

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

October 15, 2025

PUBLIC HEARINGS

PL-MV-2025-00121

SHARON ONEIL

Ward: 2

PIN(s) 733740142, 733740212, Parcel 31505 SEC SWS, Part Lot 6, Concession 2, being Location CL11285, Parts 1 and 2, Plan 53R-16681, Township of Waters; and, Parcels 11306 SEC SWS, Lot 2, Plan M-585, Part Lot 5, Concession 2, Township of Waters, 50 Clark Road, Lively, [By-law 2010-100Z, R1-1]

For relief from Part 4, Section 4.41, subsections 4.41.2 and 4.41.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a three-season addition on the existing dwelling providing a high water mark setback of 5.6m where accessory buildings or structures shall be no closer than 30.0m to the high water mark and where the only permitted structures within 20.0m of the high water mark are the permitted accessory structures set out in 4.41.2 of the Zoning By-law, boat launches, marine railways, waterlines and heat pump loops.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION A0071/1996
(APR 22/96)

PL-MV-2025-00126

**DEMATTIA FUTURE ENDEAVORS LTD.
ESTATE OF SYLVANA DEMATTIA**

Ward: 9

PIN(s) 734750530, 734750540, 734751266, 734750846, PIN 73475-0530, Parcel 36609 SEC SES SRO, Lot 9, Plan M-340, except Unit 28, Expropriation Plan D-55, Part Lot 6, Concession 6, Township of Broder; PIN 73475-0540, Parcel 35268 SEC SES SRO, Lot 10, Plan M-340, except Unit 28, Expropriation Plan D-55, Part Lot 6, Concession 6, Township of Broder; PIN 73475-1266, Part Lot 6, Concession 6, except LT106607, Unit 14, Expropriation Plan D-55 and Part 10, Plan 53R-17941, Township of Broder; and PIN 73475-0846, Parcel 18465 SEC SES, Part Lot 6, Concession 6 as in LT106607, Township of Border, 2135 Long Lake Road, Sudbury, [By-law 2010-100Z, H56C2(126)]

For relief from Part 4, Section 4.2, subsection 4.2.1 (e) (i) and subsection 4.2.9 (b) (i) and (ii) and Part 7, Section 7.3, Table 7.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate three multi-tenant commercial buildings and a gas bar with accessory convenience store providing, firstly, three drive-through service facilities, where the number of drive-through service facilities accessory to restaurants, financial institutions, retail stores and automated car washes located on a lot shall not exceed a total of two, and secondly, the south east refuse storage area to be located in an exterior yard and setback 3.0m from the corner side lot line, where refuse storage areas shall be located in an interior yard only and setback 7.5m from the corner side lot line.

PL-MV-2025-00129 1000962748 ONTARIO INC

Ward: 1

PIN(s) 735860326, Lot 78, Plan 8-S, Instrument number 109228, Part Lot 7, Concession 3, Township of McKim, 27 Eyre Street, Sudbury, [By-law 2010-100Z, R2-3]

For relief from Part 6, Section 6.3, Table 6.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit an additional dwelling unit within the existing 4-unit multiple dwelling providing 117.9 sq. m per unit and five dwelling units, where 140.0 sq. m per unit is required and where not more than four dwelling units are permitted.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATIONS A249/90 (JUL 9/90) AND A911/71 (JAN 25/71)

PL-MV-2025-00132 METRO ONTARIO REAL ESTATE LIMITED

Ward: 12

PIN(s) 021320244, Lot 18, Plan RCP 85-S and Part Block E, Plan 10-SA, designated as Parts 2-6, Plan 53R-16192, Part Lot 5, Concession 4, Township of McKim, 400 Notre Dame Avenue, Sudbury, [By-law 2010-100Z, C2]

For relief from Part 4, Section 4.25, subsections 4.25.1 a) and b) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit an addition on the existing building by enclosing the existing loading dock providing an increase in lot coverage and an increase of 40.15 sq. m gross floor area within the legal non-complying rear yard, where enlargement, reconstruction, repair and/or renovation does not increase the lot coverage or the gross floor area of the building within the applicable minimum required yard.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATIONS A0179/1981 (DEC 14/81), A0013/2010 (MAR 29/10) AND A0085/2010 (JUN 28/10)

PL-MV-2025-00134 900281 ONTARIO INC

Ward: 12

PIN(s) 021321474, Firstly: Part Lot 2, Concession 4, Parts 1-5, Plan SR-3246, except Part 1, Plan 53R-20343; Secondly: Part Lot 2, Concession 4; and Thirdly: Part Lot 3, Concession 4, Part 1, Plan 53R-22060, Township of McKim, 1024 Kingsway, Sudbury, [By-law 2010-100Z, C2(106)]

For relief from Part 7, Section 7.3, Table 7.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a wood frame storage shed providing a building separation of 1.2m from the existing building, where 3.0m building separation is required.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATIONS A0103/2023 (AUG 28/23), A0109/2016 (SEP 7/16), A0113/2015 (OCT 28/15) AND A0344/1977 (OCT 17/77), AND CONSENT APPLICATIONS B0038/2014 (MAY 29/14), B0149/1993 (JUN 14/93), B0148/1993 (JUN 14/93), B0129/1979 (MAY 14/79), B0266/1977 (MAY 24/77) AND B0120/1973 (MAY 22/73)

**PL-MV-2025-00135 CAROL POITRAS
WAYNE POITRAS**

Ward: 4

PIN(s) 021350067, Lot 77, Plan 1-SC, Part Lot 6, Concession 4, Township of McKim, 213 Patterson Street, Sudbury, [By-law 2010-100Z, R2-2]

For relief from Part 4, Section 4.2, subsection 4.2.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached garage providing accessory lot coverage of 11%, where the total lot coverage of all accessory buildings and structures on a residential lot shall not exceed 10%.

PL-MV-2025-00138 SUDBURY APARTMENT RENTALS LIMITED

Ward: 12

PIN(s) 021350242, Lot 45, Block B, Plan 3-SA, Part Lot 6, Concession 4, Township of McKim, 101 Pine Street, Sudbury, [By-law 2010-100Z, C2(89)]

For permission under Section 45(2) of the Planning Act, R.S.O. 1990, c. P.13 to expand the legal non-conforming use of the existing building from 10 dwelling units to 12 dwelling units providing a maximum net residential density of 216 units per hectare, where a maximum net residential density of 150 units per hectare is permitted and 179.4 units per hectare currently exists, and maintain 4 parking spaces for 12 dwelling units where 4 parking spaces for 10 dwelling units currently exist.

This application was deferred from the meeting of September 17, 2025 in order to afford the owner the opportunity to address those comments received from agencies and departments.

PL-MV-2025-00115 LEVACK MOBILE HOMES PARK

Ward: 3

PIN(s) 733420412, Parcel 24253 SEC SWS SRO, Lot 39, Plan M-1009, except Part 2 on Plan 53R-6355, Part Lot 8, Concession 1, Township of Levack, 78 Nickel Street, Levack, [By-law 2010-100Z, RMH-4, RU]

REVISED

For relief from Part 6, Section 6.3, Table 6.7 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the installation of a mobile home dwelling providing, firstly, a minimum 3.048 front yard setback, where 3.5m is required, secondly, a minimum 3.048m rear yard setback, where 3.5m is required, thirdly, a maximum lot coverage of 40%, where 35% is permitted, and fourthly, a maximum height of 4.11m, where 4.0m is permitted.

**A reminder... the next scheduled meeting is Wednesday, October 29, 2025
at the Lionel E Lalonde Centre.**



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

Record #: PL-MV-2025-00121

APPLICATION SUMMARY

File Date: 08/13/2025

Application Type: Minor Variance

Address(es): 50 Clark Road, Lively P3Y 1H8

Applicant(s): MARK ELLIOTT ASSOCIATES

Owner(s): SHARON ONEIL

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?
April 1996

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

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

What is the number of proposed new dwelling units on the property?
0

What is the number of proposed new buildings/structures on the property?
1

What is the number of existing buildings/structures on the property?
4

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

How many dwelling units will be legalized?

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

No

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

Current Official Plan designation

Rural

Current Official Plan designation (additional)

Current Zoning By-law designation

R1-1

Provide a detailed description of what is being proposed

Adding a 3 season addition with existing deck modifications

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

see attached

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

51.2

Lot Depth of the property

91.2

Lot Area of the property

5746.5

Total width of the public road giving access to the property

7.3

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

Camp, sauna,shed ,sleep camp

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

seasonal camp since 1996

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

yes

Existing uses of neighbouring properties

camps / homes

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

No

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

Yes

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

Yes

Have you consulted with Conservation Sudbury regarding this relief?

Yes

WATER SUPPLY AND SEWAGE DISPOSAL

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

PROPERTY ACCESS

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

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

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

CONCURRENT APPLICATIONS

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

No

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

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

No

Indicate application number(s) and application status

PROPOSED BUILDING/STRUCTURE

| Building Description | Same As Existing | Proposed Ground Floor Area (m2) | Proposed Gross Floor Area (m2) | Proposed Number of Storeys | Proposed Width (m) | Proposed Length (m) | Proposed Height (m) | Proposed Front Yard Setback (m) | Proposed Rear Yard Setback (m) | Proposed Side Yard Setback (m) | Proposed Side Yard Setback Other (m) |
|-----------------------|------------------|---------------------------------|--------------------------------|----------------------------|--------------------|---------------------|---------------------|---------------------------------|--------------------------------|--------------------------------|--------------------------------------|
| Three-Season Addition | Yes | 29.7 | 29.7 | 1 | 9.22 | 3.66 | 3.7 | 58.2 | 5.6 | 24.1 | 21.1 |

EXISTING BUILDING/STRUCTURE

| Building Description | To Be Demolished | Existing Ground Floor Area (m2) | Existing Gross Floor Area (m2) | Existing Number of Storeys | Existing Width (m) | Existing Length (m) | Existing Height (m) | Existing Front Yard Setback (m) | Existing Rear Yard Setback (m) | Existing Side Yard Setback (m) | Existing Side Yard Setback Other (m) |
|----------------------|------------------|---------------------------------|--------------------------------|----------------------------|--------------------|---------------------|---------------------|---------------------------------|--------------------------------|--------------------------------|--------------------------------------|
| Existing Camp | No | 117.1 | 117.1 | 1 | 12.2 | 9.6 | 7 | 49.6 | 1.8 | 12.4 | 21.1 |
| Sleep camp | No | 38.8 | 38.8 | 1 | 5.7 | 6.8 | 4 | 47.4 | 10.7 | 5.5 | 43.2 |
| sauna | No | 48.1 | 48.1 | 1 | 5.8 | 8.3 | 4 | 51.6 | 1.6 | 4.9 | 34.6 |
| shed | No | 13.7 | 13.7 | 1 | 3.7 | 3.7 | 3 | 22.1 | 34.9 | 38.9 | 19.4 |

ZONING BY-LAW RELIEF

| Variance To | By-law Requirement | Proposed (m) | Difference (m) |
|----------------------|--------------------|--------------|----------------|
| 30m set back | 30m set back | 5.6 | 24.4 |
| 20m shoreline buffer | 20m | 5.6 | 14.4 |

50 Clark Minor Variance Rationale

There are two variances being addressed for the gazebo addition .

Background

The owners dwelling was built in 1996 as a seasonal camp and is still uses as such. The current lake water supply does not support winter use.

When the camp was built to regulation in 1996 it was build close to the water. In order to have a bug-free connected dining area a screened gazebo must be built within the 20 and 30 m set back areas .

Provide the reasons why the proposal cannot comply with the provisions of the Zoning Bylaw .

1) Non-Compliance with the 20m Buffer Zone and the 30m set back from the high water mark.

The City of Greater Sudbury's web site states the following :

Why Maintain a Shoreline Buffer?

A shoreline buffer can help filter sediment and other pollutants (such as fertilizers and pesticides) from runoff that flows from the land into waterways, thus protecting the waters from nearby land uses. The shoreline zone also provides critical habitat for aquatic insects, microorganisms, fish, and other animals, thereby helping to maintain a balance in sensitive aquatic ecosystems.

The existing site has been fully developed since 1981 -well before the 20 metre buffer zone and 30 m set- back was established .

The proposed gazebo is being built in a space over bedrock between an existing deck and boardwalk. While the value of 20 and 30 m set backs are important and acknowledged, no additional negative impact , loss of habitat and introduction of pollutants will come from this proposed development . The owner has located all structures on the property to feel like they is nestled in the pines. Habitat is valued and respected .

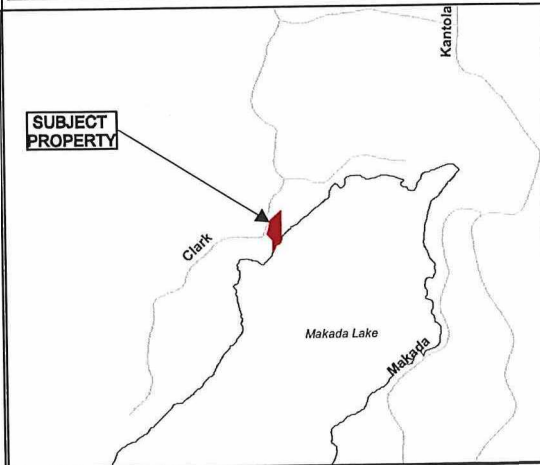
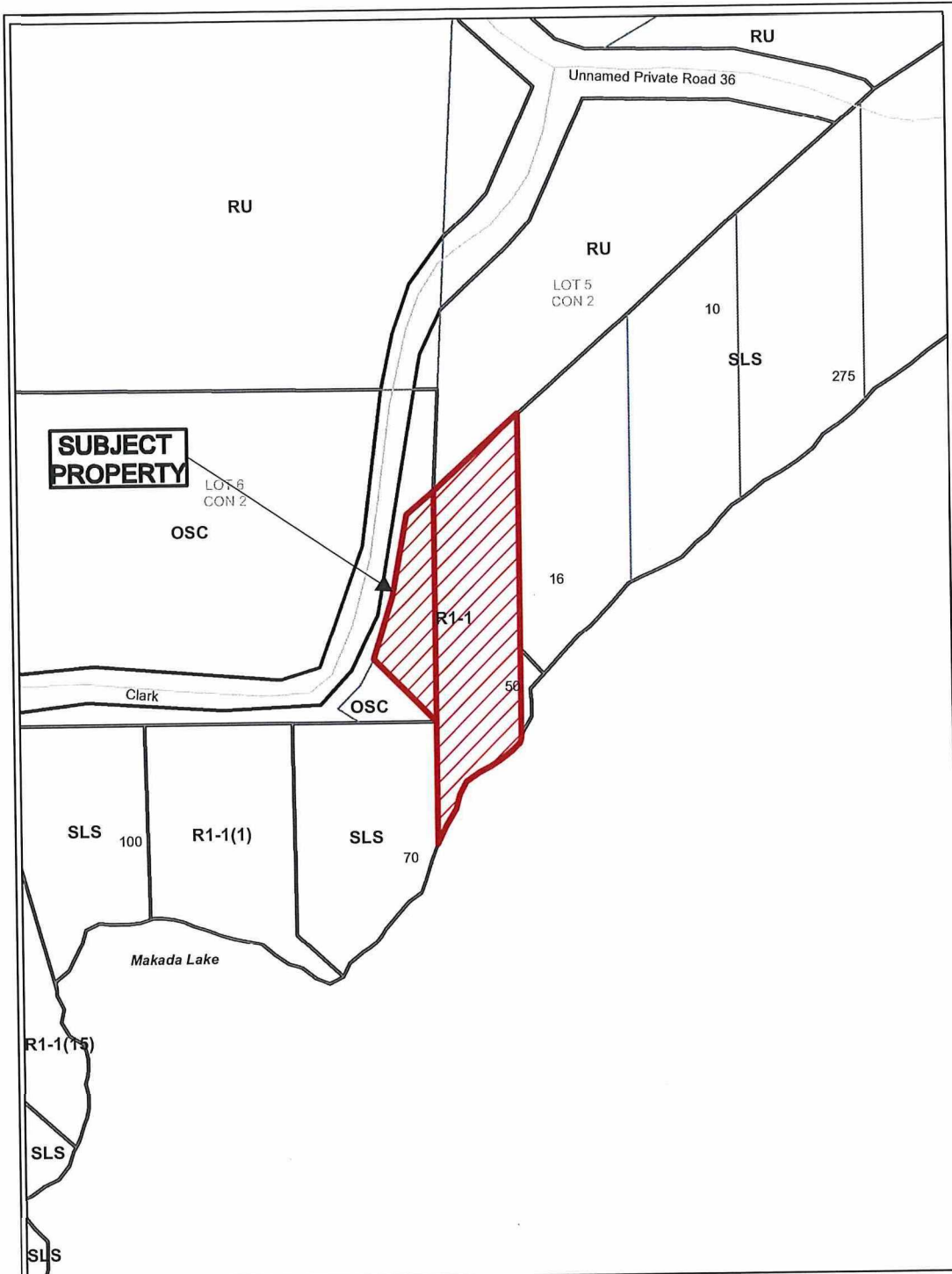
Why The Variance is Minor

1. The location of the gazebo is limited because it must be attached to the camp which was built in 1996.
2. The proposed gazebo combined with all other structures in the buffer zone covers 22.7 % of the buffer zone . 25% is permissible under bylaw.
3. There is no loss of habitat because the proposed gazebo is built over a clear bedrock area.
4. Conservation Sudbury has review the application and had agreed no work permit is required.
5. The addition is no closer than the existing structure.
6. Section C below from Section 8.4 Surface Water Resources – Lakes, Rivers, and Streams of the City’s Official Plan, indicates when relief from the setbacks can be applied.

Policy 3. of 8.4.1 General Policies identifies the criteria I can rely on when considering relief from the highwater mark setback provisions:

“A minimum 30-metre setback from the normal highwater mark of a lake or river, or a minimum 12-metre setback from the normal highwater mark of a permanently flowing stream, will be required for all new development, excluding shoreline structures. A lesser setback may be considered by way of a change to the zoning by-law in the following circumstances:

- a. sufficient lot depth is not available;
- b. terrain or soil conditions exist which make other locations on the lot less suitable;
- c. the proposal is for an addition to an existing building or replacement of a leaching bed where the setback is not further reduced; or
- d. redevelopment is proposed on an existing lot and a net improvement is achieved”



Application for Minor Variance or Permission



Subject Property being PINs 73374-0142 & 73374-0212, Parcels 11306 & 31505 SEC SWS, Lot 2, Plan M-585, Location CL11285, Parts 1-2, Plan 53R-16681, Part Lot 5, Concession 2, Township of Waters, 50 Clark Road, Lively, City of Greater Sudbury

Sketch 1, NTS

PL-MV-2025-00121

NDCA

Date: 2025 08 28

PROJECT:
THREE-SEASON ROOM

SITE ADDRESS:
50 CLARK RD

CLIENT:
SHARON ONEIL

| NO. | DATE | REVISION DESCRIPTION |
|-----|------|----------------------|
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STAMP:

STATUS: NOT APPROVED FOR CONSTRUCTION

TITLE:

SITE PLAN



DESIGNED BY: MARK E.

DRAWN BY: EL / AH

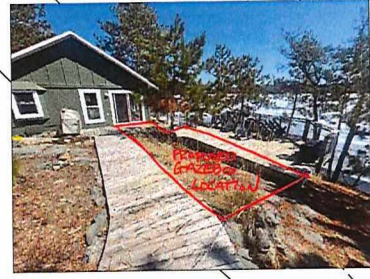
CHECKED BY: MARK E.

DATE: SEP, 17/25

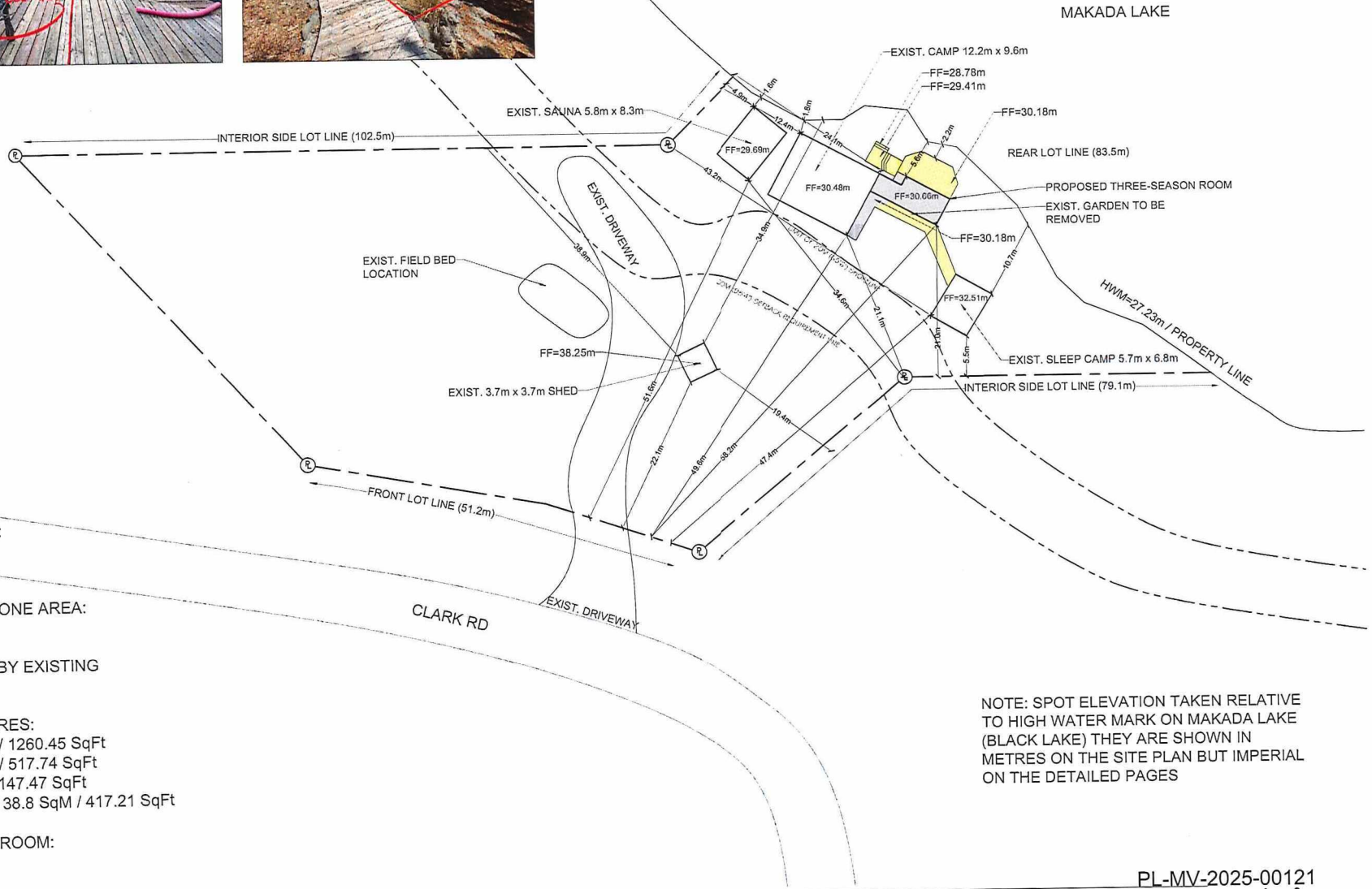
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SHEET NO:

LO



- PROPOSED THREE-SEASON ROOM WITH NEW DECK
- EXISTING DECK TO REMAIN



TOTAL LOT AREA:
61855 SqFt
5746.5 SqM

TOTAL BUFFER ZONE AREA:
13,984.44 SqFt
1299.2 SqM
15.7% COVERED BY EXISTING STRUCTURES

EXIST. STRUCTURES:
CAMP 117.1 SqM / 1260.45 SqFt
SAUNA 48.1 SqM / 517.74 SqFt
SHED 13.7 SqM / 147.47 SqFt
SLEEPING CAMP 38.8 SqM / 417.21 SqFt

THREE-SEASON ROOM:
320 SqFt
29.7 SqM

PL-MV-2025-00121
Sketch 2



PROJECT:
THREE-SEASON
ROOM

SITE ADDRESS:
50 CLARK RD

CLIENTS:
SHARON ONEIL

| NO. | DATE | REVISION DESCRIPTION |
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STATUS: NOT APPROVED
FOR CONSTRUCTION

TITLE:

DECK FRAMING



DESIGNED BY: MARK E.

DRAWN BY: EL / AH

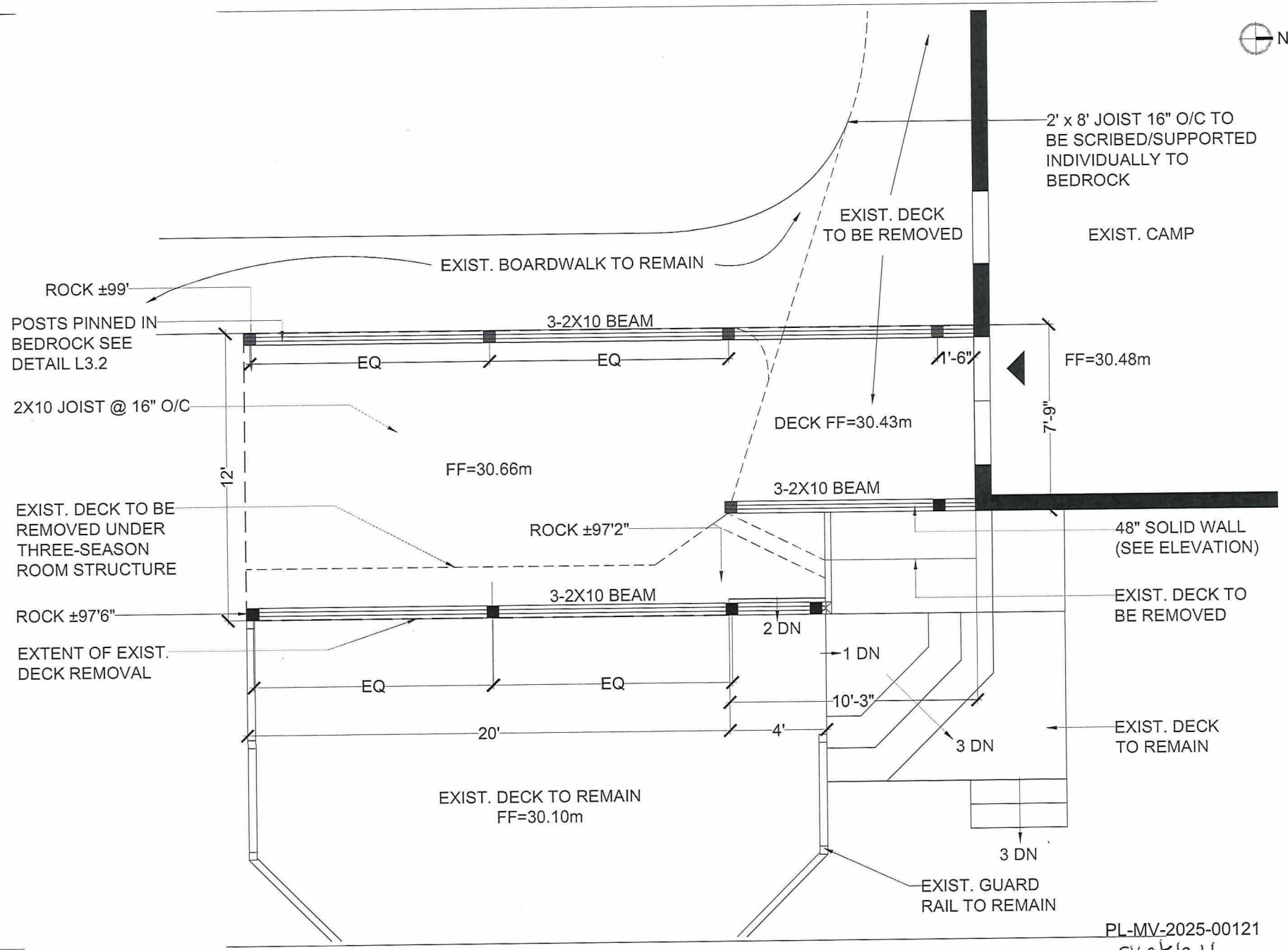
CHECKED BY: MARK E.

DATE: SEP, 17/25

SCALE: 1:20

SHEET NO:

L1A



PL-MV-2025-00121
Sketch 4



PROJECT:
THREE-SEASON ROOM

SITE ADDRESS:
50 CLARK RD

CLIENT:
SHARON ONEIL

| NO. | DATE | REVISION DESCRIPTION |
|-----|------|----------------------|
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STATUS: NOT APPROVED FOR CONSTRUCTION

TITLE:

GAZEBO LAYOUT



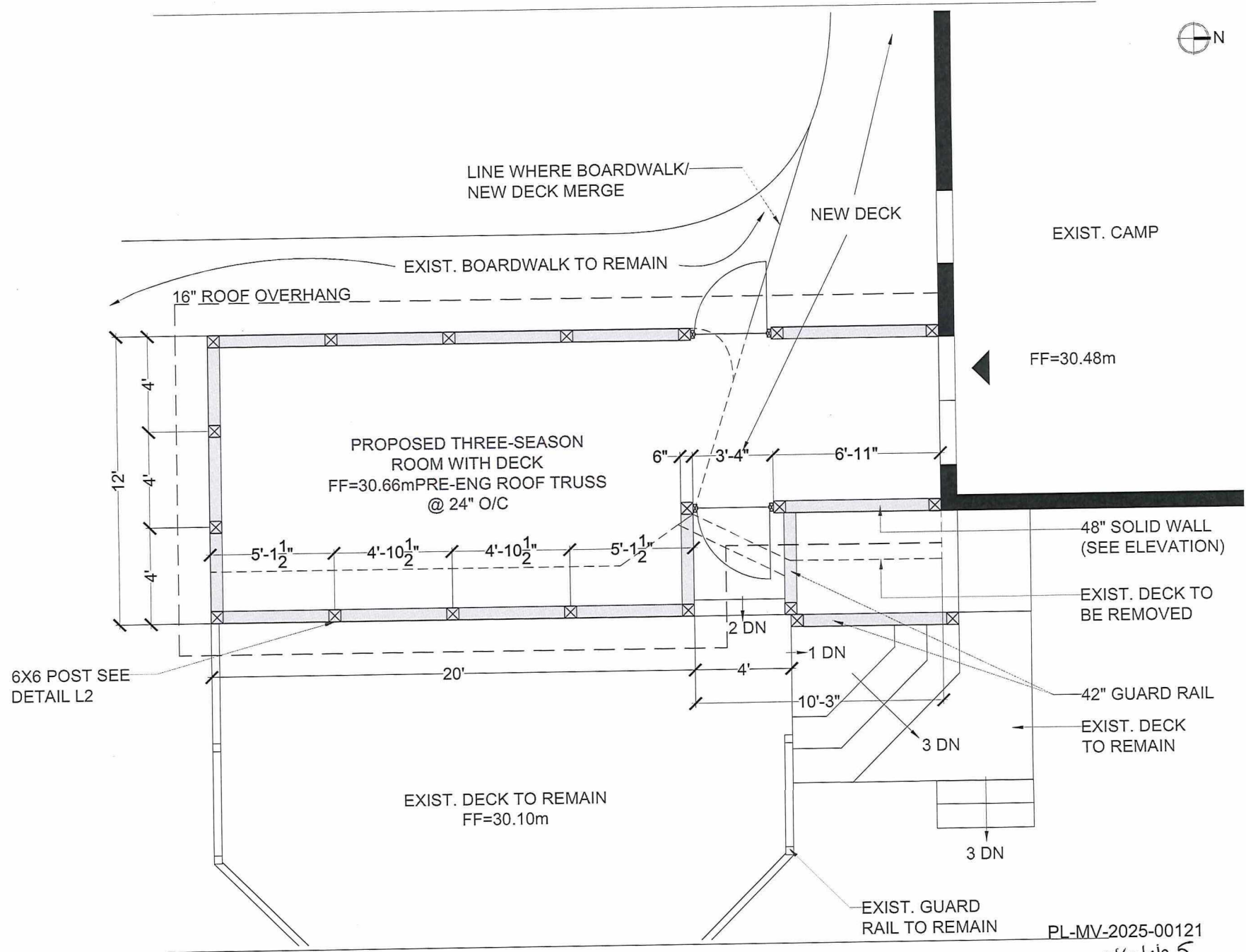
DRAWN BY: EL / AH

CHECKED BY: MARK E

DATE: SEP, 17/25

SCALE: 1:20

SHEET NO
L1B



PL-MV-2025-00121
sketch 5



PROJECT:
THREE-SEASON
ROOM

SITE ADDRESS:
50 CLARK RD

CLIENTS:
SHARON ONEIL

| NO. | DATE | REVISION DESCRIPTION |
|-----|------|----------------------|
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STATUS: NOT APPROVED
FOR CONSTRUCTION

TITLE:

ELEVATIONS



DESIGNED BY: MARK E.

DRAWN BY: EL / AH

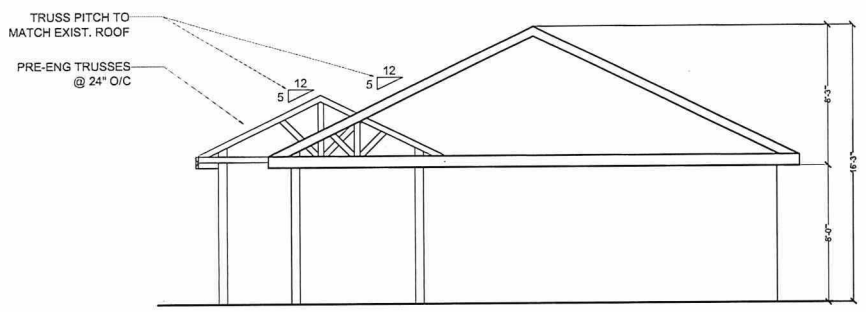
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DATE: SEP, 17/25

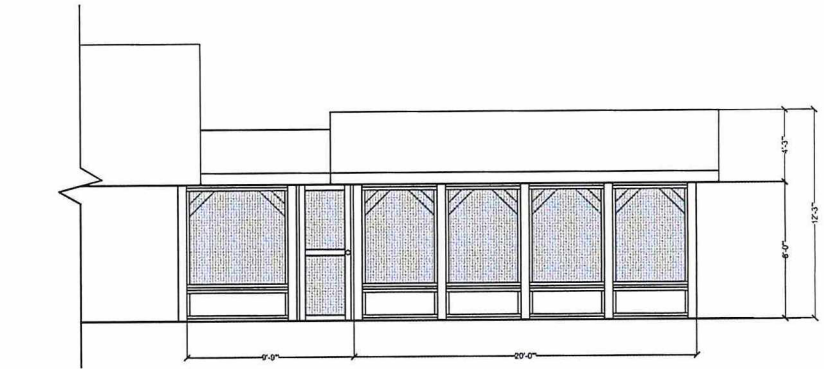
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SHEET NO.

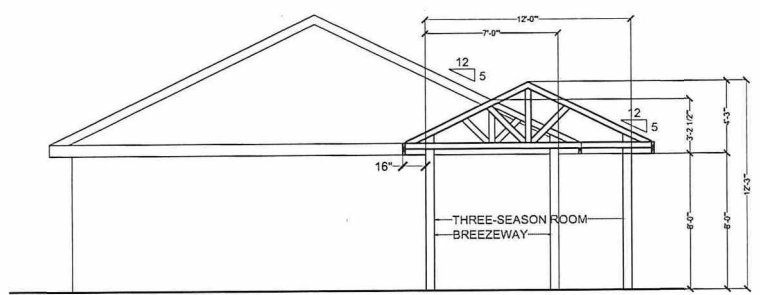
L2



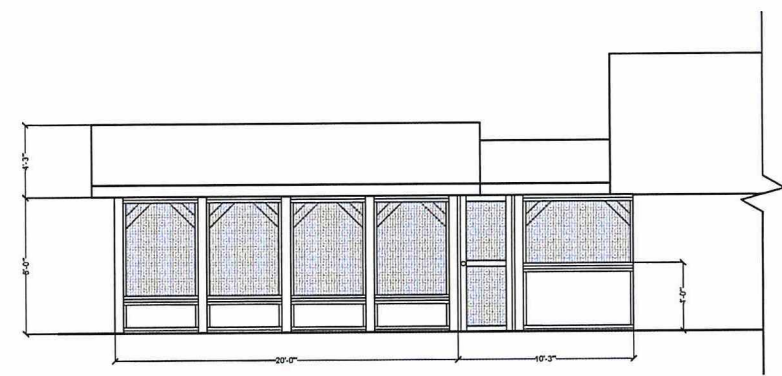
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

PL-MV-2025-00121
Sketch 6



PROJECT:
THREE-SEASON
ROOM

SITE ADDRESS:
50 CLARK RD

CLIENTS:
SHARON ONEIL

| NO. | DATE | REVISION DESCRIPTION |
|-----|------|----------------------|
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STAMP

STATUS: NOT APPROVED
FOR CONSTRUCTION

TITLE:

DETAILS

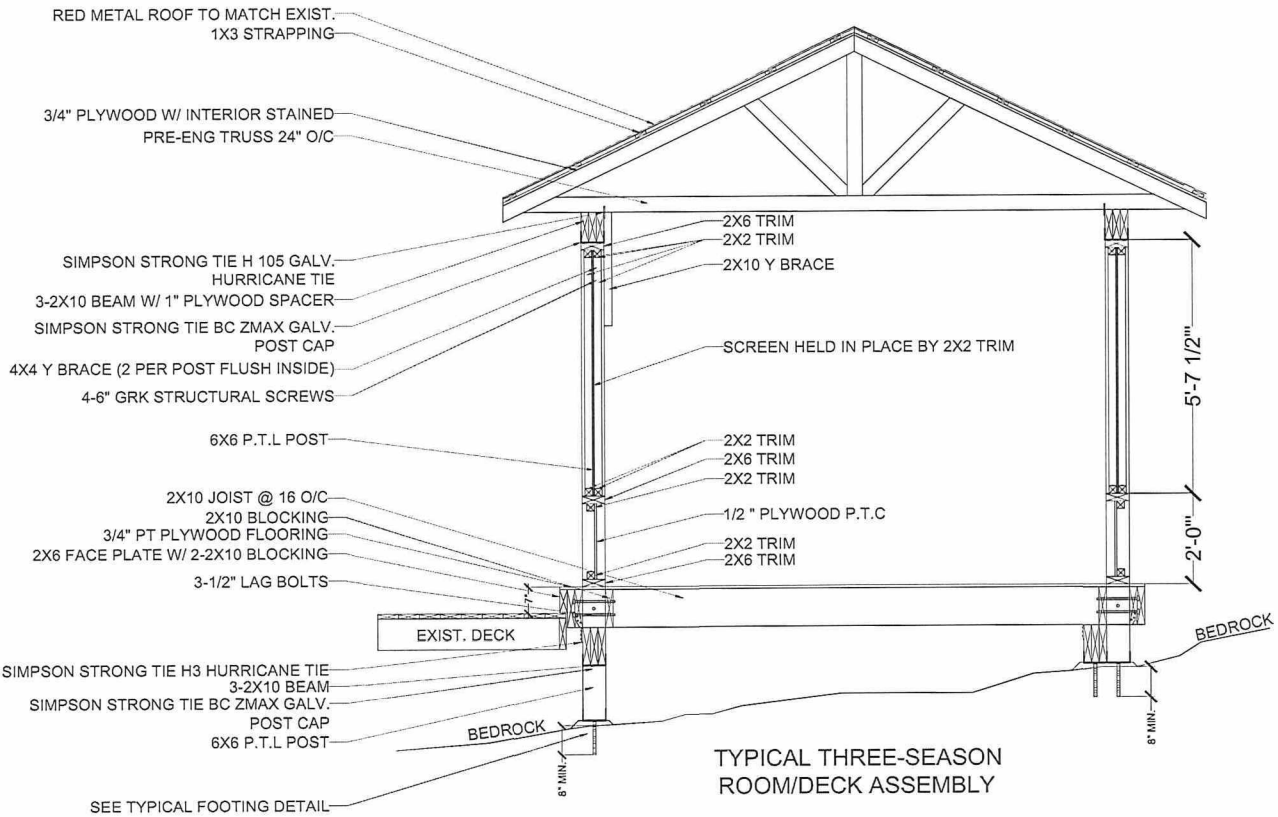


DESIGNED BY: MARK E.
DRAWN BY: EL / AH
CHECKED BY: MARK E.
DATE: SEP. 17/25
SCALE: 1:15

SHEET NO. **L3**



TYPICAL FOOTING DETAIL



PL-MV-2025-00121
Sketch 7



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

Record #: PL-MV-2025-00126

APPLICATION SUMMARY

File Date: 08/26/2025

Application Type: Minor Variance

Address(es): 2135 Long Lake Road, Sudbury P3E 5H2

Applicant(s): IPS CONSULTING INC. AND BLUEROCK 2135 LONG LAKE

Owner(s): DEMATTIA FUTURE ENDEAVORS LTD. AND ESTATE OF SYLVANA DEMATTIA

PLANNING APPLICATION

Are there multiple properties associated with the application?

Yes

Please describe the additional properties associated with this application

See attached Site Plan for full property details

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

Unknown

Are you the registered owner or an authorized agent?

Authorized Agent

What is the number of dwelling units on the property?

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?

3

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
Regional Corridor

Current Official Plan designation (additional)

Current Zoning By-law designation
H56C2(126)

Provide a detailed description of what is being proposed
Development of 3 multi-tenant commercial buildings intended for a mix of retail and restaurant uses, as well as an 8-pump gas station (with canopy) and associated convenience store.

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

Is there an eave encroachment?
No

Size of eaves

Lot Frontage of the property
71.3

Lot Depth of the property
149.23

Lot Area of the property
9204

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

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

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

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

Existing uses of neighbouring properties
See attached PJR

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 (m ²) | Proposed Gross Floor Area (m ²) | 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) |
|---------------------------------|------------------|--|---|----------------------------|--------------------|---------------------|---------------------|---------------------------------|--------------------------------|--------------------------------|--------------------------------------|
| Commercial CRU1a & CRU1b | No | 225.4 | 298 | 1 | 12.2 | 27.5 | 15 | 7.5 | 18.6 | 24.64 | 11.16 |
| Commercial CRU2a, CRU2b & CRU2c | No | 293 | 418.6 | 1 | 17.7 | 27.8 | 15 | 63.85 | 53.1 | 25.16 | 8.36 |
| Commercial CRU3a & CRU3b | No | 298.8 | 426.8 | 1 | 21 | 22 | 15 | 96.13 | 18.6 | 26.51 | 7.5 |

EXISTING BUILDING/STRUCTURE

| Building Description | To Be Demolished | Existing Ground Floor Area (m ²) | Existing Gross Floor Area (m ²) | 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) |
|----------------------|------------------|--|---|----------------------------|--------------------|---------------------|---------------------|---------------------------------|--------------------------------|--------------------------------|--------------------------------------|
| Vacant | No | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

ZONING BY-LAW RELIEF

| Variance To | By-law Requirement | Proposed (m) | Difference (m) |
|--|---|--------------|----------------|
| 4.2.1. e) i) Drive-through service facilities accessory to restaurants, retail stores and automated car washes | 2 | 3 | 1 |
| 4.2.9. b) i) An accessory building or structure containing a refuse storage area shall be located in an interior yard only | Interior side yard, proposing in exterior side yard | 0 | 0 |

4.2.9. b) ii) An accessory building or structure containing a refuse storage area shall be located no closer to any lot line than required for an accessory building or structure by this By-law

7.5

3

4.5



INNOVATIVE PLANNING SOLUTIONS

planners • project managers • land development

August 26, 2025

City of Greater Sudbury
200 Brady St.,
Sudbury, ON P3A 5P3

Attention: Planning and Development Department
Wendy Kaufman, Senior Planner

Re: Minor Variance Application
2135 Long Lake Road, Sudbury

1.0 INTRODUCTION

Innovative Planning Solutions (IPS) has been retained by Bluerock 2135 Longlake Inc. (the owner) to prepare a Planning Justification Report (Report) relative to a Minor Variance application on lands municipally known as 2135 Long Lake Road (Subject Lands), in the City of Greater Sudbury (**Figure 1**).

The purpose of this Minor Variance application is to facilitate the development of three multi-tenant commercial buildings intended for a mix of retail and restaurant uses, as well as an 8-pump gas station (with canopy) and an associated convenience store. A related Site Plan Application is underway for the proposed development, and the revised set of SPA materials are currently with the City for review. To facilitate the proposal, a Minor Variance application is required to permit three drive-through queuing lanes on one lot where a maximum of two are permitted and to permit refuse storage located in an exterior yard where an interior side yard is required with a reduced exterior side yard setback to 3 meters where 7.5 meters is required.

The following Report will review the applicable policies found within the documents noted below to justify the application based on good planning principles:

- The City of Greater Sudbury Official Plan, 2025
- The City of Greater Sudbury Zoning By-law, 2010-100Z



LEGEND



Subject Lands

Figure 1
Subject Lands

Source: Greater City of Sudbury Interactive Map

Drawn By: AB

File: 22-1203



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2.0 SITE DESCRIPTION AND SURROUNDING LAND USES

The Subject Lands encompass approximately 9,204 m² and occupy a corner lot at the intersection of Long Lake Road, with a frontage of 148.3 meters, and St. Charles Lake Road, with a frontage of 64.8 meters, with an additional 71 meters of frontage along Brenda Drive.

The Subject Lands are currently designated as 'Regional Commercial' as per 'Schedule 1a – Land Use Overview' of the City's Official Plan (**Figure 3**). Previously designated as 'Mixed Use Commercial,' the designation was changed through an Official Plan Amendment that came into effect on August 13, 2024.

The Subject Lands are situated within the 'South End' policy area, as identified in Schedule 2a on Site and Area Specific Policies (**Figure 4**) of the Official Plan. Additionally, Long Lake Road is identified on Schedule 7 as a 'Secondary Arterial Road'.

A Zoning By-law Amendment was approved in 2022 to rezone the Subject Lands from 'Low Density Residential One Type 4 (R1-5)' zone to 'General Commercial with Special Provisions Holding 56 (H56-C2(126))' zone. The intent of the previous Zoning By-law Amendment was to permit the proposed commercial development. The current zoning, as shown in the City's Zoning By-law 2010-100z, reflects this change (**Figure 5**).

The surrounding area is comprised of the following and shown in **Figure 2**:

- North:** Directly north of the Subject Lands is a restaurant zoned 'C3'. Further north are multiple commercial and business uses ranging from retail, dealerships, and medical offices.
- East:** East of the Subject Lands is Long Lake Road and across from that is the 'Regional Centre' designation, predominately comprised of commercial land uses such as retail stores, offices, and the Southridge Shopping Centre.
- South:** Directly south of the Subject Lands is St. Charles Lake Road. On the other side of the road is a multi-tenant building for commercial/business uses, and further south are medium density residential lands.
- West:** To the west of the site is a portion of Brenda Drive and low-density residential dwellings.



LEGEND



Subject Lands

**Figure 2
Surrounding Uses**

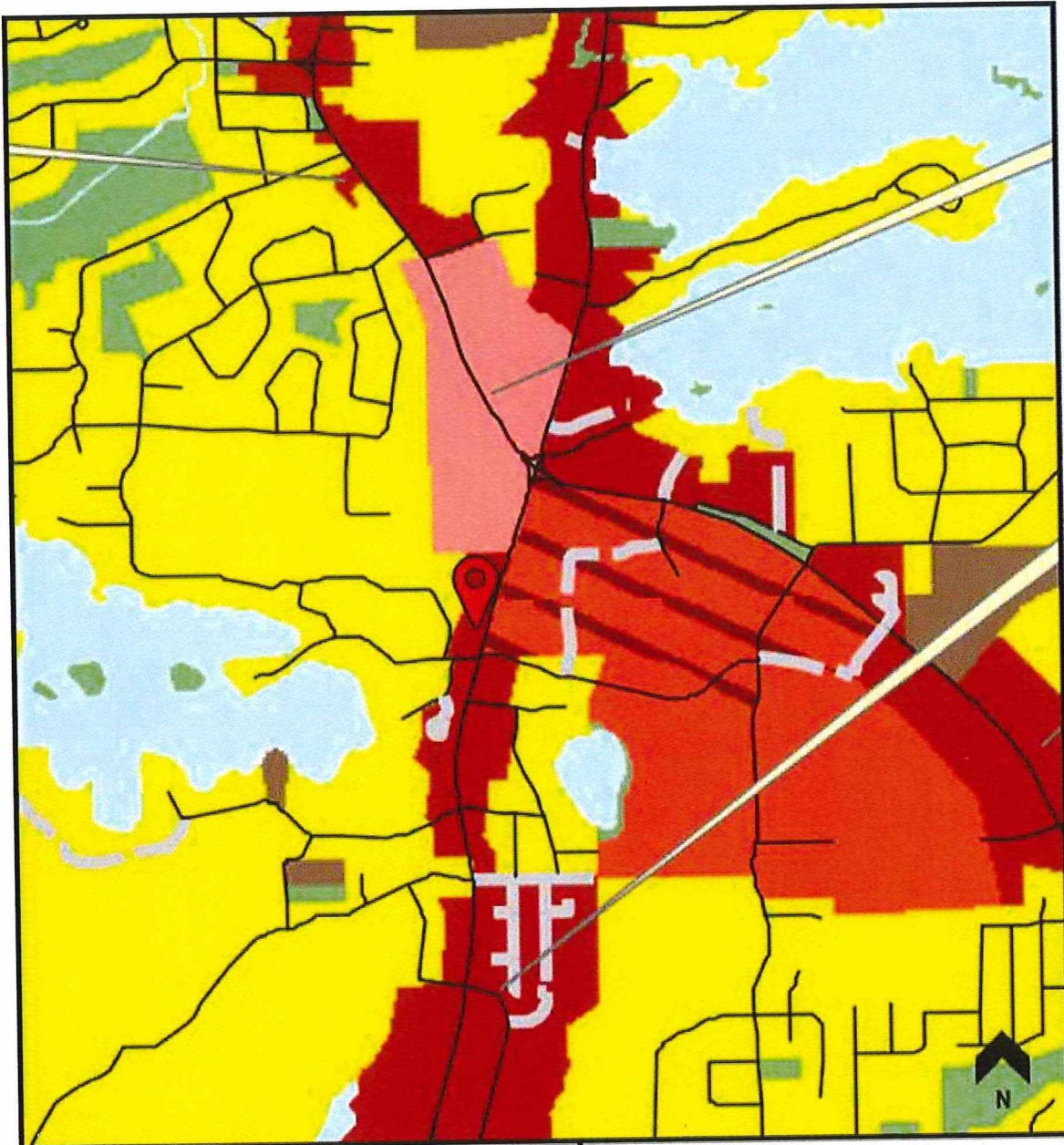
Source: Greater City of Sudbury Interactive Map

Drawn By: AB

File: 22-1203



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LEGEND

-  Subject Lands
-  Regional Commercial
-  Mixed Use Commercial
-  Living Area I
-  Secondary Community Node

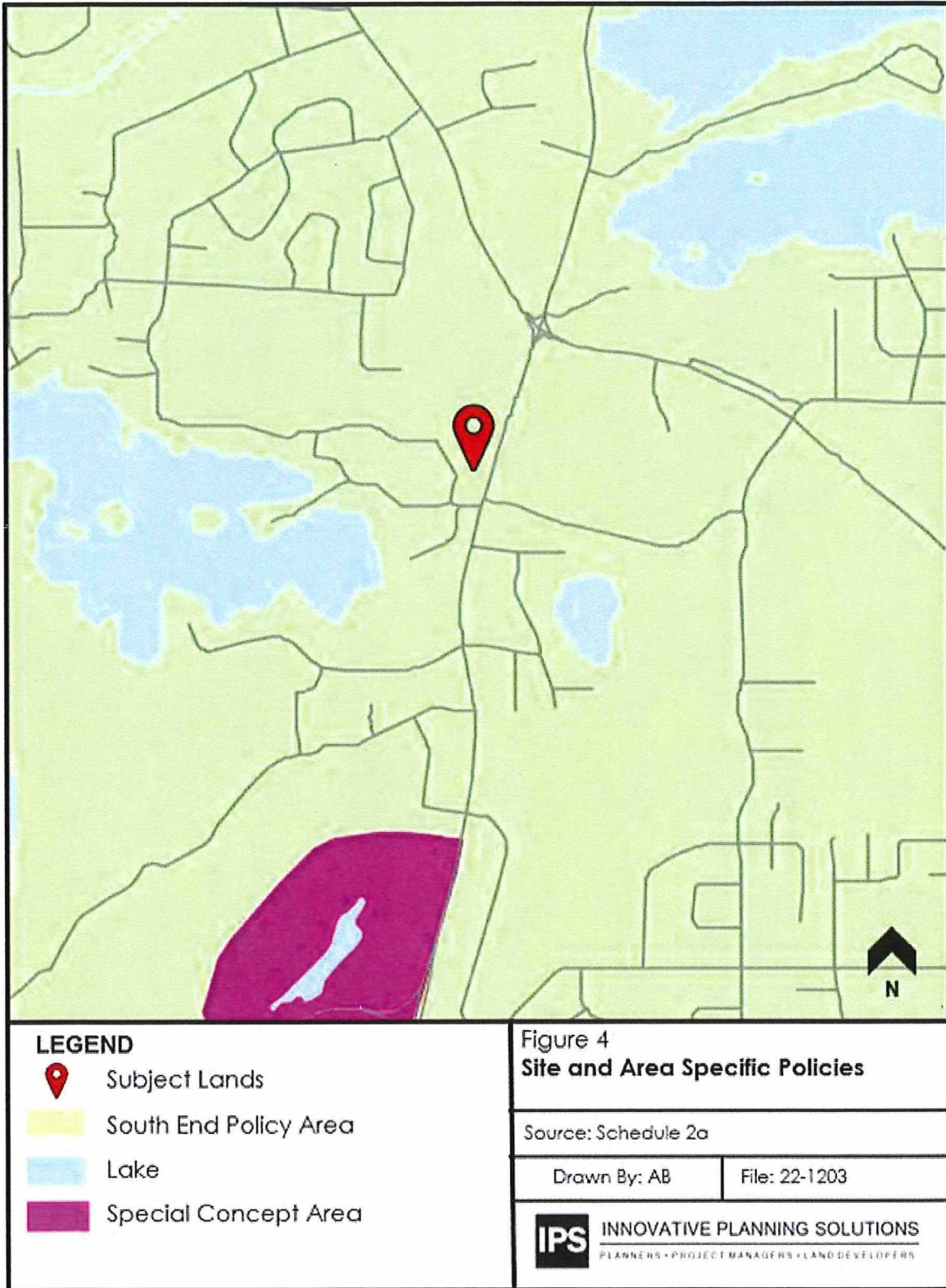
Figure 3
Official Plan Designation

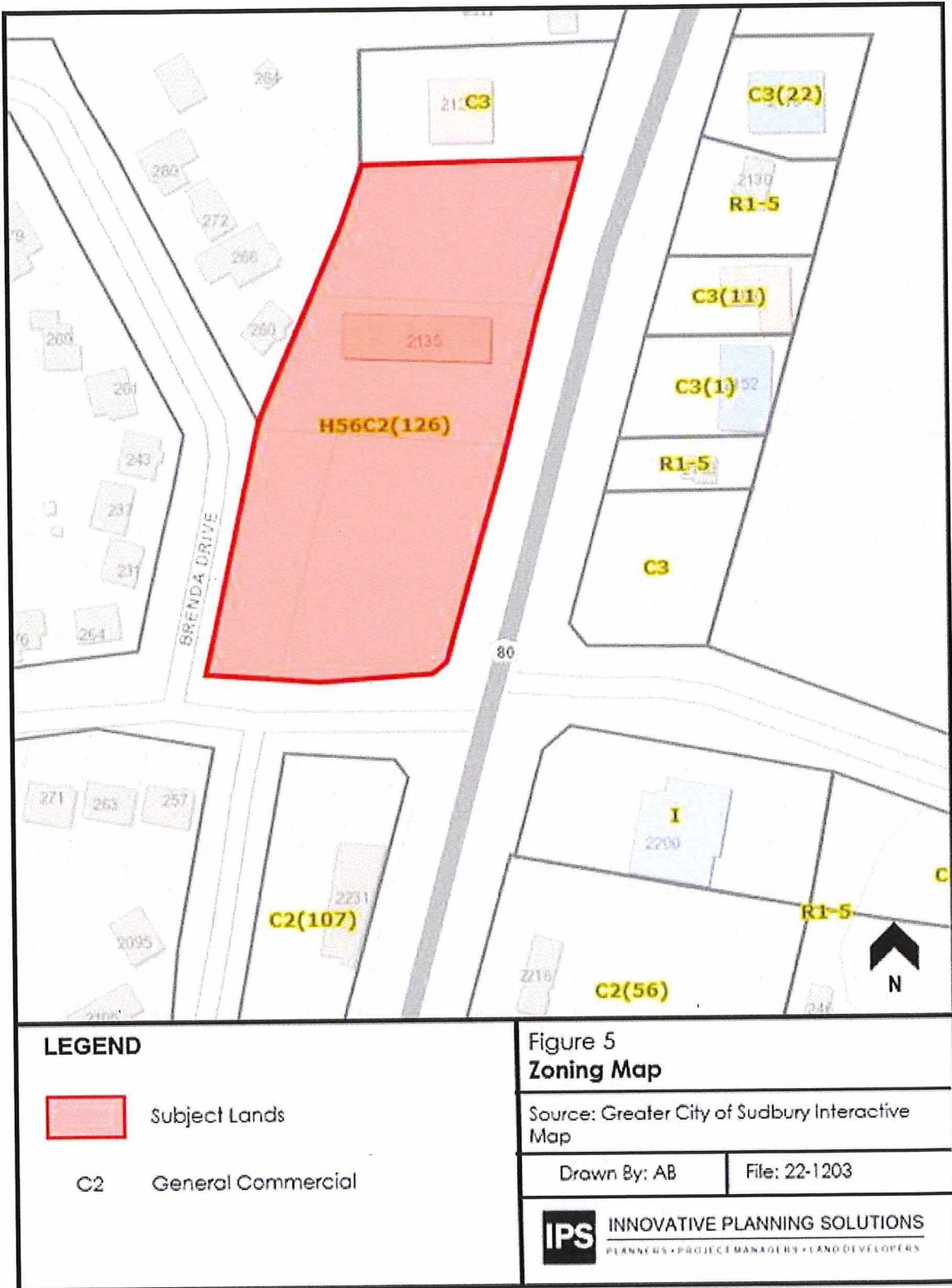
Source: Schedule 1a – Land Use Overview

Drawn By: AB

File: 22-1203

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3.0 DESCRIPTION OF DEVELOPMENT

The proposed development encompasses three multi-tenant commercial buildings intended for a mix of retail and restaurant uses, as well as an 8-pump gas station (with canopy) and an associated convenience store. As previously mentioned, a Zoning By-law Amendment application was previously approved to permit the proposed commercial uses. Additionally, an associated Site Plan Application is currently under review with City staff.

To facilitate the proposed development, a Minor Variance is required to permit three drive through queuing lanes on one lot, where the Zoning By-law permits a maximum of two queuing lanes per lot. It is important to note that at the time the proposal was reviewed by staff as part of the previously approved Zoning By-law application, a third queuing lane was already included in the design, however it was provided for a car wash accessory to the gas bar. In accordance with the Zoning By-law provision, drive-through facilities accessory to gas bars are not to be included in the calculation of the maximum number of drive-throughs permitted on a lot. As the project advanced through the Site Plan Control process, the car wash building was eliminated in favour of an additional commercial building. As such, the third drive-through queuing lane previously included in the approved ZBA design is now associated with a restaurant use instead of a car wash use and must now be counted towards the maximum number drive through lanes on one lot.

Additionally, a Minor Variance is required to permit refuse storage bins (In-Ground Earth Bins) located in the exterior yard where the Zoning By-law currently permits an interior side yard, with a reduced 3m setback from the exterior yard to the refuse storage bin, where the Zoning By-law requires 7.5m.

A Copy of the Site Plan illustrating the current proposal is included in **Appendix 1** and illustrated in **Figure 6**.

A total of 63 parking spaces are provided, which satisfies the City's minimum parking requirement. Vehicular access will be provided off both Long Lake Road and St. Charles Lake Road. The proposal includes sufficient landscaped open space and concrete walkways to support pedestrian connectivity throughout the site, including direct links between parking areas and building entrances. In addition, vegetative buffers are proposed along the interior side yard with the adjacent residential neighbourhood to support a sensitive transition in land use.

The following Table outlines development details as they relate to zoning parameters and conformance:

| Table 1: Zoning Compliance Review | | | |
|--|--|----------------------|---------------------------------|
| Section 4.2 Accessory Buildings, Structures and Uses | | | |
| Policy No. | Provision | Permitted | Proposed |
| 4.2.1. e) i) | Drive-through service facilities accessory to restaurants, retail stores and automated car washes | 2 | 3 |
| 4.2.9. b) i) | An accessory building or structure containing a refuse storage area shall be located in an interior yard only | Interior Side Yard | Exterior Side Yard |
| 4.2.9. b) ii) | An accessory building or structure containing a refuse storage area shall be located no closer to any lot line than required for an accessory building or structure by this By-law | 7.5m | 3m |
| Section 5: Parking and Loading Provisions | | | |
| Policy No. | Provision | Permitted | Proposed |
| Table 5.2 | Number of Accessible Parking Spaces | 2 Spaces | 3 Spaces |
| Table 5.4 & Section 5.3.1/ 5.3.2 | Retail Parking Spaces & Restaurant, Take Out, Parking Spaces | 37 Spaces (Total) | 63 Spaces (Total) |
| Section 5.7.8 | Setback of Queueing Lane from Residential Zone | 10 m | 10 m |
| Table 5.8 | Loading Spaces | 1 Space | 4 Spaces |
| C2 (126)(i) | Queueing Space Requirements – Restaurant Drive-Through Service Facility | 10 Spaces | 10 Spaces |
| C2 (126)(ii) | Queueing Space Requirements – Gas Bar | 2 | 2 |
| Table 5.9 | Queueing Space Requirements – Restaurant (CRU1a) | 11 Spaces | 11 Spaces |
| Table 5.9 | Queueing Space Requirements – Restaurant (CRU3b) | 11 Spaces | 11 Spaces |
| Table 5.10 | Bicycle Parking Requirements | 5 Spaces | 10 Spaces |
| Section 7: Commercial Zones – General Commercial (C2) | | | |
| Policy No. | Provision | Permitted | Proposed |
| C2 | | | |
| Table 7.3 | Min. Lot Area | 1,350 m ² | 9,204 m ² |
| Table 7.3 | Min. Lot Frontage | 30 m | 64.8 m St. Charles Lake Road |
| Table 7.3 | Min. Required Front Yard | 6 m | 8.3 m |

| | | | |
|------------------------|---------------------------------|-------|--------|
| Table 7.3 (14(iii)) | Min Required Interior Side Yard | 3 m | 25.2 m |
| Table 7.3 (1(i)) | Min. Required Corner Side Yard | 7.5 m | 7.5 m |
| Table 7.3 | Max. Lot Coverage | 50% | 12.9% |
| Table 7.3 | Max. Height | 15 m | <15 m |
| Table 7.3 | Min. Landscaped Open Space | 5% | 28.3% |

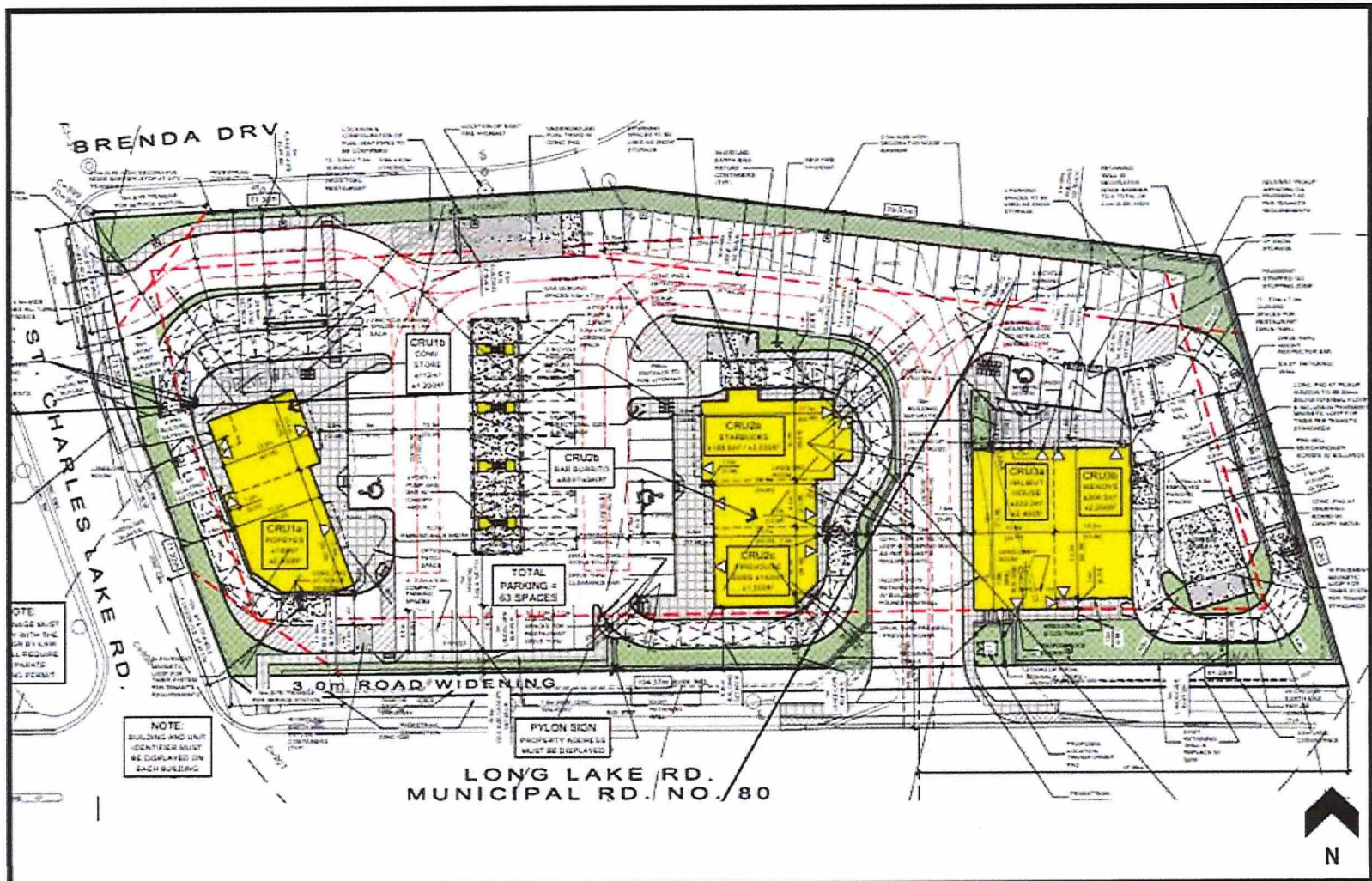


Figure 6: Site Plan

File: 22-1203

Drawn By: AB

Source:



BLUEROCK
DEVELOPMENTS



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4.0 REQUIRED MINOR VARIANCE

In accordance with Section 45(1) of the *Planning Act*, the subject application has been reviewed against the four tests with an analysis provided below, specifically as it relates to the following Variances:

1. To permit three drive through queuing lanes on one lot where a maximum of two are permitted.
2. To permit refuse storage located in an exterior yard where an interior side yard is required.
3. To permit a reduced exterior side yard setback to the refuse storage bins of 3 meters where 7.5 meters is required.

The following section provides an analysis of the Minor Variance, in relation to the 'Four Tests' of Section 45(1) of the *Planning Act*.

4.1 OFFICIAL PLAN, GENERAL INTENT AND PURPOSE

The Subject Lands are designated 'Regional Corridor' within the 'South End' policy area as per the City's Official Plan. The 'Regional Commercial' designation supports additional opportunities for intensification and promotes a broad range of commercial retail and service uses. The proposed development aligns with this intent by contributing to commercial intensification.

The Official Plan has been reviewed in the context of the Proposed Development and applicable policies are outlined below.

Section 2 of the Official Plan outlines the City's goals and objectives for managing and locating growth and development. The Official Plan identifies three key Settlements within the City of Greater Sudbury, in which the subject lands are located within the Sudbury Community Settlement Area. The Sudbury Community is known as the regional service centre for both the City and Northeastern Ontario due to its concentration of employment and high-order service activity. The Official Plan identifies Settlement Areas as the focus for growth and encourages land uses that make the most efficient use of land, resources and infrastructure.

The proposed development is located within the Sudbury Community and recognizes as a location where commercial development is expected and permitted. Long Lake Road, a Secondary Arterial Road, provides a direct connection to the City's Regional Centres and serves as an appropriate location for the proposed commercial uses. The proposed development supports the existing and planned commercial character along Long Lake Road by incorporating appropriate building height, lot coverage, and landscaped areas

that contribute to a cohesive streetscape. The redevelopment will enhance and intensify the range of commercial amenities available in the area, consistent with the City's objectives for intensification within the Regional Corridors.

Section 4.2.4 states the following policies related to lands within Regional Corridors:

Regional Corridors shall be located on primary transit corridors and shall be planned to promote a local identity and a sense of place unique to that node and its surrounding community.

Permitted uses in Regional Corridors may include medium and high density residential, retail, service, institutional, recreational, entertainment, parks, open spaces, office and community-oriented uses at transit supportive densities in compact, cycling and pedestrian-friendly built forms.

Comment: The Subject Lands are located along Long Lake Road, a designated Secondary Arterial Road that functions as a key connector within the City's transportation network. The proposed development represents a retail and service commercial use which is well situated in proximity to established residential neighbourhoods, ensuring convenient access for residents and visitors. The requested Variance to permit three drive-through queue lanes on one lot maintains alignment with these policies as they help achieve commercial intensification in a location characterised by compatible uses along Long Lake Road. Additionally, the requested Variance to permit a refuse storage area in the exterior side yard with a reduced setback would not conflict with the Official Plan's intent to maintain an attractive appearance of Regional Corridors as the refuse storage is proposed as an In-Ground Earth Bin system, which are designed to store garbage below the surface to maintain a clean and aesthetic appearance.

Section 14 of the Official Plan outlines the City's urban design policies, emphasising high-quality, context-sensitive development that contributes positively to neighbourhood character. Section 14.3 specifically outlines policies related to community and neighbourhood design, including:

Buildings, structures and other design elements that complement the surrounding built form and character are encouraged.

Streets are significant public realm elements that provide connectivity, serve pedestrians, cyclists, public transit and vehicles

Area streetscapes are to be improved over time to provide safe, attractive, interesting and comfortable spaces through appropriate upgrades, such as

landscaping, lighting, sidewalks, paving, street furniture and public art. These treatments should complement adjacent built form and open spaces, adding to a neighbourhood's character.

Wherever possible, natural features and functions should be integrated into the urban landscape in order to preserve and promote the City's natural beauty and ecology.

Landscape buffers between non-residential development and adjacent residential areas will be provided.

Comment: The proposed development is compatible with the existing and planned character of the area and aims to enhance the built form through thoughtful design and redevelopment. The updated Conceptual Site Plan reflects only minor changes from the previously approved Zoning By-law Amendment and continues to provide a well-designed layout which accommodates vehicle circulation, pedestrian walkways, and designated bicycle parking. A landscaped buffer along the adjacent residential use is being maintained, helping avoid visual and functional impacts. Additionally, the proposed site plan has been carefully designed to avoid any development within the interior side yard setback, therefore preserving the required spatial separation and ensuring compatibility with the adjacent residential uses. Locating the refuse storage within the exterior side yard, rather than the interior side yard as required by the Zoning By-law, provides enhanced separation from the abutting residential dwellings situated along the interior lot line. Additionally, the proposed in-ground earth bins systems store waste below grade, with the bin structures only approximately 1.5m high above ground. As such, the proposed refuse system provides a more compact and visually unobstructive alternative to conventional garbage enclosures and therefore would not negatively impact the view from the street.

Section 20.4 of the Official Plan outlines special policies applicable to lands within the South End designation of the community of Sudbury, as identified on Schedule 2a. These policies are intended to guide development in a manner that supports the long-term growth and functionality of the South End.

Section 20.4.1 seeks to:

facilitate the orderly development of the South End;

facilitate the designation of commercial and industrial development to expand the range of services and employment available in the South End.

Comment: The proposed development supports the objectives of the South End designation by contributing to the revitalization and efficient use of underutilized lands through the introduction of a broader range of commercial uses, including retail, restaurant, and service-oriented amenities. This commercial intensification benefits residents and the travelling public, helping to enhance the availability of goods and services within the South End.

Overall, the intent of the Minor Variances are to facilitate development that is compatible with the existing neighborhood character while achieving logical commercial growth to complement the surrounding retail and tourism locations in the area such as the Southridge Mall. Therefore, the Variances would facilitate a built form which conforms to and does not conflict with applicable Official Plan policies and objectives.

4.2 ZONING BY-LAW, GENERAL INTENT AND PURPOSE

The purpose of the City's Zoning By-law is to regulate development in a manner that ensures the orderly use of land, prevents overdevelopment, and promotes compatibility with surrounding areas. The Subject Lands are zoned '*General Commercial with Special Provisions Holding 56 (H56-C2(126))*' in accordance with the City's Zoning By-law. **Table 1** above outlines the applicable C2 zone standards in relation to the proposed commercial development.

The C2 zone permits a broad range of commercial uses, including convenience stores, restaurants, and retail stores. The Zoning By-law sets out minimum and maximum standards to ensure proposed development is appropriate for the site and can function effectively. The proposed development has a lot area of 9,204.2 square metres and provides a lot coverage of 12.9%, well below the maximum 50% which is permitted in the C2 zone. The site has been designed to provide adequate space for vehicular circulation, pedestrian walkways, site servicing and utilities, refuse storage, and parking, supporting an accessible and functional commercial development. The Subject Lands are therefore suitable for the proposed built form, which is consistent with the site's designation and zoning for commercial uses.

Drive-through service facilities are regulated in the City's Zoning By-law to manage potential impacts such as traffic congestion, site safety, and compatibility with surrounding uses. The original Zoning By-law Amendment, which was previously approved in 2023, included a car wash use including a queuing lane. The current proposal replaces the car wash with a restaurant featuring a drive-through. The overall site layout continues to provide three queuing lanes in addition to the gas bar, consistent with the original concept, with the third queuing land now assigned to the restaurant instead of the car

wash. As shown on the Site Plan, this minor modification does not affect the overall functionality of the site. The design continues to accommodate adequate vehicle circulation, truck turning movements, parking and loading spaces, as well as pedestrian connections to ensure a functional commercial site. Therefore, a Variance to permit three drive-through queue lanes would not detract from the Zoning By-laws intent to maintain functional traffic flow and pedestrian movement.

The Zoning By-law sets out location and setback requirements for refuse storage areas to ensure developments remain compatible with adjacent land uses and do not negatively disrupt the transportation network or the ability to maintain an attractive streetscape.

A variance is requested from Section 4.2.9.b)(i) of the Zoning By-law to permit the placement of a refuse storage bin within the exterior side yard, where the By-law only permits such storage within the interior side yard. Due to the unique lot configuration, the Subject Lands have one interior side yard abutting a single detached dwelling use. The proposed refuse bin location is considered appropriate as it increases separation from the abutting residential neighbourhood, which mitigates negative impacts between the commercial and residential uses. In addition, the in-ground refuse storage bin system is a more visually attractive and compact option for waste management, rather than the larger above ground refuse area which typically requires a screened enclosure. The proposed In-Ground Earth Bin location remains outside of the required 15x15m sight triangle to ensure no conflicts with the adjacent intersection or road operations. Overall, the proposed variance aligns with the intent of the Zoning By-law by maintaining compatibility with the surrounding land uses, supporting a high quality streetscape and urban design through the use of the Earth Bin, without interfering with the required site triangle.

Additionally, a variance is requested from Section 4.2.9.b)(ii) of the Zoning By-law to permit a reduced exterior yard setback of 3m (after the ROW) for the refuse storage area, where the By-law requires a minimum setback of 7.5m. It is important to note that the principal buildings on the site will continue to meet the 7.5m setback requirement, maintaining the established building setback and the intended streetscape character. The reduced setback for the refuse storage area would not compromise the proposed landscaping or pedestrian access points along the Long Lake Road frontage. Additionally, the reduced setback to the In-Ground Earth Bins would not impact the ability to provide the required 15x15m sight triangle at the intersection of Long Lake Road and St. Charles Lake Road. Given the compact design of the proposed refuse bins, a 3m setback would not compromise the development of a high-quality commercial design along Long Lake Road.

The requested Minor Variances maintain the general intent and purpose of the City's Zoning By-law by ensuring and regulating a functional, accessible, and appropriately scaled commercial development on lands zoned for this purpose.

4.3 THE VARIANCE IS MINOR

Factors to consider when evaluating the impact of the proposal relate to the impact on neighbourhood character, consistency with existing and planned development patterns, and consistency with planning policy. The surrounding land uses are comprised of a mix of commercial and residential uses, with a variety of frontages, building setbacks, and lot sizes. As previously mentioned, the requested Variances maintain alignment with the intent of both the Official Plan and Zoning By-law, which designate and zone the Subject Lands for commercial uses.

The requested variance for a reduced setback from a refuse storage area located in the exterior side yard is considered minor in nature as they seek to facilitate a larger separation from commercial waste disposal and residential uses without compromising the sight lines of the abutting intersection. The proposed In Ground Earth Bin system is designed to promote a clean, attractive and compact refuse storage system with the majority of the bin located underground, in comparison to the more traditional refuse storage areas which store waste in larger above ground bins. Given the compact design of the proposed bins, no negative impact to the appearance of the commercial streetscape is anticipated.

In addition, a variance to permit three drive-through queuing lanes on one lot is considered minor in nature as it would not impact the functionality of the site such as meeting required parking spaces, loading spaces, and internal vehicle movement. It is worth noting that the concept of a third queuing lane was previously proposed for a former car wash use now being replaced with a restaurant and drive-through. The current proposal presents minimal changes in terms of layout and queuing function, and no adverse traffic impacts are anticipated. As shown on the Site Plan, the overall design maintains safe traffic circulation and provides an appropriate number of parking spaces. The proposed commercial uses are expected to support economic activity along the Regional Corridor.

The proposal also includes extensive landscaped space and landscaped buffers which satisfy the Zoning By-law requirements, contributing to a visually appealing development along a Regional Corridor (Long Lake Road). The lot coverage remains well below the allowable limit, ensuring that the site remains functional and suitable for the proposed uses.

The requested Minor Variances have been carefully considered in the context of both existing site constraints and broader planning objectives. They are not anticipated to result in any negative impacts on surrounding properties or neighbourhood character. Rather, the Variances facilitate a well-designed commercial development that supports redevelopment, intensification, provision of retail and service amenities, while maintaining compatibility with surrounding commercial corridor uses. Therefore, the Variances are considered minor in nature.

4.4 VARIANCE IS DESIRABLE FOR DEVELOPMENT OF THE AREA

As previously mentioned, the Subject Lands are designated and zoned to accommodate commercial developments, as proposed. Additionally, the development is compatible with the commercial character of Long Lake Road and represents an opportunity to accommodate new commercial uses which serve the travelling public and supports the Regional Centre designation across Long Lake Road.

The requested Variances would facilitate the development of permitted retail, restaurant, and service station which helps achieve the City's stated goal of focusing commercial intensification along an identified Regional Corridor.

Approving the Variance to permit the refuse storage bin in the exterior side yard with a reduced setback is desirable for the development of the area as it mitigates potential conflict between the commercial refuse storage location and the residential dwelling which abuts the interior side yard. Additionally, approving this Variance would not have a negative impact on the ability to achieve a high-quality urban design along the Regional Corridor (Long Lake Road) given the attractive clean and compact design of the proposed In-Ground Earth Bin system proposed.

Approving the Variance to permit an additional drive-through queueing lane on the lot remains desirable for the commercial intensification and increased economic activity that the proposed development seeks to achieve. Additionally, given the large lot size and that the proposal meets other zoning standards such as lot coverage, parking, and building setbacks, the site is considered suitable for the proposal and can effectively accommodate the number of drive-through queueing lanes provided. Therefore, the requested Variances represent an opportunity to facilitate a desirable commercial development that serves those travelling along an identified Regional Corridor.

The proposed variances would not only maintain the intent of the Official Plan goals and objectives for the Subject Lands but also facilitate a development which complements the commercial character of Long Lake Road. For these reasons, the variances should be considered desirable development of the area.

5.0 CONCLUSION

In conclusion, the requested Minor Variances seek to permit a reduced setback for the placement of refuse bins located in the exterior side yard and allow for three drive-through queuing lanes on one lot. The requested Variances are considered minor in nature, represent appropriate and desirable forms of development for the site and surrounding area, and maintain the general intent and purpose of both the Greater City of Sudbury Official Plan and Zoning By-law 2010-100Z.

The proposed development configuration is compatible with the surrounding commercial uses and supports the planned function of the area as Regional Commercial. The design aligns with the established commercial character along Long Lake Road, and is sensitive to adjacent residential land uses through thoughtful site layout, including landscape buffering and appropriate separation of uses. The minor nature of the Variances ensures that there are no anticipated negative impacts on neighbouring properties, existing infrastructure, or the community. The development has been demonstrated to function effectively with respect to access, circulation, parking, servicing, and pedestrian connectivity.

Aside from the requested variances, the proposal conforms to all other applicable provisions of the current zone. Overall, the proposal represents an efficient and desirable use of land that supports the City's goals for commercial intensification, employment growth, and urban design.

It is our professional planning opinion that the requested Minor Variances demonstrate consistency with, and conform to, applicable planning policies and principles.

Respectfully submitted,

Innovative Planning Solutions



Lauren Jeffrey, BAH, M.Sc.
Senior Planner



Ashley Blow,
Planner



Cameron Sellers, B.B.A
Partner

APPENDIX 1:
SITE PLAN

| | |
|------------|----------------------------------|
| 2025/08/13 | REVISIONS FOR MINOR VARIANCE |
| 2025/08/13 | REVISIONS FOR SITE PLAN APPROVAL |
| 2025/05/21 | SITE PLAN APPROVAL |
| 2025/03/31 | TENANT REVIEW |
| 2025/03/11 | TENANT REVIEW |
| 2025/01/28 | REVISIONS |
| 2023/07/18 | REVISIONS |
| 2023/04/25 | NEW SITE DESIGN |

DATE: 08/13/25
DRAWN BY: [signature]

general notes:

- THIS PLAN IS AN INDICATIVE OF SERVICES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ZONING BY-LAW AND ALL APPLICABLE REGULATIONS AND BY-LAWS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ZONING BY-LAW AND ALL APPLICABLE REGULATIONS AND BY-LAWS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ZONING BY-LAW AND ALL APPLICABLE REGULATIONS AND BY-LAWS.

start:

| | |
|----------------|-------------------------------|
| CRU1a | = 188.0m ² |
| CRU1b | = 112.0m ² |
| CRU2a | = 188.0m ² |
| CRU2b | = 88.0m ² |
| CRU2c | = 142.0m ² |
| CRU2d | = 222.0m ² |
| CRU2e | = 204.0m ² |
| 3 x 1.1m ROOMS | = 47.0m ² |
| TOTAL | = 1,183.9m² |



1670 mercer street
SUITE 200
SCARBOROUGH, ONTARIO M1V 2Z7

project:
PROPOSED COMMERCIAL DEVELOPMENT
2135 LONG LAKE ROAD
SUDBURY, ONTARIO

client:
BLUEROCK
2135 LONGLAKE INC.

title:
SITE PLAN

scale:
AS SHOWN

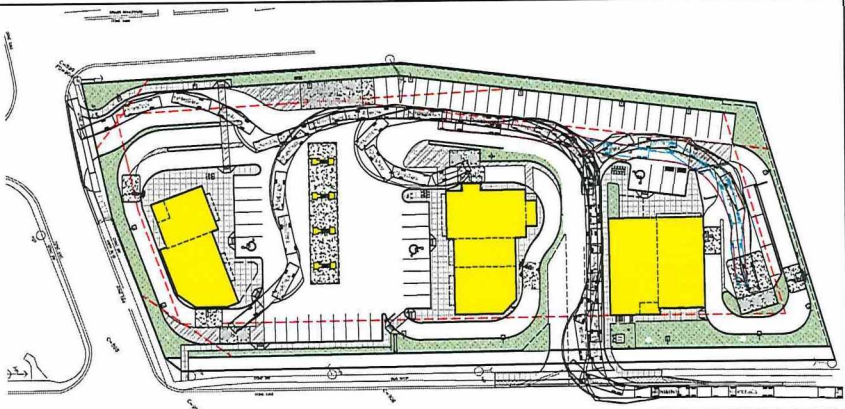
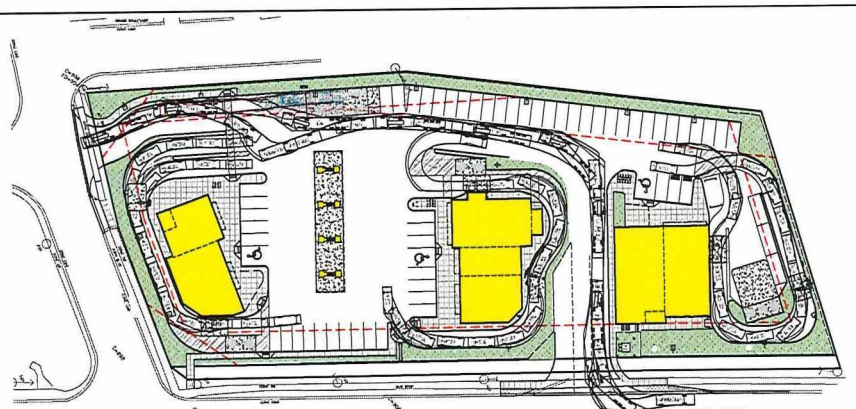
drawn by:
TC

checked by:
SMB / TC

date:
MARCH 2025

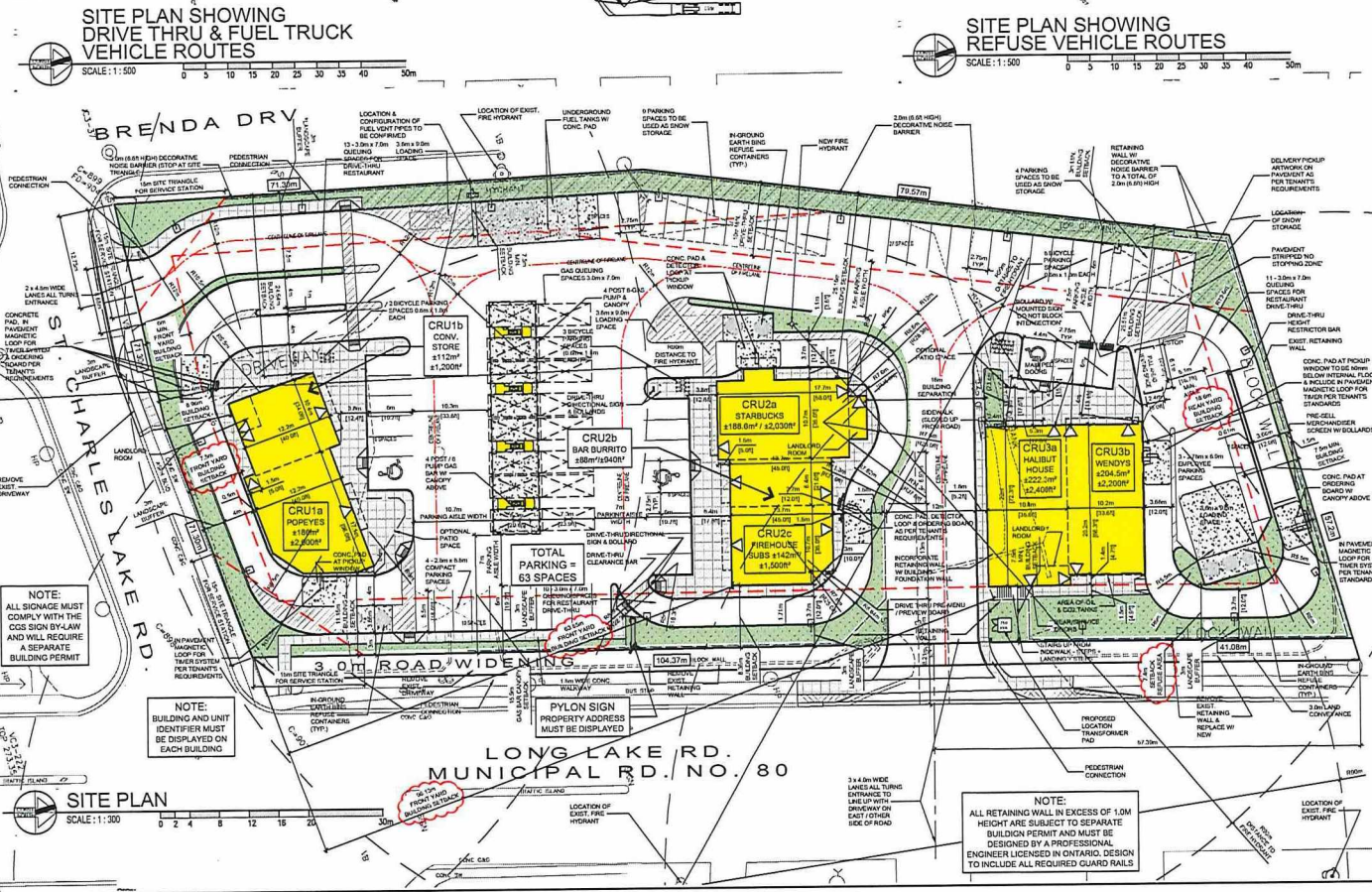
comm. no.:
2020-101

sheet no.:
A1.0



ZONING CHART / SITE STATISTICS TABLE

| ZONING CODE | TO CORNER MET | PROPOSED |
|--|-----------------------------|--------------------------|
| LOT AREA (M ² LTR CONV'L YANGL) | MIN. 1,350.0m ² | 9,204.2m ² |
| LOT FRONTAGE (ST CHARLES LAKE ROAD) | MIN. 30.0m | 64.8m |
| LOT COVERAGE | MAX. 50% | 12.9% |
| BUILDING HEIGHT | MAX. 15.0m | -15.0m |
| REQUIRED YARDS | | |
| - FRONT | MIN. 6.0m | 7.5m |
| - REAR | MIN. 7.5m | 18.8m |
| - INTERIOR SIDE | MIN. 3.0m | 25.2m |
| - CORNER SIDE | MIN. 7.5m | 7.5m |
| INSTITUTING A SECONDARY ARTERIAL ROAD | MIN. 5% | 28.3% |
| LANDSCAPED OPEN SPACE | | 16.0m |
| OTHER PROVISIONS | | 1,183.9m ² |
| - BUILDING SEPARATION | 3.0m | |
| - GROSS FLOOR AREA | MAX. 2.0 TIMES THE LOT AREA | = 18,468.4m ² |



GROSS FLOOR AREA

| | |
|----------------|-------------------------------|
| CRU1a | = 188.0m ² |
| CRU1b | = 112.0m ² |
| CRU2a | = 188.0m ² |
| CRU2b | = 88.0m ² |
| CRU2c | = 142.0m ² |
| CRU2d | = 222.0m ² |
| CRU2e | = 204.0m ² |
| 3 x 1.1m ROOMS | = 47.0m ² |
| TOTAL | = 1,183.9m² |

PARKING SPACES (2.75m x 6.0m)

| | |
|---|-----------------------|
| RESTAURANT 1 PER 12.5m ² (CRU1a, CRU1b, CRU2a, CRU2b, CRU2c & CRU2d) | = 57.8 SPACES |
| NET FLOOR ARCAD (70% OF GROSS FLOOR AREA) = 722.0m ² | |
| TOTAL RESTAURANT | = 57.8 SPACES |
| RETAIL STORE 1 PER 33m ² (CRU1e) | = 130.2m ² |
| NET FLOOR AREA (85% OF GROSS FLOOR AREA) = 65.2m ² | |
| TOTAL RETAIL STORE | = 2.0 SPACES |
| TOTAL REQUIRED | = 60.7 SPACES |
| CLAUSE 5.3.1 | = 15% REDUCTION |
| = 12.0 SPACES | |
| LESS 5 SPACES | |
| = 47 SPACES | |
| 50 SPACES | |

ACCESSIBLE PARKING SPACES (4.4m x 6.0m)

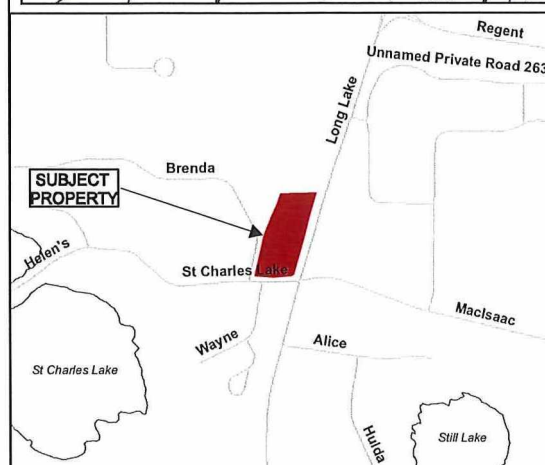
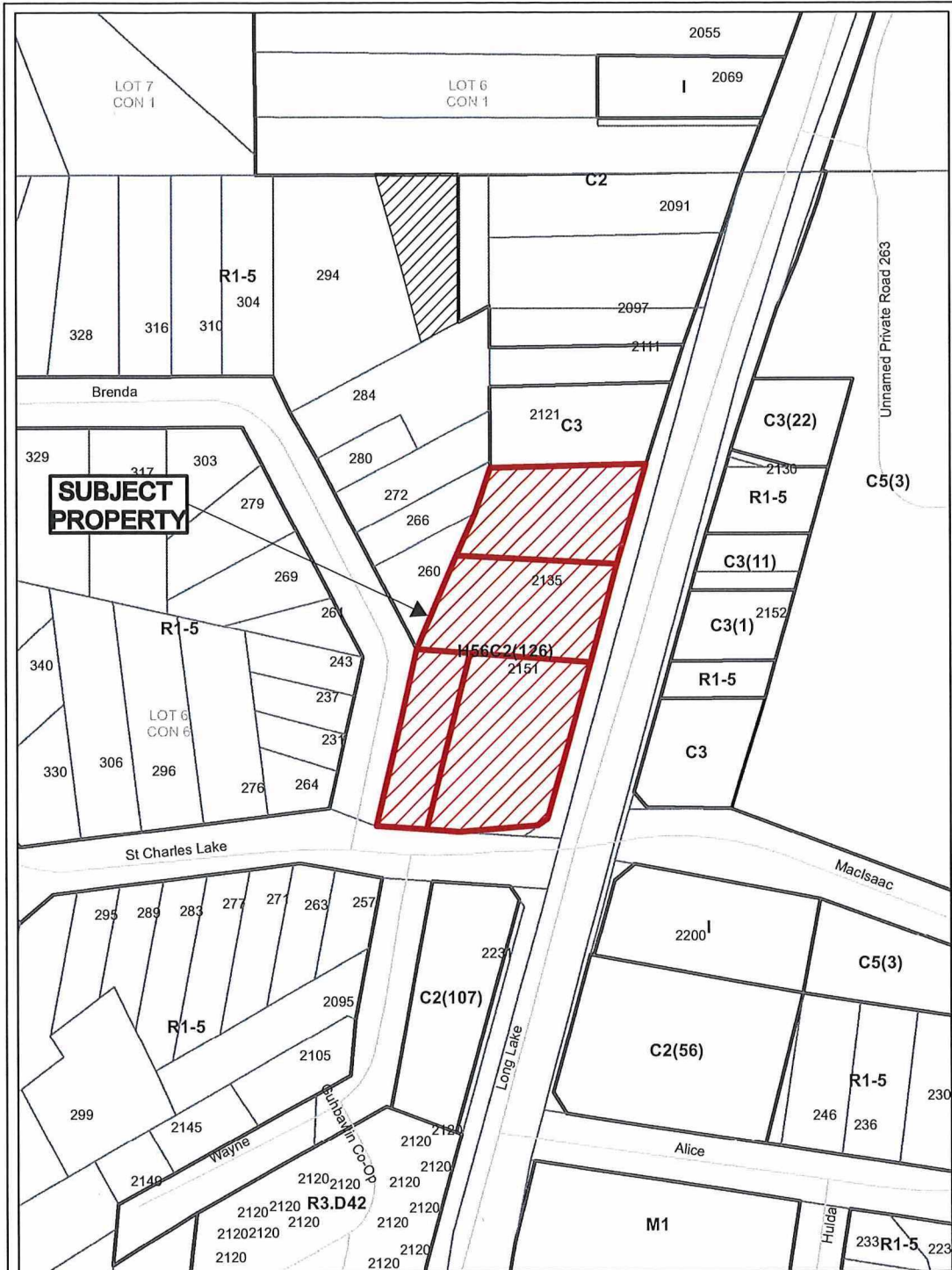
| | |
|--|------------------------|
| TABLE 5.2 - ALL OTHER USES | |
| TOTAL NUMBER OF AUTOMOTIVE PARKING SPACES PROVIDED | 51-100 |
| | = 2 SPACES |
| 3 SPACES | |
| | 3 SPACES |
| 63 SPACES (INCLUDING 4 - 2.5m x 5.5m COMPACT SPACES) | |
| | 7.0m MIN. |
| | 3 SPACES |
| | 10 SPACES |
| | 11 SPACES |
| | 11 SPACES |
| | 2 PER POINT OF SERVICE |
| | 2 PER POINT OF SERVICE |

NOTE: ALL SIGNAGE MUST COMPLY WITH THE COS SIGN BY-LAW AND WILL REQUIRE A SEPARATE BUILDING PERMIT

NOTE: BUILDING AND UNIT IDENTIFIER MUST BE DISPLAYED ON EACH BUILDING

NOTE: ALL RETAINING WALL IN EXCESS OF 1.0M HEIGHT ARE SUBJECT TO SEPARATE BUILDING PERMIT AND MUST BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN ONTARIO. DESIGN TO INCLUDE ALL REQUIRED GUARD RAILS

DL-MV-2025-001216



Application for Minor Variance or Permission



Subject Property being PIN 73475-0530, Parcel 36609 SEC SES SRO, Lot 9, Plan M-340, except Unit 28, Expropriation Plan D-55, Part Lot 6, Concession 6, Township of Broder; PIN 73475-0540, Parcel 35268 SEC SES SRO, Lot 10, Plan M-340, except Unit 28, Expropriation Plan D-55, Part Lot 6, Concession 6, Township of Broder; PIN 73475-1266, Part Lot 6, Concession 6, except LT106607, Unit 14, Expropriation Plan D-55 and Part 10, Plan 53R-17941, Township of Broder; and PIN 73475-0846, Parcel 18465 SEC SES, Part Lot 6, Concession 6 as in LT106607, Township of Broder 2135, 0 and 2177 Long Lake Road and 250 St Charles Lake Road, Sudbury City of Greater Sudbury

Sketch 1, NTS PL-MV-2025-00126
 NDCA Date: 2025 09 08

| DATE | REVISIONS FOR |
|------------|--------------------|
| 2025/08/0X | SITE PLAN APPROVAL |
| 2025/05/21 | SITE PLAN APPROVAL |
| 2025/03/31 | TENANT REVIEW |
| 2025/03/11 | TENANT REVIEW |
| 2025/01/28 | REVISIONS |
| 2023/07/18 | REVISIONS |
| 2023/04/25 | NEW SITE DESIGN |
| 2022/09/30 | SITE PLAN APPROVAL |

general notes:

1. THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION OR FOR OBTAINING PERMITS WITHOUT THE APPROVAL OF THE APPLICABLE AGENCIES.
2. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE PROJECT AND SHALL BE RESPONSIBLE FOR THE COSTS OF SUCH PERMITS AND APPROVALS.
3. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE PROJECT AND SHALL BE RESPONSIBLE FOR THE COSTS OF SUCH PERMITS AND APPROVALS.
4. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE PROJECT AND SHALL BE RESPONSIBLE FOR THE COSTS OF SUCH PERMITS AND APPROVALS.

stamp:

A architectural
D design
A associates inc. architect

1670 mercer street
windsor ontario canada n8x 3p7

project:
PROPOSED COMMERCIAL DEVELOPMENT
2135 LONG LAKE ROAD
SUDBURY, ONTARIO

client:
BLUEROCK
2135 LONGLAKE INC.

title:
SITE PLAN

scale:
AS SHOWN

drawn by:
TC

checked by:
SMB / TC

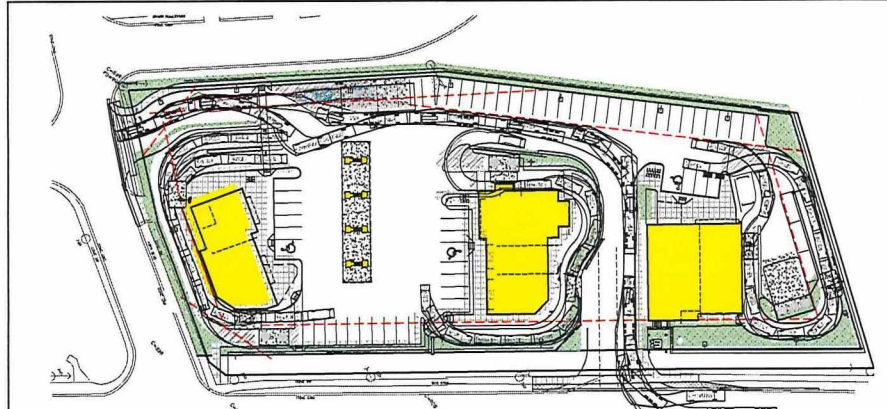
date:
MARCH 2025

comm. no.:
2020-101

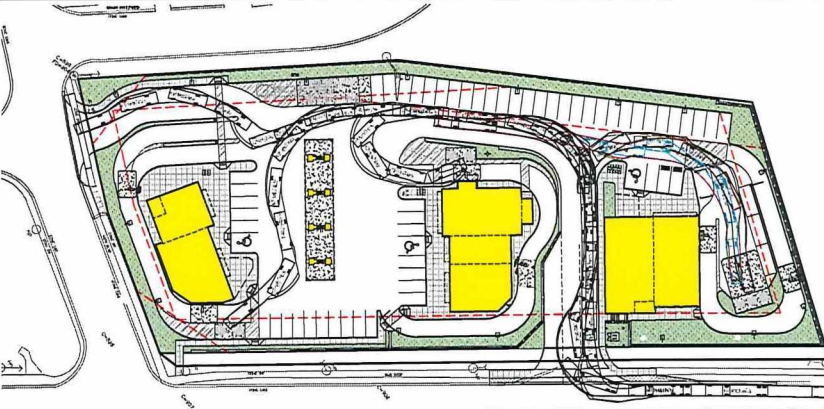
sheet no.:

A1.0

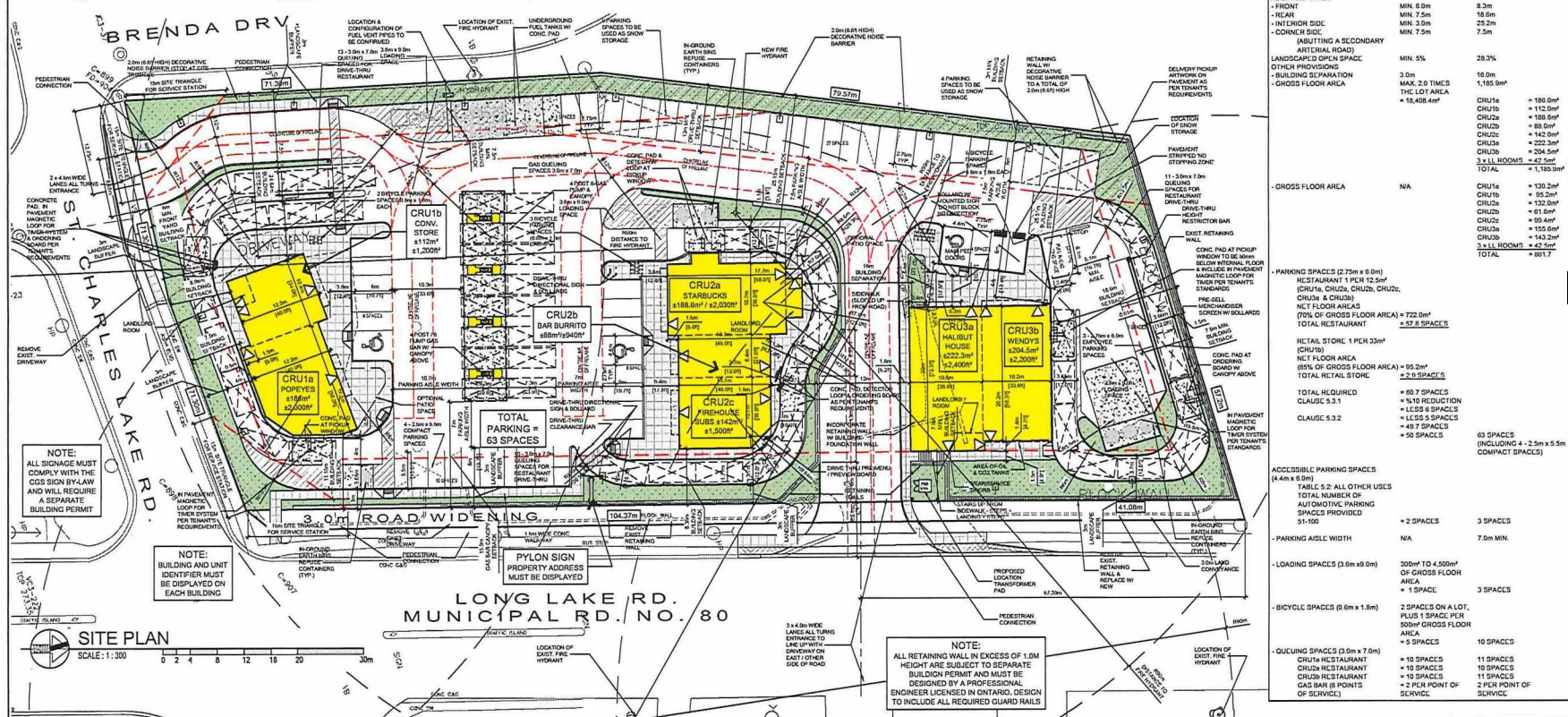
PL-MV-2025-00126
Sketch 2



SITE PLAN SHOWING DRIVE THRU & FUEL TRUCK VEHICLE ROUTES
SCALE: 1:500



SITE PLAN SHOWING REFUSE VEHICLE ROUTES
SCALE: 1:500



ZONING CHART / SITE STATISTICS TABLE

| ZONE CODE(S) | LOT AREA (A-F-LK CONVL/YANGL) | MIN. 1,350 SQM | PROPOSED |
|--|-------------------------------|------------------------------------|----------|
| LOT FRONTAGE (ST. CHARLES LAKE ROAD) | MIN. 30.0m | 64.8m | |
| LOT COVERAGE | MAX. 50% | 12.9% | |
| BUILDING HEIGHT | MAX. 15.0m | 15.0m | |
| REQUIRED YARDS | | | |
| - FRONT | MIN. 6.0m | 8.3m | |
| - REAR | MIN. 7.5m | 18.6m | |
| - INTERIOR SIDE | MIN. 3.0m | 25.2m | |
| - CORNER SIDE (SUBSTITUTING A SECONDARY ARTIFICIAL ROAD) | MIN. 7.5m | 7.5m | |
| LANDSCAPE OPEN SPACE: OTHER PROVIDINGS | MIN. 5% | 28.3% | |
| - BUILDING SEPARATION | 3.0m | 16.0m | |
| - GROSS FLOOR AREA | MAX. 2.0 TIMES THE LOT AREA | 1,185.5m ² | |
| | | 1,185.5m ² | |
| | | CRU1a = 188.0m ² | |
| | | CRU1b = 112.0m ² | |
| | | CRU1c = 188.0m ² | |
| | | CRU2a = 85.0m ² | |
| | | CRU2b = 142.0m ² | |
| | | CRU2c = 222.3m ² | |
| | | CRU3a = 204.5m ² | |
| | | 3 x 1.1 ROOMS = 4.2 m ² | |
| | | TOTAL = 1,185.5m ² | |
| | | CRU1a = 130.2m ² | |
| | | CRU1b = 85.2m ² | |
| | | CRU1c = 132.5m ² | |
| | | CRU2a = 61.5m ² | |
| | | CRU2b = 89.5m ² | |
| | | CRU2c = 155.0m ² | |
| | | CRU3a = 143.2m ² | |
| | | 3 x 1.1 ROOMS = 4.2 m ² | |
| | | TOTAL = 881.7 | |

- GROSS FLOOR AREA

RESTAURANT 1 PER 12.5m²
(CRU1a, CRU1b, CRU1c, CRU2a, CRU2b & CRU2c)
NET FLOOR AREA = 772.0m²
(70% OF GROSS FLOOR AREA) = 87.8 SPACES
TOTAL RESTAURANT = 1,185.5m²

RETAIL STORE 1 PER 33m²
(CRU3a)
NET FLOOR AREA (85% OF GROSS FLOOR AREA) = 95.2m²
TOTAL RETAIL STORE = 2.0 SPACES

TOTAL REQUIRED
CLAUSE 5.3.1 = 87.8 SPACES
= 10% REDUCTION
= LESS 8 SPACES
= 79.8 SPACES
CLAUSE 5.3.2 = 49.7 SPACES
= 50 SPACES

ACCESSIBLE PARKING SPACES (4.4m x 6.5m)
TABLE 5.2: ALL OTHER USES
TOTAL NUMBER OF AUTOMOTIVE PARKING SPACES PROVIDED = 51-100
= 2 SPACES
3 SPACES

- PARKING AISLE WIDTH
NA
7.5m MIN.

- LOADING SPACES (3.6m x 6.0m)
350m² TO 4,350m² OF GROSS FLOOR AREA = 1 SPACE
3 SPACES

- BICYCLE SPACES (0.6m x 1.8m)
2 SPACES ON A LOT, PLUS 1 SPACE PER 500m² GROSS FLOOR AREA = 5 SPACES
10 SPACES

- QUEUING SPACES (3.0m x 7.0m)
CRU1a RESTAURANT = 10 SPACES
CRU2a RESTAURANT = 10 SPACES
CRU2b RESTAURANT = 11 SPACES
GAS BAR (8 POINTS OF SERVICE) = 2 PER POINT OF SERVICE
2 PER POINT OF SERVICE

NOTE:
ALL SIGNAGE MUST COMPLY WITH THE CGS SIGN BY-LAW AND WILL REQUIRE A SEPARATE BUILDING PERMIT

NOTE:
BUILDING AND UNIT IDENTIFIERS MUST BE DISPLAYED ON EACH BUILDING

LONG LAKE RD. MUNICIPAL RD. NO. 80

NOTE:
ALL RETAINING WALL IN EXCESS OF 1.0M HEIGHT ARE SUBJECT TO SEPARATE BUILDING PERMIT AND MUST BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN ONTARIO. DESIGN TO INCLUDE ALL REQUIRED GUARD RAILS



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

Record #: PL-MV-2025-00129

APPLICATION SUMMARY

File Date: 09/02/2025

Application Type: Minor Variance

Address(es): 27 Eyre Street, Sudbury P3C 4A4

Applicant(s): 1000962748 ONTARIO INC

Owner(s): 1000962748 ONTARIO INC

PLANNING APPLICATION

Are there multiple properties associated with the application?
Yes

Please describe the additional properties associated with this application
25 Eyre Street

What is the date the current Owner(s) acquired the property?
04/01/2024

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

What is the number of dwelling units on the property?
5

What is the number of proposed new dwelling units on the property?
0

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

What is the number of existing buildings/structures on the property?
1

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

How many dwelling units will be legalized?
1

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

No

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

Current Official Plan designation

Living Area I

Current Official Plan designation (additional)

Current Zoning By-law designation

R2-3

Provide a detailed description of what is being proposed

The application seeks to re-establish minor variances previously approved for the existing 1½ and 2-storey five-unit apartment building located at 25–27 Eyre Street, Sudbury. The variances recognize the existing reduced front and side yard setbacks, limited eaves clearance, and the absence of on-site parking, as the building was constructed prior to the current Zoning By-law standards. No new construction or changes to the building are proposed.

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

The existing five-unit apartment building has been in place for many years and was built prior to the current Zoning By-law. Its location on the lot results in reduced front and side yard setbacks, limited eaves clearance, and no on-site parking. Due to the fixed position and size of the building, it is not physically possible to relocate or alter it to meet current standards. As such, minor variances are required to recognize the existing conditions.

Is there an eave encroachment?

Yes

Size of eaves

0.48

Lot Frontage of the property

15.24

Lot Depth of the property

38.70

Lot Area of the property

589.78

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

Main Residential Building, Existing 5-unit residential building, Approx. 1940s–1950s (exact date to be verified via MPAC or municipal records)

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

Residential, Approx. 70–80 years

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

Yes

Existing uses of neighbouring properties

Residential (single-family homes)

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) |
|----------------------|------------------|---------------------------------|--------------------------------|----------------------------|--------------------|---------------------|---------------------|---------------------------------|--------------------------------|--------------------------------|--------------------------------------|
| Residential | Yes | | | | | | | | | | |

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) |
|-------------------------------|------------------|---------------------------------|--------------------------------|----------------------------|--------------------|---------------------|---------------------|---------------------------------|--------------------------------|--------------------------------|--------------------------------------|
| Residential Multiple Dwelling | No | 185.48 | 370.96 | 2 | 13.5 | 19.87 | 9.14 | 4.7 | 11.48 | 1.13 | 0.48 |

ZONING BY-LAW RELIEF

| Variance To | By-law Requirement | Proposed (m) | Difference (m) |
|--|---|--|-------------------------|
| Table 6.4 - Lot Area Per Unit and Number of Dwelling Units | 140.0 sq. m per unit, Max of 4 Dwelling Units | 117.9 sq. m per unit and permit 5 Dwelling units | 22.1 sq. m per unit / 1 |

To:

Secretary-Treasurer
Committee of Adjustment
City of Greater Sudbury
P.O. Box 5000, Station A
Sudbury, ON P3A 5P3

Date: Monday, September 29, 2025

Subject: MINOR VARIANCE APPLICATION – 25–27 EYRE STREET, SUDBURY, ON P3C 4A4

Dear Secretary-Treasurer and Members of the Committee,

On behalf of the property owner, I am submitting the revised Minor Variance application for **25–27 Eyre Street, Sudbury, ON P3C 4A4**. This application seeks approval to **legalize a fifth dwelling unit** within the existing 1½ and 2-storey apartment building.

Description of Proposal:

- The property currently contains a 4-unit multiple dwelling, with each unit approximately 117.9 m².
- The application requests minor variance relief from **Part 6, Section 6.3, Table 6.4 of By-law 2010-100Z** to allow five dwelling units on the property, where not more than four dwelling units are permitted, and each unit must be at least 140 m².
- No new construction or physical alterations are proposed.

| Zoning Regulation | By-law Requirement | Proposed (Existing) | Difference |
|-------------------------|--------------------|---------------------|--------------|
| Front Yard Setback | 7.50 m | 4.72 m | 2.78 m less |
| North Side Yard Setback | 1.80 m | 0.49 m | 1.31 m less |
| South Side Yard Setback | 1.80 m | 1.13 m | 0.67 m less |
| Eaves Clearance | 0.60 m | 0.12 m | 0.48 m less |
| Parking Spaces | 5 spaces | 4 spaces | 1 space less |

Existing Variances:

- Previous minor variance approvals, including setbacks, eaves clearance, and zero parking, granted under Minor Variance Application **A0249/1990**, remain valid and continue to apply to this property.

Rationale:

The variance is required to **legalize the fifth dwelling unit** within the existing building. The additional unit allows the property to operate in accordance with the City's regulations while maintaining the character and function of the established neighbourhood. No physical changes to the building are required, and the building will continue to comply with all other previously approved conditions.

We respectfully request the Committee's favourable consideration of this application. Enclosed are the updated Site Plan, Schedule 1 Designer Information form, and supporting documentation. Should you require additional information or clarification, I would be pleased to provide it.

Thank you for your attention to this matter.

Sincerely,

Nadeem Ismaili

Authorized Agent

NODSOL CANADA INC

PLANNING JUSTIFICATION STATEMENT (REVISED FOR 5TH DWELLING UNIT)

This Planning Justification Statement supports the Minor Variance Application for **25–27 Eyre Street, Sudbury, ON**. The application requests approval to **legalize a fifth dwelling unit** within the existing 1½ and 2-storey apartment building. No new construction or physical changes are proposed.

Previously Approved Variances:

- All existing variances for setbacks, eaves clearance, and on-site parking, granted under **Minor Variance Application A0249/1990**, continue to apply to this property.

Variance Requested:

- Relief from **Part 6, Section 6.3, Table 6.4 of By-law 2010-100Z** to permit five dwelling units, where not more than four dwelling units are permitted and a minimum of 140 m² per unit is required. Existing units measure 117.9 m² each.

Four Tests of a Minor Variance (Planning Act Section 45(1))

1. General Intent and Purpose of the Official Plan

- Supports the continuation of residential use in an established neighbourhood.
- Legalizes an existing dwelling unit without requiring alterations to the building.
- Maintains housing stock and residential density in accordance with the Official Plan.

2. General Intent and Purpose of the Zoning By-law

- Recognizes the practical limitations of the existing building layout.
- Allows one additional dwelling unit while maintaining compliance with previously approved variances (setbacks, eaves, parking).

- Preserves the functional use and character of the property within the neighbourhood.

3. Desirability for Appropriate Development and Use

- Ensures the property operates lawfully as a five-unit apartment.
- Provides regulatory clarity for the owner, tenants, and municipality.
- Maintains the existing built form and established housing resource in the community.

4. Minor in Nature

- The legalization of one additional dwelling unit has minimal impact on surrounding properties.
- No new impacts on traffic, parking, privacy, or neighbourhood character.
- The scale of the variance is small and consistent with the surrounding context.

Public Interest and Neighbourhood Compatibility

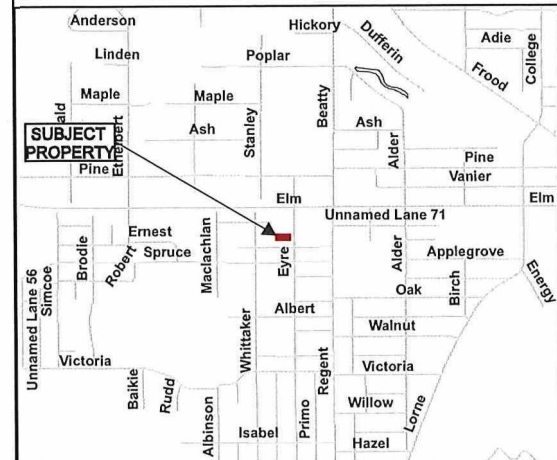
- The property continues to function as a multiple dwelling in an established residential area.
- No new construction, intensification, or alterations are proposed.
- Recognition of this variance ensures legal compliance, stability, and continuity for the neighbourhood.

Conclusion

The requested variance for **25–27 Eyre Street, Sudbury**:

- Maintains the intent of the Official Plan and Zoning By-law.
- Is desirable for the continued lawful use of the property.
- Is minor in nature and has no adverse impacts.

Accordingly, it is respectfully requested that the Committee of Adjustment approve this Minor Variance Application to **legalize the fifth dwelling unit**.

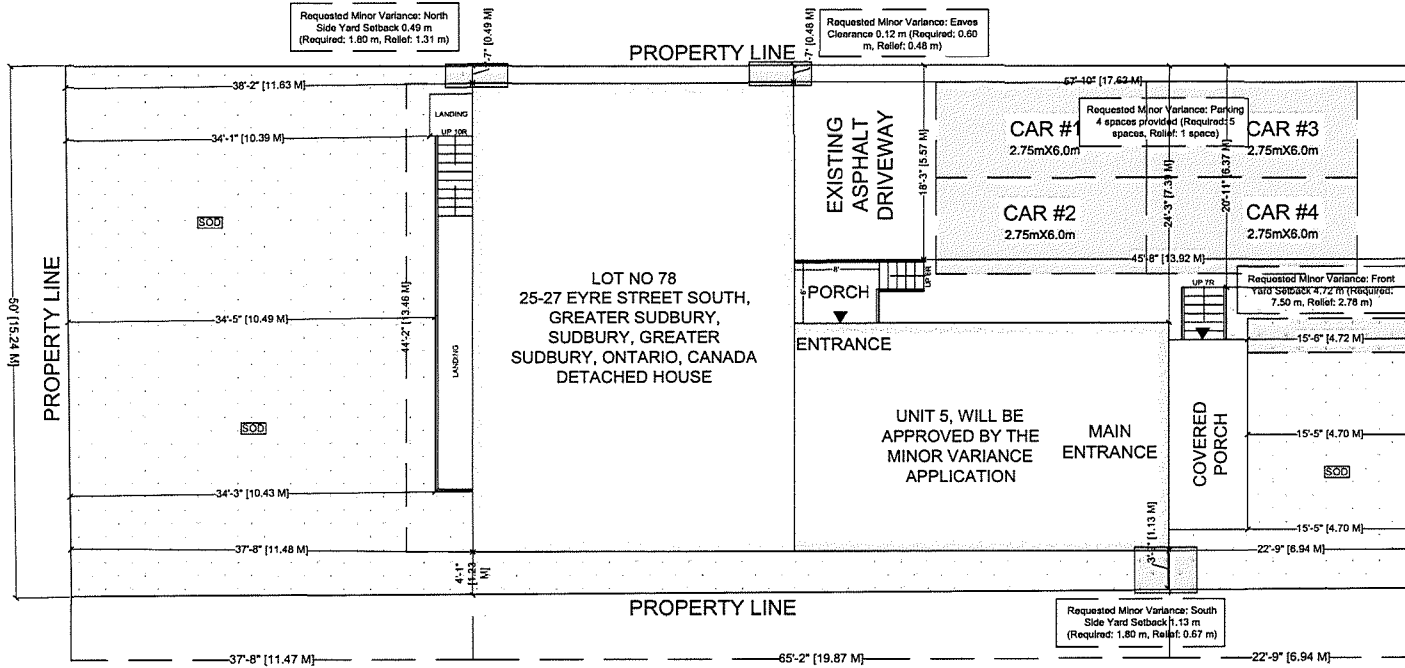


Application for Minor Variance or Permission

N

Subject Property being PIN 73586-0326, Lot 78, Plan 8-S, Instrument number 109228, Part Lot 7, Concession 3, Township of McKim, 27 Eyre Street, Sudbury, City of Greater Sudbury

Sketch 1, NTS PL-MV-2025-00129
 NDCA Date: 2025 09 29



EYRE STREET SOUTH

SITE PLAN

| NO. | DESCRIPTIONS | YYYYMMDD |
|-----|--------------|----------|
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SITE
25-27 EYRE STREET SOUTH, GREATER SUDBURY, SUDBURY, GREATER SUDBURY, ONTARIO, CANADA

PROJECT
.....

DRAWING
SITE PLAN

| | |
|------------------------|----------------------|
| DATE: SEP. 21 2025 | PROJECT CODE: 25-007 |
| SCALE: 1/4" = 1'-0" | DRAWING NO. |
| DRN BY: Chaitin Khatib | |

A-1

PL-MV-2025-00129
Sketch 2



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

Record #: PL-MV-2025-00132

APPLICATION SUMMARY

File Date: 09/09/2025

Application Type: Minor Variance

Address(es): 400 Notre Dame Avenue, Sudbury P3C 5K5

Applicant(s): PAUL MARQUES ARCHITECT INC

Owner(s): METRO ONTARIO REAL ESTATE LIMITED

PLANNING APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

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

March 6th 1998

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
Mixed Use Commercial

Current Official Plan designation (additional)

Current Zoning By-law designation
C2

Provide a detailed description of what is being proposed
New addition to enclose the loading dock area of an existing food basics grocery store

Provide a detailed reason why the proposal cannot comply with the Zoning By-law
The existing building has legal non-complying status for its location on the property. Under Section 4.25.1, it states that a legal non-complying building cannot be enlarged if it results in an increase in gross floor area and/ increases lot coverage.

The required setback abutting Murray St is 7.5m, and the existing building and our proposed addition proposes 3.32m.

Is there an eave encroachment?
No

Size of eaves

Lot Frontage of the property
140.14

Lot Depth of the property
58.12

Lot Area of the property
7162.94

Total width of the public road giving access to the property
23.94

List all buildings and structures on the property and their respective date of construction
Date of Construction: 05/18/1954

Existing use(s) of the subject property and length of time it/they have continued, ex. Residential, Commercial, Institutional, Park, etc.
Commercial (Grocery Store)
Length: 71 years

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

Existing uses of neighbouring properties
Mix of residential houses, commercial stores and parks

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

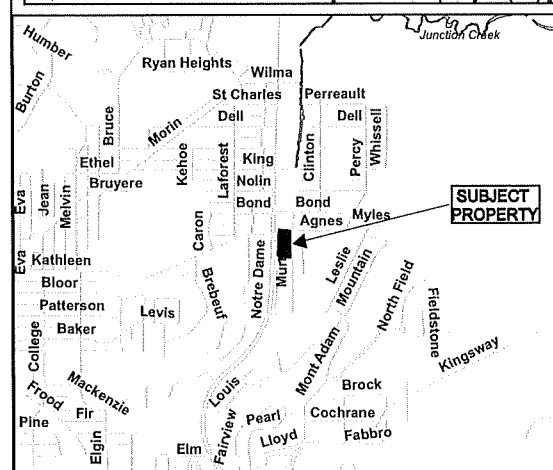
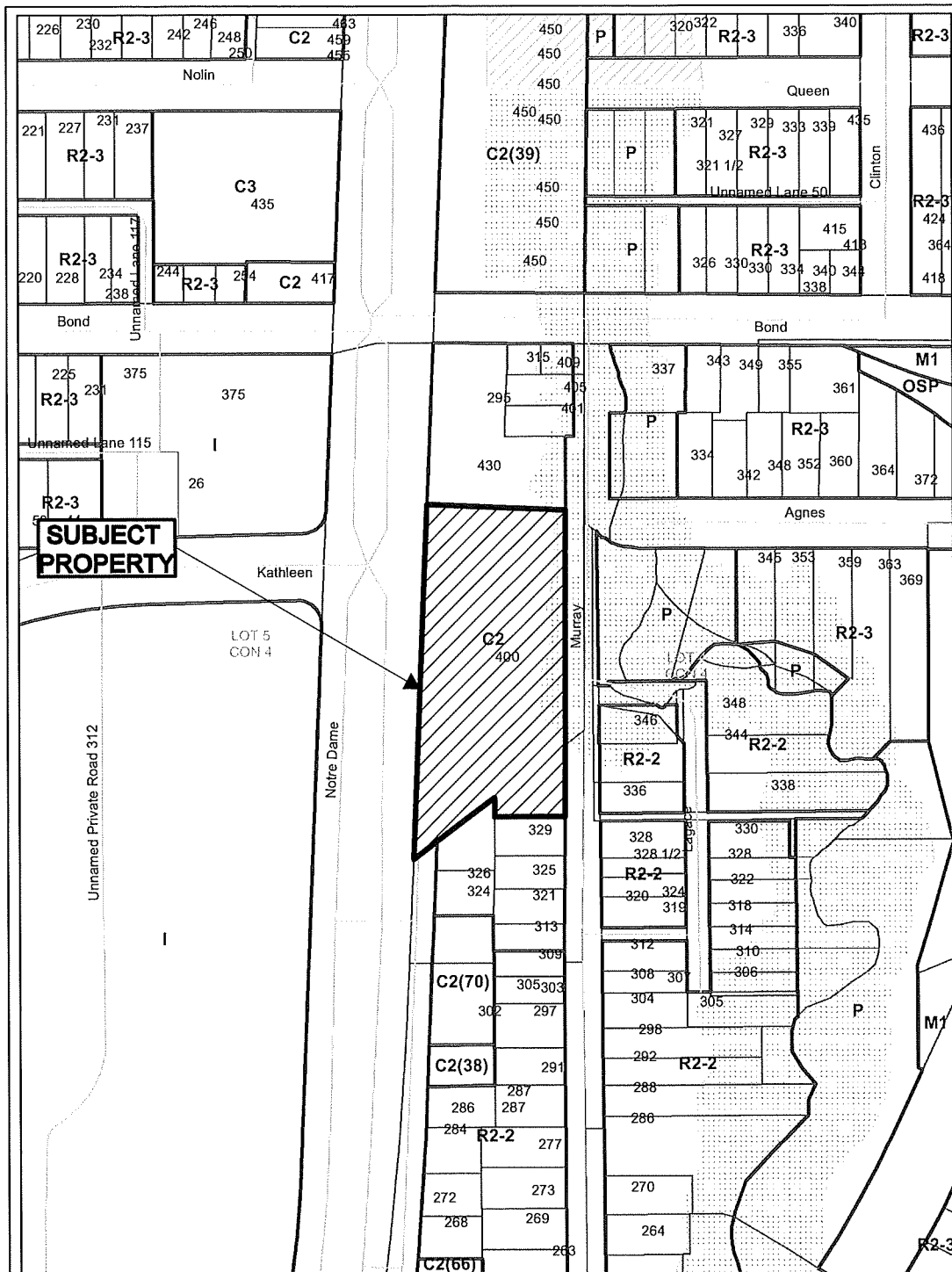
| Building Description | Same As Existing | Proposed Ground Floor Area (m2) | Proposed Gross Floor Area (m2) | Proposed Number of Storeys | Proposed Width (m) | Proposed Length (m) | Proposed Height (m) | Proposed Front Yard Setback (m) | Proposed Rear Yard Setback (m) | Proposed Side Yard Setback (m) | Proposed Side Yard Setback Other (m) |
|--|------------------|---------------------------------|--------------------------------|----------------------------|--------------------|---------------------|---------------------|---------------------------------|--------------------------------|--------------------------------|--------------------------------------|
| Addition to enclose loading dock on existing building. | Yes | 40.15 | 40.15 | 1 | 7.44 | 5.34 | 5.54 | 45.53 | 3.32 | 34.39 | 63.52 |

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 1 Storey Grocery store | No | 1947.7 | 1947.7 | 1 | 48.08 | 40.69 | 6.14 | 5.21 | 3.16 | 39.73 | 63.52 |

ZONING BY-LAW RELIEF

| Variance To | By-law Requirement | Proposed (m) | Difference (m) |
|--|--------------------|--------------|----------------|
| Allow for new addition to be constructed within a reduced setback, to match existing non-compliant building. | Section 4.25.1 | 3.32 | 4.18 |



Application for Minor Variance or Permission



Subject Property being PIN 02132-0244, Lot 18, Plan RCP 85-S and Part Block E, Plan 10-SA, designated as Parts 2-6, Plan 53R-16192, Part Lot 5, Concession 4, Township of McKim, 400 Notre Dame Avenue, Sudbury, City of Greater Sudbury

Sketch 1, NTS PL-MV-2025-00132
 NDCA Date: 2025 09 12

SITE STATISTICS

BUILDING TENURE
LAND SITE (EXISTING)
TOTAL PARKING (EXISTING)

PROPOSED ADDITION:
TOTAL PROPOSED BUILDING AREA:

LANDINGS:
2.1 ACRES
103

1947.62 SQ.M [20,964 SQ.FT]
40.15 SQ.M [432.2 SQ.FT]
1987.80 SQ.M [21,397 SQ.FT]

NOTES:

EXISTING LINES AND SITE CONDITIONS SHOWN ON THIS DRAWING WERE TAKEN FROM THE SURVEY BY ENGINEER AND PREPARED BY TERRACON LAND SURVEYING INC. DATED 03/28/23 AND SITE SURVEY PREPARED BY SPURDIT, VAN HOUTSTAND & GIBSON LIMITED AND THE ACCURACY OF THE EXISTING INFORMATION IS NOT THE CONSULTANT'S RESPONSIBILITY.

THE CONTRACTOR SHALL EMPLOY A LAND SURVEYOR, LICENSED IN THE PLACE OF WORK, TO:

1. ESTABLISH PERMANENT BENCH MARKS OR MARKERS AS NEARLY SEPARATED AS POSSIBLE;
2. VERIFY POSITIONS OF EXISTING BUILDINGS IF/WHEN USED TO ESTABLISH LOCATION OF NEW SITE ELEMENTS;
3. VERIFY POSITIONS OF NEW BUILDINGS AND OTHER SITE ELEMENTS SUCH AS CURBS, EXPOSURES, DRIVEWAYS, LIGHT FIXTURES, ETC. ALL NEW BUILDINGS TO BE POSITIONED USING DIMENSIONS FROM PROPERTY LINES ONLY AND FROM ADJACENT EXISTING BUILDINGS WHERE INDICATED (AND VERIFIED AS PER BE AGREES). ALL OTHER NEW SITE ELEMENTS TO BE POSITIONED FROM NEW BUILDINGS AND/OR PROPERTY LINES USING WRITTEN DIMENSIONS ONLY.
- 3.A. THE CONTRACTOR IS TO ESTABLISH THE LOCATION OF ALL NEW BUILDINGS, STRUCTURES, CURBS ETC. PRIOR TO COMMENCING WORK. CONTRACTOR TO PROVIDE WRITTEN COORDINATION WITH THE LAND SURVEYOR THAT THE ESTABLISHED LOCATIONS OF NEW & EXISTING BUILDINGS ON THE SITE ARE IN ACCORD WITH QUANTITATIVE DATA. ALL BUILDINGS HAVE BEEN STAKED OUT BY A LAND SURVEYOR.
4. VERIFY LOCATION OF PROPERTY LINES AND MAINTAIN THROUGHOUT DURATION OF CONSTRUCTION;
5. VERIFY ELEVATIONS OF FLOOR LEVELS AS CONSTRUCTION PROCEEDS, AND RELATE TO BENCH MARK STAKES;
6. VERIFY THAT PRESENT OR FUTURE PUBLIC RESTRICTIONS, ARE NOT VIOLATED BY CONSTRUCTION ON SITE OR LINES OF TRAVEL TO ALL PUBLIC UTILITIES, AS WELL AS WITH ELEVATIONS IN USE BY PUBLIC UTILITIES ADJACENT TO PROJECT;
7. VERIFY ACCURACY OF SITE DIMENSIONS SHOWN ON DRAWINGS;
8. PROVIDE AS BUILT SITE PLAN SHOWING NEW BUILDINGS' LOCATION (PART OF CONTRACT CLOSEOUT) BEFORE COMMENCING WORK AT ADJACENT PUBLIC PROPERTY. THE CONTRACTOR SHALL VERIFY THAT NO PLANS FOR ALTERNING CLEARANCES, SET-BACKS, EASEMENTS, DRINKER OR OVERHANGS HAVE BEEN MADE BY LOCAL AUTHORITIES, SUBSEQUENT TO THEIR APPROVAL OF CONTRACT DOCUMENTS, AND WHICH WOULD AFFECT THE ORIGINAL INTENT.

CONTRACTOR TO INSURE THAT POSITIVE DRAINAGE IS PROVIDED TO ALL SITE DRAINS AND GUTTER BASINS, AS SET IN THEIR FINAL POSITION. PROVIDE CONSTANT SLOPES FOR DRAINED SURFACES TO DRAINS AND DRAINAGE CHANNELS THEREIN THAT ALLOWABLE CONSTRUCTION TOLERANCES AND STRUCTURAL TOLERANCES DO NOT PERMIT PONDING OF WATER.

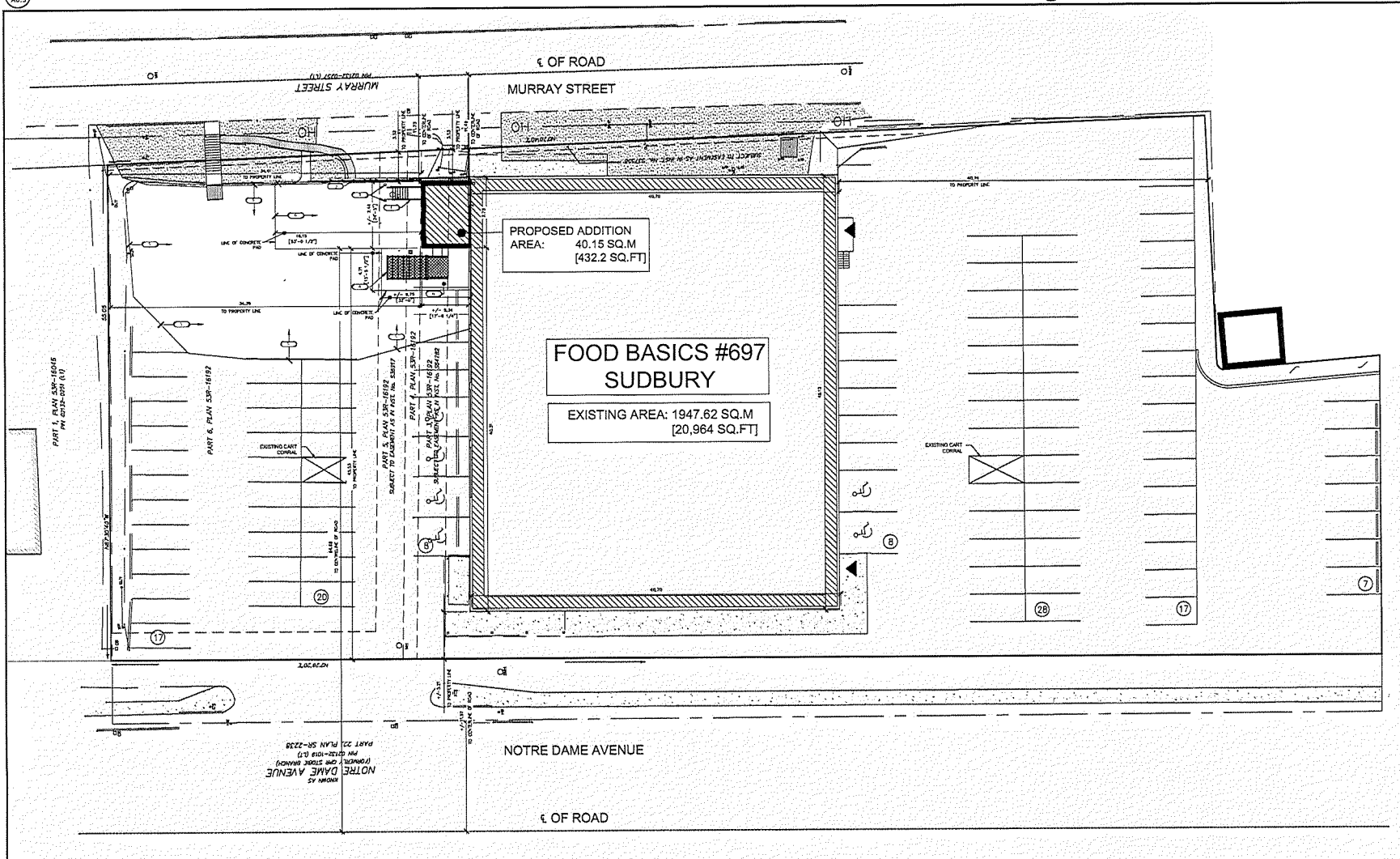
CONSTRUCTION NOTES

NOTES:

1. NEW STAIRS AND RAMPING REFER TO REUSE PLAN AND DETAIL TABLE, P. 01.
2. NEW BASES ON RETAINING WALL REFER TO REUSE TABLE, P. 01.
3. NEW STAIRS REFER TO DETAIL TABLE, P. 01.
4. INCLUDE CURBAGE CONTRACTOR.
5. EXISTING WALLS TO BE REINFORCED AND REPLACED WITH NEW TO MATCH EXISTING, REFER TO CIVIL DRAWINGS, P. 01, P. 02, P. 03 AND SEE 2000 DIMENSIONS APPLIED BY SURVEYOR, P. 01.
6. REUSE TABLE, P. 01 FOR CONCRETE FINISHES TO STRUCTURAL DRAWINGS, P. 01.
7. SEE REUSE TABLE FOR HEAVY DUTY APPROVAL WORK NOT PERFORMED UNDER CONTROL BY NEW ENGINEER P. 01.

3 NOT USED
A0.3

2 NOTES
A0.3



1 SITE PLAN
A0.3

This drawing, or any instrument of service, is provided for use by the property of the particular project and the contractor must verify and accept responsibility for any dimensions and conditions on site and must notify the Architectural Firm of any variations from the approved information. The drawing shall be used in accordance with the contract documents and any amendments thereto. The contractor shall be responsible for any errors or omissions in the drawings and shall be liable for any damages or costs incurred as a result of any such errors or omissions. The contractor shall be responsible for any damages or costs incurred as a result of any such errors or omissions. The contractor shall be responsible for any damages or costs incurred as a result of any such errors or omissions.

| REV. | DATE | DATE |
|------|------------|------------|
| 1 | 2023-03-28 | 2023-03-28 |
| 2 | 2023-03-28 | 2023-03-28 |
| 3 | 2023-03-28 | 2023-03-28 |
| 4 | 2023-03-28 | 2023-03-28 |
| 5 | 2023-03-28 | 2023-03-28 |
| 6 | 2023-03-28 | 2023-03-28 |
| 7 | 2023-03-28 | 2023-03-28 |
| 8 | 2023-03-28 | 2023-03-28 |
| 9 | 2023-03-28 | 2023-03-28 |
| 10 | 2023-03-28 | 2023-03-28 |

metro METRO ONTARIO INC.
ENGINEERING AND CONSTRUCTION
1160 SPECTRUM WAY, SUITE 401
MISSISSAUGA, ONTARIO

paoli marques
818 BIRCH ST. 1ST FL.
345 WILSON ROAD, SUITE 207
TORONTO, ON M6P 1K7
TEL: 416-291-1121 | WWW.PAOLIMARQUES.COM

GRAVITY ENGINEERING
21100A AVE. UNIT 11
SCARBORO, ONTARIO
M1V 4Y7
www.gravityeng.com

McGREGOR ALLSOP
CONSULTING ENGINEERS
1 CONCRETE DRIVE, SUITE 202, TORONTO, ON M5C 1S4
TEL: 416-463-8888 FAX: 416-463-1538

h HAMMERSCHLAG + JOFFE INC.
41 Leavelle Road Toronto, Ontario

ONTARIO ASSOCIATION OF ARCHITECTS
PAUL MARQUES
LICENSED ARCHITECT
8460

SEAL MUST BE SHOWN TO BE VALID

PROPOSED ADDITION:
FOOD BASICS
STORE No. 697
400 NOTRE DAME AVENUE GREATER SUDBURY, ON

PROPOSED SITE PLAN

Project: 23-120 Date: 03/28/23
Drawn by: Name: A0.3
Checked by: PW
North Arrow: [North Arrow Symbol]

A0.3

SITE STATISTICS

BUILDING TOTAL: 21,400 SQ. FT.
 LAND SITE COVERED: 100
 TOTAL PARKING (EXISTING): 20,964 SQ. FT.
 PROPOSED ADDITION: 432.2 SQ. FT.
 TOTAL PROPOSED BUILDING AREA: 21,832.2 SQ. FT.

NOTE:

EXISTING LINES AND SITE CONDITIONS SHOWN ON THIS DRAWING WERE TAKEN FROM THE SURVEY BY OWNER AND PREPARED BY "RICHMOND LAND SURVEYING INC." DATED 02/26/23 AND SITE SURVEY PREPARED BY SPOFFORD, VAN HOUTSTADT & DESIGN LIMITED AND THE ACCURACY OF THE EXISTING INFORMATION IS NOT THE CONSULTANT'S RESPONSIBILITY.

THE CONTRACTOR SHALL EMPLOY A LAND SURVEYOR, LICENSED IN THE PLACE OF WORK, TO:

1. ESTABLISH PERMANENT BENCH MARKS, OR MARKERS AS NEARLY SEPARATED AS POSSIBLE.
2. VERIFY POSITIONING OF EXISTING BUILDINGS & WHICH USED TO ESTABLISH LOCATION OF NEW SITE ELEMENTS.
3. ESTABLISH LOCATION OF NEW BUILDINGS AND OTHER SITE ELEMENTS SUCH AS CURBS, SIDEWALKS, DRIVEWAYS, LIGHT POLES, ETC. ALL NEW BUILDINGS TO BE POSITIONED USING DIMENSIONS FROM PROPERTY LINES ONLY, AND DIMENSIONS FROM ADJACENT EXISTING BUILDINGS WHERE INDICATED (AND VERIFIED AS PER ALL APPLICABLE ALL OTHER NEW SITE ELEMENTS TO BE POSITIONED FROM NEW BUILDINGS AND/OR PROPERTY LINES USING WRITTEN DIMENSIONS ONLY.
- 3.a. THE CONTRACTOR IS TO ESTABLISH THE LOCATION OF ALL NEW BUILDINGS, STRUCTURAL CURBS ETC. PRIOR TO COMMENCING WORK. CONSTRUCTION TO PROVIDE WRITTEN CERTIFICATION BY THE LAND SURVEYOR THAT THE ESTABLISHED LOCATION OF NEW & EXISTING BUILDINGS IS CORRECT.
- 3.b. LOCATION DIMENSIONS CORRELATE WITH ALL BUILDINGS HAVE BEEN STAKED OUT BY A LAND SURVEYOR.
4. VERIFY LOCATION OF PROPERTY LINES AND MAINTAIN THROUGHOUT DURATION OF CONSTRUCTION.
5. VERIFY ELEVATION OF FLOOR LEVELS AS CONSTRUCTION PROCEEDS, AND RELATE TO BENCH MARK DATA.
6. VERIFY THAT PRESENT, OR KNOWN FUTURE RESTRICTIONS, ARE NOT VIOLATED BY CONSTRUCTION ON SITE OR LACK OF COMPLIANCE TO ALL PUBLIC UTILITIES BARRIERS WITH ELEVATIONS IN USE BY PUBLIC UTILITIES ADJACENT TO PROJECT.
7. CORRELATE EXISTING ELEVATION OF EXISTING BUILDINGS WITH ELEVATIONS IN USE BY PUBLIC UTILITIES ADJACENT TO PROJECT.
8. VERIFY ACCURACY OF THE DIMENSIONS SHOWN ON DRAWINGS.
9. PROVIDE AS BUILT SITE PLAN SHOWING NEW BUILDINGS' LOCATION (PART OF CONTRACT CLOSEOUT), BEFORE COMMENCING WORK AT ANY LOCATION. THE CONTRACTOR SHALL VERIFY THAT HIS PLANS FOR ALLOWING CLEARANCES, SET-BACKS, EASEMENTS, GRASSES, OR OTHERWISE HAVE BEEN MADE BY LOCAL AUTHORITIES, SUBJECT TO THEIR APPROVAL OF CONTRACT DOCUMENTS, AND WHICH WOULD AFFECT THE ORIGINAL INTENT.

CONTRACTOR TO ENSURE THAT PROPER DRAINAGE IS PROVIDED TO ALL SITE DRIVE AND DRIVE BASINS, AS SET IN THEIR FINAL POSITION. PROVIDE CONSTANT SLOPES FOR GRADED SURFACES TO DRAINS AND DRAINAGE COURSES. ENSURE THAT ALLOWABLE CONSTRUCTION TOLERANCES AND STRUCTURAL TOLERANCES DO NOT PERMIT POONDING OF WATER.

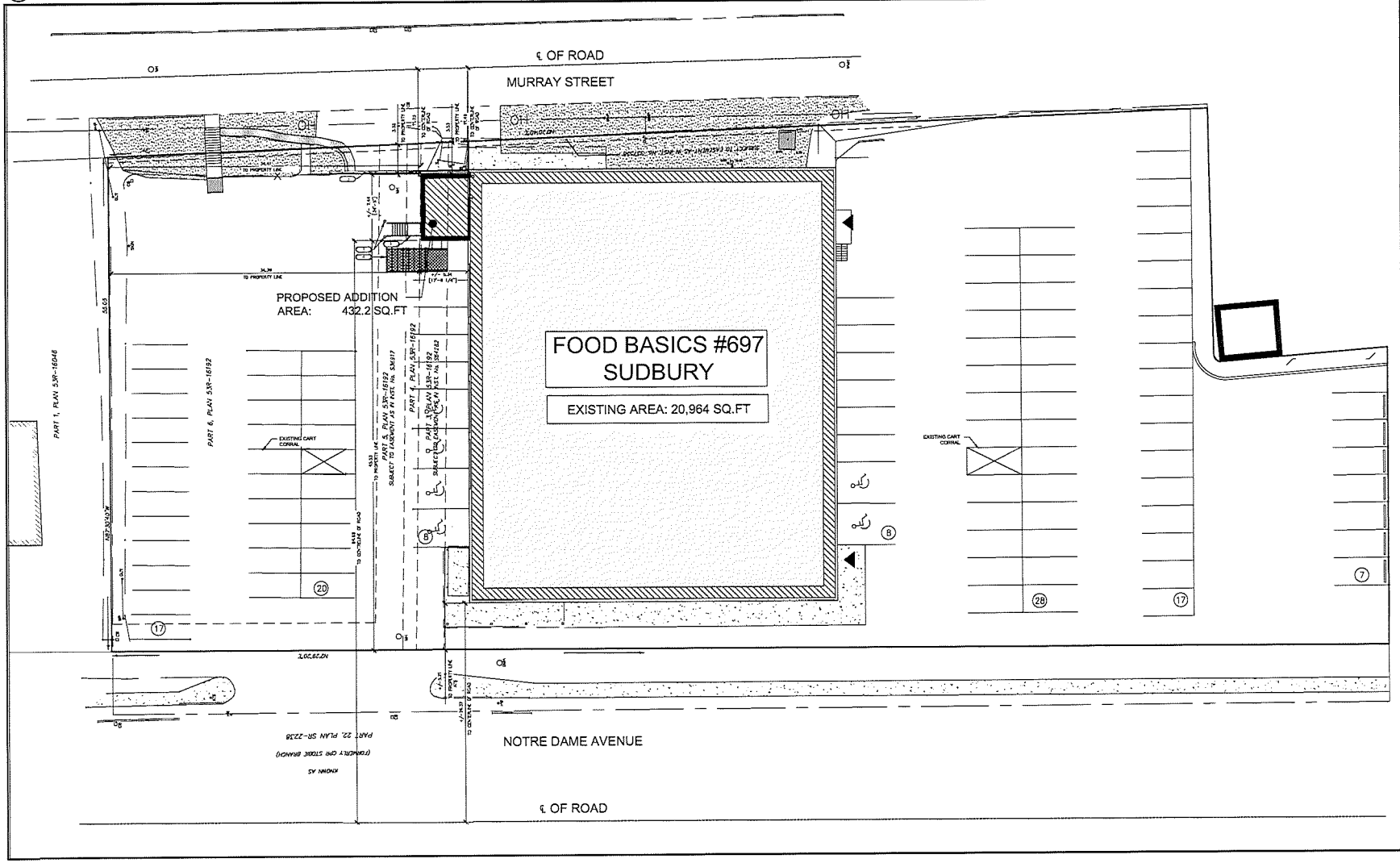
CONSTRUCTION NOTES

NOTES

1. NEW STAIRS AND RAMP, REFER TO SECTION AND FLOOR PLAN, IT.
2. NEW FINISH TO RETURN WALL, REFER TO SECTION & STRUCTURAL DRAWING, IT.
3. NEW FINISH, REFER TO DETAIL, IT.
4. SCHEDULED DAMAGE COMPENSATION.

3 NOT USED
 AG.3

2 NOTES
 AG.3



1 SITE PLAN
 AG.3

This drawing, as an instrument of service, is provided by and is the property of our program. It is the contractor's responsibility to verify and accept responsibility for all dimensions and construction details and shall verify that dimensions and details are in accordance with the approved specifications. This drawing is not to be used for any other purpose without the written consent of the consultant. The consultant is not responsible for any errors or omissions in this drawing. The contractor shall verify the accuracy of all dimensions and details shown on this drawing. The contractor shall verify the accuracy of all dimensions and details shown on this drawing. The contractor shall verify the accuracy of all dimensions and details shown on this drawing. The contractor shall verify the accuracy of all dimensions and details shown on this drawing.

| REV | ISSUED FOR | DATE |
|-----|----------------------|----------|
| 1 | FOR PERMIT SUBMITTAL | 02/27/23 |
| 2 | FOR PERMIT SUBMITTAL | 02/27/23 |
| 3 | FOR PERMIT SUBMITTAL | 02/27/23 |

metro METRO ONTARIO INC.
 ENGINEERING AND CONSTRUCTION
 4100 SHEPPARD AVENUE EAST, SUITE 401
 MISSISSAUGA, ONTARIO

paul marques
 architect inc
 310 WINTHROP ROAD, SUITE 207
 TORONTO, ON M6H 1B1
 TEL: 416-223-1111 | WWW.PAULMARQUES.COM

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 TORONTO, ONTARIO
 info@gravityeng.com

McGREGOR ALLSOP
 CONSULTING ENGINEERS
 1 CONCORD GATE, SUITE 300, RICHMOND, ON, M3C 2K6
 905-418-4400 FAX: 905-443-1118

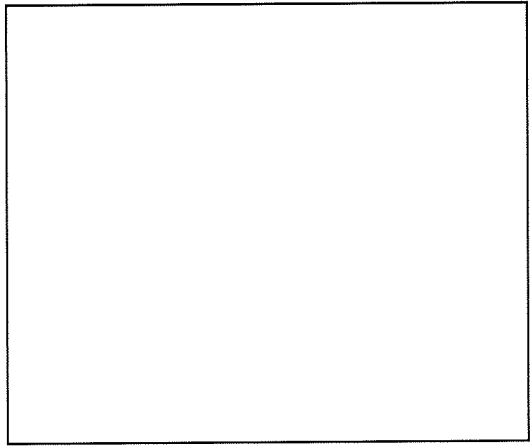
h HAMMERSCHLAG + JOFFE INC.
 42 LEIGHTON ROAD TORONTO, ONTARIO

ORDERING ASSOCIATION OF ARCHITECTS
 100 KING ST. W. TORONTO, ONTARIO

PROPOSED LOADING ADDITION:
FOOD BASICS
 STORE NO. 697
 400 NOTRE DAME AVENUE GREATER SUDBURY, ON

PROPOSED SITE PLAN

Project: 20-1540 Date: 04/18/2023
 Drawn by: Scale: AS SHOWN
 Checked by: PM
 Name: [] Drawing No: **A0.3**

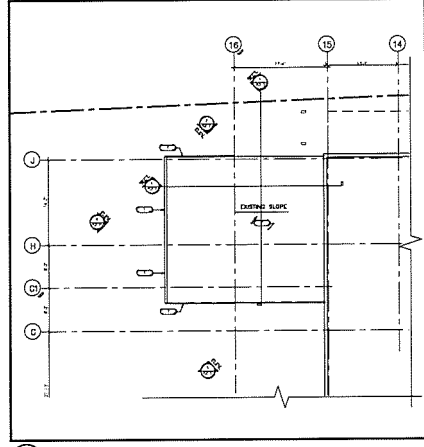


8 NOT USED
SCALE:

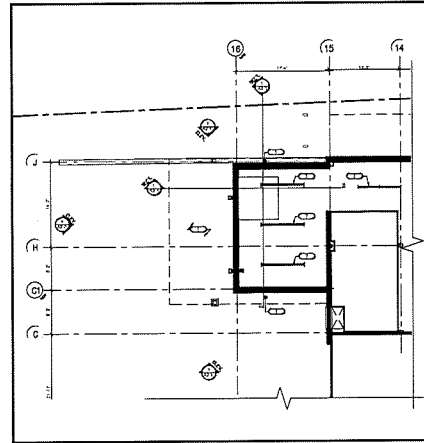
| DOOR SCHEDULE | | ELEVATION | | GENERAL NOTES | |
|---|--|-----------|--|---|--|
| <p>DOOR TYPE & HARDWARE</p> <p>1. 6'-0" x 2'-0" 1/2" YELLOW METAL DOOR AND FRAME (SEE PLAN FOR LOCATION)</p> <p>2. 6'-0" x 2'-0" 1/2" INSULATED METAL DOOR AND FRAME (SEE PLAN FOR LOCATION)</p> <p>3. 6'-0" x 2'-0" 1/2" 1/4" INSULATED METAL DOOR AND FRAME (SEE PLAN FOR LOCATION)</p> <p>4. 6'-0" x 2'-0" 1/2" 1/4" INSULATED METAL DOOR AND FRAME (SEE PLAN FOR LOCATION)</p> | | | | <p>GENERAL NOTES</p> <p>1. ALL DOORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. ALL DOORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.</p> <p>2. DOORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. ALL DOORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.</p> <p>3. DOORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. ALL DOORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.</p> <p>4. DOORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. ALL DOORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.</p> | |

| DOOR SCHEDULE | | WALL & GLAZING TYPE SCHEDULE | |
|--|--|--|--|
| <p>1. 6'-0" x 2'-0" 1/2" YELLOW METAL DOOR AND FRAME (SEE PLAN FOR LOCATION)</p> <p>2. 6'-0" x 2'-0" 1/2" INSULATED METAL DOOR AND FRAME (SEE PLAN FOR LOCATION)</p> <p>3. 6'-0" x 2'-0" 1/2" 1/4" INSULATED METAL DOOR AND FRAME (SEE PLAN FOR LOCATION)</p> <p>4. 6'-0" x 2'-0" 1/2" 1/4" INSULATED METAL DOOR AND FRAME (SEE PLAN FOR LOCATION)</p> | | <p>WALL & GLAZING TYPE SCHEDULE</p> <p>1. 8" CMU WALL WITH 1/2" GYPSUM BOARD AND 1/2" GYPSUM BOARD ON BOTH SIDES.</p> <p>2. 8" CMU WALL WITH 1/2" GYPSUM BOARD AND 1/2" GYPSUM BOARD ON ONE SIDE.</p> <p>3. 8" CMU WALL WITH 1/2" GYPSUM BOARD AND 1/2" GYPSUM BOARD ON ONE SIDE.</p> <p>4. 8" CMU WALL WITH 1/2" GYPSUM BOARD AND 1/2" GYPSUM BOARD ON ONE SIDE.</p> | |

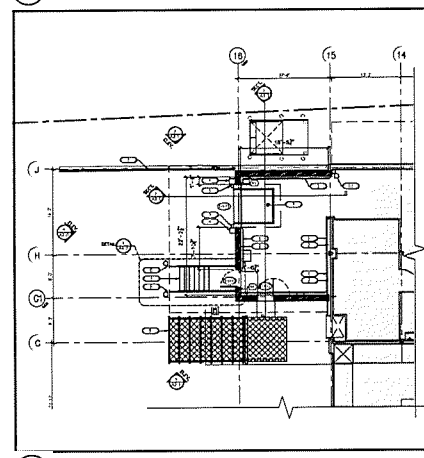
1 WALL & GLAZING TYPE SCHEDULE
SCALE:



9 PARTIAL ROOF PLAN
SCALE: 1/8" = 1'-0"



5 PARTIAL GROUND FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



2 PARTIAL GROUND FLOOR CONSTRUCTION PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE.

6 REFLECTED CEILING GENERAL NOTES
SCALE:

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE.
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6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE.

6 REFLECTED CEILING GENERAL NOTES
SCALE:

GENERAL NOTES

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5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE.

3 CONSTRUCTION GENERAL NOTES
SCALE:

ROOF NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE.
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3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE.
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5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE.

11 ROOF NOTES
SCALE:

REFLECTED CEILING NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE.
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6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE.

7 REFLECTED CEILING NOTES
SCALE:

CONSTRUCTION NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE.
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5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE.

3 CONSTRUCTION NOTES
SCALE:

| REV | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |

LEGEND:

- 1. 8" CMU WALL WITH 1/2" GYPSUM BOARD AND 1/2" GYPSUM BOARD ON BOTH SIDES.
- 2. 8" CMU WALL WITH 1/2" GYPSUM BOARD AND 1/2" GYPSUM BOARD ON ONE SIDE.
- 3. 8" CMU WALL WITH 1/2" GYPSUM BOARD AND 1/2" GYPSUM BOARD ON ONE SIDE.
- 4. 8" CMU WALL WITH 1/2" GYPSUM BOARD AND 1/2" GYPSUM BOARD ON ONE SIDE.

metro METRO ONTARIO INC.
340 WESTERN ROAD, SUITE 201
MISSISSAUGA, ONTARIO

paol martignoni
340 WESTERN ROAD, SUITE 201
MISSISSAUGA, ONTARIO

GRAVITY ENGINEERING
3110 BRIMLEY AVE. UNIT 111
SCARBOROUGH, ONTARIO
M1S 4T6

McGREGOR ALLSOP CONSULTING ENGINEERS
1 GORDON BAY, SUITE 200, TORONTO, ON, M5C 2W6
BOX 408-408-0000 FAX 416-463-3108

h NAMERSCHLAG & JOFFE INC.
43 Elmfield Road Toronto, Ontario
Canada M2B 2T8

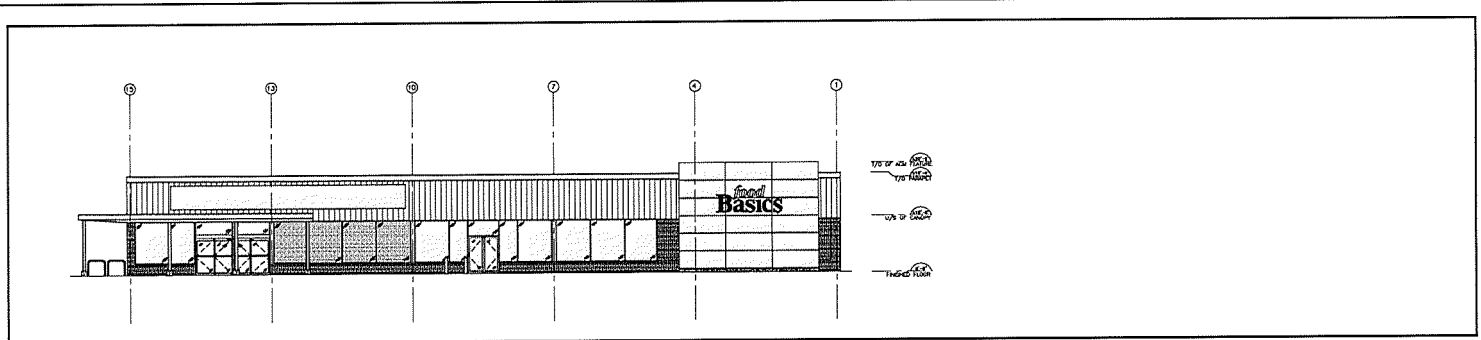
ASSOCIATION OF ARCHITECTS OF ONTARIO
100 BAY ST. TORONTO, ONT. M5H 2S2

PROPOSED LOADING ADDITION: FOOD BASICS
STORE NO. 697
400 NOTRE DAME AVENUE GREATER SUBURBY, ON

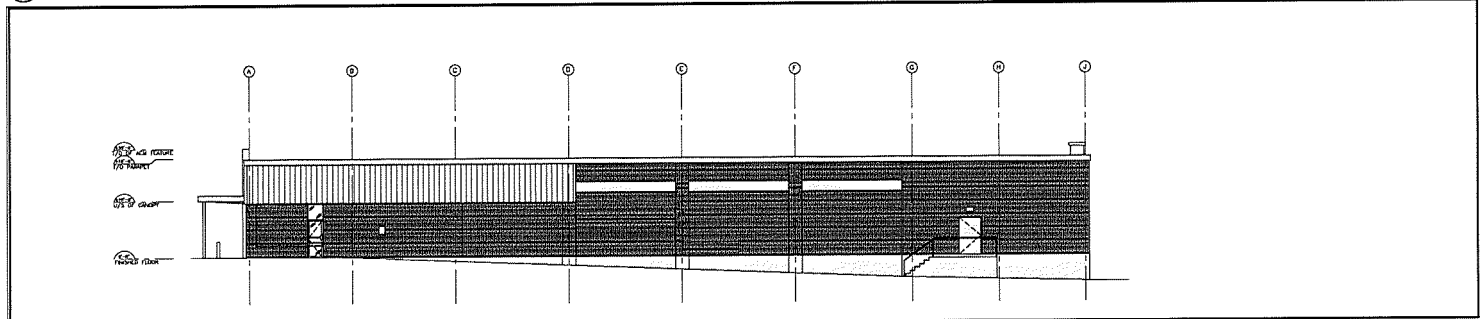
CONSTRUCTION PLANS

Project No: 23-1762 Date: APRIL 2023
Drawing No: 1000-AD000
Checked By: PM
Drawing No: 1000-AD000

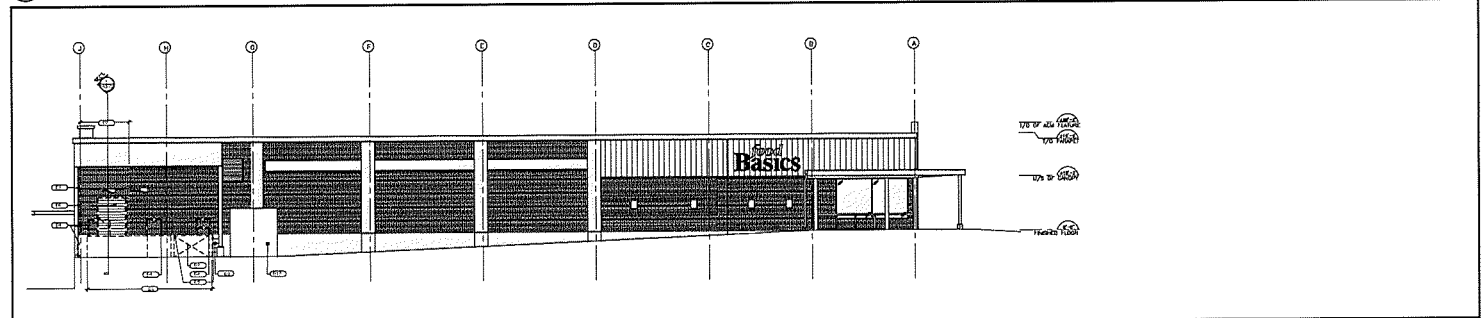
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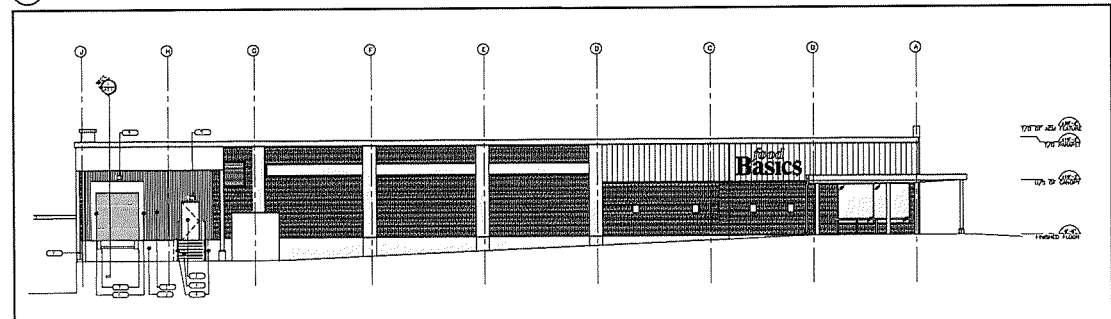
1 EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"



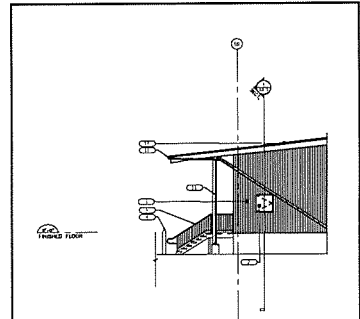
2 EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



5 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"

- GENERAL NOTES**
1. VERIFY PROJECT NUMBER BY ANY APPLICABLE ORDINANCE BEFORE BEGINNING OF WORK.
 2. VERIFY ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, REGULATIONS, AND STANDARDS.
 3. VERIFY ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, REGULATIONS, AND STANDARDS.
 4. VERIFY ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, REGULATIONS, AND STANDARDS.
 5. VERIFY ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, REGULATIONS, AND STANDARDS.

PERMITS AND INSTALLATION REGULATIONS

CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSTALLATION REGULATIONS FROM THE APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSTALLATION REGULATIONS FROM THE APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSTALLATION REGULATIONS FROM THE APPLICABLE AGENCIES AND AUTHORITIES.

- DEMOLITION NOTES**
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- CONSTRUCTION NOTES**
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This drawing, as an instrument of service, is provided by Metro Inc. to the Architect for the purpose of preparing the contract documents. The Architect shall verify and accept responsibility for all dimensions and conditions shown on the drawings. The Architect shall be responsible for the accuracy of the drawings. The Architect shall be responsible for the accuracy of the drawings. The Architect shall be responsible for the accuracy of the drawings. The Architect shall be responsible for the accuracy of the drawings.

| REV. | DESCRIPTION | DATE |
|------|--------------------|------------|
| 1 | ISSUED FOR PERMITS | 11/15/2024 |
| 2 | ISSUED FOR PERMITS | 11/15/2024 |
| 3 | ISSUED FOR PERMITS | 11/15/2024 |
| 4 | ISSUED FOR PERMITS | 11/15/2024 |
| 5 | ISSUED FOR PERMITS | 11/15/2024 |

metro METRO DENTARIO INC.
ENGINEERING AND CONSTRUCTION
1160 SPECTRUM WAY, SUITE 401
MISSISSAUGA, ONTARIO

paul marquis
ARCHITECTS
1111 BAYVIEW AVE. #110
SCARBOROUGH, ONTARIO M1B 3Y1
TEL: 416-291-1111 | WWW.PAULMARQUIS.COM

GRAVITY ENGINEERING
311 DUNDAS ST. W. #11
TORONTO, ONTARIO M5G 1C4
info@gravityeng.com

McGREGOR ALLSOP CONSULTING ENGINEERS
1 CONCORD CAFE, SUITE 308, TORONTO, ON, M3C 3G6
REG. ARCH. 2001-01-01 | WWW.MCGREGORALLSOP.COM

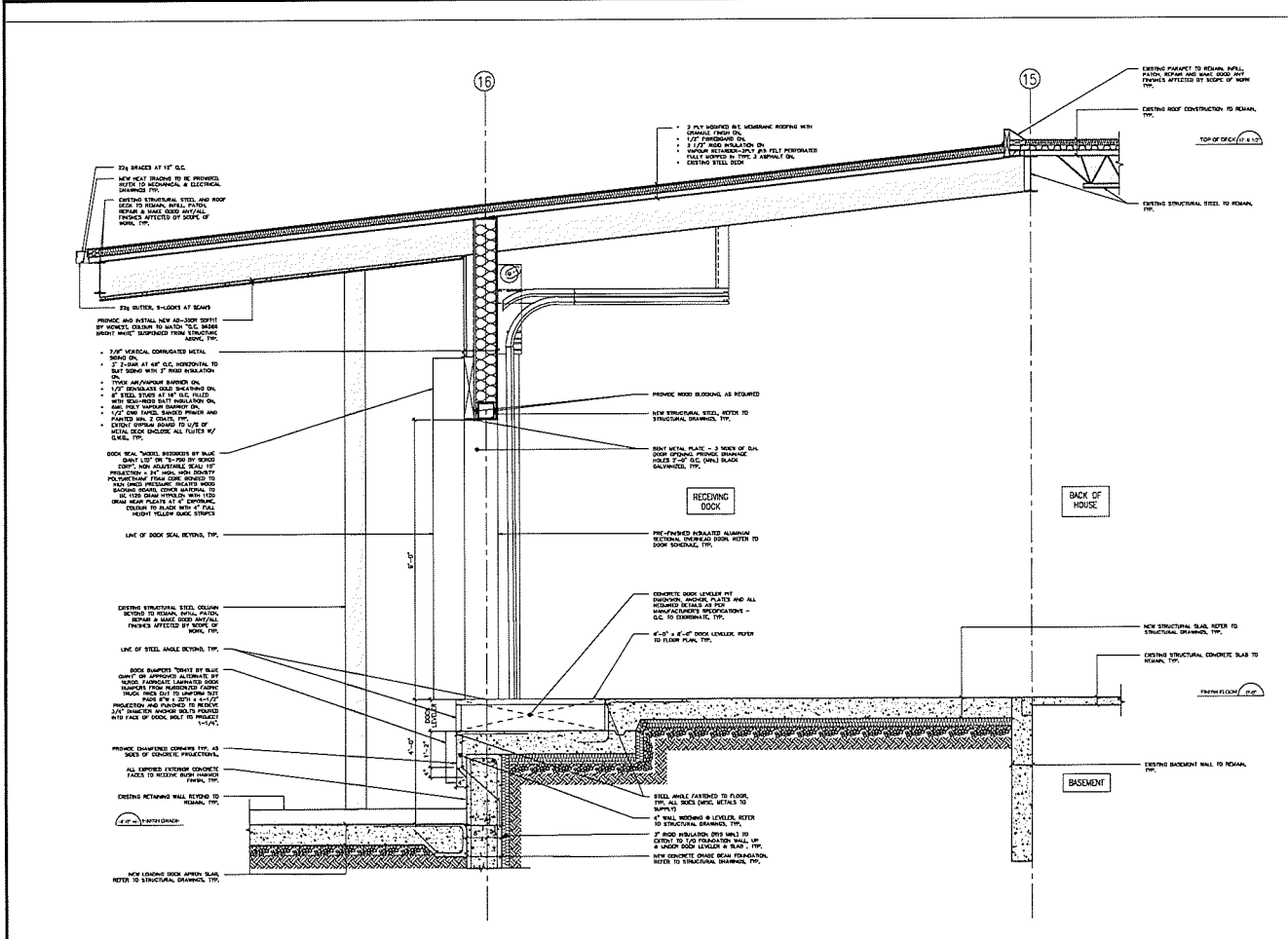
h HAMMERSCHLAG + JOFFE INC.
431 EAST BEAVER CREEK ROAD, TORONTO, ONTARIO
CANADA M2H 3T7

ORDERING ASSOCIATION OF ARCHITECTS OF THE WORLD
1111 BAYVIEW AVE. #110
SCARBOROUGH, ONTARIO M1B 3Y1

PROJECT: PROPOSED LOADING ADDITION: FOOD BASICS STORE NO. 697
400 NOTRE DAME AVENUE GREATER SUDBURY, ON
Drawing Name: EXTERIOR ELEVATIONS
Project: 24-2702 Date: 11/15/24
Drawing: Scale: A2.0
Checked by: PM Drawing by: [Name]
North Arrow: [Symbol]

A2.0

2 NOT USED
A3.1



1 PROPOSED WALL SECTION
A3.1 SCALE: 1/4" = 1'-0"

0 NOT USED
A3.1

The drawing is an instrument of service as provided by and to the property of Paul McGrigor Architects Inc. The contractor must verify and comply with all requirements for all construction and construction management. Paul McGrigor Architects Inc. does not warrant the accuracy or completeness of the information provided in this drawing. The contractor is responsible for verifying the accuracy and completeness of the information provided in this drawing. The contractor must comply with all applicable codes and requirements of the jurisdiction in which the project is located. The contractor must assume full responsibility for any errors or omissions in this drawing. The contractor must assume full responsibility for any errors or omissions in this drawing.

| | |
|-----|------|
| REV | DATE |
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| | |
| | |

LEGEND:

□ 100% CONSTRUCTION TO REMAIN

metro METRO ONTARIO INC.
HIGHWAY AND CONSTRUCTION
1400 SHEPPARD AVENUE EAST, SUITE 401
MISSENAUGA, ONTARIO

gravel materials
GRAVEL & SAND
3450 WILSON ROAD, SUITE 207
SCARBOROUGH, ONTARIO
TEL: 416-291-3111 | WWW.PAAMACHICA.COM

GRAVITY ENGINEERING
28 EDWARDS AVE., SUITE 111
TORONTO, ONTARIO
M5G 1S9
TEL: 416-593-8888

McGREGOR ALLSOP CONSULTING ENGINEERS
1 DUNDAS ST. E., SUITE 200, TORONTO, ON M5C 1R6
TEL: 416-593-8888 FAX: 416-593-8889

h HAMMERBLAG & JOFFE INC.
1111 SHEPPARD AVENUE EAST, TORONTO, ONTARIO

LAND ASSOCIATES ARCHITECTS
1111 SHEPPARD AVENUE EAST, TORONTO, ONTARIO

PROPOSED LOADING ADDITION:
FOOD BASICS
STORE No. 697
400 NOTRE DAME AVENUE GREATER SUDBURY, ON

WALL SECTIONS

| | |
|---------------------|-----------------|
| Author: JPL/ML | Date: APR-2015 |
| Scale: 1/4" = 1'-0" | Scale: AS NOTED |
| Checked: JPL | Drawn: JPL |
| App: JPL | Drawn: JPL |

A3.1



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

Record #: PL-MV-2025-00134

APPLICATION SUMMARY

File Date: 09/15/2025

Application Type: Minor Variance

Address(es): 1024 Kingsway, Sudbury P3B 2E5

Applicant(s): CAPITAL CONSTRUCTION (2007) INC.

Owner(s): 900281 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?
2015

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?
2

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

How many dwelling units will be legalized?

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

Yes

Provide details on how the property is designated in the Source Protection Plan
Intake Protection Zone - Ramsey

Current Official Plan designation
Mixed Use Commercial

Current Official Plan designation (additional)
Regional Corridor

Current Zoning By-law designation
C2 (106)

Provide a detailed description of what is being proposed
7.3x9.1m wood framed storage shed

Provide a detailed reason why the proposal cannot comply with the Zoning By-law
Proximity to the existing building does not comply

Is there an eave encroachment?
No

Size of eaves

Lot Frontage of the property
24

Lot Depth of the property
227

Lot Area of the property
80815

Total width of the public road giving access to the property
32

List all buildings and structures on the property and their respective date of construction
Imperial Collision 2017
Forest & Lawn 2017

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

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

Existing uses of neighbouring properties
Car Dealerships

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

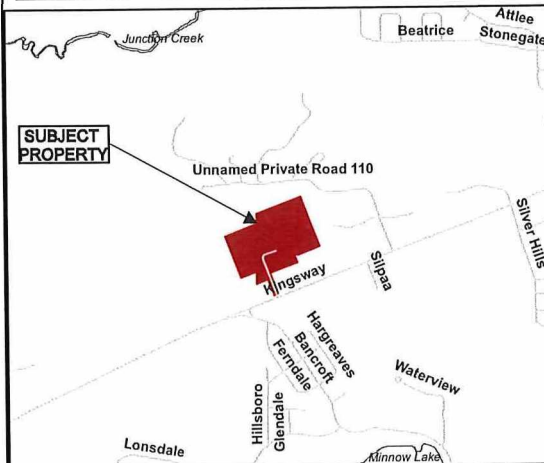
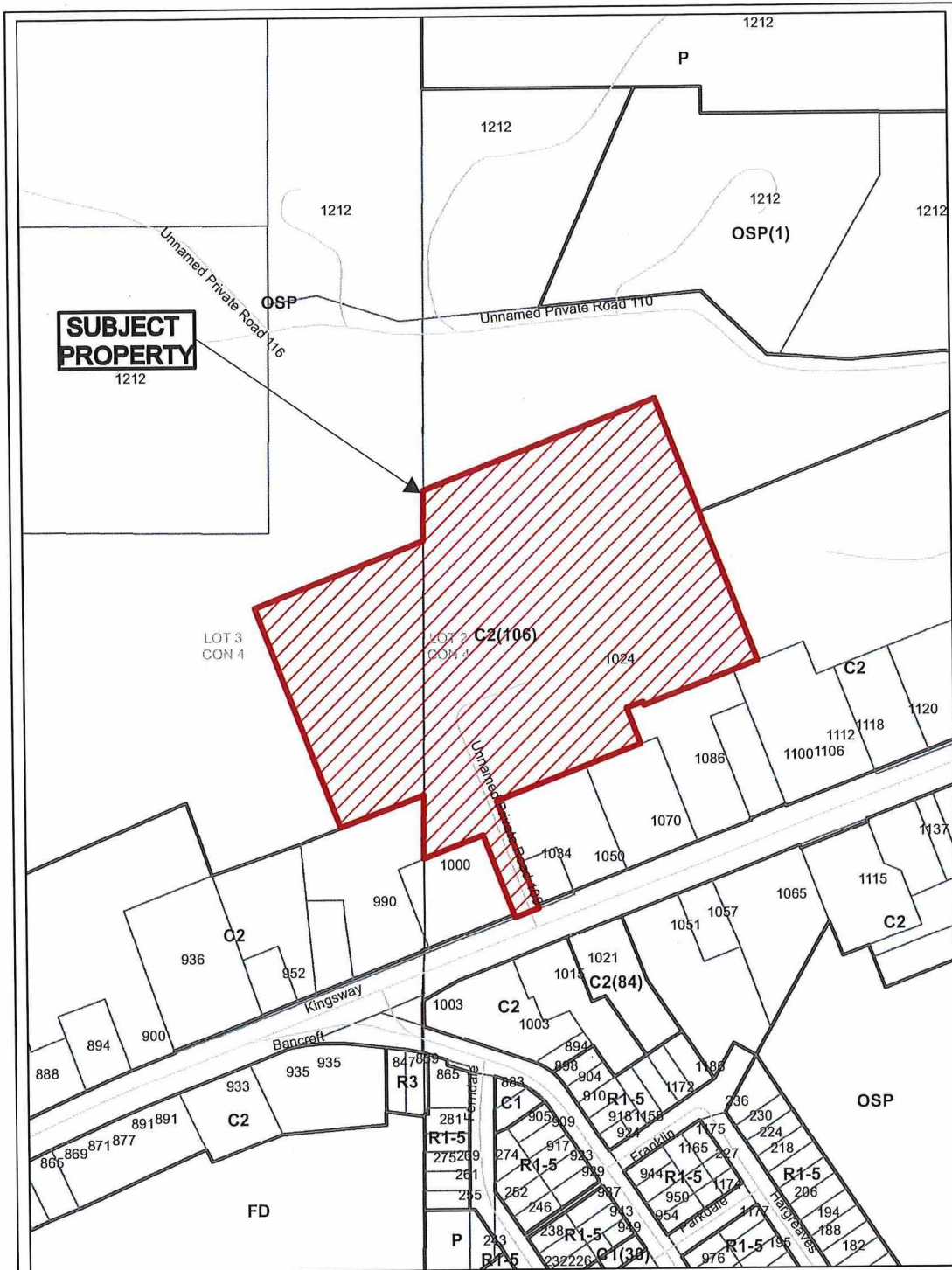
| Building Description | Same As Existing | Proposed Ground Floor Area (m ²) | Proposed Gross Floor Area (m ²) | Proposed Number of Storeys | Proposed Width (m) | Proposed Length (m) | Proposed Height (m) | Proposed Front Yard Setback (m) | Proposed Rear Yard Setback (m) | Proposed Side Yard Setback (m) | Proposed Side Yard Setback Other (m) |
|--------------------------------------|------------------|--|---|----------------------------|--------------------|---------------------|---------------------|---------------------------------|--------------------------------|--------------------------------|--------------------------------------|
| 28ft X 30Ft Wood Framed Storage Shed | No | 66.43 | 66.43 | 1 | 7.3 | 9.1 | 3.7 | 95 | 146 | 112 | 234 |

EXISTING BUILDING/STRUCTURE

| Building Description | To Be Demolished | Existing Ground Floor Area (m ²) | Existing Gross Floor Area (m ²) | 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) |
|----------------------|------------------|--|---|----------------------------|--------------------|---------------------|---------------------|---------------------------------|--------------------------------|--------------------------------|--------------------------------------|
| Building 1 | No | 1623.04 | 1623.04 | 1 | 31.7 | 51.2 | 7.3 | 22.7 | 153.25 | 91.35 | 217 |
| Building 2 | No | 1049 | 1049 | 1 | 21.7 | 48.34 | 7.3 | 199.84 | 123.8 | 174.09 | 7.39 |

ZONING BY-LAW RELIEF

| Variance To | By-law Requirement | Proposed (m) | Difference (m) |
|---------------------------------|--------------------|--------------|----------------|
| Proximity to Existing Structure | 3m | 1.2m | 1.8m |



Application for Minor Variance or Permission



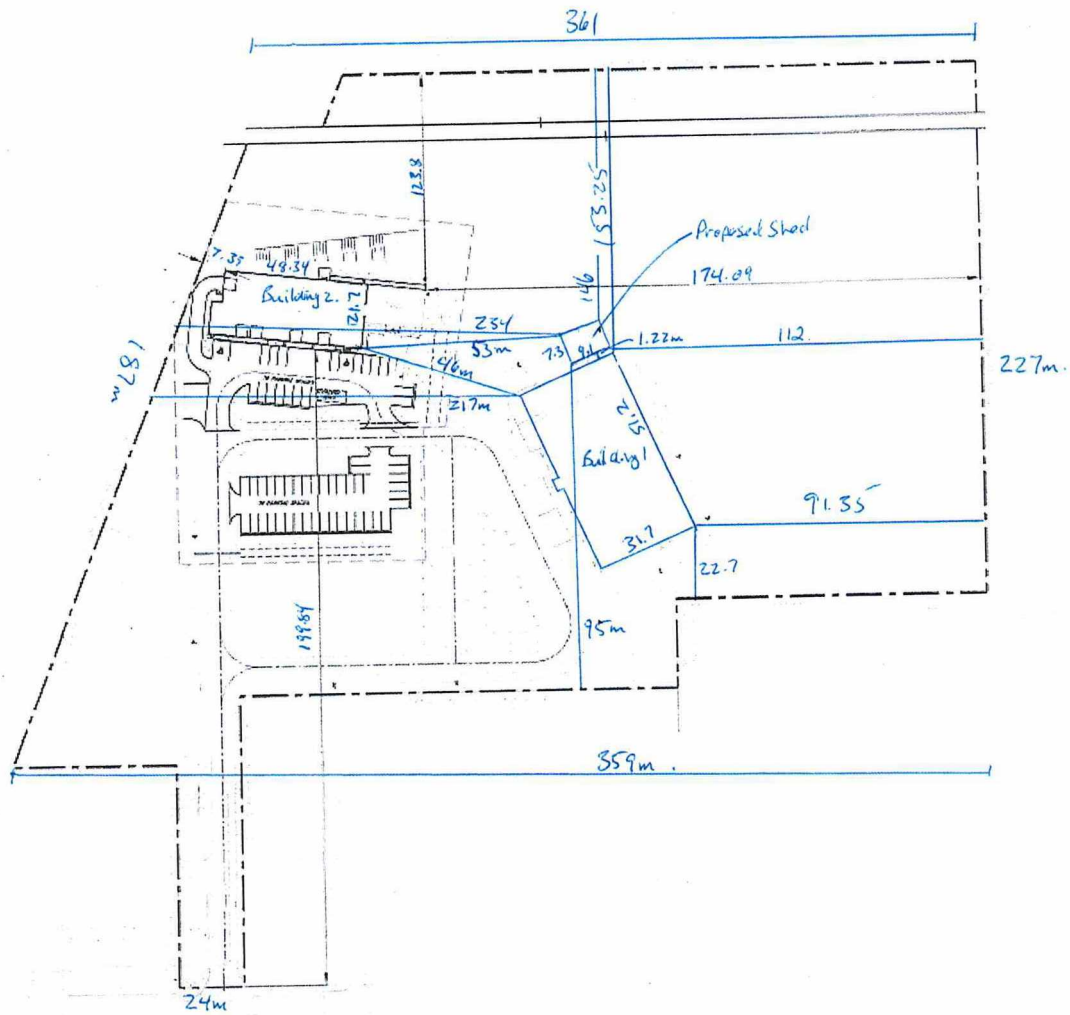
Subject Property being PIN 02132-1474,
 Firstly: Part Lot 2, Concession 4,
 Parts 1-5, Plan SR-3246,
 except Part 1, Plan 53R-20343;
 Secondly: Part Lot 3, Concession 4,
 Part 1, Plan 53R-22060,
 Township of McKim,
 1024 Kingsway, Sudbury,
 City of Greater Sudbury

Sketch 1, NTS

PL-MV-2025-00134

NDCA

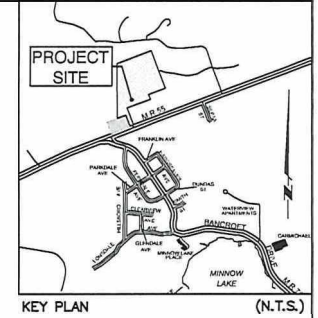
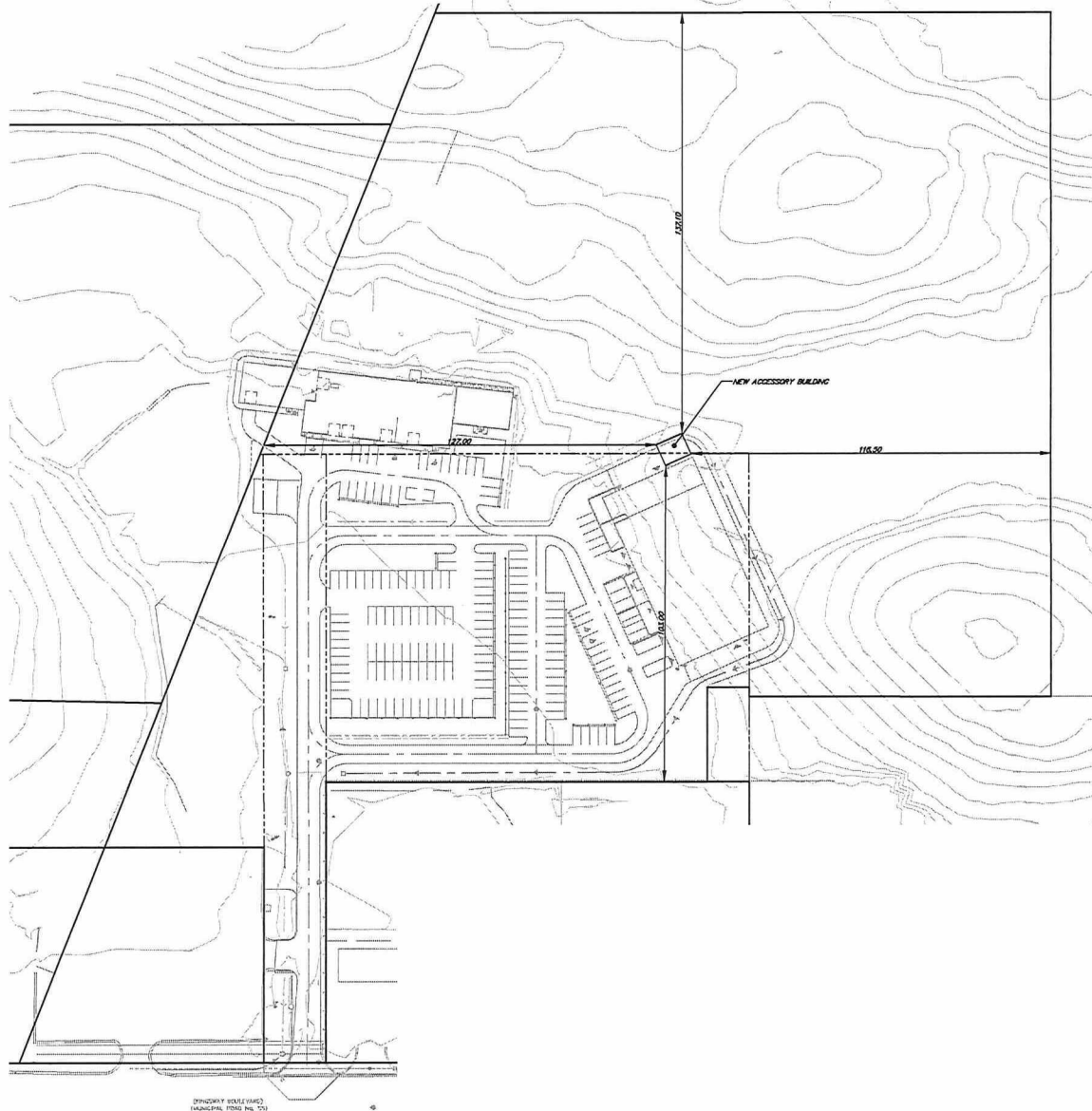
Date: 2025 09 24



TY OWNED
PLICANT



| <p>REVISIONS</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>DETAILS</th> <th>BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> | | | DATE | DETAILS | BY | | | | | | | | | | | | | | | | <p>CAUTION</p> <ul style="list-style-type: none"> - 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. | | | <p>DATE: 2024-12-17</p> <p>DRAWN: LZ</p> <p>DESIGNED: CGG</p> <p>CHECKED: ACP</p> <p>ENGINEER: CGG</p> <p>APPROVED:</p> | | <p>RVA R.V. ANDERSON ASSOCIATES LIMITED Innovative solutions for complex challenges</p> <p>1024 KINGSWAY BLVD ACCESSORY BUILDING SUDBURY</p> | | <p>SCALE: 1:250</p> <p>CONTRACT NO.:</p> <p>CAD/FILE NUMBER: 236858</p> <p>PAGE NO: 1</p> | |
|---|---------|----|------|---------|----|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|---|--|--|---|--|---|--|--|--|
| DATE | DETAILS | BY | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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SITE PLAN DATA:

PART OF PART 5
REGISTERED PLAN SR-3246

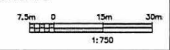
PART OF LOT 2 CONCESSION 4
GEOGRAPHIC TOWNSHIP OF McKIM
CITY OF GREATER SUDBURY

| ZONING | C2 SPECIAL GENERAL COMMERCIAL | REQUIRED |
|------------------------------|------------------------------------|----------------------|
| USE OF BUILDING | AUTOMOTIVE BODY SHOP | |
| PROJECT AREA (OVERALL) | PROVIDED 15,240 sq.m. | REQUIRED 7,350 sq.m. |
| BUILDING COVERAGE (EXIST) | 3,245 sq.m. (5.2%) | |
| BUILDING COVERAGE (NEW) | 66.90 sq.m. | |
| BUILDING COVERAGE (TOTAL) | 3,311.90 sq.m. (5.3%) | < 50% |
| GROSS FLOOR AREA (NEW) | 3,311.90 sq.m. | |
| NEW BUILDING BUILDING HEIGHT | 4.2 m (1 STOREY) | < 15m |
| LANDSCAPED AREA (EXIST) | 46,091 sq.m (73.9%) | < 5% |
| LANDSCAPED AREA (PARKING) | 595 sq.m. (1.0%) | > 10% |
| INT. SIDE YARD SETBACK (NEW) | 103.0m | 0 m |
| REAR YARD SETBACK (NEW) | 137.1m | 7.5 m |
| PARKING CALCULATION (NEW) | 1/20 sq.m. NET FLOOR AREA | |
| SPACES (EXIST) | 106 | 53 |
| IMPERIAL AUTO (EXIST) | 64 | 55 |
| BARRIER FREE SPACES (EXIST) | 2 | 2 |
| LOADING SPACES (EXIST) | 1 | 1 |
| SNOW REMOVAL: | TO BE PROVIDED BY PRIVATE SERVICES | |
| GARBAGE REMOVAL: | TO BE PROVIDED BY PRIVATE SERVICES | |

TOPOGRAPHIC INFORMATION AS SUPPLIED BY TULLOCH ENGINEERING INC. FILE 145849 TOPO DATED JANUARY 9, 2015.

LEGEND

- PROPOSED: DOTTED LINE - DENOTES PROPOSED WORKS
- EXISTING: SOLID LINE - DENOTES EXISTING INFORMATION
- 256.28: DOTTED LINE - DENOTES EXISTING ELEVATION
- 256.23: DOTTED LINE - DENOTES PROPOSED FINISHED GRADE ELEVATION
- ▽: DOTTED LINE - DENOTES DITCH/DIST POINT
- : DOTTED LINE - FIRE ROUTE
- : DOTTED LINE - PROPOSED DITCH
- : DOTTED LINE - SILT MITIGATION
- : DOTTED LINE - SILT MITIGATION
- : DOTTED LINE - DENOTES DIRECTION OF SURFACE DRAINAGE
- : LIGHT DUTY ASPHALT PARKING
- ▨: LANDSCAPED AREA - 100mm TOPSOIL & HYDROSEED
- : OVERALL BOUNDARY
- : PROPOSED SITE DISTURBANCE



| REVISIONS | | |
|------------|----------------------------|-----|
| DATE | DETAILS | BY |
| 02-28-2025 | ISSUED FOR BUILDING PERMIT | CCG |
| | | |
| | | |
| | | |

| CAUTION | | |
|---|--|--|
| - 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: | 2025-02-28 |
| DRAWN: | LZ |
| DESIGNED: | CCG |
| CHECKED: | ACP |
| ENGINEER: | CCG |
| APPROVED: | |

| | |
|---|----------------------------|
| R.V. ANDERSON ASSOCIATES LIMITED <i>Innovative solutions for complex challenges</i> | SCALE: 1:750 HOR. |
| | CONTRACT NO.: |
| 1024 KINGSWAY BOULEVARD SITE PLAN OVERALL BOUNDARY | CAD/FILE NUMBER: 1530B5.03 |
| | PAGE NO.: 1 |

PL-MV-2025-00134
Sketch 4



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

Record #: PL-MV-2025-00135

APPLICATION SUMMARY

File Date: 09/15/2025

Application Type: Minor Variance

Address(es): 213 Patterson Street, Sudbury P3C 2J8

Applicant(s): WAYNE POITRAS

Owner(s): CAROL POITRAS AND WAYNE POITRAS

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?
2005

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

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

What is the number of proposed new dwelling units on the property?
0

What is the number of proposed new buildings/structures on the property?
1

What is the number of existing buildings/structures on the property?
3

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

How many dwelling units will be legalized?

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

No

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

Current Official Plan designation

Living Area I

Current Official Plan designation (additional)

Current Zoning By-law designation

R2-2

Provide a detailed description of what is being proposed

New shed will bring accessory lot coverage just over 10%

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

Require extra storage.

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

15.24

Lot Depth of the property

36.576

Lot Area of the property

557.4

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

House - 1920's

Shed - 2005

Old Garage - 1920's (unsure)

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

Residential - since 1920's

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

Residential

Existing uses of neighbouring properties

Residential

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

No

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) |
|----------------------|------------------|---------------------------------|--------------------------------|----------------------------|--------------------|---------------------|---------------------|---------------------------------|--------------------------------|--------------------------------|--------------------------------------|
| New Shed | No | 20.4 | 20.4 | 1 | 3.4 | 6 | 3 | 22.21 | 8.26 | 1.21 | 10.6 |

EXISTING BUILDING/STRUCTURE

| Building Description | To Be Demolished | Existing Ground Floor Area (m2) | Existing Gross Floor Area (m2) | Existing Number of Storeys | Existing Width (m) | Existing Length (m) | Existing Height (m) | Existing Front Yard Setback (m) | Existing Rear Yard Setback (m) | Existing Side Yard Setback (m) | Existing Side Yard Setback Other (m) |
|----------------------|------------------|---------------------------------|--------------------------------|----------------------------|--------------------|---------------------|---------------------|---------------------------------|--------------------------------|--------------------------------|--------------------------------------|
| House | No | 71.5 | 102 | 1.5 | 7.3 | 9.8 | 6 | 7.71 | 19.08 | 4.15 | 3.78 |
| Shed | No | 9 | 9 | 1 | 3 | 3 | 3 | 19.1 | 14.48 | 1.2 | 11.04 |
| Old Garage | No | 27.5 | 27.5 | 1 | 4.1 | 6.7 | 3 | 27.1 | 2.71 | 2.25 | 8.68 |

ZONING BY-LAW RELIEF

| Variance To | By-law Requirement | Proposed (m) | Difference (m) |
|------------------------------|--------------------|--------------|----------------|
| Accessory lot coverage 4.2.3 | 10% | 10.21% | 0.21% |

Wayne Poitras
213 Patterson Street
Sudbury, Ontario P3C 2J8
Year: 2025

My good neighbor

Name: Lenny Johnson
Address: 219 Patterson
Sudbury, Ontario Sudbury

Subject: We are subject to a Minor Variance Application Regarding Our Property at 213 Patterson Street. PL-MV-2025-000135-Shed

Dear neighbor,

We have been your good neighbors since 2005 and would like to inform you of our upcoming plans to make some improvements to our property by installing a beautiful Utility Shed .

To make this project a reality, we had to apply for a "minor variance" with the city's Committee of Adjustments because our proposed pre-fab shed is 0.21% just larger than the bylaw total lot coverage permits. (at a cost of \$1,400 so far, not including the cost of the permit.)

We have chosen a visually appealing structure that is color coordinating with the house and with the character of the neighborhood.

A public hearing on our application will be held on Oct15, 2025 at 5:00 pm at city hall chambers. You may receive an official notification from the municipality with more details.

We would most definitely appreciate your support for this application. If you have any questions or would like to discuss our plans further, please feel free to contact us at [REDACTED]. We also have copies of the site plan and other documents available to review.

Thank you for being a good neighbor and your consideration,
Sincerely, Wayne Poitras

Yes, we think this will be a great addition to the property and wish you the best.

Neighbor's signature

Date: 23rd Sept/25

Wayne Poitras
213 Patterson Street
Sudbury, Ontario P3C 2J8
Year: 2025

My good neighbor

Name: VINCENZA CHIARELLO

Address: 214 PATTERSON STREET

Sudbury, Ontario P3C 2J8

Subject: We are subject to a Minor Variance Application Regarding Our Property at 213 Patterson Street. PL-MV-2025-000135-Shed

Dear neighbor,

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Thank you for being a good neighbor and your consideration,
Sincerely, Wayne Poitras

Yes, we think this will be a great addition the property and wish you the best.

Neighbor's signature Vincenza Chiarello

Date: Sept. 23 / 2025

Wayne Poitras
213 Patterson Street
Sudbury, Ontario P3C 2J8
Year: 2025

My good neighbor

Name: CRYSTAL RIBEY

Address: 207 PATTERSON ST.

Sudbury, Ontario P3C 2J8

Subject: We are subject to a Minor Variance Application Regarding Our Property at 213 Patterson Street. PL-MV-2025-000135-Shed

Dear neighbor,

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Thank you for being a good neighbor and your consideration,
Sincerely, Wayne Poitras

Yes, we think this will be a great addition the property and wish you the best.

Neighbor's signature  CRYSTAL RIBEY

Date: Sept 22, 2025

Wayne Poitras
213 Patterson Street
Sudbury, Ontario P3C 2J8
Year: 2025

My good neighbor

Name: Francis D. Brunet

Address: 210 Patterson St.

Sudbury, Ontario P3C 2J7

Subject: We are subject to a Minor Variance Application Regarding Our Property at 213 Patterson Street. PL-MV-2025-000135-Shed

Dear neighbor,

We have been your good neighbors since 2005 and would like to inform you of our upcoming plans to make some improvements to our property by installing a beautiful Utility Shed .

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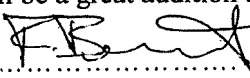
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Thank you for being a good neighbor and your consideration,
Sincerely, Wayne Poitras

Yes, we think this will be a great addition the property and wish you the best.

Neighbor's signature 

Date: Sept. 23, 2025

Wayne Poitras
213 Patterson Street
Sudbury, Ontario P3C 2J8
Year: 2025

My good neighbor

Name: Richard Butler
Address: 201 Patterson St.
Sudbury, Ontario P3C 2J8

Subject: We are subject to a Minor Variance Application Regarding Our Property at 213 Patterson Street. PL-MV-2025-000135-Shed

Dear neighbor,

We have been your good neighbors since 2005 and would like to inform you of our upcoming plans to make some improvements to our property by installing a beautiful Utility Shed .

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Thank you for being a good neighbor and your consideration,
Sincerely, Wayne Poitras

Yes, we think this will be a great addition the property and wish you the best.

Neighbor's signature R. Butc

Date: Sept. 22/25

5

Wayne Poitras
213 Patterson Street
Sudbury, Ontario P3C 2J8
Year: 2025

My good neighbor

Name: ... Nicholas Schwabe

Address: ... 204 Patterson St.

Sudbury, Ontario

Subject: We are subject to a Minor Variance Application Regarding Our Property at 213 Patterson Street. PL-MV-2025-000135-Shed

Dear neighbor,

We have been your good neighbors since 2005 and would like to inform you of our upcoming plans to make some improvements to our property by installing a beautiful Utility Shed .

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Thank you for being a good neighbor and your consideration,
Sincerely, Wayne Poitras

Yes, we think this will be a great addition the property and wish you the best.

Neighbor's signature ... [Signature]

Date: ... September 23, 2025

Wayne Poitras
213 Patterson Street
Sudbury, Ontario P3C 2J8
Year: 2025

My good neighbor

Name: Betty Ryan.....

Address: 206 Patterson Dr.

Sudbury, Ontario BK 635.....

Subject: We are subject to a Minor Variance Application Regarding Our Property at 213 Patterson Street. PL-MV-2025-000135-Shed

Dear neighbor,

We have been your good neighbors since 2005 and would like to inform you of our upcoming plans to make some improvements to our property by installing a beautiful Utility Shed .

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Thank you for being a good neighbor and your consideration,
Sincerely, Wayne Poitras

Yes, we think this will be a great addition the property and wish you the best.

Neighbor's signature Betty Ryan.....

Date: Sept 23, 2025.....

Wayne Poitras
213 Patterson Street
Sudbury, Ontario P3C 2J8
Year: 2025

My good neighbor

Name: Jason Elson

Address: 233 Lansdowne Street, Sudbury

Sudbury, Ontario P3C 4M4

Subject: We are subject to a Minor Variance Application Regarding Our Property at 213 Patterson Street. PL-MV-2025-000135-Shed

Dear neighbor,

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Thank you for being a good neighbor and your consideration,
Sincerely, Wayne Poitras

Yes, we think this will be a great addition to the property and wish you the best.

Neighbor's signature [Signature]

Date: September 22, 2025

Wayne Poitras
213 Patterson Street
Sudbury, Ontario P3C 2J8
Year: 2025

My good neighbor

Name: Patricia Martel

Address: 227 Lansdowne St

Sudbury, Ontario P3C 4M4

Subject: We are subject to a Minor Variance Application Regarding Our Property at 213 Patterson Street. PL-MV-2025-000135-Shed

Dear neighbor,

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Thank you for being a good neighbor and your consideration,
Sincerely, Wayne Poitras

Yes, we think this will be a great addition to the property and wish you the best.

Neighbor's signature Patricia Martel

Date: Sep 23/25

Wayne Poitras
213 Patterson Street
Sudbury, Ontario P3C 2J8
Year: 2025

My good neighbor

Name: Bob Kura
Address: 200 BAKER ST.
Sudbury, Ontario P3L 2G1

Subject: We are subject to a Minor Variance Application Regarding Our Property at 213 Patterson Street. PL-MV-2025-000135-Shed

Dear neighbor,

We have been your good neighbors since 2005 and would like to inform you of our upcoming plans to make some improvements to our property by installing a beautiful Utility Shed .

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Thank you for being a good neighbor and your consideration,
Sincerely, Wayne Poitras

Yes, we think this will be a great addition the property and wish you the best.

Neighbor's signature

Date: SEPT. 23 / 2025

Wayne Poitras
213 Patterson Street
Sudbury, Ontario P3C 2J8
Year: 2025

My good neighbor

Name: MYLES BUISSON

Address: 232 BAKER ST.

Sudbury, Ontario P3C 2G1

Subject: We are subject to a Minor Variance Application Regarding Our Property at 213 Patterson Street. PL-MV-2025-000135-Shed

Dear neighbor,

We have been your good neighbors since 2005 and would like to inform you of our upcoming plans to make some improvements to our property by installing a beautiful Utility Shed .

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Thank you for being a good neighbor and your consideration,
Sincerely, Wayne Poitras

Yes, we think this will be a great addition the property and wish you the best.

Neighbor's signature Myles Buisson

Date: SEPT 23/2025

//

Wayne Poitras
213 Patterson Street
Sudbury, Ontario P3C 2J8
Year: 2025

My good neighbor

Name: Jessica Nadel
Address: 221 Lansdownest.
Sudbury, Ontario P3C 4M4

Subject: We are subject to a Minor Variance Application Regarding Our Property at 213 Patterson Street. PL-MV-2025-000135-Shed

Dear neighbor,

We have been your good neighbors since 2005 and would like to inform you of our upcoming plans to make some improvements to our property by installing a beautiful Utility Shed .

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Thank you for being a good neighbor and your consideration,
Sincerely, Wayne Poitras

Yes, we think this will be a great addition the property and wish you the best.

Neighbor's signature Jessica Nadel

Date: Sept. 22 / 2025

Wayne Poitras
213 Patterson Street
Sudbury, Ontario P3C 2J8
Year: 2025

My good neighbor

Name: IVANNE BERTRAND
Address: 222 LANSDOWNE ST.
Sudbury, Ontario P3C 4M3

Subject: We are subject to a Minor Variance Application Regarding Our Property at 213 Patterson Street. PL-MV-2025-000135-Shed

Dear neighbor,

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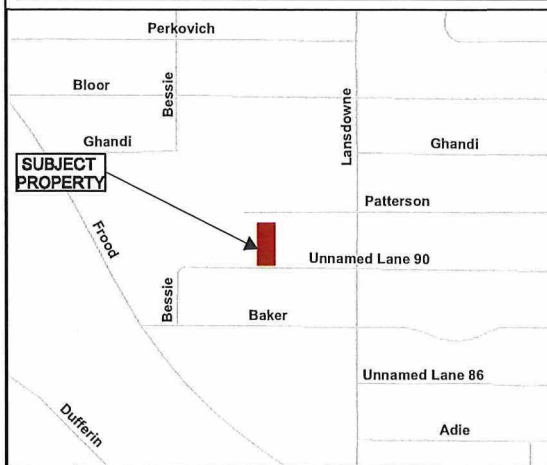
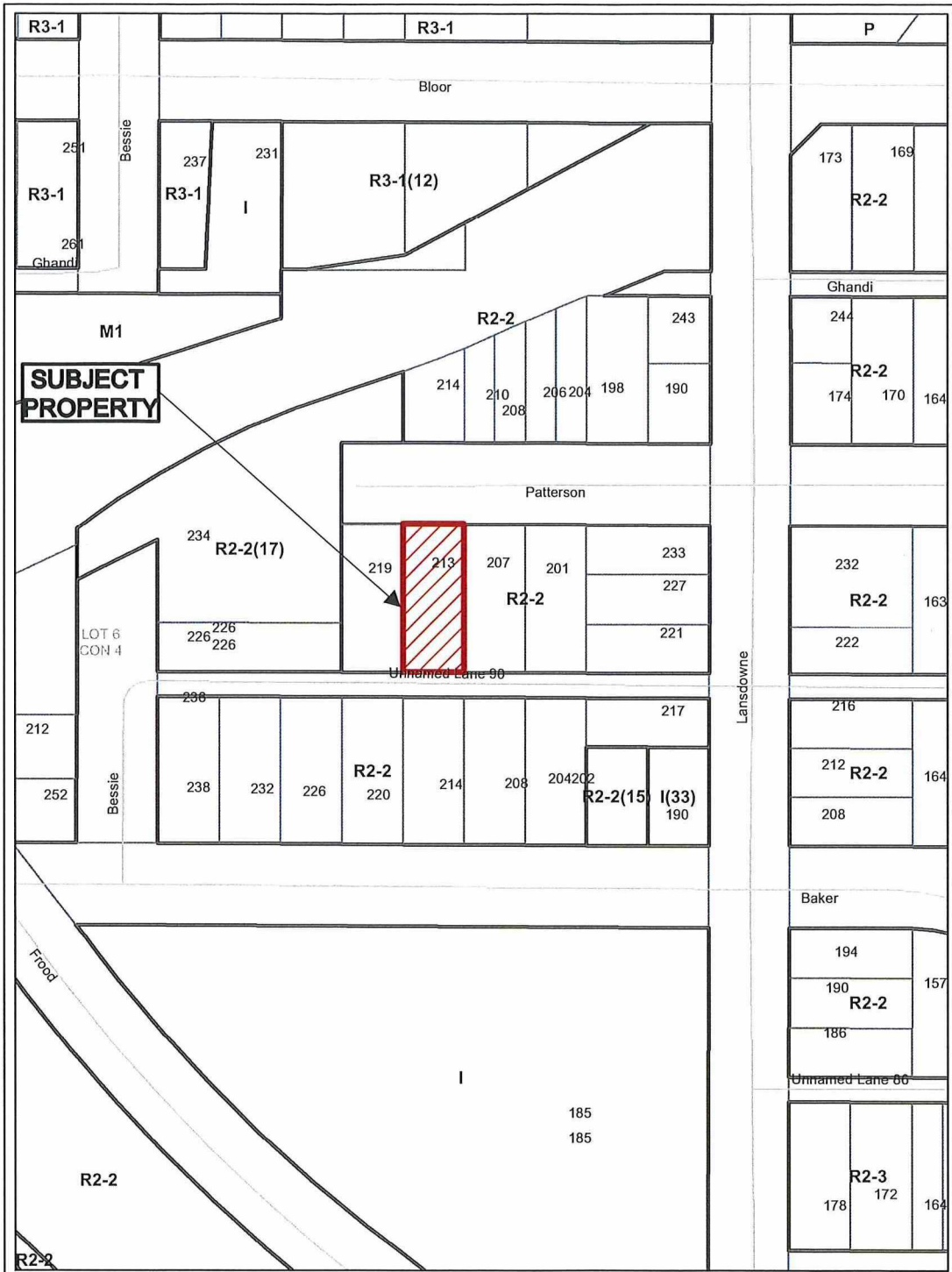
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Thank you for being a good neighbor and your consideration,
Sincerely, Wayne Poitras

Yes, we think this will be a great addition the property and wish you the best.

Neighbor's signature [Signature]

Date: SEPTEMBER 23, 2025



Application for Minor Variance or Permission 

Subject Property being PIN 02135-0067,
 Lot 77, Plan 1-SC,
 Part Lot 6, Concession 4,
 Township of McKim,
 213 Patterson Street, Sudbury,
 City of Greater Sudbury

Sketch 1, NTS PL-MV-2025-00135
 NDCA Date: 2025 09 24

STREET PATERSON STREET 1
 #213 PIN 02135-0063

-13321 PART 1

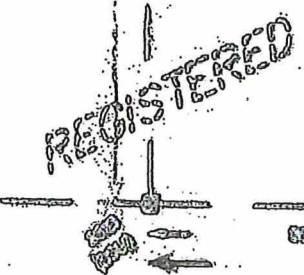
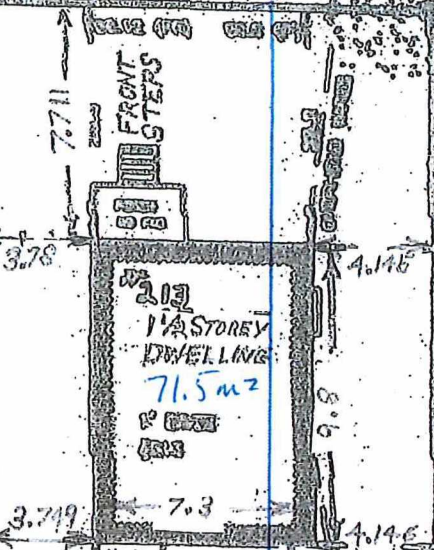
DEAD END OF STREET

SSR PART 3

LOT 75

LOT 76
 PIN 02135-0066

LOT 75
 PIN 02135-0



LOT 77
 PIN 02135-0067

NOTE:
 ALL MEASUREMENTS
 ARE NOW METRES

PL-MV-2025-00135
 Sketch 2



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

Record #: PL-MV-2025-00138

APPLICATION SUMMARY

File Date: 09/23/2025

Application Type: Minor Variance

Address(es): 101 Pine Street, Sudbury P3C 1W9

Applicant(s): TULLOCH

Owner(s): SUDBURY APARTMENT RENTALS LIMITED

PLANNING APPLICATION

Are there multiple properties associated with the application?
No

Please describe the additional properties associated with this application

What is the date the current Owner(s) acquired the property?
July 3, 2025

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

What is the number of dwelling units on the property?
10

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

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

What is the number of existing buildings/structures on the property?
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
C2(89)

Provide a detailed description of what is being proposed
The development of two additional units in the unoccupied basement of 12-unit multiple dwelling

Provide a detailed reason why the proposal cannot comply with the Zoning By-law
Existing lot size, and current small parking area.

Is there an eave encroachment?
No

Size of eaves

Lot Frontage of the property
15.24

Lot Depth of the property
36.58

Lot Area of the property
557.42

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
Multiple Dwelling - construction date unknown

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

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

Existing uses of neighbouring properties
M1 'Mixed Light Industrial/Service Commercial', C6 'Downtown Commercial', C4 'Office Commercial', and C2 'General Commercial'.

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

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

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

Have you consulted with Conservation Sudbury regarding this relief?

WATER SUPPLY AND SEWAGE DISPOSAL

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

PROPERTY ACCESS

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

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

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

CONCURRENT APPLICATIONS

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

No

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

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

No

Indicate application number(s) and application status

PROPOSED BUILDING/STRUCTURE

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

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) |
|----------------------|------------------|---------------------------------|--------------------------------|----------------------------|--------------------|---------------------|---------------------|---------------------------------|--------------------------------|--------------------------------|--------------------------------------|
| Multiple Dwelling | No | 304.28 | 609 | 2 | 13.5 | 27.75 | 6 | 1.85 | 5.98 | 0.8 | 0.9 |

ZONING BY-LAW RELIEF

| Variance To | By-law Requirement | Proposed (m) | Difference (m) |
|---|--------------------|--------------------------------|----------------|
| To permit an additional 2 dwelling units in the basement of an existing 10-unit multiple dwelling for a total of 12 multiple dwelling units with a density of 216 units/ha where 150 units/ha is permitted and 179.4/ha currently exists and maintain 4 parking spaces for 12 units where 4 spaces for 10 units exists. | N/A | 12 units with 4 parking spaces | N/A |



Planners | Surveyors | Biologists | Engineers

September 23rd, 2025
File No. 25-1167

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

Re: Minor Variance – 101 Pine Street – LT 45, BLK B PLAN 3SA CITY OF SUDBURY
[PIN 02135-0242]

Dear Committee of Adjustment,

TULLOCH has been retained by the current owner of 101 Pine Street in Sudbury to secure planning approvals for the development of two additional units in the basement of the existing 10-unit multiple dwelling located on the subject lands.

The application proposes the following under Section 45(2) of the Planning Act:

- To permit an additional 2 dwelling units in the basement of an existing 10-unit multiple dwelling for a total of 12 multiple dwelling units with a density of 216 units/ha where 150 units/ha is permitted and 179.4/ha currently exists and to permit 4 parking spaces for 12 units where 4 spaces for 10 units exists.

Other powers

(2) In addition to its powers under subsection (1), the committee, upon any such application,

(a) where any land, building or structure, on the day the by-law was passed, was lawfully used for a purpose prohibited by the by-law, may permit,

(i) the enlargement or extension of the building or structure, if the use that was made of the building or structure on the day the by-law was passed, or a use permitted under subclause (ii) continued until the date of the application to the committee, but no permission may be given to enlarge or extend the building or structure beyond the limits of the land owned and used in connection therewith on the day the by-law was passed, or

(ii) the use of such land, building or structure for a purpose that, in the opinion of the committee, is similar to the purpose for which it was used on the day the by-law was passed or is more compatible with the uses permitted by the by-law than the purpose for which it was used on the day the by-law was passed, if the use for a purpose prohibited by the by-law or another use for a purpose previously permitted by the committee continued until the date of the application to the committee; or

(b) where the uses of land, buildings or structures permitted in the by-law are defined in general terms, may permit the use of any land, building or structure for any purpose that, in the opinion of the committee, conforms with the uses permitted in the by-law. R.S.O. 1990, c. P.13, s. 45 (2)

The existing building and use pre-date the Zoning By-law and is therefore a legal non-conforming use in accordance with Section 34(9) of the *Planning Act*.

Unlike Section 45(1) of the *Planning Act*, which prescribes a clear set of tests, Section 45(2) does not clearly state which tests must be met for permission to expand a non-conforming use. However, the tests used to review Section 45(2) applications have been established through the decision of the *Supreme Court of Canada in Saint-Romuald (Ville) v. Olivier, 2001, SCC 57, 2001 Carswell Que 2013*, OMB case *Asgharzadeh, Re, 2010 Carswell Ont 4047* and more recently, Ontario Land Tribunal (OLT) case *Fraser v. Rideau Lakes (Township), 2020*. As a result, applications applied for under Section 45(2) of the *Planning Act*, must be evaluated on the basis of the following two tests:

1. *Whether the application is desirable for appropriate development of the subject property; and*
2. *Whether the application will result in undue adverse impacts on the surrounding properties and neighborhood.*

Furthermore, *Fraser v. Rideau Lakes (Township), 2020*, case also established that for variations applied for under Section 45(2) of the *Planning Act*, the intent and purpose of the Official Plan is not a relevant consideration. Nevertheless, Official Plan policies are referenced in the following planning analysis.

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

It is the author's opinion that the additional 2 dwelling units with no additional parking spaces is appropriate, and desirable given that:

- The proposed development represents the highest and best use of the property by converting existing vacant usable space within the building into two additional dwelling units.
- The proposed development of two additional dwelling units in the basement of an existing multiple dwelling is considered residential intensification and is consistent with the housing objectives discussed in Section 2.2 of the PPS.
- The current density on the subject property is presently +/-179.4u/ha. As per the OP, developments with a net density of greater than 150 units/ha is considered high density. An increase of two units

within the existing building would increase the net density to +/-215.u/ha. The Downtown Designation of the City's OP permits developments above 150 units/ha

- The proposed density increase is appropriate in this location as it is supported by active transportation infrastructure, public transit and is in proximity to many amenities and services considering it is within the Downtown and within 250m from the Central Business District.
- The proposed development would contribute positively to the creation of complete communities which have a range of housing types and tenures. The development proposal is an opportunity to provide more housing which accommodates smaller households and seniors.
- The proposed development is consistent with the City's objectives for development within the Settlement Area within Section 2.3.2 of the OP. It represents an efficient use of land within the Downtown area where:
 - Development is encouraged;
 - There are no maximum density restrictions;
 - There are no known capacity issues re: municipal sewer and water infrastructure;
 - Active transportation infrastructure and public transit is abundant and accessible; and,
 - More residents would directly support local businesses and institutions.

WILL THE APPLICATION RESULT IN UNDUE ADVERSE IMPACTS ON THE SURROUNDING PROPERTIES AND NEIGHBOURHOOD.

It is the author's opinion that the additional 2 dwelling units with no additional parking spaces will not result in any adverse impacts on the surrounding properties and neighbourhood given that:

- The existing 10-unit multiple dwelling already represents a high-density development, and an increase of two units would not come at the expense of existing residents or the surrounding neighbourhood. In fact, the development is expected to benefit local businesses and support public transit services.
- No negative impact will result from the variance with regard to aesthetic impact on the surrounding area as there will be no alterations to the exterior or changes to the size and massing of the multiple dwelling.
- The proposed minor variance would enable intensification of the subject lands in a manner that is compatible with the character and uses in the surrounding neighbourhood. The subject property is situated in a mixed-use neighbourhood where high-density housing is common. Existing building and lot configurations are typically compact in this neighbourhood. Most multiple dwellings in this neighbourhood represent a density of at least 150m².
- The subject lands are within the Settlement Area, Built Boundary, and designated Downtown in the OP. When considering high-density housing, the size and massing of high-density buildings and potential traffic strain on local roads is often a consideration of whether the high-density use can be compatible with the surrounding neighbourhood. The proposed development will not alter the size and massing of the existing building which appears as a medium density built form (2-storeys in height). There is not expected to be any negative impacts related to the traffic that would be generated by the proposed development on the local road network and surrounding land uses nor

is there expected to be an undue burden on surrounding third spaces (i.e., shopping mall, parks and recreational amenities, etc.).

Given the analysis contained herein, the proposed variance does not introduce any adverse effects to either the subject property or the abutting lands. The proposed development is an increase of 2 dwelling units at a manageable scale and represents a logical use of an unoccupied basement within a legal non-conforming multiple dwelling. There are sufficient active transportation and public transit options and amenity space within the surrounding neighbourhood to support the increase in units. As such, it is the author's opinion that the proposed variance is appropriate for the facilitation of the development for the subject property, given that:

1. The application is desirable for appropriate development of the subject property; and
2. The application will not result in undue adverse impacts on the surrounding properties and neighborhood.

Respectfully submitted,

Prepared By:



Ryland Thompson
Planner

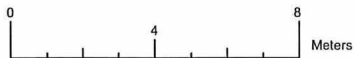
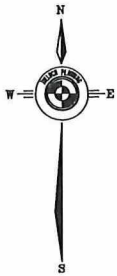
Reviewed By:



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

Pine Street

15.24±



LOT AREA: 557.42m²±

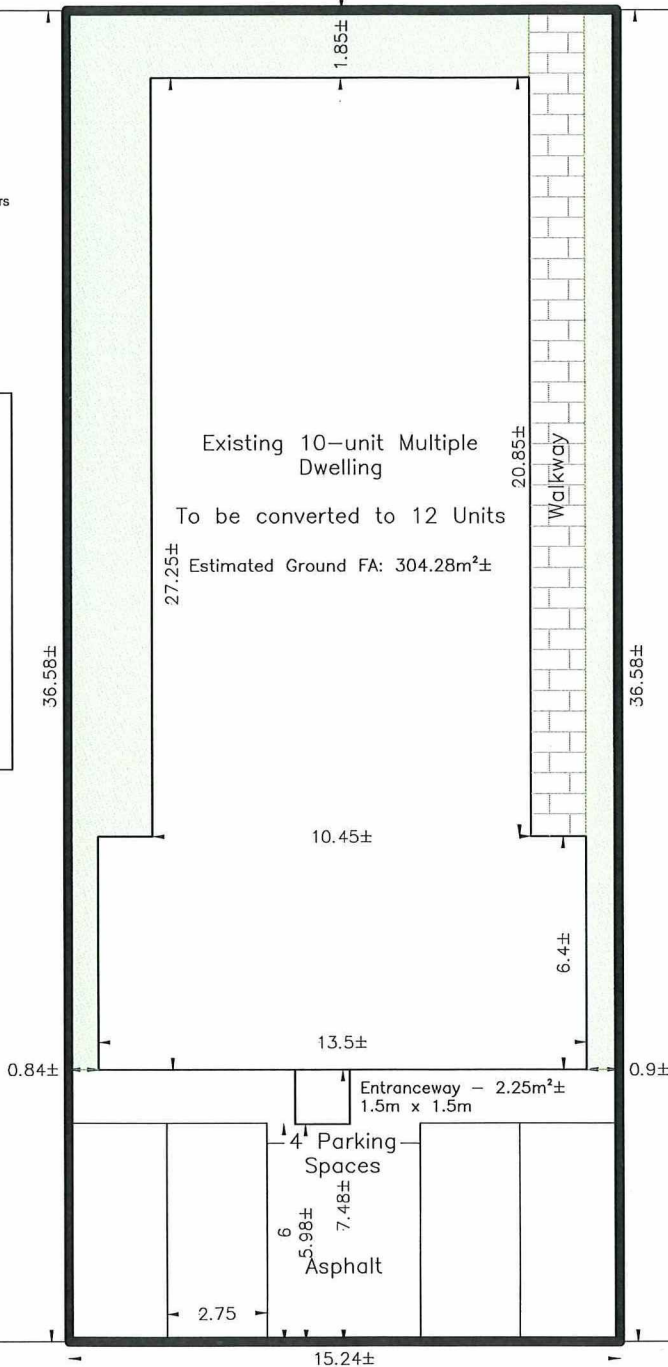
SITE PLAN DATA

| ZONING: | C2(89) REQUIRED | EXISTING | PROPOSED (Where applicable) |
|-----------------------------------|--|------------------------|--------------------------------|
| LOT AREA: | MIN 1,350m ² | 557.42m ² ± | 15.24m± |
| LOT FRONTAGE: | MIN 30m | 15.24m± | 55%± |
| LOT COVERAGE: | MAX 50% | | |
| GROSS FA: | MAX 2x Lot Area =1,072.26m ² | ~915.09m ² | 215.3units/ha |
| LOT DENSITY: | 150units/ha | 179.4units/ha | |
| BUILDING HEIGHT: | MAX 8m | 8m± | |
| LANDSCAPING: | MIN 5% | 25% | |
| SETBACKS: | | | |
| FRONT YARD: | 6m | 1.85m | |
| INTERIOR YARD: | 1.2m+(0.6/storey) = 2.4m | 0.84m | |
| REAR YARD: | 7.5m | 5.98m | |
| LANDSCAPING: | | | |
| LANDSCAPE BUFFER: | MIN 3m | 1.85m | |
| PARKING CALCULATIONS: | | | |
| MULTIPLE DWELLING: | 1.5/UNIT =15 | 4 | |
| ACCESSIBLE SPACES (1-9 SPACES) | 0 | 0 | |
| BICYCLE SPACES | 0.5/UNIT =6 | TBD | |

Existing 10-unit Multiple Dwelling

To be converted to 12 Units

Estimated Ground FA: 304.28m²±



GENERAL NOTES:

CAUTION

THE PROPERTY BOUNDARIES ILLUSTRATED ON THIS PLAN HAVE BEEN COPIED FROM REGISTRY PLANS AND HAVE NOT BEEN CONFIRMED.
 THE FEATURES ILLUSTRATED ON THIS PLAN ARE BASED ON AERIAL IMAGERY AND HAVE NOT BEEN CONFIRMED.
 THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE.
 NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF TULLOCH ENGINEERING. © TULLOCH ENGINEERING, 2025.

T: [REDACTED]
 131 FIELDING ROAD
 LIVELY, ONTARIO
 P3Y 1L7

PROJECT: **101 Pine Street
 Lot 45, Block B, Plan 3SA
 Former Village of Sudbury
 City of Greater Sudbury**

DRAWN BY:
 MDJ

CHECKED BY:
 VS

PROJECT NUMBER:
 25-1167

DRAWING:
Site Sketch

SCALE:
 1:200

PLOT SIZE:
 8.5x11

DATE:
 Sept 23, 2025



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

Record #: PL-MV-2025-00115

APPLICATION SUMMARY

File Date: 08/07/2025

Application Type: Minor Variance

Address(es): 78 Nickel Street, Levack P0M 2C0

Applicant(s): SANDRA YOUNG AND ROGER CARPENTER

Owner(s): LEVACK MOBILE HOMES PARK

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?

April 15 2025

Are you the registered owner or an authorized agent?

Registered Owner

What is the number of dwelling units on the property?

0

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

1

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

1

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

0

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

Yes

How many dwelling units will be legalized?

1

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

No

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

Current Official Plan designation

Living Area I

Current Official Plan designation (additional)

Living Area I

Current Zoning By-law designation

RMH-4, RU

Provide a detailed description of what is being proposed

Proposing a variance to the front and rear lot set backs and a variance to the lot coverage

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

Does not meet the zoning bylaw requirements

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

10.66

Lot Depth of the property

19.81

Lot Area of the property

211.17

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

0

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

mobile park

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

Yes

Existing uses of neighbouring properties

Mobile homes

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) |
|----------------------|------------------|---------------------------------|--------------------------------|----------------------------|--------------------|---------------------|---------------------|---------------------------------|--------------------------------|--------------------------------|--------------------------------------|
| Mobile Home | No | 83.7 | 83.7 | 1 | 6.1 | 13.716 | 4.11 | 3.048 | 3.048 | 1.22 | 3.35 |

EXISTING BUILDING/STRUCTURE

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

ZONING BY-LAW RELIEF

| Variance To | By-law Requirement | Proposed (m) | Difference (m) |
|----------------|--------------------|--------------|----------------|
| Front setback | 3.5 m | 3.048 m | 0.452 m |
| Rear Setback | 3.5m | 3.048m | 0.452m |
| Lot coverage | 35% | 39% | 4% |
| Maximum height | 4.0m | 4.11m | 0.11m |



LETTER OF AUTHORIZATION

I/WE, IT Levack Mobile Home Park Limited
Name of Registered Owner
74-100 Nickel St Levack P0M2C0
No. Street City/Town Postal Code
[Redacted] Telephone Number

BEING THE REGISTERED OWNER OF THE BUILDING/LAND LOCATED AT:

ADDRESS same as above
No. Street City/Town Postal Code
LEGAL DESCRIPTION Levack 1 24253
Township Lot Conc Parcel
Plan Lot Reference Plan Part

GIVE MY PERMISSION TO:

Roger Carpenter SANDRA YOUNG
Name of Business/Individual Applying on Behalf of Registered Owner
21 Av4102 Rd APT 4 Sudbury P3B-3K6
City/Town Postal Code
[Redacted] Telephone Number

TO APPLY FOR A BUILDING PERMIT, ON MY BEHALF, TO CONSTRUCT/DEMOLISH:

Brief Description of Work MINOR VARIANCE APPLICATION
RMH LOT #78

DECLARATION

I/WE, Kim Moir (President) Registered Owner(s), solemnly declare that the information above-stated is to the best of my knowledge and believe true, and acknowledge that the building permit could be revoked if certain procedures of the Building Code Act are contravened.

I further agree to assume responsibility for the construction unless the agent is performing work as a registered builder under the Ontario New Home Warranty Program.

IF YOU ARE DEMOLISHING A STRUCTURE, PLEASE NOTE THE FOLLOWING:
I acknowledge I am aware that pursuant to Section 357 of the Municipal Act, in order to obtain a tax adjustment, a separate application is to be filed at the City of Greater Sudbury, Tax Department, 200 Brady Street, 2nd Floor, Sudbury, ON P3A 5W5, 705-674-4455, extension 2601.

[Signature] Signature of Owner(s)

August 7/25 Date

Levack Mobile Home Park Limited
Box 344
Levack Ontario P0M 2C0

August 7, 2025

Subject: Inquiry Regarding Replacement of Mobile Home – 74-100 Nickel St Levack

To Whom It May Concern,

I am writing on behalf of Levack Mobile Home Park located at 74-100 Nickel St regarding the potential replacement of a mobile home that was previously located on one of our lots.

The original mobile home was destroyed by fire approximately [5] years ago. The lot measures approximately **65 feet long by 35 feet wide**. The trailers within the park generally range between **50 to 60 feet in length**, and the park has been established for over **50 years**.

We are inquiring whether it would be permissible to place a **new mobile home approximately 45 feet in length** on the lot, in line with the previous use and consistent with the dimensions of surrounding homes in the park. The new owner of the trailer would be Roger Carpenter and Sandra Young.

We understand there may be requirements for setbacks and/or permits and are willing to provide any necessary site plans or additional information you may need to review this request.

Please confirm if:

- A replacement of similar size would be allowed under existing zoning or grandfathered use,
- Whether a variance would be required,
- And what steps are necessary to proceed.

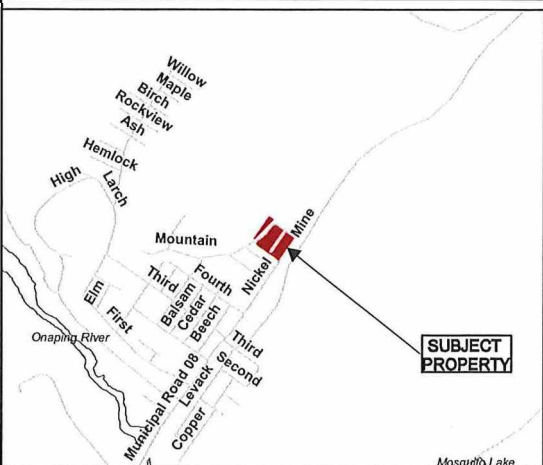
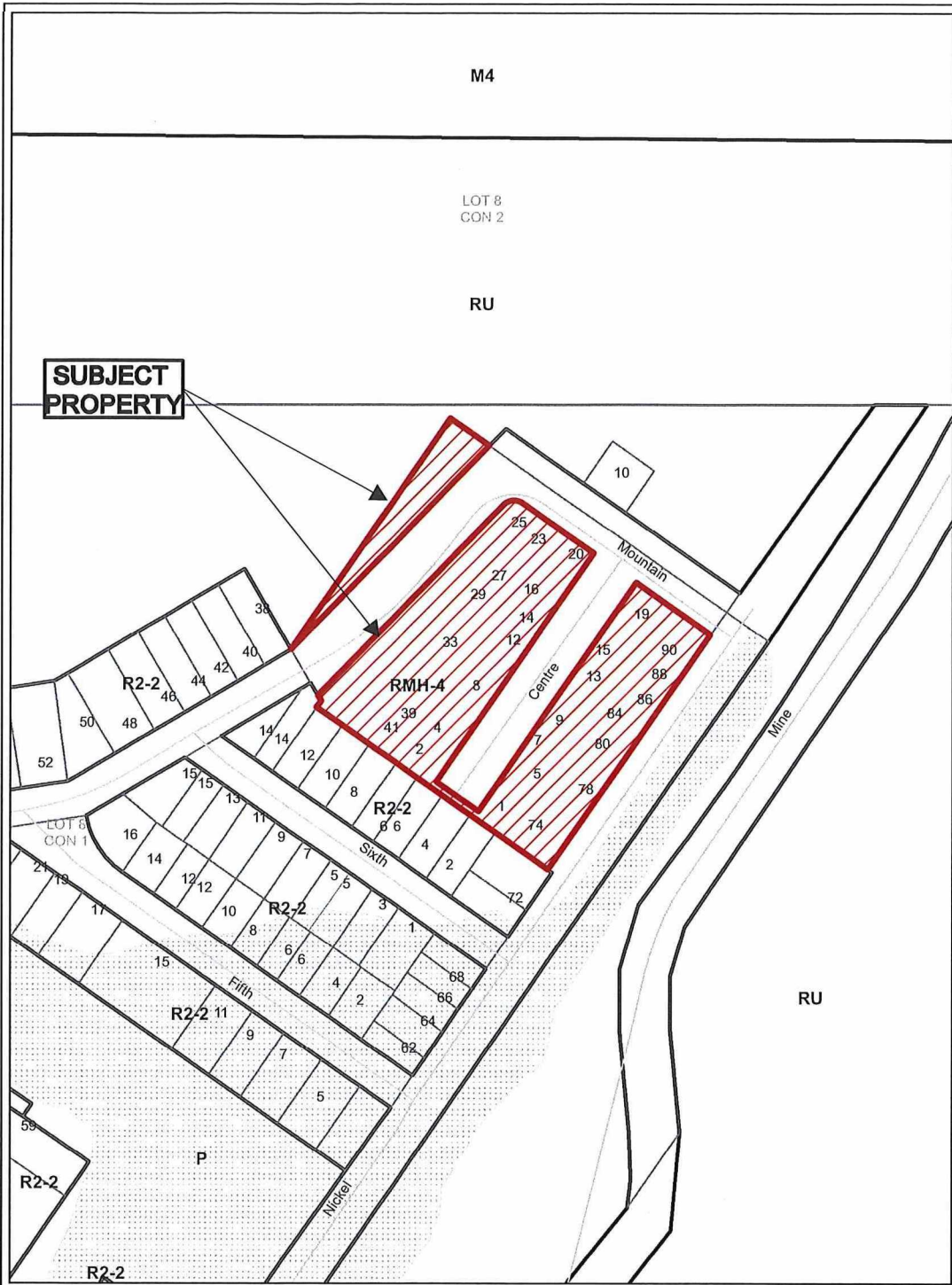
Thank you very much for your time and assistance. We look forward to your guidance to ensure we remain compliant with City regulations.

Sincerely,



Kim Moir
President, Levack Mobile Home Park Limited





Application for Minor Variance or Permission



Subject Property being PIN 73342-0412,
Parcel 24253 SEC SWS SRO,
Lot 39, Plan M-1009, except Part 2 on Plan 53R-6355,
Part Lot 8, Concession 1,
Township of Levack,
78 Nickel Street, Levack,
City of Greater Sudbury

Sketch 1, NTS

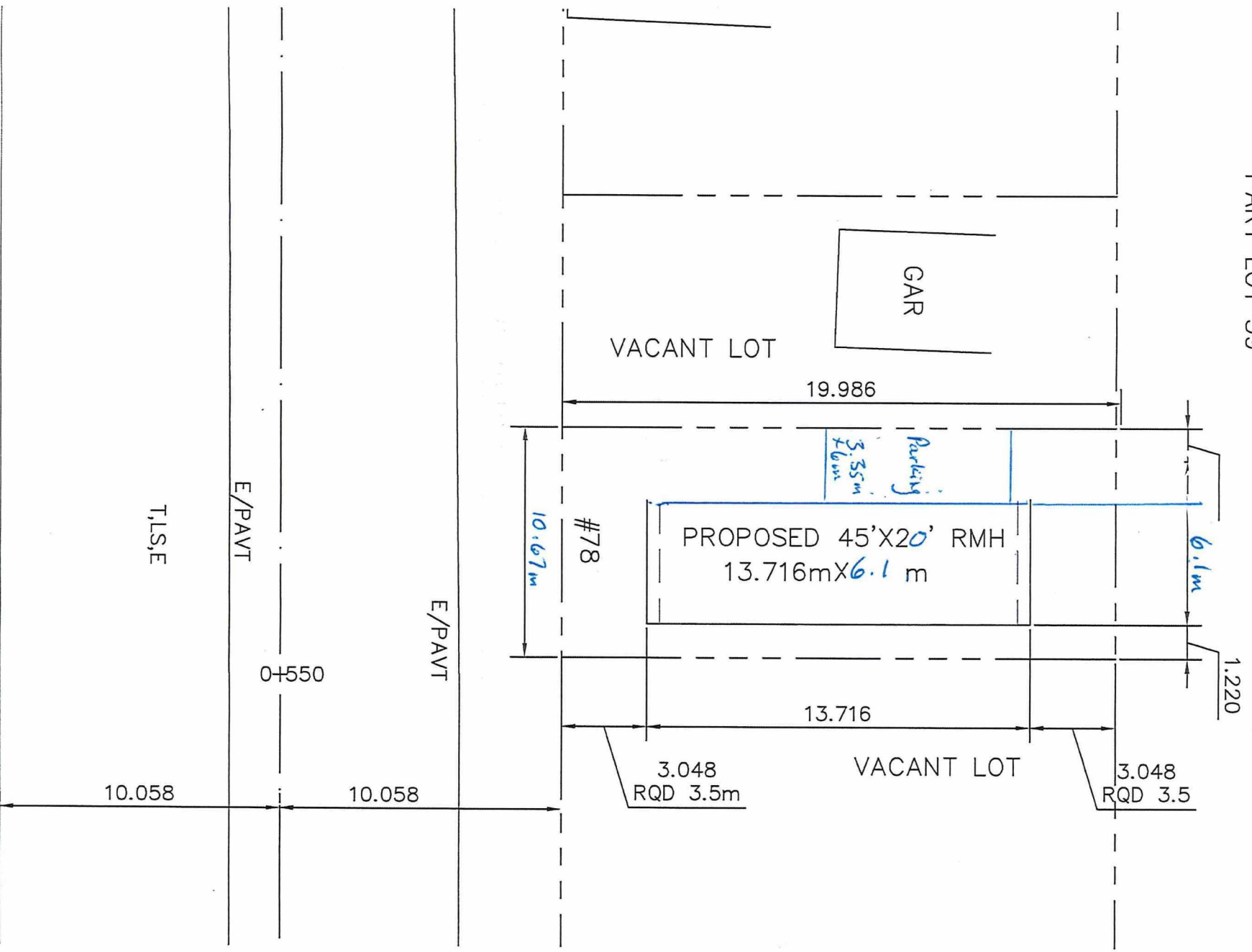
PL-MV-2025-00115

NDCA

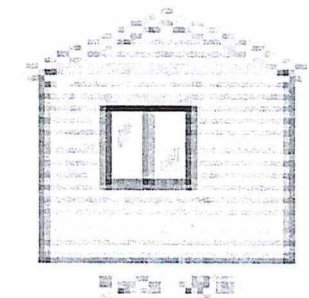
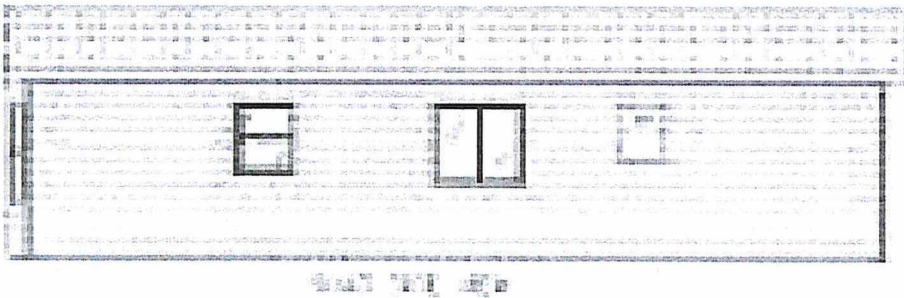
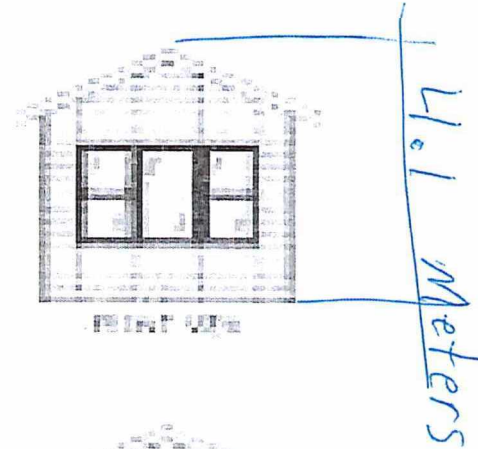
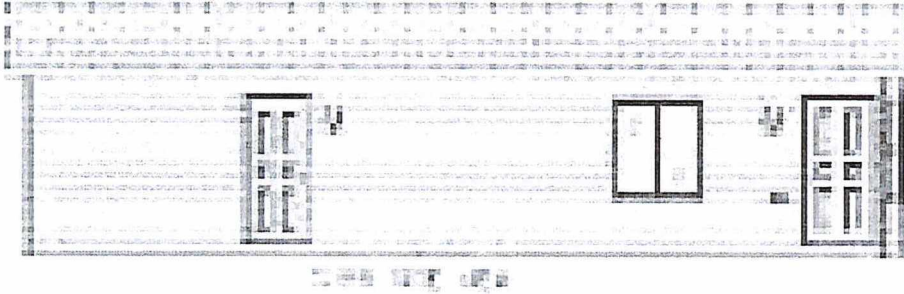
Date: 2025 08 18

PIN BLOCK 73342 M-1009
74 NICKEL STREET

PIN 0412
PART LOT 39



REVISED
PL-MV-2025-00115
Sketch 2



REVISED
PL-MV-2025-00115
sketch 3