

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

April 1, 2026

PUBLIC HEARINGS

PL-MV-2026-00019

**SHAEN GINGRICH
SHAWN GINGRICH**

Ward: 10

PIN(s) 735930210, Parcel 38664 SEC SES, Lot 25, Plan M-963, Part Lot 4, Concession 1, Township of McKim, 68 Eden Point Drive, Sudbury, [By-law 2010-100Z, R1-5]

For relief from Part 4, Section 4.2, subsection 4.2.5, Table 4.1 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a 37.2 sq. m attached porch at the rear of the existing dwelling providing a 1.4m setback from the rear lot line with eaves encroaching an additional 0.6m into the proposed 1.4m setback, where porches may encroach 2.4 m into the required 7.5m rear yard and where eaves may encroach 1.2 m into the required yard but not closer than 0.6 m to the lot line.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATIONS
A0068/1986 (MAY 12/86) AND A0032/1994 (MAR 14/94)

PL-MV-2026-00022

SUDBURY APARTMENT RENTALS LIMITED

Ward: 4

PIN(s) 021350217, Lot 60, Block B, Plan 3-SA, Part Lot 6, Concession 4, Township of McKim, 45 Hartman Avenue, Sudbury, [By-law 2010-100Z, C4 (1)]

For permission under Section 45(2) of the Planning Act, R.S.O. 1990, c. P.13 to expand the legal non-conforming parking for the existing multiple dwelling from zero parking spaces for 12 dwelling units to zero parking spaces for 13 dwelling units.

PL-MV-2026-00024 ARSHAN QURESHI

Ward: 1

PIN(s) 735880347, Parcel 8155 SEC SES, Lot 229, Plan M-128, Part Lot 8, Concession 2, Township of McKim, 51 Bulmer Avenue, Sudbury, [By-law 2010-100Z, R2-3]

For relief from Part 4, Section 4.25, subsection 4.25.1 b) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit one existing dwelling unit within the existing three-unit dwelling for a total of four-dwelling units providing an increase in gross floor area within the 0.84m interior side yard, where enlargement, reconstruction, repair and/or renovation is not permitted if an increase in the gross floor area of the building occurs within the 0.84m interior side yard.

PL-MV-2026-00025 J CORSI DEVELOPMENTS INC.

Ward: 1

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

For relief from Part 11, Section 1, subsection 10, paragraph (ssss), clause (i) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit 26 dwelling units, where the maximum number of dwelling units shall be 22.

PL-MV-2026-00028

**CHRIS ROUSSELLE
STEPHAN VILLENEUVE**

Ward: 6

PIN(s) 735030558, Parcel 3793 SEC SES, Lot 6, Plan M-107, Part Lot 1, Concession 2, Township of Hanmer, 4537 Notre Dame Avenue, Hanmer, [By-law 2010-100Z, C2]

For relief from Part 4, Section 4.2, subsection 4.2.5, Table 4.1 and Part 7, Section 7.2, Table 7.1 and 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 an existing detached additional dwelling unit providing a minimum rear yard setback of 1.0m with eaves encroaching 0.64m into the proposed 1.0m rear yard setback, where a 1.2m rear yard setback with eaves encroachment an additional 0.6m was granted under Minor Variance Application A0056/2022.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION
A0056/2022 (JUN 29/22)

This application was deferred from the meeting of March 04, 2026 in order to afford the owner the opportunity to address those comments received from agencies and departments.

PL-MV-2025-00002 GEORGE SOULE

Ward: 7

REVISED

PIN(s) 735110282, Part Lots 8 & 9, Concession 5, FIRSTLY; Part Summer Resort Location 75, Plan M-137 and Part Road Allowance fronting Lot 75, Plan M-137, being Parts 10, 11, 14 and 15, Plan 53R-16790; SECONDLY; Part Summer Resort Location 74, Plan M-137 and Part Road Allowance fronting Lot 74, Plan M-137, being Parts 2, 4, 5, 6, 7 and 8, Plan 53R-16790; Part 1 and 2, Plan 53R-8969; Part 7, 14, 18 Plan 53R-12391; Township of MacLennan, 989 West Bay Road, Garson, 989 West Bay Road, Skead, [By-law 2010-100Z, RS(1)]

For relief from Part 4, Section 4.41, subsections 4.41.2 and 4.41.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the reconstruction of a dwelling and to permit the existing garage providing, firstly, high water setbacks of 17.9m for the dwelling and 9.8m for the existing garage, and secondly, to permit the dwelling and garage to be within 20.0m of the high water mark of a lake, where a residential building or other accessory building or structure shall be no closer than 30.0m to the high water mark, and where the only permitted structures within 20.0m of the high water mark are the permitted accessory structures set out in 4.41.2 of the Zoning By-law, boat launches, marine railways, waterlines and heat pump loops.

Previously subject to Consent Applications B380/79 & B381/79 (Jan 7/80), B534/89, B535/89, B536/89 and B537/89 (Oct 23/89), B49/00 (Jul 10/00), B118/03 (Oct 20/03), B06/14 (May 8/14) and Minor Variance Applications A14/14 and A15/14 (Mar 19/14)

This application was deferred from the meeting of May 14, 2025 in order to afford the owner the opportunity to address those comments received from agencies and departments.

**PL-MV-2025-00014 KEITH LAFRAMBOISE
 SANDRA LAFRAMBOISE**

Ward: 2

REVISED

PIN(s) 733650084, Parcel 17906 SEC SWS, Part Lot 1, Concession 3, being Summer Resort Location AE-629, and Location CL4674, Part 1, Plan 53R-10994, Township of Trill, 754 Mason Road, Whitefish, [By-law 2010-100Z, SLS(4)]

For relief from Part 4, Section 4.2, Table 4.1 and Section 4.41, subsection 4.41.4 and Part 11, Section 4, subsection 4, paragraph (d), clause (ii) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit the reconstruction of an existing seasonal dwelling with attached deck, the construction of a private cabin, the existing locations of the sauna and two sheds providing, firstly, high water setbacks of 12.4m for the proposed seasonal dwelling, 11.5m for the deck attached to the proposed seasonal dwelling, 7.5m for the existing sauna, 20.9m for existing shed #1 and 24.0m for the private cabin, where the minimum setback for main and accessory buildings, other than boathouses, pump houses and docks shall be no closer than 25.0m from the high water mark, secondly, to permit the seasonal dwelling to be within 20.0m of the high water mark providing a 12.4m setback, 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 thirdly, for existing shed #2 to provide an interior side yard setback of 0.8m, where an accessory building greater than 2.5m in height shall be no closer than 1.2m from the side lot line.

Previously subject to Minor Variance Applications A0053/2003 (Jun 23/03) and A0083/2004 (Jul 26/04)

A reminder... the next scheduled meeting is Wednesday, April 15, 2026.



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

Record #: PL-MV-2026-00019

APPLICATION SUMMARY

File Date: 02/11/2026

Application Type: Minor Variance

Address(es): 68 Eden Point Drive, Sudbury, ON P3E4V5

Applicant(s): SHAWN GINGRICH

Owner(s): SHAEN GINGRICH AND SHAWN GINGRICH

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 15, 2015

Are you the registered owner or an authorized agent?

Registered Owner

What is the number of dwelling units on the property?

1

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

0

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

1

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

1

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

No

How many dwelling units will be legalized?

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

No

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

Current Official Plan designation

Living Area I

Current Official Plan designation (additional)

Current Zoning By-law designation

R1-5

Provide a detailed description of what is being proposed

To permit the construction of an unenclosed rear porch on a residential property at 68 Eden Point Drive. The proposed porch would encroach into the required rear yard setback of 5.1m, resulting in a reduced setback of 1.4m from the rear lot line.

Please note that this rear lot line is my neighbour's side lot line facing their rear yard at 98 Eden Point Drive.

The condition of the existing deck is failing and rotting due to age as well as neighbouring tree debris, moisture and lack of sun. The roof is intended to keep the space dry and clean and contribute to the longevity of the deck and overall functionality of the space.

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

The house was built in the 1970's, prior to the existence of current rear yard setback requirements, thus the existing deck as well as my proposed porch fail to comply with the current required setbacks. The property line is +/-20'-10" (6.35m) from the house. There are patio doors from dining area to access rear yard that necessitate some form of practical egress as well as functional space.

Is there an eave encroachment?

Yes

Size of eaves

0.6

Lot Frontage of the property

18.29

Lot Depth of the property

30.48

Lot Area of the property

557.48

Total width of the public road giving access to the property

20

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

1 Primary house / dwelling built in 1974.

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

Residential

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

Yes.

Existing uses of neighbouring properties

Residential

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

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?

No

Have you consulted with Conservation Sudbury regarding this relief?

No

WATER SUPPLY AND SEWAGE DISPOSAL

Municipally owned and operated piped water system

Municipally owned and operated sanitary sewage system

Lake

Pit Privy

Individual Well

Communal Well

Individual Septic System

Communal Septic System

Other

Explain Other

PROPERTY ACCESS

Provincial highway

Right-of-way

Municipal road that is maintained seasonally

Municipal road that is maintained year-round

Water

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

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

CONCURRENT APPLICATIONS

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

No

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

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

No

Indicate application number(s) and application status

PROPOSED BUILDING/STRUCTURE

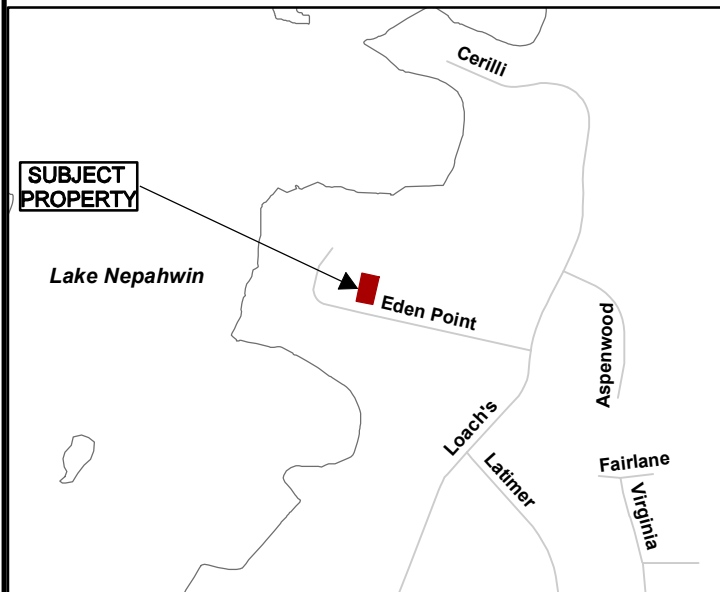
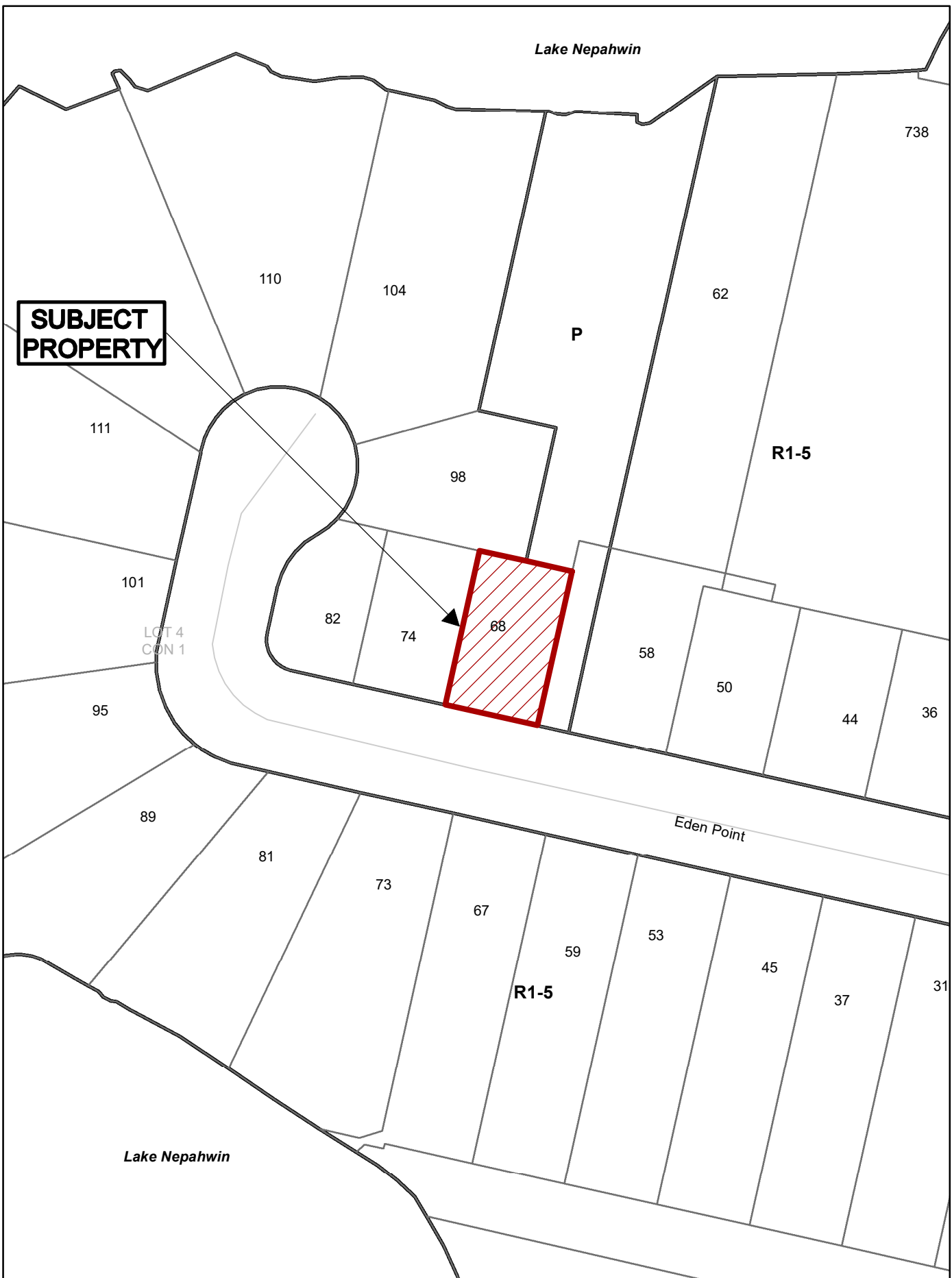
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Proposed elevated pressure treated attached porch	No	37.2	37.2	1	6.7	4.928	5.664	24.1	1.4	1.5	10.1
Stairs and Landing	No	4.29	4.29	1	3.9	1.1	2.2	26.4	2.8	8.2	6.1

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)
2 Story home.	No	180.3	254	2	14.9	15.9	10.18	8.1	3.9	1.5	1.3

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Rear yard Setback (Porch)	Required 5.1m setback. Unenclosed Porch may encroach 2.4m into Required yard. (7.5m)	1.4m setback	3.7m
Eaves	May encroach 1.2 m into the required yard but not closer than 0.6 m to the lot line.	0.8 rear yard setback	4.3m into 5.1m setback (porch)



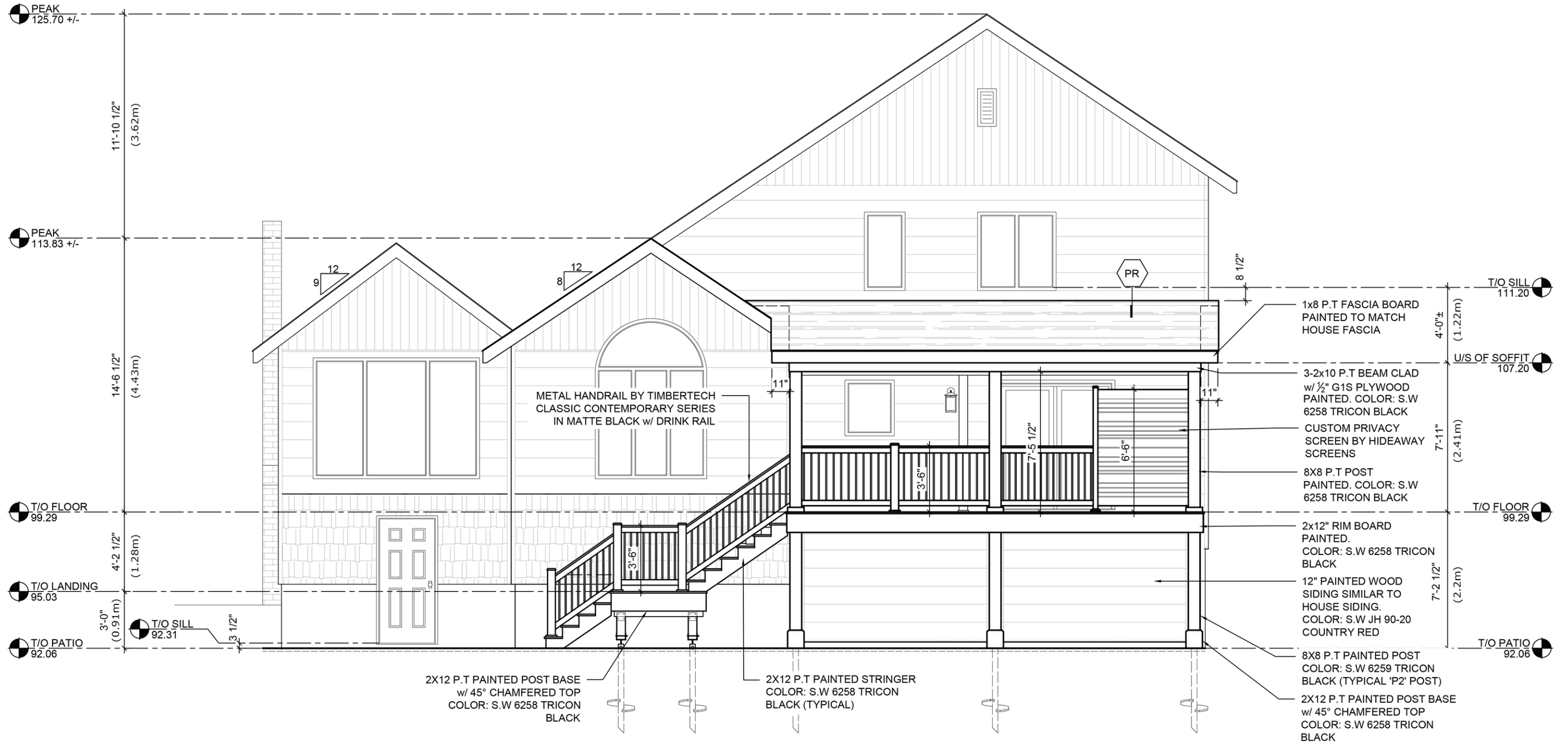
Application for Minor Variance or Permission



Subject Property being PIN 73593-0210,
 Parcel 38664 SEC SES,
 Lot 25, Plan M-963,
 Part Lot 4, Concession 1,
 Township of McKim,
 68 Eden Point Drive, Sudbury,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

PL-MV-2026-00019
 Date: 2026 02 20



1 NORTH ELEVATION
A4.0



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

Record #: PL-MV-2026-00022

APPLICATION SUMMARY

File Date: 02/26/2026

Application Type: Minor Variance

Address(es): 45 Hartman Avenue, Sudbury P3C 4L8

Applicant(s): TULLOCH

Owner(s): SUDBURY APARTMENT RENTALS LIMITED

PLANNING APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

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

2020

Are you the registered owner or an authorized agent?

Authorized Agent

What is the number of dwelling units on the property?

12

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?

1

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

No

How many dwelling units will be legalized?

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

No

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

Current Official Plan designation

Downtown

Current Official Plan designation (additional)

Current Zoning By-law designation

C4(1)

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?

No

Size of eaves

Lot Frontage of the property

15.24

Lot Depth of the property

36.58

Lot Area of the property

557.4

Total width of the public road giving access to the property

10

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

12-unit multiple dwelling constructed pre 1940s

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

Residential for more than 80 years

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

Yes

Existing uses of neighbouring properties

Mixed-use - see attached cover letter for more context

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)
Multiple dwelling	No	291.8	875.4	2	10.61	27.52	9	4.4	4.57	3.19	1.22

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Expand the legal non-conforming parking standard on the subject property from 0 parking spaces for the existing 12-unit multiple dwelling to 0 parking spaces for a 13-unit multiple dwelling	N/A	N/A	N/A



Planners | Surveyors | Biologists | Engineers

February 26th, 2026
File No. 25-1204

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

Re: Minor Variance – 45 Hartman Avenue – LT 60, BLK B PLAN 3SA CITY OF
SUDBURY [PIN 02135-0217]

Dear Committee of Adjustment,

TULLOCH is retained by the current owner of 45 Hartman Avenue (PIN 02135-0217) in Sudbury to obtain a minor variance to facilitate the development of one additional unit in the basement of an existing 12-unit multiple dwelling located on the subject property. Please find attached on Pronto the following information for your consideration in addition to this Cover Letter:

- GeoWarehouse Property Report
- Existing Conditions Plan
- Historical Imagery of Subject Property in 1956

The subject property is zoned C4(1) (Office Commercial Special) in the *City of Greater Sudbury Zoning By-law 2010-100Z*, and designated Downtown in the *City of Greater Sudbury Official Plan (OP)*. The special zoning classification on the property prohibits the use of a drive-through service facility, however all provisions of the zoning by-law applicable to the C4 zone shall still apply, on the property.

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

- Expand the legal non-conforming parking standard on the subject property from 0 parking spaces for the existing 12-unit multiple dwelling to 0 parking spaces for a 13-unit multiple dwelling

With respect to accessible parking, 0 spaces are currently available on the property. **Table 5.1** of the zoning by-law requires a minimum of one accessible parking space where 1-9 standard spaces are provided. Considering that 0 parking spaces are provided/proposed, 0 accessible parking spaces are required.

Section 45(2) of the Planning Act states:

Other powers

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

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

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

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

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

Based on available historical imagery, the multiple dwelling existed without parking in 1956, and the building was constructed in approximately the 1930s. Therefore, the parking standard of 0 parking spaces per unit is legal non-conforming.



Figure 1: Historical Imagery of Subject Property in 1956

Unlike *Section 45(1)* of the *Planning Act*, which prescribes a clear set of tests for evaluating minor variance applications, *Section 45(2)* does not clearly state which tests must be evaluated when expanding a legal non-conforming use. The tests used to review *Section 45(2)* applications has been established through the decision of the *Supreme Court of Canada in Saint-Romuald (Ville) v. Olivier, 2001, SCC 57, 2001 Carswell Que 2013*, OMB case *Asgharzadeh, Re, 2010 Carswell Ont 4047*, and more recently, Ontario Land Tribunal (OLT) case *Fraser v. Rideau Lakes (Township), 2020*. These tests are outlined as follows:

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

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

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

The retention of the parking standard is desirable and appropriate for the development of the subject property, given the following:

- The proposed development represents a more efficient use of the property by converting vacant, unused space within the building to an additional dwelling unit
- The development of an additional unit on the property is considered residential intensification and is consistent with the housing policies in **Section 2.2** of the PPS. The application would facilitate the development of an additional purpose built rental unit, which is identified as a core housing need in the *City of Greater Sudbury Housing Supply Strategy, 2024*; represents residential intensification that makes more efficient use of the property, municipal sewer and water infrastructure and supports the use of active transportation; and supports the use of nearby public transit routes on Elm Street (nearest bus stop located approximately less than 150 metres from the main entrance of the multiple dwelling (**Section 2.2.1 b) c) & d) of the PPS**)
- Rental housing is a core housing need for all of Sudbury, however residential development in general is a key priority for the Downtown as a means of stimulating investment and business activity, per **Section 4.2.1.2** of the OP
- **Section 4.2.1** of the OP also speaks to Sudbury's Downtown possessing a distinct built-form, making it more compact, walkable and transit-supportive. Therefore, the OP is more permissible on reducing parking requirements in the Downtown, per **Section 11.4.2**.
- The subject property is in a specific area of the Downtown that is in proximity to grocery stores/pharmacies (i.e. Independent Grocer and Shoppers Drug Mart approximately 500 metre walk); banks/financial institutions (i.e. Scotiabank approximately 9 minute bus ride or 750 metre walk); convenience stores (i.e. Kwik-Way approximately 500 metre walk); open space/recreational areas (i.e. Queen's Athletic Field approximately 6 minute bus ride or 600 metre walk); home improvement stores (i.e. Home Hardware less than 50 metre walk); and local restaurants (i.e. Gus's Restaurant, Bella Vita Cucina and Hardrock42 Gastropub between 400 metres to 1 kilometer). Residents do not need an automobile to access existing services and amenities in the area. Therefore, there are no concerns with the proposed additional unit and maintaining the current parking standard given the property's walkable location
- Parking can not be provided and function adequately given the existing configuration of the building and lot. The City's Building Services department reviewed a concept plan showing two

parking spaces at the rear of the building for the proposed unit. Staff provided comments indicating that the two spaces do not appear to function adequately and thus required this *Section 45(2)* application

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

The addition of one dwelling unit with no parking afforded to it would not result in undue adverse impacts on the surrounding properties and neighbourhood, given the following:

- The proposed additional unit does not require exterior alterations or changes to the size and massing of the existing building; therefore, the application would not result in undue adverse impacts on surrounding properties with respect to the sizing and massing of the building
- The OP recognizes that residential development in the Downtown stimulates investment and business activity, which would have a positive impact on the neighbourhood
- The variance would enable residential intensification in a manner that is compatible with the existing character of the neighbourhood. The property is situated within a mixed-use area where high-density housing is common, and built forms and lot configurations are more compact compared to other urban areas throughout the City
- There is no expected impact on traffic given the marginal increase in density, and considering the property would maintain 0 parking spaces
- On-street parking for visitors is permitted on the south side of Pine Street from Alder Street to College Street for a maximum duration of four hours. Parking is prohibited in small sections of this area near intersections and driveway entrances. The City can enforce on-street parking in prohibited areas through municipal by-law enforcement

Given the analysis provided herein, the addition of one dwelling unit with 0 parking spaces represents appropriate and desirable residential intensification on the property and within Sudbury's Downtown. The proposed development makes efficient use of existing built space and municipal infrastructure, aligns with Provincial and local directions supporting housing supply and rental accommodation, and contributes positively to the vitality of the Downtown. Given the property's compact urban context, proximity to transit and services, absence of exterior alterations, and the negligible anticipated impact on traffic, the requested minor variance would not result in undue adverse impacts on the surrounding properties and neighbourhood.

Respectfully submitted,

Prepared By:



Aaron Ariganello, BURP
Land Use Planner

Reviewed by:



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

45 HARTMAN AVE
SUDBURY

PIN 021350217

GeoWarehouse Property Report



Property Details

GeoWarehouse Address:

45 HARTMAN AVE
SUDBURY
P3C4L8

PIN:	021350217
Land Registry Office:	SUDBURY (53)
Land Registry Status:	Active
Registration Type:	Certified (Land Titles)
Ownership Type:	Freehold

Ownership

Owner Name:

SUDBURY APARTMENT RENTALS LIMITED

Party To:

COMMCACHE ASSET MANAGEMENT INC.

Legal Description

LT 60, BLK B PLAN 3SA CITY OF SUDBURY

Lot Size

Area: 558.0 sq.m

Perimeter: 103.0 m

Measurements: 15.28m x 36.53m x 15.28m x 36.53m

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
Mar 25, 2020		Transfer	COMMCACHE ASSET MANAGEMENT INC.;	
Jun 20, 2014		Transfer	KILGOUR, DAVID ALLAN;	
Dec 04, 2007		Transfer	SOULE, GEORGE;	
Apr 20, 2005		Transfer	2068870 ONTARIO LIMITED;	
Aug 30, 2002		Transfer	MATTHEWS, SUZANNE STEPHANIE; MATTHEWS, DAVID RAYMOND;	
Apr 17, 2002		Transfer	MAKI, THOMAS ELIAS, IN TRUST;	
Jun 30, 1955		Transfer	FRANSSI, THOMAS HARRY;	
Jun 26, 1939		Transfer	FRANSSI, HARRY; FRANSSI, JACK J.;	

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.

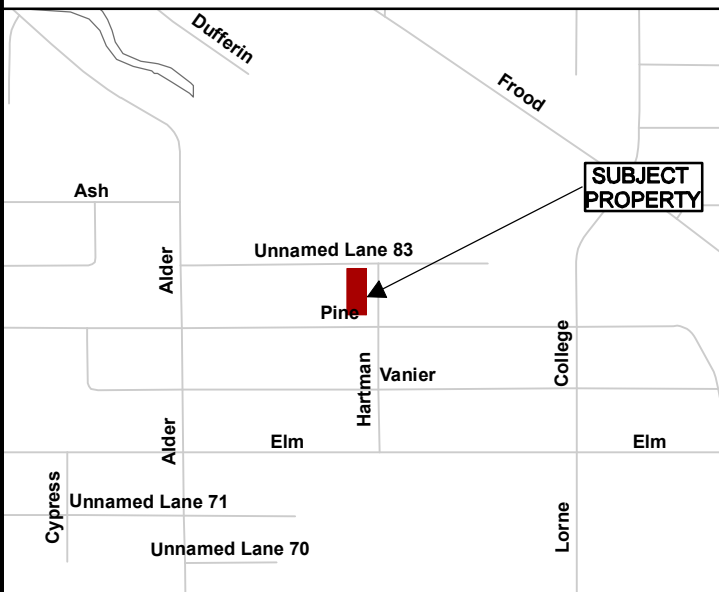
Coverage. Data, information and other products and services accessed through the Land Registry Information Services are limited to land registry offices in the areas identified on the coverage map.

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.


Demographic Information. Demographic Information is obtained from Environics Analytics. Environics Analytics acquires and distributes Statistics Canada files in accordance with the Government of Canada's Open Data Policy. No information on any individual or household was made available to Environics Analytics by Statistics Canada. PRIZM and selected PRIZMC2 nicknames are registered trademarks of The Nielsen Company (U.S.) and are used with permission.

The Property Information Services, reports and information are provided "as is" and your use is subject to the applicable Legal Terms and Conditions. Some information obtained from the Land Registry Information Services is not the official government record and will not reflect the current status of interests in land. Use of personal information contained herein shall relate directly to the purpose for which the data appears in land registry records and is subject to all applicable privacy legislation in respect of personal information. Such information shall not be used for marketing to a named individual.

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.



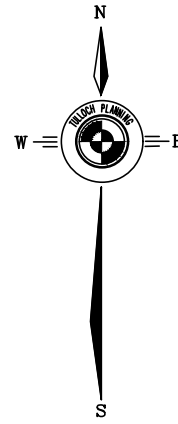
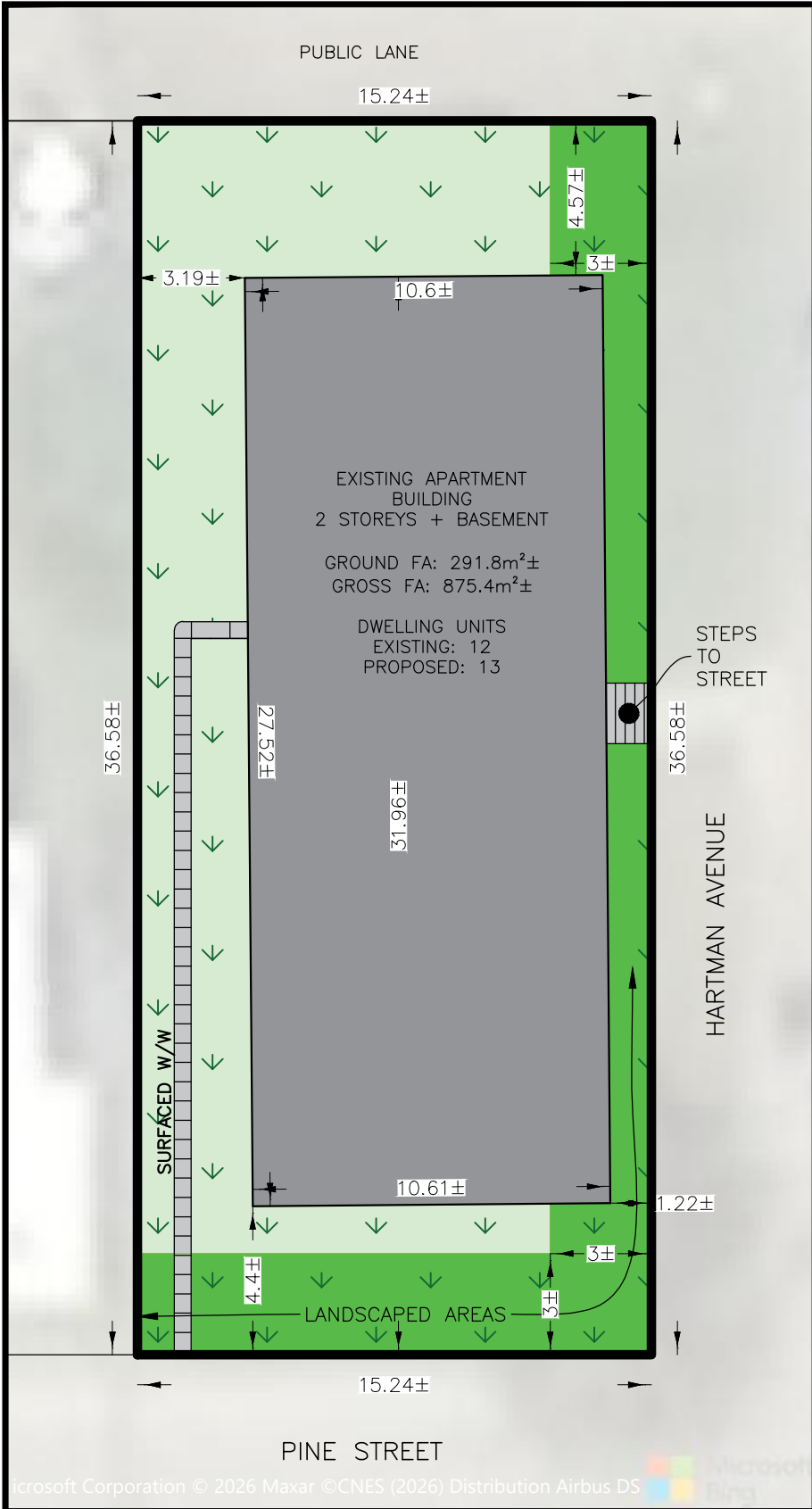
**Application for Minor
Variance or Permission**

N


Subject Property being PIN 02135-0217,
 Lot 60, Block B, Plan 3-SA,
 Part Lot 6, Concession 4,
 Township of McKim,
 45 Hartman Avenue, Sudbury,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

PL-MV-2026-00022
 Date: 2026 03 03



SITE PLAN DATA

ZONING: C4(1)

	ZONING REQUIREMENT	PROVIDED (ALL AS EXISTING)
LOT AREA:	MIN 540m ²	557.4m ² ±
LOT FRONTAGE:	MIN 18m	15.24m±
LOT DEPTH:	n/a	36.58m±
LOT COVERAGE:	MAX 50%	53.6%±
GROSS FA:	MAX 2x lot area =1,114.8m ² ±	1,57x lot area =875.4m ² ±
BUILDING HEIGHT:	MIN 8m MAX 34m	9m±
LANDSCAPING:	No Min, except as required by §4.15 of ZBL.	47.6%±
SETBACKS		(ALL S/Bs AS EXISTING)
FRONT YARD:	6m	4.4m±
INTERIOR YARD: (2 Storeys)	1.8m	3.13m±
EXTERIOR YARD:	4.5m	1.22m
REAR YARD:	7.5m	18m
LANDSCAPING		
LANDSCAPE BUFFER:	MIN 3m	1.22m± (AS EXISTING)
PARKING CALCULATIONS:		
DWELLING, MULTIPLE	1.5/UNIT EXISTING = 18 PROPOSED = 20	0/UNIT = 0 (EXISTING & PROPOSED)
ACCESSIBLE SPACES (1-9 Spaces Provided)	0	0 (AS EXISTING)
BICYCLE SPACES	0.5/UNIT EXISTING = 6 PROPOSED = 8	0 (AS EXISTING)

CAUTION

THE PROPERTY BOUNDARIES, BUILDING LOCATIONS AND FEATURES ILLUSTRATED ON THIS PLAN HAVE BEEN COMPILED FROM REGISTRY PLANS AND CITY OF GREATER SUDBURY OPEN DATA. SAID BOUNDARIES AND FEATURES 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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F:\2025\251204\Planning\07 Drawings\251204 Existing Conditions.dwg



T: 705-522-6303

131 FIELDING ROAD
LIVELY, ONTARIO
P3Y 1L7

PROJECT:
**45 Hartman Avenue
Lot 60, Block B, Plan 35A
City of Greater Sudbury**

DRAWING:
Existing Conditions Plan

DRAWN BY:
MDJ

CHECKED BY:
AAVS

PROJECT NUMBER:
251204

SCALE:
1:200

PLOT SIZE:
8.5x11

DATE:
FEB 26, 2025





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

Record #: PL-MV-2026-00024

APPLICATION SUMMARY

File Date: 03/01/2026

Application Type: Minor Variance

Address(es): 51 Bulmer Avenue, Sudbury P3C 3J4

Applicant(s): ARSHAN QURESHI

Owner(s): ARSHAN QURESHI

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?

9-Nov-2023

Are you the registered owner or an authorized agent?

Registered Owner

What is the number of dwelling units on the property?

4

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

0

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

0

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

1

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

Yes

How many dwelling units will be legalized?

1

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

No

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

Current Official Plan designation

Living Area I

Current Official Plan designation (additional)

Current Zoning By-law designation

R2-3

Provide a detailed description of what is being proposed

A minor variance is required for the increase of gross floor area within the required minimum interior side yard setback. To legalize basement unit minimum setback of 1.8 is required however property only has a setback of 0.84 m.

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

Property was constructed before 2010 by law was passed and the lot size can not be changed. To permit construction of a 4th unit in the basement a minor variance is required.

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

10.06

Lot Depth of the property

37.18

Lot Area of the property

374

Total width of the public road giving access to the property

20.1168

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

Property was constructed in 1945.

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

Residential

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

Yes, the use will remain the same.

Existing uses of neighbouring properties

1. 2 Storey single dwelling
2. 2 storey triplex

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

Yes

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

No

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

Have you consulted with Conservation Sudbury regarding this relief?

WATER SUPPLY AND SEWAGE DISPOSAL

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

PROPERTY ACCESS

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

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

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

CONCURRENT APPLICATIONS

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

No

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

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

No

Indicate application number(s) and application status

PROPOSED BUILDING/STRUCTURE

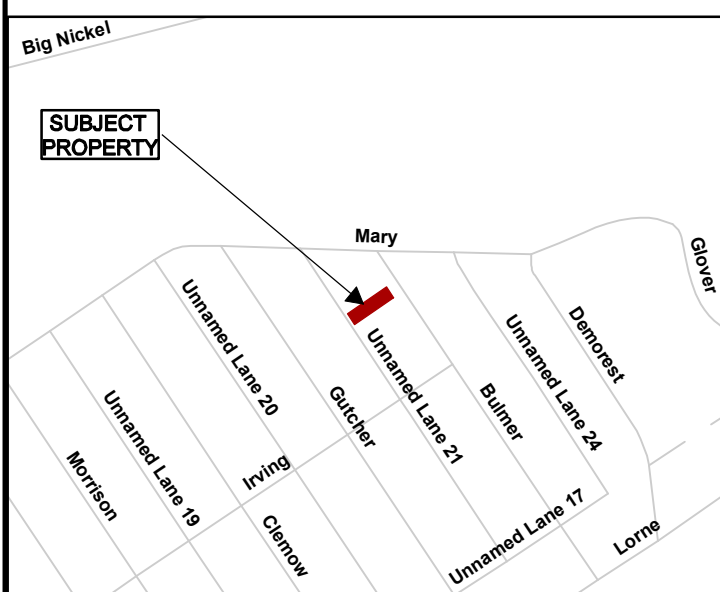
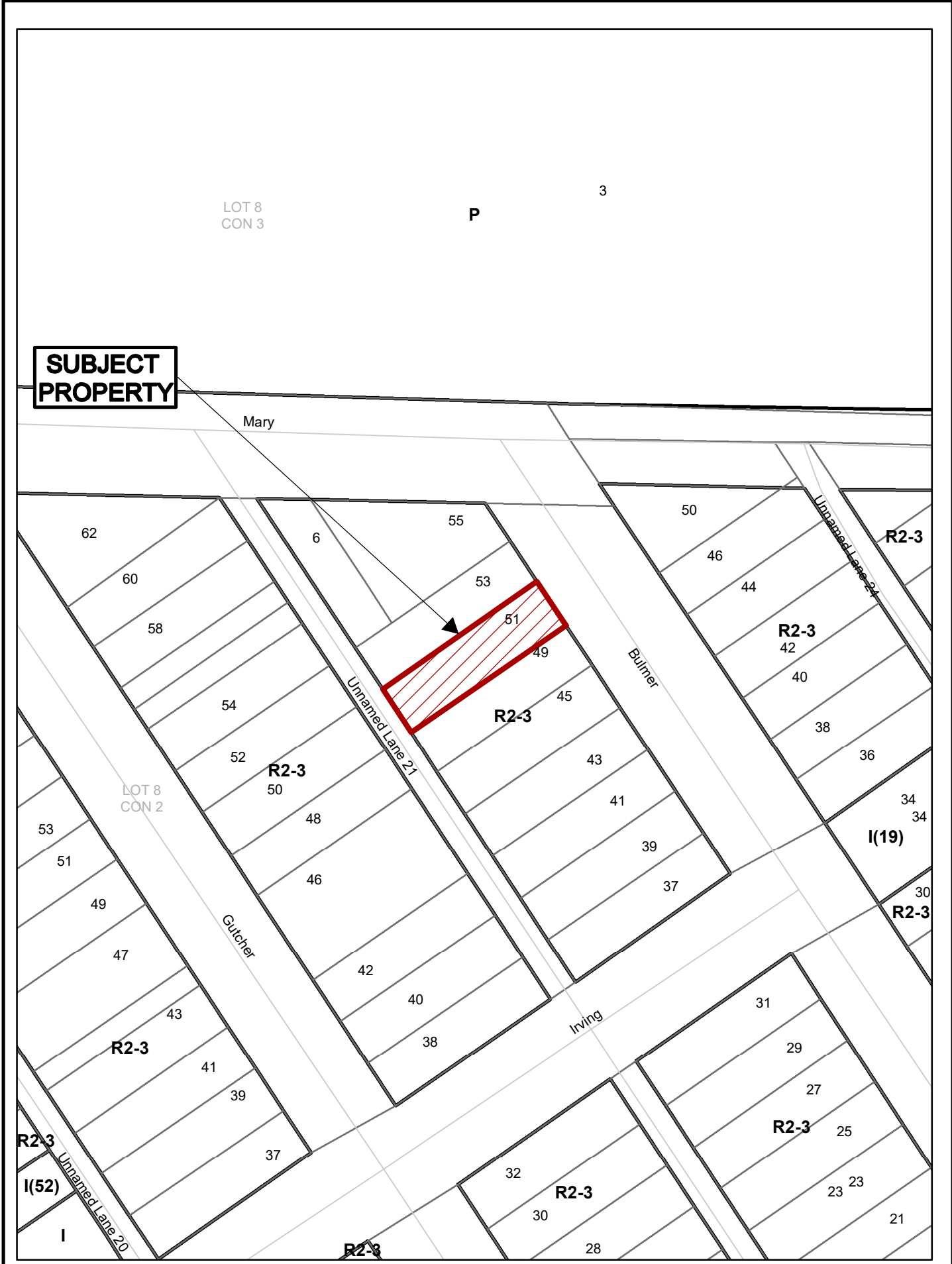
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Main building	Yes	69	207	2	7.39	9.32	5.13	9.75	18.11	1.83	0.84

EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Main building	No	69	138	2	7.39	9.32	5.13	9.75	18.11	0.76	0.84

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
4.25.1 b) - Increase gross floor in the 0.84m interior side yard for the basement unit (69.0 sq. m)	The enlargement, reconstruction, repair and/or renovation does not increase the gross floor area of the building or structure located within the applicable minimum required yard except as otherwise permitted by this By-law.	Permit an increase in the gross floor area within the 0.84m interior side yard.	n/a



Application for Minor Variance or Permission



Subject Property being PIN 73588-0347,
Parcel 8155 SEC SES,
Lot 229, Plan M-128,
Part Lot 8, Concession 2,
Township of McKim,
51 Bulmer Avenue, Sudbury,
City of Greater Sudbury

Sketch 1, NTS PL-MV-2026-00024
NDCA Date: 2026 03 09

SITE DATA

OWNER NAME: Archam Qureshi

LEGAL DESCRIPTION

51 BULMER AVE
 PIN# 735880347
 PCL 8155 SEC SES; LT 229 PL M128 MCKIM; GREATER SUDBURY

EXISTING ZONING R 2-3 4 units PROPOSED BASEMENT UNIT

LOT AREA: 4026 sq. ft (374 m2)

BUILDING AREA: 741 sq. ft. (69m2)

BUILDING COVERAGE: 18.45%

GROSS FLOOR AREA 741S.F. X 2 FLOORS = 1488 SF.(138m2)

BASEMENT UNIT 741 SF (69m2)

NO OF STORES; 2 STOREY + BASEMENT walk out at front

NO OF DWELLING UNITS: 3 EXISTING

ONE UNIT -GROUND FLOOR

TWO UNITS - SECOND FLOOR LEVEL

PROPOSED DWELLING UNITS 4

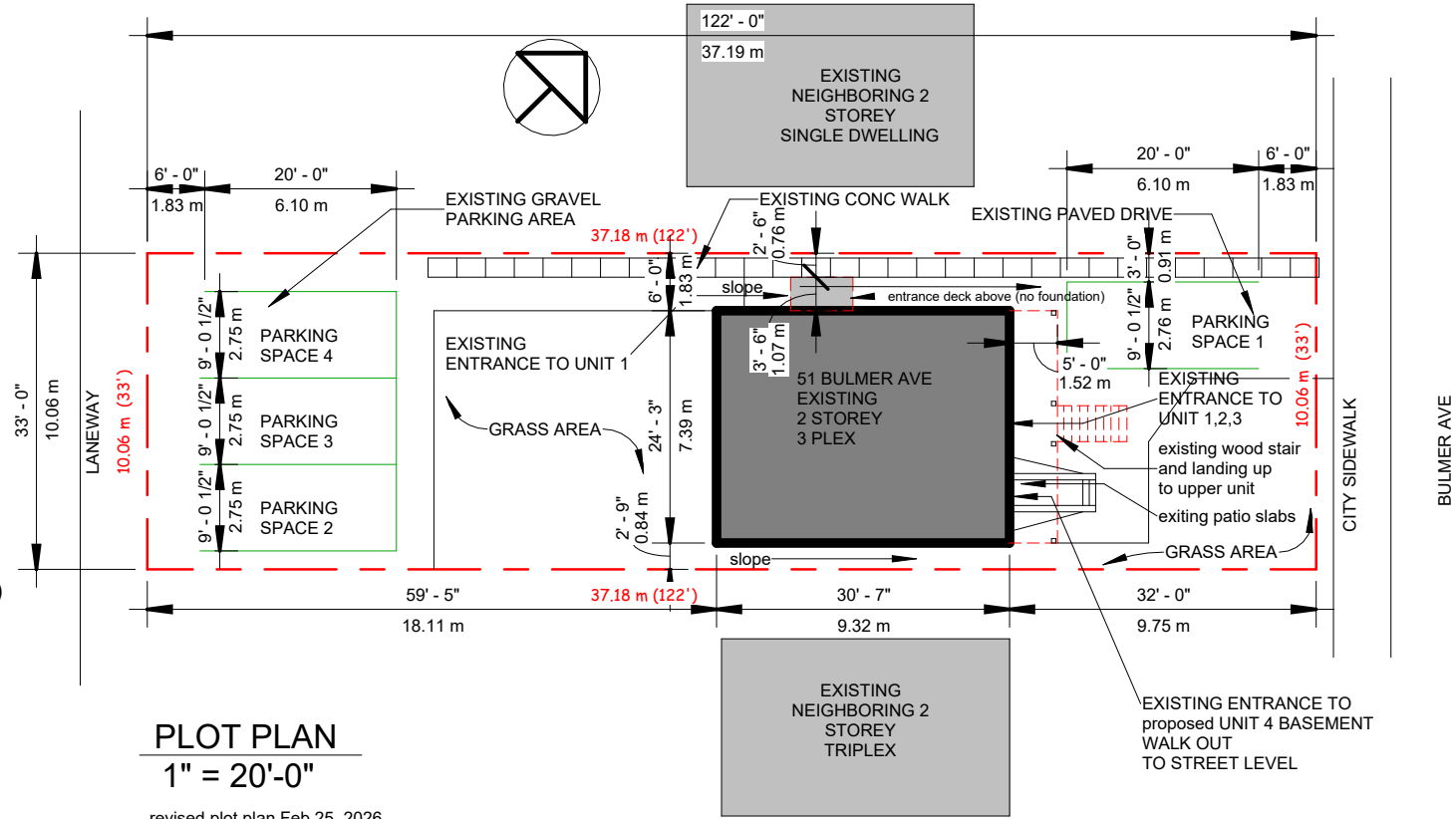
ONE UNIT AT BASEMENT WALK OUT LEVEL (PROPOSED)

ONE UNIT AT GROUND FLOOR LEVEL (EXISTING)

TWO UNITS SECOND FLOOR LEVEL (EXISTING)

BUILDING CLASSIFICATION: C

PARKING REQUIRED 4-1 per DWELLING UNIT: 4 PROVIDED



PLOT PLAN

1" = 20'-0"

revised plot plan Feb 25, 2026



GOOGLE EARTH



FRONT PHOTO



SIDE PHOTO



REAR PHOTO



BASEMENT ENTRANCE

DRAWING LEGEND	
Sheet Number	Sheet Name
A1	PLOT PLAN, PHOTOS
A2	BASEMENT PLAN UNIT 4
A3	MAIN FLOOR UNIT 2
A4	2 nd FLOOR PLAN UNITS 2 & 3
A5	ELEVATIONS
A6	BUIDING SECTION
A7	GENERAL NOTES
A8	CODE MATRIX

I, ALAIN MCCANN DECLARE THAT I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 2.17.4. OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES

INDIVIDUAL BCIN 13053
 FIRM BCIN 35810

ALAIN MCCANN,

1582790 ONTARIO LTD O/A NORTH SOUTH STUDIO

PROJECT
PROPOSED BASEMENT APARTMENT IN EXISTING BUILDING
 Arshan Qureshi
 51 BULMER AVE, SUDBURY

ON THIS SHEET
PLOT PLAN, PHOTOS

DRAWN PRP

CHECKED AM

DATE 10/01/22

SCALE 1" = 20'-0"

PROJECT #

25-22

DRAWING

A1

WWW.NORTHSTUDIO.ONLINE



A1



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

Record #: PL-MV-2026-00025

APPLICATION SUMMARY

File Date: 03/03/2026

Application Type: Minor Variance

Address(es): 568 Corsi Hill, Sudbury P3E 0H5

Applicant(s): TULLOCH

Owner(s): J CORSI DEVELOPMENTS INC.

PLANNING APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

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

05/10/2023

Are you the registered owner or an authorized agent?

Authorized Agent

What is the number of dwelling units on the property?

0

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

26

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

13

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

0

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

No

How many dwelling units will be legalized?

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

No

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

Current Official Plan designation

Parks & Open Space

Current Official Plan designation (additional)

Current Zoning By-law designation

R3(97)

Provide a detailed description of what is being proposed

Density Increase from 22 units to 26 units

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

The previous rezoning included a site-specific zoning to permit 22 dwelling units. Application proposes an additional 4 units

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

23

Lot Depth of the property

269

Lot Area of the property

42600

Total width of the public road giving access to the property

20

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

n/a

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

Rezoned for Residential development in 2023

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

Same as existing

Existing uses of neighbouring properties

Residential

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

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

EXISTING BUILDING/STRUCTURE

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

Variance To	By-law Requirement	Proposed (m)	Difference (m)
permitted maximum dwelling units	22 dwelling units permitted (R3(97) Zone)	26 dwelling units	4 dwelling units



Planners | Surveyors | Biologists | Engineers

P241213

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

Re: Corsi Hill Minor Variance

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

Dear Committee of Adjustment,

TULLOCH has been retained by J Corsi Developments Inc. to facilitate a Minor Variance over Block 9 on 53M1444, to permit 26 semi-detached dwelling units with a condominium form of tenure whereas 22 units are currently permitted. At the time of submission, no further development of the parcel is anticipated.

The following zoning relief is required to the R3(97) zone:

- To permit a maximum number of 26 dwelling units where 22 dwelling units are currently permitted.

SUBJECT SITE

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

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

SURROUNDING NEIGHBOURHOOD CONTEXT

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

The immediate surrounding uses can be described as follows:

NORTH: Low density residential and vacant undeveloped lands.

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

SOUTH: Low density residential.

WEST: Low density residential and industrial lands.

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

DEVELOPMENT PROPOSAL

If approved the minor variance would permit the construction of 26 dwellings where the property currently has zoning and site plan approval for 22 dwelling units. The proposed buildings would take the built form of semi-detached dwelling units. Buildings 1-6 will be one storey with individual single vehicle garages and buildings 7-13 are proposed to be two storeys with individual single vehicle garages.

The resultant density of the development is 6.0-units per hectare. This is due to the large area afforded to the property and steep slopes which make development unfeasible on the majority of the subject lands.

Should minor variance approval be obtained for the additional 4 proposed units, the property owner would finalize the in-process Site Plan Control Agreement with City of Greater Sudbury. Following registration of the Site Plan Control Agreement, a Plan of Condominium Application would be submitted in 2026.

PREVIOUS REZONING

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

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

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

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

TESTS FOR MINOR VARIANCE

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

IS THE APPLICATION MINOR IN NATURE?

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

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

- A minimal unit increase (4-total) than is currently permitted is being proposed;
- The design/layout of the proposed development integrates with the existing built form and character of the area which is comprised of primarily one and two-storey dwellings by proposing 1 and 2-storey semi-detached dwellings which will be sited complementary to the property's existing topographic challenges, and by locating the dwellings which back on to existing residences along Palladium Place at setbacks which exceed the zoning by-law requirements in the R3 zone;
- No exceptions to buildings within 39 m of the southerly lot line being limited to a maximum 1 storey is requested and thus, buildings 1-6 that back onto the dwellings along Palladium Place will continue to be limited to a maximum of 1-storey to reduce the potential for loss of views for existing subdivision residents;
- A traffic impact study was not required for the additional 4-units and thus the additional units are unlikely to impact the surrounding transportation network (as was previously discussed at zoning File 751-6/23-14);
- The additional 4-units will provide and exceed the required parking space requirements in Zoning By-law 2010-100z and thus there will be no concerns related to reliance on street parking;
- No exceptions are being requested to the 'R3' zone standards respecting on-site landscaping and setbacks therefore adequate buffering between the adjacent low density residential will be provided (i.e., planting strips, enhanced setbacks etc.);

- The additional 4-units will connect to the existing road, water, storm and sewer systems. Matters related to stormwater and servicing have been refined through the Site Plan Control process with the City of Greater Sudbury;
- The built form and 3.6-hectares of open space have been designed to be sensitive to the terrain and micro-ecology of the area through the implementation of civil design best practices which address natural drainage courses, natural vegetation, and natural features such as unique rock formations; and,
- The additional 4 units will not impact the retention of over 3.6-hectares of the property's undeveloped open space. The retention of such will complement and leverage the existing neighbourhood character given the development focuses on active outdoor living and preserving the natural environment.

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

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

The additional 4-units can be developed within the existing area where the 22 units were previously planned and continue to complement the natural character by developing in a contained area to limit natural disturbance and maximize greenspace which achieves the City's Comprehensive Planned Unit Development Official Plan policies.

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

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

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

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

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

Table 1: R3(97) Zoning Table

R3(97) ZONE STANDARDS	REQUIRED	PROVIDED
Lot Area	110 m ² per unit	1640.1m ² per unit
Lot Frontage	9.0-metres	20.1-metres
Lot Depth	30.0-metres	228.91-metres
Required Front Yard	6.0-metres	33.12-metres
Required Rear Yard	7.5-metres	28.5-metres
Required Interior Side Yard	1.8-metres	4.0-metres/8.6-metres
Lot Coverage	40%	14.9%
Min Landscaped Open Space	30%	85%
Max Height	11.0-metres	11.0-metres
Parking Spaces	1 Space per unit: 26 spaces	34 spaces
Accessible Parking Spaces	1 Space for 10-50 parking spaces	1 Space

The proposed development area is appropriately sized to accommodate the development of 26 semi-detached dwellings. As demonstrated in *Table 1*, no site-specific reliefs from the R3(97) zone standards are requested beyond the requested unit increase from 22 to 26 units. Therefore, the development will continue to conform to the general intent of the zoning by-law by providing and exceeding landscaping, parking and setback requirements. To enhance compatibility and maintain views, proposed residences within 39.0m of southerly lot line (backing on to homes along Palladium Place) will continue to be limited to 1 storey.

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

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

The proposed 4-unit increase conforms to the general intent of the OP as:

- The proposed units are located within the City of Greater Sudbury's settlement boundary; As promoted in Section 2.3.2.1 the variance promotes intensification, growth and development within the City's settlement boundary;
- It recognizes the importance of allowing for a balance of densities to make the most efficient use of land, resources, and infrastructure to minimize potential negative impacts on the environment;
- The proposed development will contribute to a more efficient use of municipal infrastructure through a compact built form and modest increases in density (6.0 units/ha)

to the neighbourhood which is much less than the maximum 36 units per hectare permitted for low density developments;

- Is appropriately sized and sited to accommodate the development of 4 additional dwellings units as:
 - No exceptions are being requested to the 'R3' zone standards respecting on-site landscaping, parking and setbacks;
 - To enhance compatibility and maintain views proposed residences backing on Palladium Place will continue to be limited to 1-storey;
- The additional 4 dwellings will add to the housing mix in the immediate area which is predominately single detached dwellings enhancing the efficiency of infrastructure and public service facilities;
- The development makes more efficient use of existing infrastructure along Corsi Hill (road, water, storm and sewer systems, etc.). Matters related to stormwater and site servicing have been refined through the Site Plan Control process;
- The intent of the Comprehensive Planned Unit Development area is to take advantage of the development potential of difficult sites, encourage infilling, and promote innovative development that might not be otherwise permitted under the Zoning By-law. Per Section 19.7 of the OP '*CPUD not only allows flexibility in the development of lands with physical constraints but may also be extended to conventional sites in order to enhance the economic viability of development*';
- A Site Plan has been submitted that demonstrates the additional 4-units are consistent with CPUD policies by continuing to:
 - Preserve the unique environmental features, natural landscape, natural vegetation and topography on the site by designing the development to follow the hilltops topography, minimizing hard surfaces through the development of a smaller condominium road, and retention of over 3.6-hectares of the Sudbury Basin's landscaped open space.
 - Complement the natural character by developing thirteen low-rise buildings in a contained area to limit natural disturbance and maximize greenspace.
 - Complement the surrounding area by constructing 1 to 2 storey-semi detached dwellings which will reduce impact on views from of the existing subdivision and maintain appropriate vegetated buffers and setbacks to all lot lines; and,
- Section 17.0 of the OP discusses housing and states that a diversity in the housing supply is achieved by providing a range of housing types, maintaining a balanced mix of ownership and rental housing, and addressing housing requirements for low-income groups and people with special needs. The additional 4-units address many policies under Section 17.0 as it:
 - Proposes the addition of two additional semi-detached dwellings housing to an area of predominately freehold single detached dwellings;
 - Encourages the production of smaller units to accommodate the growing number of smaller households;
 - Allows for increased residential intensification in the urban area; and
 - Supports a range of housing types available to seniors, retirees, and younger cohorts by encouraging the development of alternative housing options and

exploring opportunities for lifestyle housing targeted to niche markets (given the low-rise semi-detached condominium style housing form).

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

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

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

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

Respectfully submitted,



Brandon Cormier
Planner



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



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

September 15, 2017

RVA 061171

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

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

Dear Mr. Jarus:

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

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

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

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

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

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

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

Yours very truly,

R.V. ANDERSON ASSOCIATES LIMITED



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

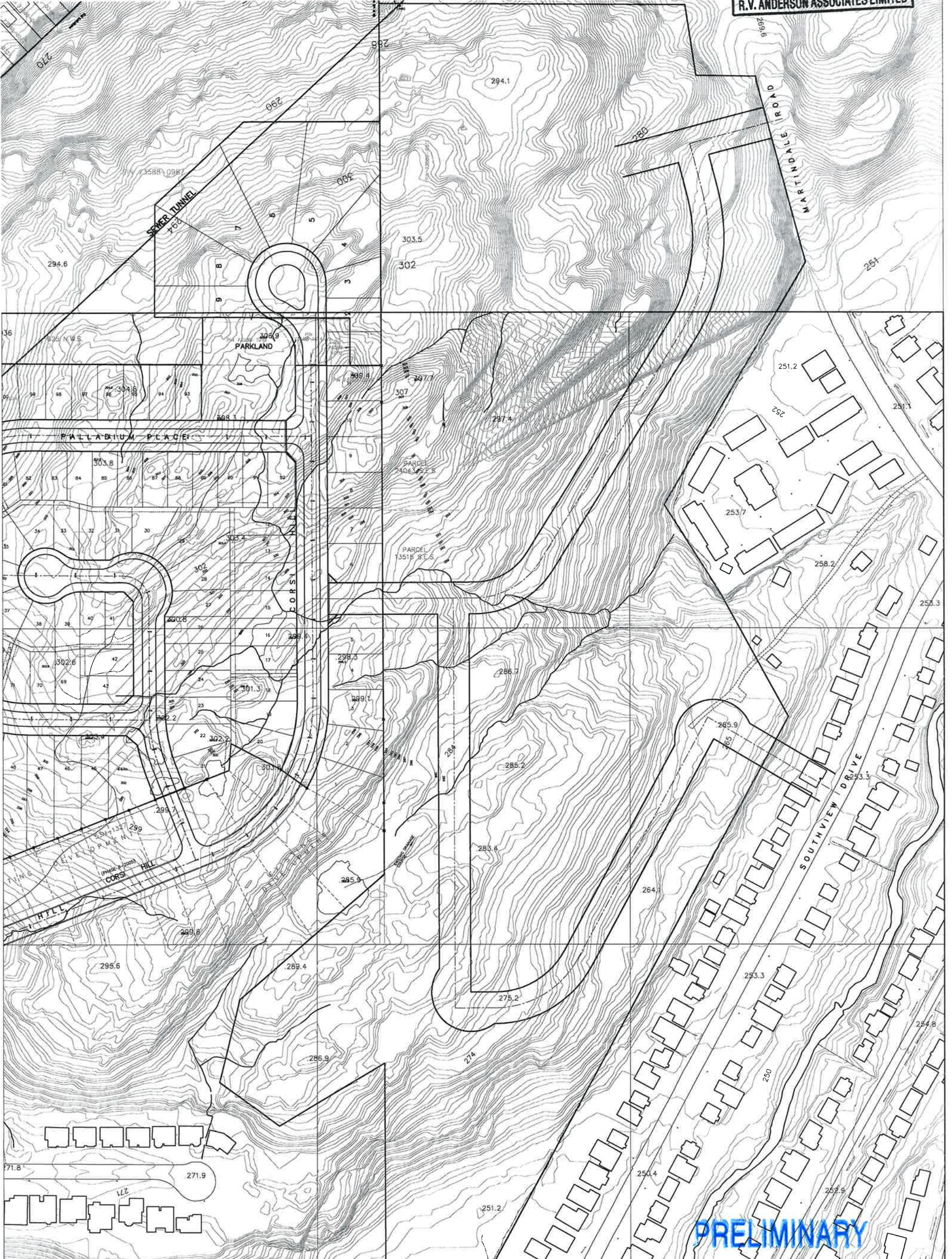
Encls.

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

ISSUED

SEP 15 2017

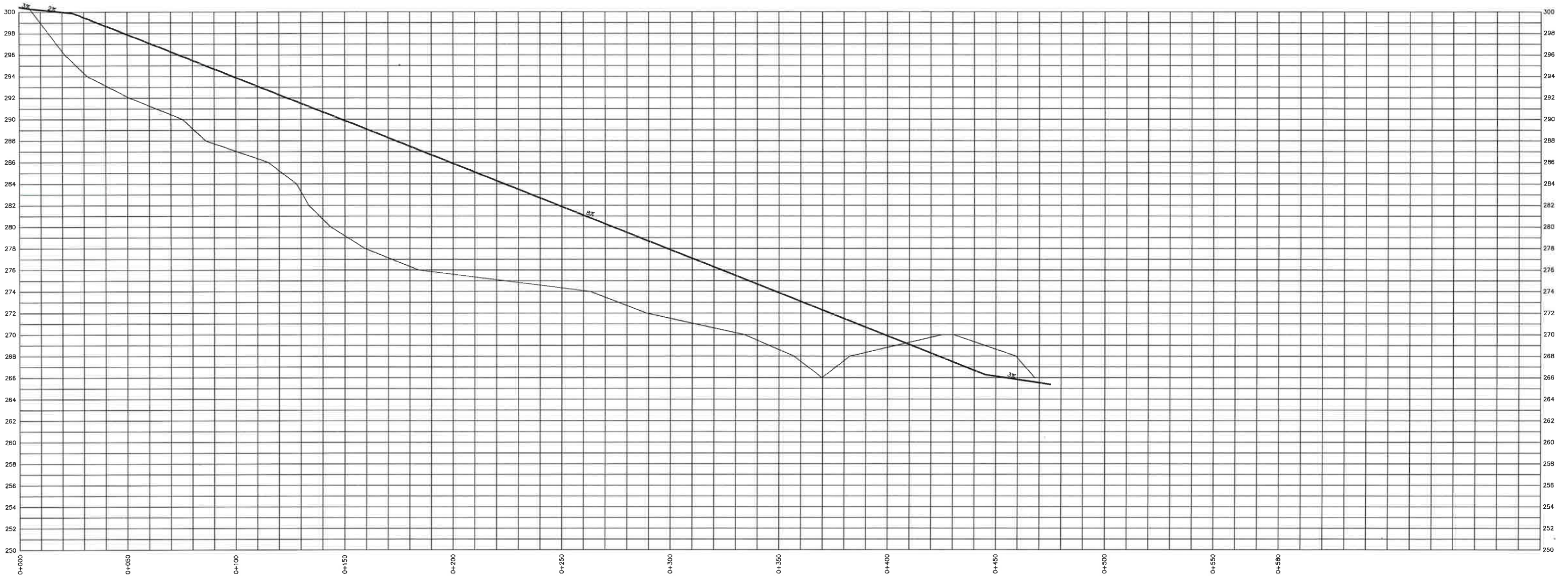
R.V. ANDERSON ASSOCIATES LIMITED



PRELIMINARY

**NOT TO BE USED FOR
CONSTRUCTION**

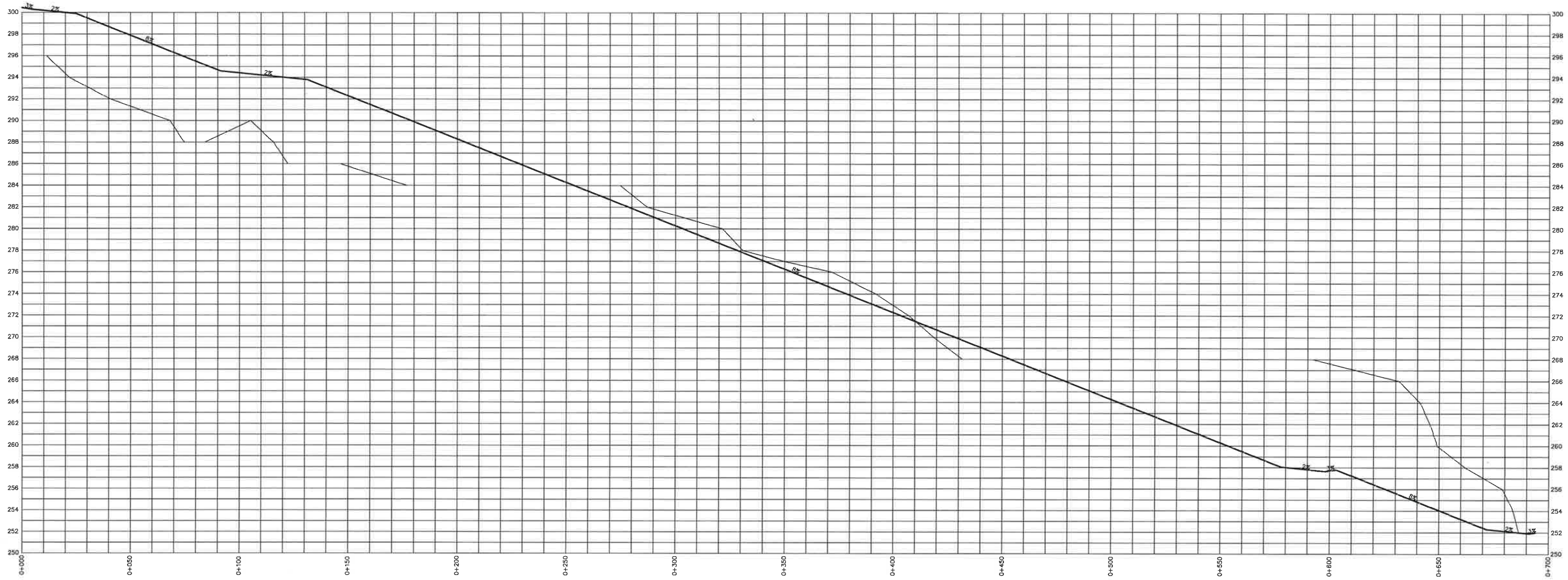
ISSUED
SEP 15 2017
R.V. ANDERSON ASSOCIATES LIMITED



1990 - CONNECTION TO MARTINDALE

PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

ISSUED
SEP 15 2017
R.V. ANDERSON ASSOCIATES LIMITED



2017 - CONNECTION TO SOUTHVIEW

PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

Jan 30th, 2024
Project No: 221192Wendy Kaufman, Senior Planner
Development Approvals - Planning Services
City of Greater Sudbury

Re: Alternate Access and Road Maintenance Investigations

Dear Mrs Kaufman,

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

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

Maintenance Sections

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

Proposed Connection to Copper Street (2023)

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

Proposed Connection to Gino Street (2023)

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

Proposed Connection to Nickel Street (2023)

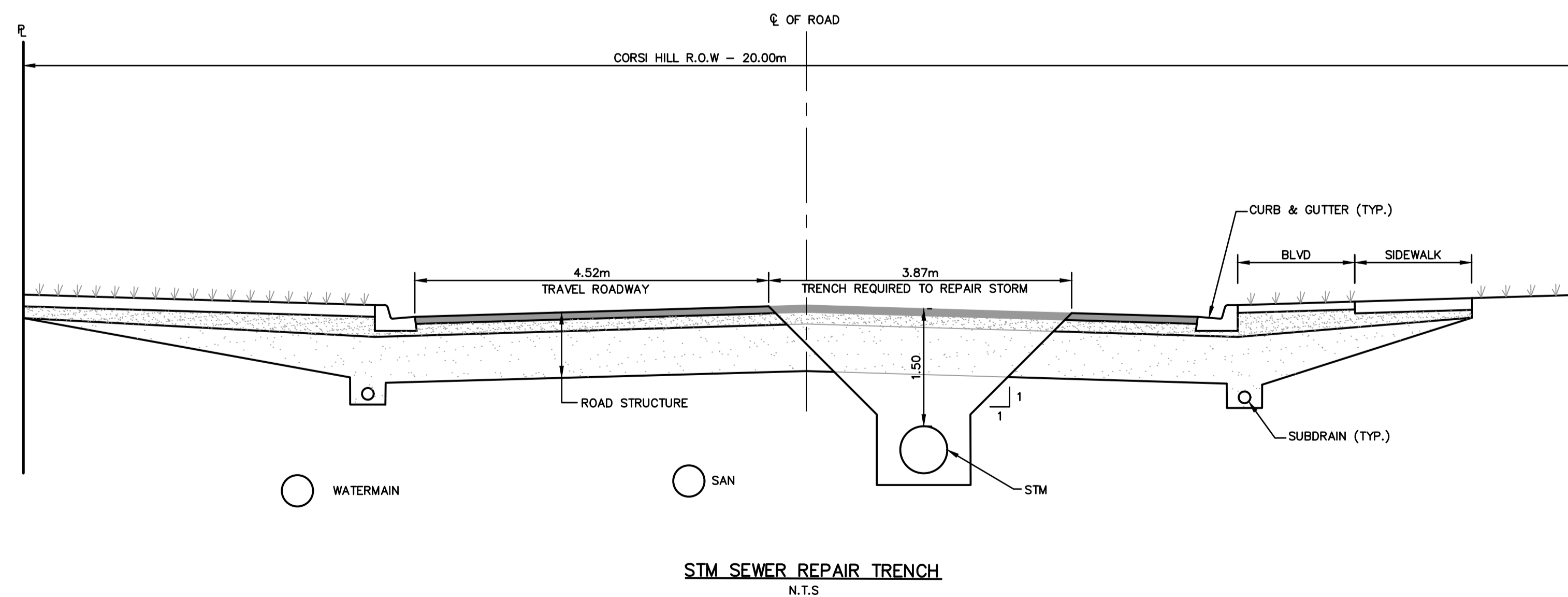
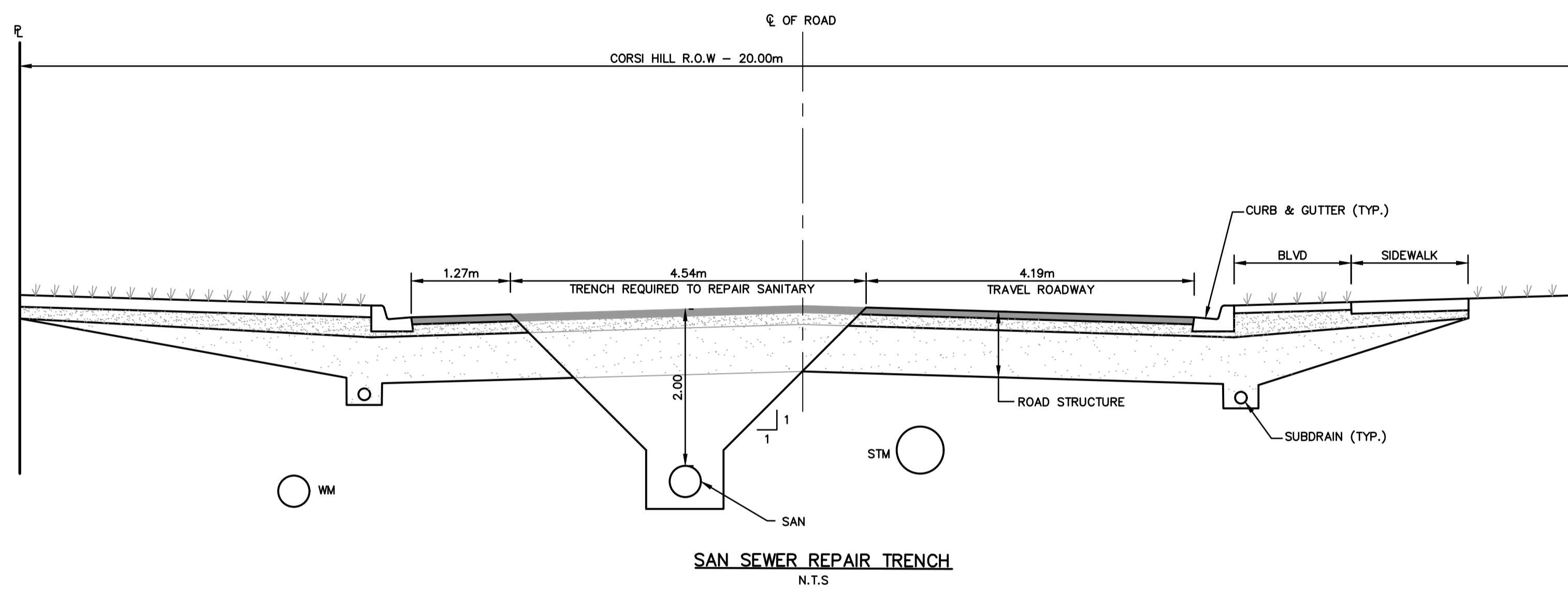
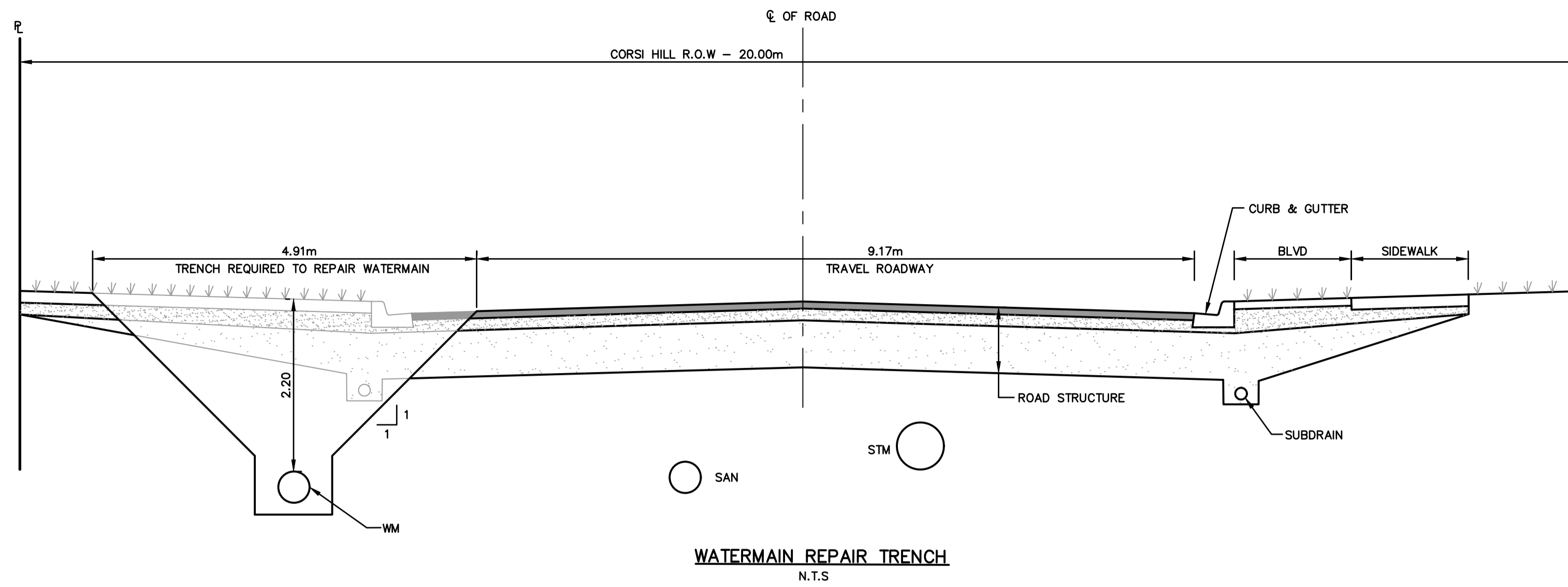
- A Nickel Street connection would not be feasible to make a road connection using the City's current geometric design standards (10% maximum road grade)



Respectfully submitted,

A handwritten signature in black ink, appearing to be 'Vanessa Smith', written over a horizontal line.

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



REVISIONS		
DATE	DETAILS	BY

CAUTION

- ALL UTILITIES ARE NOT NECESSARILY SHOWN ON THIS DRAWING.
- WHERE UTILITIES ARE SHOWN, LOCATIONS ARE NOT GUARANTEED
- LOCATION & SIZE OF ALL UTILITIES MUST BE VERIFIED IN THE FIELD.

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DATE: 2022-07-21
 DRAWN: LZ
 DESIGNED:
 CHECKED:
 ENGINEER:
 APPROVED:

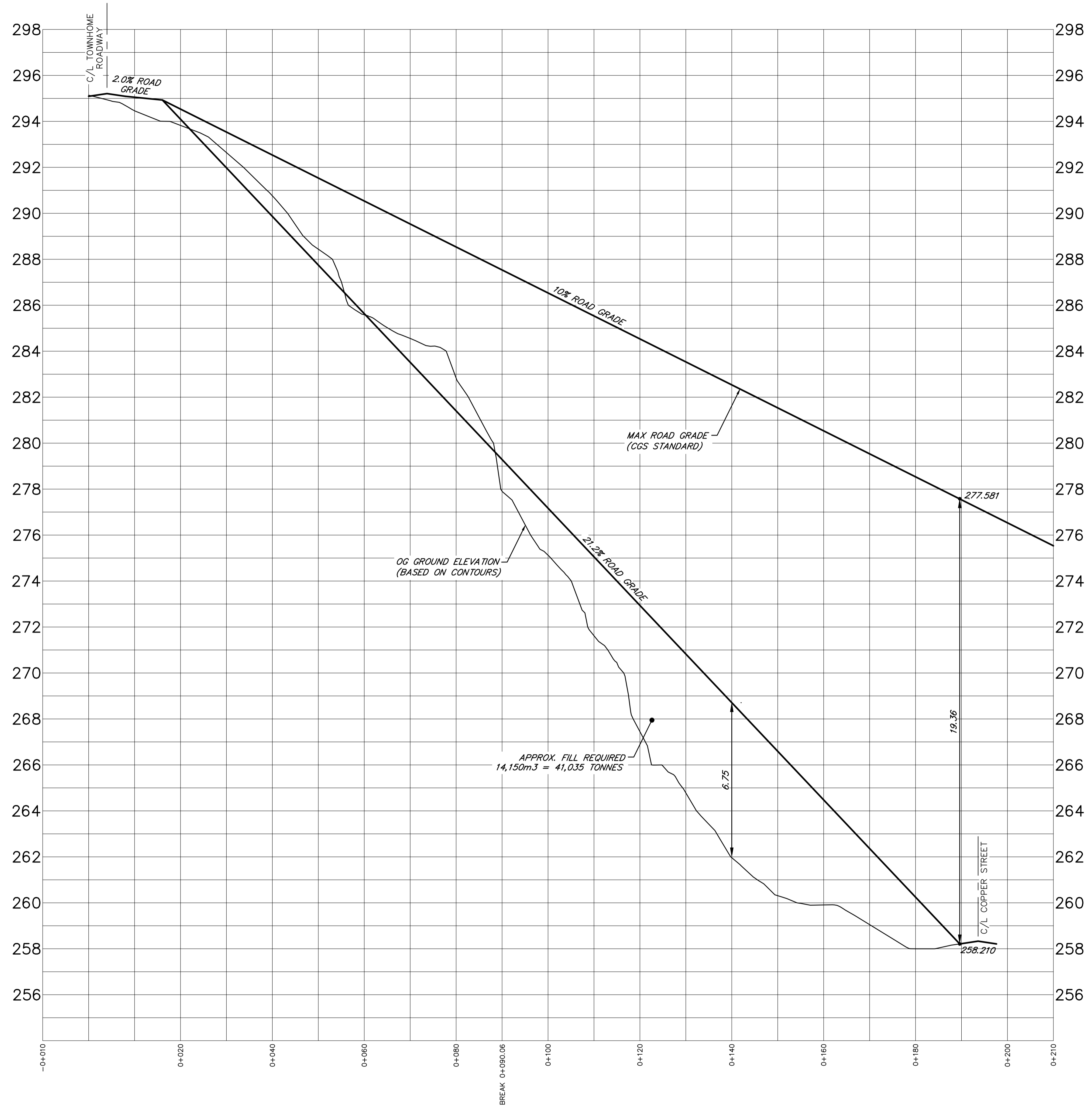
J. CORSI DEVELOPMENT INC.

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

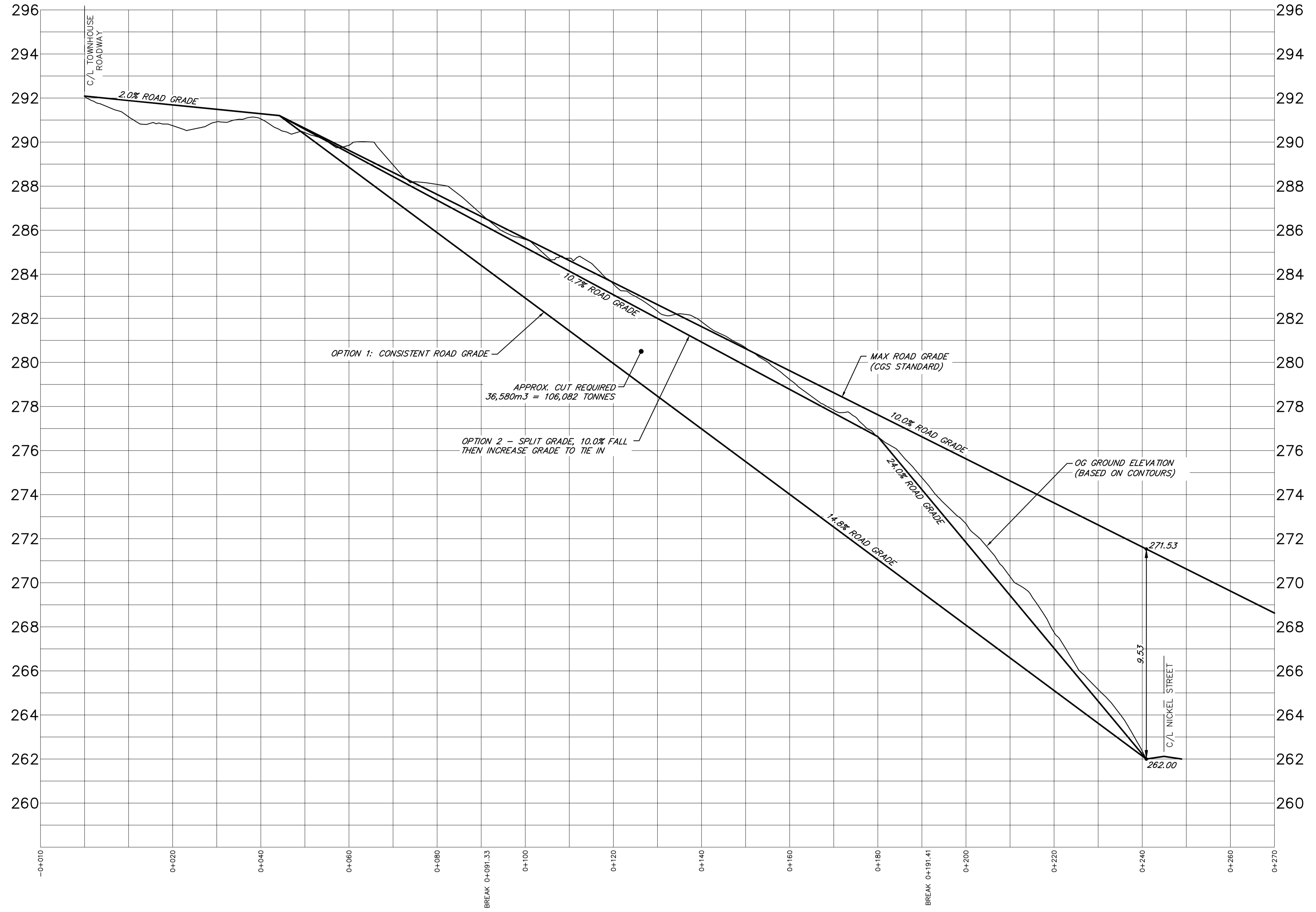
MAINTENANCE SECTIONS
 GENERAL LAYOUT
 CORSI HILL

SCALE: N.T.S.
CONTRACT NO.:
CAD/FILE NUMBER: 236800
PAGE NO.: 1

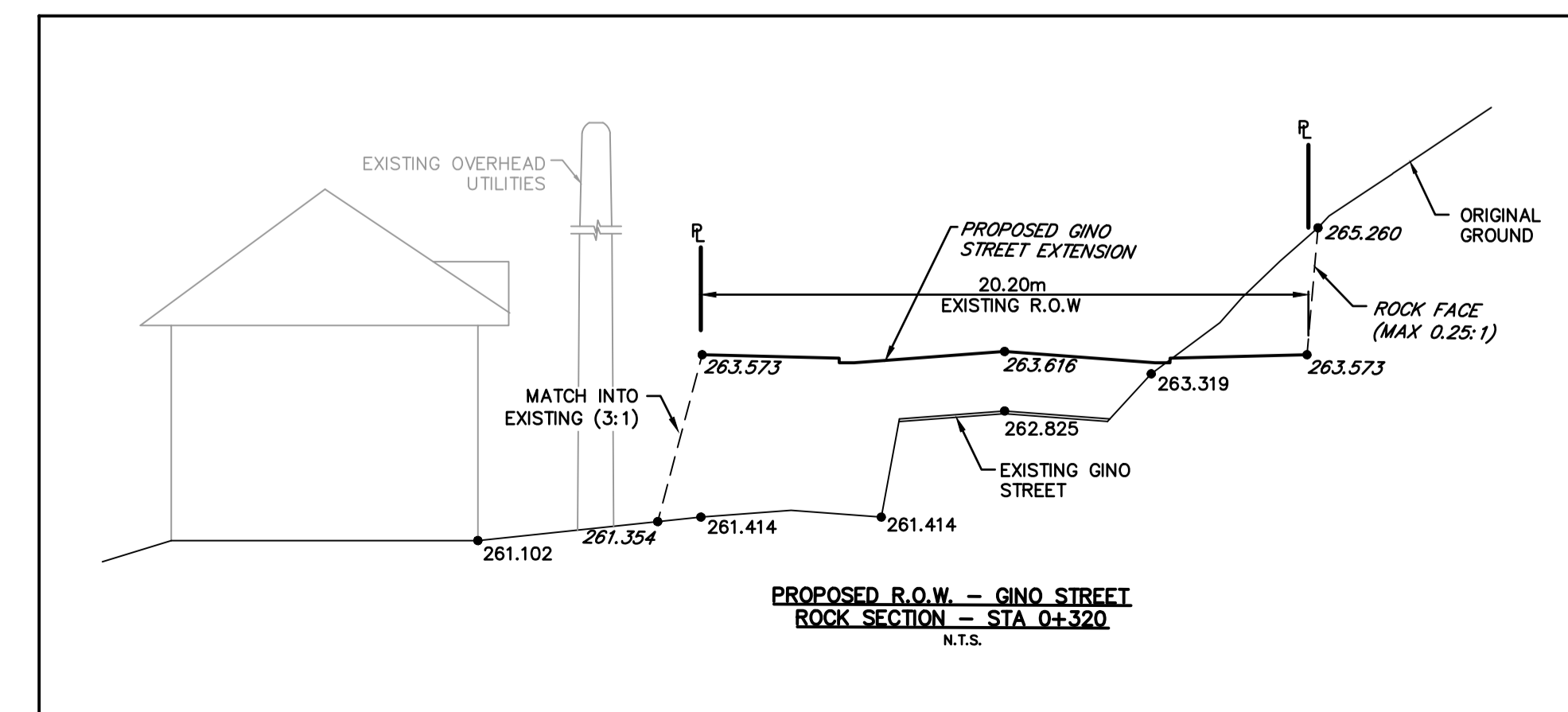
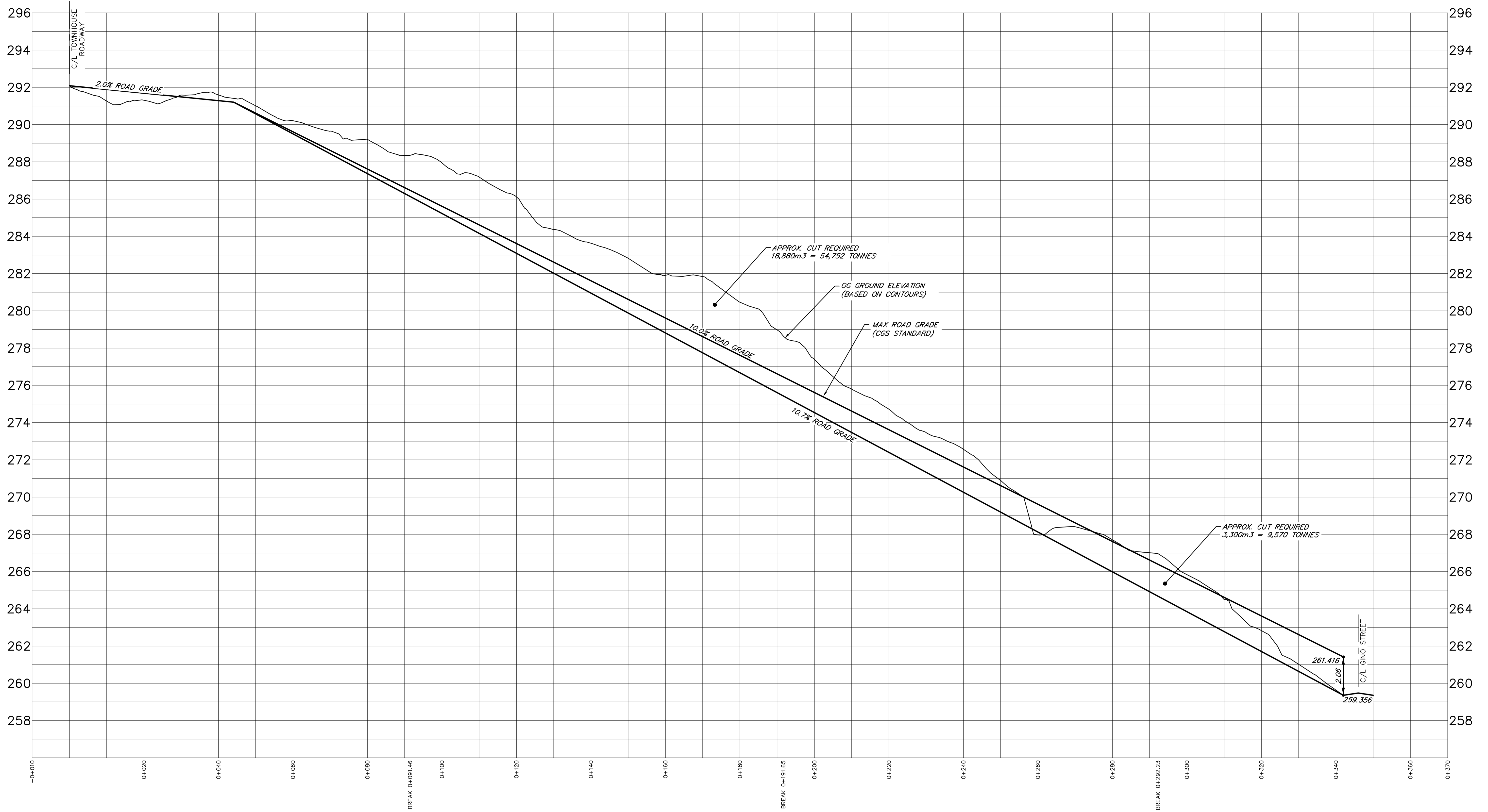
2023 – PROPOSED CONNECTION TO COPPER STREET

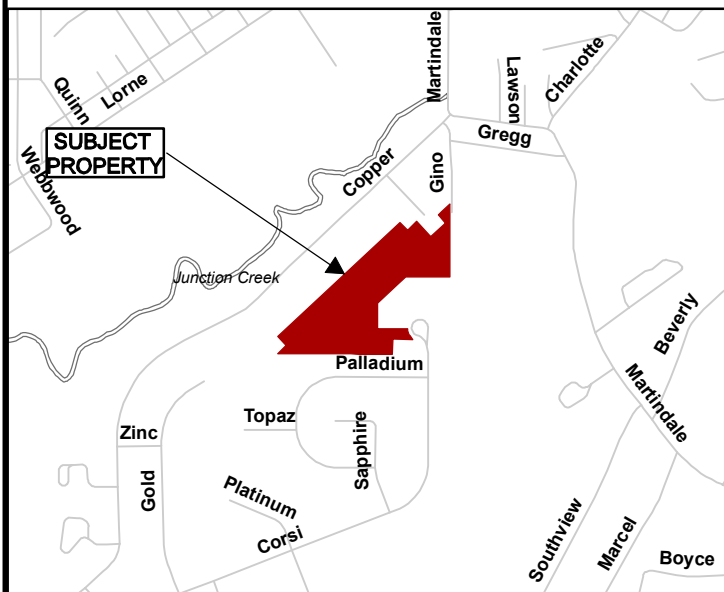
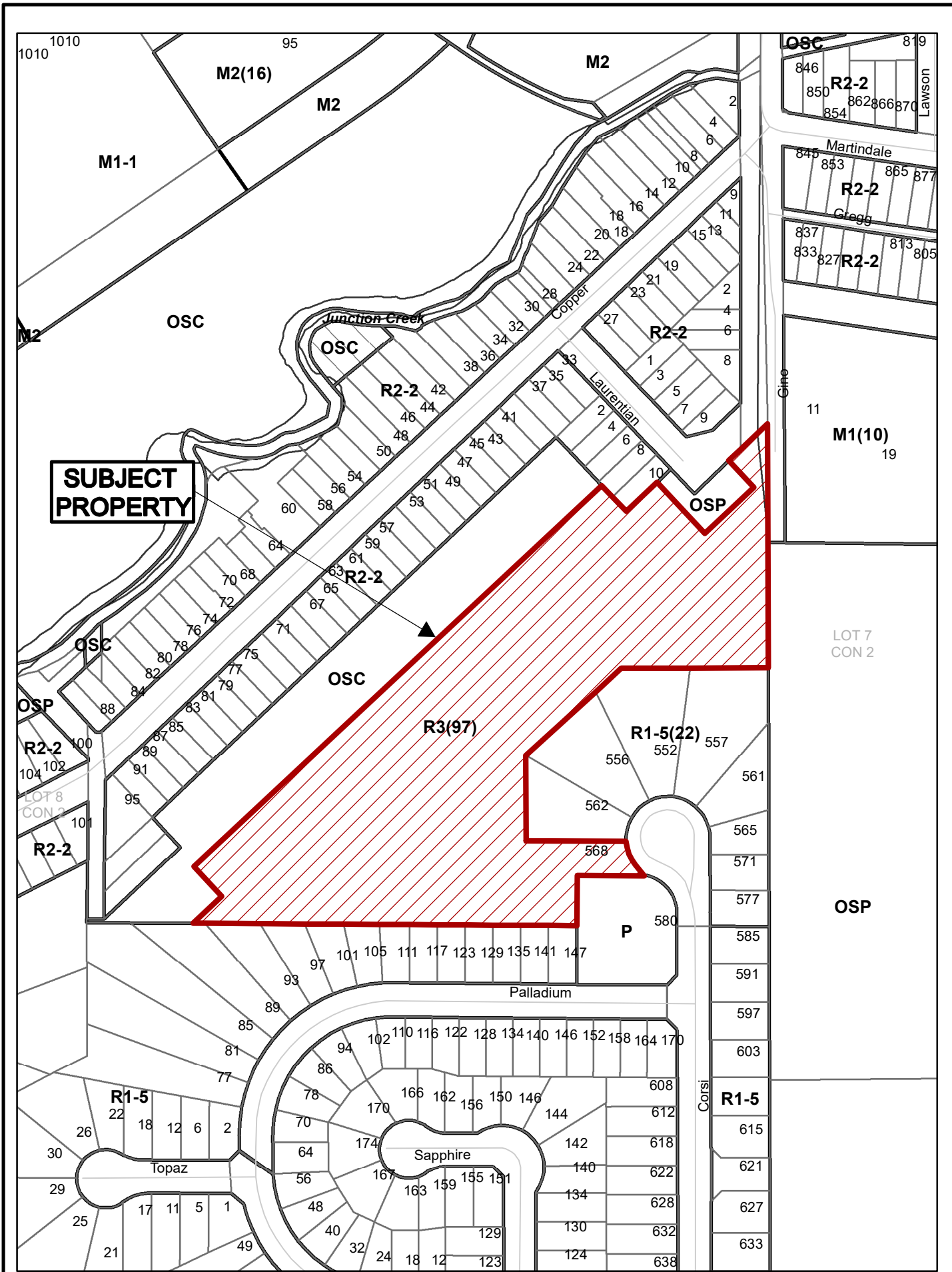


2023 – PROPOSED CONNECTION TO NICKEL STREET



2023 – PROPOSED CONNECTION TO GINO STREET



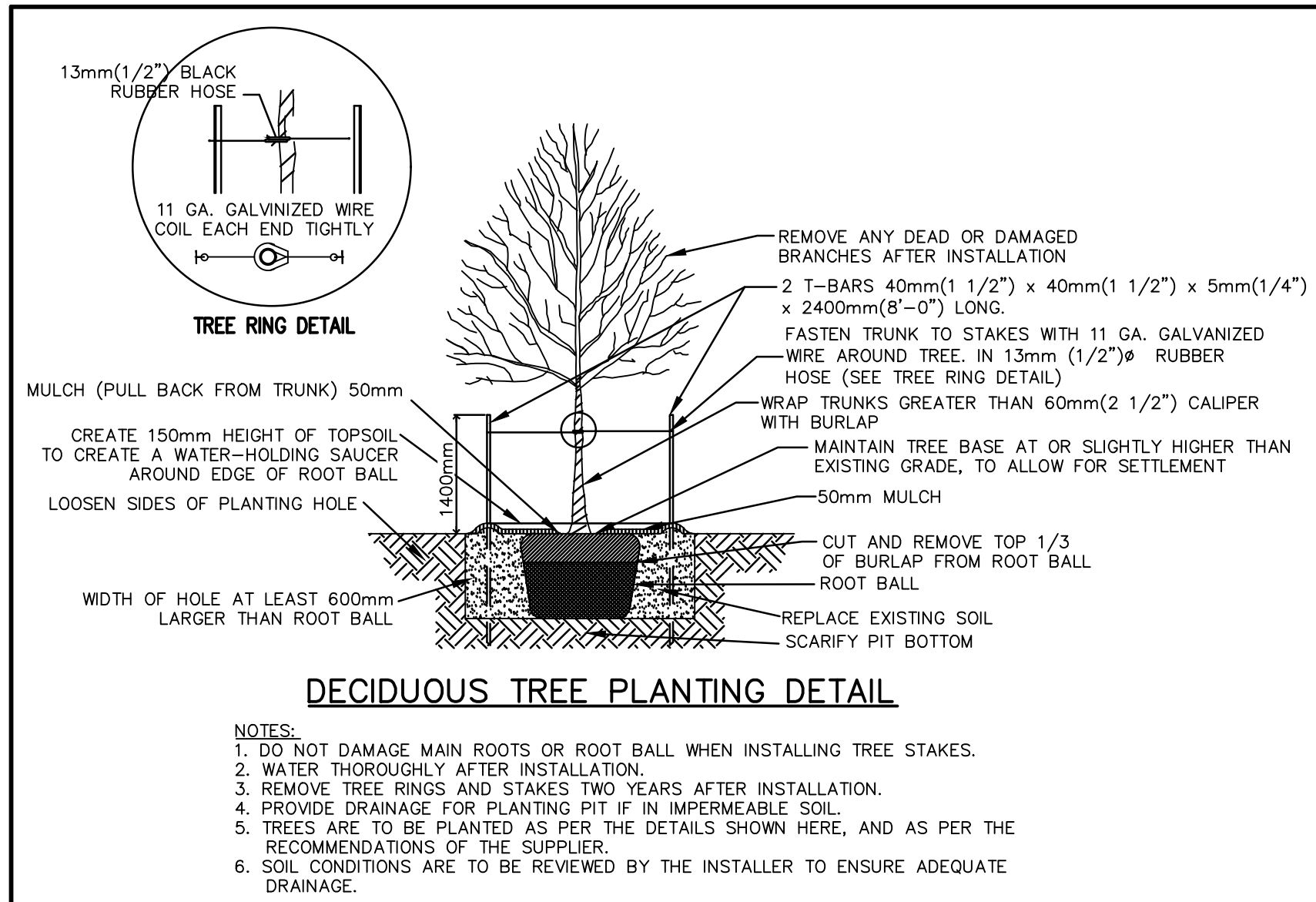


Application for Minor Variance or Permission



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

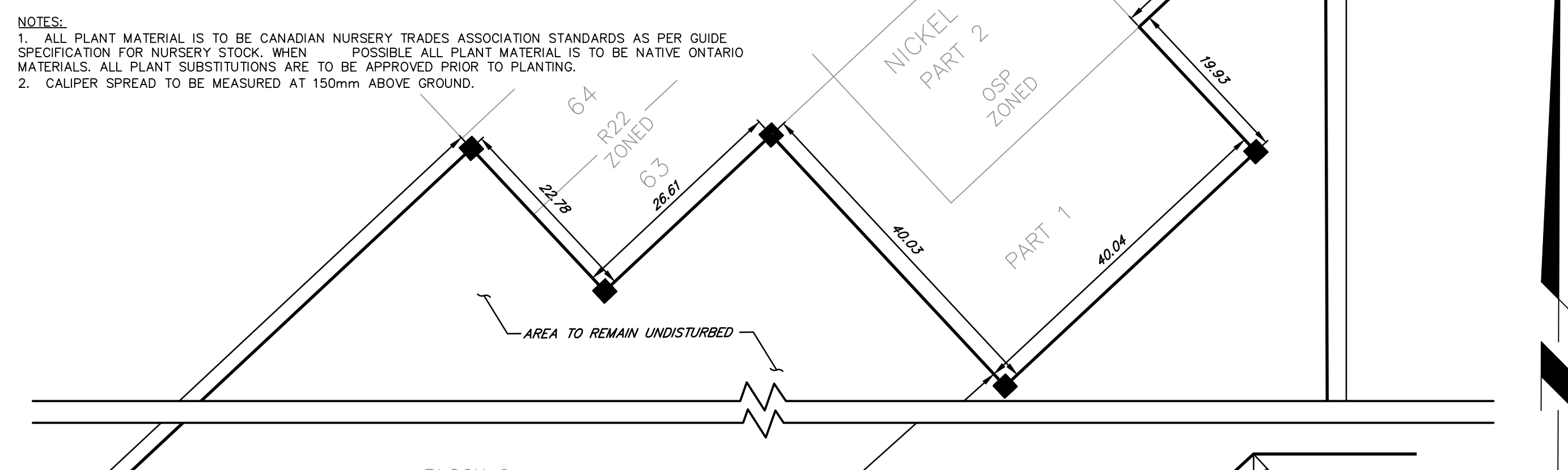
Sketch 1, NTS PL-MV-2026-00025
NDCA Date: 2026 03 11



PLANT LIST:

QTY.	COMMON NAME	BOTANICAL NAME	CALIPER	SPREAD	HEIGHT	SPACING
	MOUNTAIN MAPLE	ACER SPICATUM	70mm	N/A	6.0m	
	SILVER MAPLE**	ACER SACCHARINUM	70mm	N/A	6.0m	
	RED MAPLE	ACER RUBRUM	70mm	N/A	6.0m	
	YELLOW BIRCH**	BETULA ALLEGANIENSIS	70mm	N/A	3.0m	
	PAPER BIRCH**	BETULA Papyrifera	70mm	N/A	3.0m	
	BALSAM FIR	Abies balsamea	N/A	N/A	1600mm	6.0m

**OPTIONS WITHIN MUNICIPAL R.O.W BECAUSE OF SALT TOLERANCE

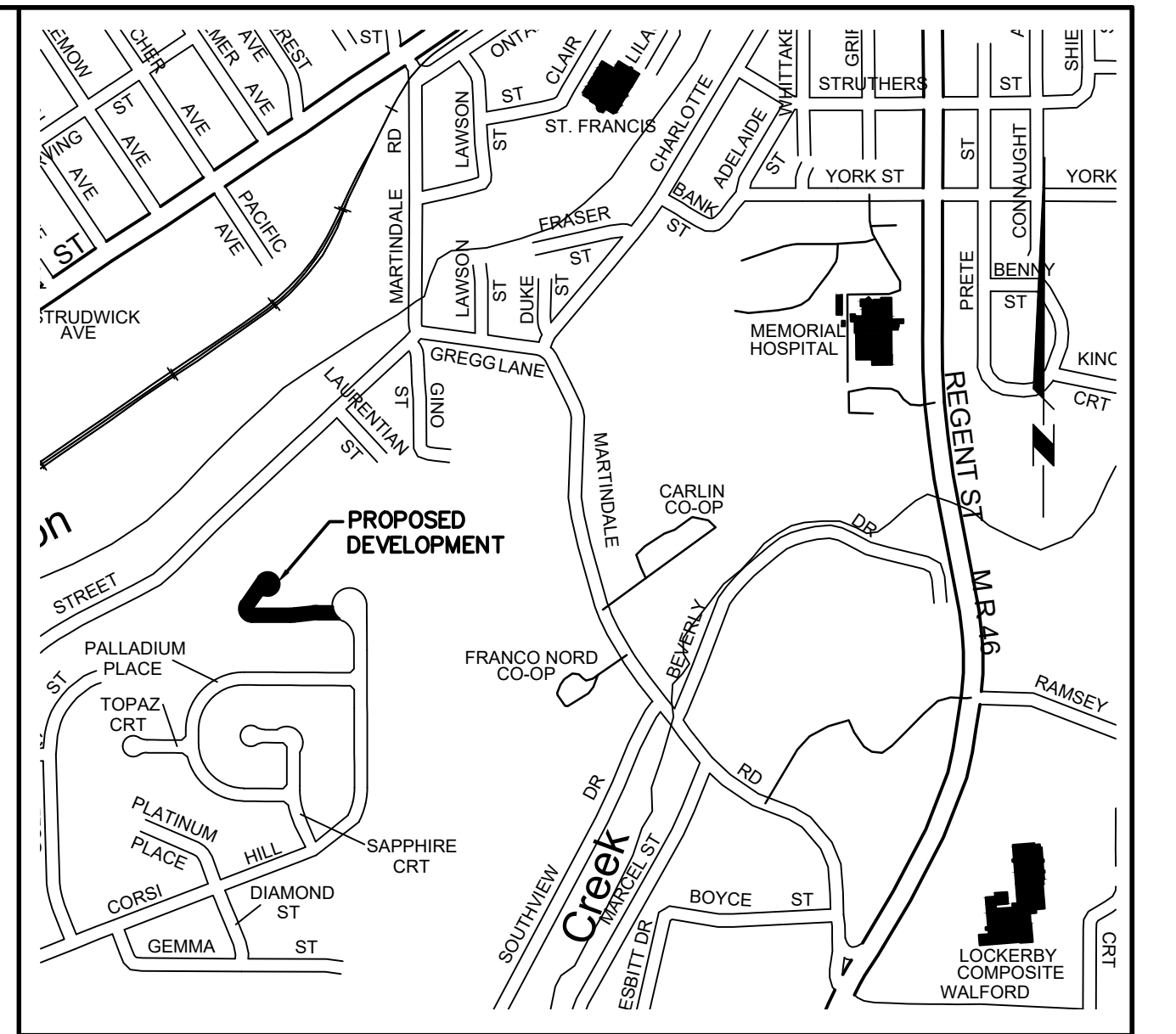
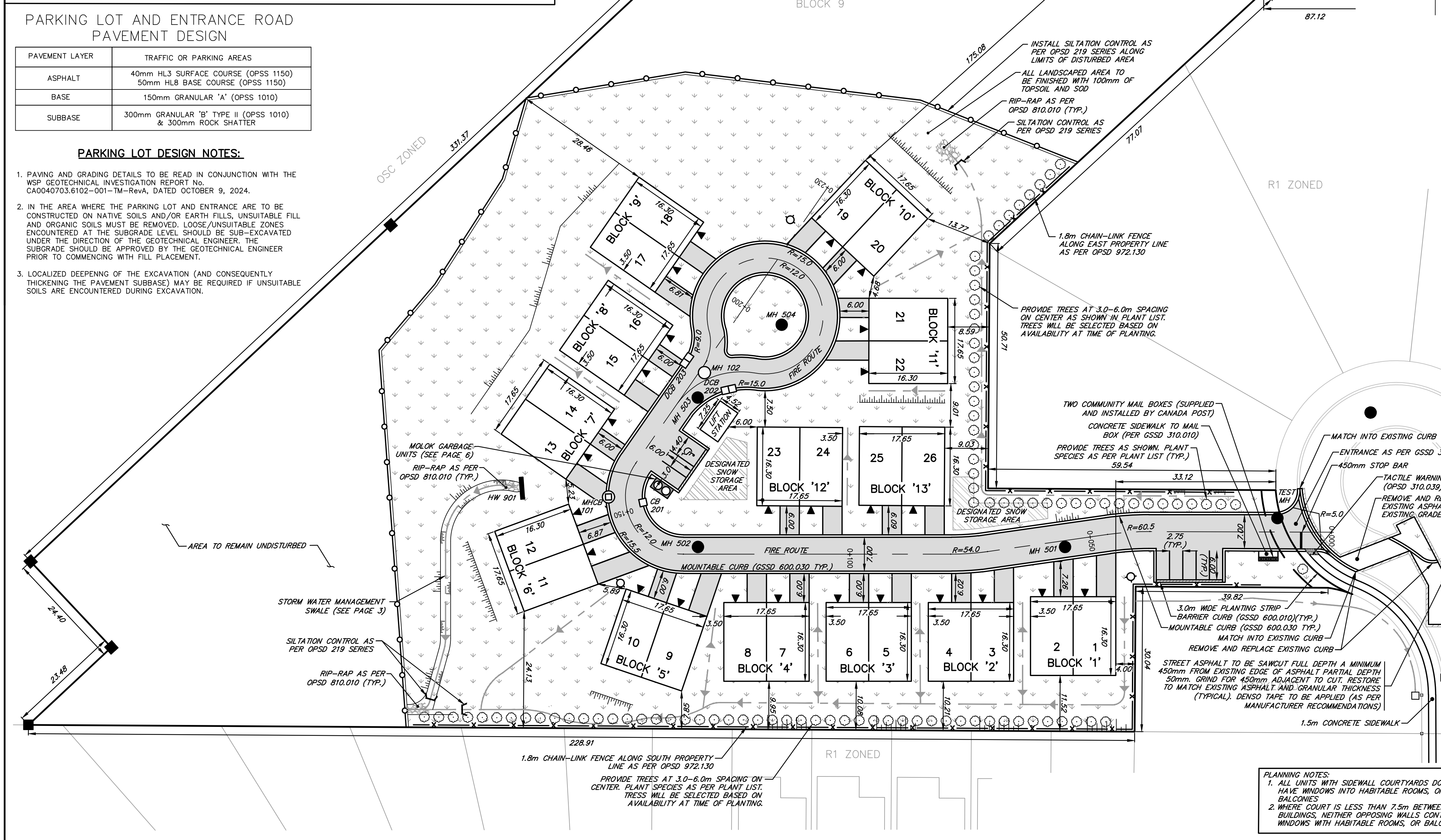


PARKING LOT AND ENTRANCE ROAD PAVEMENT DESIGN

PAVEMENT LAYER	TRAFFIC OR PARKING AREAS
ASPHALT	40mm HL3 SURFACE COURSE (OPSS 1150) 50mm HL8 BASE COURSE (OPSS 1150)
BASE	150mm GRANULAR 'A' (OPSS 1010)
SUBBASE	300mm GRANULAR 'B' TYPE II (OPSS 1010) & 300mm ROCK SHATTER

PARKING LOT DESIGN NOTES:

- PAVING AND GRADING DETAILS TO BE READ IN CONJUNCTION WITH THE WSP GEOTECHNICAL INVESTIGATION REPORT No. CA0040703.6102-001-TM-RevA, DATED OCTOBER 9, 2024.
- IN THE AREA WHERE THE PARKING LOT AND ENTRANCE ARE TO BE CONSTRUCTED ON NATIVE SOILS AND/OR EARTH FILLS, UNSUITABLE FILL AND ORGANIC SOILS MUST BE REMOVED. LOOSE/UNSUITABLE ZONES ENCOUNTERED AT THE SUBGRADE LEVEL SHOULD BE SUB-EXCAVATED UNDER THE DIRECTION OF THE GEOTECHNICAL ENGINEER. THE SUBGRADE SHOULD BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO COMMENCING WITH FILL PLACEMENT.
- LOCALIZED DEEPENING OF THE EXCAVATION (AND CONSEQUENTLY THICKENING THE PAVEMENT SUBBASE) MAY BE REQUIRED IF UNSUITABLE SOILS ARE ENCOUNTERED DURING EXCAVATION.



KEY PLAN 1:10,000

SITE PLAN DATA:

CORSI HILL DR LOT 8, CONCESSION 2
GEOGRAPHIC TOWNSHIP OF MCKIM
CITY OF GREATER SUDBURY

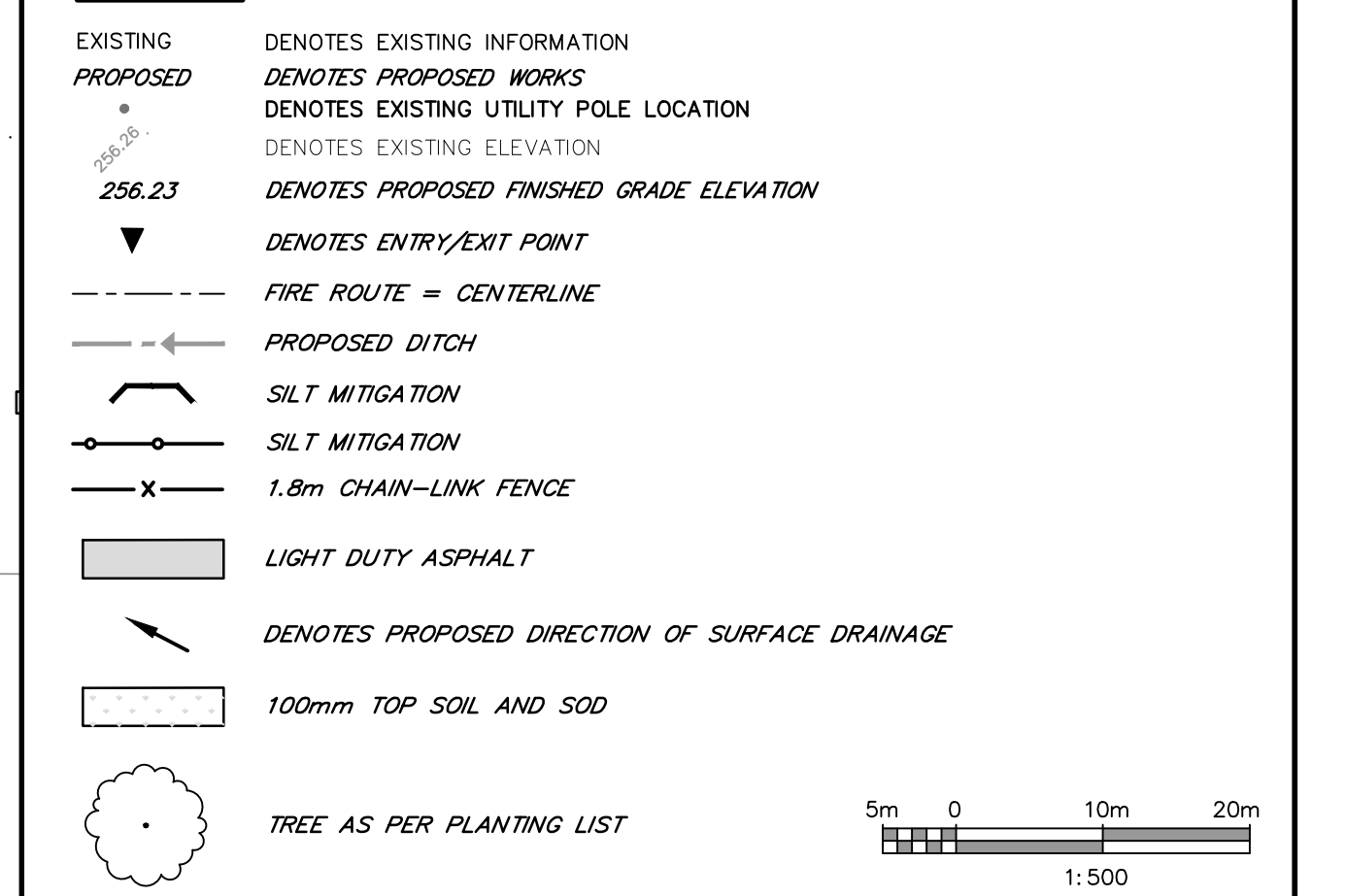
SURVEY INFORMATION BY TULLOCH ENGINEERING DATED AUGUST, 2013

ZONING	R3(97) - MEDIUM DENSITY RESIDENTIAL
USE OF BUILDING	RESIDENTIAL DEVELOPMENT (26 NEW UNITS)
DENSITY	6.0 units/HA

	PROPOSED	REQUIRED
PROPERTY AREA	42,643 sq.m.	4,400 sq.m. (200 sq.m. per unit)
BUILDING AREA	3,740.0 sq.m. (8.8%)	< 40%
NUMBER OF STORY	1 STOREY	< 40%
GROSS FLOOR AREA	3,740.0 sq.m.	1 STOREY
LOT COVERAGE (%)	14.9%	
LOT COVERAGE ACCESSORY BUILDING	32.6 sq.m. (LIFT STATION)	
HEIGHT OF ACCESSORY BUILDING		
PAVED AREA (%)	6.1%	
FIRE FLOW		
LANDSCAPED AREA	36,253 sq.m. (85.0%)	> 30%
PLANTING STRIP	CONTINUOUS ROW OF TREES	ABUTTING LOW-DENSITY RESIDENTIAL ZONES
FRONT YARD SETBACK	33.10 m	6.0 m
SIDE YARD SETBACK	4.0 m/8.6 m	1.2 m
REAR YARD SETBACK	28.5 m	7.5 m
LOT FRONTAGE	20.1 m	9.0 m
LOT DEPTH	117 m	30.0 m
PRIVACY YARD	10.5 m	7.5 m
PARKING CALCULATION	1 PER DRIVEWAY	1 SPACE PER UNIT
SPACES	51	39
BARRIER FREE SPACES	1	1

SNOW REMOVAL: TO BE PROVIDED BY PRIVATE SERVICES
 GARBAGE REMOVAL: TO BE PROVIDED BY PRIVATE SERVICES
 BICYCLE PARKING: GARAGE UNITS
 LOADING SPACES: N/A
 FENCE: 1.8 m HIGH CHAINLINK FENCE

WHERE COURTYARD IS LESS THAN 7.5m BETWEEN BUILDINGS, NEITHER OPPOSING WALLS CONTAIN WINDOWS WITH HABITABLE ROOMS.

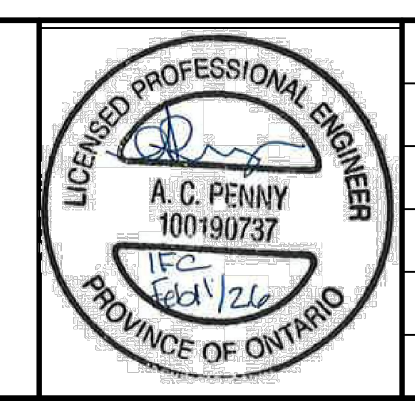


REVISIONS

DATE	DETAILS	BY
2024-07-17	CGS FIRST SUBMISSION	ACP
2026-02-11	ISSUED FOR CONSTRUCTION	CD

CAUTION

- ALL UTILITIES ARE NOT NECESSARILY SHOWN ON THIS DRAWING.
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DATE: 2022-07-21

DRAWN: LZ

DESIGNED: ACP

CHECKED:

ENGINEER: CGG

APPROVED:

J. CORSI DEVELOPMENT INC.

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

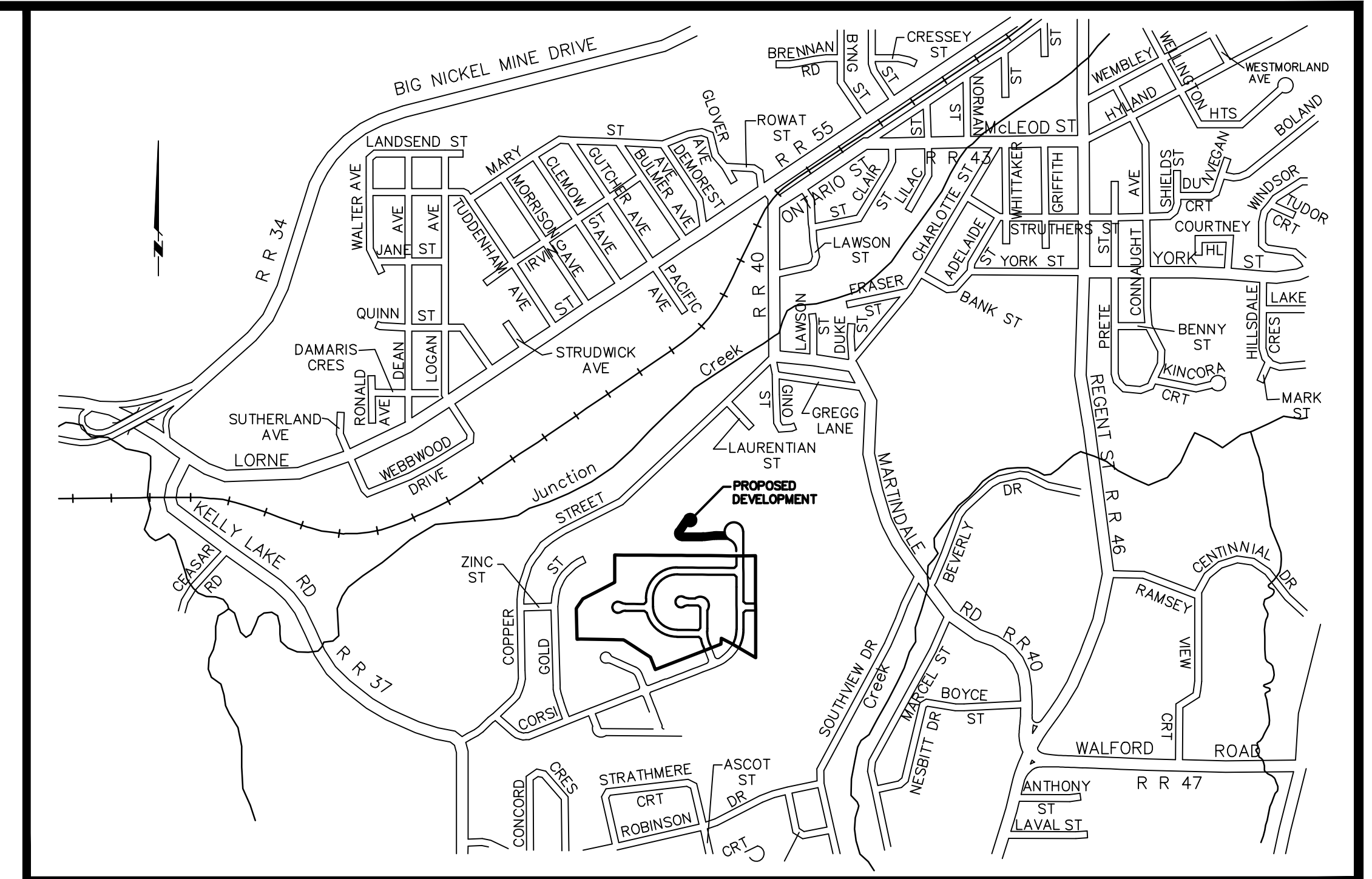
SITE PLAN
GENERAL LAYOUT
 CORSI GARDENS

SCALE: 1:500

CONTRACT NO.:

CAD/FILE NUMBER: 236800

PAGE NO. **1**



KEY PLAN

SCALE: N.T.S.

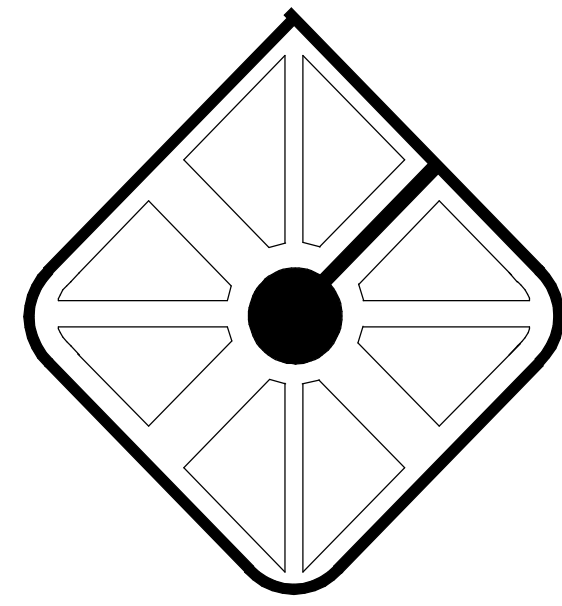
CORSI HILL TOWNHOMES

CITY OF GREATER SUDBURY

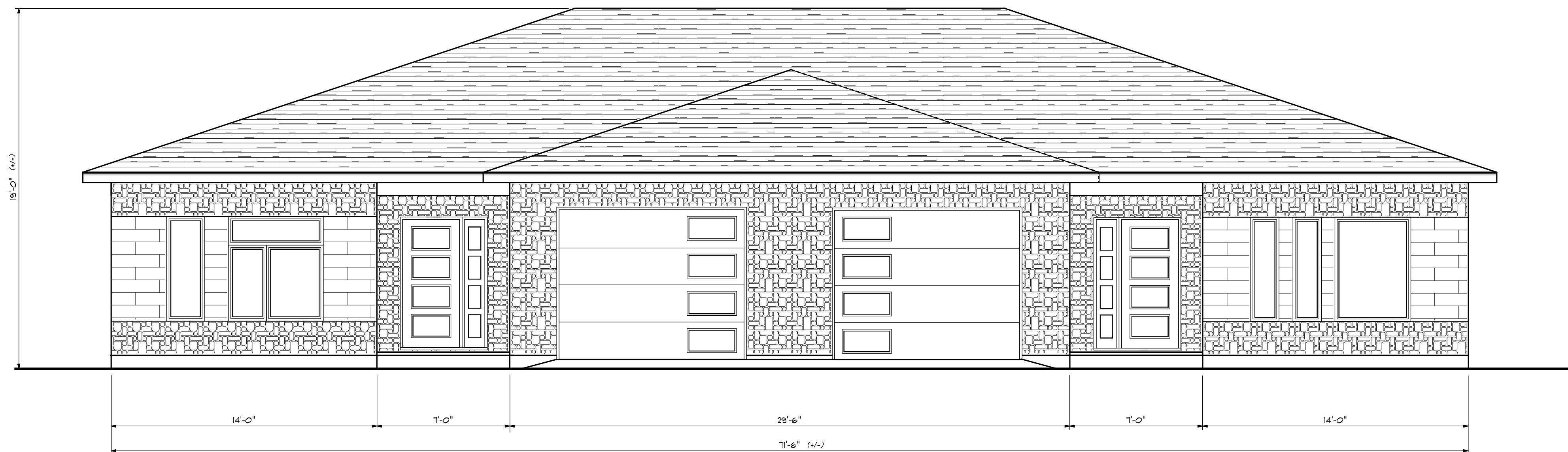
J. CORSI DEVELOPMENTS INC.



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

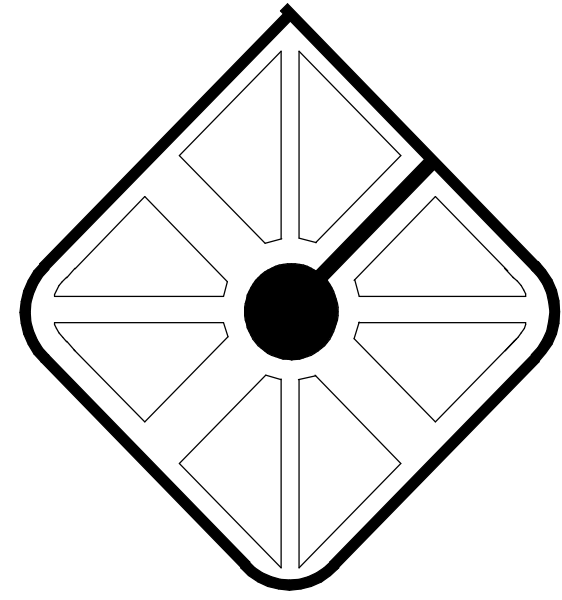


J | CORSI DEVELOPMENTS



PROPOSED ONE STORY SEMI DETACHED RESIDENCE FOR...

J CORSI DEVELOPMENTS



J | CORSI

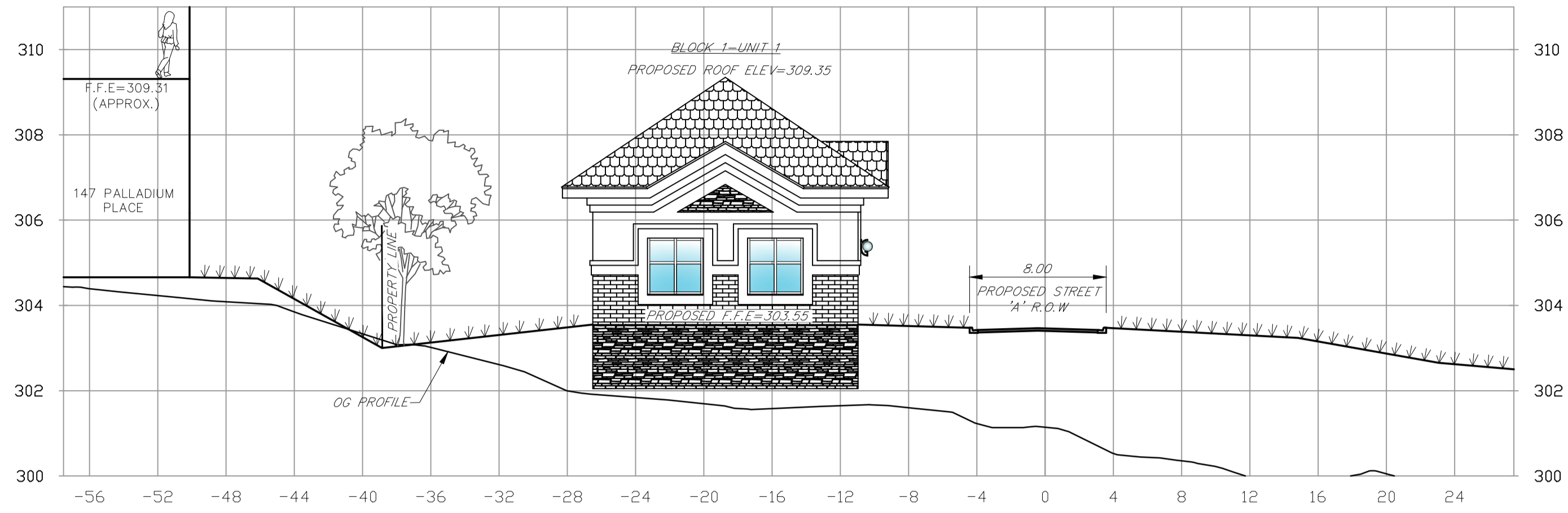
DEVELOPMENTS



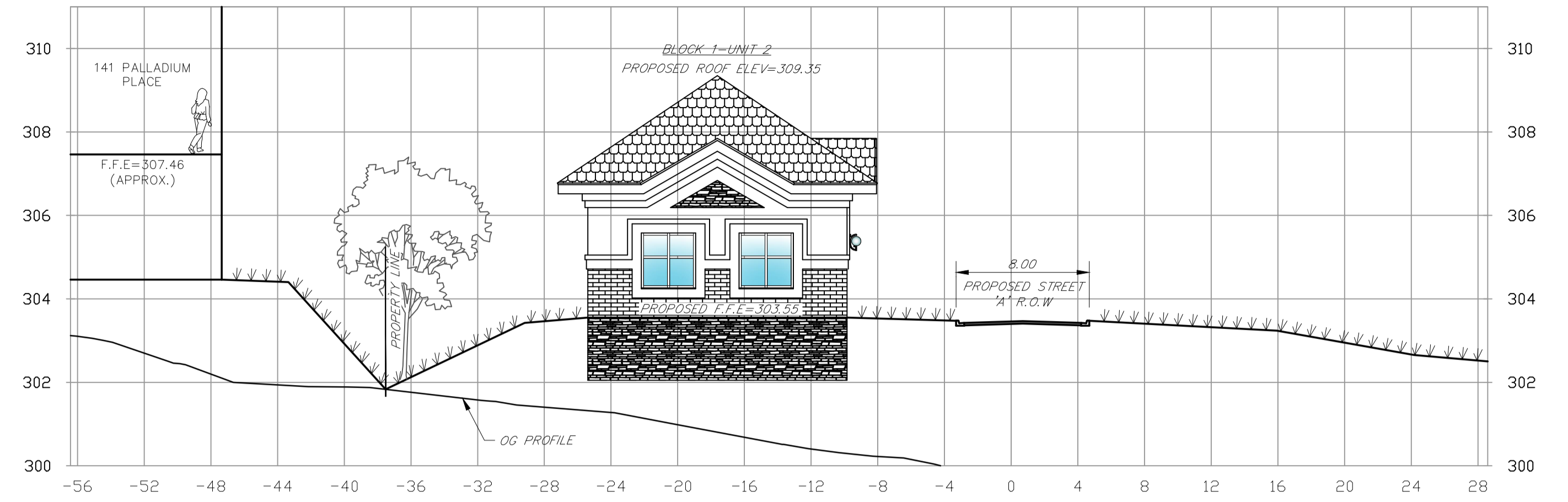
PROPOSED TWO STORY SEMI DETACHED RESIDENCE FOR...

J CORSI DEVELOPMENTS

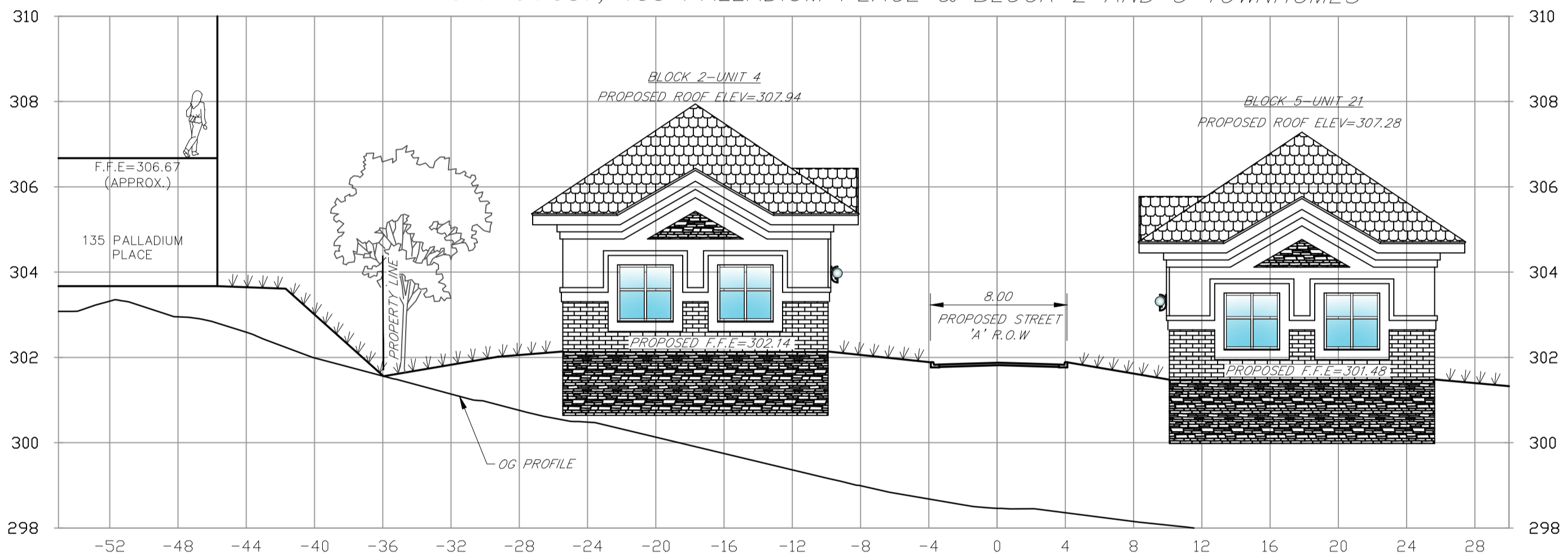
SECTION 1 - STA 0+053, 147 PALLADIUM PLACE & BLOCK 1 TOWNHOUSE



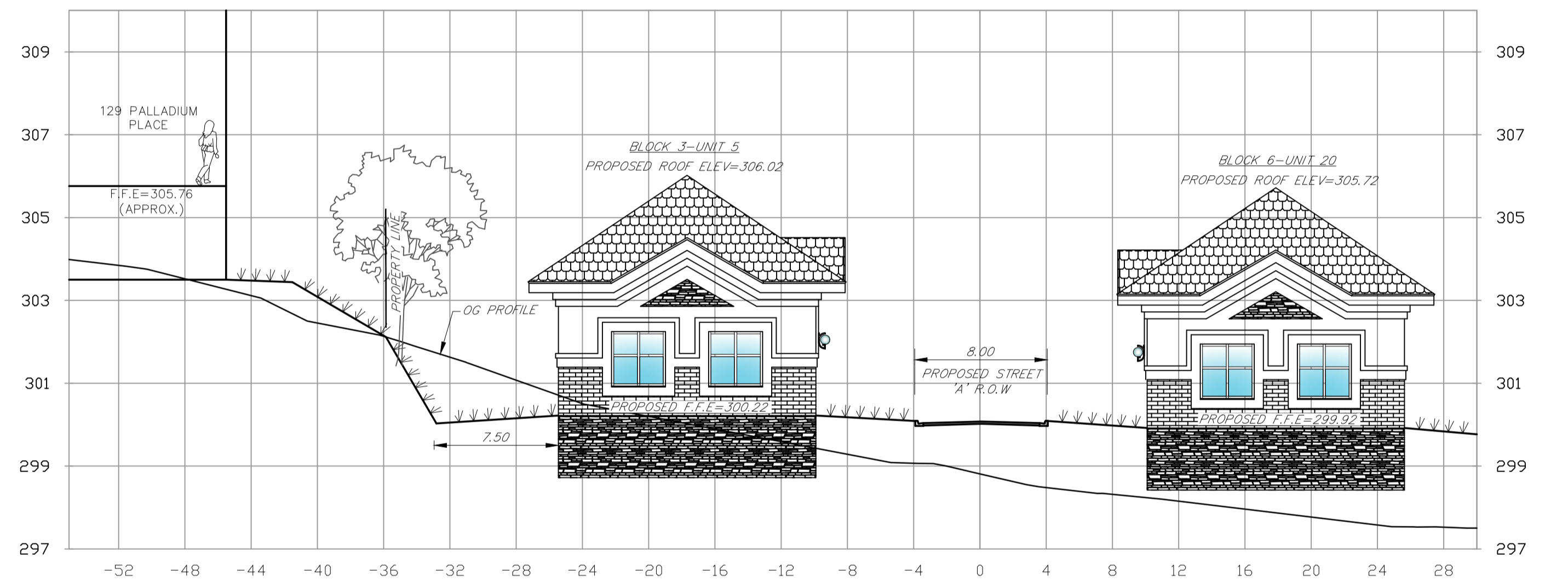
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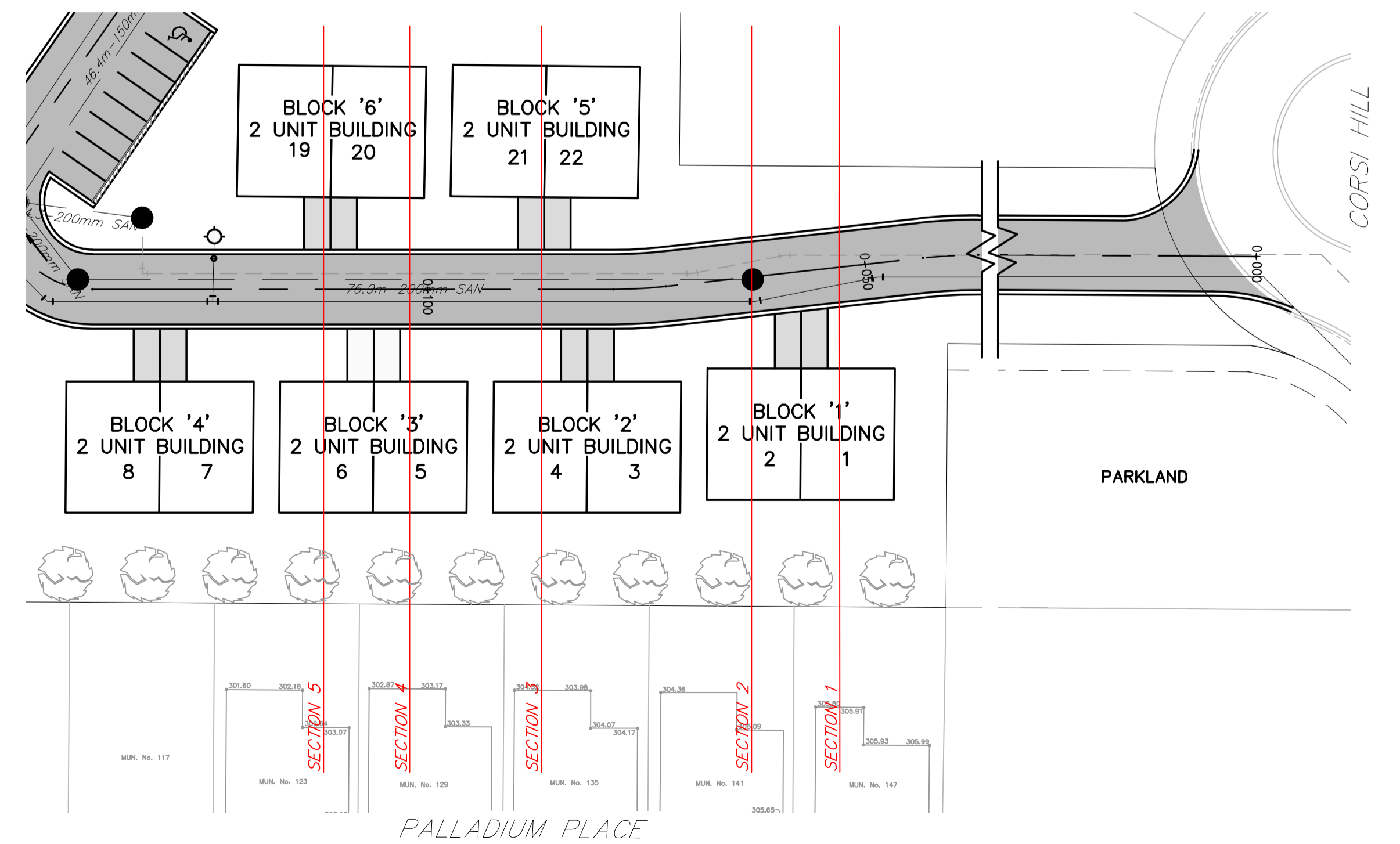
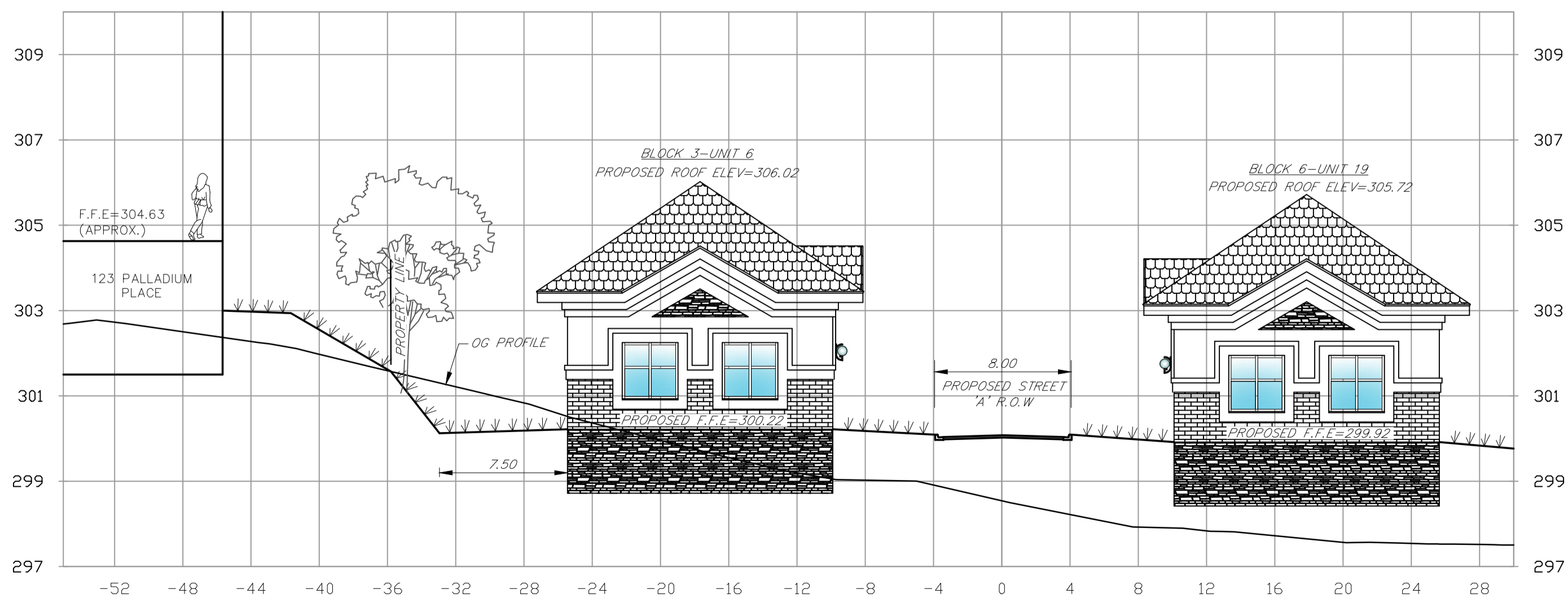
SECTION 3 - STA 0+087, 135 PALLADIUM PLACE & BLOCK 2 AND 5 TOWNHOMES



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



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





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

Record #: PL-MV-2026-00028

APPLICATION SUMMARY

File Date: 03/05/2026

Application Type: Minor Variance

Address(es): 4537 Notre Dame Avenue, Hanmer P3P 1X5

Applicant(s): CHRIS ROUSSELLE

Owner(s): CHRIS ROUSSELLE AND STEPHAN VILLENEUVE

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?

2023

Are you the registered owner or an authorized agent?

Registered Owner

What is the number of dwelling units on the property?

3

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?

Yes

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

WHPS Significant
Subwatershed

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

Relief for reduced rear yard setbacks.

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

At time of build the contractor made an error in setbacks.

Is there an eave encroachment?

Yes

Size of eaves

0.64

Lot Frontage of the property

15.24

Lot Depth of the property

30.48

Lot Area of the property

464.5

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 2024
Accessory ADU 2024

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

Residential

Existing uses of neighbouring properties

Commercial and Residential

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

Yes

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

No

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

Have you consulted with Conservation Sudbury regarding this relief?

WATER SUPPLY AND SEWAGE DISPOSAL

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

PROPERTY ACCESS

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

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

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

CONCURRENT APPLICATIONS

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

No

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

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

No

Indicate application number(s) and application status

PROPOSED BUILDING/STRUCTURE

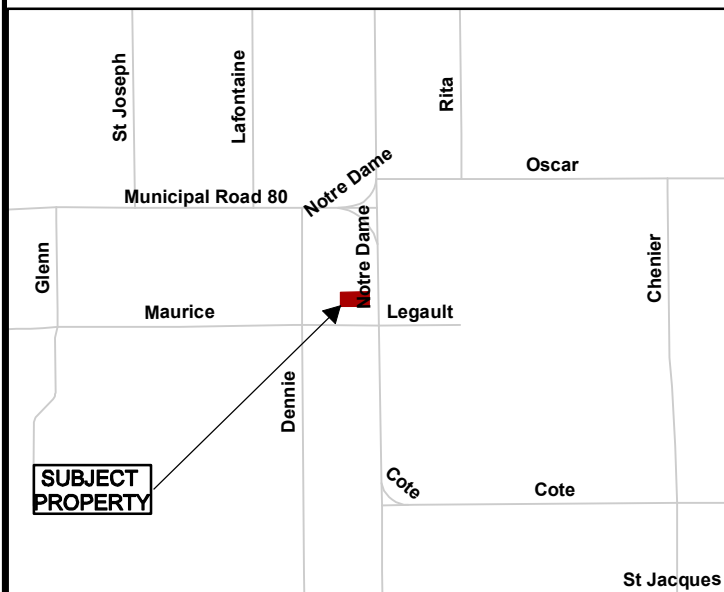
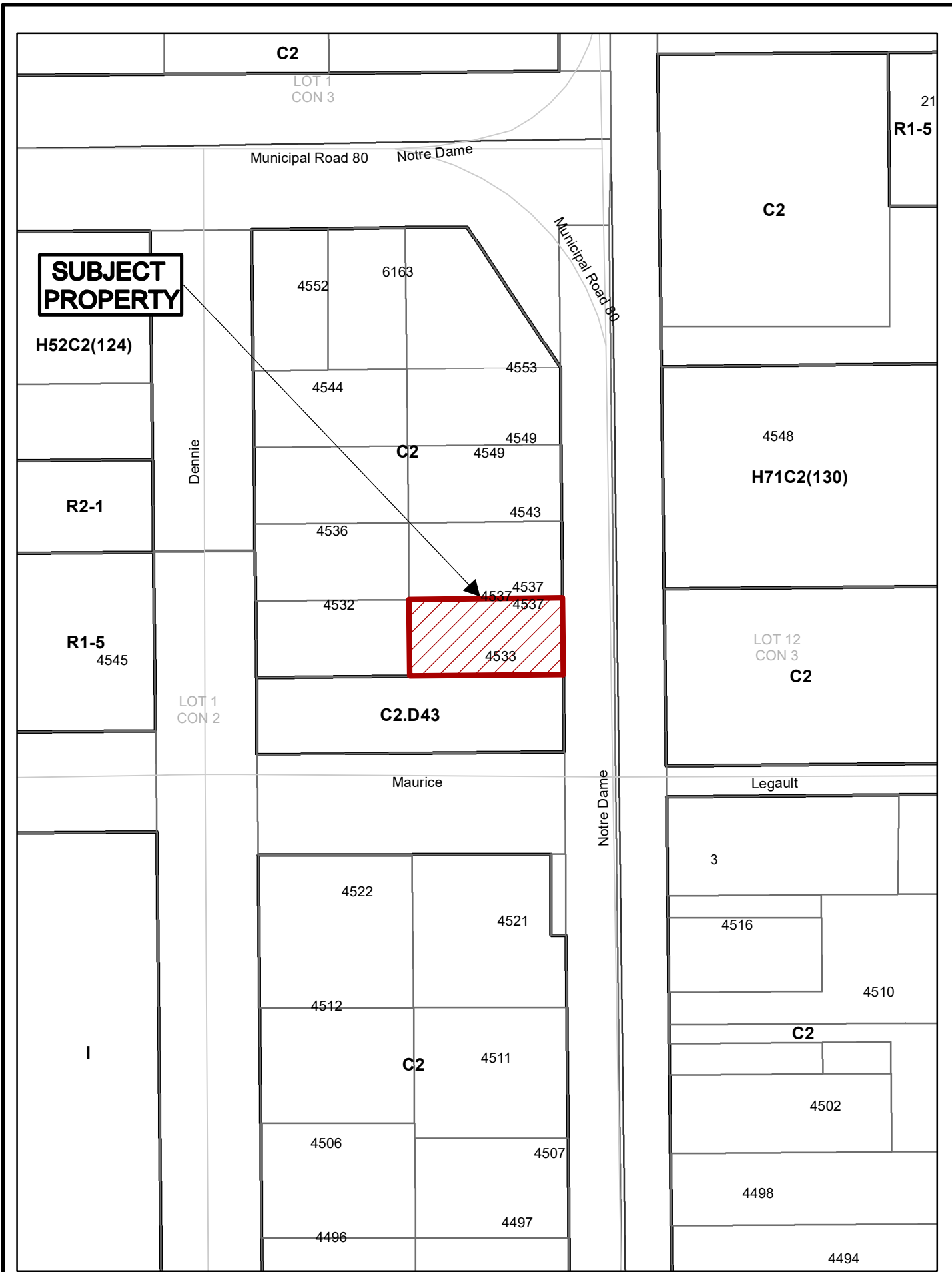
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback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

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
House	No	127.7	247.9	1	10.8	13.5	6	8.71	8.22	1.2	3.2
Accessory Unit	No	51.6	51.6	1	4.0	12.8	4.9	25.21	1	1.17	1.16

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Rear yard setback	1.2m as per MV A0056/2022	1	0.2 m
Eaves encroaching into rear yard	0.6 m encroach and no closer than 0.6 to lot line	0.8 m encroaching 0.4 m from lot line	0.2 m encroaching 0.2 m from lot line



**Application for Minor
Variance or Permission**

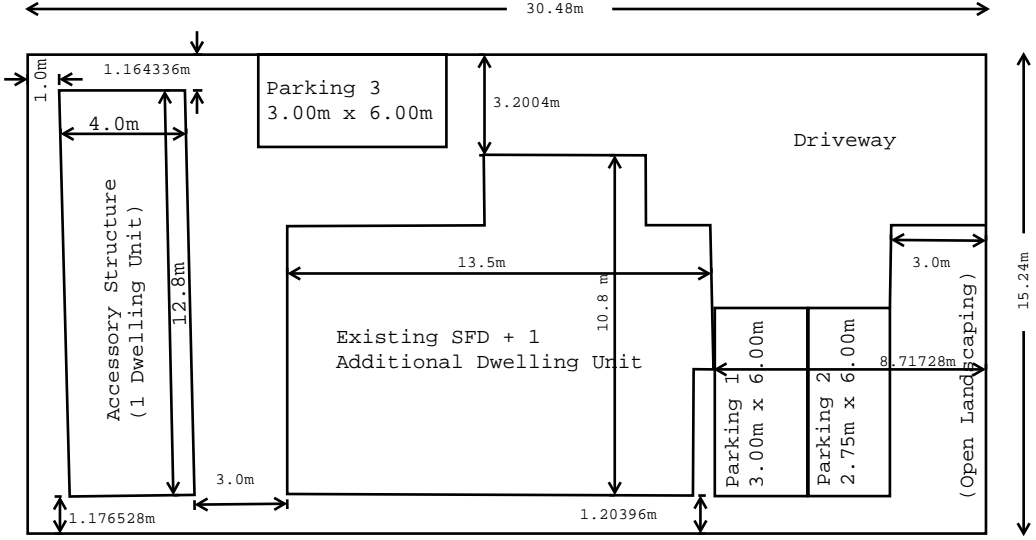


Subject Property being PIN 73503-0558,
Parcel 3793 SEC SES,
Lot 6, Plan M-107,
Part Lot 1, Concession 2,
Township of Hanmer,
4537 Notre Dame Avenue, Hanmer,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00028
Date: 2026 03 12

ADDRESS: 4537 NOTRE DAME AVE, HANMER



NOTRE DAME AVE.

NOTES:

- Parking spots, driveway and landscaping approved in Minor Variance #A0056/2022.



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-2025-00002
REVISED

APPLICATION SUMMARY

File Date: 01/30/2025

Application Type: Minor Variance

Address(es): 989 West Bay Road, Skead P3L 1V3

Applicant(s): NORTH SOUTH STUDIO

Owner(s): GEORGE SOULE

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 19, 2016

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?

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

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

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

RS(1)

Provide a detailed description of what is being proposed

NEW 18.29 m x 18.29m (60 x 60 feet) single family home to be erected at same location of existing COTTAGE TO BE DEMOLISHED approx 19.8m from established high water mark (see sketch)
EXISTING SLEEP CAMP AT WATER EDGE (SEE ATTACHED SKETCH) to remain

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

We are applying for a minor variance regarding the water frontage setback, which is currently 30m from the high water mark. We propose building a new one storey dwelling with crawl space approximately 19.8m from the high watermark. The owner requests that the new dwelling be constructed in the exact location of the existing cottage, which-will-be-demolished. This is due to the proximity of the new field bed, holding tank, existing sauna. Placing the new home in any other location would obstruct the view of the lake.

Is there an eave encroachment?

Yes

Size of eaves

0.450

Lot Frontage of the property

266

Lot Depth of the property

150

Lot Area of the property

13500

Total width of the public road giving access to the property

10

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

Boathouse - 1990
Existing cottage - 1930
Garage - 1985
Sauna - 1998
Sleep Camp - 1930
Storage Building -1950

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

Cottage - 90 Years

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

Same

Existing uses of neighbouring properties

Year Round Residences

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)?

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?

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?

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)
Dwelling	No	334.5	334.5	1	18.29	18.29	7	17.9	64.5	80.5	80.5
New Location of Sleep Camp	Yes	0	0	0	0	0	0	0	0	0	0
New Location of Storage Shed	Yes	0	0	0	0	0	0	0	0	0	0

EXISTING BUILDING/STRUCTURE

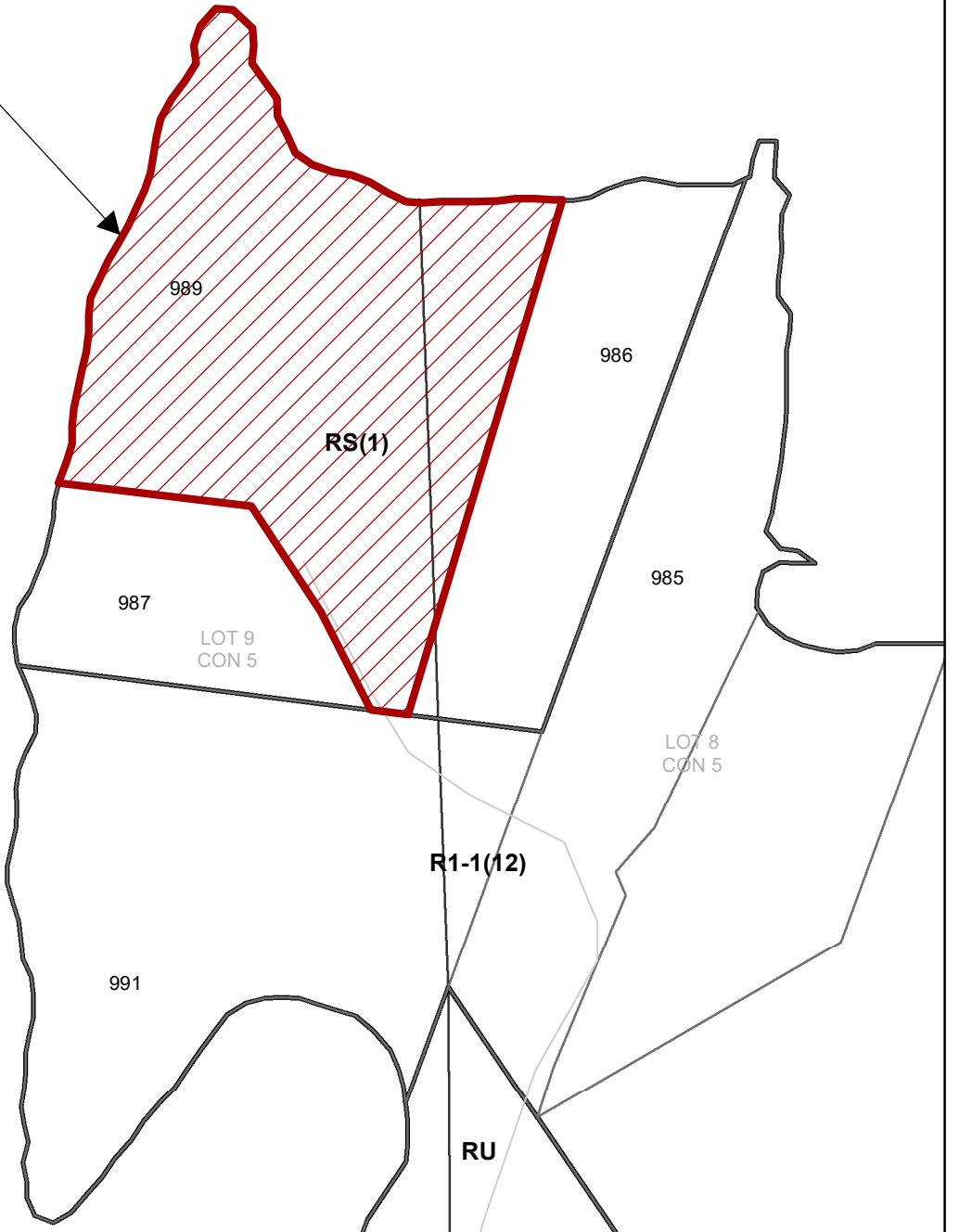
Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Boathouse	No	59	59	1	5.9	10	4.2	0	0	0	0
Existing cottage	Yes	100	100	1	10	10	6	18.6	73	22.9	84
Garage	No	121	121	1	11	11	6	9.8	48.1	78.5	0
Sauna	No	31.39	31.39	1	4.3	7.3	3	3.9	85.6	69.8	0
Sleep Camp - to be moved outside of HWM	No	43	43	1	5.9	7.3	4	12.0	78.5	60.6	0
Storage Building - to be moved outside of the HWM	Yes	34.9	34.9	1	3.6	9.7	3	13.2	118.2	29.11	0

ZONING BY-LAW RELIEF

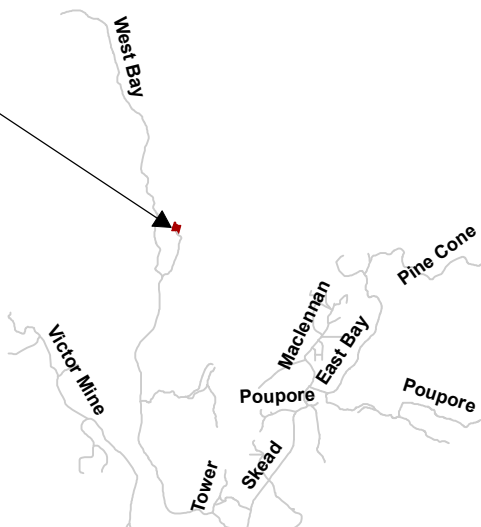
Variance To	By-law Requirement	Proposed (m)	Difference (m)
HWM setback - new dwelling	4.41.2 (a) - 30m	17.9m	12.1m
Shoreline buffer area - new dwelling	4.41.4(a) - 20m	17.9m	2.1m
HWM setback - garage	4.41.2(a) - 30m	9.8m	20.2m
Shoreline buffer area - garage	4.41.4(a) - 20m	9.8m	10.2m

Lake Wanapitei

**SUBJECT
PROPERTY**



**SUBJECT
PROPERTY**



Application for Minor Variance or Permission



Subject Property being PIN 73511-0282,
Part Lots 8 & 9, Concession 5,
FIRSTLY; Part Summer Resort Location 75,
Plan M-137 and Part Road Allowance fronting Lot 75,
Plan M-137, being Parts 10, 11, 14 and 15, Plan 53R-16790;
SECONDLY; Part Summer Resort Location 74,
Plan M-137 and Part Road Allowance fronting Lot 74,
Plan M-137, being Parts 2, 4, 5, 6, 7 and 8, Plan 53R-16790;
Parts 1 and 2, Plan 53R-8969;
Parts 7, 14, 18 Plan 53R-12391;
Township of MacLennan, 989 West Bay Road, Garson,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2025-00002
Date: 2025 01 31

Reply to Comments – Minor Variance Application, 989 West Bay Road PL-MV 2025-0002

Conservation Sudbury’s technical requirements are satisfied.

The revised topographic surveys dated May 20, 2025, prepared by A. Bortolussi, OLS, together with the shoreline stability assessment by Trevor Chandler of Ecoreg Solutions dated January 6, 2026, confirm that the proposed single detached dwelling and the existing garage are located outside both the regulatory flood elevation of 269.15 metres and the erosion hazard zone.

“Conservation Sudbury’s 2026 comments clearly state that these findings are accepted and that they support relief for the dwelling and garage.”

The existing sauna, while within the erosion area, is a non-habitable accessory structure, and Conservation Sudbury has indicated they do not oppose relief for it under these circumstances.

Terrain and site constraints justify relief under Official Plan Policy 8.4.1.

Policy 8.4.1 of the Official Plan sets the criteria for development in Rural Areas, requiring that new construction respect natural terrain, minimize site disturbance, and avoid unnecessary environmental impacts.

Terrain and site constraints justify relief under Official Plan Policy 8.4.1. The property has some bedrock, uneven slopes, and limited buildable area inland. Relocating the dwelling farther from the high-water mark may involve some rock excavation and blasting, adjustments to natural drainage patterns, and relocating the approved septic system. These adjustments would increase site disturbance without providing any additional shoreline protection. The Official Plan, through Policy 8.4.1(b), recognizes that strict compliance is not required where terrain constraints make it impractical and where greater disturbance would be the result of moving the structure inland.

The proposal delivers a clear net environmental benefit.

The replacement dwelling maintains the established building line, with only a minor adjustment due to lot geometry. It incorporates modern construction standard, energy-efficient systems, and improved stormwater management and grading.

The new design maintains the same general frontage as the existing camp and is limited to a single-storey profile, ensuring no additional encroachment toward the south shoreline.

Precedent supports approval.

Comparable redevelopment applications on Lake Wanapitei have received relief where terrain limitations, existing infrastructure, or site-specific conditions made full compliance impractical. This application aligns with those precedents and remains consistent with the intent of both the Official Plan and the Zoning By-law.

Minor Variance Tests – Compliance Summary

Is the variance minor?

Yes. *“The requested minor variance—for the dwelling, for the garage, and sauna are modest adjustments on a large rural lot and do not create adverse impacts or undermine the zoning framework.”*

Is it desirable for the appropriate development or use of the land?

Yes. The project upgrades an aging structure, avoids hazard areas, aligns with surrounding seasonal residential uses, and enhances long-term environmental performance.

Does it maintain the general intent of the Zoning By-law?

Yes. The RS(1) zone’s residential character is preserved, the non-compliant storage shed is being removed, and shoreline buffer principles are respected while allowing only necessary accessory structures within the restricted area.

Does it maintain the general intent of the Official Plan?

Yes. Relief is justified under Policy 8.4.1 due to terrain constraints, and the redevelopment achieves a net improvement in environmental protection, consistent with rural and surface-water resource goals.

Request

We respectfully ask the Committee to approve this application as a responsible, technically supported redevelopment that balances shoreline protection with the practical realities of this unique site.

Final Note

The owner did not create the challenges before you today—he purchased the property with structures that had existed for decades, including a cottage that has stood for over 100 years.

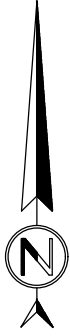
Over the past year, he has acted in complete good faith, investing tens of thousands of dollars in surveys, engineering assessments, and erosion studies to bring clarity, compliance, and improvement to a situation he inherited. This application represents a sincere effort to correct longstanding issues and to leave the property, and the shoreline, in better condition than he found it.

After a full year of review and cooperation with all agencies, we respectfully request that the Committee grant the relief needed to allow this responsible redevelopment to proceed.

Paul Pelland BA BCIN DESIGNER MAATO

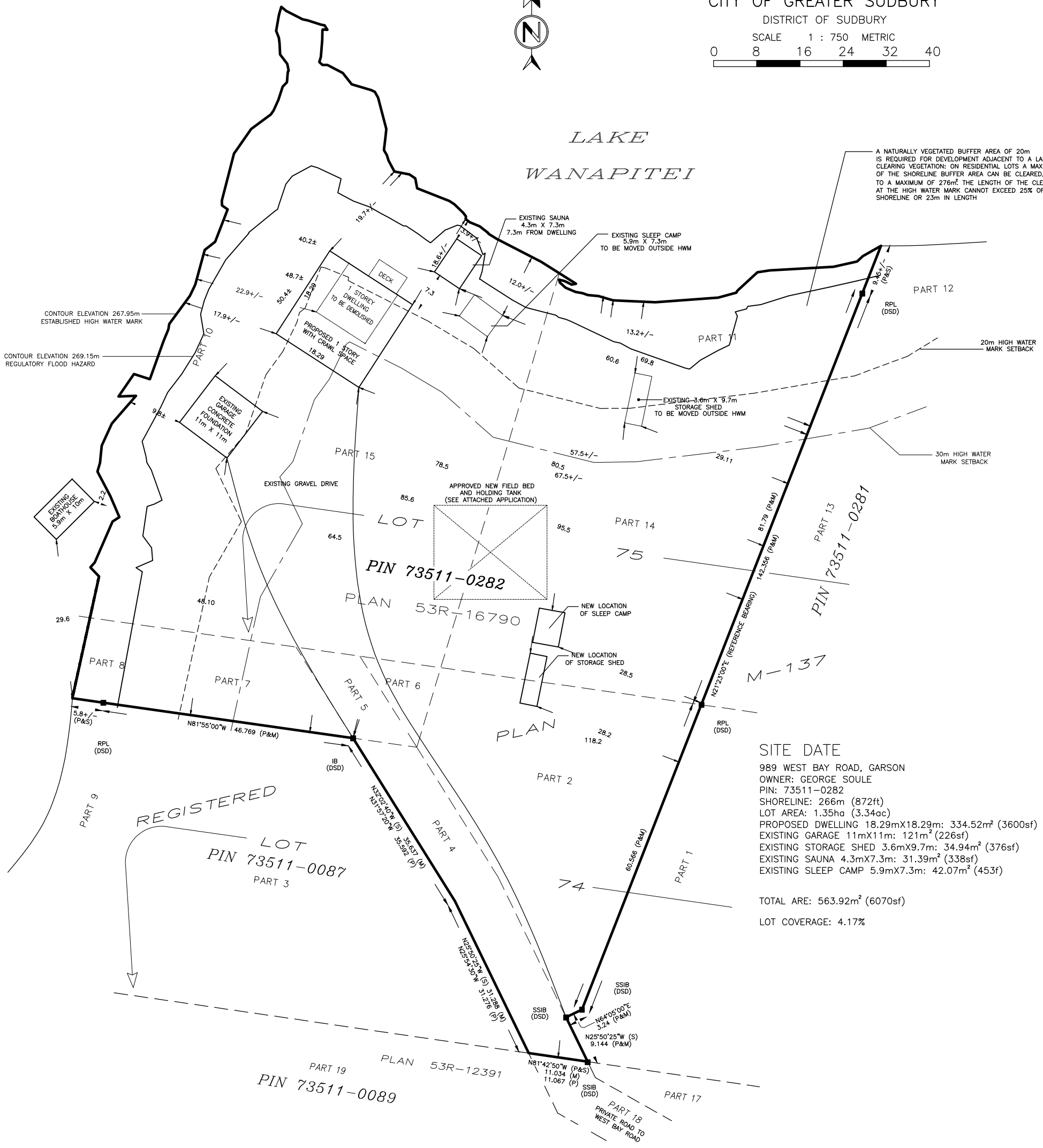


SKETCH 1
PART OF LOTS 74 & 75
& PART OF THE ROAD ALLOWANCE
 FRONTING LOTS 74 & 75
REGISTERED PLAN M-137
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY
 SCALE 1 : 750 METRIC
 0 8 16 24 32 40



LAKE
 WANAPITEI

A NATURALLY VEGETATED BUFFER AREA OF 20m IS REQUIRED FOR DEVELOPMENT ADJACENT TO A LAKE CLEARING VEGETATION ON RESIDENTIAL LOTS A MAX OF 25% OF THE SHORELINE BUFFER AREA CAN BE CLEARED, TO A MAXIMUM OF 276m. THE LENGTH OF THE CLEARED AREA AT THE HIGH WATER MARK CANNOT EXCEED 25% OF THE SHORELINE OR 23m IN LENGTH



SITE DATE

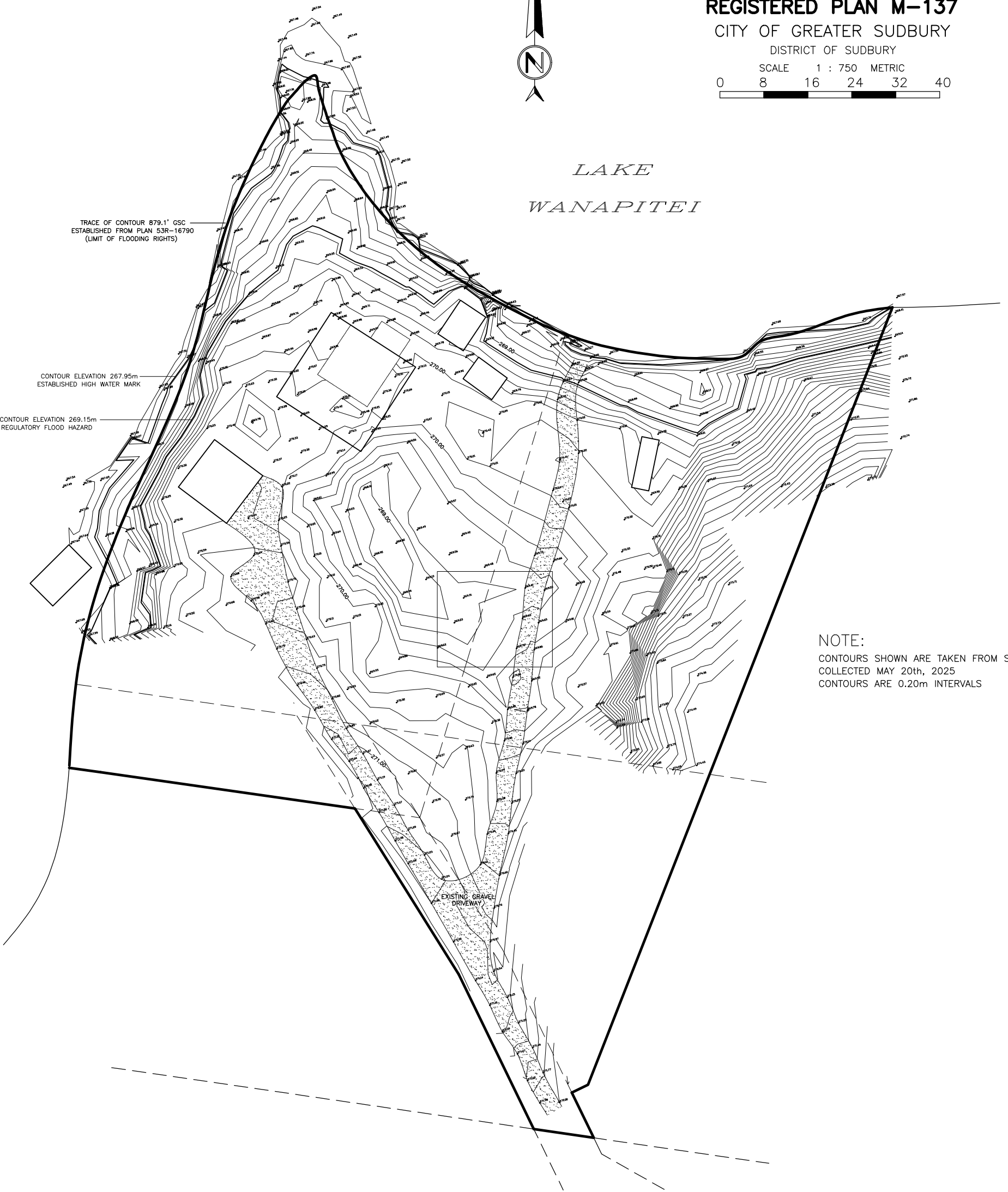
989 WEST BAY ROAD, GARSON
 OWNER: GEORGE SOULE
 PIN: 73511-0282
 SHORELINE: 266m (872ft)
 LOT AREA: 1.35ha (3.34ac)
 PROPOSED DWELLING 18.29mX18.29m: 334.52m² (3600sf)
 EXISTING GARAGE 11mX11m: 121m² (226sf)
 EXISTING STORAGE SHED 3.6mX9.7m: 34.94m² (376sf)
 EXISTING SAUNA 4.3mX7.3m: 31.39m² (338sf)
 EXISTING SLEEP CAMP 5.9mX7.3m: 42.07m² (453f)

TOTAL ARE: 563.92m² (6070sf)
 LOT COVERAGE: 4.17%

SKETCH 2
PART OF LOTS 74 & 75
& PART OF THE ROAD ALLOWANCE
FRONTING LOTS 74 & 75
REGISTERED PLAN M-137
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY
SCALE 1 : 750 METRIC
0 8 16 24 32 40



LAKE
WANAPITEI



NOTE:
CONTOURS SHOWN ARE TAKEN FROM SITE DATA
COLLECTED MAY 20th, 2025
CONTOURS ARE 0.20m INTERVALS



BORTOLUSSI SURVEYING LTD.

144 Elm Street, Sudbury, Ontario P3C 1T7
(Phone) 705-675-2566 (Fax) 705-675-8751
Adrian Bortolussi, Ontario Land Surveyor
bortolussisurveying@outlook.com



October 16, 2024

Hello,

This letter is to confirm the following
Shoreline – 266m+/-
Area – 1.35 Ha +-

Adrian Bortolussi

A Bortolussi

Ontario Land Surveyor



George Soule
989 West Bay Road
Garson (Sudbury), ON
P3L 1V3

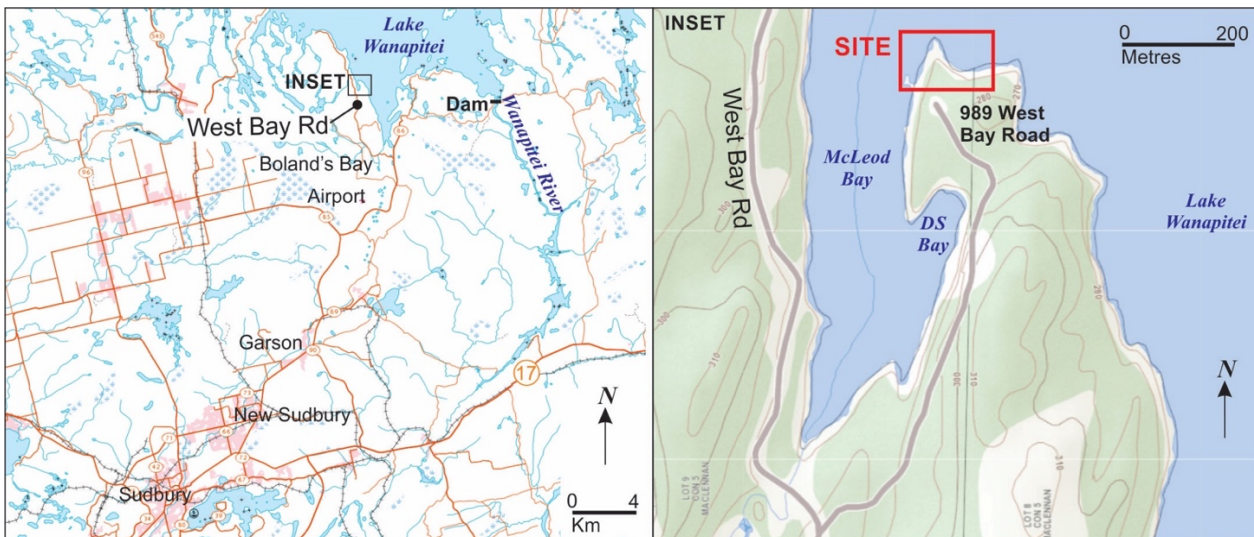
January 6, 2025

Re: 989 West Bay Road Lake Wanapitei shoreline erosion assessment. Ecoreg PN: 1106

Dear Mr. Soule,

This letter summarizes an assessment of shoreline stability that was undertaken along Lake Wanapitei at the property located at 989 West Bay Road, Garson, ON., herein referred to as “the site”. The site is located within the Region of Sudbury, along the southwest shoreline of Lake Wanapitei approximately 17 kilometres northeast of Garson and 30 kilometres northeast of Sudbury, Ontario (Figure 1). While every effort was made to investigate and accurately assess the erosion condition at the site, it is recommended that a qualified professional with experience in shoreline erosion processes be consulted before existing protective works are modified, or new structures are constructed.

Figure 1. Location of site investigated at 989 West Bay Road, Sudbury.



Introduction

The site is adjacent to a regulated waterbody (Wanapitei Lake). As a result, the regulatory agency (Conservation Sudbury) has required an erosion study to determine the erosion hazard along the lakeshore at the site in advance of the proposed redevelopment of the site. This technical memorandum presents the results of the erosion hazard assessment undertaken to investigate the shoreline erosion hazard at the site.

Scope of Work

A geomorphologic assessment was conducted at the site that supports the objective of determining shoreline erosion rates. The mechanism of erosion at this site is lacustrine (wave action). The following tasks were undertaken:

- Review background information, e.g., aerial imagery; topographical and geological mapping,
- Conduct historical assessment to document past shoreline alignments and to determine shoreline migration rates throughout the historical record, and
- Collect and analyse field data (topography, bathymetry, sediment characteristics, degree of vegetative control, etc.) to characterize to identify and characterize operative geophysical processes.
- Determine the predicted erosion hazard allowance (100-year rate of erosion).

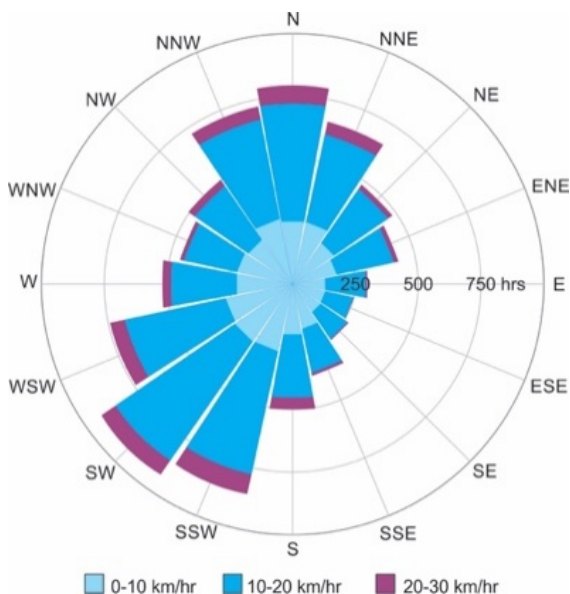
Background Information

Topographic and geological mapping was reviewed to characterize lands in the vicinity of the site. The lake at its outlet occupies a drainage area of 2,540 km² with flow to the south and toward the French River (OMNRF, 2025). The project site is located on the southwest shore of Wanapitei Lake near McLeod Bay. The terrain near the site is forested with numerous houses or cottages that were constructed on undulating bedrock with a local relief of approximately 10 m. Granular surface materials of sand and silt, where present, are thin and less than 1 m thick (Barnett and Bajc, 1999).

Wanapitei Lake is a regulated waterbody, with water levels controlled by a dam operated by Ontario Power Generation (OPG) located at the outlet of the lake. Median water levels in the lake peak at approximately 267.5 m, from approximately the beginning of May to the end of December each year. By early April, water levels drop to their annual low of approximately 265.7 m, a range of 1.8 m. Daily real-time lake water levels are published online by OPG (2025).

The longest fetch on the lake is in the north to south direction, which also corresponds to a prominent wind direction, as based on meteorological data available for Sudbury (Figure 2). Sustained winds of 30 km/hr or less from this direction occur approximately 9% of the year. Based on a fetch of 11 km and winds of 30 km/hr wave heights reach a significant wave height of 0.5 m, with further increases in wave height being limited by fetch (Swellbeat, 2025). The wave climate likely has sufficient energy to initiate shoreline erosion. The degree of erosion will depend on various factors, such as shoreline configuration and materials, depth of the nearshore zone, soils and vegetation, shore protection structures, and other controls. Owing to this possibility, additional investigations were undertaken.

Figure 2. Wind rose for Sudbury Region (Environment Canada, 2025)





Methods of Investigation

A variety of desktop and field techniques were applied to determine shoreline stability at the site, both historically (longer term) and present-day.

Historical Assessment

The historical assessment consisted of a desktop study that investigated changes to the shoreline orientation over time. Archival aerial images of the site were flown in 1946 and 2020. The 1946 image was able to be used because there were structures and prominent bedrock outcrops that were present on the 2020 image. Both images were imported into AutoCAD, overlaid, scaled, and aligned by correlating ground features that were clearly visible on both images. The shoreline was mapped for 1946 and 2020. A cottage and dock existed on site in 1946 and appear to be present in 2020, which simplified correlating the two images. The shoreline was mapped where visibility was not obstructed by tree cover.

The median shoreline erosion rate (m/yr) was determined photogrammetrically and multiplied by a factor of 100 to yield the 100 year erosion allowance, as per MNR (1996). Where the measured erosion rate was less than the image resolution of the available aerial imagery, then the higher of the two results was used. This minor deviation from the published guidelines is considered a conservative and appropriate modification.

Field Assessment

A shoreline erosion assessment was conducted along the lakeshore at the site. The purpose of this assessment was to search for evidence of erosion as well as the robustness of erosion controls or structures and other features that may either support or contradict the historical assessment.

The observations used to determine erosion conditions included measurement/observation of the following:

- Topographical transects
- Vegetation rooting depth and density
- Substrate material type
- Surface protection, such as beaches or shore protection works and condition

Shoreline topographical cross-sections were surveyed at the site with an engineering level and plotted to determine the slope of the nearshore, beach, and backshore, and to identify breaks in slope (inflections) that may indicate historical erosion scarps. At least one of the transects extended to a water depth that was considered below the influence of wave action (> 2 m depth). Observations were collected of substrate material.

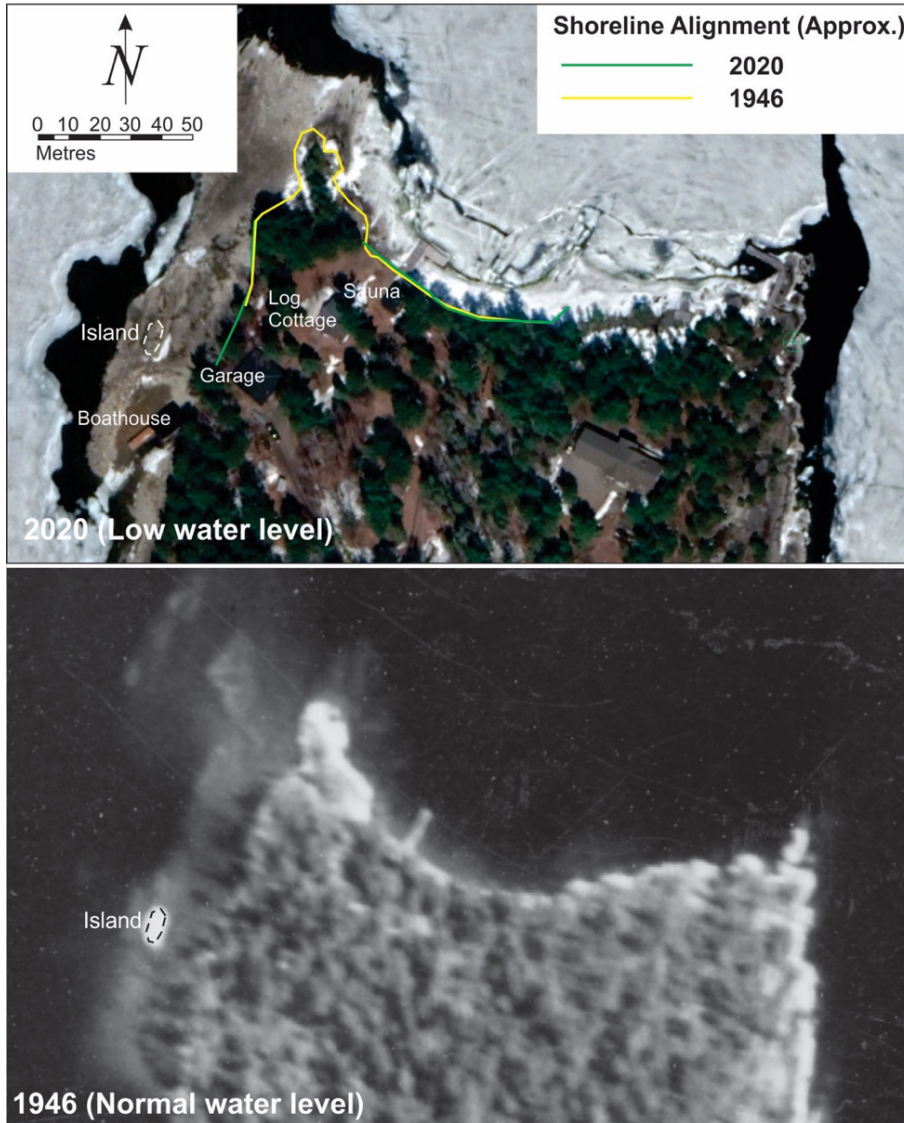
Results

The results of the historical assessment and field assessment are presented below.

Historical Assessment

There has been minimal change to the shoreline configuration at the project site over the period of record (1946-2020). The shoreline was visible on the 1946 imagery as there were fewer large trees at this time, and the 2020 imagery was obtained when trees were bare and ground features more easily observed. Archival aerial imagery (1946) indicates that a log cottage and dock was present at the project site at this time, as well as prominent bedrock headlands (Figure 3). The image resolution of the 1946 imagery is estimated to be 2 m.

Figure 3. 989 West Bay Road project site and current and historical shoreline alignments



Erosion Hazard Allowance

Based on the 1946 and 2020 aerial imagery, the existing cottage was located approximately 22 m from the shoreline (water’s edge). Close examination of the imagery indicated that the shoreline alignment did not appear to change over the 74 year period of record. The shoreline recession rate is considered below the 2 m limit of aerial imagery resolution over a period of 74 years, which equates to a recession rate of less than 0.027 m/yr.

In consideration of the limited resolution of the aerial imagery, the erosion hazard allowance (100-year erosion limit) was conservatively estimated to be 2.7 metres. The erosion rate is based on imagery dated on or before 2020 and therefore does not consider any future improvements to the existing shore protection structures. The erosion limit is offset from the elevation contour of 267.95 m, which is equivalent to the

maximum operating level of the OPG dam. This elevation is coincident with the elevation of the existing top of bank / erosion scarp that was observed on site.

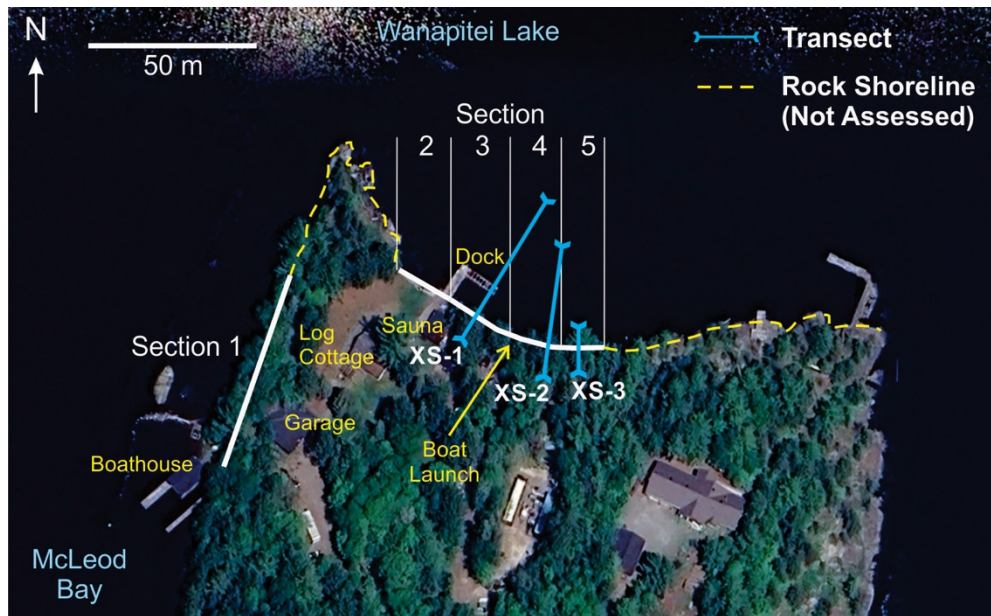
Field Assessment

A field inspection was conducted November 5, 2025. Based on this investigation, the shore was found to consist of five different shoreline types as based on type of shore protection, or lack thereof (Figure 4).

Shoreline Sections Delineated

- Section 1: Boulder toe (likely natural) at base of small bluff, facing McLeod Bay
- Section 2: Vertical concrete wall, approx. 0.8 m high, on bedrock
- Section 3: Vertical timber retaining wall 0.8 m high with small, protective beach
- Section 4: Natural beach and small erosion scarp with no artificial shore protection structures
- Section 5: Boulder revetment shore protection, 1 m thick and 3 m wide

Figure 4. Shore sections and transects at 989 West Bay Road project site.



Shore Section 1: Boulder Toe (Natural) - Approximate length: 70 m.

This section of shoreline on the west side of the property on McLeod Bay, consists of a 2-3 m bluff (Photo 1). The bluff is protected by a boulder toe approximately 0.5 m high and 1.5 m wide (Photo 2). The water in McLeod Bay in the nearshore zone is less than 1 m deep and consists of a bedrock shelf that extends approximately 50 m from the boulder toe into the lake. Shoreline erosion was not observed in this area and is not expected to be an issue given the shallow water and bedrock/boulder shoreline materials.

Photo 1. View west from top of gentle bluff



Photo 2. Boulder toe at base of bluff



Shore Section 2: Concrete Breakwall- Approximate length: 20 m.

Section 2 consists of shoreline that has been armoured with a vertical concrete breakwall approximately 0.8 m high and 0.5 m wide (Photo 3). The wall was constructed on a bedrock shelf which extends offshore approximately 10 m with water depths 1 m or less (Photo 4). The concrete wall appears to be present on the 1946 aerial imagery and may have been constructed for landscaping purposes and not to protect the shoreline, as the shore is well-protected by bedrock. The wall is weathered but otherwise appears to be in good condition with no large cracks or failures evident. Excessive erosion was not observed along this section of shoreline. There was no protective beach in front of the breakwall. There is a wooden dock, 3 m wide at the east end of the breakwall.

Photo 3. Dock and concrete breakwall on bedrock



Photo 4. Breakwall on bedrock substrate

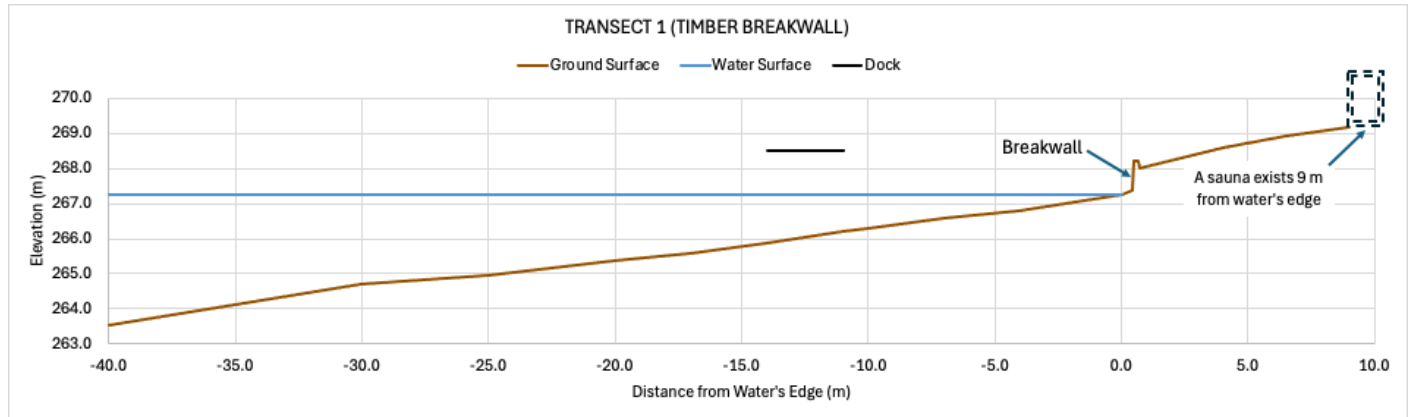


Shore Section 3: Timber Breakwall - Approximate length: 20 m.

This section of shore is protected with vertical breakwall (0.8 m high) made of square 4X4 inch timbers. There is a narrow beach at the base of the wall which may provide additional protection. The landowner reported that the structure was installed by the previous landowner around 1985. The base of wall is abraded, likely from repeated wave action, and both ends are well keyed into the shore with no evidence of flanking observed. Flanking is erosion behind shoreline protection that is caused by the adjacent shoreline not being protected adequately. The slope of the nearshore zone is gradual (8%), with the lake reaching a depth of 2 m approximately 40 metres offshore (Figure 5). The low water mark in winter is located approximately 15-20 m offshore, with the normal summer water level being depicted. Substrate materials

range from a mix of coarse gravel and cobble within 30 m of the shoreline to sandy materials in deeper water. A sauna is located 9 m from water's edge in front of this breakwall.

Figure 5. Transect at Shore Section 3, showing breakwall and dock.



The timber breakwall is in fair to good condition but was observed to have some defects. Some of the timbers do not appear to be adequately fastened to each other and as a result a short (~ 2 m) section of the wall has started to fall apart (Photo 5). The breakwall is permeable, due to gaps between the beams. This likely allows the piping of sediments from behind the wall, especially during wave events when water splashes over the top of the wall and seeps through the gaps. Moreover, it appears that the base of the wall is not countersunk into the beach sediments and that the lowest row of timbers is resting on top of the beach, leaving the structure vulnerable to undermining. Despite these shortcomings, the wall is in fair to good condition. This is likely because the wave energy along this section of the lakeshore has not been sufficient to result in significant damage to the structure.

One disadvantage of vertical breakwalls is their tendency to reflect wave energy offshore which can result in both vertical and horizontal scour that diminishes the size and effectiveness of the protective beach (Canadian Home Inspection Services, 2025). When the scour is severe, it may undermine the breakwall, leading to failure.

A narrow protective beach was observed in front of the breakwall, indicating that some horizontal and vertical scour is occurring. The beach is 2 m wide at the east end of the wall and tapers to a width of zero at the west end of the wall at the dock. The scour is likely exacerbated at the west end of the breakwall where concrete steps have been placed at the waterline, providing two hard surfaces upon which waves are reflected. Despite the narrow beach, indicating that scour is occurring, there was no indication that the breakwall is being undermined. The abrasion of the timber indicates that wave energy at this location is capable of mobilizing beach sediments (sand and gravel) but that it is not severe enough to result in vertical scour capable of undermining the breakwall. Removal of the concrete steps should be considered to reduce the potential for scour. The 90-degree corner at the east end of the wall (left side of Photo 5) wraps around the base of the slope and is considered to provide adequate protection of the structure at the boat launch.

Photo 5. Timber wall with protective beach. Partially collapsed portion of wall near middle.



Photo 6. Wall sits on beach and is not counter sunk. Timber somewhat worn by abrasion, but otherwise in good condition.



Shore Section 4: Natural Beach - Approximate length: 15 m.

This section of shoreline is natural with no artificial protection. Observations at this site appear to confirm the low rates of shoreline erosion as indicated by the historical assessment. There is a small (3-4 m wide) gravelly beach at this location, the top of which terminates at a small erosion scarp that is up to 0.5 m high (Photo 7). The beach helps to protect the scarp from erosion. The shoreline and uplands beyond the scarp slope gently upward. The uplands are well treed, and the soils sandy, deeply, and densely rooted. There were no fallen or leaning trees to suggest recent shoreline recession. The scarp is often poorly defined, indicating that the rate of shoreline retreat is likely low. There are numerous scattered boulders near the waterline and top of the beach that likely provide some degree of erosion protection.

Figure 6. Transect at Shore Section 4, showing gravel beach and erosion scarp.

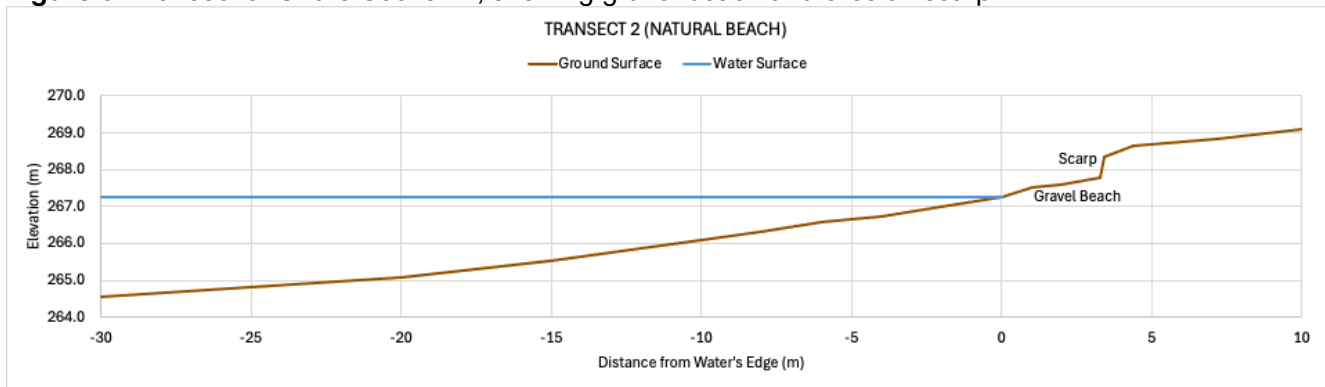


Photo 7. Gravel beach and boulder material and woody debris with erosion scarp at top of image



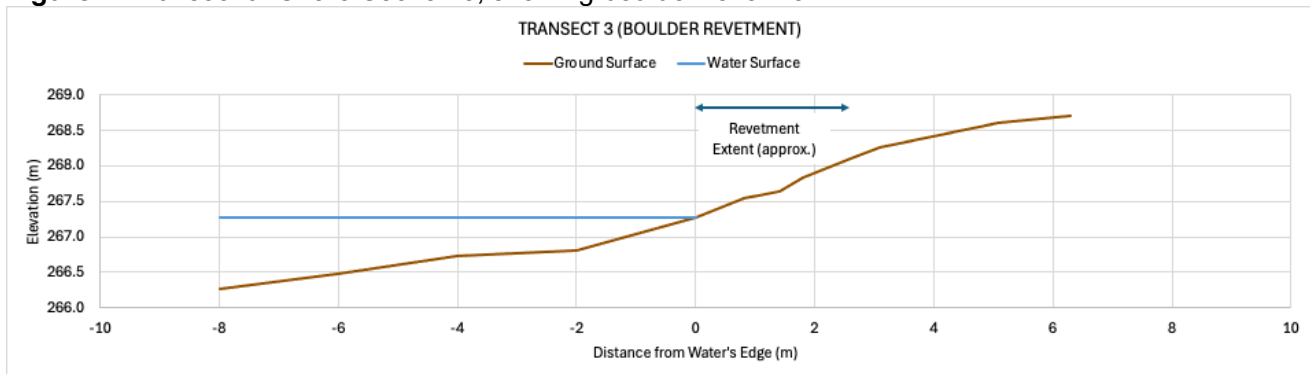
Photo 8. Boat launch, west side of this shore large section



Shore Section 5: Boulder Revetment - Approximate length: 10 m.

This section of shoreline has been armoured with a revetment made of boulders (~30 cm diameter). The revetment is approximately 1 m thick and 3 m wide (Figure 7). This feature was surveyed because it appears to be in good, stable condition and provides shore protection. The revetment has a slope of approximately 18% and its good condition indicates that it adequately dissipates wave energy. Moreover, the interstitial spaces between the boulders are likely to provide aquatic habitat that is superior to a vertical breakwall.

Figure 7. Transect at Shore Section 5, showing boulder revetment.



One possible concern with the revetment is that the west end ends abruptly and is not adequately keyed into the bank material to minimize the risk of flanking/erosion. When installing shore protection structures, it is recommended to avoid gaps in protection. It is therefore worth considering extending the boulder revetment ~15 m to the west toward the boat launch and wrapping it around a small embankment on the east side of the launch, as was done with the timber breakwall on the west side of the boat launch.

Photo 9. Boulder revetment that ties into bedrock shore at top left



Photo 10. Revetment-beach transition



Summary

There is a mix of shoreline protection being used along a 65 m length of Lake Wanapitei shoreline, including the use of two different types of breakwalls, a boulder revetment, and no protection (Table 1). The structures are at least 40 years old but continue to be in fair to good condition. The minimal shore erosion observed indicates that the wave energy at this location has not been sufficient to substantially erode the shoreline or to severely damage these structures despite their advanced age. Nevertheless, improvements are suggested below to minimize the potential for shoreline erosion at this site.

Table 1. Summary of the characteristics and condition of shoreline protection works.

Shore Section	Lakefront	Type Shore Protection	Length (m)	Condition of Shore/Structures
1	McLeod Bay	Boulder toe (Natural)	70	No erosion or instability observed
2	Wanapitei Lake	Concrete Breakwall	20	No erosion or instability observed
3	Wanapitei Lake	Timber Breakwall	20	Fallen timbers; base not countersunk; porous structure (possible piping); minor to moderate abrasion and wear
4	Wanapitei Lake	Gravel Beach (Natural)	15	Scarp indicates erosion ongoing; gravel beach likely protects shore from erosion; poor definition of erosion scarp indicates rate of retreat is low
5	Wanapitei Lake	Boulder Revetment	10	No erosion or instability observed

The principal concerns from this assessment regarding the existing shore protection works include:

1. The protection works are varied and discontinuous. Gaps in shore protection may increase the risk of flanking or failure of existing structures.
2. The timber breakwall (Shore Section 3) appears improperly constructed: some of the beams were unsecured to each other and the wall is starting to fall apart in places; gaps between the horizontal beams may result in the gradual piping (migration) of soils from behind the wall; the wall is not countersunk into beach sediments which may increase the risk of undermining and failure.

Transects were surveyed along the three sections of shoreline where improvements are suggested (Sections 3, 4, and 5). It is suggested that if the shoreline is to be protected, that a single design be adopted and installed to protect the shoreline. The boulder revetment is a suggested option to consider for several reasons:

1. The existing revetment appears to be working as intended, and may be used to guide installation,
2. The length of shoreline to protect is small (35 m), although the timber wall will need to be removed if repairs are not possible,
3. Boulders should be relatively easy to source and install by hand,
4. A boulder revetment is expected to absorb wave energy and minimize vertical scour more effectively than a vertical breakwall,
5. Boulders have a natural appearance and exist naturally on the site (Shore Section 1), and
6. A boulder revetment is expected to provide improved aquatic and/or terrestrial habitat compared to a breakwall.

Shore erosion on the site is not considered to be excessive, but Shore Sections 3 and 4 may require erosion protection. Transects were surveyed in Sections 3, 4, and 5 (Figure 8) and were overlaid for comparison purposes. The three transect plots allow the configuration and effectiveness of the different shoreline management techniques to be visualized, which may be helpful to decision making at this site.

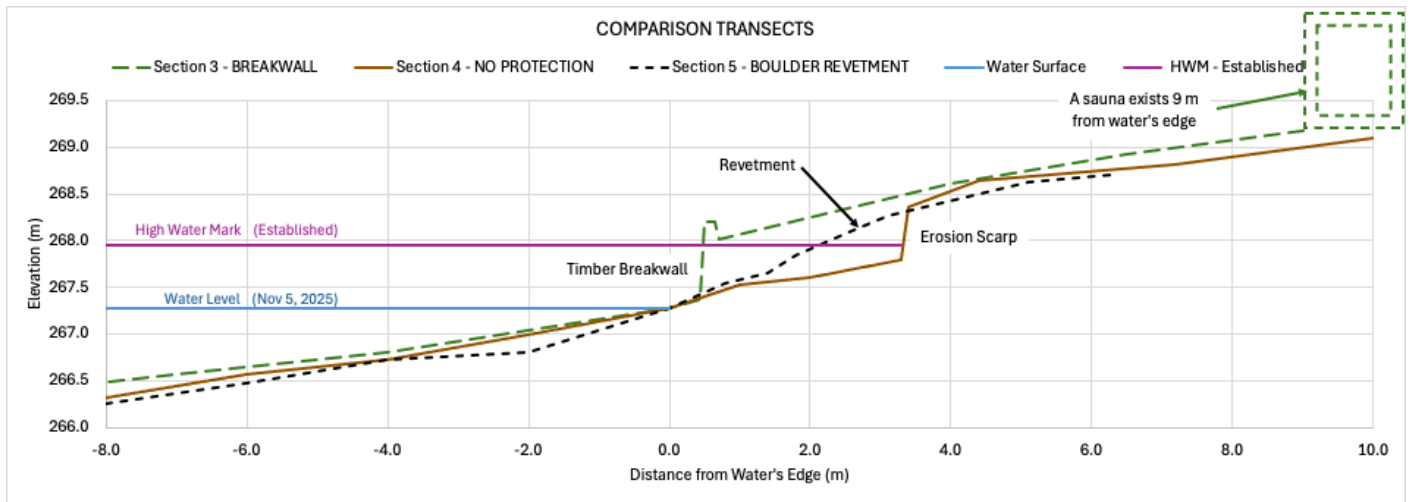
The three shoreline transects were overlaid to illustrate how the topography and effectiveness of the shore protection works compares:

The timber wall (Section 3), because of its design, must bear the full brunt of the available wave energy, and the structure is showing signs of wear and minor scour at the base of the wall. Ongoing monitoring and maintenance of this structure is recommended if it is to continue providing adequate protection.

The presence of a scarp in Section 4 indicates that there is sufficient wave energy at the site to initiate shoreline erosion, but the poor definition of the scarp, as well as the results of the historical assessment, indicate that the rate of shoreline retreat is low. The rate of shoreline retreat has likely been tempered by the presence of a protective gravel beach.

The boulder revetment (Section 5) appears to be functioning as intended with no excessive shoreline erosion observed and the structure had a natural appearance that blended well into the surroundings. The surface of the revetment slopes gradually from the waterline to the upland surface, providing a larger and rougher surface to absorb wave energy.

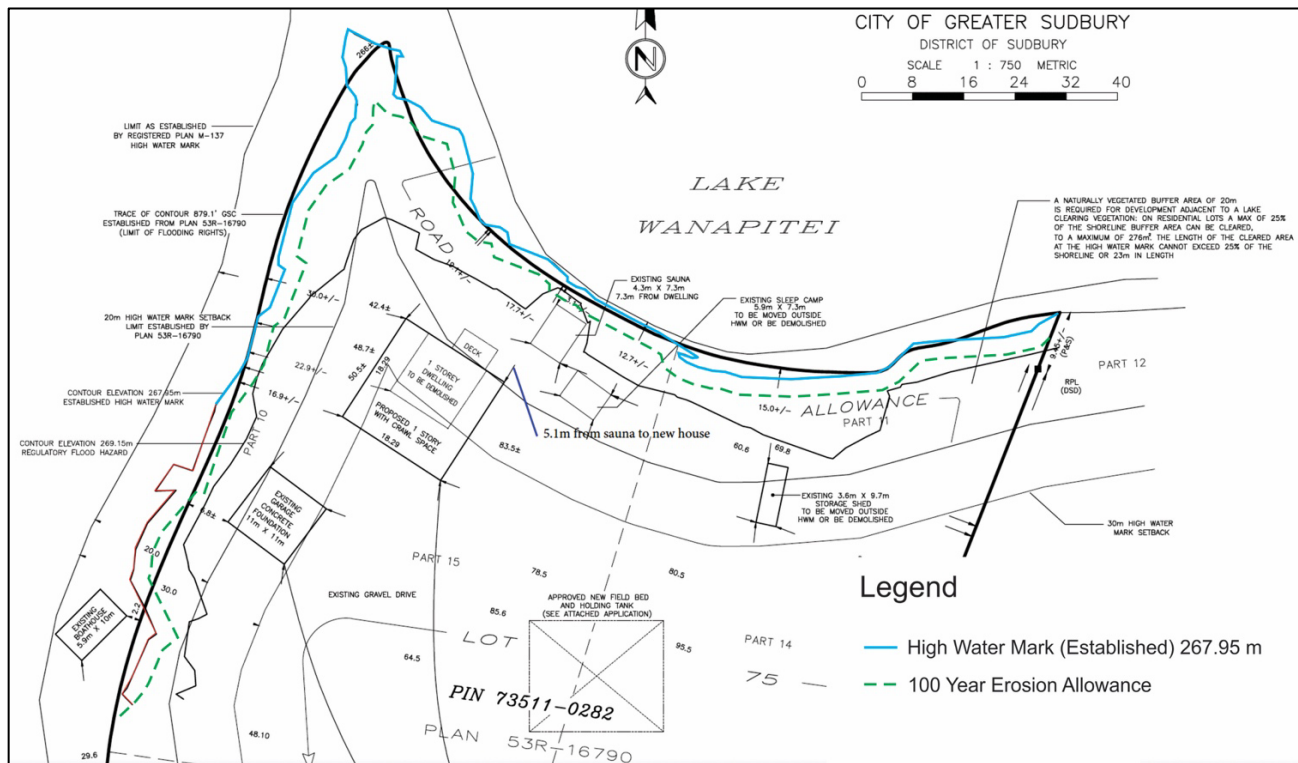
Figure 8. Composite view of shoreline transects in Sections 3, 4 and 5.



Vertical Exaggeration: 2.7

The erosion limit is offset from the elevation contour of 267.95 m, which is equivalent to the maximum operating level of the OPG dam. This elevation represents the established high water mark and is coincident with the location and elevation of existing shore protection structures (timber crib wall and revetment) as well as the erosion scarp that was observed along the section of shoreline that was not protected. The location of the erosion allowance on site is depicted in Figure 9.

Figure 9. Location of 100 Year Erosion Allowance on site.



Conclusions and Recommendations

Wave energy on Wanapitei Lake at the site is not severe despite having a fetch of 11 kilometers. The lower energy is indicated by the low rate of shoreline recession and further supported by field observations of the shoreline and the fair to good condition of existing shoreline protection works that have been present for at least 40 years. In consideration of this, shoreline management recommendations are made below to increase the likelihood that existing structures will function as intended and protect the shoreline and upland structures.

1. The photogrammetric shoreline erosion rate is smaller than the estimated resolution of the aerial imagery of 2 m. Two metres measured over the 74 years of the imagery (1946 and 2020) indicates that the rate of erosion is no more than $2 \text{ m} / 74 \text{ yr} = 0.027 \text{ m/yr}$. The 100-year erosion allowance is therefore not expected to exceed 2.7 metres. This allowance is based on current shoreline conditions and without any improvements to existing shore protection works.
2. A professional who is qualified in the installation and maintenance of shore protection works should be consulted prior to the installation of new structures or the repair of existing ones.
3. Permits may be required from multiple levels of governments prior to the undertaking of works.
4. Remove the concrete steps in front of the timber breakwall at the dock. These steps likely exacerbate wave reflection and local scour near the dock, which has reduced the size of the protective beach in front of the timber breakwall at this location. If steps are desired, then consider using an open design that reflects less wave energy.
5. The timber breakwall in Shore Section 3 is currently in a state of disrepair. It is recommended that improvements be made to this structure to repair fallen/loose timbers. The issue of sediment piping and undermining of the breakwall will likely require the input of a professional, as indicated above.
6. If restoring the timber breakwall is not feasible or the time comes for it to be replaced, one option is to replace the wall with a boulder revetment, as in Shore Section 5. The revetment design appears to function well on site, minimizes scour, looks natural, and is likely to require minimal maintenance.
7. It is recommended that there be no gaps in shore protection at the site. The boulder revetment that exists in Shore Section 5 may be extended to protect 15 m of shorefront at Shore Section 4, which currently is not protected. This is to protect the shoreline, as well as the existing revetment.

References

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Ontario Power Generation (OPG) 2005. Wanapitei Lake Control Dam. Water Levels. Online resource at www.water.opg.com accessed November 2025.

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Sincerely,

Ecoreg Solutions

A handwritten signature in black ink, appearing to read "Trevor Chandler", followed by a period.

Trevor Chandler, M.Sc., P.Geo.

Fluvial Geomorphologist, Sr. Project Manager

████████████████████
279 Woolwich St., Guelph, ON

GEORGE'S FILE

Application for a Permit to Construct or Demolish

This form is authorized under subsection 8(1.1) of the *Building Code Act, 1992*

For use by principal authority			
Application number:		Permit number (if different):	
Date received (YYYY-MM-DD):		Roll number:	
Application submitted to: Public Health Sudbury & Districts (Name of municipality, upper-tier municipality, board of health or conservation authority)			
A: Project information			
Building number, street name: 989 WEST BAY RD		Unit number:	Lot/con.: 819/5
Municipality: SUD		Postal code:	
Plan number/other description: 53R-16790 PTS 2, 4-8, 10, 11, 14, 15			
Project value est. \$:		Area of work (m ²):	
B: Purpose of application			
<input checked="" type="checkbox"/> New construction <input type="checkbox"/> Addition to an existing building <input type="checkbox"/> Alteration/repair <input type="checkbox"/> Demolition <input type="checkbox"/> Conditional permit			
Proposed use of building: RESIDENTIAL			
Current use of building: COTTAGE			
Description of proposed work: IN GROUND FILTER BED			
C: Applicant			
Applicant is: <input checked="" type="radio"/> Owner OR <input type="radio"/> Authorized agent of owner			
Last name: SOLLE		First name: GEORGE	Corporation or partnership:
Street address: 241 SHAUGHNESSY ST		Unit number:	Lot/con.:
Municipality: SUD		Postal code: P3E 3E8	Province: ON
Email:	Telephone:	Fax:	Cell:
D: Owner (if different from applicant)			
Last name:		First name:	Corporation or partnership:
Street address:		Unit number:	Lot/con.:
Municipality:		Postal code:	Province:
Email:	Telephone:	Fax:	Cell:

E. Builder (Optional)			
Last name:	First name:	Corporation or partnership (if applicable):	
Street address:		Unit number:	Lot/con.:
Municipality:		Postal code:	Province:
Email:	Telephone:	Fax:	Cell:

F. Taron Warranty Corporation (Ontario New Home Warranty Program)	
i. Is proposed construction for a new home as defined in the <i>Ontario New Home Warranties Plan Act</i> ? If no, go to section G.	<input type="radio"/> Yes <input type="radio"/> No
ii. Is registration required under the <i>Ontario New Home Warranties Plan Act</i> ?	<input type="radio"/> Yes <input type="radio"/> No
iii. If yes to (ii) provide registration number(s):	

G. Required Schedules
i) Attach schedule 1 for each individual who reviews and takes responsibility for design activities.
ii) Attach schedule 2 where application is to construct on-site, install or repair a sewage system.

H. Completeness and compliance with applicable law	
i. This application meets all the requirements of clauses 1.3.1.3 (5) (a) to (d) of Division C of the Building Code (the application is made in the correct form and by the owner or authorized agent, all applicable fields have been completed on the application and required schedules, and all required schedules are submitted). Payment has been made of all fees that are required, under the applicable by-law, resolution or regulation made under clause 7(1)(c) of the <i>Building Code Act, 1992</i> , to be paid when the application is made.	<input checked="" type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> Yes <input type="radio"/> No
ii. This application is accompanied by the plans and specifications prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> .	<input checked="" type="radio"/> Yes <input type="radio"/> No
iii. This application is accompanied by the information and documents prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> which enable the chief building official to determine whether the proposed building, construction or demolition will contravene any applicable law.	<input checked="" type="radio"/> Yes <input type="radio"/> No
iv. The proposed building, construction or demolition will not contravene any applicable law.	<input checked="" type="radio"/> Yes <input type="radio"/> No

I. Declaration of applicant	
<p><u>GEORGE SOULE</u> declare that:</p> <p>(print name)</p> <p>1. The information contained in this application, attached schedules, attached plans and specifications, and other attached documentation is true to the best of my knowledge.</p> <p>2. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership.</p>	
<p><u>01/30/21</u></p> <p>Date (YYYY-MM-DD):</p>	<p><u>[Signature]</u></p> <p>Signature of applicant</p>

Personal information contained in this form and schedules is collected under the authority of subsection 8(1.1) of the *Building Code Act, 1992*, and will be used in the administration and enforcement of the *Building Code Act, 1992*. Questions about the collection of personal information may be addressed to: a) the Chief Building Official of the municipality or upper-tier municipality to which this application is being made, or, b) the Inspector having the powers and duties of a chief building official in relation to sewage systems or plumbing for an upper-tier municipality, board of health or conservation authority to whom this application is made, or, c) Director, Building and Development Branch, Ministry of Municipal Affairs and Housing 777 Bay St., 2nd Floor, Toronto, M5G 2E5 (416) 585-6666.

Schedule 1: Designer Information

Use one form for each individual who reviews and takes responsibility for design activities with respect to the project.

A. Project information			
Building number, street name: <u>989 WEST-PRY RD</u>		Unit number:	Lot/con.: <u>879/5</u>
Municipality: <u>SUD</u>		Postal code:	
Plan number/other description: <u>5.3R-16790 PT. 2 4-8 10 11 14 15</u>			
B. Individual who reviews and takes responsibility for design activities			
Name: <u>ED WIERZBICKI</u>		Firm: <u>SEWAGE SYSTEMS BY DESIGN</u>	
Street address: <u>1532 STILLBROOK PL</u>		Unit number:	Lot/conc:
Municipality: <u>SUD</u>		Postal code: <u>R3A5J8</u>	Province: <u>ON</u>
Email:	Telephone:	Fax:	Cell: [REDACTED]
C. Design activities undertaken by individual identified in Section B. Building Code Table 3.5.2.1. of Division C			
<input type="checkbox"/> House	<input type="checkbox"/> HVAC: House	<input type="checkbox"/> Building structural	
<input type="checkbox"/> Small buildings	<input type="checkbox"/> Building services	<input type="checkbox"/> Plumbing: House	
<input type="checkbox"/> Large buildings	<input type="checkbox"/> Detection, lighting and power	<input type="checkbox"/> Plumbing: All buildings	
<input type="checkbox"/> Complex buildings	<input type="checkbox"/> Fire protection	<input checked="" type="checkbox"/> On-site sewage systems	
Description of designer's work: <p style="text-align: center; font-size: 1.2em;"><u>IN GROUND FILTER BED</u></p>			
D. Declaration of designer			
I, <u>ED WIERZBICKI</u> declare that (choose one as appropriate): (print name)			
I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories. Individual BCIN: <u>38121</u> Firm BCIN: _____			
I review and take responsibility for the design and am qualified in the appropriate category as an "other designer" under subsection 3.2.5. of Division C, of the Building Code. Individual BCIN: _____ Basis for exemption from registration: _____			
The design work is exempt from the registration and qualification requirements of the Building Code. Basis for exemption from registration and qualification: _____			
I certify that:			
1. The information contained in this schedule is true to the best of my knowledge.			
2. I have submitted this application with the knowledge and consent of the firm.			
<u>Nov. 2 / 21</u> Date (YYYY-MM-DD):		<u>[Signature]</u> Signature of designer	

NOTE: 1. For the purposes of this form, "individual" means the "person" referred to in Clause 3.2.4.7(1) (c) of Division C, Article 3.2.5.1. of Division C, and all other persons who are exempt from qualification under Subsections 3.2.4. and 3.2.5. of Division C.
2. Schedule 1 is not required to be completed by a holder of a license, temporary license, or a certificate of practice, issued by the Ontario Association of Architects. Schedule 1 is also not required to be completed by a holder of a license to practise, a limited license to practise, or a certificate of authorization, issued by the Association of Professional Engineers of Ontario.

RESIDENTIAL SEWAGE APPLICATION

Health Protection Division
 1300 Paris Street, Sudbury, ON P3E 3A3
 Tel: 705.522.9200, ext. 398
 Fax: 705.677.9607
 QBCEnquiries@phsd.ca



Public Health
Santé publique
SUDBURY & DISTRICTS

Please print clearly	For office use only
Property description District: <u>SUD</u> Municipality: <u>SUD</u> Township: <u>MacLENNAN</u> House No./Street/Road: <u>989 WEST BAY RD</u> City: <u>SKEAD</u> Lot: <u>839</u> Conc: <u>5</u> Parcel: Plan No.: <u>RP53R/6790</u> Sublot: <u>PTS 2, 4-8, 10, 11, 14</u> PIN: <u>73511-0282</u> Other: Lot dimensions: <u>IRREGULAR</u> <u>3.4 AC.</u> Frontage (m): Depth (m): Area (m): <u>1.4 HA</u> Is the property or part of the property in a flood plain? <input type="radio"/> Yes <input checked="" type="radio"/> No	Permit No.: Date received: (YYYY-MM-DD) Receipt No.: Fee amount: Method of payment: <input type="checkbox"/> Cash <input type="checkbox"/> Debit <input type="checkbox"/> Cheque <input type="checkbox"/> Visa <input type="checkbox"/> MasterCard <input type="checkbox"/> Money order

Water supply (Check type proposed/existing)

Municipal
 Drilled well
 Point
 Dug well
 Depth of well: _____ (m)

Other (State): LAKE

Zoning approval: Check 1, 2 or 3 below

1. The property is located in a Township under the jurisdiction of the Sudbury East Planning Board, the Manitoulin Planning Board, or the Ministry of Municipal Affairs & Housing.
 Letter of conformity Attached

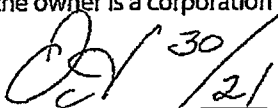

2. The property is located in an "Organized Township"
 To be stamped by local Building Department and/or signed by the Building Inspector.

CGS BUILDING SERVICES
 Date: Jan 21 '15 ASEC
3rd Permitted
No new permits submitted to date.
 (Building official to stamp according to Municipality/Township)

3. Located in an "Unorganized Township"
 Township not under the jurisdiction of a Planning Board or Ministry of Municipal Affairs & Housing.

No Stamp or Zoning Conformity Required

Schedule 2: Sewage System Installer Information

A: Project information			
Building number, street name: <u>989 WEST BAY RD.</u>		Unit number:	Lot/con.: <u>8+9 / 5</u>
Municipality: <u>SUD</u>		Postal code:	
Plan number/other description: <u>53R-16790 Pts 2 4-8 10 11 14 15</u>			
B: Sewage system installer			
Is the installer of the sewage system engaged in the business of constructing on-site, installing, repairing, servicing, cleaning or emptying sewage systems, in accordance with Building Code Article 3.3.1.1, Division C?			
<input type="radio"/> Yes (Continue to section C) <input checked="" type="radio"/> No (Continue to section E) <input type="radio"/> Installer unknown at time of application (Continue to section E)			
C: Registered installer information (where answer to B is "Yes")			
Name:		BCIN:	
Street address:		Unit number:	Lot/con.:
Municipality:		Postal code:	Province:
Email:	Telephone:	Fax:	Cell:
D: Qualified supervisor information (where answer to section B is "Yes")			
Name of qualified supervisor(s)		Building Code identification number (BCIN)	
E: Declaration of applicant			
I <u>GEORGE SOULLE</u>		declare that:	
(print name)			
<input checked="" type="checkbox"/> I am the applicant for the permit to construct the sewage system. If the installer is unknown at time of application, I shall submit a new Schedule 2 prior to construction when the installer is known;			
OR			
<input type="checkbox"/> I am the holder of the permit to construct the sewage system, and am submitting a new Schedule 2, now that the installer is known.			
I certify that:			
1. The information contained in this schedule is true to the best of my knowledge.			
2. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership.			
 Date (YYYY-MM-DD): <u>01/30/21</u>		 Signature of applicant	

Site evaluation		Sub-surface / Conditions observed		
Date (YYYY-MM-DD): <u>Oct 30 / 21</u> Time: <u>2:30 PM</u>		Rock & GWT ↓	-0-	Soil Type <u>SAND</u> T-5 ^{mins} / cm ↓
Name: <u>ED WIERZBICKI</u>			-0.6-	
Signature: <u>E. Wierzbicki</u>			-0.9-	
		-1.2-		
		-1.5-		

Plumbing Complete the following table				
Description	Total # x	Fixture units	=	Total fixture units
Example only: Potato peeler	2	3	=	6
Bathroom group (1 water closet, 1 hand basin, and 1 bathtub/shower)	3	6	=	18
Water closets (Flush tank toilet)	2	4	=	8
Each sink or wash basin	3	1.5	=	4.5
Bathtub and/or shower		1.5	=	
Dishwasher	1	1.5	=	1.5
Clothes washing machine	1	1.5	=	1.5
Single or double laundry tub	1	1.5	=	1.5
Other: _____			=	
Other: _____			=	
Total fixture units:			=	35

Single family residence

1. Number of bedrooms: 3

2. Total floor area: 240 m²

3. Total fixture units: 35

4. Daily sewage flow: 2400

Calculation of total daily sewage flow (DSF) see page 9 in information package.

OR

Multiple-family dwelling

1. Number units/apartments: _____

2. Number of units with floor area greater than 200 m²: _____

3. Number of units with total fixture units greater than 20: _____

4. Number bedrooms per unit: _____
(e.g. 3-2 bedroom 2-1 bedroom)

Daily sewage flow: _____

Calculation of daily sewage: _____

Sewage system to be constructed in: a) Existing on-site soils OR Imported fill
 b) Percolation time of existing soils (Attach perc. test logs or grain size analysis report): T = 5 Min/cm
 c) Percolation time of imported fill: T = FILTER SAND Min/cm Name of pit providing fill: ETHIER

Proposed to construct:

Replace septic tank only Concrete Polyethylene Size (L) _____
 Class 4 leaching bed
 Use existing septic tank OR New CSA standard: Concrete Polyethylene Size (L) _____
 Total length of pipe (m) _____ Number of runs of pipe _____ Header OR Distribution box
 Dug into existing soil OR Raised Method of detection: _____
 Soil mantle required? No Yes If yes, state percolation time of mantle _____ Min/cm Mantle area (m²) _____
 Is a pump required? Yes No If yes, state discharge/cycle (L) _____

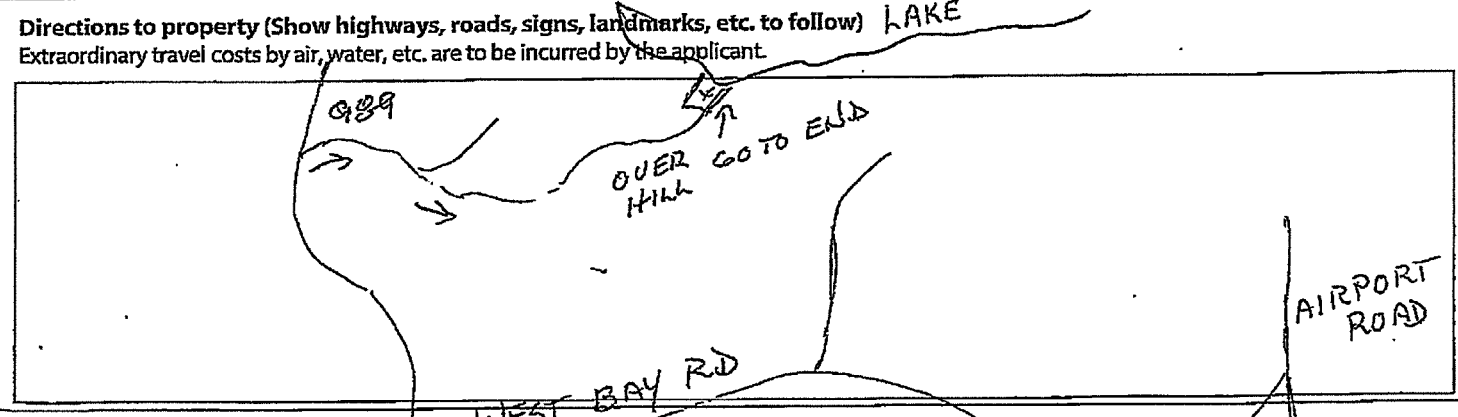
Class 4 filter bed: Proof of approved filter material must be provided
 Use existing septic tank OR New CSA standard: Concrete Polyethylene Size (L) 4970
 Filter bed area (m²) 40 Contact area (m²) 40
 Dug into existing soil OR Raised Method of detection: REBAR
 Soil mantle required? No Yes If yes, state percolation time of mantle _____ Min/cm Mantle area (m²) _____
 Is a pump required? Yes No If yes, state discharge/cycle (L) _____

Class 4 type A dispersal bed: Proof of approved sand material must be provided
 Use existing septic tank OR New CSA standard: Concrete Polyethylene Size (L) _____
 Stone layer area (m²) _____ Sand layer area (m²) _____ Soil mantle area (m²) _____
 Percolation time of mantle _____ Manufacturer's name and model _____

Other system
 Describe: _____
 Is a pump required? Yes No If yes, state discharge/cycle (L) _____

Class 5 (Holding tank) State O.B.C. exemption: _____ (Attach pump-out contract with licensed sewage hauler)
 Tank is: Concrete Polyethylene Other: _____ Size (L) _____
 Alarm must be audio and visual Describe: _____

Prior to construction, arrange for an inspector to inspect the proposed site and approve the sewage system proposal.



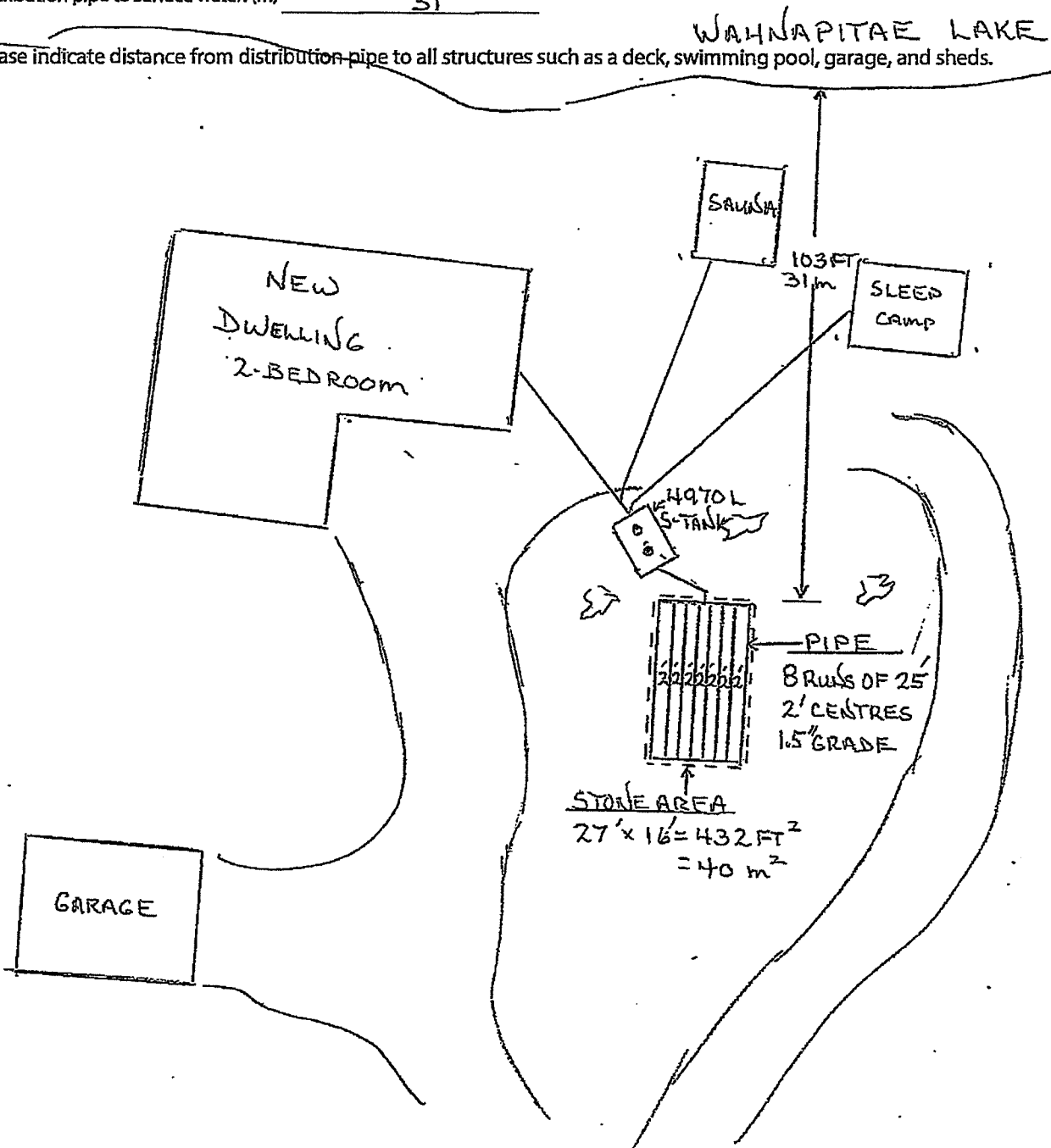
NOT TO SCALE Site plan: See appendix D

Distances:

Distribution pipe to building(s): (m²) 10⁺
 Distribution pipe to lot lines: (m) 30
 Distribution pipe to well: (m) N/A
 Distribution pipe to neighbours' well: (m) N/A
 Distribution pipe to surface water: (m) 31

Septic tank/Treatment unit to building(s): (m) 8⁺
 Septic tank/Treatment unit to lot lines: (m) 30⁺
 Septic tank/Treatment unit to well: (m) N/A
 Septic tank/Treatment unit to surface water: (m) 90' 27m

Please indicate distance from distribution pipe to all structures such as a deck, swimming pool, garage, and sheds.

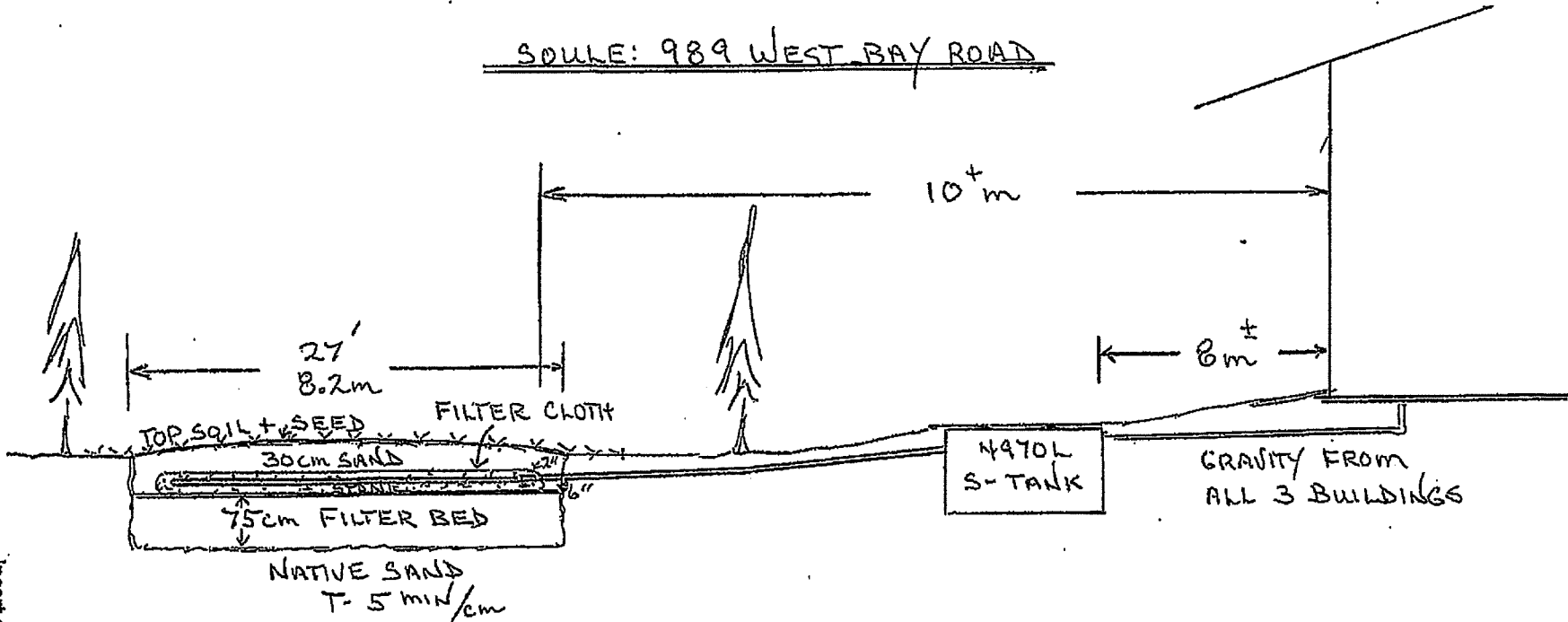


Note: Please indicate dimensions of bed, length of runs, and distance between pipes.

Test hole available for inspection? Yes No

If "No", the Owner/Agent/Designer/Contractor is required to call the public health inspector for an appointment.

SOULE: 989 WEST BAY ROAD



Page 9 of 10

Insert diagram

Side view/Cross section diagram required

DETAILS: FILTER BED: STONE AREA: $27 \times 16 = 432 \text{ FT}^2 = 40 \text{ m}^2$

6" UNDER PIPE, 2" OVER PIPE, COVERED WITH FILTER CLOTH

PIPE: 8 RUNS OF 25', 2' CENTRES, 1.5" GRADE

* HEADERS - SOLID PIPE

* SUBSURFACE DETECTION - "REBAR"

* FILTER SAND RECEIPTS REQUIRED

Agent authorization

I, the owner hereby authorize: (Print agent's name) _____

to act as the official agent respecting the attached application for a permit under Part 8 of the Ontario Building Code.

- Public Health Sudbury & Districts is hereby authorized to release any permits, documents, or information respecting the subject property to the said agent.
- I understand that it will be the owner/agent and contractor that share responsibility for ensuring that all work is carried out in accordance with this Permit, the *Building Code Act* and Public Health Sudbury & Districts' by-laws.

Owner(s) signature

Date (YYYY-MM-DD)

Note:

- The public health inspector will return all applications that are incomplete or unsigned.
- This application cannot be altered and must be completed in full: Additional information or revised calculations/diagrams may be submitted on separate work sheets.
- This application does not constitute a permit.
- No work shall commence until a permit has been issued.

Public Health Sudbury & Districts use only

Proposal meets Ontario Building Code requirements: Yes No

Comments:

Sewage system inspector's signature

Date (YYYY-MM-DD)

Sewage system
inspector's notes:

To meet public health requirements, any personal information on this form is collected under the authority of one or more of the following (as amended) and related regulations: *Health Protection and Promotion Act, R.S.O. 1990; Smoke Free Ontario Act, S.O. 2017; Skin Cancer Prevention Act, 2013, S.O. 2013; Healthy Menu Choices Act, 2015, S.O. 2015; Safe Drinking Water Act, 2002, S.O. 2002; Ontario Building Code Act, 1992, S.O. 1992; Funeral, Burial and Cremation Services Act, 2002, S.O. 2002; Environmental Protection Act, R.S.O. 1990; Regulated Health Professions Act, 1991, S.O. 1991; and in compliance with the *Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990* and the *Personal Health Information Protection Act, 2004, S.O. 2004*. Questions about this collection should be directed to the Program Manager at Public Health Sudbury & Districts, 1300 Paris Street, Sudbury, ON P3E 3A3, 705.522.9200, ext. 398.*

O: June 2002
R: April 2020



Wednesday, November 3, 2021

Ed Wierzbicki
1532 Stillbrook Place
Sudbury, ON
P3N 1G2

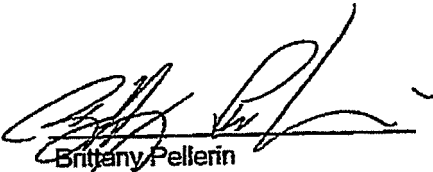
RE: SUD-21001927-A0 EXP Services Inc: Lab # 98547
Grain Size Analysis and Estimated Percolation (T) Time
Re: George Soule
989 West Bay Rd.
McClennan Twp M-137 Lots 74 & 75

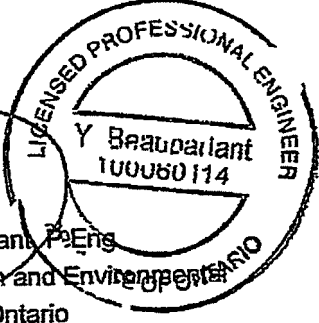
On **November 1, 2021**, a soil sample was delivered to EXP Services Inc.(EXP) for a grain size analysis to determine an estimated percolation time (T), as an indication of the suitability of this soil for use within a Class 4 Sewage System. Based on the results of the attached grain size analysis, the sample tested is predominately sand, some gravel, trace silt with an estimated percolation time "T" of 2-5 min/cm. (use "T" of 5 min/cm for design)

The soil properties indicated on the attached sheet are representative only of the sample delivered to our facilities. It must be noted that the permeability and percolation rates have been estimated based on an approximate relationship of soil types as determined by the grain size distribution test conducted. Variability of soil types and actual performance of in-situ soils may vary across the site.

Should you have any questions or require further clarification, please do not hesitate to contact the undersigned.

Yours truly,
EXP Services Inc


Brittany Pellerin
Soil Laboratory Team Lead
Materials Testing


Reviewed by:
Yves Beauparlant, P.Eng.
Manager, Earth and Environmental
Northeastern Ontario



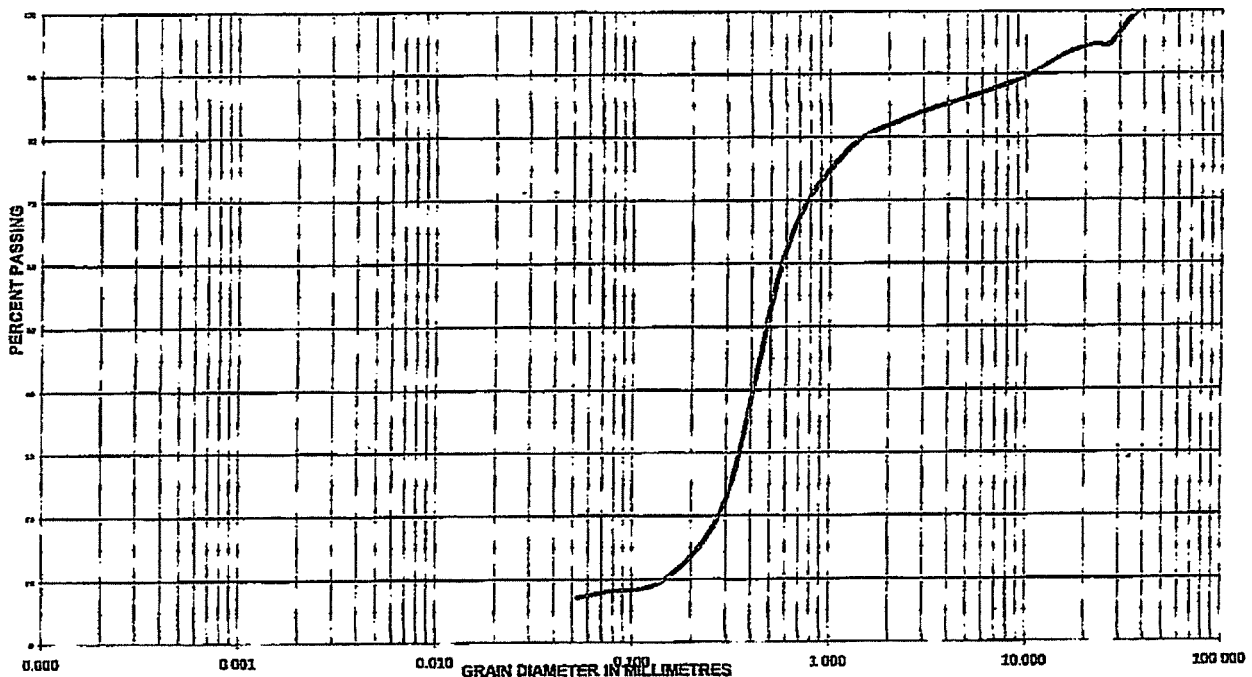
SEPTIC SOIL TESTING

Project # **SUD-21001927-A0**
Ticket # **98547**

Client: **Ed Wierzbicki**
1532 Stillbrook Place
Sudbury, ON
P3N 1G2

RE: **George Soule**
989 West Bay Rd.
McClennan Twp M-137 Lots 74 & 75

GRADATION OF SAMPLE SUBMITTED TO BE USED AS NATIVE MATERIAL FOR LEACHING BED CONSTRUCTION



	fine	medium	coarse	fine	medium	coarse	fine	medium	coarse
Clay	Silt			Sand			Gravel		
GRADING OF SAMPLE							exp.		
ISSMFE SOIL CLASSIFICATION									

UNIFIED SOIL CLASSIFICATION	UNIFIED SOIL CLASSIFICATION:	SW-SM
D ₁₀ = 0.15	Estimated Hyd. Cond. (K) =	2.25E-02 cm/sec
D ₆₀ = 0.59	Estimated Perc. Time (T) =	2-5 min/cm
C _u = 3.9	Recommended Perc. Time (T) =	5 min/cm



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-2025-00014
REVISED

APPLICATION SUMMARY

File Date: 02/20/2025

Application Type: Minor Variance

Address(es): 754 Mason Road, Whitefish P0M 3H0

Applicant(s): KEITH LAFRAMBOISE

Owner(s): KEITH LAFRAMBOISE AND SANDRA LAFRAMBOISE

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?

December 13, 2013

Are you the registered owner or an authorized agent?

Registered Owner

What is the number of dwelling units on the property?

1

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

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

0

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

6

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

No

How many dwelling units will be legalized?

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

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

SLS(4)

Provide a detailed description of what is being proposed

Water setback for camp, sauna, sheds, private cabin and sideyard setback for shed

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

Topography of land, location of existing septic system and location of existing hydro lines

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

91.3

Lot Depth of the property

58.5

Lot Area of the property

5465

Total width of the public road giving access to the property

3

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

Camp ~1959, Boathouse 2018, outbuildings ~1990's

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

Seasonal dwelling, since 1950's

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

seasonal dwelling

Existing uses of neighbouring properties

Seasonal and vacant

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)?

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)
Camp	No	150	150	1	12	12.5	8	10.9	37	4.0	67.1
Private Cabin	No	26	26	1	4.8	5.4	4.8	21.5	29.9	14.6	70.1
Shed #4	No	12	12	1	3	4	4	34.8	20.4	3	85.2

EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Seasonal dwelling	Yes	75	75	1	9.5	12.5	5	11.5	37.9	5	70.7
Boat house	No	80	80	1	7.3	11	5	1.5	44.5	4	80
Sauna	No	7.7	7.7	1	2.2	3.5	4	4.6	48.7	26.7	60.6
Shed #1	No	8.4	8.4	1	2.7	3.1	4	16.4	39.3	59.6	28.8
Shed #2	No	12	12	1	3	4	4	26	30	0.8	87.2
Shed #3	Yes	12	12	1	3	4	4	23.1	32.1	16.4	71.9

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
CAMP SETBACK FROM WATER	25	12.4	12.2
SAUNA SETBACK FROM WATER	25	7.5	17.5
SHED SETBACK TO WATER	25	20.9	3.7
PRIVATE CABIN SETBACK FROM WATER	25	24	1

SHED SIDEYARD	1.2	0.8	2.2
DECK ATTACHED TO CAMP	25	11.5	13.2
CAMP WITHIN SHORELINE BUFFER	20	12.4	12.2

Nia Lewis

From: Keith Laframboise <[REDACTED]>
Sent: Tuesday, March 11, 2025 10:43 AM
To: Nia Lewis
Subject: FW: Minor Variance (PL-MV-2025-00014) - More Information Required
Attachments: Minor Variance Application 754 Mason Road Revised Site Plan March 11 2025.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from [REDACTED] [Learn why this is important](#)

Hi Nia,

Further to our conversation I would like to elaborate on our application for Minor Variance.

The existing building at 754 Mason was constructed in the 1950's as a hunt camp. The building has undergone renovations over the years but is now in a state where the roof is sagging, the wood foundation is rotting, and the log framing of the structure makes it very difficult to make sound.

Our intension is to replace the structure with a new one that will be position no closer to the lake than the existing camp. The existing deck may be able to be saved with renovations but will remain in its existing position as well. The existing topography of the property and location of the existing field bed will not allow the new structure to be built where it would meet the set back requirement of the By Law.

Since we are awaiting approval of the variance prior to having building plans prepared we are not certain on the width or depth of the new structure so do not know the exact resulting side yards and rear yard. We will however meet the existing side yard and rear yard requirements of the existing by law when designing and constructing the new structure.

Let me know if you have any questions regarding our intentions.

Keith



Keith Laframboise | Project Manager



www.pelto.ca

TO: Keith Laframboise
FROM: Dan M Cacciotti, P.Eng., WSP
CC: Pat Whissel, P.Eng., WSP
SUBJECT: **Geotechnical and Erosion Assessment Memo
Proposed Camp Replacement
754 Mason Road
Worthington, Ontario**
DATE: February 28, 2026

1 INTRODUCTION

WSP Canada Inc. (WSP) is pleased to present the following Geotechnical and Erosion Assessment of the property at 754 Mason Road in Worthington, Ontario. The property is located in an isolated bay of Fairbanks Lake (see Figure 1). We understand a new structure is proposed in the approximate location of the existing building.

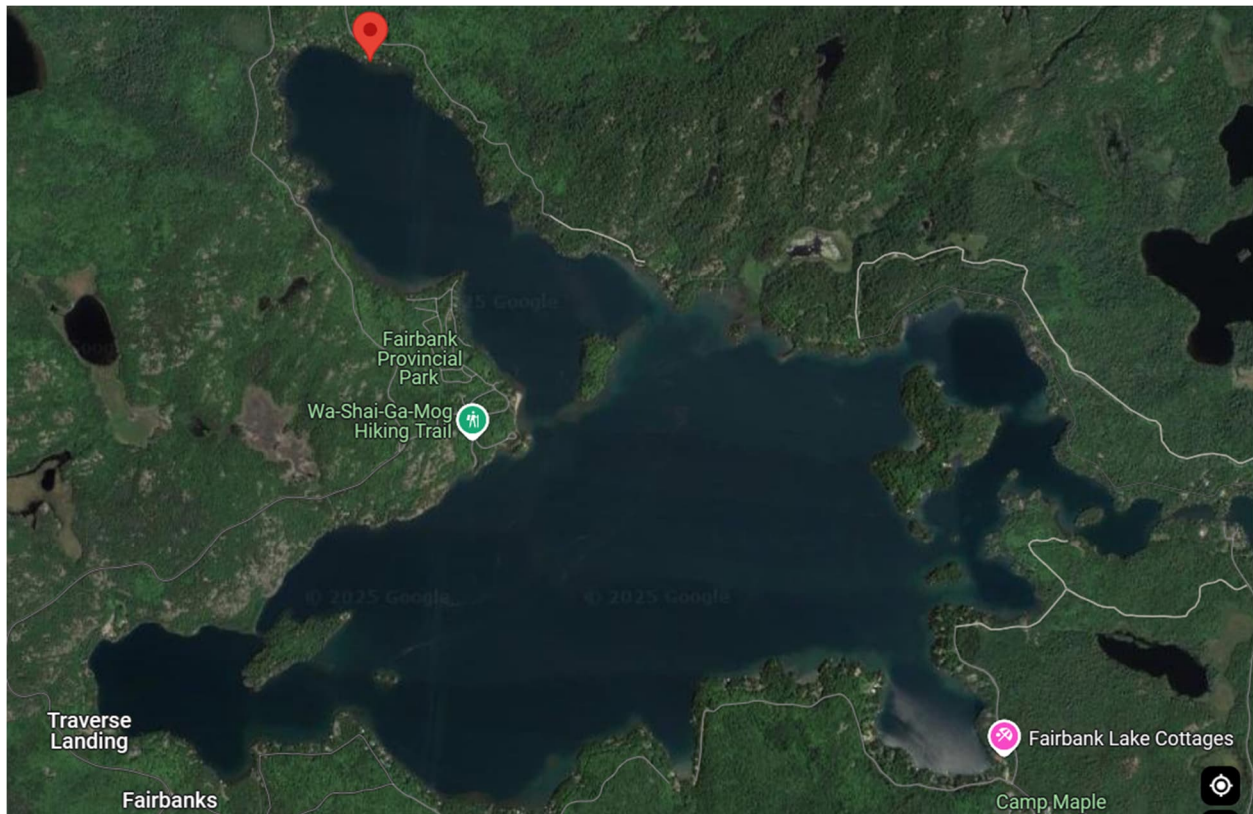


Figure 1: Property location on North Fairbank Lake (see red flag).

2 BACKGROUND

The existing building has been there for many years and the property shows no sign of excessive erosion or slope instability. The ground is covered annually with new pine needles and vegetation, and has numerous trees with their roots well established.



Photo 1: Existing building on upper plateau showing no signs of slope instability.

3 PROPOSED MODIFICATIONS

Although, the proposed replacement building will be slightly larger than the existing building, their footprints will overlap by approximately 75%. In addition, the new building will be no closer to the slope nor to the waterfront.

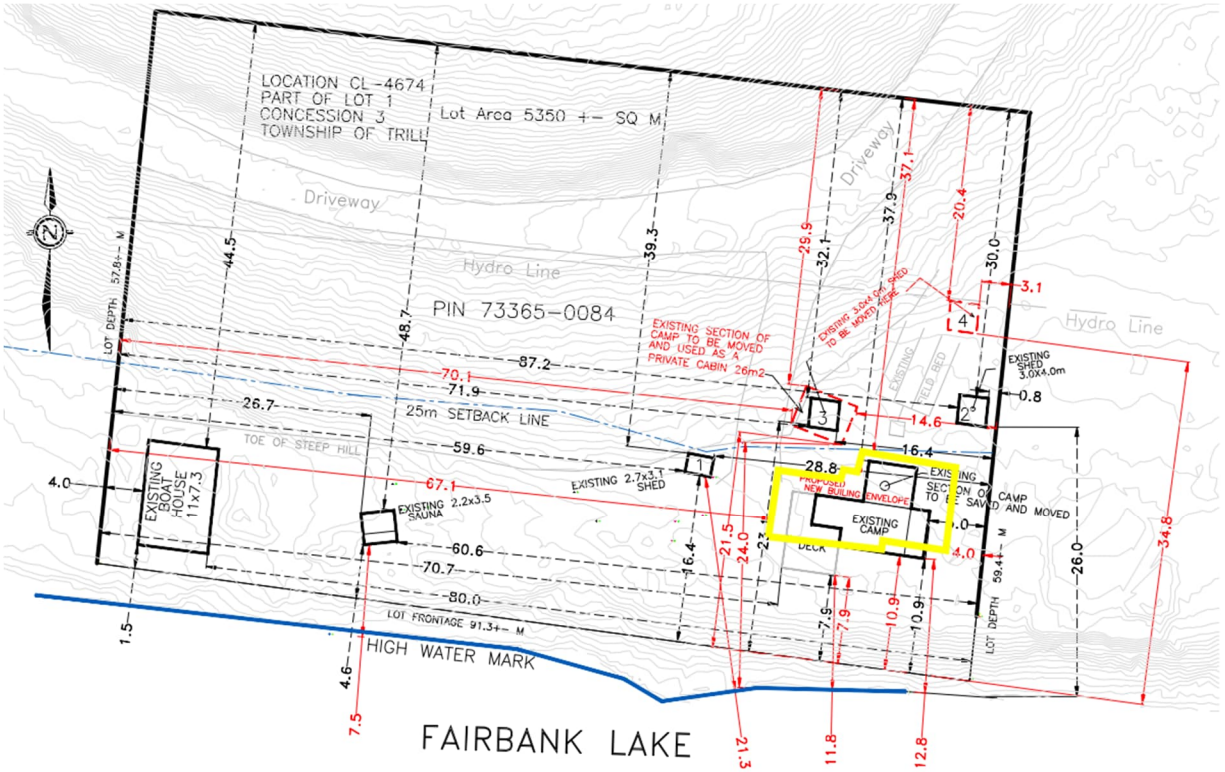


Figure 2: Existing and proposed structures.

4 ASSESSMENT

4.1 SLOPE STABILITY

The native soils are considered coarse grained (as noted from photos and excavation slopes) and not susceptible to circular slope failures. These types of soils are susceptible to transitional, surficial sliding failures. This type of failure requires a slope steeper than the materials' natural angle of repose and sometimes an underlying weak layer. The proposed building is far enough away from the slope to not induce a slope failure. In addition, the internal friction angle of the native soils, along with the surficial vegetation, combine to provide a safe slope. Two topographic surveys were completed by Pelto Consulting: an aerial survey in April 2025 (shown in yellow on sections) and a second ground-based survey to resurvey the cross sections extending beyond the waters edge in November of 2025 (shown in black on sections). Survey data from November 2025 was utilized to develop critical cross-sections at the access road and through the building to the shoreline for the assessment in this report.

Four sections were assessed for stability, with three at the building and one further west which also extends further north, to assess the upper slope near the driveway. The section locations are shown in plan in Figure 3.



Figure 3: Stability Cross-section locations

Sections based on the survey information are presented in Figures 4 to 6, below.

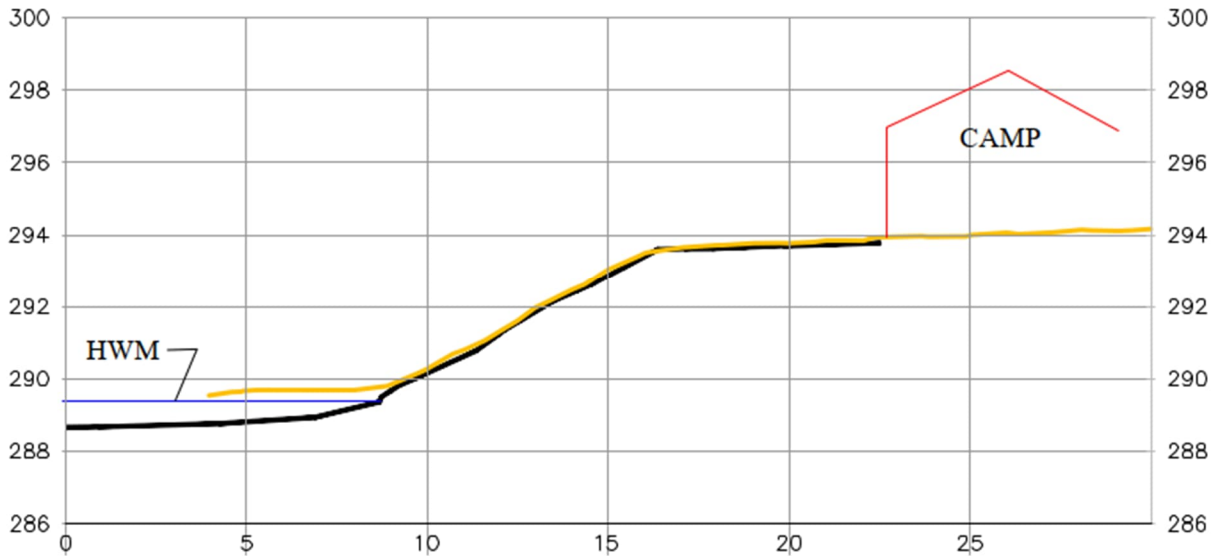


Figure 4: Survey Section 1 through the lower slope leading to the lake shore.

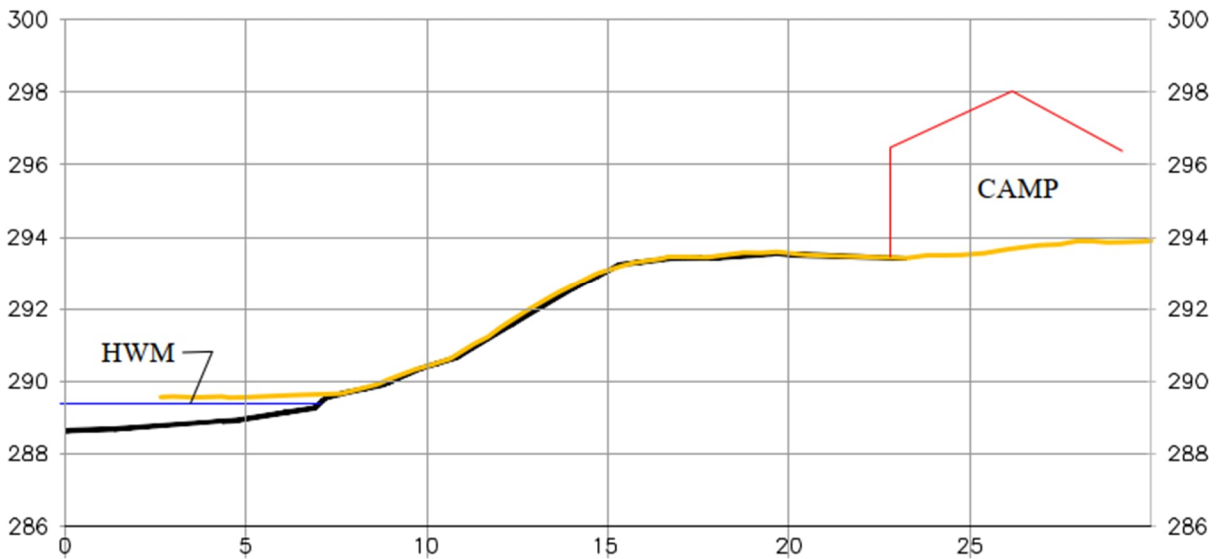


Figure 5: Survey Section 2 through the lower slope leading to the lake shore.

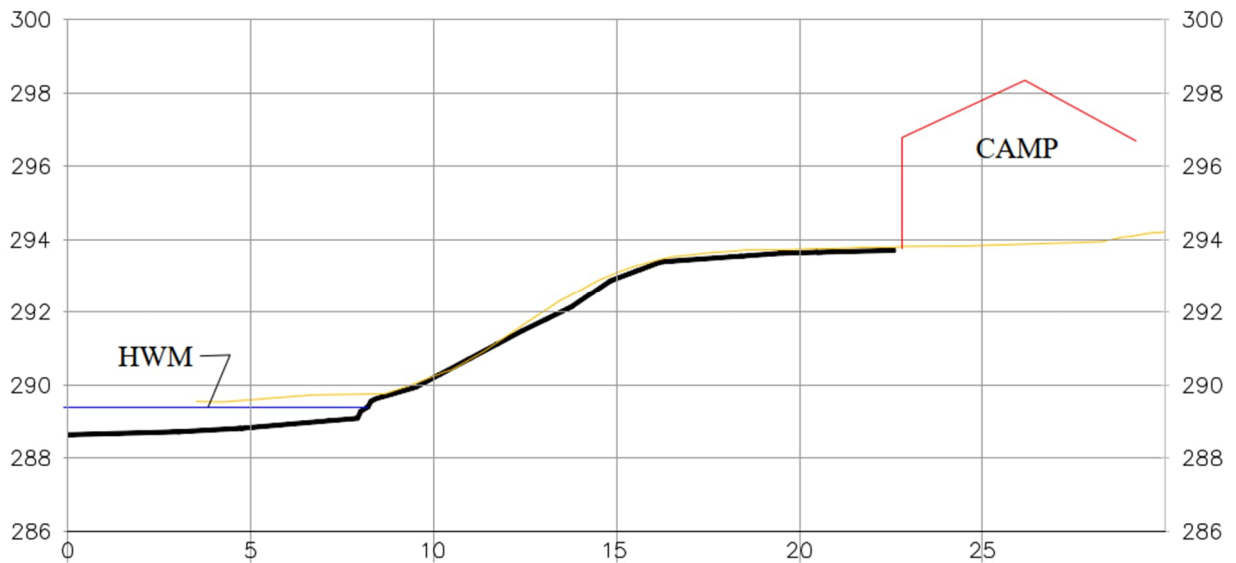


Figure 6: Survey Section 3 through the lower slope leading to the lake shore.

A slope stability assessment of the slope near the lake shore provided a factors of safety of 1.5 to 1.6, which is greater than the minimum requirement of 1.3, as illustrated in the computer model sections in Figures 7 to 9, below.

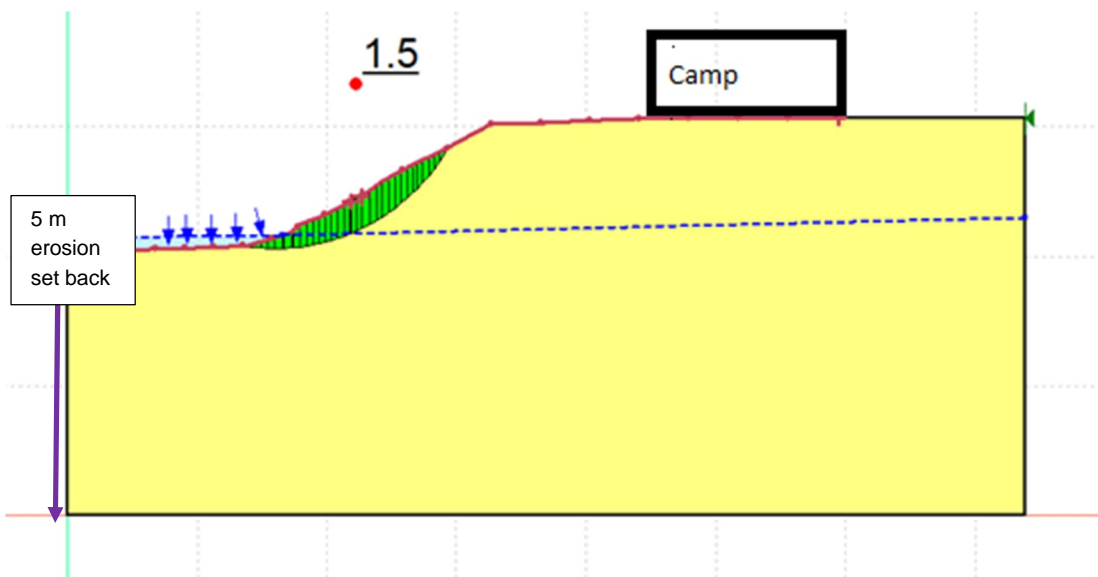


Figure 7: Computer Model Section 1 through the lower slope leading to the lake shore.

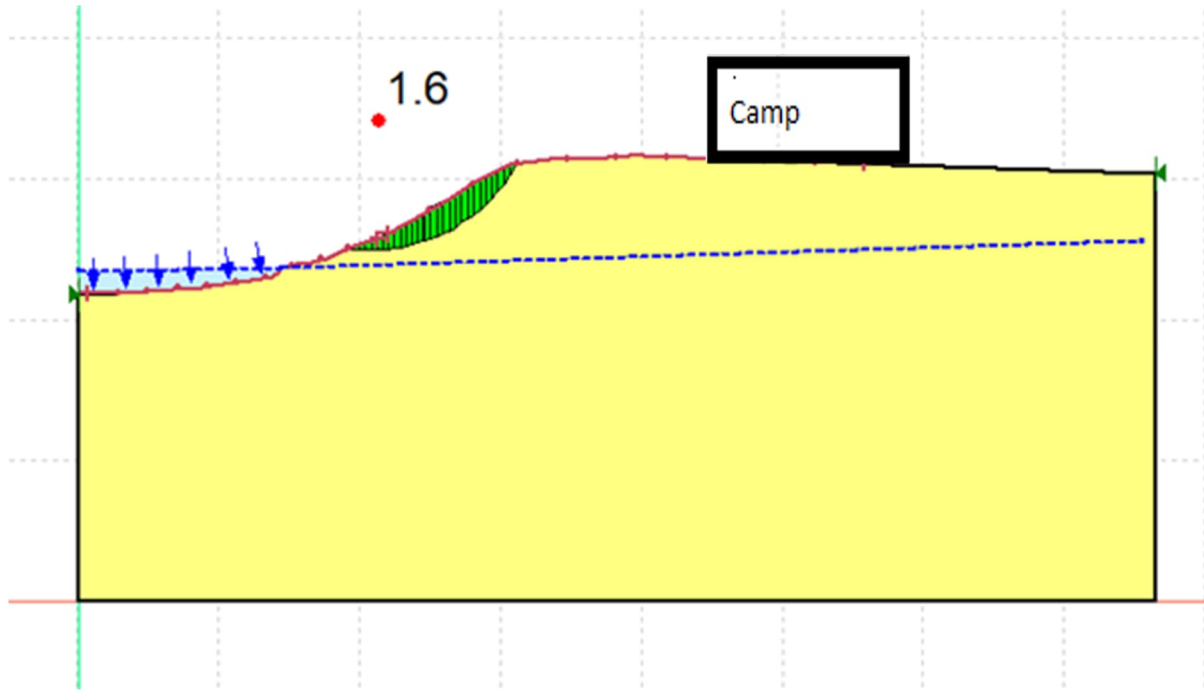


Figure 8: Computer Model Section 2 through the lower slope leading to the lake shore.

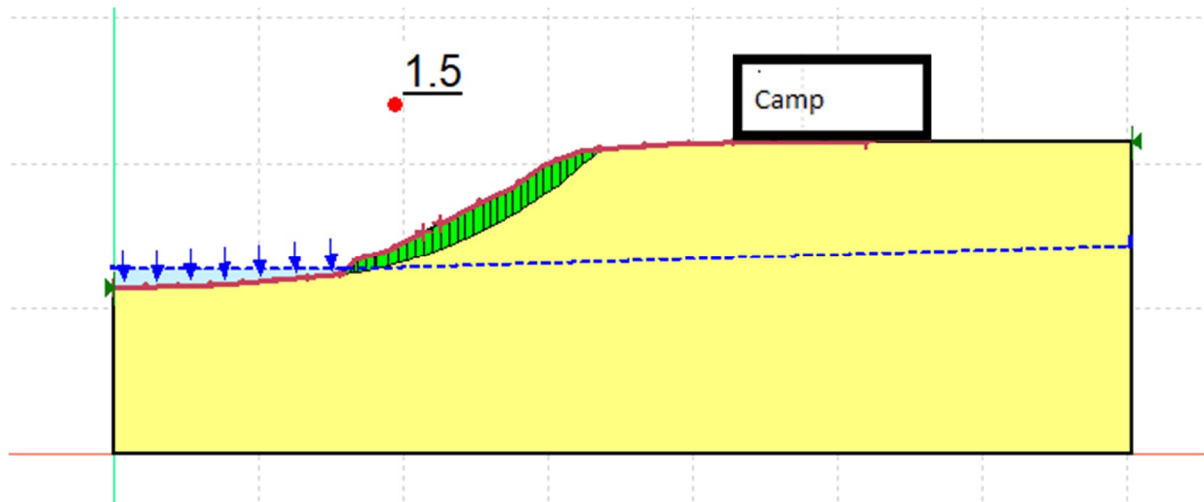


Figure 9: Computer Model Section 3 through the lower slope leading to the lake shore.

A second slope stability assessment of the slope behind the structure, where the driveway accesses the road provided a factor of safety of 1.6, which is greater than the minimum requirement of 1.3, as illustrated in Figure 10, below.

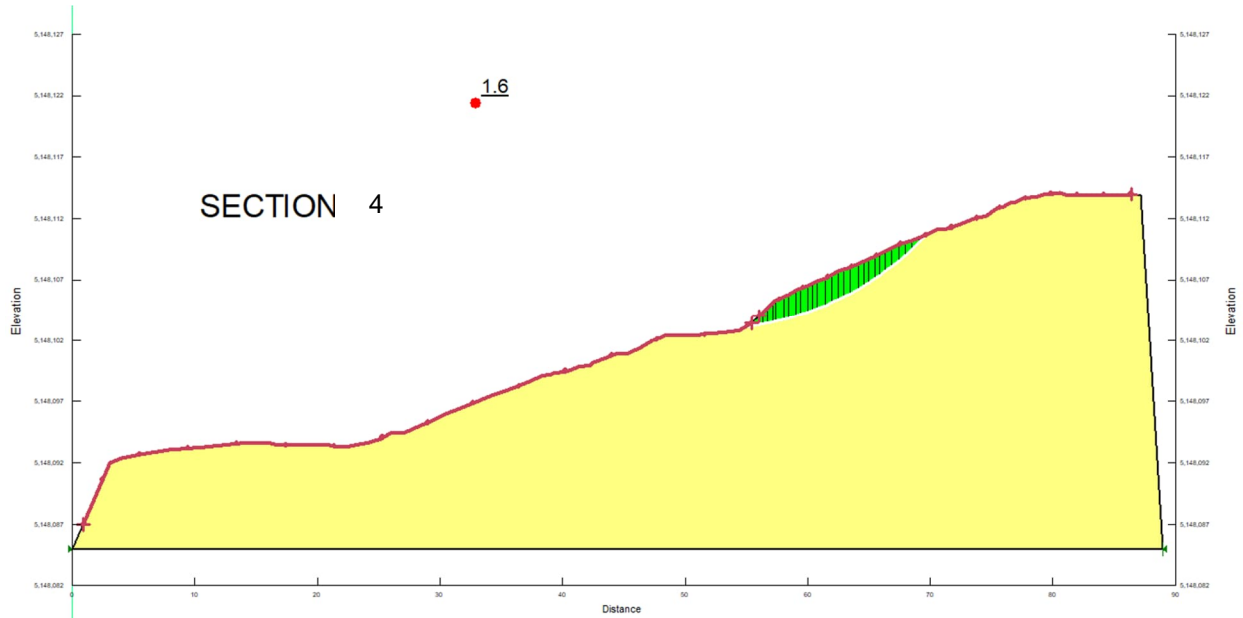


Figure 10: Section 4 through the upper slope behind the structure leading to the road.

4.2 EROSION

The shoreline for this property is protected with rip rap and armour stone. There is also well-established vegetation, protecting the shore against erosion. As this property is in a protected bay, it is not susceptible to high water flows or extreme wave action. The shoreline protection is adequate to protect the shoreline.

To evaluate the slope in the event of shoreline erosion, the Technical Guide, River & Stream Systems: Erosion Hazard Limit, by the Ontario Ministry of Natural Resources (2002) has to be referenced. Table 3 of the Guideline indicates that for a Soft Rock or soil consisting of Cobbles and Boulders, as is representative at this site, the “Evidence of Active Erosion” can be as much as 5 m. Therefore, if for some reason erosion of the shoreline extended inland 5 m, if slope protection and vegetation was removed, for example, it has to be proved the slope remains stable. As can be seen in Figure 11 to 13, even with 5 m of shoreline erosion, the slope remains stable and equal to the required factor of safety of 1.3. The potential failure would be a shallow surficial failure, with no threat to the structure.



Photo 2: Existing Shoreline

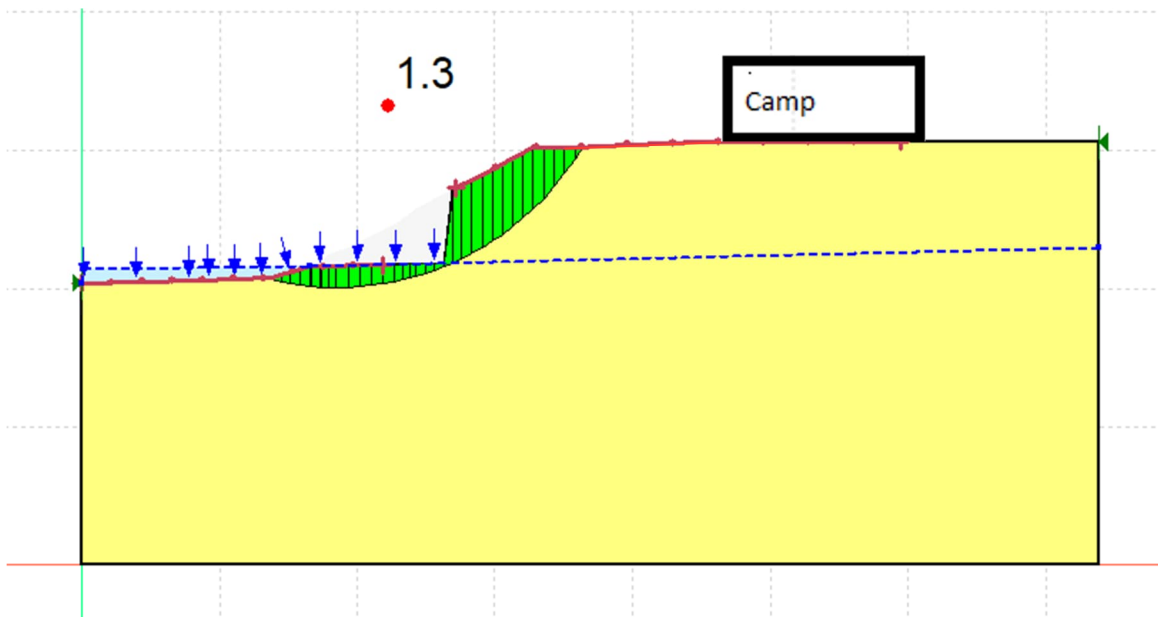


Figure 11: Section 1 through the lower slope leading to the lake shore, with 5 m of erosion.

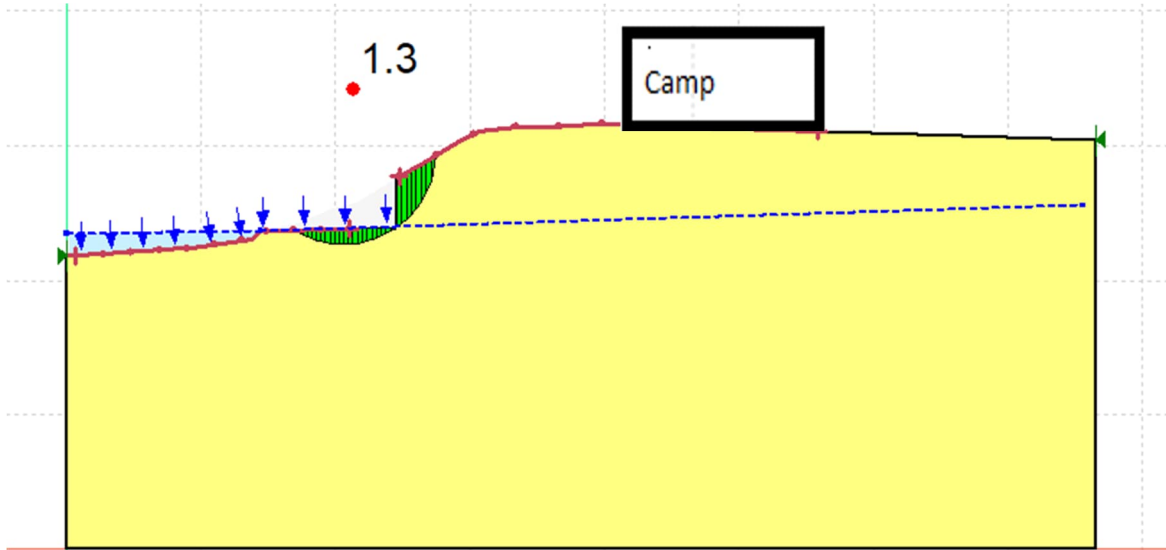


Figure 12: Section 2 through the lower slope leading to the lake shore, with 5 m of erosion.

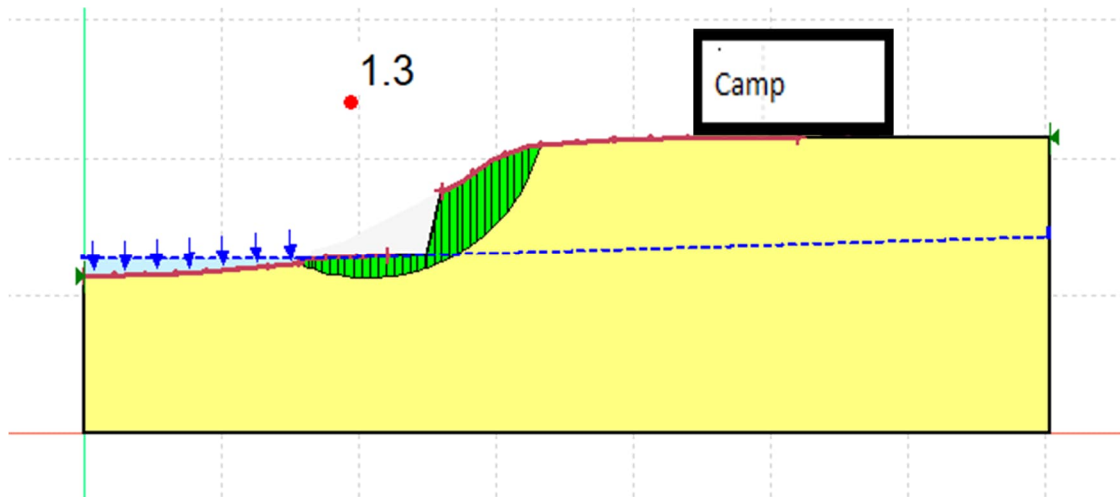


Figure 13: Section 3 through the lower slope leading to the lake shore, with 5 m of erosion.

5 CLOSURE

Based on the above, the slopes on either side of the proposed new building are safe at their current configuration. In addition, the slope adjacent to the proposed structure at the shoreline, will remain stable, even after 5 m of erosion.

It is important to note that no new loads should be placed at the crest of any slopes on the site, surface water should be directed away from slopes and vegetation and any slope protection material should not be removed from slopes.



We trust that the information presented in this is complete as per our terms of reference and meets with your needs at this time. The Limitations of Report, as presented in Appendix A, forms an integral part of this report.

Please do not hesitate to contact the undersigned if you require further elaboration or assistance regarding the proposed recommendations.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patrick Whissel'.

Patrick Whissel, P.Eng.
Senior Geotechnical Engineer



Dan M Cacciotti, P.Eng.
Senior Principal Geotechnical Engineer

Appendix A

Limitations



1. The work performed in the preparation of this report and the conclusions presented herein are subject to the following:
 - a. The contract between WSP and the Client, including any subsequent written amendment or Change Order duly signed by the parties (hereinafter together referred as the "Contract");
 - b. Any and all time, budgetary, access and/or site disturbance, risk management preferences, constraints or restrictions as described in the contract, in this report, or in any subsequent communication sent by WSP to the Client in connection to the Contract; and
 - c. The limitations stated herein.
2. Standard of care: WSP has prepared this report in a manner consistent with the level of skill and are ordinarily exercised by reputable members of WSP's profession, practicing in the same or similar locality at the time of performance, and subject to the time limits and physical constraints applicable to the scope of work, and terms and conditions for this assignment. No other warranty, guaranty, or representation, expressed or implied, is made or intended in this report, or in any other communication (oral or written) related to this project. The same are specifically disclaimed, including the implied warranties of merchantability and fitness for a particular purpose.
3. Limited locations: The information contained in this report is restricted to the site and structures evaluated by WSP and to the topics specifically discussed in it, and is not applicable to any other aspects, areas or locations.
4. Information utilized: The information, conclusions and estimates contained in this report are based exclusively on: i) information available at the time of preparation, ii) the accuracy and completeness of data supplied by the Client or by third parties as instructed by the Client, and iii) the assumptions, conditions and qualifications/limitations set forth in this report.
5. Accuracy of information: No attempt has been made to verify the accuracy of any information provided by the Client or third parties, except as specifically stated in this report (hereinafter "Supplied Data"). WSP cannot be held responsible for any loss or damage, of either contractual or extra-contractual nature, resulting from conclusions that are based upon reliance on the Supplied Data.
6. Report interpretation: This report must be read and interpreted in its entirety, as some sections could be inaccurately interpreted when taken individually or out-of-context. The contents of this report are based upon the conditions known and information provided as of the date of preparation. The text of the final version of this report supersedes any other previous versions produced by WSP.
7. No legal representations: WSP makes no representations whatsoever concerning the legal significance of its findings, or as to other legal matters touched on in this report, including but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and change. Such interpretations and regulatory changes should be reviewed with legal counsel.
8. Decrease in property value: WSP shall not be responsible for any decrease, real or perceived, of the property or site's value or failure to complete a transaction, as a consequence of the information contained in this report.
9. No third party reliance: This report is for the sole use of the party to whom it is addressed unless expressly stated otherwise in the report or Contract. Any use or reproduction which any third party makes of the report, in whole or in part, or any reliance thereon or decisions made based on any information or conclusions in the report is the sole responsibility of such third party. WSP does not represent or warrant the accuracy, completeness, merchantability, fitness for purpose or usefulness of this document, or any information contained in this document, for use or consideration by any third party. WSP accepts no responsibility whatsoever for damages or loss of any nature or kind suffered by any such third party as a result of actions taken or not taken or decisions made in reliance on this report or anything set out therein. including without limitation, any indirect, special, incidental, punitive or consequential loss, liability or damage of any kind.
10. Assumptions: Where design recommendations are given in this report, they apply only if the project contemplated by the Client is constructed substantially in accordance with the details stated in this report. It is the sole responsibility of the Client to provide to WSP changes made in



the project, including but not limited to, details in the design, conditions, engineering or construction that could in any manner whatsoever impact the validity of the recommendations made in the report. WSP shall be entitled to additional compensation from Client to review and assess the effect of such changes to the project.

11. Time dependence: If the project/works contemplated by the Client is not undertaken within a period of 18 months following the submission of this report, or within the time frame understood by WSP to be contemplated by the Client at the commencement of WSP's assignment, and/or, if any changes are made, for example, to the elevation, design or nature of any development on the site, its size and configuration, the location of any development on the site and its orientation, the use of the site, performance criteria and the location of any physical infrastructure, the conclusions and recommendations presented herein should not be considered valid unless the impact of the said changes is evaluated by WSP, and the conclusions of the report are amended or are validated in writing accordingly.

Advancements in the practice of geotechnical engineering, engineering geology and hydrogeology and changes in applicable regulations, standards, codes or criteria could impact the contents of the report, in which case, a supplementary report may be required. The requirements for such a review remain the sole responsibility of the Client or their agents.

WSP will not be liable to update or revise the report to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of the report.

12. Limitations of visual inspections: Where conclusions and recommendations are given based on a visual inspection conducted by WSP, they relate only to the natural or man-made structures, slopes, etc. inspected at the time the site visit was performed. These conclusions cannot and are not extended to include those portions of the site or structures, which were not reasonably available, in WSP's opinion, for direct observation.
13. Limitations of site investigations: Site exploration identifies specific subsurface conditions only at those points from which samples have been taken and only at the time of the site investigation. Site investigation programs are a professional estimate of the scope of investigation required to provide a general profile of subsurface conditions.

The data derived from the site investigation program and subsequent laboratory testing are interpreted by trained personnel and extrapolated across the site to form an inferred geological representation and an engineering opinion is rendered about overall subsurface conditions and their likely behaviour with regard to the proposed development. Despite this investigation, conditions between and beyond the borehole/test hole locations may differ from those encountered at the borehole/test hole locations and the actual conditions at the site might differ from those inferred to exist, since no subsurface exploration program, no matter how comprehensive, can reveal all subsurface details and anomalies.

Final sub-surface/bore/profile logs are developed by geotechnical engineers based upon their interpretation of field logs and laboratory evaluation of field samples. Customarily, only the final bore/profile logs are included in geotechnical engineering reports.

Bedrock, soil properties and groundwater conditions can be significantly altered by environmental remediation and/or construction activities such as the use of heavy equipment or machinery, excavation, blasting, pile-driving or draining or other activities conducted either directly on site or on adjacent terrain. These properties can also be indirectly affected by exposure to unfavorable natural events or weather conditions, including freezing, drought, precipitation and snowmelt.

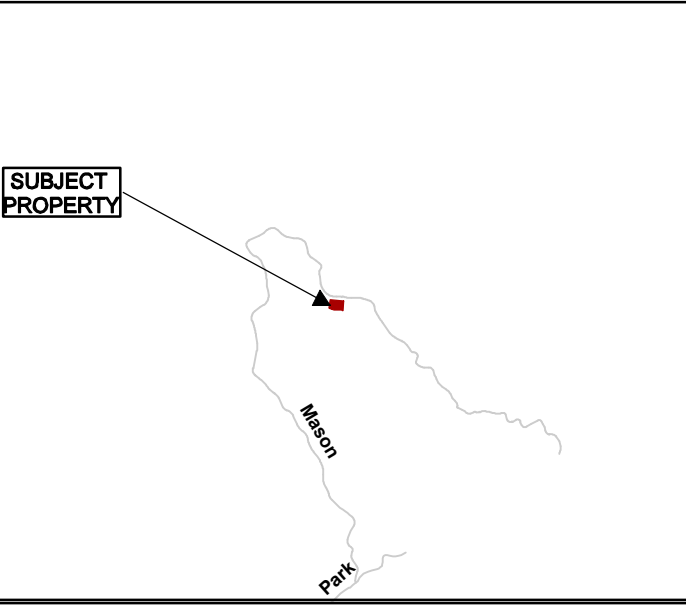
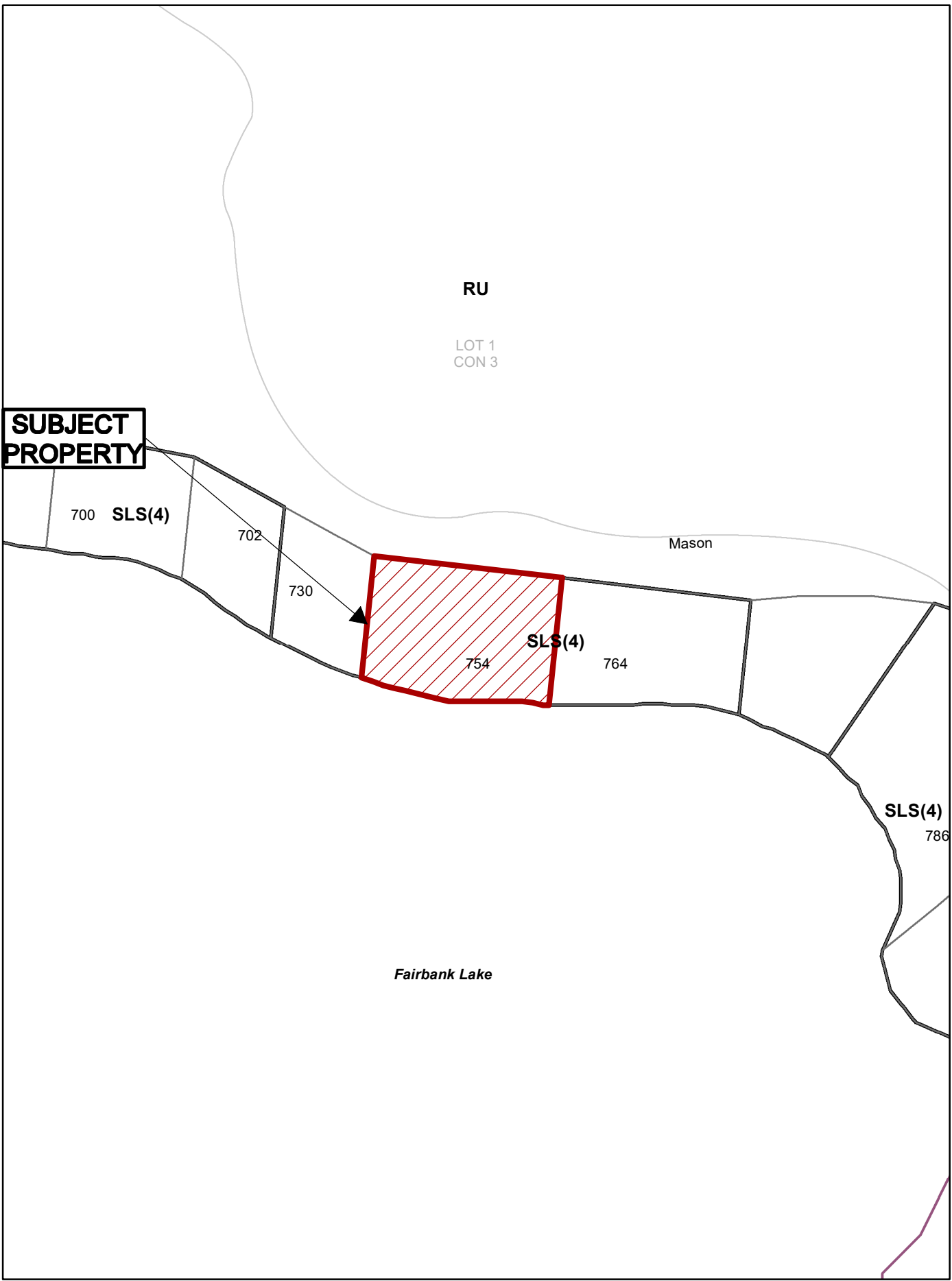
During construction, excavation is frequently undertaken which exposes the actual subsurface and groundwater conditions between and beyond the test locations, which may differ from those encountered at the test locations. It is recommended practice that WSP be retained during construction to confirm that the subsurface conditions throughout the site do not deviate materially from those encountered at the test locations, that construction work has no negative impact on the geotechnical aspects of the design, to adjust recommendations in accordance with conditions as additional site information is gained and to deal quickly with geotechnical considerations if they arise.



Interpretations and recommendations presented herein may not be valid if an adequate level of review or inspection by WSP is not provided during construction.

14. Factors that may affect construction methods, costs and scheduling: The performance of rock and soil materials during construction is greatly influenced by the means and methods of construction. Where comments are made relating to possible methods of construction, construction costs, construction techniques, sequencing, equipment or scheduling, they are intended only for the guidance of the project design professionals, and those responsible for construction monitoring. The number of test holes may not be sufficient to determine the local underground conditions between test locations that may affect construction costs, construction techniques, sequencing, equipment, scheduling, operational planning, etc. Any contractors bidding on or undertaking the works should draw their own conclusions as to how the subsurface and groundwater conditions may affect their work, based on their own investigations and interpretations of the factual soil data, groundwater observations, and other factual information.
15. Groundwater and Dewatering: WSP will accept no responsibility for the effects of drainage and/or dewatering measures if WSP has not been specifically consulted and involved in the design and monitoring of the drainage and/or dewatering system.
16. Environmental and Hazardous Materials Aspects: Unless otherwise stated, the information contained in this report in no way reflects on the environmental aspects of this project, since this aspect is beyond the Scope of Work and the Contract. Unless expressly included in the Scope of Work, this report specifically excludes the identification or interpretation of environmental conditions such as contamination, hazardous materials, wild life conditions, rare plants or archeology conditions that may affect use or design at the site. This report specifically excludes the investigation, detection, prevention or assessment of conditions that can contribute to moisture, mould or other microbial contaminant growth and/or other moisture related deterioration, such as corrosion, decay, rot in buildings or their surroundings. Any statements in this report or on the boring logs regarding odours, colours, and unusual or suspicious items or conditions are strictly for informational purposes
17. Sample Disposal: WSP will dispose of all uncontaminated soil and rock samples after 30 days following the release of the final geotechnical report. Should the Client request that the samples be retained for a longer time, the Client will be billed for such storage at an agreed upon rate. Contaminated samples of soil, rock or groundwater are the property of the Client, and the Client will be responsible for the proper disposal of these samples, unless previously arranged for with WSP or a third party.

WSP Canada Inc.



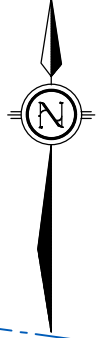
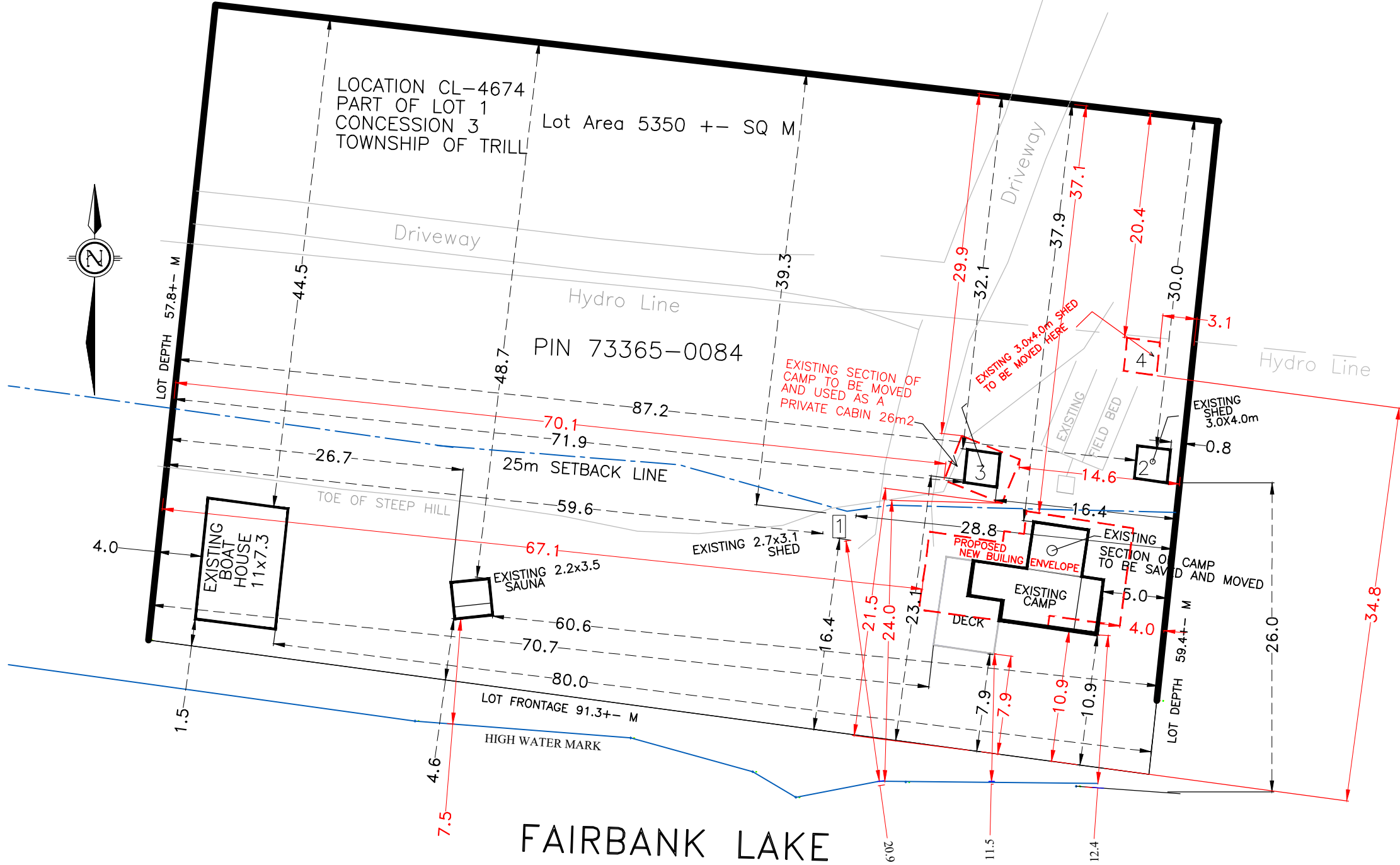
Application for Minor Variance or Permission

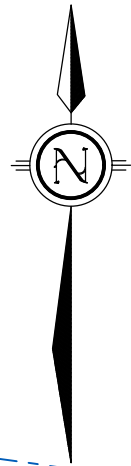


Subject Property being PIN 73365-0084, Parcel 17906 SEC SWS, Part Lot 1, Concession 3, being Summer Resort Location AE-629, and Location CL4674, Part 1, Plan 53R-10994, Township of Trill, 754 Mason Road, Whitefish, City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2025-00014
Date: 2025 03 05





LOCATION CL-4674
PART OF LOT 1
CONCESSION 3
TOWNSHIP OF TRILL

EXISTING BUILDINGS

Driveway

Hydro Line

PIN 73365-0084

Driveway

Hydro Line

EXISTING SECTION OF
CAMP TO BE MOVED
AND USED AS A
PRIVATE CABIN 26m²

EXISTING 3.0x4.0m SHED
TO BE MOVED HERE

EXISTING
FIELD BED

EXISTING
SHED
3.0x4.0m

25m SETBACK LINE

TOE OF STEEP HILL

EXISTING
BOAT HOUSE
11x7.3

EXISTING SAUNA
2.2x3.5

EXISTING SHED
2.7x3.1

EXISTING SECTION OF
CAMP
TO BE SAVED
AND MOVED

EXISTING
CAMP

DECK

WATERS EDGE

FAIRBANK LAKE

