

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

October 1, 2026

PUBLIC HEARINGS

PL-MV-2026-00113 DCG ENTERPRISES 5026940 ONTARIO INC

Ward: 5

PIN(s) 735011284, Parcel 39560 SEC SES SRO, Part Lot 9, Concession 5, Part 4, Plan 53R-5680, except Part 3, Plan 53R-6277, Township of Blezard, 2737 White Street, Val Caron, [By-law 2010-100Z, M1]

For relief from Part 8, Section 8.3, Table 8.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a one-storey building providing a rear yard setback of 2.3m, where 6.0m is required.

**PL-MV-2026-00122 ROBERT CHURCH
MELISSA WILL**

Ward: 11

PIN(s) 735810024, Parcel 53266 SEC SES, Part Lot 2, Concession 3, as in LT85182, and Part 1, Plan 53R-4670, Township of McKim, 1317 North Shore Drive, Sudbury, [By-law 2010-100Z, R1-5]

For relief from Part 4, Section 4.2, subsection 4.2.5, Table 4.1 and Section 4.41, subsections 4.41.2, 4.41.3 and 4.41.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury as amended, for the following, firstly, to permit an existing accessory structure being the covered bar providing a high water mark setback of 8.6m, where no person shall erect any residential building or other accessory building or structure closer than 30.0m to the high water mark of a lake and where the only permitted structures within 20.0m of the high water mark of a lake are the permitted accessory structures set out in 4.41.2 of the Zoning By-law, boat launches, marine railways, waterlines and heat pump loops, secondly, the shoreline buffer to be cleared to a maximum of 47% (178.87 sq. m), where on any residential lot the shoreline buffer area is permitted to be cleared of natural vegetation to a maximum of 25%, but in no case shall exceed a maximum of 276.0 sq. m, thirdly, to facilitate the construction of a sauna providing western interior side yard setback of 0.6m with eaves projecting 0.3m into the proposed 0.6m interior side yard setback, where accessory buildings and structures greater than 2.5m in height may be no closer than 1.2m from the side lot line and where eaves may encroach 0.6m into the required yard but not closer than 0.6m to the lot line.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B85/72 (JUN 12/72)

PL-MV-2026-00123 1558680 ONTARIO INC.

Ward: 10

PIN(s) 735900299, Parcel 27690 SEC SES SRO, Part Lot 6, Concession 2, as in LT177434, Township of McKim, 888 Crown Street, Sudbury, [By-law 2010-100Z, R1-5]

For relief from Part 4, Section 4.2, subsection 4.2.4 a) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a gazebo with attached covered access providing a maximum height of 6.1m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATIONS A0170/1988 (JUN 20/88) AND A0058/2024 (JUL 17/24) AND CONSENT APPLICATION B0130/1973 (MAY 28/73)

PL-MV-2026-00125 J CORSI DEVELOPMENTS INC.

Ward: 1

PIN(s) 735881161, Part Lot 8, Concession 2, Block 9, Plan 53M-1444, Township of McKim, 568 Corsi Hill, Sudbury, [By-law 2010-100Z, R3(97)]

For relief from Part 11, Section 1, subsection 10, paragraph (ssss), clause (i) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit 27 dwelling units, where Committee of Adjustment granted a variance to permit 26 dwelling units under Minor Variance Application PL-MV-2026-00025.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION PL-MV-2026-00025 (APR 1/26)

PL-MV-2026-00126 2269139 ONTARIO INC

Ward: 1 PIN(s) 735851176; 735851175; 735851181, Firstly: Part Lot 6, Concession 3, Part 1, Plan 53R-20640, Township of McKim; Secondly: Lots 88 and 89, Plan 31-SA, Part 2, Plan 53R-20640, Part Lot 6, Concession 3, Township of McKim; and Thirdly: Part of Alder Street, Plan 31SA, Parts 2 and 3, 53R-22342, Township of McKim, 185 Lorne Street, Sudbury, [By-law 2010-100Z, H53R3-1(33)]

For relief from Part 4, Section 4.15, subsection 4.15.4 a) and 4.15.4 b) and Part 11, Section 1, subsection 11, paragraph (gg), clause (viii) of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, to facilitate the development of the subject lands for a non-residential use providing, firstly, a 1.1m-wide planting strip containing a 1.8m high opaque fence abutting Lot 90, Plan 31SA, where Committee of Adjustment granted a variance to permit a 1.3m-wide planting strip abutting Lot 90, Plan 31SA under Minor Variance Application PL-MV-2025-00172, and secondly, a minimum 15% landscaped open space, where Committee of Adjustment granted a variance to permit a minimum 25% landscaped open space under Minor Variance Application PL-MV-2025-00172.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION PL-MV-2025-00172 (Feb 4/25) AND A101/05 (OCT 24/05)

**PL-MV-2026-00127 TERRY HERAULT
LISE HERAULT**

Ward: 5 PIN(s) 735051022, Part Lot 7, Concession 1, Parts 1 and 2, Plan 53R-19685, Township of Hanmer, 1744 Yorkshire Drive, Val Caron, [By-law 2010-100Z, R1-4]

For relief from Part 4, Section 4.2, subsection 4.2.5, Table 4.1 and Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit an existing 1.8m high opaque fence to be located in required front yard providing a 0.13m setback from the front lot line, where fences more than 1.0m in height are not permitted in the required front yard and where a 6.0m setback is required.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION A17/2012 AND CONSENT APPLICATIONS B93/24 AND B94/24 (DEC 16/24), B27/12 (JUN 14/12) B75/02 & B76/02 (JAN. 6/03), B30/2002 (JUN 17/02), B19/01 TO B22/01 (JUN 11/01), B16/03 (FEB 17/03), B51/99 & B52/99 (DEC 13/99), B25/99 & B26/99 (MAY 31/99), B70/98 (MAR 31/99), B96/97 (JUL 7/97) & B22/97 TO B24/97 (MAR 18/97)

PL-MV-2026-00128

YVONNE MORELLI
JOSEPH MORELLI

Ward: 1

PIN(s) 735970824, Lot 7, Plan 53M-1449, Part Lot 8, Concession 1, Township of McKim, 837 Moonrock Avenue, Sudbury, [By-law 2010-100Z, R1-5]

For relief from Part 4, Section 4.2, subsection 4.2.5, Table 4.1 and Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a 2.0m high opaque fence to be located in required corner side yard providing no setback from the corner side lot line and a 26.0m setback from the front lot line, where fences more than 1.0m in height are not permitted in the required corner side yard and where a 4.5m setback is required.

A reminder... the next scheduled meeting is Wednesday, October 14, 2026.



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

Record #: PL-MV-2026-00113

APPLICATION SUMMARY

File Date: 08/11/2026

Application Type: Minor Variance

Address(es): 2737 White Street, Val Caron P3N 1B2

Applicant(s): MAINLINE

Owner(s): DCG ENTERPRISES 5026940 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?

2020

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?

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

General Industrial

Current Official Plan designation (additional)

Current Zoning By-law designation

M1

Provide a detailed description of what is being proposed

The proposal is to construct a one-storey steel storage building at the rear of the subject property. The existing encroaching structure located in the northwest corner of the property will be removed entirely. All shipping containers (sea cans) will be removed. Sheds 4 and 5 will be demolished/removed.

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

The rear yard setback is showing 2.3m, where 6m is required.

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

60.96

Lot Depth of the property

111.3

Lot Area of the property

6784.08

Total width of the public road giving access to the property

26.8

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

The existing building was purchased around 2020 and currently accommodates the Mainline Mechanical Systems business. The existing encroaching structure located in the northwest corner of the property will be removed entirely.

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

Industrial park - unknown.

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

no change in use for industrial use.

Existing uses of neighbouring properties

Industrial uses.

South - T&S Trailer Rentals

West- Dozens of shipping containers (1 property), Northern Mini Storage and roofing company

North - Drilling Company.

East - Vacant land

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

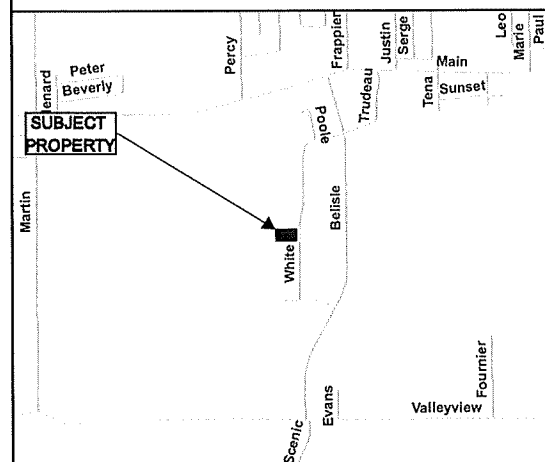
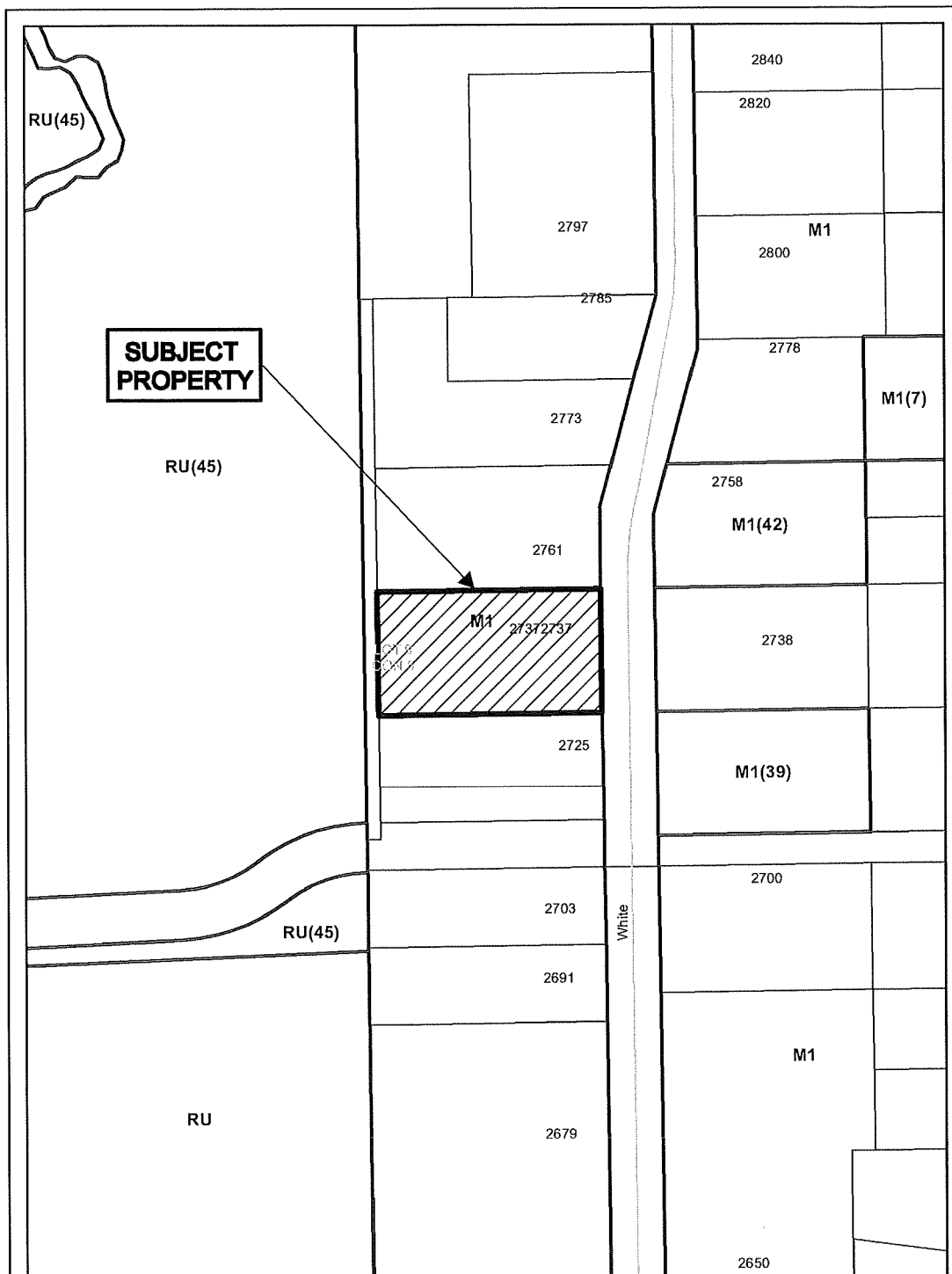
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Steel Storage Building	No	465	465	1	15.24	30.48	7.04	78.62	2.3	4.5	41.2

EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
2727 - Existing	No	784	784	1	20.14	52.0	5	15.1	26.73	9.5	26.73
Shed 1	No	28.98	28.98	1	4.2	6.9	2.74	19.7	87.4	3.0	51.24
Shed 2	No	32.66	32.66	1	4.6	7.1	2.74	12.1	94.6	3.0	50.84
Office Trailer 1	No	31.05	31.05	1	3.0	10.35	3.05	34.67	87.62	3.0	47.54
Office Trailer 2	No	31.05	31.05	1	3.0	10.35	3.05	40.67	84.62	3.0	47.54
Office Trailer 3	No	31.05	31.05	1	3.0	10.35	2.74	46.67	78.62	3.0	47.54

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Section 8.2 - Minimum Required Rear Yard	6m	2.3m	3.7m



Application for Minor Variance or Permission



Subject Property being PIN 73501-1284,
Parcel 39560 SEC SES SRO,
Part Lot 9, Concession 5,
Part 4, Plan 53R-5680,
except Part 3, Plan 53R-6277,
Township of Blezard,
2737 White Street, Val Caron,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00113
Date: 2026 08 12

LOT AREA = 6784.08m²
 LOT COVERAGE = 18.4%
 BUILDING HEIGHT = 10m±
 LANDSCAPE OPEN SPACE = 365m² (5.4%)
 PARKING REQUIRED 1 SPACE / 22m² GFA = 36 SPACES
 PARKING SPACES PROVIDED = 36 SPACES

NOTE: - ALL SEA CANS TO BE REMOVED,
 - OFFICE TRAILERS AND SHEDS TO BE
 RELOCATED AS SHOWN

NOTE: ALL CONTENTS IN BOTH ATTACHED SHEDS ALONG THE NORTH
 SIDE OF THE BUILDING ARE TO BE TRANSFERRED TO THE
 PROPOSED BUILDING WHEN COMPLETED,
 SHEDS TO BE REMOVED AFTER COMPLETION.

JULY 22, 2026

DATE

A Bortolussi

A BORTOLUSSI, OLS

PLOT PLAN
 PART OF LOT 9
 CONCESSION 4
 GEOGRAPHIC TOWNSHIP OF BLEZARD

#2737 WHITE STREET

SCALE: 1 : 250

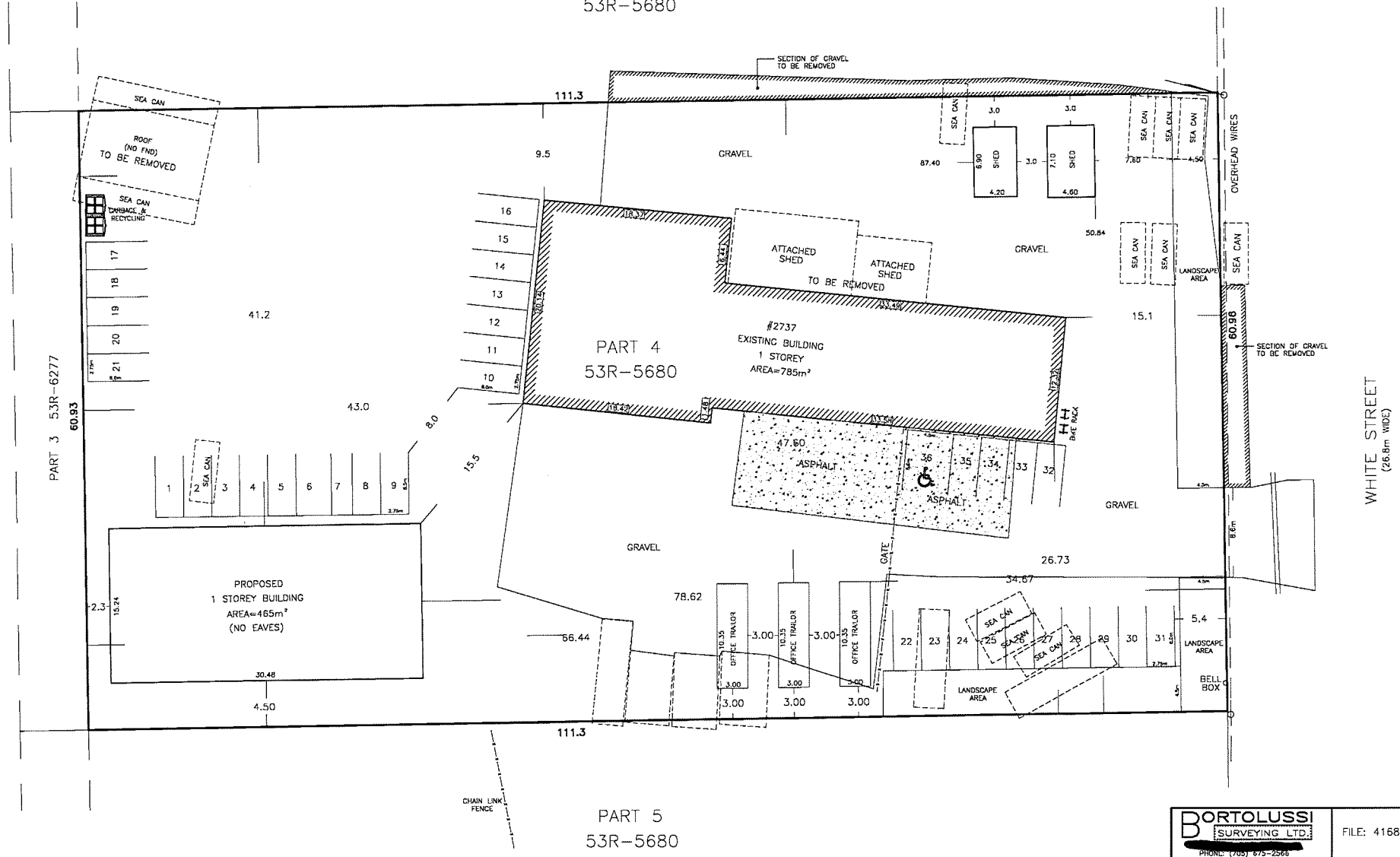
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 2026



PART 3
 53R-5680

PART 4
 53R-5680

PART 5
 53R-5680



BORTOLUSSI
 SURVEYING LTD.
 PHONE: (705) 675-2566

FILE: 4168

PL-MV-2026-00113 sketch 2

MAINLINE MECH. SYSTEMS INC.

PROPOSED EQUIPMENT STORAGE BLDG.

2737 WHITE STREET, VAL CARON, ONTARIO

LIST OF DRAWINGS:

C-100	PROJECT INFORMATION
SITE PLAN (BY OTHERS)	FILE NUMBER 4168
CP-100	FLOOR PLAN
CP-101	FOUNDATION PLAN & DETAILS
CP-102	ELEVATIONS
M-100	HVAC SYSTEMS
PD-100	PLUMBING & DRAINAGE
E-100	ELECTRICAL

ONTARIO BUILDING CODE REVIEW - OBC 2024

Item	Ontario Building Code Referenced Parts 2 & 3	OBC Reference
1	Project Description: ☐ New ☐ Part 11 ☐ Part 5 ☐ Part 9 ☐ Addition ☐ Alteration ☐ 11.1 to 11.4 11.2.1(A) 11.2(A) & 9.10.1.2	
2	Water Occupancy: ☐ Group 1, Division 3	3.1.2.1(I) 9.10.2
3	Building Area (m ²): Existing: New: Total: ☐ 14.1.2.1(A) ☐ 14.1.2.2(A)	3.1.2.1(I) 9.10.2
4	Green Area: Existing: New: 465 Total: 465	3.1.2.1(I) 9.10.2
5	Number of Storeys: Above Grade: 1 Below Grade: 0	3.1.2.1(I) 9.10.2
6	Number of Stairways/Fire Escape: 3	3.1.2.1(I) 9.10.2
7	Building Classification: GROUP 1, DIV 3-Up to 4 storeys, Section 3.2.2.6.2	3.2.2.6.2 9.10.2
8	Sprinkler System Proposed: ☐ entire building ☐ selected compartments ☐ selected floor areas ☐ basement ☐ in lieu of roof rating ☐ not required	3.2.2.6.2 9.10.2
9	Staircase Required: ☐ Yes ☐ No	3.2.2.6.2 9.10.2
10	Fire Alarm Required: ☐ Yes ☐ No	3.2.2.6.2 9.10.2
11	Water Service/Supply is Adequate: ☐ Yes ☐ No	3.2.2.6.2 9.10.2
12	High Building: ☐ Yes ☐ No	3.2.2.6.2 9.10.2
13	Construction Restrictions: ☐ Combustible ☐ Non-combustible ☐ Both permitted ☐ required	3.2.2.6.2 9.10.2
14	Actual Construction: ☐ Combustible ☐ Non-combustible ☐ Both	3.2.2.6.2 9.10.2
15	Mezzanine(s) Area m ² : 276.8	3.2.1.1(I)-(F) 9.10.4.1
16	Occupant load based on: ☐ L: m ² /person ☐ Design of building	3.2.1.1(I)-(F) 9.10.4.1
17	Occupancy: Basement: 1st Floor: 2nd Floor: 3rd Floor: ☐ Load ☐ persons	3.2.1.1(I)-(F) 9.10.4.1
18	Barrier-Free Design: ☐ Yes ☐ No (Explain) Provide precedent on site	3.8 9.9.2
19	Hazardous Substances: ☐ Yes ☐ No	3.3.1.2 & 3.3.1.3 9.10.1.1(A) 9.10.2
20	Required Fire Resistance Rating (hrs): ☐ Horizontal Assemblies ☐ Vertical Assemblies ☐ Fire Staircase ☐ Fire Staircase Enclosure ☐ Fire Staircase Landing ☐ Fire Staircase Enclosure Landing ☐ Fire Staircase Enclosure Landing	3.2.2.6.2 9.10.2
21	Other - Describe	

CONSTRUCTION ASSEMBLIES:

WALL ASSEMBLIES:

EAST WALL - 1HR FR
ULC W605 - CAN/ULC S101-M89

- 26G metal cladding c/w fasteners @ 12" crs. & lap screws @ 16" crs.
- U channel base
- 16G x 8" Z girts (with 2.75" flanges) @ 48" crs.
- Ceramic fibre strip: 128 kg/m³ density, 4" wide x 1/2" thick strips, attached to Z girts with stick pins @ 10" crs.
- Mineral wool batts: 96 kg/m³ density installed with vertical & horizontal joints staggered.
- 24G inner liner steel panel fastened to Z girts with 3/4" long self-drilling screws spaced @ 12" crs. Side lap joints sealed with 1/8"x1/2" sealer tape & secured with 3/4" long lap screws @ 12" crs. Splices to be sealed with 1/8"x1/2" sealer tape to form air barrier.

Fin. fr

PARTITION ASSEMBLIES:

- Pre-engineered z-bar girts with 3m thermal break fastened to girts.
- 26 ga. pre-engineered metal wall panels fastened to girts w/ 19mm steel metal screws @ 12" o.c. adjacent panels to be lapped and fastened w/ 19mm screws @ 16" o.c.
- R28 mineral wool insulation z-bar sub-girts
- 6mil poly vapor barrier
- 26 ga. interior steel liner side lap joints sealed w/ caulking and fastened w/ 19mm screws @ 12" o.c. lashing channels

GRANVILLE B. VICKERMAN & ASSOCIATES

Engineers+Project Managers

1219 HOLLAND ROAD
SUDBURY, ONTARIO P3A 3R1

TEL:

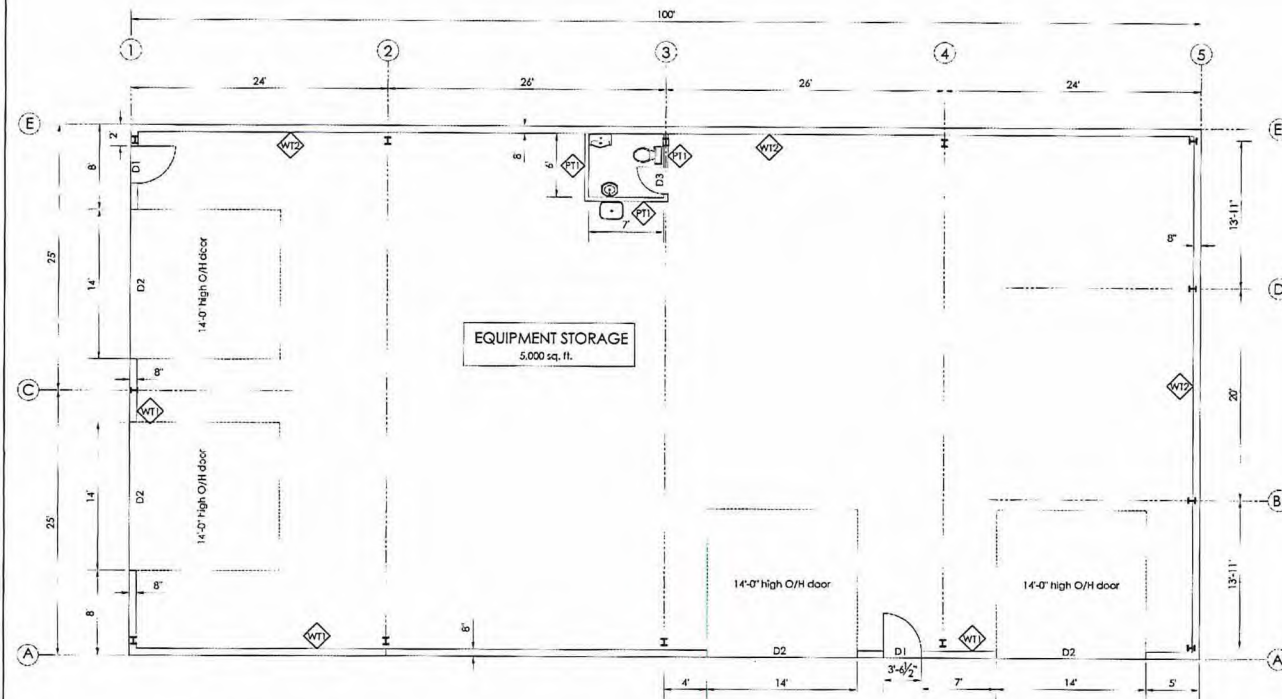
Email:

ISSUED FOR BUILDING PERMIT APPLICATION
JULY 21, 2026

SCALE: As shown
DATED: JULY 2026
DRAWN BY: TE
DWG. NO.

C-100

PL-MV-2026-00113
Sketch 3



FLOOR PLAN

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

GENERAL NOTES

1. All work shall meet the requirements of the latest edition of the Ontario Building Code as well as all other authorities having jurisdiction.
2. The contractor shall bear full responsibility for the work of his sub-trades. He shall examine the site and bring to the attention of the engineer all discrepancies, omissions or conflicts prior to commencement of the work.
3. The contractor shall not proceed with any changes or revisions unless approved by the engineer.
4. The contractor shall provide all material and labor required for complete execution of the work.

PERMITS & INSPECTIONS

1. The following procedure shall apply to this project:
 - (a) Building permit application - OWNER'S RESPONSIBILITY
 - (b) Permit for sub-trade work - CONTRACTOR'S RESPONSIBILITY
2. The contractor shall schedule all inspections with the city at the appropriate stage of construction and shall allow a minimum of 48 hours notice for the engineer to review the work.

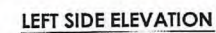
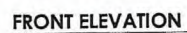
SUBMITTALS

1. Submit shop drawings in conformance with the sequence of construction.
2. Do not proceed with fabrication until the shop drawings have been reviewed by the engineer.
3. The engineer's review of the shop drawings does not include detailed checking of dimensions or calculations of elements engineered by others and does not relieve the contractor of the responsibility to complete the work in accordance with the terms of the contract.



PROPOSED INDUSTRIAL BUILDING 2737 WHITE ST; VAL CARON, ON. FLOOR PLAN		CP-100		0
DWG. No.	DESCRIPTION	DWG. No.	DESCRIPTION	DATE
REFERENCES	REFERENCES	DATE	DATE	DATE
0 JULY 21-26 ISSUED FOR BUILDING PERMIT APPLICATION T.E. GRV		REVISIONS AND ISSUES REV. APP. BY		DATE
GRANVILLE B. VICKERMAN & ASSOCIATES CONSULTING ENGINEERS - PROJECT MANAGERS		JOB NO.		DATE
GRANVILLE B. VICKERMAN & ASSOCIATES CONSULTING ENGINEERS - PROJECT MANAGERS		DRAWING NO.		DATE
GRANVILLE B. VICKERMAN & ASSOCIATES CONSULTING ENGINEERS - PROJECT MANAGERS		DRAWING NO.		DATE

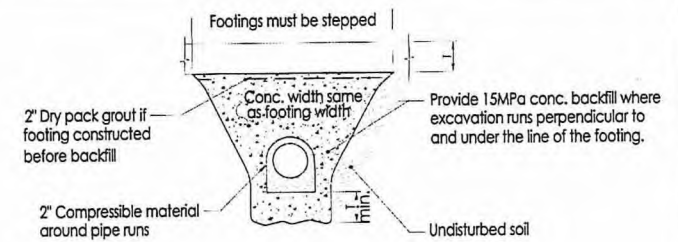
PL-MV-2026-0043
Sketch 4



PL-MV-20210-00113
Sketch 6

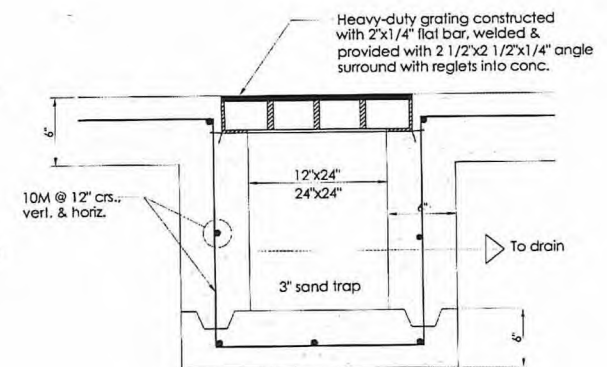
PLUMBING & DRAINAGE

DETAIL - TRENCH DRAIN



SERVICE PIPES UNDER FOOTINGS

NTS

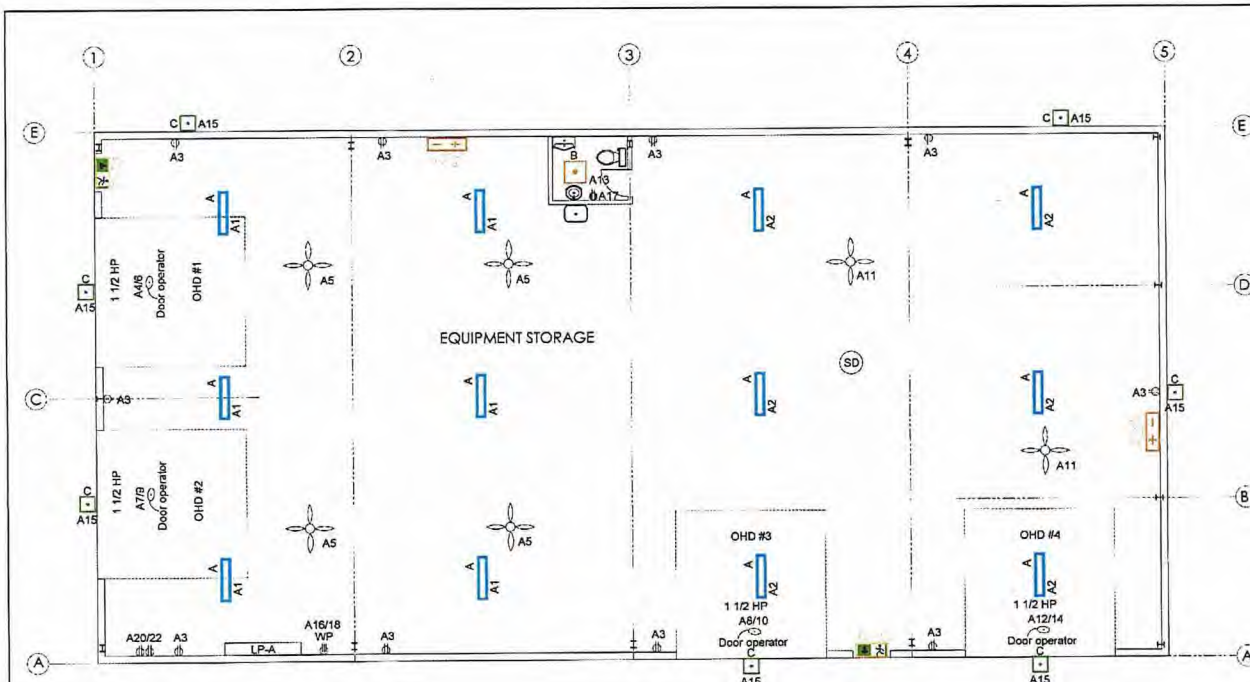


GRATING DETAIL

NOTE:
Depth to be determined on site

[illegible]

PL-MV-2026-00113
Sketch 8



ELECTRICAL

SB-10 & ASHRAE 90.1
REQUIREMENTS

LIGHTING CONTROL LEGEND

(BASED ON WATTSTOPPER PRODUCT CATALOGUE)

OC WALL OCCUPANCY SENSOR
DW-100-W, WHITE

PS PIR OCCUPANCY SENSOR
PW-301, TO CONTROL
LIGHT SWITCH & WASHRM
EXHAUST FAN

CS CORNER MOUNTED
OCCUPANCY SENSOR
LMDX-100 (1)

SD MAIN SWITCH DIMMING
LM 101 (1) OR
LMDW-102 (1) FOR SMALL OFFICE

LC RELAY ROOM LIGHTING CONTROLLER
LMRC-111 (1)

RL RECEPTACLE LOAD ROOM CONTROLLER
LMPL-101 (1)

PS PHOTO SENSOR
LMLS-400

WRC RECEPTACLE LOAD CONTROLLER

CS CEILING MOUNTED OCCUPANCY SENSOR
LMDC-100

RECEPTACLE LOAD CONTROL FOR OFFICES

WRC-TX OR **RL**

WRC-15-2 (INSTEAD OF STANDARD)

WRC-20-2 (INSTEAD OF STANDARD)

LUMINAIRE SCHEDULE

SYMBOL	QTY.	LABEL	ARRANGEMENT	DESCRIPTION	LF	WATTS
	12	A	SINGLE	VHB-24-W-UNV-L840-CD-U	0.870	
	1	B	SINGLE	22C22-44-S-UNV-L840-CD-1	0.850	
	7	C	SINGLE	LUMARK MODEL XTOR4BR-W	0.900	
	2		SINGLE	BEGHELLI MODEL# - LED STELLALUCE COMBO RM		
	2	REMOTE	SINGLE	BEGHELLI MODEL# - NV 12 90 2TBSQ 120/347 LC A1		

PANELBOARD SCHEDULE									
PANEL	EXISTING BUILDING	SERVICE	LIGHTING PANEL A		FEEDER	3 PH. 4W 208/120V			
TYPE	NQ	LC	KVA	MTG.	WALL	MAINS	225A		
CT NO.	ØA ØB	DESCRIPTION	POLE ALC	PHASE	POLE ALC	DESCRIPTION	ØA ØB	CT NO.	
1		WORKSHOP LIGHTS	15	A	15	WORKSHOP LIGHTS		2	
3		WORKSHOP RECEPTACLES	20		20	OVERHEAD DOOR (OHD #1)		4	
5		CIRCULATING FAN	20		20			6	
7		OVERHEAD DOOR (OHD #2)	20		20	OVERHEAD DOOR (OHD #3)		8	
9			20		20			10	
11		CIRCULATING FAN	20		20	OVERHEAD DOOR (OHD #4)		12	
13		WASHROOM LIGHT/EXH. FAN	20		20			14	
15		EXTERIOR LIGHTS	15		50	WP DISCONNECT		16	
17		WASHROOM GFCI	20		20			18	
19		EXIT SIGN	15		20	EJECTOR GRINDER PUMP		20	
21		EXIT SIGN	15		20			22	
23		SPARE			15	SPARE		24	
25		SPARE			15	SPARE		26	
27		SPARE			15	SPARE		28	
29		SPARE			15	SPARE		30	

ELECTRICAL NOTES

- ALL ELECTRICAL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE ONTARIO BUILDING CODE, THE CANADIAN ELECTRICAL CODE, THE CAN/ULC STANDARDS, THE NFPA STANDARDS, THE ONTARIO OCCUPATIONAL HEALTH AND SAFETY ACT, LOCAL AUTHORITIES HAVING JURISDICTION.
- ALL SLEEVES, INSERTS, CONCRETE BASES, CURBS, STEEL SUPPORTS, CUTTING & PATCHING, EXCAVATION AND BACKFILLING REQUIRED FOR THE ELECTRICAL INSTALLATION SHALL BE PROVIDED BY THIS CONTRACTOR.
- GENERALLY ALL WIRING SHALL BE RW90 OR AC90. ALL OUTDOOR WIRING SHALL BE TECK 90 OR EQUAL, MINIMUM SIZE WIRING TO BE #12 AWG FOR POWER CIRCUITS AND #14 AWG FOR CONTROL CIRCUITS.
- ALL RECEPTACLE CIRCUIT BREAKERS TO BE 20 AMP. LIGHTING TO BE CONNECTED TO 15 AMP BREAKERS.
- DRAWINGS INDICATE INTENT AND PREFERRED LOCATIONS OF ALL DEVICES AND EQUIPMENT. ALL EQUIPMENT/DEVICES TO BE INSTALLED AS PER EACH GOVERNING CODE/STANDARD. SHOULD THERE BE ANY DISCREPANCIES CONSULT ENGINEER.
- ALL DUPLEX RECEPTACLES FOR EMERGENCY LIGHTING BATTERY PAKS TO BE CONNECTED TO THE SAME BRANCH CIRCUIT WHICH FEEDS THE NORMAL LIGHTING IN THE AREA COVERED BY THAT BATTERY PAK.

LEGEND

RECEPTACLES

- INDUSTRIAL SHOP-LEVITON 5042 (5-20R) C/W STAINLESS STEEL COVER 84003-40
- WASHROOMS-GFCI LEVITON x 5031 (5-15R)

SD SMOKE DETECTOR

RL - LEVITON 50amp
MODEL 1279-001

RL - OVERHEAD DOOR OPERATOR

OHD-#

PROPOSED INDUSTRIAL BUILDING

2737 WHITE ST. VAL CARON, ON.

ELECTRICAL

Granville B. Vickerman & Associates
Consulting Engineers - Project Managers

DATE	BY	CHKD	APP'D	DATE	BY	CHKD	APP'D
JULY 21, 2026	SCALE	AS SHOWN					

E-100

REV. 0

PL-MV-2026-0013
Sketch 9



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

Record #: PL-MV-2026-00122

APPLICATION SUMMARY

File Date: 08/28/2026

Application Type: Minor Variance

Address(es): 1317 North Shore Drive, Sudbury P3B 1E7

Applicant(s): ROBERT CHURCH

Owner(s): ROBERT CHURCH AND MELISSA WILL

PLANNING APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

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

Dec 7, 2023

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?

6

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

No

How many dwelling units will be legalized?

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

Yes

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

Property is located within 'Intake Protection Zone 3'

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

Construct a 10'x16' sauna building on pie shaped lot.

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

Due to pie-shaped lot, the side lot line is skewed in relation to the proposed square structure.

As a result, a small portion of the south-west quadrant of the proposed building would require a Minor Variance for set-back to the side-lot line.

Is there an eave encroachment?

Yes

Size of eaves

0.3

Lot Frontage of the property

22.875

Lot Depth of the property

23.128

Lot Area of the property

468.4

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

1. House Year 1950
2. Gazebo Year 2024
3. Gazebo/Bar Year 2026
4. Uncovered Deck attached to house 1950
5. Uncovered stairs attached to uncovered deck at house 1950
6. Uncovered dock/deck at rear lot line 1950

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

Residential

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

Yes

Existing uses of neighbouring properties

Residential

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

No

Do you require zoning relief from Section 4.41 (Waterbodies – Water Frontage, Setbacks and Buffers)?
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)
Sauna	No	15.47	15.47	1	3.124	4.953	4.6	16.374	2.9	0.6	13

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	116.9	206.8	2	17.116	9.691	5	1.56	13.2	0.427	2.164
Gazebo	No	9.22	9.22	1	2.563	3.6	2.5	17.445	2.050	0.887	12.605
Gazebo/Bar	No	5.39	5.39	1	2.691	2.003	2.31	12.719	9.27	3.6	11.557
Uncovered Deck	No	32.169	32.169	0	6.501	5.7	2.0	5.7	10.6	0.01	12.337
Uncovered stairs	No	3.977	3.977	0	1.295	3.07	2.0	12.8	6.7	1.2	15.0
Uncovered Dock/Deck	No	21.32	31.15	0	2.0	15.564	0.177	22.2	0	0	0

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Part 4, Section 4.2, subsection 4.2.2, and Table 4.1 of By-law 2010-100Z.	1.2m set-back from side lot line	0.6m set-back from side lot line	0.6m

Where a portion of the south-west quadrant of the proposed sauna, placed on a pie-shaped lot will have 'a wall section' encroach on the required side lot set-back.

Part 4, Section 4.2, subsection 4.2.2, and Table 4.1 of By-law 2010-100Z.	0.6m set-back from side lot line	0.3m set-back from side lot line	0.3m
---	----------------------------------	----------------------------------	------

Where a portion of the south-west quadrant of the proposed sauna, placed on a pie-shaped lot will have 'a Roof Eaves section' encroach on the required side lot set-back.

Part 4, Section 4.41, subsection 4.41.2 a) of By-law 2010-100Z	30.0m	8.6m	21.4m
--	-------	------	-------

Accessory Structure - covered bar

Part 4, Section 4.41, subsection 4.41.4 a) of By-law 2010-100Z	20.0m	8.6m	11.4m
--	-------	------	-------

Accessory Structure - covered bar

Part 4, Section 4.41, subsection 4.41.3 of By-law 2010-100Z - Shoreline Buffer Area	Notwithstanding any other provision of this By-law to the contrary, a shoreline buffer area is to remain in a natural vegetated state to a depth of: a) 20.0 metres from the high water mark of a lake or river. Notwithstanding the above, the following areas adjacent to the high water mark of a navigable waterbody are permitted to be cleared of natural vegetation: a) On any residential lot, i) a maximum of 25% of the required shoreline buffer area, but in no case shall exceed a maximum of 276m²	47%	22%
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Committee of Adjustment
City of Greater Sudbury

September 14, 2026

Re: Minor Variance Application PL-MV-2026-00122 – 1317 North Shore Drive

Members and Staff:

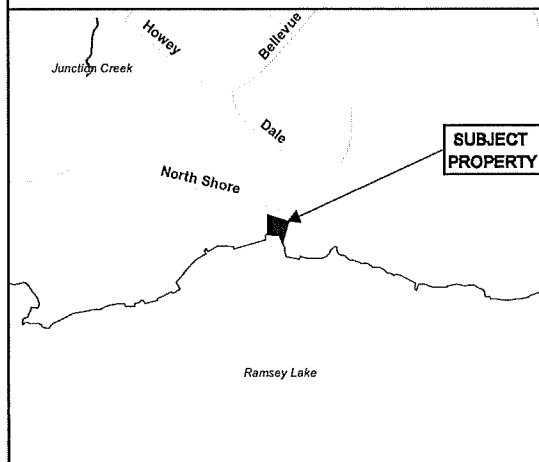
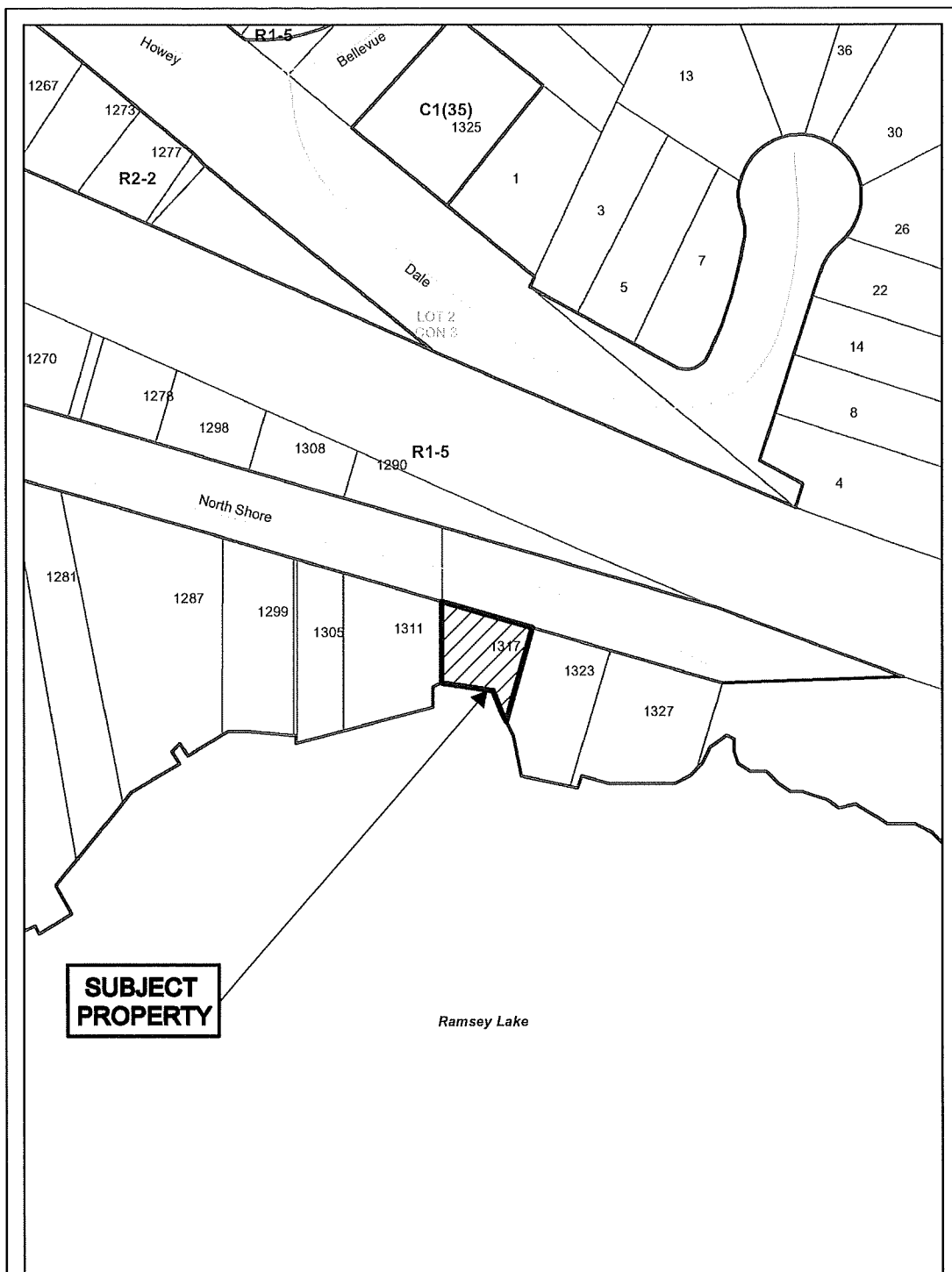
Thank you all, for your time in reviewing my Minor Variance Application. I am including this letter with my application to share more information about both my property which I acquired in December 2023, and my family's use of the property.

1. Due to our previous property becoming subject to an insurance claim, my current property was acquired to fill my family's immediate needs for lodging.
2. Based on information received from my current neighbours, it appears my property and the two adjacent properties to the east were constructed by one family which later severed the land to create individual properties for the respective residences.
3. My existing gazebo (approximately 25 years old) was relocated from my previous residence to my current property in the spring of year 2024.
 - a. As my current property previously contained a similar gazebo, I was able to utilize the pre-existing granular pad and paving stones to install my gazebo on the footprint of the previous one that had existed on the site.
 - b. My gazebo provides an accessible area for my family to congregate in our rear yard supportive of my family's mobility limitations.
4. Unlike my previous residence this older residence has several longer and steeper staircases which negatively impact my family's mobility on the property. My spouse has difficulty with long walks and stairs, holding a provincial Accessible Parking Permit to facilitate her activities outside the home. Since March 2026 to present, I have also experienced difficulties with walking and stairs, being diagnosed with Degenerative Disc Disease in my lower back, which has reduced the feeling in my legs and feet and caused repeated pain and discomfort from its' impact on my nervous system.
5. My attached plot plan demonstrates that my current home is located:
 - a. On a lot under 30m deep abutting Ramsey Lake, and
 - b. That my existing home and accessory structures exist within the 20m buffer area.
6. The availability to maintain our existing structures within the buffer area facilitate my family's access/egress through the property improving our use and enjoyment of the home. Due to our mobility issues to navigate the stairs a small plastic accessory building (covered bar) was placed near the stairs/gazebo in the rear yard, to facilitate our continued enjoyment of the gazebo which remains an important structure for family activities.

7. My home has:
 - a 1.56m set-back from our front lot line,
 - a 0.427 set-back from our east side lot line, and
 - as the property has a walk-out basement in the rear yard, the available 2.164m set-back on the west side lot line is sloped steeply towards the rear of the home, which is hard for us to traverse.
8. The proposed sauna building would both facilitate my family's use and enjoyment of the property as well as provide an accessible hot room, which will benefit both my spouse and I in the management of our persistent mobility issues/symptoms.

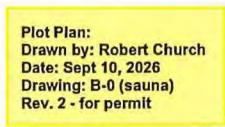
Thank you again for our consideration with respect to our small residential lot.

A handwritten signature in blue ink, appearing to read "PA Chuvael", with a long horizontal flourish extending to the right.



Application for Minor Variance or Permission 	
Subject Property being PIN 73581-0024, Parcel 53266 SEC SES, Part Lot 2, Concession 3, as in LT85182, Part 1, Plan 53R-4670, Township of McKim, 1317 North Shore Drive, Sudbury, City of Greater Sudbury	
Sketch 1, NTS NDCA	PL-MV-2026-00122 Date: 2026 08 31

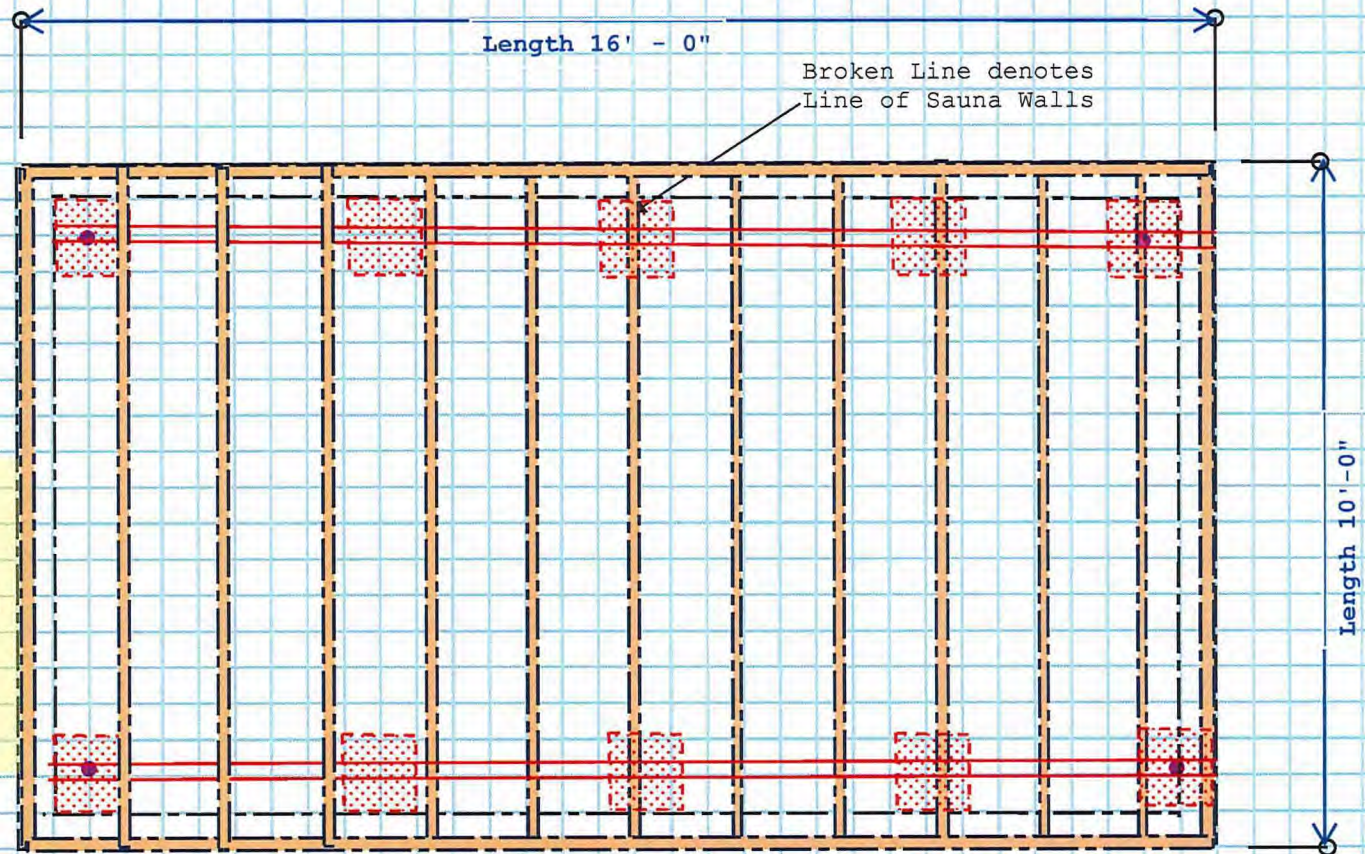
NORTH SHORE DRIVE
(PUBLIC TRAVELLED ROAD)
20m wide Road Allowance
(Right of Way)



**Drawing for Information
Purposes Only.**

Size and spacing/placement
of 'PT SPF' will be finalized
prior to application for
building permit.

Intended to show typical
Foundation Plan



Floor sheathing: = PT Plywood

Rim Joists: = PT SPF

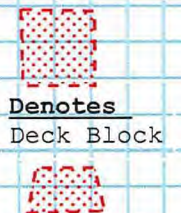
Floor Joists: PT SPF

Beams: = PT SPF

Posts: = 6x6 PT SPF with saddle to beam
or, Adjustable deck support

Piers: = Deck Blocks with Anchor Pin

Anchor Pin: = 5/8" (min.) x 48" embedding (min.)
rebar, or alternate.



Shows
Adjustable
deck support
as alternate
to 6x6 PT SPF

Anchor Pin
locations
shown above

Denotes
Anchor
Pin

Floor Framing Plan (not to scale)

Drawn by: Robert Church

Date: Sept 11, 2026

Drawing: B-2 (sauna)

PL-MV-2026-00122

Rev.1 - information for variance 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-2026-00123

APPLICATION SUMMARY

File Date: 08/31/2026

Application Type: Minor Variance

Address(es): 888 Crown Street, Sudbury P3E 3R3

Applicant(s): YALLOWEGA ARCHITECTURE INC.

Owner(s): 1558680 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?

May 15, 2024

Are you the registered owner or an authorized agent?

Registered Owner

What is the number of dwelling units on the property?

1

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

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

New gazebo.

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

We cannot comply to the due to the existing building height and slope of the land.

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

12.15

Lot Depth of the property

83.74

Lot Area of the property

3941.45

Total width of the public road giving access to the property

20.11

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

Main house 1964

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

Residential since 1964.

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

Remains the same.

Existing uses of neighbouring properties

Residential.

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

X
X

PROPERTY ACCESS

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

X
X

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

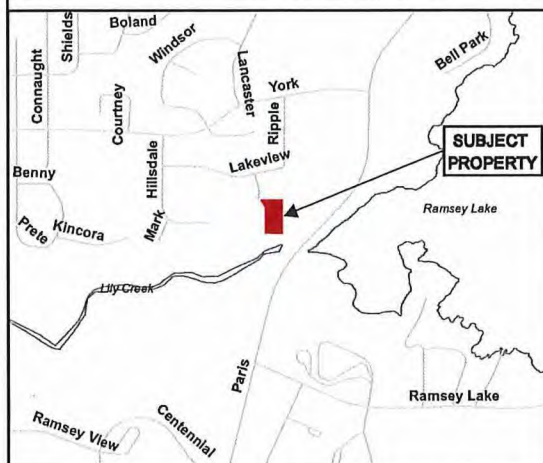
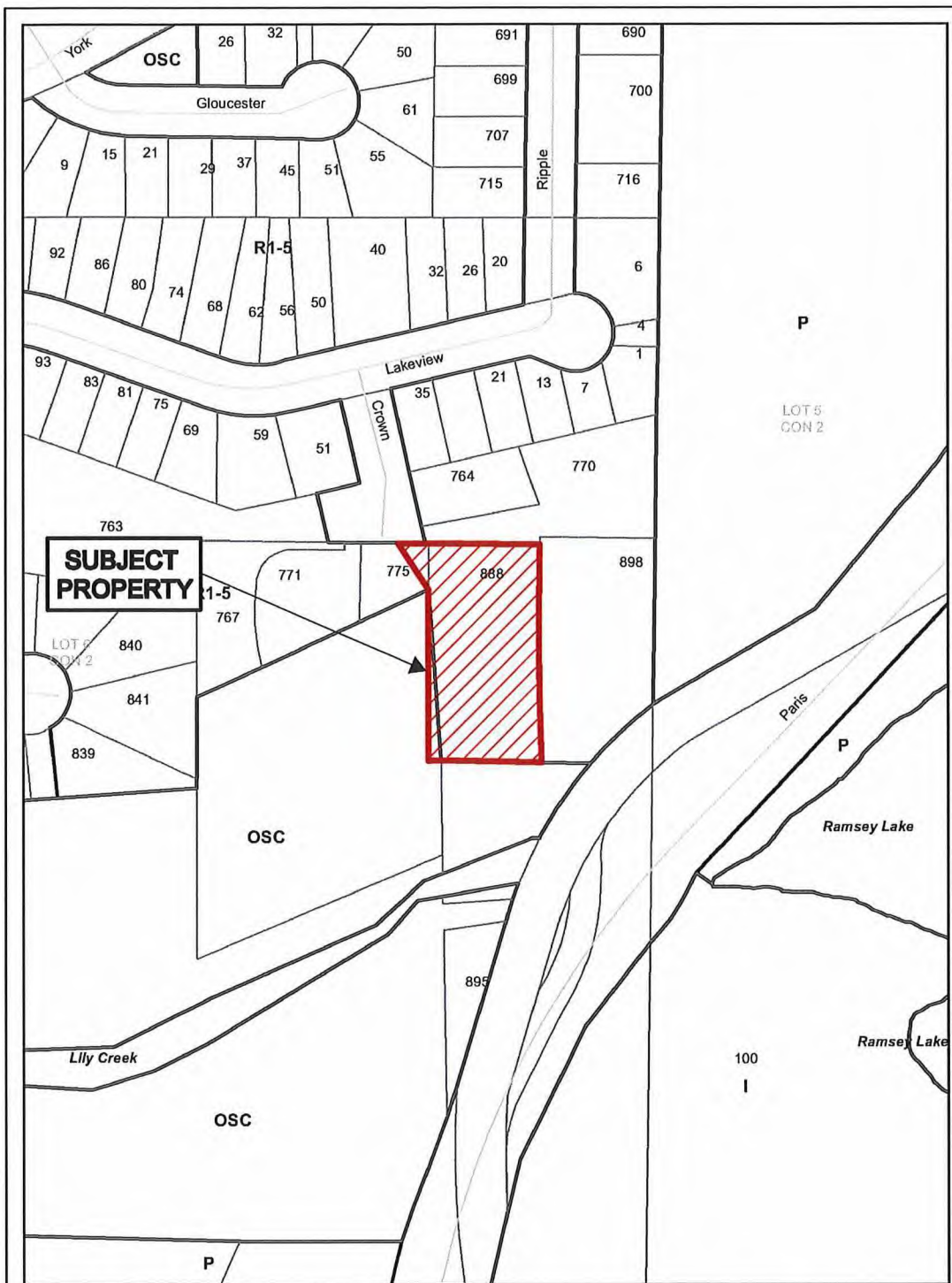
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Gazebo with attached covered access	No	28.7	28.7	1	5.31	8.21	6.1	19.67	55.98	11.35	28.99

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)
Primary Residence.	No	220.39	393.29	3	22.16	17.91	8.58	0.53	65.4	11.95	15.08

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Variance to accessory structure building allowable height	By-law currently states 5 meter max Hight for accessory structures	6.1 meter	1.1 meter



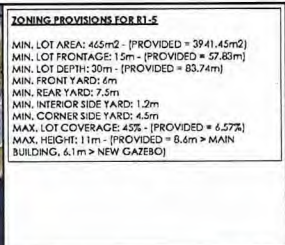
Application for Minor Variance or Permission



Subject Property being PIN 73590-0299,
Parcel 27690 SEC SES SRO,
Part Lot 6, Concession 2, as in LT177434,
Township of McKim,
888 Crown Street, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00123
Date: 2026 09 08



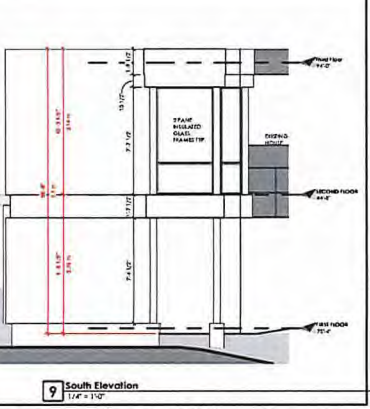
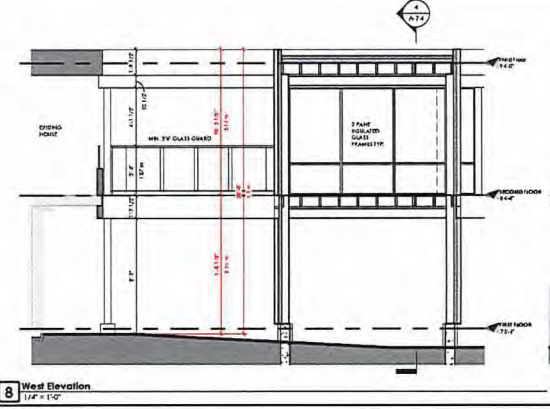
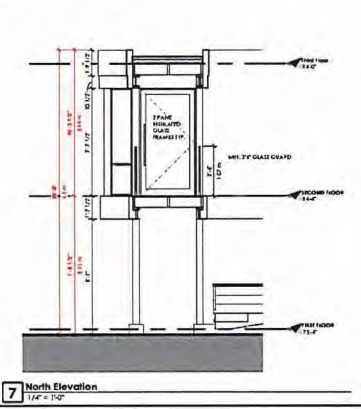
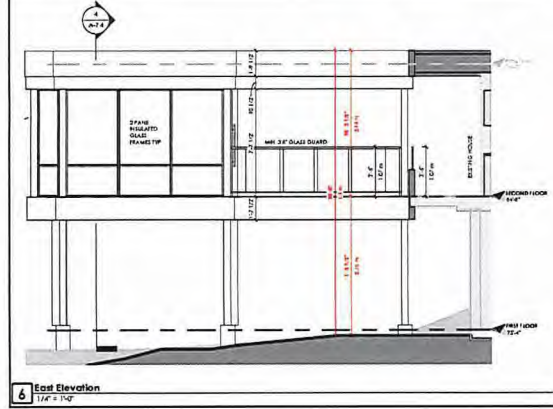
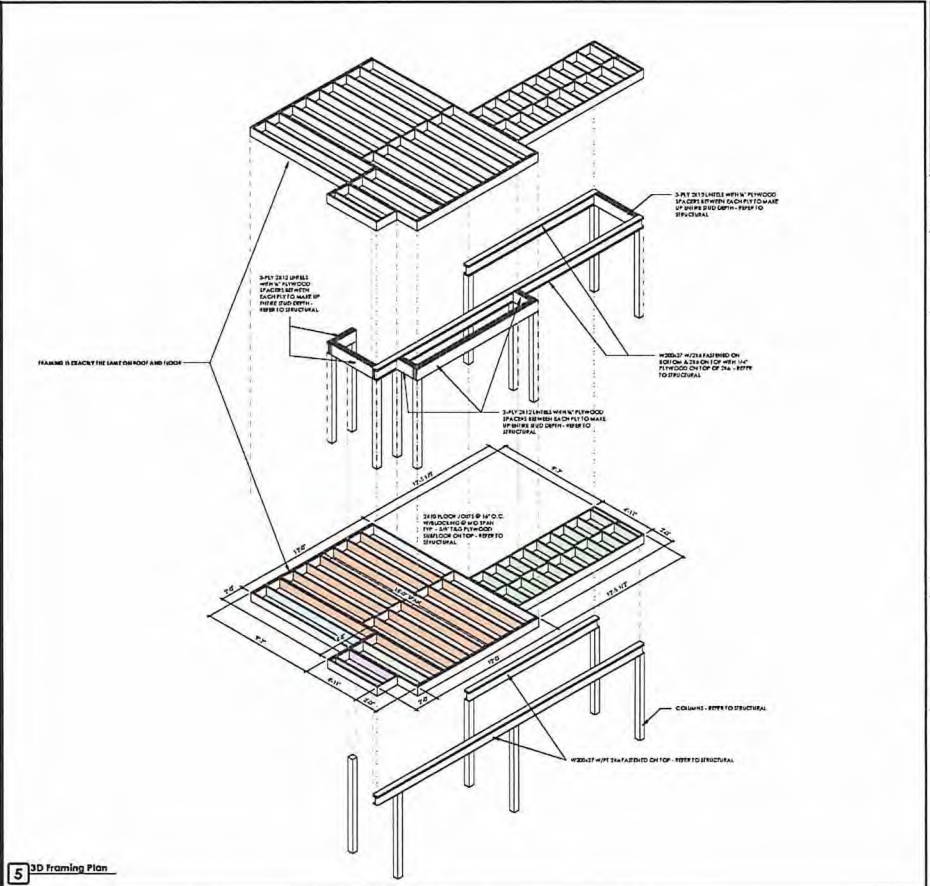
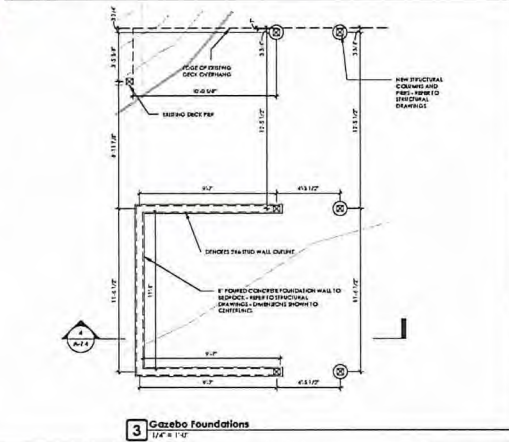
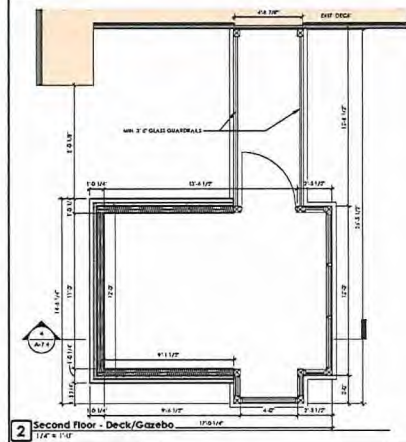
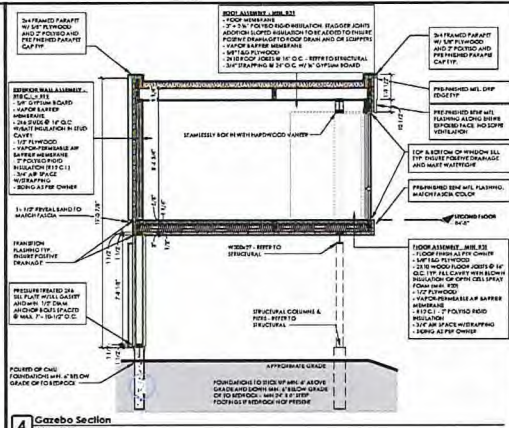
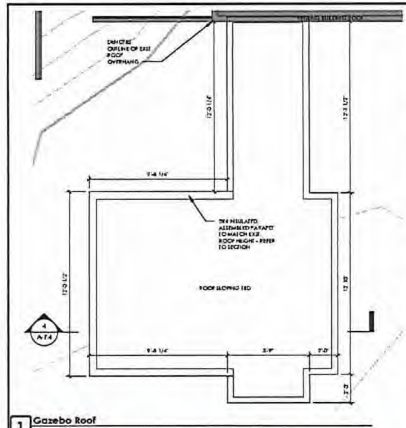
140031 27, 2024
 DATE
 Jack Carruthers
 JACK F. CARRUTHERS
 GEORGE LANE SURVEYOR



Site Plan & Site Information

architectural inc

PL-MV-2026-00123
Sketch 2



September 10th 2026
1/4" = 1'-0"
A-7.4

Project Name	Client	Architect	Scale	Sheet No.
Yellowwega Residence	888 Crown St. Sudbury, ON N3B 3B3	Yellowwega Architects Inc.	1/4" = 1'-0"	24-002

ONTARIO
ASSOCIATION
of
ARCHITECTS
4102

PL-MV-2026-00123
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-2026-00125

APPLICATION SUMMARY

File Date: 09/04/2026

Application Type: Minor Variance

Address(es): 568 Corsi Hill

Applicant(s): TULLOCH

Owner(s): J CORSI DEVELOPMENTS 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?

05/10/2023

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?

27

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

14

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

Parks & Open Space

Current Official Plan designation (additional)

Current Zoning By-law designation

R3(97)

Provide a detailed description of what is being proposed

Density increase from 26 units to 27 units

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

Previous Minor Variance permitted 26 units. Application proposes one additional unit

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

23

Lot Depth of the property

269

Lot Area of the property

42600

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.

Rezoned for Residential Development in 2023

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

Same as existing

Existing uses of neighbouring properties

Residential

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)
Block 1	No	287.7	287.7	1	17.65	16.3	5.8	33.12	207.26	4	11.52
Block 2	No	287.7	287.7	1	17.65	16.3	5.8	54.27	186.11	25.15	10.21
Block 3	No	287.7	287.7	1	17.65	16.3	5.8	75.42	164.96	46.3	10.08
Block 4	No	287.7	287.7	1	17.65	16.3	5.8	96.57	143.81	67.45	9.95
Block 5	No	287.7	287.7	1	17.65	16.3	5.8	117.72	122.66	88.6	7.85
Block 6	No	287.7	287.7	1	17.65	16.3	5.8	141.26	100.47	112.14	24.13
Block 7	No	287.7	575.4	2	17.65	16.3	11.6	120.84	28.46	47	61.3
Block 8	No	287.7	575.4	2	17.65	16.3	11.6	120.84	28.46	68.16	61.3
Block 9	No	287.7	575.4	2	17.65	16.3	11.6	73.31	28.46	175.08	106.96
Block 10	No	287.7	575.4	2	17.65	16.3	11.6	73.31	44.76	175.08	13.77
Block 11	No	287.7	575.4	2	17.65	16.3	11.6	68.13	144.48	72.13	8.59
Block 12	No	287.7	575.4	2	17.65	16.3	11.6	89.72	121.59	45.47	30.18
Block 13	No	287.7	575.4	2	17.65	16.3	11.6	68.57	142.69	45.47	9.03
Block 27 (Single Detached Dwelling)	No	181.25	362.5	2	14.5	12.5	11.6	73.31	175.08	31.42	28.46

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)
Maximum number of permitted dwelling units	26 dwelling units permitted (PL-MV-2026-00025)	27 dwelling units	1 dwelling unit



Planners | Surveyors | Biologists | Engineers

**September 4, 2026
P241213**

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

Re: Corsi Hill Minor Variance

BLOCK 9, PLAN 53M1444; SUBJECT TO AN EASEMENT IN GROSS
OVER PART 15, PLAN 53R21830 AS IN SD475296; SUBJECT TO AN
EASEMENT IN GROSS OVER PART 15, PLAN 53R21830 AS IN
SD475297; SUBJECT TO AN EASEMENT IN GROSS OVER PART 15,
PLAN 53R21830 AS IN SD475298; CITY OF GREATER SUDBURY

Dear Committee of Adjustment,

TULLOCH has been retained by J Corsi Developments Inc. to facilitate a Minor Variance over Block 9 on 53M1444, to permit 26 semi-detached dwelling units and 1 single detached dwelling (27 units total) with a condominium form of tenure whereas 26 units are currently permitted.

A Minor Variance Application (PL-2026-MV-00025) was previously approved in April 2026 to permit an increase from 22 to 26 semi-detached dwelling units on the subject property.

The current application now proposes to permit a 27th dwelling unit as part of the development in the form of a single detached dwelling.

SUBJECT SITE

The subject property is located in the Corsi Hill Subdivision in the community of Sudbury. The subject lands have a total area of approximately ± 4.26 hectares with ± 23.0 -metres of frontage along Corsi Hill. The subject lands are located along a rocky hilltop and gradually slope to the north. Sparse vegetation is also present on the site. The lands are currently vacant.

Sufficient municipal sanitary sewer and water connections are available along Corsi Hill abutting the property.

SURROUNDING NEIGHBOURHOOD CONTEXT

The immediate area is characterized as low density residential and vacant undeveloped lands. The broader community features a mix of land uses including industrial and commercial uses along the Kelly Lake Industrial Park corridor. Medium density residential uses can be found along Kelly Lake Road, Copper Street and Martindale Road.

The immediate surrounding uses can be described as follows:

NORTH: Low density residential and vacant undeveloped lands.

EAST: Low and medium density residential and vacant undeveloped lands.

SOUTH: Low density residential.

WEST: Low density residential and industrial lands.

The abutting Corsi Hill Subdivision features large single-detached dwellings ranging 1-2 storeys in height. In terms of surrounding recreational opportunities, the Corsi Hill Tot Lot abuts the development to the south. The closest accessible transit stop is located approximately 1.0-kilometre from the subject lands at 229 Copper Street.

DEVELOPMENT PROPOSAL

If approved the minor variance would permit the construction of 27 total dwelling units where the property currently has zoning relief and site plan approval for 26 units. The proposed buildings would primarily take the built form of semi-detached dwelling units. Buildings 1-6 will be one storey with individual single vehicle garages and buildings 7-13 are proposed to be two storeys with individual single vehicle garages. Building 14 ('Block 27') will consist of a two-storey single detached dwelling.

The resultant density of the development is 6.3-units per hectare. This is due to the large area afforded to the property and steep slopes which make development unfeasible on the majority of the subject lands.

Should minor variance approval be obtained for the additional proposed unit, the property owner would seek to amend the registered Site Plan Control Agreement with City of Greater Sudbury accordingly. A Plan of Condominium Application is forthcoming in the fall of 2026.

PREVIOUS REZONING

The property was previously rezoned in 2023 (File 751-6/23-14) from 'Open Space Private (OSP)' and 'Low Density Residential One Special (R1-5(22))' to 'Medium Density Residential Special (R3(97))'. The current R3(97) zone permits the following:

*Notwithstanding any other provision hereof to the contrary, within any area designated R3(97) on the Zone Maps, all provisions of this By-law applicable to **R3** Zones shall apply subject to the following modifications:*

- (i) The maximum number of dwelling units shall be 22;*

- (ii) Buildings within 39 m of the southerly lot line shall have a maximum height of 1 storey, and all other buildings shall have a maximum height of 2 storeys; and
- (iii) The lands are designated as an area of "Site Plan Control" pursuant to Section 41 of the Planning Act, RSO 1990, Chapter P. 13.

TESTS FOR MINOR VARIANCE

The following seeks to assess the appropriateness of the proposed application in the context of the four tests of a minor variance. It is the author's opinion that the proposed minor variance meets the four tests as outlined under Section 45(1) of the Planning Act. The four tests in the Planning Act and related analysis are provided below:

IS THE APPLICATION MINOR IN NATURE?

The test of whether the requested variance is minor has been assessed by examining the applicable zoning provisions as well as how the proposed reliefs will affect the surrounding neighbourhood and environment. The main consideration in determining whether a variance application is minor is determining the degree of adverse impact that will occur if the variance is granted. If the variance does not produce an unacceptable adverse impact, then it likely meets the test for minor.

Overall, the variance is unlikely to cause adverse impacts should it be granted given the following:

- A minimal increase of one (1) unit than what is currently permitted is being proposed;
- The design/layout of the proposed development integrates with the existing built form and character of the area which is comprised of primarily one and two-storey dwellings by proposing 1 and 2-storey semi-detached dwellings which will be sited complementary to the property's existing topographic challenges, and by locating the dwellings which back on to existing residences along Palladium Place at setbacks which exceed the zoning by-law requirements in the R3 zone;
- No exceptions to buildings within 39 m of the southerly lot line being limited to a maximum 1 storey is requested and thus, buildings 1-6 that back onto the dwellings along Palladium Place will continue to be limited to a maximum of 1-storey to reduce the potential for loss of views for existing subdivision residents;
- A traffic impact study was not required for the additional unit and thus the additional unit is unlikely to impact the surrounding transportation network (as was previously discussed at zoning File 751-6/23-14);
- The overall development will provide and exceed the required parking space requirements in Zoning By-law 2010-100z and thus there will be no concerns related to reliance on on-street parking;
- No exceptions are being requested to the 'R3' zone standards respecting on-site landscaping and setbacks therefore adequate buffering between the adjacent low density residential will be provided (i.e., planting strips, enhanced setbacks etc.);

- The additional unit would connect to the existing road, water, storm and sewer systems. Matters related to stormwater and servicing have been refined through the Site Plan Control process with the City of Greater Sudbury;
- The built form and 3.6-hectares of open space have been designed to be sensitive to the terrain and micro-ecology of the area through the implementation of civil design best practices which address natural drainage courses, natural vegetation, and natural features such as unique rock formations; and,
- The additional unit would not impact the retention of over 3.6-hectares of the property's undeveloped open space. The retention of such will complement and leverage the existing neighbourhood character given the development focuses on active outdoor living and preserving the natural environment.

IS THE APPLICATION DESIRABLE FOR THE APPROPRIATE DEVELOPMENT OF THE PROPERTY?

The proposed development supports a range of housing types available by encouraging the development of alternative housing options and opportunities for lifestyle housing targeted to niche markets (given the low-rise semi-detached condominium style housing form). The development represents a balance between the desire to intensify difficult sites while maintaining compatibility with neighbours and sensitivity to the natural topography.

The additional unit can be developed within the existing area where the 26 units were previously planned and continue to complement the natural character by developing in a contained area to limit natural disturbance and maximize greenspace which achieves the City's Comprehensive Planned Unit Development Official Plan policies.

DOES THE APPLICATION CONFORM TO THE GENERAL INTENT OF THE ZONING BY-LAW?

The subject property is zoned 'Medium Density Residential (R3(97)). The site-specific provisions of the R3(97) zone are outlined as follows:

*Notwithstanding any other provision hereof to the contrary, within any area designated R3(97) on the Zone Maps, all provisions of this By-law applicable to **R3** Zones shall apply subject to the following modifications:*

- (i) The maximum of dwelling units shall be 22;*
- (ii) Buildings within 39 m of the southerly lot line shall have a maximum height of 1 storey, and all other buildings shall have a maximum height of 2 storeys; and*
- (iii) The lands are designated as an area of "Site Plan Control" pursuant to Section 41 of the Planning Act, RSO 1990, Chapter P. 13.*

Table 1 provides an outline regarding how the proposal complies with the Medium Density Residential R3(97) Zone standards.

Table 1: R3(97) Zoning Table

R3(97) ZONE STANDARDS	REQUIRED	PROVIDED
Lot Area	400 m ²	42,643 m ²
Lot Frontage	9.0-metres	20.1-metres
Lot Depth	30.0-metres	228.91-metres
Required Front Yard	6.0-metres	33.12-metres
Required Rear Yard	7.5-metres	28.5-metres
Required Interior Side Yard	1.8-metres	4.0-metres/8.6-metres
Lot Coverage	45%	9.2%
Min Landscaped Open Space	30%	84.6%
Max Height	11.0-metres	11.0-metres
Parking Spaces	1 Space per unit: 27 spaces	35 spaces
Accessible Parking Spaces	1 Space for 10-50 parking spaces	1 Space

The proposed development area is appropriately sized to accommodate the development of 27 total dwelling units. As demonstrated in *Table 1*, no site-specific reliefs from the R3(97) zone standards are requested beyond the requested unit increase to 27 total units. Therefore, the development will continue to conform to the general intent of the zoning by-law by providing and exceeding landscaping, parking and setback requirements. To enhance compatibility and maintain views, proposed residences within 39.0m of southerly lot line (backing on to homes along Palladium Place) will continue to be limited to 1 storey.

DOES THE APPLICATION CONFORM TO THE GENERAL INTENT OF THE OFFICIAL PLAN?

The *City of Greater Sudbury's Official Plan* (OP) is the principal land use planning policy document for the City of Greater Sudbury. The property is designated Parks and Open Space (Private) and is subject to the Comprehensive Planned Unit Development policies. The lands are located inside the City's 'Settlement Area' and 'Built Boundary' shown on *Schedule 3* of the OP.

The proposed single unit increase conforms to the general intent of the OP as:

- The proposed unit is located within the City of Greater Sudbury's settlement boundary; As promoted in **Section 2.3.2.1**, the variance promotes intensification, growth and development within the City's settlement boundary;
- It recognizes the importance of allowing for a balance of densities to make the most efficient use of land, resources, and infrastructure to minimize potential negative impacts on the environment;
- The proposed development will contribute to a more efficient use of municipal infrastructure through a compact built form and modest increases in density (6.3 units/ha) to the neighbourhood which is much less than the maximum 36 units per hectare permitted for low density developments;

- The property is appropriately sized and sited to accommodate the development of an additional unit as:
 - No exceptions are being requested to the 'R3' zone standards respecting on-site landscaping, parking and setbacks;
 - To enhance compatibility and maintain views proposed residences backing on Palladium Place will continue to be limited to 1-storey;
- The development makes more efficient use of existing infrastructure along Corsi Hill (road, water, storm and sewer systems, etc.). Matters related to stormwater and site servicing have been refined through the Site Plan Control process;
- The intent of the Comprehensive Planned Unit Development area is to take advantage of the development potential of difficult sites, encourage infilling, and promote innovative development that might not be otherwise permitted under the Zoning By-law. **Per Section 19.7** of the OP *'CPUD not only allows flexibility in the development of lands with physical constraints but may also be extended to conventional sites in order to enhance the economic viability of development'*;
- A Site Plan will be submitted that demonstrates the additional unit is consistent with CPUD policies by continuing to:
 - Preserve the unique environmental features, natural landscape, natural vegetation and topography on the site by designing the development to follow the hilltops topography, minimizing hard surfaces through the development of a smaller condominium road, and retention of over 3.6-hectares of the Sudbury Basin's landscaped open space, and
 - Complement the natural character by developing fourteen low-rise buildings in a contained area to limit natural disturbance and maximize greenspace.
- **Section 17.0** of the OP discusses housing and states that a diversity in the housing supply is achieved by providing a range of housing types, maintaining a balanced mix of ownership and rental housing, and addressing housing requirements for low-income groups and people with special needs. The additional unit addresses many policies under **Section 17.0** as it:
 - Proposes the addition of a single detached dwelling into a previously proposed semi-detached dwelling portion of a residential area;
 - Allows for increased residential intensification in the urban area; and
 - Continues to support a range of housing types available to seniors, retirees, and younger cohorts by encouraging the development of alternative housing options and exploring opportunities for lifestyle housing targeted to niche markets (given the predominantly low-rise semi-detached condominium style housing form).

Given the analysis contained herein, it is the author's opinion that:

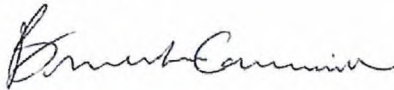
- The proposed variance is minor in nature,
- The proposed development and variance are an appropriate use of the subject lands,
- The proposed variance meets the general intent and purpose of the Zoning By-law; and
- The proposed variance meets the general intent and purpose of the Official Plan.

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

- Site Plans by RVA;
- Elevation Plans for 1 & 2-storey Semi Detached Dwellings;
- Cross Section Elevations by RVA;
- Alternative Access and Road Maintenance Investigation Letter;
- Block 22 Connection Letter by RVA; and
- Stormwater Management Plan by RVA.

Respectfully submitted,

Prepared by:



Brandon Cormier
Land Use Planner

Reviewed by:



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

Jan 30th, 2024
Project No: 221192

Wendy Kaufman, Senior Planner
Development Approvals - Planning Services
City of Greater Sudbury

Re: Alternate Access and Road Maintenance Investigations

Dear Mrs Kaufman,

In response to concerns raised by roads staff about the length of the cul-de-sac, City staff requested that the applicant conduct an analysis of resulting roadway widths during watermain, sanitary sewer or storm sewer maintenance or repair. In addition, staff requested that the applicant provide a review of possible road connections from the existing road allowance on Corsi Hill to Nickel Street, Copper Street and Gino Street.

The following summarizes findings of RV Anderson's attached Alternate Access and Road Maintenance Analysis.

Maintenance Sections

- During watermain maintenance or repair a 9.17-metre travel roadway width would remain with an open cut excavation. Sufficient for two lanes of traffic.
- During sanitary sewer maintenance or repair a 4.19-metre travel roadway width would remain with an open cut excavation. Sufficient for one lane of traffic.
- During storm sewer maintenance or repair a 4.52-metre travel roadway width would remain with an open cut excavation. Sufficient for one lane of traffic.

Proposed Connection to Copper Street (2023)

- A Copper Street connection would not be feasible to make a road connection using the City's current geometric design standards (10% maximum road grade)

Proposed Connection to Gino Street (2023)

- A Gino Street connection would not be feasible to make a road connection using the City's current geometric design standards (10% maximum road grade)
- To achieve a Gino Street connection with a 10.7% road grade the improvements necessary would conflict with existing residences fronting along the Gino Street fork as shown in detail *Proposed ROW - Gino Street Rock Section Station 0+320*

Proposed Connection to Nickel Street (2023)

- A Nickel Street connection would not be feasible to make a road connection using the City's current geometric design standards (10% maximum road grade)

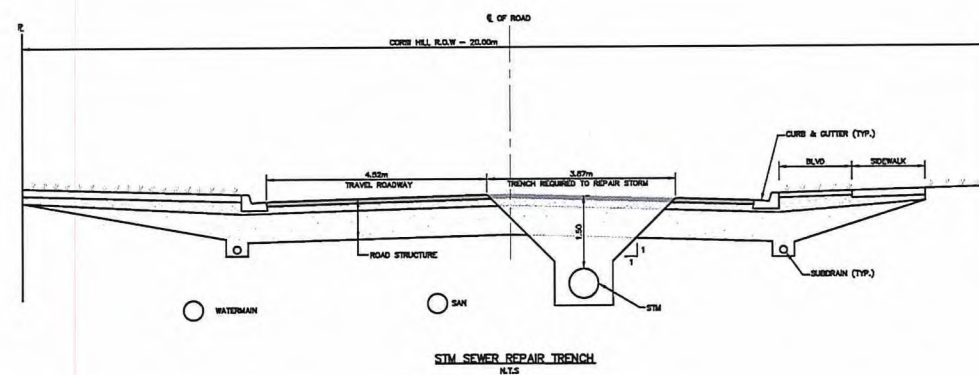
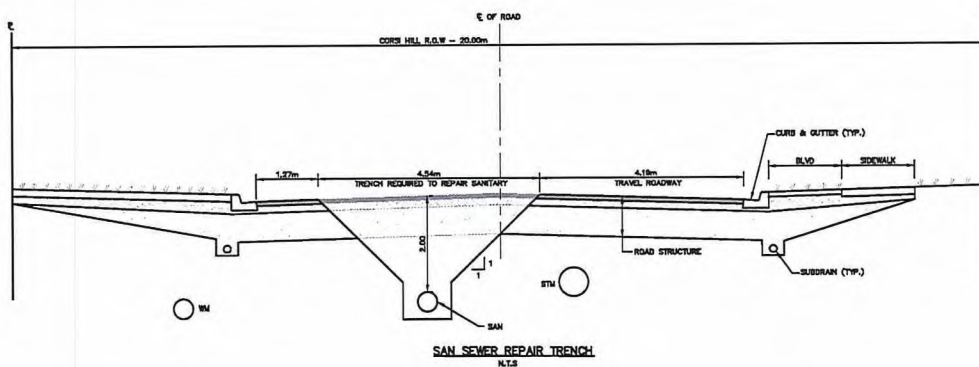
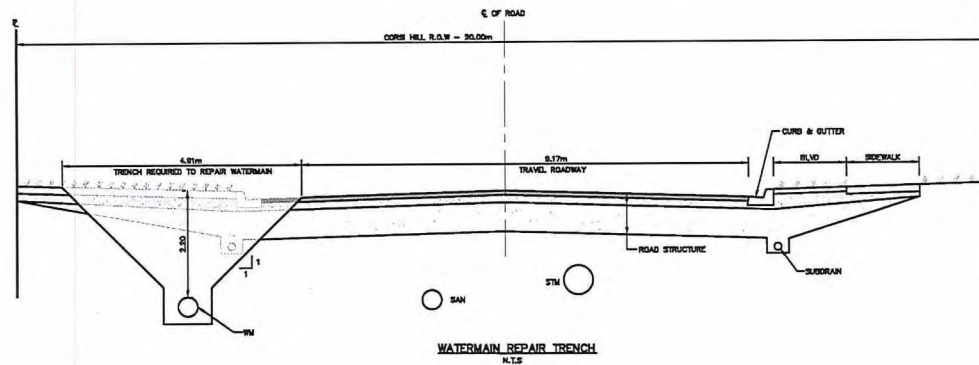


Planners | Surveyors | Biologists | Engineers

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'Vanessa Smith'.

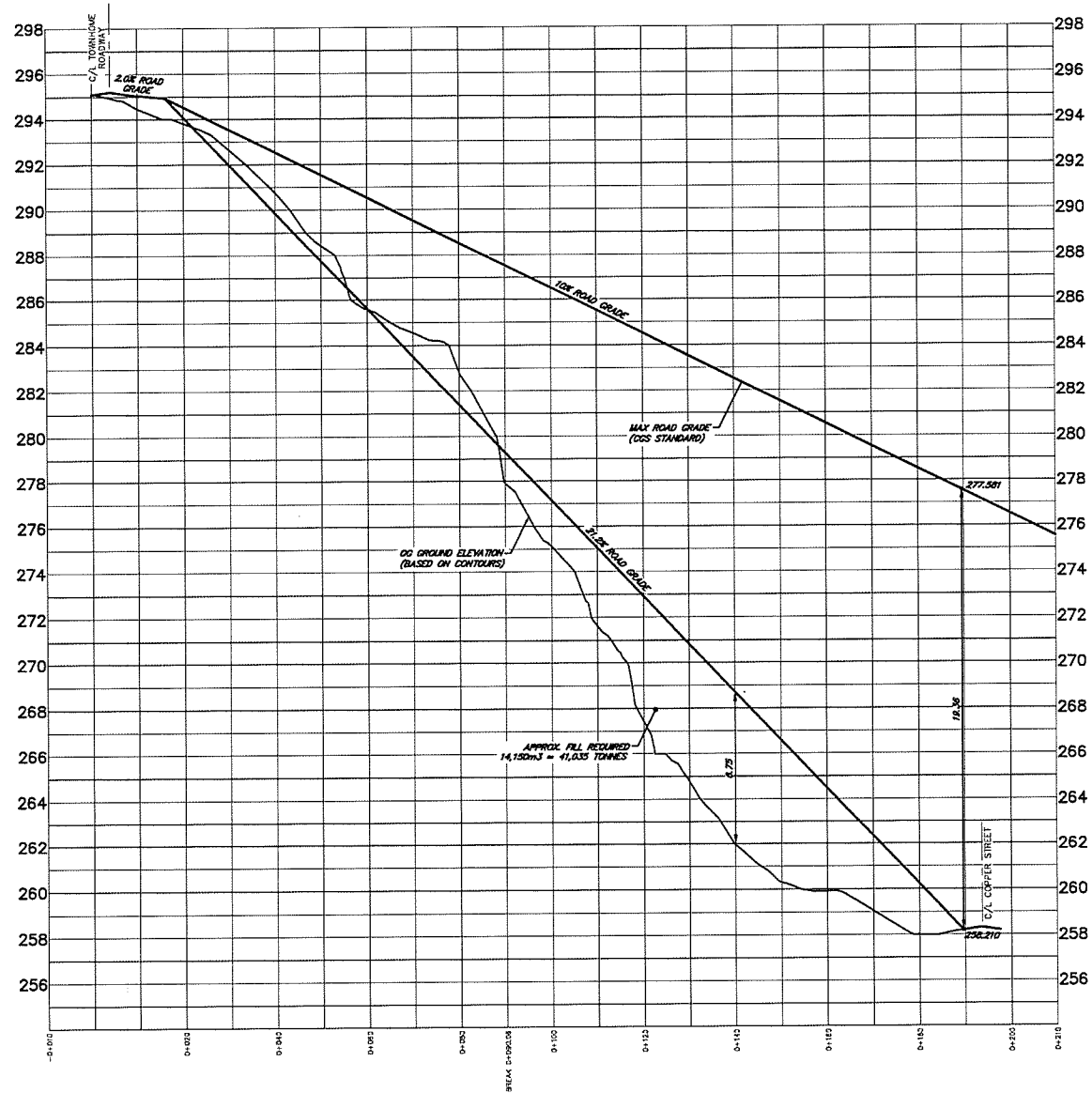
Vanessa Smith, M.Pl, RPP
Land Use Planner | Project Manager



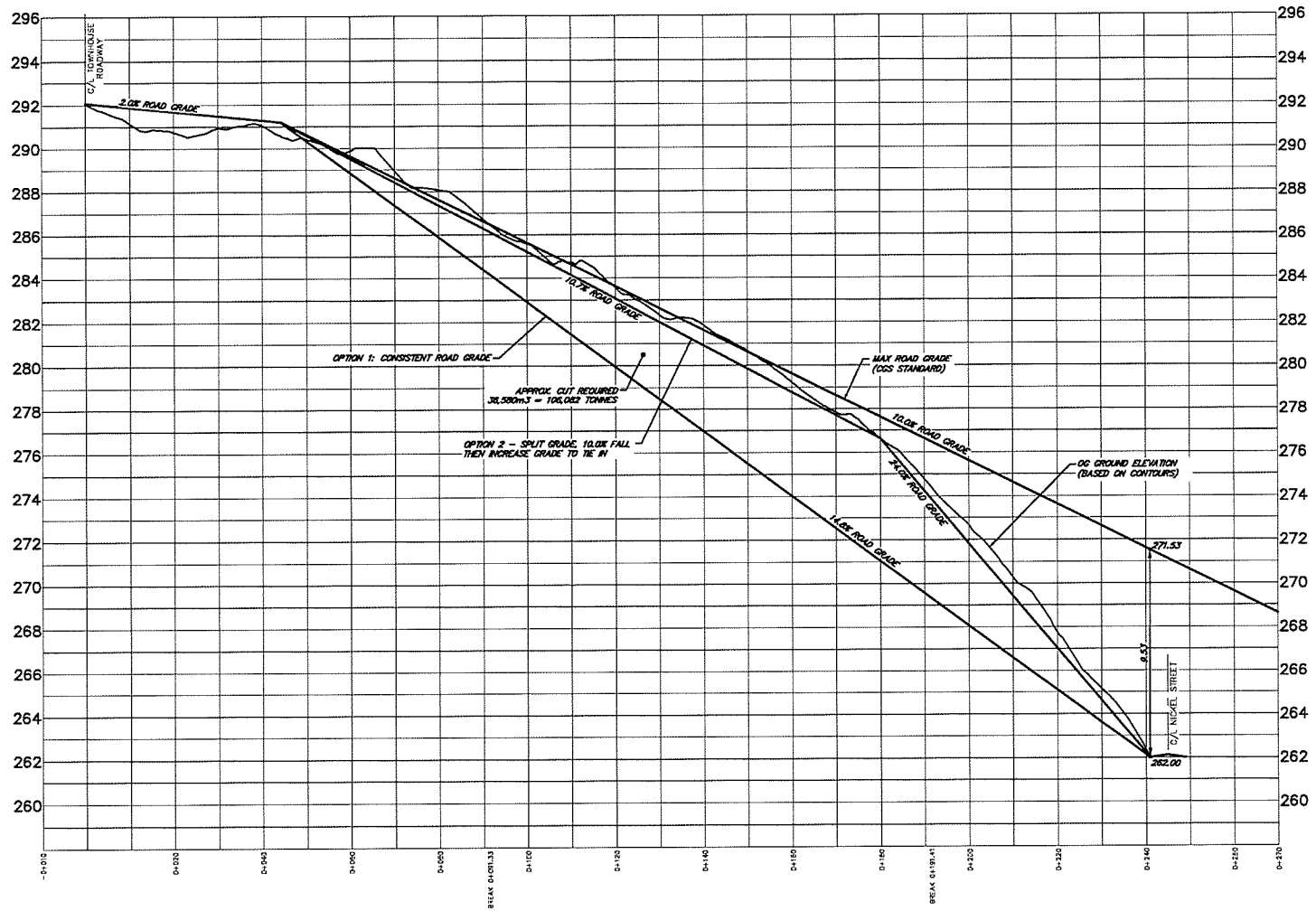
REVISIONS			CAUTION			DATE: 2022-07-21		J. CORSI DEVELOPMENT INC.	RVA R.V. ANDERSON ASSOCIATES LIMITED Innovative solutions for complex challenges	SCALE: N.T.S. CONTRACT NO.: CAD/FILE NUMBER: 236800 PAGE NO.: 1
DATE	DETAILS	BY	- ALL UTILITIES ARE NOT NECESSARILY SHOWN ON THIS DRAWING. - WHERE UTILITIES ARE SHOWN, LOCATIONS ARE NOT GUARANTEED. - LOCATION & SIZE OF ALL UTILITIES MUST BE VERIFIED IN THE FIELD.			DATE	BY			
						DRAWN: L.Z. DESIGNED: CHECKED: ENGINEER: APPROVED:				

PL-MV-2026-00125

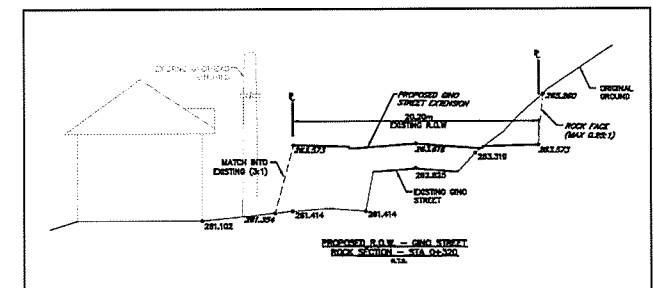
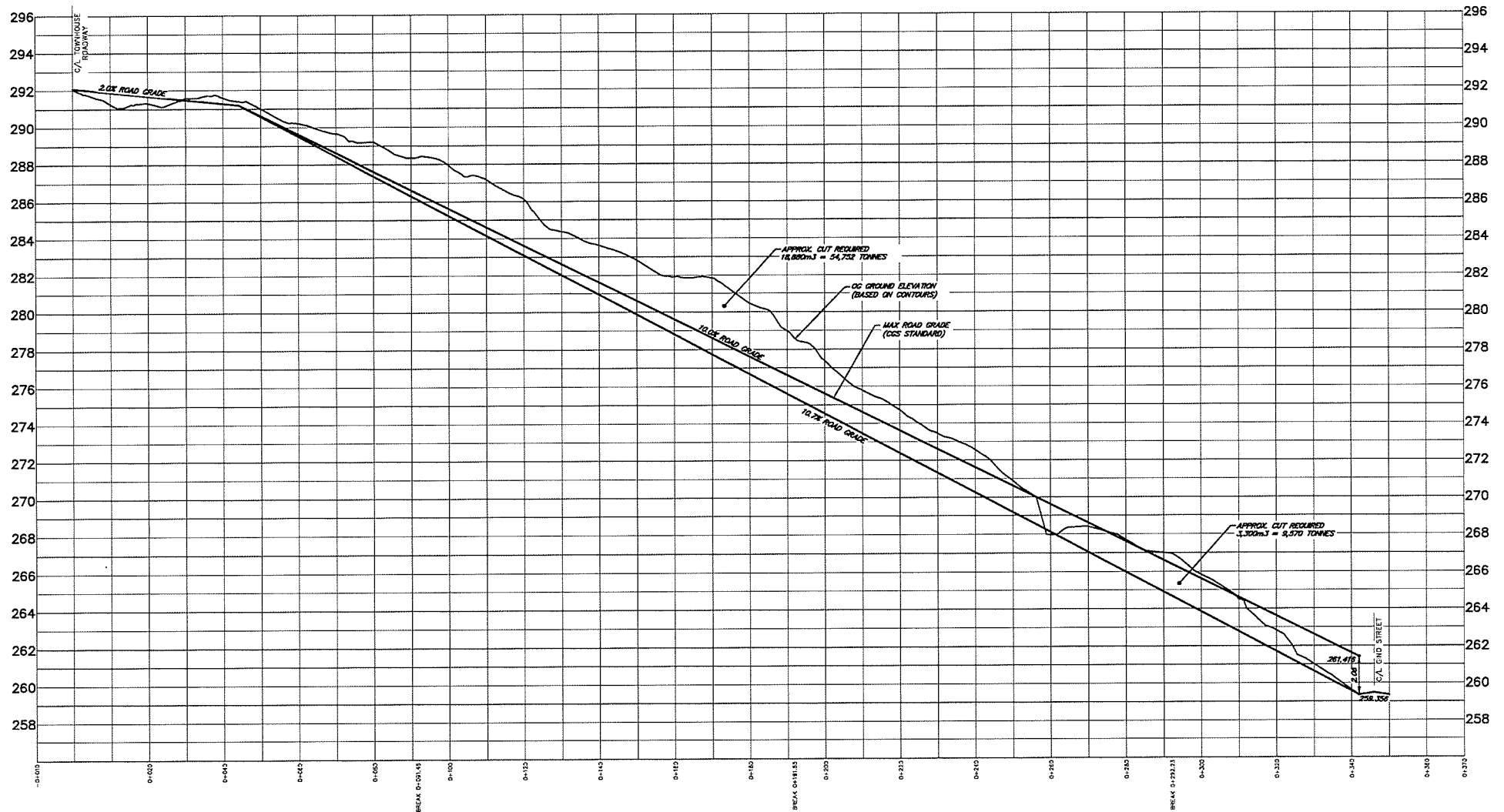
2023 – PROPOSED CONNECTION TO COPPER STREET



2023 – PROPOSED CONNECTION TO NICKEL STREET



2023 – PROPOSED CONNECTION TO GINO STREET



PL-MV-2026-00125

TECHNICAL MEMORANDUM

To: J. Corsi Development Inc. **RVA:** 236800
From: R.V. Anderson Associates Limited
Date: July 4, 2025
Subject: Corsi Gardens – Stormwater Management Plan

1.0 Introduction

R.V. Anderson Associates Limited (RVA) has been retained by J. Corsi Development Inc. to complete a Stormwater Management (SWM) Plan for the proposed Corsi Gardens Townhome Development within the City of Greater Sudbury (City). The 4.26-ha property is located at the north end of Corsi Hill and consists of a new asphalt roadway and thirteen two-unit townhome buildings.

2.0 Background

The subject property is bound by lands zoned as Open Space – Conservation to the west, Open Space – Private and Residential to the east and north, and single-family Residential to the south.

The subject property is located within the City of Greater Sudbury on undeveloped lands situated in the Junction Creek Watershed. The Junction Creek Watershed was identified as a priority watershed in the Stormwater Background Study to the City's Official Plan (Earth Tech Canada Inc., January 2006).

The objective of this report is to develop a stormwater management plan for the development by evaluating stormwater best management practices (BMP) to mitigate runoff quantity and quality concerns due to the proposed development. The SWM plan will address the following:

1. Policies and requirements of local municipal and governing regulatory agencies;
2. External infrastructure and environmental constraints of the subject area; and

3. Pre-development and post-development conditions of the subject area.

3.0 Criteria

The proposed development is situated in the jurisdictions of the City of Greater Sudbury (City), Conservation Sudbury, and the Ministry of the Environment, Conservation and Parks (MECP). Stormwater management planning is conducted in conformance with the City's Engineering Services Division – Stormwater Management Guide (DRAFT, April 2023), the Stormwater Background Study to the City's Official Plan (Earth Tech, January 2006), the CLI ECA for the City's Municipal Stormwater Management System (016-S701), the Junction Creek Subwatershed Study and Stormwater Master Plan (2019) and the Stormwater Management Planning and Design Manual (MECP, March 2003).

The Storm Water Background Study to the City's Official Plan makes reference to a number of issues related to stormwater in this area, as part of the Upper Junction Creek Watershed. The City notes the following primary issues:

- Impact upon water quality due to uncontrolled stormwater discharges from existing urban areas;
- Poor water quality in Junction Creek and Kelly Lake due to uncontrolled stormwater discharges from existing urban areas, past industrial pollution and wastewater treatment plant effluent;
- Growth potential will require stormwater quality and quantity control;
- Winter salting of roads;
- Numerous historic flooding events, both along the main channel and in tributaries, due to uncontrolled stormwater runoff from urban areas;
- Existing erosion problems along Junction Creek; and
- Upper Junction Creek has become a cold-water fishery habitat. An appropriate level of protection from stormwater effects is required.

In addition, the City notes the following Alternative Storm Water Management Strategies:

- Provide source control by reducing rate and volume of runoff on site;
- Construct stormwater management facilities to provide storage for quantity and/or quality management;
- Undertake conveyance system modifications; and
- Implement stormwater quality management policies and outreach programs.

Based on a review of the above guidelines and applicable policies, the stormwater management criteria that apply to this site are:

1. Enhanced (Level 1) quality protection; and
2. Quantity control – post-development peak flow rates reduced to the pre-development flow rates for the 2-, 5-, 10-, 25-, 50-, and 100-year design storm events.

4.0 Pre-Development Conditions

The proposed subject site is located on undeveloped lands generally sloping in a westerly direction. The subject site is on a bedrock outcrop and consists of brush, trees, and bedrock. The total area of the property is 4.26 ha, but the limits of work for the proposed development encompass an area of 1.79 ha. The remaining area, 2.47 ha, will be undisturbed and naturally drain away from the subject site. The pre-development catchment areas, as shown in Figure 1, were delineated in a manner that allows for analysis of the subject site as well as the existing downstream outlet for a portion of the site and surrounding lands.

For stormwater management purposes, the overall pre- and post-development hydrologic conditions of the 1.79 ha subject site were analyzed to determine the necessary quantity control of site runoff. Additionally, the existing hydrologic conditions of the surrounding external lands were analyzed to assess the contributing drainage areas and hydraulic capacities of the existing Copper Street outlet.

The downstream outlet is situated within a drainage block to Junction Creek, between 101 and 95 Copper Street on the south side and 100 and 88 Copper Street on the north side. On the south side, stormwater is conveyed via an east and a west drainage swale that each inlet to a 375 mm diameter culvert, then converge at MHCB 14-262 into a 450 mm diameter storm sewer that crosses Copper Street and discharges further downstream into Junction Creek.

Figure 1 delineates external catchments to the subject site, 101, 102 and 103, and delineates the subject site catchments, PRE1, PRE2 and PRE3.

Based on existing surface contours, survey information, and lot grading of existing properties along Palladium Place and the cul-de-sacs at the end of Gold Street and Topaz Court, only a small area contributes runoff to the western of the two drainage swales within the Copper Street drainage block. This 0.084 ha area is delineated as catchment 102 in Figure 1.

A 2.07 ha area contributes runoff to the eastern swale within the drainage block. This includes Catchment PRE1 from the Corsi Hill subject site and Catchment 101 which encompasses the majority of the lots along the northwest section of Palladium Place and a

portion of the remaining Corsi Hill property (outside the limits of work) and open space property to the west of the subject site. At the upstream end of the eastern swale, the swale branches off into two separate poorly defined swales; runoff is generally collected in these two branches and then converges into the more well-defined eastern swale. One branch extends south from the eastern swale and the second branch runs east behind the rear property line of 95 Copper Street.

Catchments 103 and PRE2 are a 1.41 ha area that drain westerly down the hill to the rear yards of 91 through 75 Copper Street. There are no documented inlets for these flows, but several catch basins exist in the front yards and driveways of the homes mentioned above.

Catchment PRE3 is a 1.03 ha portion of the subject site that generally drains to the north and northwest down the hill towards the rear yards of properties further north along Copper Street with no defined outlet.



4.1 Pre-Development Hydrologic Model

Pre-development runoff conditions of the subject area were calculated using the Rational Method. Based on City standards, the Chicago-type distribution was used to evaluate peak flows. The Intensity-Duration-Frequency (IDF) curve parameters used for generating the 6-hour design storms are as per the City's Stormwater Management Guide (DRAFT, April 2023). The hydrologic response of the subject site and external catchments was evaluated for the 2-year to 100-year design storm events.

Based on the land use and topography being a mix of woodland and bedrock with average slopes greater than 10%, a runoff coefficient of 0.70 was used for all undeveloped areas. The external catchments encompass some developed residential lands; a runoff coefficient of 0.45 was assigned to these lands and a weighted runoff coefficient was calculated for each catchment. The pre-development runoff calculations are shown in Appendix 1. Table 4.1 summarizes the hydrologic results for the pre-development conditions.

Table 4.1 – Pre-development Runoff Peak Flow

Design Storm Event	Peak Flow Rate (m ³ /s)					
	PRE1	PRE2	PRE3	101	102	103
2-year	0.009	0.083	0.124	0.216	0.009	0.087
5-year	0.012	0.117	0.176	0.306	0.012	0.124
10-year	0.014	0.140	0.209	0.364	0.015	0.147
20-year	0.018	0.179	0.268	0.467	0.019	0.189
50-year	0.024	0.231	0.346	0.603	0.025	0.243
100-year	0.028	0.270	0.404	0.704	0.029	0.284

5.0 Post-Development Conditions

The proposed development includes eleven two-unit townhome buildings (22 units), with the option of an additional two buildings (26 units total) in the future. Stormwater will be conveyed within the new 7 m wide asphalt roadway and via swales and storm sewers.

The 1.79 ha subject site has been divided into two post-development catchment areas, shown in Figure 2. Catchment POST1, 1.23 ha, drains towards the southwest boundary of the subject site where it will outlet at-grade then sheet flow overland following natural drainage patterns down to the Copper Street outlet. Within Catchment POST1, runoff from a 0.83 ha area will be collected in the proposed storm sewer system and conveyed to a HydroDome separator at MHCB 101 for quality control. The 0.83 ha area includes all of POST1 except for the back half of Blocks 1 to 6 and the rear yards of these buildings; runoff

from all paved surfaces will be treated for quality control at the HydroDome. The storm sewers and inlets are sized to capture and convey runoff from up to the 100-year design storm, discussed further in Section 6.2.

The proposed storm sewer outlets between Blocks 6 and 7 at HW 901 into a swale designed to convey the flows to the southwest corner of the subject site, discussed further in Section 6.2. The proposed lot grading directs runoff from the remaining 0.40 ha portion of POST1 towards the southwest corner to be picked up in the swale. Therefore, all runoff from POST1 is concentrated to one outlet at the southwest corner of the subject site where the proposed swale ties into the existing ground elevation for runoff to flow downhill to the Copper Street outlet. Two interceptive swales are proposed upstream of the Copper Street eastern swale, to replace the poorly defined swale branches discussed in Section 4.0. The proposed interceptive swales are designed to convey the major-storm runoff from the contributing area to mitigate flooding risks for the nearby properties, discussed further in Section 8.1.

Catchment POST2, 0.566 ha, is the remaining area within the subject site that does not drain to the concentrated outlet at the southwest corner. This catchment only includes rear yards and portions of buildings that are assumed to drain to the rear yards, and does not require quality control. Runoff from Catchment POST2 generally flows northwest to the subject site limits where it will follow natural overland drainage patterns dispersed down the hill towards the rear yards of properties along Copper Street. The proposed design reduces the area from the subject site that is draining to the rear yards in comparison to pre-development conditions, as discussed further in Section 6.1.

With regards to the two existing drainage swales within the Copper Street drainage block, the contributing area to the western swale is unaffected by the proposed development. Catchment 202 shown on Figure 2 is equivalent to Catchment 101 from the pre-development conditions. The contributing area to the eastern swale is larger under post-development conditions because it now includes the majority of the subject site as well as four additional lots along Palladium Place where runoff will be intercepted by the proposed rear yard swales behind Blocks 1-3. Therefore, the post-development contributing area to the eastern outlet ditch is 3.43 ha, comprised of Catchments 201 and POST1 shown on Figure 2.

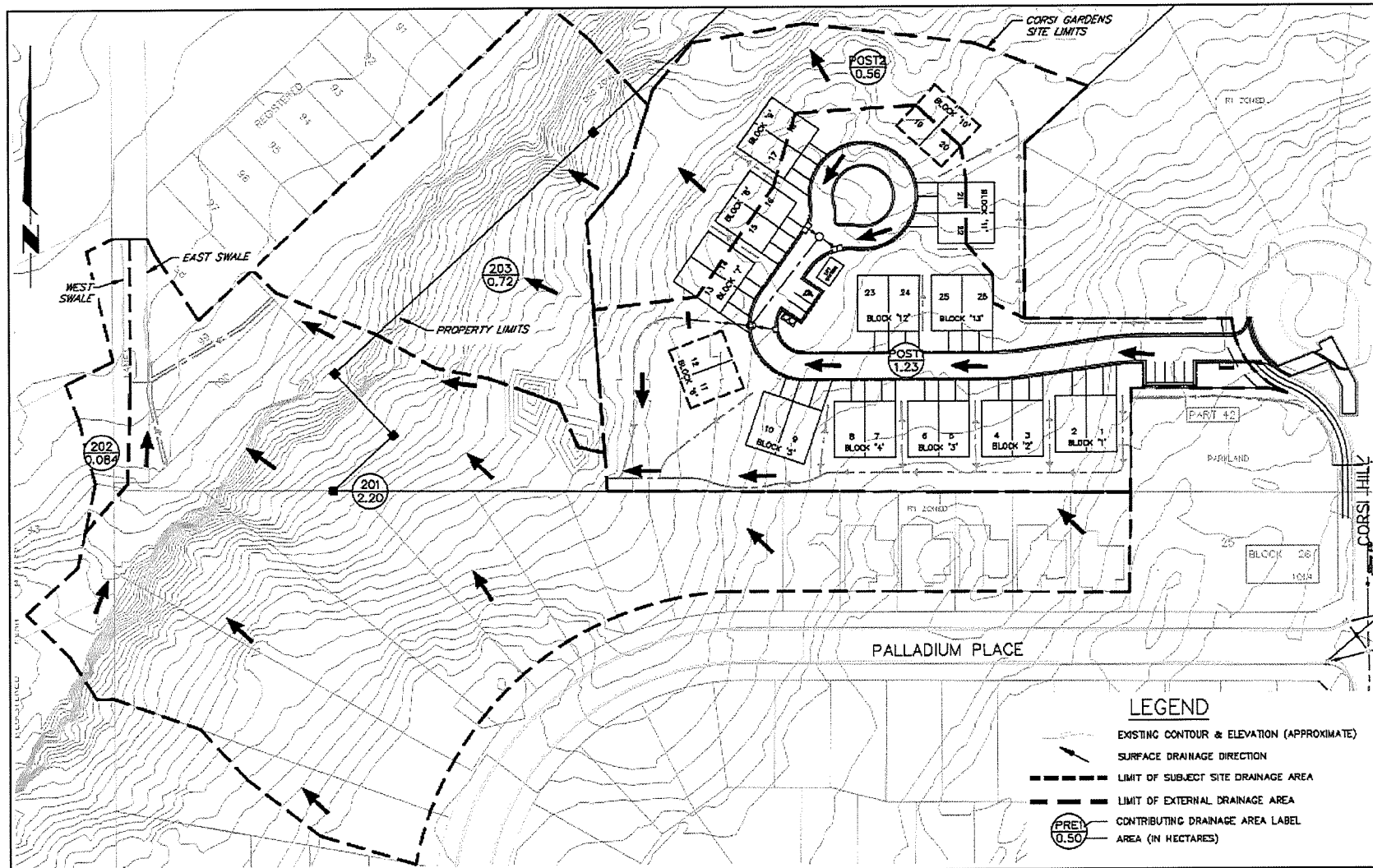


Figure 2: Post-development Catchment Areas

5.1 Post-Development Hydrologic Model

Post-development runoff conditions of the subject area were calculated using the Rational Method. The hydrologic response was evaluated for the 2-year to 100-year 6-hour Chicago design storms. A runoff coefficient of 0.9 and 0.25 was used for the impervious and pervious areas, respectively. The external catchments encompass undeveloped lands and some developed residential lands; a runoff coefficient of 0.70 and 0.45 was assigned to each of these land uses, respectively, as was done for the pre-development analysis. A weighted runoff coefficient was calculated for each catchment. The post-development runoff calculations are shown in Appendix 1. Table 5.1 summarizes the hydrologic results for the post-development conditions.

External catchments 202 and 203 are identical to pre-development catchments 102 and 103. The hydrologic conditions of these catchments were analyzed for the pre-development conditions and are shown in Section 4.1, so they were not included in the post-development analysis.

Table 5.1 – Post-development Runoff Peak Flow

Design Storm Event	Peak Flow Rate (m ³ /s)		
	POST1	POST2	201
2-year	0.117	0.033	0.231
5-year	0.165	0.047	0.328
10-year	0.197	0.055	0.390
20-year	0.252	0.071	0.501
50-year	0.326	0.092	0.646
100-year	0.380	0.107	0.755

Comparing the flows for the subject site catchments from Table 4.1 to those from Table 5.1 indicates that the site's post-development peak flow rates are less than or equal to the pre-development flows for all design storm events. The impervious surfaces and grass areas of the proposed development create no increase in runoff for the overall subject site compared to the pre-development woodlands and bare rock.

6.0 Quantity Control

6.1 Runoff Quantity

As discussed above, the uncontrolled post-development peak runoff from the subject site does not exceed the pre-development runoff, therefore no quantity control will be provided for the subject site.

However, the contributing area and resultant runoff to each outlet direction discussed in Section 4.0 have been altered. As per City direction, the majority of the site runoff under post-development conditions is redirected to the Copper Street drainage outlet. 1.23 ha of the developed subject site (Catchment POST1) is conveyed towards this outlet, whereas only 0.070 ha (Catchment PRE1) from the site contributed to this outlet under existing conditions. The details of the Copper Street outlet are discussed further in Section 8.0. Due to this redirection of flows, there is less runoff flowing to the rear yards along Copper Street that have no defined outlet. Only 0.566 ha of the subject site (POST2) is not directed to the Copper Street outlet, whereas under existing conditions there was 1.52 ha (PRE2 and PRE3) that sheet flowed to other outlets. The additional stormwater is being directed to the Copper Street outlet to lower flooding risks of Copper Street properties by reducing the amount of runoff pooling in their rear yards, per the City's direction.

6.2 Major Storm Conveyance

6.2.1 Storm Sewer System

To provide on-site drainage for major storm events, the proposed storm sewer system is designed to capture and convey up to the 100-year flows to the defined stormwater outlet at the southwest boundary of the subject site. To ensure that the structures and storm sewers have adequate capacity to convey the major storm flows, the Rational Method was used to calculate the 100-year peak flow rate in each pipe based on the proposed contributing catchment areas for major storm conditions. The Manning's Equation was then applied for each pipe to ensure adequate flow capacity based on the proposed pipe diameter and grade. The calculations are included in Appendix 2.

The 100-year peak flows were also compared to the estimated inlet capacity of each catch basin structure from the National Research Council Canada's (NRC) Catch Basin Rating Curves Guidance Document (March 2023). Given the proposed road crossfall is 3%, the inflow values for a crossfall of 2%, not 4%, were used to be conservative. Per the NRC's study, the maximum measured inflow of the double square herringbone grate with a road

grade of 2.5% and a crossfall of 2% is 0.116 m³/s. This value was taken as the estimated inlet capacity of DCB 202 and DCB 203. The maximum measured inflow of the single herringbone grate with a road grade of 5.0% and a crossfall of 2% is 0.066 m³/s. This value was taken as the estimated inlet capacity of CB 201 and MHCB 101. Comparing the peak 100-year runoff rates from Appendix 2 to the inlet capacity of the appropriate catch basin grate indicates that CB 201, DCB 202, and DCB 203 can adequately capture the runoff from their respective catchments. The 100-year runoff to MHCB 101, 0.090 m³/s, exceeds the inlet capacity of this catch basin but the surplus runoff will be collected by DCB 203. The additional 0.024 m³/s of runoff can continue flowing along the roadway to the low point at DCB 203 which has capacity to capture the total contributing flow of 0.089 m³/s. Therefore, the proposed structures are sufficient to capture the major flows.

6.2.2 Swale

As discussed in Section 5.0, all runoff from sub-catchment POST1 is directed to one defined outlet at the southwest corner of the subject site. The proposed swale from HW 901 to this outlet is sized to convey the 0.38 m³/s peak 100-year flow from POST1. The proposed swale cross-section has a 0.3 m wide bottom, 3:1 side slopes, and a minimum depth of 0.30 m. At a minimum longitudinal slope of 3.0%, the flow capacity is 0.53 m³/s.

7.0 Quality Control

To provide Enhanced quality control, a HydroDome separator by HydroWorks is proposed. The HydroDome is ETV verified to provide 80% removal of the ETV particle size distribution. The proposed HydroDome is located within the roadway at MHCB 101, near the southwest corner of the subject site between Blocks 6 and 7. Runoff from 0.83 ha of the 1.23 ha catchment POST1 will be conveyed via storm sewers to the HydroDome for water quality treatment under minor storm events. This 0.83 ha water quality catchment includes the entire roadway, all parking spaces and driveways, as well as all front yards and front half of buildings. The HydroDome HD6 model will provide 81% TSS removal, the sizing report is included in Appendix 3. Catchment POST2 and the remainder of POST1 are not subject to quality control, as they only include water from lawns and roofs which is considered clean water.

8.0 Copper Street Outlet

8.1 Swales

To ensure all runoff from the contributing drainage areas is captured and conveyed to the eastern swale along the Copper Street drainage block, two interceptor swales are proposed in place of the existing poorly defined southern and eastern branches, as seen on Design Drawing 3. Both proposed interceptor swales have the same cross-section, which was sized to convey the total 100-year peak runoff flow rate from the combined 3.43 ha catchment area draining to the eastern ditch. The proposed swale cross-section has a 1.0 m wide bottom, 3:1 side slopes, and a minimum depth of 0.65 m. At a minimum longitudinal slope of 2.5%, the flow depth under 100-year conditions is 0.37 m. Therefore, the design provides a minimum freeboard of 0.28 m to mitigate the risk of potential overtopping of the ditch and flooding of rear yards during extreme/seasonal weather conditions. The proposed interceptor swales will converge, tie into the existing eastern swale and continue flowing to the inlet of the storm sewer that crosses Copper Street, as shown on Design Drawing 3.

8.2 Crossing Storm Sewer

The existing storm sewer that crosses Copper Street from MHCB 14-262 to MH 14-263 is a 450 mm diameter pipe at a grade of 1.56%, resulting in a capacity of 0.356 m³/s. Under pre-development conditions, this pipe can convey up to the 5-year peak flow (0.330 m³/s) from Catchments PRE1, 101, and 102 combined. Under post-development conditions, the 2-year peak flow from Catchments POST1, 201 and 202 combined is 0.357 m³/s. Therefore, this pipe does not have capacity to convey flows from any rainfall event equal to or greater than the 2-year design storm.

Copper Street is classified as a collector street in a residential area so the minor system should be designed to convey the 5-year storm event, per the City's Supplemental Design Criteria. To provide adequate flow capacity for the post-development 5-year peak flow which is 0.506 m³/s, it is recommended that this storm sewer be upsized to a 600 mm diameter pipe. The two storm sewers downstream from MH 14-263 to the Junction Creek outfall are also 450 mm diameter, but the inverts are unknown so the existing pipe capacity cannot be determined. If the upstream pipe is upsized as discussed above, it is recommended to also upsize the downstream storm sewers to at least match pipe diameter. Furthermore, the 375 mm inlet culvert to MHCB 14-262 has a capacity of 0.248 m³/s and should be upsized to a 525 mm pipe to provide sufficient capacity to convey the 5-year flow.

8.3 Overland Flow Route

Based on field observations, there is an overland flow route via the drainage block between 101 and 95 Copper Street on the south side and 100 and 88 Copper Street on the north side. Surface elevations through this alignment are lower than the adjacent properties based on visual observations and there are depressed curbs along the north and south side of Copper Street at the drainage block. During major storm events, runoff to this outlet can drain overland across Copper Street and within the block to Junction Creek behind the properties on the north side.

9.0 Operation and Maintenance

Site operation and maintenance protocol is provided separately.

10.0 Conclusions and Recommendations

The following stormwater controls have been implemented for the Corsi Gardens Townhomes development:

- Post-development runoff peak flows from the subject site are less than or equal to the pre-development peak flows for the 2-year to 100-year design storms. No quantity control will be provided.
- A HydroDome HD6 oil/grit separator is proposed within the roadway to provide water quality control for the majority of the site's impervious area, including all paved surfaces.
- The HD6 is sized to provide MECP Enhanced (80% TSS removal efficiency) quality protection.
- Runoff from the majority of the subject site is directed to a defined overland outlet at the southwest corner of the site. From this point, runoff will sheet flow overland following natural drainage patterns down to the Copper Street storm sewer outlet to Junction Creek.
- Two interceptor swales are proposed within City property south of 95 Copper Street to collect runoff from Corsi Hill and the external contributing areas and convey it to the eastern swale situated in the drainage block.
- To convey the 5-year storm peak flows, it is recommended to upsize the storm sewer crossing Copper Street within the drainage block to a 600 mm diameter pipe and upsize the east swale inlet culvert to a 525 mm diameter pipe.

We trust that the above satisfies the City's requirements. If you have any questions or would like to discuss the above, please contact our office at your convenience.

Yours very truly,

R.V. ANDERSON ASSOCIATES LIMITED



Paul Javor, P.Eng., MA.Sc.
Project Manager

Makenzy Arsenault, EIT
Engineering Designer

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APPENDIX 1

HYDROLOGIC CALCULATIONS



The Rational Method calculations were completed using the formula $Q=0.00278 \cdot C \cdot I \cdot A$. Where Q = peak runoff rate (m³/s), C = composite runoff coefficient, I = rainfall intensity (mm/hr), and A = drainage area (ha).

Pre-development conditions:

Project: Corsi Hill Townhomes
Project No.: 236800
Date: 2025-07-02
Designed: M.P.A

PRE-DEVELOPMENT HYDROLOGIC PARAMETERS

Catchment	Total Area (ha)	Undeveloped Area (Bedrock/Brush) (ha)	Developed Area (Residential) (ha)	C (2-10 yr)	C + 10% (for 25-yr)	C + 20% (for 50-yr)	C + 25% (for 100-yr)
PRE1	0.071	0.071	0.00	0.70	0.77	0.84	0.88
PRE2	0.689	0.689	0.00	0.70	0.77	0.84	0.88
PRE3	1.03	1.03	0.00	0.70	0.77	0.84	0.88
101	2.00	1.43	0.57	0.63	0.69	0.75	0.79
102	0.084	0.054	0.030	0.61	0.67	0.73	0.76
103	0.725	0.725	0.00	0.70	0.77	0.84	0.88

Chicago 6hr 10min - MAX Intensity (mm/h)						
	2 Year	5 Year	10 Year	25 Year	50 Year	100 Year
	61.3	87.0	103.4	120.6	142.7	160.0
Calculated Peak Runoff Rate (m ³ /s) Based on Rational Method						
PRE1	0.009	0.012	0.014	0.018	0.024	0.028
PRE2	0.083	0.117	0.140	0.179	0.231	0.270
PRE3	0.124	0.176	0.209	0.268	0.346	0.404
Total - Subject Site	0.215	0.305	0.363	0.465	0.601	0.702
101	0.216	0.306	0.364	0.467	0.603	0.704
Total - Eastern swale	0.224	0.318	0.378	0.486	0.627	0.732
102	0.009	0.012	0.015	0.019	0.025	0.029
103	0.087	0.124	0.147	0.189	0.243	0.284

C= Run-off Coefficient

NOTES:

- 1) C values for 2-year design storm based upon Ministry of Transportation Drainage Management Manual
- 2) Overall C values based upon a weighted calculation
- 3) Overall C values for 100-year storm were determined by adding an additional 25% to the 5-year values according to MTO Drainage Management Manual

Post-development conditions:

Project: Corsi Hill Townhomes
 Project No.: 236800
 Date: 2025-07-02
 Designed: M.P.A

POST-DEVELOPMENT HYDROLOGIC PARAMETERS

Catchment	Total Area (ha)	Undeveloped Area (Bedrock/Brush) (ha)	Developed Area (Residential) (ha)	Impervious Area (ha)	Pervious Area (ha)	C (2-10 yr)	C + 10% (for 25-yr)	C + 20% (for 50-yr)	C + 25% (for 100-yr)
POST1	1.23	0.00	N/A	0.57	0.66	0.55	0.61	0.66	0.69
POST2	0.566	0.00	N/A	0.08	0.49	0.34	0.37	0.41	0.42
Quality/HydroDome	0.830	0.00	N/A	0.49	0.34	0.63	0.69	0.76	0.79
201	2.20	1.43	0.77	N/A	N/A	0.61	0.67	0.74	0.77

Chicago 6hr 10min - MAX Intensity (mm/h)						
	2 Year	5 Year	10 Year	25 Year	50 Year	100 Year
	61.3	87.0	103.4	120.6	142.7	160.0
Calculated Peak Runoff Rate (m ³ /s) Based on Rational Method						
POST1	0.117	0.165	0.197	0.252	0.326	0.380
POST2	0.033	0.047	0.055	0.071	0.092	0.107
Total - Subject Site	0.149	0.212	0.252	0.323	0.417	0.487
Quality/HydroDome	0.090	0.127	0.151	0.194	0.251	0.293
201	0.231	0.328	0.390	0.501	0.646	0.755
Total - Eastern swale	0.348	0.494	0.587	0.753	0.972	1.13

C= Run-off Coefficient

NOTES:

- 1) C values for 2-year design storm based upon Ministry of Transportation Drainage Management Manual
- 2) Overall C values based upon a weighted calculation
- 3) Overall C values for 100-year storm were determined by adding an additional 25% to the 5-year values according to MTO Drainage Management Manual

APPENDIX 2

MAJOR STORM CONVEYANCE CALCULATIONS



Project: Corsi Hill Townhomes
Project No.: 236800
Date: 2025-07-02
Designed: M.P.A

Major Storm Capture and Conveyance

Major Storm Catchment	Total Area (ha)	C (2-10 yr)	C + 25% (100-yr)	100-year Runoff, Q (m ³ /s)	Pipe Diameter (mm)	Pipe Slope (m/m)	Manning's Equation Pipe Capacity (m ³ /s)	% Full
DCB 202	0.150	0.70	0.88	0.047	300	0.01	0.097	48%
DCB 203	0.210	0.70	0.88	0.065	300	0.01	0.097	68%
MH 102	0.360	0.70	0.88	0.112	375	0.007	0.147	76%
CB 201	0.180	0.70	0.88	0.056	300	0.01	0.097	58%
MHCB 101 (grate inlet)	0.290	0.70	0.88	0.090	-	-	-	-
MHCB 101 (pipe sizing)	0.830	0.70	0.88	0.259	450	0.013	0.325	80%

APPENDIX 3

HYDRODOME SIZING REPORT





Hydroworks Sizing Summary

Corsi Hill

Sudbury, Ontario

06-30-2025

Recommended Size: HydroDome HD 6

Hydroworks Sizing Program Version 5.8.6

A HydroDome HD 6 is recommended to provide 80 % annual TSS removal based on a drainage area of 0.83 (ha) with an imperviousness of 58 % and Sudbury Climate, Ontario rainfall for the ETV particle size distribution.

The recommended HydroDome HD 6 treats 100 % of the annual runoff and provides 81 % annual TSS removal for the Sudbury Climate rainfall records and ETV particle size distribution.

The HydroDome has a siphon which creates a discontinuity in headloss. Since a peak flow was not specified, headloss was calculated using the full pipe flow of .12 (m³/s) for the given 375 (mm) pipe diameter at .5% slope. The headloss was calculated to be 296 (mm) above the crown of the 375 (mm) outlet pipe.

This summary report provides the main parameters that were used for sizing. These parameters are shown on the summary tables and graphs provided in this report.

If you have any questions regarding this sizing summary please do not hesitate to contact Hydroworks at 888-290-7900 or email us at support@hydroworks.com.

The sizing program is for sizing purposes only and does not address any site specific parameters such as hydraulic gradeline, tailwater submergence, groundwater, soils bearing capacity, etc. Headloss calculations are not a hydraulic gradeline calculation since this requires a starting water level and an analysis of the entire system downstream of the HydroDome .

TSS Removal Sizing Summary

Hydroworks Siphon Separator Sizing Program - HydroDome

File Product Units CAD Video Help

Main | Dimensions | Rainfall | Site | TSS PSD | TSS Load | Site Storage | By-Pass | Custom | CAD | Video | Other

Site Parameters

Area (ha) 0.83

Imperviousness (%) 58

Units

☐ U.S. ☒ Metric

Rainfall Station

Sudbury Climate Ontario

2011 To 2021 Rainfall Timestep = 60 min.

Project Title (2 lines)

Corsi Hill

Sudbury, Ontario

ETV Lab Testing Results ☐ Post Treatment Recharge

Outlet Pipe

Diam. (mm) 375 Peak Design Flow (m3/s)

Slope (%) 0.5

HydroDome Annual Sizing Results

Model #	Qlow (m3/s)	Qtot (m3/s)	Flow Capture (%)	TSS Removal (%)
Unavailable	.124	.124	100 %	62 %
HD 4	.124	.124	100 %	70 %
HD 5	.124	.124	100 %	76 %
HD 6	.124	.124	100 %	81 %
Unavailable	.124	.124	100 %	84 %
HD 8	.124	.124	100 %	87 %
HD 10	.124	.124	100 %	92 %
HD 12	.124	.124	100 %	95 %

Note: Results vary significantly based on particle size distribution

Particle Size Distribution

Size (um)	%	SG
1	5	2.65
4	5	2.65
6	5	2.65
7	5	2.65
18	15	2.65
45	10	2.65
70	5	2.65
90	10	2.65
125	15	2.65
200	15	2.65

Simulate

TSS Particle Size Distribution

Hydroworks Siphon Separator Sizing Program - HydroDome

File Product Units CAD Video Help

Main | Dimensions | Rainfall | Site | TSS PSD | TSS Load | Site Storage | By-Pass | Custom | CAD | Video | Other

TSS Particle Size Distribution

Size (um)	%	SG
1	5	2.65
4	5	2.65
6	5	2.65
7	5	2.65
18	15	2.65
45	10	2.65
70	5	2.65
90	10	2.65
125	15	2.65
200	15	2.65
400	5	2.65
850	5	2.65
*		

Notes:

1. To change data just click a cell and type in the new value(s)
2. To add a row just go to the bottom of the table and start typing.
3. To delete a row, select the row by clicking on the first pointer column, then press delete
4. To sort the table click on one of the column headings

TSS Distributions

☒ ETV Canada

☐ Standard HDS Design

☐ Alden Laboratory

☐ OK110

☐ Toronto

☐ Ontario Fine

☐ ETV Canada (Calgary)

☐ Calgary Forebay

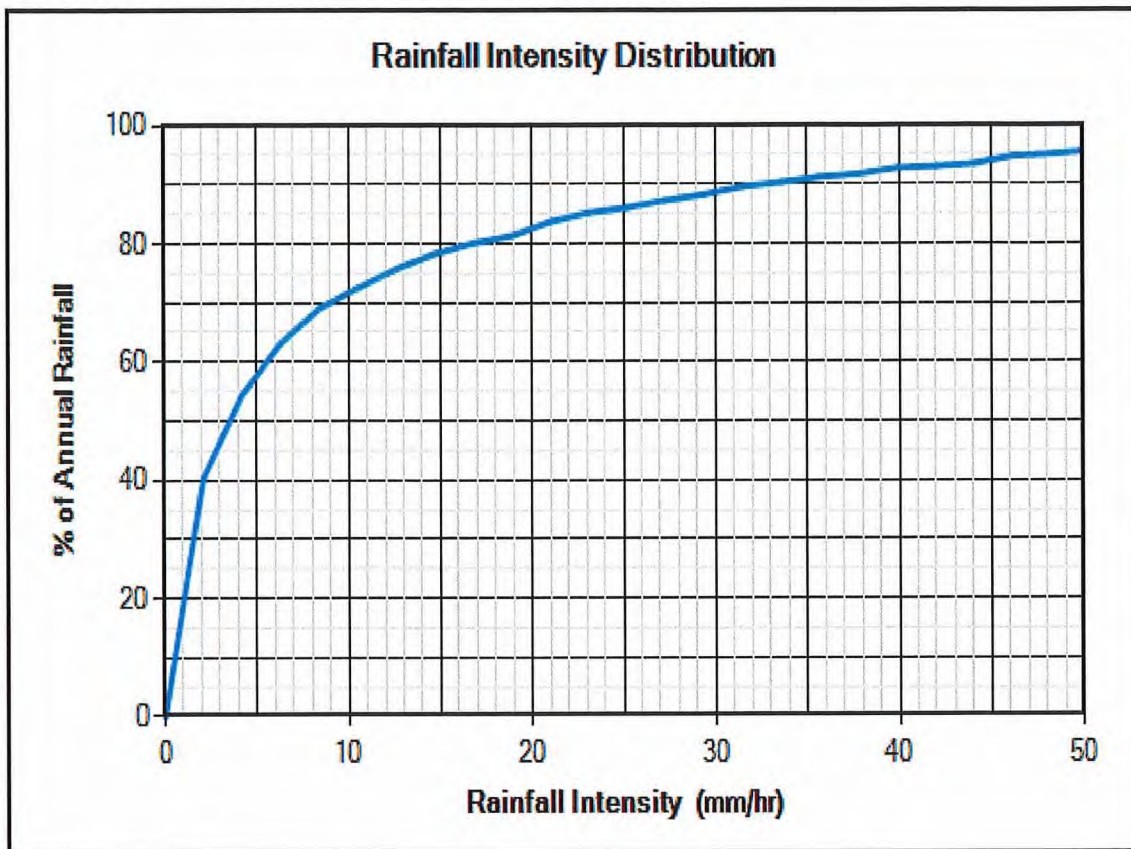
☐ Kitchener

☐ User Defined

Clear

You must select a particle size distribution for TSS to simulate TSS removal

Water Temp (C) 20



Site Physical Characteristics

Hydroworks Siphon Separator Sizing Program - HydroDome

File Product Units CAD Video Help

Main | Dimensions | Rainfall | Site | TSS PSD | TSS Load | Site Storage | By-Pass | Custom | CAD | Video | Other |

Catchment Parameters

Width (m)

Default Width

Slope (%)

Imperv. Mannings n

Perv Mannings n

Imp. Depress. Storage (mm)

Perv. Depress. Storage (mm)

Maintenance

Frequency (months)

Daily Evaporation (mm/day)											
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
0	0	0	2.54	2.54	3.81	3.81	3.81	2.54	2.54	0	0

Infiltration

Max. Infiltration Rate (mm/hr)

Min. Infiltration Rate (mm/hr)

Infiltration Decay Rate (1/s)

Infiltration Regen. Rate (1/s)

Catch Basins

of Catch basins

Constant Baseflow

Roof Runoff (m3/s)

Resets all parameters excluding input catchment width.

Default Values

Dimensions And Capacities

Hydroworks Siphon Separator Sizing Program - HydroDome

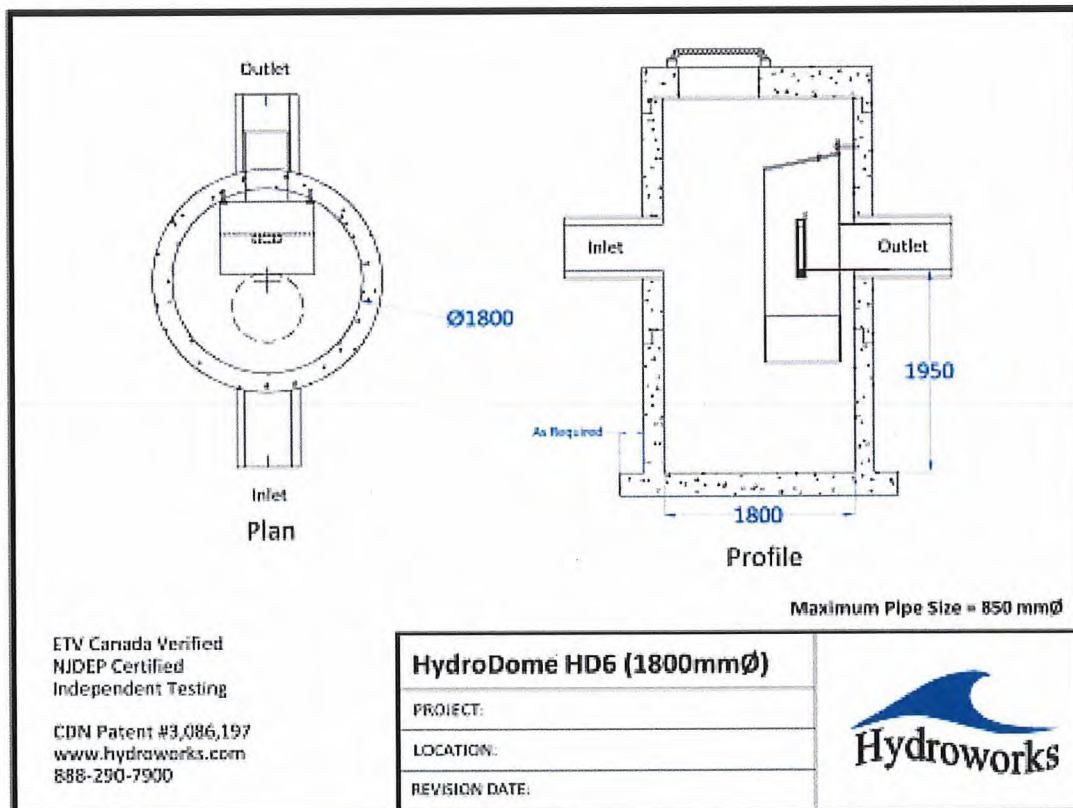
File Product Units CAD Video Help

Main Dimensions Rainfall Site TSS PSD TSS Load Site Storage By-Pass Custom CAD Video Other

Dimensions and Capacities					
Model	Diam. (m)	Depth (m)	Float. Vol. (L)	Sediment Vol. (m3)	Total Vol. (m3)
HD 3	0.91	1.22	123	0.5	0.8
HD 4	1.22	1.37	266	0.9	1.6
HD 5	1.52	1.68	483	1.7	3.1
HD 6	1.83	1.98	803	2.9	5.2
HD 7	2.13	2.29	1226	4.6	8.2
HD 8	2.44	2.59	1863	6.8	12.1
HD 10	3.05	3.2	3617	13	23.3
HD 12	3.66	3.81	6224	22.2	40

Depth = Depth from outlet invert to inside bottom of tank

Generic HD 6 CAD Drawing



TSS Buildup And Washoff

Hydroworks Siphon Separator Sizing Program - HydroDome

File Product Units CAD Video Help

Main | Dimensions | Rainfall | Site | TSS PSD | TSS Load | Site Storage | By-Pass | Custom | CAD | Video | Other

TSS Buildup

☒ Exponential
☐ Michaelis-Menton
☐ No Buildup Required

TSS Washoff

☒ Power-Exponential
☐ Rating Curve (no upper limit)
☐ Rating Curve (limited to buildup)

Street Sweeping

Efficiency (%)
Start Month
Stop Month
Frequency (days)
Available Fraction

Soil Erosion

☐ Add Erosion to TSS

TSS Buildup Parameters

Limit (kg/ha)
Coeff (kg/ha)
Exponent

TSS Washoff Parameters

Coefficient
Exponent

TSS Buildup

☒ Based on Area
☐ Based on Curb Length

Reset to Default Values

Upstream Quantity Storage

Hydroworks Siphon Separator Sizing Program - HydroDome

File Product Units CAD Video Help

Main | Dimensions | Rainfall | Site | TSS PSD | TSS Load | Site Storage | By-Pass | Custom | CAD | Video | Other

Quantity Control Storage

	Storage (m3)	Discharge (m3/s)
▶	0	0
*		

Clear

Other Parameters

The screenshot shows the 'Hydroworks Siphon Separator Sizing Program - HydroDome' window. The menu bar includes File, Product, Units, CAD, Video, and Help. The toolbar contains icons for file operations and help. The main window has a tabbed interface with tabs for Main, Dimensions, Rainfall, Site, TSS PSD, TSS Load, Site Storage, By-Pass, Custom, CAD, Video, and Other. The 'Main' tab is active, displaying several configuration sections:

- Scaling Law:**
 - ☐ Peclet Scaling based on diameter x depth
 - ☒ Peclet Scaling based on surface area (diameter x diameter)
- TSS Removal Extrapolation:**
 - ☒ Extrapolate TSS Removal for flows lower than tested
 - ☐ No TSS Removal extrapolation for flows lower than tested
 - ☐ No TSS Removal extrapolation for lower flows or inter-event periods
- Lab Testing:**
 - ☐ Use NJDEP Lab Testing Results
 - ☒ Use ETV Canada Lab Testing Results
- HydroDome Design:**
 - ☒ High Flow Weir
 - ☐ Flow Control (parking lot storage)
Must add Quantity Storage Table
- HD Hydraulics:**
 - HD Model: HD 6
 - ☐ Custom Insert Size
- TSS Removal Results:**
 - ☒ Required TSS Removal
 - ☐ Choose Model #
- TSS Removal Required:**
 - TSS Removal (%): 80.0
 - Enter required TSS Removal (%)

Flagged Issues

If there is underground detention storage upstream of the HydroDome please contact Hydroworks to ensure it has been modeled correctly.

Hydroworks Sizing Program - Version 5.8.6

Copyright Hydroworks, LLC, 2024

1-800-290-7900

www.hydroworks.com



R.V. Anderson Associates Limited
436 Westmount Avenue Unit 6
Sudbury Ontario P3A 5Z8 Canada
Tel 705 560 5555 Fax 705 560 5822
www.rvanderson.com

September 15, 2017

RVA 061171

Tulloch Engineering
1942 Regent Street - L
Sudbury, ON
P3E 5V5

**Attention: Mr. Kevin Jarus, M.Pl.
Planning Project Manager**

Dear Mr. Jarus:

**Re: Corsi Hill Development – Phase 11
Block 22 Connection – Southview Drive & Martindale Road**

R.V. Anderson Associates Limited (RVA) has been retained by J. Corsi Developments (Corsi) to provide additional information as requested by the City of Greater Sudbury (City) during discussions regarding the next phase of the Corsi Hill Development, Phase 11. The City has requested that RVA provide a geometric review of possible road connections from the existing road allowance, Block 22, on Corsi Hill, provided in Phase 7, to both Southview Drive and Martindale Road through the adjacent lands to the east and northeast.

The lands to the east and northeast of Corsi Hill are not owned by Corsi and are currently zoned Open Space Private (OSP). RVA can only speculate how these properties could be developed in the future. The City has provided a sketch of possible future road layout completed by Dennis Consultants Ltd. (now RVA) which was submitted to the City on April 6, 1990. This sketch was used as the basis of our conceptual geometric review.

The Martindale Road connection shown on the 1990 sketch is approximately 510m in length and has two horizontal curves with horizontal centerline radii of 50m and 110m. Corsi Hill, at Block 22, is currently constructed at an elevation of 300m and Martindale Road at the connection is at an elevation of approximately 265m, a 35m vertical difference in elevation. From our conceptual review of geometric parameters of the road, a connection could be constructed using the City's current geometric design standards from Corsi Hill to Martindale Road (with a maximum road grade of 8%).

We reviewed the Southview Drive connection shown on the 1990 sketch and found that it was not feasible to make the road connection using the City's current geometric design standards. As such, RVA has provided a new road layout which could allow for the connection. The road is approximately 700m in length and has one horizontal curve with a radius of 60m and two 90-degree bends. Corsi Hill, at Block 22, is currently constructed at an elevation of 300m and Southview Drive at the connection is at an elevation of approximately 252m, a 48m vertical difference in elevation. From our conceptual review of geometric parameters of the road, a connection could be constructed using the City's current geometric design standards from Corsi Hill to Southview Drive (with a maximum road grade of 8%).

The road layouts and road profiles provided in our review are conceptual and only review the geometric design parameters. RVA has not reviewed the construction feasibility of these connections. When the adjacent lands are developed the Owner's engineer will need to provide a road layout to suit the zoning and the development of the lands, and complete a detailed design. The information provided in this letter is for information only, and should only be used to ascertain whether road connections from Corsi Hill to both Martindale Road and Southview Drive are feasible from a geometric design perspective.

We trust the following meets your expectations. If there are any further comments, we would be happy to discuss.

Yours very truly,

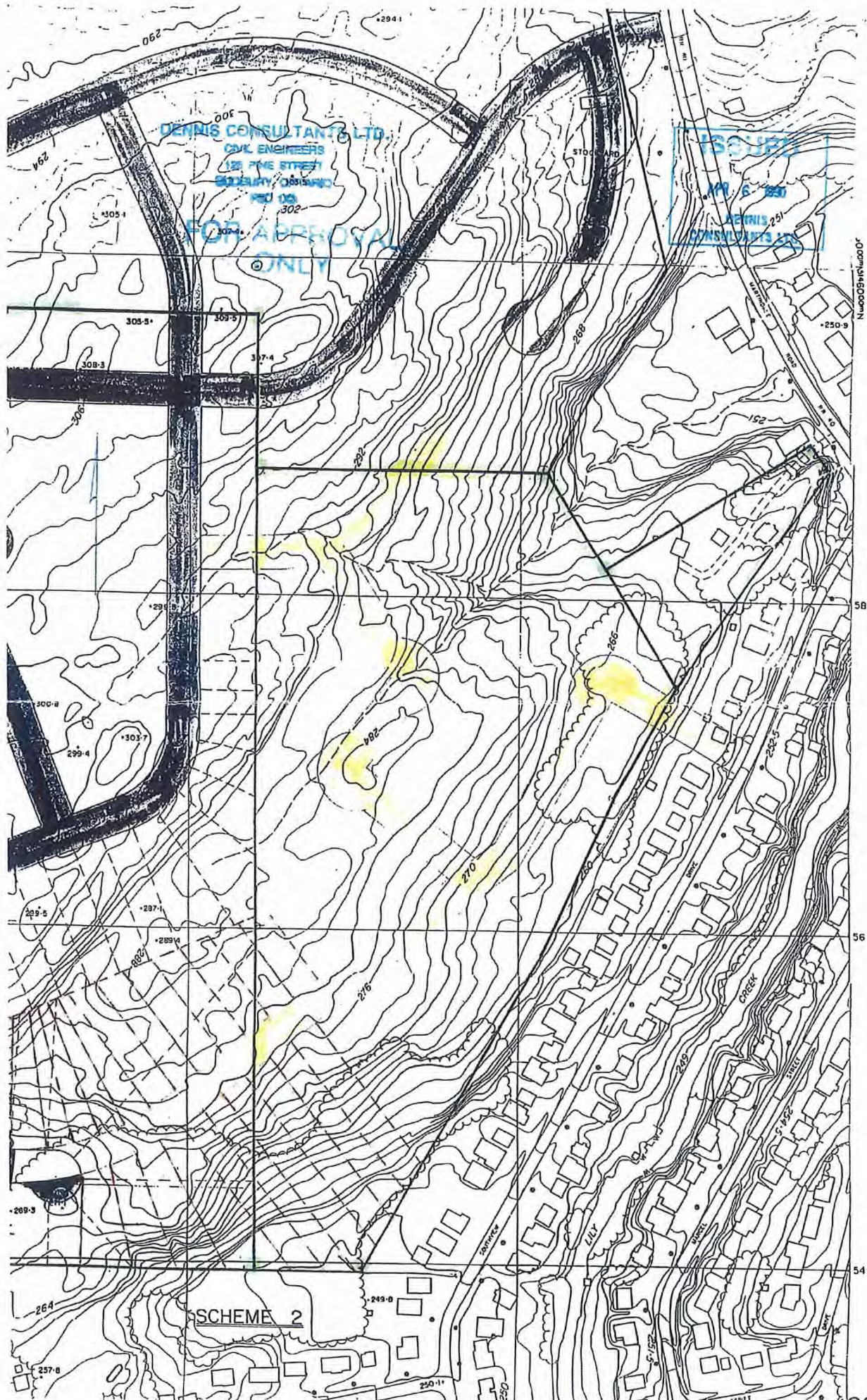
R.V. ANDERSON ASSOCIATES LIMITED



Candice Green, P.Eng, LEED AP
Associate/Project Manager

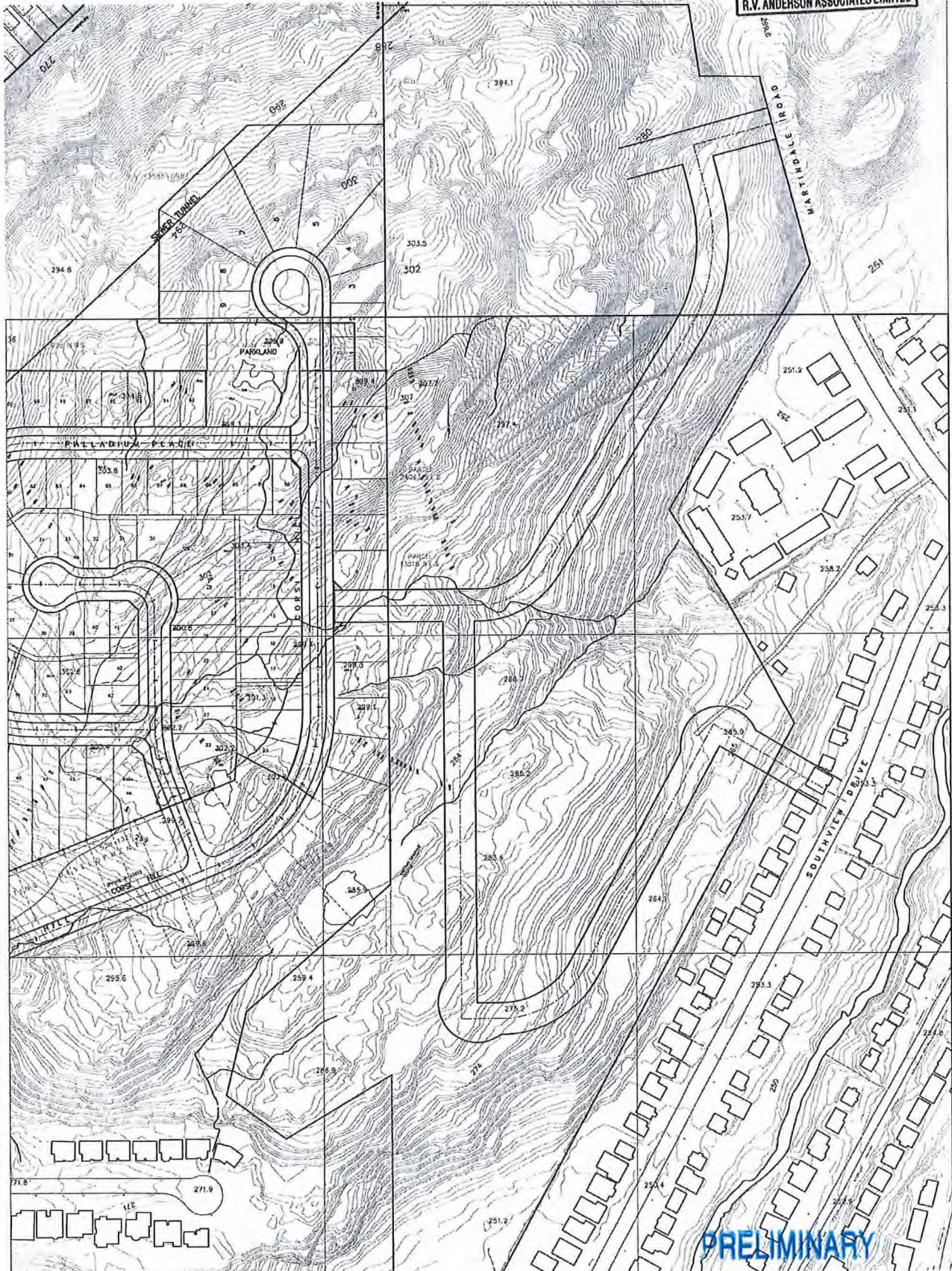
Encls.

J:\2006\061171\PROJECT\correspondence\061171-20170915-L-ogg - Block 22 Connections.docx



PL-MN-20036-00125

R.V. ANDERSON ASSOCIATES LIMITED

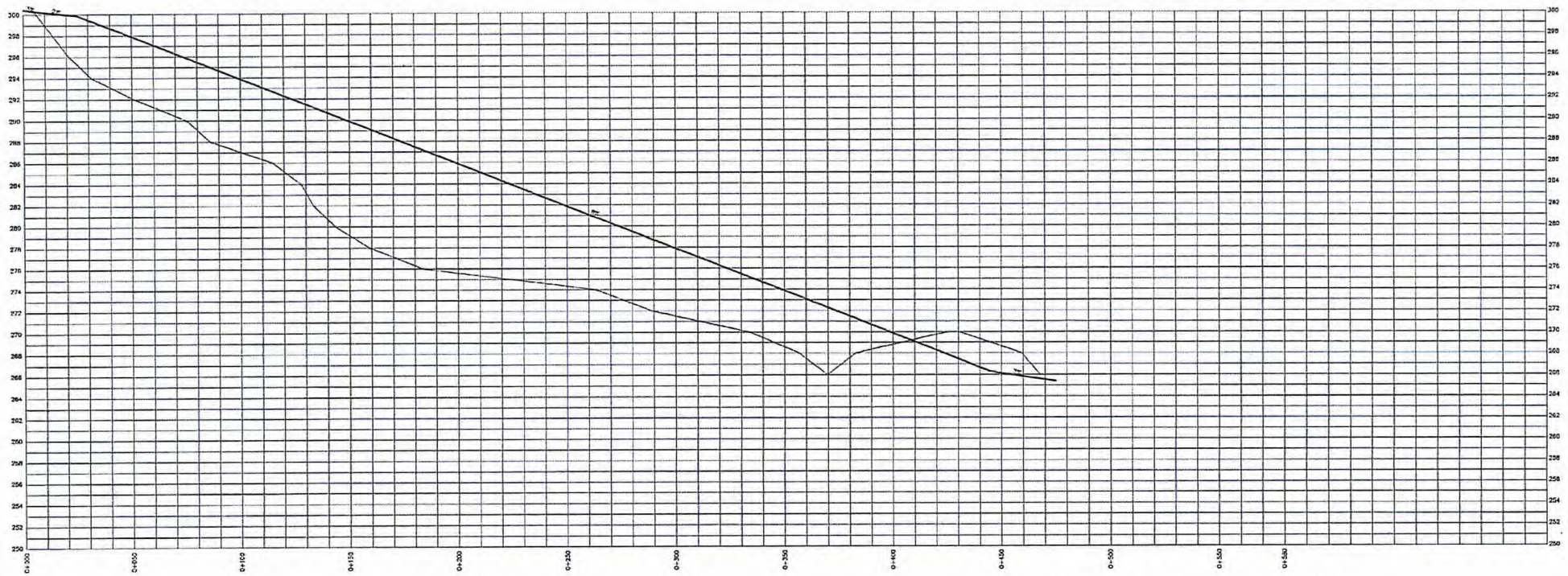


NOT TO BE USED FOR
CONSTRUCTION
PL-MV-2026-00425

ISSUED

SEP 15 2017

R.V. ANDERSON ASSOCIATES LIMITED



1990 - CONNECTION TO MARTINDALE

PRELIMINARY

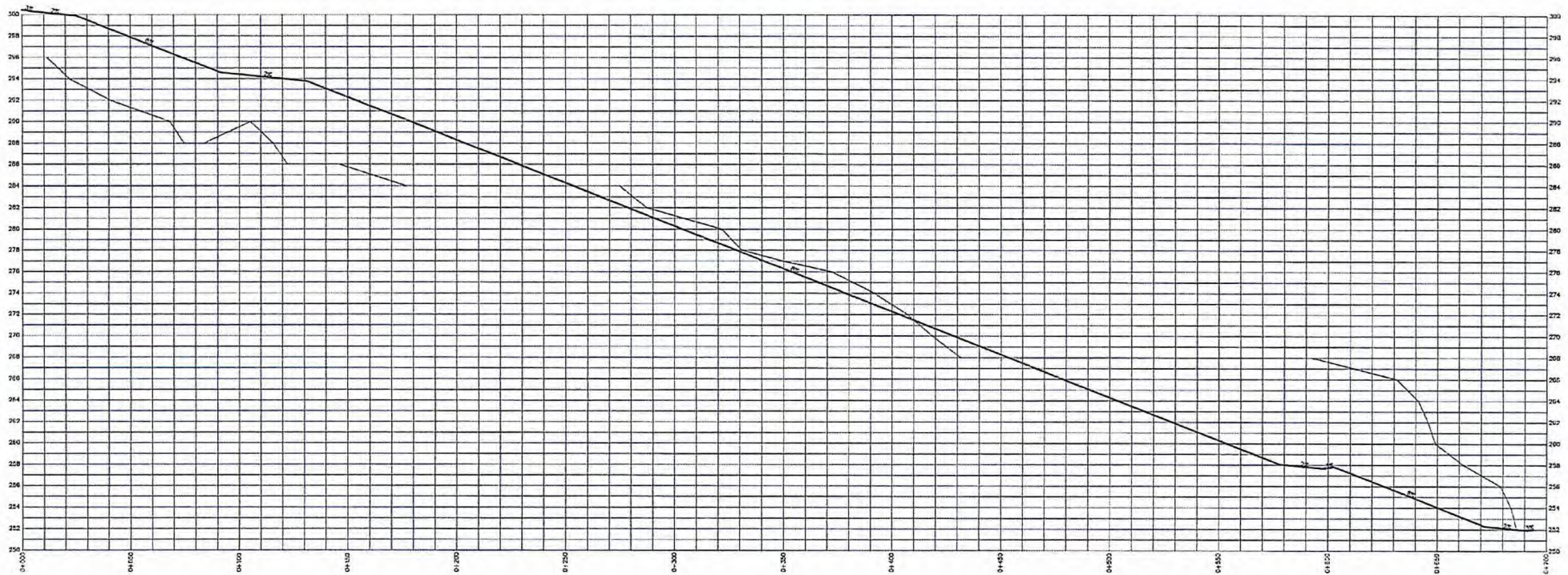
**NOT TO BE USED FOR
CONSTRUCTION**

PL-NV-2026-00125

ISSUED

SEP 15 2017

R.V. ANDERSON ASSOCIATES LIMITED

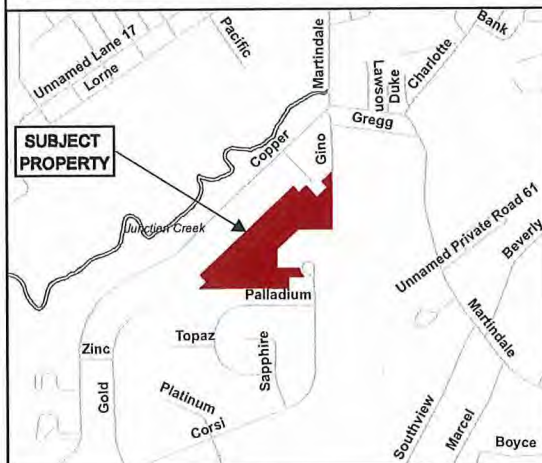
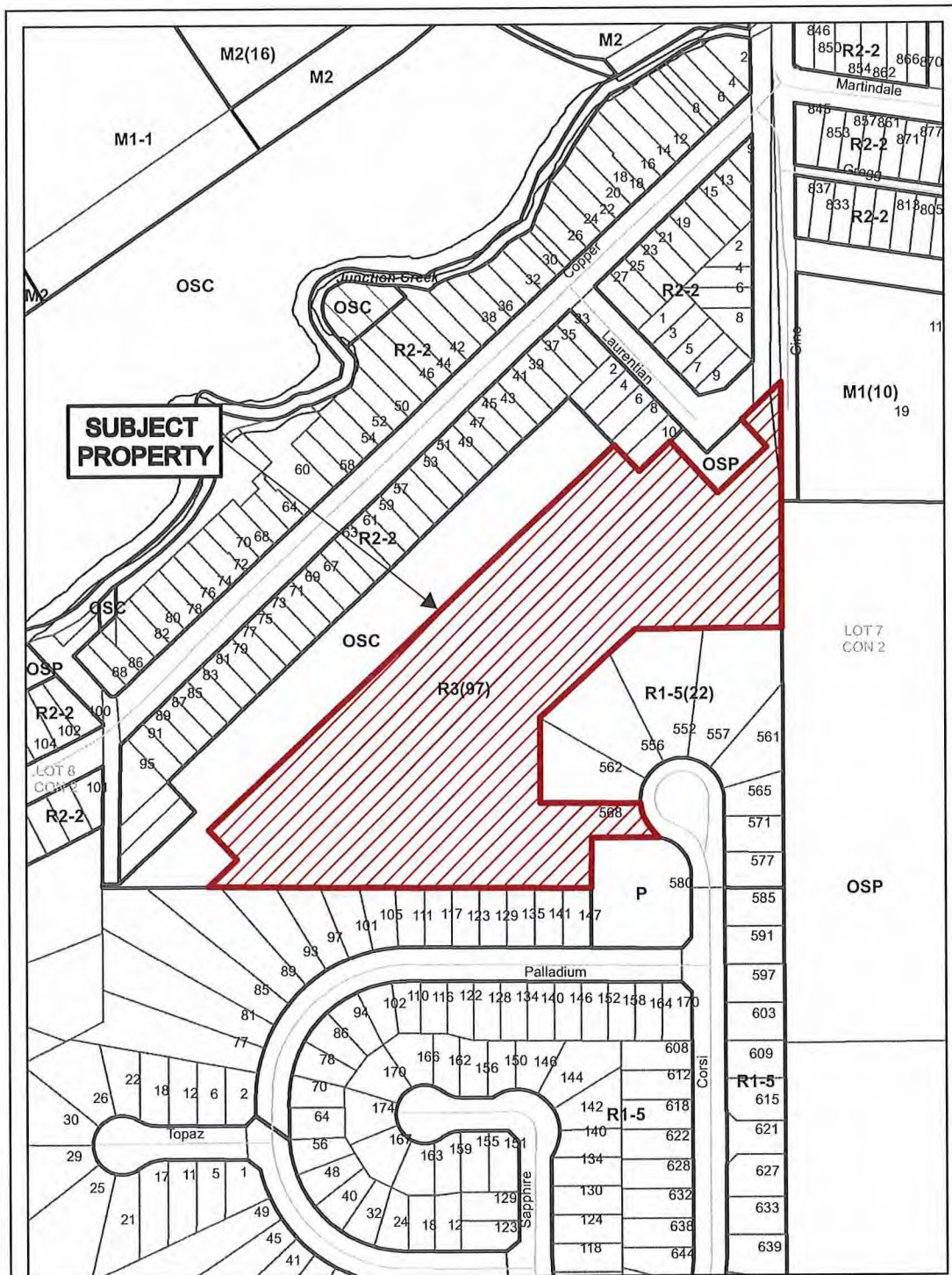


2017 - CONNECTION TO SOUTHWEST

PRELIMINARY

NOT TO BE USED FOR
CONSTRUCTION

PL-MV-2026-00125



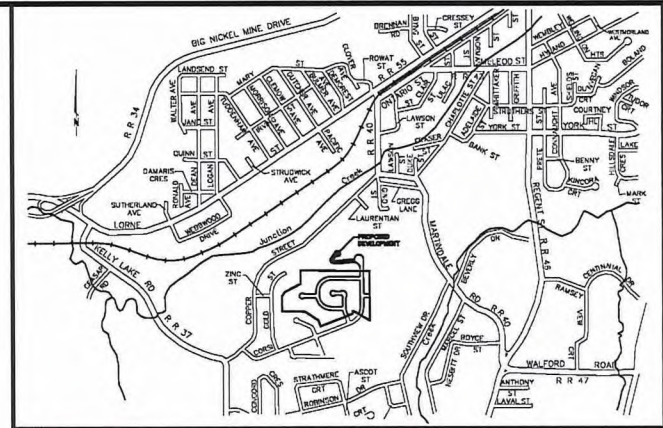
Application for Minor Variance or Permission



Subject Property being PIN 73588-1161,
Part Lot 8, Concession 2,
Block 9, Plan 53M-1444,
Township of McKim,
568 Corsi Hill, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00125
Date: 2026 09 14



KEY PLAN

SCALE: N.T.S.

CORSI HILL TOWNHOMES

CITY OF GREATER SUDBURY

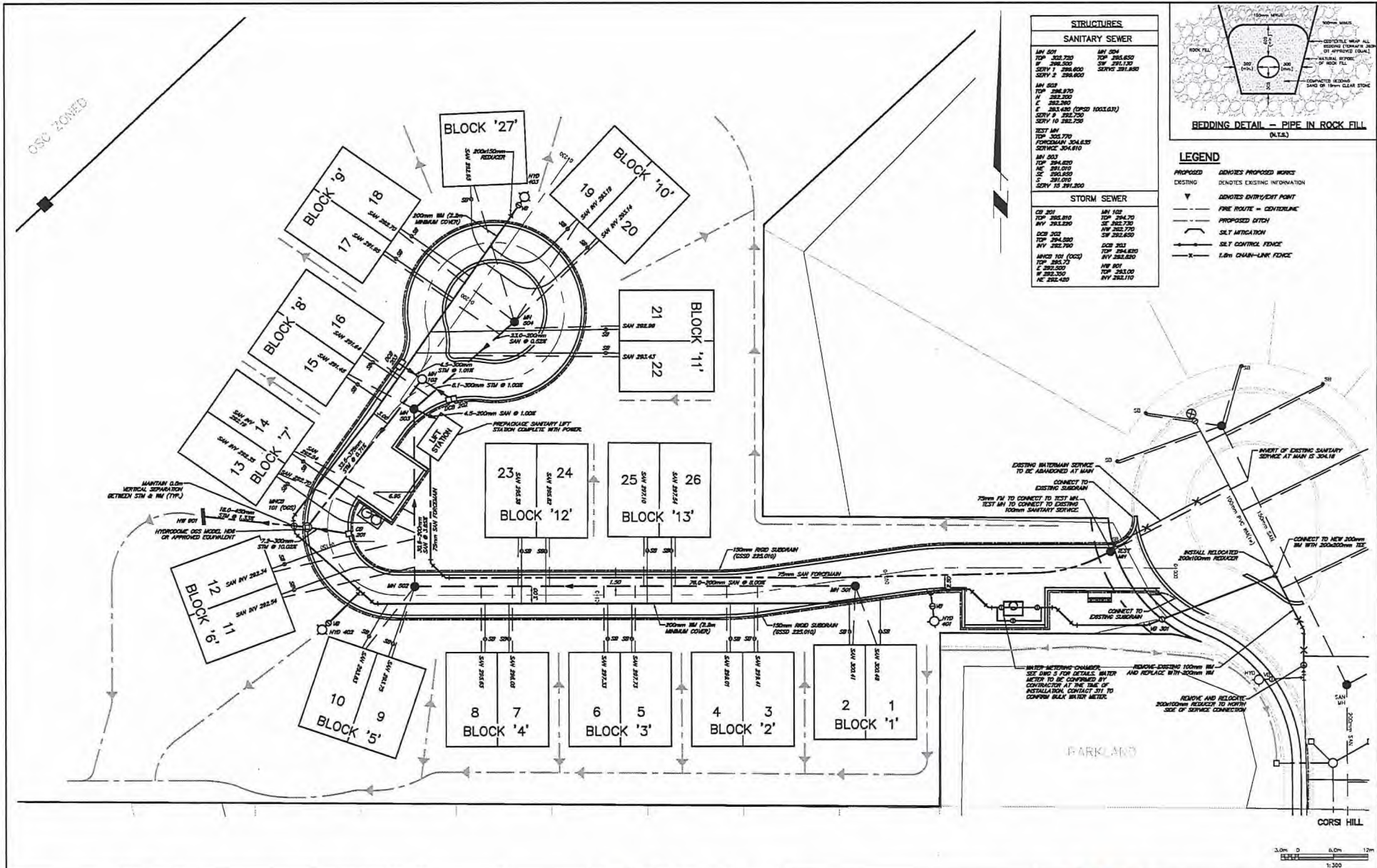
J. CORSI DEVELOPMENTS INC.



R.V. ANDERSON ASSOCIATES LIMITED
Innovative solutions for complex challenges

PL-MV-2026-00125

Sketch 3

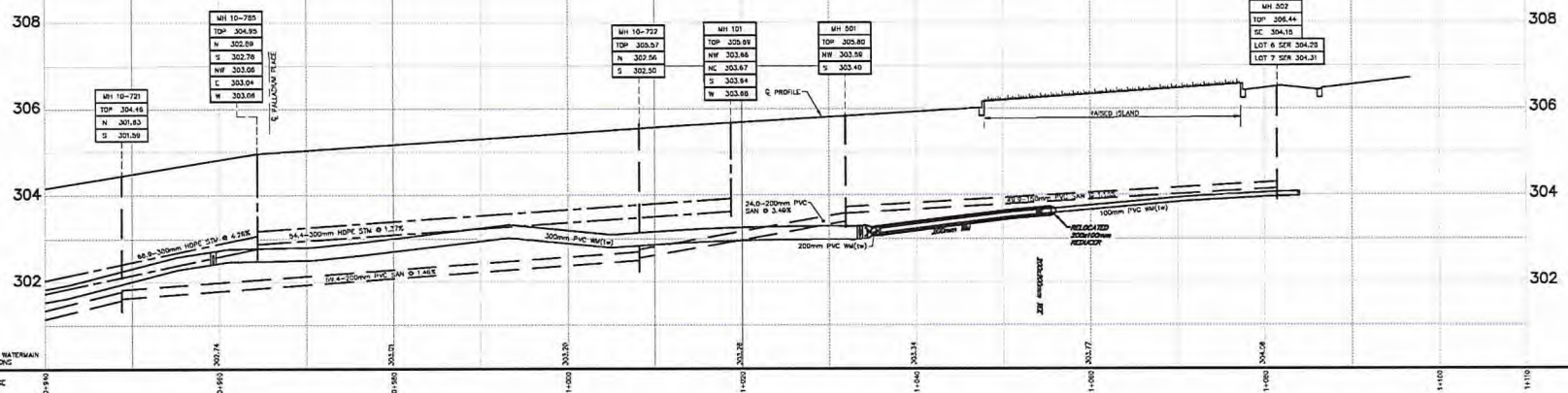
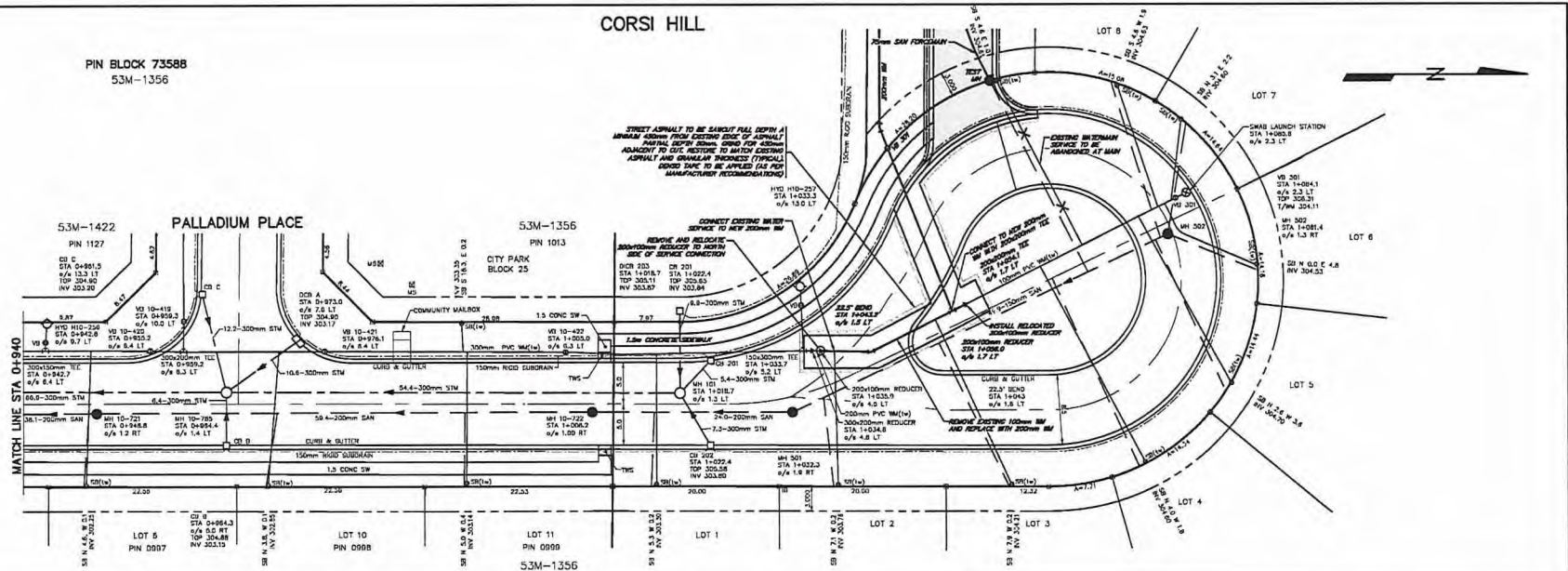


REVISIONS			CAUTION			DATE: 2022-07-21	DRAWN: LZ	DESIGNED: ADP	CHECKED: CCG	ENGINEER: CCG	APPROVED:	J. CORSI DEVELOPMENT INC.	 R.V. ANDERSON ASSOCIATES LIMITED Innovative solutions for complex challenges	SCALE: 1:300	CONTRACT NO:	CAD/FILE NUMBER: 236800	PAGE NO: 2
DATE	DETAILS	BY															
2024-07-17	CDS FIRST SUBMISSION	ADP	- ALL UTILITIES ARE NOT NECESSARILY SHOWN ON THIS DRAWING														
2026-02-11	ISSUED FOR CONSTRUCTION	CG	- WHERE UTILITIES ARE SHOWN, LOCATIONS ARE NOT GUARANTEED														
2026-03-19	RE-ISSUED FOR CONSTRUCTION	CG															
2026-03-24	REVISED WITH ADDITIONAL BUILDING	CG	- LOCATION & SIZE OF ALL UTILITIES MUST BE VERIFIED IN THE FIELD														
2026-04-14	REVISED STORM SEWER SIZE	CG															

PL-MV-2026-00125
Sketch 4

CORSI HILL

PIN BLOCK 73588
53M-1356

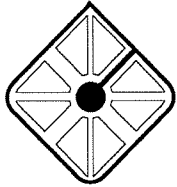


REVISIONS			CAUTION		
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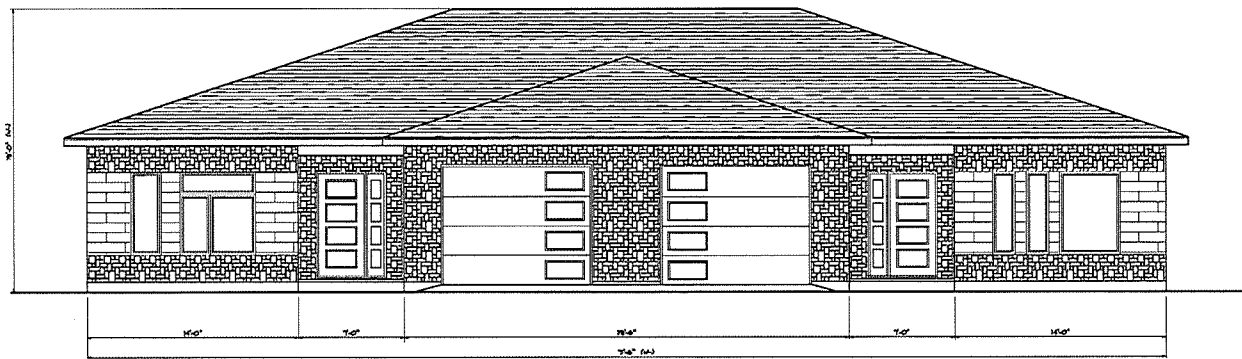
PL-MV-2026-00125

Sketch 6

PL-MV-2026-00125
Sketch 8



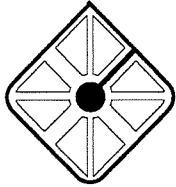
J | CORSI
DEVELOPMENTS



PROPOSED ONE STORY SEMI DETACHED RESIDENCE FOR...

J CORSI DEVELOPMENTS

PL-MV-2026-00125
Sketch 9



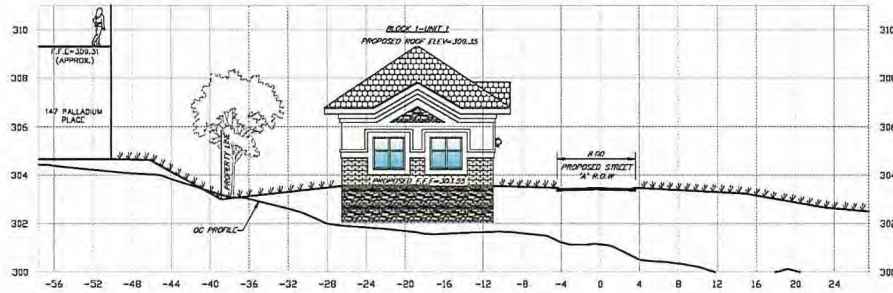
J | CORSI
DEVELOPMENTS



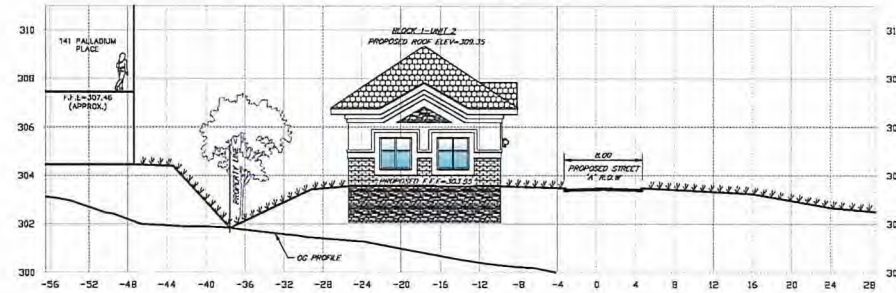
PROPOSED TWO STORY SEMI DETACHED RESIDENCE FOR...

J CORSI DEVELOPMENTS

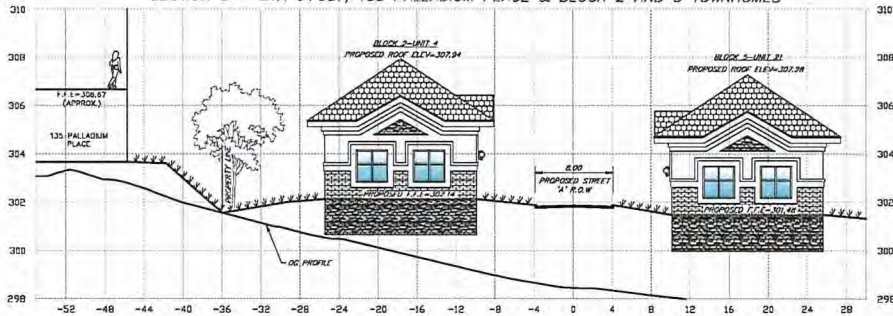
SECTION 1 - STA 0+053, 147 PALLADIUM PLACE & BLOCK 1 TOWNHOUSE



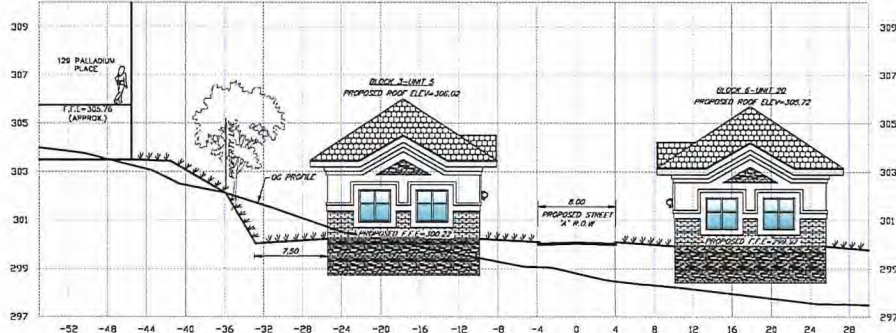
SECTION 2 - STA 0+063, 141 PALLADIUM PLACE & BLOCK 1 TOWNHOUSE



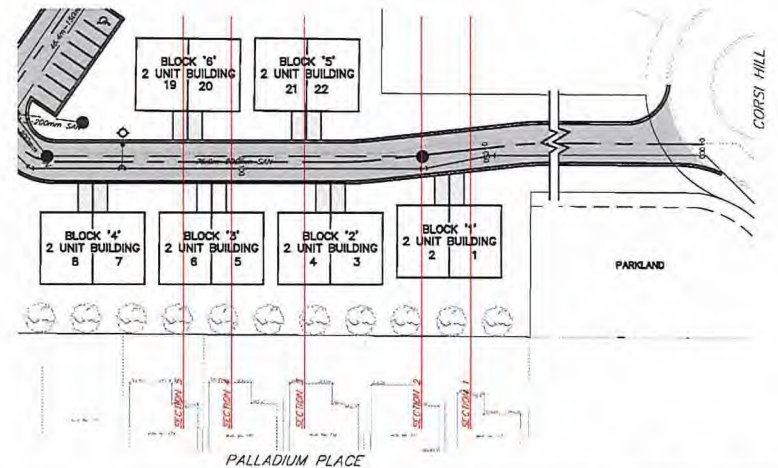
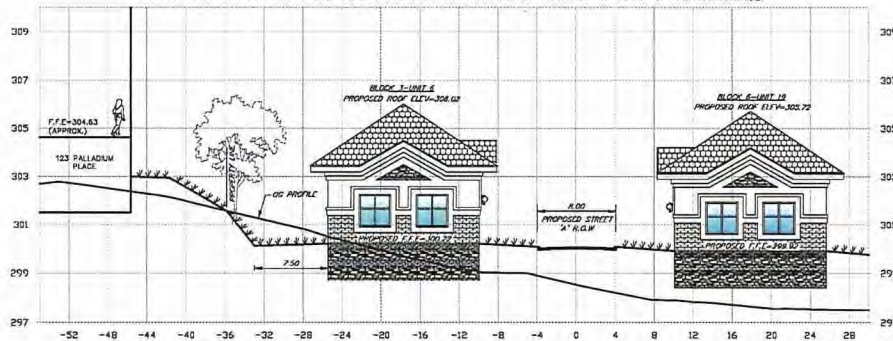
SECTION 3 - STA 0+087, 135 PALLADIUM PLACE & BLOCK 2 AND 5 TOWNHOMES



SECTION 4 - STA 0+102, 129 PALLADIUM PLACE & BLOCK 3 AND 6 TOWNHOMES



SECTION 5 - STA 0+112, 123 PALLADIUM PLACE & BLOCK 3 AND 6 TOWNHOMES





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

Record #: PL-MV-2026-00126

APPLICATION SUMMARY

File Date: 09/08/2026

Application Type: Minor Variance

Address(es): 185 Lorne Street, Sudbury P3C 4P6

Applicant(s): YALLOWEGA ARCHITECTURE INC.

Owner(s): 2269139 ONTARIO INC

PLANNING APPLICATION

Are there multiple properties associated with the application?

Yes

Please describe the additional properties associated with this application

0 Victoria Street (Alder Street Parcel)

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

November 26, 2025

Are you the registered owner or an authorized agent?

Authorized Agent

What is the number of dwelling units on the property?

0

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

0

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

0

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

1

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

No

How many dwelling units will be legalized?

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

No

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

Current Official Plan designation

Downtown

Current Official Plan designation (additional)

Current Zoning By-law designation

H53R3-1(33)

Provide a detailed description of what is being proposed

To renovate and alter the existing Northern Breweries building for the purpose of a restaurant.

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

The desired parking count affects the required greenspace/landscaping percentage of 27% and the 1.3m setback abutting Lot 90 on the property.

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

10.12

Lot Depth of the property

79.5

Lot Area of the property

7840.27

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

Northern Breweries, 1907

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

Industrial-zoned brewery

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

No, the property was rezoned in 2016 to H53 R3-1(33) Medium Density Residential

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

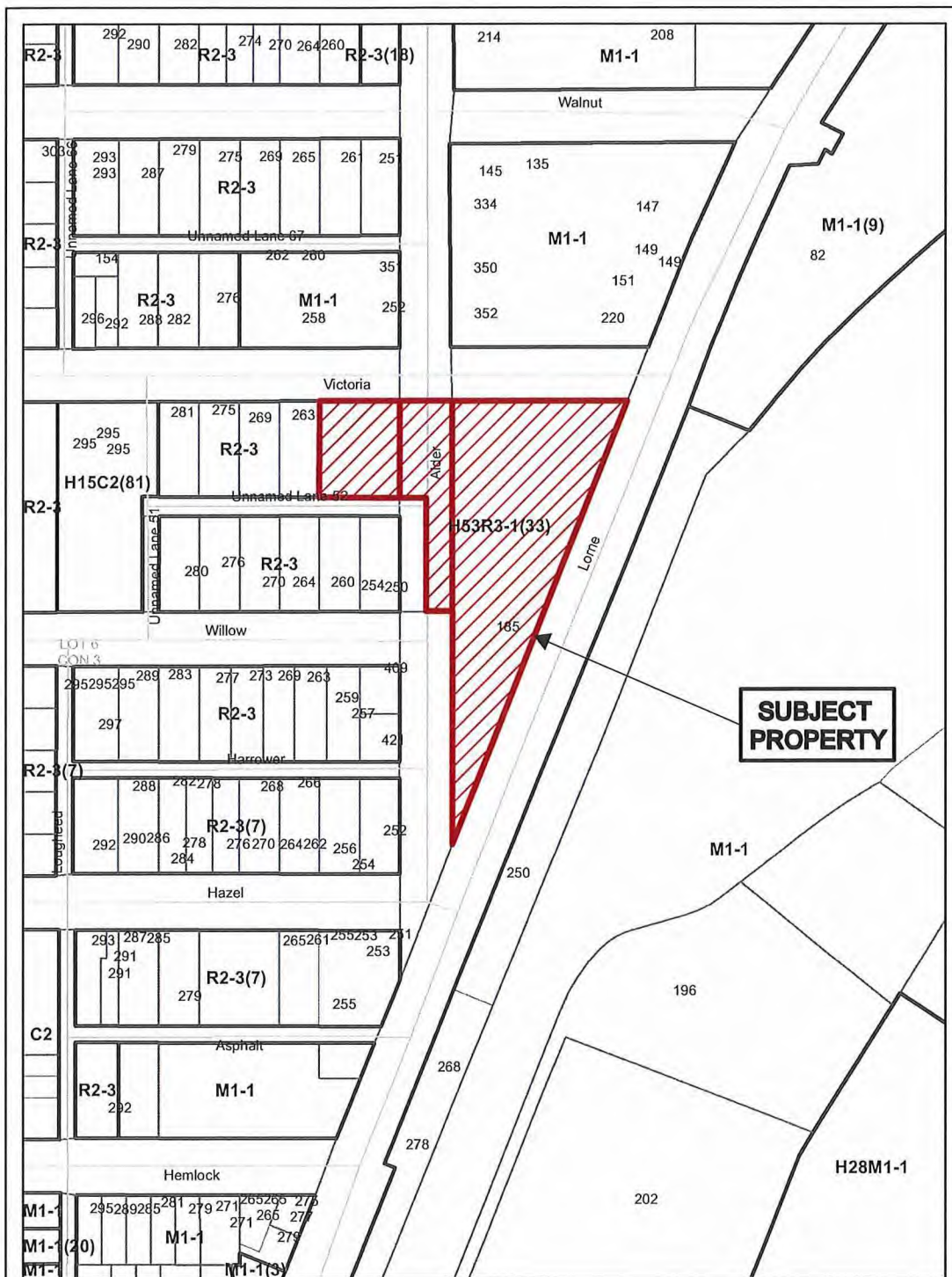
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
----------------------	------------------	---------------------------------	--------------------------------	----------------------------	--------------------	---------------------	---------------------	---------------------------------	--------------------------------	--------------------------------	--------------------------------------

EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Existing Northern Breweries building, a 2-storey brick facade building with no below grade building areas.	No	1943	3268.2	2	36.4	95	17	0	32.97	0	0.95

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
(gg) R3-1(33) viii	That a minimum landscaped open space of 25% be provided as per Minor Variance Application PL-MV-2025-00172	15.12%	11.85%
Planting Strip - subsection 4.15.4 b)	A minimum 1.3m-wide planting strip containing a 1.5m high fence abutting Lot 90, Plan 31SA, as per Minor Variance Application PL-MV-2025-00172	1.1m	0.2m



**SUBJECT
PROPERTY**



Application for Minor Variance or Permission



Subject Property being PINs 73585-1176, 73585-1175 and 73585-1181, Firstly: Part Lot 6, Concession 3, Part 1, Plan 53R-20640, Township of McKim; Secondly: Lots 88 and 89, Plan 31-SA, Part 2, Plan 53R-20640, Part Lot 6, Concession 3, Township of McKim; and Thirdly: Part of Alder Street, Plan 31SA, Parts 2 and 3, 53R-22342, Township of McKim, 185 Lorne Street, Sudbury, City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00126
Date: 2026 09 16

LOT:	PART OF LOT 6 & 7	
CONCESSION:	75358-1174(L) and 75358-1175(L)	
PN:	CITY OF GREATER SUDBURY	
MUNICIPALITY:	H33-R3-1(33)	
ZONING:	D - BUSINESS AND PERSONAL SERVICES OCCUPANCY	
RESTAURANT (NEW)		
BREWERY (EXIST)		

	75358-27 M ²	REQ. 1
LOT AREA	45.12 M ²	150.0 M ² min
LOT FRONTAGE	0 M	0 M min
FRONT YARD SETBACK	0 M	0 M min
REAR YARD SETBACK	1.2 M	1.2 M min
INTERIOR REAR YARD SETBACK	1.2 M	1.2 M min
EXTERIOR SIDE YARD SETBACK	1.1 M	1 M min
BUILDING AREA	2208.12 M ²	N/A
GROSS FLOOR AREA	3462.6 M ²	N/A
NET FLOOR AREA	1773.8 M ²	1673 M ² max
% LOT COVERAGE	28.11	40% max
% HEIGHT OF BUILDINGS	11.71 M	22 M & 7.6 M
NUMBER OF STOREYS	2	3
% LANDSCAPED OPEN SPACE	15.12%	25% min
PLANTING STRIP WIDTH	1.8 M & 1.2 M	1.3 min
PARKING STRIP C/K (LOT LINE)	1.2 M	1 M & 3 M
SITE TRIANGLE DISTANCE		
FENCE HEIGHT	1.8 M	1.8 min

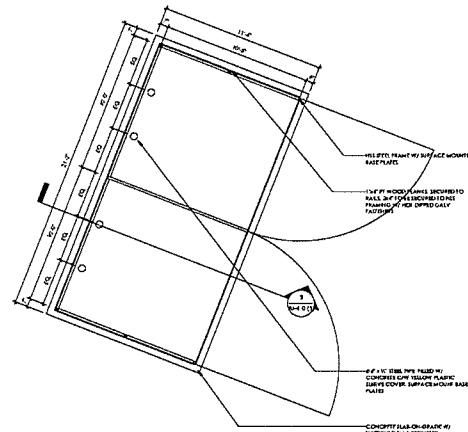
OTHER:	BUILDING SEPARATION - 3 M MIN
--------	-------------------------------

REQUIREMENTS ACCESSED FROM THE CITY OF GREATER SUDBURY ZONING BY-LAW
2010-10-01 LATEST UPDATED ON OCT 23RD, 2023

EXST. NO. PARKING SPACES	0
EXST. NO. BICYCLE PARKING SPACES	0
EXST. NO. LOADING SPACES	0
EXST. NO. BARRIER FREE PARKING SPACES	0
NO. PARKING SPACES REQUIRED:	
NO. PARKING SPACES PROVIDED:	2100M ² / 30 M ² = 70 112
NO. BICYCLE PARKING SPACES REQUIRED:	
NO. BICYCLE PARKING SPACES PROVIDED:	2 + 1 / 500 M ² GFA = 6 13 see note below
NO. LOADING SPACES REQUIRED:	
NO. LOADING SPACES PROVIDED:	300 M ² < 1650 M ² < 4,500 M ² = 1 0
NO. BARRIER FREE PARKING SPACES REQUIRED:	
NO. BARRIER FREE PARKING SPACES PROVIDED:	51 < 52 < 100 = 3 3
TOTAL NO. PARKING SPACES:	112
TOTAL NO. BARRIER FREE PARKING SPACES:	3
TOTAL NO. BICYCLE PARKING SPACES:	13
TOTAL NO. LOADING SPACES:	0
DIMENSIONS (FOR NEW)	
PARKING SPACES:	10'x20' (3.05 M x 6.1 M)
BARRIER FREE PARKING SPACES:	15'x20' (4.57 M x 6.1 M)
BICYCLE PARKING AREA:	6' L x 5'6" W (1.83 M x 1.73 M)
LOADING SPACE:	9' x 3.6 M x 3.6 M
NOTE: USE BICYCLE PARK MODEL NUMBER N-7544M, 48" x 172" x 36" OR EQUIVALENT SHOWN.	

The Engineer's certification submission for the work completed in the municipal right-of-way and at-pave-work, constructed on private property shall be in conformance with the City's Certification Requirements.

- Prior to commencing any work within the municipal right-of-way, the contractor or developer will obtain all necessary road occupancy permits, and service connection permits from the City's Engineering Services.
- All work within the City right-of-way shall be constructed in accordance with City of Greater Sudbury design standards and specifications, or the Ontario Provincial Standards may, subject to the approval of the City of Greater Sudbury, be used where no municipal standards exist.
- All disturbed areas within the municipal right-of-way shall be reclaimed to the original condition or better and to the satisfaction of the General Manager of Growth and Infrastructure.



11'-0"

1'-0"

5'-0"

5'-0"

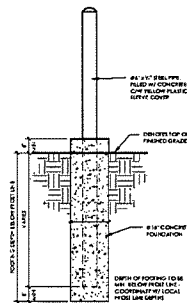
#3 STEEL PLANS W/ SURFACE MOUNTED BASE PLATE.

3/4" PT BARS, BARS TO BE REINFORCED TO BE REINFORCED W/ POST SPICED AT 4' MAX SPACING.

1 1/2" PT HOOD PLANS, SECURED TO BARS.

1 1/2" REINFORCED STEEL BARS W/ CONCRETE CHS TRUSSING PLASTIC SHEET CUTS, TOP SURF MOIST BASE PLATE.

CONCRETE SLAB CHS GRADE W/ REINFORCED SLAB PERMITS.

[illegible]

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PL-MV-2026-00126
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-2026-00127

APPLICATION SUMMARY

File Date: 09/08/2026

Application Type: Minor Variance

Address(es): 1744 Yorkshire Drive, Val Caron P3N 1R9

Applicant(s): TERRY HERAULT

Owner(s): TERRY HERAULT AND LISE HERAULT

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?

2013

Are you the registered owner or an authorized agent?

Registered Owner

What is the number of dwelling units on the property?

1

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

0

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

0

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

4

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

No

How many dwelling units will be legalized?

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

No

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

Current Official Plan designation

Living Area II

Current Official Plan designation (additional)

Current Zoning By-law designation

R1-4

Provide a detailed description of what is being proposed

Minor variance to fence height

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

A 1.8m high fence has been constructed within the front yard to try and mitigate the amount of debris and leaves which blow onto our property. The neighbouring property has mature trees and during the fall season a lot of leaves and debris blow onto our property and our house. In an effort to keep our property clean and reduce the amount of work it takes to keep our property clean and tidy, the fence was installed.

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

20

Lot Depth of the property

112

Lot Area of the property

2279

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- 2012

gazebo -2014

garage -2012

Shed - 2023

Fence -2026

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

Residential

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

yes

Existing uses of neighbouring properties

residential

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

No

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

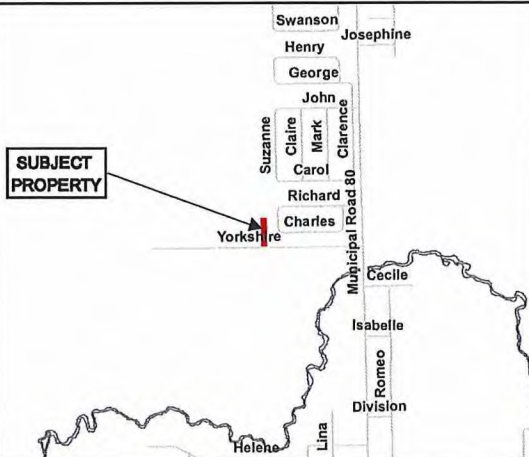
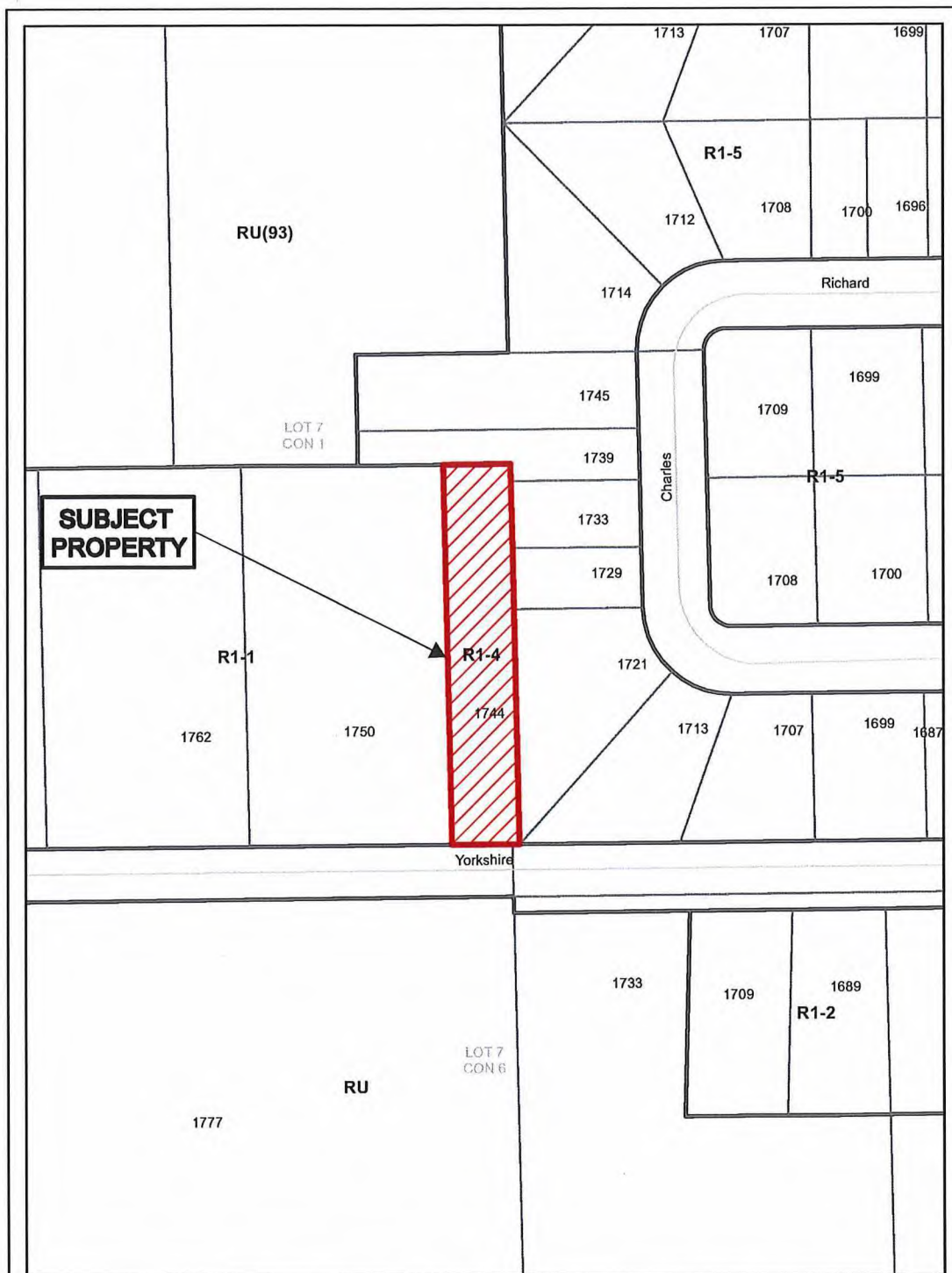
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback 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)
House	No	119.84	119.84	1	12.2	15.8	4.87	27.3	68.9	6.2	1.85
Gazebo	No	23.04	23.04	1	4.8	4.8	3.65	48.25	58.95	13.35	1.85
Garage	No	96.1	96.1	1	7.34	13.1	4.87	57.38	50.42	10.81	1.85
Shed	No	21.39	21.39	1	6.2	3.45	3.96	70.48	38.07	11.95	1.85
Fence	No	0	0	1	0.1	146	1.8	0.13	0.13	0.13	0.13

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Fence Height	1 m in height for 6 meters	To leave existing fence at 1.8 meters for the first 6 meters.	.8 meters



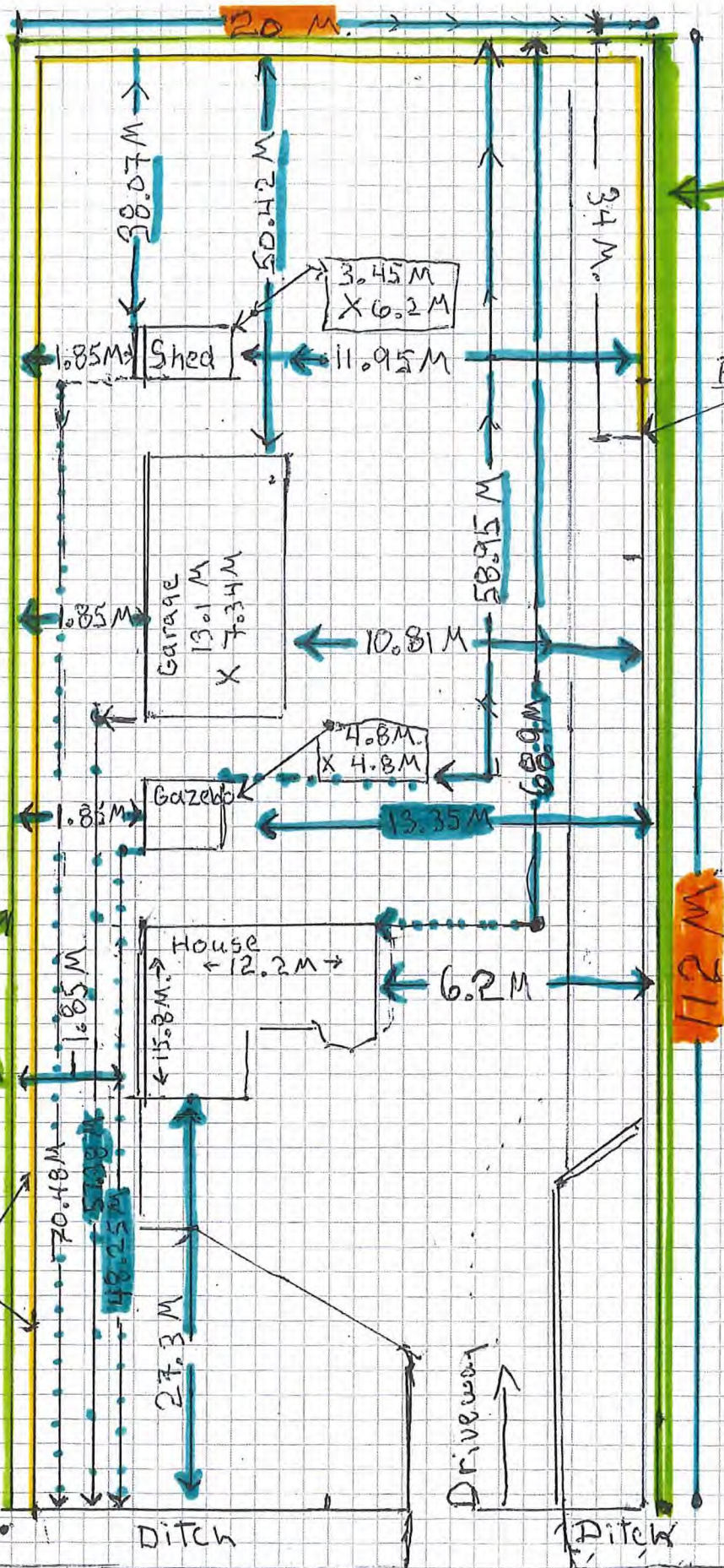
Application for Minor Variance or Permission



Subject Property being PIN 73505-1022,
Part Lot 7, Concession 1,
Parts 1 and 2, Plan 53R-19685,
Township of Hanmer,
1744 Yorkshshire Drive, Val Caron,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00127
Date: 2026 09 14



1744 Yorkshire Dr.

Lot line

Fence Stops Here

Fence 6.8 M High

Lot Line

Fence 130mm to lot Line

Driveway

Ditch

Ditch

Yorkshire Dr.

Sight Line Images - 1744 Yorkshire Drive



Sight Line Images - 1744 Yorkshire Drive



Sight Line Images - 1744 Yorkshire Drive



Sight Line Images - 1744 Yorkshire Drive



Sight Line Images - 1744 Yorkshire Drive



Sight Line Images - 1744 Yorkshire Drive



Sight Line Images - 1744 Yorkshire Drive





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

Record #: PL-MV-2026-00128

APPLICATION SUMMARY

File Date: 09/08/2026

Application Type: Minor Variance

Address(es): 837 Moonrock Avenue, Sudbury P3E 0B3

Applicant(s): JOSEPH MORELLI

Owner(s): YVONNE MORELLI AND JOSEPH MORELLI

PLANNING APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

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

August 13, 2026

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?

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

I am looking to build a 2 m wooden privacy fence from the side of my house to my property line, follow property line around rear of house, to opposite side property line back to house. Please see attached plan.

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

Current set backs for corner lot do not allow fence along side lot without 4.5 metre set back. The proposed fenceline does not come close to infringing on the sight line triangle between Mira Crt and Moonrock Ave. Please see attached plan.

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

21.0

Lot Depth of the property

39.5

Lot Area of the property

849.84

Total width of the public road giving access to the property

20.0

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

Residence at 837 Moonrock Ave. Construction 2025.

Attached deck - 2025

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

Residential.

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

Yes

Existing uses of neighbouring properties

Residential.

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

No

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

Yes

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

No

Have you consulted with Conservation Sudbury regarding this relief?

No

WATER SUPPLY AND SEWAGE DISPOSAL

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

PROPERTY ACCESS

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

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

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

CONCURRENT APPLICATIONS

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

No

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

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

No

Indicate application number(s) and application status

PROPOSED BUILDING/STRUCTURE

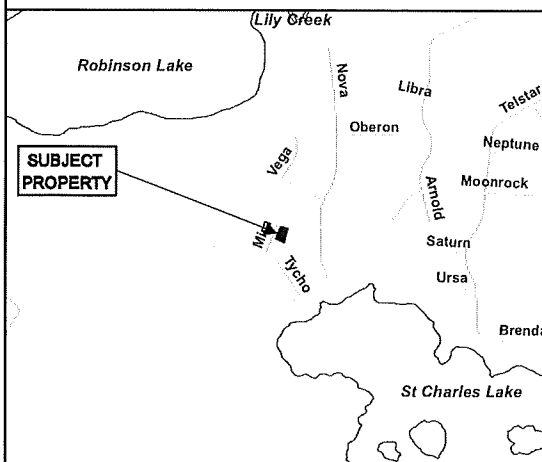
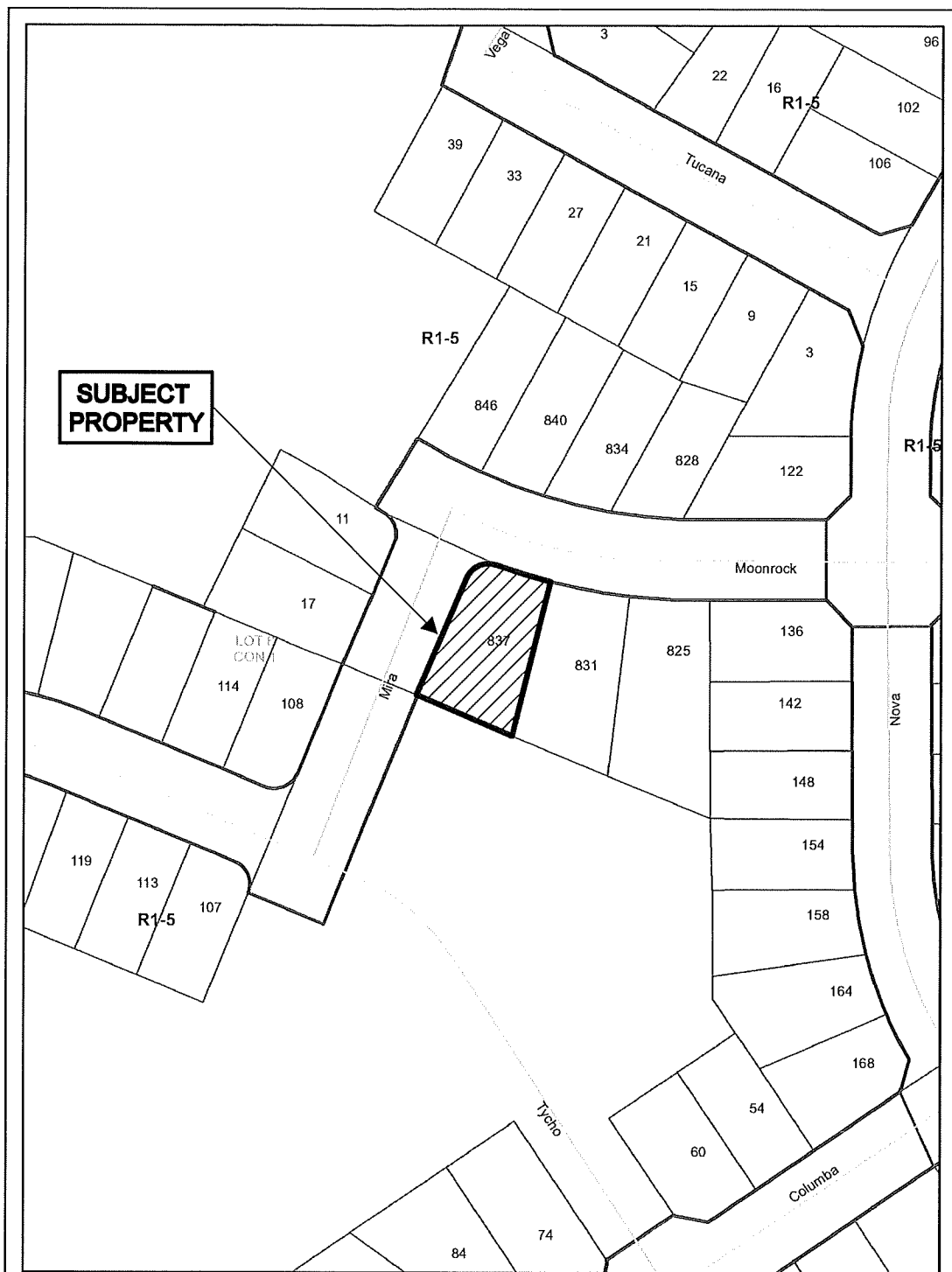
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Single family detached residence built in 2025 by Dalron.	No	111.5	223.0	2	14.63	15.24	4.87	9.64	11.51	6.03	2.67
Deck	No	17.837	17.837	0	4.877	3.658	0.914	25.0	7.852	6.74	11.204

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Build a wooden privacy fence on my side yard to the property line. This fence will not be within the sight triangle of the intersection of Moonrock Ave and Mira Court. The sight line rule is a sight triangle of 9.14 metres from the intersection. The proposed fence is 26.82 metres from the intersection. Please see attached plan.	Fences more than 1.0 m in height are not permitted in the required corner side yard. A 4.5m setback is required.	Permit 2.0m high opaque fence in the required corner side yard providing no setback from the corner side lot line.	4.5m



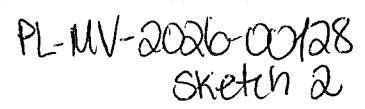
Application for Minor Variance or Permission



Subject Property being PIN 73597-0824,
Lot 7, Plan 53M-1449,
Part Lot 8, Concession 1,
Township of McKim,
837 Moonrock Avenue, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00128
Date: 2026 09 15



MIRA COURT (53M-1449)

SUBJECT TO EASEMENTS
SD494604, SD494606, SD494608, SD494610

(BLOCK 12)
(PIN 73597-0829)

$R=6.000(P1\&MS)$
 $A=9.086(P1\&MS)$
 $C=8.242(P1\&MS)$
 $N65^{\circ}46'15''E(P1\&MS)$

SSB(1655)
BENT
USE BOTTOM

MOONROCK
PIN 73597-

$R=157.600(P1\&MS)$
 $A=14.214(P1\&MS)$
 $C=14.210(P1\&MS)$
 $N78^{\circ}26'10''W(P1\&MS)$

SSB(1655)

PART 12 53R-21989

PART 13 5

LOT 7
PIN 73597-0824

LOT 8
PIN 73597-0

$N22^{\circ}28'30''E$ 31.808(P1&MS)

PART 12 53R-21989

PART 10

PART 11 53R-21989

$N67^{\circ}36'30''W$ 25.557(P1&MS)

SSB(1655)

PART 14 53R-21989

SUBJECT TO EASEMENT
SD493630

PL-MV-2020-0128
sketch 3