APPLICATIONS FOR MINOR VARIANCE

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

November 12, 2026

PUBLIC HEARINGS

PL-MV-2026-00006 **KRIS FERGUSON**
PAUL FERGUSON

Ward: 9

PIN 73474-0071, Parcel 31316 SEC SES, Part Lot 10, Concession 6, as in LT219842, except Part 3, Plan 53R-7823, Township of Broder, 2423 / 2425 Hannah Lake Road, Sudbury [By-law 2010-100Z, RS]

For relief from Part 4, Section 4.41, subsection 4.41.2 a) of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, to permit an existing detached covered entry on the existing single detached dwelling providing a high water mark setback of 23.1m, where no person shall erect any residential building or other accessory structure closer than 30.0m to the high water mark of a lake.

PL-MV-2026-00141 **RICHARD TESSIER**
SANDRA TESSIER

Ward: 2

PIN 73382-0107, Parcel 18925 SEC SWS SRO, Lot 29, Plan M-640, Part Lot 6, Concession 1, Township of Denison, 31 Eldon Avenue, Whitefish, [By-law 2010-100Z, R1-2]

For relief from Part 6, Section 6.2, Table 6.1, special provision 10 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a dwelling providing a minimum 10% glazing facing a public road, where the main building façade between the finished grade and uppermost ceiling shall have an entrance or minimum 15% glazing that faces a public road.

PL-MV-2026-00143 **RANDI RAY**
CHRIS MERCER

Ward: 1

PIN 73597-0747, Lot 7, Plan 53M-1385, Part Lot 8, Concession 1, Township of McKim, 89 Columba Terrace, Sudbury, [By-law 2010-100Z, R1-5]

For relief from Part 4, Section 4.41, subsection 4.41.2 a) 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 and three season addition on the existing dwelling providing, firstly, a high water mark setback of a lake of 28.3m for the addition, and secondly, a high water mark setback of a lake of 27.73m for the three season addition, where no person shall erect any residential building or other accessory building or structure closer than 30.0m to the high water mark of a lake.

A reminder... the next scheduled meeting is Wednesday, November 25, 2026.

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

Record #: PL-MV-2026-00006

APPLICATION SUMMARY

File Date: 01/28/2026

Application Type: Minor Variance

Address(es): 2423 / 2425 Hannah Lake Road, Sudbury, Ontario P3E 4M9, 2425 Hannah Lake Road, Sudbury, Ontario P3E 4M9

Applicant(s): A.L. PERMITS

Owner(s): KRIS FERGUSON AND PAUL FERGUSON

PLANNING APPLICATION

Are there multiple properties associated with the application?
Yes

Please describe the additional properties associated with this application
2423 and 2425 Hannah Lake Road

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

Are you the registered owner or an authorized agent?
Authorized Agent

What is the number of dwelling units on the property?
1

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

Current Official Plan designation (additional)

Current Zoning By-law designation
RS

Provide a detailed description of what is being proposed
CONSTRUCTION OF A FREESTANDING COVERED ENTRY

Provide a detailed reason why the proposal cannot comply with the Zoning By-law
STRUCTURE IS 23.1 M FROM SHORELINE WHERE 30 M IS REQUIRED

Is there an eave encroachment?
No

Size of eaves

Lot Frontage of the property
30.45

Lot Depth of the property
55.06

Lot Area of the property
1315.59

Total width of the public road giving access to the property
13.25

List all buildings and structures on the property and their respective date of construction
HOUSE 1 APPROX 1950
CABIN APPROX 1950

Existing use(s) of the subject property and length of time it/they have continued, ex. Residential, Commercial, Institutional, Park, etc.
RESIDENTIAL 50+ YEARS

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

Existing uses of neighbouring properties
RESIDENTIAL

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

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

Have you consulted with the Strategic and Environmental Planning department regarding this relief?
No

Have you consulted with Conservation Sudbury regarding this relief?
Yes

WATER SUPPLY AND SEWAGE DISPOSAL

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

Explain Other

PROPERTY ACCESS

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

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

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

CONCURRENT APPLICATIONS

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

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

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

Indicate application number(s) and application status

PROPOSED BUILDING/STRUCTURE

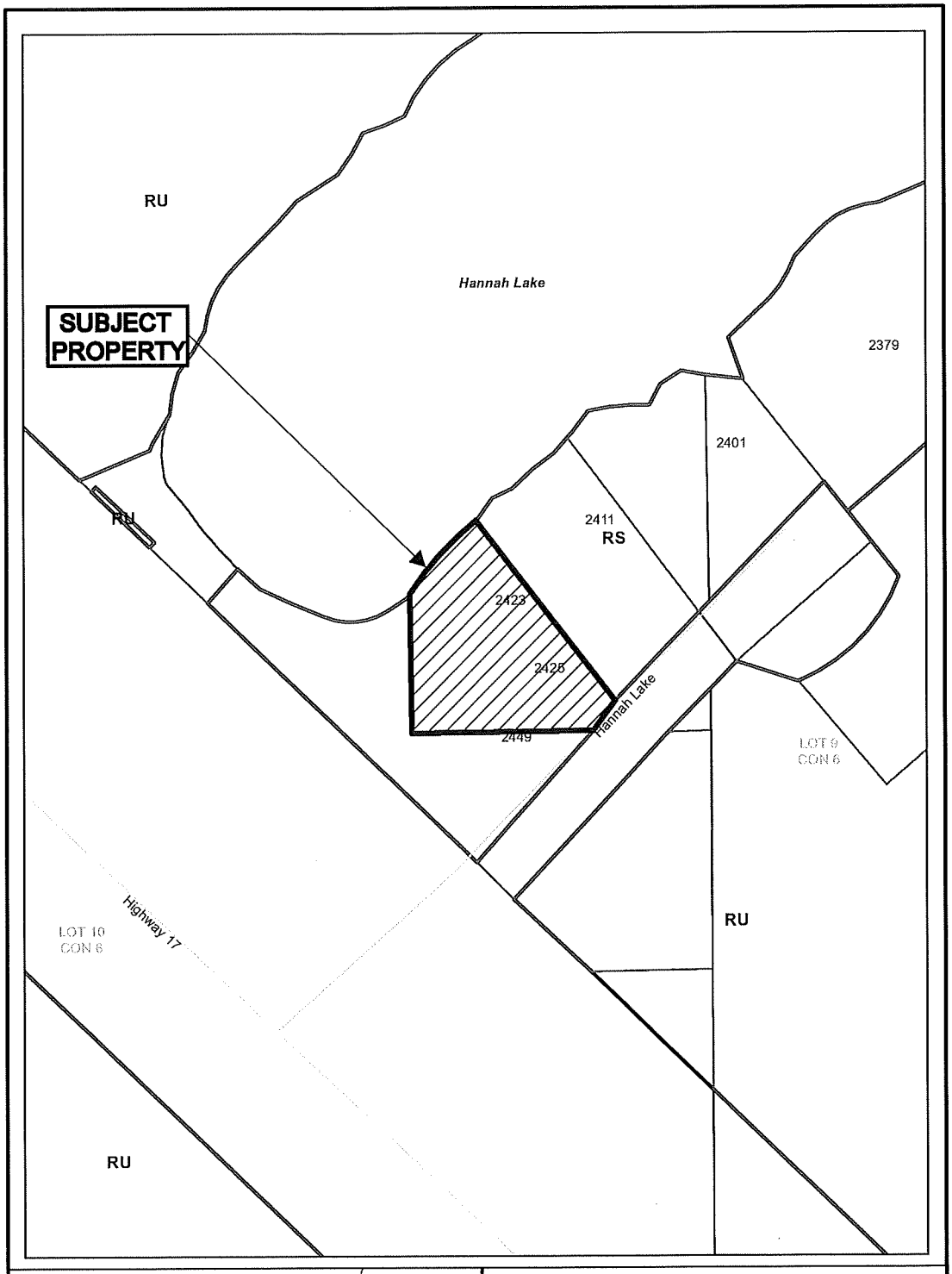
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
FREE-STANDING COVERED ENTRY	Yes	11.14	11.14	1	4.57	2.43	3.32	31.64	23.1	9.73	19.17

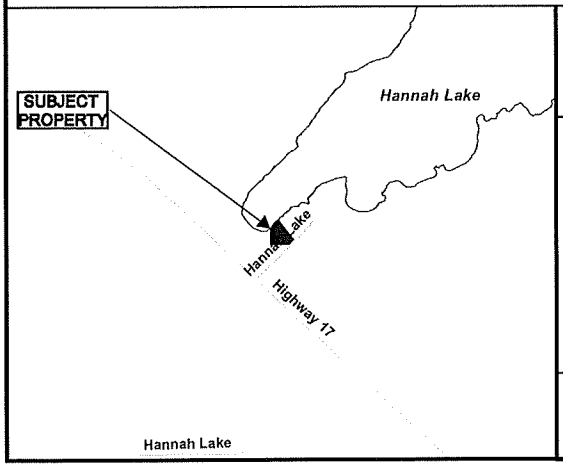
EXISTING BUILDING/STRUCTURE

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	127.5	127.5	1	9.5	13.2	4.57	34.068	7.6	4.4	12.2
CABIN	No	72	72	1	7.5	9	3.96	15	31	10	8

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
4.41.2 (a) - high water mark setback	30 m	23.1 m	6.9 m



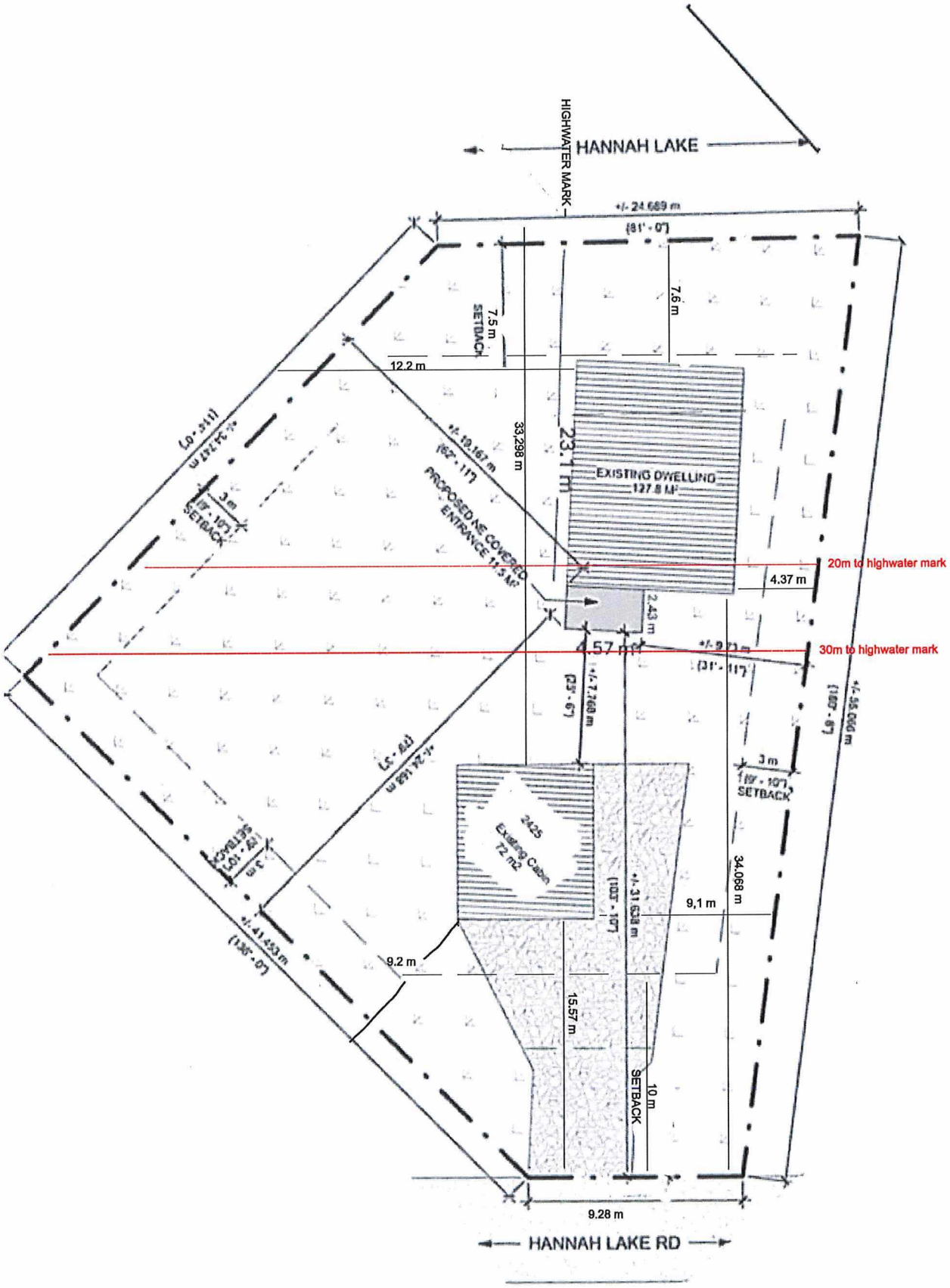


Application for Minor Variance or Permission

Subject Property being PIN 73474-0071,
Parcel 31316 SEC SES,
Part Lot 10, Concession 6,
as in LT219842, except Part 3, Plan 53R-7823,
Township of Broder,
2423 and 2425 Hannah Lake Road, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00006
Date: 2026 01 30



PL-MV-2026-00006
Sketch 2

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

Record #: PL-MV-2026-00141

APPLICATION SUMMARY

File Date: 10/14/2026

Application Type: Minor Variance

Address(es): 31 Eldon Avenue, Whitefish P0M 3E0

Applicant(s): RICHARD TESSIER

Owner(s): RICHARD TESSIER AND SANDRA TESSIER

PLANNING APPLICATION

Are there multiple properties associated with the application?
No

Please describe the additional properties associated with this application

What is the date the current Owner(s) acquired the property?
August 2026

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?
1

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

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

How many dwelling units will be legalized?

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

No

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

Current Official Plan designation
Rural

Current Official Plan designation (additional)

Current Zoning By-law designation
R1-2

Provide a detailed description of what is being proposed
Permit front facing window that is below the 15% requirement.

Provide a detailed reason why the proposal cannot comply with the Zoning By-law
The modular home has already been built

Is there an eave encroachment?
No

Size of eaves

Lot Frontage of the property
30.5

Lot Depth of the property
45.7

Lot Area of the property
1375.88

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

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

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

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

Existing uses of neighbouring properties
Residential

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

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

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

Have you consulted with Conservation Sudbury regarding this relief?

WATER SUPPLY AND SEWAGE DISPOSAL

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

Explain Other

PROPERTY ACCESS

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

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

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

CONCURRENT APPLICATIONS

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

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

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

Indicate application number(s) and application status

PROPOSED BUILDING/STRUCTURE

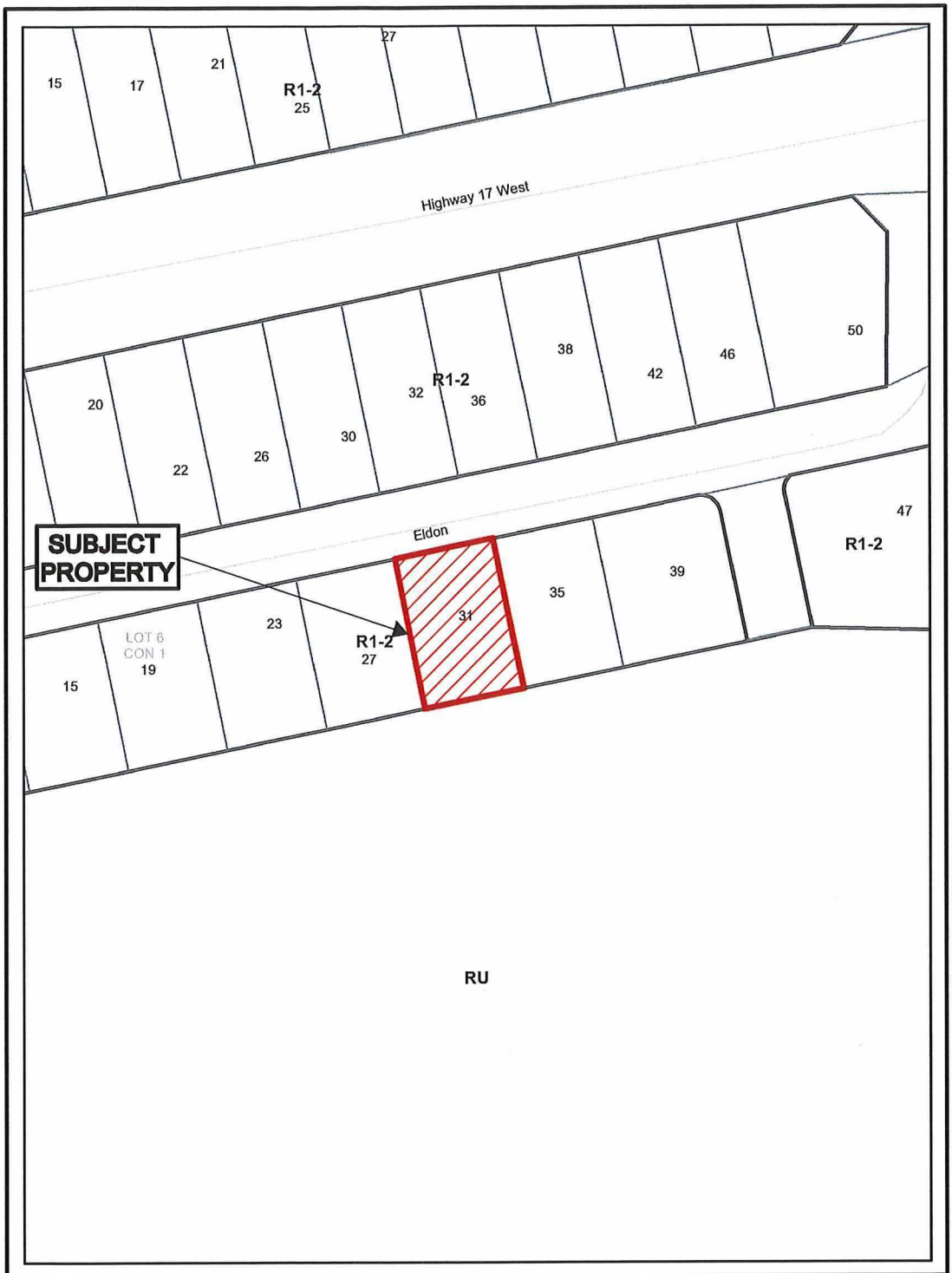
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
House	No	82.25	82.25	1	4.7	17.5	4.3	15	12.2	4.5	21.1

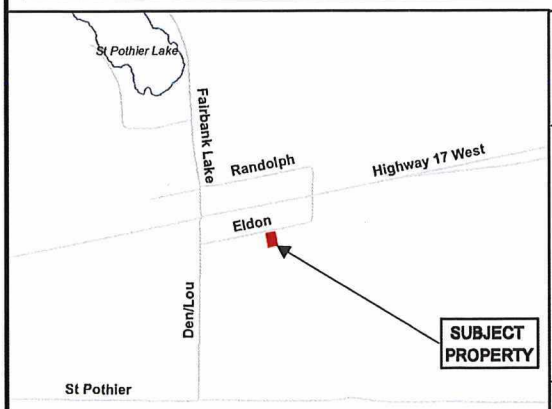
EXISTING BUILDING/STRUCTURE

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)

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Minimum 15% glazing for front facing window	15%	10%	5%





Application for Minor Variance or Permission

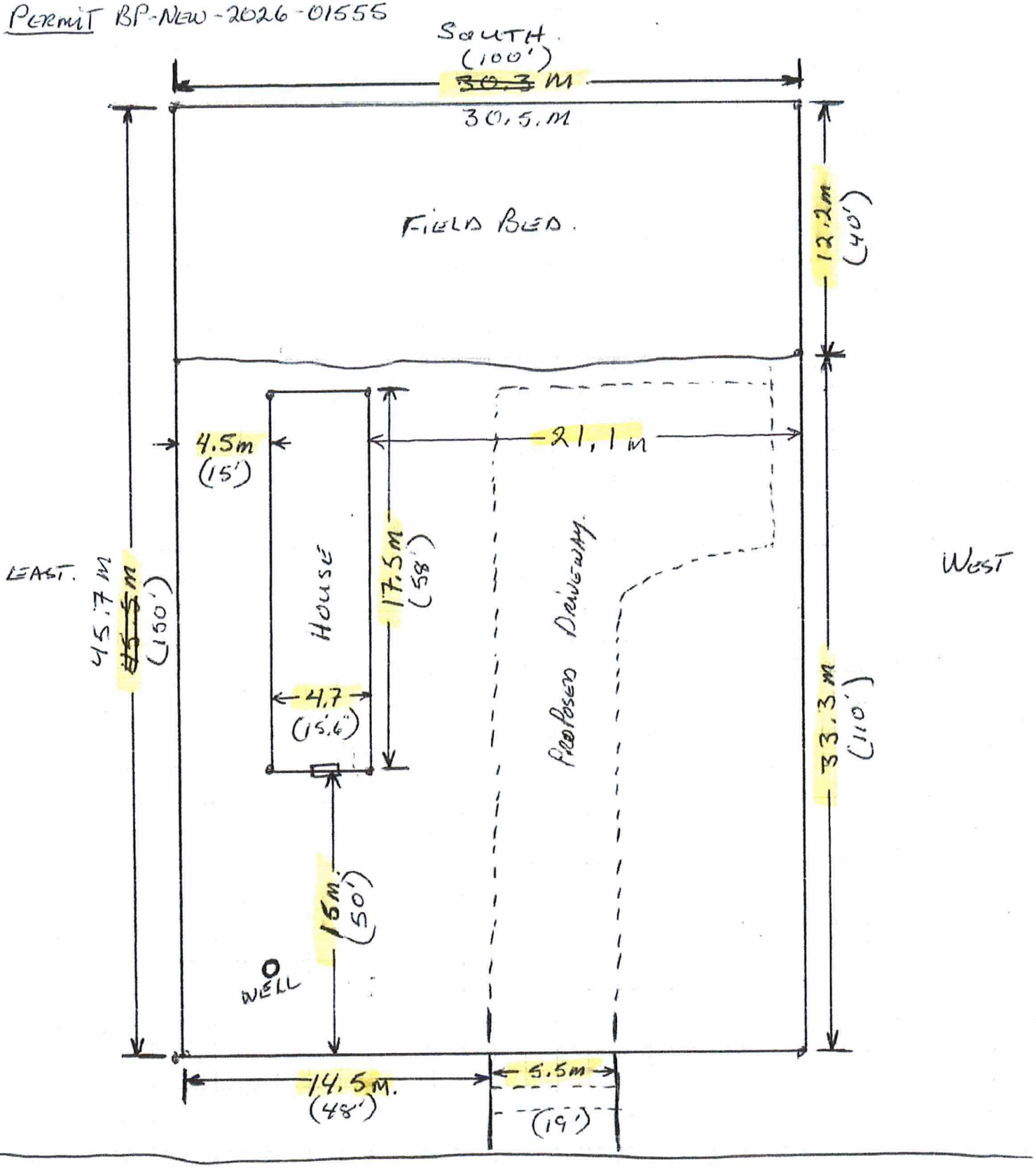
N

Subject Property being PIN 73382-0107,
Parcel 18925 SEC SWS SRO,
Lot 29, Plan M-640,
Part Lot 6, Concession 1,
Township of Denison,
31 Eldon Avenue, Whitefish,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00141
Date: 2026 10 28

PERMIT BP-NEW-2026-01555



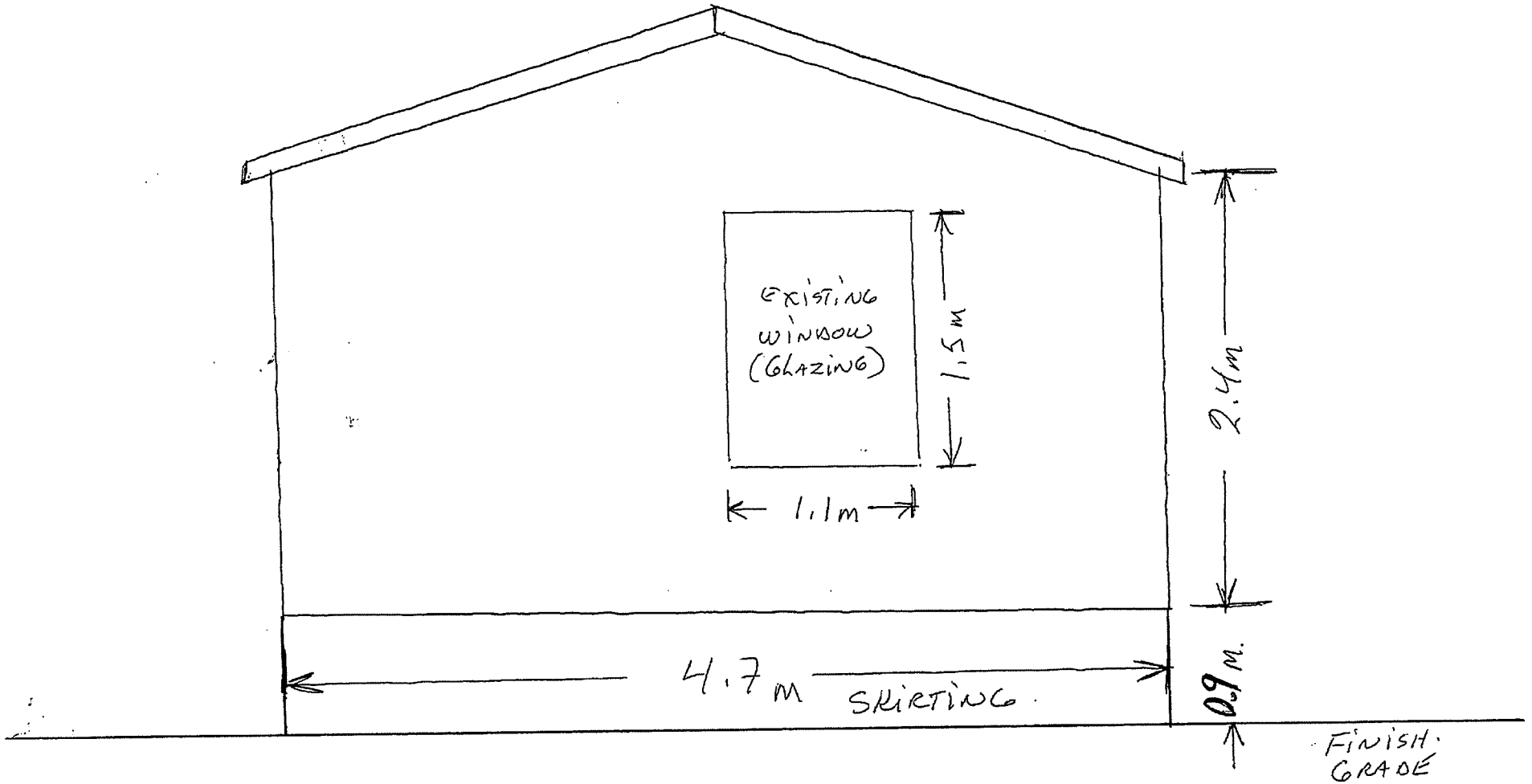
31 LELAND AVE. WHITEFISH.

NORTH.

PL-MV-2026-00141
Sketch 2

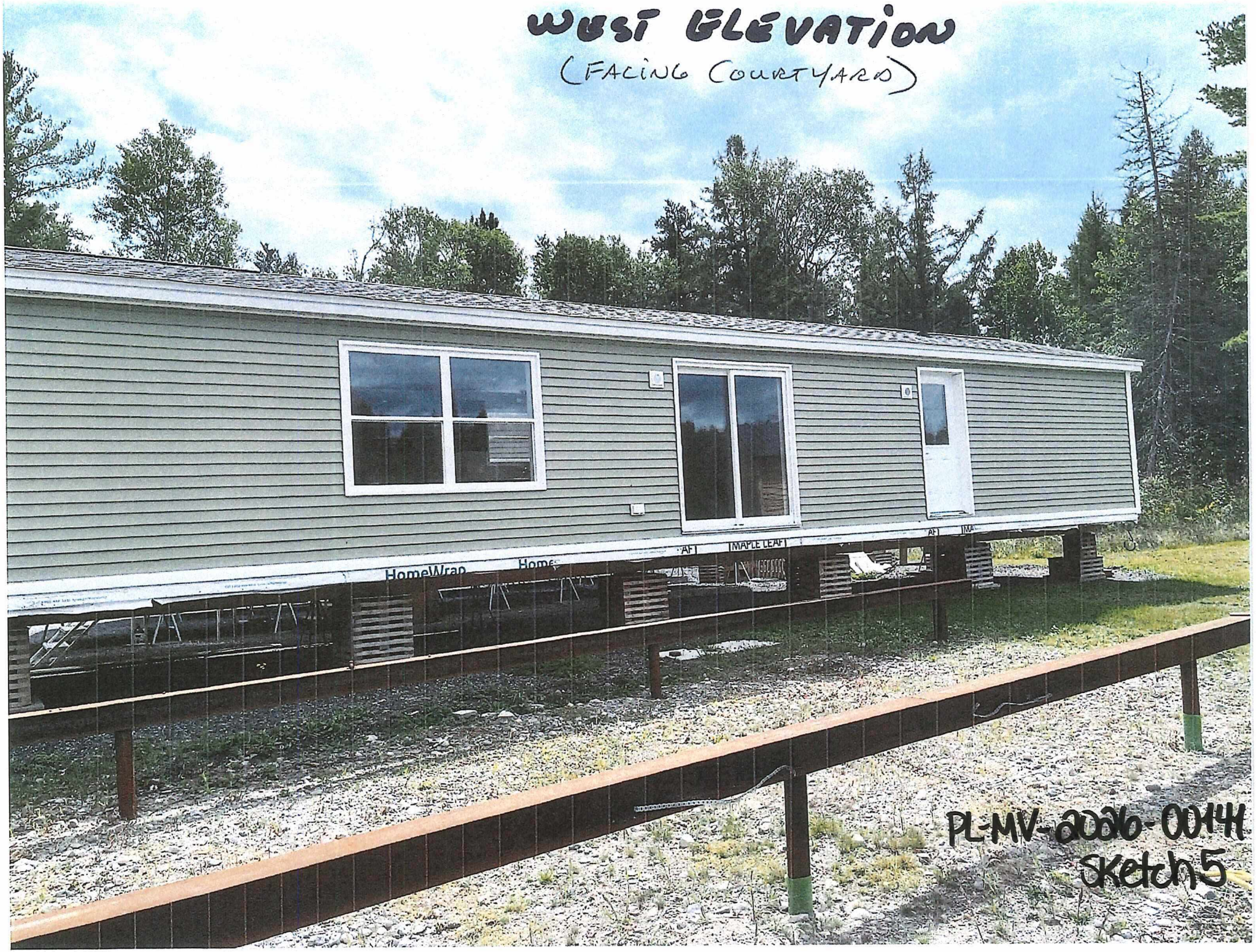
31 ELDON AVE.
WHITEFISH

NORTH ELEVATION
FACING ROAD



PL-MV-2026-00141
Sketch 3


NORTH ELEVATION
(FACING ROAD)
Tyvek
HomeWrap
MAPLE LEAF HOMES
PL-MV-2026-0044
Sketch 4


WEST ELEVATION
(FACING COURTYARD)
HomeWrap
MAPLE LEAF
PL-MV-2020-00144
Sketch 5

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

Record #: PL-MV-2026-00143

APPLICATION SUMMARY

File Date: 10/20/2026

Application Type: Minor Variance

Address(es): 89 Columba Terrace, Sudbury P3E 0E4

Applicant(s): RANDI RAY

Owner(s): RANDI RAY AND CHRIS MERCER

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?
unknown

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?
4

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
Rural

Current Official Plan designation (additional)

Current Zoning By-law designation
R1-5

Provide a detailed description of what is being proposed
The project proposed is to construct a 1 storey addition containing two offices and 3 season sunroom with a deck above.

Provide a detailed reason why the proposal cannot comply with the Zoning By-law
The location of this
addition can not be located on the other side of the dwelling due to the existing dwelling being located 1.73m from the property line. We have configured the layout to avoid the shoreline buffer and minimize the encroachment into the 30m high water mark setback. Given the shape of the property and constraints, the proposed location seems to be the best approach.

Is there an eave encroachment?
Yes

Size of eaves
0.46

Lot Frontage of the property
13.39

Lot Depth of the property
42.18

Lot Area of the property
1112.51

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 dwelling, porch, deck, covered patio - 2011
existing shed - unknown

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

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

Existing uses of neighbouring properties
Residential

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

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

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

Have you consulted with Conservation Sudbury regarding this relief?
Yes

WATER SUPPLY AND SEWAGE DISPOSAL

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

Explain Other

PROPERTY ACCESS

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

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

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

CONCURRENT APPLICATIONS

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

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

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

Indicate application number(s) and application status

PROPOSED BUILDING/STRUCTURE

Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
New 3 Season Room	No	86.75	86.75	1	5.38	18.71	2.95	18.96	8.3	7.55	3.83
New Uncovered Deck - South (Above 3 Season Room)	No	24.35	24.35	1	4.69	5.69	2.95	20.51	7.99	7.31	17.9
Uncovered Deck - West (Above 3 Season Room)	No	36.03	36.03	1	5.25	7.01	2.95	18.96	14.73	17.29	3.83
New Office Addition	No	50.49	50.49	1	4.38	11.71	3.57	9.71	10.89	1.44	16.02

EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Existing covered deck lower floor - to ce converted into a portion of the new 3 season room	No	29.54	29.54	1	4.83	7.32	0	18.96	10.04	12.22	10.75
Existing covered deck main floor - to remain	No	29.54	29.54	1	4.83	7.32	2.95	18.96	10.04	12.22	10.75
Existing Front Porch - to remain	No	9.32	9.32	1	2.44	2.49	1.52	5.38	25.19	6.3	9.2
Existing Shed - to remain	No	9.55	9.55	1	3.09	3.13	2.74	33.51	1.8	35.46	1.19

Existing Dwelling - to remain	No	189.74	189.74	2	14.33	14.83	7.94	6.14	12.49	1.73	3.9

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
30m setback from high water mark - 3 season room	30 setback from high watermark for construction	27.73m for 3 season room	2.27m for 3 season room
30m setback from high water mark - new office addition	30 setback from high watermark for construction	28.30m for new office addition.	1.70m for new office addition.

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

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

centrelinearchitecture.ca

Friday, October 23, 2026

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

2024-068

89 Columba Terrace – Minor Variance Request

Please find enclosed our application for minor variance to the property at 89 Columba Terrace in Sudbury. The project proposed is to construct a 1 storey addition containing two offices and 3 season sunroom with a deck above.

In drawing SD-2A, we've provided a section cut through the site based on the topography noting that the proposed footings will sit on bedrock and all proposed retaining walls will be less than 1 meter in height. To mitigate silt runoff into the lake we are proposing silt fencing around the area of work. We are aware of the outstanding lot grading issue which will be dealt with as part of the permitting process.

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

1. 30 setback from high watermark
    a. The proposed office addition is situated 1.70m within the 30m high water mark setback and the sunroom addition is 2.27m within the setback. The location of this addition can not be located on the other side of the dwelling due to the existing dwelling being located 1.73m from the property line. We have configured the layout to avoid the shoreline buffer and minimize the encroachment into the 30m high water mark setback. Given the shape of the property and constraints, the proposed location seems to be the best approach.

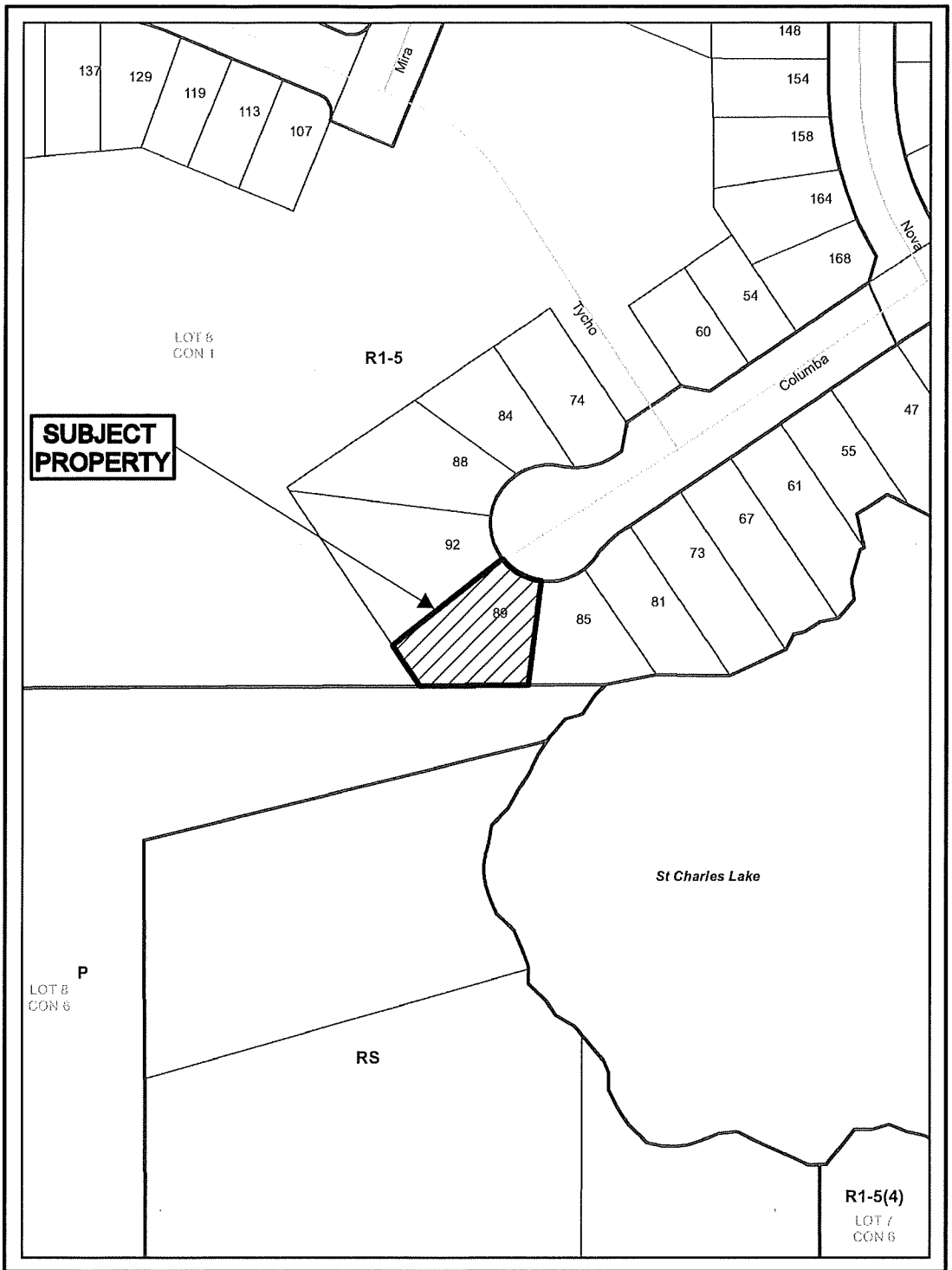
Given the constraints of the site, we feel that the proposal remains minor in nature.

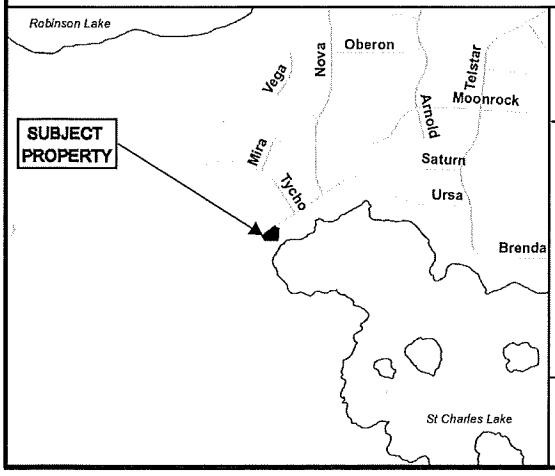
Dan Guillemette LTOAA
Founding Partner | Senior Licensed Technologist

ATTACHMENTS:
261019-Mercer Ray Residence-MV
261019-Mercer Ray Residence-MV-SITE PLAN

CC:

PL-MV-2026-00143





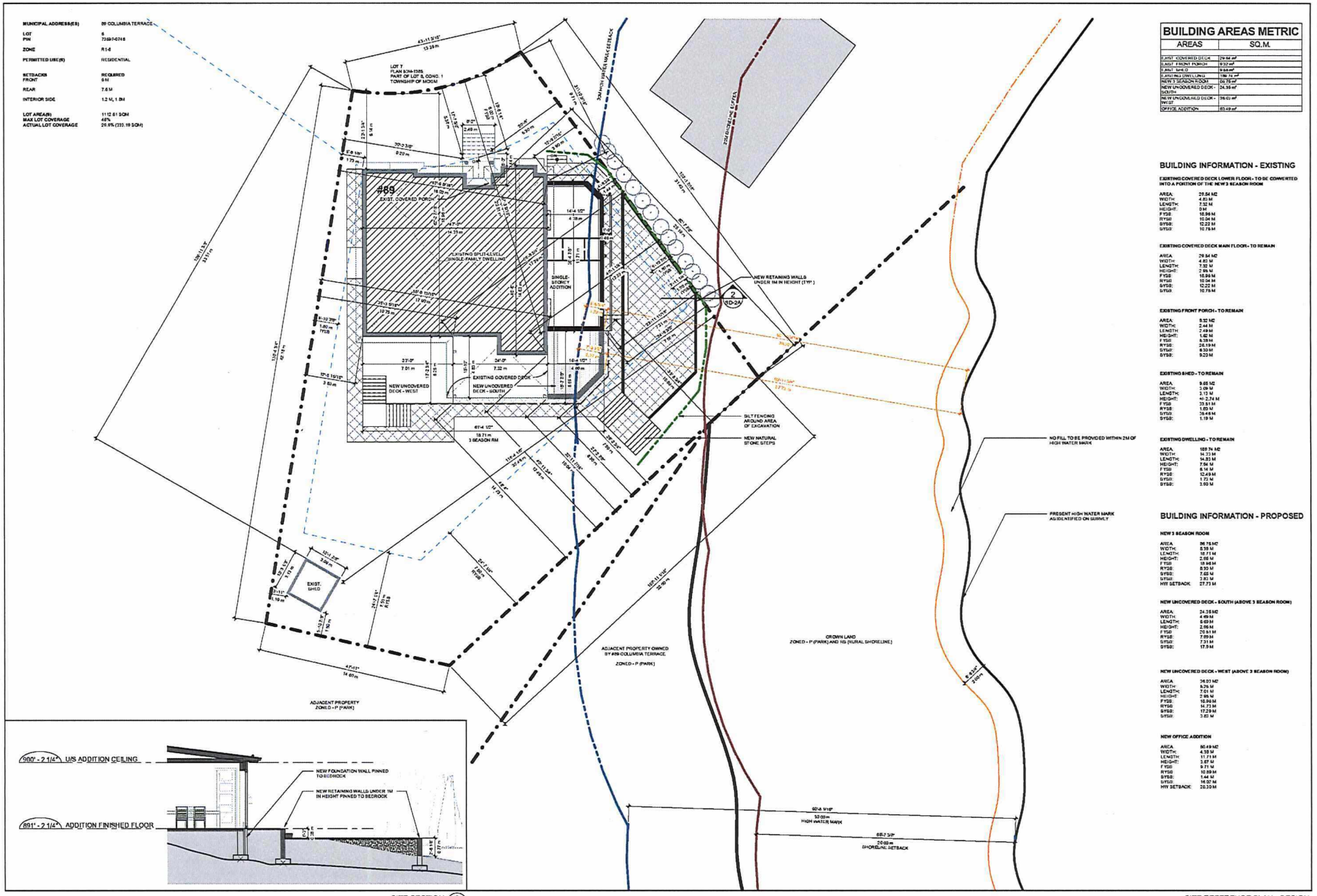
Application for Minor Variance or Permission

N

Subject Property being PIN 73597-0747,
Lot 7, Plan 53M-1385,
Part Lot 8, Concession 1,
Township of McKim,
89 Columba Terrace, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00143
Date: 2026 10 22



SITE SECTION 2 (A1-1)
3/16" = 1'-0"

SITE REFERENCE PLAN - DESIGN
1" = 10'-0"

BUILDING AREAS METRIC

AREAS	SQ.M.
EXIST. COVERED DECK	29.54 m²
EXIST. FRONT PORCH	9.32 m²
EXIST. SHED	9.68 m²
EXISTING DWELLING	189.74 m²
NEW 3 SEASON ROOM	26.75 m²
NEW UNCOVERED DECK - SOUTH	24.38 m²
NEW UNCOVERED DECK - WEST	36.03 m²
OFFICE ADDITION	60.49 m²

BUILDING INFORMATION - EXISTING

EXISTING COVERED DECK LOWER FLOOR - TO BE CONVERTED INTO A PORTION OF THE NEW 3 SEASON ROOM

AREA: 29.54 M2
WIDTH: 4.80 M
LENGTH: 7.32 M
HEIGHT: 0 M
FYSB: 16.86 M
RYSB: 10.04 M
SYSB: 12.22 M
SYSB: 10.78 M

EXISTING COVERED DECK MAIN FLOOR - TO REMAIN

AREA: 29.54 M2
WIDTH: 4.80 M
LENGTH: 7.32 M
HEIGHT: 2.99 M
FYSB: 16.86 M
RYSB: 10.04 M
SYSB: 12.22 M
SYSB: 10.78 M

EXISTING FRONT PORCH - TO REMAIN

AREA: 9.32 M2
WIDTH: 2.44 M
LENGTH: 2.49 M
HEIGHT: 1.62 M
FYSB: 5.39 M
RYSB: 26.19 M
SYSB: 8.30 M
SYSB: 9.20 M

EXISTING SHED - TO REMAIN

AREA: 9.68 M2
WIDTH: 3.09 M
LENGTH: 3.13 M
HEIGHT: +/- 2.74 M
FYSB: 33.51 M
RYSB: 1.83 M
SYSB: 38.46 M
SYSB: 1.19 M

EXISTING DWELLING - TO REMAIN

AREA: 189.74 M2
WIDTH: 14.33 M
LENGTH: 14.83 M
HEIGHT: 7.54 M
FYSB: 8.14 M
RYSB: 12.49 M
SYSB: 1.73 M
SYSB: 3.69 M

BUILDING INFORMATION - PROPOSED

NEW 3 SEASON ROOM

AREA: 26.75 M2
WIDTH: 5.59 M
LENGTH: 10.71 M
HEIGHT: 2.99 M
FYSB: 19.96 M
RYSB: 8.50 M
SYSB: 7.65 M
SYSB: 3.81 M
HW SETBACK: 27.73 M

NEW UNCOVERED DECK - SOUTH (ABOVE 3 SEASON ROOM)

AREA: 24.38 M2
WIDTH: 4.49 M
LENGTH: 5.69 M
HEIGHT: 2.99 M
FYSB: 20.51 M
RYSB: 7.09 M
SYSB: 7.31 M
SYSB: 17.9 M

NEW UNCOVERED DECK - WEST (ABOVE 3 SEASON ROOM)

AREA: 36.03 M2
WIDTH: 5.29 M
LENGTH: 7.01 M
HEIGHT: 2.99 M
FYSB: 16.99 M
RYSB: 14.73 M
SYSB: 17.29 M
SYSB: 3.83 M

NEW OFFICE ADDITION

AREA: 60.49 M2
WIDTH: 4.39 M
LENGTH: 11.71 M
HEIGHT: 2.87 M
FYSB: 9.71 M
RYSB: 10.99 M
SYSB: 1.44 M
SYSB: 16.32 M
HW SETBACK: 20.30 M

NOT FOR CONSTRUCTION

GENERAL NOTES

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PROJECT STATUS: ISSUED FOR MINOR VARIANCE - R1

ISSUED DATE: OCTOBER 24, 2025

REVISIONS

TRUE NORTH | PROJECT NORTH

CLIENT: MERCER-RAY

PROJECT: ADDITION

89 Columbia Terrace, Sudbury, ON

PROJECT NUMBER: Project No 2024-060

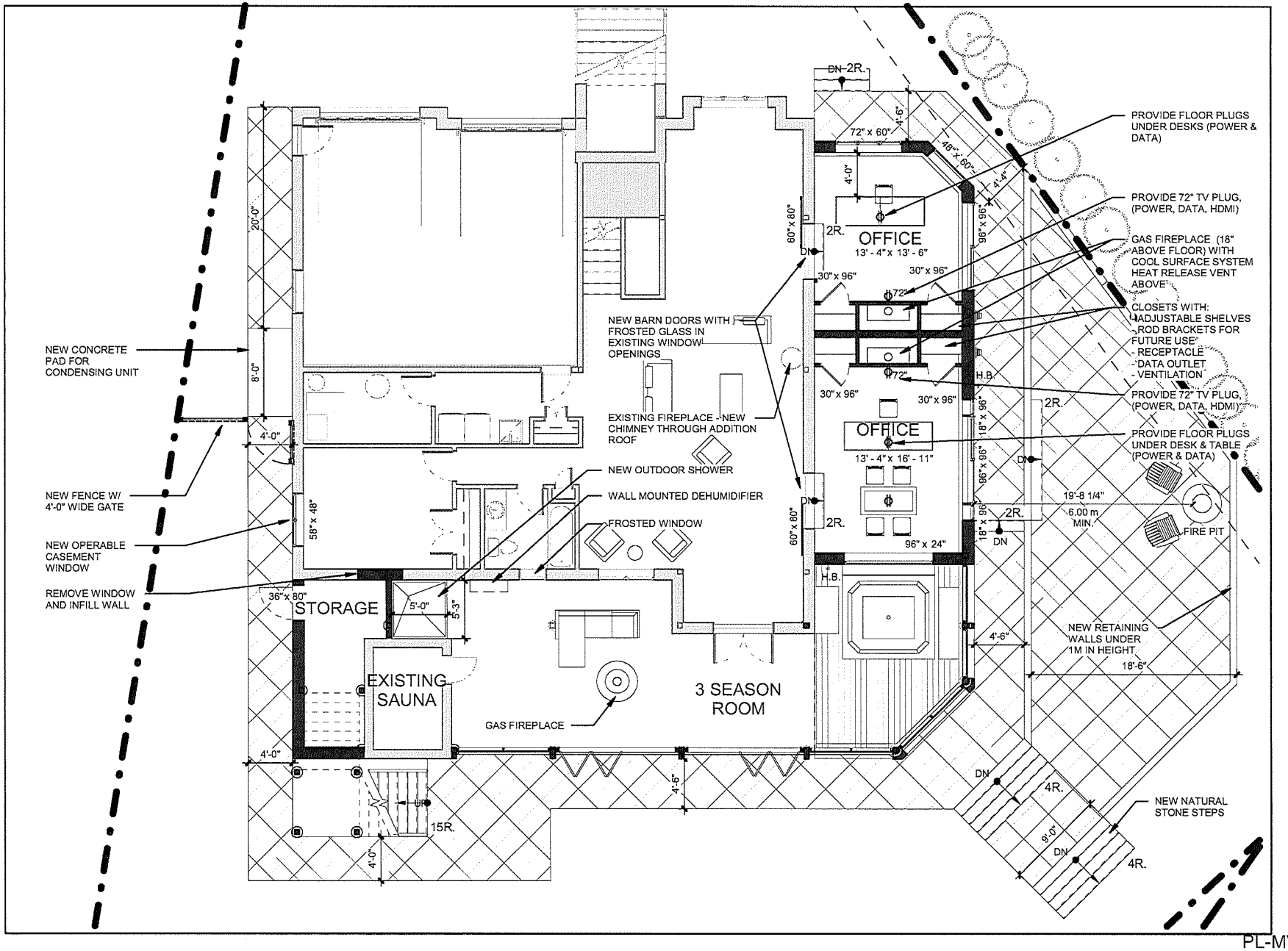
DRAWN BY / CHECKED BY: MASSL / DS

SCALE: As indicated

CONTENTS: SITE PLAN

SHEET NUMBER: SD-2A

PL-MV-2026-00143
Sketch 2



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Sudbury, ON P3C 1R7
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PROJECT STATUS
ISSUED FOR MINOR VARIANCE - R1

ISSUED DATE
OCTOBER 26, 2026

REVISIONS

TRUE NORTH

PROJECT NORTH

PROJECT
ADDITION

89 Columba Terrace, Sudbury, ON

PROJECT NUMBER
Project No. 2024-068

DRAWN BY / CHECKED BY
MAS,BL / DG

SCALE
1/8" = 1'-0"

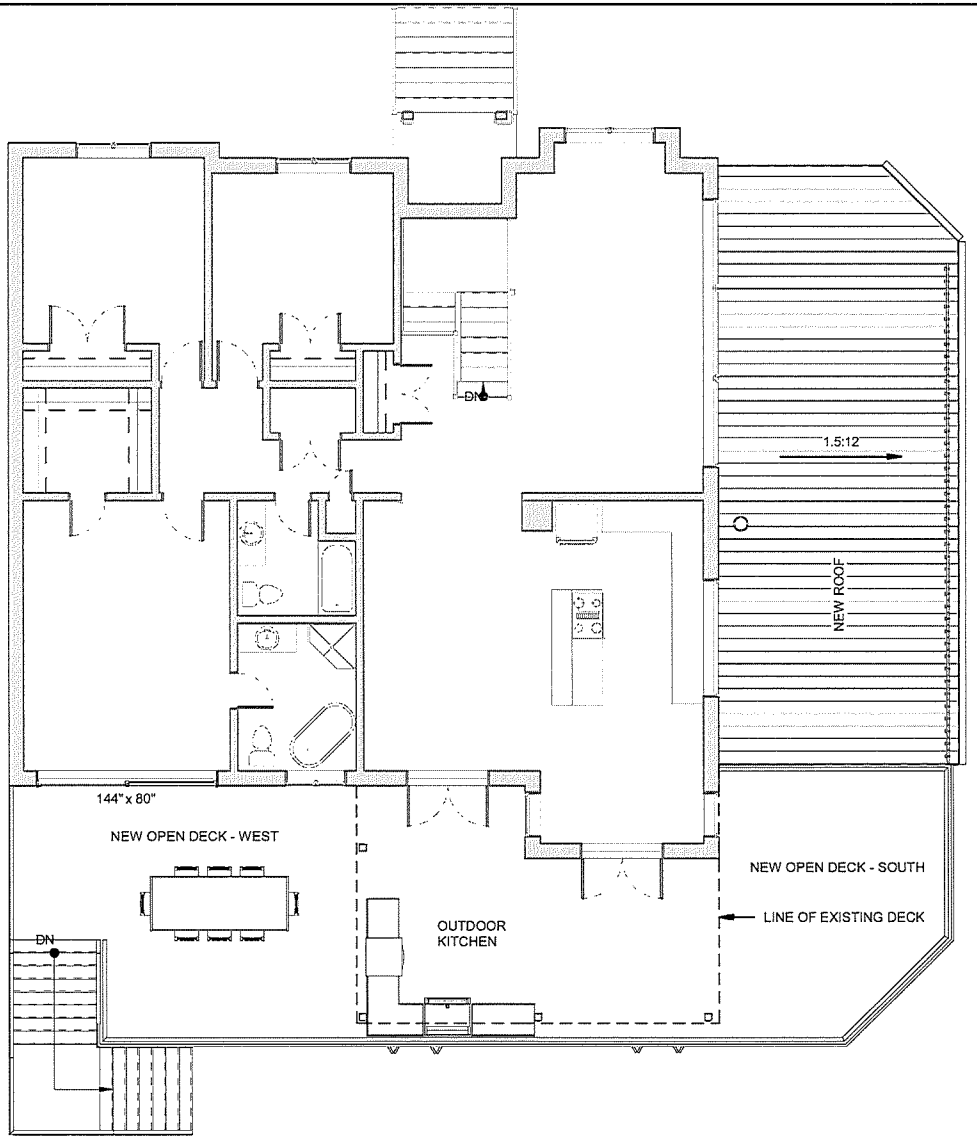
CONTENTS
LOWER FLOOR PLAN

SHEET NUMBER
SD-1A

PL-MV-2026-00143
Sketch 3

BUILDING AREAS

AREAS	SQ.FT.
EXIST. COVERED DECK	318 SF
EXIST. FRONT PORCH	100 SF
EXIST. SHED	103 SF
EXISTING DWELLING	2042 SF
NEW 3 SEASON ROOM	934 SF
NEW UNCOVERED DECK - SOUTH	262 SF
NEW UNCOVERED DECK - WEST	388 SF
OFFICE ADDITION	543 SF



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REVISIONS

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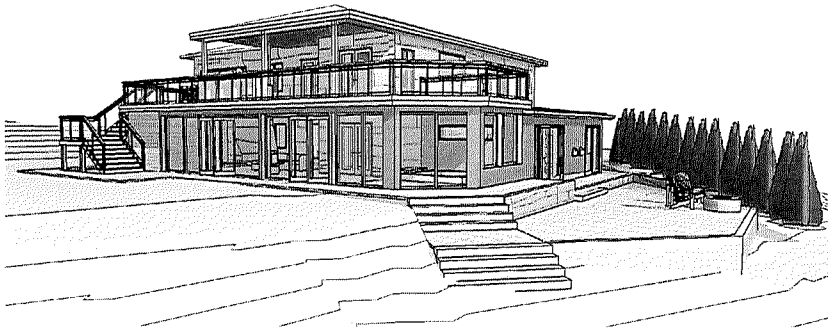
DRAWN BY / CHECKED BY
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SCALE
1/8" = 1'-0"

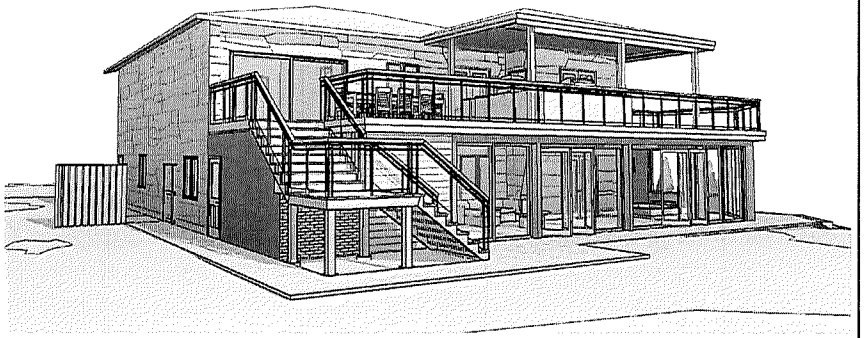
CONTENTS
MAIN FLOOR PLAN

SHEET NUMBER
SD-1B

PL-MV-2026-00143
Sketch 4



BACK PERSPECTIVE



BACK PERSPECTIVE 2



FRONT PERSPECTIVE



AERIAL VIEW

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PROJECT STATUS
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OCTOBER 26, 2026

REVISIONS

PROJECT
ADDITION

89 Columba Terrace, Sudbury, ON

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SCALE

CONTENTS
PERSPECTIVES

SHEET NUMBER
SD-1C

PL-MV-2026-00143
Sketch 5

PLAN OF TOPOGRAPHIC SURVEY OF LOT 7 REGISTERED PLAN 53M-1385
(GEOGRAPHIC TOWNSHIP OF McKIM)
AND PART OF LOT 8 CONCESSION 6
(GEOGRAPHIC TOWNSHIP OF BRODER)

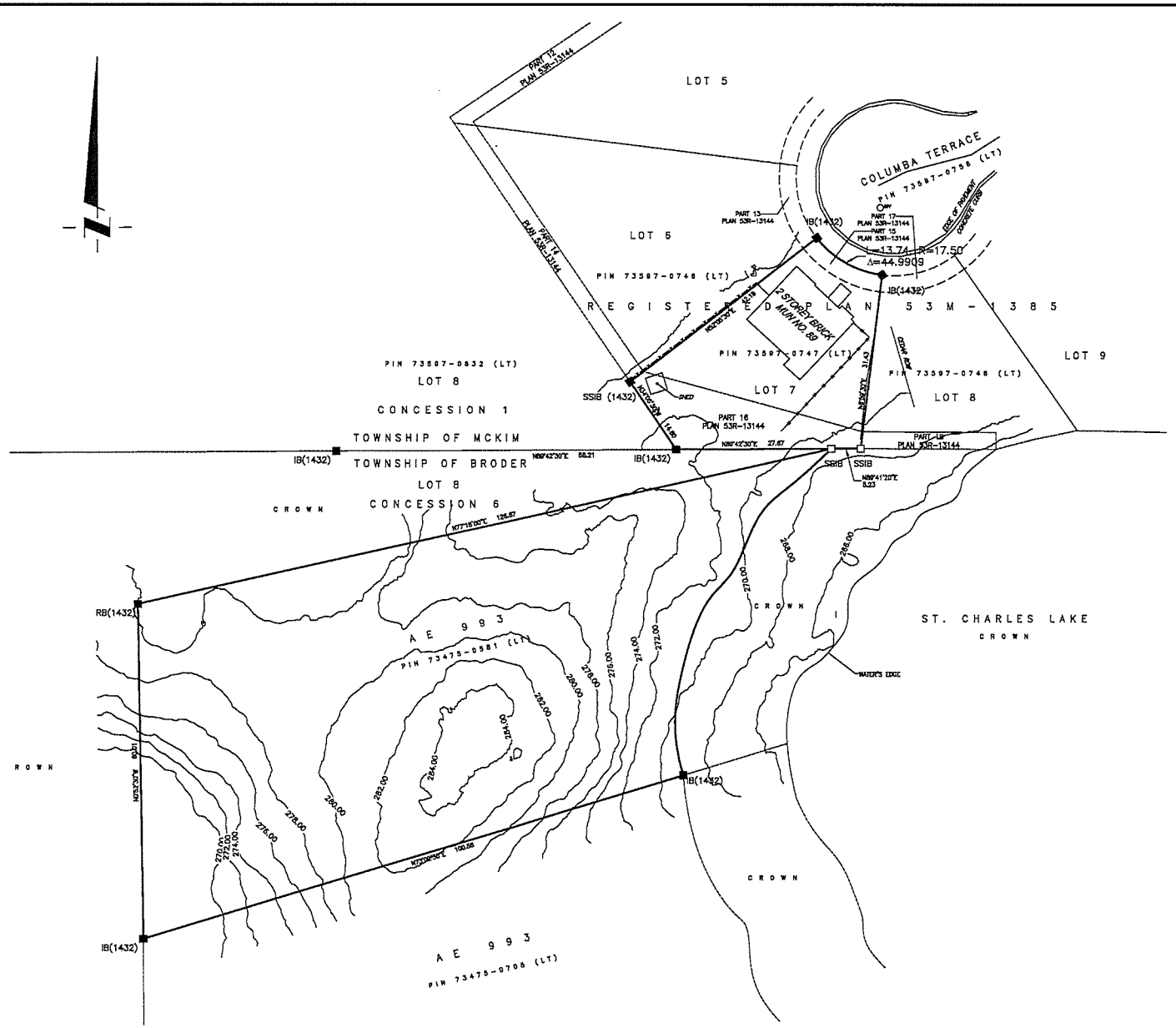
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY
Scale 1:500

10 0 10 20 30 METRES

AVANT GARDE GEOMATICS INC.

THE INTENDED PLOT SIZE OF THIS PLAN IS mm IN WIDTH BY mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1: 300.

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LEGEND

■	DENOTES	FOUND MONUMENTS
□	"	SET MONUMENTS
IB	"	IRON BAR
IB#	"	ROUND IRON BAR
SIB	"	STANDARD IRON BAR
SSIB	"	SHORT STANDARD IRON BAR
CC	"	CUT CROSS
CP	"	CONCRETE PIN
WIT	"	WITNESS
PIN	"	PROPERTY IDENTIFICATION NUMBER
M/MEAS	"	MEASURED
PROP	"	PROPORTIONED
OU	"	ORIGIN UNKNOWN
1841	"	RAIKES SURVEYING LTD.
1727	"	C.R. GARDEN LIMITED
1450	"	H.J. GERRITS O.L.S.
D1	"	AE-993
P	"	REGISTERED PLAN 53M-1385
P1	"	PLAN 53R-13144
P2	"	PLAN 53R-19202
BC	"	BOTTOM OF CURB
TC	"	TOP OF CURB
TCc	"	TOP OF CURB CUT
GND	"	GROUND ELEVATION
MW	"	MONITORING WELL
HYD	"	FIRE HYDRANT
CB	"	CATCH BASIN
DCB	"	DOUBLE CB
MH	"	MAINTENANCE HOLE UNIDENTIFIED
UP	"	UTILITY POLE
AN	"	ANCHOR

OW
OVERHEAD WIRES
CHAINLINK FENCE

ELEVATION NOTE
ELEVATIONS SHOWN HEREON ARE GEODETIC, ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM OF 1928 (CGVD1928) AND ARE DERIVED FROM GPS OBSERVATIONS USING CANNET VIRTUAL REFERENCE STATION NETWORK.

BEARING NOTE
BEARINGS ARE UTM GRID, DERIVED FROM GPS OBSERVATIONS FROM A TO B, SHOWN HEREON, HAVING A BEARING OF N18°10'30"W REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0).

FOR BEARING COMPARISONS A ROTATION OF 1°06'30" COUNTER-CLOCKWISE WAS APPLIED TO PLANS P & P1

SCALE FACTOR NOTE
DISTANCES ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99975664

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. THE SURVEY WAS COMPLETED ON THE 26TH DAY OF NOVEMBER, 2024.

DATE

DRAFT
JUZER NOMAN
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-xxxx

OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET VIRTUAL REFERENCE STATION NETWORK; UTM ZONE 17, NAD83 (CSRS)(2010.0). COORDINATES TO URBAN ACCURACY PER SEC 14(2) OF O.REG. 216/10		
POINT ID	NORTHING	EASTING
A	4879589.74	625656.53
B	4879530.48	625676.06
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

METRIC CONVERSION
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTE
1. THIS REPORT CAN ONLY BE UPDATED BY THIS OFFICE. NO ADDITIONAL PRINTS OF THIS ORIGINAL REPORT WILL BE ISSUED SUBSEQUENT TO THE DATE OF CERTIFICATION.
2. ALL TIES ARE MINIMUM UNLESS OTHERWISE NOTED.
3. RISK OF UNDERGROUND SERVICES, MONUMENTATION PLANTED ACCORDINGLY.
4. ALL TIES TO CURVED BOUNDARY ARE RADIAL TO ARC
5. TOPOGRAPHIC MEASUREMENTS WERE COMPLETED UNDER WINTER CONDITIONS, WITH ACCUMULATED ICE AND SNOW.

AVANT GARDE GEOMATICS INC.
ONTARIO LAND SURVEYORS
agges.ca

DRAWN: JN	CHECKED: JN	DATE: 11/03/2025	PROJECT No.: SS24027

PL-MV-2026-00143
Sketch 6