

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

September 2, 2026

PUBLIC HEARINGS

**PL-MV-2026-00114      ANDREW BRYANTON**

Ward: 5

PIN(s) 735040027, Parcel 53542 SEC SES SRO, Part Lot 6, Concession 1, Part 2, Plan 53R-16820, Township of Hanmer, 1547 Dominion Drive, Val Caron, [By-law 2010-100Z, R3.D5]

For relief from Part 2, Section 2.2 (ii) and Part 6, Section 6.3, Table 6.5 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the legalization of 1 existing dwelling unit and the construction of 3 dwelling units within the existing 4-dwelling unit multiple building for a total of 8 dwelling units providing a maximum net residential density of 9 units per hectare, where a maximum net residential density of 4 units per hectare is permitted.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0043/2000 TO B0047/2000 (OCT 10/00) AND REZONING APPLICATION 751-7/99-009

**PL-MV-2026-00116      LUC MESSIER**

Ward: 6

PIN(s) 735031747, Part Lot 2, Concession 3, Part Lot 4, Plan M-566, being Parts 10-14, Plan 53R-22312, Township of Hanmer, 5782 Municipal Road 80, Hanmer, [By-law 2010-100Z, R1-5]

For relief from Part 4, Section 4.2, Table 4.1, Part 5, Section 5.2, subsection 5.2.9.3 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 dwelling containing three dwelling units providing, firstly, a front yard setback of 10.5m with eaves encroaching an additional 0.6m into the proposed 10.5m setback, where a 15.0m front yard setback is required and where eaves may encroach 1.2m into the required yard but not closer than 0.6m to the lot line, and secondly, a driveway accessing a parking area to be a minimum width of 5.0m, where driveways accessing a parking area shall be a minimum width of 6.0m for two-way traffic.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B0038/2024 (JUL 8/24)

---

**This application was deferred from the meeting of November 26, 2025 in order to afford the owner the opportunity to address those comments received from agencies and departments.**

**PL-MV-2025-00152      SONYA ARCAND**

Ward: 7

PIN(s) 735090332, Part Lot 7, Concession 2, being Part 2, Plan 53R-19256, Township of Capreol, 4015 Dupuis Drive, Hanmer, [By-law 2010-100Z, RU]

**REVISED**

For relief from Part 4, Section 4.2, subsection 4.2.10 c) and Part 9, Section 9.2, Table 9.1, special provision 11 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of an accessory building containing an additional dwelling unit providing, firstly, for the dwelling unit located in building accessory to the main building to be located in the front yard, where a dwelling unit located in a building accessory to a main building shall only be permitted within the rear and/or interior side yards, and secondly, for the dwelling unit located in the building accessory to the main building to provide a setback of 55.0m from the main building, where additional dwelling units shall be located no further than 30.0m from the main building.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0047/2005 (JUL 8/05), B0025/2010 AND B0026/2010 (APR 01/10)

**This application was deferred from the meeting of June 24, 2026 in order to afford the owner the opportunity to address those comments received from agencies and departments.**

**PL-MV-2026-00040      STEPHANIE MEILLEUR**

Ward: 6

PIN(s) 734920212, Parcel 26791 SEC SES SRO, Part Lot 12, Concession 6, as in LT170746, subject to LT117527, Township of Garson, 245 Bodson Drive, Hanmer, [By-law 2010-100Z, RU]

**REVISED**

For relief from Part 4, Section 4.37, subsection 4.37.3 and Part 9, Section 9.2, Table 9.2, special provision 6 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit a kennel to provide a 132.0m setback from residential buildings, where no non-residential building or structure directly associated with a kennel shall be established or erected closer than 300.0m to a residential building or Residential Zone.

**A reminder... the next scheduled meeting is Wednesday, September 16, 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-2026-00114

## APPLICATION SUMMARY

---

**File Date:** 08/11/2026

**Application Type:** Minor Variance

**Address(es):** 1547 Dominion Drive, Val Caron P3P 1A7

**Applicant(s):** ANDREW BRYANTON

**Owner(s):** ANDREW BRYANTON

## 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?**

2026/07/28

**Are you the registered owner or an authorized agent?**

Registered Owner

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

4

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

3

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

0

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

1

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

Yes

**How many dwelling units will be legalized?**

1

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

No

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

**Current Official Plan designation**

Living Area I

**Current Official Plan designation (additional)**

**Current Zoning By-law designation**

R3.D5

**Provide a detailed description of what is being proposed**

Proposed to increase density factor from 5 units up to 8. The existing structure has an approximate 6,000sqft basement with 8' + ceilings that is unfinished. The proposed plan is to add three additional units to the basement if the zoning is allowed to be up to 8 total

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

The existing zoning on the property has a density factor of 5 units. This would be required to be expanded to 8 units total

**Is there an eave encroachment?**

No

**Size of eaves**

**Lot Frontage of the property**

39

**Lot Depth of the property**

131

**Lot Area of the property**

9349.2

**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**

One existing structure containing the current 5 units. Constructed in 2008/2009.

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

Residential since 2009

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

Same remaining use

**Existing uses of neighbouring properties**

Residential single family dwellings (R1-5)

**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     | <input checked="" type="checkbox"/> |
| Municipally owned and operated sanitary sewage system | <input checked="" type="checkbox"/> |
| Lake                                                  | <input type="checkbox"/>            |
| Pit Privy                                             | <input type="checkbox"/>            |
| Individual Well                                       | <input type="checkbox"/>            |
| Communal Well                                         | <input type="checkbox"/>            |
| Individual Septic System                              | <input type="checkbox"/>            |
| Communal Septic System                                | <input type="checkbox"/>            |
| Other                                                 | <input type="checkbox"/>            |
| Explain Other                                         |                                     |

PROPERTY ACCESS

|                                              |                                     |
|----------------------------------------------|-------------------------------------|
| Provincial highway                           | <input type="checkbox"/>            |
| Right-of-way                                 | <input type="checkbox"/>            |
| Municipal road that is maintained seasonally | <input type="checkbox"/>            |
| Municipal road that is maintained year-round | <input checked="" type="checkbox"/> |
| Water                                        | <input type="checkbox"/>            |

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

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

CONCURRENT APPLICATIONS

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

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

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

Indicate application number(s) and application status

PROPOSED BUILDING/STRUCTURE

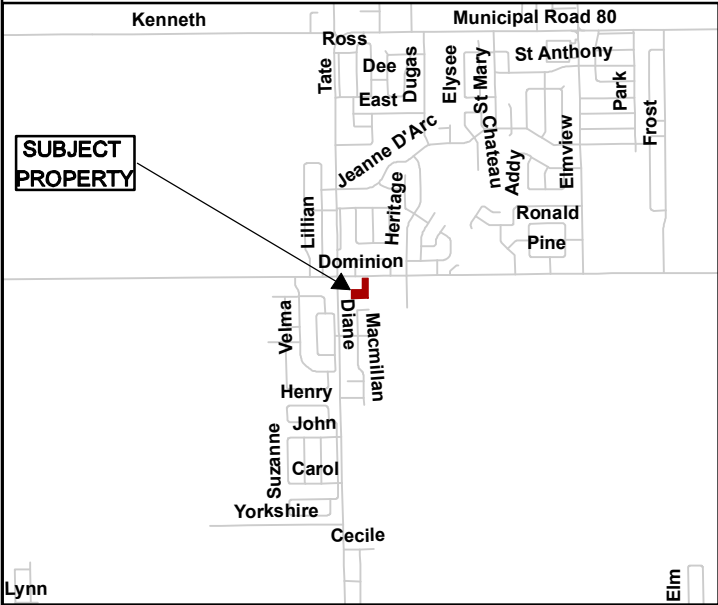
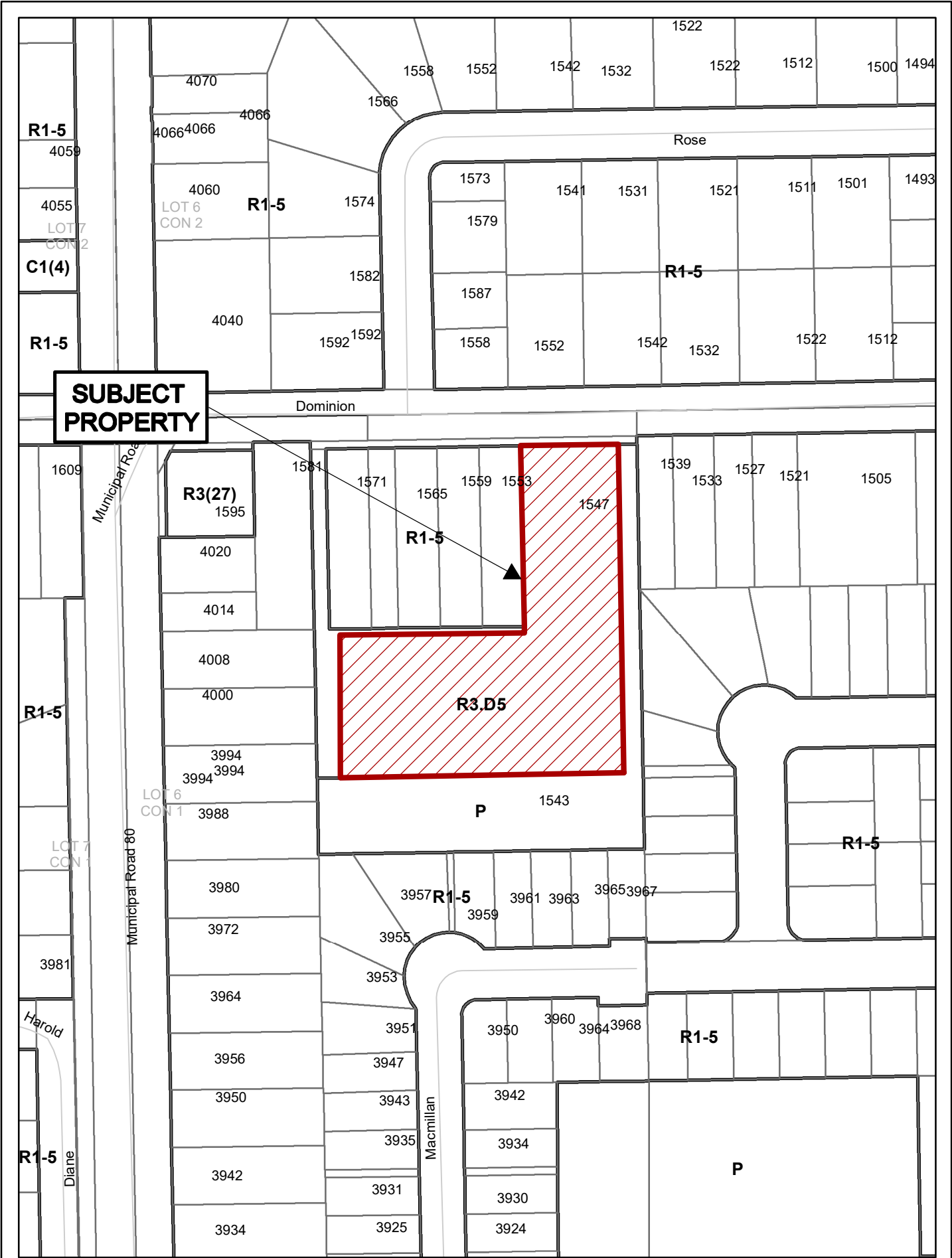
| Building Description | Same As Existing | Proposed Ground Floor Area (m2) | Proposed Gross Floor Area (m2) | Proposed Number of Storeys | Proposed Width (m) | Proposed Length (m) | Proposed Height (m) | Proposed Front Yard Setback (m) | Proposed Rear Yard Setback (m) | Proposed Side Yard Setback (m)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

EXISTING BUILDING/STRUCTURE

| Building Description        | To Be Demolished | Existing Ground Floor Area (m2) | Existing Gross Floor Area (m2) | Existing Number of Storeys | Existing Width (m) | Existing Length (m) | Existing Height (m) | Existing Front Yard Setback (m) | Existing Rear Yard Setback (m) | Existing Side Yard Setback (m) | Existing Side Yard Setback Other (m) |
|-----------------------------|------------------|---------------------------------|--------------------------------|----------------------------|--------------------|---------------------|---------------------|---------------------------------|--------------------------------|--------------------------------|--------------------------------------|
| Existing 5plex              | No               | 550                             | 1100                           | 1                          | 27.4               | 32                  | 5                   | 12.2                            | 86.9                           | 3                              | 9.15                                 |
| Scaffolding Portable Garage | No               | 18.0                            | 18.0                           | 1                          | 3.0                | 6.0                 | 3.0                 | 92.0                            | 33.0                           | 95.9                           | 14.5                                 |
| Portable Garage Frame       | No               | 28.0                            | 28.0                           | 1                          | 4.0                | 7.0                 | 3.0                 | 72.0                            | 52.0                           | 9.5                            | 25.5                                 |

ZONING BY-LAW RELIEF

| Variance To                           | By-law Requirement                                                                    | Proposed (m)                                                                                          | Difference (m) |
|---------------------------------------|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|----------------|
| Section 2.2 - Net Residential Density | Lot is currently zoned as R3.D5. Net Residential Density permits 4 units per hectare. | Permit a net residential density of 9 units per hectare - legalize 1 and propose 3 new dwelling units | 5              |

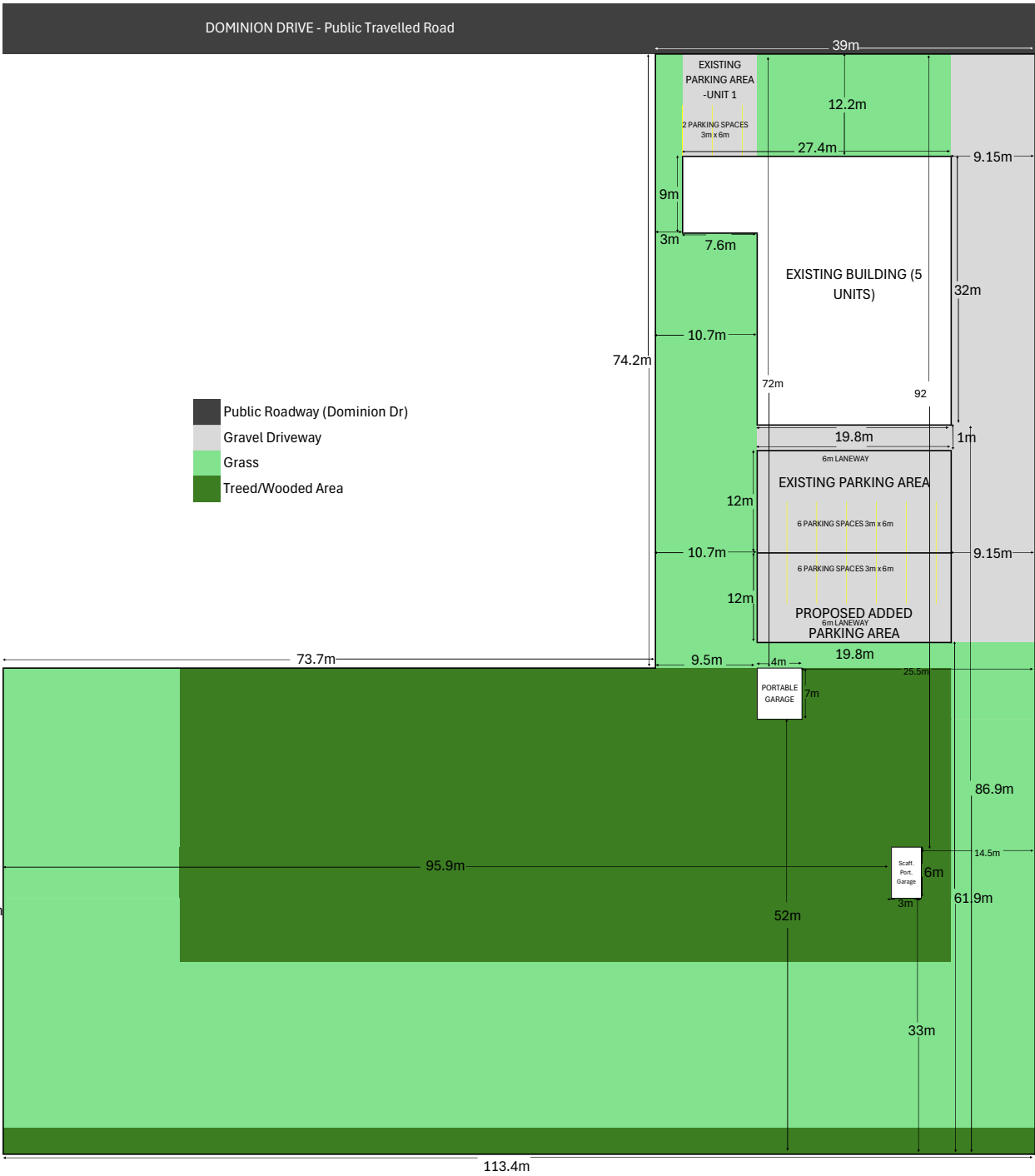


### Application for Minor Variance or Permission

Subject Property being PIN 73504-0027, Parcel 53542 SEC SES SRO, Part Lot 6, Concession 1, Part 2, Plan 53R-16820, Township of Hanmer, 1547 Dominion Drive, Val Caron, City of Greater Sudbury

Sketch 1, NTS NDCA

PL-MV-2026-00114  
Date: 2026 08 13





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-2026-00116

## APPLICATION SUMMARY

---

**File Date:** 08/11/2026

**Application Type:** Minor Variance

**Address(es):** 5782 Municipal Road 80, Hanmer P3P1E9

**Applicant(s):** CR DESIGN

**Owner(s):** LUC MESSIER

## PLANNING APPLICATION

**Are there multiple properties associated with the application?**

No

**Please describe the additional properties associated with this application**

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

JULY 2024

**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?**

3

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

0

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

0

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

No

**How many dwelling units will be legalized?**

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

No

**Provide details on how the property is designated in the Source Protection Plan**  
WHPA -C

**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**  
SFD W/ 2 ADU'S

**Provide a detailed reason why the proposal cannot comply with the Zoning By-law**  
DURING THE SEVERANCE PROCESS THERE WAS 4.5M OF LAND THAT TRANSFERRED TO THE CITY FOR FUTURE ROAD WIDENING

**Is there an eave encroachment?**  
Yes

**Size of eaves**  
0.6

**Lot Frontage of the property**  
24.5

**Lot Depth of the property**  
41.17

**Lot Area of the property**  
1031

**Total width of the public road giving access to the property**  
30

**List all buildings and structures on the property and their respective date of construction**  
PARTIAL FOUNDATION OF SFD W 2 ADU'S

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

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

**Existing uses of neighbouring properties**  
SFD'S

**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     | <input checked="" type="checkbox"/> |
| Municipally owned and operated sanitary sewage system | <input checked="" type="checkbox"/> |
| Lake                                                  | <input type="checkbox"/>            |
| Pit Privy                                             | <input type="checkbox"/>            |
| Individual Well                                       | <input type="checkbox"/>            |
| Communal Well                                         | <input type="checkbox"/>            |
| Individual Septic System                              | <input type="checkbox"/>            |
| Communal Septic System                                | <input type="checkbox"/>            |
| Other                                                 | <input type="checkbox"/>            |
| Explain Other                                         |                                     |

**PROPERTY ACCESS**

|                                              |                                     |
|----------------------------------------------|-------------------------------------|
| Provincial highway                           | <input type="checkbox"/>            |
| Right-of-way                                 | <input type="checkbox"/>            |
| Municipal road that is maintained seasonally | <input type="checkbox"/>            |
| Municipal road that is maintained year-round | <input checked="" type="checkbox"/> |
| Water                                        | <input type="checkbox"/>            |

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

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

CONCURRENT APPLICATIONS

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

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

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

Indicate application number(s) and application status

PROPOSED BUILDING/STRUCTURE

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

EXISTING BUILDING/STRUCTURE

| Building Description | To Be Demolished | Existing Ground Floor Area (m2) | Existing Gross Floor Area (m2) | Existing Number of Storeys | Existing Width (m) | Existing Length (m) | Existing Height (m) | Existing Front Yard Setback (m) | Existing Rear Yard Setback (m) | Existing Side Yard Setback (m) | Existing Side Yard Setback Other (m) |
|----------------------|------------------|---------------------------------|--------------------------------|----------------------------|--------------------|---------------------|---------------------|---------------------------------|--------------------------------|--------------------------------|--------------------------------------|
| SFD W 3 ADU'S        | No               | 368                             | 368                            | 1                          | 15.23              | 23.01               | 7                   | 10.5                            | 7.67                           | 1.68                           | 6.04                                 |

ZONING BY-LAW RELIEF

| Variance To                                          | By-law Requirement                                                                       | Proposed (m) | Difference (m) |
|------------------------------------------------------|------------------------------------------------------------------------------------------|--------------|----------------|
| TABLE 6.2 FRONT YARD SETBACK ABUTTING A PRIMARY ROAD | 15M                                                                                      | 10.5M        | 4.5M           |
| TABLE 4.1 EAVES ENCROACHMENT                         | May encroach 1.2 m into the required yard but not closer than 0.6 m to the lot line.     | 5.1m         | 3.9m           |
| SUBSECTION 5.2.9.3                                   | Driveways accessing a parking area shall be a minimum width of 6.0m for two-way traffic. | 5.0M         | 1.0M           |

**Property: 5782 Municipal Road 80, Greater Sudbury**

Dear Committee Members,

The application requests the following relief:

1. To permit a minimum front yard setback of **10.5 m**, whereas a minimum setback of **15 m** is required.
2. Relief from Part 5, Section 5.2, Subsection 5.2.9.3 of the Zoning By-law to permit a driveway accessing a parking area to have a minimum width of **5.0 m**, whereas a minimum width of **6.0 m** is required for two-way traffic.
3. To permit the proposed **0.6 m eave projection** on the south side of the building within the reduced front yard. Based on the proposed 10.5 m setback to the building wall, the eaves would be approximately **9.9 m from the front lot line**.

**Background**

The subject property was created through the severance of land from the neighbouring property at 5780 Municipal Road 80.

As part of the severance process, a 4.5 m-wide strip of land along the Municipal Road 80 frontage was required to be transferred to the City of Greater Sudbury for future road-widening purposes.

Before the severance and associated municipal requirements were fully completed, the owner proceeded with construction of the building foundation without first obtaining the required building permit. The foundation was therefore installed based on the previous property configuration.

The subsequent transfer moved the front lot line 4.5 m closer to the building. As a result, the proposed building now provides a setback of approximately 10.5 m rather than the required 15 m.

The foundation having been constructed before permit issuance is acknowledged and will have to be addressed through the applicable building-permit process. However, the planning merits of this application should be assessed based on the current property configuration, the physical relationship between the development and the roadway, and the actual impacts of the requested relief.

Even if the foundation had not already been constructed, relief from the front yard requirement would still have been necessary to accommodate the proposed building design following the City's required road-widening transfer.

### **Proposed eave projection**

The proposed building includes eaves projecting approximately 0.6 m from the south-facing wall. This results in an eave setback of approximately 9.9 m from the new front lot line.

The eaves are a normal architectural feature associated with the roof design. They do not increase the usable floor area or bring any occupied portion of the building closer to the roadway. The eaves will also remain substantially separated from the existing travelled portion of Municipal Road 80.

### **Shared driveway arrangement**

During the severance process, the City requested that 5780 and 5782 Municipal Road 80 use a shared driveway arrangement rather than creating two separate driveway entrances onto Municipal Road 80.

The maximum permitted width of the shared driveway is 10 m. The proposed access is therefore divided between the two properties, providing approximately 5 m on each property and a combined width of approximately 10 m.

The proposed 5 m driveway width results from implementing the City-requested shared-access arrangement while remaining within the maximum permitted combined width. When considered as a whole, the shared access provides sufficient physical width for vehicles entering and leaving the properties and avoids the additional traffic conflict points associated with two separate driveway entrances.

City staff have recommended including relief from the 6 m two-way driveway requirement as a precaution. The variance is therefore being requested to provide certainty and does not alter the shared-access arrangement established through the severance process.

### **Existing neighbourhood context**

The proposed building will maintain a physical setback from the travelled portion of Municipal Road 80 that is generally consistent with the neighbouring dwellings.

Although the legal front lot line moved inward because of the road-widening transfer, the proposed development will:

- maintain the general building alignment established by neighbouring dwellings;
- remain substantially separated from the existing roadway;
- provide sufficient area for access and required parking;
- consolidate access through the shared driveway requested by the City; and
- not interfere with the land transferred for future road widening.

The requested variances reflect the changed legal boundary and the City-requested shared-access arrangement rather than an incompatible placement or design of the development.

## **Review of the Four Tests**

Section 45(1) of the Planning Act requires a minor variance to satisfy four tests. In our opinion, the requested variances satisfy each test as follows.

### **1. The variances maintain the general intent and purpose of the Official Plan**

The subject property is intended to accommodate residential development. The proposal makes efficient use of a residential property and contributes to the City's housing objectives without creating an incompatible relationship with the surrounding neighbourhood.

The requested relief does not change the intended use of the land, interfere with the planned function of Municipal Road 80 or prevent the City from using the transferred land for future road-widening purposes.

The shared driveway also supports safe and orderly access by reducing the number of entrances and potential vehicle conflict points along Municipal Road 80.

The requested variances therefore maintain the general intent and purpose of the Official Plan.

### **2. The variances maintain the general intent and purpose of the Zoning By-law**

The intent of the front yard requirement is generally to provide appropriate separation from the street, maintain a consistent streetscape, accommodate access and parking, protect sightlines and allow for planned road improvements.

These objectives continue to be achieved. The building remains approximately 15 m from the boundary that existed before the road-widening transfer, while the transferred lands provide additional physical separation between the new front lot line and the travelled roadway. The 0.6 m eaves are an unoccupied roof projection and do not materially alter that relationship.

The intent of the driveway-width requirement is to provide safe and functional vehicular access. Although 5 m is located on the subject property, it forms part of a combined shared access approximately 10 m wide. The arrangement provides sufficient physical space for vehicle movements while avoiding two independent entrances onto Municipal Road 80.

The requested variances therefore maintain the general intent and purpose of the Zoning By-law.

### **3. The variances are desirable for the appropriate development or use of the land**

The requested relief permits reasonable residential development of a lot created through the approved severance process while recognizing the land transferred to the City for a public purpose.

Requiring the full 15 m setback from the new front lot line would effectively impose an additional 4.5 m setback because of land already transferred for future road widening. The

associated eave projection is a customary architectural feature that does not materially affect the building's relationship with the roadway or neighbouring properties.

The 5 m driveway implements the shared-access arrangement requested by the City. Independently widening it to 6 m could conflict with the maximum 10 m combined width and undermine the coordinated arrangement established through the severance.

The requested variances are therefore desirable for the appropriate development and use of the land.

#### **4. The variances are minor in nature**

Whether a variance is minor is determined by its actual planning impact rather than solely by its numerical difference from the Zoning By-law requirement.

The 4.5 m front yard reduction corresponds directly with the land transferred to the City. The 0.6 m eave projection is limited to a normal, unoccupied roof feature. The 1 m driveway reduction must be considered in the context of the combined 10 m shared access.

The requested relief will not:

- create an incompatible relationship with neighbouring development;
- interfere with the future road-widening lands;
- compromise required parking or access;
- introduce an additional driveway entrance; or
- create an apparent unacceptable impact on the streetscape or public realm.

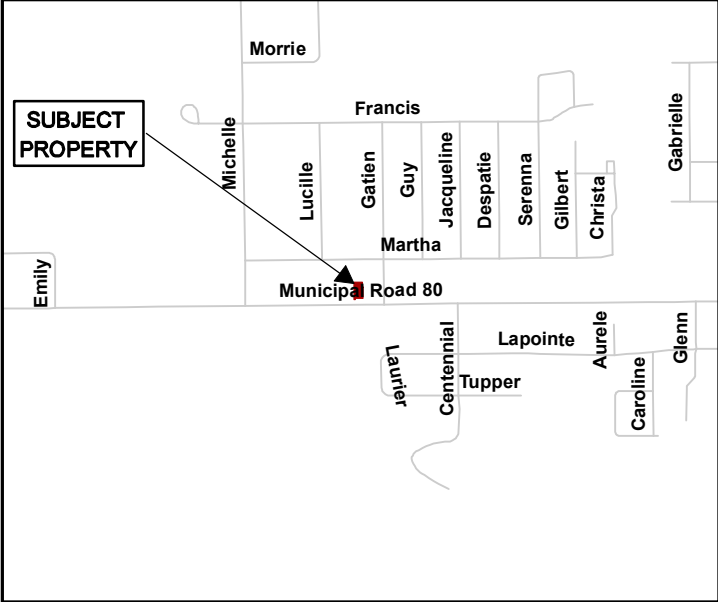
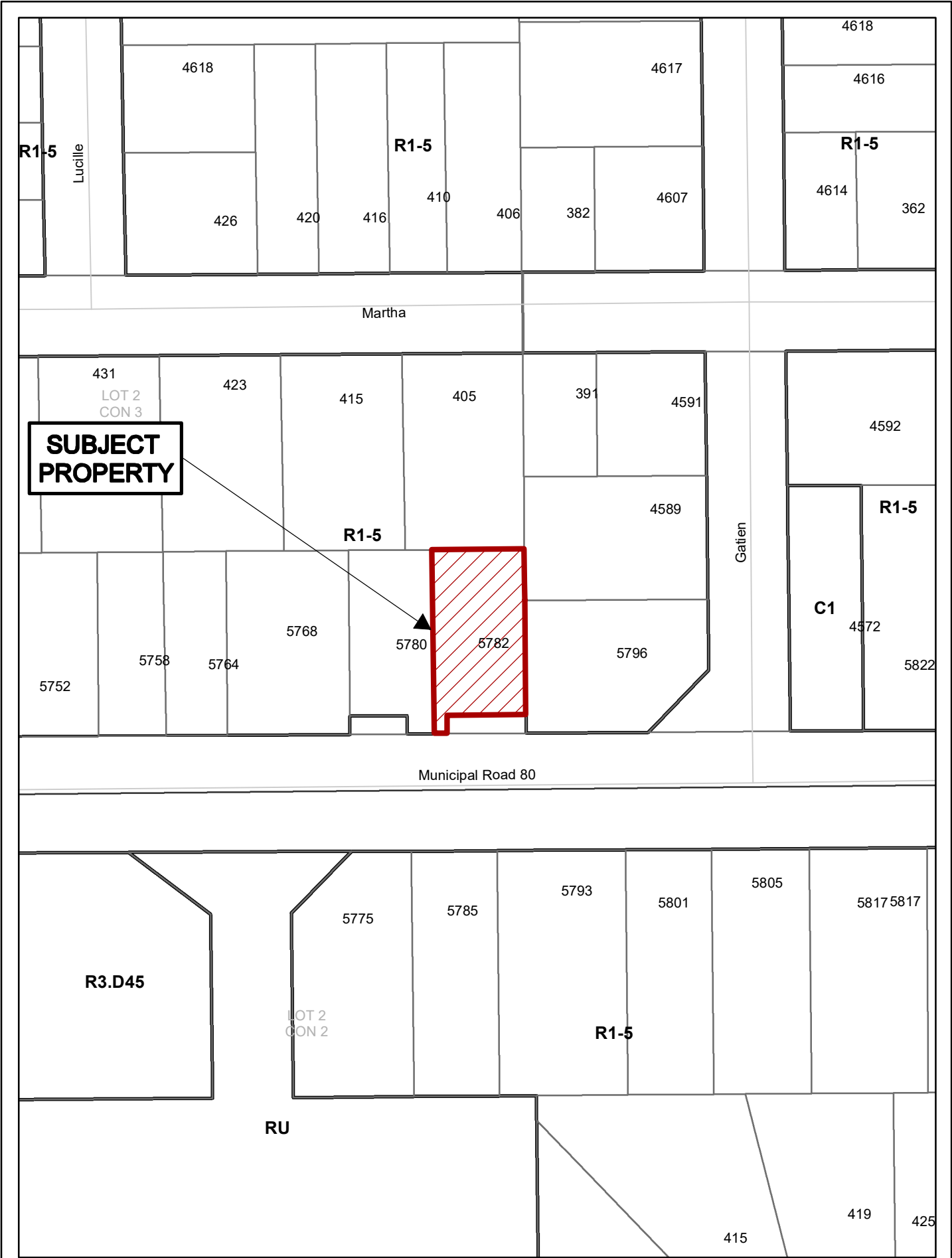
For these reasons, the requested variances are minor in nature.

#### **Conclusion**

The requested variances result from the City-required road-widening transfer and shared-driveway arrangement. The proposed development remains appropriately separated from the travelled roadway, generally aligned with neighbouring dwellings, adequately served by parking and access, and compatible with the surrounding area.

In light of the foregoing, we respectfully request that the Committee of Adjustment support and approve the requested minor variances.

Rohit Walia  
Principal Designer

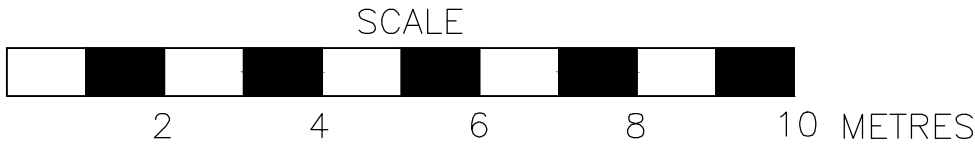
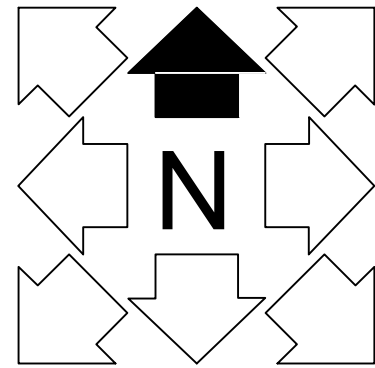
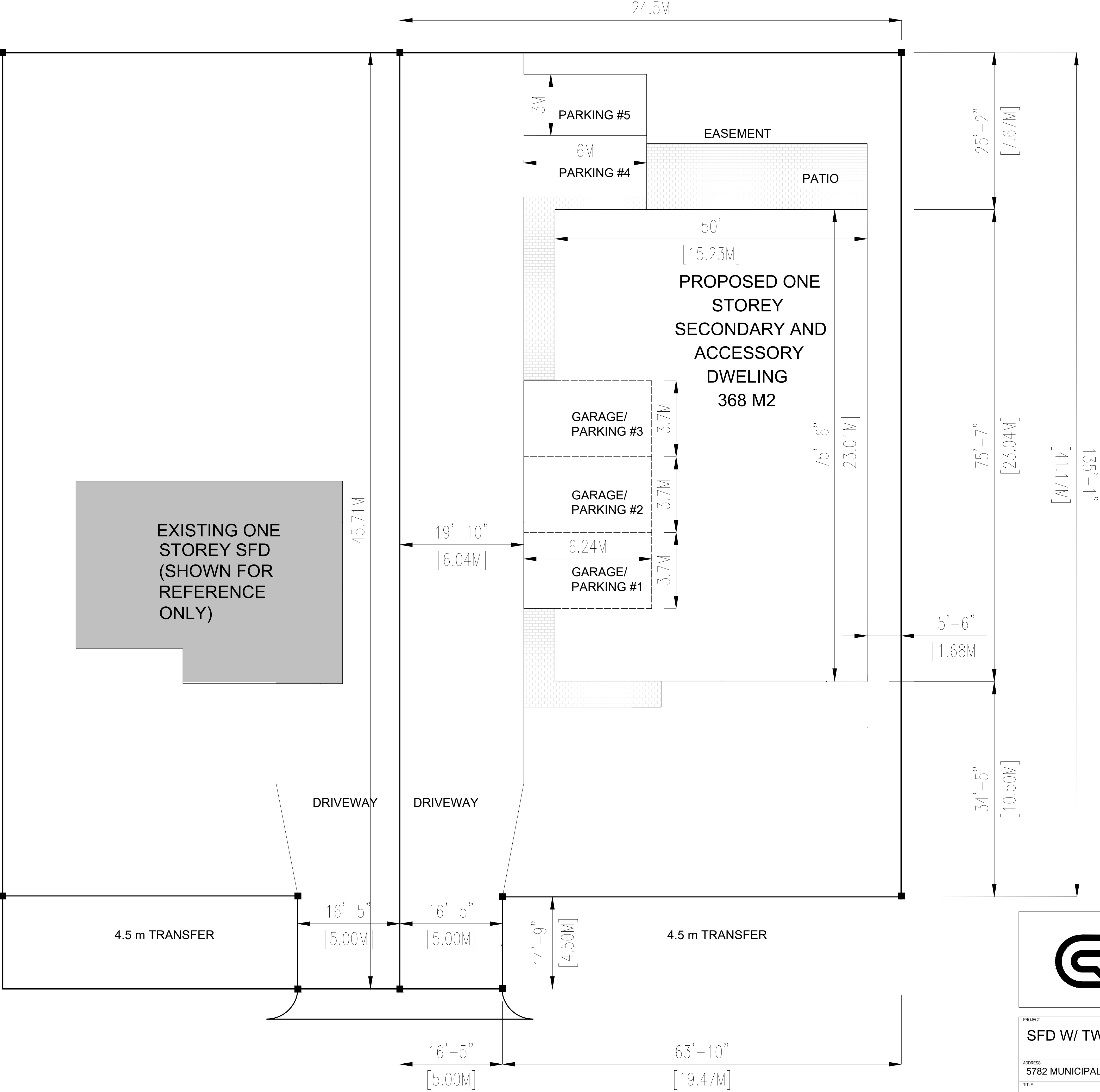


### Application for Minor Variance or Permission

Subject Property being PIN 73503-1747, Part Lot 2, Concession 3, Part Lot 4, Plan M-566, being Parts 10-14, Plan 53R-22312, Township of Hanmer, 5782 Municipal Road 80, Hanmer, City of Greater Sudbury

Sketch 1, NTS NDCA

PL-MV-2026-00116  
Date: 2026 08 14



5780 MUNICIPAL RD 80

5782 MUNICIPAL RD 80



|                                           |                   |           |
|-------------------------------------------|-------------------|-----------|
| PROJECT                                   | DRAWN<br>RW       | SHEET     |
| SFD W/ TWO ADU'S                          | CHECKED<br>RW     | PROJECT # |
| ADDRESS<br>5782 MUNICIPAL ROAD 80         | DRAWING<br><br>PP |           |
| TITLE<br>Plot Plan                        |                   |           |
| DATE<br>2026-08-12<br>SCALE<br>1/8"=1'-0" |                   |           |



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

Record #: PL-MV-2025-00152

## APPLICATION SUMMARY

---

**File Date:** 10/21/2025

**Application Type:** Minor Variance

**Address(es):** 4015 Dupuis Drive, Hanmer P3P 0B3

**Applicant(s):** SONYA ARCAND

**Owner(s):** SONYA ARCAND

## 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?**

November 25, 2016

**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?**

1

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

1

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

12

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

No

**How many dwelling units will be legalized?**

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

No

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

**Current Official Plan designation**

Rural

**Current Official Plan designation (additional)**

Rural

**Current Zoning By-law designation**

RU

**Provide a detailed description of what is being proposed**

The building of a 7m x 10.64m slab on grade two story additional dwelling with bump out of 3.35m x 2.7m

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

There are driveways, other structures and trees, that we would prefer not to cut down, that would prevent building the 2nd home less than 30 meters away from the current dwelling. We would like the bigger house closer to the road than the main dwelling.

**Is there an eave encroachment?**

No

**Size of eaves**

**Lot Frontage of the property**

123.14

**Lot Depth of the property**

164.59

**Lot Area of the property**

20267.61

**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. 9.14m x 7.92m garage in 2018, turned into home with an 8x10 addition in 2020
2. 3.05m x 3.05m shed, 2018
3. 3.66m x 3.05m wood cover, 2020
4. 3.05m x 3.05m shed, 2021 with an added 2.13m x 2.44m in 2024
5. 2.44m x 3.66m shed, 2022
6. 1.83m x 3.04m chicken coop, 2022
7. 3.35m x 4.27m storage shed shed, 2023
8. 3.35m x 4.27m storage shed, 2024
9. 2.13m x 3.05m storage shed, 2025
10. 6.10m x 2.44m tarped garage, 2023
11. Tarped garage 2026
12. Mobile trailer

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

Residential / Hobby farm

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

yes

**Existing uses of neighbouring properties**

- Residential/hobby farm to the South
- residential and trailer repair to the North
- Agricultural/Hay farm to the East
- Residential/Hay farm to the West

**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?**

Yes

## **WATER SUPPLY AND SEWAGE DISPOSAL**

- |                                                       |                                     |
|-------------------------------------------------------|-------------------------------------|
| Municipally owned and operated piped water system     | <input type="checkbox"/>            |
| Municipally owned and operated sanitary sewage system | <input type="checkbox"/>            |
| Lake                                                  | <input type="checkbox"/>            |
| Pit Privy                                             | <input type="checkbox"/>            |
| Individual Well                                       | <input checked="" type="checkbox"/> |
| Communal Well                                         | <input type="checkbox"/>            |
| Individual Septic System                              | <input checked="" type="checkbox"/> |
| Communal Septic System                                | <input type="checkbox"/>            |
| Other                                                 | <input type="checkbox"/>            |
| Explain Other                                         |                                     |

## **PROPERTY ACCESS**

- |                                              |                                     |
|----------------------------------------------|-------------------------------------|
| Provincial highway                           | <input type="checkbox"/>            |
| Right-of-way                                 | <input type="checkbox"/>            |
| Municipal road that is maintained seasonally | <input type="checkbox"/>            |
| Municipal road that is maintained year-round | <input checked="" type="checkbox"/> |
| Water                                        | <input type="checkbox"/>            |

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

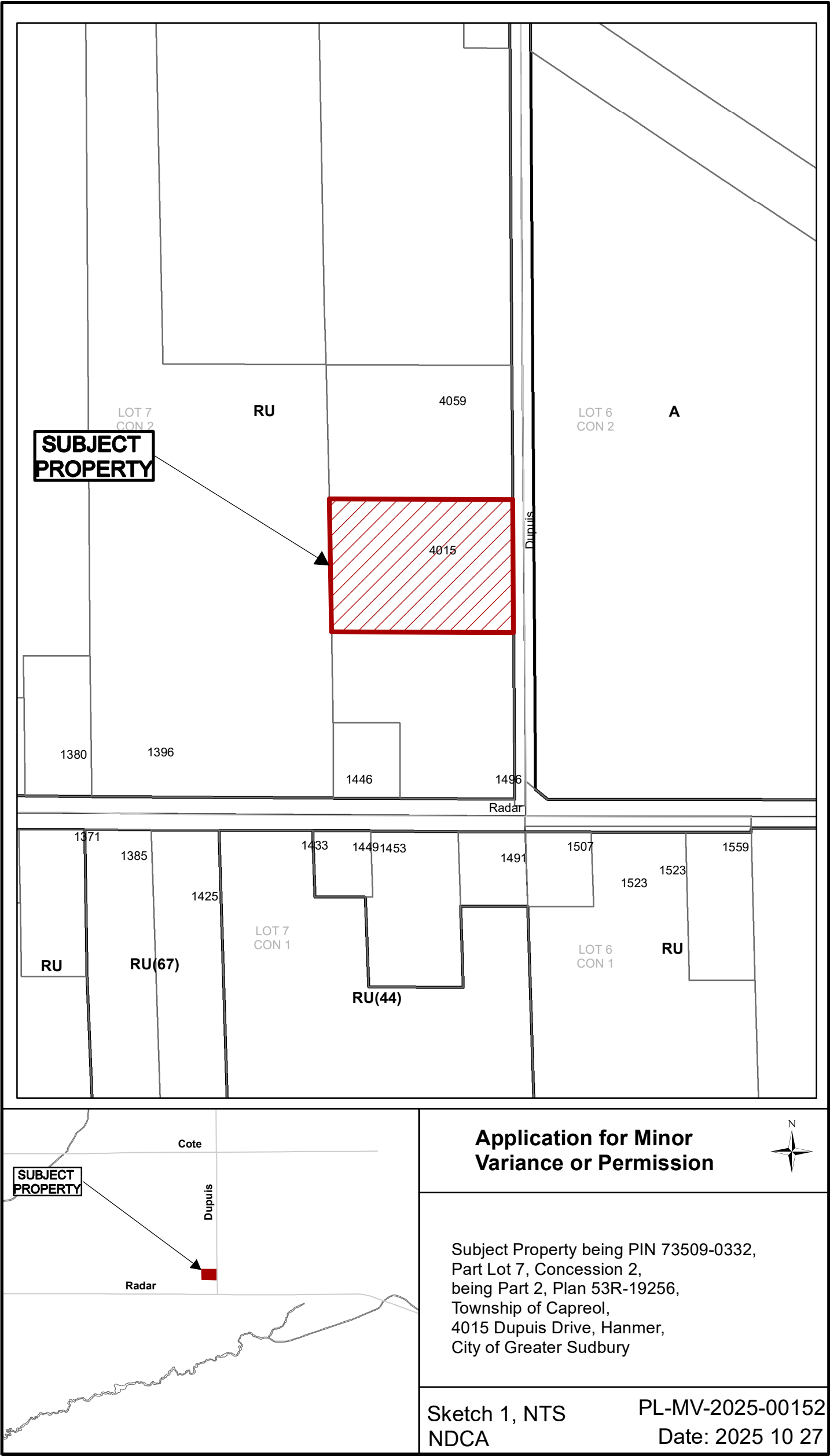
| Building Description | Same As Existing | Proposed Ground Floor Area (m2) | Proposed Gross Floor Area (m2) | Proposed Number of Storeys | Proposed Width (m) | Proposed Length (m) | Proposed Height (m) | Proposed Front Yard Setback (m) | Proposed Rear Yard Setback (m) | Proposed Side Yard Setback (m) | Proposed Side Yard Setback Other (m) |
|----------------------|------------------|---------------------------------|--------------------------------|----------------------------|--------------------|---------------------|---------------------|---------------------------------|--------------------------------|--------------------------------|--------------------------------------|
| ADU                  | No               | 97.52                           | 195.05                         | 2                          | 9.14               | 10.67               | 7.32                | 21.34                           | 129.54                         | 8.2                            | 105.16                               |

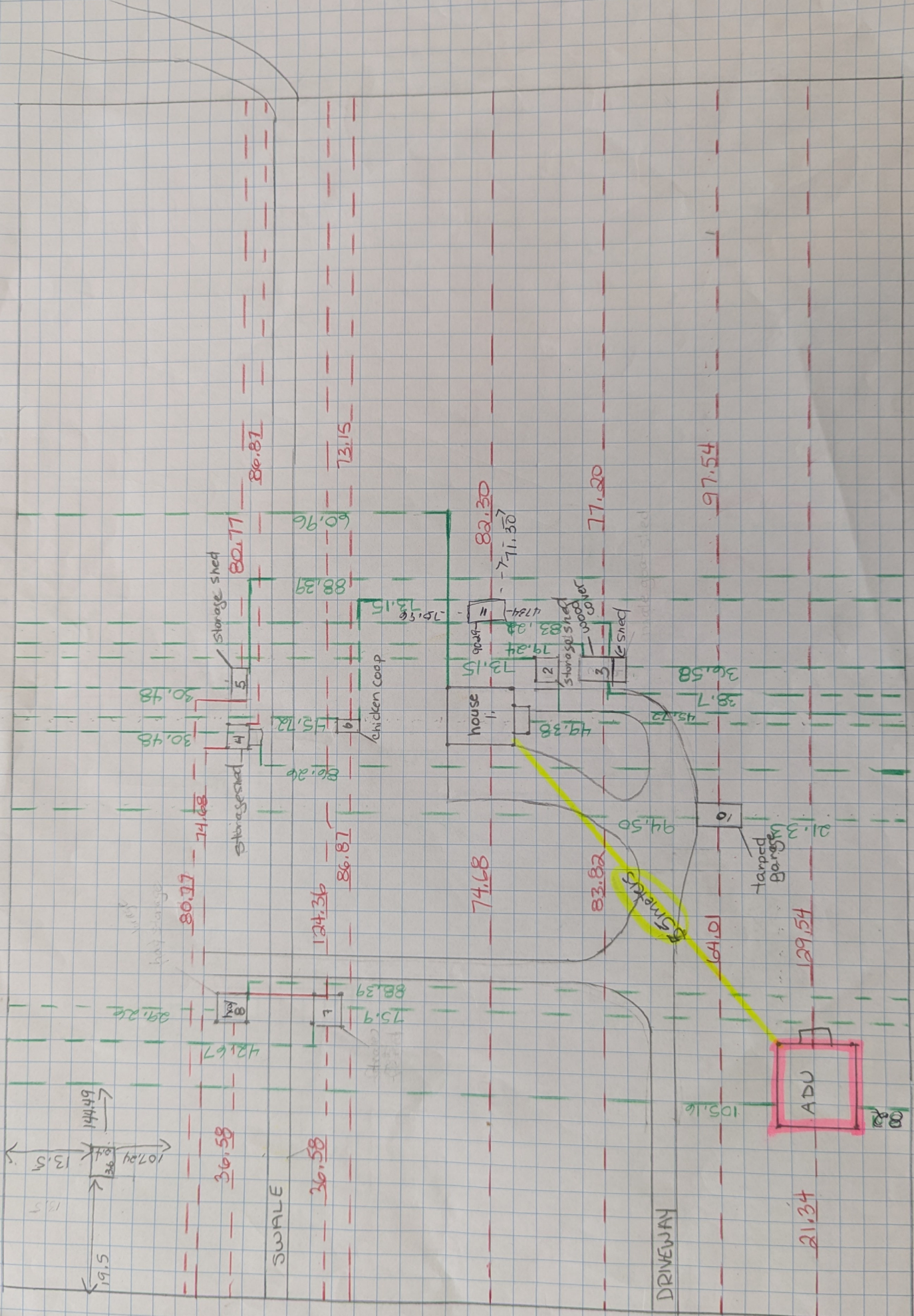
## EXISTING BUILDING/STRUCTURE

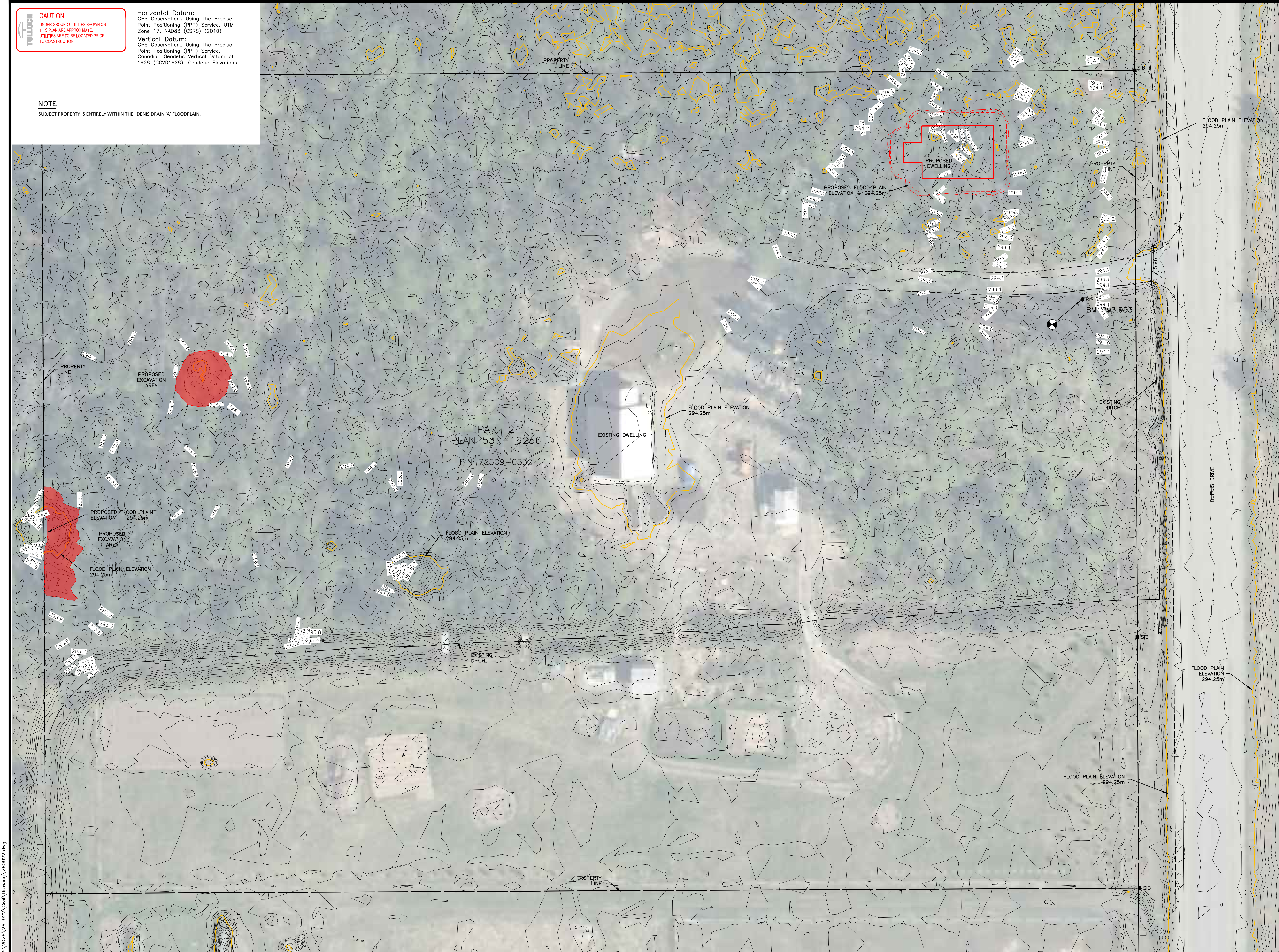
| Building Description | To Be Demolished | Existing Ground Floor Area (m2) | Existing Gross Floor Area (m2) | Existing Number of Storeys | Existing Width (m) | Existing Length (m) | Existing Height (m) | Existing Front Yard Setback (m) | Existing Rear Yard Setback (m) | Existing Side Yard Setback (m) | Existing Side Yard Setback Other (m) |
|----------------------|------------------|---------------------------------|--------------------------------|----------------------------|--------------------|---------------------|---------------------|---------------------------------|--------------------------------|--------------------------------|--------------------------------------|
| Shed                 | No               | 14.49                           | 14.49                          | 1                          | 5.18               | 3.05                | 3.35                | 74.68                           | 86.87                          | 86.26                          | 30.48                                |
| shed                 | No               | 8.93                            | 8.93                           | 1                          | 2.44               | 3.66                | 3.12                | 80.77                           | 80.77                          | 88.39                          | 30.48                                |
| shed                 | No               | 14.3                            | 14.3                           | 1                          | 3.35               | 4.27                | 2.9                 | 36.58                           | 124.36                         | 88.39                          | 29.26                                |
| Shed                 | No               | 14.3                            | 14.30                          | 1                          | 3.35               | 4.27                | 2.9                 | 36.58                           | 124.36                         | 75.9                           | 42.67                                |
| Chicken Coop         | No               | 5.58                            | 5.58                           | 1                          | 1.83               | 3.05                | 2.9                 | 76.2                            | 86.87                          | 73.15                          | 45.72                                |
| House                | No               | 72.39                           | 72.39                          | 1                          | 11.58              | 7.92                | 4.57                | 74.68                           | 82.3                           | 49.38                          | 60.96                                |
| Shed                 | No               | 9.3                             | 9.3                            | 1                          | 3.05               | 3.05                | 3.84                | 83.82                           | 77.2                           | 45.72                          | 73.15                                |
| shed                 | No               | 6.5                             | 6.5                            | 1                          | 2.13               | 3.05                | 2.44                | 83.82                           | 77.2                           | 36.58                          | 83.22                                |
| Wood Cover           | No               | 11.16                           | 11.16                          | 1                          | 3                  | 6                   | 2.44                | 83.82                           | 77.2                           | 38.7                           | 79.24                                |
| Tarped Garage        | No               | 14.88                           | 14.88                          | 1                          | 6.1                | 2.44                | 2.59                | 64.01                           | 97.54                          | 21.33                          | 94.50                                |
| Tarped Garage        | No               | 14.7                            | 14.7                           | 1                          | 3                  | 4.9                 | 2.4                 | 90.29                           | 71.30                          | 47.38                          | 70.96                                |
| Mobile Trailer       | No               | 8.64                            | 8.64                           | 1                          | 2.4                | 3.6                 | 3                   | 19.5                            | 144.49                         | 107.24                         | 13.5                                 |

## ZONING BY-LAW RELIEF

| Variance To                                                  | By-law Requirement                                                 | Proposed (m)             | Difference (m) |
|--------------------------------------------------------------|--------------------------------------------------------------------|--------------------------|----------------|
| Distance between dwellings                                   | 30 m between dwellings                                             | 55 m approximately       | 25 m           |
| 4.2.10.3 e) Additional Dwelling Units in Accessory Buildings | Shall only be permitted within the rear and/or interior side yards | Permit within front yard | n/a            |



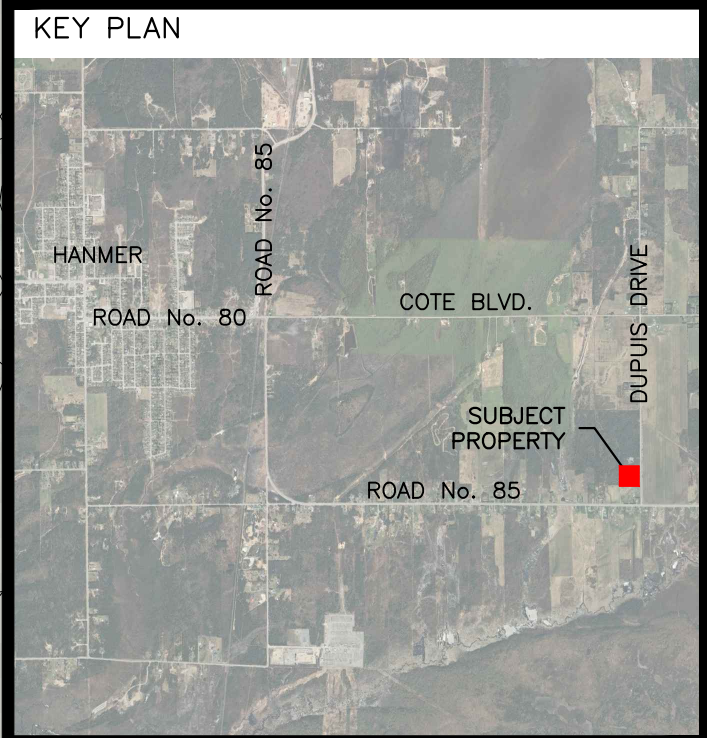
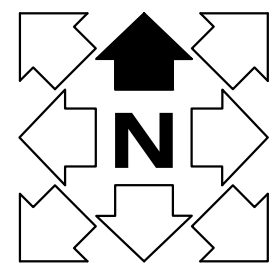




**CAUTION**  
UNDER GROUND UTILITIES SHOWN ON  
THIS PLAN ARE APPROXIMATE.  
UTILITIES ARE TO BE LOCATED PRIOR  
TO CONSTRUCTION.

Horizontal Datum:  
GPS Observations Using The Precise  
Point Positioning (PPP) Service, UTM  
Zone 17, NAD83 (CSRS) (2010)  
Vertical Datum:  
GPS Observations Using The Precise  
Point Positioning (PPP) Service,  
Canadian Geodetic Vertical Datum of  
1928 (CGVD1928), Geodetic Elevations

**NOTE:**  
SUBJECT PROPERTY IS ENTIRELY WITHIN THE "DENIS DRAIN 'A' FLOODPLAIN.



ENGINEER'S SEAL:

LICENSED PROFESSIONAL ENGINEER  
AUG. 4/26  
C.L. KIRBY  
100111792  
Province of Ontario

|          |      |                          |     |      |  |
|----------|------|--------------------------|-----|------|--|
|          |      |                          |     |      |  |
|          |      |                          |     |      |  |
|          |      |                          |     |      |  |
|          |      |                          |     |      |  |
|          |      |                          |     |      |  |
|          |      |                          |     |      |  |
|          |      |                          |     |      |  |
|          |      |                          |     |      |  |
| 26/08/04 | 2    | Revised Building Outline | DAS | CLK  |  |
| 26/07/15 | 1    | Reissued For Permitting  | DAS | CLK  |  |
| 26/07/02 | 0    | Issued For Permitting    | DAS | CLK  |  |
| DATE     | REV. | REVISION                 | BY  | APPD |  |

CLIENT:

**SONYA ARCAND**  
4015 DUPUIS DRIVE  
CAPREOL, ONTARIO

CONSULTANT:

PROJECT TITLE:

**RESIDENTIAL DEVELOPMENT**

DRAWING TITLE:

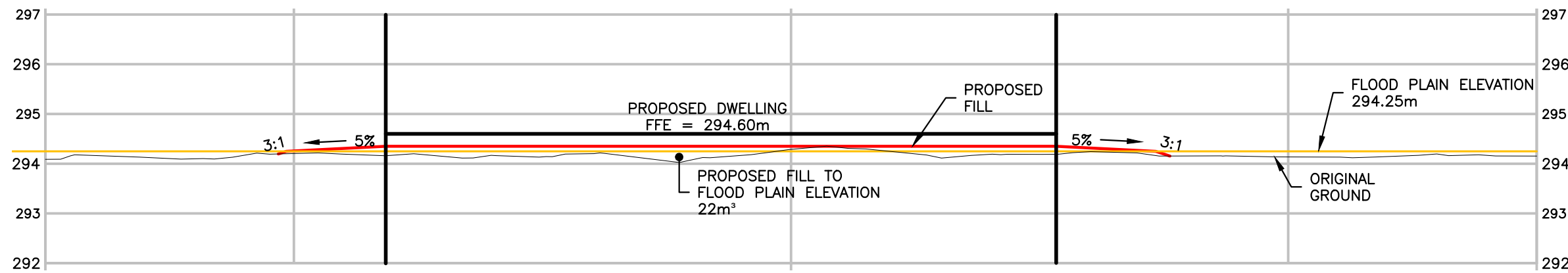
**OVERALL SITE PLAN**

|             |          |              |          |
|-------------|----------|--------------|----------|
| DAS         | DAS      | CLK          | CLK      |
| DRAWN       | DESIGNED | CHECKED      | APPROVED |
| 1:250       |          | AUG. 4, 2026 |          |
| SCALE       |          | DATE         |          |
| 26-0922     | 2        | C1           |          |
| PROJECT No. | REVISION | DRAWING      |          |

P:\2026\260922\Civil\Drawing\260922.dwg

**CAUTION**  
UNDER GROUND UTILITIES SHOWN ON  
THIS PLAN ARE APPROXIMATE.  
UTILITIES ARE TO BE LOCATED PRIOR  
TO CONSTRUCTION.

Horizontal Datum:  
GPS Observations Using The Precise  
Point Positioning (PPP) Service, UTM  
Zone 17, NAD83 (CSRS) (2010)  
Vertical Datum:  
GPS Observations Using The Precise  
Point Positioning (PPP) Service,  
Canadian Geodetic Vertical Datum of  
1928 (CGVD1928), Geodetic Elevations

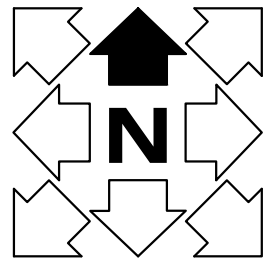
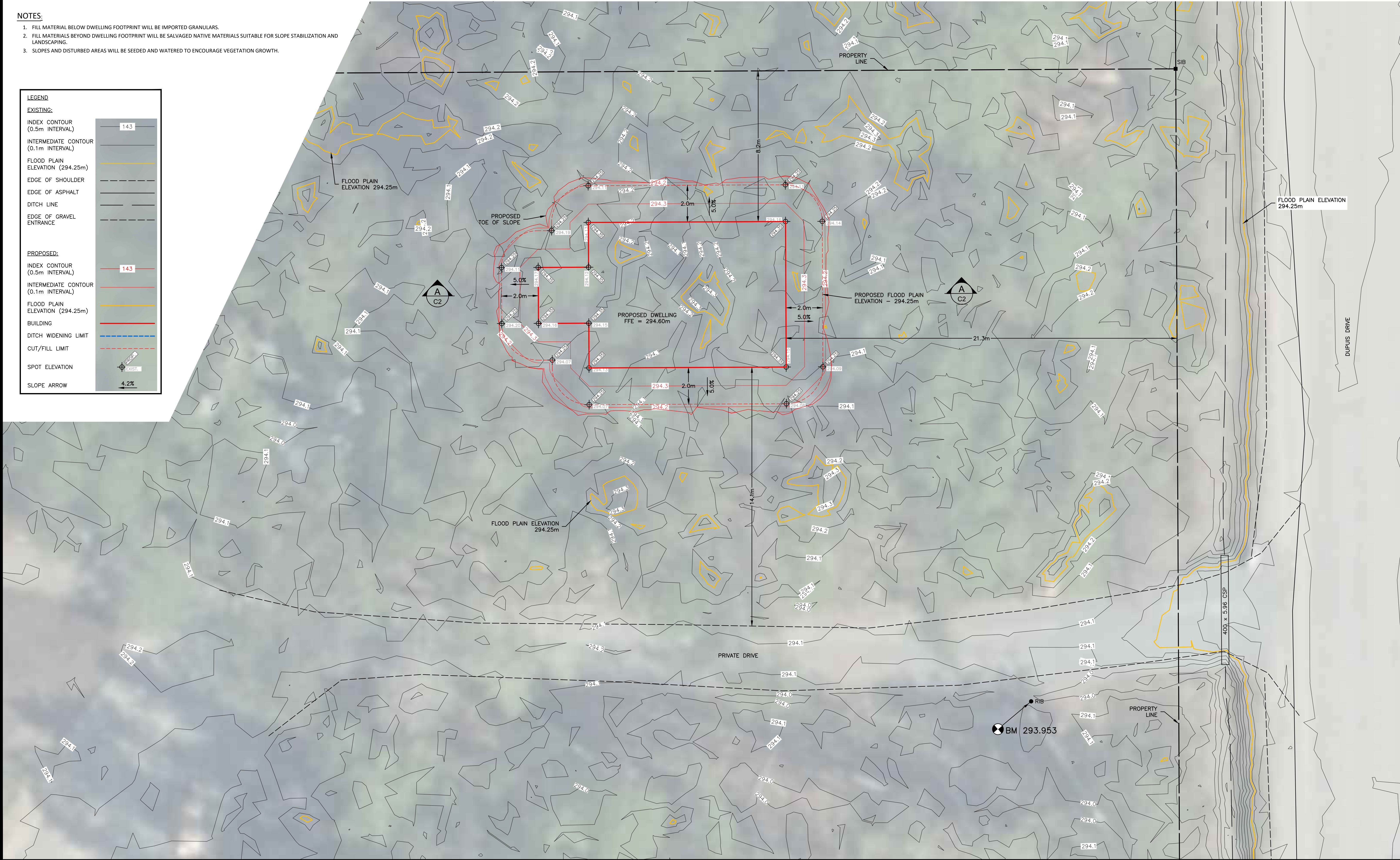


| FILL TABLE      |           |
|-----------------|-----------|
| ELEVATIONS      | FILL (m³) |
| 294.25 - 293.75 | 22        |
| 293.75 - 293.25 | 0         |
| TOTAL           | 22        |

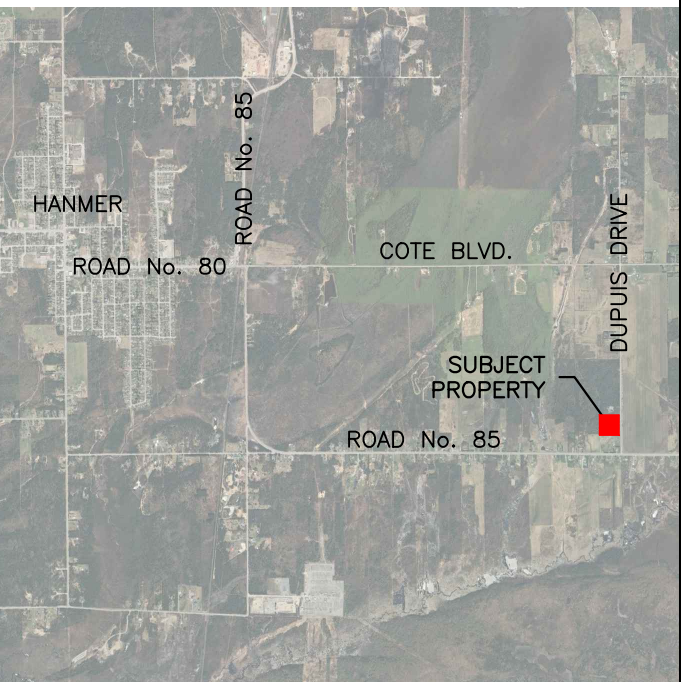
#### NOTES:

- FILL MATERIAL BELOW DWELLING FOOTPRINT WILL BE IMPORTED GRANULARS.
- FILL MATERIALS BEYOND DWELLING FOOTPRINT WILL BE SALVAGED NATIVE MATERIALS SUITABLE FOR SLOPE STABILIZATION AND LANDSCAPING.
- SLOPES AND DISTURBED AREAS WILL BE SEEDED AND WATERED TO ENCOURAGE VEGETATION GROWTH.

| LEGEND                               |      |
|--------------------------------------|------|
| EXISTING:                            |      |
| INDEX CONTOUR (0.5m INTERVAL)        | 143  |
| INTERMEDIATE CONTOUR (0.1m INTERVAL) |      |
| FLOOD PLAIN ELEVATION (294.25m)      |      |
| EDGE OF SHOULDER                     |      |
| EDGE OF ASPHALT                      |      |
| DITCH LINE                           |      |
| EDGE OF GRAVEL ENTRANCE              |      |
| PROPOSED:                            |      |
| INDEX CONTOUR (0.5m INTERVAL)        | 143  |
| INTERMEDIATE CONTOUR (0.1m INTERVAL) |      |
| FLOOD PLAIN ELEVATION (294.25m)      |      |
| BUILDING                             |      |
| DITCH WIDENING LIMIT                 |      |
| CUT/FILL LIMIT                       |      |
| SPOT ELEVATION                       |      |
| SLOPE ARROW                          | 4.2% |



#### KEY PLAN



ENGINEER'S SEAL:



| DATE     | REV. | REVISION                 | BY  | APPD |
|----------|------|--------------------------|-----|------|
| 26/08/04 | 2    | Revised Building Outline | DAS | CLK  |
| 26/07/15 | 1    | Reissued For Permitting  | DAS | CLK  |
| 26/07/02 | 0    | Issued For Permitting    | DAS | CLK  |

CLIENT:

**SONYA ARCAND**  
4015 DUPUIS DRIVE  
CAPREOL, ONTARIO

CONSULTANT:



PROJECT TITLE:

**RESIDENTIAL  
DEVELOPMENT**

DRAWING TITLE:

**FILL PLAN**

| DAS         | DAS      | CLK          | CLK      |
|-------------|----------|--------------|----------|
| DRAWN       | DESIGNED | CHECKED      | APPROVED |
| 1:100       |          | AUG. 4, 2026 |          |
| SCALE       |          | DATE         |          |
| 26-0922     | 2        | C2           |          |
| PROJECT No. | REVISION | DRAWING      |          |



P:\2026\260922\Civil\Drawing\260922.dwg



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-2026-00040

## APPLICATION SUMMARY

---

**File Date:** 04/02/2026

**Application Type:** Minor Variance

**Address(es):** 245 Bodson Drive, Hanmer

**Applicant(s):** STEPHANIE MEILLEUR

**Owner(s):** STEPHANIE MEILLEUR

## PLANNING APPLICATION

**Are there multiple properties associated with the application?**

No

**Please describe the additional properties associated with this application**

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

June 1 2022

**Are you the registered owner or an authorized agent?**

Registered Owner

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

1

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

0

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

1

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

3

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

No

**How many dwelling units will be legalized?**

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

No

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

**Current Official Plan designation**

Rural

**Current Official Plan designation (additional)**

**Current Zoning By-law designation**

N/A

**Provide a detailed description of what is being proposed**

Proposed kennel building at the south end of the property. Building to be 40ft by 60ft, utilizing sound proofing building methods.

Long term and short term Boarding: The facility will allow pets stay temporarily while owners are away.

**The Building Layout**

- The Stall Wing: 15- 20 stalls (5'x6' or 6'x6' each) face a central indoor walkway. Heavy-duty glass or powder-coated steel gates reduce noise and offer privacy.
- Exterior Runs: These are directly connected to the stalls. They are typically 10'–12' long, covered by a roof overhang to provide shade and rain protection. Dividing walls are solid (masonry or composite) up to 4 feet high to keep dogs focused and calm.
- Open Gym Area: A large (approx. 1,000-1200sq. ft.) central room with rubberized non-slip flooring. This space is used for supervised group play, individual training, or exercise during inclement weather.
- Support Spaces: A small reception lobby, a dedicated food prep/storage area, eventually possibly a grooming station.

**Outside Time Procedures (07:00 – 19:00)**

To balance exercise needs with neighborly noise considerations and safety, the following practices will be in place to the exterior runs:

- Rotational Access (07:00 – 09:00): Early morning "potty breaks." To manage noise during peak morning hours, dogs are let into exterior runs in small batches (e.g., 5 at a time) for 15-minute intervals or so.
- Open Access (09:00 – 17:00): Full access to exterior runs is permitted and monitored.
- Evenings(2100-0700): All dogs are moved indoors and exterior doors are locked. This provides a rest period for the animals and a noise reprieve for the surrounding area.

Exterior time for the dogs will be limited to 0700 - 1900hrs to mitigate sounds,

Tree line and fencing building to aid with noise aswell.

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

Proposed kennel would be within the required 300M distance from neighboring residences.

**Is there an eave encroachment?**

No

**Size of eaves**

**Lot Frontage of the property**

70.10

**Lot Depth of the property**

173

**Lot Area of the property**

12127.3

**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**

House - 1950's

Garage - 1970's

Shed - 2024

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

Residential - continued use

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

yes

**Existing uses of neighbouring properties**

Residential 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     | <input type="checkbox"/>            |
| Municipally owned and operated sanitary sewage system | <input type="checkbox"/>            |
| Lake                                                  | <input type="checkbox"/>            |
| Pit Privy                                             | <input type="checkbox"/>            |
| Individual Well                                       | <input checked="" type="checkbox"/> |
| Communal Well                                         | <input type="checkbox"/>            |
| Individual Septic System                              | <input checked="" type="checkbox"/> |
| Communal Septic System                                | <input type="checkbox"/>            |
| Other                                                 | <input type="checkbox"/>            |
| Explain Other                                         |                                     |

## **PROPERTY ACCESS**

- |                                              |                                     |
|----------------------------------------------|-------------------------------------|
| Provincial highway                           | <input type="checkbox"/>            |
| Right-of-way                                 | <input type="checkbox"/>            |
| Municipal road that is maintained seasonally | <input type="checkbox"/>            |
| Municipal road that is maintained year-round | <input checked="" type="checkbox"/> |
| Water                                        | <input type="checkbox"/>            |

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

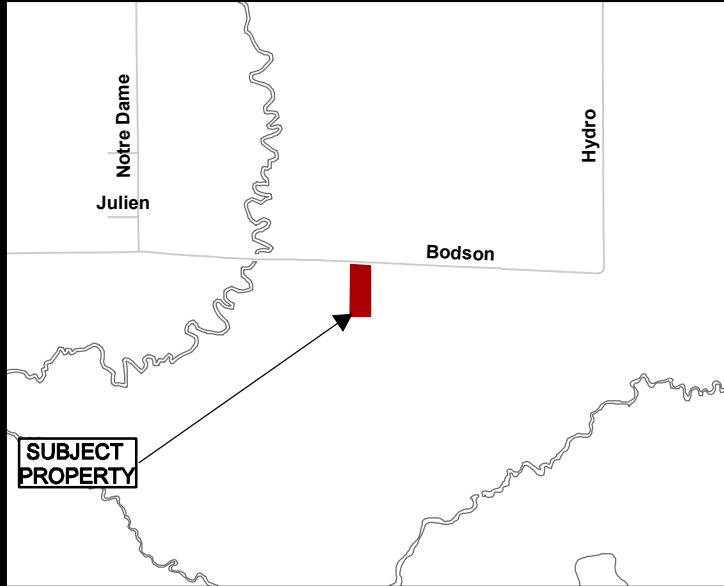
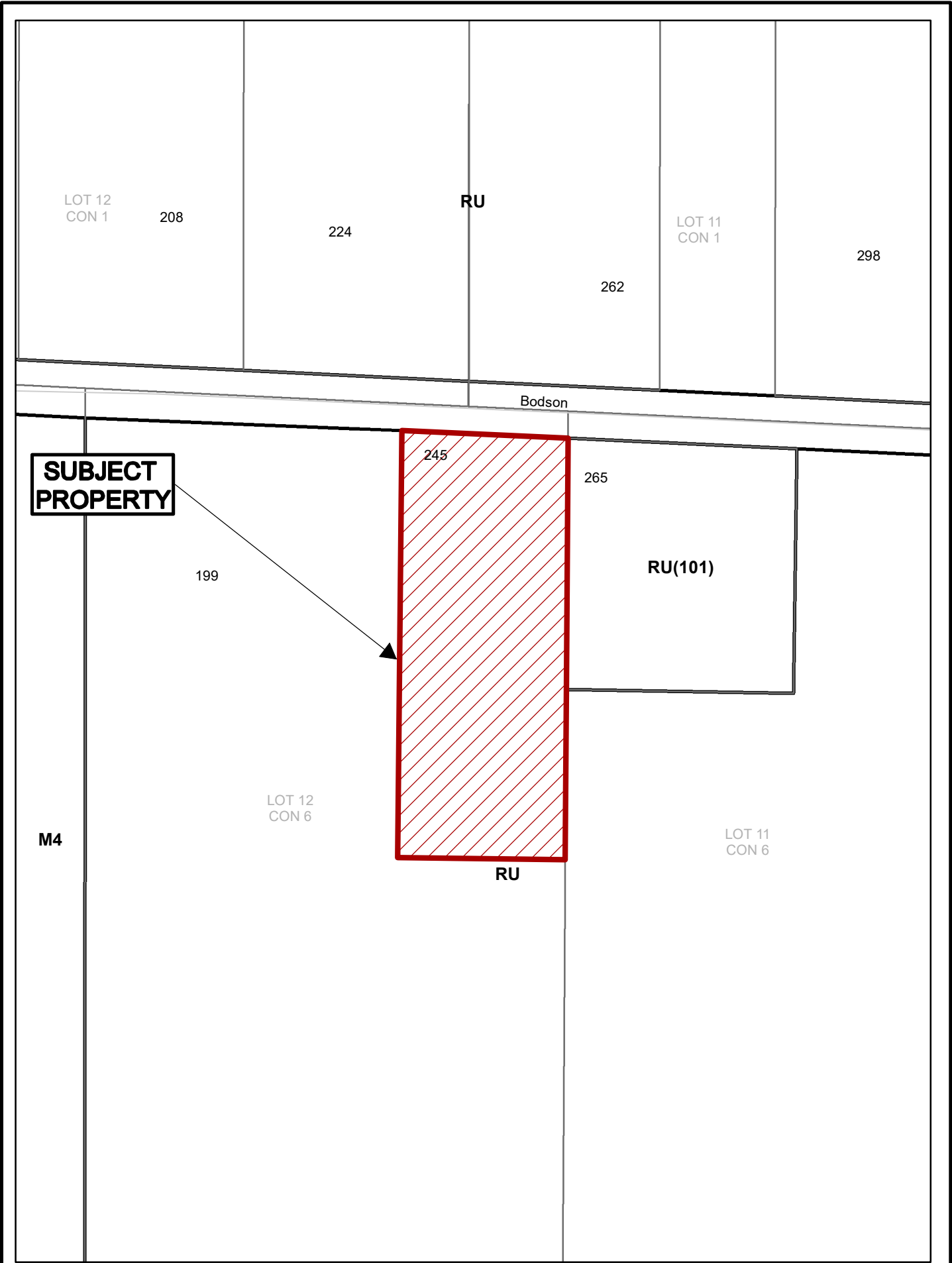
| Building Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 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) |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------------------------|--------------------------------|----------------------------|--------------------|---------------------|---------------------|---------------------------------|--------------------------------|--------------------------------|--------------------------------------|
| The proposed kennel is a modern, climate-controlled facility designed for durability and superior sanitation, featuring a prefabricated steel frame set on a sloped epoxy-coated concrete slab for efficient drainage. The interior layout prioritizes animal welfare through spacious indoor-outdoor runs that allow for seamless movement and natural ventilation, complemented by dedicated zones for grooming, food preparation, and medical isolation. To ensure a safe and professional environment, the structure incorporates high-output LED lighting, an industrial-grade HVAC system for constant air exchange, and a integrated wash-down system connected to an adequate septic or drainage line. | No               | 216                             | 216                            | 1                          | 18                 | 12                  | 6                   | 145                             | 10                             | 10                             | 48                                   |

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               | 83.72                           | 83.72                          | 1                          | 7.28               | 11.5                | 7                   | 10                              | 151.5                          | 15                             | 62                                   |
| Garage               | No               | 66.9                            | 66.9                           | 1                          | 7.32               | 9.14                | 6                   | 20                              | 143.86                         | 34.28                          | 43                                   |
| Shed                 | No               | 14.4                            | 14.4                           | 1                          | 2.4                | 6.0                 | 2.4                 | 24                              | 142.86                         | 31.88                          | 50.0                                 |

## ZONING BY-LAW RELIEF

| Variance To             | By-law Requirement                                                                                                                                                                                                                                                             | Proposed (m) | Difference (m) |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------------|
| Zoning By-Law 2010-100Z | SPECIAL PROVISIONS FOR TABLES 9.1 AND 9.2<br>6. No non-residential building or structure directly associated with a kennel or with the cutting or sawing of timber shall be established or erected closer than 300.0 metres to a residential building or Residential (R) Zone. | 132          | 168            |



### Application for Minor Variance or Permission



Subject Property being PIN 73492-0212,  
Parcel 26791 SEC SES SRO,  
Part Lot 12, Concession 6,  
as in LT170746, subject to LT117527,  
Township of Garson,  
245 Bodson Drive, Hanmer,  
City of Greater Sudbury

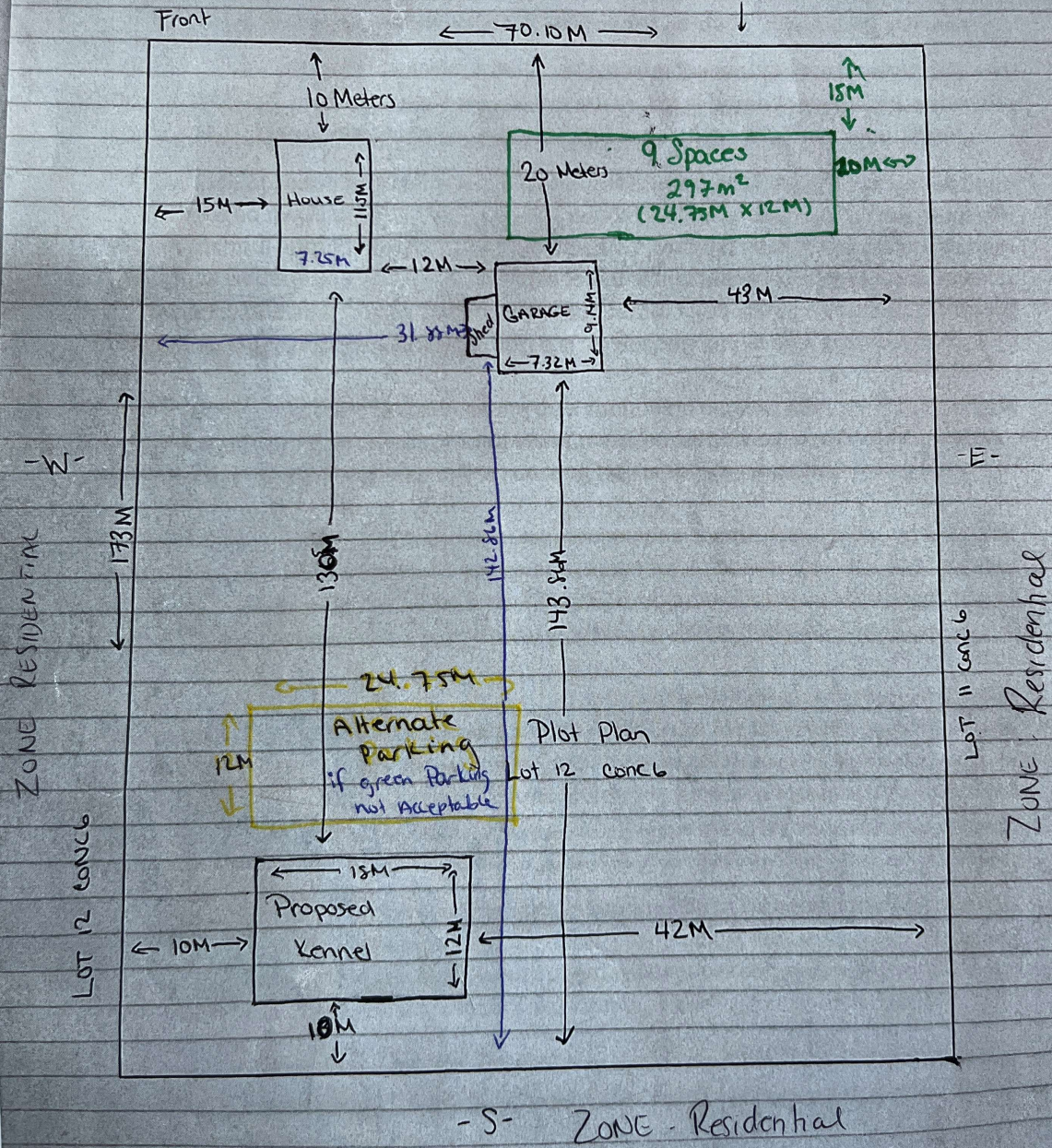
Sketch 1, NTS  
NDCA

PL-MV-2026-00040  
Date: 2026 04 09

- N -

Badson Drive East

→ Shed (2024) -  
2.4M x 6M x 2.4M Height.



## MEMORANDUM OF SUPPORT: MINOR VARIANCE APPLICATION

**Property Location:** 245 Bodson Dr. E, Hanmer

**Zoning:** Rural (RU) – *Kennels explicitly permitted as a primary land use*

**Requested Relief:** Reduction of kennel buffer setback from 300M to 132M.

**Hearing Status:** Deferred for Staff review of previous information provided on June 24<sup>th</sup> 2026.

### 1. Response to Committee Direction & The Four Tests

Following the Committee's gracious deferral, we consulted with a professional land-use consultants (Jamie, Urban Planning Consulting) to rigorously evaluate this proposal against the *Planning Act's* Four Tests.

- **Maintains Intent of Official Plan:** Heavily supports diversified rural commercial services.
- **Maintains Intent of Zoning By-law:** The 300m buffer is a performance standard for nuisance mitigation. Standard construction to the Ontario Building Code (OBC) naturally achieves this mitigation. Our proposed advanced acoustic insulation is a voluntary luxury upgrade for guest comfort—not a mandatory fix for a zoning defect.
- **Appropriate & Desirable:** Fits seamlessly into the surrounding heavy rural-industrial hub.
- **Minor in Impact:** Causes no change to the existing elevated neighborhood acoustic profile.

### 2. Blatant Local Precedents & Double Standards – Appendix A

- **Greater Sudbury Dog Parks (50m–100m Buffer):** Official city planning criteria state a buffer of only 50 to 100 meters from residential properties is fully sufficient to manage noise for outdoor, uninsulated, unregulated public dog parks operating from 6:00 AM to 11:00 PM. Our project offers 200 meters (double the city standard) for just 12 dogs kept securely indoors overnight, supervised during any outdoor time.

**The City Animal Shelter:** As of July 31<sup>st</sup> 2026, operating from 35 Copper Cliff, permitted use for zoning C2, but no buffer required.

City website states: Animals are housed indoors and are only outside under staff supervision for exercise and care. Dogs are exercised in small, controlled groups and are never left unattended outdoors. Barking is actively managed by staff as part of normal shelter operations.

In addition, sound mitigation measures have been incorporated into the building to help reduce noise transmission.

Anticipated to operate from that location until late 2027.

Whether designated as a shelter or a kennel, the underlying definition remains identical: a facility dedicated to the boarding and safekeeping of animals. The presentation of an animal shelter structurally mirrors that of a kennel, making them virtually synonymous in practice. The city considers sound mitigations for their operations satisfactory in replacing buffers required.

### 3. Elevated Ambient Neighborhood Baseline

This application does not introduce noise to a quiet residential pocket. The subject property is directly bordered by highly active, high-decibel operations:

- **Immediate Neighbor (RU-S):** A specialized rural salvage yard currently utilized as an active commercial staging yard for Vallard (heavy truck traffic). Hence, I would state a 200M set back is considered the nearest RU residential occupied residence.
- **Immediate Neighbor (M3):** A heavy industrial machinery yard utilized by Dominion Construction (diesel engines, heavy equipment operations).
- Active train tracks & Hydro one yard less than 1KM away, supporting continuous train activity 24/7 and heavy traffic in the area.

### 4. Administrative Fairness & Redundant Bureaucracy - Appendix C for string of emails of my attempt to clarify what the city is requesting/need and the lack of clarity.

- **Complete Departmental Clearance:** This application was fully circulated to Site Plan Control and Building Services. They returned zero concerns regarding the proposed layout. A Rezoning forces the exact same departments to review the exact same drawings, creating redundant, expensive red tape.
- **Lack of Regulatory Clarity:** When asked what specific metrics are required to clear a Rezoning, planning staff stated they could not provide any. Forcing an applicant out of the Minor Variance stream without definable target requirements represents an absolute breakdown of administrative fairness.
- **Inconclusive Local Precedent:** Less than 10 years ago, staff forced a local kennel into a Rezoning application and noise study. The peer-review process ended up "agreeing to disagree" due to outdoor weather variables, and indoor noise was not of concern. However, even with twice the dogs and half our buffer distance, the actual decibels measured were well within legal limits which was not argued or disagreed upon by the peer review.

---

**Conclusion:** This variance is minor in nature, highly appropriate for this unique rural-industrial hub, and cleanly passes the Four Tests. We respectfully request the committee's approval at the scheduled hearing.

## Appendix A – City owned dog parks and buffer distances

Azilda Dog Park – 111.74M & 98.33M to nearest residential



Country Side Dog Park – 78M



## What are the requirements to select a site for an off-leash dog park?

Site selection criteria for off-leash dog parks in the City of Greater Sudbury were approved in a report to the Community Services Committee on April 15, 2019.

Reviews of best practices in other municipalities and consultations with dog park user groups have determined the following:

A minimum of two hectares is recommended to establish an off-leash dog park.

A minimum requirement of 0.4 hectares for a large dog off-leash area and a minimum requirement of 0.4 hectares for a small dog off-leash area.

A minimum requirement of 0.2 to 0.4 hectares may be considered for each off-leash area in high density, urban neighbourhoods.

Where feasible, a 50 to 100 metre setback from residential properties is recommended to mitigate noise concerns. Topography or landscaping can reduce the distance of the setback.

Where applicable, a 50 to 100 metre setback is recommended from the following:

- Playgrounds and Splash Pads
- Play fields, sports courts and other high intensity park uses
- Elementary schools and Day Cares
- Places of worship

The property should be well drained and have a minimal slope.

Off-leash dog parks should not be located in environmentally sensitive areas.

Ground surfaces should be durable and easily maintained. Surfaces may include natural turf or hard surfacing.

The property should have room for sufficient off-road parking.

The property should have proximity to arterial roads and proper site planning to prevent the creation of traffic bottle necks.

For safety and security, locations should be reviewed for Crime Prevention Through Environmental Design (CPTED).

Sites should be able to meet Accessibility for Ontarians with Disabilities Act (AODA) requirements and best practices for outdoor spaces.

### [Contact the City](#)

Online: Customer Service Portal

Email:  
311@greatersudbury.ca

Local: Dial 311

Long Distance: 705-671-2489

In-person: Citizen Service Centres

For issues related to website accessibility, or if you require information in an accessible format, please [contact accessibility](#).

### [Stay Connected](#)

[Facebook](#)

[Over to You](#)

[LinkedIn](#)

[X \(Formerly Twitter\)](#)

[Instagram](#)

[YouTube](#)

## Appendix B

On Jul 15, 2026, at 10:16, Joel Therrien <[Joel.Therrien@greatersudbury.ca](mailto:Joel.Therrien@greatersudbury.ca)> wrote:

Hi Stephanie,

Apologies for not getting back to you sooner on this. There are several important nuances that I wanted to make sure were well understood before getting back to you. See below and let me know if you have any additional questions.

1. During the public hearing, much of the discussion focused on the additional information that was provided to staff and committee prior to the meeting. At the time, it was staff's opinion that there was not adequate time to review the information adequately and provide applicable feedback. Based upon review of this document provided, Planning Staff's opinion remains unchanged from the original recommendation that the application be denied. It is staff's opinion that the application would no longer be considered to be minor if a building with enhanced noise mitigation materials would be required in order to mitigate noise from the proposed use.
2. The provided document also included the following proposed condition: "I am fully prepared to accept a Condition of Approval stating that no building permit shall be issued until a formal, third-party Acoustic Assessment Report is submitted to City Planning to verify these metrics should one be required after staff review this clarifying information."

As you likely recall, committee members appeared to be in agreement that a third party assessment would likely be best option in order to identify whether or not the proposed would meet the requirements for a minor variance or not. If it were the will of the committee to impose such a condition, there would be a path forward. However, the City does not have staff with the required expertise to peer review these types of third party reports. As a result, this third party assessment report would need to be peer reviewed, at the cost to the applicant. See the following link for planning fees: [2026 Application Fees - Planning Services](#).

I would note that this is an unusual approach when it comes to a minor variance application and is typically more relevant in the context of a [re-zoning application](#) which speaks to staff's opinion that the proposed is no longer minor in nature.

Feel free to let me know if you have any additional questions.

Joel

**Joel Therrien, M.Pl, RPP, MCIP.**

**PL-MV-2026-00040**

On Jul 23, 2026, at 13:47, Joel Therrien <[Joel.Therrien@greatersudbury.ca](mailto:Joel.Therrien@greatersudbury.ca)> wrote:

Hi Stephanie,

See responses to your items below, in red.

- I went to review the minutes from my meeting on June 24th, and it seems my case is not listed. Is that typical of a deferred committee decision? **Minutes form part of the Notice of Decision. As a deferral is not a decision, there would not yet be a Notice of Decision. The minutes would not be sent until the Committee makes a decision (which will provide minutes from all hearings of this application).**
- To the staff's opinion that this variance is not minor due to the construction of the building, I respectfully disagree that the test of "is the variance minor in nature" be reflected on the existence of mitigation measures. Simply because we intend to build a state-of-the-art building with enhanced noise mitigation materials, does not mean this case fails the test. **As the applicant, it is your responsibility to demonstrate why the proposed is minor. As was mentioned by staff during the public hearing, it is not clear that the property owner (either yourself or anyone in the future) that a structure associated with a kennel would be required to be built to this standard in the future. For example, 'enhanced' structure is destroyed by a fire and the property would now have the benefit of operating a kennel without having a structure with the applicable mitigation measures. Staff is of the opinion that a holding provision and/or site plan control (as typically applied during a re-zoning) would be the appropriate mechanisms for the proposed development. Staff is of the opinion that a rezoning would be the more appropriate application based on the proposed development.**
- The Planning Act does not say that a variance ceases to be minor because mitigation is required. Instead, there are several key Ontario Land Tribunal decisions that are frequently cited regarding the meaning of "minor" under Section 45(1) of the Planning Act.

A few key cases to these precedents include Perry v. Taggart (1971), McNamara Corporation Ltd. v. Colekin Investments Ltd. (1977), DeGasperis v. Toronto Committee of Adjustment (2005), Fiorellino v. Toronto Committee of Adjustment (2010)

- In these, the court have repeatedly found that:
  - Minor is a contextual term.
  - Impact matters more than percentages.
  - Every application must be evaluated on its own facts.
  - Compatibility can often be achieved through mitigation measures.
- Therefore, the relevant question is whether the proposed mitigation measures effectively reduce impacts to an acceptable level consistent with the intent of the Planning Act and applicable planning policies. Based on the information submitted to the Committee, and

that has now been reviewed by staff, I believe all reasonably foreseeable worst-case noise scenarios associated with barking dogs have been thoroughly evaluated against existing neighbourhood acoustic conditions. The evidence demonstrates that any resulting noise at the property boundaries will be negligible and well within acceptable limits.

As previously addressed, Planning Staff does not have the qualifications to confidently verify the information provided to Staff and members of the Committee. While I'm sure proper research was conducted, Staff cannot confirm that this information is accurate regarding the specific application. As mentioned by the Chair during the public hearing, the suggestion was that a third party assessment, completed by a qualified professional, could be a reasonable avenue.

- With the lack of any other comments from staff in regard to the other tests required, I believe staff as well as the committee members are satisfied with our proposal maintaining the general intent and purpose of the Official Plan, maintaining the general intent and purpose of the Zoning Bylaw, and whether it is desirable and appropriate for the use of the land, but if you'd like I can further clarify how we meet those requirements as well.

Staff and agency comments are important to the entire picture, but are not the only factors regarding Planning Staff recommendation. Commenting Staff does not go through the same exercise as Planning Staff (i.e., the four tests) when providing comments. Their comments are provided within the framework of their applicable scopes. I would also point out that based on my understanding, Conservation Sudbury still has specific issues relating to access to the proposed structure being within the floodplain. In these situations, Planning Staff generally agrees and defers to Conservation Sudbury's comments, such as these.

- As for your second point regarding the noise study I proposed, I have reached out to many acoustic engineering companies with negative results at this time. I did however take the time to review the ProSonics noise assessment for Friends Fur-Ever Pet Resort from Sudbury that was conducted in 2017 for basically the same minor variance application we find ourselves in as well. In comparison, their facility had potential for more than double the number of dogs with location distance being between 135M & 220M. Lucky for us, this noise study was reviewed by peers hired by the city, RWDL.

In summary of ProSonic's report, the following conclusion was made:

- It is concluded that the noise generated by the dogs at the Friends Fur-Ever Pet Resort on September 08, 2017, even with the dogs in an unusually excited state and without the use of quieting methods normally employed, was within the published guidelines for a Class 3 Area as described in the Ontario Ministry of the Environment and Climate Change Environmental Noise Guideline: Stationary and Transportation Sources – Approval and Planning (NPC-300) August 2013
- The noise was essentially inaudible at the measurement locations to the trained human ear, and did not in any way impose an objectionable level of noise on adjoining properties in front of which the measurements were made
- There is no adverse noise impact from the Friends Fur-Ever Pet Resort facility on properties adjoining along Kalio Rd and Moxam Landing Rd.

- The peer review did raise some concerns, mainly regarding the fact that the duplication of the test would be hard to conduct, that no mitigation descriptions were provided and that in essence, sample calculations would be necessary to obtain any clarifying results. They did however state that the NPC-300 for this type of source is the best available guidance and limits. In documents previously provided to the committee and staff, the NPC-300 is sources and utilized to calculate the expected noise from our kennel and neighbouring yards.
- In the end, representatives from RWDI & Pro Sonics agreed to disagree on the way a noise study of such should be conducted. I do not believe a noise study at this stage, especially since we do not have our facility built, would be of any benefit in helping City Staff or the committee in concluding.

While a review of this study and the peer review could be helpful for context, these are two different properties with different variables. The purpose of any third party studies, in these cases are to evaluate the specifics for the applicable property and application and should not necessarily be used to justify a different proposal on a different property. As you noted, initial conversations with third party professional(s) appear to not be supportive of what you are proposing based on the provincial numbers. I would also point to the fact that Planning Staff was also not supportive of the example noted, and the Committee of Adjustment of the time also denied the application.

Again, it would be up to you as the applicant, to justify to the Committee as to why a third party assessment would not be necessary.

- We respectfully ask Staff to clarify any remaining concerns or objections so that we may address them collaboratively. We trust that our comprehensive submission demonstrates a clear commitment to strict operational oversight, ensuring the well-being of our canine guests and the peace and quiet of our neighbours through robust mitigation measures.

Staff maintains the opinion that the more appropriate application for this proposed development would be that of a rezoning. It is ultimately up to the Committee of Adjustment to make the decision, based on what is being presented. They are free to disagree with Planning Staff's recommendation and also have the ability to impose conditions to an approval.

Again, a minor variance does not allow the same type of control mechanisms as would a re-zoning. For example, a re-zoning would allow for a holding provision and potentially site plan control, which would be much more effective at setting parameters to control the development and how the use actually operates.

Joel

**Joel Therrien, M.Pl, RPP, MCIP.**

On Jul 24, 2026, at 14:36, Joel Therrien <[Joel.Therrien@greatersudbury.ca](mailto:Joel.Therrien@greatersudbury.ca)> wrote:

Hi Stephanie,

By "control of development" and "future use", I am referring to the requirement of a building with enhanced noise mitigation and the uncertainty of whether or not that could properly be maintained and/or required in the event of a situation where this building no longer exists. In other words, the potential of operating a kennel on this property without the benefit of constructing a building with those noise mitigation requirements in the future.

A [re-zoning \(zoning by-law amendment\)](#) is a process separate from a Minor Variance. Both a minor variance and a re-zoning have the purpose of varying the zoning by-law, but a re-zoning would allow for the proper control mechanisms for the development which is being proposed. For example, a requested re-zoning in this case could be: rezoning of the property from a standard 'Rural (RU)' zone to a 'Rural Special (RU.SP)'; to permit a Kennel within x number of meters from residential structures with a condition that the property is subject to site plan control (SPC).

As for Conservation Sudbury's comments, fair enough. If their staff is in agreement with this assessment, they would provide this as part of comments if, and/or when the application is again heard at the Committee of Adjustment.

Joel

**Joel Therrien, M.Pl, RPP, MCIP.**

**From:** Stephanie Meilleur  
**Sent:** Friday, July 31, 2026 1:03 PM  
**To:** Joel Therrien <[Joel.Therrien@greatersudbury.ca](mailto:Joel.Therrien@greatersudbury.ca)>  
**Subject:** Re: PL-MV-2026-00040 Comments

Hi Joel,

Sorry to hear about the family Emergency, hopefully that turns out okay.

As it stands, if I am understanding correctly through our recent conversations, staff's concern is not that the proposed building design, with the current distance buffer, along with our stated hours of operations and constant supervision is unacceptable. Rather, it is that rezoning would provide additional control over a hypothetical future redevelopment if the building were ever destroyed or property sold. Correct?

Stephanie

On Aug 4, 2026, at 16:24, Joel Therrien <[Joel.Therrien@greatersudbury.ca](mailto:Joel.Therrien@greatersudbury.ca)> wrote:

Hi again Stephanie,

Thank you, I appreciate that.

As for your question, I would say that it is not necessarily that black or white. Planning Staff can only provide recommendations by way of Staff Report once complete applications have been made. Regardless, re-zoning applications require that applicants go through the [pre-consultation \(SPART\) process](#), which would outline the requirements for a re-zoning application. Provided that a re-zoning application is made within 12 months of the pre-consultation, the fee is credited from your re-zoning fees.

I believe Planning Staff has been clear in its position that the proposed minor variance application was not minor in nature and that a re-zoning application would be the more appropriate avenue for what is being proposed on the subject lands. The additional controls provided by way of a re-zoning and site plan control is not the only issue of concern on whether or not staff would be in support of an application. There is unfortunately nothing else I can add.

Your options are to:

1. Have your application again heard at the Committee of Adjustment (without Planning Staff support)
2. Apply for a re-zoning without a guarantee of Planning Staff support.

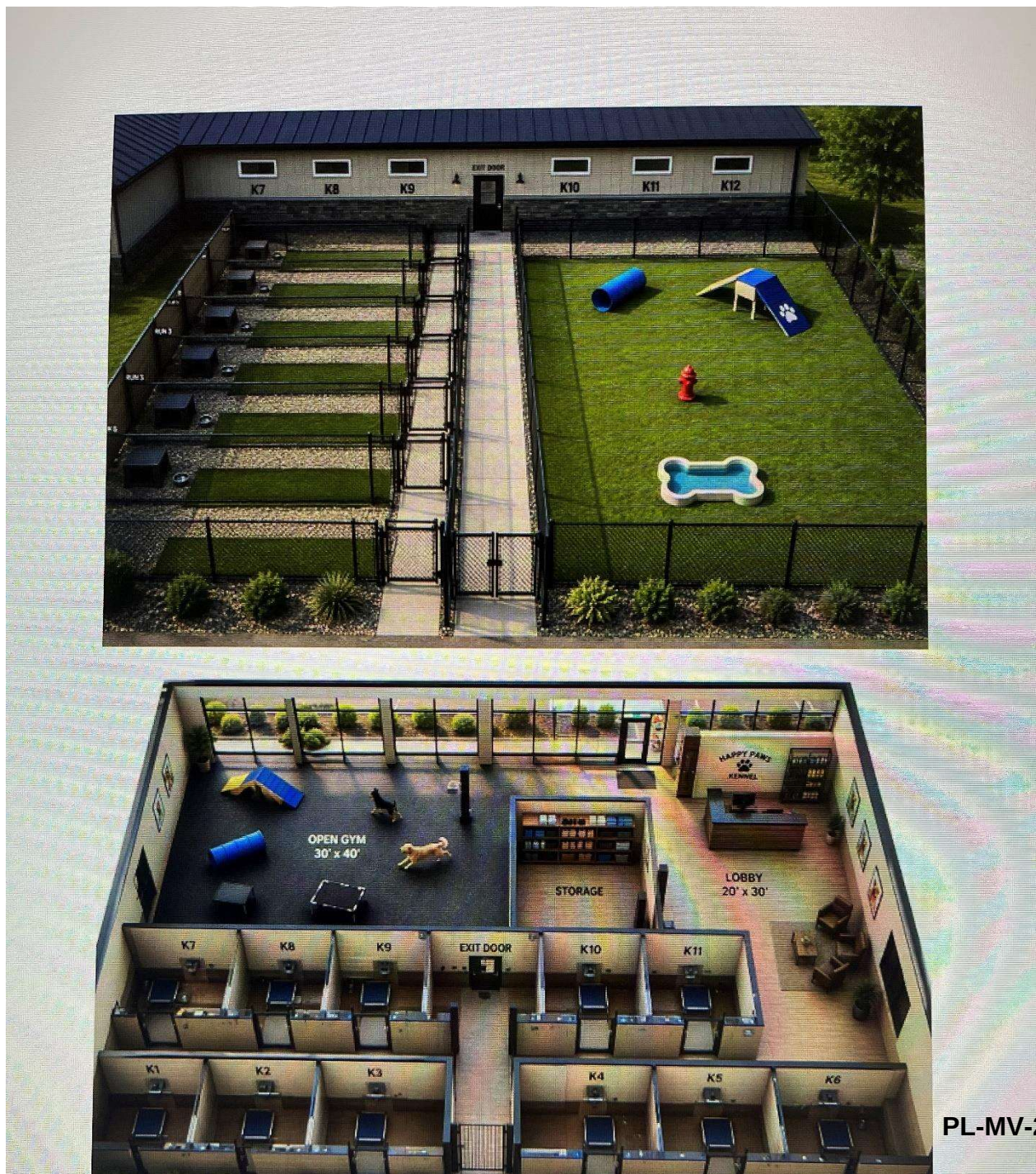
**PL-MV-2026-00040**

Joel

Joel Therrien, M.Pl, RPP, MCIP.

### Appendix C – First Draft Design Concept

Outdoor time between 0700-1900hrs supervised at all times in small groups. The proposed layout positions the kennel building as a strategic noise buffer. By orienting all outdoor runs exclusively to the south, the physical mass of the structure acts as a sound barrier. This layout prevents direct line-of-sight sound transmission to the north, significantly reducing the decibel impact on neighboring northern properties.



## Technical Modeling & Methodology

This summary demonstrates the unmitigated, open-air propagation curve of a theoretical worst-case noise event to analyze real-world compatibility with the neighboring property line located 132 & 180 metres away

- **The Acoustic Source Baseline:**  
A single large dog bark generates approximately 85 dBA at 1 metre.
- **The Peak Cumulative Volume (12 Dogs):**  
Using standard logarithmic acoustic summation  
12 dogs barking simultaneously at peak volume equals 95.8 dBA at the source
- **The Geometric Divergence Drop-off:**  
Sound naturally attenuates outdoors at a rate of 6 decibels per doubling of distance via the inverse square law equation
- **The Sound Level at 132 & 180 Metres:**  
**Without any barriers, walls, or indoor mitigation, physics alone reduces the sound to 53.4 dBA at the 132-metre mark and 50.7 dBA at 180-meters.**

---

## Regulatory Alignment & Context

- **Provincial Compliance Target:**  
The Ontario Ministry of the Environment, Conservation and Parks (MECP) Publication NPC-300 establishes the daytime background sound limit for Class 3 Rural Areas at 50 dBA.
- **Existing Background Baseline:**  
The nearest property to the East is a vacant structure within an active, multi-acre commercial/utility yard (leased by industrial operations like Valard Construction). Daytime ambient noise for active yards sits between **55 dBA and 60 dBA**. It is to be noted that a neighboring facility, Dominion Construction currently operates as a heavy civil contracting hub specializing in bridge and highway rehabilitation, structural sheet piling, major excavation, and mining support services. As a result, the immediate area features a well-established, high-amplitude industrial noise baseline. The intermittent, managed sound from a 12-kennel facility will be minor in comparison and will integrate seamlessly into the pre-existing acoustic landscape.
- **The Practical Result:**  
At 53.4 dBA, an open-air worst-case event sits *below* the active ambient noise level of the neighboring commercial operations, meaning it naturally blends into the existing environment.

## Engineered Structural Mitigation & Materials

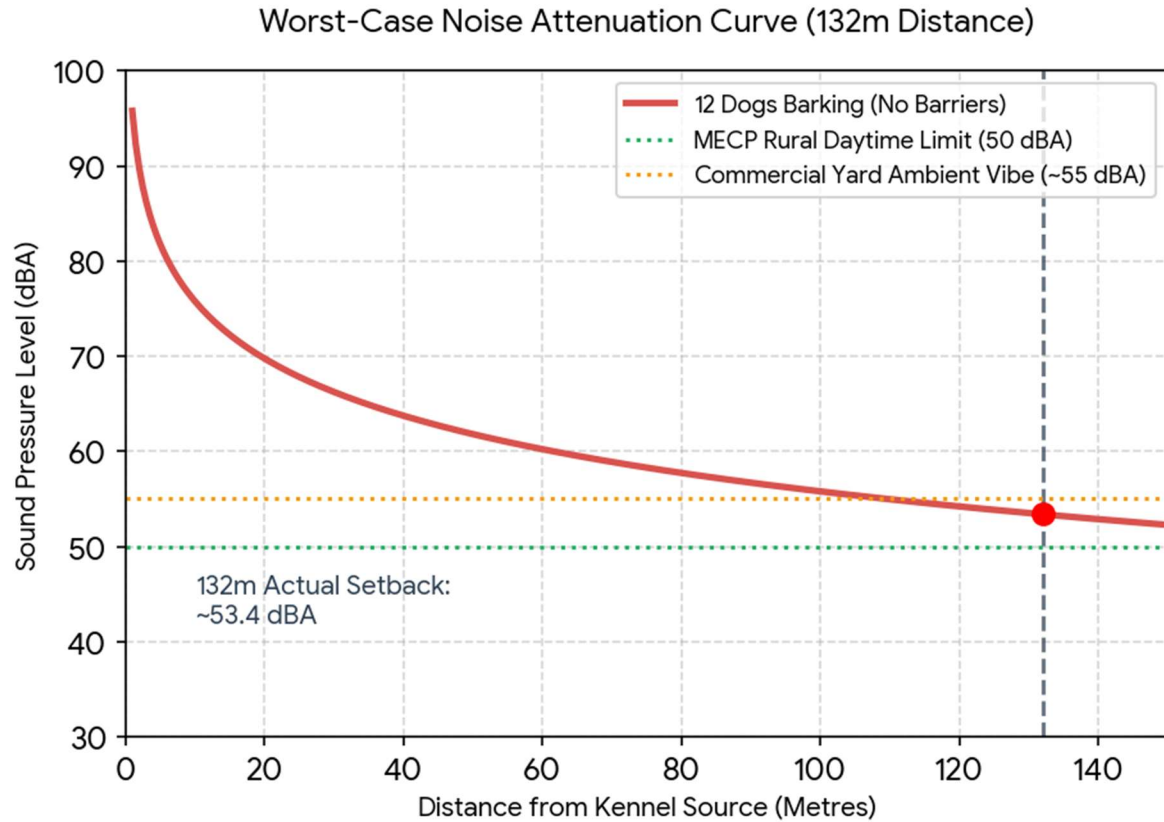
To drop the noise footprint far below the 53.4 dBA open-air model, the final 40ft x 60ft facility will incorporate high Sound Transmission Class (STC) architectural materials:

- **Acoustic Insulation:** Cavities packed with high-density Mineral Wool Insulation (Rockwool) to trap high-frequency barks.
  - **Mechanical Decoupling:** Framing built with staggered studs or resilient channels (RC-1) to break structural vibration pathways.
  - **Mass Layering:** Walls finished with double-layered 5/8-inch Type X Drywall separated by a Green Glue acoustic damping compound.
  - **Perimeter Seals:** Commercial-grade solid-core insulated steel doors fitted with heavy-duty acoustic drop-seals and airtight perimeter gaskets.
  - **Environmental Buffering:** Strategic preservation of the existing dense woodland to scatter sound waves.
- 

## Conclusion & Proposed Condition

I am completely confident that the real-world operational noise will easily sit below the MECP NPC-300 threshold. I am fully prepared to accept a Condition of Approval stating that *no building permit shall be issued until a formal, third-party Acoustic Assessment Report is submitted to City Planning to verify these metrics* should one be required after staff review this clarifying information.

---



**Recognized References Cited:**

- *Source Levels: Baseline dog bark sound energy (~85 dBA @ 1m) sourced from the 3M Noise Navigator Database (E.H. Berger).*
- *Propagation Models: Open-air geometric divergence modeled via ISO 9613-2 standards.*
- *Regulatory Targets: Ontario MECP Publication NPC-300 (Stationary Noise Guidelines).*

## Daily Decibel and Schedule Comparison

This data shows how the industrial site sets a high baseline for ambient sound, allowing our managed kennel to remain functionally imperceptible.

| Feature / Metric                 | Left Neighbor: M4 Industrial Site (Head Office/Shop/Garage)                             | Our Property: 12-Kennel Dog Facility                                                 | Acoustic Impact & Fit                                                                                                                        |
|----------------------------------|-----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Peak Decibels (at Source)</b> | <b>85 – 105+ dBA</b> (Heavy trucks, impact guns, air compressors, industrial bay doors) | <b>90 – 100 dBA</b> (Occasional, brief barking during peak triggers)                 | <b>Comparable.</b> A short burst of barking is no louder than a commercial diesel truck starting or an impact wrench.                        |
| <b>Average Ambient Baseline</b>  | <b>60 – 70 dBA</b> (Steady hum of idling engines, shop ventilation, moving equipment)   | <b>40 – 50 dBA</b> (Ambient baseline when dogs are resting or indoors)               | <b>Masked.</b> The industrial yard's steady noise acts as natural acoustic masking, drowning out faint kennel noises.                        |
| <b>Peak Activity Hours</b>       | <b>6:00 AM – 6:00 PM</b> (Crews dispatching, heavy work, deliveries, arrivals)          | <b>7:00 AM – 7:00 PM</b> (Feeding times, outdoor play rotation, customer drop-offs)  | <b>Aligned.</b> Our loudest operations happen exactly when the industrial site is active, absorbing our sound into the existing daytime din. |
| <b>Nighttime Activity</b>        | Minimal (Occasional fleet maintenance or security vehicles)                             | <b>Near Zero</b> (Dogs brought indoors for overnight sleep, fully enclosed building) | <b>Compliant.</b> Dogs will be inside at night dropping our property's exterior noise output below the city's overnight threshold.           |

### Key Points to Prove our Kennel "Fits In"

Our kennel will fit within the daily noise landscape, based on:

#### 1. The Industrial Site Establishes a High "Ambient Baseline"

Under Ontario's [NPC-300 Environmental Noise Guidelines](#), the city measures noise nuisances against the existing background noise of an area. Because our left neighbor is an M4 industrial shop, the existing background noise is already elevated. Our 12-kennel facility is not introducing noise to a dead-silent pristine valley; it is introducing minor, intermittent sounds next to a heavy commercial operation.

#### 2. Sound Masking Minimizes Our Right-Side Impact

Acoustic science utilizes steady noise to drown out sudden sounds. Because the industrial site is close in proximity, its continuous daytime sounds (engines, fans, moving equipment) will provide a

natural sound barrier. The noise from the industrial shop will "mask" or blend with any brief barks from your facility, making it difficult to distinguish our kennel from the general commercial activity.

### **3. Strict Capacity Control (12 Kennels) vs. Commercial Fleet**

A 12-kennel facility is considered a small-scale operation. At any given time, only a fraction of those 12 dogs will be making noise simultaneously, and professional management keeps those bursts brief. Conversely, a commercial head office and dispatch yard features dozens of heavy vehicles, loud mechanics, air brakes, and metal-on-metal impacts throughout the day covering any peak hours with pick up and drop off's.



Samuel Registered Kennels.  
→ built just outside of floodplain : Conservation Suburb Regulation Area



Samalee Registered kennels  
→ within the 300m bylaw.

PL-MV-2026-00040



Samalee Registered kennels.  
→ within the 300M by-law

PL-MV-2026-00040

Proposed Kennel

Distance to:

- 265 Bodson - 132 M
- 199 Bodson - 180 M
- 208 Bodson - 246 M
- 224 Bodson - 224 M
- 262 Bodson - 211 M

→ Bodson Dr. 24M wide

Blue Area represent our property

Shaded Area is Conservation + Flood plain Area.

