

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

August 19, 2026

PUBLIC HEARINGS

**PL-MV-2026-00100 CYNTHIA MATIKAINEN
 OLAVI MATIKAINEN**

Ward: 2

PIN(s) 733650083, Parcel 18274 SEC SWS, Part Lots 1 and 12, Concession 3, being Summer Resort Location AE-637 as in WP8460, Parts 1 and 2 on Plan 53R-13537, Townships of Trill and Fairbank, 800 Mason Road, Whitefish, [By-law 2010-100Z, SLS(4)]

For relief from Part 9, Section 9.3, Table 9.3 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 facilitate the construction of an addition on the existing seasonal dwelling providing, firstly, a 10.1m setback from the high water mark, where the minimum setback for main and accessory buildings from the high water mark is 25.0m, and secondly, a front yard setback of 9.3m, where 10.0m is required.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATIONS
A0054/2023 (MAY 31/23) AND A0085/2000 (AUG 14/00)

PL-MV-2026-00105 BRISTOL MACHINE WORKS LTD

Ward: 9

PIN(s) 734751648; 734751241, Part Lot 5, Concession 6, Parts 1 & 2, Plan 53R-4709, Part 1, Plan 53R-6071, Part 3, Plan 53R-11109, Part 2, Plan 53R-14060 and Parts 1 & 2, Plan 53R-11145 and Part 1, Plan 53R-6438 as in LT118856, except LT122474, LT136799, Parts 1,2,5,6, Plan SR-1339, Parts 1-2, Plan 53R-8384, Parts 45, 46, 47, 48, 49 & 50, Plan 53R-20341, Part 3, Plan 53R-10237, Part 1, Plan 53R-11109, Parts 6-8, Plan 53R-12143, Parts 2-4, Plan 53R-12196 and Parts 3, 5, 6 & 7, Plan 53R-17925; Township of Broder, 2100 Algonquin Road, Sudbury, [By-law 2010-100Z, M2]

For relief from Part 8, Section 8.3, Table 8.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of an addition on the existing building providing a maximum height of 16.92m, where the maximum permitted height is 15.0m.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B448/78 (NOV 27, 1978), B481/78 (MAR 19/79), B146/86 (JUN 30/86), B311/86 (DEC 15/86), B479/88 (NOV. 28/88), B482/88 (DEC 5/88), B103/89 (MAR. 20/89), B189/90 (APR. 23/90), B284/92 (AUG 17/92) & B447/92 (DEC 14/92)

**PL-MV-2026-00107 CHANDLER TROTTIER
CIARRA MCCORMICK**

Ward: 9

PIN(s) 734810298, Parcel 34271 SEC SES, Part Lot 9, Concession 3, Part 3, Plan SR-1825, Township of Dryden, 283 Hill Street, Wahnapiatae, [By-law 2010-100Z, R1-5]

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

**PL-MV-2026-00109 MARC GUINDON
SELENA BISSCHOPS**

Ward: 9

PIN(s) 735600329; 735600842, Parcels 4907 and 23521 SEC SES, Lots 5 & 6, Plan M-89, Part Lot 4, Concession 3, Township of Neelon, 54 William Avenue, Coniston, [By-law 2010-100Z, R1-5]

For relief from Part 4, Section 4.2, Table 4.1, Section 4.25, subsection 4.25.1 a) and b) and Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a porch and second-storey addition on the existing dwelling providing, firstly, an increase in lot coverage and gross floor area within the legal non-complying front yard maintaining a front yard setback of 2.8m, where enlargement, reconstruction, repair and/or renovation does not increase the lot coverage or the gross floor area of the building or structure located within the minimum required front yard, and secondly, a south interior side yard setback of 1.2m with eaves encroaching an addition 0.5m into the proposed 1.2m interior side yard, where 1.8m is required and where eaves may encroach 0.6m into the required yard but not closer than 0.6m to the lot line.

A reminder... the next scheduled meeting is Wednesday, September 2, 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-2026-00100

APPLICATION SUMMARY

File Date: 07/02/2026

Application Type: Minor Variance

Address(es): 800 Mason Road, Whitefish P0M 3H0

Applicant(s): OLLI MATIKAINEN

Owner(s): CYNTHIA MATIKAINEN AND OLAVI MATIKAINEN

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?

2010

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?

5

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

Construction of 4.1m x 5.8m covered and screened structure (eg. like a gazebo) attached to the existing deck and house.

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

The proposed construction would be 9.3m setback from high water mark, which is less than the required 25m setback.

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

112.9

Lot Depth of the property

90

Lot Area of the property

5400

Total width of the public road giving access to the property

5

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

1960(?) Sauna

2001 House and small garage

2023 Large garage

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

Residential since first construction approx 1960

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

Residential use (no change)

Existing uses of neighbouring properties

Seasonal camps

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

Yes

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

Yes

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

Yes

Have you consulted with Conservation Sudbury regarding this relief?
Yes

WATER SUPPLY AND SEWAGE DISPOSAL

Municipally owned and operated piped water system

☐

Municipally owned and operated sanitary sewage system

☐

Lake

☒

Pit Privy

☐

Individual Well

☐

Communal Well

☐

Individual Septic System

☒

Communal Septic System

☐

Other

☐

Explain Other

PROPERTY ACCESS

Provincial highway

☐

Right-of-way

☐

Municipal road that is maintained seasonally

☒

Municipal road that is maintained year-round

☐

Water

☐

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

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

CONCURRENT APPLICATIONS

Is the property the subject of a current application for Consent?
No

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

Is the property the subject of a current application for a Plan of Subdivision?
No

Indicate application number(s) and application status

PROPOSED BUILDING/STRUCTURE

Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Nominal 11x ft x 13 ft covered deck	No	13.6	13.6	1	4.1	5.8	3.3	9.3	92	14.5	35.8

EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
House	No	147	288	2	8.8	23.9	7.5	13	92	14.5	35.8
Existing garage	No	63.7	63.7	1	7.7	8.3	4.2	33	73	11	41
Large garage	No	125	125	1	9.8	12.8	6.46	70	33.7	2.9	20.4
Sauna and Gazebo	No	22.3	22.3	1	2.8	8.6	3.3	3.4	104	50	19
Shed	No	7.4	7.4	1	2.4	3.0	2.1	49.4	20.1	36.6	19.4

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Setback from highwater mark	25m	10.1m	14.9m
Front Yard Setback	10.0m	9.3m	0.7m

July 28, 2026

Attention:

Stephanie Poirier
Senior Planner, Strategic and Environmental Planning
City of Greater Sudbury
P: (705) 674-4455, ext. 4293
Email: Stephanie.Poirier@greatersudbury.ca

Reference: Minor Variance Application PL-MV-2026-00100 - 800

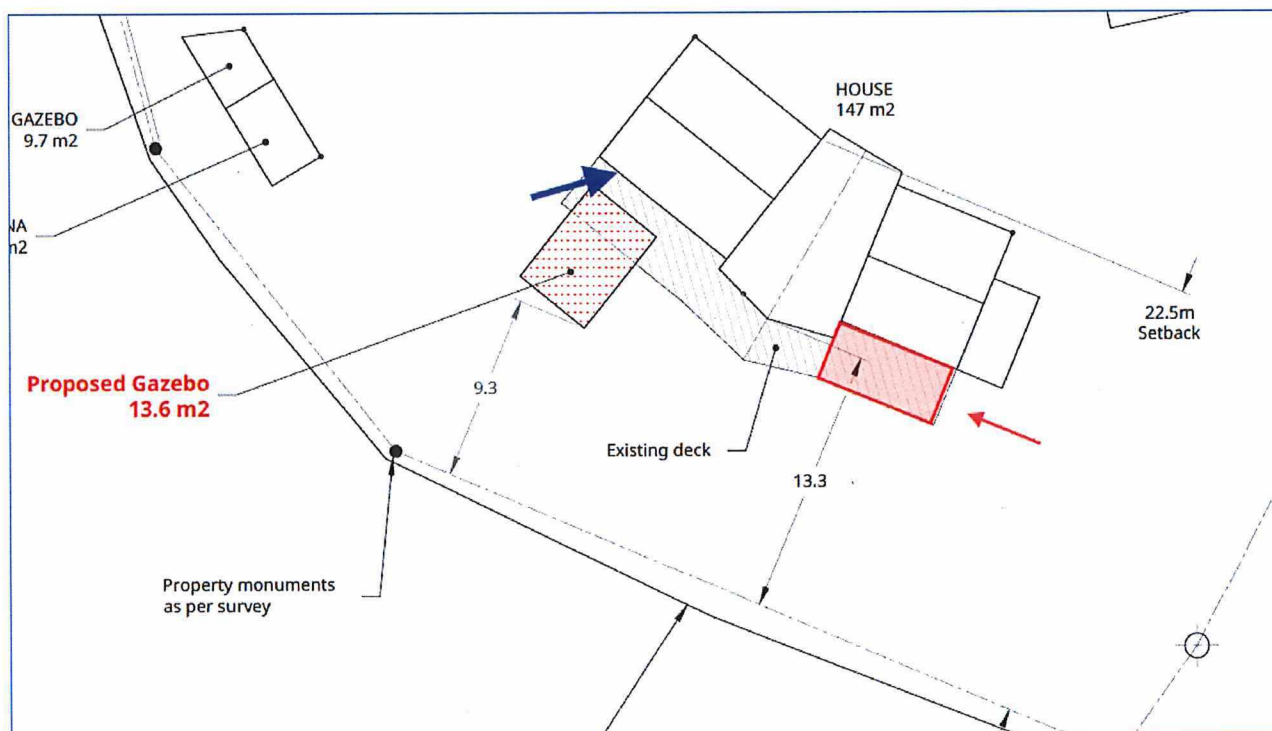
Hello Stephanie,

With reference to the above Minor Variance Application, we would like the gazebo in the proposed location because it is directly across from the door that provides access from inside the northwest corner of the house (blue arrow in view below).

Especially during "bug season" (May and June), this location provides a short distance to get from inside the house to the gazebo (thus we could enjoy the outdoors and avoid the bugs).

The proposed location for the gazebo is surrounded by existing trees growing on the slope to the lake, and no trees need to be removed to fit the gazebo.

Additionally, we prefer this location because it is on the lake side of the property, offering easy and close access to the house, particularly to the kitchen.



PL-MV-2026-00100

To meet the criteria for a lesser setback, we would remove a portion of the existing deck.

On the south end of the deck, we would remove the portion from approx. the center of the house to the south end of the house (as shown by the red area below).

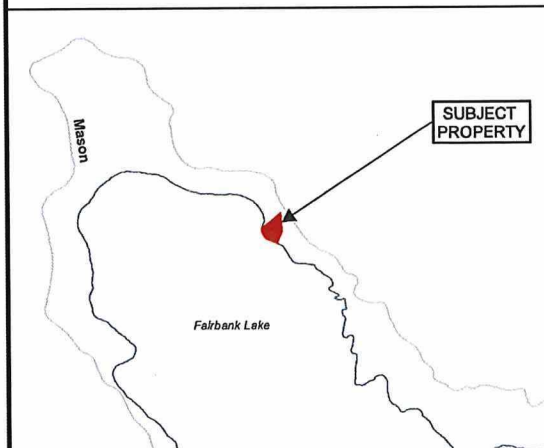
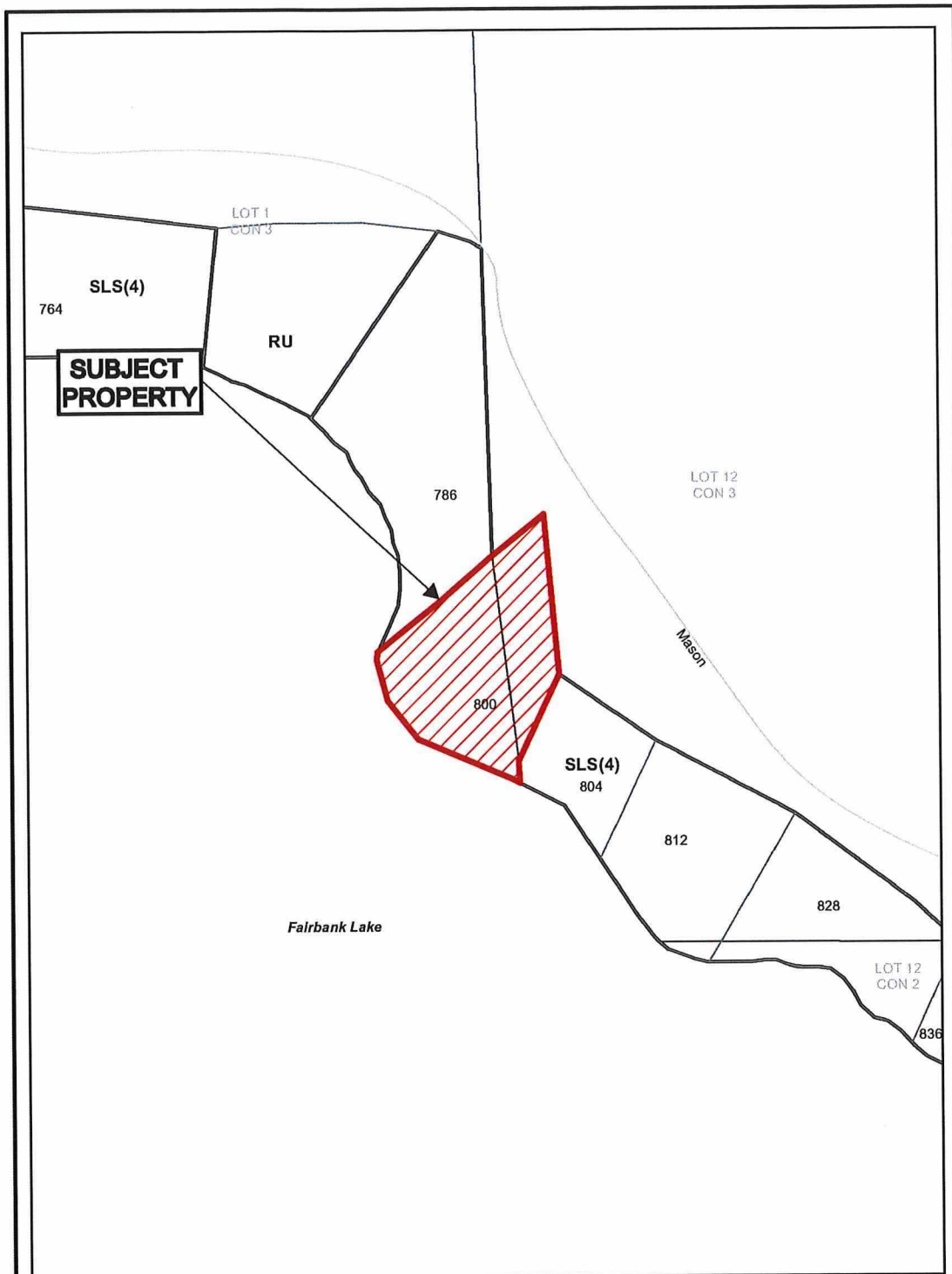
The deck area removed would be 25.8 m², and the new construction (gazebo) would add 13.6 m², so there would be a net gain of 12.2 m² of improved area.

Sincerely,

Olli Matikainen

800 Mason Road

Worthington, ON



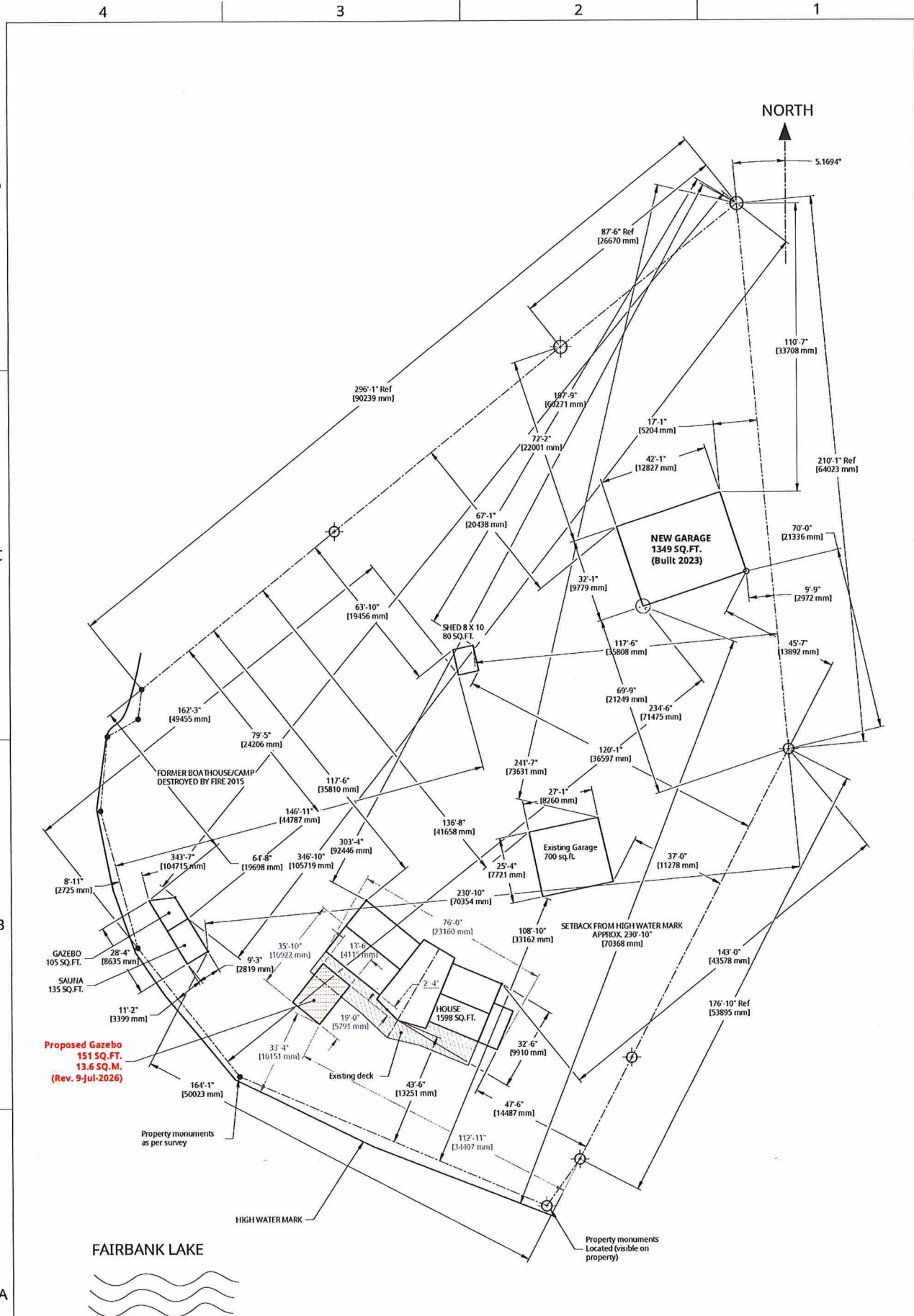
Application for Minor Variance or Permission



Subject Property being PIN 73365-0083,
Parcel 18274 SEC SWS,
Part Lots 1 and 12, Concession 3,
being Summer Resort Location AE-637 as in WP8460,
Parts 1 and 2 on Plan 53R-13537,
Townships of Trill and Fairbank,
800 Mason Road, Whitefish
City of Greater Sudbury

Sketch 1, NTS
NDCA

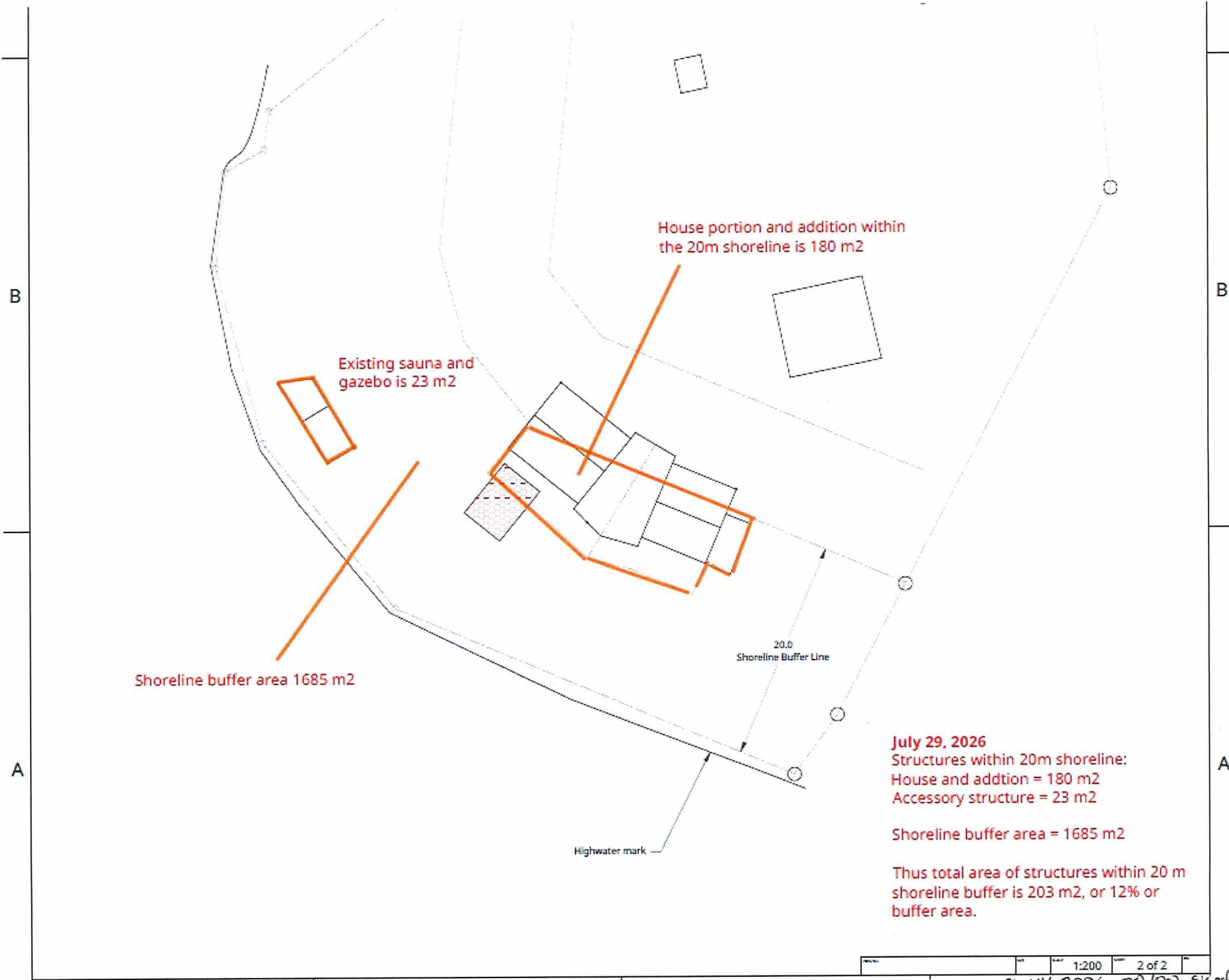
PL-MV-2026-00100
Date: 2026 07 09



REV	DATE	BY	CHANGES
A	20230501	OLL M.	ADDED DIMENSIONS AND BUILDING AREAS FOLLOWING BUILDING DEPT REVIEW

UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN FEET AND INCHES. XX" = 0. XX' = 0.00. FRACTIONAL INCHES SHALL BE SHOWN AS DECIMALS.	NAME	DATE	TITLE
DO NOT SCALE DRAWING	DRAWN	01/11/2023	Proposed Gazebo Locations of buildings in lot 800 Mason Road, Worthington, ON
BEFORE ALL SHARP EDGES AND ROUNDS ARE ROUNDED OFF	CHECKED		
THIRD ANGLE PROJECTION	APPROVED		
	MATERIAL	FINISH	
	SCALE	1:200	1 of 1

1 PL-MW-2026-00100
Sketch 2



4

3

2

1

NORTH

Site plan showing
Setbacks from water

NEW GARAGE
125 m²

Existing Garage
65 m²

HOUSE
147 m²

GAZEBO
9.7 m²

SAUNA
12.5 m²

Proposed Gazebo
13.6 m²

Existing deck

Property monuments
as per survey

HIGH WATER MARK

FAIRBANK LAKE

Property monuments
Located (visible on
property)

A	20230501	OLLIM	ADDED DIMENSIONS AND BUILDING AREAS FOLLOWING BUILDING DEPT REVIEW
REV	DATE	BY	CHANGES

UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN METERS XX = 0.0 XXX = 0.00 SURFACE FINISH		NAME DATE 2023-05-01	
DO NOT SCALE DRAWING SHARP EDGES AND REINFORCE BUILDING		DRAWN CHECKED APPROVED	
THIRD ANGLE PROJECTION		TITLE Proposed Gazebo Site Plan with Setbacks 800 Mason Road, Worthington, ON	
SCALE 1:200		SHEET 1 of 1	

1 PL-MV-2023-00100 sketch 4

4

3

2

1

D

D

Existing House General Dimensions

C

C

B

B

A

A

[8.84]
29'-0"[2.44]
8'-0"[6.10]
20'-0"[2.71]
8'-10 $\frac{1}{2}$ "

Deck not fully detailed

Existing handrails partially detailed

[23.94]
78'-6 $\frac{1}{2}$ "[7.53]
24'-8 $\frac{1}{2}$ "[7.62]
25'-0"

DWG NO.

SIZE

B

SCALE

1:150

SHEET

2 of 2

REV.

4

3

2

1

PL-MV-2026-00100
Sketch 5



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-2026-00105

APPLICATION SUMMARY

File Date: 07/16/2026

Application Type: Minor Variance

Address(es): 2100 Algonquin Road, Sudbury P3E 4Z6

Applicant(s): BRISTOL MACHINE WORKS LTD

Owner(s): BRISTOL MACHINE WORKS LTD

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?

1966

Are you the registered owner or an authorized agent?

Registered Owner

What is the number of dwelling units on the property?

0

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

0

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

1

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

2

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

No

How many dwelling units will be legalized?

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

No

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

Current Official Plan designation

Mixed Use Commercial

Current Official Plan designation (additional)

Current Zoning By-law designation

M2

Provide a detailed description of what is being proposed

The new proposed addition consists of low bay and high bay. High bay only occupies 1/4 of addition area. The building height of the high bay measures at 16.92m which is 1.92m above the permitted height.

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

It is critical in our infrastructure to accommodate a high bay with larger capacity cranes needed to lift and work on mining equipment supporting all the mines in our area. Specifically to support Cote Gold, Detour Mine, Vale, Glencore, Sandvik, Epiroc, FLSmidth, Metso, and many other OEM companies. All mining equipment has increased in size in recent years and we are an integral and very important supplier to all these top tier supplier to the local mining companies directly and indirectly. This is an important asset we need to continue supporting this large customer base that is fundamental to the northern mining economy. I can't understate how important this capacity is for the future of not only our company, but also the support and service to all the other companies via our services.

Currently a lot of this work is done very difficultly using two separate mobile cranes outdoors. The lift height is just as important as the tonnage capacity for servicing the milling and mining equipment we work on for all of these companies. This helps us secure a lot of jobs here locally for decades to come.

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

29.91

Lot Depth of the property

383.56

Lot Area of the property

38687.98

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

Main Building (shop+office)-

Accessory structure -

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

Low-Hazard Workshop and Accessory Office = Light Industrial

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

Yes, same

Existing uses of neighbouring properties

Mixed Commercial Use

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

No

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

No

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

Have you consulted with Conservation Sudbury regarding this relief?

WATER SUPPLY AND SEWAGE DISPOSAL

Municipally owned and operated piped water system

☒

Municipally owned and operated sanitary sewage system

☒

Lake

☐

Pit Privy

☐

Individual Well

☐

Communal Well

☐

Individual Septic System

☐

Communal Septic System

☐

Other

☐

Explain Other

PROPERTY ACCESS

Provincial highway

☐

Right-of-way

☐

Municipal road that is maintained seasonally

☐

Municipal road that is maintained year-round

☒

Water

☐

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

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

CONCURRENT APPLICATIONS

Is the property the subject of a current application for Consent?
No

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

Is the property the subject of a current application for a Plan of Subdivision?
No

Indicate application number(s) and application status

PROPOSED BUILDING/STRUCTURE

Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
New workshop addition	Yes	1678	1678	1	22.92	73.22	16.6	271.89	66.83	74.41	11.11

EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Existing Main Building consisting of low hazard shop and accessory office	No	2871	3095	1	51.4	67.6	9.6	220.77	96.16	22.95	14.72
Existing accessory structure on site	No	89	89	1	7.32	12.19	3.9	228.73	145.38	17.7	105.05

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Building height for Proposed New Workshop Addition	Table 8.2: Standards for Industrial Zones - M2 Zone - Maximum height permitted is 15m.	Proposed height is 16.92m.	1.92m

3RDLINE.STUDIO

2026 07 20

subject: 2100 Algonquin Rd – Minor Variance Application Change

Dear Members of the Committee of Adjustment,

I am writing in support of the Minor Variance application for the property located at 2100 Algonquin Road in the City of Greater Sudbury.

We are also requesting a revision to the originally submitted proposed building height from ~~16.67 metres~~ to **16.92 metres**. This adjustment reflects the inclusion of additional roof insulation and the finalized grade-to-finished-floor elevation.

The purpose of this application is to request relief from the maximum permitted building height of **15.0 metres to 16.92 metres** to facilitate the construction of the proposed building addition. As outlined in the application, the required building height is driven by the minimum clearance necessary for the installation and operation of the large capacity crane at the high bay section of the addition. As mining equipment has increased significantly in size over recent years, these enhanced crane clearances have become essential to meet current industry requirements.

The facility plays a critical role in supporting the mining sector by providing manufacturing and service capabilities to major mining companies operating throughout the region, both directly and through the broader mining supply chain. The requested increase in building height is therefore necessary to ensure the facility can continue to support the evolving needs of this vital industry.

Attached are updated building elevations reflecting building height dimensions dated July 20, 2026.

Thank you for your consideration of this application. Should you require any additional information or clarification, I would be pleased to provide it.

Yours very truly,

3RDLINE STUDIO



Mike Ladyk, B.Arch., OAA
Architect / Partner

O:\1 PROJECTS\2025\2597 - Bristol Machine Addition\5.0 (Pink) Legal\5.1 Authorities having Jurisdiction\Minor Variance\Bristol_Minor Variance Change.docx

Timothy James
BES BArch OAA MRAIC

Michael Ladyk
BArch OAA

Angèle Dmytruk
MArch BArch Sci OAA OAA

Vanessa Vachon
PQS GSC MAATO

289 Cedar Street
Sudbury, ON P3B 1M8

705-674-2300

www.3rdLine.Studio

/ARCHITECTURE

PL-MV-2026-00105



SINCE 1969 130 Elm St., Sudbury, ON P3C1T6 Tel: (705)560-9770 Fax: (705)560-9800 www.dalron.com

July 27, 2026

Attention: Sarah Pinkerton
Assistant Consent Official
Planning Services Division
City of Greater Sudbury

Re: PL-MV-2026-00105 – 2100 Algonquin Road

This letter confirms that I am aware of the expansion currently being proposed by Bristol Machine Works Ltd on their building at 2100 Algonquin Road. I am also aware of the application for a minor variance with regards to the roof height exceeding current bylaws by 1.92 meters.

I have met with the owners of Bristol Machine Works Ltd and reviewed the drawings for the proposed building. I do not have any objections or concerns related to the roof height and I support the expansion as proposed.

A handwritten signature in black ink, appearing to read "John Arnold". The signature is stylized with a large, looped "J" and a cursive "A".

John Arnold
Vice-President
Dalron Leasing Limited
2040 Algonquin Road
2309 Rengent St.



July 29th/2026

Attention: Sarah Pinkerton
Assistant Consent Official
Planning Services Division
City of Greater Sudbury

Re: PL-MV-2026-00105 – 2100 Algonquin Road

This letter confirms that I am aware of the expansion currently being proposed by Bristol Machine Works Ltd on their building at 2100 Algonquin Road. I am also aware of the application for a minor variance with regards to the roof height exceeding current bylaws by 1.92 meters.

I have met with the owners of Bristol Machine Works Ltd and reviewed the drawings for the proposed building. I do not have any objections or concerns related to the roof height and I support the expansion as proposed.

Westleah Bimm

Northstar Recreation
2204 Algonquin Road
Sudbury, Ontario

2204 Algonquin Road
Sudbury, Ontario P3E 4Z6

Fax: 705-523-1202
Phone: 705-523-2020

www.northstarrec.com
E-mail: info@northstarrec.com

Kawasaki

PL-MV-2026-00105



Sheridan Science and Technology Park, 2800 Speakman Drive
Mississauga, Ontario, Canada L5K 2R7
Tel: +1 (905) 855 7600 www.hatch.com

July 29, 2026

Attention: Sarah Pinkerton
Assistant Consent Official
Planning Services Division
City of Greater Sudbury

Subject: PL-MV-2026-00105 – 2100 Algonquin Road

Dear Ms. Pinkerton

This letter confirms that I am aware of the expansion currently being proposed by Bristol Machine Works Ltd. on their building at 2100 Algonquin Road.

I am also aware of the application for a minor variance with regards to the roof height exceeding current bylaws by 1.92 meters.

I have met with the owners of Bristol Machine Works Ltd. And reviewed the drawings for the proposed building.

I do not have any objections or concerns related to the roof height and I support the expansion as proposed.

Yours faithfully,

**Fred
Theiss**

Digitally signed by Fred Theiss
DN: cn=Fred Theiss, c=US,
email=fred.theiss@hatch.com
Date: 2026.07.29 14:54:39 -
04'00'

Fred Theiss
Global Director Facilities

BRISTOL MACHINE



July 27, 2026

Attention: Sarah Pinkerton
Assistant Consent Official
Planning Services Division
City of Greater Sudbury

Re: PL-MV-2026-00105 – 2100 Algonquin Road

This letter confirms that I am aware of the expansion currently being proposed by Bristol Machine Works Ltd on their building at 2100 Algonquin Road. I am also aware of the application for a minor variance with regards to the roof height exceeding current bylaws by 1.92 meters.

I have met with the owners of Bristol Machine Works Ltd and reviewed the drawings for the proposed building. I do not have any objections or concerns related to the roof height and I support the expansion as proposed.

A handwritten signature in cursive script that reads 'Paul Villgren'.

Paul Villgren
President
Available Storage
2152 Algonquin Road
Sudbury, Ontario

Superior Quality is Our Commitment

Bristol Machine Works Limited 2100 Algonquin Rd., Sudbury, Ontario, Canada P3E 4Z6 Phone: (705) 522-1550 Fax: (705) 522-6531
Site #2 Walden Industrial Park: 41 Vagnini Crt., Lively, Ontario, Canada P3Y 1K8
Site # 3 200 Mumford Dr., Lively, Ontario, Canada P3Y 1L2
<http://www.bristolmachine.on.ca>

PL-MV-2026-00105

BRISTOL MACHINE



July 27, 2026

Attention: Sarah Pinkerton
Assistant Consent Official
Planning Services Division
City of Greater Sudbury

Re: PL-MV-2026-00105 – 2100 Algonquin Road

This letter confirms that I am aware of the expansion currently being proposed by Bristol Machine Works Ltd on their building at 2100 Algonquin Road. I am also aware of the application for a minor variance with regards to the roof height exceeding current bylaws by 1.92 meters.

I have met with the owners of Bristol Machine Works Ltd and reviewed the drawings for the proposed building. I do not have any objections or concerns related to the roof height and I support the expansion as proposed.

A handwritten signature in black ink, appearing to read 'B.K. Desai'.

Bhaumik Desai
Chuck's Roadhouse
2309 Regent Street
Sudbury, Ontario

PL-MV-2026-00105

BRISTOL MACHINE



July 27, 2026

Attention: Sarah Pinkerton
Assistant Consent Official
Planning Services Division
City of Greater Sudbury

Re: PL-MV-2026-00105 – 2100 Algonquin Road

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A handwritten signature in black ink, appearing to read 'D Villgren'.

Dan Villgren
President
Sling Choker Manufacutring
2122 Algonquin Road
Sudbury, Ontario

PL-MV-2026-00105

BRISTOL MACHINE



July 27, 2026

Attention: Sarah Pinkerton
Assistant Consent Official
Planning Services Division
City of Greater Sudbury

Re: PL-MV-2026-00105 – 2100 Algonquin Road

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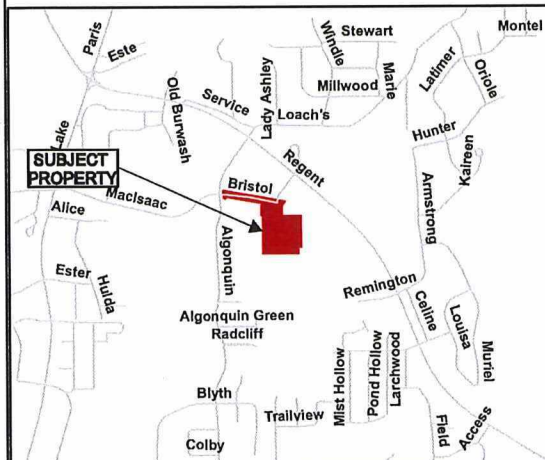
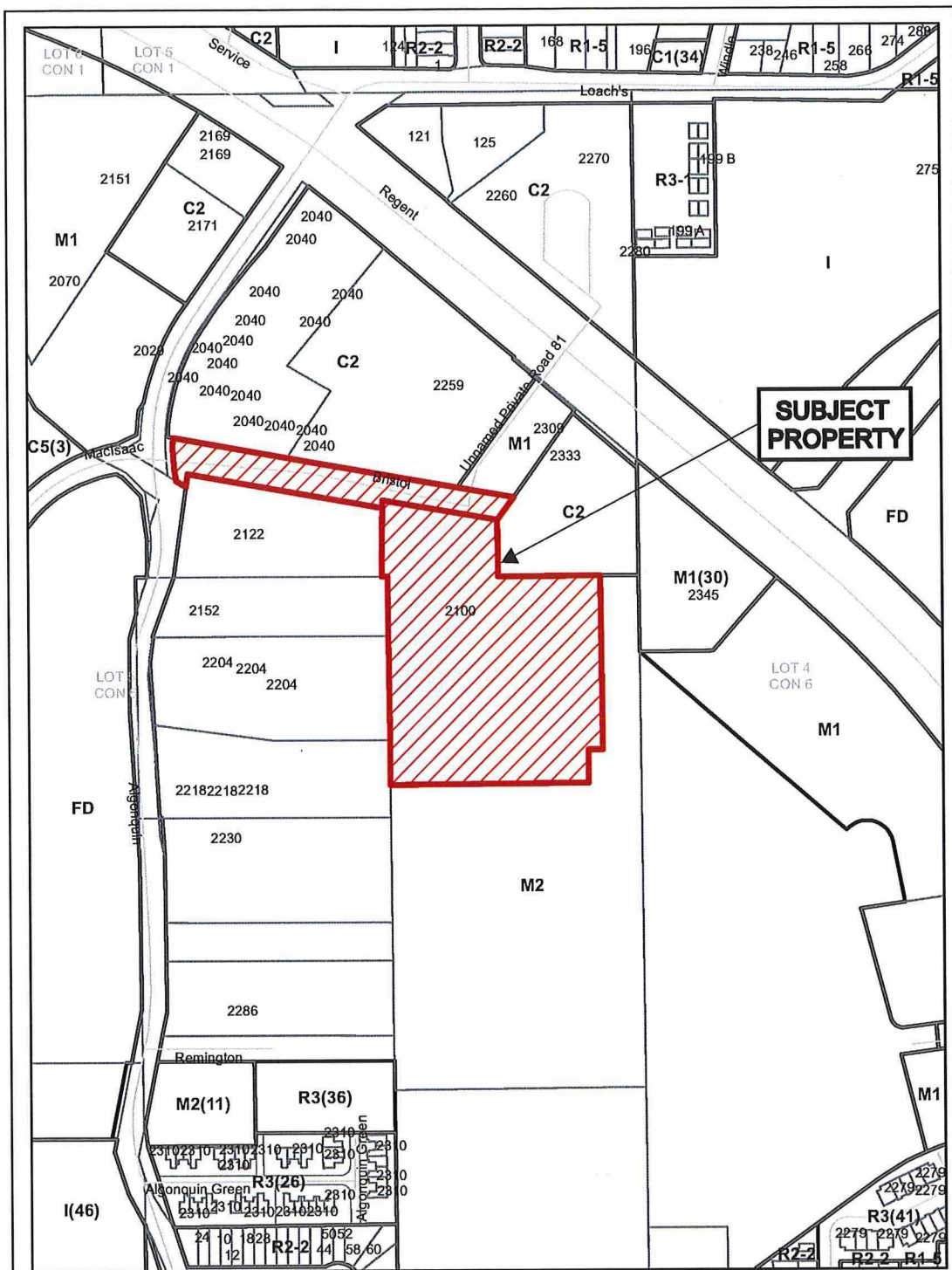
A handwritten signature in black ink, appearing to read 'Rod Wendler'.

Rod Wendler
President
Jim's Automotive
2204 Algonquin Road
Sudbury, Ontario

Superior Quality is Our Commitment

Bristol Machine Works Limited 2100 Algonquin Rd., Sudbury, Ontario, Canada P3E 4Z6 Phone: (705) 522-1550 Fax: (705) 522-6531
Site #2 Walden Industrial Park: 41 Vagnini Crt., Lively, Ontario, Canada P3Y 1K8
Site # 3 200 Mumford Dr., Lively, Ontario, Canada P3Y 1L2
<http://www.bristolmachine.on.ca>

PL-MV-2026-00105



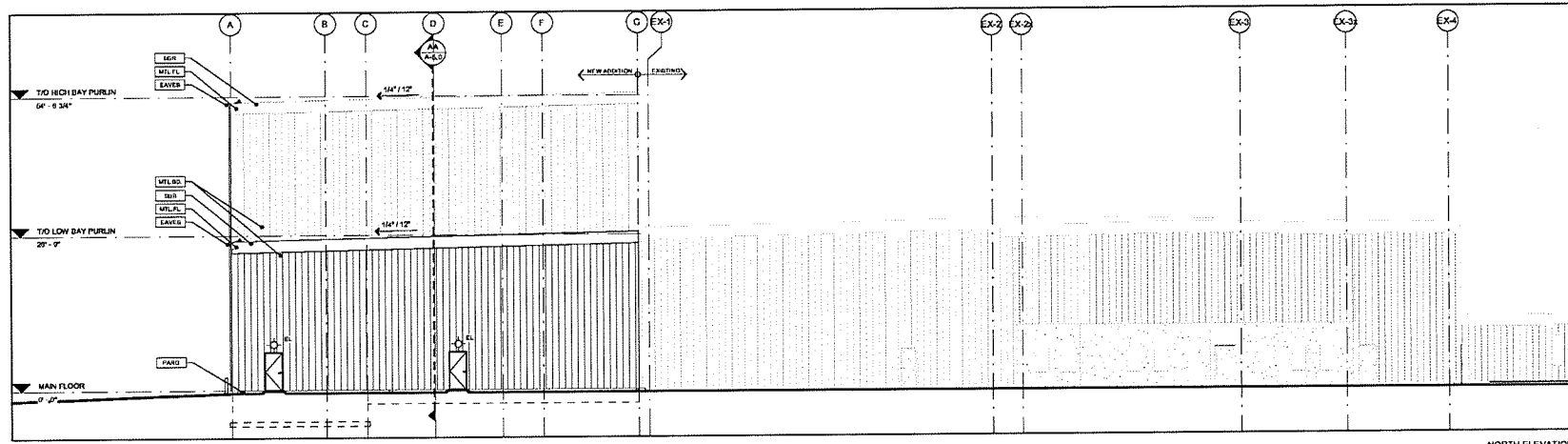
Application for Minor Variance or Permission



Subject Property being PINs 73475-1648 & 73475-1241, Part Lot 5, Concession 6, Parts 1 & 2, Plan 53R-4709, Part 1, Plan 53R-6071, Part 3, Plan 53R-11109, Part 2, Plan 53R-14060 and Parts 1 & 2, Plan 53R-11145 and Part 1, Plan 53R-6438 as in LT118856, except LT122474, LT136799, Parts 1,2,5,6, Plan SR-1339, Parts 1-2, Plan 53R-8384, Parts 45, 46, 47, 48, 49 & 50, Plan 53R-20341, Part 3, Plan 53R-10237, Part 1, Plan 53R-11109, Parts 6-8, Plan 53R-12143, Parts 2-4, Plan 53R-12196 and Parts 3, 5, 6 & 7, Plan 53R-17925; Township of Broder, 2100 Algonquin Road, Sudbury, City of Greater Sudbury

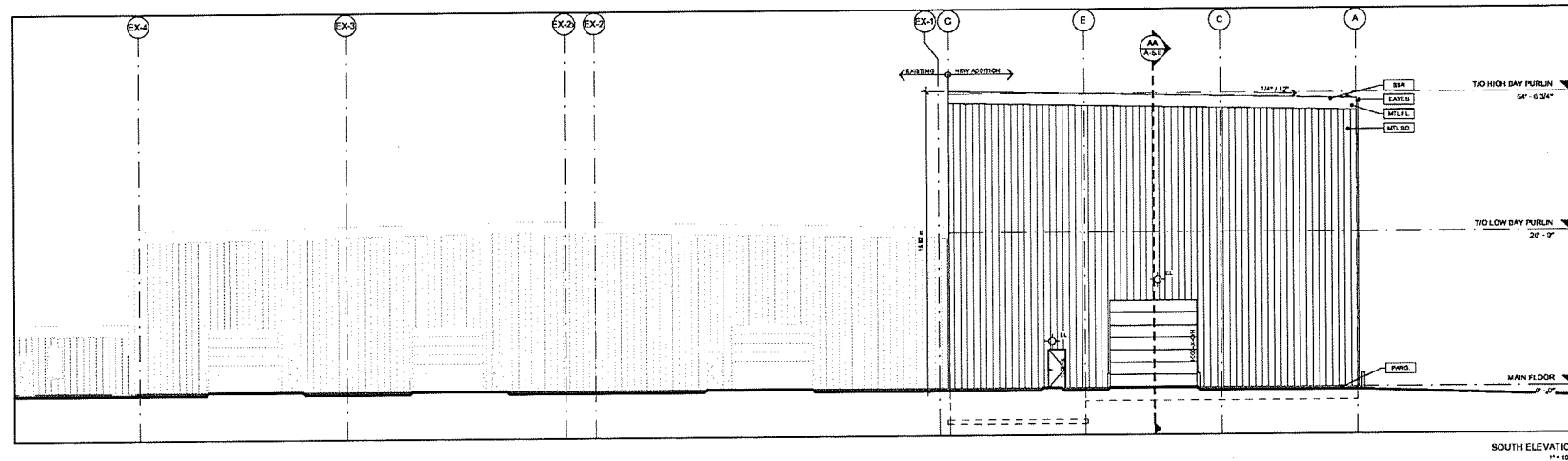
Sketch 1, NTS
NDCA

PL-MV-2026-00105
Date: 2026 07 23



ELEVATION LEGEND

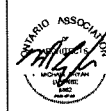
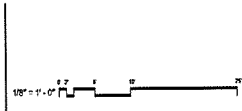
LAWS	DENOTES CAVE/THROUGH LOW DOWNSPOUTS AND FLASHING REFER TO SPEC
MTL FL	DENOTES METAL FLASHING REFER TO SPEC
MTL SG	DENOTES METAL SIDING BY PRE-ENG REFER TO SPEC
PARS	DENOTES CONVENTIONAL PAVING REFER TO SPEC
BRF	DENOTES ROOFING BY PRE-ENG
CJ	CONTROL JOINT
EJ	SEAM/EXPANSION JOINT REFER TO DETAILS
EL	EXTERIOR SURFACE MOUNTED LIGHT FIXTURE REFER TO ELECTRICAL DRAWINGS
MFH	DENOTES MECHANICAL HOSE BOX REFER TO MECHANICAL DRAWINGS
ED	ELECTRICAL OUTLET REFER TO ELECTRICAL DRAWINGS
LV	LOUVER REFER TO MECHANICAL DRAWINGS
PA	PIN SYSTEM REFER TO ELECTRICAL DRAWINGS
FD	FIRE DEPARTMENT CONNECTION REFER TO ELECTRICAL DRAWINGS
AW	DENOTES SNOW GUARD BY PRE-ENG SUPPORTS



C:\Users\mcm\Documents\Bristol Machine Addition\Bristol Machine Addition.dwg

ALL DIMENSIONS ARE NOT TO SCALE
DRAWINGS ARE NOT TO BE USED FOR
CONSTRUCTION UNTIL THEY HAVE BEEN
REVIEWED AND APPROVED BY THE
ARCHITECT.

No.	Revision / Version:	Date:
1	ISSUED FOR PERMIT AND CONSTRUCTION	2024.07.30
2	ISSUED FOR PERMIT AND CONSTRUCTION	2024.07.30
3	ISSUED FOR PERMIT AND CONSTRUCTION	2024.07.30



3RD LINE STUDIO
200 CROWN STREET
SUDBURY, ONTARIO M1S 1X3
709.471.2500

BRISTOL MACHINE ADDITION

2100 ALGONQUIN ROAD, SUDBURY, ON P3E 4Z6
PL-MV-2026-00105
ELEVATIONS

Sketch 4
A-4.1

Date:	2024.07.30
Scale:	As indicated
Drawn By:	ME
Checked By:	ME
Project No:	2026
Drawing No:	Rev. 3



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

Record #: PL-MV-2026-00107

APPLICATION SUMMARY

File Date: 07/21/2026

Application Type: Minor Variance

Address(es): 283 Hill Street, Wahnapiatae P0M 3C0

Applicant(s): CHANDLER TROTTIER

Owner(s): CHANDLER TROTTIER AND CIARRA MCCORMICK

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?

February 20, 2025

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?

2

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

No

How many dwelling units will be legalized?

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

No

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

Current Official Plan designation

Living Area I

Current Official Plan designation (additional)

Current Zoning By-law designation

R1-5

Provide a detailed description of what is being proposed

Detached garage 32x40 with roughly 6.1m finished height

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

Local height restriction is 5m, new garage will be roughly 6.1m to potentially allow a personal car hoist for storage and repair on personal vehicles

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

22

Lot Depth of the property

64

Lot Area of the property

1397

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

single family dwelling built 1969

Detached storage building year build unknown

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

residential continued

length of time unknown

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

remaining the same

Existing uses of neighbouring properties

residential

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

No

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

No

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

Have you consulted with Conservation Sudbury regarding this relief?

WATER SUPPLY AND SEWAGE DISPOSAL

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

PROPERTY ACCESS

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

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

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

CONCURRENT APPLICATIONS

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

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

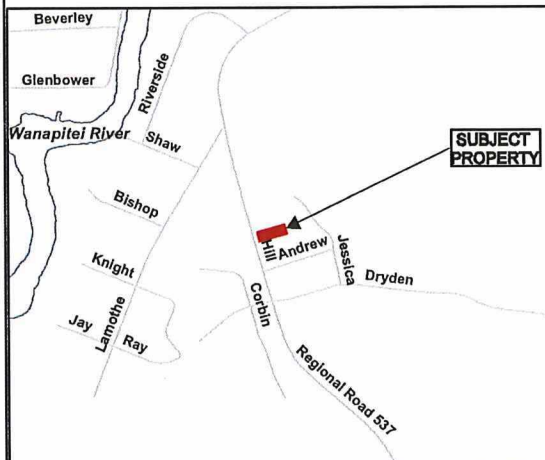
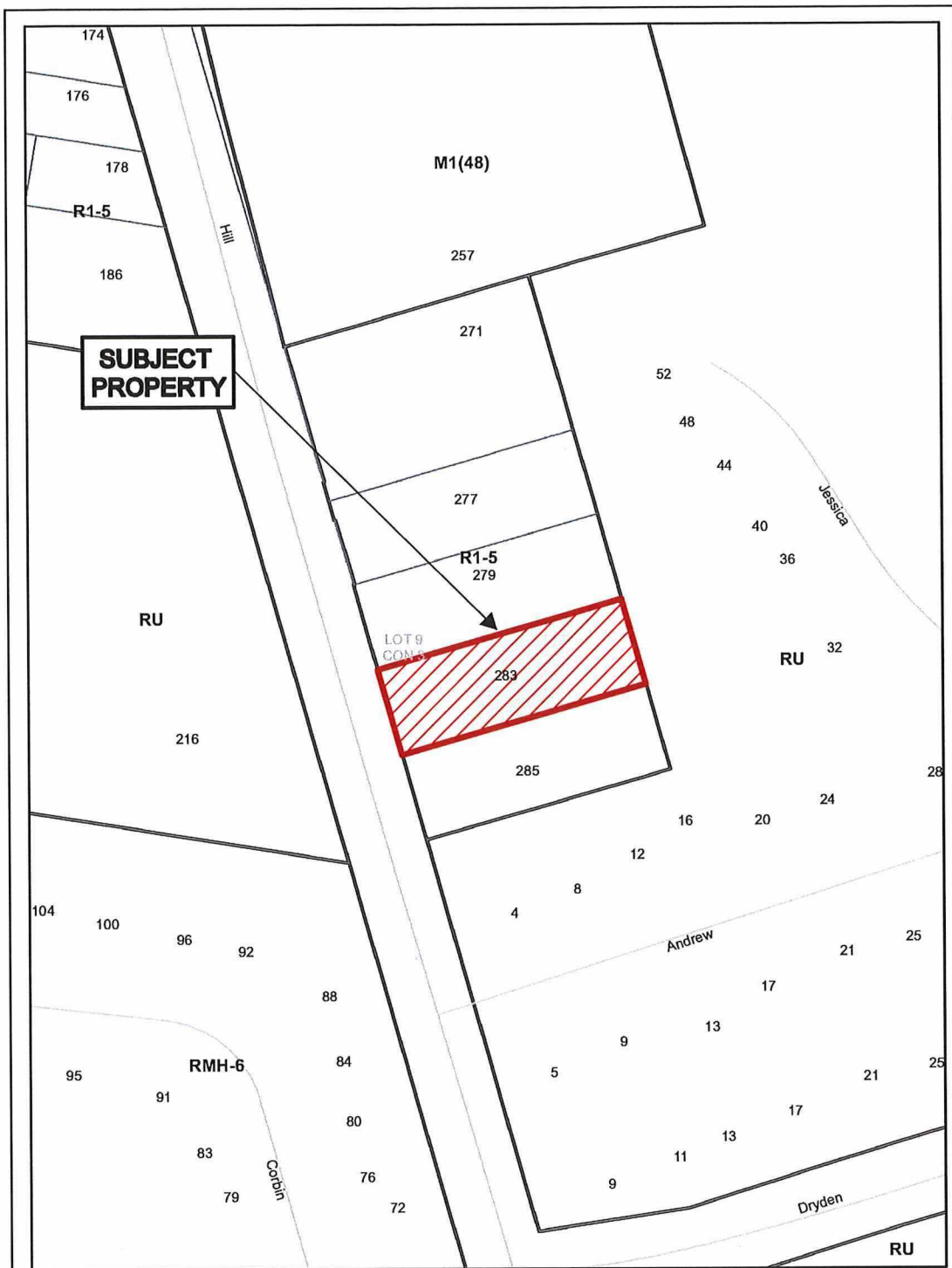
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
detached storage garage 32x40	No	119	119	1	12.19	9.75	6.1	51.8	1.8	7.9	1.8

EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m2)	Existing Gross Floor Area (m2)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
single family dwelling	No	104	104	1	12.2	8.53	5	21.3	33.5	5.5	4.3
14x30 storage building	Yes	39	39	1	4.26	9.14	3	39	15.2	0.6	17

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Maximum accessory height	5.0m	6.1m	1.1m



Application for Minor Variance or Permission



Subject Property being PIN 73481-0298,
Parcel 34271 SEC SES,
Part Lot 9, Concession 3,
Part 3, Plan SR-1825,
Township of Dryden,
283 Hill Street, Wahnapiatae,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00107
Date: 2026 07 24

RESIDENTIAL STORAGE GARAGE

283 HILL STREET



KEZ CAD
3 ST POTHIER RD. RR#1
WHITEFISH ON PDM 3E0
TEL 705-507-1692

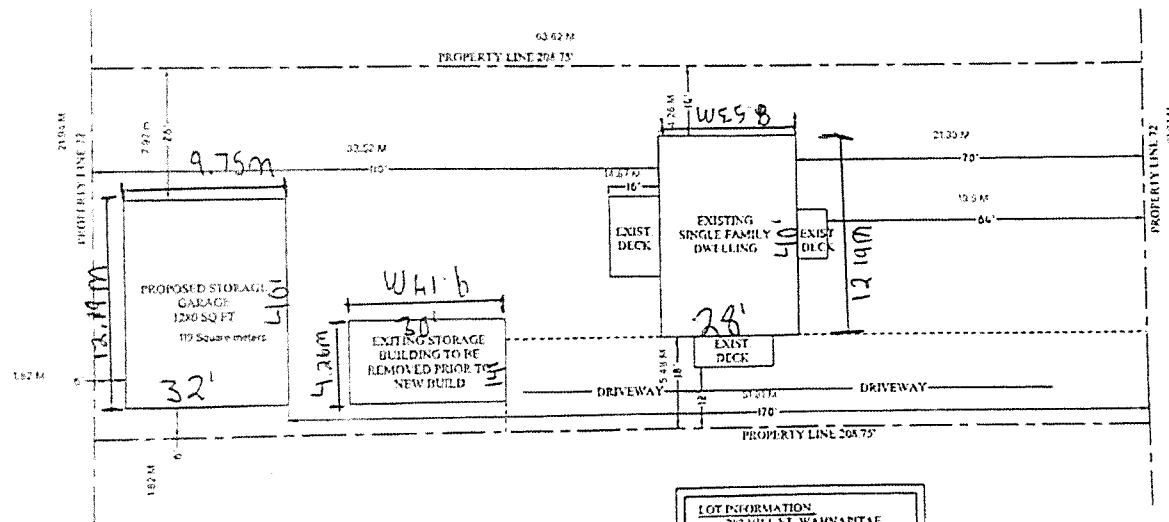
**KEZCAD
DESIGNS**
Registered Professional Architect
Ontario Reg. No. 12345
Registered Professional Engineer
Ontario Reg. No. 67890

DESCRIPTION:	
SQUARE FOOTAGE	
Gauge	1250

NOTE: IT IS THE CONSTRUCTOR'S RESPONSIBILITY TO ENSURE THAT ALL CONSTRUCTION CONFORMS TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE. NOTATIONS MADE ON THESE DRAWINGS ARE FOR YOUR INFORMATION AND ASSISTANCE ONLY AND DO NOT NECESSARILY COMMENT ON ALL AREAS OF CONSTRUCTION.



KIMBERLY E. ZARICHNE
KEZ CAD
Professional Engineer
Ontario Reg. No. 12345



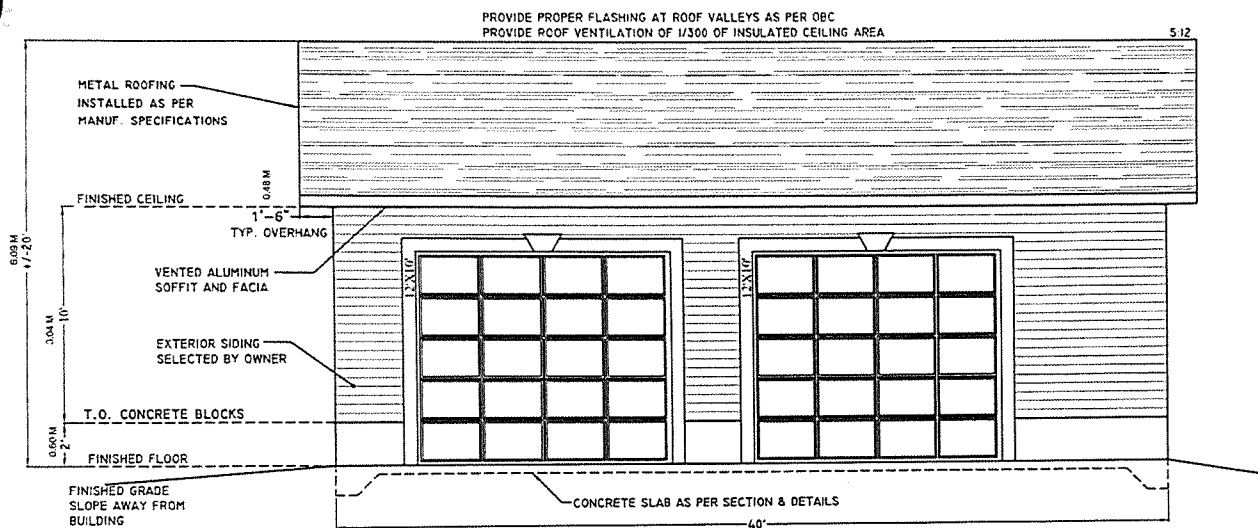
LOT INFORMATION
283 HILL ST. WAINNAPITAE
DRIVEWAY CON 3 LOTS
SH1825, PART 1, Pcd 34271
TOTAL LOT - 15010 SQ FT
LOT COVERAGE - 1436 SQ FT (10%)

PLOT PLAN

NTS

283 HILL STREET
2026-015
2026-015

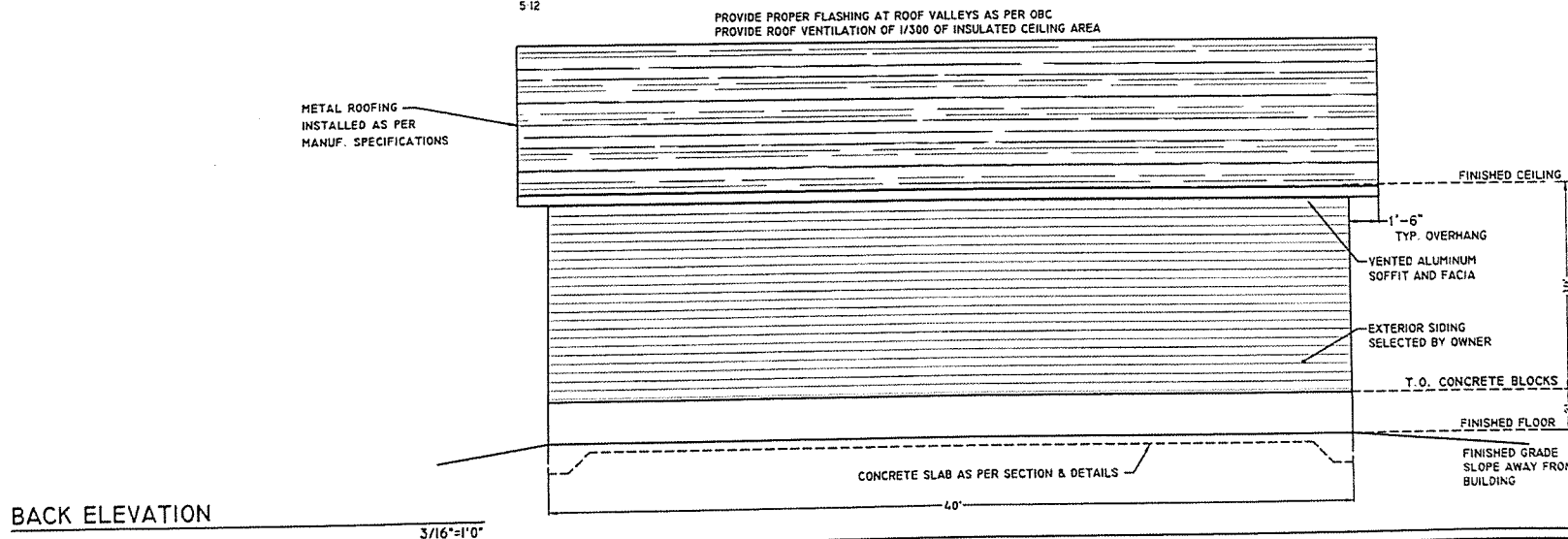
A0



FRONT ELEVATION

3/16"=1'-0"

5:12



BACK ELEVATION

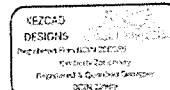
3/16"=1'-0"

GENERAL NOTES

- ALL DIMENSIONS ARE SUBJECT TO CHANGE
- ALL DETAILS ARE THE ARTIST'S CONCEPTION AND MAY VARY UPON CONSTRUCTION
- CONSTRUCTOR/OWNER SHALL CHECK AND VERIFY ALL DIMENSIONS AND ADVISE THE CONSULTANT OF ANY DISCREPANCY PRIOR TO COMMENCING

ELEVATIONS SHOWN ARE APPROXIMATELY ARTIST'S CONCEPTS. GRADES & BRICKLINES WILL VARY WITH SITE CONDITIONS. WINDOW STYLES TO BE SELECTED BY OWNER

WINDOW LOCATIONS & SIZES MUST BE CONFIRMED BY OWNERS



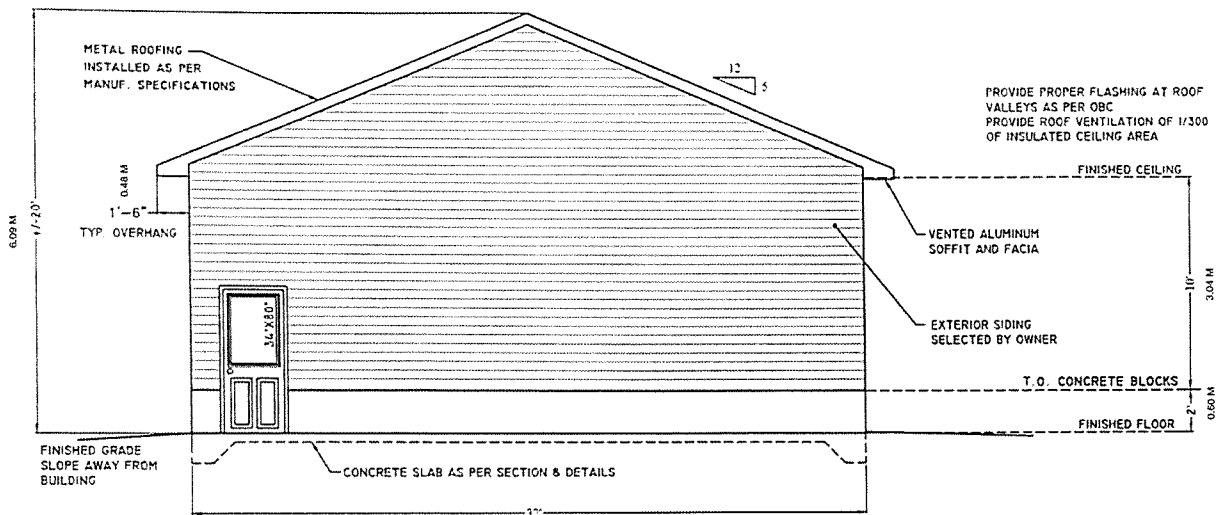
KIMBERLY E. ZARICHNE
KEZ CAD
ARCHITECTURE P.C.

PROJECT TITLE
283 HILL STREET
ELEVATIONS

PROJECT NO.
2020_015
DATE
JUNE 2020
DRAWN BY
KEZ

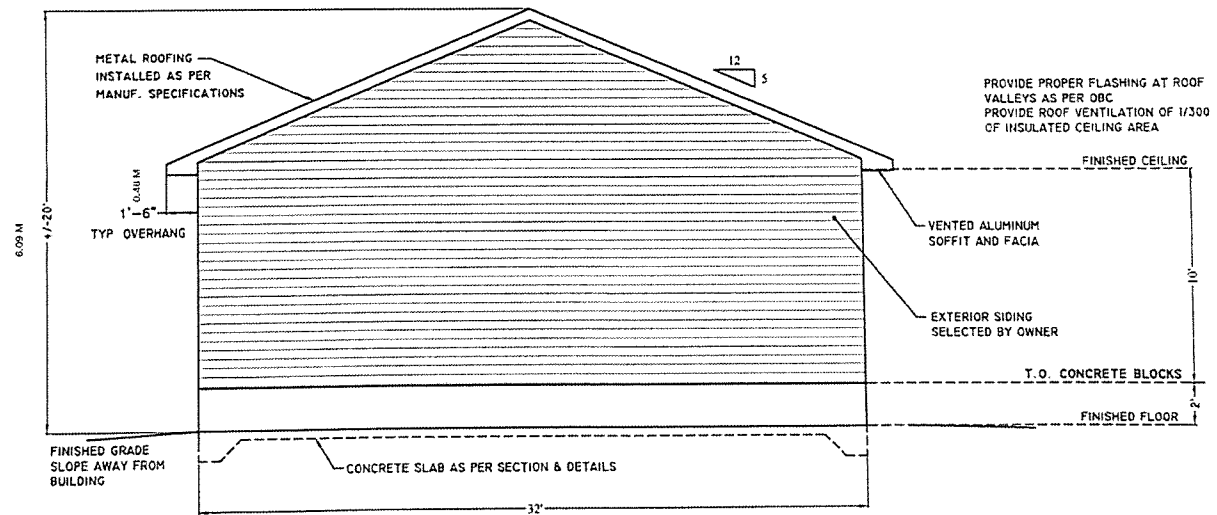
SCALE
AS SHOWN
DATE
JUNE 2020
DRAWN BY
KEZ

3



RIGHT ELEVATION

3/16"=1'0"



LEFT ELEVATION

3/16"=1'0"

GENERAL NOTES

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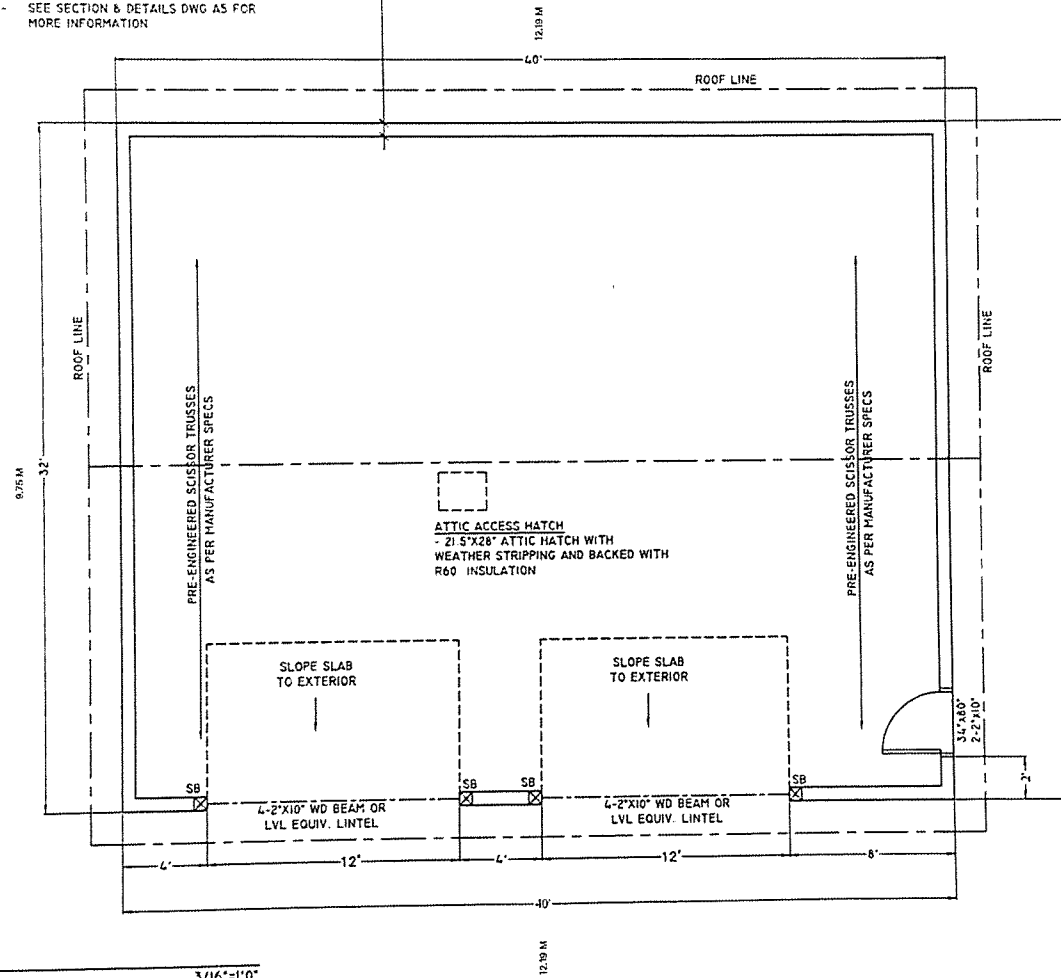
KIMBERLY E. ZARICHNEK
KEZ CAD
337 PARKWAY
WILSON, NJ 07094

PROJECT TITLE
2026.015
283 HILL STREET
ELEVATIONS

SCALE
AS SHOWN
DATE
JUNE 2026
DRAWN BY
KEZ
DWG. NO.
A4



- EXTERIOR WALL ASSEMBLY
- 2"x6" STUDS @ 16" O.C.
 - 7/16" ASPENITE SHEATHING WITH 3/32" GAP BETWEEN BOARDS
 - TYPAR OR TYPEX AIR BARRIER
 - EXTERIOR SIDING SELECTED BY OWNER
 - SEE SECTION & DETAILS DWG AS FOR MORE INFORMATION



FLOOR PLAN

KEZCAD
DESIGNS
Professional Firm: 2024-202222
Kimberly Zarichne
Registered Architect
BCA# 27189

KIMBERLY E. ZARICHNE
KEZ CAD
1117 PINE AVE.
WILLOWDALE, ONTARIO

PROJECT TITLE
283 HILL STREET
FLOOR PLAN

PROJECT NO.
2026_014

SCALE
AS SHOWN

DATE
JUNE 2026

DRAWN BY
KEZ

DWG NO.
A2



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-2026-00109

APPLICATION SUMMARY

File Date: 07/27/2026

Application Type: Minor Variance

Address(es): 54 William Avenue, Coniston P0M 1M0

Applicant(s): AM ENGINEERING

Owner(s): MARC GUINDON AND SELENA BISSCHOPS

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?

Aug 14, 2020

Are you the registered owner or an authorized agent?

Authorized Agent

What is the number of dwelling units on the property?

1

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

0

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

1

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

2

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

No

How many dwelling units will be legalized?

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

No

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

Current Official Plan designation

Living Area I

Current Official Plan designation (additional)

Current Zoning By-law designation

R1-5

Provide a detailed description of what is being proposed

Proposal to reconstruct/renovate existing home to accommodate second floor addition and attached garage (previously detached garage).

Proposed additions and renovations are to remain on existing foundation with new foundation for attached garage.

We are requesting relief on existing setbacks for second floor addition and to grandfather existing setbacks for this development.

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

Zoning Provision 6.3 Table 6.2 for a R1-5 zone:

Proposed Front Yard setback of 2.8 m where 6.0 m is required

Due to the increase in the gross floor area, the existing setback does not apply to the second floor.

and

Proposed Interior Side Yard of 1.2 m where 1.8 m is required.

An additional 0.6 m setback is required for each full storey above the first storey.

See special provision 3 in Table 6.2

Is there an eave encroachment?

Yes

Size of eaves

0.5

Lot Frontage of the property

24.38

Lot Depth of the property

30.48

Lot Area of the property

743.22

Total width of the public road giving access to the property

20.0

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

1 SFD, and 1 Detached garage. Date of construction unknown.

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

Residential, remained as residential ever since. (Date - length of time unknown)

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

Yes

Existing uses of neighbouring properties

Residential

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

No

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

No

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

Have you consulted with Conservation Sudbury regarding this relief?

WATER SUPPLY AND SEWAGE DISPOSAL

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

PROPERTY ACCESS

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

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

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

CONCURRENT APPLICATIONS

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

No

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

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

No

Indicate application number(s) and application status

PROPOSED BUILDING/STRUCTURE

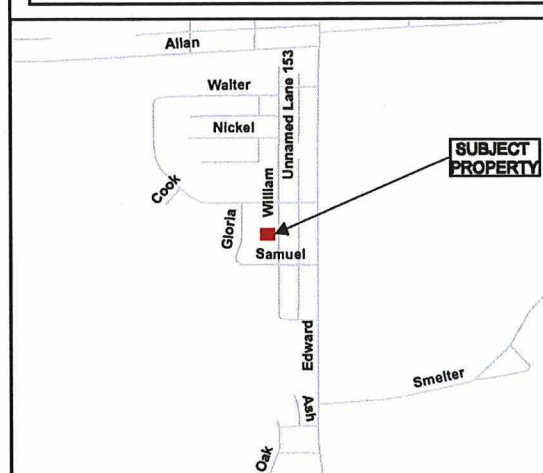
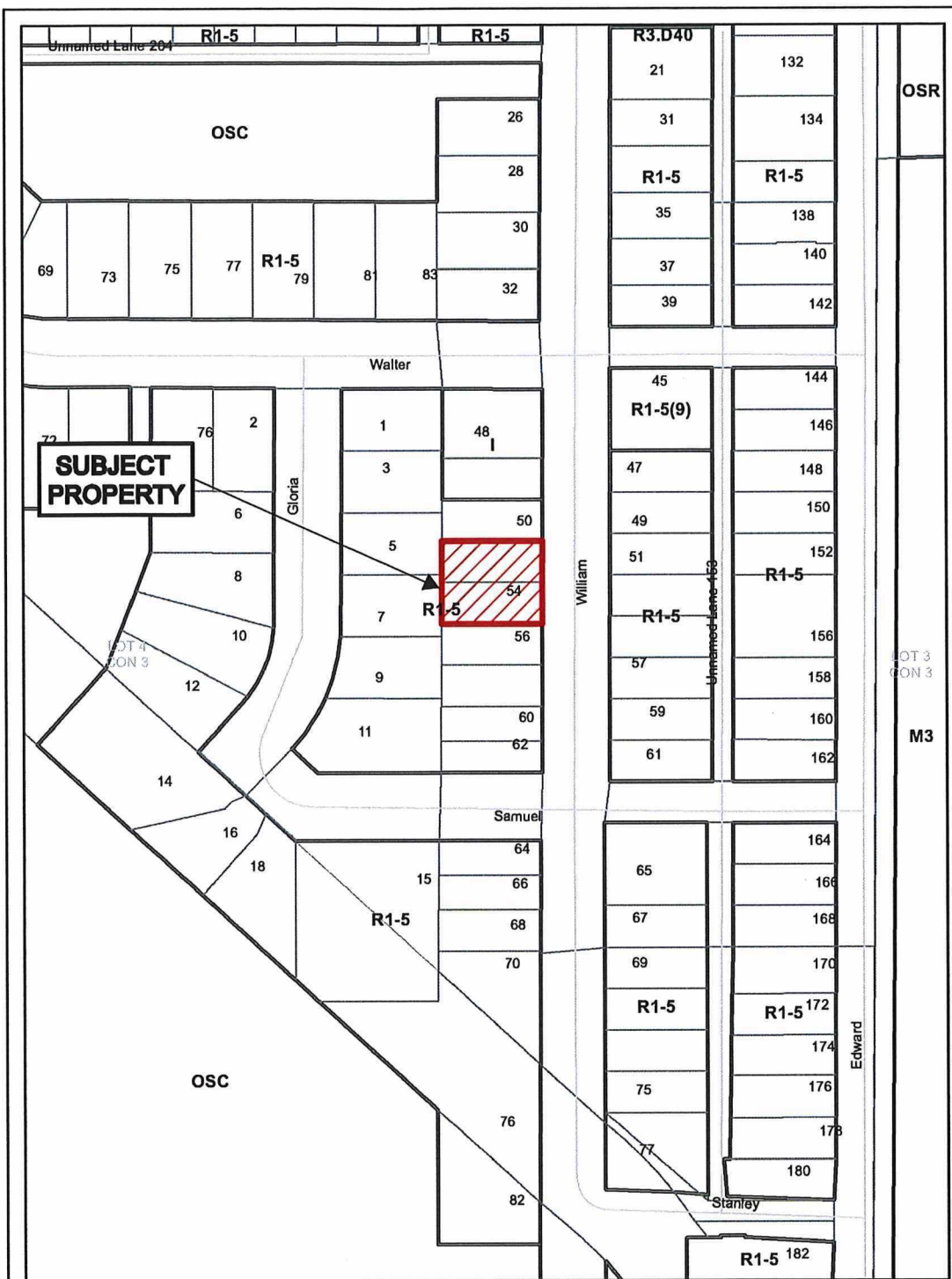
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
2 Storey SFD, with attached garage.	No	110.73	234.95	2	19.15	13.66	9.51	2.8	14.02	1.22	3.97
Front Porch	No	3.9	3.9	0	1.89	2.05	0.76	4.6	23.88	9.83	12.66

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)
SFD, 1 storey + finished attic.	No	84.5	84.5	1	8.65	13.66	5.5	2.8	14.02	1.22	14.55
Detached Garage	Yes	56.6	56.6	1	7.86	7.21	3.6	3.2	19.3	2.17	14.3

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Front yard setback relief to the Proposed development of the project.	Based on your submission, the following zoning regulation(s) are not met: Zoning Provision 6.3 Table 6.2 for a R1-5 zone: Proposed Front Yard setback of 2.8 m where 6.0 m is required Due to the increase in the gross floor area, the existing setback does not apply to the second floor.	2.8M (Front Yard)	3.2M (Front Yard Difference)
Side Yard Setback	Proposed Interior Side Yard of 1.2 m where 1.8 m is required. An additional 0.6 m setback is required for each full storey above the first storey. See special provision 3 in Table 6.2	1.2m	0.6M (Side Yard Difference)
Eaves - side yard setback	May encroach 0.6 m into the required yard or court but not closer than 0.6 m to the lot line. 1.8m - 0.6m = 1.2m setback from interior side lot line. Eaves are therefore only permitted to be 1.2m from the side lot line.	Permit eaves to encroach 1.1m into interior side yard and provide a setback of 0.7m from the side lot line	0.5m



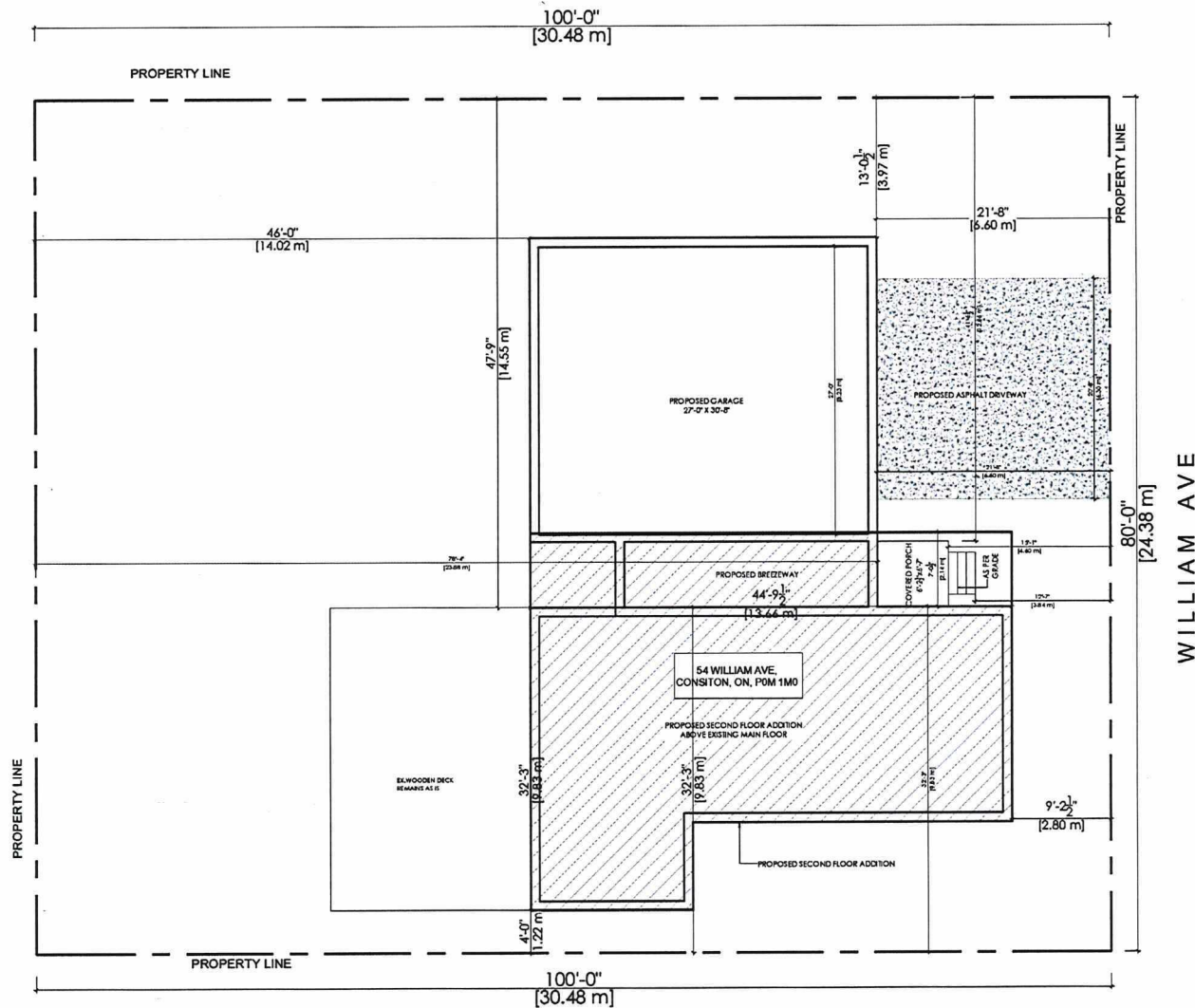
Application for Minor Variance or Permission Subject Property being PINs 73560-0329 & 73560-0842, Parcels 4907 and 23521 SEC SES, Lots 5 & 6, Plan M-89, Part Lot 4, Concession 3, Township of Neelon, 54 William Avenue, Coniston, City of Greater Sudbury		
Sketch 1, NTS NDCA	PL-MV-2026-00109 Date: 2026 07 30	

54 WILLIAM AVE, CONISTON

Zoning Information		Allowed
Zone	R1-5	(Low Density Residential)
Setbacks		Allowed
Front Yard(East)	6.0m	EX. (2.8m)
Rear Yard(West)	7.5m	EX. (13.2m)
Left Side Yard	1.2m	1.22m
Right Side Yard	1.2m	3.9m (Garage)
		14.5m (SFD)
Lot Coverage		40%
Max. Height	11.0m	9.51m
BASEMENT AREA		Existing
PR. MAIN FLOOR AREA	95.43m ²	110.73m ²
PR. GARAGE AREA		84.19m ²
PR. SECOND FLOOR AREA		124.22m ²

PROPOSED FRONT PORCH

Setbacks		Proposed
Front Yard(East)	4.6m (PORCH)	3.84m (Last Step)
Rear Yard(West)		23.8m
Left Side Yard		9.83m
Right Side Yard		12.6m



SITE PLAN

SC: 3/32" - 1'-0"

KEY PLAN



ENGINEER SEAL

Contractor must verify all dimensions on the Project Site and report any discrepancies before proceeding with the Work.

This drawing is a part of the Contract Documents and is to be read in conjunction with all other Contract Documents.

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03		
02		
01	ISSUED FOR PERMIT REVIEW	06/08/2026
REV.	DESCRIPTION	DATE
PROJECT: 54 WILLIAM AVE, CONISTON, ON, P0M 1M0		
CLIENT: MR. MARC		
CONSULTANT: AM ENGINEERING		
4145 North Service Road, Burlington, ON L7L 6A3 amengineering.ca		
DWG TITLE: SITE PLAN		
SHEET: A100	SCALE: 3/32"=1'-0"	
DRAWN: JG	DATE: Apr, 21 2025	

PL-MN-2026-00109
Sketch 2