

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

October 1, 2025

PUBLIC HEARINGS

PL-MV-2025-00083 **ROLAND M. DUTRISAC**
EVELYN DUTRISAC

Ward: 3

PIN(s) 73351-0035, 73351-0048, Parcels 968 and 1266 SEC SWS, Lot 50-51, Plan M-18, Part Lot 2, Concession 4, Township of Balfour, 45 Main Street, Chelmsford, [By-law 2010-100Z, C6(1)]

For relief from Part 5, Section 5.3, Table 5.4 and subsection 5.5.2, Table 5.6 and Part 11, Section 2, subsection (6), paragraph (a), clause (iv) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit 2 existing units on the main floor and 1 existing unit in the basement of the existing mixed-use building, where in a mixed use building, where the uses consist of both residential and non-residential uses, the residential use shall be located above the non-residential uses, and also, 7 parking spaces, where a total of 23 parking spaces are required.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION A113/94 (JUL 4/94)

PL-MV-2025-00123 **STEVE KINNUNEN**

Ward: 4

PIN(s) 73369-0035, Parcel 24756 SWS SRO, Part Lot 10, Concession 6, Parts 11 & 12, Plan SR-508, Township of Snider, 1124 Perreault Drive, Chelmsford, [By-law 2010-100Z, SLS]

For relief from Part 4, Section 4.41, subsection 4.41.2 and 4.41.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the alteration of the existing dwelling and construct an addition on the existing dwelling providing a high water mark setback of 18.6m, where no person shall erect any residential building closer than 30.0m to the high water mark of a lake or a river, and where only the accessory structures as set out in subsection 4.41.2, boat launches, marine railways, waterlines and heat pump loops are permitted within 20.0m of a high water mark and the area permitted to be cleared of natural vegetation in Section 4.41.3.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION A20/21 (MAR 17/21) AND CONSENT APPLICATIONS B171/74 (JUN 24/74), B172/74 (JUN 24/74), B173/74 (JUN 24/74), B174/1974 (JUN 24/74), B175/74 (JUN 24/74) AND B284/77 (MAY 30/77)

PL-MV-2025-00130

DEVLA PROPERTIES INC.

Ward: 3

PIN(s) 73349-2176, Part Lot 1, Concession 3, Parts 1, 2, 3, 4, and 5, Plan 53R-22163, Township of Balfour, 3692 Highway 144 Road, Chelmsford, [By-law 2010-100Z, C2(129)]

For relief from Part 11, Section 2, subsection 2, paragraph (xxxxx), clause (ii) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a multiple dwelling providing a 1.0m two-way drive aisle width, where a minimum two-way drive aisle of 3.5m is required.

SUBJECT TO CONCURRENT CONSENT APPLICATION PL-CON-2025-00049 AND PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0043/2024, B0044/2024 AND B0043/2024 (AUG 12/24) AND REZONING APPLICATION 751-5/24-006

A reminder... the next scheduled meeting is Wednesday, October 15, 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-2025-00083

APPLICATION SUMMARY

File Date: 06/13/2025

Application Type: Minor Variance

Address(es): 45 Main Street, Chelmsford P0M 1L0

Applicant(s): EVELYN DUTRISAC

Owner(s): ROLAND M. DUTRISAC AND EVELYN DUTRISAC

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?

1980

Are you the registered owner or an authorized agent?

Registered Owner

What is the number of dwelling units on the property?

6

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

0

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

0

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

1

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

Yes

How many dwelling units will be legalized?

3

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

Town Centre

Current Official Plan designation (additional)

Current Zoning By-law designation

C6(1)

Provide a detailed description of what is being proposed

Permit residential units beside and under commercial unit

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

Units currently exist, legalizing the basement unit and two others on main level.

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

35.36

Lot Depth of the property

30.33

Lot Area of the property

1072.47

Total width of the public road giving access to the property

21

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

Mixed residential and commercial building - 1949

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

Residential/Commercial

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

Residential/Commercial

Existing uses of neighbouring properties

Residential/Commercial

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)
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EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Main building	No	522.0	872.0	2	30.3	19.3	11	0.91	10.0	3.7	1.07

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
C6(1)(iv) - residential use only permitted above non-residential	In mixed use buildings where the uses consist of both residential and non-residential uses, the residential uses shall be located above non-residential uses	3	3
Table 5.4 and Table 56	23 parking spaces	7 parking spaces	16

Minor Variance 45 Main Street Chelmsford ON P0M1L0

Record #: PL-MV-2025-00083 Committee of Adjustment –October 1st 2025

September 15th 2025

To whom it may concern,

Greater Sudbury's Housing Supply Strategy emphasizes the importance of increasing density and creating an appropriate mix of housing types to support a healthy and complete community. Residential apartments are needed in Greater Sudbury to address a growing population, increasing housing unaffordability, and a critical shortage of diverse housing options, including affordable and low-end of market rentals. The city's Housing Supply Strategy promotes housing close to municipal bus services.

We, the owners are seeking a minor variance from commercial apartments 4, 5, 6 to residential units. Apartments 4, 5, 6, are currently occupied as residential units. When we bought the building in 1980, it was viable to rent apartments 4, 5, and 6, as commercial units. In 2008, we were unable to rent these units as commercial. At that time, many commercial stores had already closed in downtown Chelmsford such as Roger's Valu Mart, Vaillancourt Jewelers, Stedmans, Fleurs Magic, Carjana Hairdressing, Rodrigues pool hall and barber shops. Main commercial businesses have moved to the Bonaventure Mall and the 144 strip.

Since 2008, we have been offering very affordable housing apartments in units 4, 5, & 6 in our building. In apt 4 we are renting to an older adult at \$856.41 and hydro included per month. Until 2023, Apt 5 was rented at \$390.00 hydro included to a couple on Ontario works. My husband and I lived in apt 6 given that this was a main level apartment.

The rent for Apt 1,2, and 3, in the building are also very affordable at \$859.41 for the 2 bedroom apartments and \$730 .49 for the one bedroom apartment.

Other examples in Chelmsford where commercial buildings were changed to residential buildings:

61 Main Street East -former pool room changed to residential apartments about 15 years ago.

18 Main Street East -Vaillancourt Jewellers demolished and a new 3 residential building apartment was built.

3273 Errington Street North -100% Commercial building changed to all residential units.

An additional 2 new residential units have been built on Main Street East in the last 4 years. A few other residential apartments' buildings have also existed for many years.

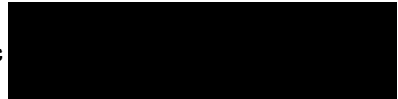
The demographics show that affordable safe housing is needed for our older adults in downtown Chelmsford. Walking distance to the city bus, doctor's office, pharmacy, dentist office, Centre de santé etc...is available to residents on Main Street East.

The Housing Supply Strategy reflects the Council's desire for all citizens, especially vulnerable populations, to have access to safe, affordable, attainable and suitable housing option in the City of Greater Sudbury. We, Roland and Evelyn Dutrisac agree with this Housing Supply Strategy.

PL-MV-2025-00083



Evelyn Dutrisac

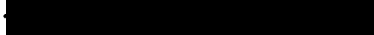


Committee of Adjustment

1 message

Pauline Fortin <Pauline.Fortin@greatersudbury.ca>

Sun, Sep 14, 2025 at 9:23 PM

To: "Dutrisac, Evelyn" 

Hi Evelyn

Thank you for showing me your property and the apartments that you have built over the years. They are a great addition to our community needs.

I understand you require a minor variance for your property and I am fully supportive of your application with the Committee of Adjustment.

Please let me know if I can be of any further assistance.

Yours Truly,

Pauline Fortin

Je parle français

Councillor Ward 4

City of Greater Sudbury



PL-MV-2025-00083

Michel Brabant
michel.brabant@greatersudbury.ca
michel.brabant@grandsudbury.ca



September 12, 2025

Councillor Ward 3
Conseiller Quartier 3

Nia Lewis, Secretary-Treasurer
Committee of Adjustment
City of Greater Sudbury
200 Brady Street, Box 5000, Station A
Sudbury ON P3A 5P3

200 Brady Street
P.O. Box 5000, Stn A
Sudbury, ON P3A 5P3

200, rue Brady
C.P. 5000, Succ. A
Sudbury, ON P3A 5P3

Phone 705-921-9788
Fax 705-673-1651

www.greatersudbury.ca
www.grandsudbury.ca

Dear Ms. Lewis and Members of the Committee of Adjustment:

**RE: Committee of Adjustment
Application for Minor Variance by Evelyn Dutrisac
45 Main Street, Chelmsford (Record#: PL-MV-2025-00083)**

I am pleased to provide this letter in support of the above-noted application as Councillor for Ward 3.

The applicant, Evelyn Dutrisac is applying to change apartments 4, 5, and 6 from Business to Residential. I fully support this change as it is in accordance with the Greater Sudbury Housing Supply Strategy, indicating we need more affordable residential units.

It is located across from a strip mall in the downtown that houses various businesses, including a pharmacy, barber shop, Centre de Sante, doctor's office, and a massage therapist. The location also has a bus stop within 100m.

I thank you for this opportunity to provide my comments and hope that the Committee will give the application favourable consideration.

Yours sincerely,

A handwritten signature in black ink that reads 'Michel Brabant'.

Michel Brabant
Councillor for Ward 3
City of Greater Sudbury

PL-MV-2025-00083

Suzanne Dionne

1-45 Main St. E

Sept 11/2025 Chelmsford ON Pom 140

Committee Adjustment

Record # PL-MV-2025-00083

To Whom it may concern:

I have been living at the above location since May 2018.

First month's rent was \$800.00, it has increased a little bit every year. Now paying \$859.41. I pay the hydro. Landlord pays for the water.

This is a 2 bedroom apartment. It has washer & dryer hook-ups.

This is an affordable rent for me due to now being retired & single.

This apartment is the only place I can afford. I am very happy & grateful for this great location.

The building is across from a mall that has a Guardian Pharmacy, Centre de santé, dentist and hairdresser. These are all services I have easy access to.

Also the Sudbury Transit picks up right across from my apartment.

PL-MV-2025-00083

The landlord Evelyn Dubisac
and her son Rolly are always
there when anything goes wrong.
They usually respond within
an hour or less.

Suzanne Dionne

SUZANNE DIONNE

André Dionne
3-45 Main St. E
Sept. 11/2025 Chelmsford ON P0M 1L0.

Committee adjustment
Record #RL-MV-2025-00083

To Mom et May concern.

I have been living at this location
since April 2019.

My first month's rent was \$680.00
for a one bedroom apartment.
It comes with washer/dryer hook-ups.

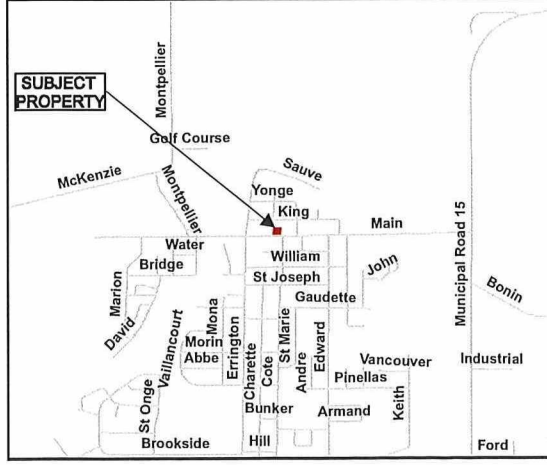
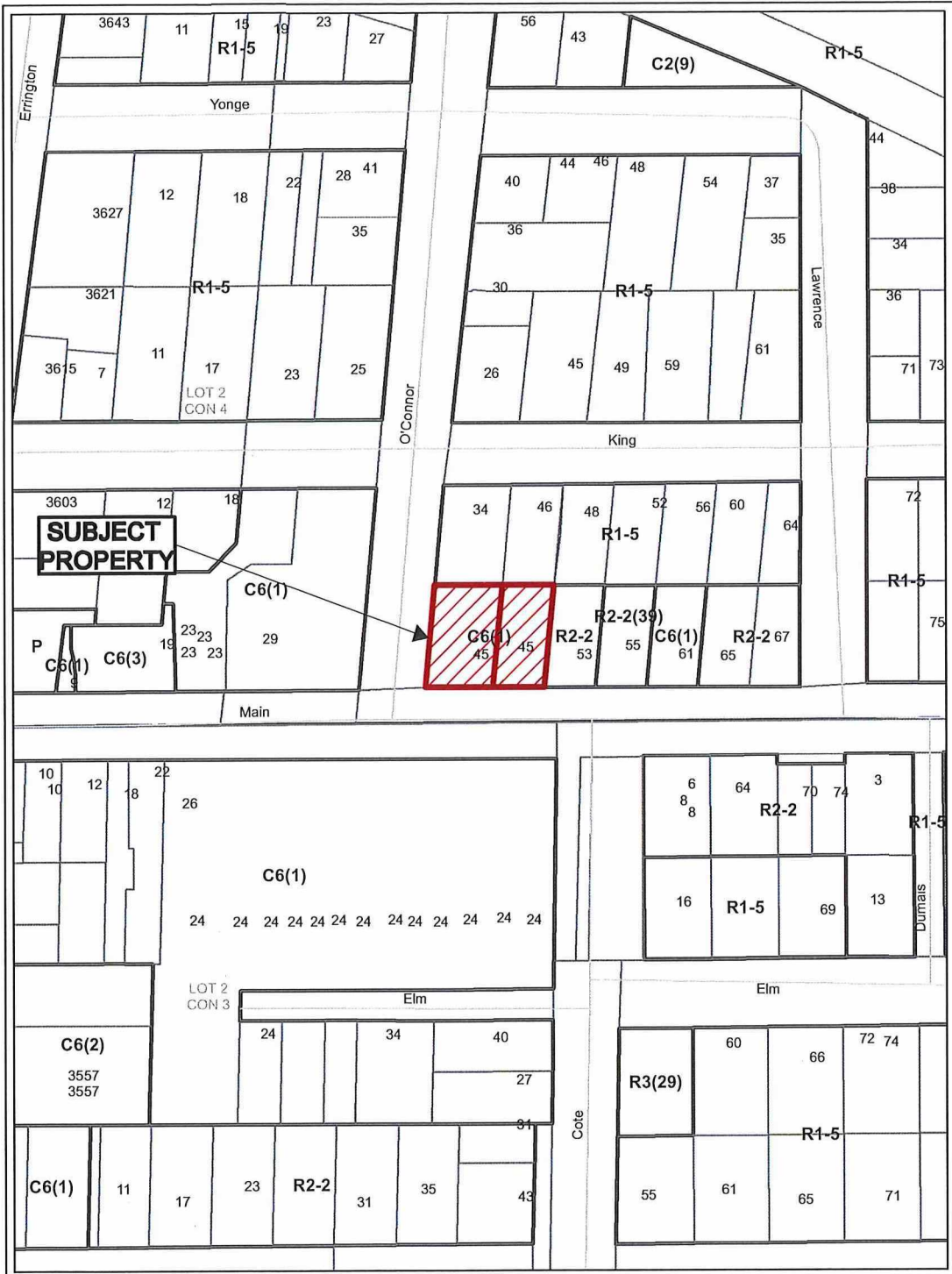
My rent has been increasing a little
bit every year. For 2025 my
rent is now \$730.89 I pay the hydro.
I definitely support the residential
apartments in this building.

This is an affordable rent for me
due to being single and a seasonal
worker.

The landlord Evelyn Duboisac
& her son Rolly Duboisac are always
there when something goes wrong usually
within an hour or less from
my phone call.

André Dionne
André Dionne

PL-MV-2025-00083



Application for Minor Variance or Permission



Subject Property being PINs 73351-0035 and 73351-0048, Parcels 968 and 1266 SEC SWS, Lot 50-51, Plan M-18, Part Lot 2, Concession 4, Township of Balfour, 45 Main Street, Chelmsford, City of Greater Sudbury

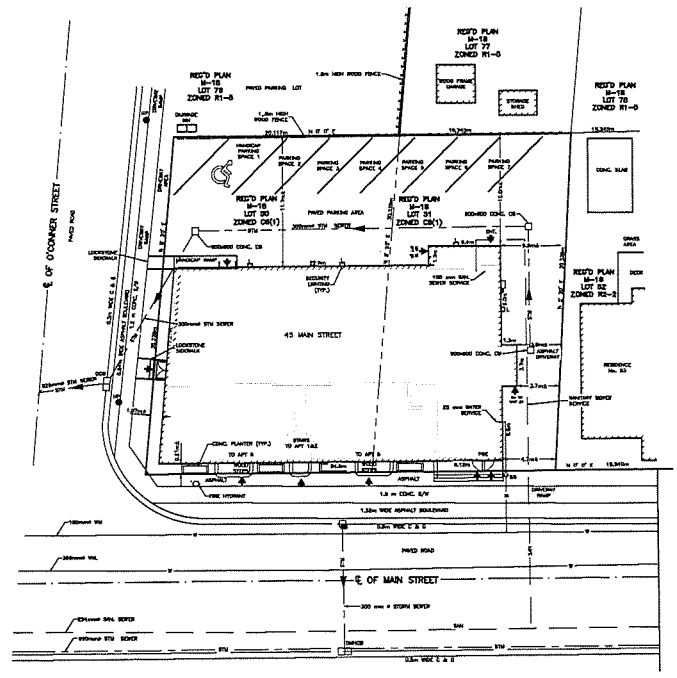
Sketch 1, NTS
NDCA

PL-MV-2025-00083
Date: 2025 06 16

45 MAIN STREET, CHELMSFORD, ONTARIO
 C2S ENGINEERING
 CONTRACT: AS SHOWN, NOT TO SCALE. NO PART OF THIS DRAWING, ANY COPY OR REPRODUCTION, SHALL BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF C2S ENGINEERING INC.
 C2S ENGINEERING INC. 1000 SHEPPARD AVENUE EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 1W7
 C2S ENGINEERING INC. 1000 SHEPPARD AVENUE EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 1W7
 C2S ENGINEERING INC. 1000 SHEPPARD AVENUE EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 1W7

Site Statistics		
Address: 45 Main Street, Chelmsford, Ontario		
Zoning: Zoning Downtown Commercial (C13)		
LEGAL DESCRIPTION: Lots 95 & 91 Reg'd Plan M-18 Lot 5, Concession 4, Section 7, 10, City of Greater Sudbury, District of Sudbury		
ZONING STANDARDS:	REQUIRED/ALLOWED	PROVIDED
MIN. LOT AREA:	No Minimum	1072 m ²
MIN. LOT FRONTAGE:	No Minimum	33.4 m
MIN. LOT DEPTH:	No Minimum	30.3 m
MIN. REQUIRED FRONT YARD:	No Minimum	0.0 m
MIN. REQUIRED REAR YARD:	No Minimum	0.0 m
MIN. REQUIRED INTERIOR SIDE YARD:	No Minimum	N/A
MIN. REQUIRED CONCRETE SIDE YARD:	No Minimum	N/A
REAR LOT COVERAGE:	100 %	$\frac{322}{1072} = 48.7 \%$
MAX HEIGHT:	12.0 m	= 18.9 m
MIN. LANDSCAPING OPEN SPACE:	No Minimum	33 m ² = 3.8 %
MIN. SEPARATION:	No Minimum	1.0 m
MAX. GROSS FLOOR AREA:	2 x Lot Area = 2144 m ²	872 m ²
VEHICLES:	RESIDENTIAL 1/EXISTING DWELLING = 3 SPACES REC-CENTRE (1/1.8 PERSON OCCUPANT LEAS) + (1/20 SM OF MPA) = 0.8 "	RESIDENTIAL = 3 SPACES REC-CENTRE = 4 SPACES
PARKING:	RESIDENTIAL (1/1.8 PERSON OCCUPANT LEAS) + (1/20 SM OF MPA) = 0.8 "	RESIDENTIAL = 3 SPACES REC-CENTRE = 4 SPACES
BICYCLES:	N/A	N/A
ACCESSIBLE PARKING:	1/10 TO 50 PARKING SPACES = 1 SPACE	1 SPACE
LOADING SPACES:	1/200 TO 4000 SM GFA = 1 SPACE	0 SPACES

* BUS PROVISION REDUCTION FACTOR

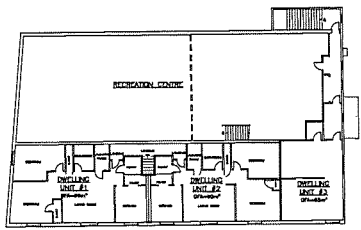
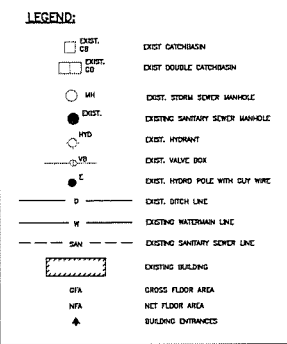


SITE PLAN
SCALE 1:100

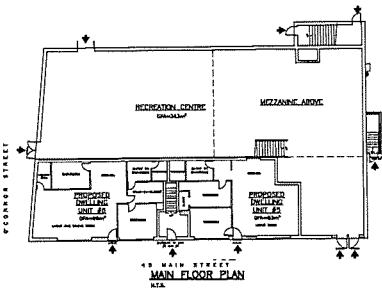
METRIC
 DIMENSIONS ARE IN METRES
 AND/OR MILLIMETRES
 UNLESS OTHERWISE SHOWN

GENERAL NOTES

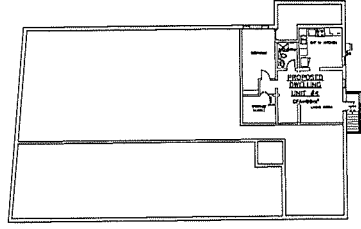
- DIMENSIONS ARE IN METRES AND/OR MILLIMETRES UNLESS OTHERWISE SHOWN.
- LOCATIONS OF ALL EXISTING UTILITIES ARE APPROXIMATE ONLY AND MUST BE CONFIRMED IN THE FIELD. ALL UTILITIES ARE NOT NECESSARILY SHOWN.



SECOND FLOOR PLAN
N/A



45 MAIN STREET
MAIN FLOOR PLAN
N/A



BASEMENT FLOOR PLAN
N/A

DRAWING NOT TO BE SCALED
 100 MM ON ORIGINAL DRAWING

C2S ENGINEERING

• CIVIL INFRASTRUCTURE • LAND DEVELOPMENT •
 • ROADS & BRIDGES • BUILDINGS • WATER RESOURCES •
 • PROJECT MANAGEMENT •

REVISIONS	
DATE	BY
AUG. 27/2025	N.E.C.
AUG. 31/2025	N.E.C.

DATE: JAN. 16, 2025	BY: J.A.S.
DRAWN: J.A.S.	DESIGNED: N.E.C.
CHECKED: N.E.C.	BY: J.A.S.
APPROVED:	

45 MAIN STREET CHELMSFORD, ONTARIO
EXISTING SITE PLAN - 2025
SCALE: AS NOTED
PROJECT #: SLD-1492
CAD/PLOT NUMBER:
PAGE NO.: SP-1

PL-MV-2025-00083
 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-2025-00123

APPLICATION SUMMARY

File Date: 08/19/2025

Application Type: Minor Variance

Address(es): 1124 Perreault Drive, Chelmsford P0M 1L0

Applicant(s): STEVE KINNUNEN

Owner(s): STEVE KINNUNEN

PLANNING APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

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

May 2016

Are you the registered owner or an authorized agent?

Registered Owner

What is the number of dwelling units on the property?

1

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

0

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

0

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

3

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

No

How many dwelling units will be legalized?

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

No

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

Current Official Plan designation

Rural

Current Official Plan designation (additional)

Rural

Current Zoning By-law designation

SLS

Provide a detailed description of what is being proposed

Propose to build an addition approximately 780 sq ft which does not comply with the high watermark set back

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

Watermark set back 80 feet and required 100 feet.

The existing structure is +/-35'. I am not able to move or extend toward the road side as my septic tank and field bed are in that position. By doing this the Field bed would have to be moved to the lake side encroaching the high water mark. The design that is being proposed utilized both the existing front and rear foundation placements and only replaces a 12' deck with a 12' covered porch. This will give the building the illusion of depth without actually changing the foundation footprint any closer to the setback. Please also note that only half of this covered area (6 feet or 1.8m) falls onto this setback.

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

70.10

Lot Depth of the property

70.4

Lot Area of the property

3568.4

Total width of the public road giving access to the property

20

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

Shed (2018)

garage (2021)

dwelling unit (around 1970, unsure)

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

Residential (sls)

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

Yes

Existing uses of neighbouring properties

Residential (sls)

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

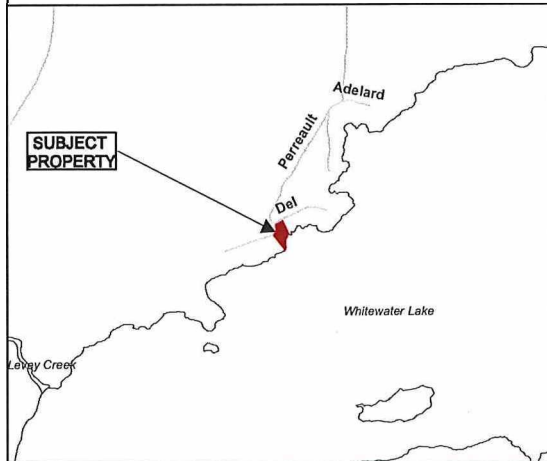
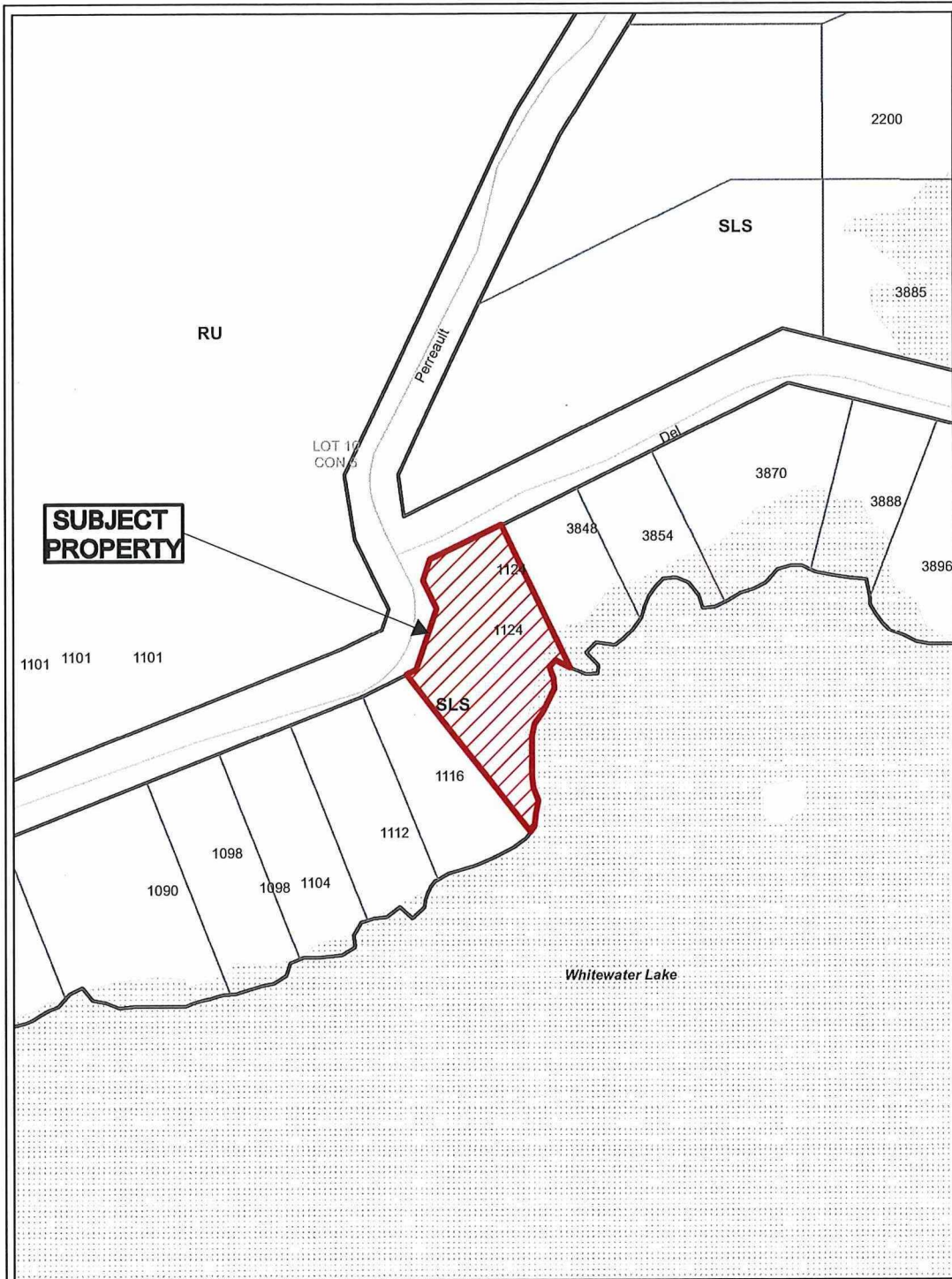
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Reconstructed Dwelling with attached garage	No	278.98	278.98	2	28	10.66	9.14	8.3	18.6	10.2	16.1

EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
House	No	124	124	1	12.49	10.66	4.57	18.3	22.0	27.5	16.1
Garage	No	171.96	171.96	2	12.19	16.76	8	22.0	31.2	12.2	3.0
Sauna	No	17.65	17.65	1	5.79	3.04	6.09	39.7	5.9	21.7	23.4

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
High water Setback - Subsection 4.41.2	30.0m	18.6m	11.4m
Shoreline Buffer Setback - Subsection 4.41.4	20.0m	18.6m	1.4m



**Application for Minor
Variance or Permission**



Subject Property being PIN 73369-0035,
Parcel 24756 SWS SRO,
Part Lot 10, Concession 6,
Parts 11 & 12, Plan SR-508,
Township of Snider,
1124 Perreault Drive, Chelmsford,
City of Greater Sudbury

Sketch 1, NTS

PL-MV-2025-00123

NDCA

Date: 2025 08 27

STEVE KINNUNEN

1124 PERREAULT DRIVE, CHELMSFORD, ON
PROJECT NO. KSI-024-174

ISSUED FOR PERMIT - SEPTEMBER 11TH, 2025



GENERAL NOTES:

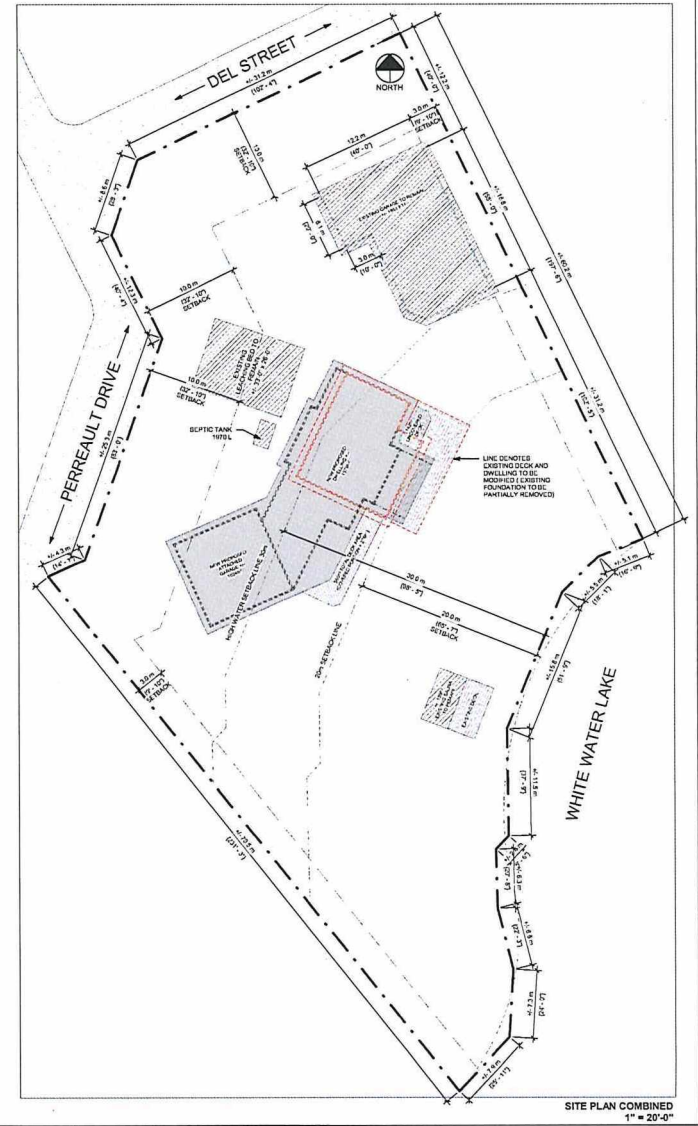
- EXISTING RECORD TO DRAWING PREPARED BY BORTOLUSSI SURVEYING FOR GRADING INFORMATION.
- PROPOSED NEW 4" RED/WHITE LINE PAINTING ON ALL NEW ASPHALT.
- ALL DIMENSIONS & PARTWAYS TO BE 5'0" MIN. WIDE, UNLESS OTHERWISE NOTED.
- CONTRACTOR TO LOCATE ALL UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF WORK.

SITE PLAN LEGEND

	DENOTES PROPOSED NEW
	DENOTES EXISTING BUILDING
	DENOTES GRAVEL
	DENOTES ASPHALT
	DENOTES GRASS
	DENOTES PROPERTY LINE
	DENOTES SETBACK LINE

DIMENSIONS ON SITE PLAN TO BE FIELD VERIFIED BY LOCAL OWNERS. CONTRACTOR ON SITE TO VERIFY ANY DISCREPANCIES SHALL BE REPORTED TO KOMRI ENGINEERING.

ZONE*	= R-6B
TOTAL PROPERTY AREA*	= 44,818 SF
EXISTING DWELLING*	= 3,923 SF
PROPOSED NEW DWELLING*	= 14,521 SF
NEW TOTAL LOT COVERAGE*	= 13%
MAXIMUM LOT COVER. HADGE*	= 10%
MAXIMUM LOT COVER. HADGE*	= 10%
MINIMUM LOT WIDTH*	= 40'
MINIMUM FRONT YARD*	= 10'
MINIMUM REAR YARD*	= 10'
MINIMUM INTERIOR SIDE YARD*	= 3'
MINIMUM CORNER SIDE YARD*	= 10'



SITE PLAN COMBINED
1" = 20'-0"

GENERAL:
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL MUNICIPALITY.
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
3. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY RECORDS AND DOCUMENTATION.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
8. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
9. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
10. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

REVISIONS:

NO.	DESCRIPTION
1	ISSUED FOR PERMIT



STEVE KINNUNEN
1124 PERREAULT DRIVE, CHELMSFORD, ON
PROJECT NO. KSI-024-174
INFORMATION SHEET & SITE PLAN

DRAWN: CB/DL
CHECKED: DP/KO
SCALE: As Indicated
TITLE:

A01

ISSUED FOR PERMIT - SEPTEMBER 11TH, 2025

PL-MV-2025-00123
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-2025-00130

APPLICATION SUMMARY

File Date: 09/04/2025

Application Type: Minor Variance

Address(es): 3692 Highway 144 Road, Chelmsford P0M 1L0

Applicant(s): TULLOCH

Owner(s): DEVLA PROPERTIES 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?

2025/03/31

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?

10

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

Mixed Use Commercial

Current Official Plan designation (additional)

Current Zoning By-law designation

C2(129)

Provide a detailed description of what is being proposed

Proposed variance requested to facilitate the development of additional amenity area and a fence for the proposed 10 unit multiple dwelling that is currently under construction. Related consent applicaiton PL-CON-2025-00049 was submitted to ensure the subject property maintains appropriate legal access

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

To accommodate additional amenity area and a fence for the proposed 10 unit multiple dwelling

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

19.80

Lot Depth of the property

73.40

Lot Area of the property

1797.68

Total width of the public road giving access to the property

61

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

Proposed 10 unit multiple dwelling is currently under construction

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

Residential

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

Same

Existing uses of neighbouring properties

Mix of residential and commercial

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)
10 unit multiple dwelling	No	456	912	2	12	38	6	25	10	6	1.8

EXISTING BUILDING/STRUCTURE

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

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Minimum required two-way drive aisle width (Section 5.2.9.3)	3.5	1	2.5



Planners | Surveyors | Biologists | Engineers

September 3, 2025
P242041

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

Re: 3692 Highway 144, Chelmsford Minor Variance

Dear Planning Services,

TULLOCH has been retained to coordinate the submission of a minor variance application to permit a minimum two-way drive aisle width of one (1) metre, whereas the property's current C2(129) zoning requires 3.5 metres. This application would facilitate the development of additional amenity area and a fence for a proposed ten (10) unit multiple dwelling that is currently under construction. We understand this application is required as a result of related consent application PL-CON-2025-00049 which would have the effect of extending an existing easement/right-of-way over 3702 Highway 144, Chelmsford to ensure 3692 Highway 144, Chelmsford maintains appropriate legal access.

Together with the proposed 1 metre drive aisle and the extended easement/right-of-way proposed in consent application PL-CON-2025-00049, the subject property would maintain a 6 metre wide drive aisle. Therefore, it is our opinion that this minor variance application is technical, and overall minor in nature.

We have reviewed the *2024 Provincial Planning Statement, Growth Plan for Northern Ontario* and *City of Greater Sudbury Official Plan* and found no conflicting policies with respect to the subject application.

Please find attached to this application in Pronto the following documents and information for your review:

- Concept Plan; and
- Parcel Registry for the subject property.

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

The logo for Canada Best Managed Companies features a green maple leaf icon to the left of the text 'BEST MANAGED COMPANIES'.
BEST
MANAGED
COMPANIES
PL-MV-2025-00130

Should there be any questions with respect to the above, please do not hesitate to contact the undersigned directly at [REDACTED]

Respectfully submitted,



Aaron Ariganello, BURP
Land Use Planner

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: **FIRSLTY** PART LOT 1 CONCESSION 3 BALFOUR PART 1 53R22163, SUBJECT TO AN EASEMENT AS IN LT114461, TOGETHER WITH AN EASEMENT OVER PART LOT 1 CONCESSION 3 PART 1 53R21466 AS IN #SD465952; SUBJECT TO AN EASEMENT IN GROSS AS IN SD492223, TOGETHER WITH AN EASEMENT OVER PART LOT 1 CONCESSION 3 PART 6 53R22163 AS IN #SD516023; **SECONDLY**: PART LOT 1 CONCESSION 3 BALFOUR PART 2 53R22163, SUBJECT TO AN EASEMENT AS IN LT114461, TOGETHER WITH AN EASEMENT OVER PART LOT 1 CONCESSION 3 PART 6 53R14276 AS IN #SD107146; TOGETHER WITH AN EASEMENT OVER PART LOT 1 CONCESSION 3 PARTS 5,6,7,8 53R20446 AS IN #SD299321; TOGETHER WITH AN EASEMENT OVER PART LOT 1 CONCESSION 3 PART 6 53R22163 AS IN #SD516023; **THIRDLY**: PART OF LOT 1 CONCESSION 3 BALFOUR PART 3 53R22163, SUBJECT TO AN EASEMENT AS IN LT114461, TOGETHER WITH AN EASEMENT OVER PART LOT 1 CONCESSION 3 PART 4 53R22163 AS IN #LT144785; TOGETHER WITH AN EASEMENT OVER PART LOT 1 CONCESSION 3 PART 6 53R22163 AS IN #SD516023; **FOURTHLY**: PART LOT 1 CONCESSION 3 BALFOUR PARTS 4,5 53R22163, SUBJECT TO AN EASEMENT LT114461, SUBJECT TO AN EASEMENT OVER PART 4 53R22163 AS IN #LT144785, TOGETHER WITH AN EASEMENT OVER PART LOT 1 CONCESSION 3 PART 6 53R22163 AS IN #SD516023; CITY OF GREATER SUDBURY

PROPERTY REMARKS: CROWN GRANT SEE A.331.. PLANNING ACT CONSENT IN DOCUMENT SD516020. PLANNING ACT CONSENT IN DOCUMENT SD516021. PLANNING ACT CONSENT IN DOCUMENT SD516022.

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
CONSOLIDATION FROM 73349-1207, 73349-2170, 73349-2172, 73349-2174

PIN CREATION DATE:
2025/05/13

OWNERS' NAMES
DEVLA PROPERTIES INC.

CAPACITY SHARE
ROWN

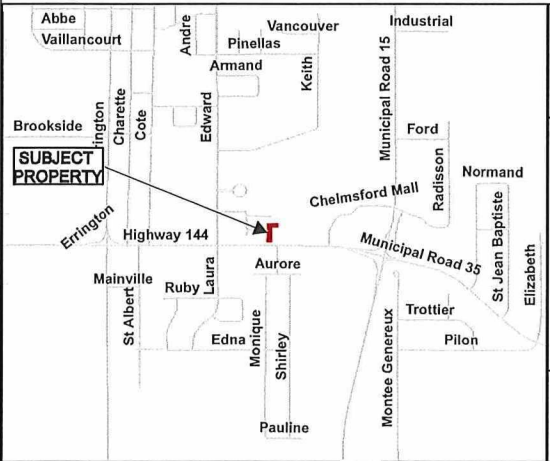
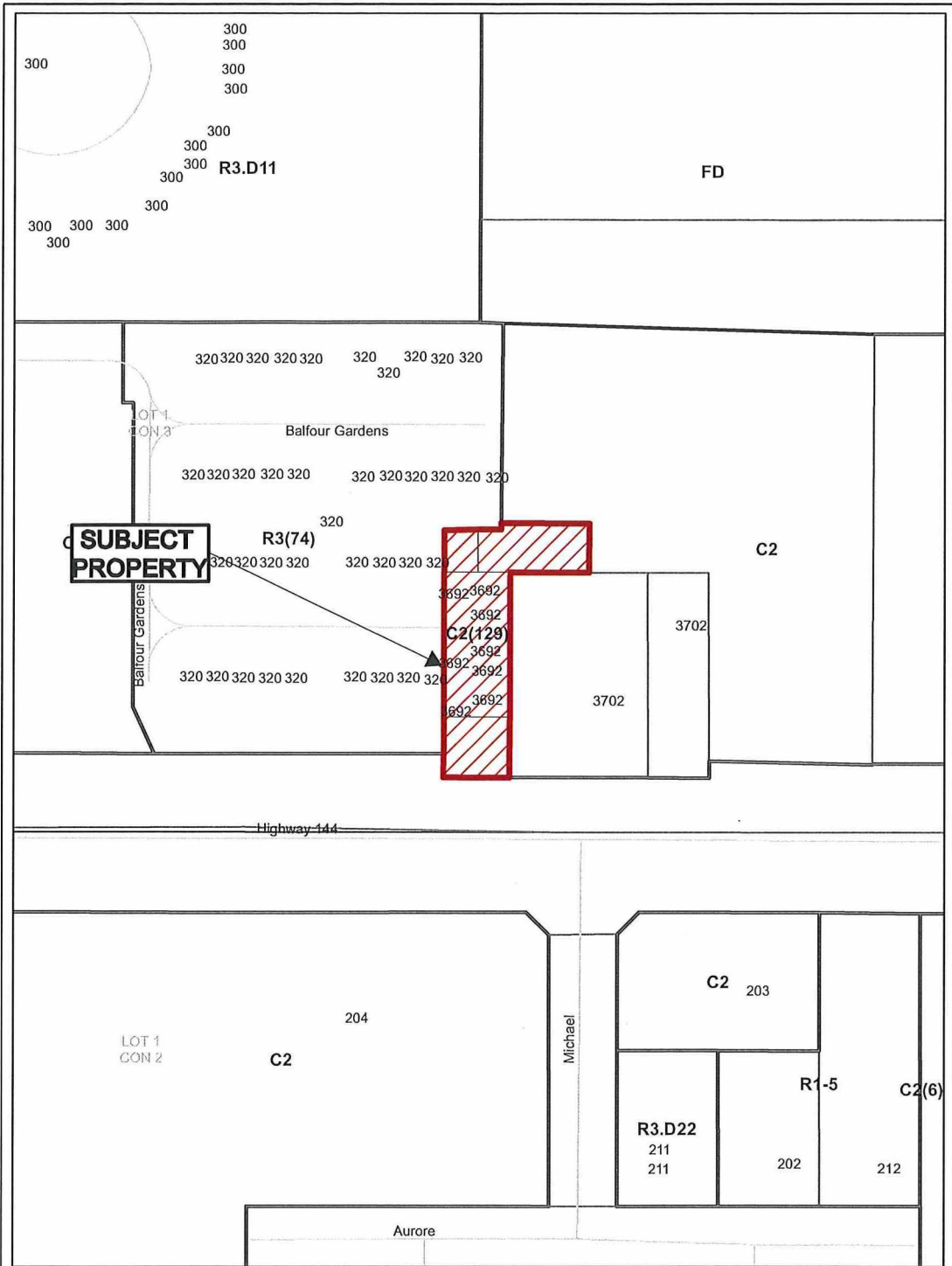
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2025/05/13 **						
LT114461	1955/07/19	TRANSFER EASEMENT			THE INTERNATIONAL NICKEL COMPANY OF CANADA LIMITED	C
LT705654	1991/05/24	NOTICE			THE REGIONAL MUNICIPALITY OF SUDBURY	C
LT871505	1998/10/06	NOTICE			THE CORPORATION OF THE TOWN OF RAYSIDE BALFOUR	C
		REMARKS: DRAINAGE BY-LAW				
SD393104	2020/03/02	CHARGE		7055579 CANADA INC.	CAISSE DESJARDINS ONTARIO CREDIT UNION INC.	C
SD394166	2020/03/26	TRANSFER		CONLON, NIGEL ROBERT	DEVLA PROPERTIES INC.	C
		REMARKS: PLANNING ACT STATEMENTS.				
SD472245	2023/03/13	APL ANNEX REST COV		CHEMY HOLDINGS INC.		C
SD472759	2023/03/23	NOTICE		CHEMY DEVELOPMENT INC.	CHEMY HOLDINGS INC.	C
SD473059	2023/03/30	NOTICE		CITY OF GREATER SUDBURY		C
SD489958	2023/12/22	CHARGE		CHEMY HOLDINGS INC.	CAISSE DESJARDINS ONTARIO CREDIT UNION INC.	C
SD489959	2023/12/22	NO ASSGN RENT GEN		CHEMY HOLDINGS INC.	CAISSE DESJARDINS ONTARIO CREDIT UNION INC.	C
SD492223	2024/02/12	TRANSFER EASEMENT		CHEMY HOLDINGS INC.	HYDRO ONE NETWORKS INC.	C
		REMARKS: PLANNING ACT STATEMENTS.				
SD492224	2024/02/12	POSTPONEMENT		CAISSE DESJARDINS ONTARIO CREDIT UNION INC.	HYDRO ONE NETWORKS INC.	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
		REMARKS: SD489558 TO SD492223				
53R22163	2025/02/25	PLAN REFERENCE				C
		REMARKS: SD514198.				
✓SD516020	2025/03/31	TRANSFER		CHEMY HOLDINGS INC.	DEVLA PROPERTIES INC.	C
✓SD516021	2025/03/31	TRANSFER		NORTHERN HOME BUILDERS AND RENOVATORS INC.	DEVLA PROPERTIES INC.	C
✓SD516022	2025/03/31	TRANSFER		7055579 CANADA INC.	DEVLA PROPERTIES INC.	C
✓SD516024	2025/03/31	APL CONSOLIDATE		DEVLA PROPERTIES INC.		C

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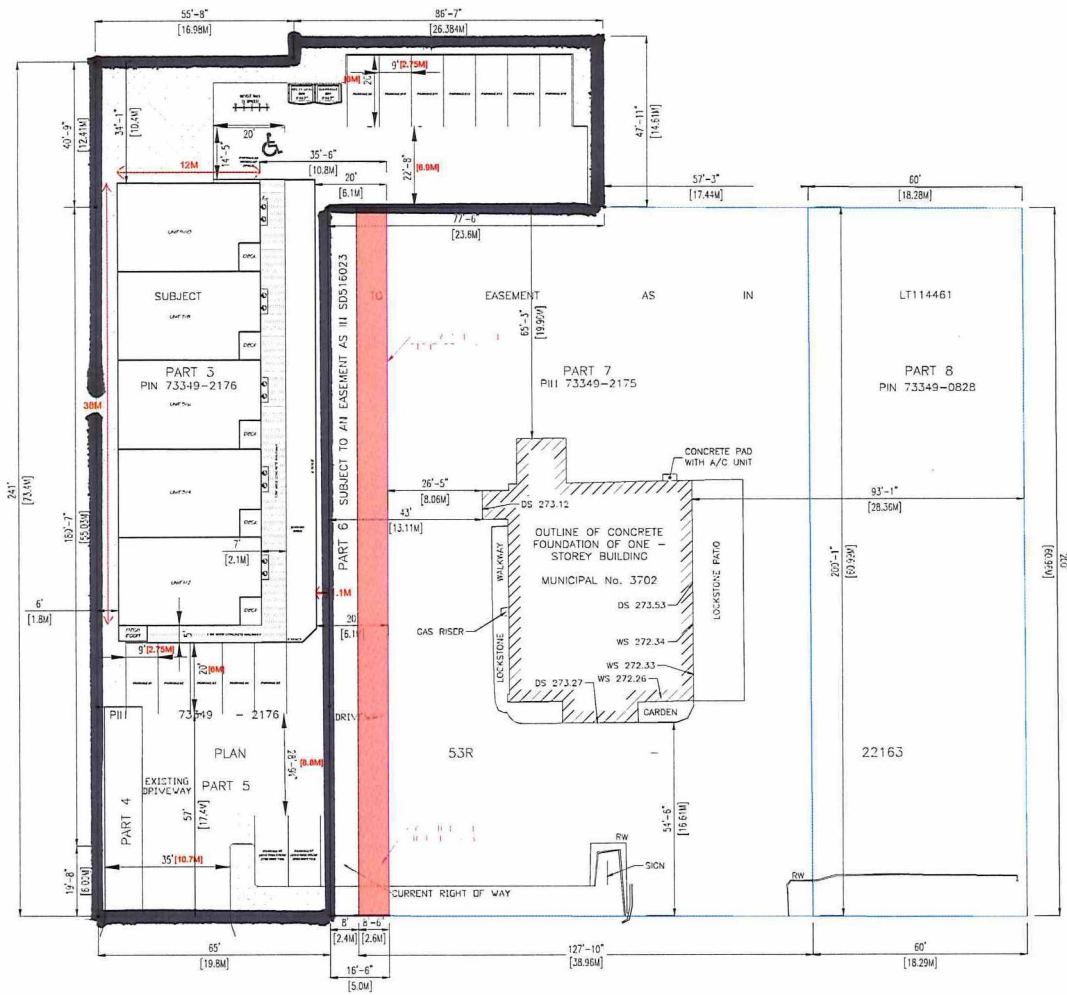


Application for Minor Variance or Permission

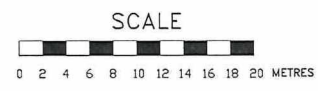


Subject Property being PIN 73349-2176, Parts 1, 2, 3, 4, and 5, Plan 53R-22163, Part Lot 1, Concession 3, Township of Balfour, 3692 Highway 144 Road, Chelmsford, City of Greater Sudbury

Sketch 1, NTS PL-MV-2025-00130
 NDCA Date: 2025 09 09



HIGHWAY 144



- 3702 HWY 144
- 3692 HWY 144
- PROPOSED RIGHT OF WAY



PROJECT	10 UNIT BUILDING	DATE	2025-07-22	SCALE	1/16"=1'-0"
DESIGNER	3692 HWY. 144	DATE	2025-07-22	PROJECT	PP
ARCHITECT	Plot Plan	DATE	2025-07-22	PROJECT	PP
TITLE	Plot Plan	DATE	2025-07-22	PROJECT	PP

PL-MV-2025-00130
Sketch 2