

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

October 29, 2025

PUBLIC HEARINGS

PL-MV-2025-00102

**ALBERT VARDY
SANDRA MEWS**

Ward: 11

PIN(s) 735810068; 735810071, Parcels 9553 and 9422 SEC SES, Part Lot 2, Concession 3, Township of McKim, 1075 Lakeshore Drive, Sudbury, [By-law 2010-100Z, R1-5]

For relief from Part 4, Section 4.2, Table 4.1, Section 4.15, subsection 4.15.1 and 4.15.2, Section 4.41, subsections 4.41.2, 4.41.3 and 4.41.4, Part 5, Section 5.4, subsection 5.4.3.3 a) and Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the reconstruction of a single detached dwelling with balcony and to permit an existing sauna, deck, pergolas, retaining walls, landscaped area, landscaped open space and circular driveway providing the following:

1. the single detached dwelling to provide a 15.0m setback from the high water mark, the balcony attached to the single detached dwelling to provide a 14.95m setback from the high water mark, the north pergola to provide a 6.5m setback from the high water mark, the south pergola to provide a 2.3m setback from the high water mark, the retaining wall identified as RW2 on the plan attached to the Application to provide a 9.1m setback from the high water mark and the retaining wall identified as RW3 to provide a 10.2m setback from the high water mark, where no person shall erect any residential building or other accessory building or structure closer than 30.0m to the high water mark of a lake, and where only the accessory structures as set out in subsection 4.41.2, boat launches, marine railways, waterlines and heat pump loops are permitted within 20.0m of a high water mark and the area permitted to be cleared of natural vegetation in Section 4.41.3;
2. the single detached dwelling to provide a front yard setback of 5.4m with eaves encroaching an additional 0.91m into the proposed 5.4m setback, where 6.0m is required and where eaves may encroach 1.2 m into the 6.0m required yard but not closer than 0.6 m to the lot line;
3. the shoreline buffer to be cleared to a maximum of 75% (291.75 sq. m), where on any residential lot the shoreline buffer area is permitted to be cleared of natural vegetation to a maximum of 25%, but in no case shall exceed a maximum of 276.0 sq. m;
4. the maximum length of cleared area measured at the high water mark to be 100% of the length of the shoreline of the lot, where the maximum length of the cleared area measured at the high water mark shall be 25% of the length of the shoreline of the lot but in no case shall the maximum length of cleared area measured at the high water mark exceed 23.0m in length;
5. the sauna to provide no setback from the west interior side lot line, where 1.2m is required;
6. the deck attached to the sauna to provide no setback from the west interior side lot line, where uncovered decks 1.2m or less in height may encroach 1.2m into the required yard but no closer than 1.2m to the interior side lot line;

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7. a reduced 3.0m-wide landscaped area as identified on the plan submitted with the Application, where a 3.0m-wide landscaped area adjacent to the full length of a lot line shall be required abutting all public roads having a width greater than 10.0m;
8. a minimum of 17% landscaped open space, where a minimum of 50% of all required front yards shall be maintained as landscaped open space in low density residential one zones;
9. a circular driveway on the subject property with a lot frontage of 18.44m, a main building setback of 5.4m, a driveway distance of 5.67m between both driveways, a maximum driveway area of 83% and each driveway entrance to provide a maximum driveway width of 4.5m for the east driveway and 7.27m for the west driveway, where circular driveways that include two connected accesses from a lot onto a public road shall not be permitted on lots in a Residential Zone, except where the lot has a minimum 30.0m of lot frontage, the main building is setback at least 15.0m from the street line, the driveways are at least 7.0m apart at the street line, no more than 50% of the area of the front yard is used for driveway purposes, and the maximum width of each driveway at the street line shall be 4.0m.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION A0065/2022
(JUN 01/22)

PL-MV-2025-00139

**RICHARD THOMAS KIRKHAM
COURTNEY ANN KIRKHAM**

Ward: 4

PIN(s) 733470857, Parcel 53M-1236-4 SEC SWS SRO, Lot 4, Plan 53M-1236, Part Lot 6, Concession 1, Township of Rayside, 2446 Parkview Drive, Azilda, [By-law 2010-100Z, R1-5]

For relief from Part 4, Section 4.2, Table 4.1 and subsection 4.2.11 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit the existing upper west deck, gazebo, pool, and hot tub providing, firstly, for the upper west deck to provide no setback (0.0m) from the rear lot line, where uncovered decks 1.2m or less in height may be no closer than 1.2m to the rear lot line, secondly, for the pool to provide a setback of 1.13m from the interior side lot line and a setback 1.2m setback from the rear lot line and for the hot tub to provide a setback of 0.6m to the rear lot line, where no interior wall of an outdoor swimming pool shall be located closer than 1.5m setback to any side or rear lot line, and thirdly, for the gazebo to provide a 1.2m setback from the main building being the single detached dwelling, where a gazebo shall be setback 2.0m from the main building.

PL-MV-2025-00140**GREATER SUDBURY HOUSING CORPORATION**

Ward: 3

PIN(s) 733490825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 108 Charlotte Avenue, Chelmsford, 112 Charlotte Avenue, Chelmsford, [By-law 2010-100Z, R2-2]

For relief from Part 5, Section 5.4, subsection 5.4.2 c) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit two existing driveways on a proposed lot subject of Consent Application PL-CON-2025-00058, where only one driveway is permitted per lot.

ALSO SUBJECT TO MINOR VARIANCE APPLICATIONS PL-MV-2025-00141 AND PL-MV-2025-00142

CURRENTLY SUBJECT TO CONSENT APPLICATIONS PL-CON-2025-00058, PL-CON-2025-00059 AND PL-CON-2025-00060

PL-MV-2025-00141**GREATER SUDBURY HOUSING CORPORATION**

Ward: 3

PIN(s) 733490825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 116 Charlotte Avenue, Chelmsford, 120 Charlotte Avenue, Chelmsford, [By-law 2010-100Z, R2-2]

For relief from Part 5, Section 5.4, subsection 5.4.2 c) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit two existing driveways on a proposed lot subject of Consent Application PL-CON-2025-00059, where only one driveway is permitted per lot.

ALSO SUBJECT TO MINOR VARIANCE APPLICATIONS PL-MV-2025-00140 AND PL-MV-2025-00142

CURRENTLY SUBJECT TO CONSENT APPLICATIONS PL-CON-2025-00058, PL-CON-2025-00059 AND PL-CON-2025-00060

PL-MV-2025-00142**GREATER SUDBURY HOUSING CORPORATION**

Ward: 3

PIN(s) 733490825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 150 Gaudette Street, Chelmsford, 154 Gaudette Street, Chelmsford, [By-law 2010-100Z, R2-2]

For relief from Part 5, Section 5.4, subsection 5.4.2 c) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit two existing driveways on a proposed lot subject of Consent Application PL-CON-2025-00060, where only one driveway is permitted per lot.

ALSO SUBJECT TO MINOR VARIANCE APPLICATIONS PL-MV-2025-00140 AND PL-MV-2025-00141

CURRENTLY SUBJECT TO CONSENT APPLICATIONS PL-CON-2025-00058, PL-CON-2025-00059 AND PL-CON-2025-00060

PL-MV-2025-00144 MTR CONSTRUCTION

Ward: 6

PIN(s) 735043155, Firstly: Part Lot 5, Concession 3 as in LT66142; Secondly: Part Lot 5 Concession 3, Part 4, Plan 53R-21423, Township of Hanmer, 5074 Municipal Road 80, Hanmer, [By-law 2010-100Z, C2]

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 permit a minimum 24.57m lot frontage on a proposed retained lot subject of Consent Application PL-CON-2025-00071, where a minimum 30.0m lot frontage is required.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0090/2021 (SEP 20/21) AND SUBJECT TO CONCURRENT CONSENT APPLICATION PL-CON-2025-00071.

PL-MV-2025-00145 PAUL LAMOUREUX

Ward: 12

PIN(s) 021300073, Parcel 8190 SEC SES, Lot 898, Plan M-100, Part Lot 6, Concession 4, Township of McKim, 528 Tedman Avenue, Sudbury, [By-law 2010-100Z, R2-2]

For relief from Part 4, Section 4.2, subsection 4.2.10.5, Section 4.15, subsection 4.15.2, and Part 5, Section 5.2, subsection 5.2.3.1 a), Section 5.4, subsection 5.4.2 d) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of an additional dwelling unit within the existing single detached dwelling providing, firstly, a maximum driveway width of 5.5m, where the required parking area associated with the additional dwelling unit may be permitted in the required front yard to a maximum of 50% of the width of the minimum lot frontage (5.03m), or the maximum driveway width (6.3m) established by this by-law, whichever is lesser, secondly, a minimum 42% minimum landscaped open space, where 50% of all required front yards shall be maintained as landscaped open spaced, and thirdly, minimum parking space length of 5.8m, where 6.0m is required.

PL-MV-2025-00146

VINCE VOCATURO

Ward: 1

PIN(s) 735880393, Parcel 7382 SEC SES, Lot 234, Plan M-128, Part Lot 8, Concession 2, Township of McKim, 60 Gutcher Avenue, Sudbury, [By-law 2010-100Z, R2-3]

For relief from Part 4, Section 4.2, subsection 4.2.3 and 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 facilitate the construction of a detached garage providing, firstly, an accessory lot coverage of 21%, where the total lot coverage of all accessory buildings and structures on a residential lot shall not exceed 10% and where 20% was previously approved under Minor Variance Application PL-MV-2025-00070, secondly, a maximum lot coverage of 52%, where 50% is permitted and where 51% was previously approved under Minor Variance Application PL-MV-2025-00070, and thirdly, an interior side yard setback of 0.5m with eaves encroaching an additional 0.3m into the proposed 0.5m setback, where accessory buildings and structures greater than 2.5m in height may be no closer than 1.2m from the side lot line and where eaves may encroach 0.6 m into the required yard or court but not closer than 0.6 m to the lot line.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION PL-MV-2025-00070

This application was deferred from the meeting of October 15, 2025 in order to afford the owner the opportunity to address those comments received from agencies and departments.

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]

REVISED

For relief from Part 4, Section 4.41, subsections 4.41.2, 4.41.3 a) i) 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, firstly, 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, and secondly, the shoreline buffer to be cleared to a maximum of 324.4 sq. m (25%), where on any residential lot the shoreline buffer area is permitted to be cleared of natural vegetation to a maximum of 25%, but in no case shall exceed a maximum of 276.0 sq. m.

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

**A reminder... the next scheduled meeting is
Wednesday, November 12, 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-2025-00102

APPLICATION SUMMARY

File Date: 06/30/2025

Application Type: Minor Variance

Address(es): 1075 Lakeshore Drive, Sudbury P3B 1E3

Applicant(s): TULLOCH

Owner(s): ALBERT VARDY AND SANDRA MEWS

PLANNING APPLICATION

Are there multiple properties associated with the application?

Yes

Please describe the additional properties associated with this application

PIN 73581-0071 - this PIN has been merged on title with 1075 Lakeshore Drive.

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

2005/09/01 and 2025/08/20

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?

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?

12

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 3

Current Official Plan designation
Living Area I

Current Official Plan designation (additional)

Current Zoning By-law designation
R1-5

Provide a detailed description of what is being proposed
See attached cover letter

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

Is there an eave encroachment?
Yes

Size of eaves
0.9144

Lot Frontage of the property
18.44

Lot Depth of the property
41

Lot Area of the property
741.67

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
Sauna: Original sauna from 1940s rebuilt in approx. 2010.
Dwelling: Unknown
Gazebo & Retaining Walls: Unknown, has evolved since homes construction to present day
Pergolas: Unknown
Uncovered Deck: Unknown
Dock: Unknown
Balcony Attached to Dwelling: Unknown

Existing use(s) of the subject property and length of time it/they have continued, ex. Residential, Commercial, Institutional, Park, etc.
Single-detached dwelling (residential). Exact length of time unknown

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

Existing uses of neighbouring properties
Single-detached dwellings - low density residential uses

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)?

Yes

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)
Two storey dwelling	No	192.5	375	2	12.81	16.47	11	5.4	16	2.4	3.2
Balcony Attached to Dwelling	No	7.93	7.93	0	6.5	1.22	2.85	21.92	14.95	8.74	3.2

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)
Single detached dwelling	Yes	112	112	1	9.19	14.29	6	8.5	15.4	5.12	3.8
Frame sauna	No	15.7	15.7	0.5	3.34	5.14	3.46	34.85	2.09	0	14.82
Gazebo	No	18.0	18.0	1	4.4	4.06	3	27.61	7.56	4.06	9.9
North Pergola	No	19.2	19.2	1	4.84	3.91	3.0	27.77	6.51	10.06	3.53
South Pergola	No	11.2	11.2	1	3.66	3.05	3.0	32.88	2.35	10.78	4.04
Uncovered Deck	No	9.41	9.41	0	5.16	3.07	0	39.06	0.23	0.0	13.95
Dock	No	21.38	21.38	0	1.82	9.92	0	41.84	0	0	16.67
Retaining Wall 1 (RW1)	No	4.0	4.0	0	1.0	11.03	0.9	0.73	26.03	17.86	0.0
RW2	No	1.6	1.6	0	0.3	11.21	1.2	25.03	9.10	3.91	9.86
RW3	No	1.5	1.5	0	0.3	8.92	1.2	26.23	10.28	10.08	2.52
RW4	No	2.0	2.0	0	0.3	8.52	0.6	26.25	3.13	17.09	1.08
RW5	No	1.7	1.7	0	0.4	8.92	0.9	31.98	5.85	4.23	10.06
RW6	No	1.7	1.7	0	0.2	11.15	0.9	28.95	5.26	9.77	2.55

Shoreline Boulders	No	26.05	26.05	0	2.45	20.41	0.6	37.19	0	0	0
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ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Front Yard Setback [Table 6.1] - Dwelling	6.0m	5.4m	0.6
High Water Mark Setback [subsection 4.41.2 a)] - Dwelling	30.0m	15.0m	15.0m
High Water Mark Setback [subsection 4.41.2 a)] - Balcony Attached to Dwelling	30.0m	14.95	15.05m
Eaves Encroachment into Required Front Yard [Table 4.1]	May encroach 1.2 m into the required yard but not closer than 0.6 m to the lot line.	1.5m	0.3
Shoreline Structures [subsection 4.41.4] - Dwelling	20.0m - Not Permitted	15.0m / Permit	5.0m
Shoreline Structures [subsection 4.41.4] - Balcony Attached to Dwelling	20.0m / Not Permitted	14.95m / Permit	5.05m
High Water Mark Setback [subsection 4.41.2 a)] - North Pergola	30.0m	6.5m	23.5m
Shoreline Structures [subsection 4.41.4] - North Pergola	20.0m / Not Permitted	6.5m / Permit	13.5m
High Water Mark Setback [subsection 4.41.2 a)] - South Pergola	30.0m	2.3m	27.7m
Shoreline Structures [subsection 4.41.4] - South Pergola	20.0m / Not Permitted	2.3m / Permit	17.7m
High Water Mark Setback [subsection 4.41.2 a)] - RW2	30.0m	9.1m	20.9m
Shoreline Structures [subsection 4.41.4] - RW2	20.0m / Not Permitted	9.1m / Permit	10.9m
High Water Mark Setback [subsection 4.41.2 a)] - RW3	30.0m	10.2m	19.8m
Shoreline Structures [subsection 4.41.4] - RW3	20.0m / Not Permitted	10.2m / Permit	9.8m
Shoreline Buffer Areas [subsection 4.41.3 a) i)]	A maximum of 25% of the required shoreline buffer area, but in no case shall exceed a maximum of 276m ²	Maximum of 75% (291.75m ²) [68% (284.7m ²) exists]	50% (15.75m ²)
Shoreline Buffer Areas [subsection 4.41.3 a) ii)]	The maximum length of the cleared area measured at the high water mark shall be 25% of the length of the shoreline of the lot but in no case shall the maximum length of cleared area measured at the high water mark exceed 23 metres in length	100%	75%
Interior Side Yard Setback - Sauna [Table 4.1]	1.2m	0.0m	1.2m
Interior Side Yard Setback - Uncovered Deck [Table 4.1 - less than 1.2m in height]	1.2m	0.0m	1.2m
3.0m Landscape Area [4.15.1 e)]	A 3.0 metre-wide landscaped area adjacent to the full length of a lot line shall be required abutting all public roads having a width greater than 10.0 metres in all Zones, except in a Downtown Commercial (C6) Zone.	Permit reduction as identified on Plan submitted with Application	n/a
Landscaped Open Space [4.15.2]	A minimum of 50% of all required front and corner side yards shall be maintained as landscaped open space in Low Density Residential One (R1) or Low Density Residential Two (R2) Zones.	17%	33%
Circular Driveway [5.4.3.3 a) i)] - minimum lot frontage	30.0m	18.44m	11.56m

Circular Driveway [5.4.3.3 a) ii)] - main building setback	15.0m	5.4m	9.6m
Circular Driveway [5.4.3.3 a) iii)] - driveway entrance distance	7.0m apart at the street line	5.67m	1.33m
Circular Driveway [5.4.3.3 a) v)] - maximum driveway area	No more than 50% of the area of the front yard is used for driveway purposes	83%	17%
Circular Driveway [5.4.3.3 a) vi)] - maximum width of each driveway	The maximum width of each driveway at the street line shall be 4.0 metres	East driveway width 4.5m West driveway width 6.27m	0.5m/2.27m

List of Structures for 1075 Lakeshore Drive, Greater Sudbury

NOTES:

- THESE STRUCTURES ARE IN ADDITION TO THE DWELLING, SAUNA AND GAZEBO, AS ALREADY OUTLINED IN THE APPLICATION
- ALL STRUCTURES SHOWN ARE NOT CLASSIFIED AS BUILDINGS, PER THE DEFINITIONS IN THE CITY OF GREATER SUDBURY ZONING BY-LAW OR THE BUILDING CODE ACT. ACCORDINGLY NO STRUCTURE SHOWN HAS A GROSS FLOOR AREA
- THE REAR YARD SETBACK SHALL ALSO BE CONSIDERED THE SHORELINE SETBACK
- ALL MEASUREMENTS ARE APPROXIMATE

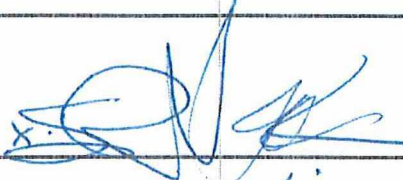
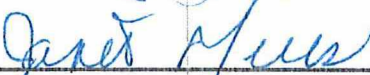
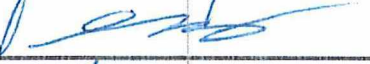

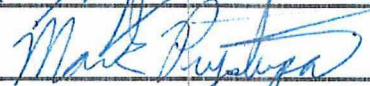

STRUCTURE	GROUND FLOOR AREAS (m ²)	DIMENSIONS (m)	SETBACKS (m)
Retaining Wall (RW) 1	4.0	Length: 11.03 Width: 1.0 Height: 0.9	Front: 0.73 Rear: 26.03 West Interior: 17.86 East Interior: 0.00
RW 2	1.6	Length: 11.21 Width: 0.3 Height: 1.2	Front: 25.03 Rear: 9.10 West Interior: 3.91 East Interior: 9.86
RW 3	1.5	Length: 8.92 Width: 0.2 Height: 1.2	Front: 26.23 Rear: 10.28 West Interior: 10.08 East Interior: 2.52
RW 4	2.0	Length: 8.52 Width: 0.3 Height: 0.6	Front: 26.25 Rear: 3.13 West Interior: 17.09 East Interior: 1.08
RW 5	1.7	Length: 8.92 Width: 0.4 Height: 0.9	Front: 31.98 Rear: 5.85 West Interior: 4.23 East Interior: 10.06
RW 6	1.7	Length: 11.15 Width: 0.2 Height: 0.9	Front: 28.95 Rear: 5.26 West Interior: 9.77 East Interior: 2.55
North Pergola	19.2	Length: 3.91 Width: 4.84 Height: 3	Front: 27.77 Rear: 5.26 West Interior: 10.06 East Interior: 3.53
South Pergola	11.2	Length: 3.05 Width: 3.66 Height: 3	Front: 32.88 Rear: 2.35 West Interior: 10.78

			East Interior: 4.04
Uncovered Deck	9.41	Length: 3.07 Width: 5.16 Height: 0	Front: 39.06 Rear: 0.23 West Interior: 0 East Interior: 13.95 to projection of East LL
Dock	21.38	Length: 9.92 Width: 1.82 Height: 0	Front: 41.84 Rear: 8.74 Projection from Shoreline West Interior: 0 East Interior: 16.67
Balcony Att'd to dwelling	7.93	Length: 1.22 Width: 6.50 Height: 2.85	Front: 21.92 Rear: 14.95 West Interior: 8.74 East Interior: 3.20

To City Greater Sudbury Building Planning Dept

Re 1075 Lakeshore Drive Sudbury On

As neighbour of the above property, I am in full support of the variance application for 1075 Lakeshore proposed.

Name	Address	Signature
Simone Roch Vachon	79 Harry Cres.	
Mrs Janet Mills	1101 Lakeshore Dr.	
YAN CHEN	1069 Lake shore Dr.	
1468780 ONTARIO Ltd.		x 
Mark Prystupa	1069 Lakeshore Drive	
STEVEN RYE	1087 LAKESHORE DRIVE	

PROPERTY DESCRIPTION: PCL 9553 SEC SES; PT LT 2 CON 3 MCKIM AS IN LT52282; **S/T LT274904**; GREATER SUDBURY

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
2003/09/22

OWNERS' NAMES
MEWS, SANDRA
VARDY, ALBERT

CAPACITY SHARE
JTEN
JTEN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2003/09/19 **						
LT274904	1969/09/25	TRANSFER EASEMENT			THE REGIONAL MUNICIPALITY OF SUDBURY	C
	REMARKS: AMENDED UNDER APPL. LT617356					
SR2865	1969/09/25	PLAN REFERENCE				C
LT462366	1979/05/28	TRANSFER		*** COMPLETELY DELETED ***	PEL, MARIA	
LT690618	1990/10/12	CHARGE		*** COMPLETELY DELETED ***	BANK OF MONTREAL	
SD27748	2005/09/01	TRANSFER		PEL, MARIA	MEWS, SANDRA VARDY, ALBERT	C
SD27749	2005/09/01	CHARGE		*** COMPLETELY DELETED *** MEWS, SANDRA VARDY, ALBERT	CIBC MORTGAGES INC., TRADING AS FIRSTLINE MORTGAGES	
SD30730	2005/10/04	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF MONTREAL		
	REMARKS: RE: LT690618					
SD84926	2007/07/16	CHARGE		*** COMPLETELY DELETED *** MEWS, SANDRA VARDY, ALBERT	CIBC MORTGAGES INC., TRADING AS FIRSTLINE MORTGAGES	
SD86400	2007/07/30	DISCH OF CHARGE		*** COMPLETELY DELETED *** CIBC MORTGAGES INC., TRADING AS FIRSTLINE MORTGAGES		
	REMARKS: RE: SD27749					
SD141337	2009/03/19	CHARGE		*** COMPLETELY DELETED *** MEWS, SANDRA VARDY, ALBERT	MANULIFE BANK OF CANADA	

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
SD141883	2009/03/27	DISCH OF CHARGE		*** COMPLETELY DELETED *** CIBC MORTGAGES INC., TRADING AS FIRSTLINE MORTGAGES		
	REMARKS: RE: SD84926					
SD216417	2011/12/20	CHARGE		*** COMPLETELY DELETED *** MEWS, SANDRA VARDY, ALBERT	MANULIFE BANK OF CANADA	
SD217211	2012/01/06	DISCH OF CHARGE		*** COMPLETELY DELETED *** MANULIFE BANK OF CANADA		
	REMARKS: SD141337.					
SD228361	2012/06/15	CHARGE		*** COMPLETELY DELETED *** MEWS, SANDRA VARDY, ALBERT	FIRST NATIONAL FINANCIAL GP CORPORATION	
SD240981	2012/11/29	DISCH OF CHARGE		*** COMPLETELY DELETED *** MANULIFE BANK OF CANADA		
	REMARKS: SD216417.					
SD272032	2014/05/01	CHARGE		*** COMPLETELY DELETED *** MEWS, SANDRA VARDY, ALBERT	FIRST NATIONAL FINANCIAL GP CORPORATION	
SD274081	2014/06/06	DISCH OF CHARGE		*** COMPLETELY DELETED *** FIRST NATIONAL FINANCIAL GP CORPORATION		
	REMARKS: SD228361.					
SD455962	2022/07/19	CHARGE		MEWS, SANDRA VARDY, ALBERT	MANULIFE BANK OF CANADA	C
SD459232	2022/08/29	DISCH OF CHARGE		*** COMPLETELY DELETED *** FIRST NATIONAL FINANCIAL GP CORPORATION		
	REMARKS: SD272032.					

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



Planners | Surveyors | Biologists | Engineers

250720

September 6th, 2025

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

Re: 1075 Lakeshore Dr. Minor Variance Application

Dear Committee of Adjustment,

TULLOCH has been retained by the current owner of those lands known municipally as 1075 Lakeshore Drive (PIN 73581-0068 & PIN 73581-0071) in Sudbury to facilitate a Minor Variance application to permit the reconstruction of a single detached dwelling on the subject property.

We are seeking permission to demolish and reconstruct the existing 1-storey single detached dwelling (GFA $\pm 112\text{m}^2$) and reconstruct a 2-storey single detached dwelling (GFA $\pm 375\text{m}^2$). Through the application we are also seeking to recognize the property's existing accessory structures and shoreline clearance area.

The following zoning reliefs are required:

- To permit a front yard setback of 5.4m whereas 6.0m is required, and 8.5m is existing.
- To permit a single detached dwelling with a balcony at a setback of 14.95-metres from the high water mark where 30.0m is required.
- To permit a total shoreline buffer area clearance of $\pm 75\%$ ($\pm 291.75\text{m}^2$), where 68% ($\pm 284.7\text{m}^2$) exists and a maximum of 25% (276m^2) is permitted.
- To recognize a 100% in width length cleared area measured at the high-water mark where 25% (max 23.0m in length) is permitted.
- To recognize an existing 0.0m interior side yard setback for the existing sauna where 1.2m is required.
- To recognize an existing 0.0m interior side yard setback for the existing deck where 1.2m is required.
- To recognize the existing driveway width of 10.8m where a maximum of 6.3m is required;
- To permit eaves to encroach 1.5m into the required 6.0m yard where 1.2m is required.
- To recognize existing retaining walls with a height greater than 1.0m with a high-water mark setback of 0.0m where they are not permitted.
- To recognize the following structures within the 30.0-metre shoreline setback (patios, pergolas, retaining walls greater than 1.0m, single detached dwelling with balcony) where only gazebos, boathouses, docks, decks, stairs, water pumps and saunas such are permitted

- To recognize the following structures within the 20.0-metre shoreline buffer area setback (patios, pergolas, retaining walls greater than 1.0m, single detached dwelling with balcony) where only gazebos, boathouses, docks, decks, stairs, water pumps and saunas such are permitted

The adjacent PIN 73581-0071 was recently placed in common ownership and has since merged under the Planning Act.

It is noted that per 1.4 of the zoning by-law that 'no part of any lot lying below the elevation of 249.36 CGD of Ramsey Lake shall be used in determining compliance with the by-law therefore all reliefs are cognizant of this elevation. The high-water mark was found at an elevation of 248.48 however for the purposes of reliefs the 249.36 CGD was used.

The property owners previous obtained variances via MV Application A0065/2022 to permit the following:

- firstly, permitting eaves to encroach 1.2m into the required interior side yard, where eaves may encroach 0.6m into the required interior side yard but not closer than 0.6m to the lot line,
- secondly, providing a 15.0m setback from the high water mark of a lake or river, where no person shall erect any residential building closer than 30.0m to the high water mark of a lake or a river,
- thirdly, to allow a 15.0m setback from the high water mark of a lake or a river, where only the accessory structures as set out in subsection 4.41.2, boat launches, marine railways, waterlines and heat pump loops are permitted within 20.0m of a high water mark and the area permitted to be cleared of natural vegetation in Section 4.41.3, and;
- fourthly, providing a minimum interior side yard setback of 1.2m, where 1.8m is required.

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

MINOR VARIANCE TESTS

IS THE APPLICATION MINOR IN NATURE?

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

Overall, the variances are unlikely to cause adverse impacts should they be granted given the following:

- The proposed front yard setback reduction is not expected to be noticeable from adjacent residences on the south side of Lakeshore Drive or result in any perceived overcrowding of the streetscape.
- The subject property is located on the south side of a cul-de-sac with no residences abutting the north side of the street and surrounding properties appear to have similar front yard depths to what is proposed.
- The abutting (3.2-metre wide) merged PIN 73581-0071 acts as a natural buffer between the subject property and the nearest residential building to the east and maintains the intent of the interior side yard setback provisions of providing a separation between residential lot lines.

- The increased shoreline buffer area clearance is minor considering the narrow nature of the property and represents a small area increase (27.05m²) than existing. Views from the lake and neighbouring properties will not be adversely impacted given the aesthetic will remain largely the same as present conditions.
- The adjacent neighbours are supportive of the application as indicated in the attached letter therefore minimizing concerns related to compatibility.
- Reliefs related to retaining walls, driveway, shoreline clearance length, shoreline buffer area, and shoreline structures are largely technical as they seek to legalize existing site conditions and would not result in any on-the-ground changes.

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

Any development or site alteration to the subject property is expected to result in some relief given the lot size, steep topography and frontage. Further the shoreline buffer clearance, existing amenity space and retaining walls are an existing condition which through the application is seeking to be legalized.

The only noticeable change on the ground should the application be approved is the reconstruction of the house at an increased size and height then exists. The proposed dwelling would have a ground floor area of +/-193m² whereas the existing main building has a ground floor area of +/-112m². This is not a substantial increase, and the proposed building size is typical of dwellings in this neighbourhood. The proposed dwelling does not require relief from height provisions. The redevelopment represents an appropriate expansion of the existing use and requires relief due to the large proportion of the property within the shoreline buffer area. The existing shoreline clearance existed prior to 2006, and through the reconstruction a marginal increase in the shoreline buffer area (6.67%) is proposed.

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

The general intent of the Zoning By-law is to ensure uses and lots are compatible with surrounding uses, and contain enough space to accommodate necessary setbacks, parking, landscaping, buffering and building area. It is recognized that the by-law intends to retain shorelines in their naturally vegetated state, however, the by-law also intends to permit recreational amenities along the shoreline of waterfront and non-waterfront lots in addition to permitting erosion control structures (retaining walls).

The reconstruction of the dwelling required a minor variance and through the review further variances were uncovered to legalize the existing state of the subject property however the existing use of the subject property will not change.

A reduced front yard setback is requested on the basis that it would allow for the proposed building (minus the balcony) to be located further from the high-water mark than the existing dwelling on the subject property. This would result in a lesser encroachment into the 20-metre shoreline buffer and the 30-metre shoreline setback.

The owners of 1075 Lakeshore Drive also own the adjacent PIN in common ownership. The adjacent lands act as a natural buffer between dwelling and the nearest residential building to the east and maintains and exceeds the intent of the interior side yard setback provisions of providing a minimum separation between residential lot lines.

The zoning by-law permits a 25% clearance of the shoreline buffer area up to 276m², the existing site currently has an 68.1% ($\pm 264.7\text{m}^2$) clearance of the shoreline, the reconfiguration of the site and reconstruction will increase this to $\pm 74.77\%$ ($\pm 291.75\text{m}^2$) amounting to a 6.67% increase. The zoning by-law also permits for 25% clearance of the shoreline length up to 23.0m. Given the site's existing shoreline

retaining walls (approved by MNRF), 100% of the shoreline length is presently cleared in order to retain the property from eroding into Lake Ramsey. Although the cleared area within the shoreline buffer area will marginally increase, no new uses that would be expected to be harmful to the lake would be facilitated by the proposed application. This aligns with the intent of Section 4.41 which is not to prevent all development but to provide a balance between the desires of landowners and the protection of the integrity of aquatic ecosystems.

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

The requested variances conform to the general intent of the Official Plan with regard to development adjacent to surface water resources. The Official Plan recognizes the impacts that large-scale loss of vegetation has had on lake health that in the past resulted from mining-related activities. Policies were put into place which protects surface water quality by restricting shoreline development, especially development which would increase the concentration of phosphorus in the lake.

The subject property benefits from municipal sewer and water infrastructure, limiting the potential for phosphorus to enter the lake from the subject property. The proposed site alterations within the shoreline buffer area are not expected to facilitate activities which would introduce phosphorus to the lake. Section 8.4.1 of the Official Plan allows for the flexibility to redevelop buildings on an existing lot with a lesser setback given that a net improvement is achieved. In this case, the proposed dwelling is being constructed at a further setback than the existing dwelling (minus the balcony) and the reliefs sought are largely required to legalize existing shoreline structures. Sufficient lot depth is also not available to locate the proposed building outside of the 30-metre setback as nearly the entire subject property is within the required setback, however, measures are being taken to locate the building closer to the street in a way that is cognizant of the steep topography of the subject property.

The intent of Section 8.4.5 is to protect water quality and the appearance of shorelines with enhanced vegetation within the shoreline buffer area. Although the proposed development increases the shoreline buffer clearance area by 6.68%, the vegetative state of the subject property is being enhanced as the proposed configuration of the property includes vegetated areas that run across the property parallel to the shoreline that break up the existing permeable flagstone surfaces.

Given the analysis contained herein, the requested variances for are appropriate and minor given the recognition of existing site conditions, property size, and topographic constraints over the subject lands. Additionally, the development is compatible with the surrounding size and stature of homes and their associated recreational amenity areas.

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

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

Please find attached the following documents and supporting information in support of the minor variance application.

- Conceptual Site Plan
- Legal Property Description

- Letters from nearby property owners
- Section 59 Application

Respectfully submitted,

Prepared by:

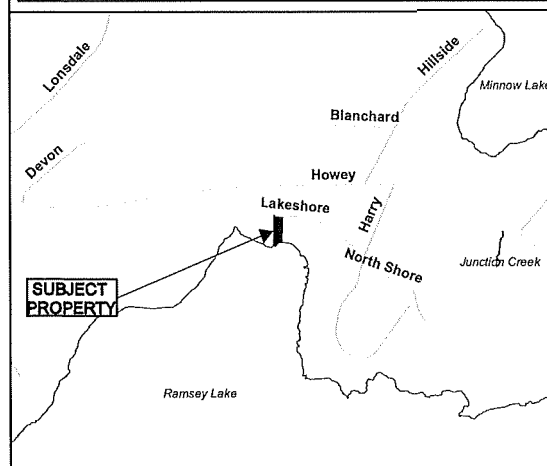
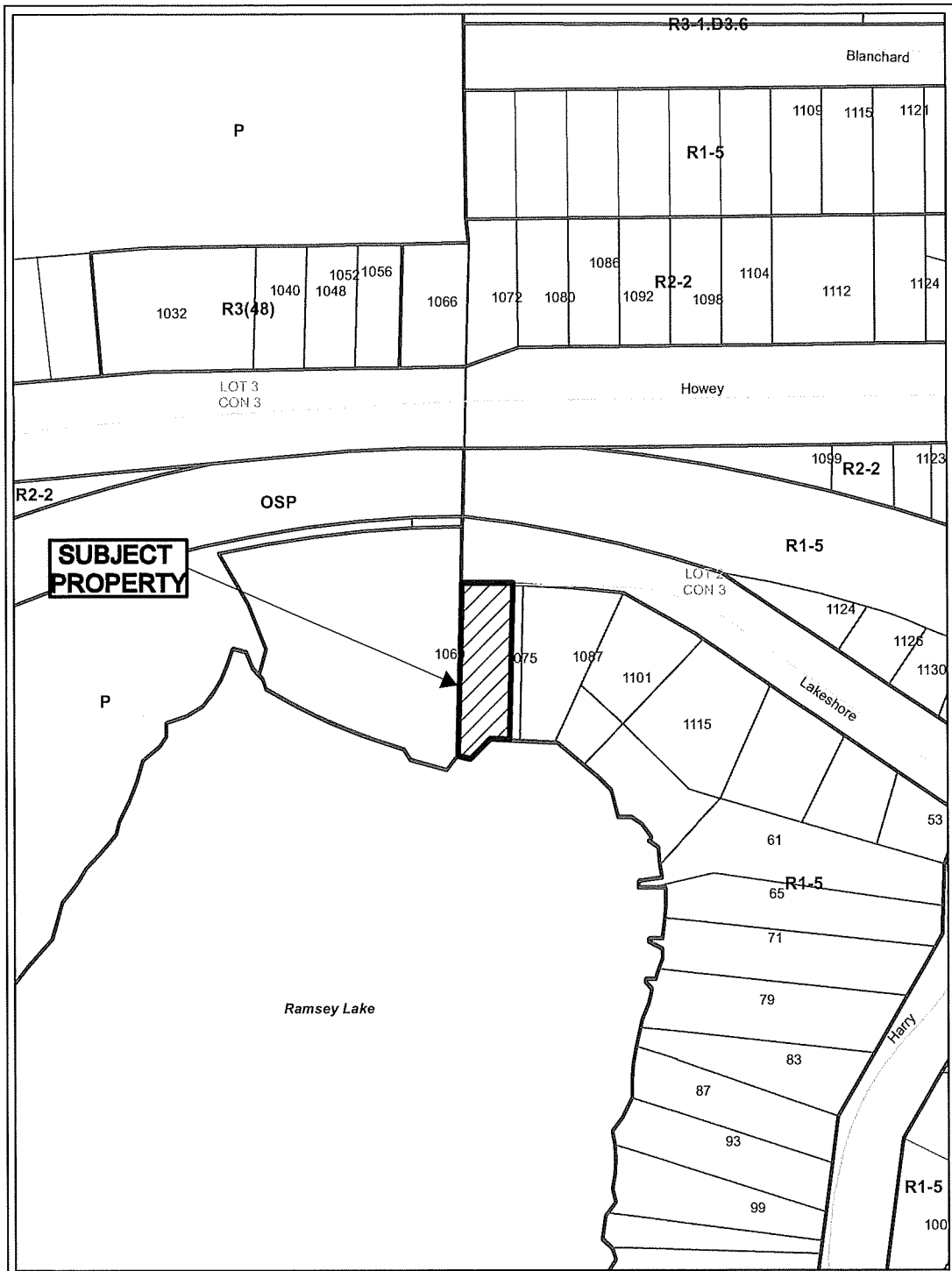



Ryland Thompson
Planner

Reviewed by:



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



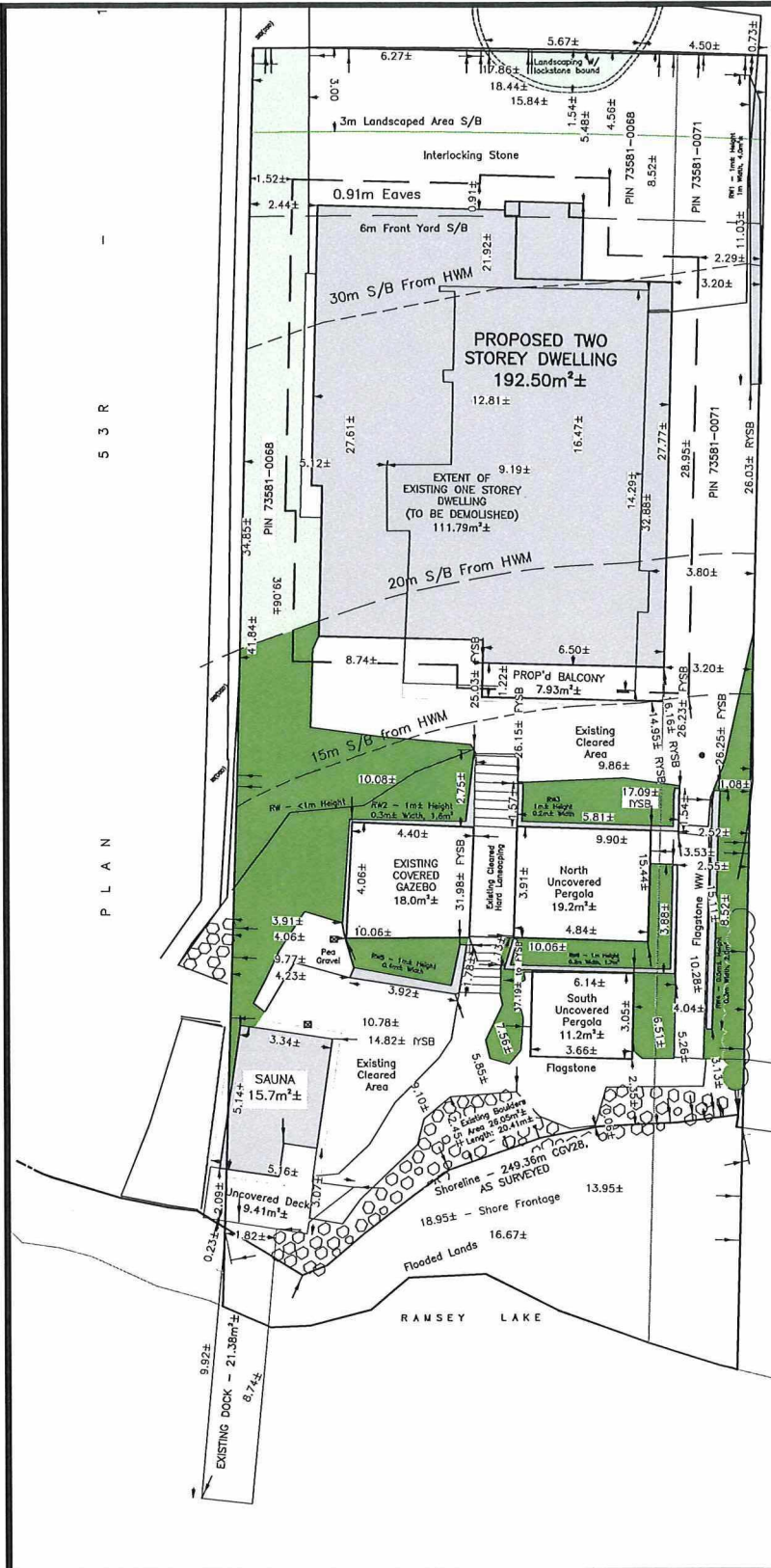


**Application for Minor
Variance or Permission**

Subject Property being PIN 73581-0068,
 Parcel 9553 SEC SES,
 Part Lot 2, Concession 3,
 Township of McKim,
 1075 Lakeshore Drive, Sudbury,
 City of Greater Sudbury

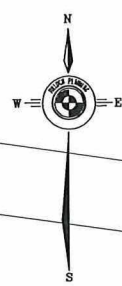
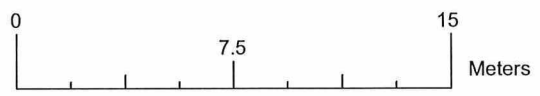
Sketch 1, NTS PL-MV-2025-00102
 NDCA Date: 2025 07 04

P L A N



ZONING MATRIX			
EXISTING ZONING:	R1-5 REQUIRED	EXISTING	PROPOSED
LOT AREA:	MIN 465m ²	741.67m ²	
LOT FRONTAGE:	MIN 15m	18.44m±	
SHORE FRONTAGE:	EQUAL TO LOT FRONTAGE	18.95m±	
LOT DEPTH:	MIN 30m	IRREGULAR	
LOT COVERAGE:	MAX 40%	18.03%±	30.50%±
- Accessory Bldgs:	MAX 10%	2.96%±	4.54%±
BUILDING HEIGHT:	MAX 11m	<11m	
SETBACKS			
FRONT YARD:	6m	8.5m±	5.48m±
INTERIOR YARD:	1.2m*	3.8m±	2.44m±
REAR YARD:	7.5m	15.44m±	16.16m± (Balcony)
			14.95m± (Balcony)
SHORE SETBACK FOR RESIDENTIAL:	15m*	15.44m±	16.16m± (Balcony)
			14.95m± (Balcony)
SHORELINE LINE BUFFER & ACTIVITY AREA			
SHORELINE BUFFER AREA:	390.20m ² ±		
DEPTH:	20m		
BUFFER CLEARING:	MAX 25%	68.1%±	74.77%±
	UP TO 276m ²	264.7m ² ±	291.75m ² ±
CLEARING @ HWM:	MAX 25% up to 23m	100%	100%
LANDSCAPING			
LANDSCAPE BUFFER:	MIN 3m		AS SHOWN
WITHIN FRONT YARD:	MIN 50%		18.89%

*Denotes requirements per CGS Minor Variance Approval A0065/2022



GENERAL NOTES:
 NO PART OF ANY LOT LYING BELOW THE ELEVATIONS ON THE LAKES NOTED BELOW SHALL BE USED IN DETERMINING COMPLIANCE WITH THIS BY-LAW:
 - RAMSEY LAKE: 249.36 METRES C.G.D.

FYSB: DENOTES FRONT YARD SETBACK
 RYSB: DENOTES REAR YARD SETBACK
 IYSB: DENOTES INTERIOR YARD SEBACK

CAUTION
 THE PROPERTY BOUNDARIES ILLUSTRATED ON THIS PLAN HAVE BEEN COMPILED FROM REGISTRY PLANS 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: 705-522-6303
 sudbury@tulloch.ca
 131 FIELDING ROAD
 LIVELY, ONTARIO
 P3Y 1L7

PROJECT:
**1075 Lakeshore Dr
 Pt Lot 2, Con 3 Geo Twp of McKim
 City of Greater Sudbury**

DRAWING:
**Conceptual Sketch for
 Minor Variance**

DRAWN BY: MDJ	CHECKED BY: VS	PROJECT NUMBER: 250720
SCALE: 1:250	PLOT SIZE: 8.5x11	DATE: Sept 29, 2025

PL-MV-2025-00102 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-2025-00139

APPLICATION SUMMARY

File Date: 09/24/2025

Application Type: Minor Variance

Address(es): 2446 Parkview Drive, Azilda P0M 1B0

Applicant(s): TULLOCH

Owner(s): RICHARD THOMAS KIRKHAM AND COURTNEY ANN KIRKHAM

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?

June 24 2021

Are you the registered owner or an authorized agent?

Authorized Agent

What is the number of dwelling units on the property?

1

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

0

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

0

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

7

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

No

How many dwelling units will be legalized?

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

No

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

Current Official Plan designation

Living Area I

Current Official Plan designation (additional)

Current Zoning By-law designation

R1-5, P

Provide a detailed description of what is being proposed

Minor Variance application to legalize the existing conditions of the subject property.

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

The existing structures on the subject property existed when the current owners purchased the property. The owners seeks to legalize any structures that do not comply with the zoning by-law.

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

18.84

Lot Depth of the property

30.81

Lot Area of the property

572.07

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

- Above-ground pool
- One-storey single-detached dwelling
- Upper deck west
- Upper deck east
- Lower deck
- Jacuzzi
- Gazebo

All appear to have been constructed prior to 2013 based on an analysis of aerial imagery.

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

Low density residential

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

Yes

Existing uses of neighbouring properties

Low density 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)
----------------------	------------------	---------------------------------	--------------------------------	----------------------------	--------------------	---------------------	---------------------	---------------------------------	--------------------------------	--------------------------------	--------------------------------------

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)
Single-detached dwelling	No	186.32	186.32	1	14.38	16.38	8	6.46	7.97	1.64	2.64
Above-ground pool	No	34.75	34.75	0	6.89	6.89	2	22.76	1.2	1.13	11.06
Gazebo	No	12.88	12.88	1	3.18	4.05	3	23.47	3.66	3.79	10.84
Upper deck (east)	No	17.03	17.03	0.5	5.52	4.83	1.5	22.32	5.5	5.83	8
Upper deck (west)	No	11.75	11.75	0.5	3.27	3.4	0.4	27	0	7.54	7.91
Lower deck	No	19.75	19.75	0.1	7.25	4.85	0.15	22.32	3.4	7.54	7.91
Jacuzzi (to be relocated)	No	3.61	3.61	0	1.99	1.81	0.91	27.83	0.6	7.88	9.03

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Table 4.1: Outdoor Swimming Pool, circulating, heating and Pumping Equipment (above-ground pool)	No closer than 1.5 m from the rear lot line	1.2	0.3
Table 4.1: Outdoor Swimming Pool and Pumping Equipment (above-ground pool)	No closer than 1.5 m from the interior side lot line	1.13	0.37

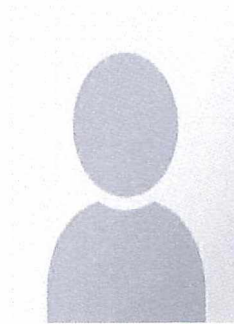
Table 4.1: Gazebos, boathouses, docks, water pumps and saunas	On a residential lot - not closer than 2.0 m to the main building	1.20	0.80
Table 4.1: Uncovered Decks (1.2 m or less in height above finished grade to the top of the finished deck floor with or without a gazebo)	Not closer than 1.2 m to the rear lot line	0	1.2
Table 4.1: Outdoor Swimming Pool (hot tub/jacuzzi)	No closer than 1.5 m from the rear lot line	0.60	0.90



**2446 2446 PARKVIEW DR
SUDBURY**

PIN 733470857

Report title



This report was prepared by:

Tina Presse
Administration

TULLOCH Geomatics
1942 Regent Street, Unit L
Sudbury, Ontario, Canada, P3E 5V5
Office: 705-671-2295
Fax: 705-671-2295



PROPERTY REPORT



Property Details

GeoWarehouse Address:

2446 2446 PARKVIEW DR
SUDBURY

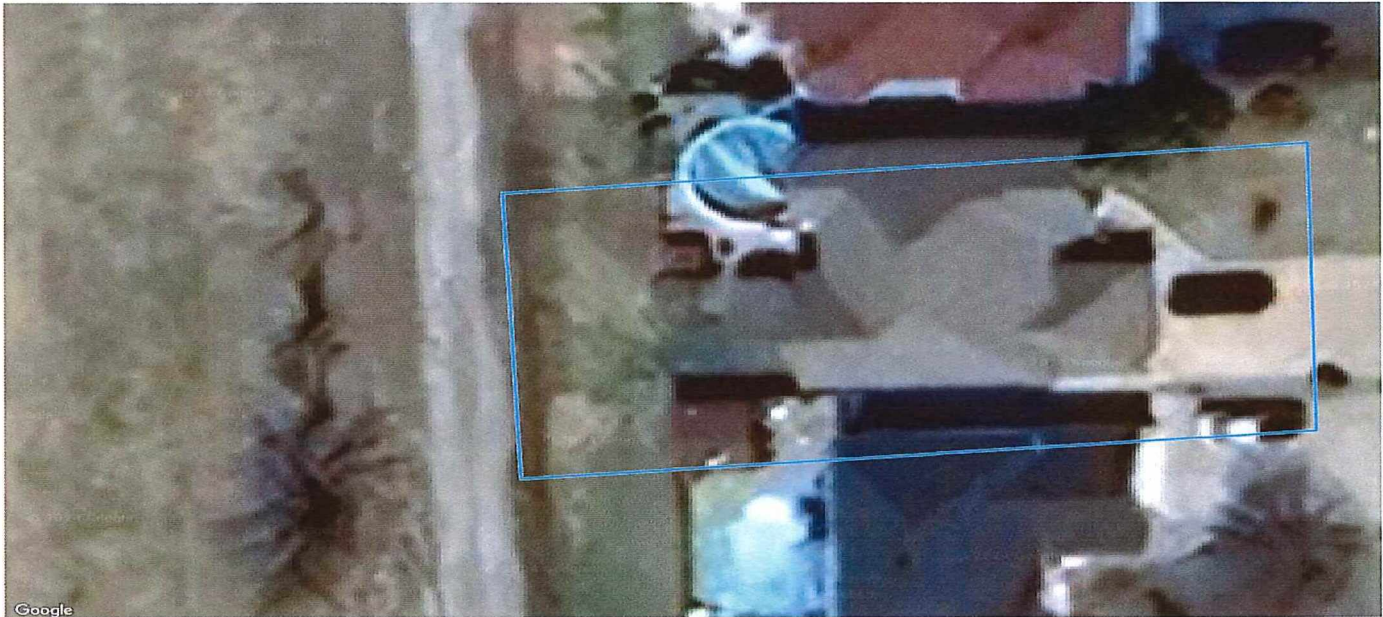
PIN: 733470857

Land Registry Office: SUDBURY (53)

Land Registry Status: Active

Registration Type: Certified (Land Titles)

Ownership Type: Freehold



Ownership

Owner Name:

KIRKHAM, COURTNEY ANN;KIRKHAM, RICHARD THOMAS

Legal Description

PCL 53M1236-4 SEC SWS SRO; LT 4 PL 53M1236 RAYSIDE; S/T LT116278, LT755385, LT755386, LT755387, LT755388; GREATER SUDBURY

Lot Size

Area: 724.0 sq.m

Perimeter: 115.0 m

Measurements: 29.39m x 18.28m x 39.99m x 18.2m

Lot Measurement Accuracy : LOW
 These lot boundaries may have been adjusted to fit within the overall parcel fabric and should only be considered to be estimates.



Sales History

Sale Date	Sale Amount	Type	Party To	Notes
Jun 24, 2021	[REDACTED]	Transfer	KIRKHAM, COURTNEY ANN; KIRKHAM, RICHARD THOMAS;	
Mar 24, 1993	[REDACTED]	Transfer	BARBERIO, JOSEPH;	

Terms and Conditions

Reports Not the Official Record. Reports, other than the Parcel Register, obtained through Geowarehouse are not the official government record and will not necessarily reflect the current status of interests in land.

Currency of Information. Data contained in the Geowarehouse reports are not maintained real-time. Data contained in reports, other than the Parcel Register, may be out of date ten business days or more from data contained in POLARIS.

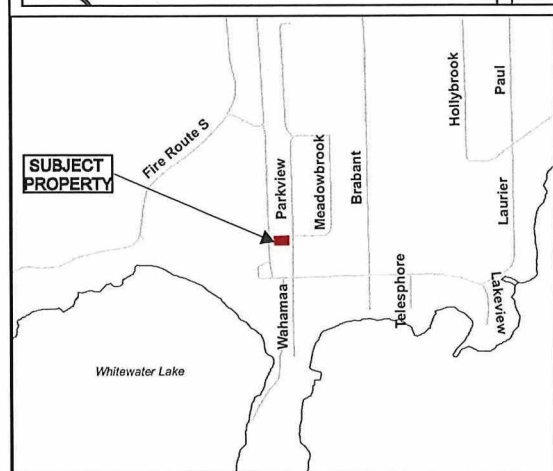
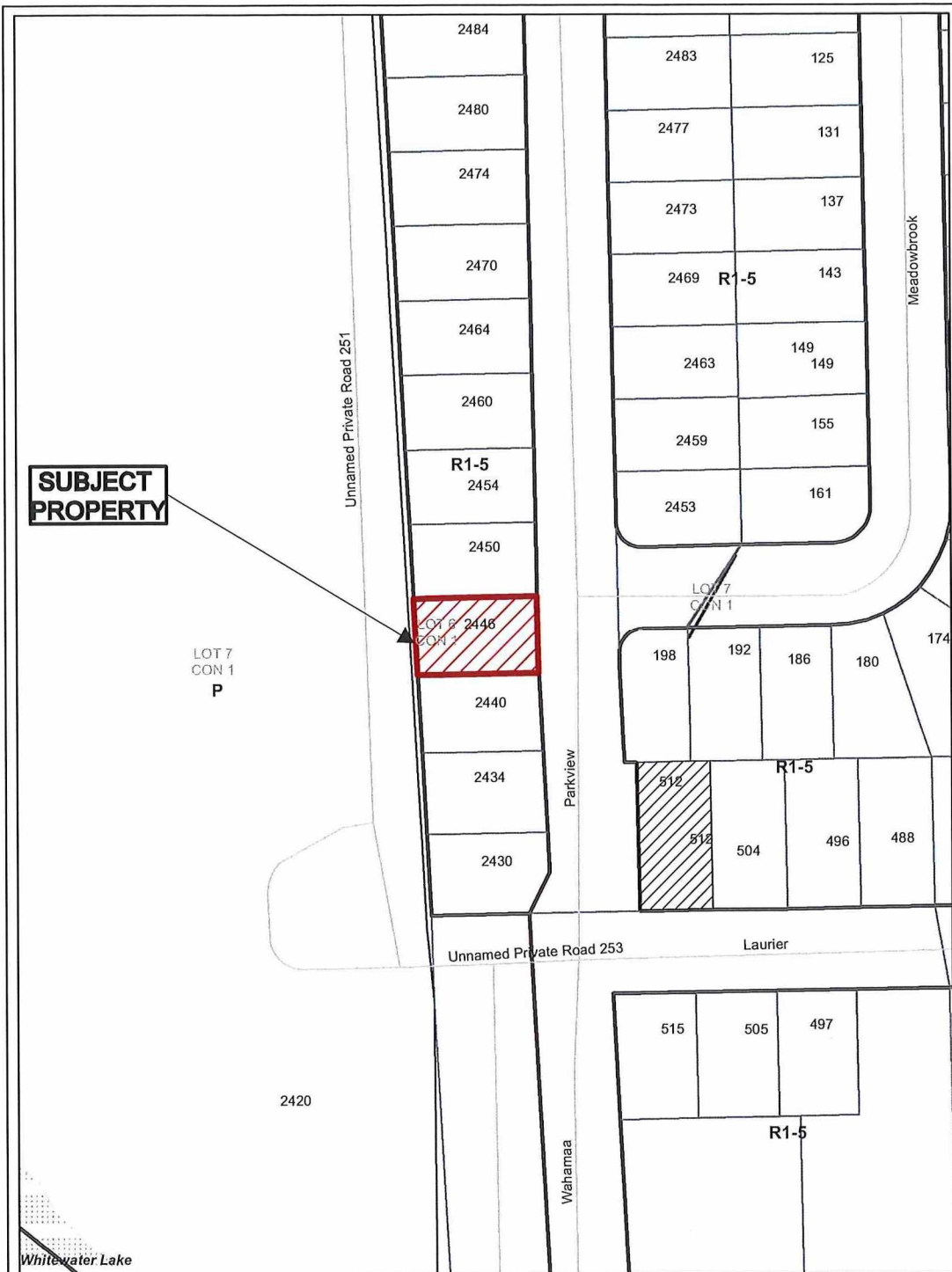
Coverage. Data, information and other products and services accessed through the Land Registry Information Services are limited to land registry offices in the areas identified on the coverage map.


Completeness of the Sales History Report. Some Sales History Reports may be incomplete due to the amount of data collected during POLARIS title automation. Subject properties may also show nominal consideration or sales price (e.g. \$2) in cases such as transfers between spouses or in tax exempt transfers.

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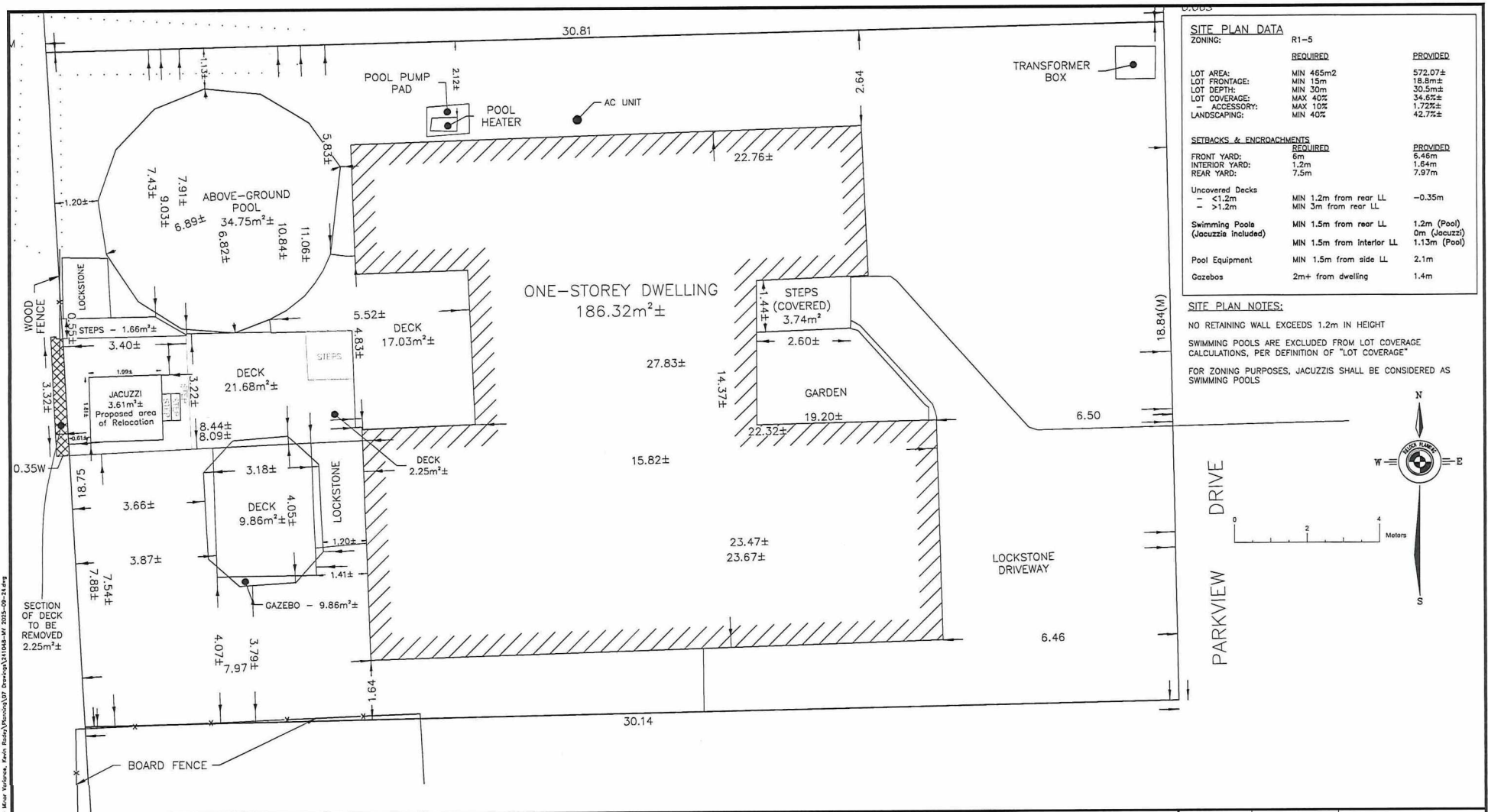
Parcel Mapping shown on the site was compiled using plans and documents recorded in the Land Registry System and has been prepared for property indexing purposes only. It is not a Plan of Survey. For actual dimensions of property boundaries, see recorded plans and documents.



Application for Minor Variance or Permission 

Subject Property being PIN 73347-0857,
 Parcel 53M-1236-4 SEC SWS SRO,
 Lot 4, Plan 53M-1236,
 Part Lot 6, Concession 1,
 Township of Rayside,
 2446 Parkview Drive, Azilda,
 City of Greater Sudbury

Sketch 1, NTS PL-MV-2025-00139
 NDCA Date: 2025 10 08



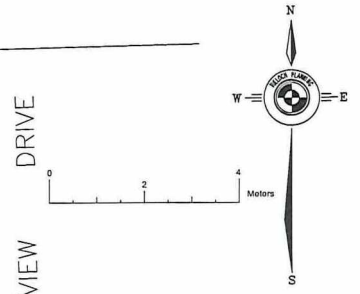
SITE PLAN DATA		
ZONING:	R1-5	
	REQUIRED	PROVIDED
LOT AREA:	MIN 465m ²	572.07±
LOT FRONTAGE:	MIN 15m	18.8m±
LOT DEPTH:	MIN 30m	30.5m±
LOT COVERAGE:	MAX 40%	34.6%±
- ACCESSORY:	MAX 10%	1.72%±
LANDSCAPING:	MIN 40%	42.7%±
SETBACKS & ENCROACHMENTS		
	REQUIRED	PROVIDED
FRONT YARD:	6m	6.46m
INTERIOR YARD:	1.2m	1.64m
REAR YARD:	7.5m	7.97m
Uncovered Decks:		
- <1.2m	MIN 1.2m from rear LL	-0.35m
- >1.2m	MIN 3m from rear LL	
Swimming Pools (Jacuzzi included)	MIN 1.5m from rear LL	1.2m (Pool)
	MIN 1.5m from interior LL	0m (Jacuzzi)
		1.13m (Pool)
Pool Equipment	MIN 1.5m from side LL	2.1m
Gazebos	2m+ from dwelling	1.4m

SITE PLAN NOTES:

NO RETAINING WALL EXCEEDS 1.2m IN HEIGHT

SWIMMING POOLS ARE EXCLUDED FROM LOT COVERAGE CALCULATIONS, PER DEFINITION OF "LOT COVERAGE"

FOR ZONING PURPOSES, JACUZZIS SHALL BE CONSIDERED AS SWIMMING POOLS



CAUTION

THE PROPERTY BOUNDARIES ILLUSTRATED ON THIS PLAN HAVE BEEN COMPILED FROM REGISTRY PLANS 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.

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T: 705-522-6303
sudbury@tulloch.co

131 FIELDING ROAD
LIVELY, ONTARIO
P3Y 1L7

DRAWING: **Sketch for Minor Variance**

PROJECT: **2446 Parkview Drive**
Lot 4, Plan 53M-1236, Geo Twp of Rayside
City of Greater Sudbury

DRAWN BY: MDJ

CHECKED BY: RT/VS

PROJECT No.: 24-1048

SCALE: 1:100

PLOT SIZE: 11x17

DATE: Sept 24, 2025

PL-MV-2025-00139
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-2025-00140

APPLICATION SUMMARY

File Date: 09/24/2025

Application Type: Minor Variance

Address(es): 108 Charlotte Avenue, Chelmsford P0M 1L0

Applicant(s): GREATER SUDBURY HOUSING CORPORATION

Owner(s): GREATER SUDBURY HOUSING CORPORATION

PLANNING APPLICATION

Are there multiple properties associated with the application?

Yes

Please describe the additional properties associated with this application

112 Charlotte

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

1970

Are you the registered owner or an authorized agent?

Registered Owner

What is the number of dwelling units on the property?

2

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
Source Protection Plan application is completed

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
Request to keep the two current driveways on one property to accommodate a semi detached dwelling

Provide a detailed reason why the proposal cannot comply with the Zoning By-law
Section 5.4.2 c) to permit the two existing driveways

Is there an eave encroachment?
No

Size of eaves

Lot Frontage of the property
18.798

Lot Depth of the property
36.6

Lot Area of the property
677.75

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
1 semi detached building constructed in 1970.

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

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

Existing uses of neighbouring properties
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?

Yes

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

PL-CON-2025-00058

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

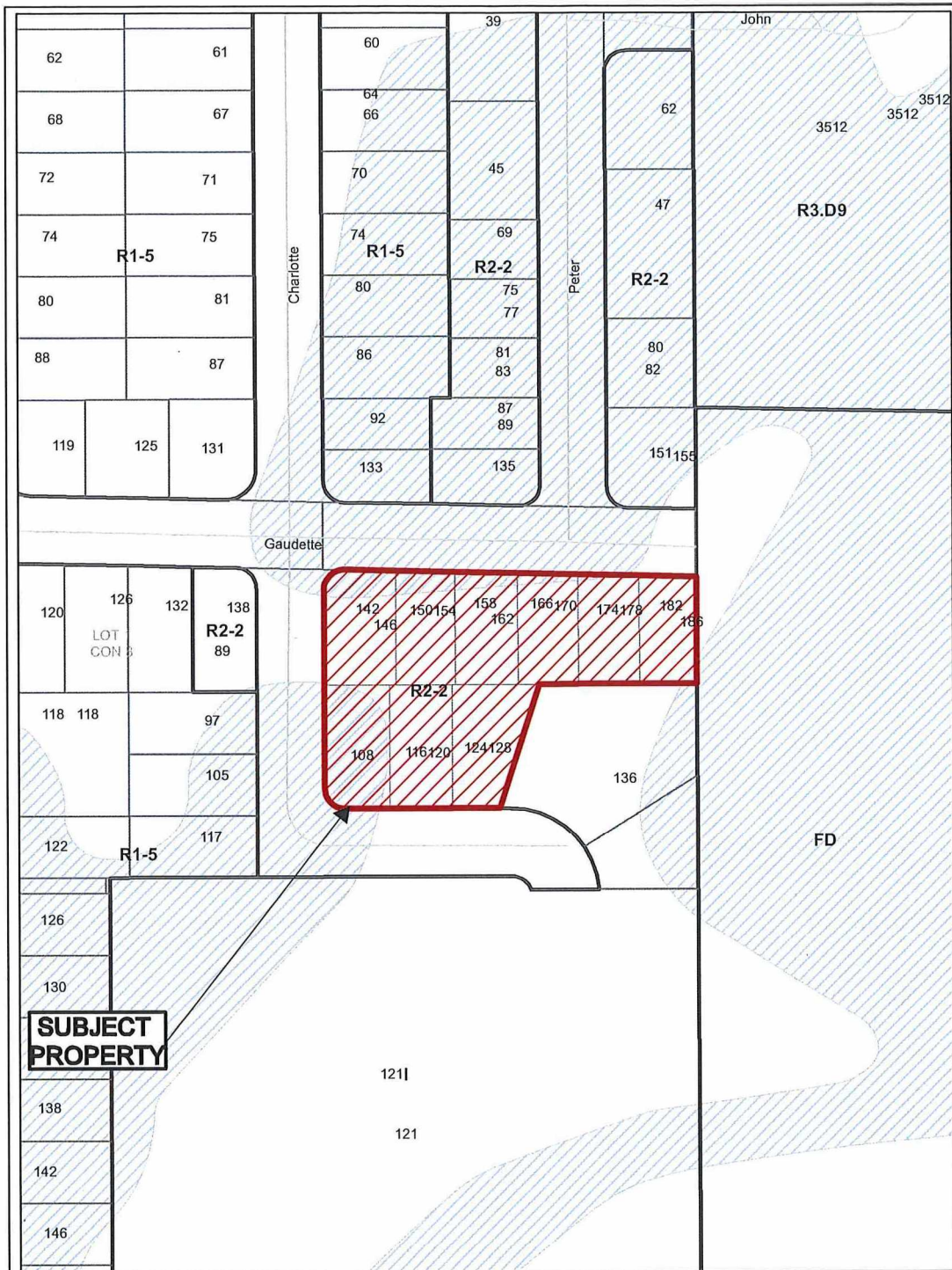
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback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

EXISTING BUILDING/STRUCTURE

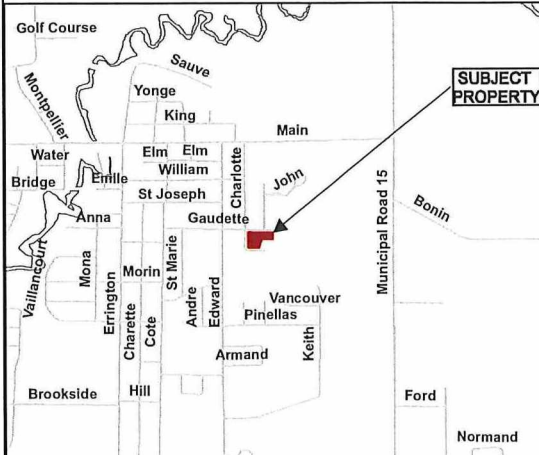
Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Duplex	No	109.26	109.26	2	8.83	9.4	8.54	8.93	18.17	6	3.96

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
To gain permission to have 2 existing driveways remain, to support the both duplex dwellings	Section 5.4.2 c) to permit the two existing driveways	4.267m and 3.05m	0



SUBJECT PROPERTY



SUBJECT PROPERTY

Application for Minor Variance or Permission



Subject Property being PIN 73349-0825,
Parcel 21039 SEC SWS SRO,
Lots 16 to 23, Plan M-441,
Part Lot 1, Concession 3,
Township of Balfour,
108 Charlotte Avenue, Chelmsford,
City of Greater Sudbury

Sketch 1, NTS

PL-MV-2025-00140

NDCA

Date: 2025 10 09

SURVEYOR'S REAL PROPERTY REPORT - PART 1
 PLAN OF SURVEY OF
ALL OF LOTS 16 TO 23 (INCLUSIVE)
 REGISTERED PLAN M-441
 GEOGRAPHIC TOWNSHIP OF BALFOUR
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

SCALE 1 : 250 METRES
 0 1 2 3 4 5 10 20 30
 SURVEYORS ON SITE INC. © 2024

PART 2
 THIS PLAN MUST BE READ IN CONJUNCTION WITH A SURVEY REPORT DATED APRIL 9, 2024.
 THIS REPORT WAS PREPARED FOR GREATER SUDBURY HOUSING CORPORATION AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

LEGEND

- MONUMENT PLANTED
- MONUMENT FOUND
- STANDARD IRON BAR
- SPOKE STANDARD IRON BAR
- IRON BAR
- IRON PILE
- MEASURED
- SET
- WITNESSES
- PLAN 538-21887
- D.S. DORLAND LTD.
- D.S. DORLAND LTD.
- D.S. DORLAND LTD.
- S.B. PANTING, O.L.S.
- SURVEYORS ON SITE INC.
- D.W. ENDLEMAR, O.L.S.
- J.C. WINDLAND, O.L.S.
- ORDER UNKOWN
- BOARD FENCE
- CHAIN LINK FENCE
- AND/OR FRONT
- FIRE HYDRANT
- GAS METER
- HYDRO METER
- POLE
- UTILITY POLE
- OVERHEAD UTILITY WIRES

NOTES

- DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
- DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO OBE DISTANCES BY MULTIPLYING BY THE AVERAGE CONSIDERED SCALE FACTOR OF 0.999266.
- BEARINGS ARE UTM GRID DERIVED FROM NETWORK RTK GPS OBSERVATIONS (BARRIERS) OR MONUMENTS (□ AND □) AS SHOWN HEREON. HAVING A GRID BEARING OF N01°40'N, NAD83 (CRS) (2011.0) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° W LONGITUDE).
- ALL BUILDING FEES SHOWN HEREON ARE TO THE FACE OF BRICK UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- 2. THE SURVEY WAS COMPLETED ON THE 9th DAY OF FEBRUARY, 2024.

APRIL 9, 2024

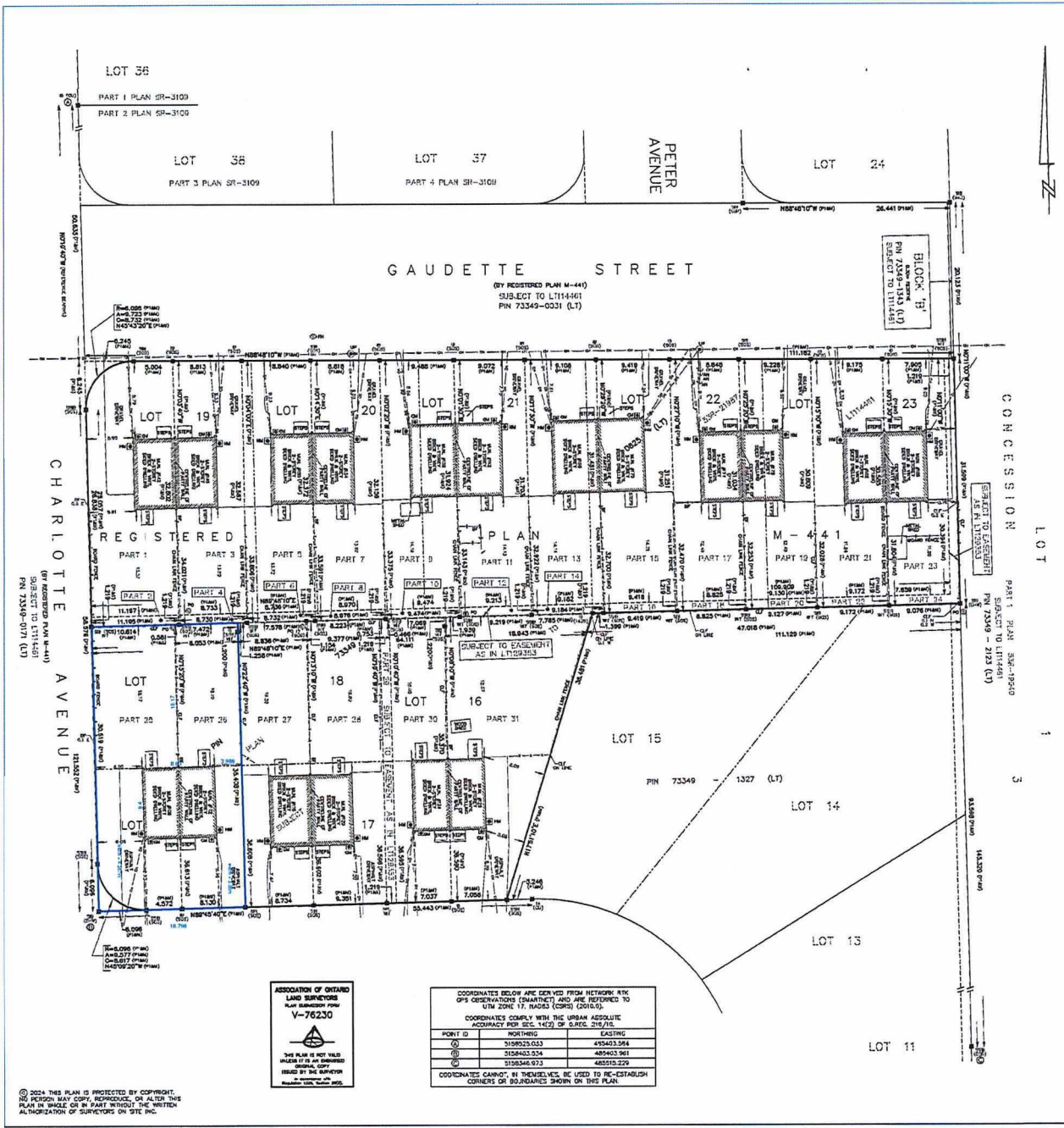
T.W.S.
 TROY W. WELSH
 ONTARIO LAND SURVEYOR



50 WHITEWOOD AVENUE
 NEW LISHAM, ONTARIO
 POJ 1P0
 705-622-0872
 www.surveyorsonsite.com

ENGIN ON 03 CHECKED BY: PMS DATE: APRIL 9, 2024 FILE: M2024-03_LPM_1

PL-MV-2025-00140
 sketch 2



COORDINATES BELOW ARE DERIVED FROM NETWORK RTK GPS OBSERVATIONS (BARRIERS) AND ARE REFERRED TO UTM ZONE 17, NAD83 (CRS) (2011.0).

COORDINATES COMPLY WITH THE UTM ABSOLUTE ACCURACY FOR SEC. 14(2) OF O.R.S. 216(1.1).

POINT ID	NORTHING	EASTING
①	519823.053	49403.384
②	519423.824	48903.961
③	519346.973	488515.229

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

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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-2025-00141

APPLICATION SUMMARY

File Date: 09/25/2025

Application Type: Minor Variance

Address(es): 116 Charlotte Avenue, Chelmsford P0M 1L0

Applicant(s): GREATER SUDBURY HOUSING CORPORATION

Owner(s): GREATER SUDBURY HOUSING CORPORATION

PLANNING APPLICATION

Are there multiple properties associated with the application?

Yes

Please describe the additional properties associated with this application

this is a duplex building and 120 Charlotte is the attached

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

1970

Are you the registered owner or an authorized agent?

Registered Owner

What is the number of dwelling units on the property?

2

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

Application processed, paid and completed

Current Official Plan designation

Living Area I

Current Official Plan designation (additional)

Living Area I

Current Zoning By-law designation

R2-2

Provide a detailed description of what is being proposed

Approval to keep 2 existing driveways on 1 property

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

Section 5.4.2 c) to permit the two existing driveways

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

18.085

Lot Depth of the property

36.608

Lot Area of the property

664.29

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

1 Semi detached building constructed in 1970

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

Section 5.4.2 c) to permit the two existing driveways

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?

Yes

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

PL-CON - 2025-00059

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

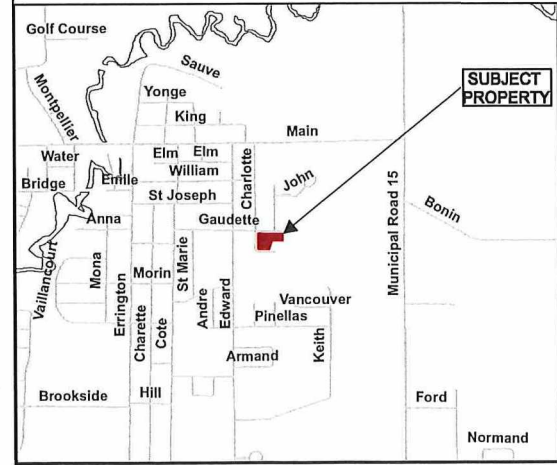
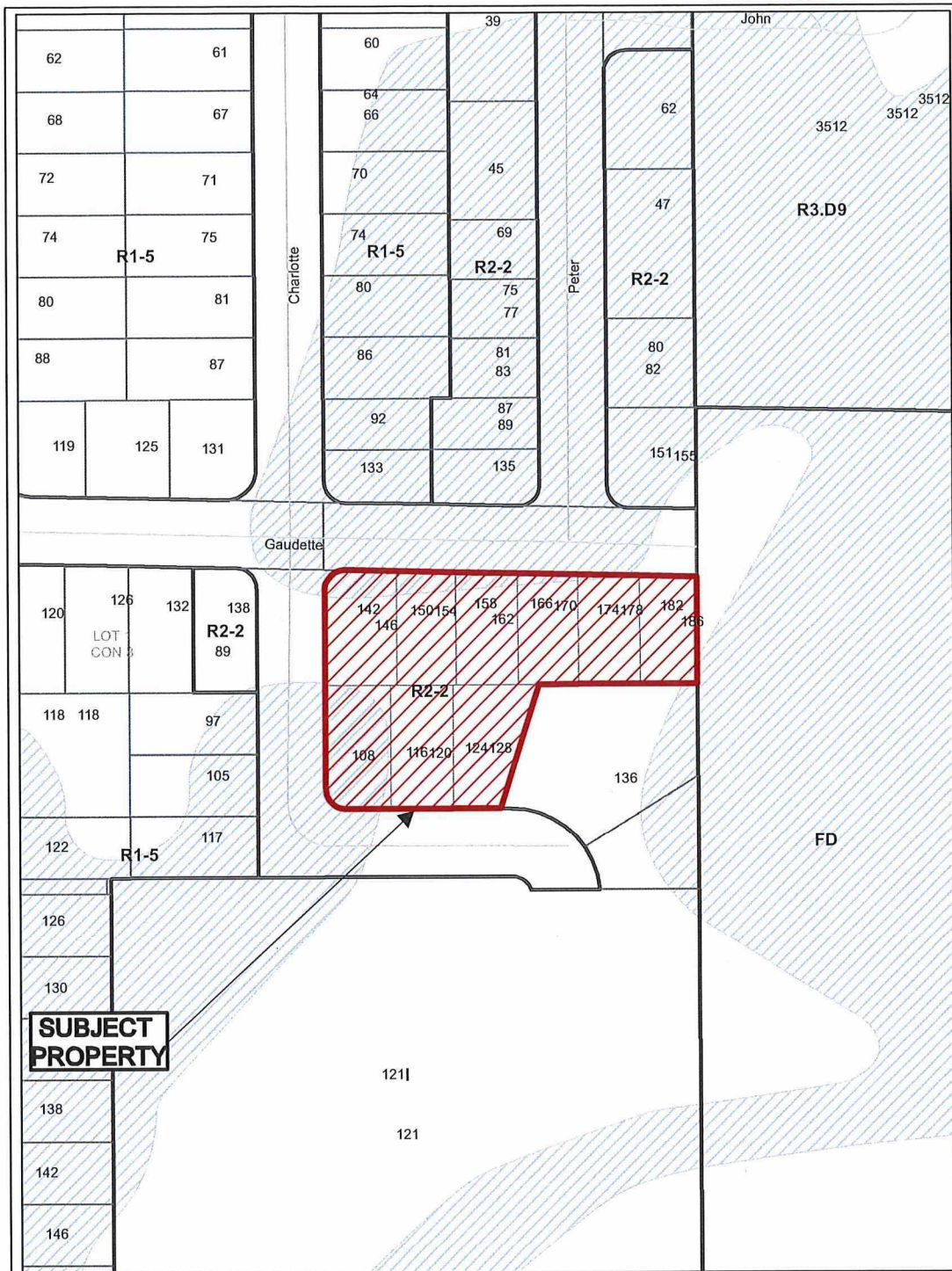
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Duplex	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)
Duplex	No	109.26	109.26	2	8.83	9.4	8.54	7.47	19.6	4.724	4.724

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Request to keep 2 existing driveway located on 1 property to accommodate the 2 dwellings	Section 5.4.3. c) to permit 2 existing driveways	Drive way widths are 3.35 m and 3.35m	Same



Application for Minor Variance or Permission 

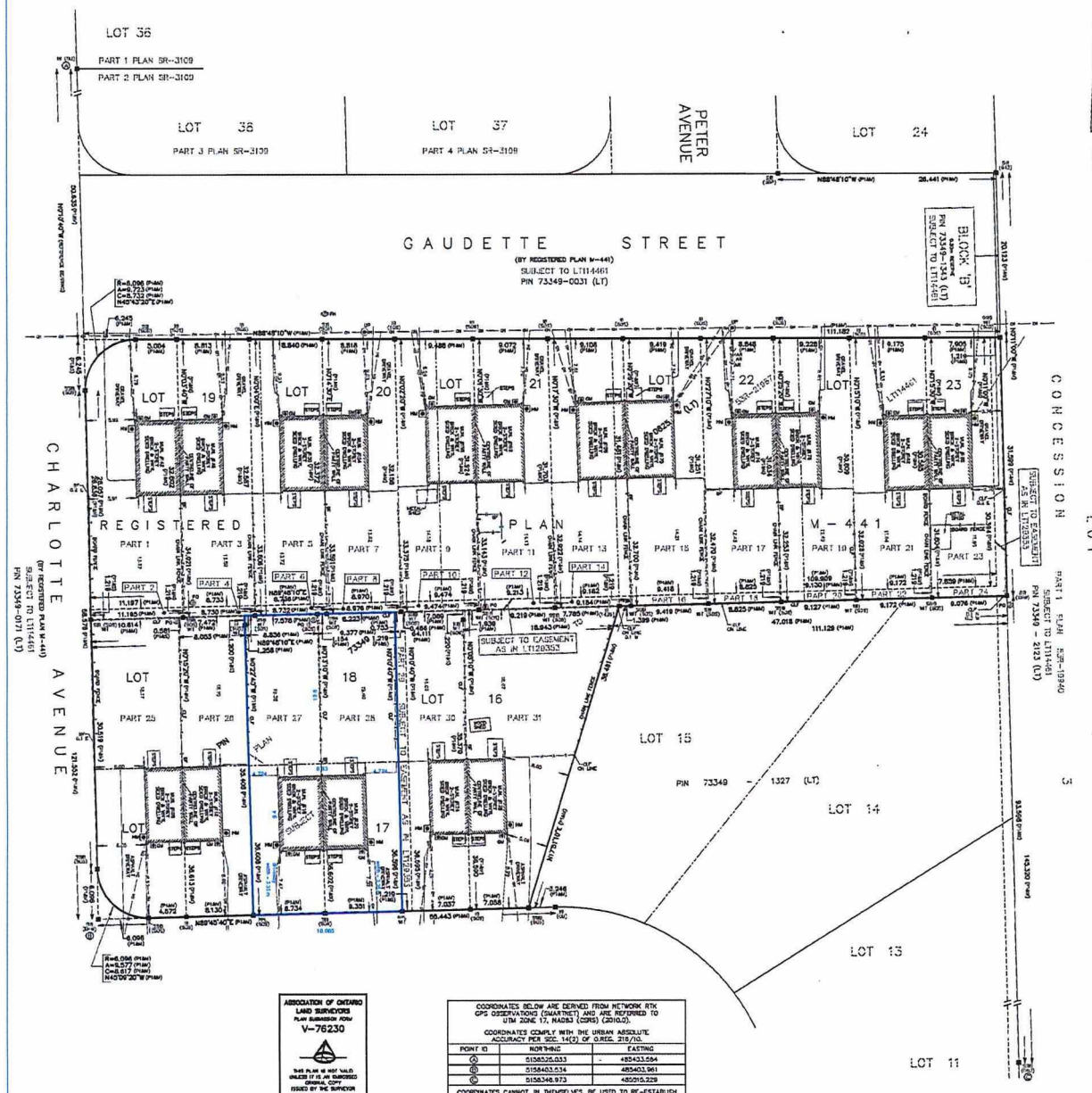
Subject Property being PIN 73349-0825,
 Parcel 21039 SEC SWS SRO,
 Lots 16 to 23, Plan M-441,
 Part Lot 1, Concession 3,
 Township of Balfour,
 116 Charlotte Avenue, Chelmsford,
 City of Greater Sudbury

Sketch 1, NTS PL-MV-2025-00141
 NDCA Date: 2025 10 09

SURVEYOR'S REAL PROPERTY REPORT - PART 1
 PLAN OF SURVEY OF
 ALL OF LOTS 16 TO 23 (INCLUSIVE)
 REGISTERED PLAN M-441
 GEOGRAPHIC TOWNSHIP OF BALFOUR
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

SCALE 1 : 250 METRES
 0 1 2 3 4 5 10 20 30
 SURVEYORS ON SITE INC. © 2024

PART 2
 THIS PLAN MUST BE READ IN CONJUNCTION WITH A SURVEY REPORT DATED APRIL 9, 2024.
 THIS REPORT WAS PREPARED FOR OPERATOR SUDBURY HOUSING CORPORATION AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.



- LEGEND**
- MONUMENT PLANTED
 - MONUMENT FOUND
 - ▬ STANDARD IRON BAR
 - ▬ SHORT STANDARD IRON BAR
 - ▬ IRON BAR
 - ▬ ROSS PILE
 - ▬ MEASURED
 - ▬
 - ▬ WITNESS
 - ▬ PLAN 308-2087
 - ▬ D.L. DORLAND LTD.
 - ▬ DUNDEEN, HODDER & WALLACE SURVEYING LTD.
 - ▬ S.S. PANTING, O.L.S.
 - ▬ SUPERVISOR ON SITE INC.
 - ▬ D.L. DUNDEEN, O.L.S.
 - ▬ J.E. HIRSHLAND, O.L.S.
 - ▬ ORION SURVEYING
 - ▬ BOARD FENCE
 - ▬ CHAIN LINK FENCE
 - ▬ ANCHOR POINT
 - ▬ FIRE HYDRANT
 - ▬ GAS METER
 - ▬ HYDRO METER
 - ▬ POLE
 - ▬ UTILITY POLE
 - ▬ OVERHEAD UTILITY WIRES

NOTES

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

DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR OF 0.999506.

BEARINGS ARE UTM GRID BEARINGS FROM NETWORK RTK OPS OBSERVATIONS (SHAFFNET) ON MONUMENTS (○) AND (⊙) AS SHOWN HEREON, HAVING A GRID BEARING OF NORTON/17, NAD83 (CONS) (2011G) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° W LONGITUDE).

ALL BUILDING TIES SHOWN HEREON ARE TO THE FACE OF BRICK UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATORS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 9th DAY OF FEBRUARY, 2024.

APRIL 9, 2024

Brian W. Selgin
 BRIAN W. SELGIN
 ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS
 PLAN SUBMISSION FORM
 V-76230

COORDINATES BELOW ARE DERIVED FROM NETWORK RTK GPS OBSERVATIONS (SHAFFNET) AND ARE REFERRED TO UTM ZONE 17, NAD83 (CONS) (2011G).

COORDINATES COMPLY WITH THE URBAN ABSOLUTE ACCURACY PER 10% MADO OF ORDER 216/03.

POINT ID	NORTHING	EASTING
①	515625.633	485433.054
②	515643.534	485403.981
③	5156346.973	480253.229

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

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SOS
 SURVEYORS ON SITE INC.

50 WHITEWOOD AVENUE
 NEW Liskeard, ONTARIO
 R0L 1P0
 705-622-0872
 www.surveyorsonsite.ca

PL-MV-2025-00141
 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-2025-00142

APPLICATION SUMMARY

File Date: 09/25/2025

Application Type: Minor Variance

Address(es): 150 Gaudette Street, Chelmsford P0M 1L0

Applicant(s): GREATER SUDBURY HOUSING CORPORATION

Owner(s): GREATER SUDBURY HOUSING CORPORATION

PLANNING APPLICATION

Are there multiple properties associated with the application?

Yes

Please describe the additional properties associated with this application

154 Gaudette is the 2nd address of the Duplex

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

1970

Are you the registered owner or an authorized agent?

Registered Owner

What is the number of dwelling units on the property?

2

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

0

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

0

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

1

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

No

How many dwelling units will be legalized?

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

No

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

Current Official Plan designation

Living Area I

Current Official Plan designation (additional)

Living Area I

Current Zoning By-law designation

R2-2

Provide a detailed description of what is being proposed

Request to keep the two existing driveways on one property to accommodate the two dwellings

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

Section 5.4.2 c) to permit the two existing driveways

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

17.7

Lot Depth of the property

36.806

Lot Area of the property

593.93

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

1 duplex built in 1970

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

Residential

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

Same

Existing uses of neighbouring properties

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?

Yes

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

PL-CON 2025-00060

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

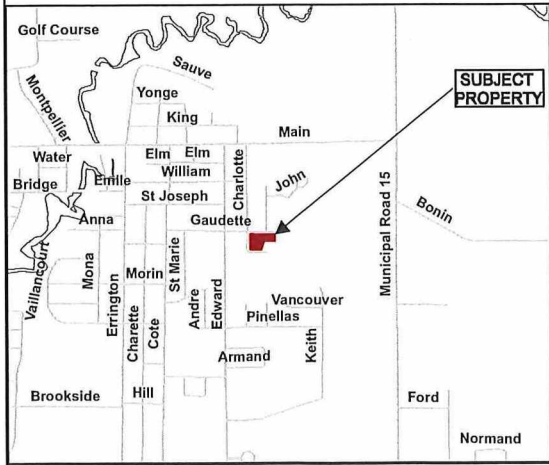
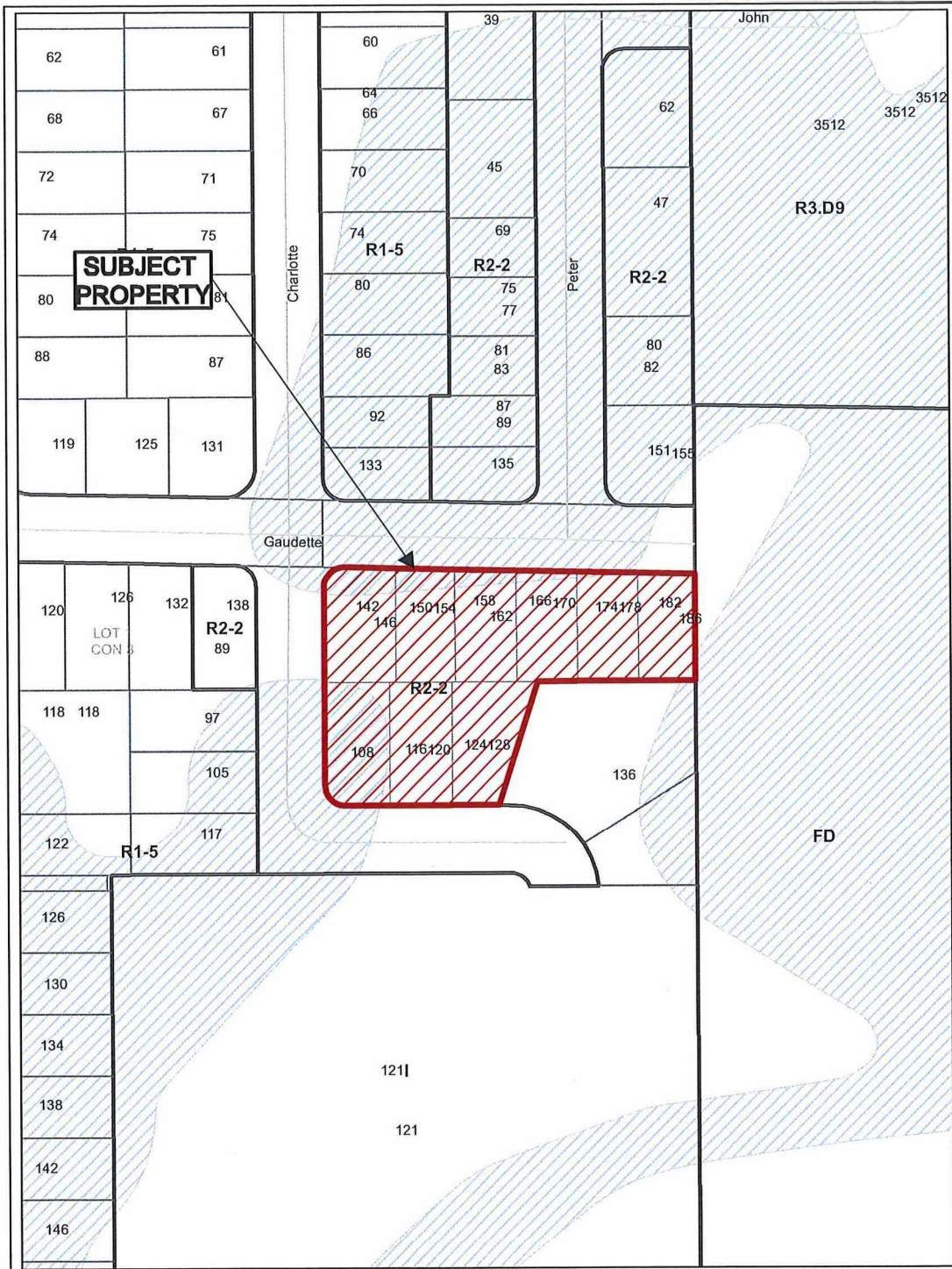
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Duplex	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)
Duplex	No	109.26	109.26	2	8.83	9.4	8.54	9.03	14.839	4.414	4.414

ZONING BY-LAW RELIEF

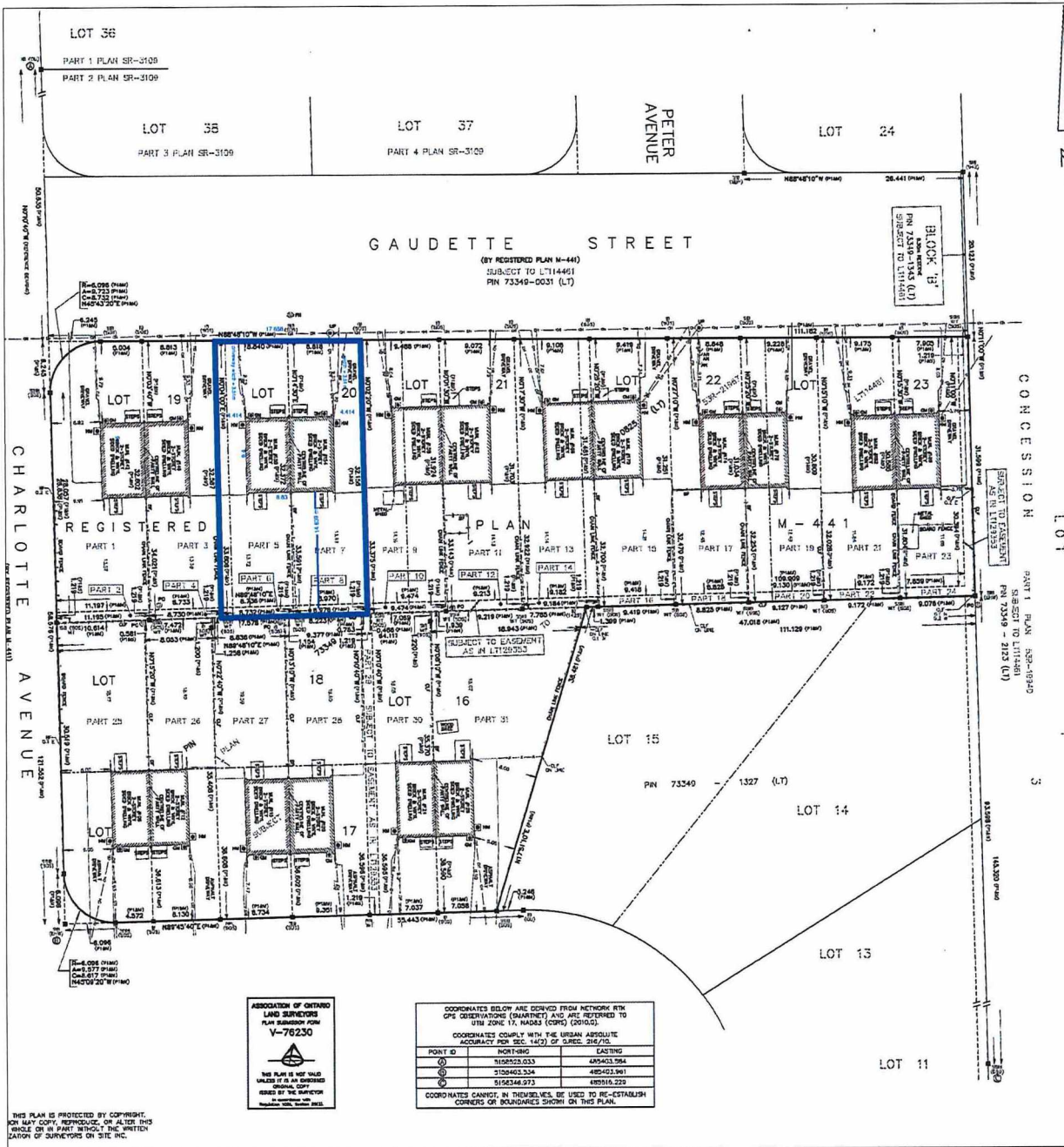
Variance To	By-law Requirement	Proposed (m)	Difference (m)
Request to keep 2 existing driveways located on one property to accommodate the 2 dwellings	Section 5.4.2 c) to permit the two existing driveways	Driveways are both 3.51m	same



Application for Minor Variance or Permission

Subject Property being PIN 73349-0825,
 Parcel 21039 SEC SWS SRO,
 Lots 16 to 23, Plan M-441,
 Part Lot 1, Concession 3,
 Township of Balfour,
 150 Gaudette Street, Chelmsford,
 City of Greater Sudbury

Sketch 1, NTS PL-MV-2025-00142
 NDCA Date: 2025 10 09



PLAN OF SURVEY OF
ALL OF LOTS 16 TO 23 (INCLUSIVE)
REGISTERED PLAN M-441
 GEOGRAPHIC TOWNSHIP OF BALFOUR
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

SCALE 1 : 250 METRES
 0 1 2 3 4 5 10 20 30
 SURVEYORS ON SITE INC. © 2024

PART 2
 THIS PLAN MUST BE READ IN CONJUNCTION WITH A SURVEY REPORT DATED APRIL 9, 2024.
 THIS REPORT WAS PREPARED FOR GREATER SUDBURY HOUSING CORPORATION AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

- LEGEND**
- MONUMENT PLANTED
 - MONUMENT FOUND
 - ▨ STANDARD IRON BAR
 - ▧ SHORT STANDARD IRON BAR
 - ▩ IRON BAR
 - ▨ ROCK FLAG
 - ▩ MEASURED
 - SET
 - WITNESS
 - PLAN 03R-21587
 - D.L. DORLAND LTD.
 - D. HANCOCK HOLDERS & WALLACE SURVEYING LTD.
 - S.D. PANTING, O.L.S.
 - SURVEYORS ON SITE INC.
 - D.W. ENDERMAN, O.L.S.
 - J.S. WINDLAND, O.L.S.
 - OGDON UNIFORMER
 - IRON FENCE
 - CHAIN LINK FENCE
 - ANCHOR POINT
 - FIRE HYDRANT
 - GAS METER
 - HYDRO METER
 - POLE
 - UTILITY POLE
 - OVERHEAD UTILITY WIRES

NOTES

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

DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR OF 0.99998.

BEARINGS ARE UTM GRID DERIVED FROM NETWORK RTK GPS OBSERVATIONS (SHARPNET) ON MONUMENTS (○) AND (●) AS SHOWN HEREON, HAVING A GRID BEARING OF NETWORK NA83 CORS (2011) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (87° W LONGITUDE).

ALL BUILDING LINES SHOWN HEREON ARE TO THE FACE OF BRICK UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 9TH DAY OF FEBRUARY, 2024.

APRIL 9, 2024

R. K. S.
 RYAN K. SCOTT
 ONTARIO LAND SURVEYOR

SOS SURVEYORS ON SITE INC.

50 WHITEWOOD AVENUE
 NEW LONDON, ONTARIO
 POJ 1PC
 705-622-0872
 www.surveyorsonsite.com

DRIVEN BY: BS CHECKED BY: MBS DATE: APRIL 9, 2024 FILE: 060224-0031-001-1

ASSOCIATION OF ONTARIO LAND SURVEYORS
 PLAN SUBMISSION FORM
 V-76230

NO PLAN IS SET VALID UNLESS IT IS AN ENCLOSED ORIGINAL COPY ISSUED BY THE SURVEYOR

COORDINATES BELOW ARE DERIVED FROM NETWORK RTK GPS OBSERVATIONS (SHARPNET) AND ARE REFERRED TO UTM ZONE 17, NA83 (CORS) (2011).

COORDINATES COMPLY WITH THE UTM ABSOLUTE ACCURACY FOR SEC. 14(2) OF SURV. 200/05.

POINT ID	NORTHING	EASTING
①	5102929.033	480403.084
②	5102942.334	480403.861
③	5102946.973	480516.220

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

PL-MV-2025-00142 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-2025-00144

APPLICATION SUMMARY

File Date: 10/02/2025

Application Type: Minor Variance

Address(es): 5074 Municipal Road 80, Hanmer P3P 1B9

Applicant(s): DORLAND GEOMATICS

Owner(s): MTR CONSTRUCTION

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?

2022/02/16

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?

2

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

No

How many dwelling units will be legalized?

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

No

Provide details on how the property is designated in the Source Protection Plan
WHPA-A and B vulnerability 10 scoring

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

a 5m strip of land, on the east side of the property is to be severed for the purposes of proposed municipal sewer & water connection to #4633 Deschene Residential Development area to the north. THIS strip will be added to PIN 73504-3177.

The land to be retained will be left with a frontage of 24.57m (where the bylaw requires 30m frontage)

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

due to the reason of requiring sewer & water connection from MR 80 up to the new development of Mun# 4633 Deschene to the north.

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property
29.57

Lot Depth of the property
92.37

Lot Area of the property
3058

Total width of the public road giving access to the property
30.48

List all buildings and structures on the property and their respective date of construction
former commercial building (currently vacant). Constructed approximately in 2007

there is a shed on the property. constructed circa 2007

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

commercial building was in use approximately 14 years

Is the use remaining the same? If no, please provide the proposed new use
no, it is currently vacant.

proposed use unknown.

Existing uses of neighbouring properties
to the east is a McDonald's restaurant.

to the west is a 1 storey dwelling

to the north is #4633 Deschene R3-1(35) row housing development currently under construction (some row houses have been completed)

across the street (MR80) is a commercial plaza (to the south)

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?

Yes

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

PL-CON-2025-00071

Concurrent application of Consent

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

No

Indicate application number(s) and application status

PROPOSED BUILDING/STRUCTURE

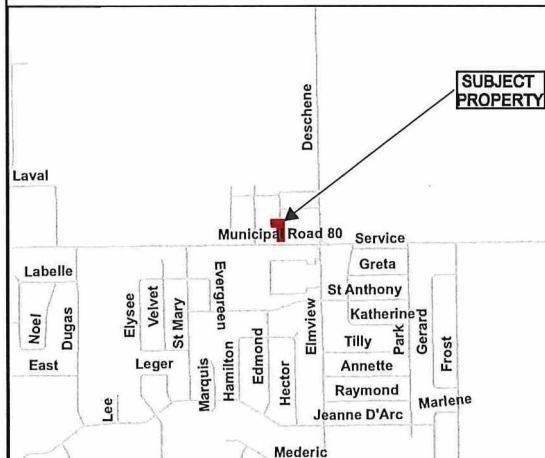
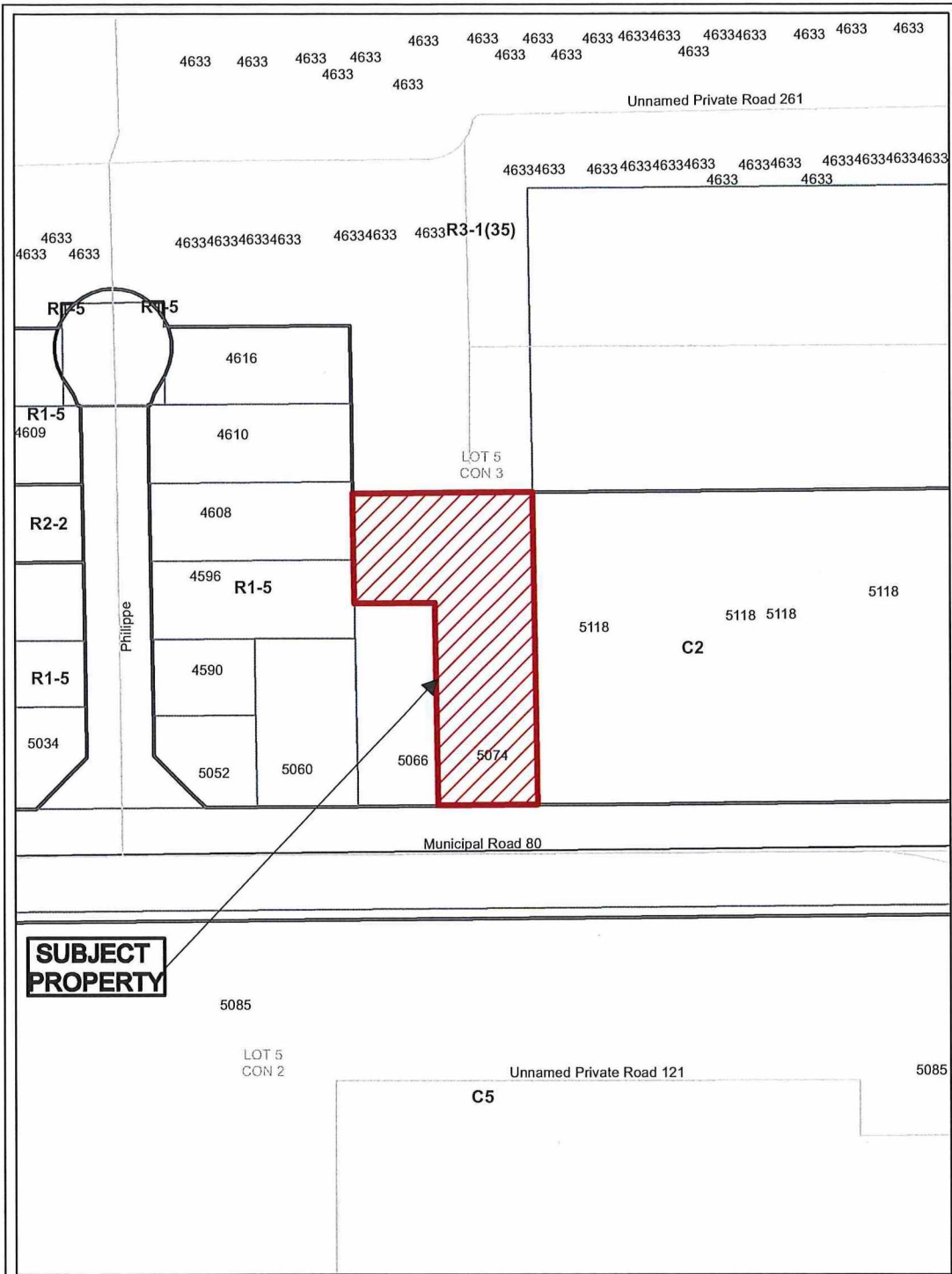
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback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

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
1 storey former commercial building (now vacant)	No	93.22	93.22	1	7.9	11.8	7.3	8.2	76.1	5.9	6.7
small storage shed (to be relocated to be in compliance within the proposed retained lands)	No	9.88	9.88	1	2.6	3.8	1.8	46	43	1.5	24

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
lot frontage	30.00	24.57	5.43



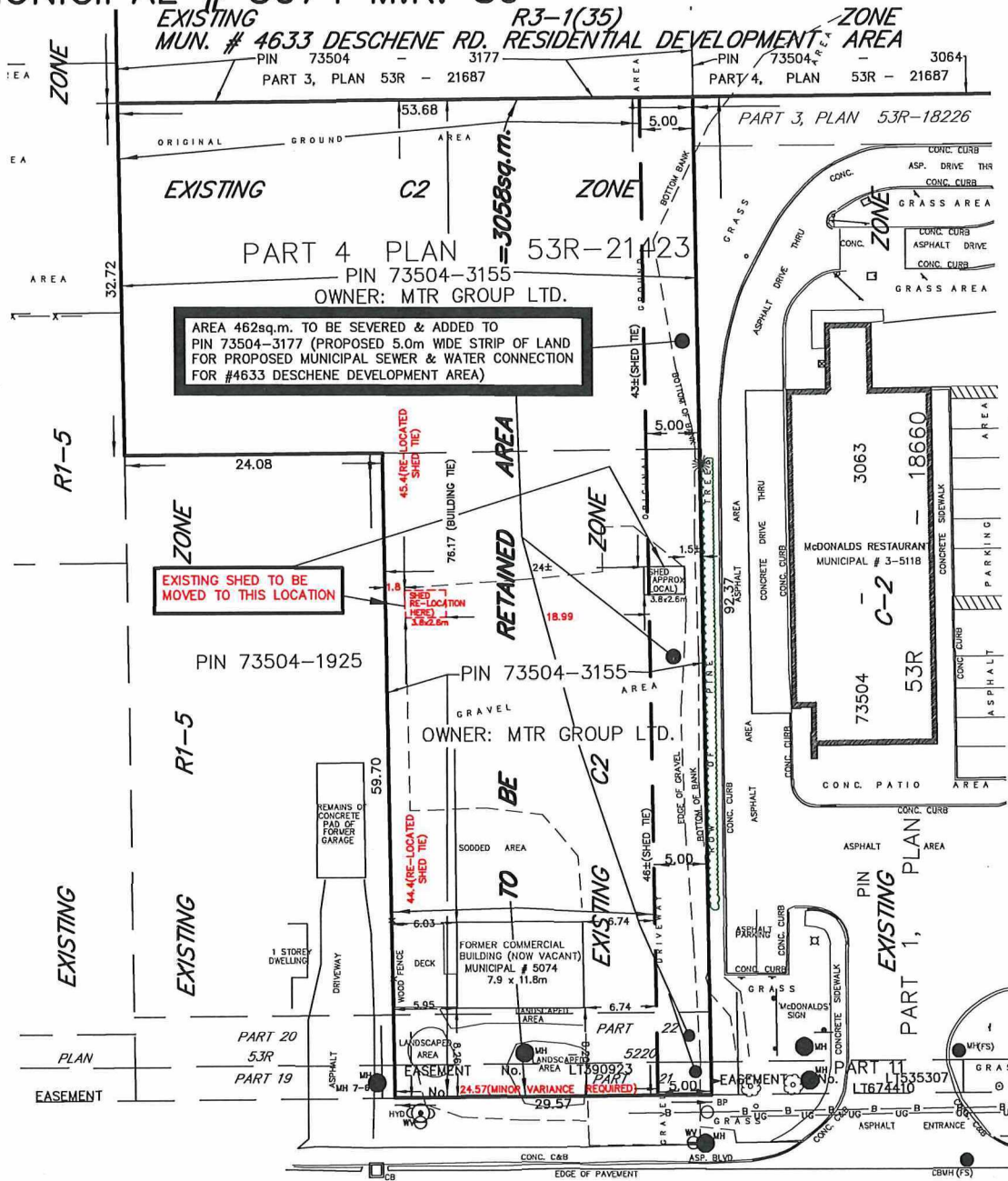
Application for Minor Variance or Permission



Subject Property being PIN 73504-3155,
 Firstly: Part Lot 5, Concession 3 as in LT66142;
 Secondly: Part Lot 5 Concession 3,
 Part 4, Plan 53R-21423,
 Township of Hanmer,
 5074 Municipal Road 80, Hanmer,
 City of Greater Sudbury

Sketch 1, NTS PL-MV-2025-00144
 NDCA Date: 2025 10 09

SKETCH FOR PLANNING ACT APPLICATION
**PROPOSED SEVERANCE OF
 PIN 73504-3155
 MUNICIPAL # 5074 M.R. 80**



ROAD No. 80 (HIGHWAY No. 69)
 CONCESSION 3
 CONCESSION 2
 (WIDTH ROAD 30.48m)
 PIN 73504 - 3054
 LT58053 (M.T.O. PLAN P-2676-2)

LEGEND

- PIN DENOTES PROPERTY IDENTIFIER NUMBER
- LT DENOTES LAND TITLES
- HYD DENOTES FIRE HYDRANT
- CB DENOTES CATCH BASIN
- SIGN DENOTES SIGN
- (AB) DENOTES ASBUILT INFORMATION
- (FS) DENOTES FIELD SURVEY INFORMATION
- WV DENOTES WATER VALVE
- MH DENOTES MANHOLE
- BP DENOTES BELL POLE
- LS DENOTES LIGHT STANDARD
- UG-UG DENOTES UNDERGROUND GAS LINE

NOTES

INFORMATION SHOWN HEREON IS DERIVED FROM FIELD SURVEY OF DORLAND GEOMATICS
 MEASUREMENTS SHOWN HEREON ARE IN METRES.

A MINOR VARIANCE IS BEING APPLIED FOR THE FRONTAGE OF 24.57m PROVIDED, ON THE
 RETAINED LANDS (WHERE THE C.G.S. BY-LAW 2010-100Z REQUIRES 30.00m FOR A C2 ZONE)

"CAUTION"

A) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

DORLAND
 GEOMATICS

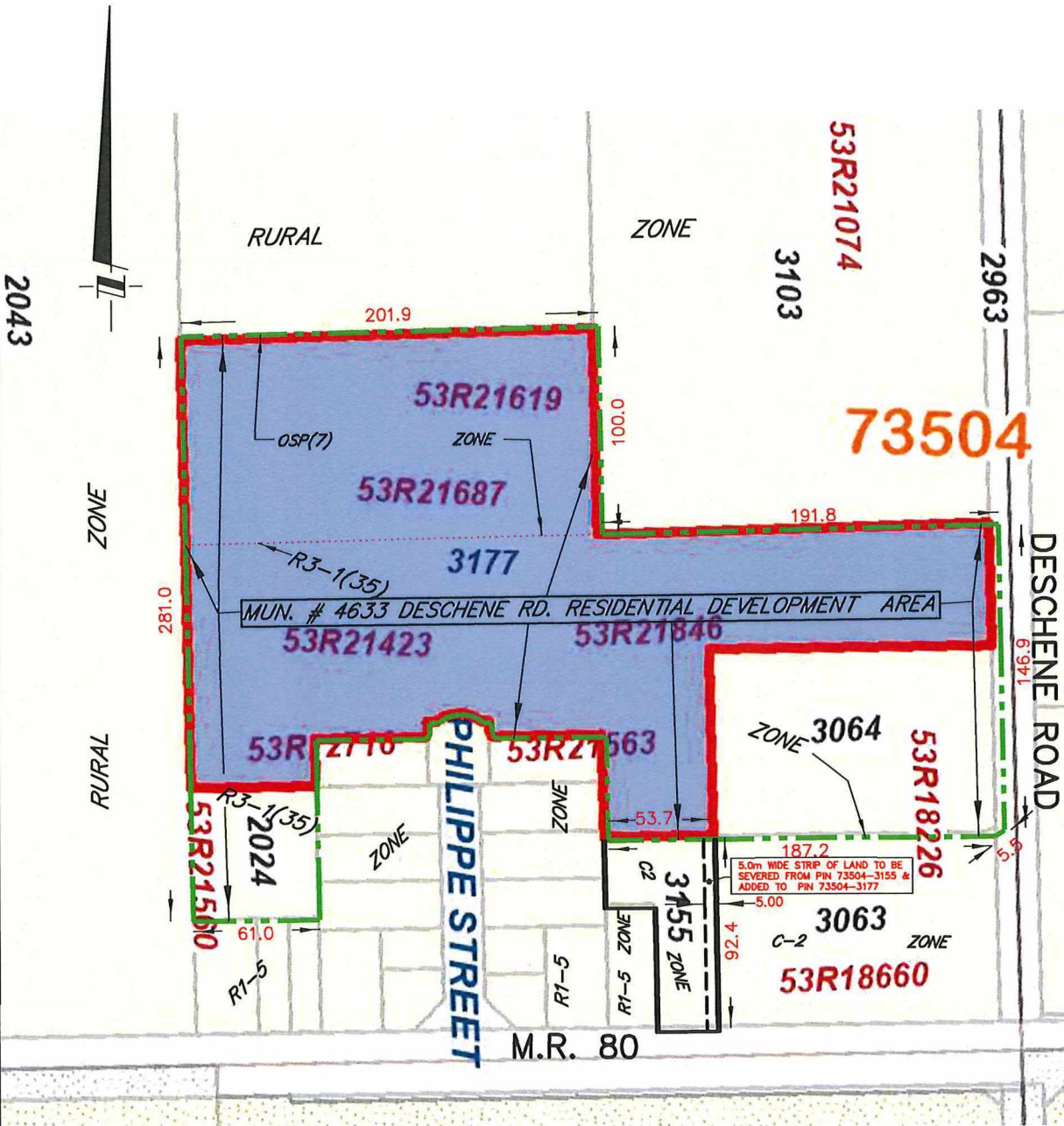
ONTARIO LAND SURVEYORS
 GEOMATICS PROFESSIONALS

1771 OLD FALCONBRIDGE ROAD
 SUDBURY, ONTARIO, P3A 4R7
 PHONE (705) 673-2556 FAX (705) 673-1051
 WWW.DORLANDGEOMATICS.CA

PREPARED BY: A.A.	SCALE: 1:400 METRIC
PLAN DATE: OCT. 2, 2025	CAD FILE: 18791-SITEPLAN.dwg
***	P. SPACE TAB: Consent sketch 1 of 2 400a

PL-MV-2025-00144 sketch 2

SKETCH FOR PLANNING ACT APPLICATION
PROPOSED SEVERANCE OF
PIN 73504-3155
MUNICIPAL # 5074 M.R. 80



"CAUTION"

A) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

LEGEND

- DENOTES MUN. # 4633 DESCHENE RD. RESIDENTIAL DEVELOPMENT AREA (CONSISTS OF R3-1(35) ZONE & OSP(7) ZONE) (INCLUDES PIN 73504-3177, PIN 73504-3064 & PIN 73504-3024)
- DENOTES PIN 73504-3177

DORLAND		ONTARIO LAND SURVEYORS GEOMATICS PROFESSIONALS
GEOMATICS		
1771 OLD FALCONBRIDGE ROAD SUDBURY, ONTARIO, P3A 4R7 PHONE (705) 673-2556 FAX (705) 673-1051 WWW.DORLANDGEOMATICS.CA		
PREPARED BY : A.A.	SCALE : 1:2000 METRIC	
PLAN DATE : OCT. 2, 2025	CAD FILE : 18791-SITEPLAN.dwg	
***	P. SPACE TAB : Consent sketch 2of2 2000s	

sketch3

PL-MV-2025-00144



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-2025-00145

APPLICATION SUMMARY

File Date: 10/03/2025

Application Type: Minor Variance

Address(es): 528 Tedman Avenue, Sudbury P3C 5B2

Applicant(s): CR DESIGN

Owner(s): PAUL LAMOUREUX

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?

03/2021

Are you the registered owner or an authorized agent?

Authorized Agent

What is the number of dwelling units on the property?

1

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

1

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

0

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

2

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

No

How many dwelling units will be legalized?

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

No

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

Current Official Plan designation

Living Area I

Current Official Plan designation (additional)

Current Zoning By-law designation

R2-2

Provide a detailed description of what is being proposed

CREATE AN ADDITIONAL DWELLING UNIT IN THE BASEMENT

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

THE LOT WIDTH IS 33' AND THE EXISTING FRONT YARD SETBACK IS 5.8M. WHEN BOTH ARE TAKEN INTO ACCOUNT THERE IS NOT ENOUGH SPACE IN THE FRONT YARD TO PROVIDE TWO PARKING SPACES. THE LOT FRONTAGE DOES NOT ALLOW FOR TWO PARKING SPACES AND THE FRONT YARD SETBACK DOES NOT ALLOW FOR BY LAW COMPLIANT PARKING SPACES. THE SIDE YARD SETBACK IS 2.2M, WHICH IS NOT WIDE ENOUGH TO ALLOW FOR PARKING IN THE REAR YARD. WHERE THE PARKING SPACES ARE PROPOSED, THEY HAVE BEEN USED AS SUCH PROBABLY SINCE THE HOUSE WAS BUILT IN THE 1950'S. WE ARE ASKING FOR RELIEF AND CONSIDERATION THAT THIS IS A VERY OLD ESTABLISHED NEIGHBOURHOOD AND THIS SITUATION EXISTS ON MANY PROPERTIES THROUGHOUT THE NEIGHBOURHOOD. THE FRONT YARD WILL HAVE LANDSCAPING WHICH WILL MAKE THE HOUSE LOOK APPEALING FROM THE STREET. WE ARE HOPING THAT THE COMMITTEE CAN SEE THAT THE AMOUNT OF RELIEF THAT WE ARE ASKING FOR IS MINIMAL AND THE SITUATION HAS EXISTED FOR MANY DECADES.

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

10.06

Lot Depth of the property

30.5

Lot Area of the property

306.83

Total width of the public road giving access to the property

20

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

EXISTING SFD AND EXISTING REAR YARD DECK

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

RESIDENTIAL - SINCE HOUSE WAS BUILT

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

SAME

Existing uses of neighbouring properties

SFD'S / DUPLEXES, MULTI UNIT APARTMENT BUILDINGS

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

No

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

No

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

Have you consulted with Conservation Sudbury regarding this relief?

WATER SUPPLY AND SEWAGE DISPOSAL

Municipally owned and operated piped water system

Municipally owned and operated sanitary sewage system

Lake

Pit Privy

Individual Well

Communal Well

Individual Septic System

Communal Septic System

Other

Explain Other

PROPERTY ACCESS

Provincial highway

Right-of-way

Municipal road that is maintained seasonally

Municipal road that is maintained year-round

Water

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

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

CONCURRENT APPLICATIONS

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

No

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

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

No

Indicate application number(s) and application status

PROPOSED BUILDING/STRUCTURE

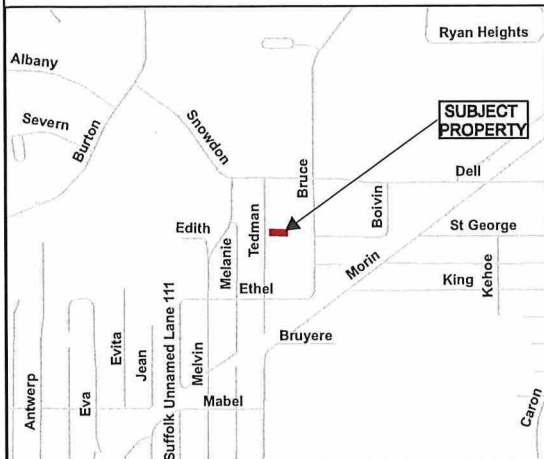
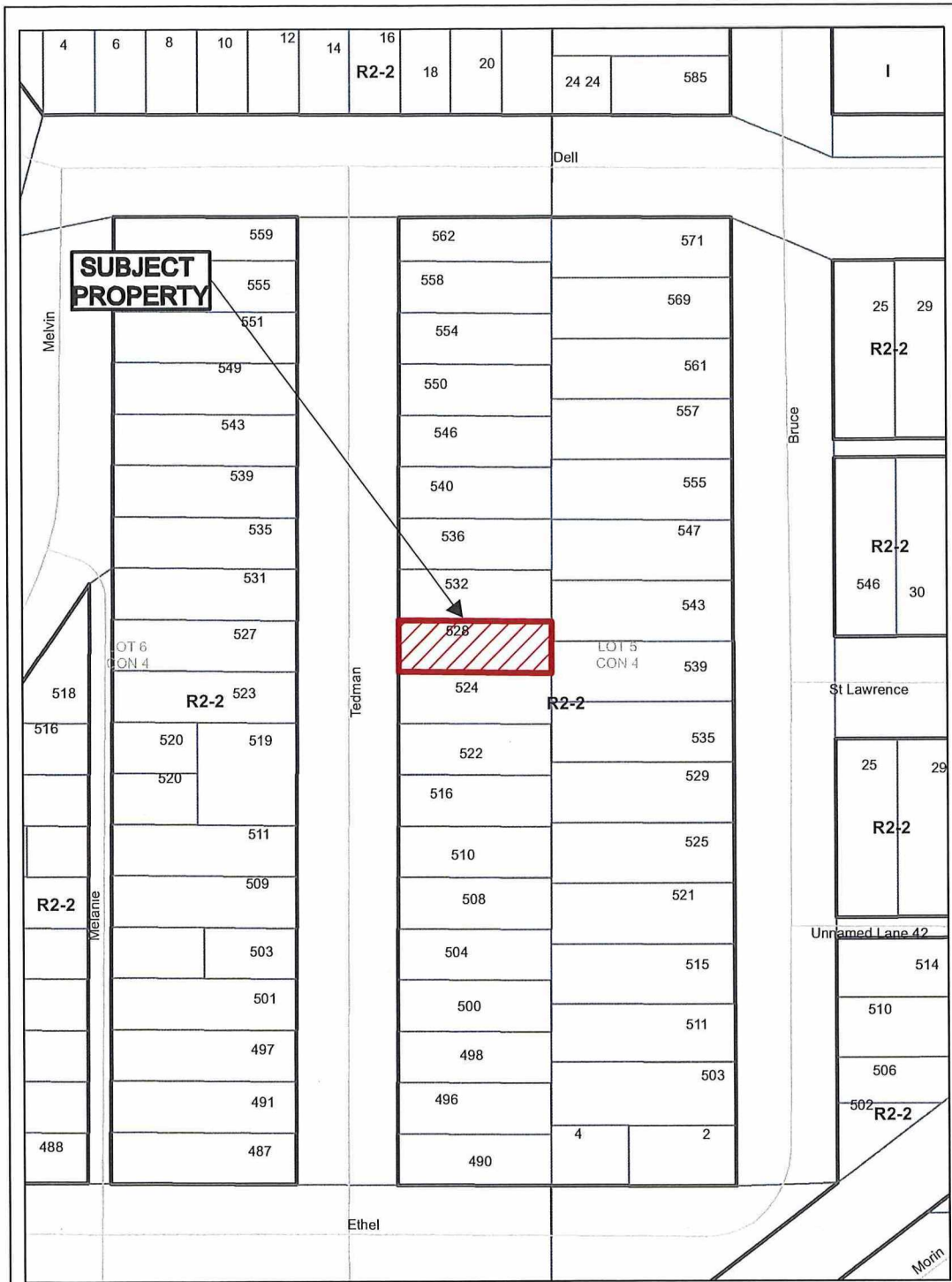
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback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

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
SINGLE FAMILY DWELLING	No	72	97	1.5	7.1	10.9	8	5.8	13.5	0.6	2.2
REAR YARD DECK	No	5	5	1	2.4	1.8	1	16.75	11.67	2.89	4.74

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
5.4.2. AND 5.4.3.1 AND 4.2.10.5	MAX. DRIVEWAY WIDTH 6.3M OR 50% LOT FRONTAGE, WHICHEVER IS LESSER 5.03M	5.5M	0.47M
5.2.3.1.	PARKING SPACE REQUIRED LENGTH - 6M	5.8M	0.2M
4.15.2. LANDSCAPING	FRONT YARD REQUIRED LANDSCAPING - 50%	42%- 24.6M2	4.8M2
	29.4M2		



Application for Minor Variance or Permission

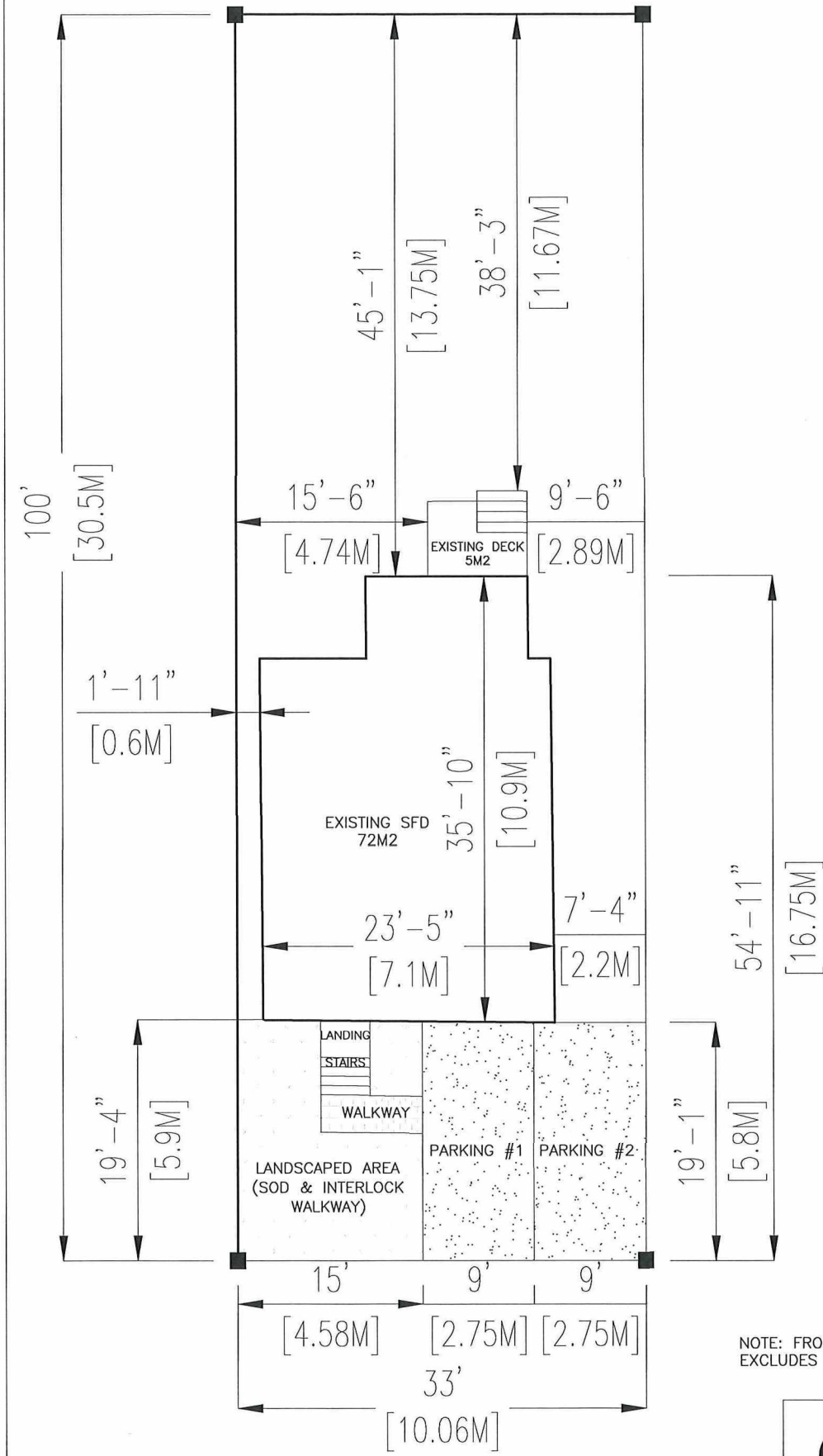
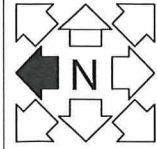


Subject Property being PIN 02130-0073,
 Parcel 8190 SEC SES,
 Lot 898, Plan M-100,
 Part Lot 6, Concession 4,
 Township of McKim,
 528 Tedman Avenue, Sudbury,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

PL-MV-2025-00145

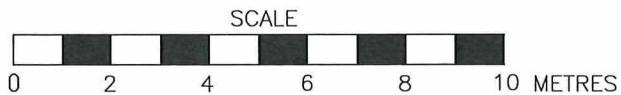
Date: 2025 10 10



PROPOSED VARIANCES	
5.4.2. & 5.4.3.1 MAX. DRIVEWAY WIDTH 6.3M OR 50% LOT FRONTAGE (WHICHEVER IS LESSER)-5.03M	PROPOSED DRIVEWAY WIDTH -5.5M DIFFERENCE - 0.47M
5.2.3.1.-PARKING SPACES REQUIRED LENGTH-6.0M	PROPOSED LENGTH-5.8M DIFFERENCE - 0.2M
4.15.2-REQUIRED FRONT YARD LANDSCAPING AREA-50% 29.4M2	PROPOSED LANDSCAPING AREA-42% 24.6M2 DIFFERENCE 4.8M2

NOTE: FRONT YARD LANDSCAPING AREA EXCLUDES FRONT LANDING AND STAIRS

528 TEDMAN AVE.



CR Design

PROJECT	DATE	SHEET
CREATE SECONDARY UNIT IN BASEMENT	RW	PROJECT
528 TEDMAN AVENUE, SUDBURY	DATE	SHEET
Site Plan	2025-10-02	PP
SCALE	1/8"=1'-0"	

PL-MV-2025-00145
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-2025-00146

APPLICATION SUMMARY

File Date: 10/06/2025

Application Type: Minor Variance

Address(es): 60 Gutcher Avenue, Sudbury P3C 3H8

Applicant(s): VINCE VOCATURO

Owner(s): VINCE VOCATURO

PLANNING APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

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

Dec 2024

Are you the registered owner or an authorized agent?

Registered Owner

What is the number of dwelling units on the property?

1

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

0

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

1

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

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

R2-3

Provide a detailed description of what is being proposed

Build Garage with the same sideyard setback as existing garage.

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

Need more space on the other side for outdoor storage

Is there an eave encroachment?

Yes

Size of eaves

0.3

Lot Frontage of the property

10

Lot Depth of the property

37.2

Lot Area of the property

372

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 - 1950's

Deck - 1950's

Garage - 1963

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

Residential since 1950'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?

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

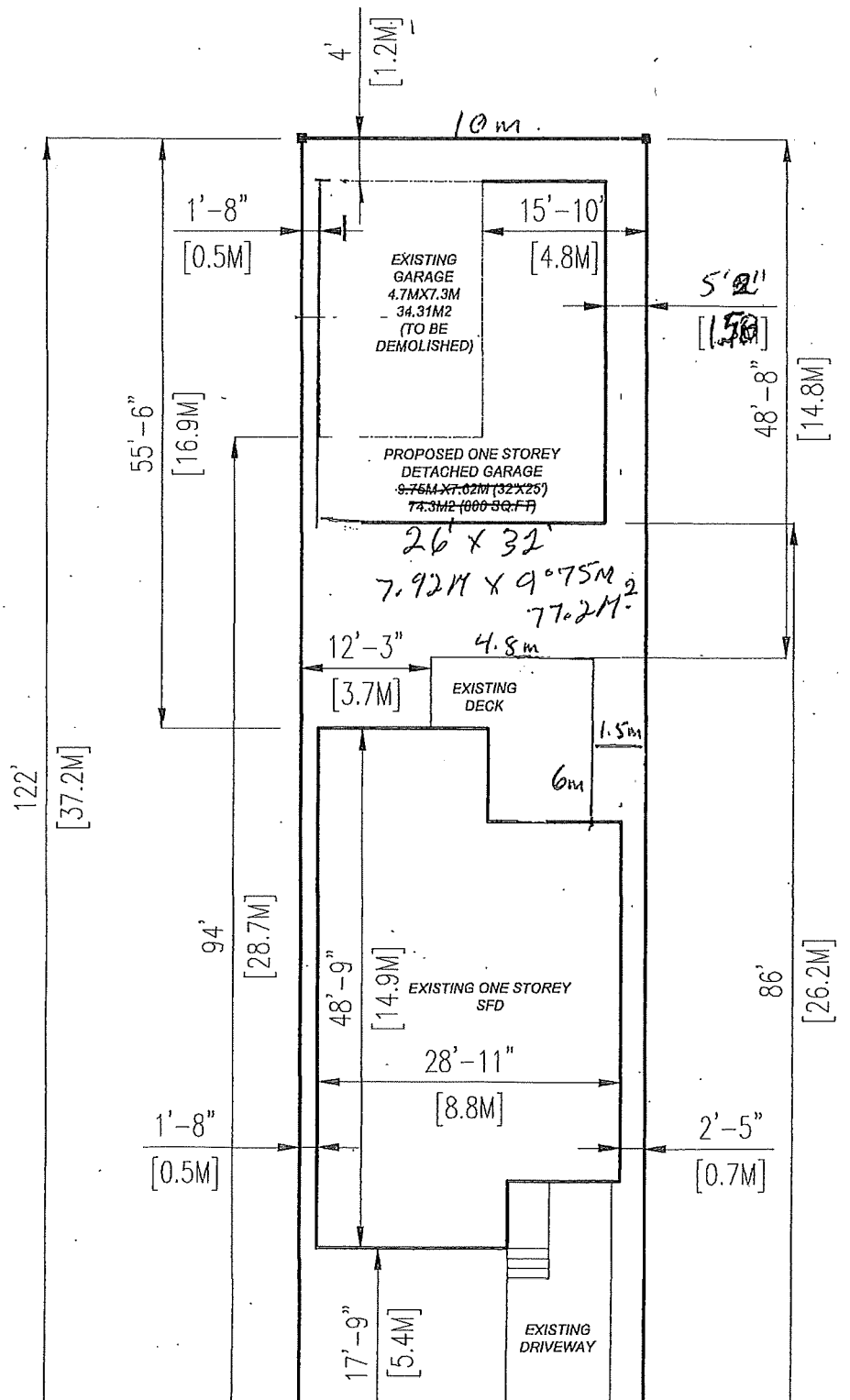
Building Description	Same As Existing	Proposed Ground Floor Area (m ²)	Proposed Gross Floor Area (m ²)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Garage	No	77.22	77.2	1	7.92	9.75	4.5	26.2	1.2	0.5	1.58

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)
House	No	113.9	113.9	1	8.8	14.9	6.5	5.4	16.9	0.5	0.7
Deck	No	28.8	28.8	1	4.8	6	0.9	17.6	14.8	3.7	1.5
Garage	Yes	34.31	34.31	1	4.7	7.3	4	28.7	1.5	0.5	4.8

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Eaves encroachment	0.3	0.2	0.1
Side yard setback	1.2	0.5	0.7
Total Lot Coverage	50% (previous variance granted 51%)	52%	2%
Accessory Lot Coverage	10% (previous variance granted 20%)	21%	11%





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
REVISED

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
Shoreline Buffer Clearance	276.0 sq. m	324.4 sq. m	48.4 sq. m

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 .

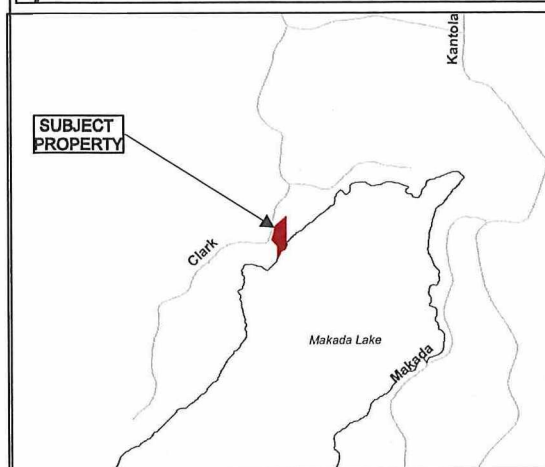
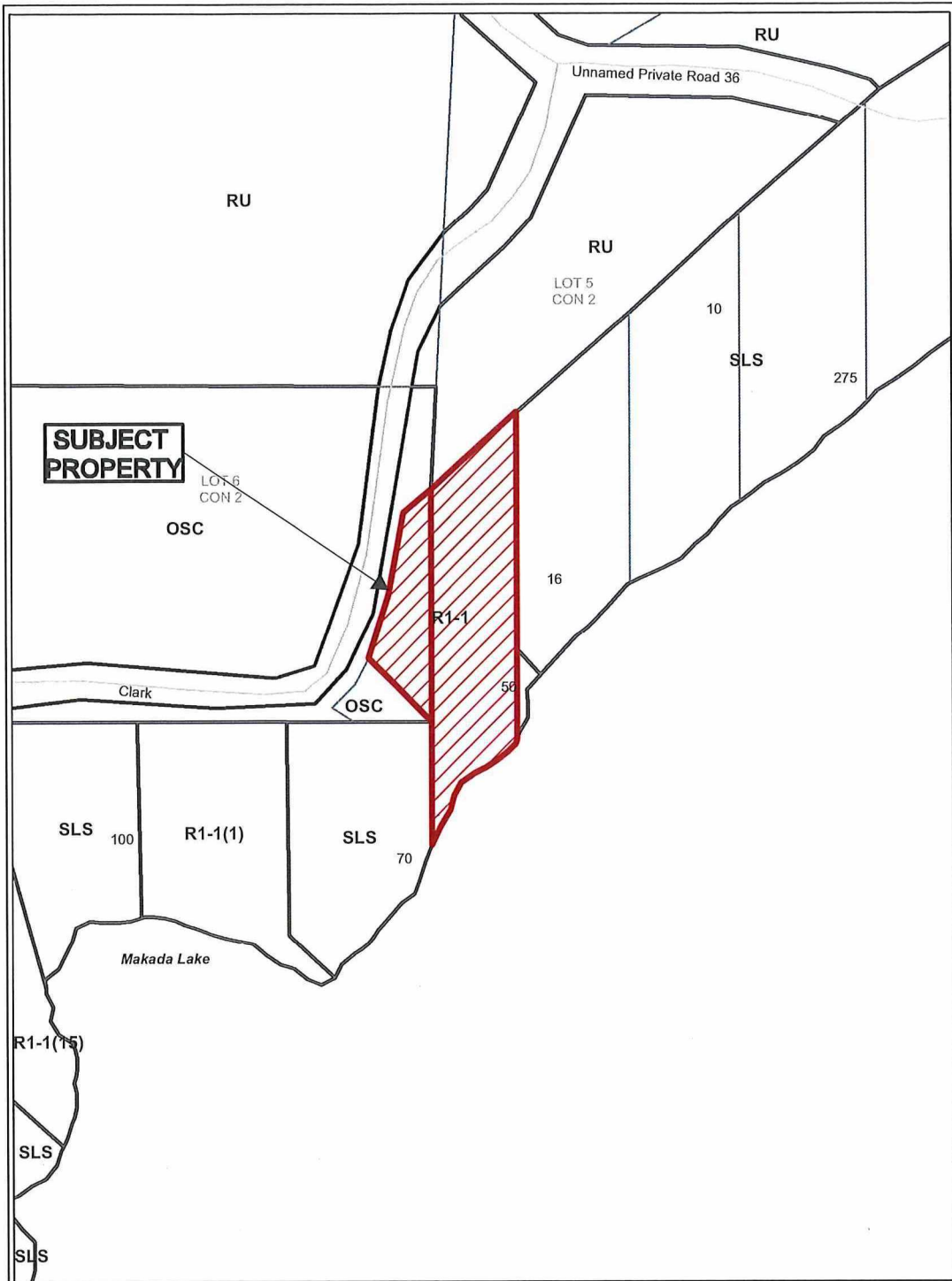
Why The Variance is Minor

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



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

PROJECT:
THREE-SEASON ROOM

SITE ADDRESS:
50 CLARK RD

CLIENT:
SHARON ONEIL

NO.	DATE	REVISION DESCRIPTION
1		
2		
3		
4		
5		

STAMP:

STATUS: NOT APPROVED FOR CONSTRUCTION

TITLE:

SITE PLAN



30 Pictorial N. Lundy, ON, P0P 1B1

DESIGNED BY: MARK E.

DRAWN BY: EL / AH

CHECKED BY: MARK E.

DATE: OCT, 10/25

SCALE: 1:250

SHEET NO.

LO

TOTAL LOT AREA:
61855 SqFt
5746.5 SqM

TOTAL BUFFER ZONE AREA:
13,984.44 SqFt
1299.2 SqM
22.7% COVERED BY EXISTING STRUCTURES

STRUCTURES IN BUFFER ZONE:
DECK 90.7 SqM / 975.80 SqFt
SLEEPING CAMP 38.8 SqM / 417.21 SqFt
CAMP 117.1 SqM / 1260.45 SqFt
SAUNA 48.1 SqM / 517.74 SqFt
PROPOSED THREE SEASONS ROOM 29.7 SqM / 320 SqFt

TOTAL: 324.4 SqM / 3491.2 SqFt

EXIST. STRUCTURES NOT IN BUFFER ZONE:
SHED 13.7 SqM / 147.47 SqFt

NOTE: SPOT ELEVATION TAKEN RELATIVE TO HIGH WATER MARK ON MAKADA LAKE (BLACK LAKE) THEY ARE SHOWN IN METRES ON THE SITE PLAN BUT IMPERIAL ON THE DETAILED PAGES

PL-MV-2025-00121
Sketch 3



PROJECT:
THREE-SEASON
ROOM

SITE ADDRESS:
50 CLARK RD

CLIENT:
SHARON ONEIL

NO.	DATE	REVISION DESCRIPTION
1		
2		
3		
4		
5		

STAMP

STATUS: NOT APPROVED
FOR CONSTRUCTION

TITLE:

DECK FRAMING



30 Pickering Ln., Oak, OR 97131

DESIGNED BY: MARK E.

DRAWN BY: EL / AH

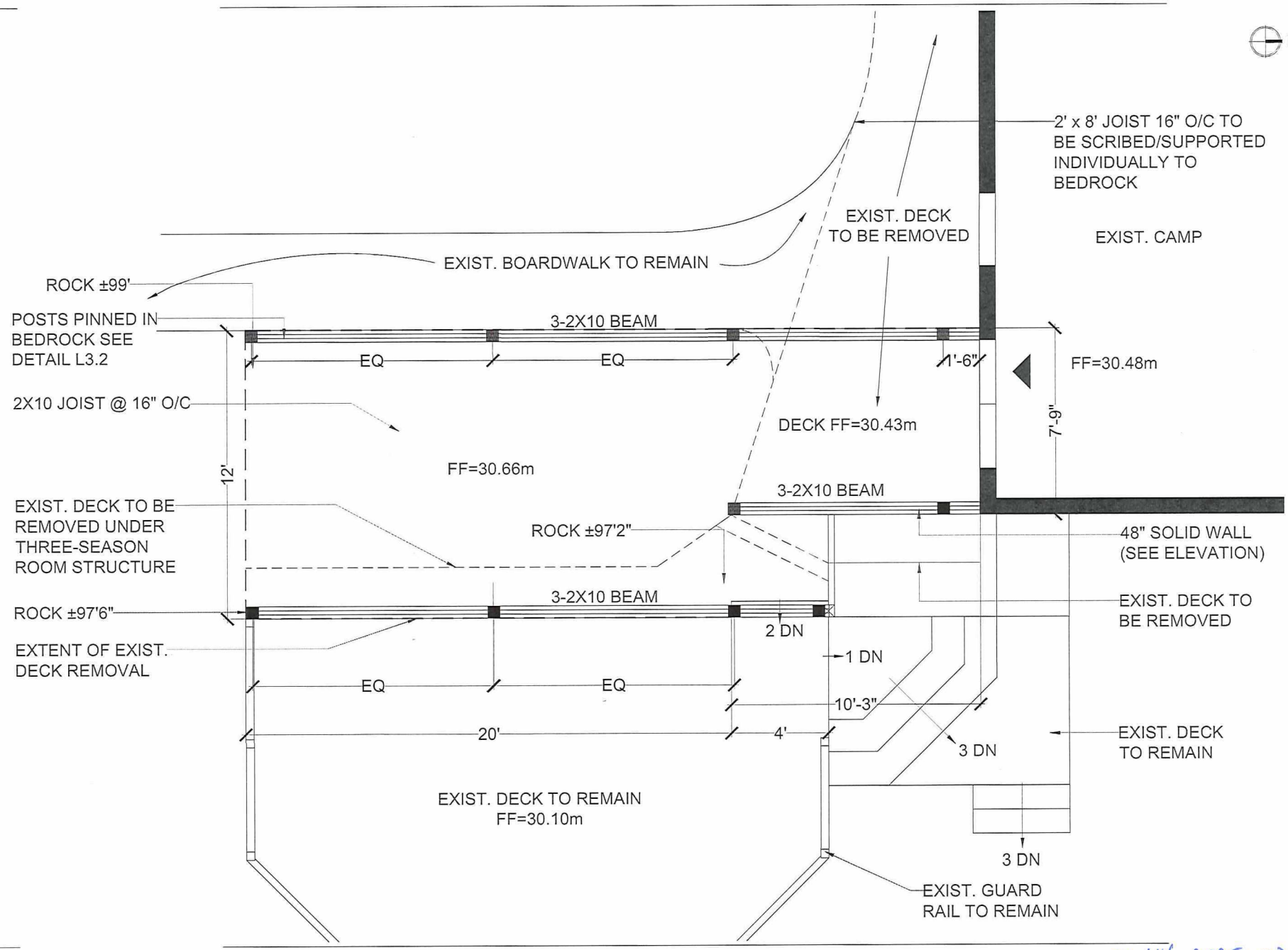
CHECKED BY: MARK E.

DATE: OCT, 10/25

SCALE: 1:20

SHEET NO.

L1A



PL-MV-2025-0121
sketch 4



PROJECT:
THREE-SEASON
ROOM

SITE ADDRESS:
50 CLARK RD

CLIENT:
SHARON ONEIL

NO.	DATE	REVISION DESCRIPTION
1		
2		
3		
4		
5		

STAMP

STATUS: NOT APPROVED
FOR CONSTRUCTION

TITLE:

GAZEBO LAYOUT



20 Parkwood St. Lenoir, ON P3Y 1S1

DESIGNED BY: MARK E.

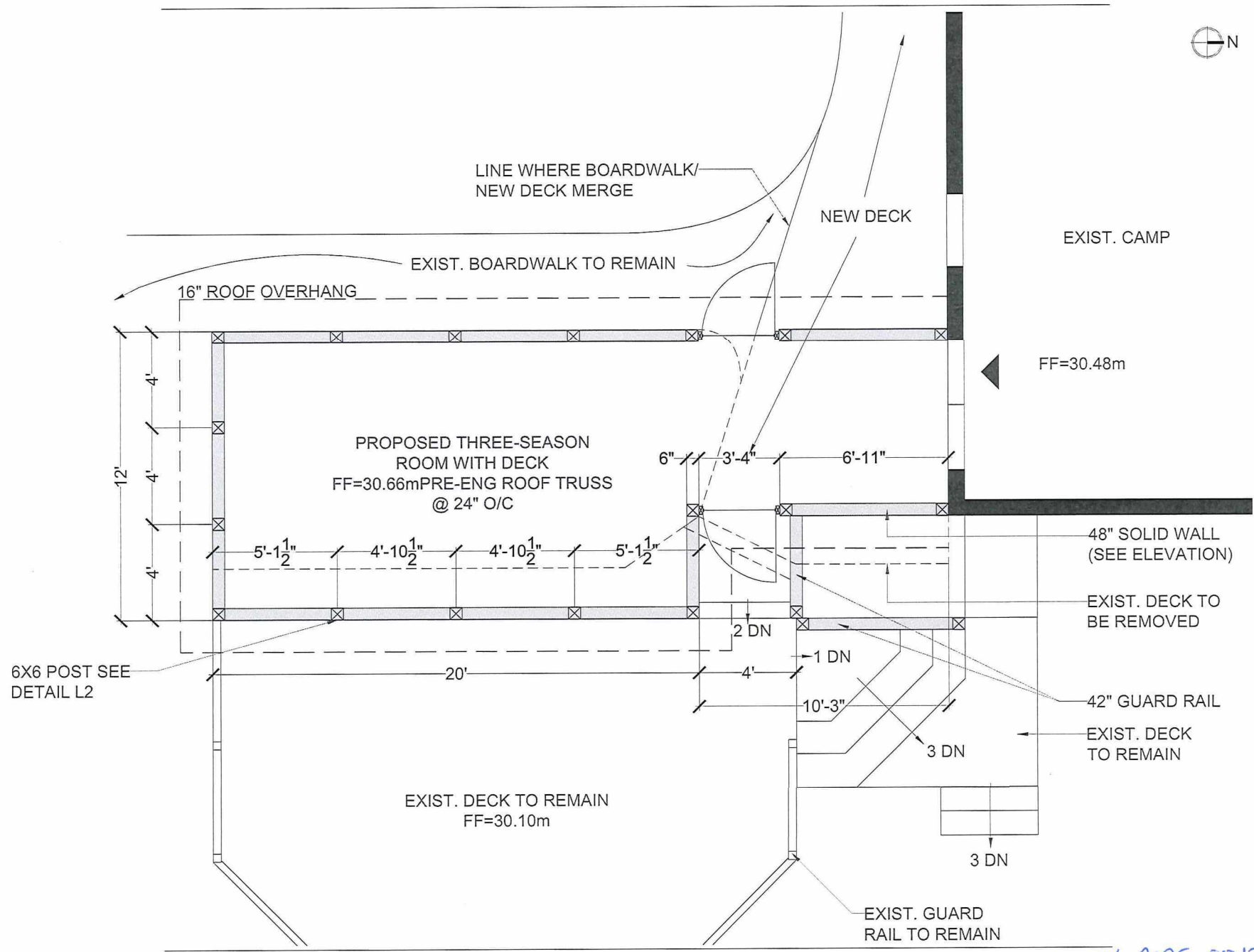
DRAWN BY: EL / AH

CHECKED BY: MARK E.

DATE: OCT, 10/25

SCALE: 1:20

SHEET NO.
L1B



PL-MV-2025-0012
Sketch 5



PROJECT:
THREE-SEASON
ROOM

SITE ADDRESS:
50 CLARK RD

CLIENT:
SHARON ONEIL

NO.	DATE	REVISION DESCRIPTION
1		
2		
3		
4		
5		

STAMP

STATUS: NOT APPROVED
FOR CONSTRUCTION
TITLE:

ELEVATIONS



30 Parkers St. Ledy, ON P3Y 1S1

DESIGNED BY: MARK E.

DRAWN BY: EL / AH

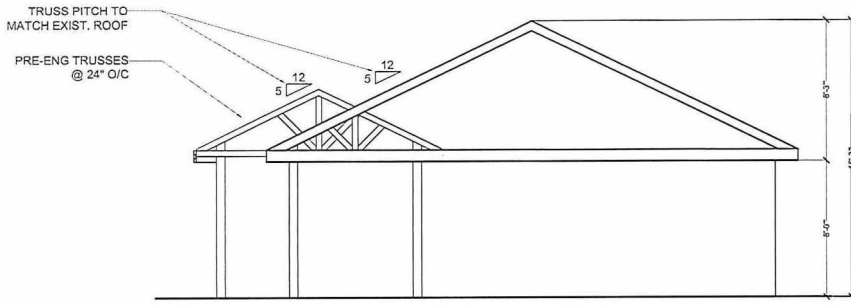
CHECKED BY: MARK E.

DATE: OCT, 10/25

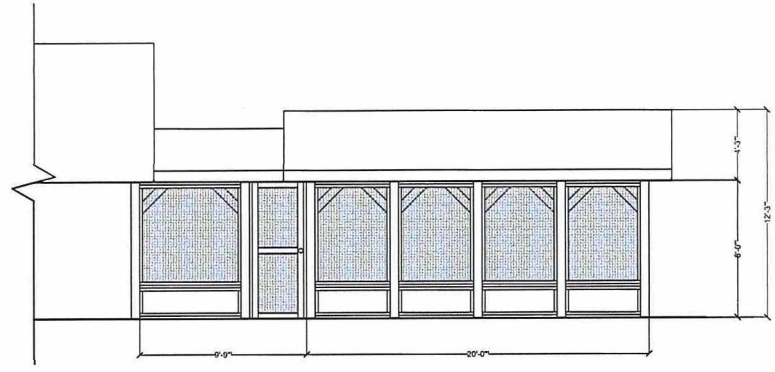
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SHEET NO

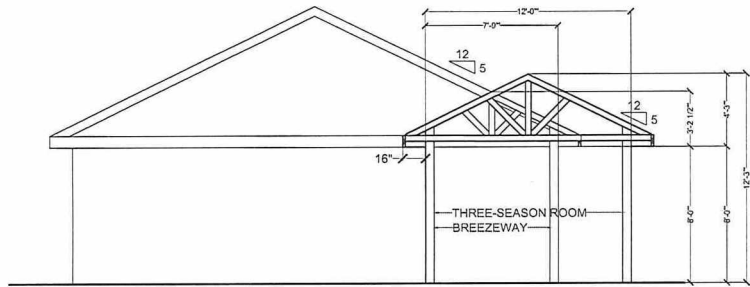
L2



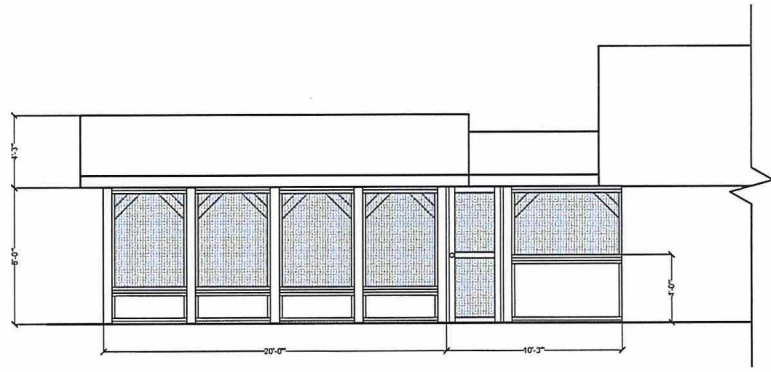
NORTH ELEVATION



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
1		
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STAMP

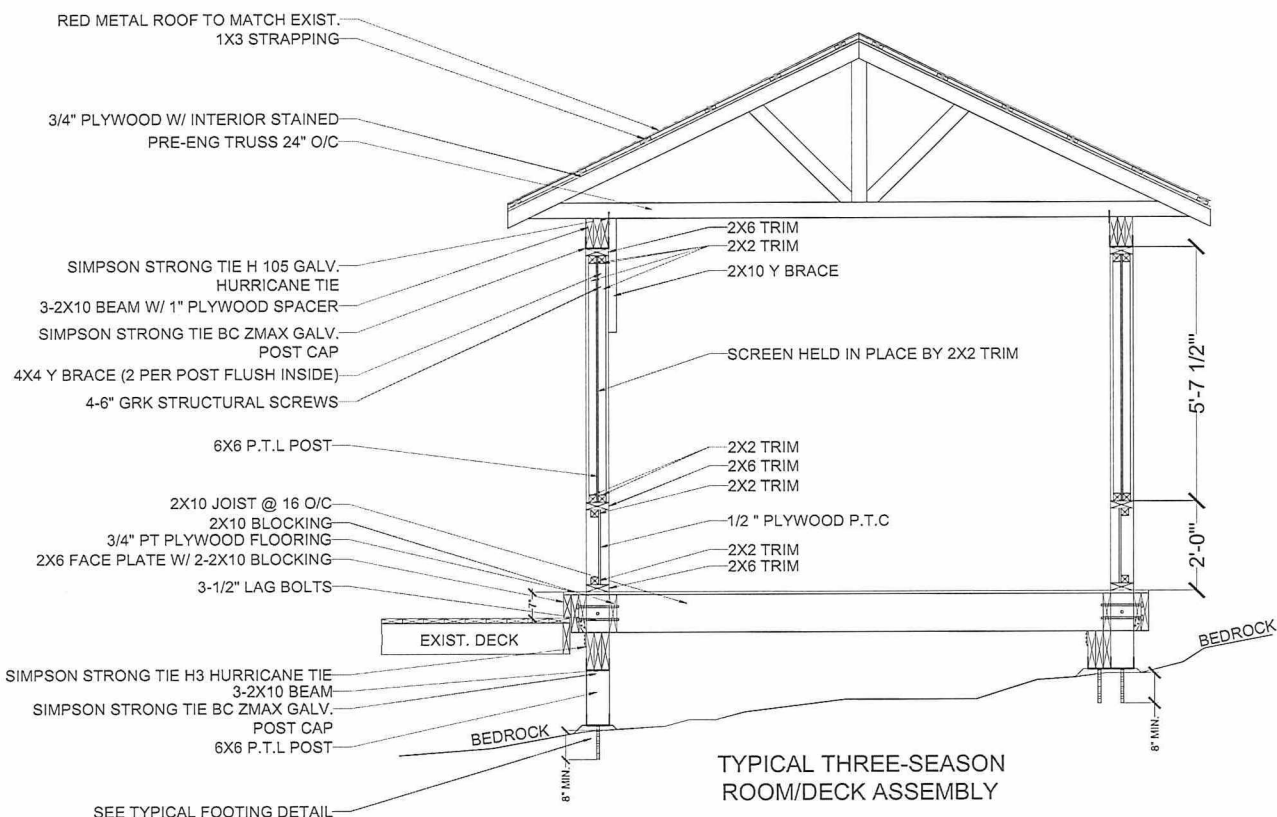
STATUS: NOT APPROVED
FOR CONSTRUCTION

TITLE:

DETAILS



TYPICAL FOOTING DETAIL



30 Professional Liability, One Year Bill

DESIGNED BY: MARK E.

DRAWN BY: EL / AH

CHECKED BY: MARK E.

DATE: OCT, 10/25

SCALE: 1:15

SHEET NO.

L3

PL-MV-2025-00121
Sketch 7