DENOTES	SET
W/M	DENOTES	NO VISIBLE MARKINGS
W/T	DENOTES	WITNESS MONUMENT
PROP	DENOTES	PROPORTIONED
S.W.S.	DENOTES	SUDBURY WEST SECTION
1542	DENOTES	J. A. COLE O.L.S.
P	DENOTES	REGISTERED PLAN M-374
P2	DENOTES	PLAN 53R-15978

**NOTES**  
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO PART OF THE SOUTH LIMIT OF LOTS 1, 2 & 3, SHOWN ON REGISTERED PLAN M-374 TO HAVE A BEARING OF WEST.

THIS PLAN AND REPORT IS PREPARED FOR KEN RAUTAHAINEN IT IS NOT VALID UNLESS SIGNED AND SEALED.

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF DEL BOSCO SURVEYING LTD., O.L.S.  
 © DEL BOSCO SURVEYING LTD., 2000.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM  
 2) THIS SURVEY WAS COMPLETED ON THE 2nd DAY OF OCTOBER, 2000

OCTOBER 5, 2000  
 DATE

TERRY DEL BOSCO  
 ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO  
 LAND SURVEYORS  
 PLAN SUBMISSIVE /DSM  
**1303200**  
  
 THIS PLAN IS NOT VALID UNLESS IT IS AN ENDORSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN CONFORMANCE WITH Regulation 1255, Section 29(7)

**DESCRIPTION**

PARCEL 15635 S.W.S. BEING LOT 2, REGISTERED PLAN M-374, MUNICIPAL NO. 5, CUTHBERTSON DRIVE

**REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY**

NONE

**NOTE**

THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS UPON LOT 2

**COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS**

NOT CERTIFIED BY THIS REPORT.

**Del Bosco**  
**SURVEYING LTD.**  
 75 LORNE STREET SUDBURY, ONTARIO  
 P3C 4P2 705-871-2295  
 FILE 5501 PREPARED BY TDB

PARCEL 12256 S.W.S.  
 PART 3 53R-15978  
 LOT 6, CONCESSION 4

**NOTE**  
 DISTANCES SHOWN HEREON ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

PL-MV-2025-00054  
 sketch #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-2025-00056

## APPLICATION SUMMARY

---

**File Date:** 04/23/2025

**Application Type:** Minor Variance

**Address(es):** 78 Indian Road, Sudbury P3E 2M6

**Applicant(s):** LUKASZ NOWEK

**Owner(s):** PAULINE KOSALKA

### PLANNING APPLICATION

**Are there multiple properties associated with the application?**

No

**Please describe the additional properties associated with this application**

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

May 2024

**Are you the registered owner or an authorized agent?**

Authorized Agent

**What is the number of dwelling units on the property?**

1

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

1

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

2

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

1

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

No

**How many dwelling units will be legalized?**

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

No

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

**Current Official Plan designation**

Living Area I

**Current Official Plan designation (additional)**

**Current Zoning By-law designation**

R1-5

**Provide a detailed description of what is being proposed**

Build new home 4.7m within high water mark, build new garage 13.7m within high water mark, increased gross floor area in required rear yard, deck in rear encroaching required rear yard

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

Building where existing home is, which is to be demo'd. The garage is being built on an existing pad (not sure when that structure was removed).

**Is there an eave encroachment?**

No

**Size of eaves**

**Lot Frontage of the property**

3.7

**Lot Depth of the property**

56

**Lot Area of the property**

1780

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

9

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

House: 1984

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

Residential

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

Same

**Existing uses of neighbouring properties**

Residential

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

No

**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)
House	No	101	202	2	9.14	13.2	7.9	33.4	4.7	14.87	18.39
Detached Garage	No	65.28	65.28	1	5.1	12.8	5	31.67	13.7	1.22	28.3

## EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
House	Yes	81	162	2	7	11.6	7.9	33.4	5.8	14.87	18.39
Concrete block boat house storage	No	18.13	18.13	1	3.7	4.9	3	47.5	3.7	22.83	26.54

## ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
High water setback for house	30m	4.7	25.3
High water setback for garage	30m	13.7	16.3
Shoreline buffer for house	20m	4.7m	15.3m
Shoreline buffer for garage	20m	13.7m	6.3m
Gross Floor area increase in required rear yard	none	27.3	27.3
Rear deck in required rear yard	encroach only 3.6m no closer to lot line than 3m	5.8 encroaching 1.7m from lot line	2.2m 1.3m
Boat Storage structure in HWM and Shoreline Buffer	30m 20m	3.7 3.7	26.3 16.3



Site Statistics:

ZONING	LOW DENSITY RESIDENTIAL R5-1
LOT AREA:	19 086 S.F. 1773 M <sup>2</sup>
MAXIMUM LOT COVERAGE	40% 7 818 SF 708 M <sup>2</sup>
EXISTING LOT COVERAGE	11% = 878 S.F. = 81.4M <sup>2</sup>
PROPOSED LOT COVERAGE	11% = 878 S.F. = 81.4M <sup>2</sup>
EXISTING GROSS FLOOR AREA	1748 S.F. 162.4 M <sup>2</sup>
ADDITIONAL GROSS FLOOR AREA	294 S.F. 27.3 M <sup>2</sup>
MAXIMUM HEIGHT	11 M = 31'-2"
PROPOSED AVERAGE HEIGHT	10.1 M = 33'-0"
MINIMUM FRONT YARD SETBACK	6.0 M = 19'-8"
EXISTING - PROPOSED FRONT YARD SETBACK	33.5 M = 110'-0"
PROPOSED FRONT YARD SETBACK	34.4 M = 112'-10"
EXISTING REAR YARD SETBACK	5.8 M = 19'-0"
PROPOSED REAR YARD SETBACK	5.8 M = 19'-0"

MAXIMUM FINISHED FLOOR HEIGHT	1.50 m = 4'-11"	MINIMUM FRONT YARD LANDSCAPING	N/A
PROPOSED FINISHED FLOOR HEIGHT	1.80 m = 5'-11"	MINIMUM REAR YARD LANDSCAPING	N/A
MINIMUM SIDE YARD SETBACK	14.87 m = 58'-0"	MAXIMUM BUILDING LENGTH - (FRONT MAIN WALL TO REAR MAIN WALL)	N/A
PROPOSED SIDE YARD SETBACK	N/A	MAXIMUM BUILDING DEPTH - (FRONT YARD SETBACK TO REAR MAIN WALL)	N/A
MAXIMUM DRIVEWAY WIDTH	N/A	MAXIMUM FLOOR AREA	N/A
PROPOSED DRIVEWAY WIDTH	N/A	PROPOSED FLOOR AREA	N/A
MINIMUM LOT FRONTAGE	N/A	MAXIMUM EYE PROJECTION	N/A
EXISTING LOT FRONTAGE	N/A		
MAXIMUM NO. OF STOREYS	N/A		
PROPOSED No. OF STOREYS	N/A		

Definitions:

- F.F.E. - FINISHED FIRST FLOOR ELEVATION
- T.R.E. - TOP OF ROOF ELEVATION
- A.G.E. - AVERAGE GRADE ELEVATION - @ ELEVATION POINTS AROUND THE HOUSE

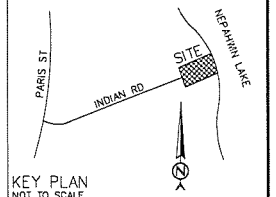
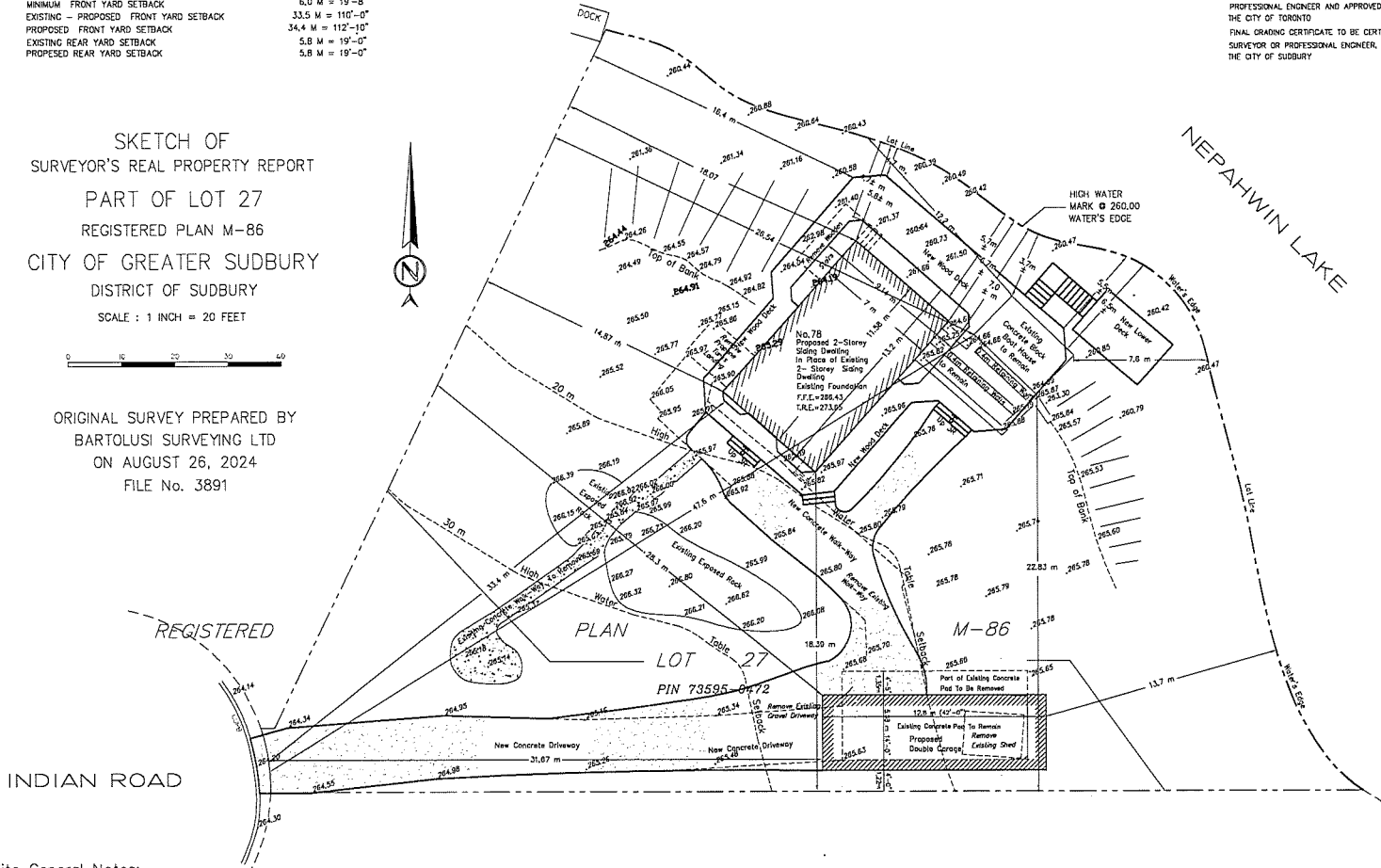
Grading:

ALL EXISTING DRAINAGE PATTERNS TO REMAIN UNLESS SPECIFIED BY AN ONTARIO LAND SURVEYOR OR ENGINEER. REFER TO GRADING PLAN BY ONTARIO LAND SURVEYOR, OR ONTARIO PROFESSIONAL ENGINEER AND APPROVED BY THE CITY OF TORONTO. FINAL GRADING CERTIFICATE TO BE CERTIFIED BY ONTARIO LAND SURVEYOR OR PROFESSIONAL ENGINEER, AND APPROVED BY THE CITY OF SUDBURY.

SKETCH OF SURVEYOR'S REAL PROPERTY REPORT PART OF LOT 27 REGISTERED PLAN M-86 CITY OF GREATER SUDBURY DISTRICT OF SUDBURY SCALE : 1 INCH = 20 FEET



ORIGINAL SURVEY PREPARED BY BARTOLUSI SURVEYING LTD ON AUGUST 26, 2024 FILE No. 3891



**SITE PLAN**  
**PROPOSED 2 STOREY SINGLE FAMILY DWELLING & DETACHED GARAGE**  
 OWNER : PAULINA KOSALKA  
 OWNER : TADEUSH KOSALKA

Established Grade	265.53
Finished First Floor Elevation	266.43
GRADE 1	265.90
GRADE 2	265.82
GRADE 3	261.40
GRADE 4	261.66
GRADE 5	264.63
GRADE 6	265.96
GRADE 7	265.97
GRADE 8	265.89
SUM OF ELEVATIONS	2116.83
AVERAGE GRADE ELEVATION	265.53

DESCRIPTION:  
 PIN 73595-0472, BEING PART OF LOT 27, REGISTERED PLAN M-86 KNOWN AS 878 INDIAN ROAD

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:  
 SMOKE EASEMENT LT25019 - WHOLE PARCEL - INCD

BEARING NOTE:  
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO PART OF THE SOUTHERLY LIMIT OF LOT 27, REGISTERED PLAN M-86 HAVING A BEARING OF EAST

SITE SERVICES NOTE  
 THE USER OF THE PLAN SHALL CONTACT THE LOCAL UTILITY COMPANIES OR ONTARIO-CALL FOR LOCATES AND ALL UTILITIES DISCONNECT PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION WORKS

REVISIONS	
No.	DATE
1	April 17 2025
2	May 12 2025
3	May 13 2025

LUKASZ NOWEK - ARCHITECTURAL TECHNOLOGIST  
 420 LOLITA GARDENS, MISSISSAUGA, ONTARIO

PROJECT NAME/ADDRESS  
 78 INDIAN RD  
 SUDBURY, ONTARIO  
 P3E 2M6

Dwg. Title: **SITE PLAN**  
 Scale: 1:250  
 Date: MARCH 2025  
 Dwg. No. **A-1**

Site General Notes:

- THE CONTRACTOR IS TO CHECK AND VERIFY ALL DRAWINGS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ENGINEER IMMEDIATELY.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. GAS, HYDRO, TELEPHONE OR ANY OTHER UTILITIES THAT MAY EXIST ON THE SITE OR WITHIN THE STREET LINES MUST BE LOCATED BY ITS OWN UTILITIES AND VERIFIED PRIOR TO CONSTRUCTION.
- THE BUILDER IS TO VERIFY TO THE ENGINEER THAT THE FINAL FINISHING ELEVATION AND THE TOP OF FOUNDATION WALL ELEVATION ARE IN CONFORMITY WITH THE BUILDING CODE AND THE CERTIFIED GRADING PLAN PRIOR TO PROCEEDING.
- THE OUTSIDE FINISHED GRADE IS TO BE A MINIMUM OF 150mm BELOW THE BROCK VENTILATOR ELEVATION.
- NO SOILING ON ANY LOT IS PERMITTED UNTIL A PRELIMINARY INSPECTION IS DONE BY THE ENGINEER AND THE BUILDER.
- AT THE ENTRANCES TO THE SITE, THE MANHOLE COVERS AND SIDEWALK SHALL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
- ALL PROPOSED CURBS AT THE ENTRANCES TO THE SITE IS TO STOP AT THE PROPERTY LINE OR AT THE MANHOLE SIDEWALK WHICHEVER IS APPLICABLE.
- DRIVEWAY GRADES SHOULD NOT BE LESS THAN 2.0% AND NOT GREATER THAN 8.0%.
- LAWS AND SLOPES SHALL HAVE A MINIMUM SLOPE OF 1.5% (PROPERLY) SLOPE AND A MAXIMUM SLOPE OF 8.0%.
- ALL SANDFILL FOR BENCHES, WATERWAYS AND UTILITIES ON THE ROAD ALLOWANCE AND ON THE INTERNAL SITE MUST BE COMPACTED TO A MINIMUM OF 90% S.P.D. EXCEPT FOR THE TOP 300mm ON THE ROAD ALLOWANCE WHICH MUST BE COMPACTED TO 88% S.P.D. UNLESS OTHERWISE NOTED AND UNDER THE DIRECT SUPERVISION OF THE GEOTECHNICAL SOILS CONSULTANT.

- THE SERVICE CONNECTION TRENCH WITHIN THE TRAVELLED PORTION OF THE ROAD ALLOWANCE SHALL BE BACKFILLED WITH UNWASHABLE SANDFILL MATERIAL AS PER CAL STDS. 222.033, 222.031 AND 222.032 UNLESS PRIOR APPROVAL FOR OTHER SPECIFIED SANDFILL MATERIAL HAS BEEN OBTAINED.
- ALL UNPAVED LANDSCAPE AREAS WILL BE REGRADED WITH TOPSOIL AND 500 PRIOR TO RELEASE OF SECURITIES.
- THE APPLICANT WILL BE REQUIRED TO CONTACT ALL UTILITY COMPANIES TO OBTAIN ALL REQUIRED LOCATES PRIOR TO INSTALLATION OF HOARDING WITHIN THE MUNICIPAL RIGHT-OF-WAY.
- THE PORTIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL ROADSIDE IS TO BE PAVED BY THE APPLICANT.
- ANY SEWER SYSTEM ON SITE WILL BE RECOMMENDED AND REMOVED ACCORDING TO ALL APPLICABLE CODELINES AND REGULATIONS.
- ALL MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO THE CURRENT P.E.E. PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
- ALL LINE TAPPING AND OPERATION OF TRENCHED WATER VALVES SHALL BE ARRANGED THROUGH THE TRENCH INSPECTION ASSIGNED OR BY CONTRACTOR, THE OPERATIONS AND MAINTENANCE DIVISION.
- PROVISIONS FOR FLOWING WATER LINE PRIOR TO TESTING. C.C.C. MUST BE PROVIDED WITH AT LEAST A 30mm (2") OUTLET ON 100mm (4") AND LARGER LINES. COPPER LINES ARE TO HAVE FLOWING POINTS AT THE END. THE SAME SIZE AS THE LINE. THEY MUST ALSO BE HOLED OR PIPED TO ALLOW THE WATER TO DRAIN ONTO A PARKING LOT OR DOWN A DRAIN ON THE LINES. FLOWING OUTLET TO BE 100 mm (4") DIAMETER MINIMUM ON A HYDRANT.
- WATERWAYS MUST HAVE A MINIMUM VERTICAL CLEARANCE OF 0.3m (12") OVERLAP (20") UNDER SPERS AND ALL OTHER UTILITIES WHEN CROSSING.
- ALL EXCESS DUMPED MATERIAL WILL BE REMOVED FROM THE SITE.

- CONSTRUCTION MATERIALS ARE NOT TO BE PUT OUT FOR COLLECTION.
- NO STORM SEWER AVAILABLE. SUMP PUMP WILL BE PROVIDED. WATER WILL BE DISCHARGED TO GRADE, AND IT WILL BE SELF-CONTAINED WITHIN THE SITE.
- THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITY RELOCATIONS INDICATED BY THE SITE PLAN.
- ALL CURB STOPS TO BE 30m (10') OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
- WATERWAYS TO BE INSTALLED TO GRADES AS SHOWN ON APPROVED SITE PLAN. WORK OF GRADE SHEET MUST BE SUPPLIED TO INSPECTOR PRIOR TO COMMENCEMENT OF WORK, WHEN REQUESTED BY INSPECTOR.
- WATERMAIN AND/OR WATER SERVICE MATERIALS 100mm (4") OR LARGER MUST BE PVC. SIZE 30mm (2") AND SMALLER MUST BE SOFT COPPER ASTM B-88-84.

PL-MV-2025-00056  
 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-2025-00057

## APPLICATION SUMMARY

---

**File Date:** 04/24/2025

**Application Type:** Minor Variance

**Address(es):** 153 Bloor Street, Sudbury P3C 2K8

**Applicant(s):** NORTH SOUTH STUDIO

**Owner(s):** 1000955482 ONTARIO INC

### PLANNING APPLICATION

**Are there multiple properties associated with the application?**

No

**Please describe the additional properties associated with this application**

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

Aug 30, 2024

**Are you the registered owner or an authorized agent?**

Authorized Agent

**What is the number of dwelling units on the property?**

1

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

0

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

0

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

1

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

No

**How many dwelling units will be legalized?**

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

No

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

**Current Official Plan designation**

Living Area I

**Current Official Plan designation (additional)**

**Current Zoning By-law designation**

R2-2(6)

**Provide a detailed description of what is being proposed**

parking relief existing 5 space for 11 room (ROOMING HOUSE, BOARDING HOUSE DWELLING

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

Dwelling, Boarding House

Shared Housing

(By-law 2011-49Z)

(By-Law 2018-180Z) 1 plus 0.5 parking spaces per accessory guest room

**Is there an eave encroachment?**

No

**Size of eaves**

**Lot Frontage of the property**

15.24

**Lot Depth of the property**

36.60

**Lot Area of the property**

557.41

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

20

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

existing 2 storey boarding house dwelling built in 1930

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

8 room boarding house to be converted to 11 room 1930s

**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?  
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-2025-00057

## PROPOSED BUILDING/STRUCTURE

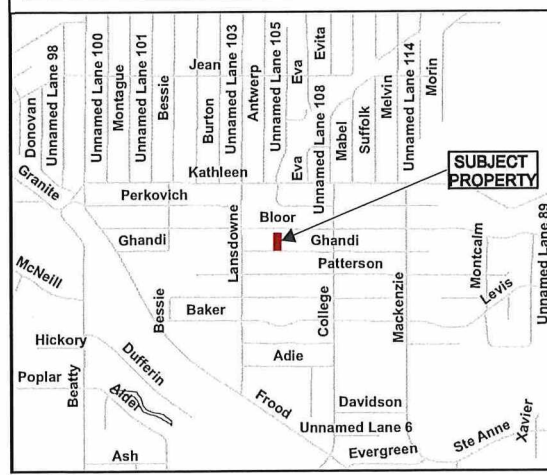
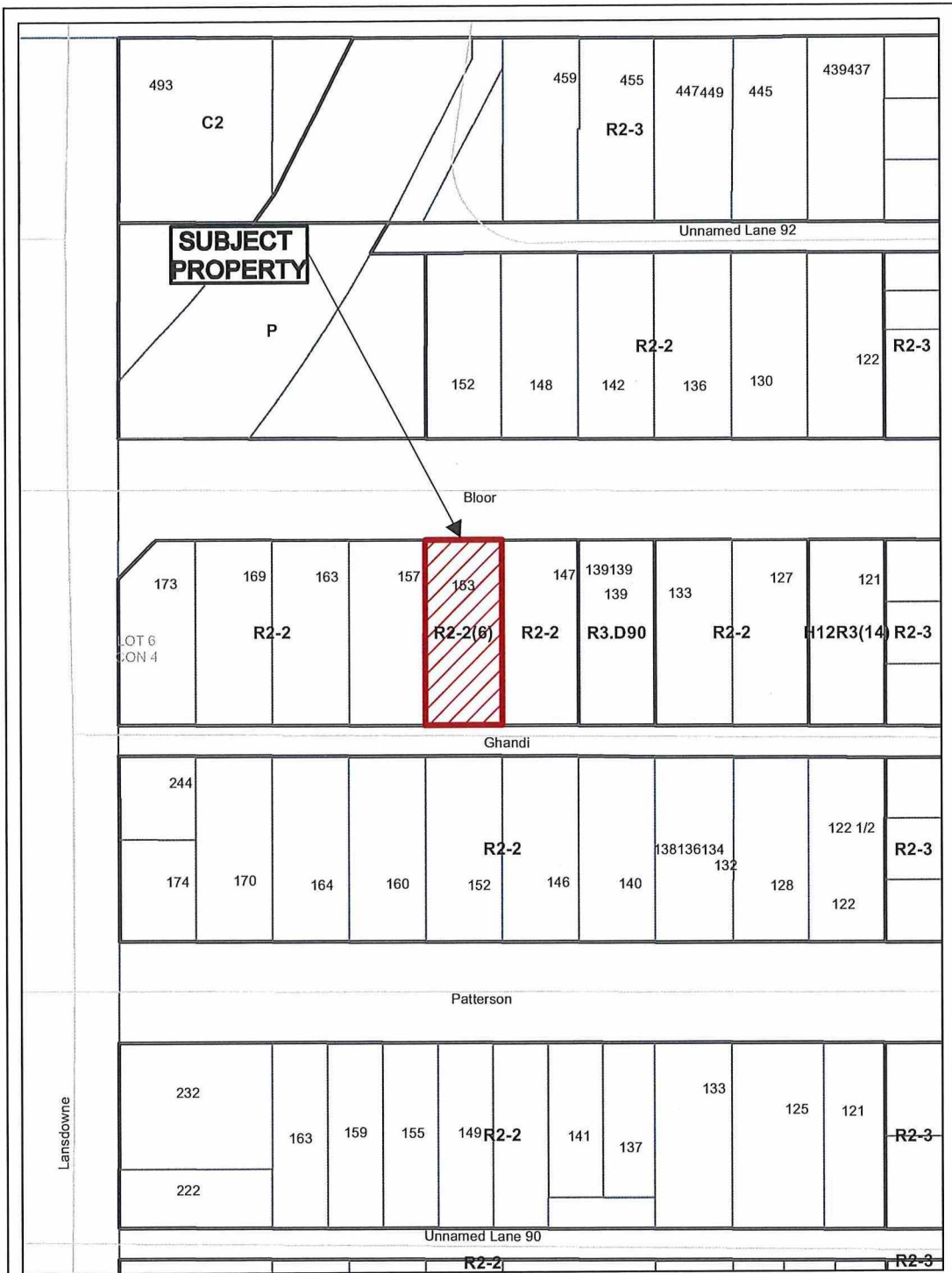
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback 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)
two storey boarding house	No	127.8	303.6	2	7.31	18.6	6	5.49	12.5	2.29	3.81

## ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
5.5 residential parking requirements	table 5.5.1 Dwelling, Boarding House Shared Housing (By-law 2011-49Z) (By-Law 2018-180Z) 1 plus 0.5 parking spaces per accessory guest room  require 7 space (11 room x .5 plus 1 space)=6.5 spaces	existing 5 space	2 parking cpace



N  


**Application for Minor  
 Variance or Permission**

Subject Property being PIN 02136-0040,  
 Lot 135, Plan 1-SC,  
 Part Lot 6, Concession 4,  
 Township of McKim,  
 153 Bloor Street, Sudbury,  
 City of Greater Sudbury

Sketch 1, NTS      PL-MV-2025-00057  
 NDCA      Date: 2025 05 01

THIS IS SCHEDULE "A" TO THE ATTACHED AGREEMENT DATED  
 Dec 1 2013  
 BETWEEN THE REGION AND

**LEGAL DESCRIPTION**

LOT 136, PLAN 15, LOT 6, CONGRESSION 4, TOWNSHIP OF HE KIM, REGIONAL MUNICIPALITY OF SUDBURY, CITY OF SUDBURY

**LOT INFORMATION**

- NO. OF FLOORS 2 WITH UNDER BASEMENT
- NO. OF EXITS 3
- NO. OF BEDROOMS 3
- NO. OF BATHROOMS 2
- FIRE & SMOKE DETECTION 4 1/2
- AREA PER FLOOR 1450 SQ FT
- LOT AREA 4000 SQ FT
- LOT COVERAGE 24.2%
- LANDSCAPING 3000 SQ FT
- PARKING SPOTS 3
- DRAINAGE AS SHOWN
- BUILDING HEIGHT 25'0"
- ZONING (EXISTING) R-2
- ZONING (PROPOSED) R-4 SPECIAL BOARDING HOUSE
- DWELLING USE RESIDENTIAL
- GARBAGE DISPOSAL CULINARY WASTE

**LEGEND**

- [Symbol] EXISTING & PROPOSED DRIVE
- [Symbol] 4" Ø SPOKER
- [Symbol] 12" Ø SAW SEWER
- [Symbol] 18" Ø CONG.
- [Symbol] CURBER MAN (SHOWN ON DRAWING)

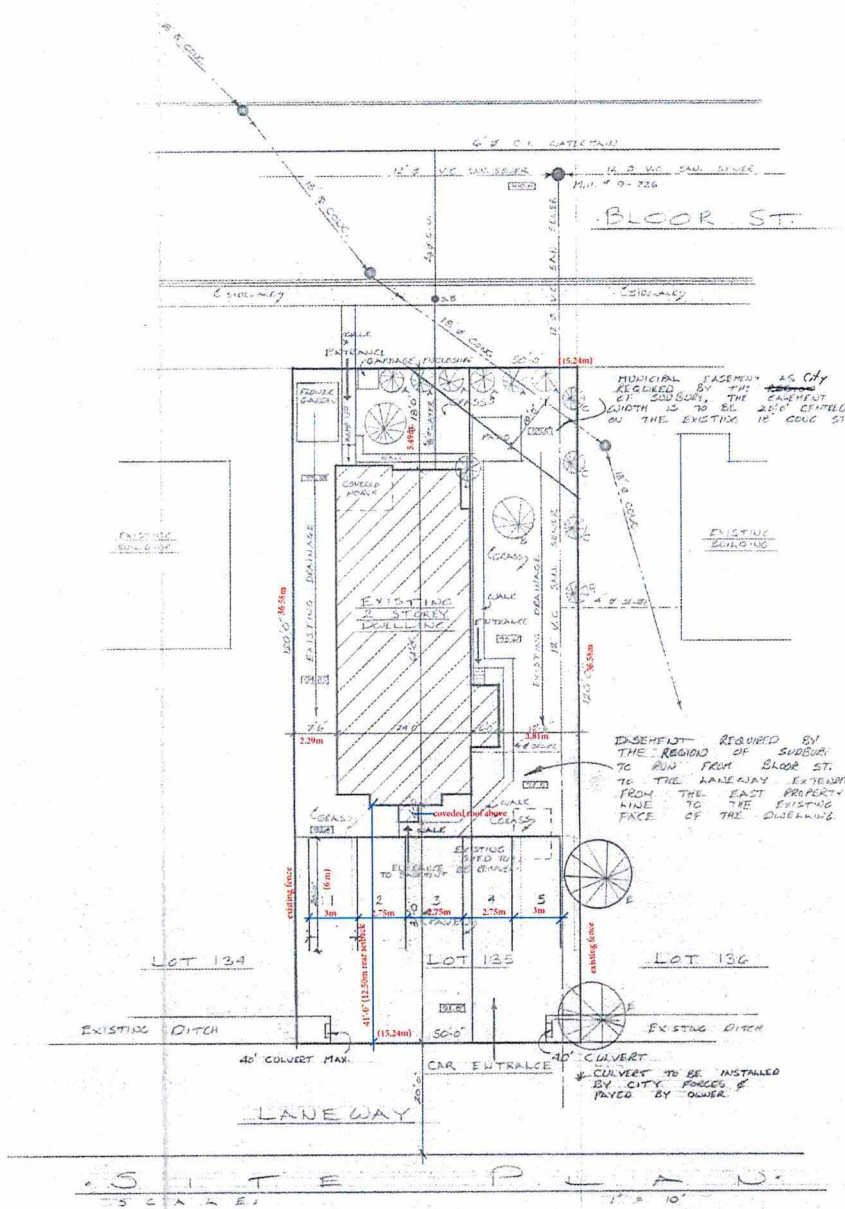
**LANDSCAPING (EXISTING)**

- A - 10'-0" HIGH POPLAR 6
- B - 12'-0" HIGH LYLOCK 2
- C - 8'-0" HIGH PEARL 4
- D - 25' HIGH SPROUCE 1
- E - 40'-50" HIGH POPLAR 2

**\* NOTE**

- THE 4" WATER LINE MAY BE INADEQUATE FOR THIS USE, IT IS RECOMMENDED TO UPGRADE THIS ITEM.
- ALL CONDITIONS SET BY SUDBURY HYDRO MUST BE COMPLETED.

REVISED  
 MAY 3, 2013  
 BUILDING CONTROLS DEPARTMENT



**ROOM SCHEDULE**

Room No.	SIZE (ft)	AREA	NO. OF PEOPLE
1	10'6" x 9'6"	99.75	1
2	11'1" x 10'1"	111.76	1
3	10'6" x 8'8"	93.17	1
4	20'6" x 11'1"	227.2	3
5	15'0" x 8'0"	120.4	1
6	15'0" x 11'8"	171.27	2
7	15'9" x 10'0"	157.3	2
8	12'6" x 8'0"	100.25	2

**ZONING REQUIREMENTS:**  
 - 87M<sup>2</sup> FOR A ONE PERSON SLEEPING AREA  
 - 58M<sup>2</sup> FOR EACH PERSON IF SLEEPING AREA EXCEEDS ONE PERSON

ERIK CARLSON DESIGNER  
 [Redacted]  
 SUDBURY ONTARIO

PL-MV-2025-00057  
 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-2025-00058

## APPLICATION SUMMARY

---

**File Date:** 04/24/2025

**Application Type:** Minor Variance

**Address(es):** 4789 Michelle Drive, Hanmer P3P 1G9

**Applicant(s):** ANDREW MEEKS

**Owner(s):** ANDREW MEEKS

### 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?**

2014

**Are you the registered owner or an authorized agent?**

Authorized Agent

**What is the number of dwelling units on the property?**

1

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

0

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

1

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

3

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

No

**How many dwelling units will be legalized?**

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

No

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

**Current Official Plan designation**

Living Area I

**Current Official Plan designation (additional)**

Living Area I

**Current Zoning By-law designation**

R1-5

**Provide a detailed description of what is being proposed**

Construct 30'x40' detached garage, used for maintenance and parking of my trailers, RVs, etc.

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

Zoned R1-5 Maximum Detached Garage height is 5m. Proposed garage will be 6.5m finished grade to top of roof ridge.

**Is there an eave encroachment?**

No

**Size of eaves**

**Lot Frontage of the property**

22.86

**Lot Depth of the property**

91.35

**Lot Area of the property**

2048.3

**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**

Shed 1 - 1995

House - 1961

Existing Garage (to be removed) 1961

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

Residential since 1961

**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?  
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-2025-00058

## PROPOSED BUILDING/STRUCTURE

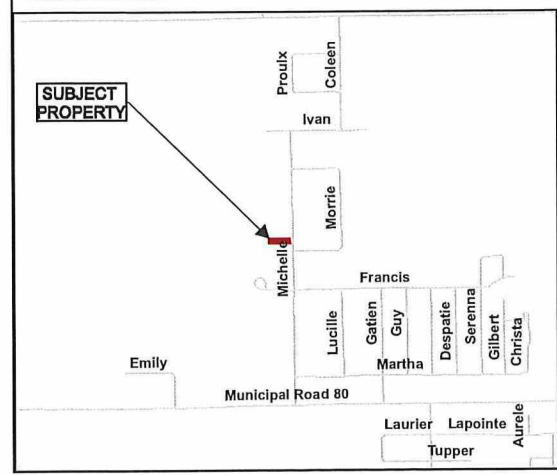
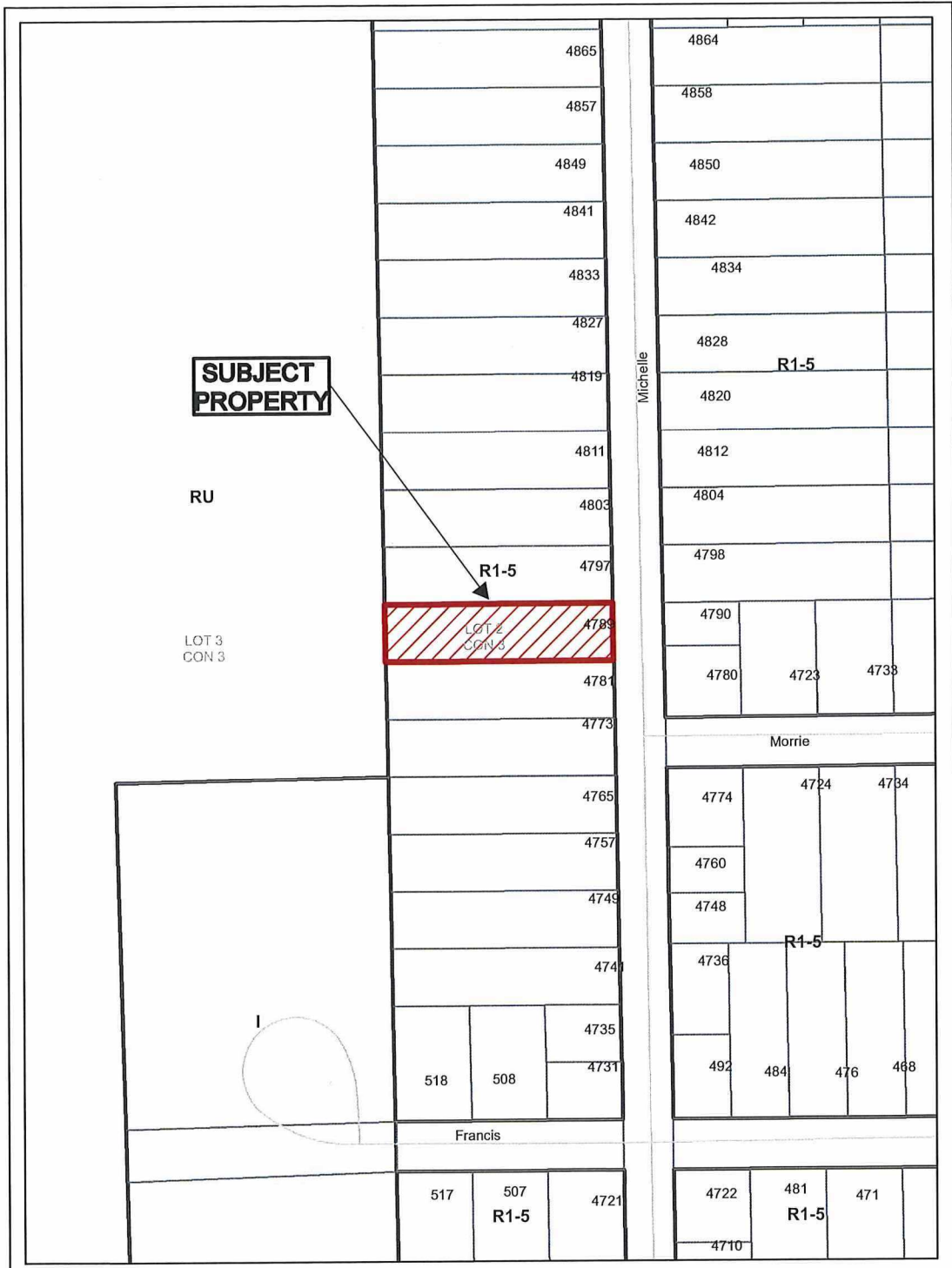
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Proposed Garage	No	111.5	111.5	1	9.1	12.2	6.55	22.86	56.4	1.22	12.5
Shed (at new Location)	Yes	17.84	17.84	1	3.66	4.88	3.5	76.81	9.75	15.54	3.66

## EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
House	No	98	98	1	12.8	7.9	4.8	12.2	71.3	8.8	1.2
Shed (to be moved to new location as seen on plot plan)	No	17.84	17.84	1	3.6	4.8	3.25	35	51.2	1.52	17.68
Detached Garage (to be demolished)	Yes	53.5	53.5	1	4.8	11	4.5	22.8	57.6	1.5	16.5

## ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Height - Detached Garage	5m	6.55m	1.55m



### Application for Minor Variance or Permission



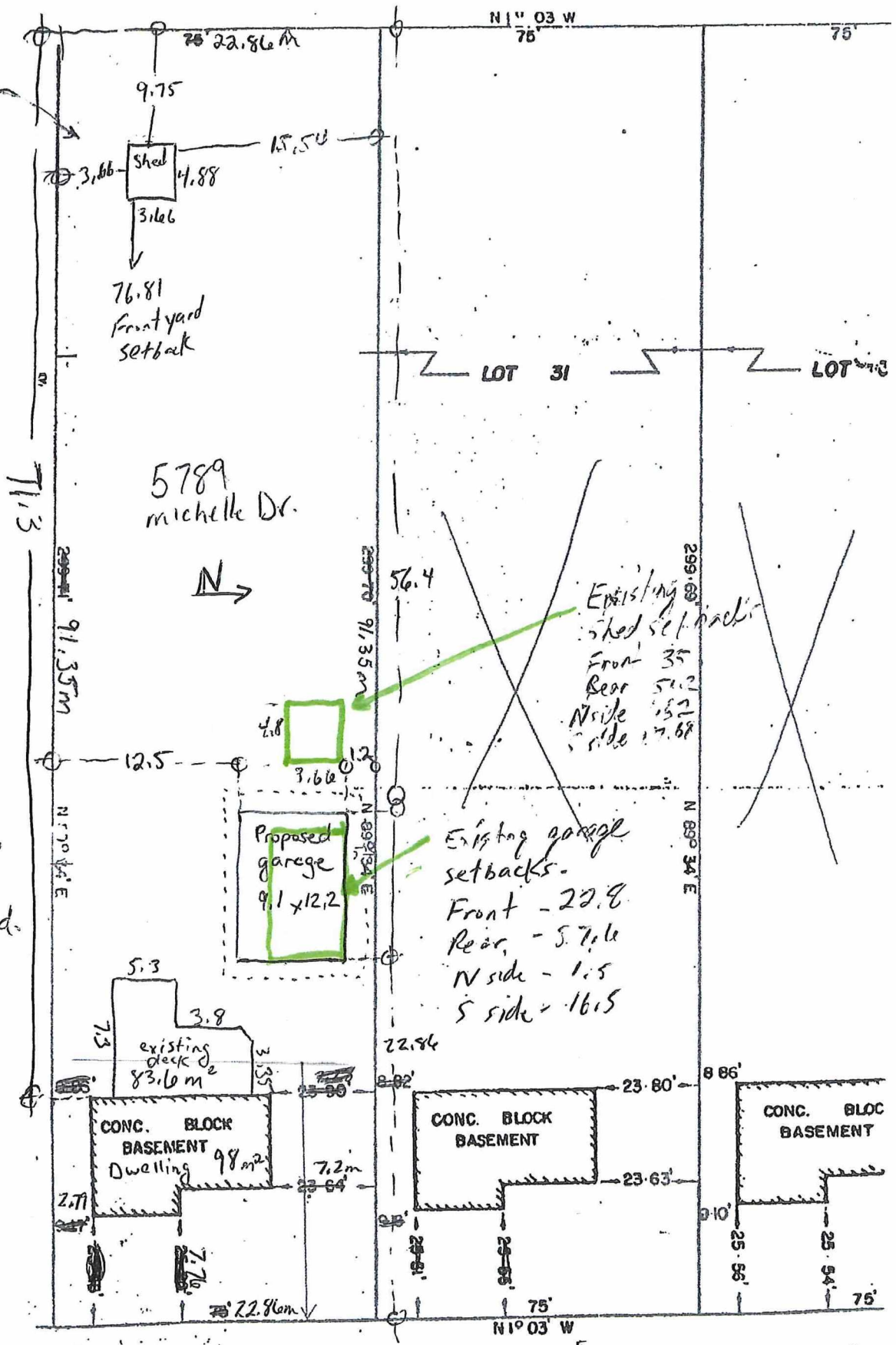
Subject Property being PIN 73503-0902,  
 Parcel 27796 SEC SES SRO,  
 Lot 30, Plan M-434,  
 Part Lot 2, Concession 3,  
 Township of Hanmer,  
 4789 Michelle Drive, Hanmer,  
 City of Greater Sudbury

Sketch 1, NTS PL-MV-2025-00058  
 NDCA Date: 2025 05 01

\*shed to be moved to this location.

\*Existing garage to be demolished.

↑ residential



scale 1m = 7.62m

PL-MV-2025-00058 sketch 2

**Notes:**

- 1) Building Elevation may Not Appear As Built. Garage Door, Man Door and Window Locations will vary.
- 2) Slab Footing Inspection Required Prior to Pouring Concrete
- 3) Framing Inspection required once Roof Sheathing has been Installed

Height is measured from finished grade. Please amend notation and ensure total height is from finished grade to highest peak

*From finished grade*

*6.55m*

Max. Ht. on a Residential Lot  
14-5-16m

21-4-16.5m

Max. Ht. within an Agricultural & Rural Zone

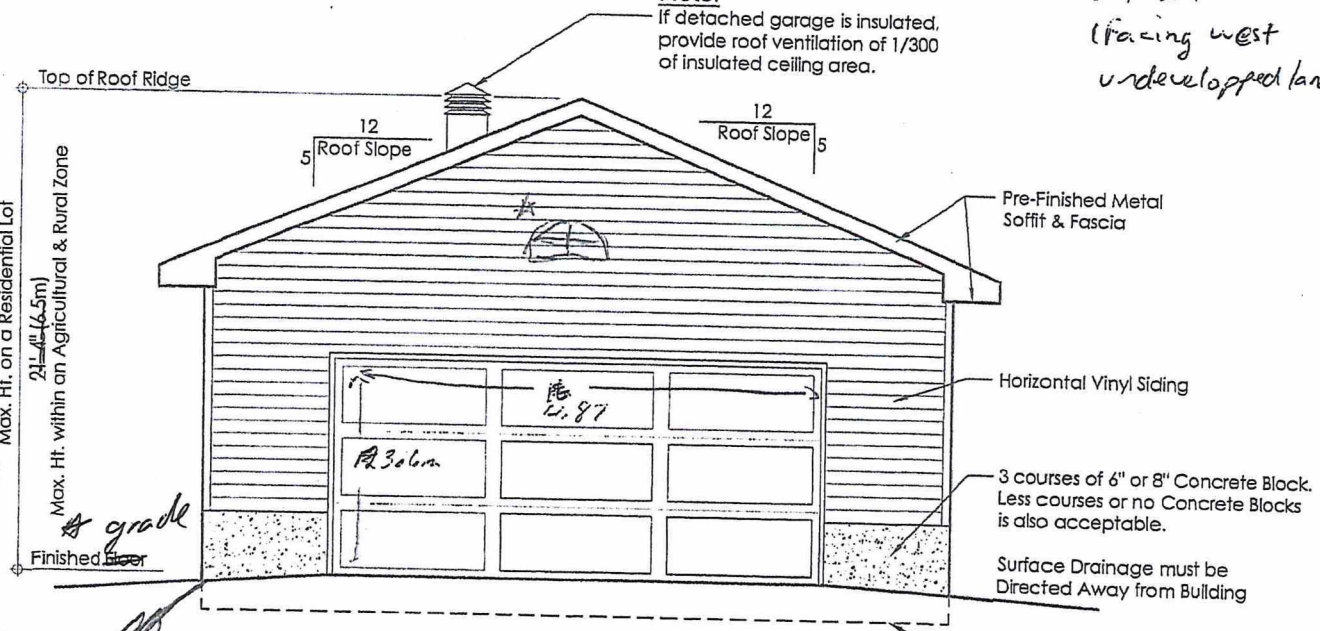
*grade*

Finished floor

**Note:**  
Height shall be measured between the Finished Grade of the Wall of a Building or Structure Facing the Front Lot Line and the Highest Point of the Building or Structure.

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

*A 1 window in back @ 15 1/8" (facing west undeveloped land)*



**Front Elevation**

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

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



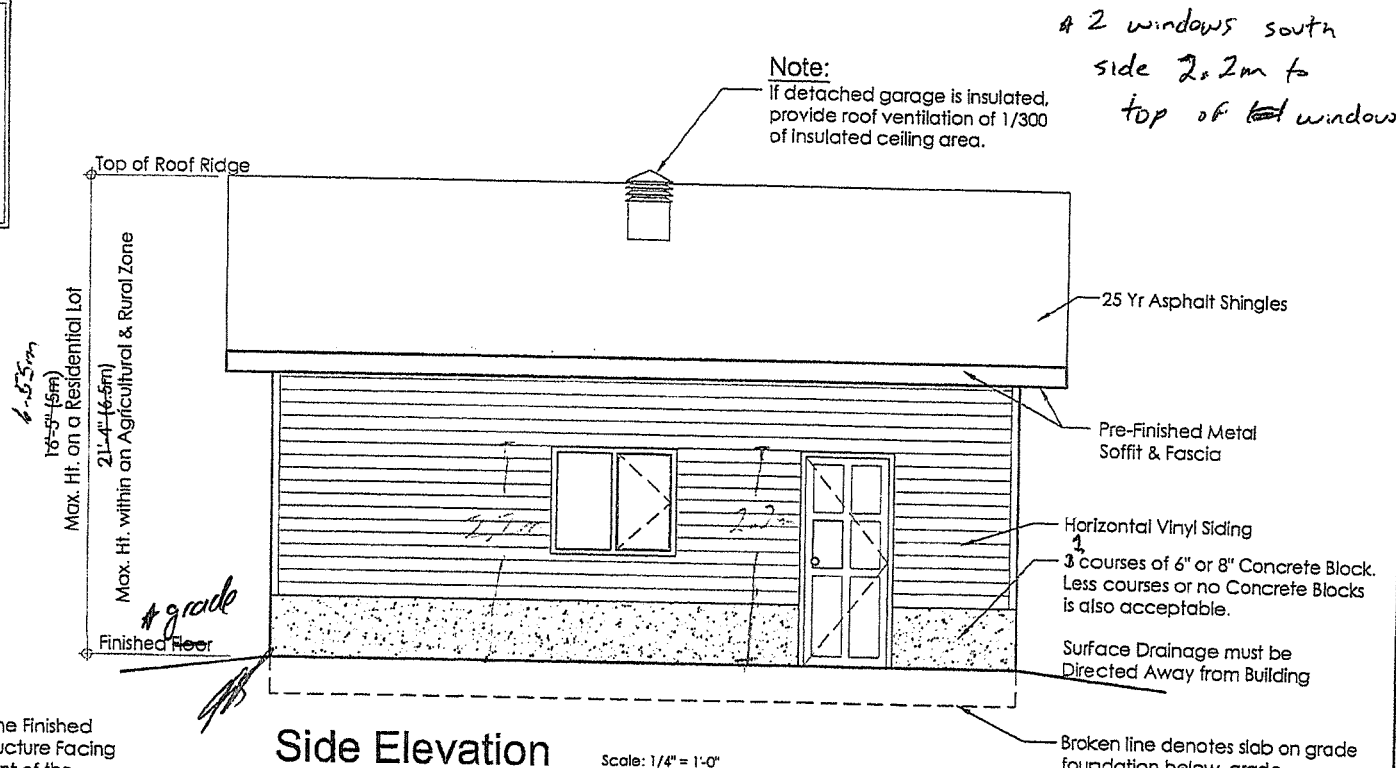
**Detached Garage**  
Slab on Grade with Perimeter Footing  
*Building Elevation (Front) (not to scale)*

DRAWN BY: E.P.  
DATE: 14/02/23  
**A-3** (S06)  
SHEET

*PL-MV-2025-00058 sketch 3*

**Notes:**

- 1) Building Elevation may Not Appear As Built. Garage Door, Man Door and Window Locations will vary.
- 2) Footing Inspection Required Prior to Pouring Concrete
- 3) Framing Inspection required once Roof Sheathing has been Installed



**Side Elevation**

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

**Note:**

Height shall be measured between the Finished Grade of the Wall of a Building or Structure Facing the Front Lot Line and the Highest Point of the Building or Structure.

6.5m  
16'-5" (5m)  
Max. Ht. on a Residential Lot  
21'-4" (6.5m)  
Max. Ht. within an Agricultural & Rural Zone

# grade  
Finished Floor

**NOTE:**

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



**Detached Garage**

Slab on Grade with Perimeter Footing

*Building Elevation* (Side) (not to scale)

DRAWN BY: E.P.

DATE: 14/02/23

**A-4** (SDG) SHEET

PL-MV-2025-00058  
sketch 4



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

Record #: PL-MV-2025-00059

## APPLICATION SUMMARY

---

**File Date:** 04/25/2025

**Application Type:** Minor Variance

**Address(es):** 4774 Deschene Road, Hanmer P3P 1R3

**Applicant(s):** ALAIN AUBERTIN

**Owner(s):** ALAIN AUBERTIN AND VALERIE 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?**

07/24/2024

**Are you the registered owner or an authorized agent?**

Registered Owner

**What is the number of dwelling units on the property?**

0

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

1

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

2

**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**

Rural

**Current Official Plan designation (additional)**

**Current Zoning By-law designation**

RU

**Provide a detailed description of what is being proposed**

Construction of detached garage. 40 ft x 60 ft with a finished height of 8 meters

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

The finished height of 8 meters is more than the allowable max height of 6.5 meters. I need the extra height for a hoist for personal use. Also need the extra height in order to store my RV

**Is there an eave encroachment?**

No

**Size of eaves**

**Lot Frontage of the property**

105

**Lot Depth of the property**

193.854

**Lot Area of the property**

20354.67

**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**

There are no existing structures. There is an application for the construction of a single family dwelling.

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

The property is vacant and will be used for residential.

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

Yes

**Existing uses of neighbouring properties**

Residential

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

No

**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-2025-00059

## PROPOSED BUILDING/STRUCTURE

Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Detached Garage	Yes	223	223	1	12.12	18.18	8	106	67	33	60
Single family dwelling	Yes	250	250	1	21	17.5	11	90	85	30	50

## EXISTING BUILDING/STRUCTURE

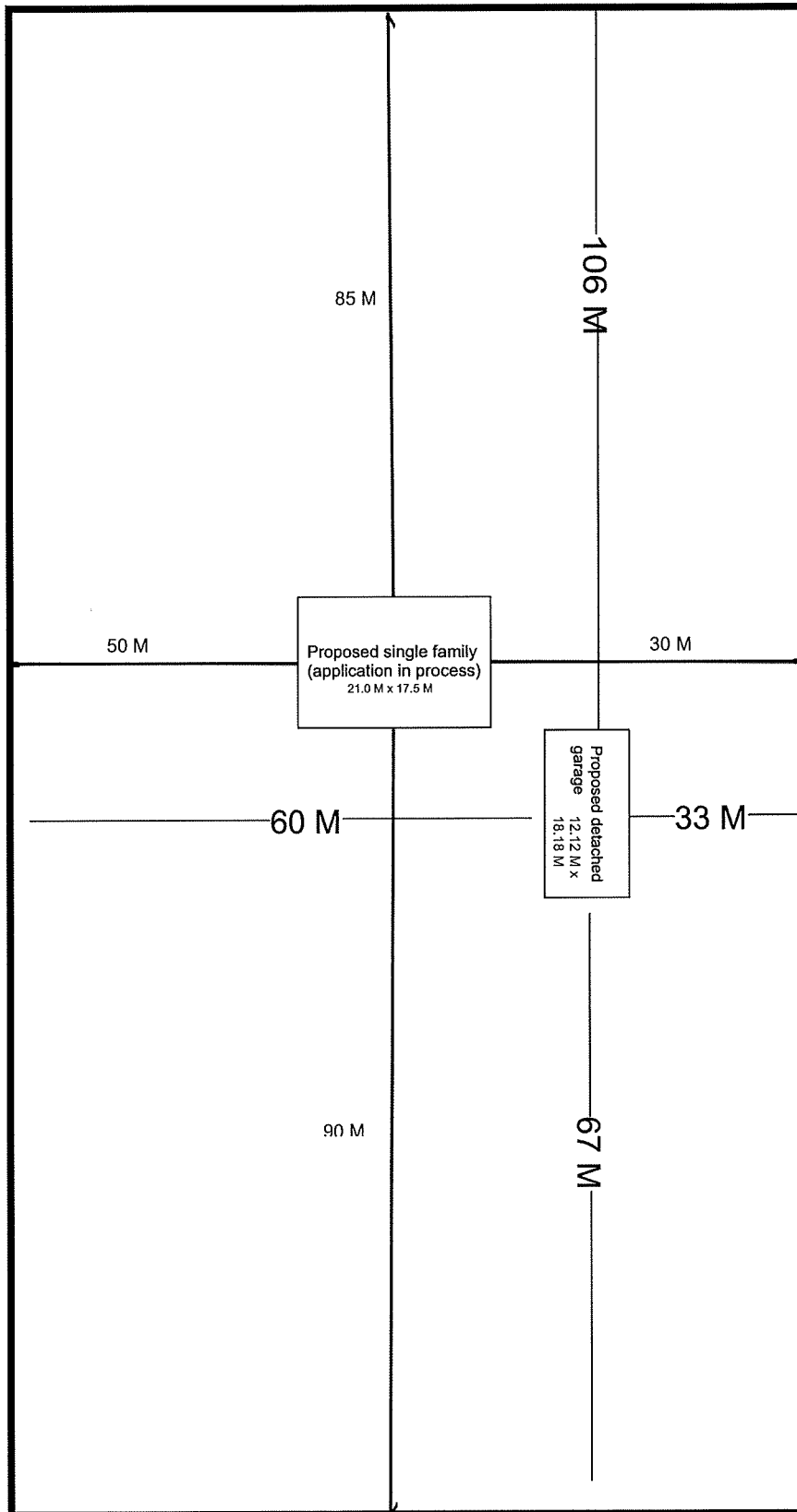
Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback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

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Height-Detached garage	Maximum height of 6.5M in Rural zone	8	1.5



105 M



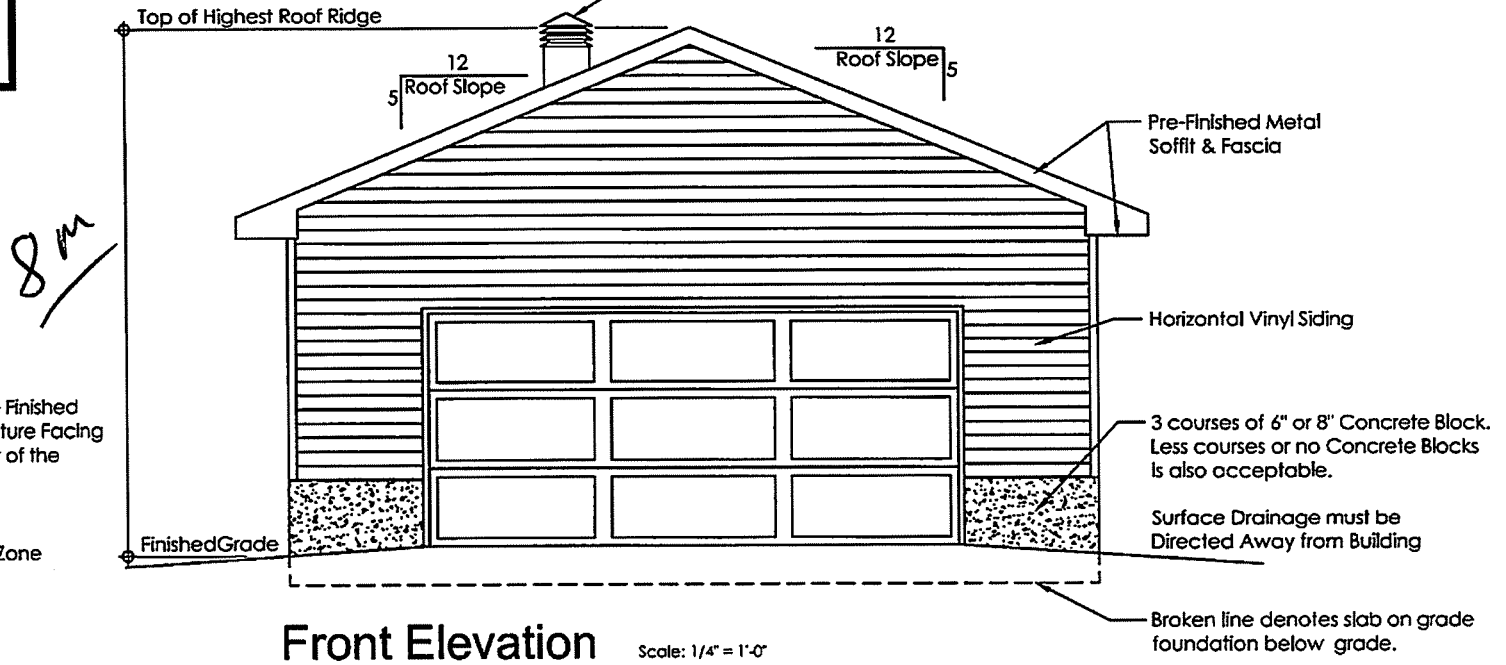
PL- MV-2025-00059  
Sketch 2

**Notes:**

- 1) Building Elevation may Not Appear As Built. Garage Door, Man Door and Window Locations will vary.
- 2) Slab Footing Inspection Required Prior to Pouring Concrete
- 3) Framing Inspection required once Roof Sheathing has been Installed

**Note:**

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



**Note:**

Height shall be measured between the Finished Grade of the Wall of a Building or Structure Facing the Front Lot Line and the Highest Point of the Building or Structure.

Max. Ht. on a Residential Lot  
16'-5" (5m)

Max. Ht. within an Agricultural & Rural Zone  
21'-4" (6.5m)

**Front Elevation**

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

**NOTE:**

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



**Detached Garage**

Slab on Grade with Perimeter Footing

**Building Elevation** (Front) (not to scale)

DRAWN BY: CS

DATE: 05/29/24

**A-3** (SOG)  
SHEET

PL-MV-2 025-00059  
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-2025-00060

## APPLICATION SUMMARY

---

**File Date:** 04/30/2025

**Application Type:** Minor Variance

**Address(es):** 161 Watson Court, Garson P3L 1K8

**Applicant(s):** ROB MCCANN

**Owner(s):** ROB MCCANN AND GABRIELLE ROY

### PLANNING APPLICATION

**Are there multiple properties associated with the application?**

No

**Please describe the additional properties associated with this application**

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

November 2013

**Are you the registered owner or an authorized agent?**

Registered Owner

**What is the number of dwelling units on the property?**

1

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

0

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

1

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

3

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

No

**How many dwelling units will be legalized?**

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

No

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

**Current Official Plan designation**

Living Area I

**Current Official Plan designation (additional)**

**Current Zoning By-law designation**

R1-5

**Provide a detailed description of what is being proposed**

A new deck to be built 4.87 m x 8.17m

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

Permitted to encroach rear yard 3.6m and we are encroaching 4.3 m a difference of .7

**Is there an eave encroachment?**

No

**Size of eaves**

**Lot Frontage of the property**

12.66

**Lot Depth of the property**

24.52

**Lot Area of the property**

533

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

20

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

single one storey building 2007. 10 x 12 shed in 2010. Pool July 2019

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

Residential property since 2007

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

yes it will remain the same

**Existing uses of neighbouring properties**

Side lots are residential properties. Rear lot is city property.

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

No

PL-MV-2025-00060<sup>2</sup>

**WATER SUPPLY AND SEWAGE DISPOSAL**

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

**PROPERTY ACCESS**

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

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

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

**CONCURRENT APPLICATIONS**

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

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

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

Indicate application number(s) and application status

## PROPOSED BUILDING/STRUCTURE

Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Attached deck	Yes	39.78	39.78	1	4.87	8.17	1.82	17.06	3.04	6.3	10.3

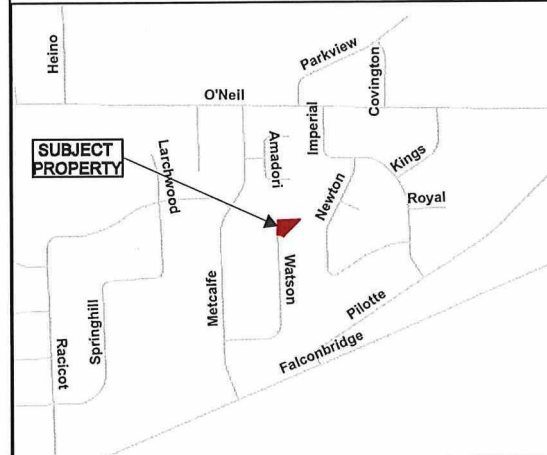
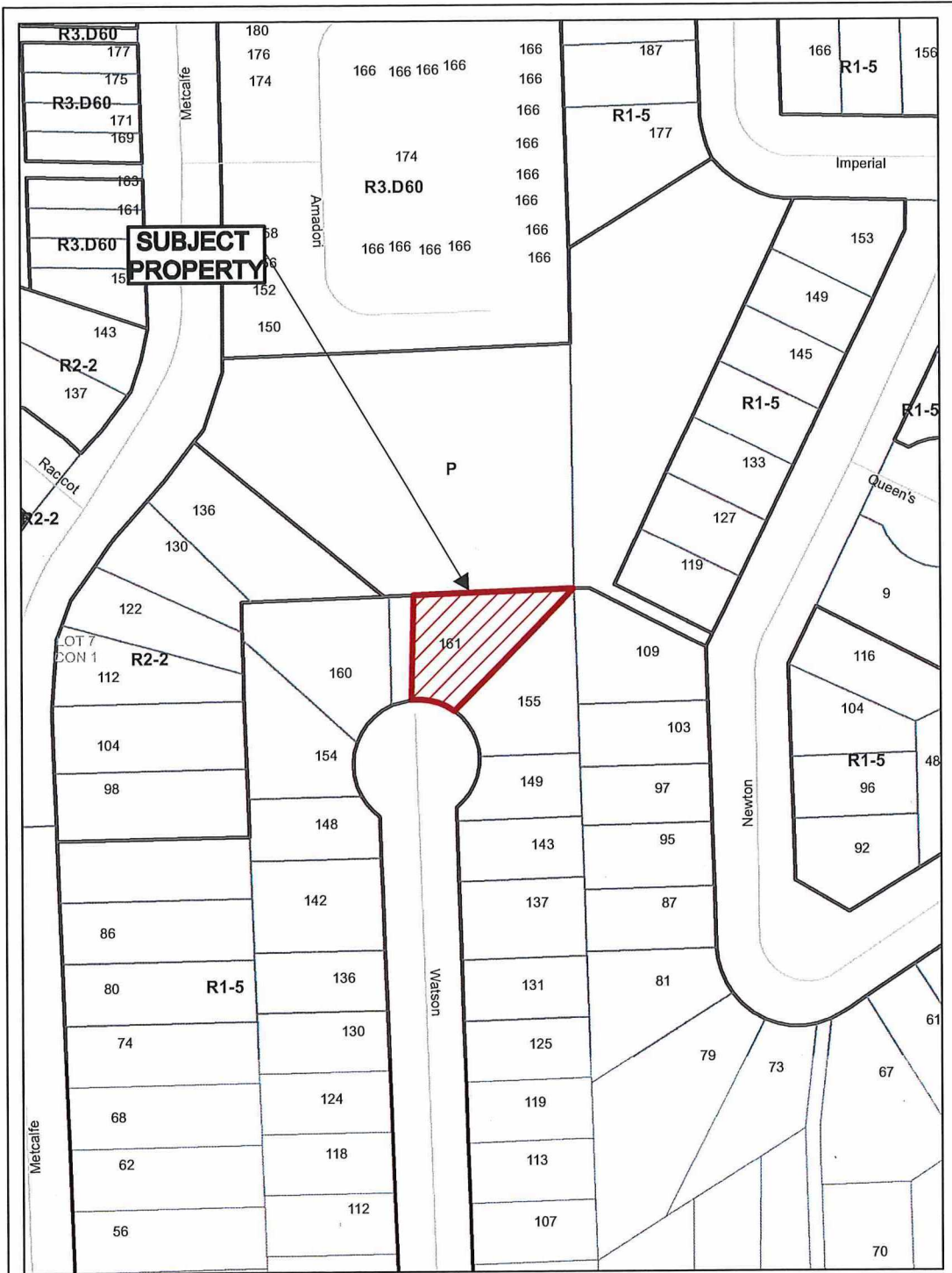
## EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Shed	No	10.2	10.2	0	3	3.4	1.5	33.11	1	1	1
House	No	126.3	126.3	1	12.2	10.4	6.37	6.7	7.9	5.2	3.1
Inground Pool	No	0	0	0	4.87	10.97	0	21.57	2.8	0	3.19

## ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Change the setback from the deck to the lot line	3.93 meters	3.04	0.89

PL-MF-2025-00060



**Application for Minor Variance or Permission**

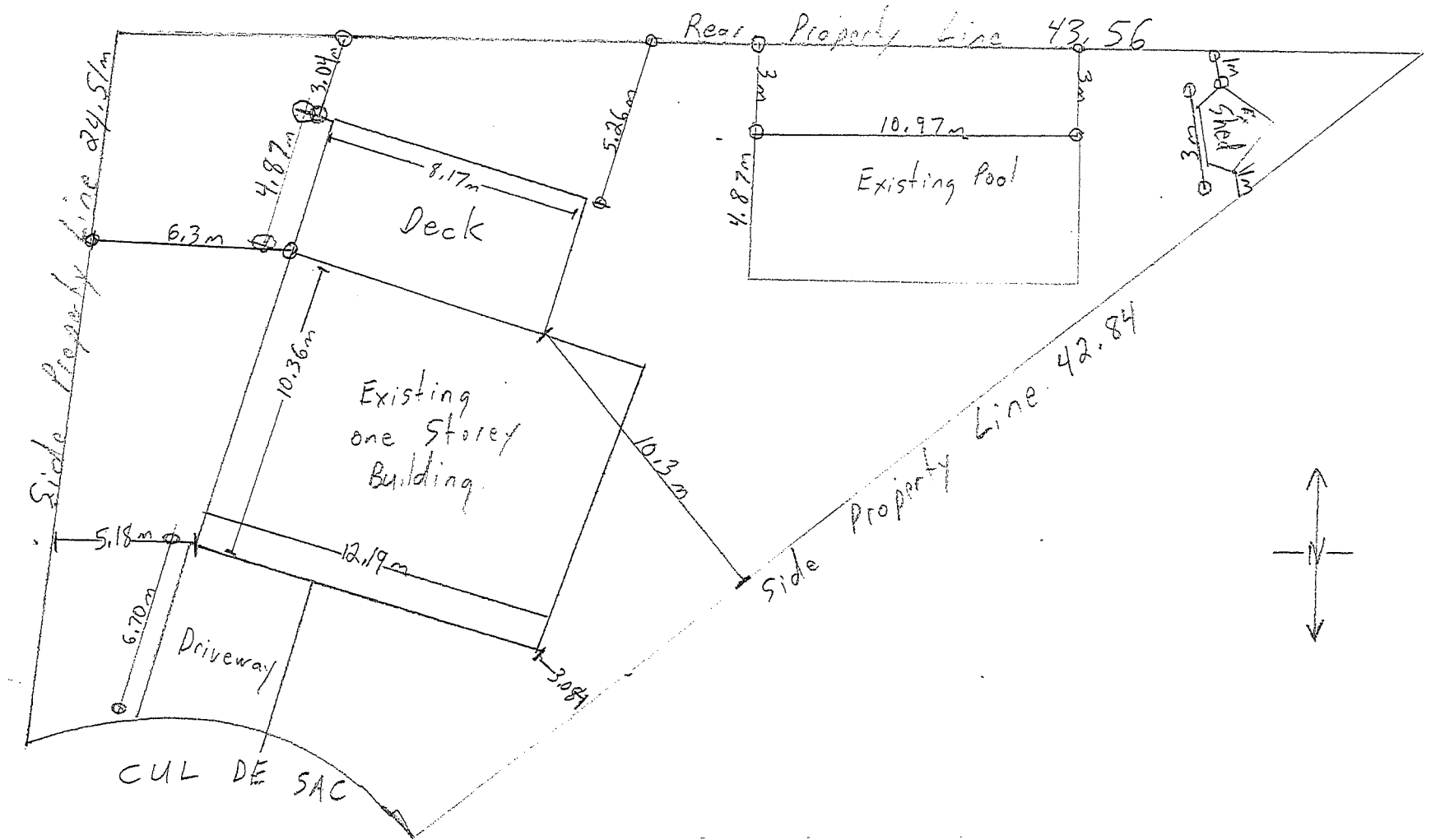


Subject Property being PIN 73494-0836,  
 Lot 13, Plan 53M-1225,  
 Part Lot 7, Concession 1,  
 Township of Garson,  
 161 Watson Court, Garson,  
 City of Greater Sudbury

Sketch 1, NTS  
 NDCA

PL-MV-2025-00060  
 Date: 2025 05 05

161 Watson Court



Scale 1:200  
PL-MV-2026-00060 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-2025-00061

## APPLICATION SUMMARY

---

**File Date:** 05/05/2025

**Application Type:** Minor Variance

**Address(es):** 535 Moonlight Beach Road, Sudbury P3B 3V7

**Applicant(s):** TREVOR FERA

**Owner(s):** TREVOR FERA AND ALISON FERA (NEE MILLWARD)

### 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 2018

**Are you the registered owner or an authorized agent?**

Registered Owner

**What is the number of dwelling units on the property?**

1

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

0

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

0

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

3

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

No

**How many dwelling units will be legalized?**

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

Yes

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

Located on Ramsey Lake

**Current Official Plan designation**

Living Area II

**Current Official Plan designation (additional)**

**Current Zoning By-law designation**

R1-1(6)

**Provide a detailed description of what is being proposed**

Entrance addition with covered landing. 6/12 pitch.

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

Addition is in 30m high water setback. Lot coverage exceeds 25%.

**Is there an eave encroachment?**

No

**Size of eaves**

**Lot Frontage of the property**

34

**Lot Depth of the property**

45

**Lot Area of the property**

1244.3

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

7

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

House 2006

Original garage 2006

New garage 2024

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

Residential

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

Same

**Existing uses of neighbouring properties**

Residential Homes

**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

Water is pumped from lake.

**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)
Entrance Addition	Yes	17.6	17.6	1	4.9	3.6	6.1	12	27.8	13.5	12.1

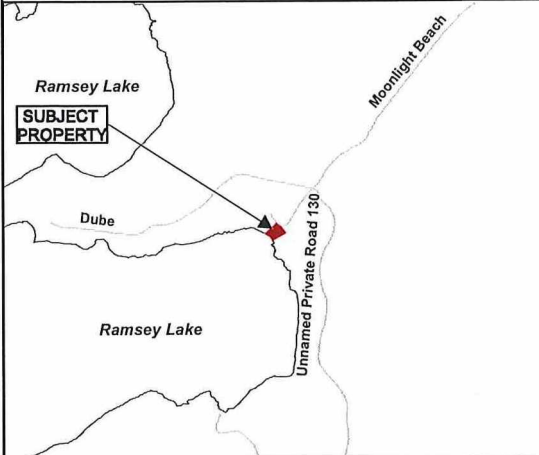
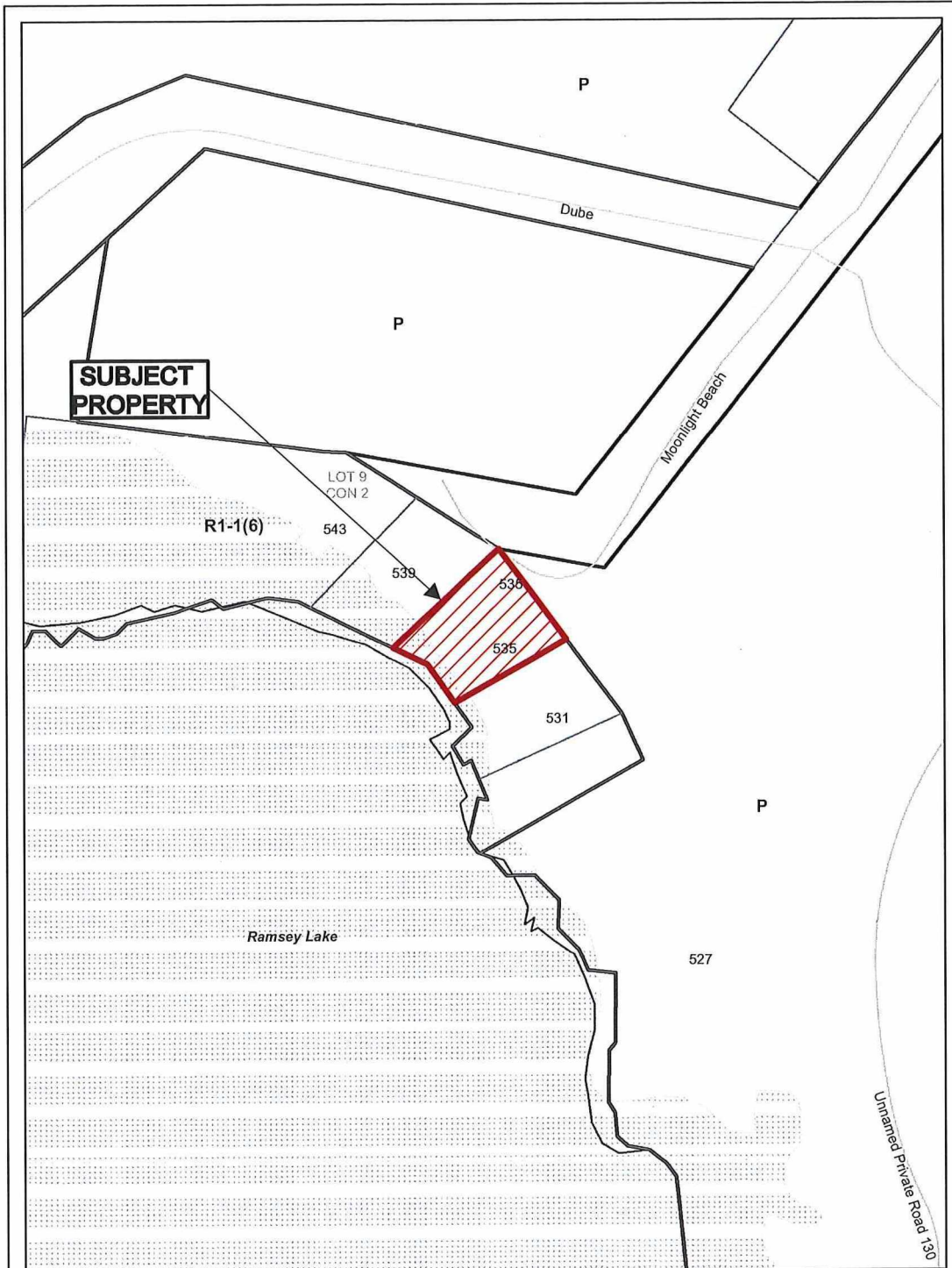
**EXISTING BUILDING/STRUCTURE**

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
House	No	158	316	2	13.5	11.7	6.5	15.6	16.1	9.4	4.3
Original Garage	No	100.9	100.9	1	9.9	11.7	5	0.8	31.3	1.2	17.4
New Garage	No	53.3	53.3	1.5	7.3	7.3	6.9	3.4	30	18	2.4

**ZONING BY-LAW RELIEF**

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Build within the 30m high water set back.	30m setback	27.8	2.2
Exceed Lot Coverage	25%	26.5%	1.5%

PL-MV-2025-00061



### Application for Minor Variance or Permission

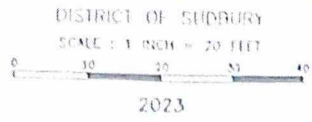


Subject Property being PIN 73559-0114, Parcel 44400, Part Lot 9, Concession 2, Parts 3, 4, 7 and 8, Plan 53R-7096, together with Part 1, Plan 53R-16903 as in LT919152, Township of Neelon, 535 Moonlight Beach Road, Sudbury, City of Greater Sudbury

Sketch 1, NTS  
NDCA

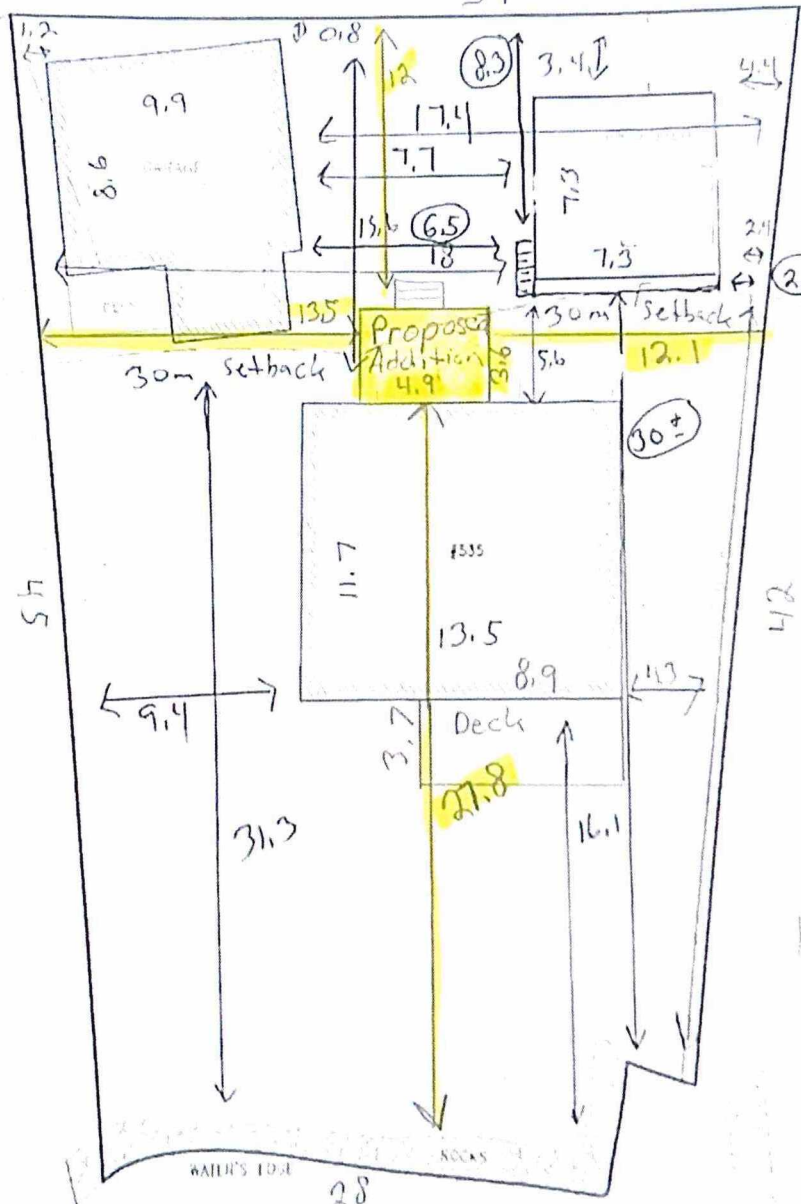
PL-MV-2025-00061  
Date: 2025 05 08

PLOT PLAN  
 PART OF LOT 9  
 CONCESSION 2  
 GEOGRAPHIC TOWNSHIP OF NEELON  
 CITY OF GREATER SUDBURY



RIGHT-OF-WAY AS IN LT919152

Current  
 Garage  
 100.9 m<sup>2</sup>



Proposed  
 Garage  
 53.3 m<sup>2</sup>  
 Deck


House  
 158 m<sup>2</sup>

Lot  
 1244.3 m<sup>2</sup>

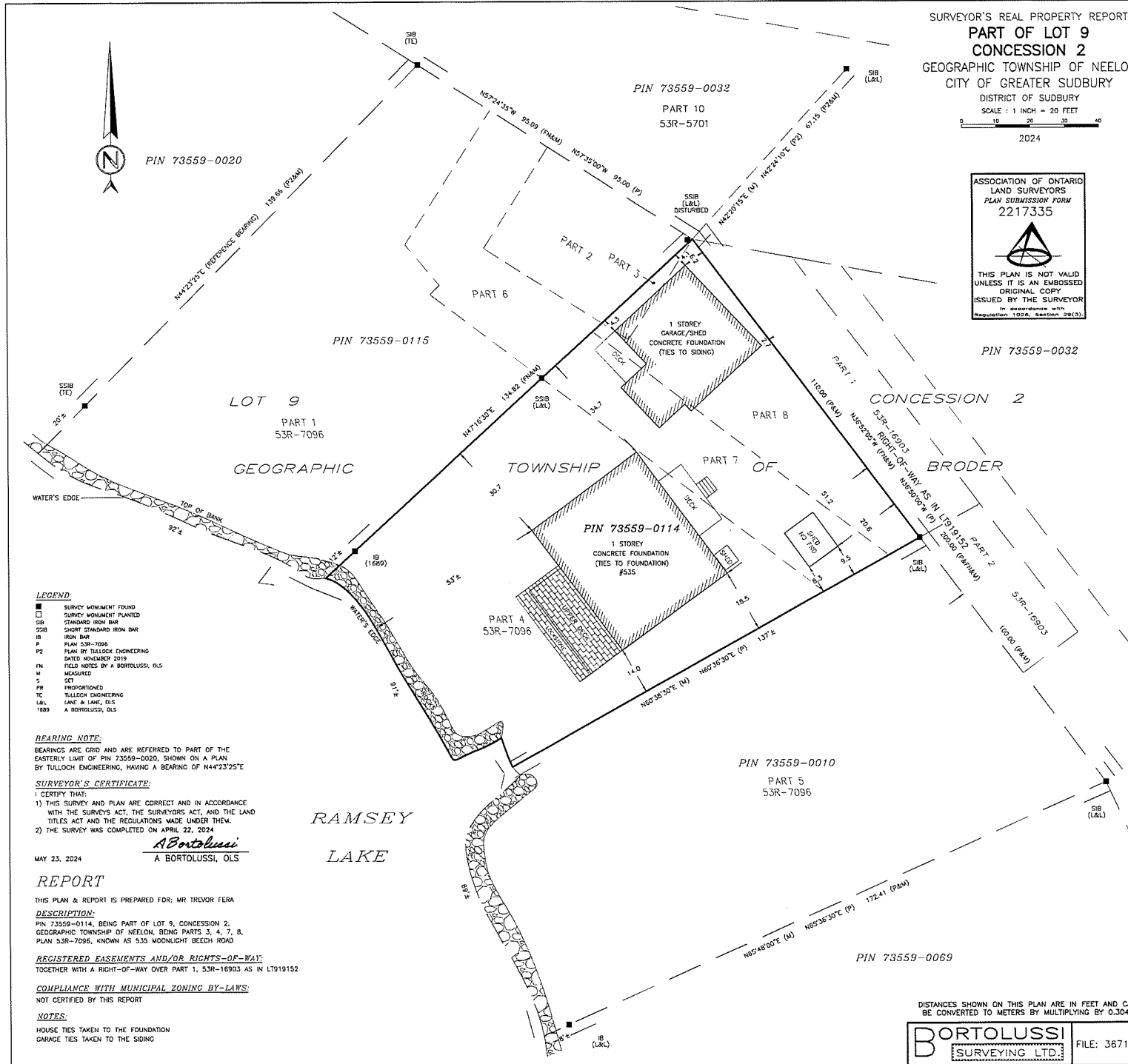
PL-MV-2025-00061  
 Sketch 2

SURVEYOR'S REAL PROPERTY REPORT  
**PART OF LOT 9  
 CONCESSION 2**  
 GEOGRAPHIC TOWNSHIP OF NEELON  
 CITY OF GREATER SUDBURY  
 DISTRICT OF SUDBURY  
 SCALE: 1 INCH = 20 FEET  
 0 10 20 30 40  
 2024

ASSOCIATION OF ONTARIO  
 LAND SURVEYORS  
 PLAN SUBMISSION FORM  
 2217335



THIS PLAN IS NOT VALID  
 UNLESS IT IS AN EMBOSSED  
 ORIGINAL COPY  
 ISSUED BY THE SURVEYOR  
 IN ACCORDANCE WITH  
 REGULATION 1024, SECTION 20(3)



**LEGEND:**  
 ■ SURVEY MONUMENT FOUND  
 □ SURVEY MONUMENT PLANTED  
 SIB STANDARD IRON BAR  
 SSIB SHORT STANDARD IRON BAR  
 IB IRON BAR  
 P PLAN 53R-7096  
 P2 PLAN BY TULLOCH ENGINEERING DATED NOVEMBER 2019  
 FN FIELD NOTES BY A BORTOLUSSI, OLS  
 M MEASURED  
 S SET  
 PR PREPARED  
 TC TULLOCH ENGINEERING  
 L&L LAKE & LAKE, OLS  
 1889 A BORTOLUSSI, OLS

**BEARING NOTE:**  
 BEARINGS ARE GRID AND ARE REFERRED TO PART OF THE EASTERLY LIMIT OF PIN 73559-0020, SHOWN ON A PLAN BY TULLOCH ENGINEERING, HAVING A BEARING OF N44°23'25"E

**SURVEYOR'S CERTIFICATE:**  
 I CERTIFY THAT:  
 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
 2) THE SURVEY WAS COMPLETED ON APRIL 22, 2024

*A Bortolussi*  
 A BORTOLUSSI, OLS

**REPORT**

THIS PLAN & REPORT IS PREPARED FOR: MR TREVOR FERA

**DESCRIPTION:**  
 PIN 73559-0114, BEING PART OF LOT 9, CONCESSION 2, GEOGRAPHIC TOWNSHIP OF NEELON, BEING PARTS 3, 4, 7, 8, PLAN 53R-7096, KNOWN AS 535 MOONLIGHT BEECH ROAD

**REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:**  
 TOGETHER WITH A RIGHT-OF-WAY OVER PART 1, 53R-18903 AS IN LT919152

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

**NOTES:**  
 HOUSE TIES TAKEN TO THE FOUNDATION  
 GARAGE TIES TAKEN TO THE SIDING


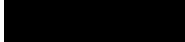
**BORTOLUSSI**  
 SURVEYING LTD.  
 FILE: 3671-B

PL-MV-2025-00061 sketch 3

# PROPOSED ADDITION

TREVOR FERA & ALISON MILLWARD

535 Moonlight Beach Road  
Sudbury, Ontario  
P3B 3V7

SHERRY DEXTER  
o/a DEXTER DRAFTING & DESIGN  
1040 Bancroft Drive  
Sudbury, Ontario  
P3B 1R4  
Phone:   
Email: 

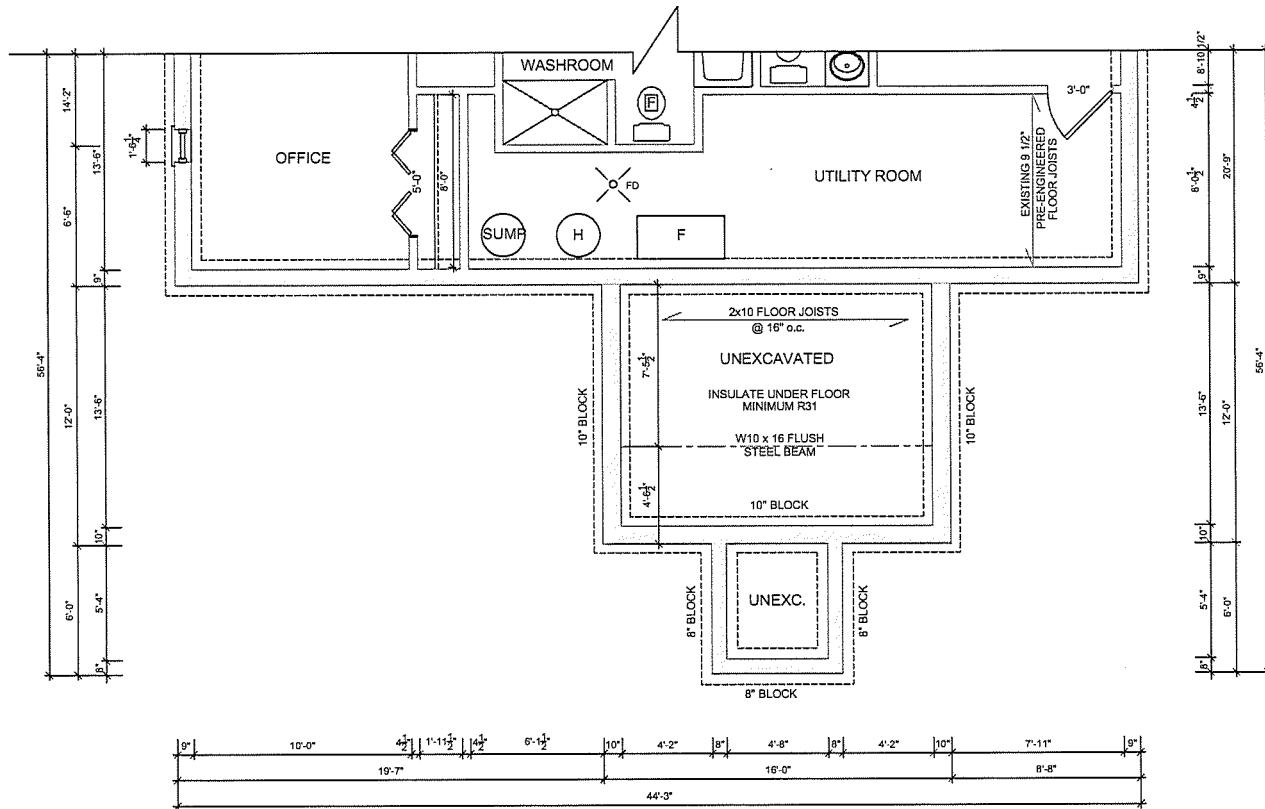
Drawing List:

S-1	Site Plan	A-5	Left Elevation
A-1	Foundation Plan	A-6	Partition Details
A-2	Main Floor Plan	A-7	Construction Notes
A-3	Front Elevation	A-8	Construction Notes
A-4	Right Elevation		

Zone 2 Energy Design Summary		
Glass / Wall Ratio	Wall Area	51.0 m <sup>2</sup>
	Glass Area	5.5 m <sup>2</sup>
	% Glass/Wall	10.8%
Fuel Supply	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Propane
	<input type="checkbox"/> Oil	<input type="checkbox"/> Electric
	<input type="checkbox"/> Earth	<input type="checkbox"/> Solid Fuel
Compliance Path	<input checked="" type="checkbox"/> SB-12 Prescriptive	
	<input type="checkbox"/> SB-12 Performance	
	<input type="checkbox"/> EnerGuide 80 Equivalent	
Prescriptive Summary	Table 3.1.1.11. (IP)	Package: THERMAL PERFORMANCE FOR ADDITIONS TO EXISTING BUILDINGS
<b>Insulation (RSI)</b>		
Ceiling w/Attic Space		R60/R59.22
Ceiling w/o Attic Space		R31/R27.65
Exposed Floor		R31/R29.80
Walls Above Grade		R22 + 7.5 ci/R23.90
Basement Walls		R20 ci/R21.12
(>600mm) Below Grade Slab		
Edge of Below Grade Slab		R10
Heated Slab		R10/R11.13
(≤600mm) Below Grade Slab		R10/R11.13
<b>Window &amp; Doors (U-Value)</b>		
Windows/Sliding Glass Doors		U 0.25
Skylights		
<b>Appliance Efficiency</b>		
Space Heating Equipment (AFUE) (%)		N/A
HRV Efficiency (%)		N/A
DHW Heater (EF)		N/A

PL-MV-2025-00061

Sketch 4



**FOUNDATION PLAN**

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

**NOTES:**

1. ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE.
2. ALL DETAILS ARE THE ARTIST'S CONCEPTIONS AND MAY VARY UPON CONSTRUCTION.
3. HEIGHTS OF SPLIT STAIRS, BRICK AND GRADE MAY VARY ACCORDING TO BUILDING SITE.
4. WINDOW SIZES AND LOCATIONS WILL VARY TO SUIT LOT GRADING.
5. FORCED ENTRY REQUIREMENTS AS PER THE O.B.C.
6. PROVIDE ELECTRIC SMOKE ALARM SYSTEMS AS PER THE O.B.C.
7. PROVIDE MECHANICAL/VENTILATION SYSTEMS AS PER THE O.B.C.

8. CONTRACTOR TO ENSURE THAT WEEPING TILES ARE NOT CONNECTED TO MUNICIPAL SEWERS.
9. HOT WATER PIPES THAT ARE VERTICALLY CONNECTED TO A HOT WATER STORAGE TANK SHALL HAVE HEAT TRAPS ON BOTH INLET AND OUTLET PIPING.
10. THE FIRST 2.5m OF HOT WATER OUTLET PIPING SHALL BE INSULATED. ATTIC HATCHES SHALL HAVE A MINIMUM AREA OF 3.4 SQ.FT. WITH NO DIMENSION LESS THAN 21.5"
11. EVERY KITCHEN AND LAUNDRY SPACE SHALL BE PROVIDED WITH AN ELECTRICAL OUTLET, A NATURAL GAS LINE, OR A PROPANE LINE AS PER O.B.C. 12.3.1.6.

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

QUALIFICATION INFORMATION  
 Required unless design is exempt under Division C - 3.2.2.1. of the 2008 Ontario Building Code (or 2.17.5.1. of the 1997 Ontario Building Code)

DESIGNER: DEXTER  
 NAME: Sherry Dexter  
 SIGNATURE: [Signature] BCIN

REGISTRATION INFORMATION  
 Required unless design is exempt under Division C - 3.2.2.1. of the 2008 Ontario Building Code (or 2.17.4.1. of the 1997 Ontario Building Code)  
 DESIGNER'S REGISTRATION NO.: 103547  
 FIELD NAME: [Signature] BCIN

- GENERAL NOTES:**
1. THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS, DETAILS AND SPECIFICATIONS ON SITE AND REPORT ALL DISCREPANCIES IN WRITING TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
  2. DRAWINGS ARE NOT TO BE SCALED.
  3. THE CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH THE WORK MUST SUBMIT ALL NECESSARY SAMPLES AND SHOP DRAWINGS TO THE DESIGNER FOR APPROVAL.
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  5. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMIT DOCUMENTS.

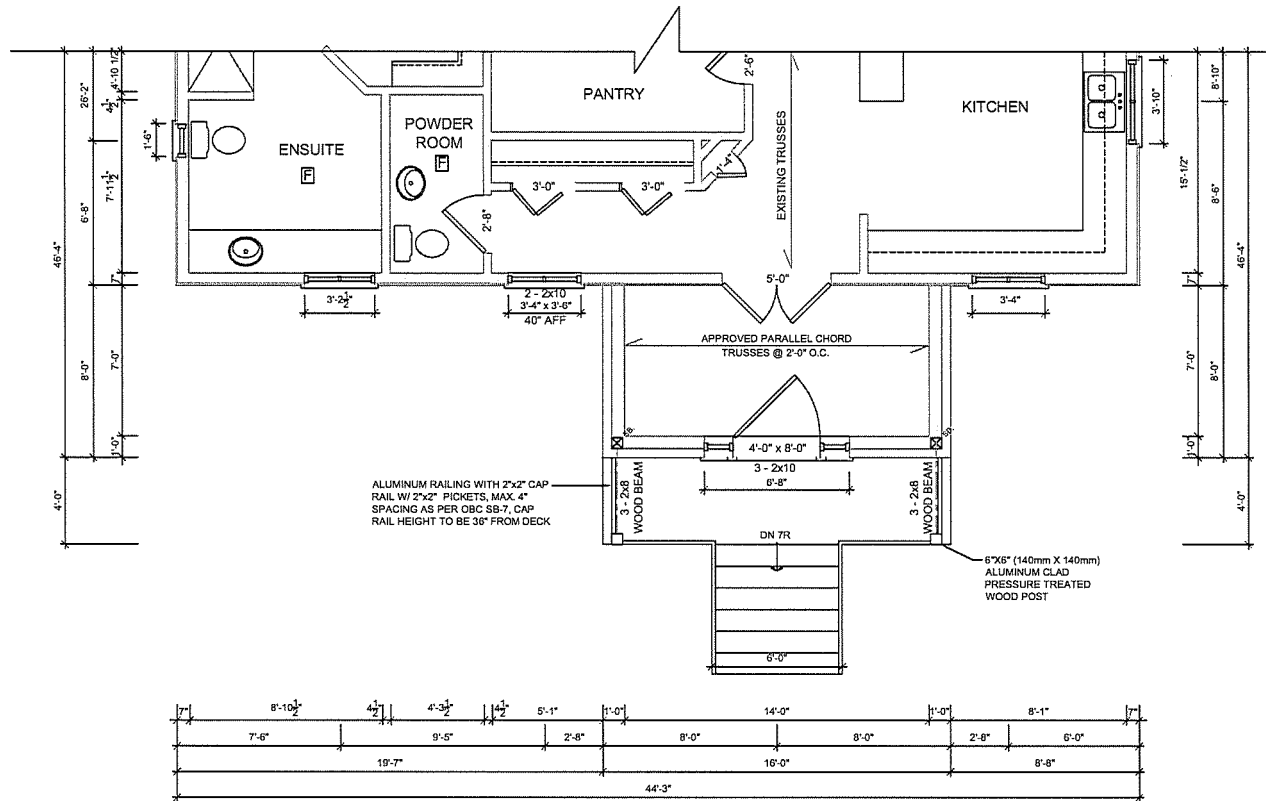
<b>OCCUPANCY:</b>	
OCCUPANCY :	GROUP C RESIDENTIAL
ADDITION AREA :	192 SQ.FT.
NUMBER OF STREETS :	1
HEIGHT OF BUILDING :	1 STOREY
CONSTRUCTION TYPE :	COMBUSTIBLE

**PROJECT:**  
 TREVOR FERA &  
 ALISON MILLWARD  
 535 Moonlight Beach Road  
 Sudbury, Ontario  
 P3B 3V7

1	07MAR2025	FOR PERMIT
<b>SUBMISSION</b>	<b>DATE</b>	<b>DESCRIPTION</b>
DRAWN BY:	SHERRY DEXTER	
CADD FILE NAME:	FERA	
SCALE:	3/16" = 1'-0"	

**FOUNDATION PLAN**

SHEET NUMBER:  
 A-1



**MAIN FLOOR PLAN**

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

**NOTES:**

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

**QUALIFICATION INFORMATION**

Required unless design is exempt under Division C - 3.2.1.1. of the 2008 Ontario Building Code (or 2.17.3.1. of the 1997 Ontario Building Code)

DESIGNER: SHERRY DEXTER  
 NAME: Sherry Dexter  
 SIGNATURE: [Signature] 57093  
 BCIN: [Blank]

**REGISTRATION INFORMATION**

Required unless design is exempt under Division C - 3.2.1.1. of the 2008 Ontario Building Code (or 2.17.3.1. of the 1997 Ontario Building Code)

DESIGNER: SHERRY DEXTER  
 FIRM NAME: W. DEXTER & ASSOCIATES 103547  
 BCIN: [Blank]

**GENERAL NOTES:**

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**OCCUPANCY:**

OCCUPANCY : GROUP C RESIDENTIAL  
 ADDITION AREA : 192 SQ.FT.  
 NUMBER OF STORIES : 1  
 HEIGHT OF BUILDING : 1 STOREY  
 CONSTRUCTION TYPE : COMBUSTIBLE

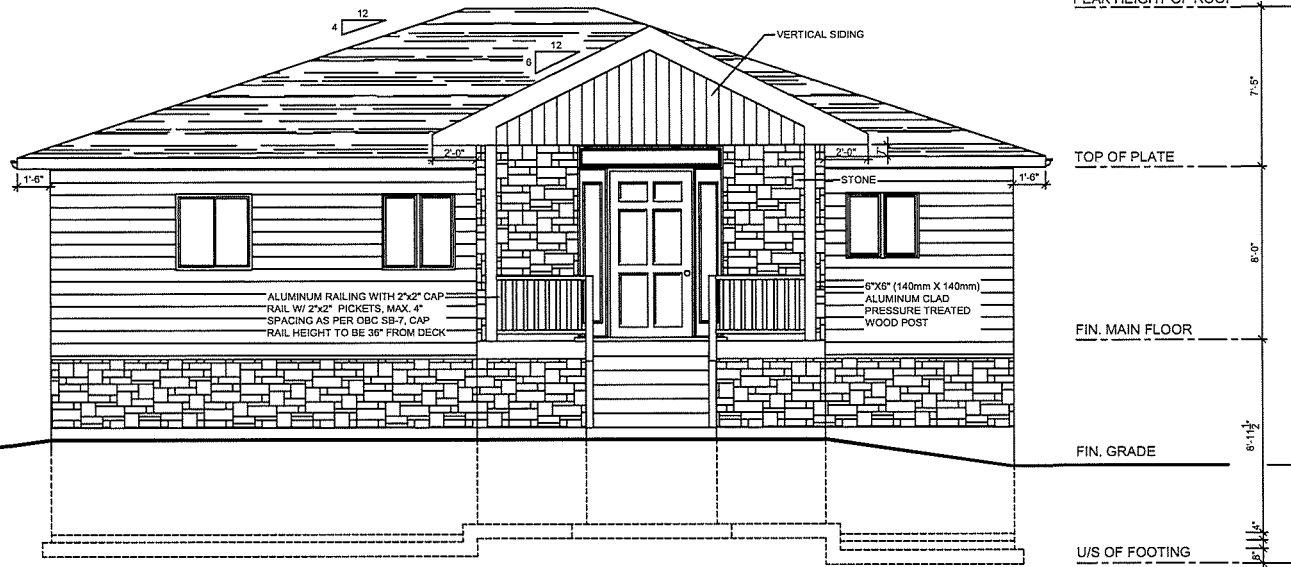
**PROJECT:**

TREVOR FERA &  
 ALISON MILLWARD  
 535 Moonlight Beach Road  
 Sudbury, Ontario  
 P3B 3V7

SUBMISSION	DATE	FOR PERMIT	DESCRIPTION
1	07MAR2025		

DESIGN BY: SHERRY DEXTER  
 CAD FILE NAME: FERA  
 SCALE: 3/16" = 1'-0"

**MAIN FLOOR PLAN**  
 SHEET TITLE:  
 SHEET NUMBER:  
 A-2



**FRONT ELEVATION**

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

**NOTES:**

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5. WINDOW LOCATIONS AND SIZES TO BE CONFIRMED BY OWNER.
6. ALL LIVING AREA WINDOWS TO BE EQUAL TO 10% AND BEDROOMS 5% OF AREA.
7. MINIMUM ENERGY RATING OF NOT LESS THAN 17 FOR OPERABLE WINDOWS AND SLIDING DOORS AND 27 FOR FIXED WINDOWS.
8. MINIMUM THERMAL RESISTANCE OF NOT LESS THAN R4 FOR EXTERIOR DOORS.
9. SURFACE DRAINAGE MUST BE DIRECTED AWAY FROM THE BUILDING.
10. ATTIC VENTILATION TO BE SUPPLIED BY UNDER EAVES VENTING AND ROOF VENTS (COMBINES VENT AREA TO E MIN 1/300TH OF INSULATED CEILING AREA) AND BE PROTECTED AT PERIMETER WITH FOAM CHANNELS TO ENSURE AIR FLOW OVER TOP OF WALLS.
11. ALL EAVES TO BE VENTED STYLE.
12. ALL VENTING DESIGNED TO PREVENT ENTRY OF RAIN, SNOW AND INSECTS.
13. FORCED ENTRY REQUIREMENTS AS PER THE O.B.C.
14. STEP FOOTINGS AS REQUIRED TO SUIT ON SITE CONDITIONS TOP OF FOOTING MAX. RISE 24" PER STEP ON FIRM SOILS AND MIN. RUN BETWEEN STEPS 23 5/8" PER STEP

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

**QUALIFICATION INFORMATION**

Required unless design is exempt under Division C - 3.2.5.1. of the 2008 Ontario Building Code (or 2.17.3.1. of the 1997 Ontario Building Code)

DESIGNER NAME: SHERRY DEXTER  
 NAME: [Signature]  
 SIGNATURE: BCN

**REGISTRATION INFORMATION**

Required unless design is exempt under Division C - 3.2.4.1. of the 2008 Ontario Building Code (or 2.17.4.1. of the 1997 Ontario Building Code)  
 DESIGNER ID: 103547  
 FIRM NAME: BCN

**GENERAL NOTES:**

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**OCCUPANCY**

OCCUPANCY : GROUP C RESIDENTIAL  
 ADDITION AREA : 192 SQ.FT.  
 NUMBER OF STREETS : 1  
 HEIGHT OF BUILDING : 1 STOREY  
 CONSTRUCTION TYPE : COMBUSTIBLE

**PROJECT:**

TREVOR FERA &  
 ALISON MILLWARD  
 535 Moonlight Beach Road  
 Sudbury, Ontario  
 P3B 3V7

NO.	DATE	DESCRIPTION
1	07/MAR/2025	FOR PERMIT

DRAWN BY: SHERRY DEXTER  
 CAD FILE NAME: FERA  
 SCALE: 3/16" = 1'-0"  
 SHEET TITLE:

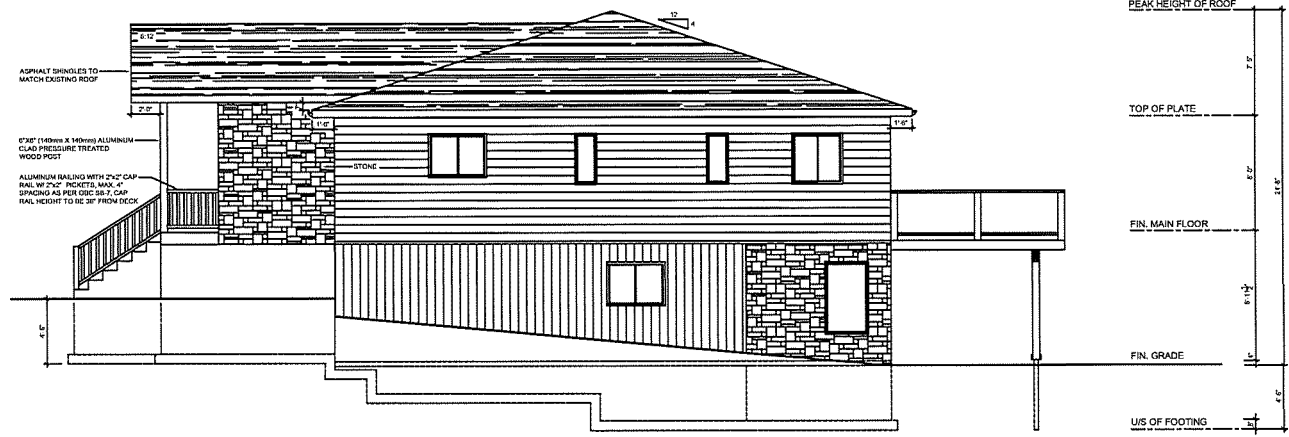
**FRONT ELEVATION**

**SHEET NUMBER:**

A-3

PL-MV-2025-00061

Sketch 7



RIGHT ELEVATION

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

NOTES:

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12. ALL VENTING DESIGNED TO PREVENT ENTRY OF RAIN, SNOW AND INSECTS.
13. FORCED ENTRY REQUIREMENTS AS PER THE O.B.C.
14. STEP FOOTINGS AS REQUIRED TO SUIT ON SITE CONDITIONS TOP OF FOOTING MAX. RISE 2" PER STEP ON FIRM SOILS AND MIN. RUN BETWEEN STEPS 23.5" PER STEP.

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

QUALIFICATION INFORMATION

Required unless design is exempt under Division C - 3.2.5.1.1. of the 2008 Ontario Building Code (or 2.17.5.1.1 of the 1997 Ontario Building Code)

DESIGNER: SHERRY DEXTER  
 NAME: Sherry 37022  
 SIGNATURE: [Signature] BCIN

REGISTRATION INFORMATION

Required unless design is exempt under Division C - 3.2.4.1.1. of the 2008 Ontario Building Code (or 2.17.4.1.1. of the 1997 Ontario Building Code)

PROJECT: TREVOR FERA & ALISON MILLWARD  
 U/S: Residential 103547  
 FIRM NAME: BCIN

GENERAL NOTES:

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OCCUPANCY:

OCCUPANCY : GROUP C RESIDENTIAL  
 ADDITION AREA : 192 SQ.FT.  
 NUMBER OF STREETS : 1  
 HEIGHT OF BUILDING : 1 STOREY  
 CONSTRUCTION TYPE : COMBUSTIBLE

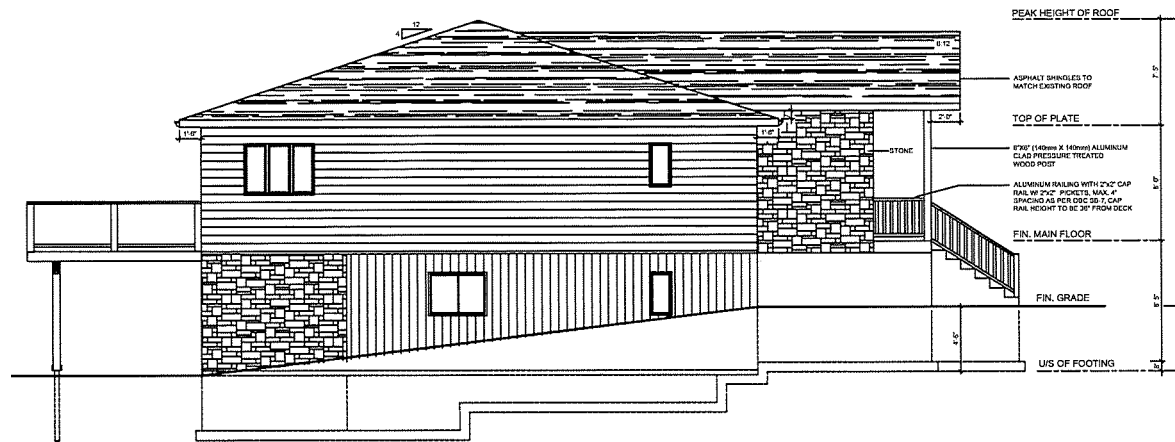
PROJECT:

TREVOR FERA &  
 ALISON MILLWARD  
 535 Moonlight Beach Road  
 Sudbury, Ontario  
 P3B 3V7

1	07/MAR/2025	FOR PERMIT
SUBMISSION	DATE	DESCRIPTION
DRAWN BY:	SHERRY DEXTER	
CADD FILE NAME:	FERA	
SCALE:	1/8" = 1'-0"	

SHEET TITLE:  
 RIGHT ELEVATION

SHEET NUMBER:  
 A-4



LEFT ELEVATION

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

NOTES:

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5. WINDOW LOCATIONS AND SIZES TO BE CONFIRMED BY OWNER.
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13. FORCED ENTRY REQUIREMENTS AS PER THE O.B.C.
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The undersigned has reviewed and taken responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION

Required unless design is exempt under Division C - 3.2.5.1. of the 2006 Ontario Building Code (or 2.17.5.1. of the 1997 Ontario Building Code)

DESIGNER: SHERRY DEXTER  
 NAME: \_\_\_\_\_  
 SIGNATURE: [Signature] DATE: 07-02-23  
 BCIN: \_\_\_\_\_

REGISTRATION INFORMATION

Required unless design is exempt under Division C - 3.2.4.1. of the 2006 Ontario Building Code (or 2.17.4.1. of the 1997 Ontario Building Code)

DESIGNER: SHERRY DEXTER  
 FIRM NAME: 103547  
 BCIN: \_\_\_\_\_

GENERAL NOTES:

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OCCUPANCY

OCCUPANCY : GROUP C RESIDENTIAL  
 ADDITION AREA : 192 SQ.FT.  
 NUMBER OF STREETS : 1  
 HEIGHT OF BUILDING : 1 STOREY  
 CONSTRUCTION TYPE : COMBUSTIBLE

PROJECT:

TREVOR FERA &  
 ALISON MILLWARD  
 535 Moonlight Beach Road  
 Sudbury, Ontario  
 P3B 3V7

1	07MAR2023	FOR PERMIT
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SUBMISSION	DATE	DESCRIPTION
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DRAWN BY: SHERRY DEXTER

CHD FILE NAME: FERA

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

SHEET TITLE:

LEFT  
 ELEVATION

SHEET NUMBER:

A-5

**TYPICAL ROOF:**

- O.B.C. 9.26.
- NO. 210 (30, 8KG/m<sup>2</sup>) ASPHALT SHINGLES
- FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2'-11" (600mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL.
- EAVES PROTECTION LAD BENEATH STARTER STRIP.
- EAVE PROTECTION NOT REQ. OVER UNHEATED SPACES.
- STARTER STRIP AS PER O.B.C. 9.26.7.2
- STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2 (3)
- 3/8" (10mm) PLYWOOD SHEATHING OR OSB (9-2 GRADE) W/ "H" CLIPS
- APPROVED WOOD TRUSSES @ 24" (600mm) O.C. (REFER TO MANUFACTURERS LAYOUT)
- TRUSS BRACING AS PER TRUSS MANUFACTURER
- EAVESTROUGH ON PREFINISHED ALUMINUM FASCIA AND VENTED SOFFIT.
- ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT SOFFIT.

**FRAME WALL CONSTRUCTION:**

- 4" (100mm) STONE @ 30'-1" (11m) MAX. HEIGHT
- MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15'-0" (4600mm) O.C. HORIZONTAL & 20'-0" (600mm) O.C. VERTICAL SPACING
- PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS
- BASE FLASHING UP TO 5'-7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.2)
- STONE SILLS UNDER OPENINGS, FLASHING UNDER
- 1" (25mm) AIR SPACE
- WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2
- 7/16" (11mm) ASPENITE (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.17
- 2" X 6" (50mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.
- MIN. R20 + 7.6 (R20.0) INSULATION (ZONE C, O.B.C. T.3.1.1.1.1.)
- CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
- 1/2" (12.7mm) GYPSUM BOARD

**SILL PLATE:**

- O.B.C. 9.23.7.
- 2" X 6" (50mm X 140mm) PLATE
- 1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (2400mm) o.c. FASTENED TO PLATE W/ NUTS AND WASHERS SHALL BE EMBEDDED NOT LESS THAN 4" (100mm) INTO FOUNDATION WALL.
- SILL PLATE TO BE CAULKED, OR PLACED ON A LAYER OF MINERAL WOOD NOT LESS THAN 1" (25mm) THICK BEFORE COMPRESSION, OR FOAM GASKET, OR PLACED ON FULL BED OF MORTAR.

CONT. SIDING STARTER STRIP  
W/ CONT. METAL FLASHING BEHIND

**DAMP-PROOFING & WATERPROOFING:**

- DAMP-PROOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER O.B.C. 9.13.2.
- WHERE INSULATION EXTENDS TO MORE THAN 4'-0" (1400mm) BELOW GRADE, A FDN. WALL DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO O.B.C. 9.14.2.1.
- FINISHED BASEMENTS SHALL HAVE INTERIOR DAMP-PROOFING EXTENDING FROM SLAB TO GRADE LEVEL, & SHALL CONFORM TO O.B.C. 9.13.3.3 (3)
- WHERE HYDROSTATIC PRESSURE OCCURS, FDN. WALLS SHALL BE WATER-PROOFED AS PER O.B.C. 9.13.3.
- WALLS THAT ARE WATER-PROOFED DO NOT REQUIRE DAMP-PROOFING.

PAVING OVER FOOTING

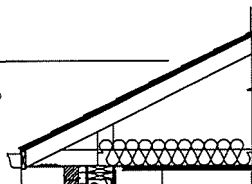
**DRAINAGE TILE OR PIPE:**

- O.B.C. 9.14.3.
- 4" (100mm) MIN. DIA. LAID ON UNDISTURBED OR WELL COMPACTED SOIL W/ TOP OF TILE OR PIPE TO BE BELOW BOTTOM OF FLOOR SLAB.
- COVER TOP & SIDES OF TILE OR PIPE W/ 3" (75mm) OF CRUSHED STONE OR OTHER COURSE CLEAN GRANULAR MATERIAL.
- TILE SHALL DRAIN TO A SEWER, DRAINAGE DITCH, OR DRY WELL.

**TYPICAL STRIP FOOTING:**

**[EXTERIOR WALLS]**

- O.B.C. 9.15.3.
- 20" X 8" STRIP FOOTING
- MIN. 3600psi (25MPa) CONCRETE AFTER 28 DAYS
- SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL W/ MIN. 10.9psi (75KPa) BEARING CAPACITY
- FTG. TO HAVE CONTINUOUS KEY
- 2 CONTINUOUS 15M REBAR.
- FTG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY (AS PER SOILS ENGINEERING REPORT)



**CEILING:**

- R20 (R59.22) INSULATION (ZONE 2, O.B.C. T.3.1.1.1.1. (IP) OR R31 (R27.65) INSULATION FOR CATHEDRAL CEILINGS WITHOUT AN ATTIC SPACE.
- CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
- 1/2" (12.7mm) GYPSUM BOARD

DOUBLE 2" X 6" TOP PLATE

**FLOOR ASSEMBLY:**

- 5/8" (15.8mm) WAFFERBOARD (R-1 GRADE) OR EQUIVALENT AS PER O.B.C. 9.23.15.5.
- FLOOR JOISTS AS PER FLOOR PLANS
- INSULATE BELOW FLOOR MIN. R31

CONTINUOUS HEADER (RIM JOIST)

**FOUNDATION WALL:**

- O.B.C. 9.15.4.2.
- FOR WALLS NOT EXCEEDING 6'-2" (2500mm) IN LATERALLY SUPPORTED HEIGHT.
- LATERAL SUPPORT PROVIDED BY ANCHORED SILL PLATE TO JOISTS.
- 10" (250mm) CONCRETE BLOCK FOUNDATION WALL
- MAX. UNSUPPORTED HEIGHT OF 3'-11" (1200mm) & MAX. SUPPORTED HEIGHT OF 5'-11" (1800mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.
- WALL SHALL EXTEND A MIN. 5'-7/8" (150mm) ABOVE GRADE
- BACK FILL W/ NON-FROST SUSCEPTIBLE SOIL

UNDISTURBED SOIL  
10.9 PSI MIN.



STONE VENEER WALL - 1 STOREY

SCALE: NOT TO SCALE MINIMUM REQUIREMENTS: FFR= N/A, STC= N/A

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

**QUALIFICATION INFORMATION**

Required unless design is exempt under Division C - 3.2.3.1. of the 2008 Ontario Building Code (or 2.17.5.1. of the 1997 Ontario Building Code)

SHERRY DEXTER  
NAME  
Signature  
57073  
SIGNATURE BCIN

**REGISTRATION INFORMATION**

Required unless design is exempt under Division C - 3.2.4.1. of the 2008 Ontario Building Code (or 2.17.4.1. of the 1997 Ontario Building Code)

REGISTERED PROFESSIONAL  
D. DEXTER  
FIRM NAME: 103547  
BCIN

**GENERAL NOTES:**

1. THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS, DETAILS AND SPECIFICATIONS ON SITE AND REPORT ALL DISCREPANCIES IN WRITING TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
2. DRAWINGS ARE NOT TO BE SCALED.
3. THE CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH THE WORK MUST SUBMIT ALL NECESSARY SAMPLES AND SHOP DRAWINGS TO THE DESIGNER FOR APPROVAL.
4. ALL CONCEPTS, DESIGNS, DETAILS, DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND AS SUCH, THEY ARE NOT INTENDED FOR USE ON OTHER PROJECTS OR EXTENSIONS OF THE SPECIFIED PROJECT WHATSOEVER.
5. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMIT DOCUMENTS.

**OCCUPANCY**

OCCUPANCY : GROUP C RESIDENTIAL  
ADDITION AREA : 192 SQ.FT.  
NUMBER OF STREETS : 1  
HEIGHT OF BUILDING : 1 STOREY  
CONSTRUCTION TYPE : COMBUSTIBLE

**PROJECT:**

TREVOR FERA &  
ALISON MILLWARD  
535 Moonlight Beach Road  
Subbury, Ontario  
P3B 3V7

1	07/MAR/2025	FOR PERMIT
SUBMISSION	DATE	DESCRIPTION
DRAWN BY:	SHERRY DEXTER	
CADD FILE NAME:	FERA	
SCALE:	NOT TO SCALE	

SHEET TITLE:  
**PARTITION  
DETAILS**

SHEET NUMBER:  
**A-6**

(UNLESS OTHERWISE NOTED)  
ALL CONSTRUCTION TO CONFORM TO THE ONTARIO BUILDING CODE (O.B.C.) AND ALL OTHER CODES AND LOCAL AUTHORITY HAVING JURISDICTION.  
ALL DIMENSIONS GIVEN FIRST IN IMPERIAL FOLLOWED BY METRIC.  
THERMAL RESISTANCE VALUES BASED ON ZONE 2

1. **TYPICAL STRIP FOOTING (O.B.C. 9.15.3.1)**  
-BASED ON 1P/1.4(M) MAX. SUPPORTED JOIST LENGTH  
-MIN. 200mm (8") CONCRETE AFTER 28 DAYS  
-SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL W/ MIN. 100mm (4") BEARING CAPACITY  
-FTG. TO HAVE CONTINUOUS KEY  
-FTG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY AS PER SOILS ENGINEERING REPORT

2. **TYPICAL STRIP FOOTING (EXTERIOR WALLS) (O.B.C. 9.15.3.2)**  
-FTG. TO EXTEND MIN. 4" (102mm) BELOW GRADE  
-BRICK VENEER - 1 STOREY - 12" X 4" (315mm X 100mm)  
-2 STOREY - 10" X 8" (250mm X 150mm)  
-3 STOREY - 8" X 6" (200mm X 150mm)

3. **TYPICAL STRIP FOOTING (INTERIOR BEARING WALLS) (O.B.C. 9.15.3.3)**  
-1 STOREY MASONRY - 10" X 4" (250mm X 100mm)  
-1 STOREY STUD - 12" X 4" (315mm X 100mm)  
-2 STOREY MASONRY - 10" X 8" (250mm X 150mm)  
-2 STOREY STUD - 10" X 8" (250mm X 150mm)  
-3 STOREY MASONRY - 10" X 8" (250mm X 150mm)  
-3 STOREY STUD - 10" X 8" (250mm X 150mm)

4. **STEP FOOTING (O.B.C. 9.15.3.4)**  
-2.5" (60mm) MAX. VERTICAL RISE & 2.5" (60mm) MIN. HORIZONTAL RUN

5. **DRAINAGE TILE OR PIPE (O.B.C. 9.14.3)**  
-100mm MIN. DRAIN TILE OR UNDISTURBED OR WELL COMPACTED SOIL W/ TOP OF TILE OR PIPE TO BE BELOW BOTTOM OF FLOOR SLAB  
-COVER TOP & SIDES OF TILE OR PIPE W/ 150mm OF CRUSHED STONE OR OTHER COURSE CLEAN GRANULAR MATERIAL  
-TILE SHALL DRAIN TO A SEWER, DRAINAGE DITCH, OR DRY WELL

6. **BASEMENT SLAB (O.B.C. 9.15.3.5)**  
-2.5" (60mm) CONCRETE SLAB  
-100mm OF COURSE GRANULAR MATERIAL  
-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FOOTING  
-FLOOR DRAIN PER O.B.C. 9.13.1.3.1  
-UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFORM TO SUPPLEMENTARY STANDARD S9-9

7. **SLAB ON GRADE**  
-2.5" (60mm) CONCRETE SLAB  
-MIN. R10 (RSI 1.76) FLOOR INSULATION BELOW SLAB AND 2" (51mm) BELOW GRADE ON INTERIOR FOUNDATION WALL (ZONE 2 O.B.C. T.3.1.1.3.A)  
-100mm OF COURSE GRANULAR MATERIAL  
-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FOOTING  
-FLOOR DRAIN PER O.B.C. 9.13.1.3.1  
-UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFORM TO SUPPLEMENTARY STANDARD S9-9

8. **GARAGE SLAB / EXTERIOR SLAB**  
-110mm CONCRETE SLAB  
-450mm (18") COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONCRETE AND WITH 54% AIR ENTRAINMENT - O.B.C. 9.13.1.1  
-150mm OF COURSE GRANULAR MATERIAL  
-ANY FILL PLACED UNDER SLAB, OTHER THAN COURSE CLEAN GRANULAR MATERIAL, SHALL BE COMPACTED

9. **PLASTER (O.B.C. 9.15.3.5)**  
-PLASTER  
-CONCRETE MIN. 4" X 12" (100mm X 200mm)  
-BLOCK MIN. 4" X 12" (100mm X 200mm) BONDED & TIED TO WALL AS PER O.B.C. 9.21.1.2  
-107.7 (8") CONCRETE SOLID  
-BEAM POCKET  
-107.7 (8") INTO FDN. WALL W/ WIDTH TO MATCH BEAM SIZE  
-12" (305mm) SPACE AROUND WALL BEAMS (O.B.C. 9.23.2.2.1)

10. **STRUCTURAL COLUMNS**  
-SIZES BASED ON COLUMN SUPPORTING BEAMS CARRYING LOADS FROM NOT MORE THAN 2 WOOD FLOOR FRAMES, WHERE THE LENGTHS OF JOISTS CARRIED BY SUCH BEAMS DO NOT EXCEED 10'-11.4" (3188mm) AND THE LIVE LOAD ON ANY FLOOR DOES NOT EXCEED 50psf (2.4kPa)

11. **STEEL PIPE COLUMN (O.B.C. 9.15.3.4 & 9.17.3.1)**  
-FIXED COLUMN  
-MIN. 3" (76mm) DIAMETER WITH 3/16" (4.76mm) WALL THICKNESS  
-FOR STEEL BEAMS, CLIPS @ TOP & MIN. 6" X 4" X 1/4" (152mm X 100mm X 0.3mm) STEEL BOTTOM PLATE  
-FOR WOOD BEAMS, MIN. 4" X 4" X 1/4" (100mm X 100mm X 0.3mm) STEEL TOP & BOTTOM PLATES, OR TOP PLATE TO EXTEND MIN. WIDTH OF BEAM  
-ADJUSTABLE COLUMNS TO CONFORM TO CANOCS 98-2.4 WHERE IMPOSED LOAD DOES NOT EXCEED 36 KN (O.B.C. 9.17.3.4)  
-COL. SPACING  
-1 STOREY  
-MAX. 9'-10" (2977mm) - 34" X 34" X 1/4" (863mm X 863mm X 0.3mm)  
-MAX. 16'-0" (4876mm) - 44" X 44" X 1/4" (1118mm X 1118mm X 0.3mm)  
-2 STOREY  
-MAX. 9'-10" (2977mm) - 40" X 40" X 1/4" (1016mm X 1016mm X 0.3mm)  
-MAX. 16'-0" (4876mm) - 51" X 51" X 1/4" (1295mm X 1295mm X 0.3mm)  
-WHERE COLUMN SITS ON FOUNDATION WALL, USE 4" X 6" X 5/8" (100mm X 200mm X 16mm) STEEL PLATE WITH 2-6/8" (16mm) ANCHOR BOLTS

12. **WOOD COLUMN (O.B.C. 9.17.4.1)**  
-5 1/2" X 5 1/2" (140mm X 140mm) SUDWOOD COLUMN  
-METAL SHOE ANCHORED TO FOOTING  
-20" X 20" X 1/2" (500mm X 500mm X 12mm) CONCRETE PAD (1 FLOOR SUPPORTED WITH 6" (150mm) COLUMN SPACING)  
-24" X 24" X 1/2" (600mm X 600mm X 12mm) CONCRETE PAD (2 FLOORS SUPPORTED WITH 6" (150mm) COLUMN SPACING)

13. **BLOCK PARTY WALL - BEAM END BEARING (WOOD BEAM / GIRDER TRUSSES)**  
-2" X 8" (51mm) LEADER BOARD FASTENED W/ TWO (2) 1/2" ANCHOR BOLTS @ 4" O.C.

14. **BLOCK PARTY WALL - BEAM END BEARING (STEEL BEAM)**  
-12" X 11 1/2" (315mm X 292mm) STEEL PLATE ON TOP OF SOLID CONCRETE BLOCK WITH TWO (2) 1/2" ANCHOR BOLTS

15. **FOUNDATION WALL (O.B.C. 9.15.4.2)**  
-FOR WALLS NOT EXCEEDING 2' (600mm) IN LATERALLY SUPPORTED HEIGHT  
-LATERAL SUPPORT PROVIDED BY ANCHORED SLIP PLATE TO JOISTS  
-10" (250mm) CONCRETE MASONRY BLOCK FOUNDATION WALL  
-MAX. UNREINFORCED HEIGHT OF 2' (600mm) & MAX. SUPPORTED HEIGHT OF 5'-11" (1800mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR  
-WALL SHALL EXTEND A MIN. 5" (125mm) ABOVE GRADE  
-INSULATE W/ R20 (ZONE 2, O.B.C. T.3.1.1.3.A)  
-9/16" AIR VAPOR BARRIER  
-WALL SHALL BE NON-FROST SUSCEPTIBLE SOIL

16. **REDUCTION OF THICKNESS (O.B.C. 9.15.4.7)**  
-WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO ALLOW MASONRY FINISH, THE MIN. REDUCED THICKNESS SHALL NOT BE LESS THAN 3 1/2" (90mm) THICK  
-TIE TO FACED MASONRY WITH METAL TIE SPACED MAX. @ 7" (178mm) VERTICALLY O.C. & 2'-11" (660mm) HORIZONTALLY  
-FILL SPACE BETWEEN WALL AND FACED SOIL W/ MORTAR  
-WHERE WALL IS REQUIRED FOR JOISTS, THE REDUCED THICKNESS SHALL BE MAX. 13-3/4" (349mm) HIGH & MIN. 3-1/2" (90mm) THICK

17. **DAMP-PROOFING & WATERPROOFING (O.B.C. 9.13.2)**  
-DAMP-PROOF THE EXTERIOR FACE OF WALL BELOW GRADE  
-WHERE INSULATION EXTENDS TO MORE THAN 4" (100mm) BELOW GRADE, A FOUNDATION WALL DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO O.B.C. 9.14.2.1.2 (3) (4)  
-FINISHED BASEMENTS SHALL HAVE INTERIOR DAMP-PROOFING EXTENDING FROM SLAB TO GRADE LEVEL & SHALL CONFORM TO O.B.C. 9.13.2.2  
-WHERE HYDROSTATIC PRESSURE OCCURS, FOUNDATION WALLS SHALL BE WATERPROOFED AS PER O.B.C. 9.13.2.3  
-WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMP-PROOFING

18. **FOUNDATION WALLS AT UNSUPPORTED OPENINGS (O.B.C. 9.15.4.3)**  
-2-200 BARS IN TOP PORTION OF WALL UP TO 8'-0" OPENING  
-3-200 BARS IN TOP PORTION OF WALL 8'-0" TO 10'-0" OPENING  
-200 BARS IN TOP PORTION OF WALL 10'-0" TO 15'-0" OPENING  
-BARS STACKED VERTICALLY AT INTERIOR FACE OF WALL  
-BARS TO HAVE MIN. 2" (50mm) CONCRETE COVER  
-BARS TO EXTEND 2'-0" (600mm) BEYOND BOTH SIDES OF OPENING

19. **EXTERIOR STUD WALL CONSTRUCTION (O.B.C. 9.23)**  
-SIDING ON STUCCO AS PER ELEVATIONS, MIN. 7/16" (20mm) FROM FINISHED GRADE (O.B.C. 9.23.1.4 & 9.27.1)  
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.23.1.7  
-7/16" (11mm) ASPENITE (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.7  
-2" X 4" (50mm X 100mm) WOOD STUDS @ 16" (400mm) O.C.  
-MIN. R22 + 7.5 (R23.0) INSULATION (ZONE 2, O.B.C. T.3.1.1.3.A)  
-CONTINUOUS AIR VAPOR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3 & 9.25.4  
-1/2" (12.7mm) GYPSUM BOARD

20. **EXTERIOR STUD WALL REQUIREMENT FOR FIRE RATINGS (LESS THAN 2'-0" LIMITING DISTANCE)**  
-O.B.C. S9-3 WALL - EW15 (STC = N/A, FIRE = 45 MIN)  
-FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:  
-REPLACE R22 + 7.5 (R23.0) INSULATION WITH R30 ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 4.9 kg/m<sup>2</sup>  
-REPLACE 1/2" (12.7mm) INTERIOR GYPSUM BOARD WITH 1/2" (12.7mm) TYPE 'X' GYPSUM BOARD

21. **EXTERIOR STUD WALL REQUIREMENT FOR FIRE RATINGS (LESS THAN 2'-0" LIMITING DISTANCE)**  
-REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND ADD/REPLACE THE FOLLOWING:  
-NON-COMBUSTIBLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO MANUFACTURER'S SPECIFICATIONS)  
-1/4" (6mm) SIDING IS PERMITTED PER O.B.C. 9.10.15.5(2). OVER SHEATHING PAPER OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING WHICH REPLACES EXTERIOR PLYWOOD OR DRYWALL

22. **GARAGE WALL CONSTRUCTION (O.B.C. 9.23)**  
-GARAGE OR STUCCO AS PER ELEVATIONS, MIN. 7/16" (20mm) FROM FINISHED GRADE (O.B.C. 9.23.1.4 & 9.27.1)  
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.23.1.7  
-7/16" (11mm) ASPENITE (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.7  
-2" X 4" (50mm X 100mm) WOOD STUDS @ 16" (400mm) O.C.  
-MIN. R22 + 7.5 (R23.0) INSULATION (ZONE 2, O.B.C. T.3.1.1.3.A)  
-CONTINUOUS AIR VAPOR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3 & 9.25.4  
-1/2" (12.7mm) GYPSUM BOARD

23. **GARAGE WALL REQUIREMENT FOR FIRE RATINGS (LESS THAN 2'-0" LIMITING DISTANCE)**  
-REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND ADD/REPLACE THE FOLLOWING:  
-NON-COMBUSTIBLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO MANUFACTURER'S SPECIFICATIONS)  
-1/4" (6mm) SIDING IS PERMITTED PER O.B.C. 9.10.15.5(2). OVER SHEATHING PAPER OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING WHICH REPLACES EXTERIOR PLYWOOD OR DRYWALL

24. **BRICK VENEER CONSTRUCTION (O.B.C. 9.23)**  
-1/2" (12.7mm) FACE BRICK OR 4" (100mm) STONE @ 3/16" (1mm) MAX. HEIGHT  
-MIN. 0.07 (0.7mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15.34" (400mm) O.C. HORIZONTAL & 23.50" (600mm) O.C. VERTICAL SPACING  
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS  
-USE FLASHING UP TO 5/16" (8mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.23.1.7)  
-BRICK OR STONE SILLS UNDER OPENINGS WITH FLASHING UNDER  
-1" (25mm) AIR SPACE  
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.23.1.7  
-7/16" (11mm) ASPENITE (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.7  
-2" X 4" (50mm X 100mm) WOOD STUDS @ 16" (400mm) O.C.  
-MIN. R22 + 7.5 (R23.0) INSULATION (ZONE 2, O.B.C. T.3.1.1.3.A)  
-CONTINUOUS AIR VAPOR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3 & 9.25.4  
-1/2" (12.7mm) GYPSUM BOARD

25. **BRICK VENEER CONSTRUCTION AT GARAGE (O.B.C. 9.23)**  
-1/2" (12.7mm) FACE BRICK OR 4" (100mm) STONE @ 3/16" (1mm) MAX. HEIGHT  
-MIN. 0.07 (0.7mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15.34" (400mm) O.C. HORIZONTAL & 23.50" (600mm) O.C. VERTICAL SPACING  
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS  
-USE FLASHING UP TO 5/16" (8mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.23.1.7)  
-BRICK OR STONE SILLS UNDER OPENINGS WITH FLASHING UNDER  
-1" (25mm) AIR SPACE  
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.23.1.7  
-7/16" (11mm) ASPENITE (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.7  
-2" X 4" (50mm X 100mm) WOOD STUDS @ 16" (400mm) O.C.  
-MIN. R22 + 7.5 (R23.0) INSULATION (ZONE 2, O.B.C. T.3.1.1.3.A)  
-CONTINUOUS AIR VAPOR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3 & 9.25.4  
-1/2" (12.7mm) GYPSUM BOARD

26. **BRICK VENEER AT GARAGE REQUIREMENT FOR FIRE RATINGS (LESS THAN 4'-0" LIMITING DISTANCE)**  
-O.B.C. S9-3 WALL - EW15 (STC = N/A, FIRE = 45 MIN)  
-FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:  
-ADD R15 (R20.0) ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/m<sup>2</sup>  
-REPLACE 1/2" (12.7mm) GYPSUM BOARD W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BOARD

27. **INTERIOR STUD WALLS (O.B.C. TABLE 9.23.10.1)**  
-2" X 4" (50mm X 100mm) WOOD STUDS @ 16" (400mm) O.C. OR  
-2" X 4" (50mm X 100mm) WOOD STUDS @ 16" (400mm) O.C. WITH  
-DOUBLE 2" X 4" OR 2" X 2" TOP PLATES AND SINGLE BOTTOM PLATE  
-1/2" (12.7mm) GYPSUM BOARD BOTH SIDES

28. **BEARING STUD WALL (BASEMENT)**  
-2" X 4" (50mm X 100mm) WOOD STUDS @ 16" (400mm) O.C. OR  
-2" X 4" (50mm X 100mm) WOOD STUDS @ 16" (400mm) O.C. WITH  
-DOUBLE 2" X 4" OR 2" X 2" TOP PLATES  
-1/2" (12.7mm) GYPSUM BOARD BOTH SIDES  
-7/16" (11mm) ASPENITE (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.7  
-2" X 4" (50mm X 100mm) ANCHOR BOLTS @ 7'-0" (2100mm) O.C.  
-1/2" (12.7mm) INTERIOR BEARING WALL WITH 4" CONCRETE CURB

29. **INTERIOR STUD WALLS (O.B.C. TABLE 9.23.10.1)**  
-2" X 4" (50mm X 100mm) WOOD STUDS @ 16" (400mm) O.C. OR  
-2" X 4" (50mm X 100mm) WOOD STUDS @ 16" (400mm) O.C. WITH  
-DOUBLE 2" X 4" OR 2" X 2" TOP PLATES AND SINGLE BOTTOM PLATE  
-1/2" (12.7mm) GYPSUM BOARD BOTH SIDES

30. **BEARING STUD WALL (BASEMENT)**  
-2" X 4" (50mm X 100mm) WOOD STUDS @ 16" (400mm) O.C. OR  
-2" X 4" (50mm X 100mm) WOOD STUDS @ 16" (400mm) O.C. WITH  
-DOUBLE 2" X 4" OR 2" X 2" TOP PLATES  
-1/2" (12.7mm) GYPSUM BOARD BOTH SIDES  
-7/16" (11mm) ASPENITE (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.7  
-2" X 4" (50mm X 100mm) ANCHOR BOLTS @ 7'-0" (2100mm) O.C.  
-1/2" (12.7mm) INTERIOR BEARING WALL WITH 4" CONCRETE CURB

31. **PARTY WALL - BLOCK**  
-O.B.C. S9-3 WALL - B86 (STC = 57, FIRE = 2 HR)  
-MIN. 1/4" (6mm) FIRE-RATED INSULATION CONTINUOUS FROM TOP OF FOOTINGS TO THE UNDERSIDE OF ROOF DECK  
-SPACE BETWEEN TOP OF ROOF DECK AND WALL SHALL BE FULLY FILLED W/ MINERAL WOOL OR NON-COMBUSTIBLE STEVE MATERIAL, CALCALED TO PREVENT SMOKE PASSAGE  
-1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS BOTH SIDES  
-1/2" (12.7mm) GYPSUM BOARD BOTH SIDES  
-1/2" (12.7mm) GYPSUM BOARD ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY  
-2" X 4" (50mm X 100mm) WOOD STRAPPING @ 24" (600mm) O.C. BOTH SIDES  
-STAGGER JOISTS & BEAMS MIN. 2" (50mm) @ PARTY WALLS AS PER O.B.C. 9.10.10.1 & TABLE 2.1.1.1, 3B-2  
-ACCUSTICAL SEALANT AS PER O.B.C. S9-3 (NOTE 2) TO TABLE 1)

32. **PARTY WALL - BLOCK (AGAINST GARAGE)**  
-O.B.C. S9-3 WALL - B86 (STC = 57, FIRE = 2 HR)  
-MIN. 1/4" (6mm) FIRE-RATED INSULATION CONTINUOUS  
-1/2" (12.7mm) GYPSUM BOARD WITH TAPED JOINTS  
-CONTINUOUS AIR VAPOR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3 & 9.25.4  
-2" X 4" (50mm X 100mm) WOOD STRAPPING @ 16" (400mm) O.C.  
-400 RSI 5/20 INSULATION  
-7/16" (11mm) GYPSUM BOARD (NORMAL WEIGHT AGGREGATE)  
-1/2" (12.7mm) GYPSUM BOARD @ WALL & US OF CEILING BETWEEN HOUSE AND GARAGE  
-TAPE AND SEAL ALL JOINTS CAS TIGHT

33. **FIREWALL (O.B.C. 9.10.11 & 3.11.10)**  
-S9-3 WALL - B86 (STC = 57, FIRE = 2 HR)  
-ONE FIREWALL IS REQUIRED FOR EVERY 600 SF (60.00 SQM) OF BUILDING AREA, O.B.C. TABLE 3.2.2.5A  
-1/2" (12.7mm) GYPSUM BOARD WITH TAPED JOINTS  
-1/2" (12.7mm) GYPSUM BOARD W/ WOOD STRAPPING @ 24" (600mm) O.C. ON BOTH SIDES OF WALL  
-SOUND ABSORPTIVE MATERIAL EACH SIDE FILLING 90% OF THE CAVITY  
-7/16" (11mm) CONCRETE BLOCK MIN. 2 HR FIRE-RESISTANT RATING  
-EVERY FIREWALL SHALL BE CONTINUOUS THROUGH ALL BUILDING STOREYS  
-STAGGER JOISTS & BEAMS MIN. 2" (50mm) @ FIRE WALLS AS PER O.B.C. 9.10.10.1 & TABLE 2.1.1.3B-2  
-ACCUSTICAL SEALANT AS PER O.B.C. S9-3 (NOTE 2) TO TABLE 1)  
-ACCUSTICAL SEALANT @ EAVES WITH BRICK CORRELATIONS  
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS  
-USE FLASHING UP TO 5/16" (8mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.23.1.7)  
-BRICK OR STONE SILLS UNDER OPENINGS WITH FLASHING UNDER  
-1" (25mm) AIR SPACE  
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.23.1.7  
-7/16" (11mm) ASPENITE (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.7  
-2" X 4" (50mm X 100mm) WOOD STUDS @ 16" (400mm) O.C.  
-MIN. R22 + 7.5 (R23.0) INSULATION (ZONE 2, O.B.C. T.3.1.1.3.A)  
-CONTINUOUS AIR VAPOR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3 & 9.25.4  
-1/2" (12.7mm) GYPSUM BOARD

34. **PARTY WALL - FOUNDATION (O.B.C. 9.15.4.7)**  
-100mm CONCRETE MASONRY BLOCK FOUNDATION WALL  
-FOUNDATION WALL TO REST ON FOOTING AS PER NOTE #2

35. **PARTY WALL - WOOD STUD**  
-O.B.C. S9-3 WALL - W134 (STC = 57, FIRE = 1 HR)  
-MIN. 1/4" (6mm) FIRE-RATED INSULATION CONTINUOUS FROM TOP OF FOOTINGS TO THE UNDERSIDE OF ROOF DECK  
-2 ROWS 2" X 4" (50mm X 100mm) STUDS @ 16" (400mm) O.C. WITH SEPARATE 2" X 4" (50mm X 100mm) BOTTOM PLATE & SEPARATE DOUBLE 2" X 4" (50mm X 100mm) TOP PLATES  
-SOUND ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY  
-1/2" (12.7mm) GYPSUM BOARD WITH JOINTS TAPED & FILLED  
-ACCUSTICAL SEALANT AS PER O.B.C. S9-3 (NOTE 2) TO TABLE 1)  
-NOTE: SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.3.2.10.1.1  
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 4" (50mm X 100mm) STUDS ARE REQUIRED TO BE SPACED @ 16" (400mm) O.C.  
-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (50mm X 100mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

36. **GARAGE WALL & CEILING (O.B.C. 9.10.15.5(2))**  
-1/2" (12.7mm) GYPSUM BOARD ON TOP OF FOOTINGS TO THE UNDERSIDE OF ROOF DECK  
-2 ROWS 2" X 4" (50mm X 100mm) STUDS @ 16" (400mm) O.C. WITH SEPARATE 2" X 4" (50mm X 100mm) BOTTOM PLATE & SEPARATE DOUBLE 2" X 4" (50mm X 100mm) TOP PLATES  
-SOUND ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY  
-1/2" (12.7mm) GYPSUM BOARD WITH JOINTS TAPED & FILLED  
-ACCUSTICAL SEALANT AS PER O.B.C. S9-3 (NOTE 2) TO TABLE 1)  
-NOTE: SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.3.2.10.1.1  
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 4" (50mm X 100mm) STUDS ARE REQUIRED TO BE SPACED @ 16" (400mm) O.C.  
-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (50mm X 100mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

37. **WALL ADJACENT TO ATTIC SPACE**  
-1/2" (12.7mm) GYPSUM BOARD  
-CONTINUOUS AIR VAPOR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3 & 9.25.4  
-2" X 4" (50mm X 100mm) WOOD STUDS @ 16" (400mm) O.C.  
-R22 + 7.5 (R23.0) INSULATION  
-1/2" (12.7mm) GYPSUM BOARD OR 1/4" (6mm) PLYWOOD SHEATHING ON ATTIC SIDE  
-ATTIC ACCESS TO BE PROVIDED AS PER O.B.C. 9.10.2.1

38. **DOUBLE VOLUME WALL (O.B.C. 9.23.10.1)**  
-1/2" (12.7mm) GYPSUM BOARD, ONE OR WATERBARD SHEATHING  
-REFER TO PLAN FOR STUD SPECIFICATION  
-STUDS FASTENED AT TOP & BOTTOM WITH 3-1/4" (82mm) TOE NAILS  
-DOUBLE TOP PLATES FASTENED TOGETHER WITH 3" (76mm) AT 7' (2100mm) O.C.  
-MIN. R22 + 7.5 (R23.0) INSULATION (ZONE 2, O.B.C. T.3.1.1.3.A)  
-CONTINUOUS AIR VAPOR BARRIER IN CONFORMANCE WITH O.B.C. 9.25.3 & 9.25.9  
-ROOF FRAMING MEMBERS ARE FASTENED TO TOP PLATES WITH 4-1/2" (114mm) TOE NAILS  
-BOTTOM PLATES ARE FASTENED TO FLOOR JOISTS, BLOCKING OR RM JOIST WITH 1/4" (6mm) NAILS AT 7' (2100mm) O.C.

39. **EXPOSED FLOOR**  
-FLOOR AS PER NOTE #43  
-CONTINUOUS AIR VAPOR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3 & 9.25.4  
-R15 (R20.0) INSULATION  
-VENTED ALUMINUM FINISH

40. **SUNKEN FINISHED AREAS**  
-USE SOLID BUILD-UP WOOD BEARING POST TO SUPPORT SUNKEN AREA AT FOUNDATION WALLS EXTENDING TO SUPPORT POSTS  
-WHERE GRADING CONDITIONS WILL ALLOW, CHECK FOUNDATION WALLS INSTEAD OF USING BEARING POSTS  
-FLOOR STRUCTURE AS PER NOTE #43

41. **SLIP PLATE (O.B.C. 9.23.1.7)**  
-2" X 4" (50mm X 100mm) STEEL PLATE  
-1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-0" (2100mm) O.C. FASTENED TO PLATE WITH 1/2" (12.7mm) DIA. NUTS AND WASHERS AND EMBEDDED NOT LESS THAN 4" (100mm) INTO FOUNDATION WALL  
-SLIP PLATE TO BE CALKED, OR PLACED ON A LAYER NOT LESS THAN 1" (25mm) THICK BEFORE COMPRESSION, OR FIRM GASKET, OR PLACED ON FULL BEE OF MORTAR

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

QUALIFICATION INFORMATION:  
Residing unless design is exempt under Division C - 2.2.3.1. of the 2020 Ontario Building Code (or 2.17.3.1. of the 1997 Ontario Building Code)

SHERY DEXTER  
NAME  
Signature  
5709  
BCN

REGISTRATION INFORMATION:  
Residing unless design is exempt under Division C - 2.2.3.1. of the 2020 Ontario Building Code (or 2.17.3.1. of the 1997 Ontario Building Code)

Residing unless design is exempt under Division C - 2.2.3.1. of the 2020 Ontario Building Code (or 2.17.3.1. of the 1997 Ontario Building Code)

102947  
BCN

GENERAL NOTES:

1. THE CONTRACTOR AND ALL SUB-CRONTACTORS SHALL VERIFY ALL DIMENSIONS, DETAILS AND SPECIFICATIONS ON SITE AND REPORT ALL DISCREPANCIES IN WRITINGS TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
2. DRAWINGS ARE NOT TO BE SCALED.
3. THE CONTRACTOR AND SUB-CRONTACTORS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND AS SUCH, THEY ARE NOT INTENDED FOR USE ON OTHER PROJECTS OR EXTENSIONS OF THE SPECIFIED PROJECT WHATSOEVER.
5. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMIT DOCUMENTS.

OCCUPANCY: GROUP C RESIDENTIAL  
ADDITION AREA: 192 SQ.FT.  
NUMBER OF STOREYS: 1 STOREY  
HEIGHT OF BUILDING: 1 STOREY  
CONSTRUCTION TYPE: COMBUSTIBLE

PROJECT:

TREVOR FERA & ALISON MILLWARD  
535 Soudby Beach Road  
Sudbury, Ontario  
P3B 3V7

NO.	DATE	FOR PERMIT
1	07MAR2023	FOR PERMIT

DRAWN BY: SHERY DEXTER  
JOB FILE NAME: FERA  
SCALE: NO SCALE  
SHEET TITLE:

CONSTRUCTION NOTES

A-7

**42. BRIDGING & STRAPPING O.B.C. 9.23.8.4:**

a) STRAPPING  
 -1" X 2" (25mm X 50mm) NAILED TO LIS OF JOISTS @ MAX. 6'-11" (2100mm) O.C.  
 -FASTEN TO SILL OR HEADER AT ENDS

b) BRIDGING  
 -1" X 2" (25mm X 50mm) OR 2" X 2" (50mm X 50mm) CROSS BRIDGING @ MAX. 6'-11" (2100mm) O.C.

c) BRIDGING & STRAPPING  
 -A) IS USED TO COVER OR  
 -1" X 2" (25mm) SOLID BOARDING @ MAX. 6'-11" (2100mm) O.C. USED WITH STRAPPING (a)

d) FURRING OR PANEL TYPE CEILING  
 -STRAPPING NOT REQUIRED IF FURRING STRIPS OR PANEL TYPE CEILING FINISH IS ATTACHED DIRECTLY TO JOISTS.

**43. FLOOR ASSEMBLY:**

-3/8" (15.9mm) WATERBOARD (R-1 GRADE) OR EQUIVALENT AS PER O.B.C. 9.23.15.5.  
 -FLOOR JOISTS AS PER FLOOR PLAN  
 -FLOOR JOISTS 12" (300mm) O.C. WHEN CERAMIC TILE USED  
 -PANEL TYPE UNDERLAYMENT IS REQUIRED FOR RESILIENT FLOORING OVER WATERBOARD, STRANDBOARD, AND UNDER CERAMIC TILE APPLIED ON ADHESIVE  
 -PANEL TYPE UNDERLAYMENTS SHALL CONFORM TO O.B.C. 9.30.2.2 & 9.30.2.3 & 9.30.2.4  
 -CERAMIC TILES SET IN A MORTAR BED SHALL CONFORM TO O.B.C. 9.30.0  
 -CERAMIC TILES APPLIED TO MORTAR BED W/ ADHESIVE SHALL CONFORM TO O.B.C. 9.30.4

**44. FLOOR SLABS ABOVE COLD CELLAR O.B.C. 9.40.1.4:**

-REINFORCED CONCRETE SLABS ABOVE COLD CELLARS THAT ARE SUPPORTED ON FOUNDATION WALLS NOT TO EXCEED 6'-2"  
 -4" (102mm) ABSO 60 (2) 100 CONC. SLAB WITH 5 TO 25% AIR ENTRAINMENT  
 -REINFORCE WITH 10M BARS @ 7" (178mm) EACH WAY  
 -1.5M (50mm) CLEAR COVER FROM THE BOTTOM OF THE SLAB  
 -3" (76mm) END BEARING ON FOUNDATION WALL  
 -23 5/8" (600mm) X 23 5/8" (600mm) 10M DOWELS @ 23 5/8" (600mm) O.C.

**45. EXTERIOR BALCONY ASSEMBLY:**

-1.5M X 3 1/2" (91mm X 91mm) PRESSURE TREATED DECKING W/ 1/4" SPACING  
 -2X4" WOOD PURLINS (CUT DIAGONALLY) @ 12" O.C. LAYING UNFASTENED ON SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT ON 5/8" (15.9mm) EXTERIOR GRADE PLYWOOD SHEATHING ON 2X4" WOOD PURLINS  
 -CUT DIAGONALLY @ 12" O.C. DIRECTLY ON 2X4" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN)  
 -EXTERIOR GUARD AS PER O.B.C.  
 -SLOPE ASSEMBLY MINIMUM 2% TO ROOF SCUPPER

**46. EXTERIOR BALCONY OVER HEATED SPACES:**

-ADD 2X2" (50mm X 25mm) CROSS PURLINS @ 10" (400mm) O.C. FOR VENTILATION OVER JOISTS  
 -ADD R31 (RSI 5.40) INSULATION BETWEEN JOISTS  
 -ADD CONTINUOUS AIRVAPOUR BARRIER IN CONFORMANCE WITH O.B.C. 9.25.3 & 9.25.4  
 -ADD 1/2" (12.7mm) GYPSUM BOARD WITH PAINTED CEILING OR  
 -ADD 5/8" (15.9mm) GYPSUM BOARD WITH TEXTURED CEILING (O.B.C. TABLE 9.29.5.3)

**47. EXTERIOR FLAT ROOF ASSEMBLY:**

-SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT INSTALLED PER MANUFACTURER'S SPECIFICATIONS.  
 -1/4" EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPERED PURLINS SLOPED MIN. 2% TO ROOF SCUPPER.  
 -3/8" EXTERIOR GRADE PLYWOOD SHEATHING ON 2X4" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN)

**48. EXTERIOR FLAT ROOF OVER HEATED SPACES:**

-ADD 2X2" (50mm X 25mm) CROSS PURLINS @ 10" (400mm) O.C. FOR VENTILATION OVER JOISTS  
 -ADD R31 (RSI 5.40) INSULATION BETWEEN JOISTS  
 -ADD CONTINUOUS AIRVAPOUR BARRIER IN CONFORMANCE WITH O.B.C. 9.25.3 & 9.25.4  
 -ADD 1/2" (12.7mm) GYPSUM BOARD WITH PAINTED CEILING OR  
 -ADD 5/8" (15.9mm) GYPSUM BOARD WITH TEXTURED CEILING (O.B.C. TABLE 9.29.5.3)

**49. TYPICAL ROOF ASSEMBLY O.B.C. 9.26:**

-NO. 210 (20.5kg/m<sup>2</sup>) ASPHALT SHINGLES  
 -FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2'-11" (660mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL.  
 -EAVES PROTECTION LAB BENEATH STARTER STRIP.  
 -EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES.  
 -STARTER STRIP AS PER O.B.C. 9.26.7.2  
 -STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2.1  
 -3/8" (15.9mm) PLYWOOD SHEATHING OR OSB (9.2 GRADE) WITH 1" CLIPS  
 -APPROVED WOOD TRUSSES @ 24" (600mm) O.C. (REFER TO MANUFACTURER'S LAYOUT)  
 -TRUSS BRACING AS PER TRUSS MANUFACTURER  
 -EAVESTROUGH ON PREFINISHED FASCIA AND VENTED SOFFIT (VINYL OR ALUMINUM)  
 -ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT SOFFIT.

**50. CEILING:**

-R30 (RSI 5.18) INSULATION  
 -CONTINUOUS AIRVAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3 & 9.25.4.  
 -1/2" (12.7mm) GYPSUM BOARD WITH PAINTED CEILING OR  
 -5/8" (15.9mm) GYPSUM BOARD WITH TEXTURED CEILING (O.B.C. 9.29.5.3)

**51. VAULTED OR CATHEDRAL CEILING O.B.C. 9.26 & TABLE 9.24.2.4D:**

-NO. 210 (20.5kg/m<sup>2</sup>) ASPHALT SHINGLES  
 -FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2'-11" (660mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL.  
 -EAVES PROTECTION LAB BENEATH STARTER STRIP.  
 -EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES OR WHERE ROOF SLOPES ARE 8:12 OR GREATER PER O.B.C. 9.26.5.1.  
 -STARTER STRIP AS PER O.B.C. 9.26.7.2  
 -1" X 2" (25mm X 50mm) INSULATION  
 -STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2.1  
 -3/8" (15.9mm) PLYWOOD SHEATHING OR OSB (9.2 GRADE) WITH 1" CLIPS  
 -2" X 8" (50mm X 184mm) @ 10" O.C. W/ 2X2" (50mm X 25mm) CROSS PURLINS @ 24" O.C.  
 -MAX. SPAN 12'-2" (4020mm) OR  
 -7'-10" (2391mm X 225mm) @ 10" O.C. W/ 2X2" (50mm X 25mm) CROSS PURLINS @ 24" O.C.  
 -MAX. SPAN 17'-2" (5192mm)  
 -R10 (RSI 1.8) INSULATION  
 -MIN. 3" CLEARANCE FROM LIS OF ROOF SHEATHING TO INSULATION  
 -CONTINUOUS AIRVAPOUR BARRIER IN CONFORMANCE WITH O.B.C. 9.25.3 & 9.25.4.  
 -1" (25.4mm) GYPSUM BOARD

**52. CONVENTIONAL FRAMING O.B.C. TABLE 9.24.2.4E:**

-2" X 12" (50mm X 400mm) RAFTERS @ 10" (400mm) O.C.  
 -MAX. SPAN 11'-7" (3531mm)  
 -2" X 12" (50mm X 400mm) COLLAR TIES AT MIDSPANS  
 -CEILING JOISTS TO BE 2" X 8" (50mm X 140mm) @ 10" (400mm) O.C. UNLESS OTHERWISE NOTED.  
 -HIP & VALLEY RAFTERS TO BE MIN. 2" (50mm) LARGER THAN COMMON RAFTERS & MIN. 1" X 12" (25mm) THICK

**53. ATTIC ACCESS HATCH O.B.C. 9.10.7.1:**

-21 1/2" X 22" (546mm X 558mm) ATTIC HATCH WITH WEATHERSTRIPPING & BACKED W/ RIG (R31 7.5) INSULATION.

**54. STAIRS O.B.C. 9.8.4:**

-MIN. RISE = 7 7/8" (200mm)  
 -MIN. RUN = 10 1/16" (255mm)  
 -MIN. TREAD = 10 1/16" (255mm)  
 -MIN. NOSING = 1 1/8" (30mm)  
 -MIN. HEADROOM = 6'-0" (1820mm)  
 -MIN. W/IDTH = 2'-0" (600mm)  
 -BETWEEN WALL FACES)  
 -MIN. WIDTH = 4'-11" (1500mm)  
 -EXIT STAIRS, BETWEEN GUARDS)  
 -ANGLED TREADS:  
 -MIN. RUN = 5 7/8" (150mm)  
 -MIN. AVO. RUN = 9 7/8" (250mm)  
 -FINISHED RAILING ON BOTH SIDES TO MAX. 4" BETWEEN PICKETS  
 -EXTERIOR COND. STEPS TO HAVE MIN. 10 1/16" (255mm) TREAD & MAX. 7 7/8" (200mm) RISE.  
 -FOUND. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2  
 -FOOTING FOR FOUND. WALL TO BE MIN. 4'-0" (1220mm) BELOW GRADE

**55. INTERIOR GUARDS O.B.C. 9.8.7 & 9.8.8.1:**

-GUARDS WITHIN DWELLING UNITS TO BE 2'-11" (660mm) HIGH  
 -INCLUDES WINDOWS OVER STAIRS, RAMPS AND LANDINGS  
 -PICKETS TO HAVE 4" (100mm) MAX. SPACING

**56. EXTERIOR GUARDS O.B.C. 9.8.7 & 9.8.8.3:**

-GUARDS ARE REQUIRED WHEN WALKING SURFACE TO GRADE IS GREATER THAN 23 5/8" (600mm).  
 -GUARD HEIGHT WILL BE A MIN. OF 2'-11" (660mm) HIGH OR  
 -GUARDS TO BE 3'-0" (910mm) HIGH WHERE WALKING SURFACE IS MORE THAN 6'-11" (1960mm) ABOVE ADJACENT GRADE.  
 -PICKETS TO HAVE 4" (100mm) MAX. SPACING  
 -PROVIDE MID-SPAN POSTS AS PER 9.8.7

**57. EXTERIOR GUARDS AT JULIET BALCONY:**

-FOR RAILING SPACING MAXIMUM OF 6".  
 -PROVIDE PREFIN. METAL RAILING W/ 76mm VERTICAL OPENING TO CONFORM WITH O.B.C. APPENDIX A 9.8.8.5.  
 -TOP OF HORIZONTAL GUARD HEIGHT TO BE 2'-11" (660mm) WHERE FLOOR TO GRADE DIFFERENCE IS LESS THAN 6'-11" (1960mm) AS PER O.B.C. 9.8.8.3. OR  
 -TOP OF HORIZONTAL GUARD HEIGHT TO BE 3'-0" WHERE FLOOR TO GRADE DIFFERENCE IS 6'-11" (1960mm) OR GREATER AS PER O.B.C. 9.8.8.3.  
 -VERTICAL END RAILING ANCHORED TO CORNER DOUBLE STUDS USING 3" HOWS OF 3/8" MIN. ANCHOR BOLTS EQUALLY SPACED WITH 3" MIN. EMBEDMENT TO STUDS.  
 -PROVIDE SAME ANCHOR BOLTS @ 30" O.C. FOR BASE PLATE CONNECTION.

**58. WASHROOM VENTILATION:**

-WASHROOMS TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR, O.B.C. 9.32.

**59. PROTECTION FROM DAMPNESS:**

-FOR FLOORING MEMBERS SUPPORTED ON CONCRETE IN CONTACT WITH GROUND OR FILL SHALL BE PRESURE TREATED OR SEPARATED FROM CONCRETE WITH 6 mil POLYETHYLENE FILM OR TYPE 5 HDG. ROOFING.

**60. SMOKE ALARMS O.B.C. 9.10.19:**

-PROVIDE 1 ON EACH STOREY INCLUDING BASEMENTS  
 -PROVIDE 1 IN THE HALLWAY SERVING THE SLEEPING ROOMS AND 1 IN EACH SLEEPING ROOM  
 -ALARMS TO BE CONNECTED IN CIRCUIT AND INTERCONNECTED SO ALL ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS.  
 -ALARMS TO BE COMPLETE WITH STROBE LIGHT.

**61. CARBON MONOXIDE ALARMS O.B.C. 9.32.3.0:**

-WHERE THERE IS A FUEL BURNING APPLIANCE, A CARBON MONOXIDE ALARM SHALL BE PROVIDED ADJACENT TO EACH SLEEPING AREA.  
 -CARBON MONOXIDE ALARMS TO BE CONNECTED IN CIRCUIT SO ALL ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS.  
 -CARBON MONOXIDE ALARMS TO BE COMPLETE WITH STROBE LIGHT.

**62. FORCED ENTRY O.B.C. 9.7.4.1:**

-PROVIDE RESISTANCE TO FORCED ENTRY FOR WINDOWS AND DOORS AS PER O.B.C. 9.7.2, AND 9.7.5.1  
 -MAIN DOOR TO BE OPERABLE FROM INSIDE WITHOUT KEY  
 -PROVIDE A VIEWER WITH A VIEWING ANGLE OF NOT LESS THAN 190 DEGREES UNLESS GLAZING IS PROVIDED IN DOOR OR A SIDEGLINT IS PRESENT AS PER O.B.C. 9.7.2.1  
 -R4 (RSI 0.70) WHERE A STORM DOOR IS NOT PROVIDED

**63. GARAGE MAIN DOORS O.B.C. 9.10.13.15:**

-GARAGE MAIN DOORS TO BE GAS PROOFED WITH SELF CLOSER, WEATHERSTRIPPING, THRESHOLD & DEAD BOLT PER O.B.C. 9.10.13.15.  
 -R4 (RSI 0.70)

**64. EGRESS O.B.C. 9.9.9.1:**

-TRAVEL FROM A FLOOR LEVEL TO AN EXIT OR EGRESS DOOR SHALL BE LIMITED TO ONE FLOOR EXCEPT:  
 1) WHERE THAT FLOOR LEVEL HAS ACCESS TO A BALCONY OR  
 2) WHERE THAT FLOOR LEVEL HAS A WINDOW PROVIDING AN UNOBSTRUCTED OPENING OF NOT LESS THAN 2'-0" (600mm) IN HEIGHT AND 21 5/8" (556mm) IN WIDTH. SUCH WINDOWS SHALL BE LOCATED SO THAT THE SILL IS NOT MORE THAN 3'-0" (900mm) ABOVE FLOOR AND 22'-0" (7.0m) ABOVE ADJACENT GROUND LEVEL.

**65. EXTERIOR COLUMN W/ MASONRY PIER:**

-MIN. 6" X 6" (140mm X 140mm) WOOD POST ANCHORED TO PORCH SLAB WITH METAL SADDLE.  
 -TOP PORTION OF POST CLAD WITH DECORATIVE SURROUND PER ELEVATION DRAWINGS.  
 -1/4" X 1/4" MASONRY VENEER SURROUND WITH PRECAST CONCRETE CAP.  
 -REFER TO ELEVATION DRAWINGS FOR HEIGHT OF CAP.  
 -SURROUND TO BE TIED W/ METAL TIES @ 10" (400mm) O.C. VERTICAL  
 -INSTALLED PER O.B.C. 9.20.4.  
 -3/4" AIR SPACE AROUND POST.  
 -OR  
 -MIN. 6" X 6" (140mm X 140mm) WOOD POST CLAD W/ DECORATIVE SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO CONIC CAP WITH METAL SADDLE.  
 -1/4" X 1/4" MASONRY PIER TO BE CONSTRUCTED SOLID WITH PRECAST CONCRETE CAP.  
 -REFER TO ELEVATION DRAWINGS FOR HEIGHT OF CAP.  
 -NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" POST PROVIDED THAT THEY ARE IN CONFORMANCE WITH O.B.C. 9.17.4.

**66. EXTERIOR COLUMN:**

-MIN. 6" X 6" (140mm X 140mm) WOOD POST CLAD WITH DECORATIVE SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO PORCH SLAB WITH METAL SADDLE.  
 -REFER TO ELEVATION DRAWINGS FOR HEIGHT OF CAP.  
 -NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" ABOVE PROVIDED THAT THEY ARE IN ACCORDANCE WITH O.B.C. 9.17.4.

**67. COLD CELLARS:**

-FOR COLD CELLARS PROVIDE THE FOLLOWING:  
 -VENTING AREA TO BE EQUIVALENT TO 0.2% OF COLD CELLAR AREA.  
 -COVER VENT W/ BUG SCREEN  
 -WALL MOUNTED LIGHT FIXTURE  
 -2'-0" X 4'-0" EXTERIOR TYPE DOOR (MIN. R31 0.7)  
 -INSULATE FULL HEIGHT OF INTERIOR BASEMENT WALL WITH MIN. R10 @ (R21-12)

**68. STUD WALL REINFORCEMENT O.B.C. 9.5.2.4:**

-WALL STUDS ADJACENT TO WATER CLOSETS & SHOWER BATH TUBS IN MAIN BATHROOM ARE TO BE REINFORCED TO PERMIT THE FUTURE INSTALLATION OF GRAB BARS AS PER O.B.C. 3.0.3.8 & 3.0.3.13.2(c)  
 -GRAB BARS TO BE INSTALLED AS PER O.B.C. 9.8.7.2(f)

**69. FRAME CONSTRUCTION:**

-ALL FRAMING LUMBER TO BE No. 1 AND No. 2 2PF UNLESS NOTED OTHERWISE.  
 -ROOF LOADINGS IS BASED ON 20psf SPECIFIED COMPOSITE SNOW AND RAIN LOADS.  
 -JOISTS TO HAVE MIN. 1-1/2" (38mm) END BEARING  
 -BEAMS TO HAVE MIN. 3-1/2" (89mm) END BEARING  
 -DOUBLE STUDS @ OPENINGS  
 -DOUBLE HEADER JOISTS AROUND FLOOR OPENINGS WHEN THEY ARE BETWEEN 2'-11" (660mm) AND 10'-4" (3200mm)  
 -DOUBLE TRIMMER JOISTS WHEN HEADER JOIST LENGTH IS BETWEEN 2'-0" (600mm) AND 6'-7" (2000mm)  
 -DOUBLE JOISTS OR SOLID BLOCKING UNDER NON-LOAD BEARING PARALLEL PARTITIONS  
 -BEAMS TO BE PLACED UNDER LOADBEARING WALLS WHEN WALLS ARE PARALLEL TO FLOOR JOISTS  
 -BEAMS MAY BE A MAX. 24" (600mm) FROM LOADBEARING WALLS WHEN WALLS ARE PERPENDICULAR TO FLOOR JOISTS  
 -APPROVED METAL HANGERS TO BE USED FOR JOISTS AND BEAMS WHEN THEY FRAME INTO SIDES OF BEAMS, TRIMMERS AND HEADERS  
 -FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 15'-0" (4500mm) BEYOND SUPPORTS FOR 2" X 8" (50mm X 184mm)  
 -FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 23'-0" (7000mm) BEYOND SUPPORTS FOR 2" X 10" (50mm X 255mm) OR LARGER.

**70. WINDOWS:**

-WINDOWS THAT SEPARATE HEATED SPACE FROM UNHEATED SPACE SHALL HAVE A MAXIMUM U-VALUE OF 1.4 W/m<sup>2</sup>K OR  
 -A MINIMUM ENERGY RATING OF 20  
 -BASEMENT WINDOWS WITH LOAD BEARING STRUCTURAL FRAME SHALL BE DOUBLE GLAZED WITH LOW E COATING  
 -SKYLIGHTS SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF 2.5 W/m<sup>2</sup>K  
 -FOR CROSS GLAZED AREAS LESS THAN 17%

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

QUALIFICATION INFORMATION  
 Required unless design is exempt under Division C - 3.2.4.1 of the 2020 Ontario Building Code (or 217.1.1 of the 1997 Ontario Building Code)

DESIGNER: SHERRY DEXTER  
 NAME: Sherry Dexter 5193  
 SIGNATURE: [Signature] BCR

REGISTRATION INFORMATION  
 Required unless design is exempt under Division C - 3.2.4.1 of the 2020 Ontario Building Code (or 217.1.1 of the 1997 Ontario Building Code)

REGISTERED DESIGNER: TREVOR FERA  
 NAME: Trevor Fera 10357  
 SIGNATURE: [Signature] BCR

GENERAL NOTES:

1. THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS, DETAILS AND SPECIFICATIONS ON SITE AND REPORT ALL DISCREPANCIES IN WRITING TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
2. DRAWINGS ARE NOT TO BE SCALED.
3. THE CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH THE WORK MUST SUBMIT ALL NECESSARY SAMPLES AND SHOP DRAWINGS TO THE DESIGNER FOR APPROVAL.
4. ALL CONCEPTS, DESIGN, DETAILS, DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND AS SUCH, THEY ARE NOT INTENDED FOR USE ON OTHER PROJECTS OR EXTENSIONS OF THE SPECIFIED PROJECT WHATSOEVER.
5. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMIT DOCUMENTS.

DOCUMENTS:

OCCUPANCY : GROUP C RESIDENTIAL  
 ADDITION AREA : 192 SQ.FT.  
 NUMBER OF STREETS : 1  
 HEIGHT OF BUILDING : 1 STOREY  
 CONSTRUCTION TYPE : COMBUSTIBLE

PROJECT:

TREVOR FERA & ALISON MILLWARD  
 535 Moonlight Beach Road  
 Sudbury, Ontario  
 P3B 3V7

1	07MAR2023	FOR PERMIT
DESIGNED BY:	DATE:	DESCRIPTION:
DRAWN BY:	DATE:	DESCRIPTION:
CADD FILE NAME:	DATE:	DESCRIPTION:
SCALE:	DATE:	DESCRIPTION:
SHEET TITLE:	DATE:	DESCRIPTION:

CONSTRUCTION NOTES

SHEET NUMBER: A-8



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-2025-00062

## APPLICATION SUMMARY

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**File Date:** 05/06/2025

**Application Type:** Minor Variance

**Address(es):** 41 Makada Drive, Lively P3Y 1H8

**Applicant(s):** CR DESIGN

**Owner(s):** ADAM WISNIEWSKI

### PLANNING APPLICATION

**Are there multiple properties associated with the application?**

No

**Please describe the additional properties associated with this application**

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

03/2021

**Are you the registered owner or an authorized agent?**

Authorized Agent

**What is the number of dwelling units on the property?**

1

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

0

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

1

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

4

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

No

**How many dwelling units will be legalized?**

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

No

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

**Current Official Plan designation**

Rural

**Current Official Plan designation (additional)**

**Current Zoning By-law designation**

R1-1

**Provide a detailed description of what is being proposed**

CONSTRUCT TWO STOREY DETACHED GARAGE  
LEGALIZE EXISTING STRUCTURES (UNKNOWN IF BUILDING PERMITS WERE OBTAINED)

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

THE OWNER WOULD LIKE TO HAVE ADDITIONAL STORAGE ON THE UPPER FLOOR OF THE GARAGE WITH MORE THAN WHAT WOULD BE PERMITTED

**Is there an eave encroachment?**

No

**Size of eaves**

**Lot Frontage of the property**

45.9

**Lot Depth of the property**

37

**Lot Area of the property**

2209

**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**

EXISTING DWELLING

1984

EXISTING SAUNA

UNKNOWN

EXISTING STORAGE SHED

UNKNOWN

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

RESIDENTIAL - 1984

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

YES

**Existing uses of neighbouring properties**

SFD'S

**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

## PROPOSED BUILDING/STRUCTURE

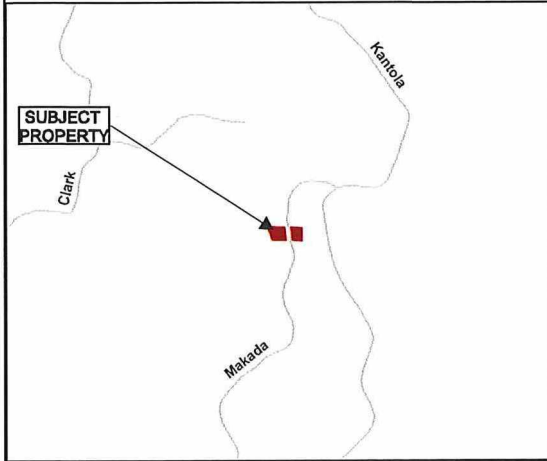
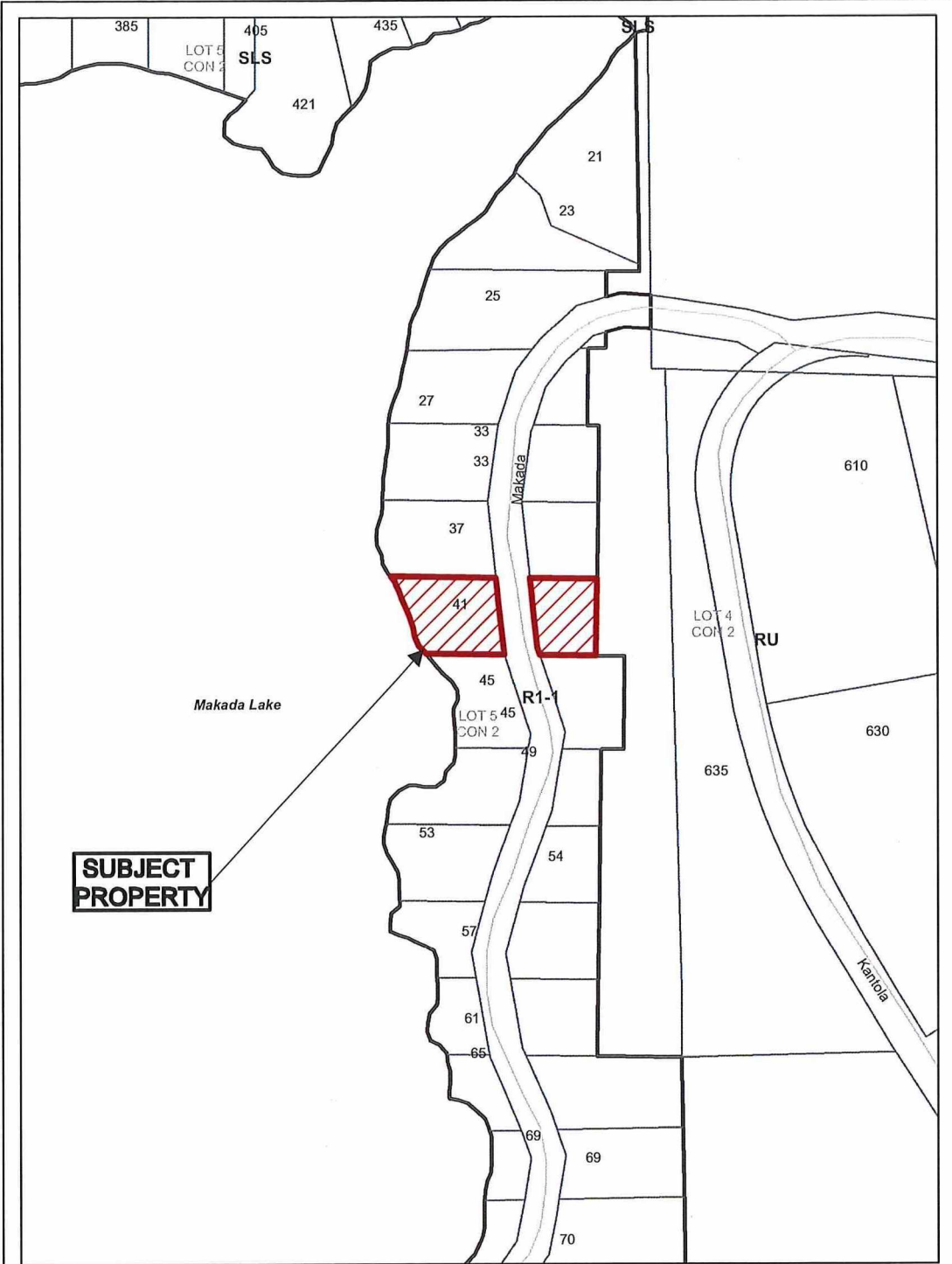
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
TWO STOREY DETACHED GARAGE	No	51	102	2	6.7	7.6	7.7	9.6	33	1.8	36.3

## EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
SFD	No	169	169	1	15.5	14.8	8	22.6	11	30.7	6.9
SAUNA /STORAGE	No	40	40	1	4	10	3.5	22.3	12.1	29.4	5.9
SHED	No	16.7	16.7	1	4.5	3.7	3	21.2	10.8	1.4	38.9
ATTACHED DECK	No	24	24	1	3.4	7.1	3	32	10.6	23	22

## ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
4.2.4. - HEIGHT DETACHED GARAGE	5M	7.7M	2.7M
4.41.2 - SETBACKS FOR ACCESSORY STRUCTURES (SHED)	30M	10.8M	19.2M
4.41.2.- SETBACKS FOR ACCESSORY STRUCTURES - SAUNA/STORAGE BUILDING	30M / 12M	12.1	17.9M
4.41.4 - SETBACKS FOR ACCESSORY STRUCTURES (SHED)	20M	10.8M	9.2M
4.41.4.- SETBACKS FOR ACCESSORY STRUCTURES - SAUNA/STORAGE BUILDING	20M	12.1M	7.9M



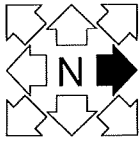
**Application for Minor Variance or Permission**



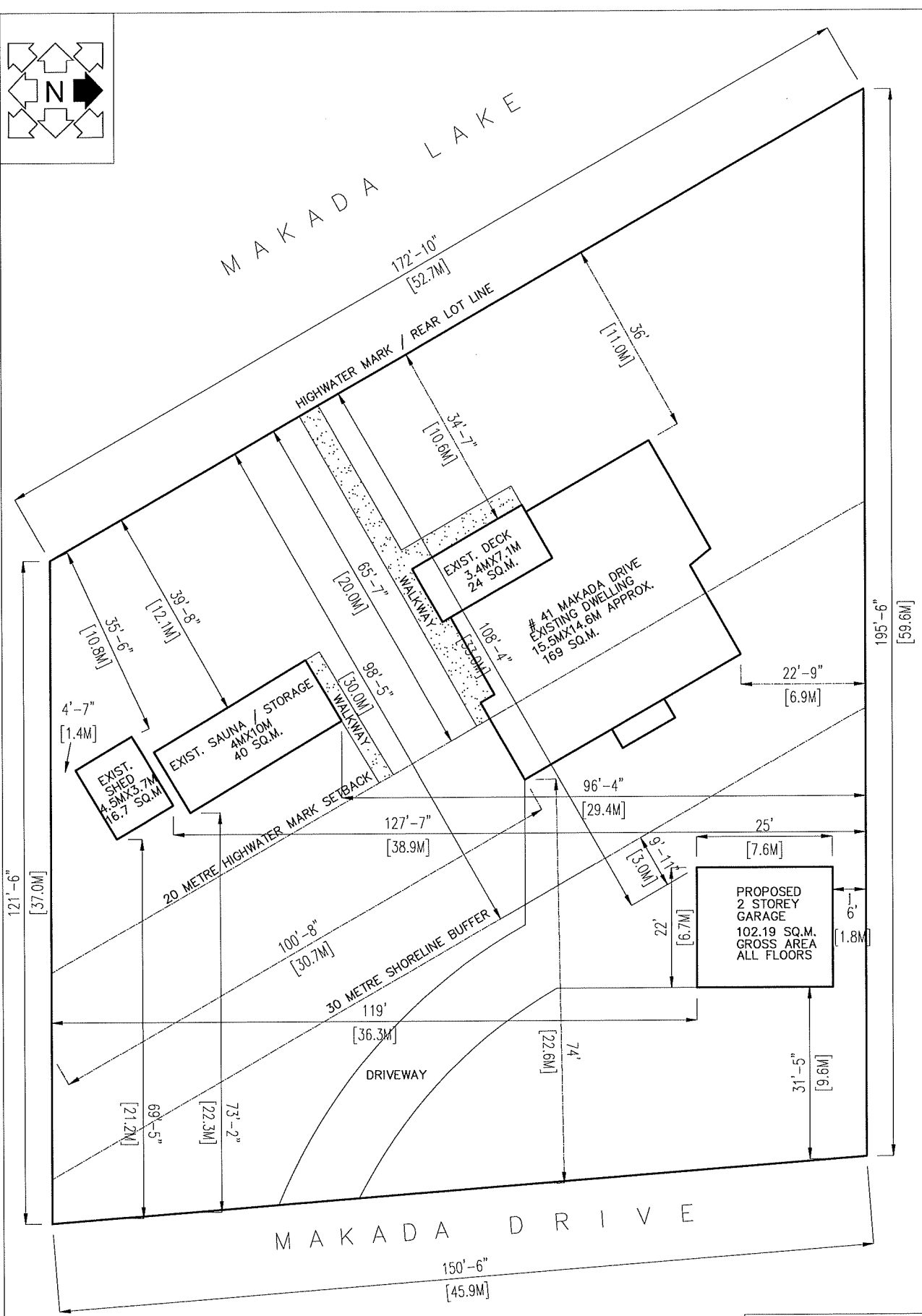
Subject Property being PIN 73374-0008,  
 Parcel 8580 SEC SWS,  
 Lot 19, Plan M-585,  
 Part Lot 5, Concession 2,  
 Township of Waters,  
 41 Makada Drive, Lively,  
 City of Greater Sudbury

Sketch 1, NTS  
 NDCA

PL-MV-2025-00062  
 Date: 2025 05 09



MAKADA LAKE



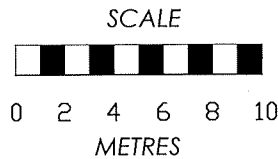
121'-6"  
[37.0M]

195'-6"  
[59.6M]

MAKADA DRIVE

150'-6"  
[45.9M]

20 METRE SHORELINE BUFFER - 1049 SQ. M.  
 PERMITTED CLEARING ALLOWED - 25% (262 SQ. M.)  
 AREA CLEARED OF SHORELINE BUFFER  
 HOUSE - 133 SQ. M. (PERMIT 84-0584)  
 SAUNA - 40 SQ. M.  
 SHED - 16.7 SQ. M.  
 WALKWAYS - 43 SQ. M.  
 TOTAL AREA CLEARED - 233 SQ. M. (22%)



**CR Design**

2 Storey Detached Garage (Legalize Ex. Structures)	REV	DATE
41 Makada Drive, Lively	PCO	
Site Plan	REV	DATE
	03/05/2014	
	10/07/2014	

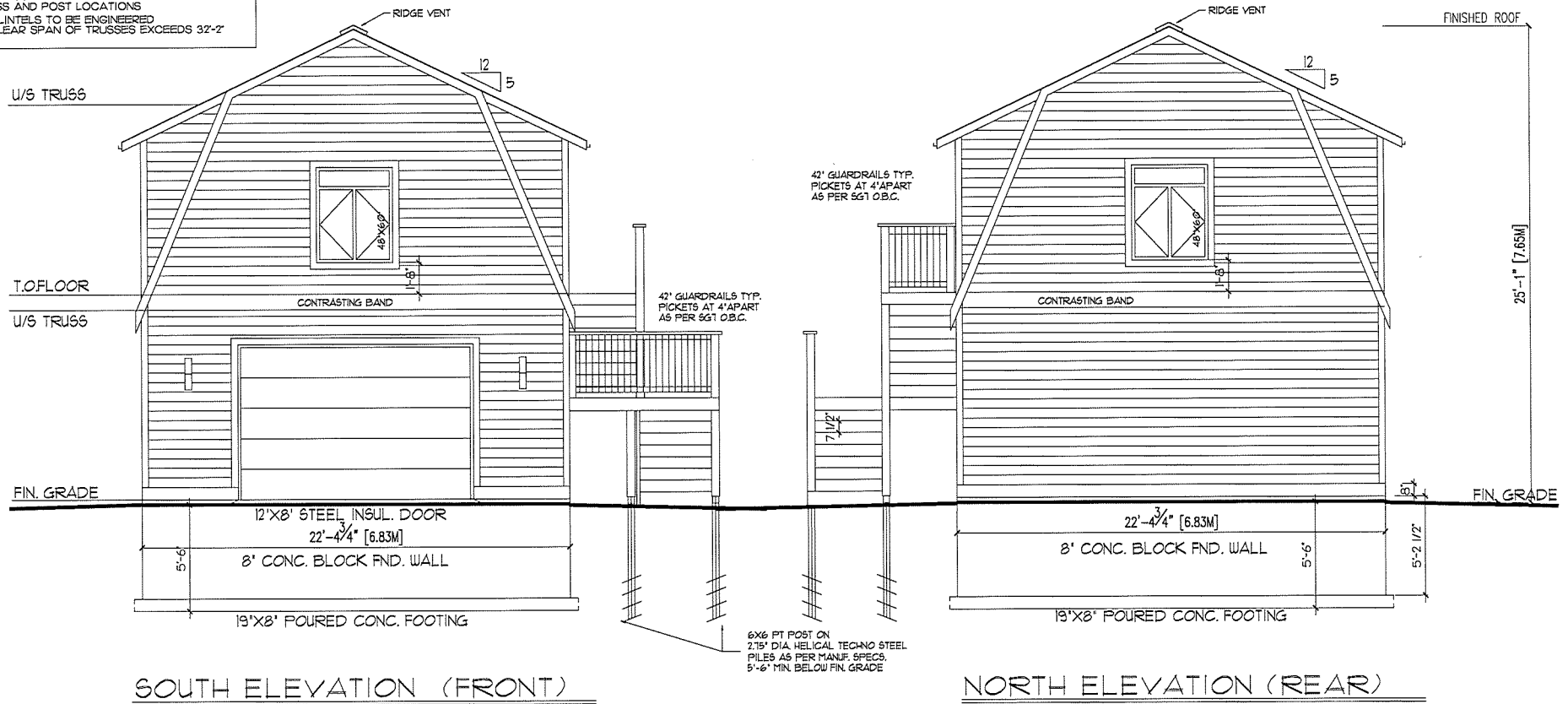
SP1

PL-MV-2025-00062  
Sheet 2

NOTE:  
ALL POINT LOADS FROM GIRDER TRUSSES  
TO EXTEND DOWN TO FOUNDATION  
WALLS AS PER O.B.C. TYP.

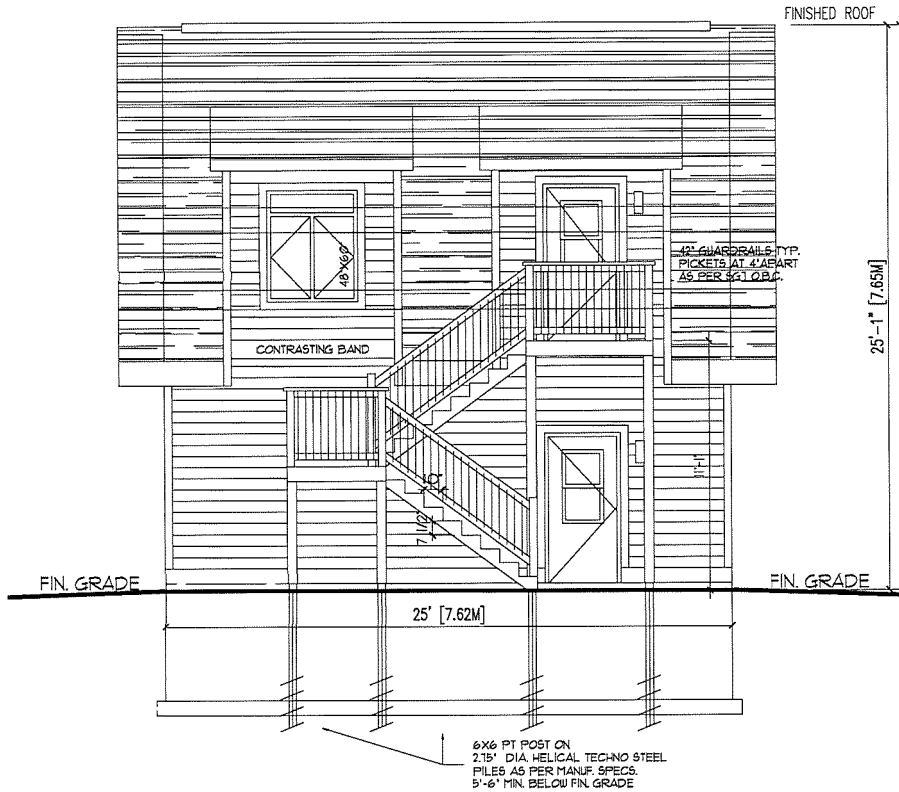
PRE-ENG. LV. LINTELS REQUIRED WHERE GIRDER  
TRUSSES BEAR OVER WINDOWS AND DOORS  
AS PER SHOP DWGS.

NOTE:  
SEE TRUSS SHOP DRAWINGS PROVIDED  
BY TRUSS MANUFACTURER FOR ALL GIRDER  
TRUSS AND POST LOCATIONS  
ALL LINTELS TO BE ENGINEERED  
IF CLEAR SPAN OF TRUSSES EXCEEDS 32'-2"

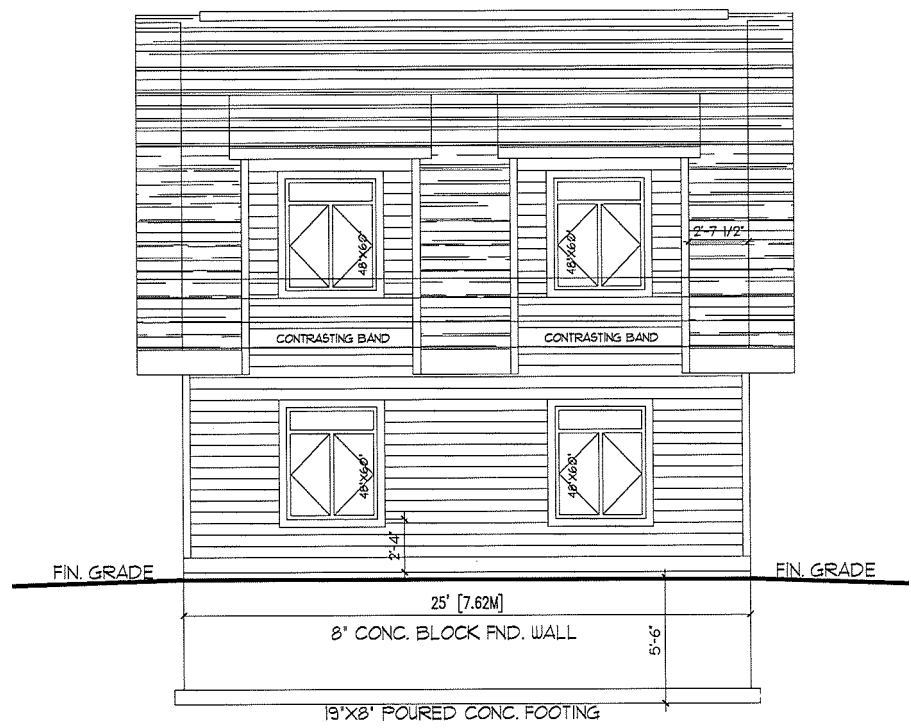


PROJECT	DETACHED GARAGE	DRAWN	RW	SHEET
		CHECKED	RW	PROJECT #
ADDRESS	41 MAKADA DRIVE, LIVELY			DRAWING
TITLE	ELEVATIONS -1		DATE	A1
		SCALE	2025-05-06	
			3/16"=1'-0"	

PL-MV-2025-00062  
Sketch 3



**EAST ELEVATION**  
**STREET SIDE**  
 SCALE - 3/16"=1'-0"



**WEST ELEVATION**  
**LAKE SIDE**  
 SCALE - 3/16"=1'-0"

PROJECT <b>DETACHED GARAGE</b>	DRAWN RW	SHEET <b>A2</b>
	CHECKED RW	
ADDRESS <b>41 MAKADA DRIVE, LIVELY</b>		DRAWING
TITLE <b>ELEVATIONS -2</b>	DATE 2025-05-06	
	SCALE 3/16"=1'-0"	

PL-MV-2025-00062  
 Sketch 4



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

Record #: PL-MV-2025-00007

Revised

### APPLICATION SUMMARY

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**File Date:** 02/06/2025  
**Application Type:** Minor Variance  
**Address(es):** 357 McCharles Lake Road, Naughton P0M 2M0  
**Applicant(s):** PETER EINARSON  
**Owner(s):** PETER EINARSON AND KIMBERLY EINARSON

### 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?**

1962

**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?**

1

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

5

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

No

**How many dwelling units will be legalized?**

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

No

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

**Current Official Plan designation**

Living Area II

**Current Official Plan designation (additional)**

**Current Zoning By-law designation**

RS

**Provide a detailed description of what is being proposed**

Provide a new season dwelling w/ walkout basement & attached garage, and remove the cooking facilities from the existing camp and convert the existing camp into a private cabin.

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

The lot has a small plateau at the top of the property, however it appears to have been filled and unsure of stable ground. The lower area where bedrock is present has a larger flat area for the construction of the new dwelling. After meeting on site with Conservation Sudbury, it was agreed that the location of the proposed dwelling addresses their concern on proximity and elevation of McCharles lake and erosion of the soil

**Is there an eave encroachment?**

No

**Size of eaves**

**Lot Frontage of the property**

101.39

**Lot Depth of the property**

133.76

**Lot Area of the property**

5394.11

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

4

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

1968

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

Cottage - year round since ownership

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

Seasonal dwelling with private cabin

**Existing uses of neighbouring properties**

SFD

**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

Access to the property is also by way of unopened road allowance which accesses McCharles Lake Road

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

unknown

**CONCURRENT APPLICATIONS**

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

No

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

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

No

Indicate application number(s) and application status

## PROPOSED BUILDING/STRUCTURE

Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
New Seasonal Dwelling w/ walkout basement & attached garage	No	203.66	321.17	1	22.35	11.49	8.19	22.76	53.36	3.25	21.32
Covered Deck	No	17.55	17.55	1	5.0	3.51	4.73	23.78	74.08	13.91	28.14
Pergola	No	25.70	25.70	0	10.71	2.40	3.0	20.98	61.75	20.0	19.68

## 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)
Camp	No	88.06	88.06	1	12.18	7.23	3.6	20.65	88.37	2.11	32.11
Tarp shed #1	No	29.61	29.61	1	7.24	4.09	3	64.92	5.37	5.25	32.72
Tarp Shed #2	No	26.73	26.73	1	5.98	4.47	3	52.99	22.22	7.2	31.70
Tarp Shed #3	No	26.34	26.34	1	3.95	6.67	3	37.54	38.72	14.33	27.26
Tarp Shed #4 (to be removed)	Yes	27.92	27.92	1	7.29	3.83	3.81	36.81	27.42	40.82	-3.33

## ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
30M High Water Mark - new seasonal dwelling	30 m	22.76	7.24
Gross Floor Area of Private Cabin (existing dwelling to be repurposed) Part 9, Section, 9.2, Table 9.1	30.0 sq.m	88.06 sq.m	58.06 sq.m
30m High Water Mark - Pergola	30 m	20.98m	9.02m
30m High Water Mark - Covered Deck	30 m	23.78m	6.22 m



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

t:  
e:



centrelinearchitecture.ca

Greater Sudbury Committee of Adjustment

**Project No.: 2024-088**

**357 McCharles Lake Road**

---

### **Response to Comments – Minor Variance Resubmission**

Thank you for the opportunity to resubmit our minor variance application with additional clarification. This revised submission is intended to address the comments provided by various municipal departments and agencies.

We are seeking relief from the 30-metre setback from the high water mark, as outlined in the submitted site plan and application. While the proposed location is ideal for Mr. and Mrs. Einarson from a design and use perspective, there are additional site constraints that significantly influenced the placement of the dwelling:

**1. Soil Conditions at the Rear of the Lot**

Historical site disturbance occurred at the highest point of the property in the 1950s for the construction of the road. The neighbor permitted the use of his land to become a gravel pit, and without permission allowed the contractor the use the Einarson property as a crushing plant location. Refer to photo herein. This was prior to the City of Greater Sudbury's amalgamation, and no municipal records exist. Due to the presence of unknown and potentially unstable non-native fill in this area, relocating the dwelling to the rear would require significant geotechnical investigation, possible remediation, engineered fill, and specialized foundation design—resulting in substantial costs and uncertainty.

**2. Setback Requirements for Septic System**

Even if the soils were deemed stable for a dwelling, placing the house further from the lake would compromise the ability to maintain the required 40-metre setback between the septic system and McCharles Lake, as required under current regulations.

### **Regarding the private cabin**

We are also requesting relief from the maximum permitted size for a private cabin, from 30 m<sup>2</sup> to 88.06 m<sup>2</sup>. This structure will be created by converting the original main cabin, with the removal of kitchen facilities to bring it into compliance with the definition of a private cabin.

---

**Response to Strategic and Environmental Planning Comments**

Planning staff noted the absence of a clear rationale for why the 30-metre high water mark setback cannot be maintained, and referenced Policy 3 of Section 8.4.1 of the City's Official Plan. This policy allows consideration of a reduced setback in specific cases, including:

- (b) Where terrain or soil conditions make other locations on the lot less suitable.

We respectfully submit that the constraints outlined in points 1 and 2 above directly support rationale (b). The presence of unsuitable fill and the inability to meet the required septic setback elsewhere on the property demonstrate that the proposed location is the most appropriate and technically feasible.

---

**Response to Conservation Sudbury Comments**

We understand that Conservation Sudbury considers it premature to support development until a safe building envelope is confirmed. To address this, we have initiated discussions with their office and submitted a permit application, which is currently under review.

To support this application and proactively address slope stability and structural concerns, the following mitigation measures are proposed and will be incorporated into the design:

**1. Foundation Depth**

The bottom of footings will be lowered to meet or exceed a 15-metre setback from the water's edge, with a minimum slope stability ratio of 3H:1V.

**2. Reinforced Foundation Wall**

The foundation wall nearest the lake, supporting the garage and front entrance, will be reinforced to withstand potential soil erosion (see attached detail).

**3. Frost Protection**

Perimeter insulation will be installed around the reinforced foundation wall to maintain frost protection under worst-case soil erosion scenarios (see attached detail).

**4. Engineering Review**

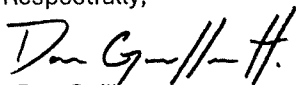
All structural and geotechnical elements listed above will be designed and stamped by qualified professionals for both building permit and Section 28 approval.

**5. Ongoing Coordination**

We acknowledge that additional design refinements may be required during the formal Section 28 review, and we are committed to working with Conservation Sudbury to meet all requirements for permit issuance.

Thank you once again, for the opportunity to provide a proposal for your project.

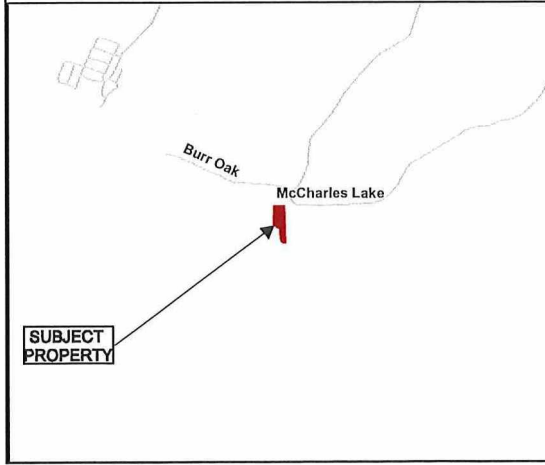
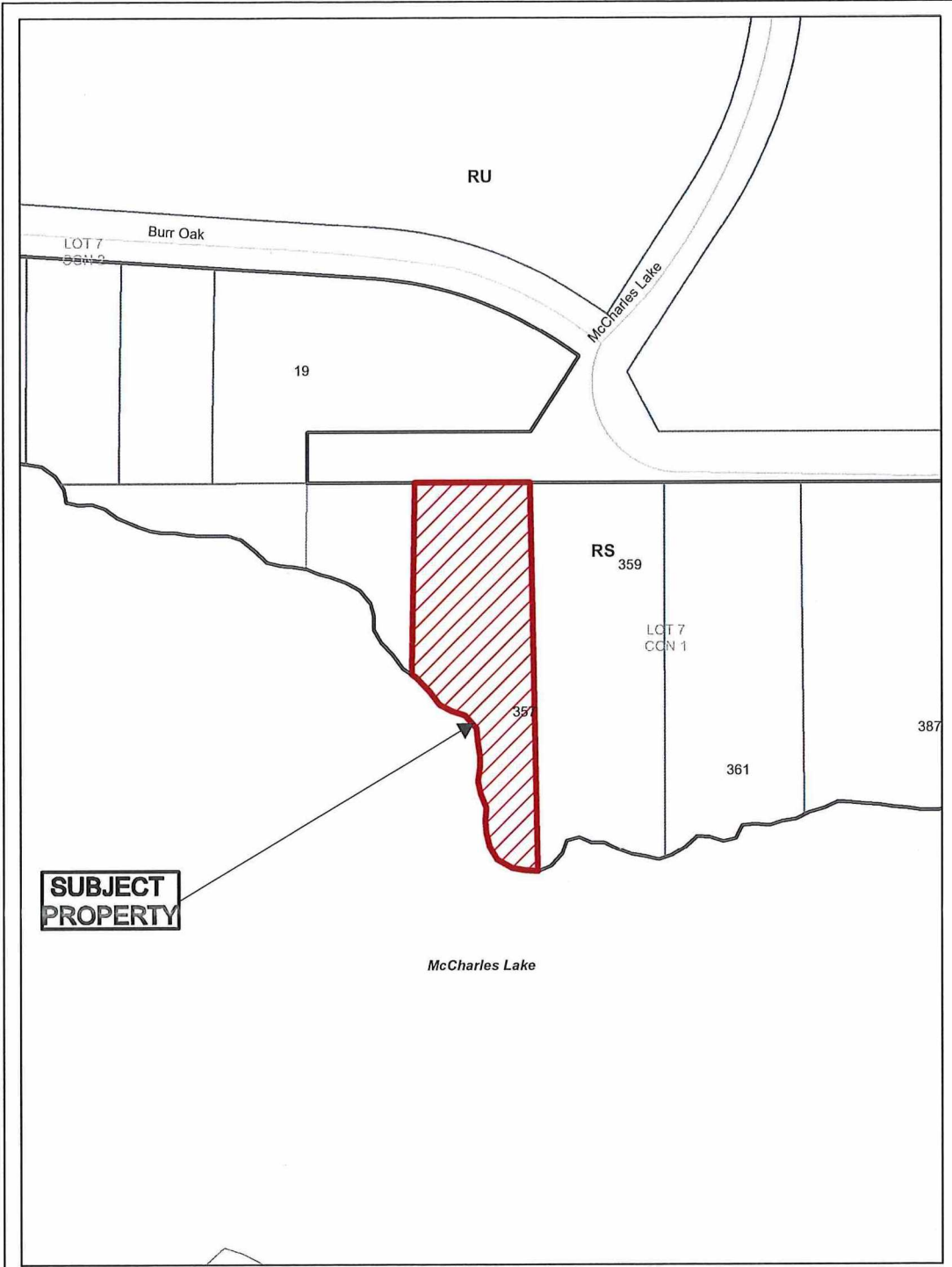
Respectfully,



Dan Guillemette  
Founding Partner | Senior Technologist



CC:

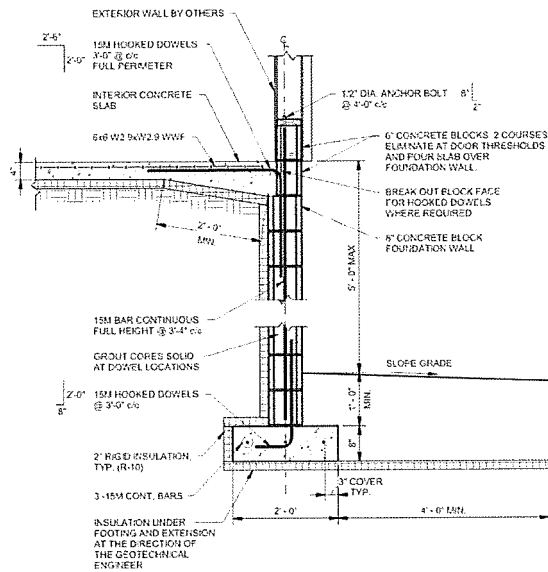


**Application for Minor  
Variance or Permission** 

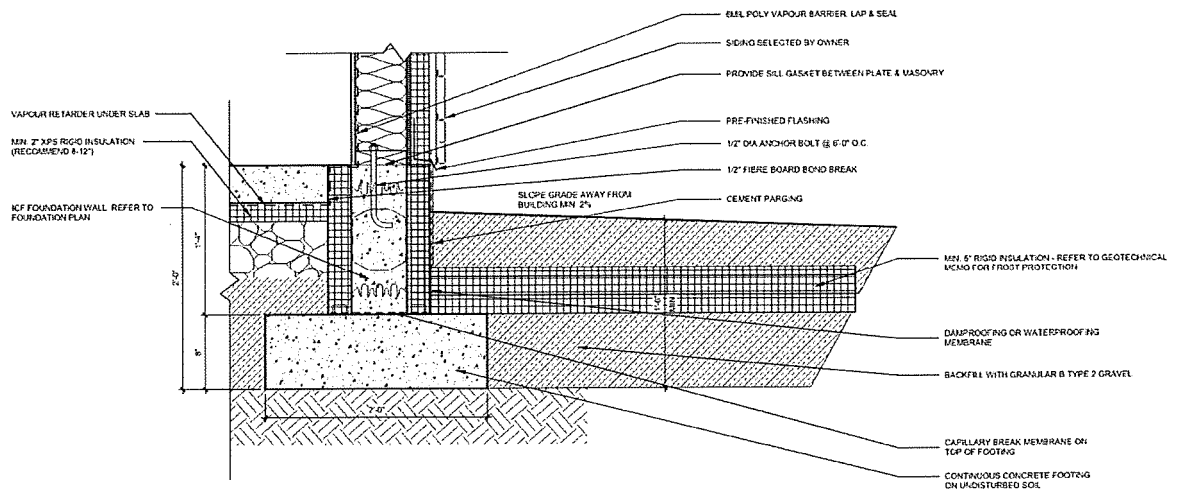
Subject Property being PIN 73380-0072,  
Parcel 12242 SEC SWS,  
Summer Resort Lot 9, Plan M-223,  
Lot 7, Concession 1,  
Township of Graham,  
357 McCharles Lake Road, Naughton,  
City of Greater Sudbury

Sketch 1, NTS PL-MV-2025-00007  
NDCA Date: 2025 03 25

Reinforced Foundation Detail – SAMPLE ONLY



Shallow Footing Detail - SAMPLE ONLY



Site Photos





**CENTRELINE ARCHITECTURE**  
165 Eglw. Street, Suite 201  
Sudbury, ON N3C 2N3  
centrelinesarchitecture.ca

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**PROJECT STATUS**  
FOR MINOR VARIANCE  
RESUBMISSION

**ISSUED DATE**  
MAY 9, 2025

**CLIENT**  
ENARSON

**PROJECT**  
NEW HOUSE

357 McCharles Lake Rd, Sudbury, ON  
**PROJECT NUMBER**  
Project No. 2024-088

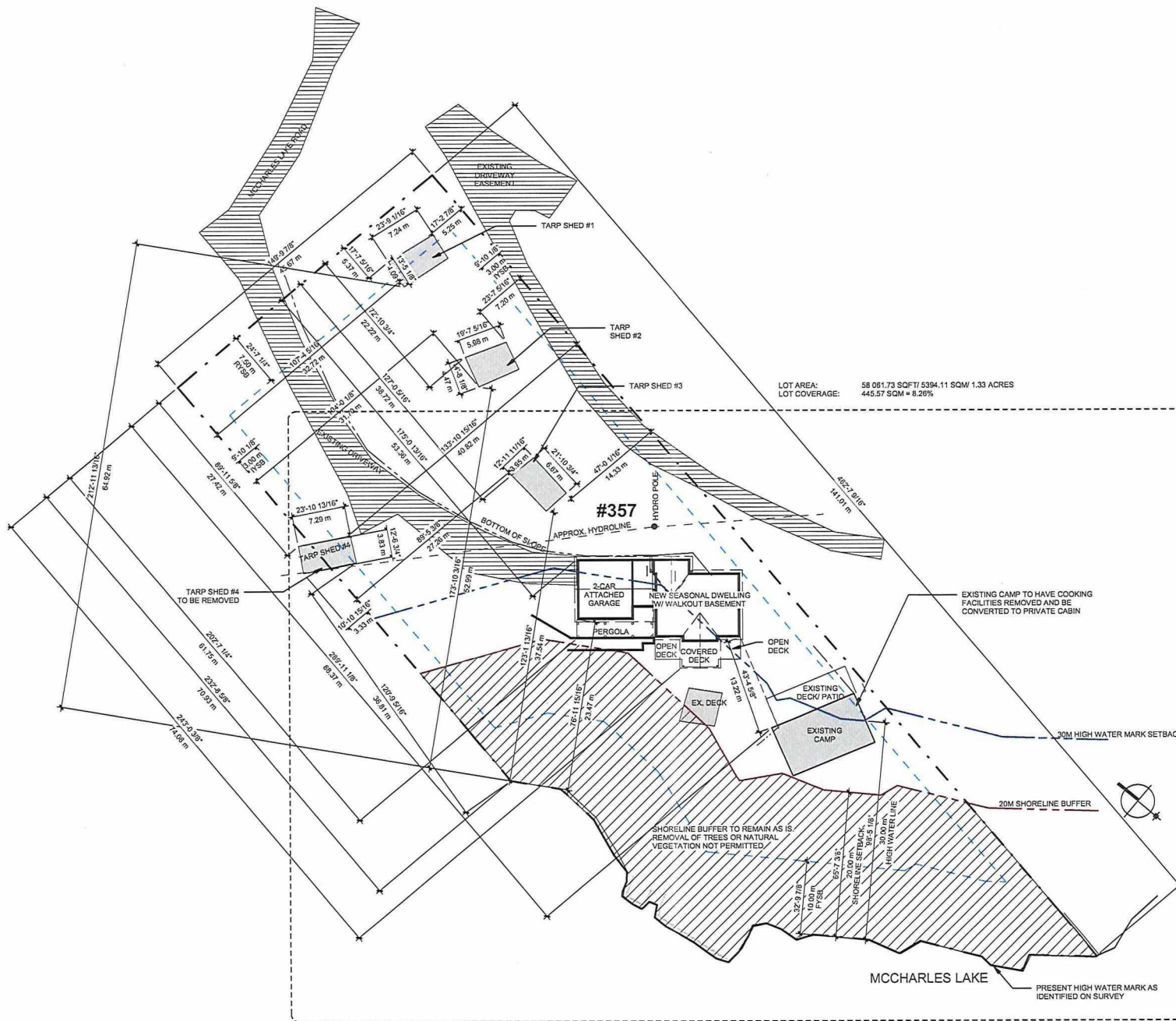
**DRAWN BY / CHECKED BY**  
MAS / DEG

**SCALE**  
1" = 30'-0"

**CONTENTS**  
OVERALL SITE PLAN

**SHEET NUMBER**

MV-1.1







CENTRELINE ARCHITECTURE  
155 Eglon Street, Suite 201  
Sudbury, ON, P1C 2N5  
cent@centreline.ca

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PROJECT STATUS  
FOR MINOR VARIANCE  
RESUBMISSION

ISSUED DATE  
MAY 9, 2025

CLIENT  
ENARSON

PROJECT  
NEW HOUSE

357 McCharles Lake Rd, Sudbury, ON

PROJECT NUMBER  
Project No. 2024-088

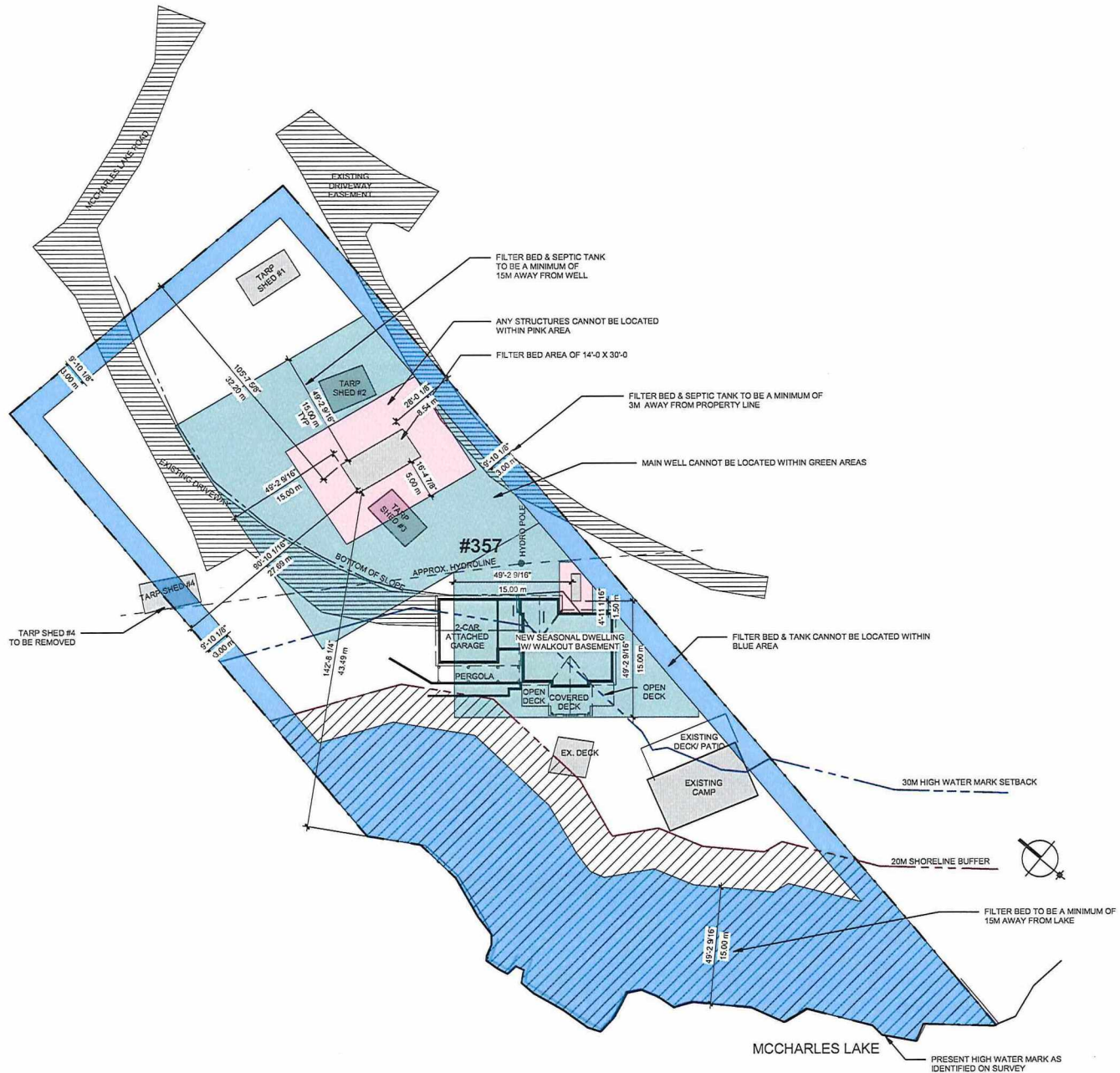
DRAWN BY / CHECKED BY  
MAS / DEG

SCALE  
1" = 30'-0"

CONTENTS  
SITE PLAN

SHEET NUMBER

MV-1.3





CENTRELINE ARCHITECTURE  
112 Edge Court, Suite 201  
Sudbury, ON, P3E 3M0  
centrelinearchitecture.ca

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PROJECT STATUS  
FOR MINOR VARIANCE  
RESUBMISSION

ISSUED DATE  
MAY 9, 2025

CLIENT  
ENARSON

PROJECT  
NEW HOUSE

357 McCharles Lake Rd, Sudbury, ON

PROJECT NUMBER  
Project No. 2024-088

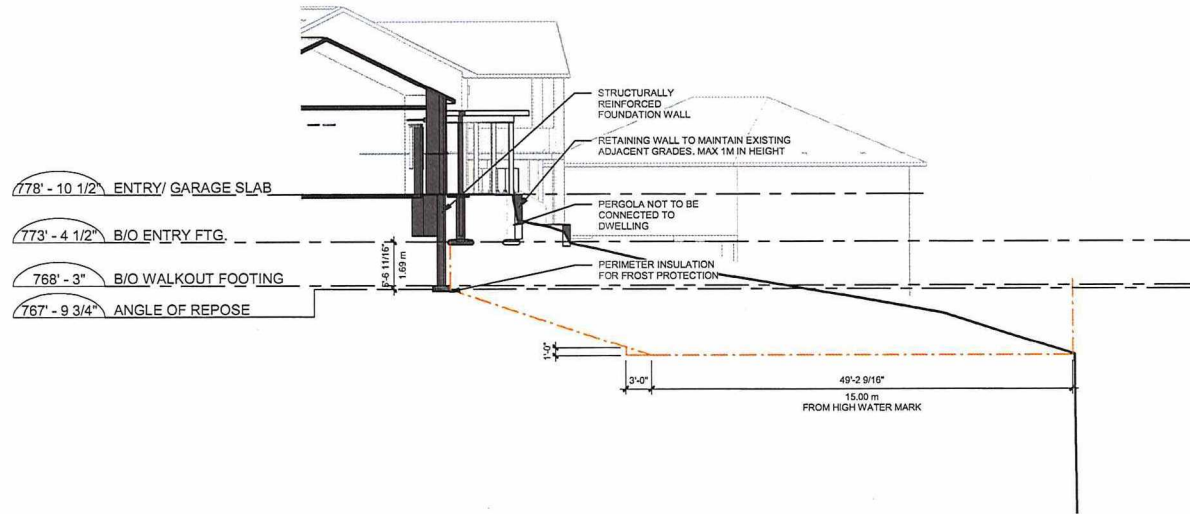
DRAWN BY / CHECKED BY  
DEG / DEG

SCALE  
1" = 10'-0"

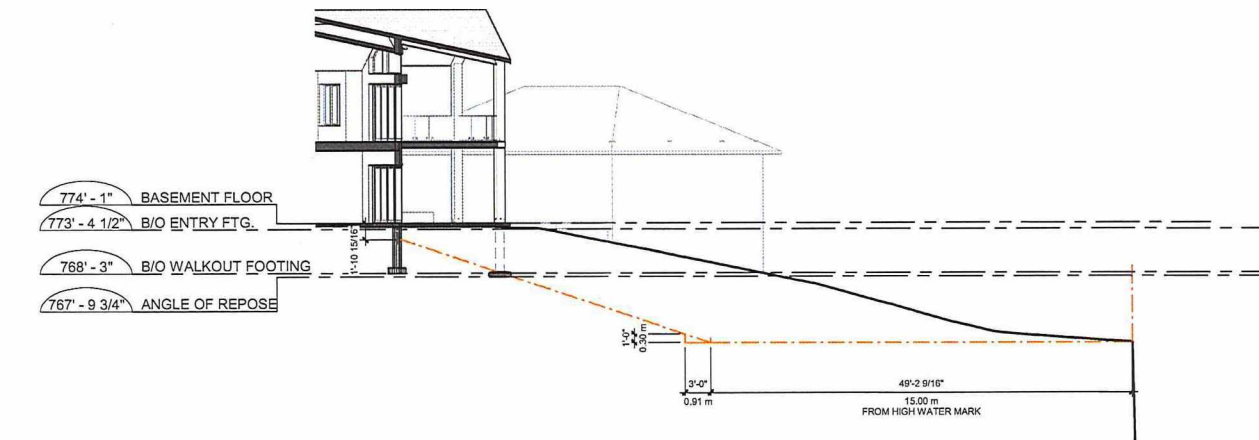
CONTENTS  
SITE SECTION

SHEET NUMBER

MV-1.4



SITE SECTION 1  
1" = 10'-0" A1-1



SITE SECTION 2  
1" = 10'-0" A1-1

PL-MV-2025-00007 Sketch 7





REVISIONS

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PROJECT STATUS

FOR MINOR VARIANCE  
RESUBMISSION

ISSUED DATE

MAY 3, 2025

CLIENT

EINARSON

PROJECT

NEW HOUSE

357 McCharles Lake Rd, Sudbury, ON

PROJECT NUMBER

Project No. 2024-088

DRAWN BY / CHECKED BY

DEG / DEG

SCALE

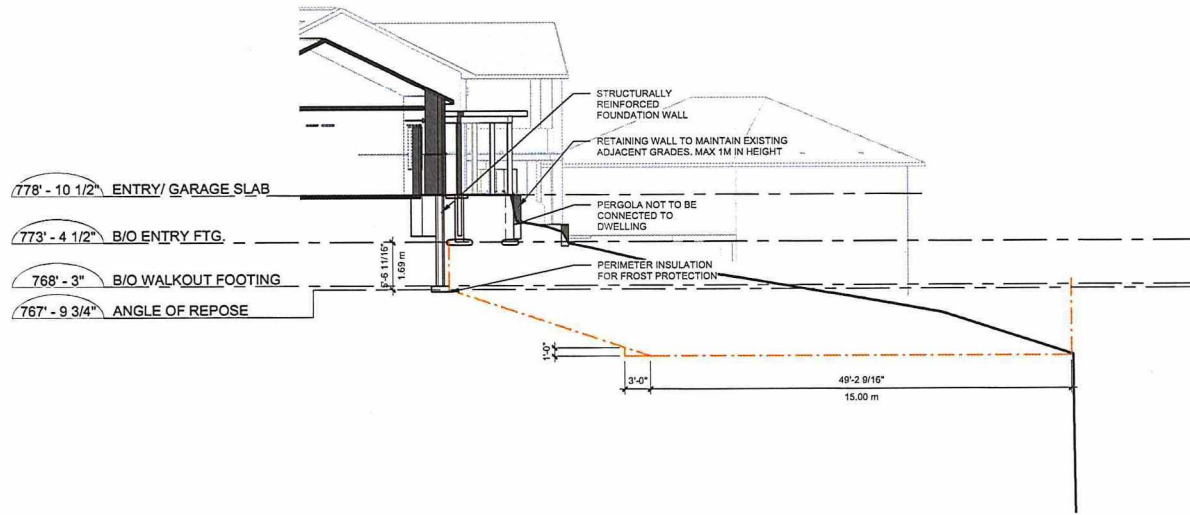
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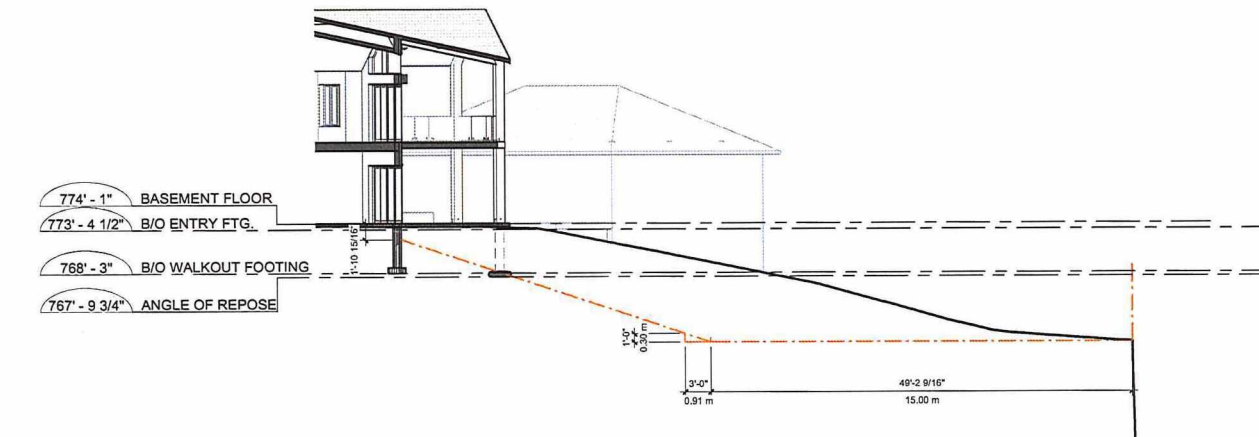
SITE SECTION

SHEET NUMBER

MV-1.4



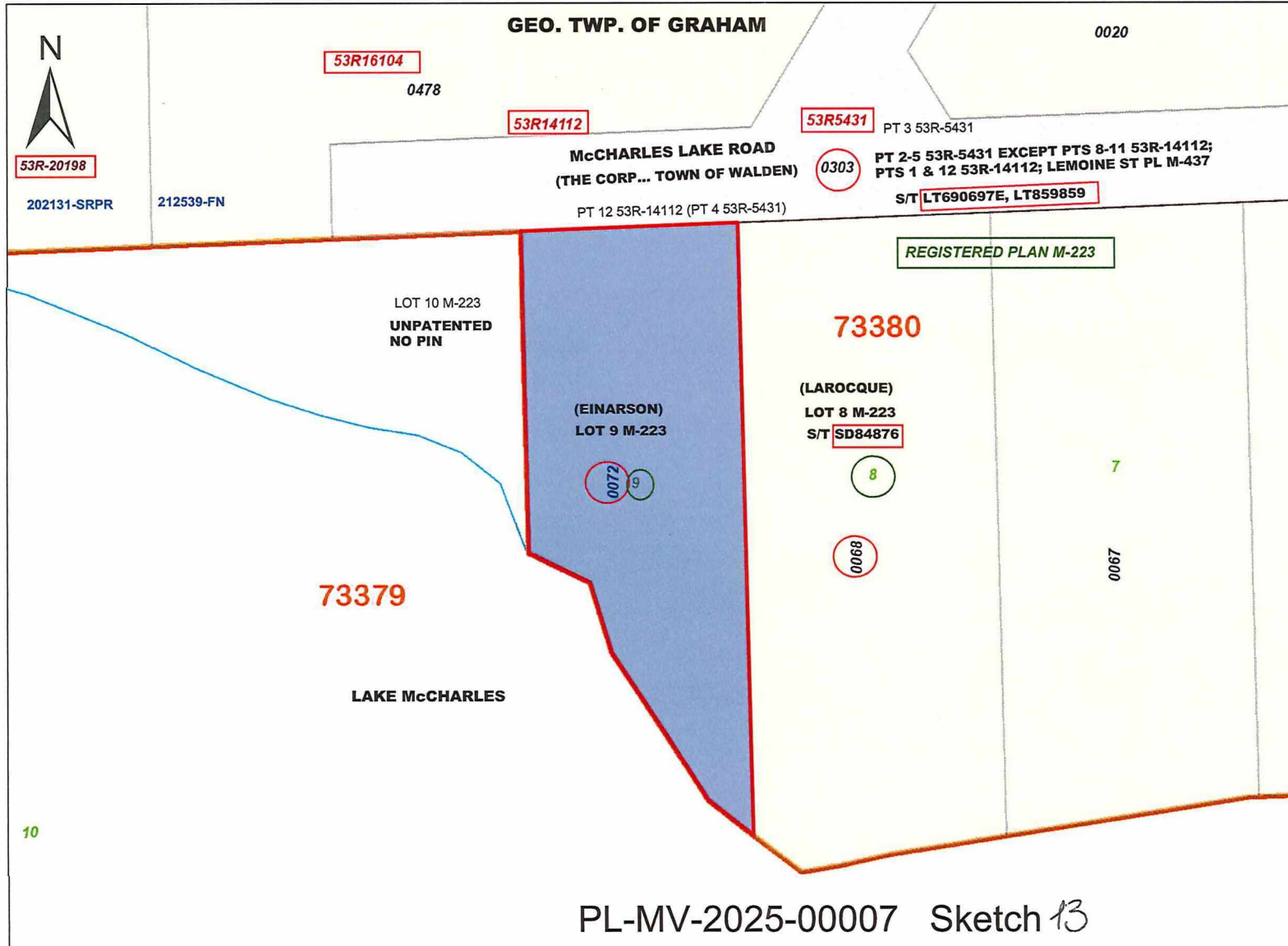
SITE SECTION 1  
1" = 10'-0" A1-1



SITE SECTION 2  
1" = 10'-0" A1-1







**233292-100**

**ServiceOntario**

PRINTED ON 10 JAN, 2024 AT 10:05:17  
FOR JILL1234

**SCALE**

0 8 16 24 32 40 48 meters

**PROPERTY INDEX MAP**  
SUDBURY(No. 53)

**LEGEND**

FREEHOLD PROPERTY		
LEASEHOLD PROPERTY		
LIMITED INTEREST PROPERTY		
CONDOMINIUM PROPERTY		
RETIRED PIN (MAP UPDATE PENDING)		
PROPERTY NUMBER		0449
BLOCK NUMBER		08050
GEOGRAPHIC FABRIC		
EASEMENT		

**THIS IS NOT A PLAN OF SURVEY**

**NOTES**

REVIEW THE TITLE RECORDS FOR COMPLETE  
PROPERTY INFORMATION AS THIS MAP MAY  
NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND  
DOCUMENTS RECORDED IN THE LAND  
REGISTRATION SYSTEM AND HAS BEEN PREPARED  
FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE  
RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT  
REFERENCE PLANS ARE NOT ILLUSTRATED

Ontario

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

Record #: PL-MV-2025-00017

Revised

### APPLICATION SUMMARY

---

**File Date:** 02/25/2025

**Application Type:** Minor Variance

**Address(es):** 1258 Paquette Street, Sudbury P3A 3Y2

**Applicant(s):** SIMON DUBE

**Owner(s):** SIMON DUBE

### 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?  
Dec 2, 2022

Are you the registered owner or an authorized agent?  
Registered Owner

What is the number of dwelling units on the property?  
2

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

What is the number of existing buildings/structures on the property?  
2

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

How many dwelling units will be legalized?

Is this property located within an area subject to the Greater Sudbury Source Protection Plan?  
No

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

**Current Official Plan designation**  
Living Area 1

**Current Official Plan designation (additional)**

**Current Zoning By-law designation**  
R2-2

**Provide a detailed description of what is being proposed**  
Permit second driveway with 6.1m each in width

**Provide a detailed reason why the proposal cannot comply with the Zoning By-law**  
To my knowledge the driveways have existed since the building has been built and would like to provide more parking space for the occupants.

**Is there an eave encroachment?**  
No

**Size of eaves**

**Lot Frontage of the property**  
15.2

**Lot Depth of the property**  
45.7

**Lot Area of the property**  
685.5

**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**  
Semi-D 1952  
Shed ~1967

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

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

**Existing uses of neighbouring properties**  
Residential

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

PL-MV-2025-00017

**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-2029-00017

## 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)
----------------------	------------------	---------------------------------	--------------------------------	----------------------------	--------------------	---------------------	---------------------	---------------------------------	--------------------------------	--------------------------------	--------------------------------------

## 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)
SEmMi-D	No	77	231	2	8.29	9.27	7.62	7.59	29.82	3.01	2.96
Shed	No	7.4	7.4	1	2.44	3.05	2	35.4	7.29	6.6	6.16

## ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Landscaped area 4.15.2	50%	19.74% (existing 39.37%)	30.26%
Parking in required front yard 5.4.2. d)	6.3m	12.2m	5.9m
	-maximum of 50% of the width of the minimum lot frontage or maximum driveway width (6.3m)		

APPLICATION PL-MV-2025-00017

This application is for the city council to consider allowing this variance to widen the two existing driveways and add a parking spot for both units of the semi-detached building located at 1258-1260 Paquette St. This reduces the front landscaped open space from the required 50% down to 20%, keep in mind that the backyard is fully landscaped with grass allowing families with children to enjoy the privacy of their backyard.

We have received the following comments from the Development Approvals department of the City of Sudbury.

*“The intent of minimum landscaped areas and parking areas in the front yard is to maintain residential character. Staff are not supportive of the reduction of landscaped open space and increase in parking area in the front yard as it would alter the residential character of the neighborhood. ”*

We appreciate the importance of maintaining the residential character of the neighboring and would like to respect the residential character as much as possible. That is why we have maintained as much grass as possible in the front yard to accommodate the extra parking with neat delimitations of the grass as well as maintain a fully landscaped (grassed) backyard so children can safely play in the backyard away from the road and its traffic. We strongly believe that this is the best fit as “residential character” for a family. We believe that a nice backyard where a family can sit, play, cook, eat, relax, etc offers the best quiet, safe and private experience! Being parents ourselves, we find this to be a critical aspect when considering where we would live and as landlords, this same aspect is dear to our hearts to attract families to our buildings as much as possible. Currently, 2 families occupy this property, each having 3 kids of their own.

We would like to bring a couple of points for your consideration to our application:

Firstly, we would like to state that the affected property is situated on the eastern side of Paquette Street roughly halfway between Voyageur st and Lamothe st. On this span of Paquette st, there are a total of 32 properties (16 on each side. Of these 32 properties, 19 are single family dwellings (SFD) and the other 13 being multi-unit dwellings (MUD) (40%). (12 SFD & 4 MUD on the western side and 7 SFD & 9 MUD on the eastern side). This clearly shows that this existing neighborhood has a higher density of population in comparison to a street where there would only be single-family dwellings. (Please note that this will also result in a higher volume of vehicles to accommodate in the same space as well).

Secondly, we have compiled a list of properties on this stretch of Paquette st where the landscaped open space (LOS) of the front yard has significantly been reduced already; lower than the required 50% (in both SFDs and MUDs), to accommodate for additional parking spaces. To clarify, only properties where additional parking was added in the front yard qualified for this list. There were quite a few; 7 in total (which equates to 22% of dwellings having less than 50% LOS on this span of Paquette st). Please see the pictures below highlighting these properties with a brief description. (Please note that the LOS is approximative). Additionally, a map of the street showing the proximity of each property in relation to the property for which this application pertains. We’ve also added a couple properties on Voyageur st (not counted in the list) as they are fairly close to our property to which this application pertains.

1269 Paquette st, MUD, LOS 20% :



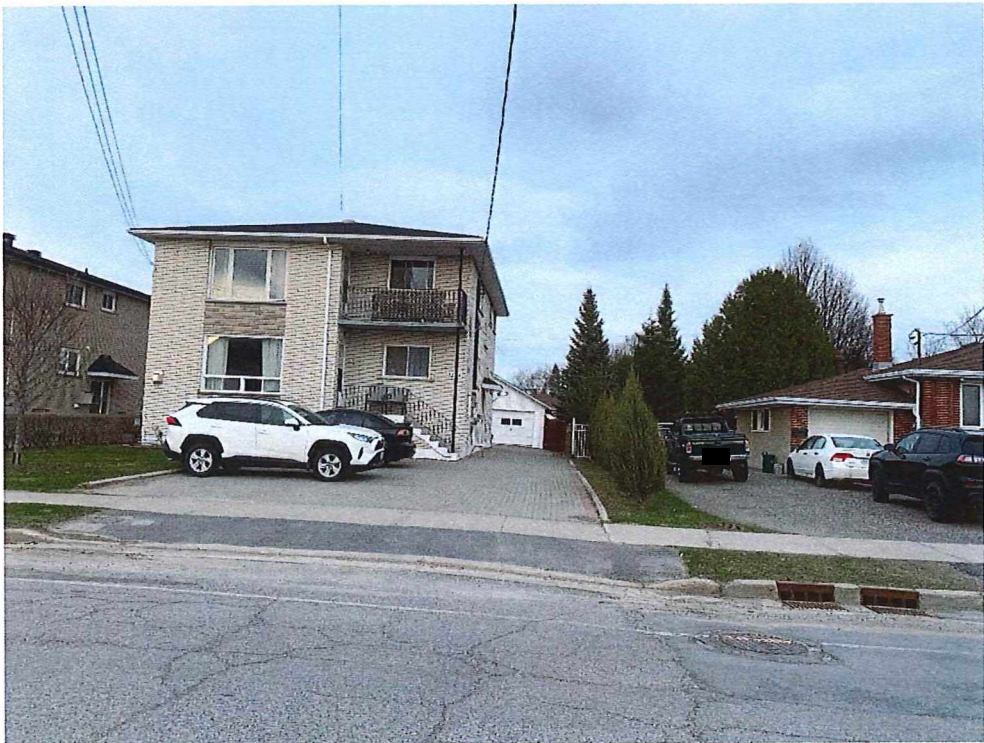
1282 Paquette st, MUD, LOS 5%:



1275 Paquette st, MUD, LOS10%:



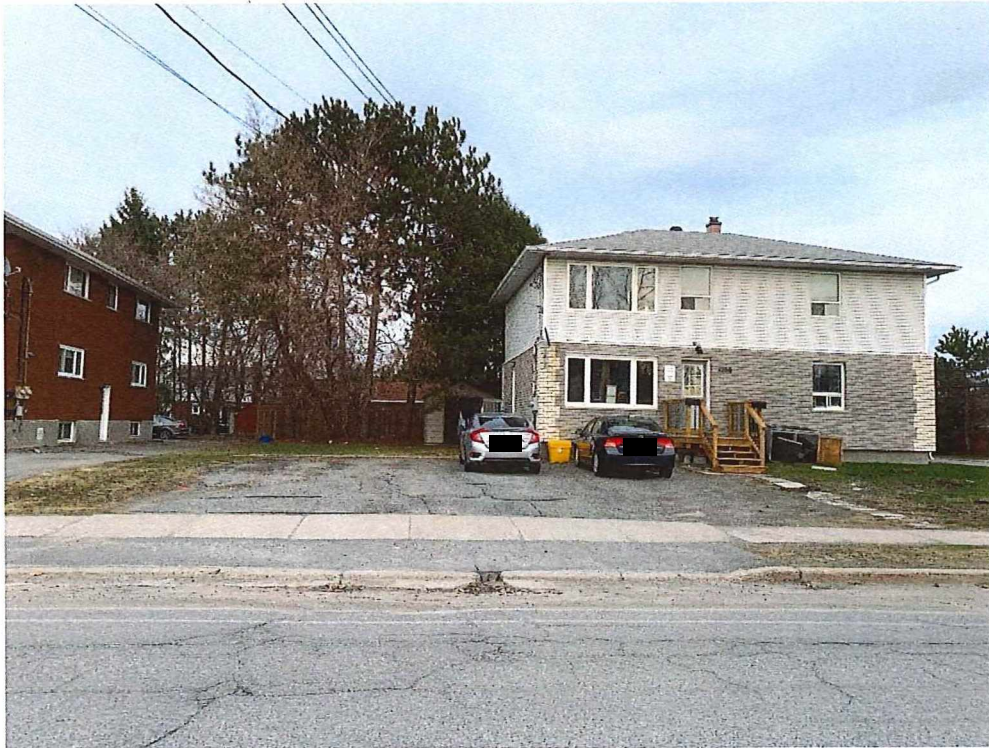
1234 Paquette st, MUD, LOS 25%:



1262 Paquette st, MUD, LOS 25%



1200 Paquette st, MUD, LOS 35%

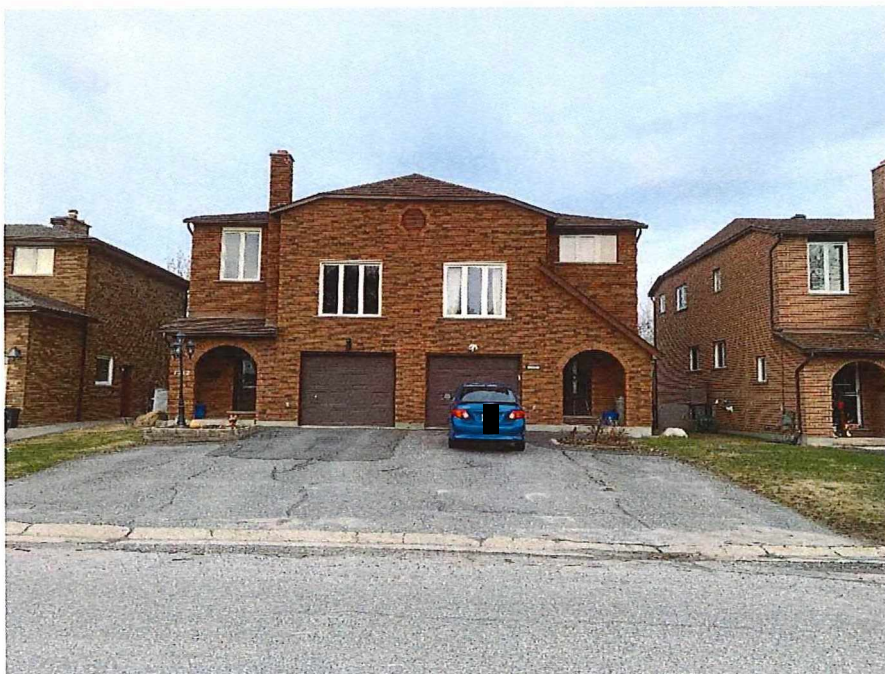


1226 Paquette st, SFD, LOS of 45%:

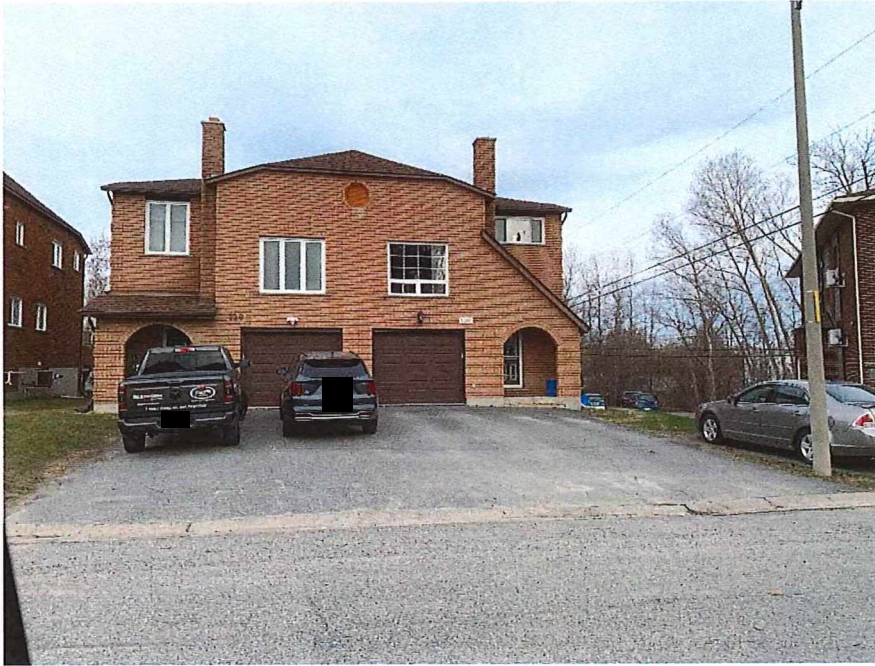


There are also semi-detached dwellings on Voyageur st (accessed through Paquette st) that have also reduced their LOS in exchange for additional parking:

1212-1210 Voyageur st, MUD, LOS 5%



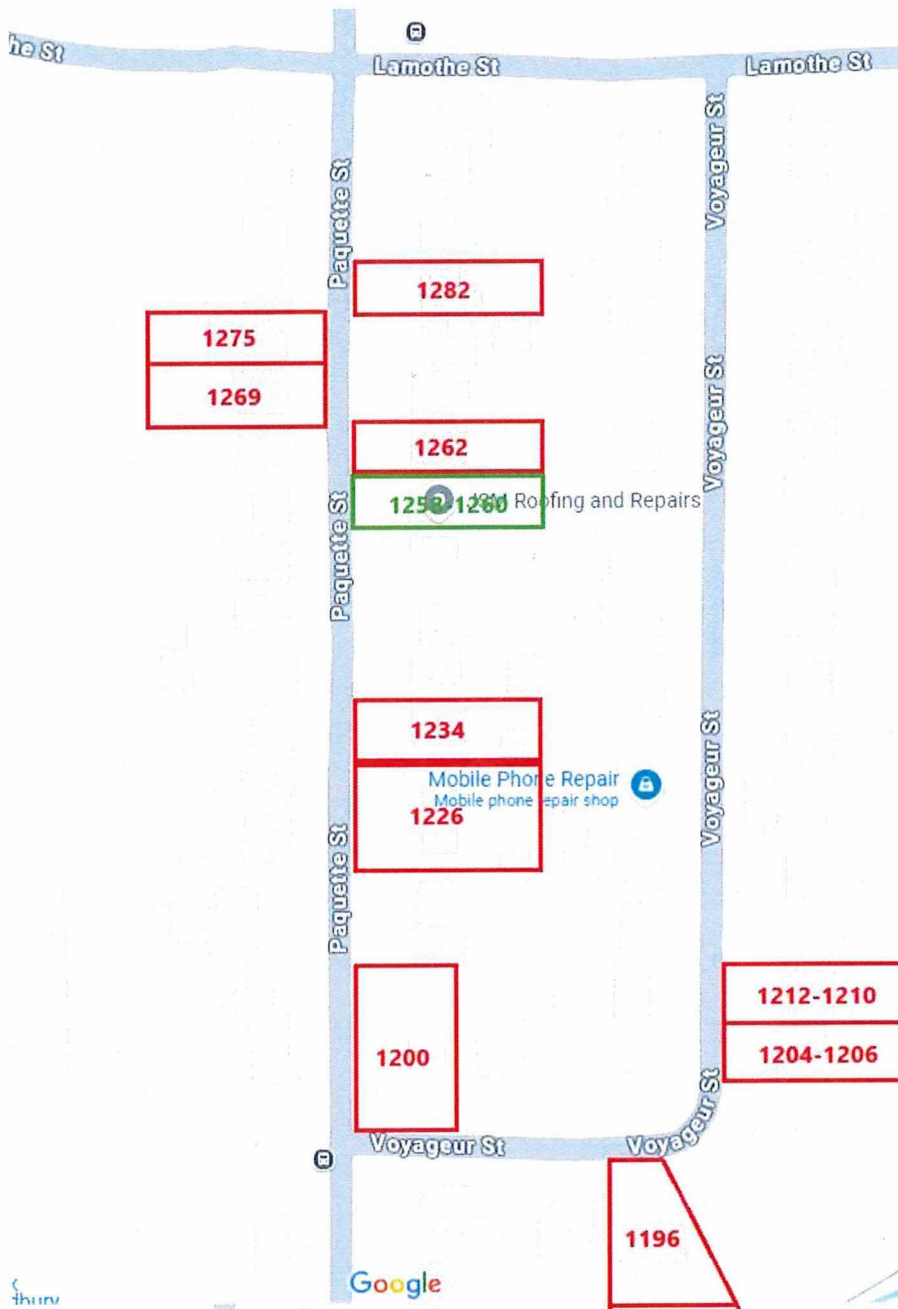
1206-1204 Voyageur st, MUD, LOS 5% with one car parking on grass between 2 light posts



As well as 1196 Voyageur st, MUD, LOS 25%:



Below is a map showing each properties mentioned above (in red) in relation to the property for which this application concerns (in green)



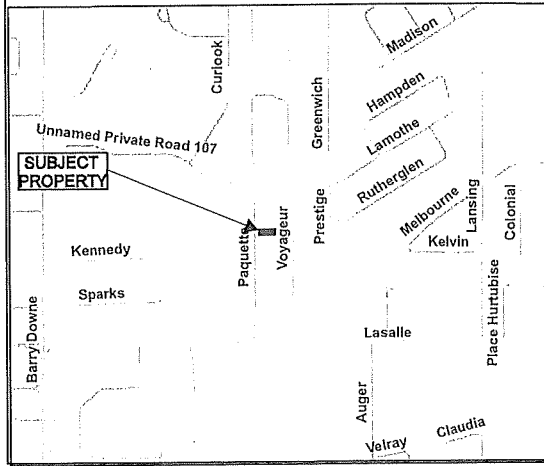
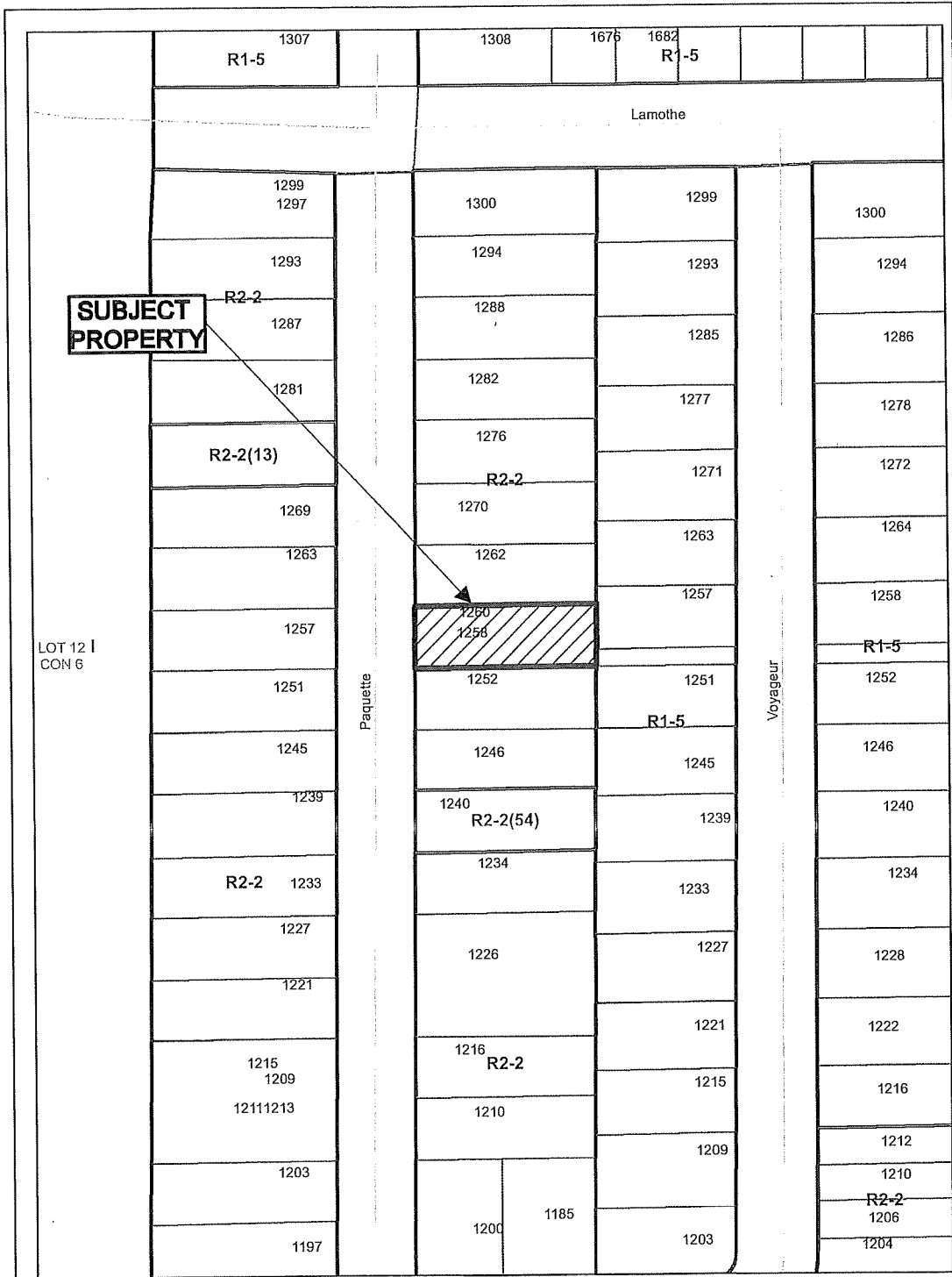
This is meant to show that the “Residential character” of this part of Paquette st, as well as this part of the neighborhood in general, already include a higher volume of parking spots located in the front yard area with reduced required landscaped open area (lower than the required 50%). We consider that our request does not significantly change the character of this neighborhood nor is it more extensive than what other property owners in the vicinity have already done to their own properties as well. We believe

that this application is in line with what is already considered a common and “accepted” practice by the neighborhood.

Thirdly, we would like to bring to your attention the fact that, at every level; federal, provincial and municipal, the government is trying to increase the amount of housing as well as densify the population to accommodate the growth in our population. We believe that Greater Sudbury is pursuing the same goal with aspirations to grow its population to over 200k inhabitants with emphasis on attracting families to our beautiful northern city. However, to accommodate an increase in housing density, it is imperative that the number of parking spaces be increased to accommodate the extra vehicles where possible.

Finally, we would like to add that approving this request will also increase the level of safety. As you might know, there is a considerable amount of traffic on Paquette st; Paquette st is a main artery leading to Lasalle secondary school as well as Cambrian college, so a high volume of city buses and school buses are travelling up and down Paquette st as it is. This request, if approved, would allow for 2 vehicles to be parked without blocking each other in. If refused the vehicles (2 or 3) would be parked one behind the other. The resident who needs the car that is blocked in would have to back the first car up and park it on the side of the road, jump in the second car and back that one up and park it on the side of the road (and again if a third car was blocking it in as well). At this point, there would 2-3 vehicles parked on the side of the road, they would then have to jump back in the first car, move it back in the driveway, (and a second time if there were 2 vehicles) and finally get in their car to get to their destination. This means a lot of vehicles moving in and out of the driveway into the busy street. Not to mention the vehicles temporarily being parked on the side of the road which would hinder the flow of traffic on Paquette st. This effect would be considerably compounded in the winter with high snowbanks or during a snowstorm!

In conclusion, we believe this request does not negatively affect the current residential character and is in line with the existing character of this neighborhood. Keep in mind that this application still retains 20% of the front yard for open landscaped area (grass), increases safety as well as retains a fully landscape backyard where family and children can safely play away from the busy Paquette Street which, again, we feel is a greater benefit to the aspect of a residential neighborhood character.



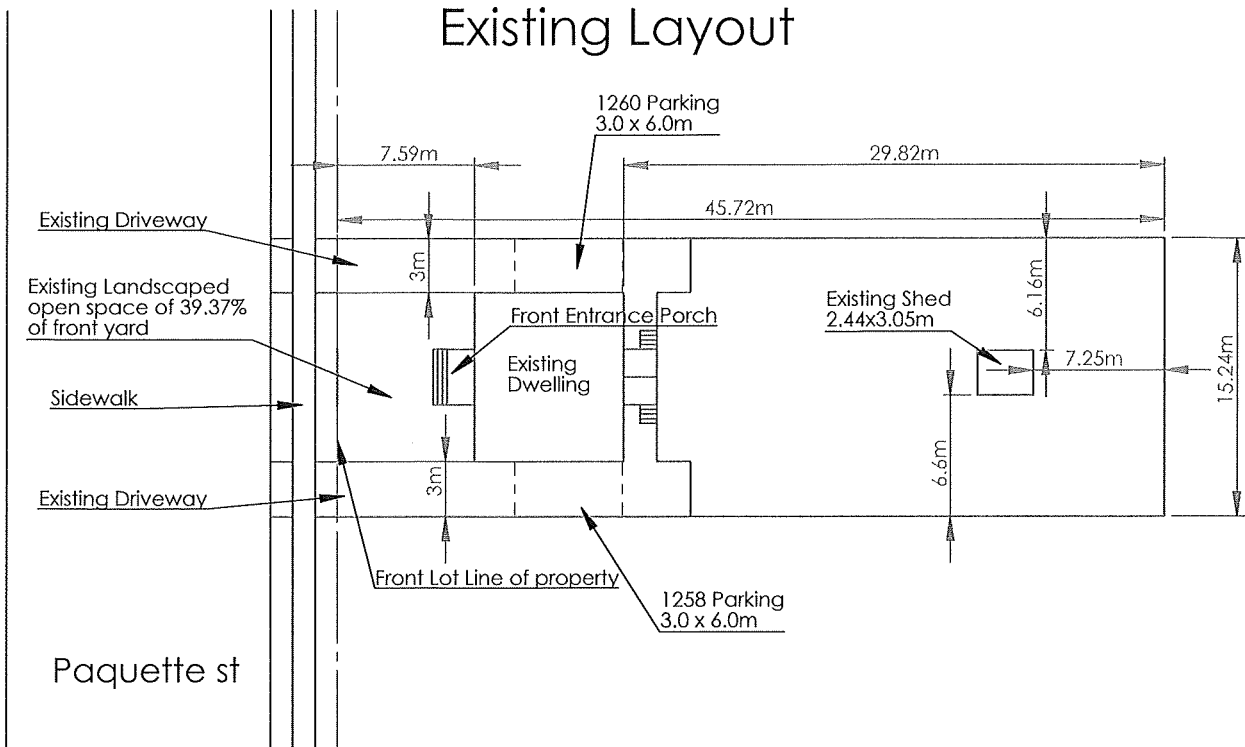
**Application for Minor Variance or Permission**

Subject Property being PIN 73567-0271, Parcel 22140 SEC SES SRO, South half of Lot 16, Plan M-287, Part Lot 12, Concession 6, Township of Neelon, 1258 Paquette Street, Sudbury, City of Greater Sudbury

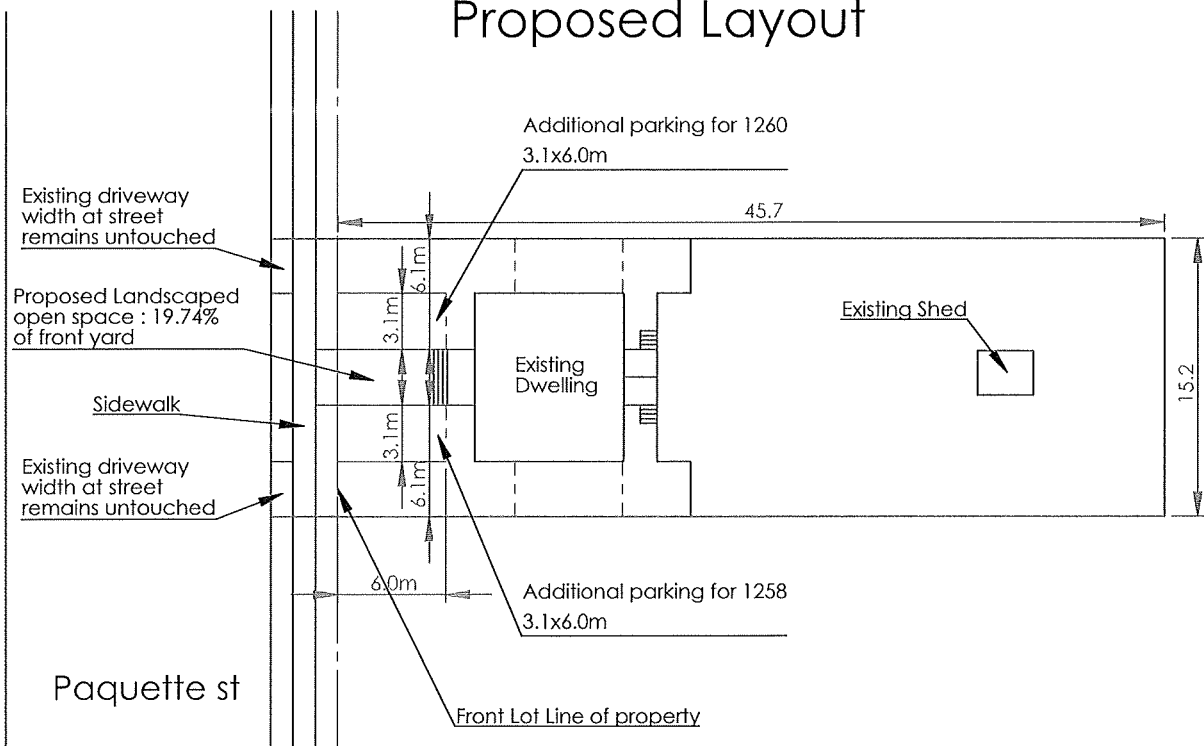
Sketch 1, NTS  
NDCA

PL-MV-2025-00017  
Date: 2025 03 13

# Existing Layout



# Proposed Layout



1258-1260 Paquette st  
Proposed new parking areas

SCALE: 1:400

Units: meters