

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

September 17, 2025

PUBLIC HEARINGS

PL-MV-2025-00115 LEVACK MOBILE HOMES PARK

Ward: 3

PIN(s) 73342-0412, Parcel 24253 SEC SWS SRO, Lot 39, Plan M-1009, except Part 2 on Plan 53R-6355, Part Lot 8, Concession 1, Township of Levack, 78 Nickel Street, Levack, [By-law 2010-100Z, RMH-4, RU]

For relief from Part 6, Section 6.3, Table 6.7 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the installation of a mobile home dwelling providing, firstly, a minimum 3.048 front yard setback, where 3.5m is required, secondly, a minimum 3.048m rear yard setback, where 3.5m is required, thirdly, a maximum lot coverage of 54%, where 35% is permitted, and fourthly, a maximum height of 4.11m, where 4.0m is permitted.

PL-MV-2025-00116 INFRASTRUCTURE ONTARIO

Ward: 9

PIN(s) 73479-0001, Parcel 31862 SEC SES, Part Lot 12, Concession 5, Part 1, Plan SR-965, together with Part 1, Plan SR-3028 as in LT285539, and reserving a strip of land 20 feet in perpendicular width along the shore of McFarlane Lake, except Part 23, Plan 53R-6411, Township of Dill, 2500 South Lane Road, Sudbury, [By-law 2010-100Z, I]

For relief from Part 4, Section 4.15, subsections 4.15.4 (a) and Part 5, Section 5.6, Table 5.8 and Section 5.8, Table 5.10 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a modular building facility, providing, firstly, no planting strip along the west lot line, where a 3.0m-wide planting strip adjacent to the full length of the lot line shall be required where a non-residential lot abuts a residential lot, secondly, 1 existing loading space, where a minimum of 2 loading spaces are required, and thirdly, 4 existing bicycle parking spaces, where 9 bicycle parking spaces are required.

PL-MV-2025-00117 **JULIE GAUTHIER**
JOEL GAUTHIER

Ward: 9

PIN(s) 73482-0197, Parcel 15370 SEC SES, Part Lot 2, Concession 6, Summer Resort Location as in EP7408, Township of Dryden, 71 and 91 Bedard Road, Wahnapiatae, [By-law 2010-100Z, SLS]

For relief from Part 4, Section 4.41, subsection 4.41.2 (a) and (c) and Part 9, Section 9.2, Table 9.1 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a seasonal dwelling and leaching bed and to permit an existing shed and private cabin providing, firstly, high water mark setbacks of 23.9m for the seasonal dwelling and 29.63m for the existing shed, where accessory buildings or structures shall be no closer than 30.0m to the high water mark, secondly, a leaching bed providing a 9.0m setback from the high water mark, where no person shall construct a leaching bed closer than 30.0 m from the high water mark of a lake, and thirdly, for the private cabin to provide a gross floor area of 71.43sq. m, where the maximum gross floor area of a private cabin shall be 30.0sq. m on any lot accessory to a permitted seasonal dwelling.

PL-MV-2025-00120 **CANADIAN HARD OF HEARING ASSOCIATION**

Ward: 10

PIN(s) 73595-0115, Parcel 7842 SEC SES, Part Lot 6, Concession 1, as in LT 44607 and Part 1, Plan SR-1168, Township of McKim, 45 and 47 Walford Road, Sudbury, [By-law 2010-100Z, I]

For relief from Part 4, Section 4.2, Table 4.1 and Part 10, Section 10.3, Table 10.3 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 an interior side yard setback of 2.9m with eaves encroaching an additional 0.6m into the proposed 2.9m setback, where an interior side yard setback of 10.0m is required and where eaves may encroach 0.6m into the 10.0m required yard but not closer than 0.6 m to the lot line.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION
A0383/1965 (AUG 9/65) AND CONSENT APPLICATION B0076/1966 (APR
4/66)

**PL-MV-2025-00122 JUSTIN RABOUIN
ALAIN RABOUIN**

Ward: 4

PIN(s) 73345-0654, Parcel 31193 SEC SWS, Part Lot 3, Concession 4, Part 1, Plan 53R-16473, Township of Rayside, 724 Montee Rouleau, Blezard Valley, [By-law 2010-100Z, A(1)]

For relief from Part 9, Section 9.3, Table 9.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of an uncovered deck on the existing dwelling providing a front yard setback of 6.1m, where 10.0m is required.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION
A0187/1998 (FEB 22/99) AND CONSENT APPLICATIONS B0680/1977
(OCT 11/77), B0151/1979 (JUN 4/79) AND B0109/1998 (FEB 22/99)

**PL-MV-2025-00125 JOSH MILLARD
CATHERINE MILLARD**

Ward: 9

PIN(s) 73481-0240, Parcel 35699 SEC SES, Part Lot 10, Concession 3, Part 4, Plan SR-2189, Township of Dryden, 17 Bishop Crescent, Wahnapiatae, [By-law 2010-100Z, R1-5]

For relief from Part 4, Section 4.2, subsection 4.2.3 and 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, firstly, accessory lot coverage of 11%, where the total lot coverage of all accessory buildings and structures on a residential lot shall not exceed 10%, and secondly, a maximum height of 7.4m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

A reminder... the next scheduled meeting is Wednesday, October 1, 2025.



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

Record #: PL-MV-2025-00115

APPLICATION SUMMARY

File Date: 08/07/2025

Application Type: Minor Variance

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

Applicant(s): SANDRA YOUNG AND ROGER CARPENTER

Owner(s): LEVACK MOBILE HOMES PARK

PLANNING APPLICATION

Are there multiple properties associated with the application?

No

Please describe the additional properties associated with this application

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

April 15 2025

Are you the registered owner or an authorized agent?

Registered Owner

What is the number of dwelling units on the property?

0

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

1

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

1

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

0

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

Yes

How many dwelling units will be legalized?

1

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

No

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

Current Official Plan designation

Living Area I

Current Official Plan designation (additional)

Living Area I

Current Zoning By-law designation

RMH-4, RU

Provide a detailed description of what is being proposed

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

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

Does not meet the zoning bylaw requirements

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

10.66

Lot Depth of the property

19.81

Lot Area of the property

211.17

Total width of the public road giving access to the property

20

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

0

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

mobile park

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

Yes

Existing uses of neighbouring properties

Mobile homes

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

No

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

No

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

Have you consulted with Conservation Sudbury regarding this relief?

WATER SUPPLY AND SEWAGE DISPOSAL

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

PROPERTY ACCESS

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

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

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

CONCURRENT APPLICATIONS

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

No

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

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

No

Indicate application number(s) and application status

PROPOSED BUILDING/STRUCTURE

Building Description	Same As Existing	Proposed Ground Floor Area (m ²)	Proposed Gross Floor Area (m ²)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Mobile Home	No	112.87	112.87	1	13.716	8.229	4.11	3.048	3.048	1.22	1.22

EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m ²)	Existing Gross Floor Area (m ²)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
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ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Front setback	3.5 m	3.048 m	0.452 m
Rear Setback	3.5m	3.048m	0.452m
Lot coverage	35%	53.4%	18.4 m
Maximum height	4.0m	4.11m	0.11m

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

August 7, 2025

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

To Whom It May Concern,

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

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

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

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

Please confirm if:

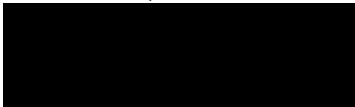
- A replacement of similar size would be allowed under existing zoning or grandfathered use,
- Whether a variance would be required,
- And what steps are necessary to proceed.

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

Sincerely,



Kim Moir
President, Levack Mobile Home Park Limited





LETTER OF AUTHORIZATION

I/WE, IT

Levack Mobile Home Park Limited
 Name of Registered Owner
74-100 Nickel St Levack Pam200
 No. Street City/Town Postal Code
 Telephone Number [REDACTED]

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

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

GIVE MY PERMISSION TO:

→ Roger Carpenter Sandra Young
 Name of Business/Individual Applying on Behalf of Registered Owner
21 Aviation Rd APT 4 Sudbury P3B-3K6
 No. City/Town Postal Code
 Telephone Number [REDACTED]

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

MINOR VARIANCE APPLICATION
 Brief Description of Work
RMH LOT # 78

DECLARATION

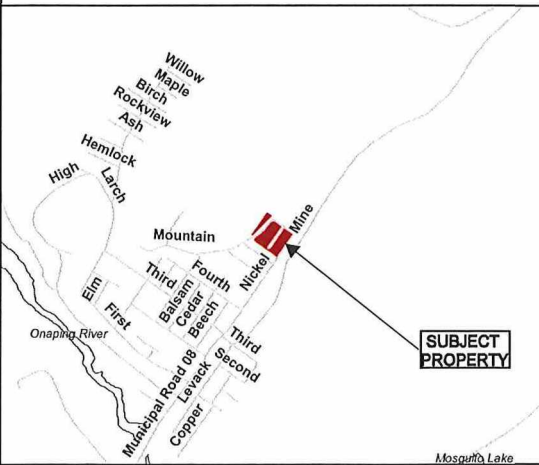
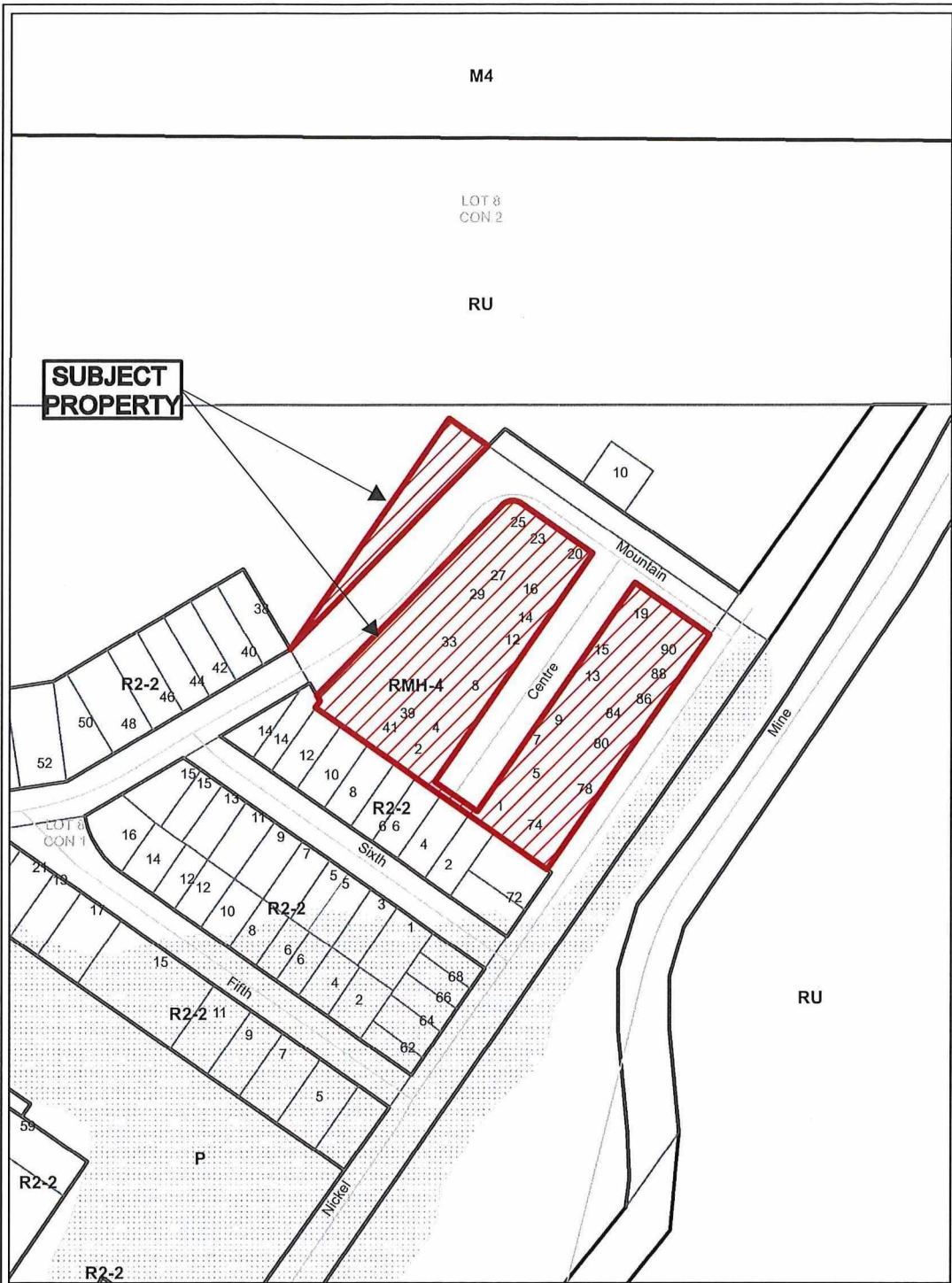
I/WE, Kim Meier (President), Registered Owner(s), solemnly declare that the information above-stated is to the best of my knowledge and believe true, and acknowledge that the building permit could be revoked if certain procedures of the Building Code Act are contravened.

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

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

[Signature]
 Signature of Owner(s)

August 7/25
 Signature of Witness
 Date



Application for Minor Variance or Permission



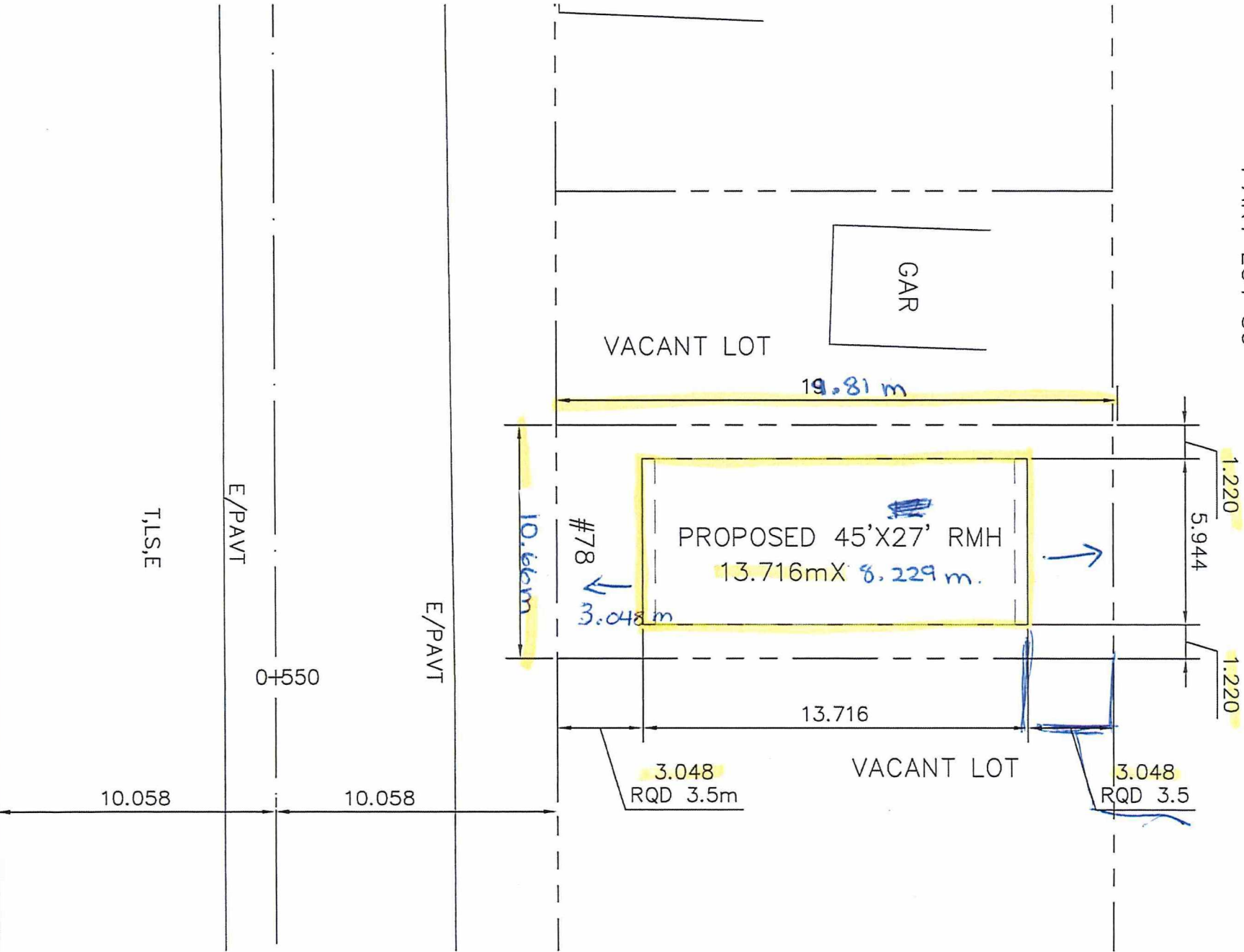
Subject Property being PIN 73342-0412,
 Parcel 24253 SEC SWS SRO,
 Lot 39, Plan M-1009, except Part 2 on Plan 53R-6355,
 Part Lot 8, Concession 1,
 Township of Leveck,
 78 Nickel Street, Leveck,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

PL-MV-2025-00115
 Date: 2025 08 18

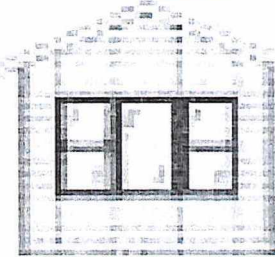
PIN BLOCK 73342 M-1009
74 NICKEL STREET

PIN 0412
PART LOT 39



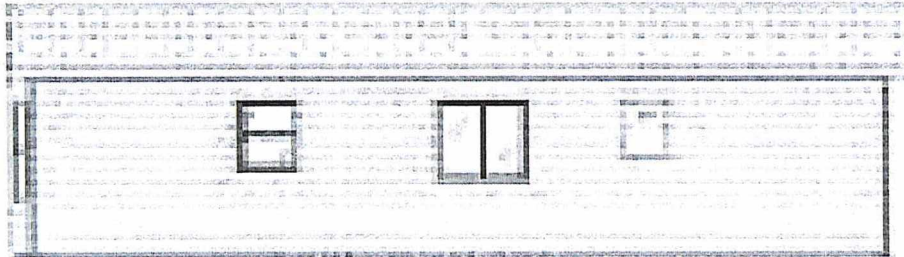


Architectural drawing of a rectangular room with a door and a window.

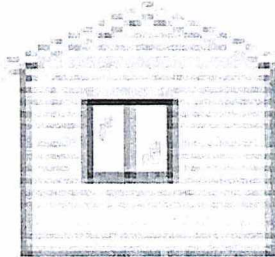


Architectural drawing of a rectangular room with a door and a window, with a blue line indicating a measurement.

4.1 Meters



Architectural drawing of a rectangular room with a door and a window.



Architectural drawing of a rectangular room with a door and a window.



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-2025-00116

APPLICATION SUMMARY

File Date: 08/08/2025

Application Type: Minor Variance

Address(es): 2500 South Lane Road, Sudbury P3G 1C8

Applicant(s): NORR ARCHITECTS & ENGINEERS LTD

Owner(s): INFRASTRUCTURE ONTARIO

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?

1971

Are you the registered owner or an authorized agent?

Authorized Agent

What is the number of dwelling units on the property?

0

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

0

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

1

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

10

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

Institutional

Current Official Plan designation (additional)

Current Zoning By-law designation

I

Provide a detailed description of what is being proposed

see attached cover statement

The proposed development involves the construction of a new 2,300 m² 50-bed Modular Build Facility (MBF) in the northeast portion of the subject site ("the site") to provide additional housing for incarcerated individuals.

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

see attached cover statement

The proposal is a high security Correction Facility. No new bicycle parking is generated by the proposed 50 residents and staff will park outside the security fencing. No civilian bikes are permitted beyond the security gate. Loading occurs through a secure loading area, though no formal loading stalls are provided. A new fence will be constructed around the west side of the MBF but no new trees or continuous hedgerows can be planted adjacent to the MBF for safety and security sightlines. An exiting woodlot exists along the western perimeter.

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

340.94

Lot Depth of the property

837.5

Lot Area of the property

211573

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

administration building, six (6) residential cottages, accessory buildings, such as a worship centre, field house and maintenance garage and outdoor amenity areas circa 1971

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

Institutional circa 1971

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

No Change: Institutional

Existing uses of neighbouring properties

Residential, institutional, and recreational uses Living Area II

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)
50-bed Modular Build Facility	No	2300	2451.30	1	53.4	73.3	8	136.18	619.5	10	277.2

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)
cottage1	No	433	433	1	19.2	35.2	4	251.5	272	251.3	79
cottage2	Yes	433	433	1	19.2	35.2	4	324	297.5	200	119.2
cottage3	Yes	433	433	1	19.2	35.2	4	276.6	333.6	162.2	169.0
cottage4	Yes	433	433	1	19.2	35.2	4	329.3	324.6	109.8	223.6
cottage5	Yes	433	433	1	19.2	35.2	4	313.6	478.7	58.4	274.6
cottage6	Yes	433	433	1	19.2	35.2	4	250.2	540.4	63.6	250.6
worship	No	1448	1448	1	24.1	31.4	4	182.6	604.9	83.2	235.2
Administration	No	5097	2097	1	116.6	147.3	4	97.5	430.6	120.9	77.3
Maintenance Garage;	No	240	240	1	13.5	17.8	4	173.8	378.2	260	76.3
Fieldhouse	No	91	91	1	7.6	11.6	3.5	372	258.8	176.8	123.2

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
1. As per Section 5.6.3, a minimum of one (1) loading space(s) is required for buildings with up to 4,500 m ² of GFA to be located within 15.0 metres. 0 stall are provided.	1. As per Section 5.6.3, a minimum of one (1) loading space(s) is required for buildings with up to 4,500 m ² of GFA to be located within 15.0 metres. 0 stall are provided.	0	1
2. Table 5.10 of the Zoning By-law stipulates that for Institutional uses two (2) bicycle parking spaces plus one (1) bicycle parking space per 500 m ² of GFA therefore, five (5) bicycle parking spaces are to required, whereas, no bicycle stall are provided.	2. Table 5.10 of the Zoning By-law stipulates that for Institutional uses two (2) bicycle parking spaces plus one (1) bicycle parking space per 500 m ² of GFA therefore, five (5) bicycle parking spaces are to required, whereas, no bicycle stall are provided.	0	5
3. Sections 4.15.4 a), 4.15.5 and 4.15.6.) of the Zoning By-law, requires "a 3.0 metre-wide planting strip adjacent to the full length of the lot line shall be required where the lot line of a non-residential lot, other than a lot containing an open space use or a lot in an Industrial Zone, abuts a residential lot or Residential Zone", whereas no new trees or continuous hedgerows	3. Sections 4.15.4 a), 4.15.5 and 4.15.6.) of the Zoning By-law, requires "a 3.0 metre-wide planting strip adjacent to the full length of the lot line shall be required where the lot line of a non-residential lot, other than a lot containing an open space use or a lot in an Industrial Zone, abuts a residential lot or Residential Zone", whereas no new trees or continuous hedgerows	0	3

August 8, 2025

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

Re: 2500 South Lane Road; Cecil Fraser Youth Centre
Minor Variances:

1. As per Section 5.6.3, a minimum of one (1) loading space(s) is required for buildings with up to 4,500 m² of GFA to be located within 15.0 metres. 0 stall are provided.
2. Table 5.10 of the Zoning By-law stipulates that for Institutional uses two (2) bicycle parking spaces plus one (1) bicycle parking space per 500 m² of GFA therefore, five (5) bicycle parking spaces are to required, whereas, zero (0) bicycle stall are provided.
3. Sections 4.15.4 a), 4.15.5 and 4.15.6.) of the Zoning By-law, requires "a 3.0 metre-wide planting strip adjacent to the full length of the lot line shall be required where the lot line of a non-residential lot, other than a lot containing an open space use or a lot in an Industrial Zone, abuts a residential lot or Residential Zone", whereas no new trees or continuous hedgerows

As authorized agent for Ontario Infrastructure and Lands Corporation/Infrastructure Ontario ("IO"), on behalf of the owner, His Majesty the King in Right of Ontario, as Represented by the Minister of Infrastructure ("MOI"), as Represented by Infrastructure Ontario ("the Owner"), we are pleased to submit this application for 3 minor variances to permit the construction of a new 50-bed Facility in the northwest portion of the subject site ("the site") to provide additional housing for incarcerated individuals.

Existing Site Conditions

The existing use was a youth detention correctional facility, and it is proposed to be repurposed into a correctional centre for adult women.

The site is surrounded by a mixture of uses mainly consists of low-density residential, woodlots, institutional and vacant land, generally designated "Living Area II".

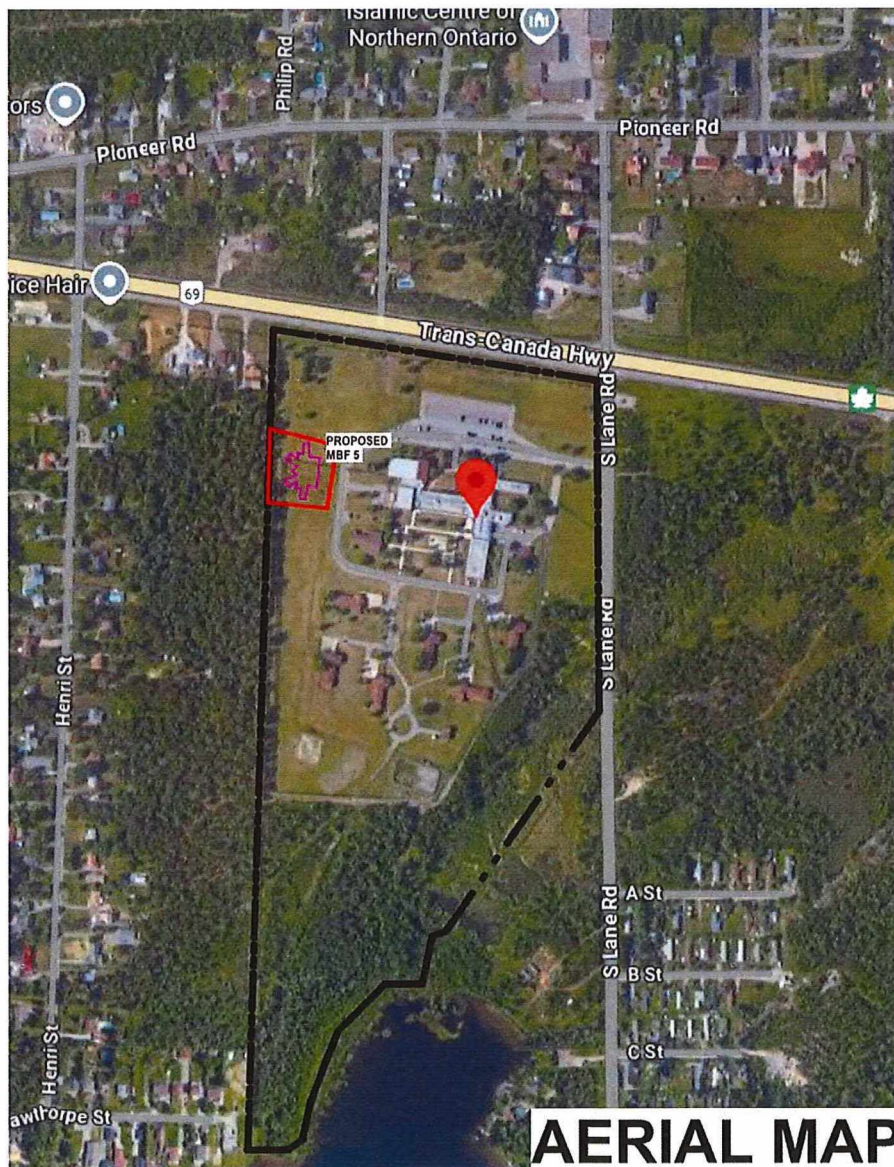
The 21.69 hectare site is located at the southwest corner of the Highway 69 (Trans-Canada Highway) and S Lane Road intersection, in the former township of Dill with approximately 353 metres (m) frontage along South Lane Road and a depth of approximately 338m along the Trans-Canada Highway. Existing uses include an administration building, six (6) residential cottages, accessory buildings, such as a worship centre, field house and maintenance garage and outdoor amenity areas. Surrounding uses include single-detached dwellings along Pioneer Road and the McFarlane Lake Playground to the north. A woodlot and single-detached houses along S Lane Road to the east and additional single-detached houses to the west. Long Lake is located to the south.

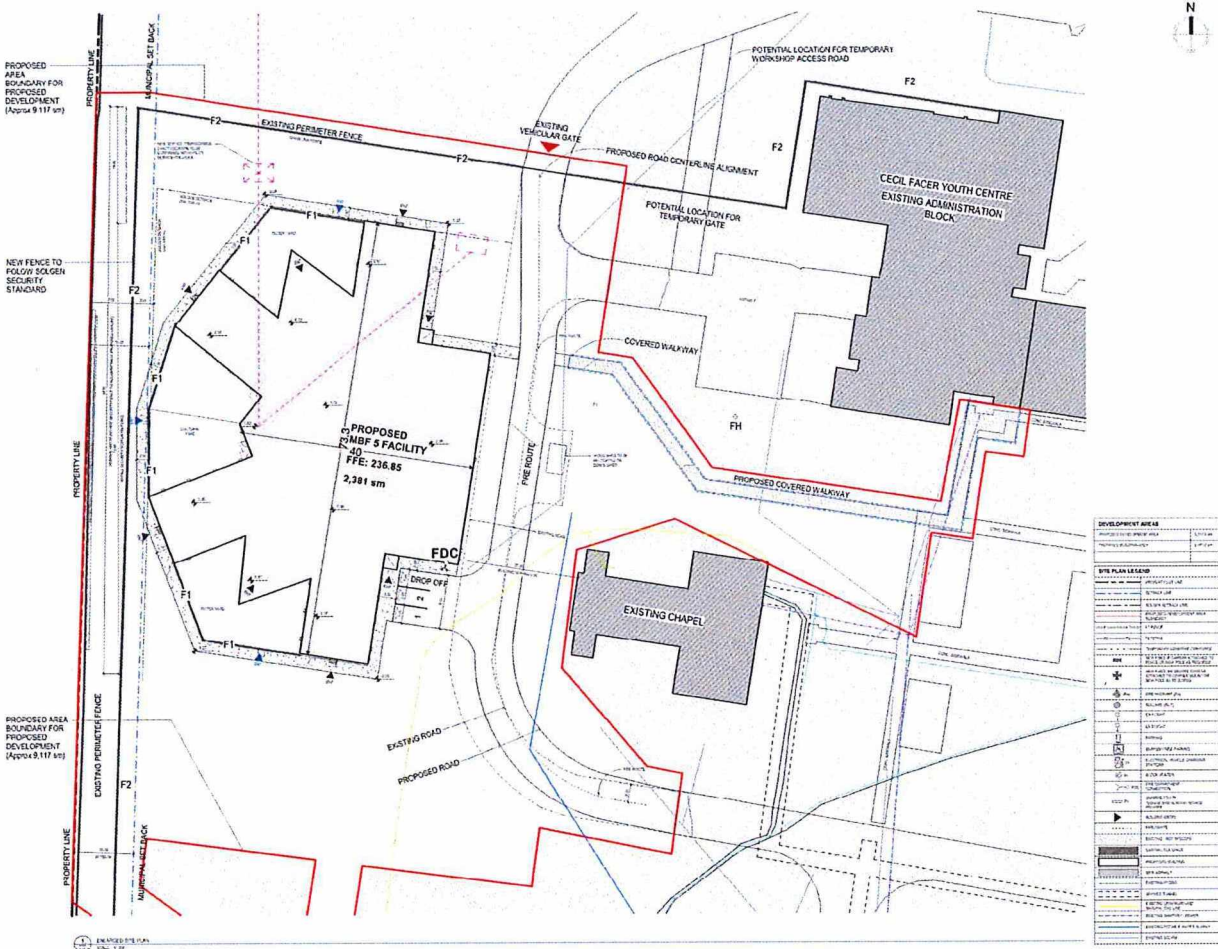
NORR

The City of Greater Sudbury Official Plan 2023 designates the site Institutional and it is zoned Institutional Zone (I) with a small portion of 'Flood Plain' in, in the south the by the Greater Sudbury Zoning By-Law 2010-1007.

Proposed Development

The proposed development involves the construction of a new 2,380 m² 50-bed Modular Build Facility (MBF) in the northeast portion of the subject site ("the site") to provide additional housing for incarcerated individuals. There is no change to site access.





Requested Variances

1. As per Section 5.6.3, a minimum of one (1) loading space(s) is required for buildings with up to 4,500 m² of GFA to be located within 15.0 metres. 0 stall are provided.
2. Table 5.10 of the Zoning By-law stipulates that for Institutional uses two (2) bicycle parking spaces plus one (1) bicycle parking space per 500 m² of GFA therefore, five (5) bicycle parking spaces are to be required, whereas, no bicycle stall are provided.
3. Sections 4.15.4 a), 4.15.5 and 4.15.6.) of the Zoning By-law, requires "a 3.0 metre-wide planting strip adjacent to the full length of the lot line shall be required where the lot line of a non-residential lot, other than a lot containing an open space use or a lot in an Industrial Zone, abuts a residential lot or Residential Zone", whereas no new trees or continuous hedgerows

NORR

Planning Justification Rationale

The proposal is a high security Correction Facility. No new bicycle parking is generated by the proposed 50 residents and staff will park outside the security fencing. No civilian bikes are permitted beyond the security gate. Loading occurs through a secure loading area, though no formal loading stalls are provided. A new fence will be constructed around the west side of the MBF but no new trees or continuous hedgerows can be planted adjacent to the MBF for safety and security sightlines. An existing woodlot exists along the western perimeter.

We believe the proposal variances are desirable and appropriate for the site. The proposal is 'consistent with' and maintains the general intent and purpose of the By-law and applicable Official Plan policies, including promoting intensification and ensuring adequate parking for employees. The proposed variances respect and reinforce the planned function and integrity of the site and neighbourhood context and do not present any precedent changes to the regulations/uses within the Zoning By-law. The proposed variances are consistent with the fit and character of the existing site in terms of meeting actual parking demand and is not precedent setting.

Under subsection 45(1) of the *Planning Act*, the Committee of Adjustment may approve a minor variance provided it satisfies the 4 tests:

- The general intent and purpose of the City's Official Plan is maintained;
- The general intent and purpose of the City's Zoning By-law is maintained;
- The proposal is appropriate for the development of the land and/or building; and
- The variance requested is minor.

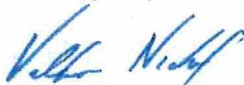
Based on the aforementioned, we believe that these variances are supportable when assessed by the 4 prescribed minor variances tests and do not have any negative impact on the neighbourhood context. We further believe the requested variance is supportable under the *Ontario Planning Act, The Public Lands Act, 1990* and is consistent with the *Provincial Planning Statement (PPS), 2024* and the *Growth Plan for Northern Ontario, 2011* by providing intensification in proximity to existing infrastructure and supporting the efficient expansion of Crown facilities.

In support of our application, please find enclosed the following:

- Application Form;
- Site Plan, survey and support elevations;

Should you require additional information, please do not hesitate to contact the undersigned. We thank you for your time and consideration.

Yours very truly,



Valdemar Nickel, MScPI, PLE, RPP



Proposed Buildings/Structure

Building Description	Same As Existing	Proposed Ground Floor Area (m ²)	Proposed Gross Floor Area (m ²)	Proposed Number of Storeys	Proposed Length (m)	Proposed Width (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Internal Side Yard Setback Other (m)	External Side Yard Setback Other (m)
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36-bed Modular Build Facility	No	2300	2,451.30	1	73.3	53.4	8	136.18	619.5	10	277.2
--------------------------------------	----	------	----------	---	------	------	---	--------	-------	----	-------

(inclusive of an unoccupied mechanical mezzanine space)

Existing Building/Structure to be retained

Building Description	Existing Ground Floor Area (m ²)	Existing Gross Floor Area (m ²)	Existing Number of Storeys	Existing Length (m)	Existing Width (m)	Existing Height (m)	Existing Front Yard Setback(m)	Existing Rear Yard Setback(m)	Internal Side Yard Setback Other (m)	External Side Yard Setback Other (m)
----------------------	--	---	----------------------------	---------------------	--------------------	---------------------	--------------------------------	-------------------------------	--------------------------------------	--------------------------------------

cottage1	433	433	1	35.2	19.2	4	251.5	272	251.3	79
worship	1448	1448	1	31.4	24.1	4	182.6	604.9	83.2	235.2
Administration	5097	5097	1	147.3	116.6	4	97.5	430.6	120.9	77.3
Garage	240	240	1	17.8	13.5	4	173.8	378.2	260	76.3
Field House	91	91	1	11.6	7.6	3.5	372	258.8	176.8	123.2




Existing Building/Structure to be demolished



Building Description	Existing Ground Floor Area (m ²)	Existing Gross Floor Area (m ²)	Existing Number of Storeys	Existing Length (m)	Existing Width (m)	Existing Height (m)	Existing Front Yard Setback(m)	Existing Rear Yard Setback(m)	Internal Side Yard Setback Other (m)	External Side Yard Setback Other (m)
----------------------	--	---	----------------------------	---------------------	--------------------	---------------------	--------------------------------	-------------------------------	--------------------------------------	--------------------------------------

cottage2	433	433	1	35.2	19.2	4	324	297.5	200	119.2
cottage3	433	433	1	35.2	19.2	4	276.6	333.6	162.2	169
cottage4	433	433	1	35.2	19.2	4	329.3	324.6	109.8	223.6
cottage5	433	433	1	35.2	19.2	4	313.6	478.7	58.4	274.6
cottage6	433	433	1	35.2	19.2	4	250.2	540.4	63.6	250.6

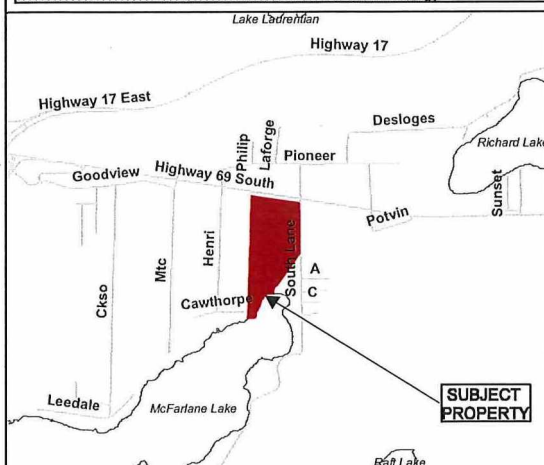
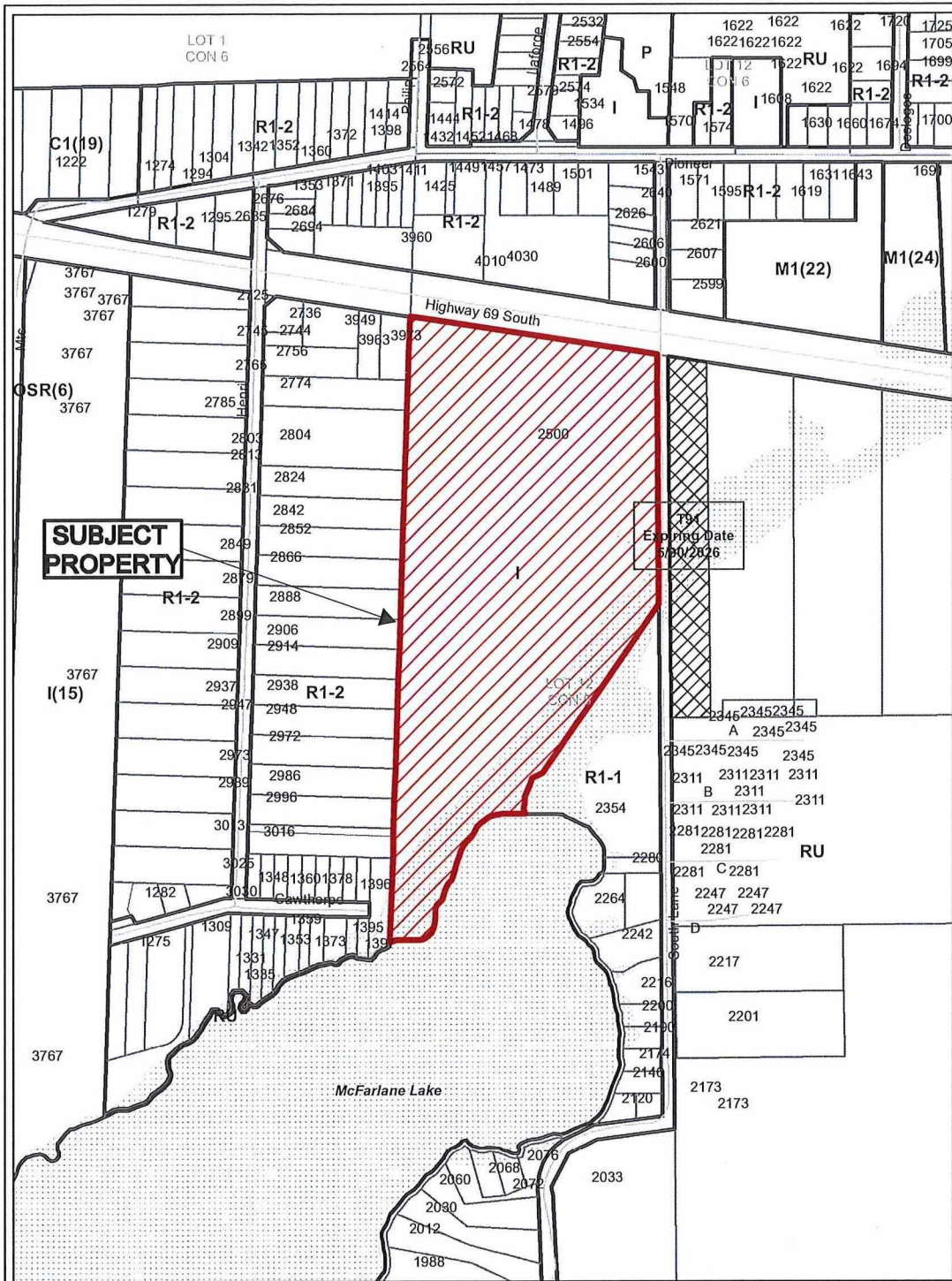
PARKING CALCULATION

Project No.: _____ By-law No.: **2010-100Z**
 Date: Aug 8, 2025 Zone Type: Institutional
 Owner/Applicant: Ontario Infrastructure and Lands Corporation/Infrastructure Ontario ("IO"), on
 Parking Available: 127

PARKING			
PERMITTED USE Table 5.4  Table 5.5  Table 5.6 	MINIMUM PARKING SPACE REQUIREMENT	PARKING REQUIRED	ACCUMULATIVE PARKING REQUIRED (Section 5.2.2.2)
Institutional Existing	114	114	114
Institutional Proposed	2	2	2
ACCUMULATIVE PARKING TOTAL:			116

ACCESSIBLE PARKING		
ACCESSIBLE PARKING REQUIREMENTS Table 5.1  Table 5.2 	TOTAL NUMBER OF AUTOMOBILE PARKING SPACES PROVIDED	MINIMUM REQUIRED BARRIER-FREE PARKING
Institutional Existing	6	5
Institutional Proposed	0	1
TOTAL BARRIER-FREE PARKING:		6

BICYCLE PARKING REQUIREMENTS		
PERMITTED USE Table 5.10	MINIMUM PARKING SPACE REQUIREMENT	TOTAL BICYCLE PARKING REQUIRED
Institutional Existing	0	0
Institutional Proposed	5	5
TOTAL BICYCLE PARKING:		5



N

Application for Minor Variance or Permission

Subject Property being PIN 73479-0001, Parcel 31862 SEC SES, Part Lot 12, Concession 5, Part 1, Plan SR-965, together with Part 1, Plan SR-3028 as in LT285539, and reserving a strip of land 20 feet in perpendicular width along the shore of McFarlane Lake, except Part 23, Plan 53R-6411, Township of Dill, 2500 South Lane Road, Sudbury, City of Greater Sudbury

Sketch 1, NTS PL-MV-2025-00116
 NDCA Date: 2025 08 18

DATE	ISSUED FOR	REV
2024-05-28	PRELIMINARY WORKSHOP	1
2024-06-10	REVISION FOR EPA LAND USE VARIANCE	2

This drawing has been prepared solely for the use of the Client and its authorized representatives and there are no representations of any kind made by the Architect or Engineer.

This drawing shall not be used for construction purposes until the landowner has signed and dated the Architect or Engineer.

Project Component

Key Plan



DEVELOPMENT AREAS	
PROPOSED DEVELOPMENT AREA	8,117.0 sm
PROPOSED BUILDING AREA	2,432.0 sm

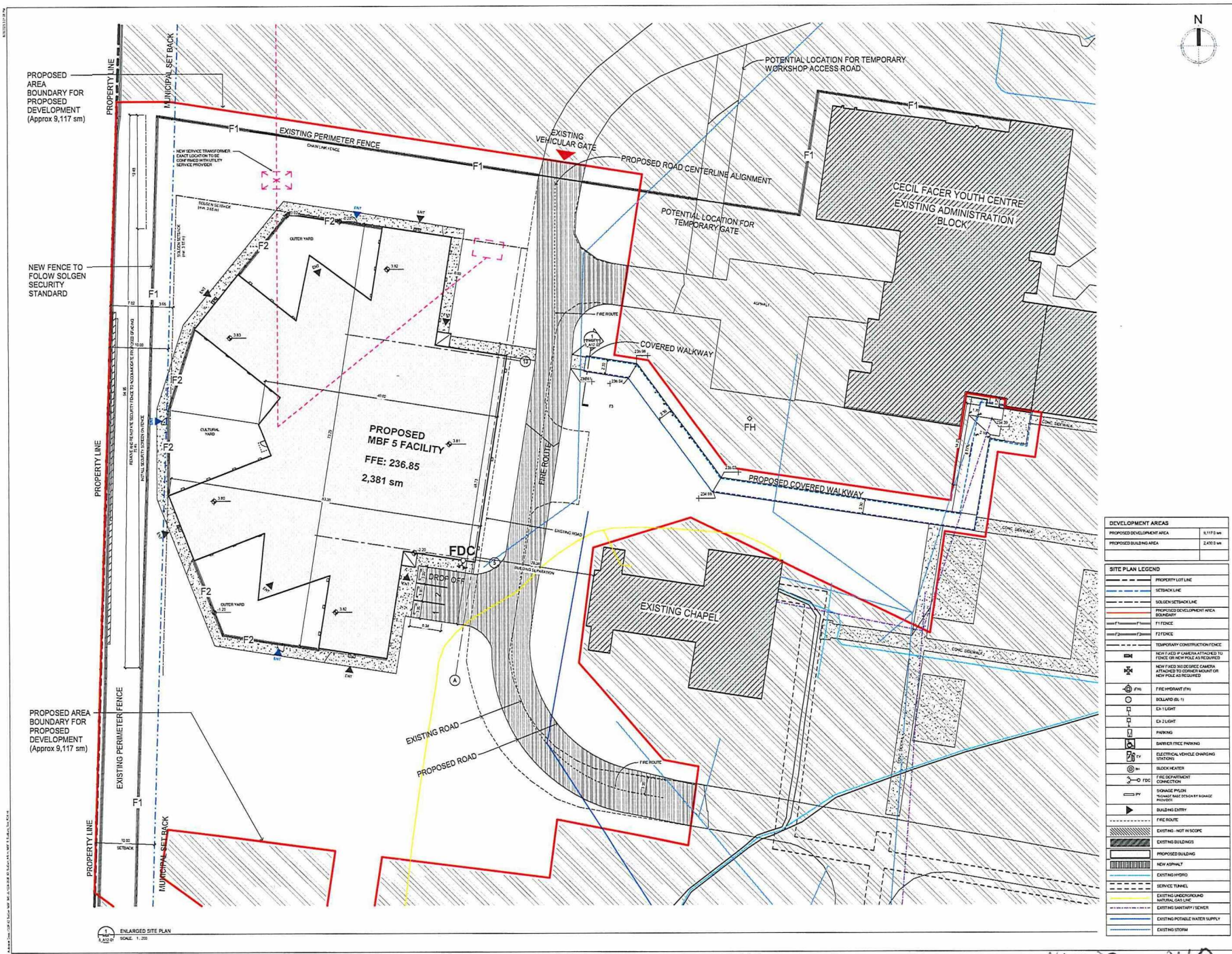
SITE PLAN LEGEND	
	PROPERTY LOT LINE
	SETBACK LINE
	SOLID SETBACK LINE
	PROPOSED DEVELOPMENT AREA BOUNDARY
	F1 FENCE
	F2 FENCE
	TEMPORARY CONSTRUCTION FENCE
	NEW FIELD OR LAWN ATTACHED TO FENCE OR NEW FIELD AS REQUIRED
	NEW FIELD OR LAWN ATTACHED TO CORNER MOUNT OR NEW FIELD AS REQUIRED
	FIRE HYDRANT (FH)
	ISLAND LIGHT
	LIGHT
	PARKING
	SURFACE TREE PARKING
	ELECTRICAL VEHICLE CHARGING STATION
	BLOCK HEATER
	FIRE DEPARTMENT CONNECTOR
	STORAGE PYLON
	STORAGE PYLON WITH SIGNAGE
	BUILDING ENTRY
	EXISTING WALL IN SCOPE
	EXISTING BUILDING
	PROPOSED BUILDING
	NEW ASPHALT
	EXISTING ASPHALT
	SERVICE TUNNEL
	EXISTING UNDERGROUND NATURAL GAS LINE
	EXISTING SANITARY SEWER
	EXISTING POTABLE WATER SUPPLY
	EXISTING STORM

Client	STANTEC
Architect	NORR ARCHITECTS & ENGINEERS
Structural	R.C.
Mechanical	M.C.V.
Electrical	M.C.V.
Costs	COXEND
Survey	

Scale: 1:200

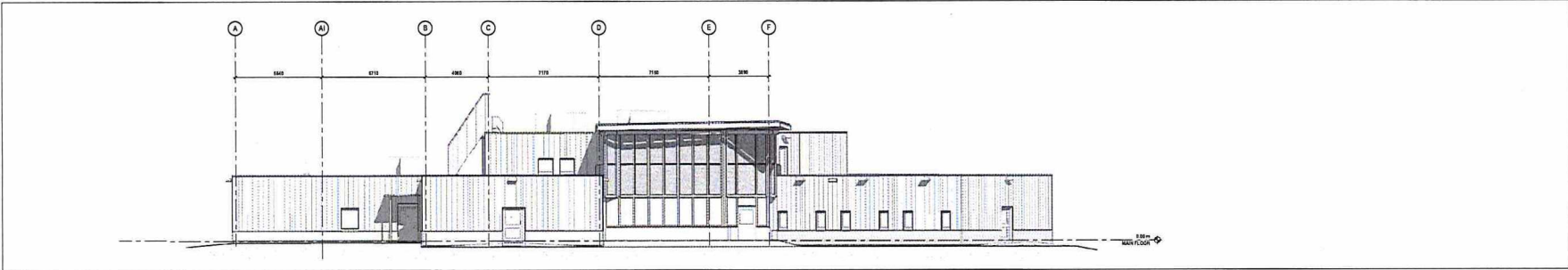
Project No: JU1024-0506

Drawing No: MBF 5_A12-01

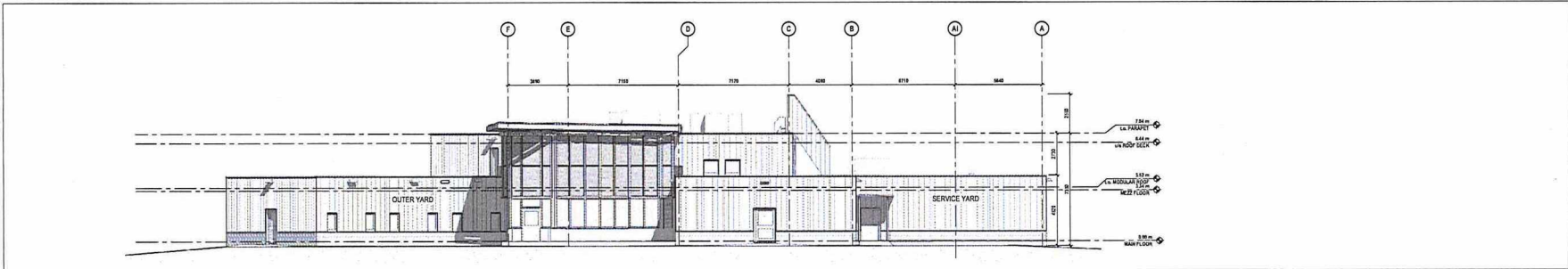


ENLARGED SITE PLAN
SCALE: 1:200

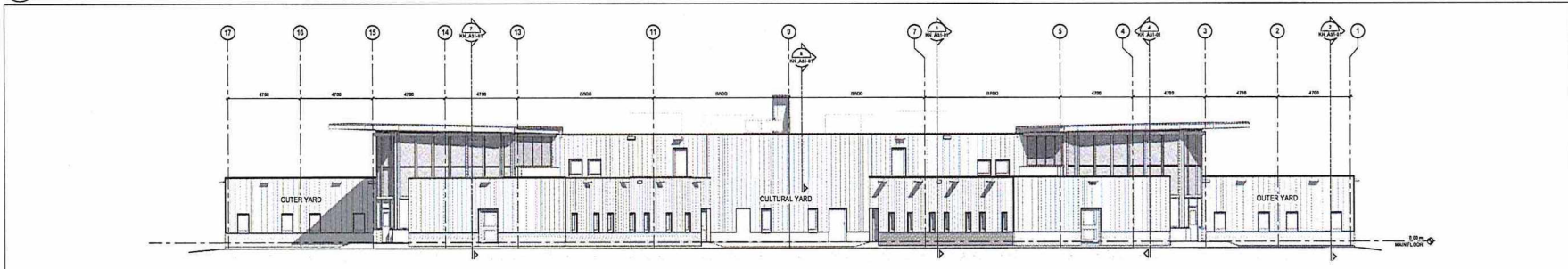
PL-MV-2025-0016
Sketch 3



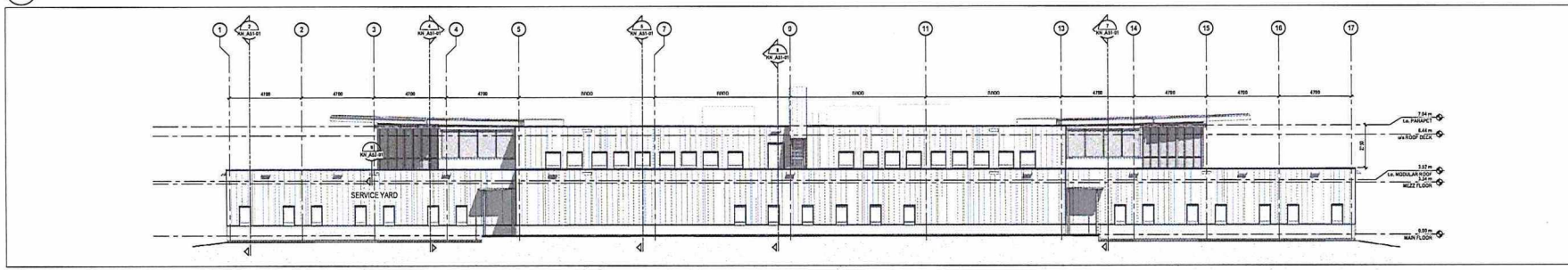
4 RIGHT ELEVATION
SCALE: 1/16"



3 LEFT ELEVATION
SCALE: 1/16"



2 UPPER ELEVATION
SCALE: 1/16"



1 LOWER ELEVATION
SCALE: 1/16"

This drawing has been prepared solely for the use of INFRASTRUCTURE ONTARIO and there are no representations of any kind made by NORR AET in any form with whom NORR AET has no contract as a contractor.

This drawing shall not be used for construction purposes, and the user accepting herein is agreed and dated by the Architect or Engineer.

Project Consultant:
CO
Key Plan:

Consultants:
Civil: RJC ARCHITECTURE NORR ARCHITECTS & ENGINEERS
Structural: RJC
Mechanical: MCO
Electrical: NCOE
Civil: COCONDUCT
Quantity: STAC/MODULAR

Scale(s):

3100 Capital Drive Suite 400
Mississauga, ON
L4W 1G2
www.cn

Project Manager: L. Cameron
Project Leader: A. Caldwell
Client: Infrastructure Ontario

Project: SolGen MBF 345

NAGARA, ON
MILTON, ON
STONEY CREEK, ON

Drawing Title: BUILDING ELEVATIONS

Scale: 1:100
Project No.: JU1024-0506
Drawing No.: MBF 345_A30-01

PL-MV-2025-00116
Sketch 4



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

Record #: PL-MV-2025-00117

APPLICATION SUMMARY

File Date: 08/11/2025

Application Type: Minor Variance

Address(es): 71 Bedard Road, Wahnapiatae P0M 3C0

Applicant(s): JULIE GAUTHIER

Owner(s): JULIE GAUTHIER AND JOEL GAUTHIER

PLANNING APPLICATION

Are there multiple properties associated with the application?
Yes

Please describe the additional properties associated with this application
91 Bedard Road, Wahnapiatae

What is the date the current Owner(s) acquired the property?
November 19, 2021

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

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

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

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

What is the number of existing buildings/structures on the property?
5

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

How many dwelling units will be legalized?
0

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 IPZ (Part IV Policies) (1)

Current Official Plan designation
Rural

Current Official Plan designation (additional)

Current Zoning By-law designation
SLS

Provide a detailed description of what is being proposed

We require relief from table 9.2 Special provision #4 as the current private cabin is larger than 30 sq meters. It is approximately 790 sq ft.

We are wanting to build our seasonal dwelling on the property. Please see attached survey with proposed location of the dwelling. The small sleep camp that is located at the front of the proposed dwelling location will be moved off site. We understand why the 30-meter setback is in place, and we respect the importance of protecting the shoreline. We are only asking to be a little bit closer with a few reasons. First, the way our property is shaped, moving the cottage further back would cause us to disturb more of the land. By being a bit closer to the water, we can build with less excavation and keep more of the natural vegetation intact which we feel is better for the shoreline in the long run. 2) If we need to move it further back, we lose a significant amount of the view that makes this property special. We have chosen this spot because it allows us to enjoy the river while still being respectful of the environment. 3) We are committed to doing this responsibly keeping natural buffers making sure there is no erosion or run off into the water and maintaining the character of the shoreline. Our request is a small variance but makes a difference to how the cottage works on the lot and how we can enjoy it.

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

We require relief from table 9.2 Special provision #4 as the current private cabin is larger than 30 sq meters. It is approximately 790 sq ft. Our leaching bed needs to be placed a bit closer to the shoreline than normally allowed. The reason for this is the grading on our property. The location that we are proposing has the best slope and drainage for the system to function properly. If we move it further back, the grading is not suitable. We would need to do more excavation, disturb more soil and the system would not perform as well. By placing it where we are suggesting, it would work the way it is designed to and actually reduce the risk of the runoff and drainage issues. We understand the concern about being closer to the water and we want to reassure you that the system will be installed to the highest standard to make sure there is no impact on the river.

Is there an eave encroachment?
No

Size of eaves

Lot Frontage of the property
146.5

Lot Depth of the property
105.67

Lot Area of the property
8851.45

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

Sleep Camp 1950
Sleep Camp 1950
Private Cabin, date unknown possibly before 1950.

Shed 1990
Shed 1950
Shed 1950

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

SLS

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

Yes

Existing uses of neighbouring properties

SLS and Rural

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

No

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

Yes

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

No

Have you consulted with Conservation Sudbury regarding this relief?

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 (m ²)	Proposed Gross Floor Area (m ²)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Seasonal Dwelling	No	222.0	222.0	1	19.5	19.1	4.8	23.9	46.27	44.0	27.35
Leaching Bed	No	411.84	411.84	0	14.4	28.6	0	9.0	22.21	4.2	60.0
Private Cabin	Yes	71.43	71.43	1	9.72	7.32	4.2	23.31	58.2	77.15	5.06

EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m ²)	Existing Gross Floor Area (m ²)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
Shed	No	16	16	1	5	3.2	4.3	56.3	30.32	74.18	13.12
Private Cabin	No	71.43	71.43	1	9.72	7.32	4.2	23.31	58.2	77.15	5.06
Sleep camp	Yes	43.0	43.0	1	5.0	8.6	4.3	25.5	68.5	27.3	53.14
Shed	No	38.8	38.8	1	6.3	7.4	2.4	29.63	49.3	66.0	18.25
Shed	Yes	9.25	9.25	1	2.5	3.7	2.1	52.0	31.8	63.2	23.8
Shed	No	9.25	9.25	1	3.7	2.5	2.2	42.2	42.69	29.65	58.5

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Relief from Table 9.2, Special Provision #4 as the current private cabin is larger than 30 sq. m	Relief from Table 9.2, Special Provision #4 as the current private cabin is larger than 30 sq. m	71.43 sq. m	41.43 sq. m
Seasonal Dwelling - Subsection 4.41.2 (a)	30.0m	23.9	6.1m
Shed - Subsection 4.41.2 (a)	30.0m	29.63	0.37m
Leaching Bed - Subsection 4.41.2 (c)	30.0m	9.0	21.0

PL-MV-2025-00117 – Schedule to Application

For the reasoning for the placement of the cottage and leaching bed:

For the Cottage:

“We completely understand why the 20-meter setback rule is in place and we respect the importance of protecting the shoreline. We’re only asking to be a little bit closer than that, and we have a few reasons.

First, the way our property is shaped, moving the cottage further back would actually cause us to disturb more of the land. By being a bit closer to the water, we can build with less excavation and keep more of the natural vegetation intact, which we feel is better for the shoreline in the long run.

Second, if we’re forced to move it further back, we lose a significant amount of the view that makes this property special. We’ve chosen this spot because it lets us enjoy the river while still being respectful of the environment.

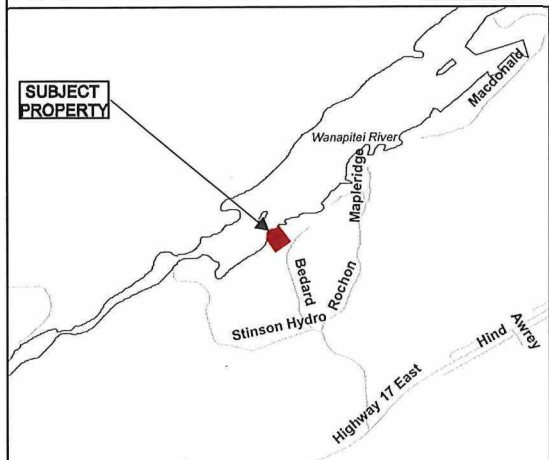
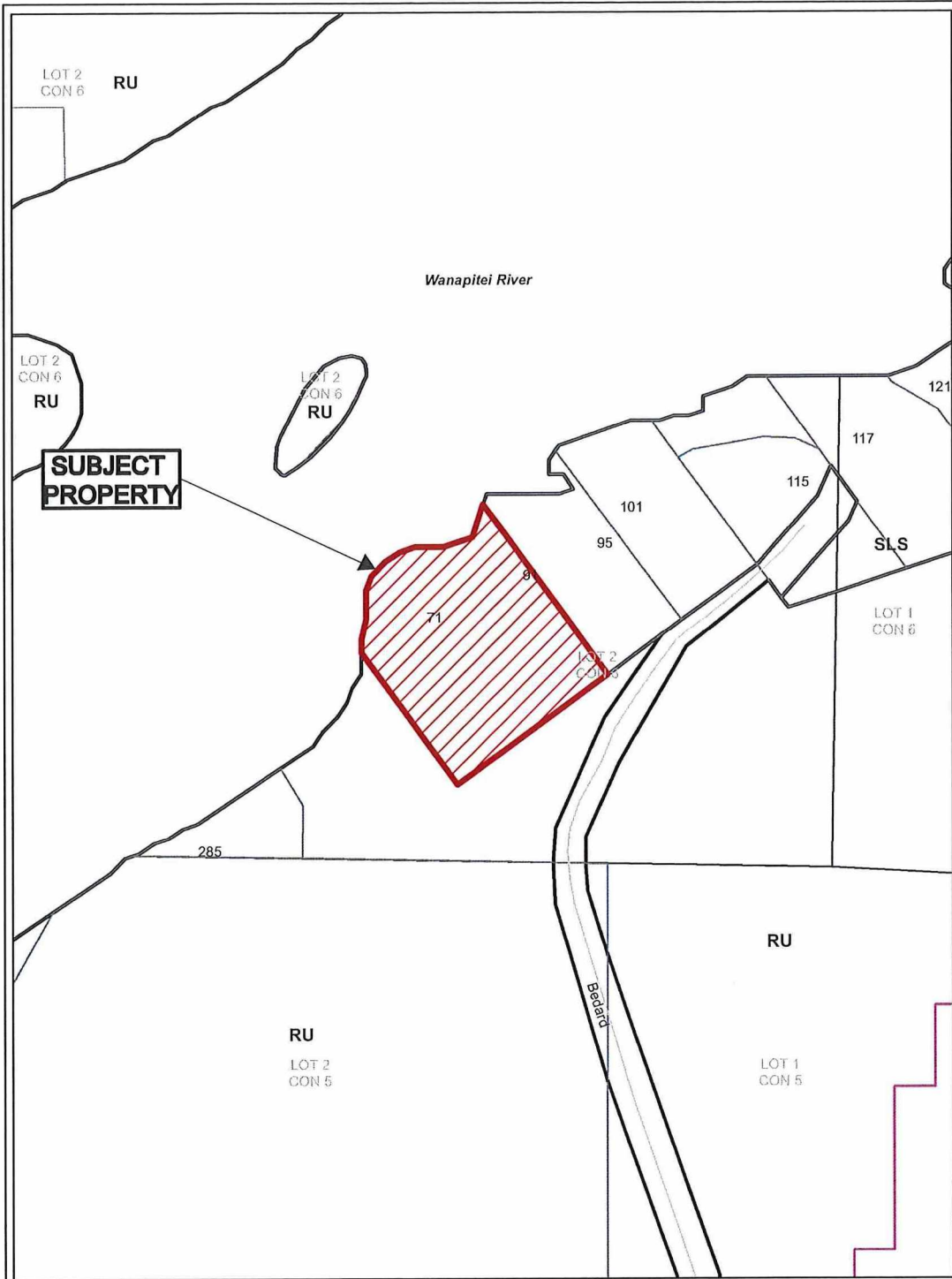
And third, we’re committed to doing this responsibly — keeping natural buffers, making sure there’s no erosion or runoff into the water, and maintaining the character of the shoreline. Our request is a small variance, but it makes a big difference to how the house works on the lot and how we can enjoy it.”

For the Leaching Bed:

“Our leaching bed also needs to be placed a bit closer to the shoreline than normally allowed. The reason is the grading on our property. The location we’re proposing has the best slope and drainage for the system to function properly.

If we move it further back, the grading isn’t suitable — we’d have to do more excavation, disturb more soil, and the system wouldn’t perform as well. By placing it where we’re suggesting, it will work the way it’s designed to and actually reduce the risk of runoff or drainage issues.

We understand the concern about being closer to the water, and we want to reassure you that the system will be installed to the highest standards to make sure there’s no impact on the river.”



Application for Minor Variance or Permission

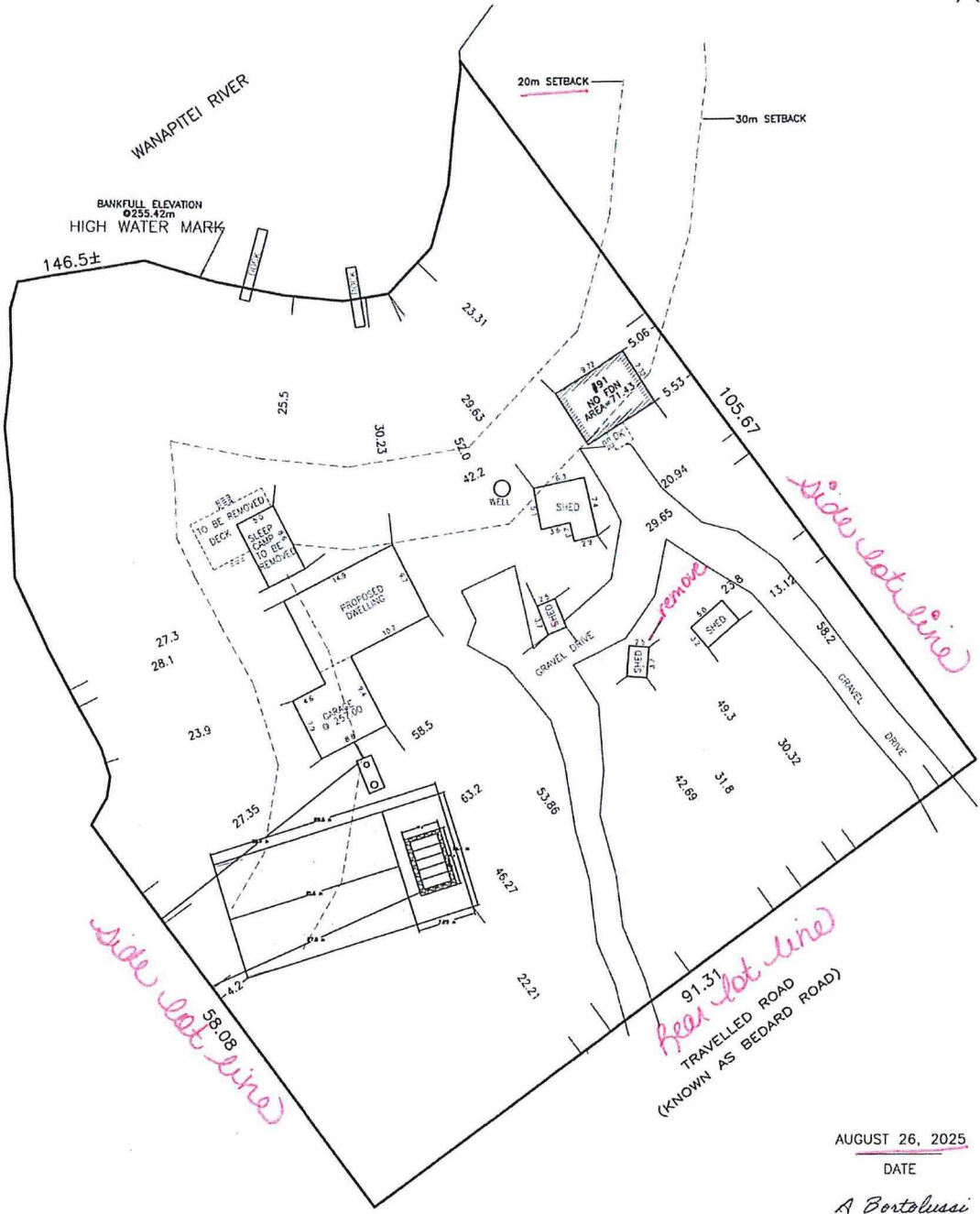


Subject Property being PIN 73482-0197,
 Parcel 15370 SEC SES,
 Part Lot 2, Concession 6,
 Summer Resort Location as in EP7408,
 Township of Dryden,
 71 Bedard Road, Wahnapiatae,
 City of Greater Sudbury

Sketch 1, NTS PL-MV-2025-00117
 NDCA Date: 2025 08 18

SKETCH
 PART OF LOT 2
 CONCESSION 6
 #91 BEDARD ROAD

SCALE 1 : 500 METRIC



ZONING STANDARDS - SLS	
LOT AREA	8000m ²
LOT FRONTAGE	45.0M
REQUIRED FRONT YARD	10.0M
REQUIRED REAR YARD	10.0M
REQUIRED INTERIOR SIDE YAR	3.0M
REQUIRED CORNER SIDE YARD	10.0M (2)
LOT COVERAGE	10%
MAX HEIGHT	11.0M

ZONING STANDARDS - SLS	
LOT AREA	8051.45M ²
LOT FRONTAGE	146.5M
REQUIRED FRONT YARD	46.27M
REQUIRED REAR YARD	23.31M
REQUIRED INTERIOR SIDE YAR	5.06M
REQUIRED CORNER SIDE YARD	N/A
LOT COVERAGE	4.2%
MAX HEIGHT	N/A

AUGUST 26, 2025

DATE

A Bortolussi

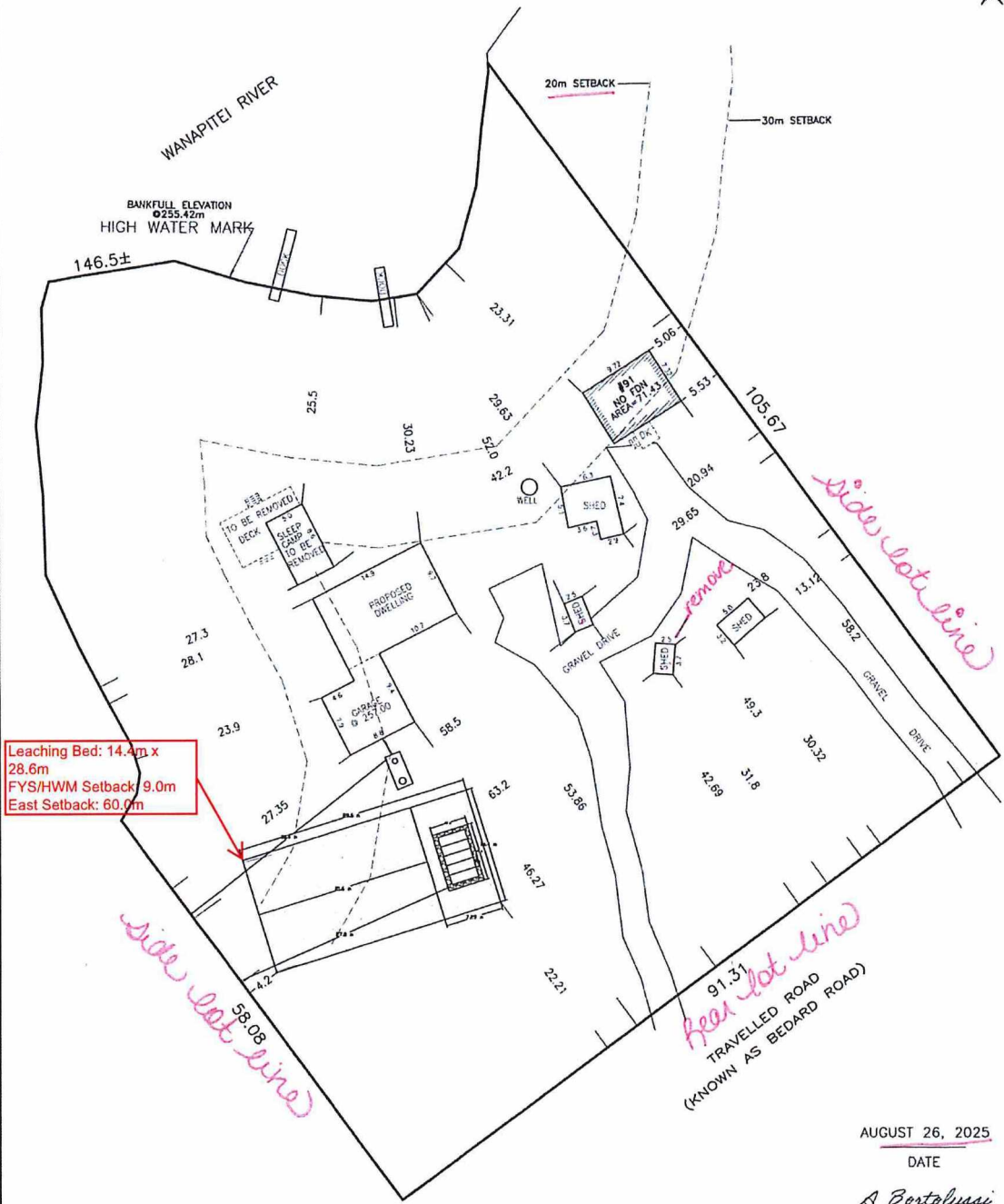
A BORTOLUSSI, OLS

BORTOLUSSI
 SURVEYING LTD.

FILE : 4000

SKETCH
 PART OF LOT 2
 CONCESSION 6
 #91 BEDARD ROAD

SCALE 1 : 500 METRIC



Leaching Bed: 14.4m x 28.6m
 FYS/HWM Setback: 9.0m
 East Setback: 60.0m

ZONING STANDARDS - SLS	
LOT AREA	8000m ²
LOT FRONTAGE	45.0M
REQUIRED FRONT YARD	10.0M
REQUIRED REAR YARD	10.0M
REQUIRED INTERIOR SIDE YARD	3.0M
REQUIRED CORNER SIDE YARD	10.0M (2)
LOT COVERAGE	10%
MAX HEIGHT	11.0M

ZONING STANDARDS - SLS	
LOT AREA	8851.45M ²
LOT FRONTAGE	146.5M
REQUIRED FRONT YARD	46.27M
REQUIRED REAR YARD	23.31M
REQUIRED INTERIOR SIDE YARD	5.06M
REQUIRED CORNER SIDE YARD	N/A
LOT COVERAGE	4.2%
MAX HEIGHT	N/A

AUGUST 26, 2025

DATE

A Bortolussi

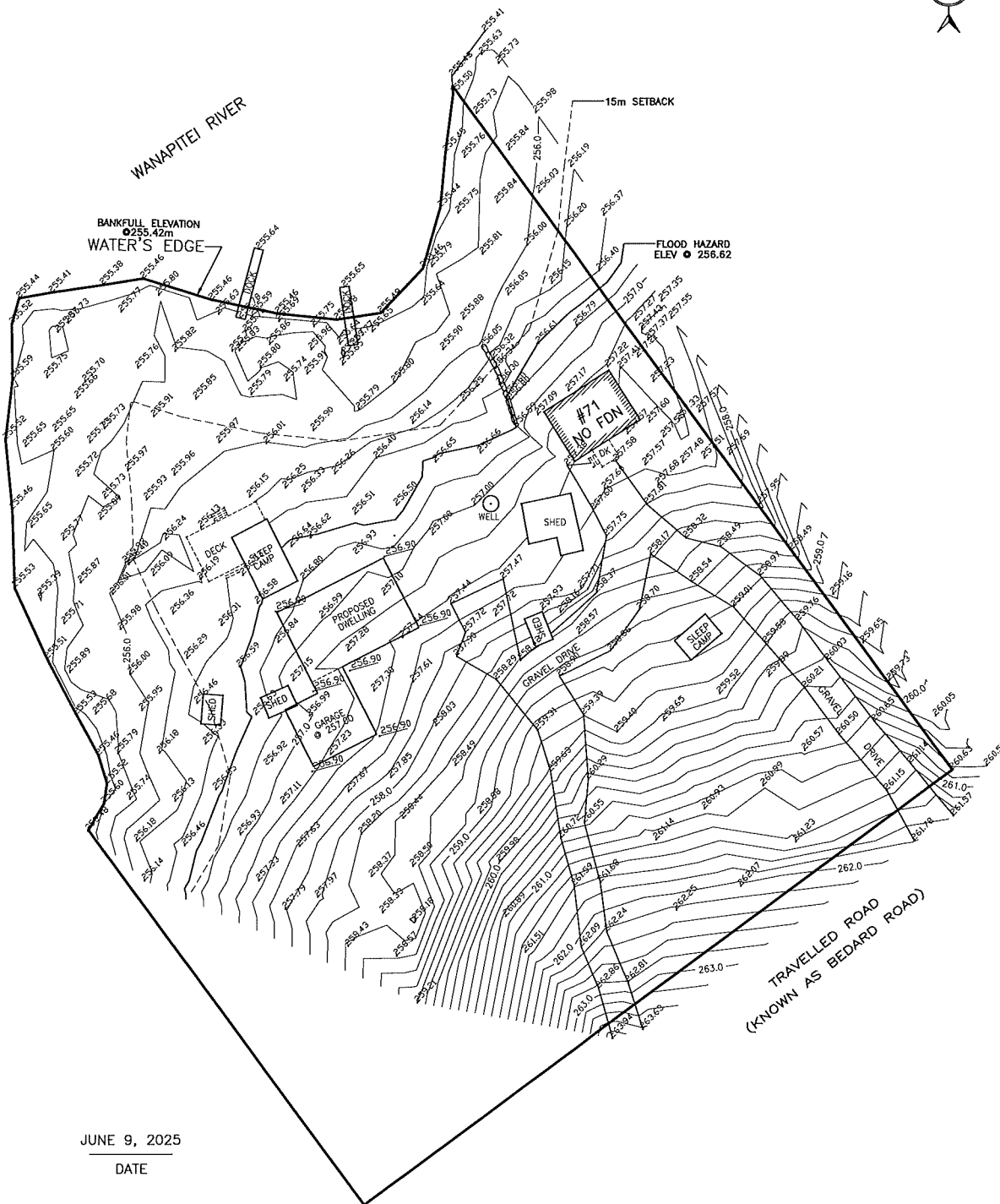
A BORTOLUSSI, OLS

BORTOLUSSI
 SURVEYING LTD.

FILE : 4000

TOPOGRAPHICAL SURVEY
 PART OF LOT 2
 CONCESSION 6
 #71 BEDARD ROAD

SCALE 1 : 500 METRIC



JUNE 9, 2025

DATE

A BORTOLUSSI, OLS

LEGEND

- EXISTING ELEVATION
- PROPOSED ELEVATION

NOTES:

MAXIMUM LIMIT OF SITE GRADING IS
 A 2m APRON AROUND PROPOSED DWELLING

BORTOLUSSI
 SURVEYING LTD.

FILE : 4000



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-2025-00120

APPLICATION SUMMARY

File Date: 08/13/2025

Application Type: Minor Variance

Address(es): 45 Walford Road, Sudbury P3E 2H2

Applicant(s): A.L. PERMITS

Owner(s): CANADIAN HARD OF HEARING ASSOCIATION

PLANNING APPLICATION

Are there multiple properties associated with the application?

Yes

Please describe the additional properties associated with this application

47 Walford Road, Sudbury

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

OCTOBER 1, 2024

Are you the registered owner or an authorized agent?

Authorized Agent

What is the number of dwelling units on the property?

1

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

0

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

0

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

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

Institutional

Current Official Plan designation (additional)

Institutional

Current Zoning By-law designation

I

Provide a detailed description of what is being proposed

ACCESSIBLE REAR ENTRY ADDITION.

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

CONFIRGUARION OF THE EXISTING BUILDING IS PROHIBITIVE TO RELOCATING THE PROPOSED ACCESSIBLE ENTRY ADDITION

Is there an eave encroachment?

Yes

Size of eaves

0.6

Lot Frontage of the property

30.480

Lot Depth of the property

155.180

Lot Area of the property

6546.86

Total width of the public road giving access to the property

20.117

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

CHURCH (1940'S)

CHURCH ADD'N (1964)

MANSE (UNKNOWN)

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

INSTITUTIONAL 60+ YEARS

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

NO. USE CHANGING FROM CHURCH TO OFFICES FOR NON-PROFIT GROUP

Existing uses of neighbouring properties

RESIDENTIAL

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

Yes

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

No

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

Have you consulted with Conservation Sudbury regarding this relief?

WATER SUPPLY AND SEWAGE DISPOSAL

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

PROPERTY ACCESS

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

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

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

CONCURRENT APPLICATIONS

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

No

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

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

No

Indicate application number(s) and application status

PROPOSED BUILDING/STRUCTURE

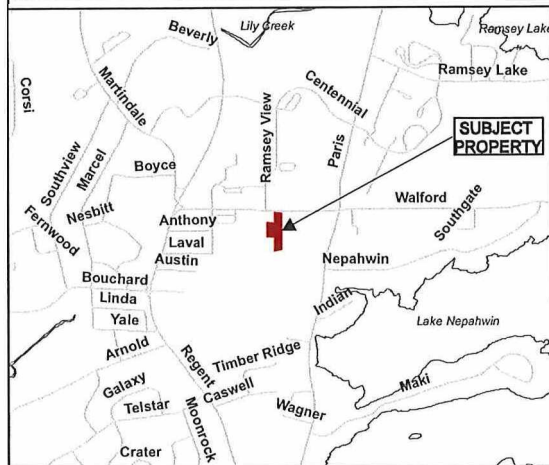
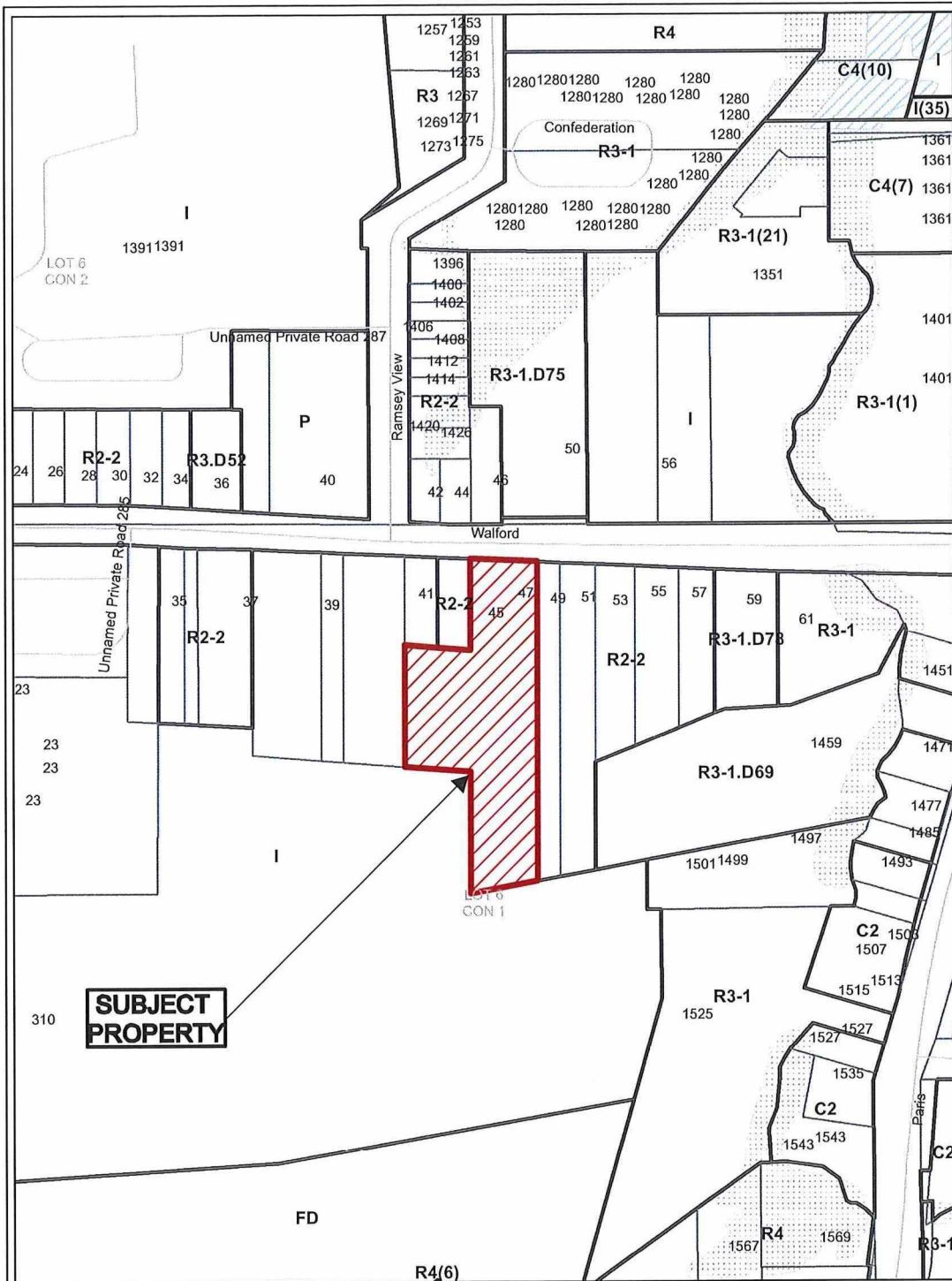
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
ACCESSIBLE ENTRY ADDITION TO REAR OF NON PROFIT OFFICES	No	22.02	22.02	1	4.978	5.486	4.014	0	54.154	21.774	2.993
Garage	No	98.848	197.696	2	11.582	8.534	7.315	46.511	65.345	10.363	38.777

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 CHURCH	No	528.322	585.489	1	12.459	32.362	8.633	9.9	5964	1.89	14.754
EXISTING MANSE	No	83.56	83.56	1	8.524	9.804	7.315	11.21	120.39	1.061	20.831
EXISTING MANSE DECK	No	13.373	13.373	1	3.657	3.657	1.09	21.02	116.733	3.052	22.964

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
SIDE YARD SETBACK	10m	2.993M	7.007



Application for Minor Variance or Permission



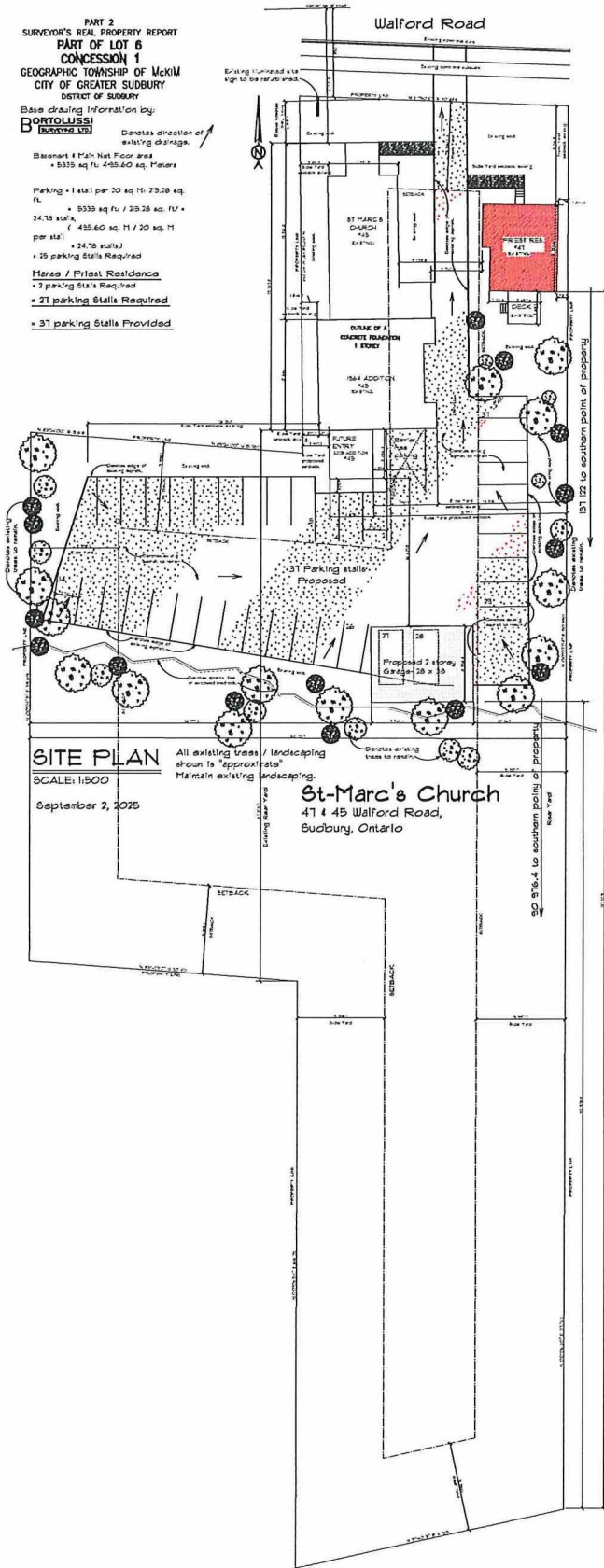
Subject Property being PIN 73595-0115, Parcel 7842 SEC SES, Part Lot 6, Concession 1, as in LT 44607 and Part 1, Plan SR-1168, Township of McKim, 45 Walford Road, Sudbury, City of Greater Sudbury

Sketch 1, NTS PL-MV-2025-00120
 NDCA Date: 2025 08 25

PART 2
 SURVEYOR'S REAL PROPERTY REPORT
 PART OF LOT 6
 CONCESSION 1
 GEOGRAPHIC TOWNSHIP OF McKIM
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

Base drawing information by:
BORTOLUSSI
 (Seal and Signature)

- Denotes direction of existing drainage.
- Basement & 1st Fl. Net Floor area = 5335 sq. ft. ± 455,600 sq. ft. ±
- Parking = 1 stall per 20 sq. ft. 73.28 sq. ft.
 - 5335 sq. ft. / 20 sq. ft. = 266.75
 - 24.78 stalls
 - 435,600 sq. ft. / 20 sq. ft. = 21,780
 - 24.78 stalls
 - 25 parking stalls Required
- Mass / Priest Residence
 - 2 parking stalls Required
 - 21 parking stalls Required
 - 31 parking stalls Provided



PL-MV-2025-00120
 sketch 2



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

Record #: PL-MV-2025-00122

APPLICATION SUMMARY

File Date: 08/15/2025

Application Type: Minor Variance

Address(es): 724 Montee Rouleau, Blezard Valley P0M 1L0

Applicant(s): JUSTIN RABOUIN

Owner(s): JUSTIN RABOUIN AND ALAIN RABOUIN

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?

2017

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

Agricultural Reserve

Current Official Plan designation (additional)

Current Zoning By-law designation

A(1)

Provide a detailed description of what is being proposed

New deck being built

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

Front yard set back not compliant

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

67.05

Lot Depth of the property

60.96

Lot Area of the property

4079.0

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

Dwelling - 1960

Garage - 2017

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

Agricultural

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

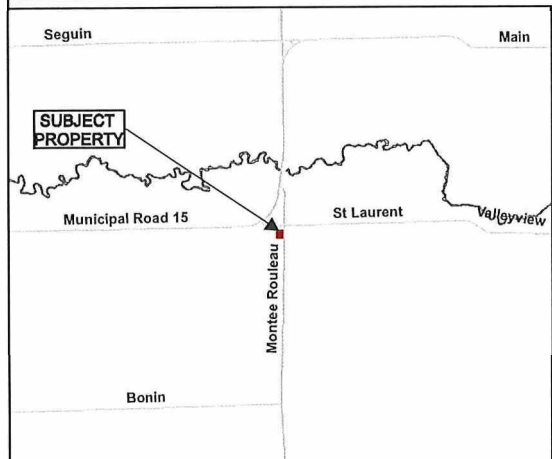
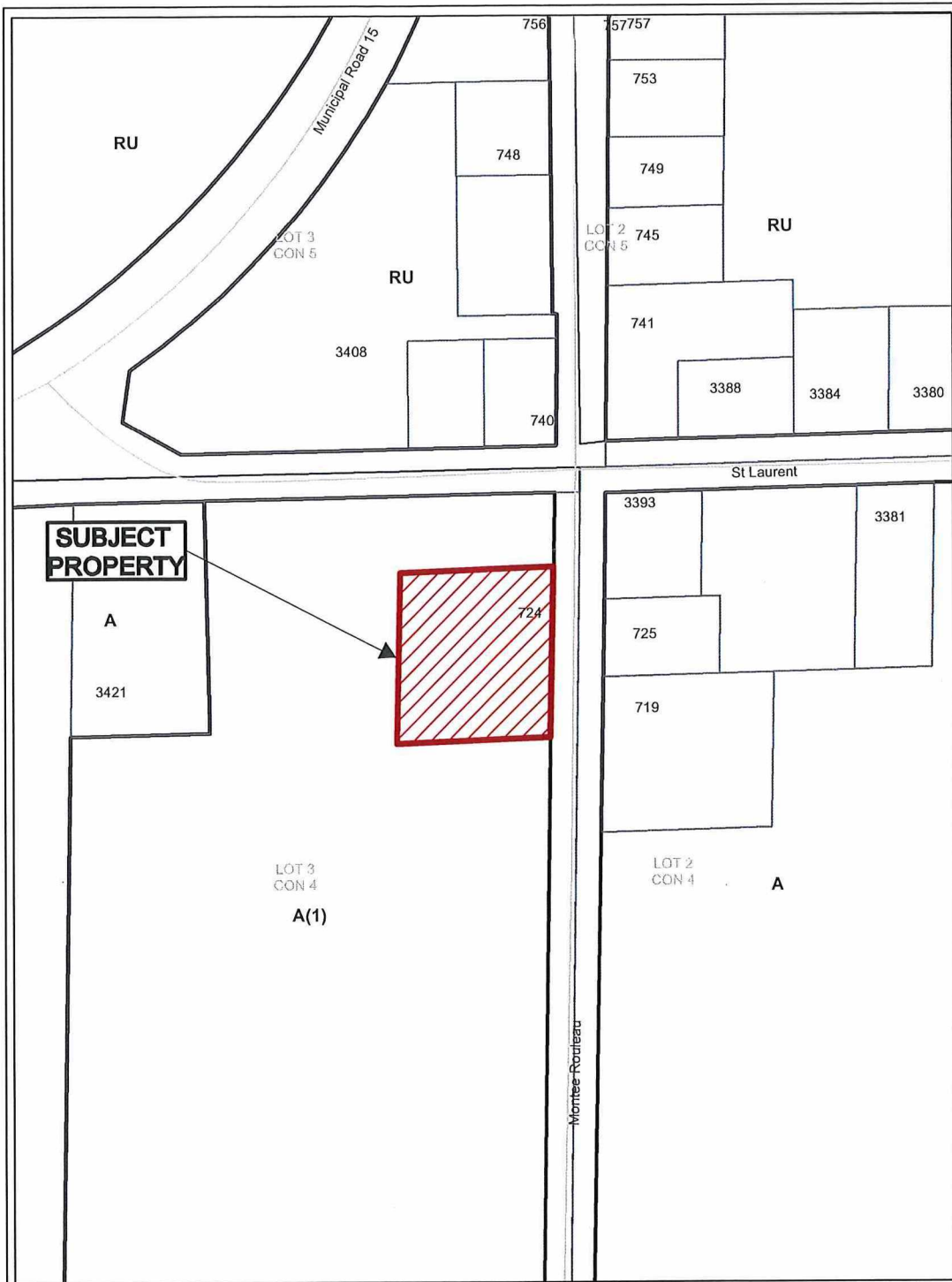
Building Description	Same As Existing	Proposed Ground Floor Area (m2)	Proposed Gross Floor Area (m2)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Uncovered Deck	No	30.5	30.5	1	4.88	10.06	1.27	6.1	53.0	45.9	11.09

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)
Dwelling	No	115.6	146.1	1.5	9.19	11.8	8	6.71	45.05	42.14	13.09
Garage	No	83.6	83.6	1	9.1	9.1	8	23.05	28.77	56.9	1.01

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Front Yard Setback due to New Deck Being Built Less than the required 10 meters Proposed 6.1 meters	10.0 meters	6.1 meters	3.9 meters



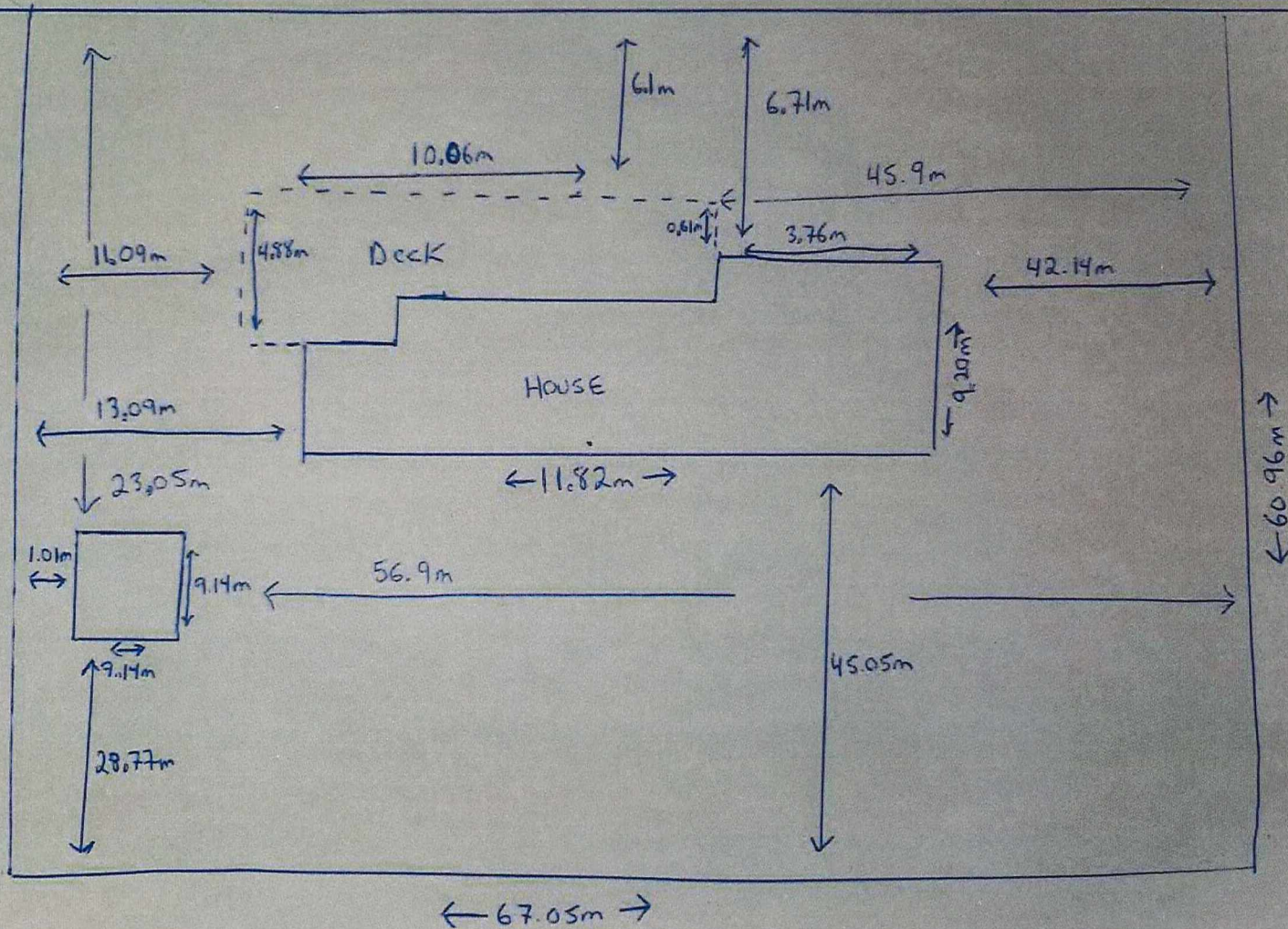
**Application for Minor
Variance or Permission**



Subject Property being PIN 73345-0654,
Parcel 31193 SEC SWS,
Part Lot 3, Concession 4,
Part 1, Plan 53R-16473,
Township of Rayside,
724 Montee Rouleau, Bleazard valley,
City of Greater Sudbury

Sketch 1, NTS PL-MV-2025-00122
NDCA Date: 2025 08 26

724 MONTEE ROULEAU





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-2025-00125

APPLICATION SUMMARY

File Date: 08/22/2025

Application Type: Minor Variance

Address(es): 17 Bishop Crescent, Wahnapiatae P0M 3C0

Applicant(s): JOSH MILLARD

Owner(s): JOSH MILLARD AND CATHERINE MILLARD

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?

Nov 26 2024

Are you the registered owner or an authorized agent?

Registered Owner

What is the number of dwelling units on the property?

1

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

0

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

1

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

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)

Living Area I

Current Zoning By-law designation

R1-5

Provide a detailed description of what is being proposed

Proposing to build a detached garage 7.4 m in height

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

The zoning by-law only permit 5 m in height. The reason for the minor variance is to allow for the upper area of the garage to be used for storage and office space.

Is there an eave encroachment?

No

Size of eaves

Lot Frontage of the property

22.86

Lot Depth of the property

60.96

Lot Area of the property

1393.54

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 1970's

Shed unknown

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

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

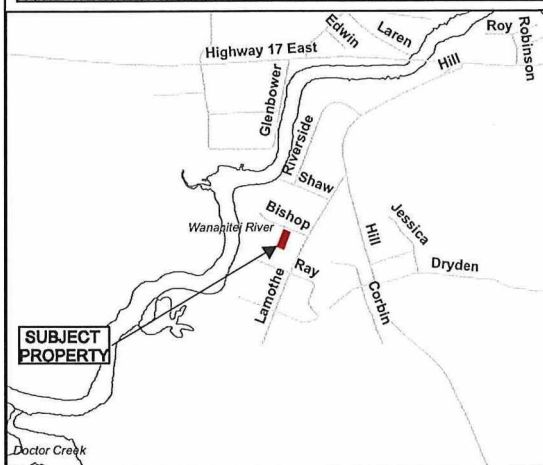
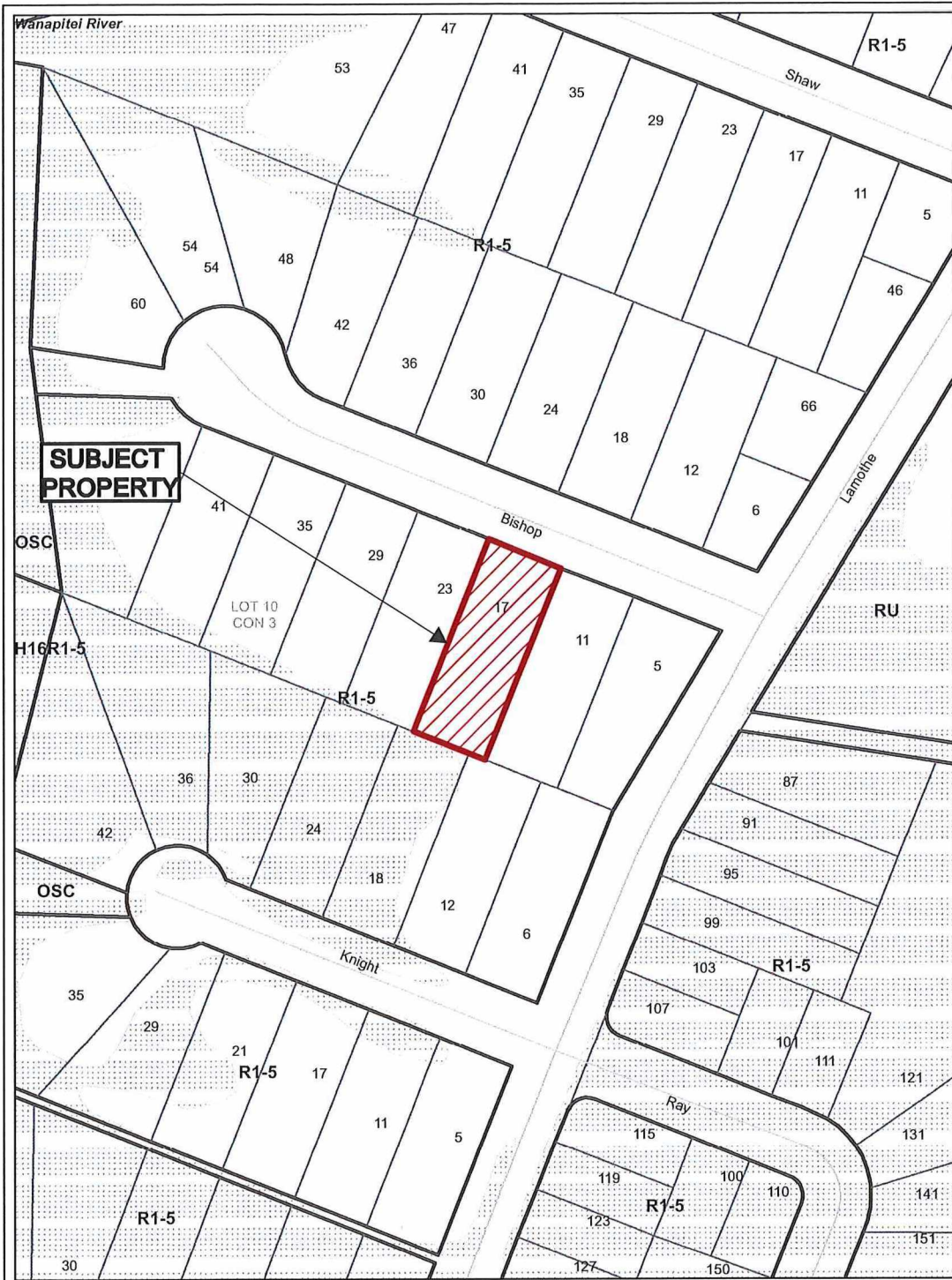
Building Description	Same As Existing	Proposed Ground Floor Area (m ²)	Proposed Gross Floor Area (m ²)	Proposed Number of Storeys	Proposed Width (m)	Proposed Length (m)	Proposed Height (m)	Proposed Front Yard Setback (m)	Proposed Rear Yard Setback (m)	Proposed Side Yard Setback (m)	Proposed Side Yard Setback Other (m)
Garage	No	142.48	142.48	2	10.4	13.7	7.4	48.8	1.8	1.8	7.3

EXISTING BUILDING/STRUCTURE

Building Description	To Be Demolished	Existing Ground Floor Area (m ²)	Existing Gross Floor Area (m ²)	Existing Number of Storeys	Existing Width (m)	Existing Length (m)	Existing Height (m)	Existing Front Yard Setback (m)	Existing Rear Yard Setback (m)	Existing Side Yard Setback (m)	Existing Side Yard Setback Other (m)
House	No	116.2	116.2	1	14	8.3	5.48	16.5	36.3	4.4	4.4
Shed	Yes	26.7	26.7	1	3.7	7.3	4.5	52.42	1.21	17.98	1.21

ZONING BY-LAW RELIEF

Variance To	By-law Requirement	Proposed (m)	Difference (m)
Height of garage	5 m	7.4	2.4
Accessory Lot Coverage	10%	11%	1%



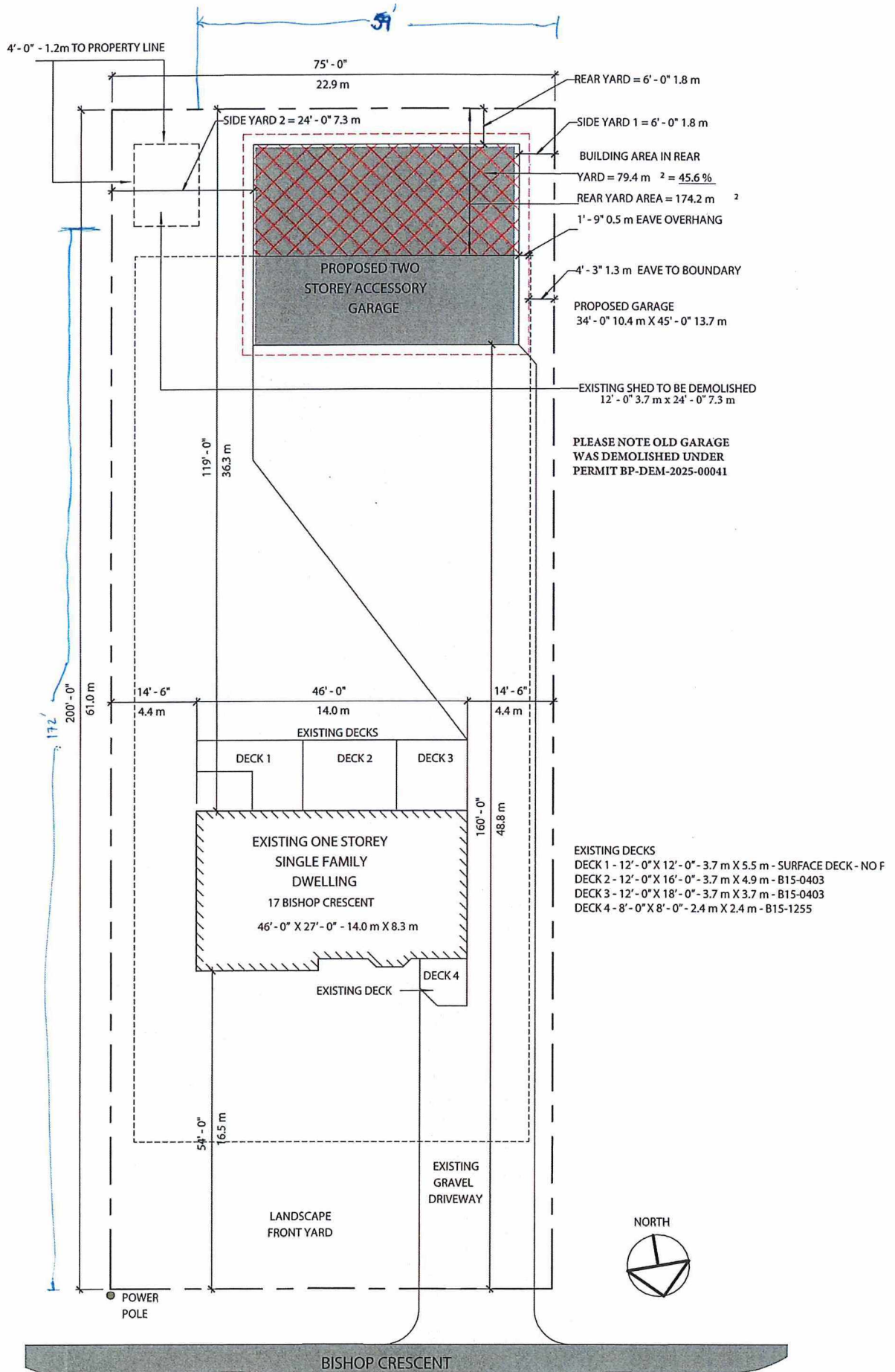
Application for Minor Variance or Permission



Subject Property being PIN 73481-0240,
 Parcel 35699 SEC SES,
 Part Lot 10, Concession 3,
 Part 4, Plan SR-2189,
 Township of Dryden,
 17 Bishop Crescent, Wahnapiatae,
 City of Greater Sudbury

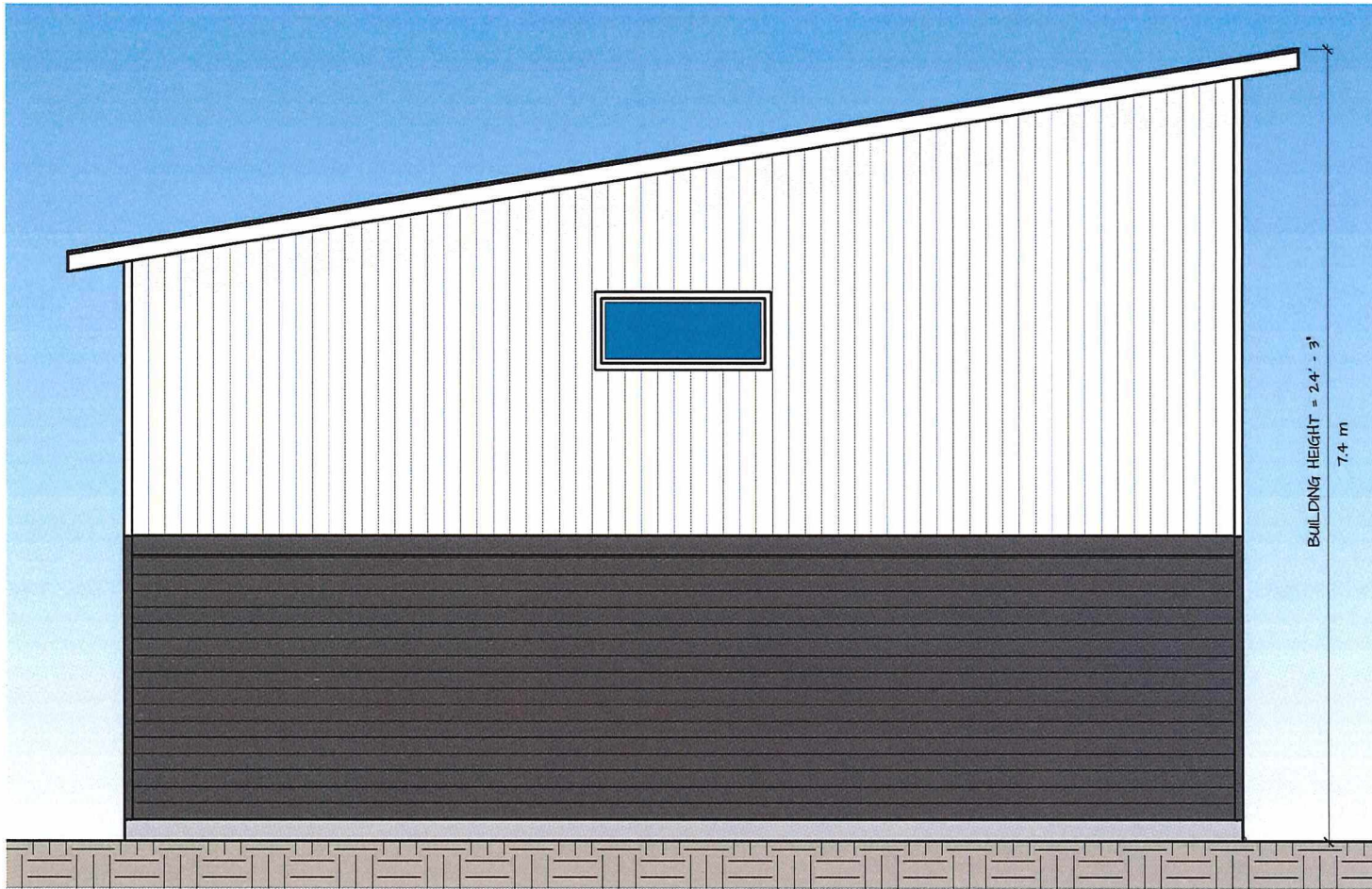
Sketch 1, NTS
 NDCA

PL-MV-2025-00125
 Date: 2025 08 29



EXISTING DECKS
 DECK 1 - 12'-0" X 12'-0" - 3.7 m X 5.5 m - SURFACE DECK - NO F
 DECK 2 - 12'-0" X 16'-0" - 3.7 m X 4.9 m - B15-0403
 DECK 3 - 12'-0" X 18'-0" - 3.7 m X 3.7 m - B15-0403
 DECK 4 - 8'-0" X 8'-0" - 2.4 m X 2.4 m - B15-1255

PL-MV-2025-00125
 sketch 2



1 EAST ELEVATION	
PLAN NO. PR4	SCALE 1:64