

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

November 12, 2025

PUBLIC HEARINGS

**PL-MV-2025-00137      2166069 ONTARIO INC**

Ward: 11

PIN(s) 735730370, Part Lot 12, Concession 4, as in LT200406, except Parts 1-7, Plan SR-2625, Parts 1-3, Plan 53R-10708, Parts 1-4, Plan 53R-15217 and Part 1, 53R-20656, Township of Neelon, 400 Second Avenue, Sudbury, [By-law 2010-100Z, R4(7)]

For relief from Part 4, Section 4.2, Table 4.1, Part 5, Section 5.6, subsection 5.6.5 c) and d), Part 6, Section 6.3, Table 6.6 and Part 11, Section 1, subsection (12), paragraph (g), clause (iv) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a six-storey addition on the existing retirement home and construction of a 3-storey parking structure providing, firstly, a 4.40m high retaining wall on the south side of the subject property to provide a 0.77m setback from the south interior side lot line and no setback (0.0m) from the front lot line, where accessory structures greater than 2.5m in height shall be no closer than 1.2m from the side lot line and where a 10.0m setback from the front lot line is required, secondly, a 1.5m high retaining wall located in the required front yard to provide no setback (0.0m) from the front lot line, where a 10.0m setback from the front lot line is required, thirdly, a 7.5m setback from the rear lot line for the parking structure, where 9.0m is required, fourthly, the three required loading spaces in the front yard as shown on the Site Plan submitted with the Application, where loading spaces are not permitted in the front yard, fifthly, the southern most loading space to be setback 2.43m from the interior side lot line, where a loading space in a residential zone shall be setback 3.0m from the interior side lot line, sixthly, a 4.3m setback from the front lot line for the 3-storey parking structure, where 10.0m is required, seventhly, a 1.2m setback from the north interior side lot line for the 3-storey parking structure, where 10.0m is required.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION  
A0093/2015 (OCT 14/15), CONSENT APPLICATIONS B0083/2020 (DEC 21/20) & B00583/1969 (DEC 04/68) AND REZONING APPLICATION 751-6/20-014

**PL-MV-2025-00148      ROBYN GORHAM**

Ward: 1

PIN(s) 735880871, Lot 20, Plan 53M-1308, Part Lot 8, Concession 2, Township of McKim, 7 Platinum Place, Sudbury, [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 facilitate the construction of an uncovered deck 1.1m in height to provide a north side lot line setback of 0.7m and a south side lot line setback of 0.6m, where uncovered decks 1.2m or less in height may encroach 1.2 m into the required yard but no closer than 1.2 m to the interior side lot line.

**PL-MV-2025-00149      238063 ONTARIO LIMITED**

Ward: 6

PIN(s) 735081455, Firstly: SRO Part of Carina Drive, Plan M-1006, being Parts 1 and 2, Plan 53R-22011, and Parts 2-4, Plan 53R-16434; Secondly: Part Blocks D and E, Plan M-1006, being Parts 5-9, Plan 53R-16434, Part Lot 12, Concession 2, Township of Capreol, 4428 Notre Dame Avenue, Valley East, [By-law 2010-100Z, C2, R3.D45]

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 construction of six multiple dwellings providing a minimum of 115 parking spaces, where a minimum of 126 parking spaces is required.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0471/1990 (SEP 24/90), B0251/1992 (JUL 20/92), B0479/1992 (JAN 18/93), AND B0115/2007 (JUN 19/07)

**A reminder... the next scheduled meeting is Wednesday, November 26, 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-2025-00137

## APPLICATION SUMMARY

---

**File Date:** 09/23/2025

**Application Type:** Minor Variance

**Address(es):** 400 Second Avenue, Sudbury P3B 4A4

**Applicant(s):** API DEVELOPMENT CONSULTANTS INC.

**Owner(s):** 2166069 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?**

2017

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

Authorized Agent

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

137

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

110

**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?**

Yes

**Provide details on how the property is designated in the Source Protection Plan Intake Protection Zone (Ramsey)**

**Current Official Plan designation**  
Living Area I

**Current Official Plan designation (additional)**

**Current Zoning By-law designation**  
R4(7)

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

A six-storey residential addition to existing retirement home is proposed, containing a total of 110 units and a basement level. The building will be fully sprinklered. A total of 181 parking spaces are proposed, with 140 of these located within a structured parking facility.

**Provide a detailed reason why the proposal cannot comply with the Zoning By-law**  
Please refer to attached rationale

**Is there an eave encroachment?**  
No

**Size of eaves**

**Lot Frontage of the property**  
167.68

**Lot Depth of the property**  
59.06

**Lot Area of the property**  
11801

**Total width of the public road giving access to the property**  
19.62

**List all buildings and structures on the property and their respective date of construction**  
6 Storey Retirement Home > 2017

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

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

**Existing uses of neighbouring properties**  
Residential, Commercial and OSC

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

**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)
Extension to Retirement Home	Yes	1292.3	9000.2	6	65.14	20.62	19.6	25.95	9	41.65	70
Parking Structure	No	1592.8	4589.4	2	38.21	45.3	3.39	4.3	7.5	1.2	130.73
West (project South) Retaining Wall	No	15.58	0	0	0.375	14.89	1.5	0.00	53.46	64.32	95.23

## 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)
Retirement Home	No	1820	12689	6	58.16	52.99	20	19.38	9.79	12	102
South (project East) Retaining Wall	No	19.9	0	0	0.375	70.5	4.6	0.0	46.22	0.77	163.89

## ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Parking Structure - Section 6.6	10.0m Front Yard Setback	4.3m	5.7m
Parking Structure - Section 6.6	10.0m Side Yard Setback	1.2m	8.8m
Parking Structure - Section 6.6	9.0m Rear Yard Setback	7.5m	1.5m
Loading Spaces - Section 5.6.5(c)	Loading spaces are not permitted in the front yard	Permit 3 Loading Spaces within Front Yard	3

South Loading Space - Section 5.6.5 (d)	3.0m from interior side lot line for a loading space	2.43m	0.57m
4.40m High Retaining Wall - Section 4.2.5, Table 4.1	1.2m setback from South Lot Line	0.77m	0.43m
4.40m High Retaining Wall - Table 6.6	10.0m setback from front lot line	0.0m	10.0m
1.5m High Retaining Wall - Table 6.6	10.0m setback from front lot line	0.0m	10.0m

September 22<sup>nd</sup>, 2025

Committee of Adjustment  
City of Greater Sudbury  
200 Brady Street  
Sudbury, ON P3A 5P3

**Re:** Minor Variance Application –

*400 2nd Avenue, Sudbury (P3B 4K6)*

Dear Members of the Committee,

API Development Consultants Inc., acting on behalf of the property owner 2166069 Ontario Inc. (Danny Bawa), is pleased to submit this Minor Variance Application for the property located at 400 2nd Avenue, Sudbury. We are requesting relief from the applicable provisions of the City of Greater Sudbury Zoning By-law 2010-100Z, as outlined below:

Relief Requested:

*1. Zoning By-law 2010-100Z – Section 6.6:*

Minimum required front yard setback is 10.0 metres; whereas 4.3 metres is proposed to accommodate a parking deck.

*Justification:*

The proposed parking deck is classified as a structure and therefore subject to front yard setback requirements. However, the design takes advantage of the site's natural topography by cutting into the existing slope. As a result, the deck will be built flush with the surrounding grade, minimizing visual and physical impact.

It is important to note that adjacent surface parking areas are permitted at a minimum setback of 3.0 metres from the front lot line. Given the context and similarity in function and grade treatment, the proposed 4.3 metre setback for the parking deck is appropriate and consistent with the existing character of development in the area.

*2. Zoning By-law 2010-100Z – Section 6.6:*

Minimum required interior yard setback is 10.0 metres; whereas 1.2 metres is proposed to accommodate a parking deck.

*Justification:*

As above

*3. Zoning By-law 2010-100Z – Section 6.6:*

Minimum required rear yard setback is 9.0 metres; whereas 7.5 metres is proposed to accommodate a parking deck.

*Justification:*

A 7.5 metre landscape buffer is required along the rear lot line, and this is being fully maintained. If the parking were at-grade, a 7.5 metre setback would be permitted. However, as the parking deck is classified as a structure, a greater setback is technically required. Similar to the front, the deck is being cut into the slope to create a semi-buried condition, minimizing its impact and maintaining compatibility with the surrounding grade.

*4. Zoning By-law 2010-100Z – Section 5.6.5(c):*

Loading spaces are not permitted in the front yard; however, two loading spaces currently exist in the front yard as part of Phase 1, and one additional loading space is proposed in the front yard as part of Phase 2.

*Justification:*

The existing loading spaces are legally established through Phase 1. Due to mechanical equipment at grade and required clearance, slight modifications were made that affected both the front and rear loading areas. The proposed new loading space in the front yard will be located below grade, taking advantage of the site's topography, as the street elevation sits higher than the first floor of the building.

*5. Zoning By-law 2010-100Z – Section 5.6.5 (d):*

A minimum setback of 3.0 metres is required from an interior side yard for loading spaces; whereas 2.43 metres currently exists as part of Phase 1.

*Justification:*

This reduced setback is an existing condition that was previously approved through Minor Variance A0093/2015, which permitted a loading space with a reduced setback at the south lot line. While the loading space has since been relocated, the revised location maintains a similar setback and continues to function effectively without adverse impact on neighbouring properties.

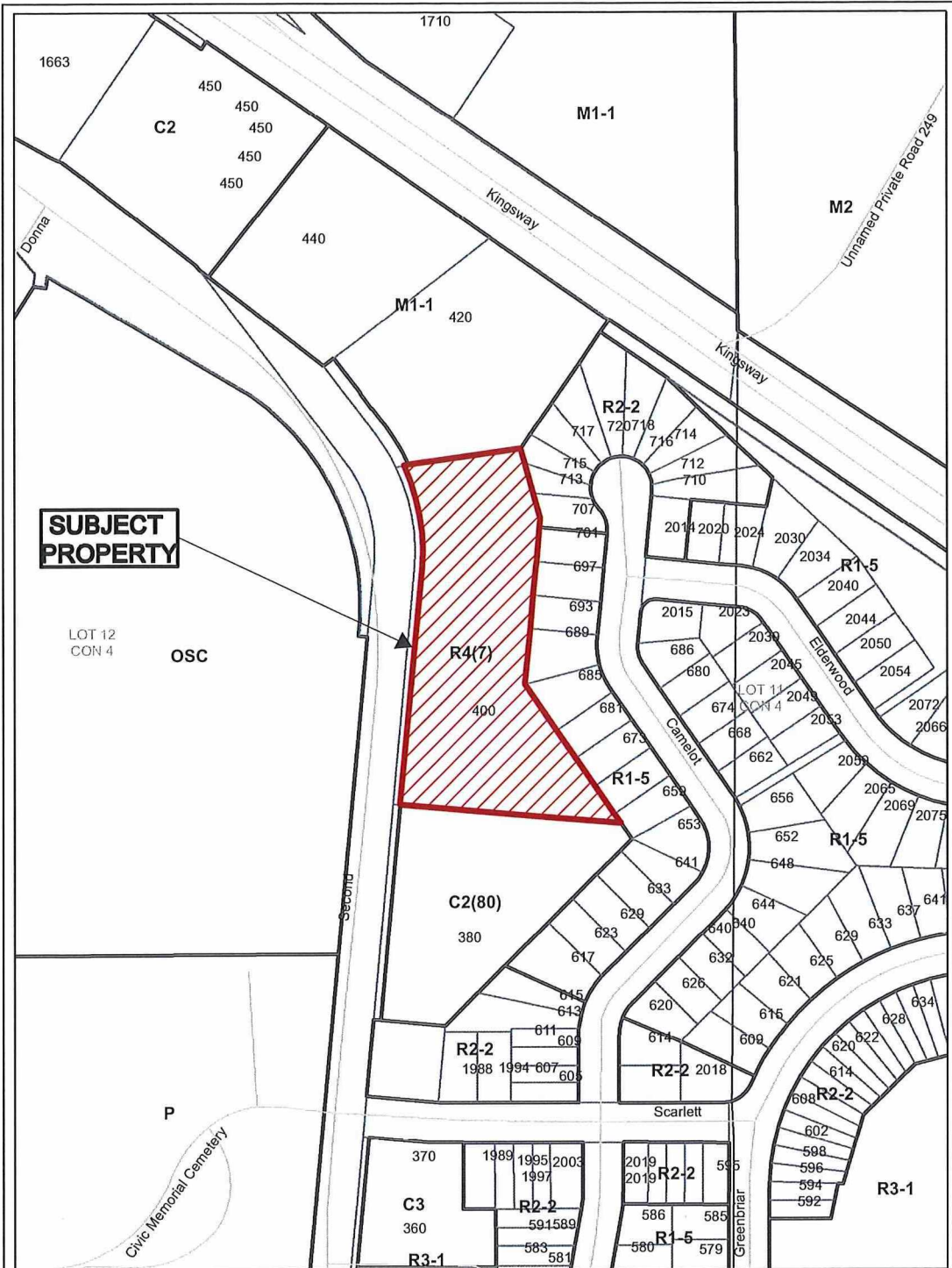
*6. Zoning By-law 2010-100Z – Section 4.2.5:*

The Zoning By-law restricts the height of retaining walls within a required yard to be greater than 1

metre. However, a retaining wall of 4.27 metres exists on the east side of the property as part of Phase 1, and a 1.5 metre wall is proposed as part of Phase 2.

*Justification:*

The retaining walls are necessary to accommodate the site's grading and are required from an engineering standpoint to support changes in elevation. Due to the natural slope of the site, these walls are essential for functional site layout and access. Strict compliance with the maximum height requirement would render significant portions of the site unusable.



**SUBJECT PROPERTY**

LOT 12  
CON 4  
OSC

**Application for Minor Variance or Permission**



Subject Property being PIN 73573-0370, Part Lot 12, Concession 4, as in LT200406, except Parts 1-7, Plan SR-2625, Parts 1-3, Plan 53R-10708, Parts 1-4, Plan 53R-15217 and Part 1, 53R-20656, Township of Neelon, 400 Second Avenue, Sudbury, City of Greater Sudbury



**SUBJECT PROPERTY**

Sketch 1, NTS

PL-MV-2025-00137

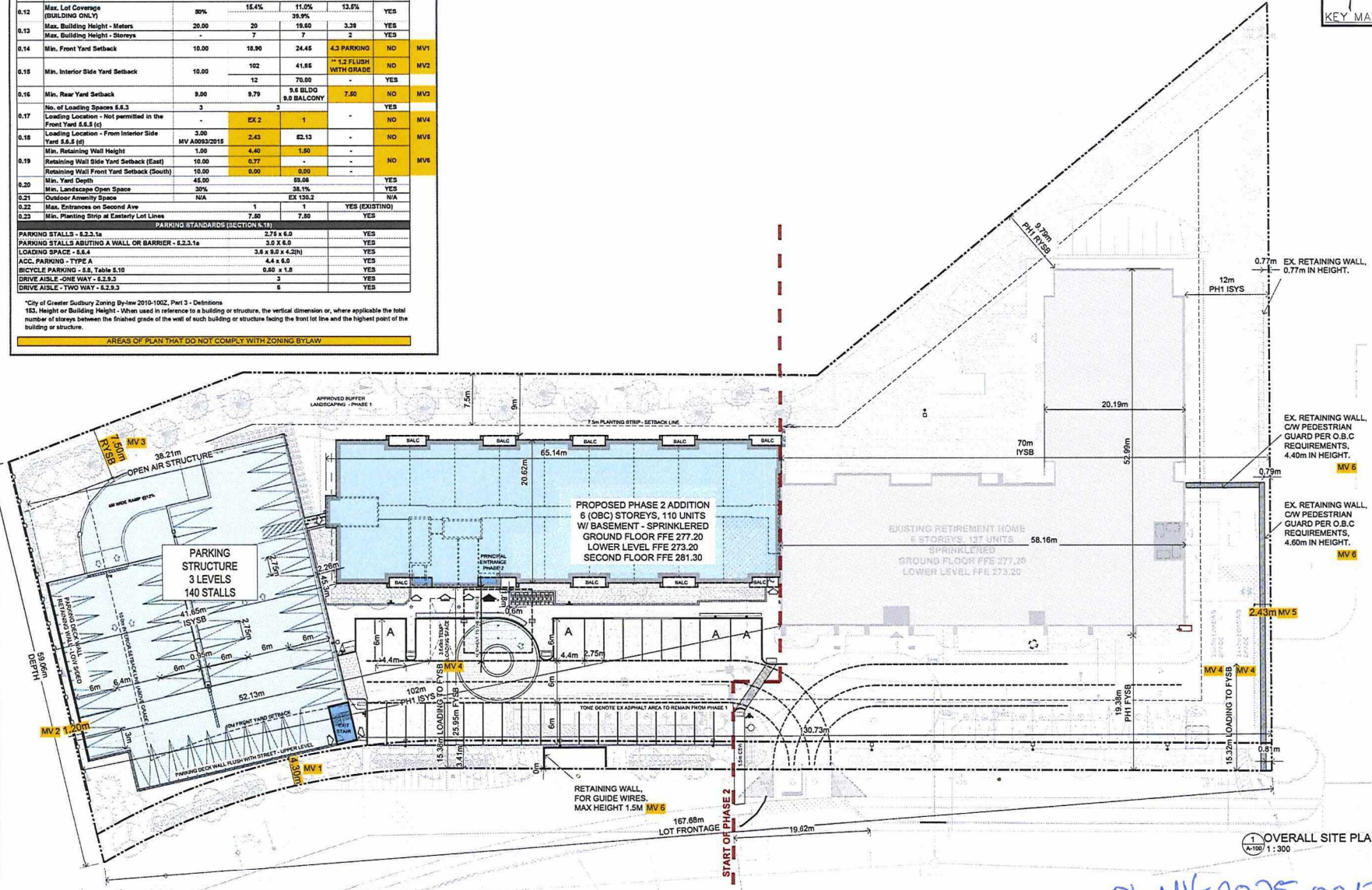
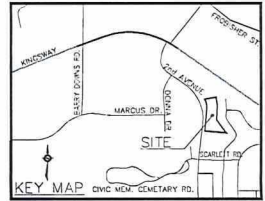
NDCA

Date: 2025 09 25

ZONING INFORMATION - ZONING BY-LAW 2010-10Z2						
Permitted Use:		Yes	NO			
RETIREMENT HOME		YES				
84(7) HIGH DENSITY RESIDENTIAL SPECIAL ZIL - 2025-10Z2	REQUIRED	PHASE 1 BLDG	PHASE 2 BLDG	PARK. STRUCT.	COMPLY	
		M <sup>2</sup> /M	M <sup>2</sup> /M	M <sup>2</sup> /M		
0.10	Min. Lot Area	1360	11801		YES	
0.11	Min. Lot Frontage	30.00	167.68		YES	
0.12	Max. Lot Coverage (BUILDING ONLY)	80%	16.4%	11.0%	13.6%	YES
0.13	Max. Building Height - Meters	20.00	20	19.00	3.38	YES
0.14	Max. Building Height - Storeys	-	7	7	2	YES
0.14	Min. Front Yard Setback	10.00	18.00	24.45	4.3 PARKING	NO MV1
0.15	Min. Interior Side Yard Setback	10.00	102	41.85	1.2 FLUSH WITH GRADE	NO MV2
0.16	Min. Rear Yard Setback	9.00	9.79	9.0 BALCONY	7.50	NO MV3
0.17	No. of Loading Spaces 6.6.3	3	3			YES
0.17	Loading Location - Not permitted in the Front Yard 6.6.4(c)	-	EX 2	1	-	NO MV4
0.18	Loading Location - From Interior Side Yard 6.6.5 (d)	3.00	2.43	62.13	-	NO MV5
0.19	Min. Retaining Wall Height	1.00	4.40	1.50	-	NO MV6
0.19	Retaining Wall Side Yard Setback (East)	10.00	0.77	-	-	NO MV6
0.20	Retaining Wall Front Yard Setback (South)	10.00	0.00	0.00	-	NO MV6
0.20	Min. Yard Depth	45.00		59.00		YES
0.21	Min. Landscape Open Space	30%		28.1%		YES
0.21	Outdoor Amenity Spaces	N/A		EX 130.2		N/A
0.22	Max. Entrances on Second Ave	1		1		YES (EXISTING)
0.23	Min. Planting Strip at Easery Lot Lines	7.00		7.00		YES
PARKING STANDARDS (SECTION 6.1)						
PARKING STALLS - 6.2.3.1a			2.75 x 6.0		YES	
PARKING STALLS ABUTTING A WALL OR BARRIER - 6.2.3.1a			3.0 x 6.0		YES	
LOADING SPACE - 6.6.4			3.8 x 6.0 x 4.2m		YES	
ACC. PARKING - TYPE A			4.4 x 6.0		YES	
BICYCLE PARKING - 6.8, Table 6.10			0.60 x 1.8		YES	
DRIVE AISLE - ONE WAY - 6.2.3.2			3		YES	
DRIVE AISLE - TWO WAY - 6.2.3.3			6		YES	

\*City of Greater Sudbury Zoning By-law 2010-10Z2, Part 3 - Definitions  
 15Z: Height or Building Height- When used in reference to a building or structure, the vertical dimension or, where applicable the total number of storeys between the finished grade of the wall of such building or structure facing the front lot line and the highest point of the building or structure.

AREAS OF PLAN THAT DO NOT COMPLY WITH ZONING BY-LAW



**CREDIT NOTE:**  
 THIS SITE PLAN IS BASED UPON AHS MUST BE READ IN CONJUNCTION WITH FILES 16A16 B PLAN 816516 B PREPARED BY TULLOCH ENGINEERING DATED MARCH 1, 2018 & MARCH 2018, RESPECTIVELY. SAJUS ARCHITECTS LTD. ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER NEALS OF CERTIFICATION, IF ANY.

**LEGAL LAND DESCRIPTION:**  
 LOT: 12  
 CONCESSION 4  
 PLAN: 1204-0378  
 REGISTERED PLAN: 508-2974  
 TOWNSHIP OF SELETON  
 CITY OF SUDBURY

**PREPARED BY:**  
 TULLOCH ENGINEERING  
 1467 Chapel Street UNIT 11  
 Sudbury, ON P3E 0V5 Phone: 766-622-6363  
 E-mail: mtulloch@tulloch.ca

#	DATE	DESCRIPTION	DATE
4	01/04/2025	CONTRACT SIGNATURE SUBMISSION	23/01/25
3	01/04/2025	CONTRACT SIGNATURE SUBMISSION	23/01/25
2	01/04/2025	CONTRACT SIGNATURE SUBMISSION	24/11/24
1	01/04/2025	PRE-CONSULTATION SUBMISSION	24/02/25

**GENERAL NOTES:**  
 DO NOT SCALE DRAWINGS. USE ONLY DIMENSIONS WHICH MATCH THE CONSTRUCTION. VERIFY DIMENSIONS & DIMENSIONS ON SITE BEFORE BEGINNING WORK. VERIFY ALL SETBACKS AND DISTANCES OF ALL BUILDINGS, DRIVEWAYS, DRIVEWAYS, DRIVEWAYS.

**DEVELOPMENT CONSULTANT:**  
 1467 Chapel Street UNIT 11  
 SUDBURY, ON N3E 0V5

**ARCHITECT:**  
 SAJUS ARCHITECTS INC.  
 1051 CLAR AVE W, STE. 105  
 TORONTO, ON M4V 1B1

**CLIENT:**  
 2166069 Ontario Inc. (Danny Bawa)  
 10158 Jane St., Maple, ON L6A 3K1

**PROFESSIONAL CERTIFICATION**

**PROJECT:**  
 SUDBURY  
 RETIREMENT  
 RESIDENCE

**DRAWING TITLE:**  
 SITE PLAN  
 PHASE 2

**BY:** [Signature] **DATE:** 2025-01-04  
**CHECKED BY:** [Signature] **DATE:** 2025-01-04  
**DESIGNED BY:** [Signature] **DATE:** 2025-01-04  
**SCALE:** As Indicated  
**DATE:** 2025-01-04  
**REV:** SEE ABOVE

**OVERALL SITE PLAN**  
 4-100/ 1:300

**PROJECT NO.:** A-100 **SHEET NO.:** 3.1

PL-MV-2025-00137  
 sketch 2

POINT ID	NORTHING	EASTING
OPP A	N 5146844.213	E 5046119.612
OPP B	N 5146878.345	E 5046355.466
OPP C	N 5146791.568	E 5046227.667

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, MAG33 (CSRS) (2011.0).

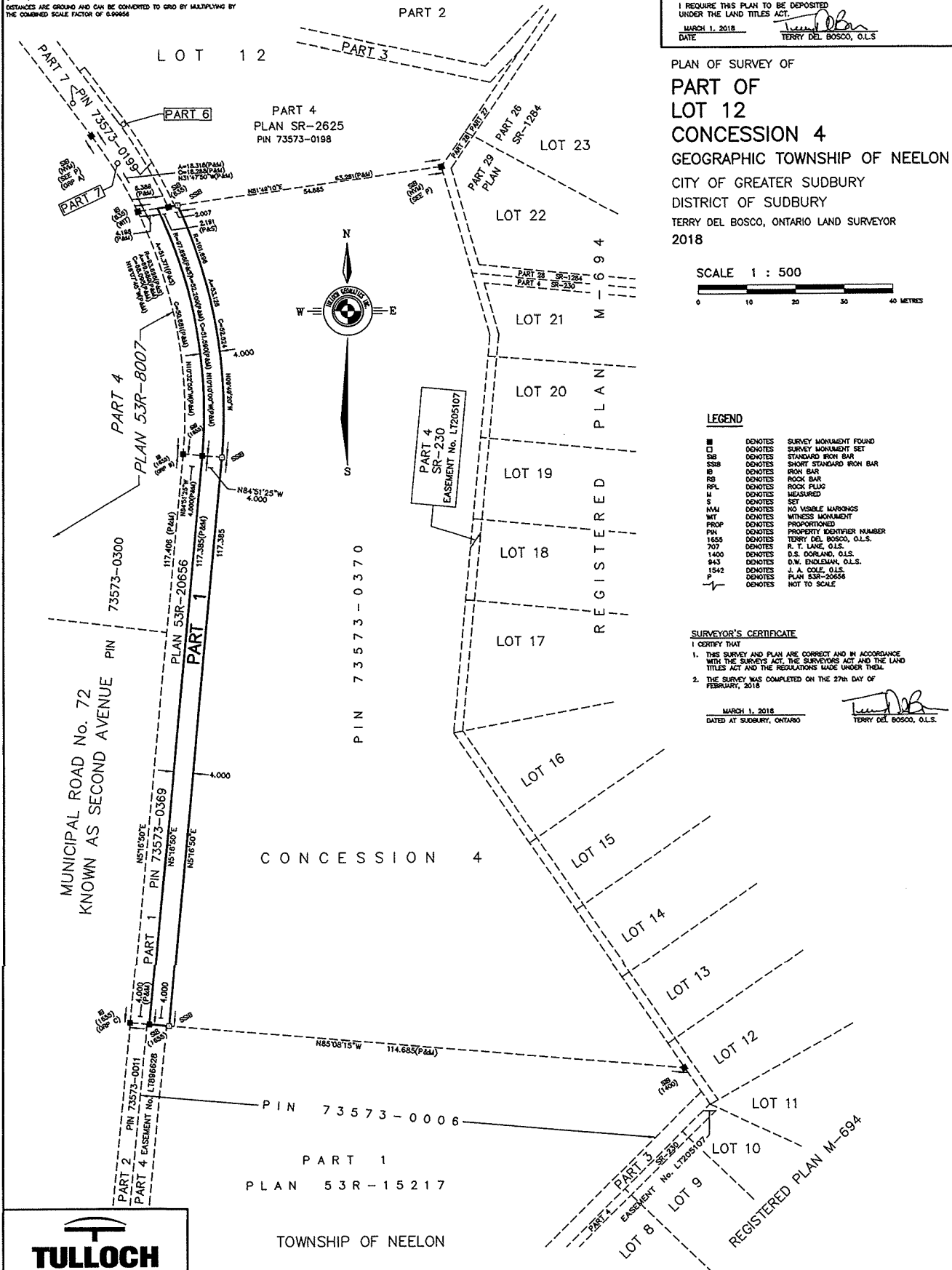
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99995

SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA
1	PART OF LOT 12	4	PART OF PIN 73573-0370	±50.M.

PLAN 53R-20974

RECEIVED AND DEPOSITED  
DATE March 1st 2018  
"Kavla Hancharys"  
REPRESENTATIVE FOR THE LAND REGISTRAR  
FOR THE LAND TITLES DIVISION OF SUDBURY

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.  
Terry Del Bosco  
DATE MARCH 1, 2018  
TERRY DEL BOSCO, O.L.S.

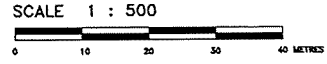


**TULLOCH**

1942 REGENT STREET SUDBURY, ONTARIO  
UNIT L P3E 5V5 705-671-2295

FILE 185518 R PLAN PREPARED BY TDB

PLAN OF SURVEY OF  
PART OF  
LOT 12  
CONCESSION 4  
GEOGRAPHIC TOWNSHIP OF NEELON  
CITY OF GREATER SUDBURY  
DISTRICT OF SUDBURY  
TERRY DEL BOSCO, ONTARIO LAND SURVEYOR  
2018



- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT SET
  - SB DENOTES STANDARD IRON BAR
  - SSB DENOTES SHORT STANDARD IRON BAR
  - SB DENOTES IRON BAR
  - RB DENOTES ROCK BAR
  - RPL DENOTES ROCK PLUG
  - M DENOTES MEASURED
  - S DENOTES SET
  - N/A DENOTES NO VISIBLE MARKINGS
  - WT DENOTES WITNESS MONUMENT
  - PROP DENOTES PROPORTIONED
  - PH DENOTES PROPERTY IDENTIFIER NUMBER
  - 1655 DENOTES TERRY DEL BOSCO, O.L.S.
  - 707 DENOTES R. T. LAKE, O.L.S.
  - 1400 DENOTES D.S. DORLAND, O.L.S.
  - 843 DENOTES D.W. ENGLISHMAN, O.L.S.
  - 1542 DENOTES J. A. COLE, O.L.S.
  - 1542 DENOTES PLAN 53R-20656
  - 1542 DENOTES NOT TO SCALE

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT

- 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.
- THE SURVEY WAS COMPLETED ON THE 27th DAY OF FEBRUARY, 2018

MARCH 1, 2018  
DATED AT SUDBURY, ONTARIO

Terry Del Bosco  
TERRY DEL BOSCO, O.L.S.

NOTE: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PL-MV-2025-00137 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-2025-00148

## APPLICATION SUMMARY

---

**File Date:** 10/14/2025

**Application Type:** Minor Variance

**Address(es):** 7 Platinum Place, Sudbury P3E 6L6

**Applicant(s):** ROBYN GORHAM

**Owner(s):** ROBYN GORHAM

### 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?**

Jan 2007

**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?**

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 Deck within required setback to both side lot lines.

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

Maximizing the back yard space where the deck is being built because there is a steep incline at the rear of the lot and would like it in-line with the sides of the house.

**Is there an eave encroachment?**

No

**Size of eaves**

**Lot Frontage of the property**

24.9

**Lot Depth of the property**

32.9

**Lot Area of the property**

577

**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 - 2006

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

Residential since 2006

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

Yes

**Existing uses of neighbouring properties**

Residential

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

No

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

No

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

Have you consulted with Conservation Sudbury regarding this relief?

**WATER SUPPLY AND SEWAGE DISPOSAL**

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

**PROPERTY ACCESS**

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

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

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

## CONCURRENT APPLICATIONS

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

No

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

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

No

Indicate application number(s) and application status

## PROPOSED BUILDING/STRUCTURE

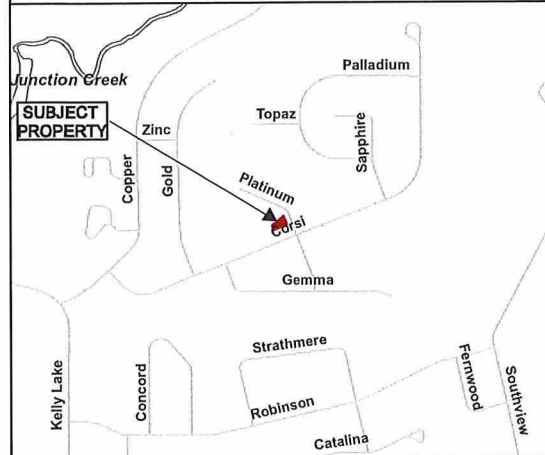
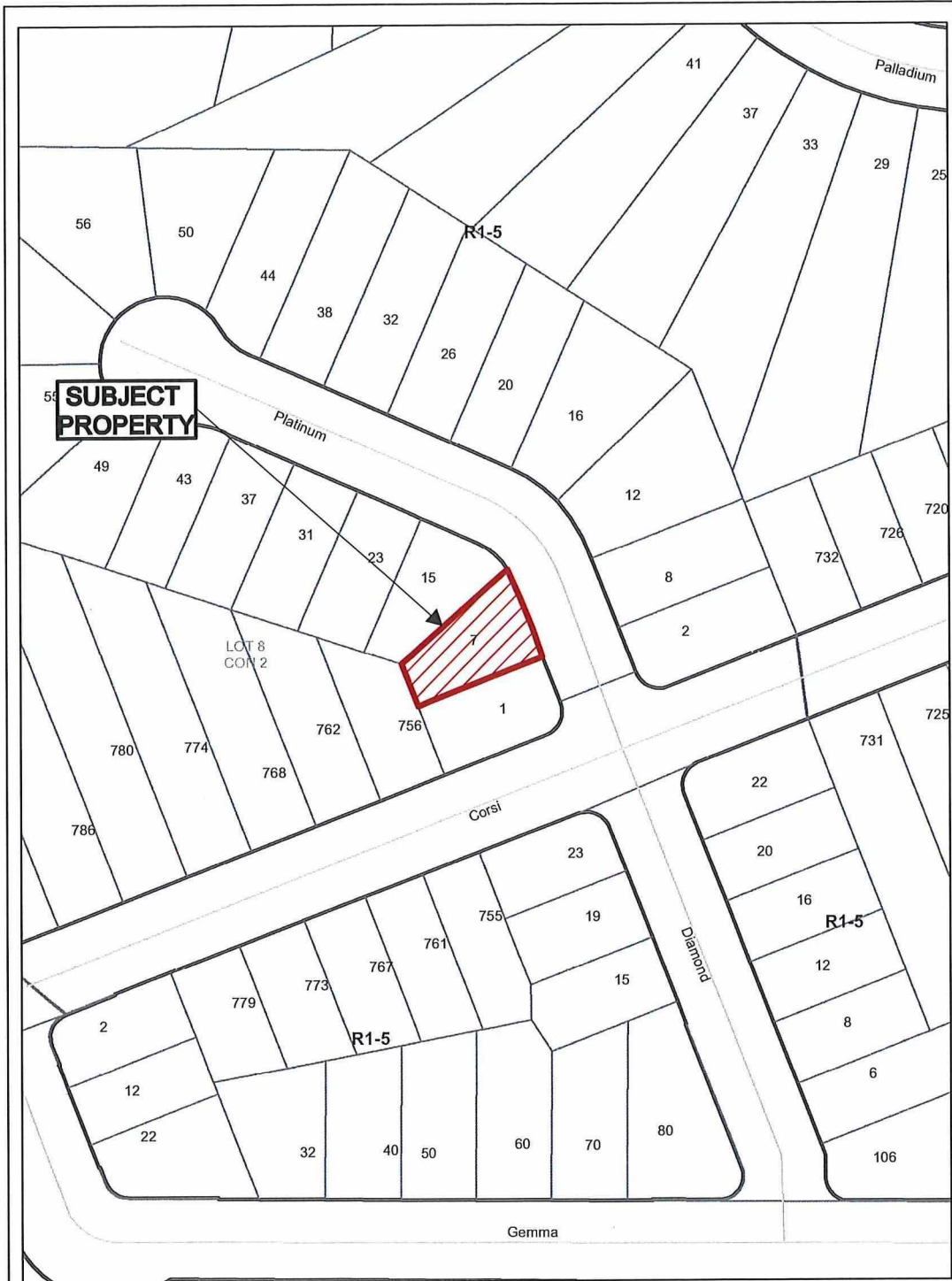
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Deck	No	66.96	66.96	1	5.4	12.4	1.1	18.7	6.7	0.7	0.6

## 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	154	304	2	12.8	15.8	7	6.3	14	3.2	1.8

## ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Side yard setback	1.2	0.7	0.5
Side yard set back	1.2	0.6	0.6



### Application for Minor Variance or Permission



Subject Property being PIN 73588-0871,  
 Lot 20, Plan 53M-1308,  
 Part Lot 8, Concession 2,  
 Township of McKim,  
 7 Platinum Place, Sudbury,  
 City of Greater Sudbury

Sketch 1, NTS  
 NDCA

PL-MV-2025-00148  
 Date: 2025 10 20

- GENERAL REQUIREMENTS**
- GENERAL CONTRACTOR & SUBCONTRACTOR SHALL EXAMINE THE SITE, VERIFY ALL CONDITIONS, DRAWINGS & TO ACCURATELY THE EXISTING AND NATURE OF WORK.
  - ALL DIMENSIONS, OFFSETS, OR CONTACTS SHALL BE REPORTED TO DESIGNER PRIOR TO WORK.
  - CONTRACTOR IS TO PROTECT WITH OWNERS AND SUBCONTRACTORS TO THE DESIGNER'S REVIEW AND APPROVAL PRIOR TO ANY WORK.
  - GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE PRIOR TO COMMENCEMENT OF WORK.
  - ALL SITE REQUIREMENTS ARE TO BE CONFIRMED BY CONTRACTOR PRIOR TO COMMENCING WORK.
- CODE AND STANDARDS**
- GENERAL CONTRACTOR SHALL:
- COMPLY WITH THE OCEANOGRAPHIC BUILDING CODE REQUIREMENTS OR OTHER AUTHORITY WITHIN JURISDICTION, UNLESS OTHERWISE REFERRED TO AS CODE.
  - BE AWARE OF ALL APPLICABLE CODES OF CONSTRUCTION DOCUMENTS, SPECIFIED STANDARDS, CODES AND REGULATIONS AND SAFETY ACT 1981 AND REGULATIONS FOR CONSTRUCTION PRODUCTS.

- PERMITS AND INSPECTIONS**
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR BUILDING PERMIT AND ALL NECESSARY INSPECTIONS.
- DESIGN DATA**
- STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE OCEANOGRAPHIC BUILDING CODE 2012 SUPPLEMENTED BY THE USER'S GUIDE - 1900-2013 STRUCTURAL CODES/STANDARDS PART 4 OF DIVISION B.
  - CLIMATE LOCATION: SEASIDE, OCEANOGRAPHIC.
- SUBMITTALS**
- CLARIFY FOR REVIEW BEFORE STARTING WORK.
  - SAFETY PLAN DRAWINGS IN CONFORMANCE WITH THE SEQUENCE OF CONSTRUCTION AND DRAWINGS MUST BE REVIEWED BY CONTRACTOR BEFORE SUBMISSION TO CONSULTANT.
  - SHOP DRAWINGS WITHOUT CONTRACTOR STAMPS WILL BE RETURNED WITHOUT BEING REVIEWED.
  - FOR REVIEW OF SHOP DRAWINGS DOES NOT INCLUDE DETAILED CHECKING OF DIMENSIONS OR CALCULATIONS. DIMENSIONS ENGINEERED BY OTHERS AND DOES NOT RELIANCE ON THE CONTRACTOR OF THE RESPONSIBILITY TO CORRECT WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
  - BEFORE REGULATORY DRAWINGS ISSUE ALL CORRECTIONS REQUIRED BY PRIOR REVIEW HAVE BEEN COMPLETED.
  - DO NOT ADD OR DETAIL TO DRAWINGS UNLESS NOT BEEN STAMPED AS APPROVED BY THE CONSULTANT. ANY CHANGES TO SHOP DRAWINGS HAVE BEEN EXAMINED PRIOR TO ALL SUBMITTALS.
  - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY AND ALL NECESSARY QUALITY CONTROL PLAN APPROVALS FOR STRUCTURAL WORK. THIS MUST BE PROVIDED TO THE CONSULTANT WHEN REQUESTED.
  - FIELD AND NOT WORK-IN-PROGRESS CONSTRUCTION PROCEDURES.
  - THIRD PARTY INSPECTION AND TESTING PROCEDURES.

- TEMPORARY WORKS**
- AS STRUCTURAL DRAWINGS CHECK THE COMPLETED STRUCTURE, IT IS THE CONTRACTOR RESPONSIBILITY TO SECURE, DEMOLISH AND ALL TEMPORARY FORMS BEHIND TO REMOVE.
  - LOADS INDICATED ON DRAWINGS MUST NOT BE EXCEEDED BY CONSTRUCTION LOADS. CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ALL SECTIONS OF ALL TEMPORARY WORKS ARE CARRIED OUT BY A PROFESSIONAL ENGINEER LICENSED AND TRAINED TO WORK IN OCEANOGRAPHIC.

- EXISTING STRUCTURES**
- BEFORE TO CONSTRUCTION VERIFY EXISTING CONDITIONS AND DIMENSIONS.
  - ALL ALL EXISTING STRUCTURES TO BE DEMOLISHED OR TO BE DEMOLISHED ARE PROTECTED AND DEMOLISHED BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
  - SECURE ALL TEMPORARY SHIELDS AND SHIELDS ARE INSTALLED AND REMOVED TO DISCLOSE THE INTERIOR OF EXISTING STRUCTURE.
  - REPORT ANY VARIATIONS IN EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK.

- WOOD NOTES**
- ALL FINISHES TO COMPLY WITH THE PART REQUIREMENTS OF THE OCEANOGRAPHIC BUILDING CODE.
  - PRIOR TO STARTING CONSTRUCTION SECURE ALL EXISTING WORK IS FIELD VERIFIED, INSTALL ALL FINISHES AS PER DRAWINGS. ALL FINISHES AS SPECIFIED REGULARLY BRACE MEMBERS BE PLACE TO.
  - SECURE FINISHES PERMANENTLY FROM STRUCTURE.
  - ALL MATERIALS SHALL BE PROTECTED FROM ENVIRONMENTAL DAMAGES, STORE OFF GROUND AND COVER WITH WATERPROOF SHEETS.
- WARRANTIES**
- ENVIRONMENTAL LEAKAGE: EPF AND EPF-2
  - DRYED STRUCK BOARD, CSA O47
  - PLYWOOD: CSA O211
  - RAILS: CSA B111-184
  - CONTRACT MANAGER: SHIPSON & THORNTON

- DEMOLITION LEGEND**
- DEMOLITION TO REFER TO DEMOLITION NOTES
- DEMOTES EXISTING ITEMS TO REMAIN
- DEMOTES ITEMS TO BE REMOVED - REFER TO DEMOLITION NOTES

- DEMOLITION NOTES (GENERAL)**
- ALL DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE OCEANOGRAPHIC BUILDING CODE, OCCUPATIONAL HEALTH & SAFETY ACT, AND RELEVANT REGULATIONS.
  - REFER TO STRUCTURAL DRAWINGS FOR LISTED REQUIREMENTS PRIOR TO COMMENCEMENT OF ANY DEMOLITION WORK.
  - REFER TO DEMOLITION FLOOR PLAN AND COORDINATE WORK BETWEEN TRADES.
  - REFER ALL TO MECH/ELEC FOR ADDITIONAL DEMOLITION NOTES AND REQUIREMENTS.
  - ALL ELECTRICAL SERVICES SUBJECT TO SHUT OFF BEFORE ARE TO BE REMOVED PRIOR TO DEMOLITION PHASE AND RE-INSTALLED DURING CONSTRUCTION. THESE SHALL BE ALL ELECTRICITY.
  - PROTECT EXISTING MECHANICAL AND ELECTRICAL SERVICES TO REMAIN. PERSONS VOLUNTARILY DEMOLISHED AT THESE SERVICES ARE EXPOSED TO THE ELEMENTS.
  - MECHANICAL SERVICES ARE TO BE CAPPED DURING DEMOLITION PHASE TO PREVENT THE SPREAD OF DUST TO THE REST OF THE BUILDING STILL IN OPERATION.
  - ALL MATERIALS MUST BE REMOVED OR QUANTITIES TO BE CAREFULLY REMOVED, STORED, AND PROTECTED UNTIL RE-INSTALLATION OR OTHER DISPOSAL.
  - ALL REMOVE ITEMS NOT ALLOWED BY ANY OF CONSTRUCTION OR FINISHES TO BE REMOVED, SIMILARLY REMOVED OFF SITE.
  - PROTECT EXISTING STRUCTURAL SERVICES TO REMAIN FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION ON THE WORK. AS A MINIMUM USE POLYETHYLENE AND PLYWOOD BOARDING.
  - CONTRACTOR TO REVIEW STRUCTURAL STABILITY OF ALL AREAS PRIOR TO DEMOLITION TO AVOID UNANTICIPATED COLLAPSE OR DAMAGE TO ADJACENT ELEMENTS.
  - REPORT DUST AND CONSTRUCTION DUST TO THE DESIGNER PRIOR TO COMMENCEMENT OF WORK OR UNLESS OTHERWISE SPECIFIED.
  - CONTRACTOR TO REMOVE EXISTING STAIRS, INCLUDING BUT NOT LIMITED TO, STAIRWELLS, STAIRS, RAILINGS, ETC. MAKE GOOD ALL SURFACES IN PREPARATION FOR NEW.

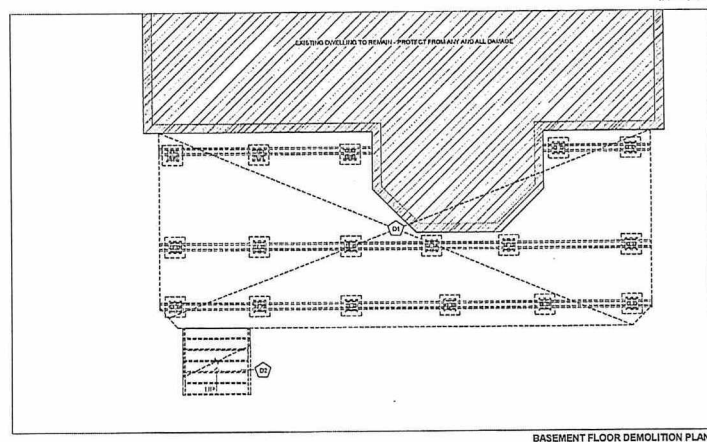
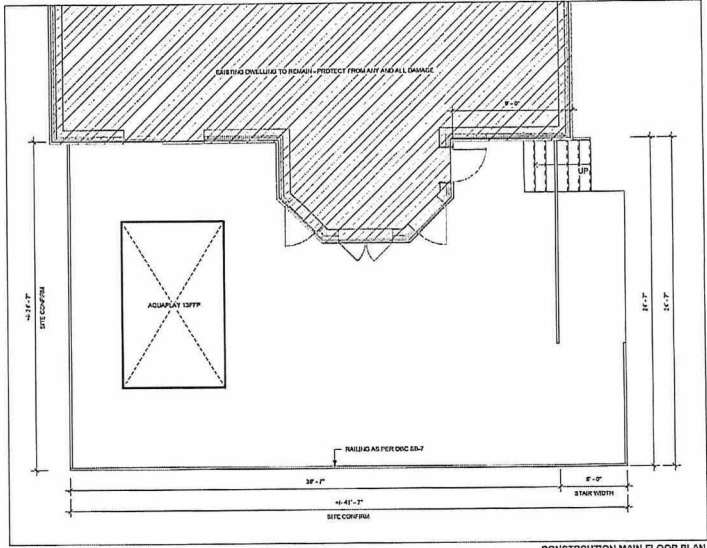
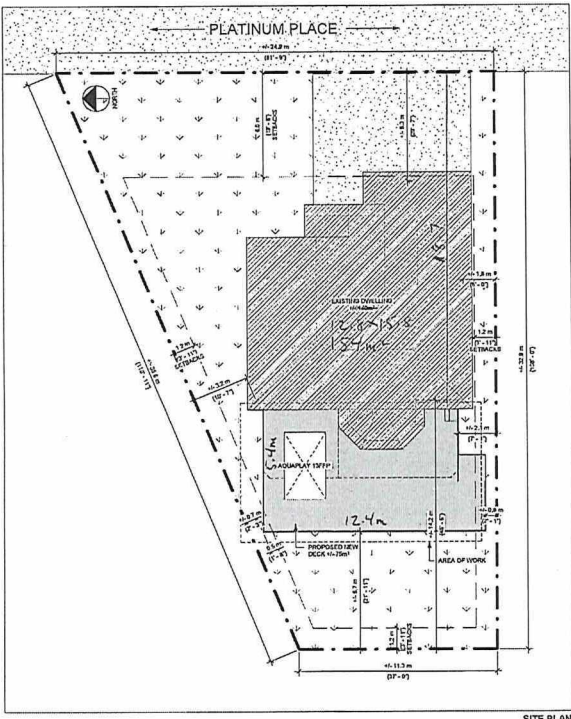
- DEMOLITION NOTES (TAGS)**
- (D1) CONTRACTOR TO REMOVE EXISTING STAIRS, INCLUDING BUT NOT LIMITED TO, STAIRWELLS, STAIRS, RAILINGS, ETC. MAKE GOOD ALL SURFACES IN PREPARATION FOR NEW.
- (D2) CONTRACTOR TO REMOVE EXISTING STAIRS, INCLUDING BUT NOT LIMITED TO, STAIRWELLS, STAIRS, RAILINGS, ETC. MAKE GOOD ALL SURFACES IN PREPARATION FOR NEW.

- SITE PLAN NOTES**
- REFER TO SURVEY DRAWING PREPARED BY LICENSED SURVEYOR FOR EXISTING CONDITIONS, PROPERTY LINES, AND SURVEY AND REFORMATION INFORMATION.
  - CONTRACTOR TO LOCATE AND CORRECT ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO EXCAVATION OF THE SITE.
  - PROTECT POSITIVE DRAINAGE FROM ALL FOUNDATIONS, FINISHED FLOORS, AND EXISTING UNDERGROUND UTILITIES.
  - QUALITY TO BE MAINTAINED IN ALL EXISTING UTILITIES FOR FUTURE USE WITHOUT CAUSING DAMAGE TO DRAINAGE OR ENCROACHMENT ONTO ADJACENT PROPERTIES.
  - ADDITIONAL FINISHES SHALL BE PROVIDED AS SHOWN ON SITE PLAN AND TO COMPLY WITH LOCAL REGULATIONS BY LAW FOR LITERATURE, DRINKING, WATER, AND OTHER UTILITIES. ALL FINISHES TO BE PAINTED AND FINISHED AS REQUIRED.

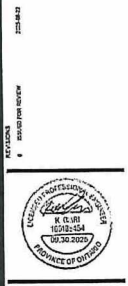
- SITE PLAN LEGEND**
- PROPOSED FINISH
  - DEMOTES EXISTING BUILDING
  - DEMOTES GRAVEL
  - DEMOTES ASPHALT
  - DEMOTES GRASS
  - DEMOTES PROPERTY LINE
  - DEMOTES SETBACK LINE

**DIMENSIONS OF SITE PLAN TO BE FIELD VERIFIED BY HOME OWNER. CONTRACTOR OR SITE SURVEY. ANY DIMENSIONS SHALL BE REPORTED TO HOME OWNER AS REQUIRED.**

ZONE #	+115'
TOTAL PROPERTY AREA	+1264'
EXISTING DWELLING	+1494'
LEFT TOTAL LOT COVERAGE	+20%
MINIMUM LOT COVERAGE	+8%
MINIMUM LOT FRONTAGE	+11m
MINIMUM FRONT YARD	+3m
MINIMUM REAR YARD	+3m
MINIMUM SIDE YARD	+3m
MINIMUM CORNER SIDE YARD	+3m



ALL DIMENSIONS TO BE FIELD VERIFIED BY HOME OWNER. CONTRACTOR OR SITE SURVEY. ANY DIMENSIONS SHALL BE REPORTED TO HOME OWNER AS REQUIRED.



**KOMRI ENGINEERING**  
 116 OCEANOGRAPHIC STREET, SEASIDE, ON P1E103

ROBIN GORDON  
 PLATINUM PLACE, SEASIDE, ON  
 PROJECT NO. 2025-00148  
 INFORMATION SHEET, DEMOLITION PLAN, FLOOR PLAN & SITE PLAN  
 DRAWN: CB  
 CHECKED: DPKW  
 SCALE: As Indicated  
 SHEET: A01

ISSUED FOR CONSTRUCTION - SEPTEMBER 30, 2025

PL-MV-2025-00148  
 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-2025-00149

## APPLICATION SUMMARY

---

**File Date:** 10/14/2025

**Application Type:** Minor Variance

**Address(es):** 4428 Notre Dame Avenue, Valley East, Ontario P3P 1X5

**Applicant(s):** TULLOCH

**Owner(s):** 2380363 ONTARIO LIMITED

### PLANNING APPLICATION

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

No

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

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

Aprill 28th, 2022

**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?**

84

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

6

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

0

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

No

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

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

Yes

**Provide details on how the property is designated in the Source Protection Plan**  
WHPA-C Vuln 6

**Current Official Plan designation**  
Living Area I

**Current Official Plan designation (additional)**

**Current Zoning By-law designation**  
R3.D45, C2

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

**Provide a detailed reason why the proposal cannot comply with the Zoning By-law**  
Civil design needs, lot area

**Is there an eave encroachment?**  
No

**Size of eaves**

**Lot Frontage of the property**  
20.1

**Lot Depth of the property**  
173.71

**Lot Area of the property**  
12570.0

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

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

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

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

**Existing uses of neighbouring properties**  
Commercial and 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)
14-unit multiple dwelling	No	468	1404	2	18	26	7.5	35.53	112.37	3	55.3
12-unit multiple dwelling	No	468	1404	2	18	26	7.5	76.53	71.37	3.23	55.06
10-unit multiple dwelling	No	264	1056	3	12	22	11	81.12	70.6	3	51.49
16 Unit multiple dwelling	No	468	1872	3	18	26	11	115.1	40.6	3	25.95
16 unit multiple dwelling	No	468	1872	3	18	26	11	148.2	7.5	35.78	3
16-unit multiple dwelling	No	468	1872	3	18	26	11	148.26	7.5	3	35.78

## 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)
Multiple dwelling parking standards	1.5 spaces per unit (126 spaces)	1.37 spaces per unit (115 spaces)	0.13 spaces per unit (11 spaces)



Planners | Surveyors | Biologists | Engineers

October 14, 2025  
Project 211169

**Committee of Adjustment**

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

Re: Minor Variance Application for <sup>4428</sup>~~4434~~ Notre Dame Avenue, Hanmer Corrected  
MDJ, 2025-10-24

Dear Committee of Adjustment,

TULLOCH has been retained by the owner of lands known municipally as <sup>4428</sup>~~4434~~ Notre Dame Avenue in Hanmer to facilitate a Minor Variance application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P.13. Corrected  
MDJ, 2025-10-24

The proposed variance will reduce the number of parking spaces required by the City of Greater Sudbury (CGS) Zoning By-law 2010-100 (ZBL) from 1.5 spaces per dwelling unit to 1.37 per dwelling unit. The variance is in support of a proposed residential development consisting of 84 residential dwelling units across six buildings. Through this variance, the total number of spaces required will be reduced by 11 from 126 to 115. This planning justification brief provides a description of the site, its geographic surroundings, a brief historical background, and an analysis of how the variance being sought meets the four tests for a minor variance under Section 45(1) of the Planning Act.

**Site Description**

The subject lands consist of an irregularly shaped through lot with frontage on Notre Dame Avenue and Carina Drive, as shown on *Figure 1*. The lot has a total lot area of approximately 12,570m<sup>2</sup>, a frontage of 20.10m along Notre Dame Avenue, and a frontage of 20.15m along Carina Drive. The lot line along Notre Dame Avenue is considered the front lot line.

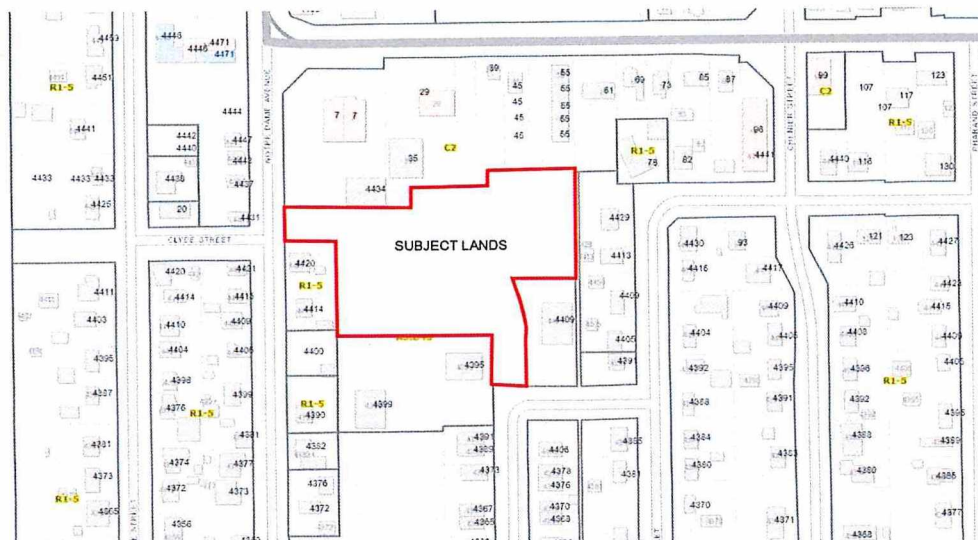


Figure 1: Approximate Location of Subject Lands

## Legal Description

The lands are described legally as being PIN 73508-1455, and can be further describing as being:

FIRSTLY: SRO PART OF CARINA DRIVE PLAN M1006 CAPREOL PARTS 1 & 2 53R22011 (CLOSED BY BYLAW 2024-86 REGISTERED AS SD499372); S/T LT138284, LT138285, SUBJECT TO AN EASEMENT IN GROSS OVER PART 2 53R22011 AS IN SD499746; SECONDLY: SRO PART OF CARINA DRIVE PLAN M1006 CAPREOL (CLOSED), PARTS 2, 3 & 4 53R16434; THIRDLY: PART BLOCK E PLAN M1006 CAPREOL PART 5 53R16434; FOURTHLY: PART BLOCK D PLAN M1006 CAPREOL PARTS 6, 7, 8 & 9 53R16434; SUBJECT TO AN EASEMENT AS IN LT138284; SUBJECT TO AN EASEMENT AS IN LT138285; SUBJECT TO AN EASEMENT AS IN LT363922; SUBJECT TO AN EASEMENT AS IN LT363924; CITY OF GREATER SUDBURY

## Current Zoning

As shown *Figure 2*, the subject lands are split zoned. The northeast part of the site is zoned "General Commercial (C2)", and the southwest part is zoned "Medium Density Residential (R3.D45)". The "D45" suffix indicates a site-specific maximum density of 45 units per hectare. With respect to the "C2" zone, Zoning By-law Amendment (ZBA) 2025-88Z, which passed on May 13, 2025, increased the maximum density of lands in this zone to 150 units per hectare in the Sudbury Community and 90 units per hectare for fully serviced lots in all other communities.



Figure 2: Zoning of Site

## Site Features

The lands are presently vacant with vegetation mainly consisting of wild grass and fallen trees. A small path runs through the site connecting Notre Dame Avenue with Carina Street. The site is mainly flat with no noticeable elevation changes.

## Surrounding Uses

The lands (as shown on *Figure 3*) are surrounded by the following land uses:

### North

Medium-density residential and general commercial uses in the form of a dentist office, a restaurant and convenience store abut the subject lands to the north with frontage onto Cote Boulevard.

### East

Low and medium-density residential uses fronting onto Odile Street abut the eastern boundary of the subject lands. Low-density residential uses continue beyond Odile Street to Laura Street. Lands beyond Laura Street are vacant and well-vegetated.

### South

Medium-density residential abuts the southern boundary of the subject lands. Low and medium density residential fronts onto Carina Drive and parallel streets south of the site. Those uses continue to Armand Street. Lands beyond Armand Street primarily consist of rural uses.

### West

Low-density residential fronting onto Notre Dame Avenue abut the subject lands to the West. Low-density residential continues until the west side of Dennie Street. Lands beyond Dennie Street are vacant and heavily vegetated.

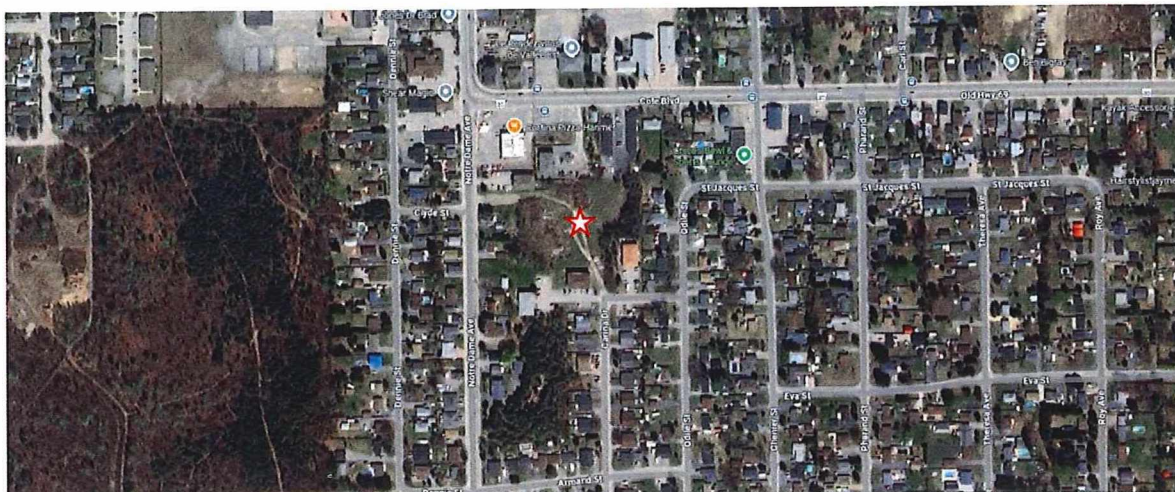


Figure 3: Aerial Imagery of Surrounding Land Uses

## Transportation

Access to the site will be facilitated off of Notre Dame Avenue, a collector road which runs through the centre of Hanmer. Cote Boulevard (Municipal Road 80), which is accessible via Notre Dame Avenue, is a Primary Arterial which links Hanmer with various other parts of Greater Sudbury, both directly, and via other arterials.

The entrance to the site is adjacent to the intersection of Notre Dame Avenue and Clyde Street. Clyde Street, along with Dennie Street, are local streets with on-street parking permitted. On-street parking is not permitted on Notre Dame Avenue.

Bus stops are present on Cote Boulevard at Notre Dame Avenue within 200 metres of the entrance to the site. These stops are by GOVA Route 105. This route provides north-eastbound service to Capreol and south-westbound service to Val Therese, Val Caron and Downtown Sudbury, as shown on *Figure 4*. This route also provides service to two Mobility Hubs for GOVA Zone services:

- Hanmer Mobility Hub for GOVA zone service along Radar and Skead Roads to Sudbury Airport, Skead, Falconbridge, and Garson.
- Blezard Valley Mobility Hub for GOVA Zone service along Municipal Road 15 to Chelmsford

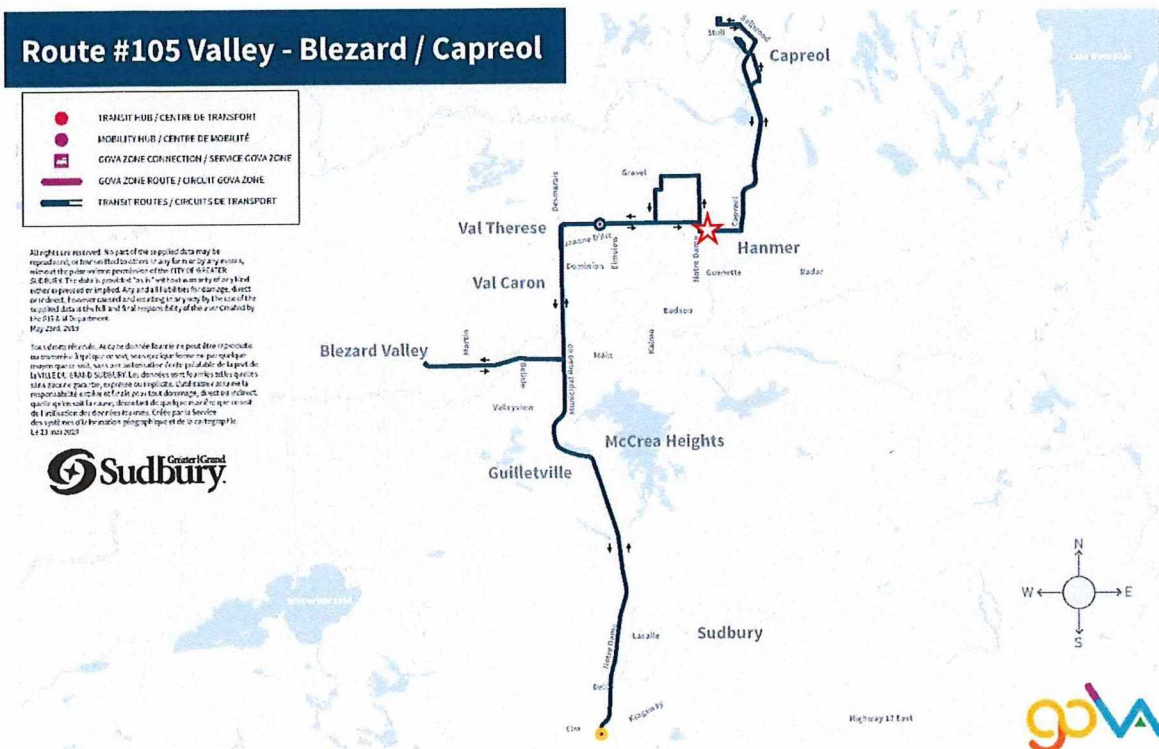


Figure 4: GOVA Route 105 Map. Subject lands are denoted by the red star

Community services, including a banquet hall and a church, are present on the north side of Cote Boulevard between Notre Dame Avenue and Chenier Street.

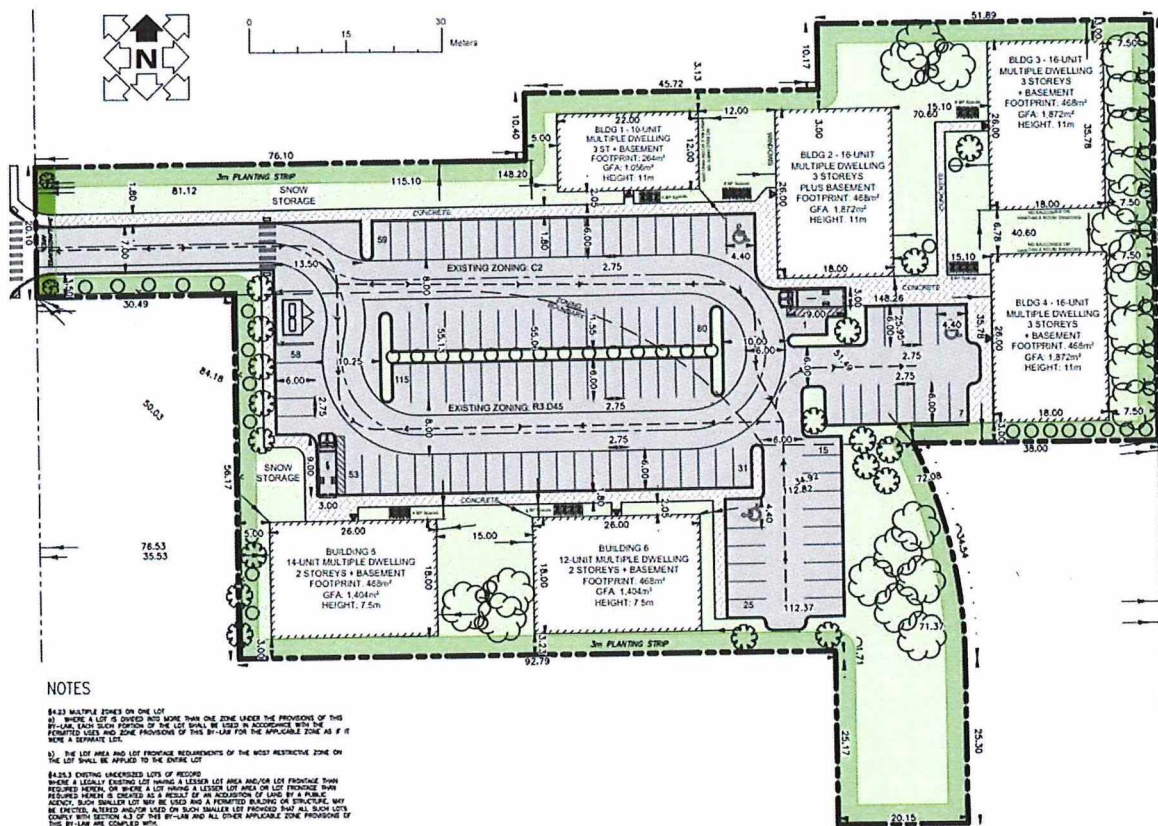
Three primary schools are in the area of the site. From the entrance at Notre Dame Avenue:

- Ecole Notre-Dame is approximately 300 metres west via Clyde and Dennie Streets
- Redwood Acres Public School is approximately 1 kilometre north via Notre Dame Avenue and Oscar Street
- St Anne School is approximately 1 kilometre east via Cote Boulevard and St Michael Street

Ecole Secondaire Hanmer is approximately 1 kilometre north along Notre Dame Avenue.

The nearest major shopping area to the site is at the intersection of Municipal Road 80 and Deschene Road, approximately 3.5 kilometres west. This area is also served by GOVA Route 105.

## Proposed Development



**NOTES**

B4.23 MULTIPLE ZONES ON ONE LOT  
 4) WHERE A LOT IS ZONED INTO MORE THAN ONE ZONE UNDER THE PROVISIONS OF THIS BY-LAW, EACH SUCH PORTION OF THE LOT SHALL BE USED IN ACCORDANCE WITH THE PERMITTED USES AND ZONE PROVISIONS OF THIS BY-LAW FOR THE APPLICABLE ZONE AS IF WERE A SEPARATE LOT.

5) THE LOT AREA AND LOT FRONTAGE REQUIREMENTS OF THE MOST RESTRICTIVE ZONE ON THE LOT SHALL BE APPLIED TO THE ENTIRE LOT.

B4.24.3 EXISTING UNDERSIZED LOTS OF RECORD  
 WHERE A LEGALLY EXISTING LOT HAVING A LESSER LOT AREA AND/OR LOT FRONTAGE THAN REQUIRED HEREIN OR WHERE A LOT HAVING A LESSER LOT AREA OR LOT FRONTAGE THAN REQUIRED HEREIN IS DIVIDED AS A RESULT OF AN ACQUISITION OF LAND BY A PUBLIC AGENCY, SUCH SMALLER LOTS MAY BE USED AND A PERMITTED BUILDING OR STRUCTURE MAY BE ENLARGED, ALTERED AND/OR USED ON SUCH SMALLER LOTS PROVIDED THAT ALL SUCH LOTS COMPLY WITH SECTION 4.3 OF THE BY-LAW AND ALL OTHER APPLICABLE ZONE PROVISIONS OF THIS BY-LAW ARE COMPLIED WITH.

Figure 5: Proposed Development

The proposed variance is intended to facilitate the development of six multiple dwelling buildings, having a total of 84 residential dwelling units. Four of the multiple dwellings are proposed at three-stories having a maximum building height of 11m tall with the remaining two multiple dwellings being two stories and 7.5m (see Figure 5).

### Site Plan Control Application

A site plan control agreement exists for the proposed development and the layout of the proposed development, including fire flows, site grading, vegetation removal/retention, water and sewer servicing, and stormwater management have been addressed through the process.

## Proposed Variance

The Minor Variance application is being submitted to request the following relief from the CGS Zoning By-Law 2010-100Z, as amended:

Section	By-law Requirement	Relief Requested
5.5  <b>Table 5.5: Residential Parking</b>	Use: Dwelling, Multiple  Minimum Parking Space Requirement: 1.5/unit	Use: Dwelling, Multiple  Minimum Parking Space Requirement: 1.37/unit

## Planning Justification

Per *Section 45(1) of the Planning Act*, the Committee of Adjustment may grant a Minor Variance, provided that all the following criteria are met:

1. The variance is minor in nature;
2. The variance is desirable for the appropriate development of the site;
3. The variance maintains the general intent of the Official Plan; and,
4. The variance maintains the general intent Zoning By-Law.

## Is the Variance Minor in Nature?

The primary consideration in determining whether a minor variance application is minor in nature is determining the degree of adverse impact that would occur if the variances were granted. If the variances do not produce an unacceptable adverse impact, then it likely meets the test to be considered minor in nature.

Given the analysis provided herein, it is the authors' opinion that the application is minor in nature because:

- The existing zoning permissions (C2) and approved site plan show that building envelopes and the parking configuration are compatible with the existing physical character of the neighbourhood;
- No negative impact would result from the variance with regard to aesthetic impact on the surrounding area as there would be no alterations to the approved buildings or changes to the size and massing, and no changes to sun-shadowing would occur;
- On-site matters related to servicing and stormwater would remain the same as approved through the Site Plan Control approved by the City;
- The proposed development would contribute to the enhancement of public transit and active transportation infrastructure present in proximity to the subject property;

- Adequate ingress/egress would be maintained through the existing parking configuration, approved via the existing Site Plan Control;
- There is no anticipated to be any negative impacts related to the traffic that would be generated by the proposed development on the local road network and surrounding land uses nor is there expected to be an undue burden on surrounding public spaces (i.e., parks and recreational amenities etc.);
- Any concerns related to reliance on street parking can be mitigated through *By-Law 2010-1*, which controls City approved appropriate street parking times;
- The application is consistent with the City's Living Area and intensification policies, and would contribute to the City's housing needs;
- Section 5.5 of the ZBL requires that 1.5 spaces per unit are provided for each multiple or row dwelling. Whereas only 1 space per unit is required for single, semi-detached, street towns, and other various dwelling types. This implies that 1 space per unit is intended to be provided for each dwelling, with the additional 0.5 spaces being intended for visitors. In this case, a reduction of 11 spaces in total means that one space can still be provided for each dwelling unit, with the additional 31 spaces still being available for visitors or multi-car households.

### Is the Variance Desirable for the Appropriate Development of the Site

It is the opinion of the author that the variance is desirable for the appropriate development of the site on the following basis:

- The proposed reduction will allow for a more efficient use of the site, in conformity with the intensification policies of the Official Plan, as well as in reflection of the increased maximum density permitted through ZBA 2025-88Z.
- It would support the ongoing priority of growing CGS' housing supply;
- The lot would not be able to support a 126-space parking area without significant alteration to established driveways, fire routes, building envelopes and associated setbacks.
- Sufficient parking can still be provided with all 84 dwelling units having access to one space and the remaining 31 spaces still being available for visitor parking or for households who require multiple vehicles.
- The proposed density increase is desirable in this location as it is supported by public transit and is in proximity to many amenities and services such as schools, open space recreation and businesses.
- The proposed development is consistent with the City's objectives for development within the Settlement Area within **Section 2.3.3** of the OP. It represents an efficient use of land within a location where development is encouraged, does not require any extension or upgrades to municipal infrastructure, supports the use of active transportation infrastructure and public transit, and supports local businesses and institutions.

## Does the Variance Meet the General Intent of Official Plan?

The general intent of the CGS Official Plan is to establish policies to guide the desirable long-term development of lands in the City of Greater Sudbury. Accordingly, these policies aid in determining what is considered appropriate for the development of any given site. The Official Plan was reviewed in whole, with emphasis on the following policies in determining whether the variance meets the general intent of the Official Plan:

### 2.3.2 The Settlement Area

1. *Future growth and development will be focused in the Settlement Area through intensification, redevelopment and, if necessary, development in designated growth areas.*
2. ***Settlement Area land use patterns will be based on densities and land uses that make the most efficient use of land, resources, infrastructure and public service facilities, minimize negative impacts on air quality and climate change, promote energy efficiency and support public transit, active transportation and the efficient movement of goods.***

### 2.3.3 Intensification

1. *All forms of intensification are encouraged in accordance with the policies of this Plan.*
2. ***The City will aim to accommodate 20 percent of future residential growth and development through intensification within the Built Boundary.***
5. *Intensification and development is permitted in established Living Area I lands, in accordance with the policies of this Plan.*
8. *Intensification will be compatible with the existing and planned character of an area in terms of the size and shape of the lot, as well as the siting, coverage, massing, height, traffic, parking, servicing, landscaping and amenity areas of the proposal.*
9. *The following criteria, amongst other matters, may be used to evaluate applications for intensification:*
  - e. *the provision of adequate ingress/egress, off street parking and loading facilities, and safe and convenient vehicular circulation;*
  - f. *the impact of traffic generated by the proposed development on the road network and surrounding land uses;*
  - g. *the availability of existing or planned, or potential to enhance, public transit and active transportation infrastructure;*

### 3.2.1 Living Area I – Communities

*Communities will absorb the majority of new residential development over the plan period. The Living Area I designation has two density levels that will be recognized in the implementing Zoning By-law: low and medium density residential.*

2. *In medium density developments, all low density housing forms are permitted, including small apartment buildings no more than five storeys in height generally up to a net density of 90 units per hectare.*

### 3.2.2 Living Area I – Phasing Policies

2. *Where expansion onto vacant undeveloped lands is proposed, the following phasing policies will be considered at the time of application review:*

- a. *the intensification target identified in Section 2.3.3 is being achieved;*
- b. *the proposed development represents a contiguous expansion within the Living Area I designation;*
- c. *the proposed development represents a logical utilization of existing infrastructure and public service facilities;*
- d. *the proposed development completes or rounds out existing neighbourhood plans with respect to infrastructure matters such as road connections and waterline looping, and public service facilities such as schools and recreation facilities; and,*
- e. *the area is experiencing growth pressure as evidenced by adjoining development, and the available supply of lots/units in existing registered and draft approved plans of subdivision/condominium.*

#### 11.4 Parking

1. ***New developments generally must provide an adequate supply of parking to meet anticipated demands.***

The subject property is located within the City's settlement area and built boundary and is located within established Living Area I lands. The proposed units would assist in reaching the City's goal of accommodating 20% of future residential development through intensification within the Built Boundary, per **Section 2.3.3.2**. It represents an efficient use of land within a location where development is encouraged, does not require any extension or upgrades to municipal infrastructure, supports the use of active transportation infrastructure and public transit, and supports local businesses and institutions.

**Section 2.3.3.9** of the OP sets out the tests for evaluating whether a location and site is appropriate for intensification. It is the authors opinion that the application meets these tests given that:

- Adequate ingress/egress would be maintained through the existing parking configuration;
- An adequate and appropriate amount of parking is provided given that many of units would be 1-bedroom;
- The proposed development would contribute to the enhancement of public transit and active transportation infrastructure present in proximity to the subject property;
- The variance proposes a marginal decrease of only 11 parking spaces then required;
- The development is unlikely to impact traffic on the existing road networks; and,
- The site is within walking distance of bus stops that are currently served by GOVA Route 105, residents of the site have a suitable alternative to driving for accessing public services, shopping areas, and places of employment in Capreol, throughout Valley East, and in Sudbury proper. Providing such an alternative can also potentially reduce traffic congestion.

**Section 11.4** speaks to providing an adequate amount of parking to meet anticipated demand. In response to these policies, the author understands that an adequate amount of parking is being

provided to meet the anticipated demands of the proposed development and that each unit will have at least one parking space, with 31 spaces in addition for visitors and multi-car households.

Conformity with the above policies specifically demonstrates that the proposed variance meets the general intent of the CGS Official Plan.

### Does the Variance Meet the General Intent of the Zoning By-Law?

The intent of a parking ratio for a multiple dwelling is to ensure that there is sufficient parking available for all tenants and visitors. As mentioned before, 1 space per dwelling will continue to be available, aligning with the 1 space per dwelling requirement for Single-Detached, Semi-Detached, Street Town, Duplex, and Accessory Dwelling Units. The additional 0.5 spaces are intended to be provided for visitors and households who require more than one vehicle. The reduction of the required parking ratio to 1.37 parking spaces per dwelling unit will continue to meet the intent of the parking development standards because:

- There will still be one space available for every dwelling unit, with an additional 31 spaces still available for visitors or households requiring multiple vehicles;
- Alternative forms of transportation infrastructure, including on-site bicycle parking (in compliance with Section 5.10 of the Zoning By-law) and nearby bus stops are present, both of which provide residents and visitors alternative transportation options;
- Section 5.5.1.1 allows for the number of required parking spaces for multiple dwellings to be reduced by 10% if the site directly abuts a GOVA route. Even though the site does not abut such a route, it is within 200 metres of one. Despite not meeting the criteria under this section, the intent behind this section is still met.
- The proposed increase in density and absence of additional on-site parking would further facilitate the use of public transit within the City;
- The variance would facilitate an increased density (90 units/ha) which is now desired via by-law 2025-88Z;
- Adequate ingress/egress would be maintained through the existing parking configuration; and,
- No additional zoning reliefs are required to facilitate the development.

Overall, the proposed variance would not impact the functionality of the site as they do not seek to alter the previously approved building envelope and parking configuration. This is important as the Zoning By-law, in part, exists to ensure appropriate standards are in place so site functionality is possible when new developments are proposed.

### Conclusion

Given the analysis provided herein, it is the authors' opinion that the minor variance proposed through this application are appropriate given the location of the subject property and considering site functionality is maintained. This report demonstrates the above by evaluating the application under the four (4) tests of a minor variance as outlined under **Section 45(1)** of the *Planning Act*.

Overall, the author found that the proposed minor variances would facilitate a development that meets the intent of the Official Plan (OP) and Zoning *By-law*. The proposed development would

assist the City in providing more housing options, while the proposed variance would not introduce any adverse impacts to the subject property or surrounding area; therefore, it is the authors opinion that the application is minor in nature and represents good planning.

Please find attached the following documents and information in support of the Minor Variance application:

- Concept Plan for Minor Variance
- Legal Property Description

Should there be any questions with respect to the above, please do not hesitate to contact the undersigned directly.

Respectfully Submitted,

Authored By:

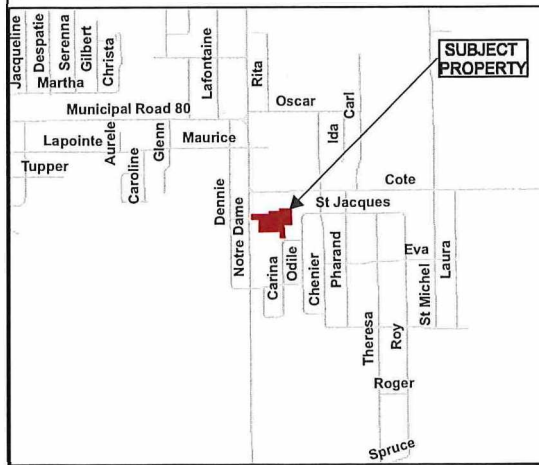
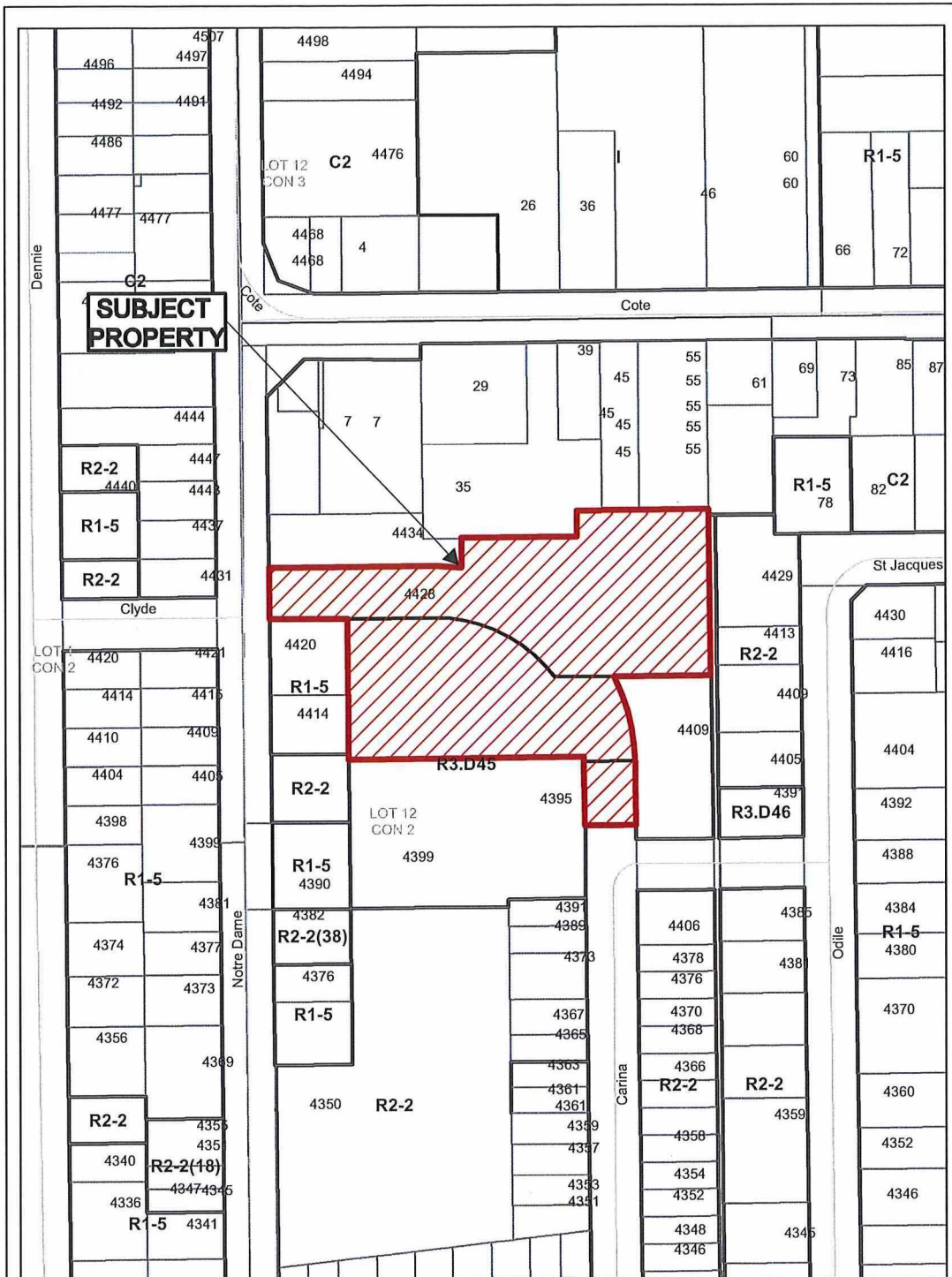


**Matt Jay, BES**  
**Land Use Planner**

Reviewed By:



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



### Application for Minor Variance or Permission

Subject Property being PIN 73508-1455, Firstly: SRO Part of Carina Drive, Plan M-1006, being Parts 1 and 2, Plan 53R-22011, and Parts 2-4, Plan 53R-16434; Secondly: Part Blocks D and E, Plan M-1006, being Parts 5-9, Plan 53R-16434, Part Lot 12, Concession 2, Township of Capreol, 4428 Notre Dame Avenue, Valley East, City of Greater Sudbury

Sketch 1, NTS  
 NDCA

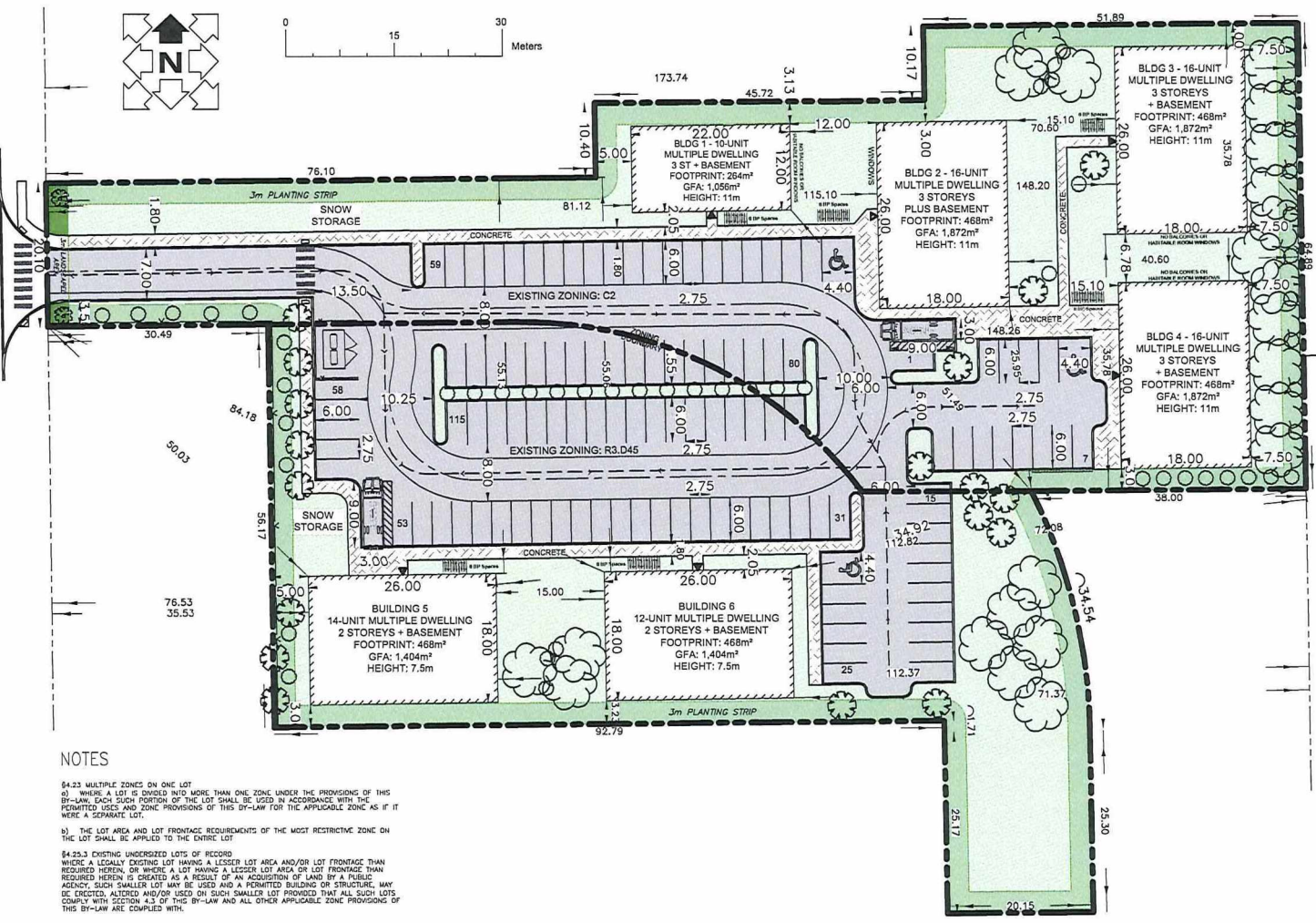
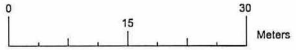
PL-MV-2025-00149  
 Date: 2025 10 21

**ZONING MATRIX**

CURRENT ZONING: R3.D45 & C2, AS SHOWN ON PLAN  
SEE NOTES

LOT AREA: (See §4.2.3 b)	REQUIRED MIN 110m <sup>2</sup> /unit =9,240m <sup>2</sup>	PROVIDED 149.6m <sup>2</sup> /unit =12,570m <sup>2</sup> ±
LOT AREA PER ZONE		
- R3.D45	N/A	5,710m <sup>2</sup> ±
- C2	N/A	6,860m <sup>2</sup> ±
DWELLING UNITS:		
- R3.D45	MAX 30	26
- C2	MAX 58	58
- TOTAL	N/A	84
LOT DENSITY:		
- R3.D45	MAX 45u/ha	26 units permitted
- C2	MAX 90u/ha	61 units permitted
GROSS FLOOR AREA:		
- R3.D45	N/A	2,808m <sup>2</sup> ±
- C2	MAX 2x Lot Area =13,714m <sup>2</sup> ±	9,480m <sup>2</sup> ±
- TOTAL		6,672m <sup>2</sup> ±
LOT FRONTAGE: (See §4.2.3 b)	MIN 30m	20.1m± AS EXISTING
LOT COVERAGE:		
- R3.D45	MAX 40%	16.4%±
- C2	MAX 50%	24.3%±
- OVERALL		20%±
BUILDING HEIGHT:		
- R3.D45	MAX 11m	7.5m
- C2	MAX 15m	11m
LANDSCAPING:		
- R3.D45	MIN 30%	43.0%±
- C2	MIN 5%	48.0%±
- OVERALL		44.6%±

SETBACKS (BOTH ZONES SHARE S/R ROD'S UNLESS NOTED OTHERWISE)		
FRONT YARD:	6m	35.5m±
INTERIOR YARD:	1.2±0.6/storey =2.4m	3m±
REAR YARD:	7.5m	7.5m
COURT YARD (R3.D45)		
- Windows 2 sides:	12m	15m
BLDG SEPARATION (C2)	3m	6.78m
LANDSCAPING		
LANDSCAPE BUFFER:	MIN 3m	3m
PLANTING STRIPS:	MIN 3m	3m
PARKING AREA:	MIN 10% of Parking Area =420.2m <sup>2</sup>	3,865.9m <sup>2</sup> ±
PARKING REQUIREMENTS:		
MULTIPLE DWELLING:	1.5/unit = 126	1.37/unit = 115
ACCESSIBLE SPACES: (101-150 Spaces)	3	3
LOADING SPACES: (Multi. Dwelling, 50+ Units)	1	2
BICYCLE SPACES:	0.5/unit = 42	0.5/unit = 42



**NOTES**

§4.2.3 MULTIPLE ZONES ON ONE LOT  
WHERE A LOT IS DIVIDED INTO MORE THAN ONE ZONE UNDER THE PROVISIONS OF THIS BY-LAW, EACH SUCH PORTION OF THE LOT SHALL BE USED IN ACCORDANCE WITH THE PERMITTED USES AND ZONE PROVISIONS OF THIS BY-LAW FOR THE APPLICABLE ZONE AS IF IT WERE A SEPARATE LOT.

b) THE LOT AREA AND LOT FRONTAGE REQUIREMENTS OF THE MOST RESTRICTIVE ZONE ON THE LOT SHALL BE APPLIED TO THE ENTIRE LOT

§4.2.3.3 EXISTING UNDERSIZED LOTS OF RECORD  
WHERE A LOCALLY EXISTING LOT HAVING A LESSER LOT AREA AND/OR LOT FRONTAGE THAN REQUIRED HEREIN, OR WHERE A LOT HAVING A LESSER LOT AREA OR LOT FRONTAGE THAN REQUIRED HEREIN IS CREATED AS A RESULT OF AN ACQUISITION OF LAND BY A PUBLIC AGENCY, SUCH SMALLER LOT MAY BE USED AND A PERMITTED BUILDING OR STRUCTURE MAY BE CREATED, ALTERED AND/OR USED ON SUCH SMALLER LOT PROVIDED THAT ALL SUCH LOTS COMPLY WITH SECTION 4.3 OF THIS BY-LAW AND ALL OTHER APPLICABLE ZONE PROVISIONS OF THIS BY-LAW ARE COMPLIED WITH.

P:\2025\25000\25000-00149\_Carina Drive, Notre Dame Ave Site - MV - 2025-09-18.dwg

<p><b>CAUTION</b></p> <p>THE PROPERTY BOUNDARIES ILLUSTRATED ON THIS PLAN HAVE BEEN COMPILED FROM REGISTRY PLANS AND HAVE NOT BEEN CONFIRMED.</p> <p>THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE.</p> <p>NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF TULLOCH ENGINEERING. © TULLOCH ENGINEERING, 2025.</p>		<p>131 FIELDING ROAD LVELY, ONTARIO P3Y 1L7</p>	<p>DRAWING: <b>Concept Plan for Minor Variance</b></p>	<p>PROJECT: <b>Carina Drive/Notre Dame Ave Site</b>  <b>PIN 7305-1455</b> <b>City of Greater Sudbury</b></p>	<p>DRAWN BY: MDJ</p>	<p>CHECKED BY: VS</p>	<p>PROJECT No. : 211169</p>
					<p>SCALE: 1:600</p>	<p>PLOT SIZE: 11x17</p>	<p>DATE: Oct 14, 2025</p>

PL-MV-2025-00149  
Sketch 2