

NOTICE OF PUBLIC HEARING

In the matter of an application for Minor Variance/Permission under Section 45 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended

Take notice that an application has been made by:

7055579 CANADA INC.

The Owner(s) of: PIN(s) 735730201, Parcel 35323 SEC SES, Parts 1-4, Plan SR-3153, Part Lot 12, Concession 4, Township of Neelon, 281 Falconbridge Road, Sudbury P3A 5K4

For the following reason(s): Approval to construct an addition to the existing building at variance to the By-law.

Anyone interested in this matter may attend the public hearing at which time additional information regarding the application will be available for inspection. The public hearing has been scheduled as follows:

DATE: Wednesday, May 28, 2025
TIME: 05:00 PM
LOCATION: Council Chamber, Tom Davies Square, 200 Brady Street, Sudbury and via electronic participation.

The media and the general public can view the Committee of Adjustment webcast via the City of Greater Sudbury's livestream: <http://video.isilive.ca/sudbury/live.html>

Participate in the Committee of Adjustment Meeting

The public is able to participate in Public Hearings in person or via electronic participation. There are several ways in which the general public can provide submissions to the Members of the Committee of Adjustment for the Wednesday, May 28, 2025 meeting, as follows:

- **Attend in person:** Attend in person at Council Chamber, Tom Davies Square, 200 Brady Street, Sudbury;
- **Submit comments in writing:** Written comments are to be submitted to **Nia Lewis, Secretary-Treasurer, Committee of Adjustment**, Box 5000, Station A, Sudbury, Ontario, P3A 5P3, prior to this meeting or by email to coa_mv@greatersudbury.ca. Comments received **by 3:00 p.m. on May 23, 2025** will be provided to Members of the Committee of Adjustment prior to the meeting; and/or
- **Register to speak at the Committee of Adjustment Meeting via electronic participation:** Please go to the City of Greater Sudbury website at <https://www.greatersudbury.ca/do-business/planning-and-development/committee-of-adjustmentsign-variance-committee/> for instructions to register for electronic participation. Interested members must register prior to 12:00 p.m. one business day prior to the date of the hearing.

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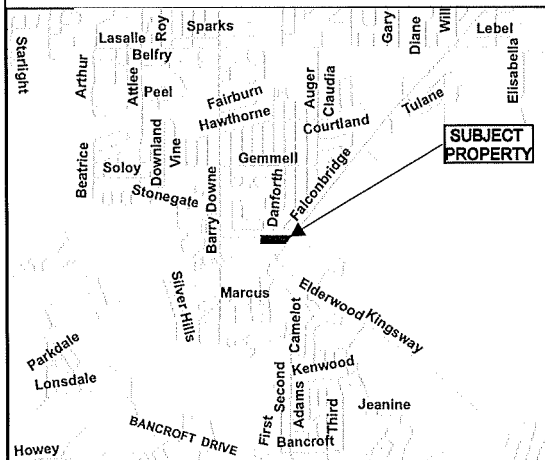
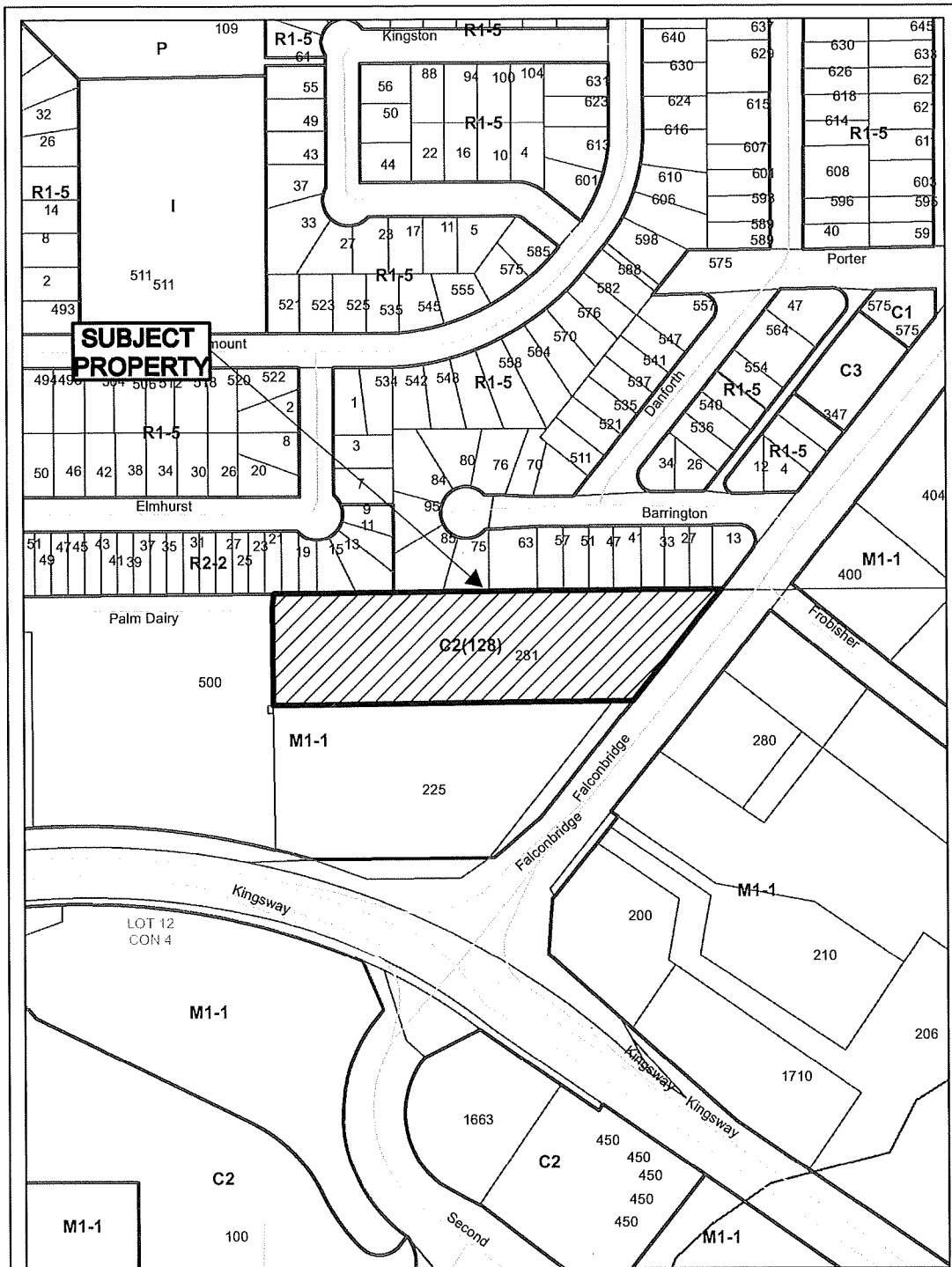
A certified copy of the decision will be sent to each person who files with the Secretary-Treasurer a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.

Note: The owner of any land that receives this notice, where the land contains seven or more residential units, is requested to post a copy of this notice in a location that is visible to all residents.

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For more information about this matter contact Nia Lewis, Secretary-Treasurer, Committee of Adjustment, City of Greater Sudbury, (705) 674-4455 x4315, fax to 673-2200 or attend at the offices at 200 Brady Street, Tom Davies Square, Sudbury, ON P3A 5P3 during regular office hours.

C2(128)



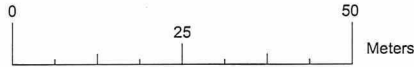
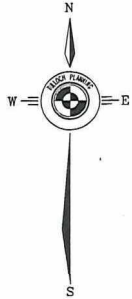
Application for Minor Variance or Permission



Subject Property being PIN 73573-0201,
 Parcel 35323 SEC SES,
 Parts 1-4, Plan SR-3153,
 Part Lot 12, Concession 4,
 Township of Neelon,
 281 Falconbridge Road, Sudbury,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

PL-MV-2025-00033
 Date: 2025 03 27



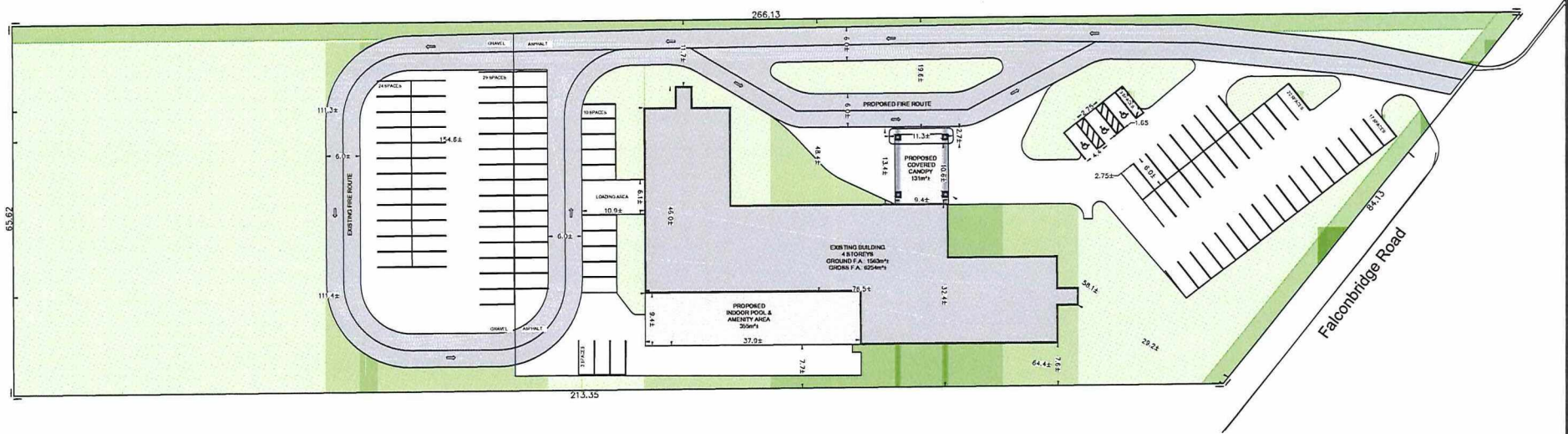
SITE PLAN DATA

281 FALCONBRIDGE RD
CITY OF GREATER SUDBURY
ZONING: C2 (128)
USE: SHARED HOUSING - 119 rooms

	PROVIDED	REQUIRED
LOT AREA:	15,690.7m ² ±	1,350sq.m ²
LOT FRONTAGE:	84.13m±	30m
LOT COVERAGE		MAX 50% (7,845.35m ²)
(EXISTING):	N/A	
(PROPOSED):	2,050m ² ± (13.1%±)	MAX 31,381.4m ² (2.0x Lot Area)
GROSS FLOOR AREA	6,610m ² ±	
BUILDING HEIGHT:	±18.3m (4 Storeys) AS EXISTING, per C2(128)(ii.)	
LANDSCAPING:	>5%	MIN 5% (784.5m ²)
SETBACKS:		
FRONT YARD:	29.2m±	15m
INTERIOR YARDS:	11.7m±	3m (1.2m + 0.6/storey above 1st)
(Residential Use)	7.6m±	
REAR YARD:	111.3m±	7.5m

PARKING REQUIREMENTS

SHARED HOUSING	FORMULA	REQUIRED	PROVIDED
	1+0.5/ROOM	1+59.5=60.5	113
ACCESSIBLE SPACES	2+1/50 spaces over 100	3	3



P:\2025\231251 281 Falconbridge Road Resonance\Drawings\07 Drawings\231251_ARCH_Sketch_2025-04-21.dwg

CAUTION
THE PROPERTY BOUNDARIES ILLUSTRATED ON THIS PLAN HAVE BEEN COMPILED FROM REGISTRY PLANS AND HAVE NOT BEEN CONFIRMED.
THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE. THIS DRAWING IS FOR ILLUSTRATION PURPOSES ONLY AND IS NOT TO BE SCALED.
NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF TULLOCH ENGINEERING. © TULLOCH ENGINEERING & CENTRELINE ARCHITECTURE, 2025.



DRAWING:
**Sketch for
Minor Variance**

PROJECT:
**281 Falconbridge Rd, Sudbury
Part Lot 12, Con 4, Neelon**

DRAWN BY: MDJ	CHECKED BY: VS	PROJECT No. : 231251
SCALE: 1:700	PLOT SIZE: 11x17	DATE: April 21, 2025

PL-MV-2025-00033
Sketch 2



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

Re: PL-MV-2025-00045
and PL-MV-2025-00046

NOTICE OF PUBLIC HEARING

In the matter of an application for Minor Variance/Permission under Section 45 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended

**Take notice that an application has been made by:
FRANCINE HOULE AND DENIS HOULE**

The Owner(s) of: PIN(s) 735130205, Parcel 11451 SEC SES, Part Mining Claim S28056, except Part 2, Plan 53R-11000, Part Lot 5, Concession 5, Township of MacLennan, 17 Cottage Lane, Skead P0M 2Y0

For the following reason(s): Approval for the proposed severed lot subject of a future Consent application providing a minimum lot frontage at variance to the By-law.

Anyone interested in this matter may attend the public hearing at which time additional information regarding the application will be available for inspection. The public hearing has been scheduled as follows:

DATE: Wednesday, May 28, 2025
TIME: 05:00 PM
LOCATION: Council Chamber, Tom Davies Square, 200 Brady Street, Sudbury and via electronic participation.

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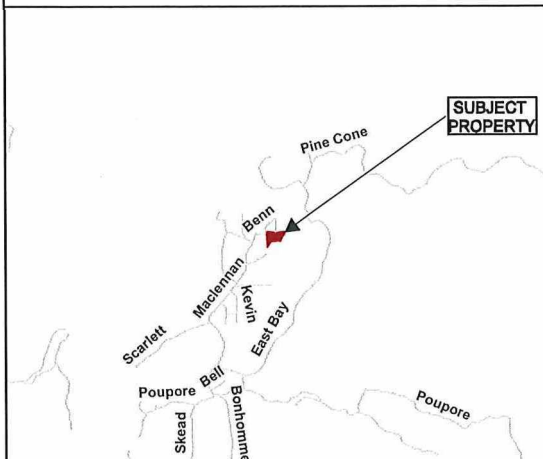
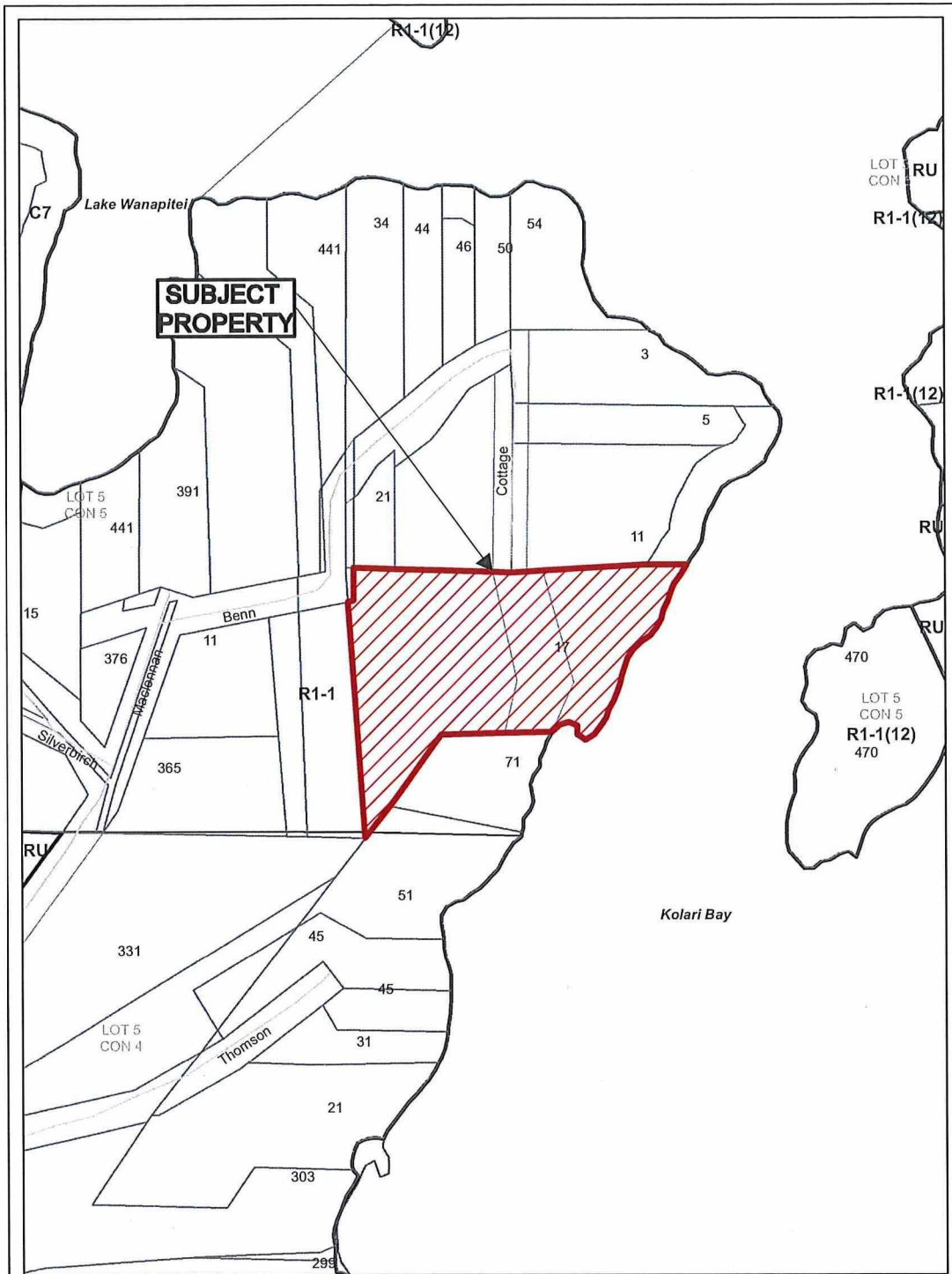
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R1-1



Application for Minor Variance or Permission



Subject Property being PIN 73513-0205, Parcel 11451 SEC SES, Part Mining Claim S28056, except Part 2, Plan 53R-11000, Part Lot 5, Concession 5, Township of MacLennan, 17 Cottage Lane, Skead, City of Greater Sudbury

Sketch 1, NTS PL-MV-2025-00045 & PL-MV-2025-00046
 NDCA Date: 2025 05 06

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

NOTICE OF PUBLIC HEARING

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Take notice that an application has been made by:

TYLER BURTON

The Owner(s) of: PIN(s) 733530081, Parcel 16951 SEC SWS, Part Lot 1, Concession 2 and Part 2, Plan 53R-6415, except Part 1, 53R-5468, Township of Dowling, 368 Gordon Lake Road, Chelmsford P0M 1L0

For the following reason(s): Approval for the proposed severed lot subject of Consent Application PL-CON-2025-00003 providing a minimum lot frontage at variance to the By-law.

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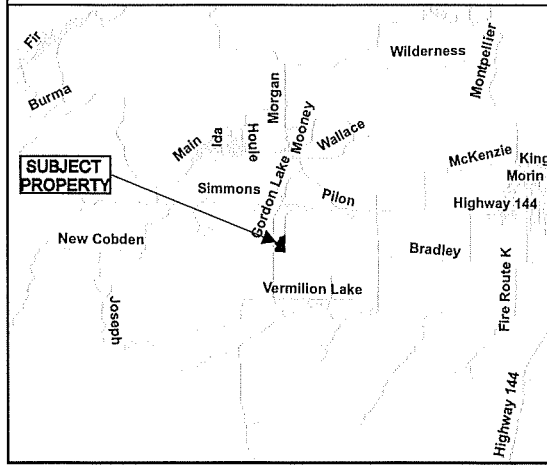
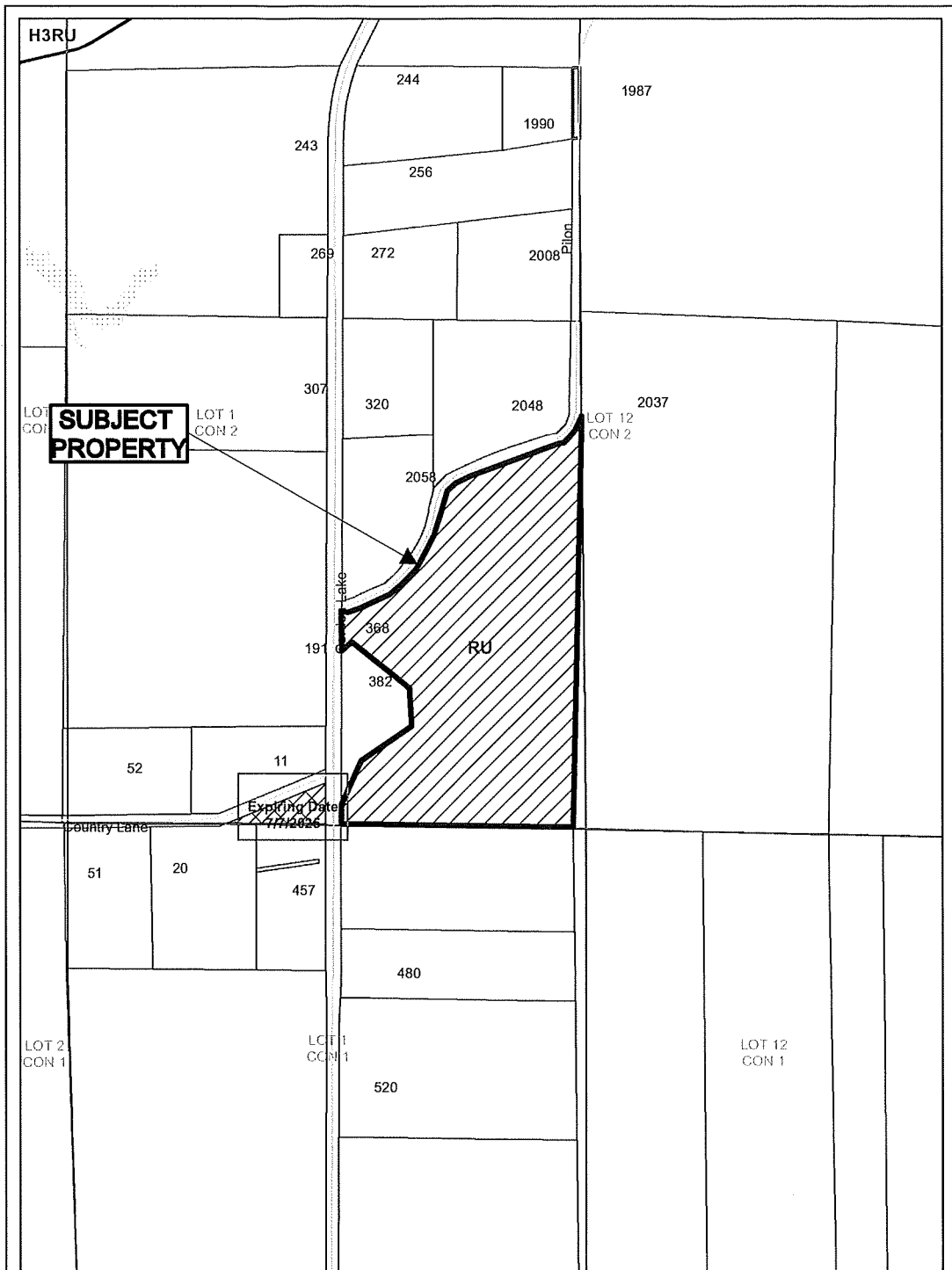
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RU



Application for Minor Variance or Permission



Subject Property being PIN 73353-0081, Parcel 16951 SEC SWS, Part Lot 1, Concession 2 and Part 2, Plan 53R-6415, except Part 1, 53R-5468, Township of Dowling, 368 Gordon Lake Road, Chelmsford, City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2025-00050
Date: 2025 05 05

PLAN OF SURVEY OF
**PART OF LOT 1
 CONCESSION 2**
 GEOGRAPHIC TOWNSHIP OF DOWLING
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY



OBSERVER REFERENCE POINT	NORTHING	EASTING
"A" 5118	515590.823	476339.855
"B" 5119	515634.841	475715.866
"C" 5120	515587.471	476162.569

ALL COORDINATES ARE IN METERS, ARE RELATED TO 87N ZONE 17 AND WET MANDS ZONE AND HAVE A RELATIVE ACCURACY TO MEET THE REQUIREMENTS OF URBAN AREA AT A 95% CONFIDENCE LEVEL.

COORDINATES SHOWN IN THIS PLAN ARE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES ON THIS PLAN.

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

PLAN 53R-21046

RECEIVED AND DEPOSITED

August 30, 2018 "Sylvie Guénette"

DATE REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF SUDBURY

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

Sylvie Guénette
 DATE _____ A BORTOLUSSI
 ONTARIO LAND SURVEYOR

PART	LOT	CON/PLAN	PARCEL #/PLAN/251	AREA CEN. #3
1				25837.531
2	PART OF LOT 1	CONCESSION 2	PART OF PIN 73353-0275	25853.901
3				23308.423

SURVEYOR'S CERTIFICATE:

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON AUGUST 9, 2018.

Aug 29 / 2018 *A. Bortolussi*
 DATE A BORTOLUSSI, D.L.S.

LEGEND

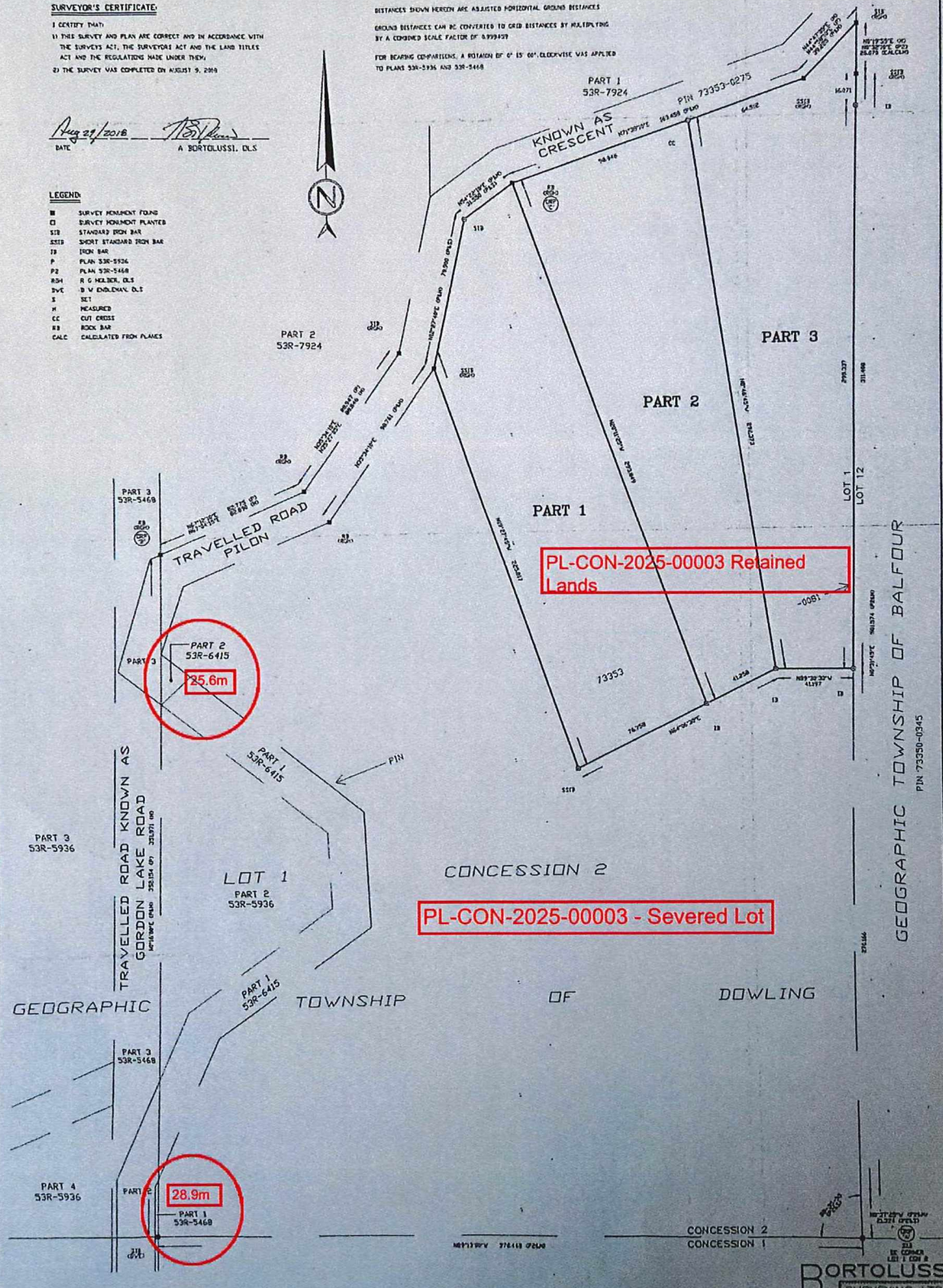
- SURVEY MONUMENT FOUND
- SURVEY MONUMENT PLANTED
- ▬ STANDARD IRON BAR
- ▬ SHORT STANDARD IRON BAR
- ▬ IRON BAR
- P PLAN 53R-5926
- P2 PLAN 53R-5468
- R G. HAZEN, D.L.S.
- D.V.C. B.V. ENDREAS, D.L.S.
- S S.E.T.
- H HEAD-ROCK
- CC CUT CROSS
- RB ROCK BAR
- CALC CALCULATED FROM PLACES

NOTE:

BEARINGS SHOWN HEREON ARE GRID BEARINGS REFERRED TO THE CENTRAL MERIDIAN THROUGH BY WEST LONGITUDE OF THE UTM ZONE 17, AND ARE DERIVED FROM OBSERVER REFERENCE POINTS "A", "B" AND "C" BY REAL TIME NETWORK OBSERVATIONS, HUBS-3-ENR (2003)

DISTANCES SHOWN HEREON ARE ADJUSTED HORIZONTAL GROUND DISTANCES. GROUND DISTANCES CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A CORRECTED SCALE FACTOR OF 0.99997.

FOR BEARING COMPARISONS, A ROTATION OF 0° 15' 00" CLOCKWISE WAS APPLIED TO PLANS 53R-5936 AND 53R-5468.



PL-CON-2025-0003 Retained Lands

PL-CON-2025-0003 - Severed Lot

25.6m

28.9m

BORTOLUSSI SURVEYING LTD.

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

NOTICE OF PUBLIC HEARING

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Take notice that an application has been made by:

DALE PERIH

The Owner(s) of: PIN(s) 733750968, Lot 2, Plan M-374, Part Lot 6, Concession 4, being Part 1, Plan 53R-21226, Township of Waters, 5 Cuthbertson Drive, Lively P3Y 1B9

For the following reason(s): Approval to construct a detached accessory building providing a height at variance to the By-law.

Anyone interested in this matter may attend the public hearing at which time additional information regarding the application will be available for inspection. The public hearing has been scheduled as follows:

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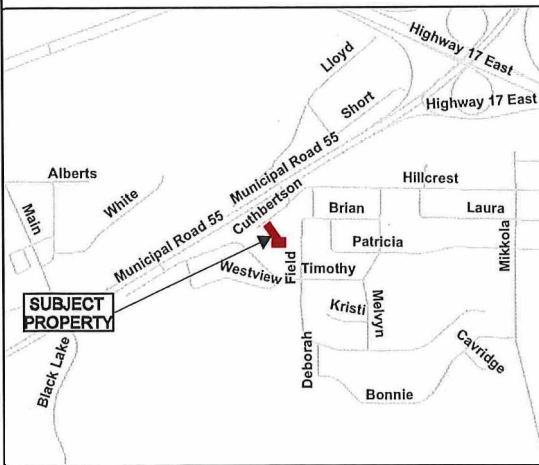
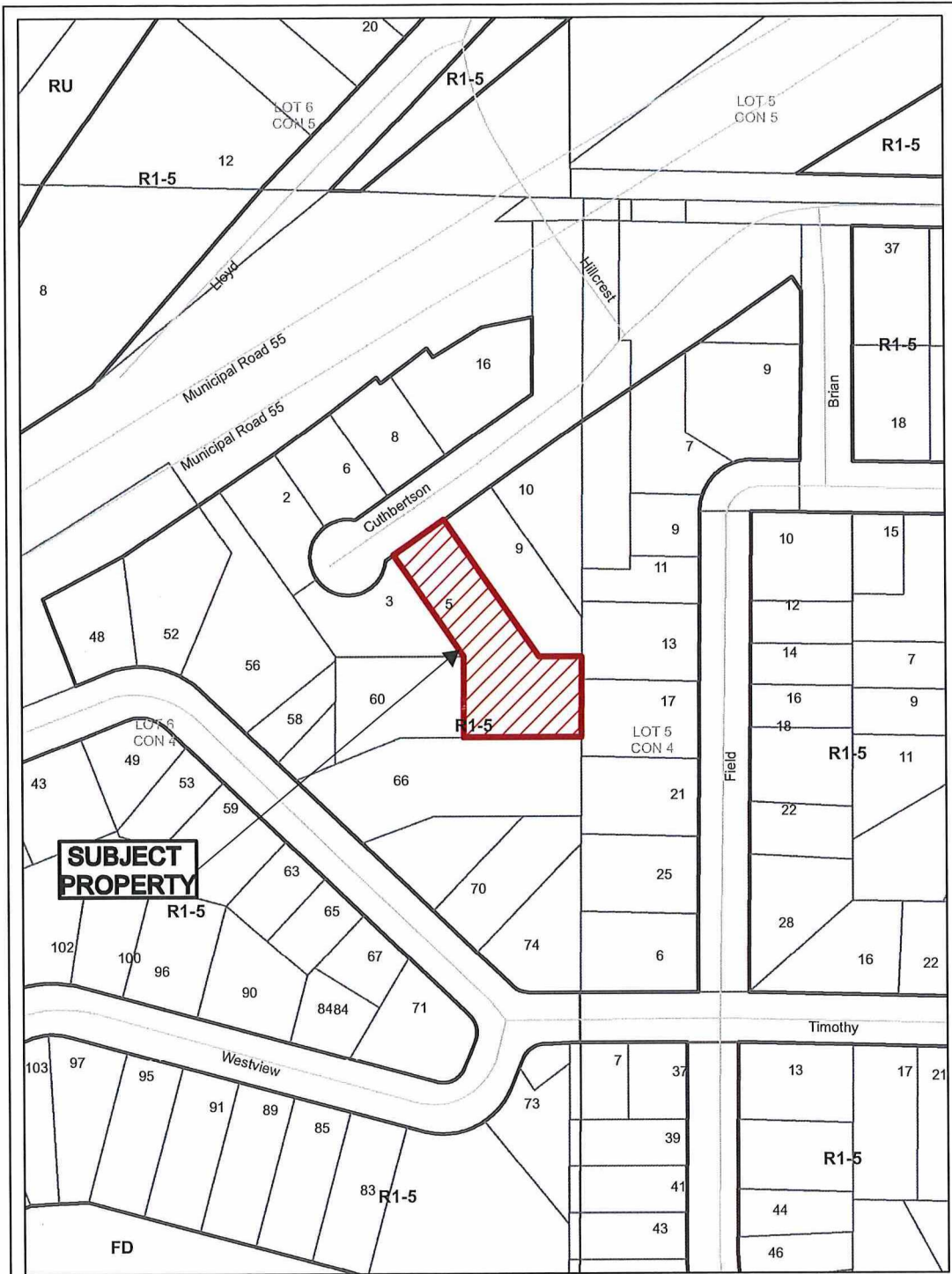
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R1-5



Application for Minor Variance or Permission



Subject Property being PIN 73375-0968,
 Lot 2, Plan M-374,
 Part Lot 6, Concession 4,
 being Part 1, Plan 53R-21226,
 Township of Waters,
 5 Cuthbertson Drive, Lively,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

PL-MV-2025-00054
 Date: 2025 05 09

PERMITS AND INSPECTIONS

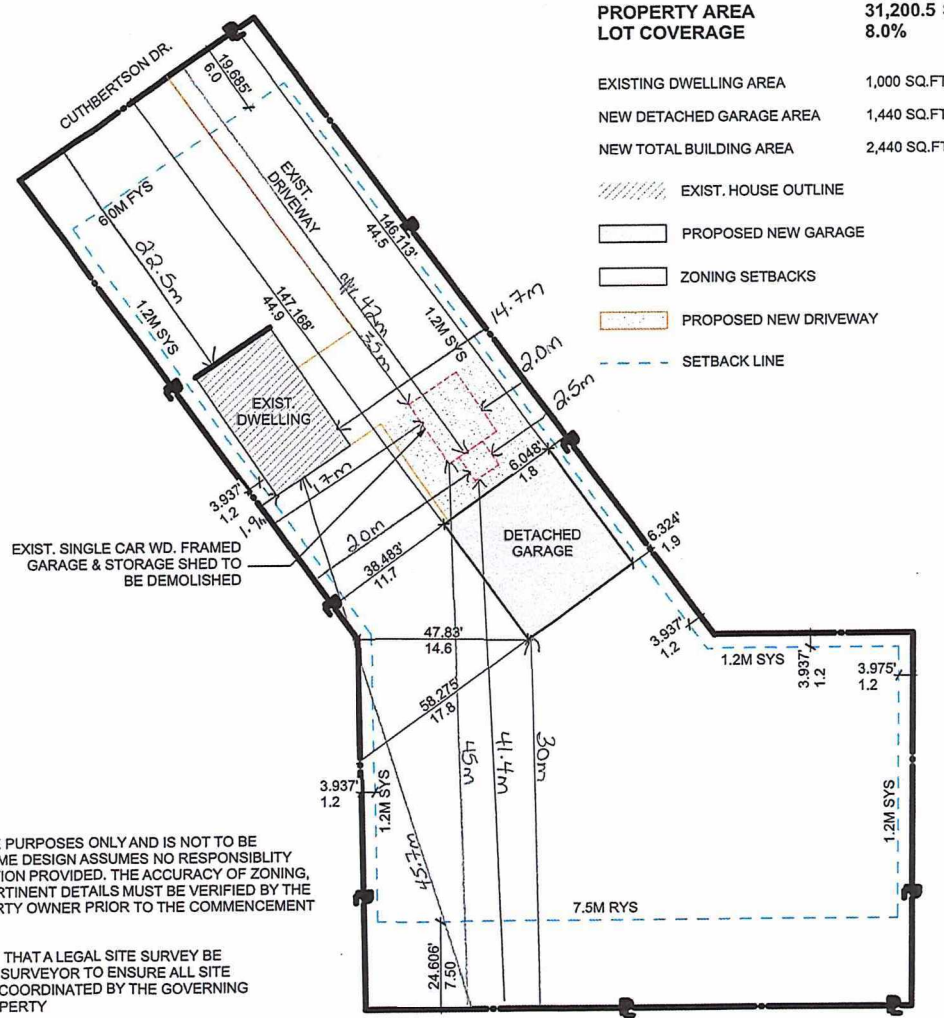
1. The Contractor must secure and pay for all necessary permits, fees, inspections, and licenses required for the execution of the work.
2. It is incumbent upon the Mechanical Contractor to procure all necessary permits and inspections related to the mechanical work at their own expense. This obligation entails both the initial acquisition of such permits and any costs incurred throughout the inspection process.
3. The Electrical Subcontractor is obligated to secure and bear the costs associated with the procurement of necessary ELECTRICAL permits, as well as the ensuing inspections and the Certificate of Inspection and Approval. The responsibility extends to ensuring the complete compliance with all relevant regulatory frameworks and procedures associated with these documents.
4. The Plumbing Contractor is required to secure and financially cover all necessary permits and inspections relevant to the plumbing work. This obligation encompasses the acquisition of requisite permits, the facilitation of any mandated inspections, and the attainment of final approvals and certificates of compliance in accordance with the prevailing plumbing codes and regulations.

REQUIREMENTS FOR BUILDING PERMITS

1. All plans, specifications, and related documents submitted for a building permit application must be prepared by THE CERTIFIED DESIGNER, and must bear their CREDENTIALS and signature
2. It is incumbent upon the applicant to submit shop drawings for all pre-engineered components concurrently with the building drawings at the time of application submission. Failure to adhere to this requirement will be regarded as non-compliance resulting in an incomplete application. A building permit will not be issued until the requisite shop drawings have been received and thoroughly reviewed.

Pre-engineered components encompass but are not confined to:

- a. Truss Engineering Package, including Truss Layout and Truss Design.
- b. Engineered Beam Design, which may include Glue-Lam, LVL Parallam, or similar structural components.
- d. Any structural components not prescribed in Part 9 of the Ontario Building Code. Such components necessitate a qualified, engineer-stamped design to be provided, examples of which could include beams with point loads, lintels under trusses spanning over 32'-2".



PROPERTY AREA	31,200.5 SQ.FT.
LOT COVERAGE	8.0%
EXISTING DWELLING AREA	1,000 SQ.FT.
NEW DETACHED GARAGE AREA	1,440 SQ.FT.
NEW TOTAL BUILDING AREA	2,440 SQ.FT.

- EXIST. HOUSE OUTLINE
- PROPOSED NEW GARAGE
- ZONING SETBACKS
- PROPOSED NEW DRIVEWAY
- SETBACK LINE

DISCLAIMER:

THIS SKETCH IS PROVIDED FOR REFERENCE PURPOSES ONLY AND IS NOT TO BE CONSTRUED AS A LEGAL DOCUMENT. HP HOME DESIGN ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE SITE INFORMATION PROVIDED, THE ACCURACY OF ZONING, EXISTING SITE CONDITIONS, AND OTHER PERTINENT DETAILS MUST BE VERIFIED BY THE GOVERNING MUNICIPALITY AND THE PROPERTY OWNER PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

HP HOME DESIGN STRONGLY RECOMMENDS THAT A LEGAL SITE SURVEY BE CONDUCTED BY A LICENSED ONTARIO LAND SURVEYOR TO ENSURE ALL SITE INFORMATION IS ACCURATE. THIS SHALL BE COORDINATED BY THE GOVERNING MUNICIPALITY AND THE OWNER OF THE PROPERTY

CERTIFICATION

The undersigned has reviewed and takes responsibility for this design and has the qualifications that meets the requirements set out in the Ontario Building Code to be a designer.

Sub. Name: Rob. King 2413
 TITLE: ENGINEER BC01

May 7, 2025

HP Home Design 124103
 FIRM: BC01

PL-MV-2025-00054
 Sketch 2

1
 A001 SITE REFERENCE PLAN
 SCALE: 1" = 30'

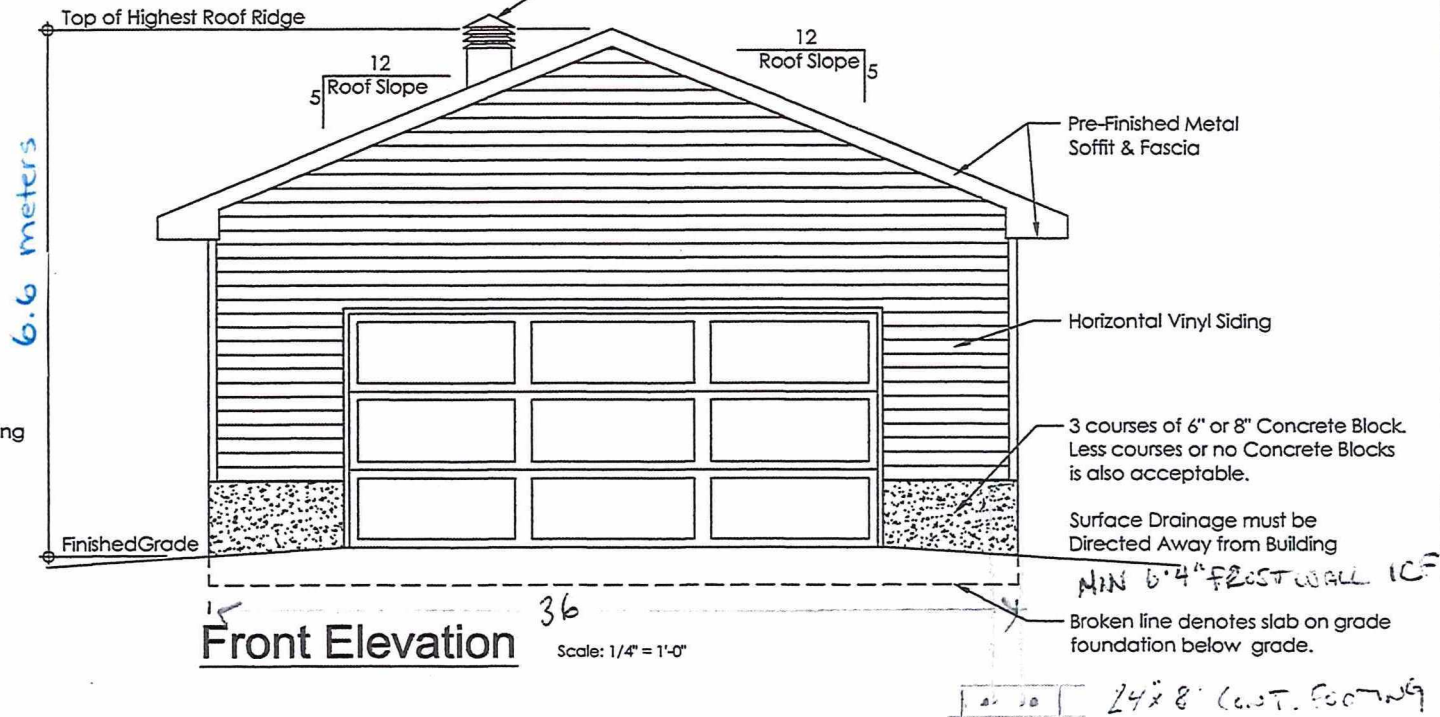
	CLIENT North Village Builders	PROJECT Detached Garage	ISSUED FOR CONSTRUCTION SITE REFERENCE PLAN	A001
	Project No. 2025-008		May 7, 2025	

Notes:

- 1) Building Elevation may Not Appear As Built. Garage Door, Man Door and Window Locations will vary.
- 2) Slab Footing Inspection Required Prior to Pouring Concrete
- 3) Framing Inspection required once Roof Sheathing has been Installed

Note:

If detached garage is insulated, provide roof ventilation of 1/300 of insulated ceiling area.



Note:

Height shall be measured between the Finished Grade of the Wall of a Building or Structure Facing the Front Lot Line and the Highest Point of the Building or Structure.

Max. Ht. on a Residential Lot
16'-5" (5m)

Max. Ht. within an Agricultural & Rural Zone
21'-4" (6.5m)

Front Elevation

Scale: 1/4" = 1'-0"

NOTE:

It is the Contractor's responsibility to ensure that all construction conforms to the requirements of the Ontario Building Code. Notations made on these drawings are for your information and assistance only and do not necessarily comment on all areas of construction.



Detached Garage

Slab on Grade with Perimeter Footing

Building Elevation (Front) (not to scale)

DRAWN BY: CS

DATE: 05/29/24

A-3 (SOG)
SHEET

PL-MV-2025-00054

Sketch 3

NOTICE OF PUBLIC HEARING

In the matter of an application for Minor Variance/Permission under Section 45 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended

Take notice that an application has been made by:

PAULINE KOSALKA

The Owner(s) of: PIN(s) 735950472, Part Lot 27, Plan M-86, except LT58741 and Part 6, Plan 53R-17868, Part Lot 6, Concession 1, Township of McKim, 78 Indian Road, Sudbury P3E 2M6

For the following reason(s): Approval to reconstruct the single detached dwelling with uncovered deck, construct a detached accessory building, and permit an existing detached accessory structure on the subject property providing high water mark setbacks and location, increased lot coverage and gross floor area within a reduced yard, reduced setbacks and increased encroachments at variance to the By-law.

Anyone interested in this matter may attend the public hearing at which time additional information regarding the application will be available for inspection. The public hearing has been scheduled as follows:

DATE: Wednesday, May 28, 2025
TIME: 05:00 PM
LOCATION: Council Chamber, Tom Davies Square, 200 Brady Street, Sudbury and via electronic participation.

The media and the general public can view the Committee of Adjustment webcast via the City of Greater Sudbury's livestream: <http://video.isilive.ca/sudbury/live.html>

Participate in the Committee of Adjustment Meeting

The public is able to participate in Public Hearings in person or via electronic participation. There are several ways in which the general public can provide submissions to the Members of the Committee of Adjustment for the Wednesday, May 28, 2025 meeting, as follows:

- **Attend in person:** Attend in person at Council Chamber, Tom Davies Square, 200 Brady Street, Sudbury;
- **Submit comments in writing:** Written comments are to be submitted to **Nia Lewis, Secretary-Treasurer, Committee of Adjustment**, Box 5000, Station A, Sudbury, Ontario, P3A 5P3, prior to this meeting or by email to coa_mv@greatersudbury.ca. Comments received **by 3:00 p.m. on May 23, 2025** will be provided to Members of the Committee of Adjustment prior to the meeting; and/or
- **Register to speak at the Committee of Adjustment Meeting via electronic participation:** Please

go to the City of Greater Sudbury website at <https://www.greatersudbury.ca/do-business/planning-and-development/committee-of-adjustmentsign-variance-committee/> for instructions to register for electronic participation. Interested members must register prior to 12:00 p.m. one business day prior to the date of the hearing.

Comments submitted on the matter, including the originator's name and address, become part of the public record, may be viewed by the public and published in the Committee of Adjustment minutes. By submitting information, including print or electronic information, you are indicating that you have obtained the consent of the persons whose personal information is included in the information disclosed to the public.

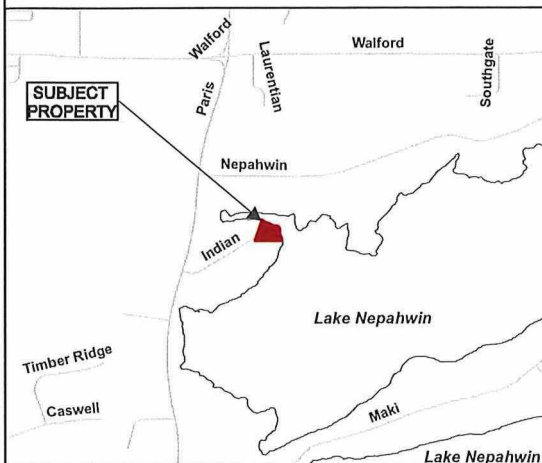
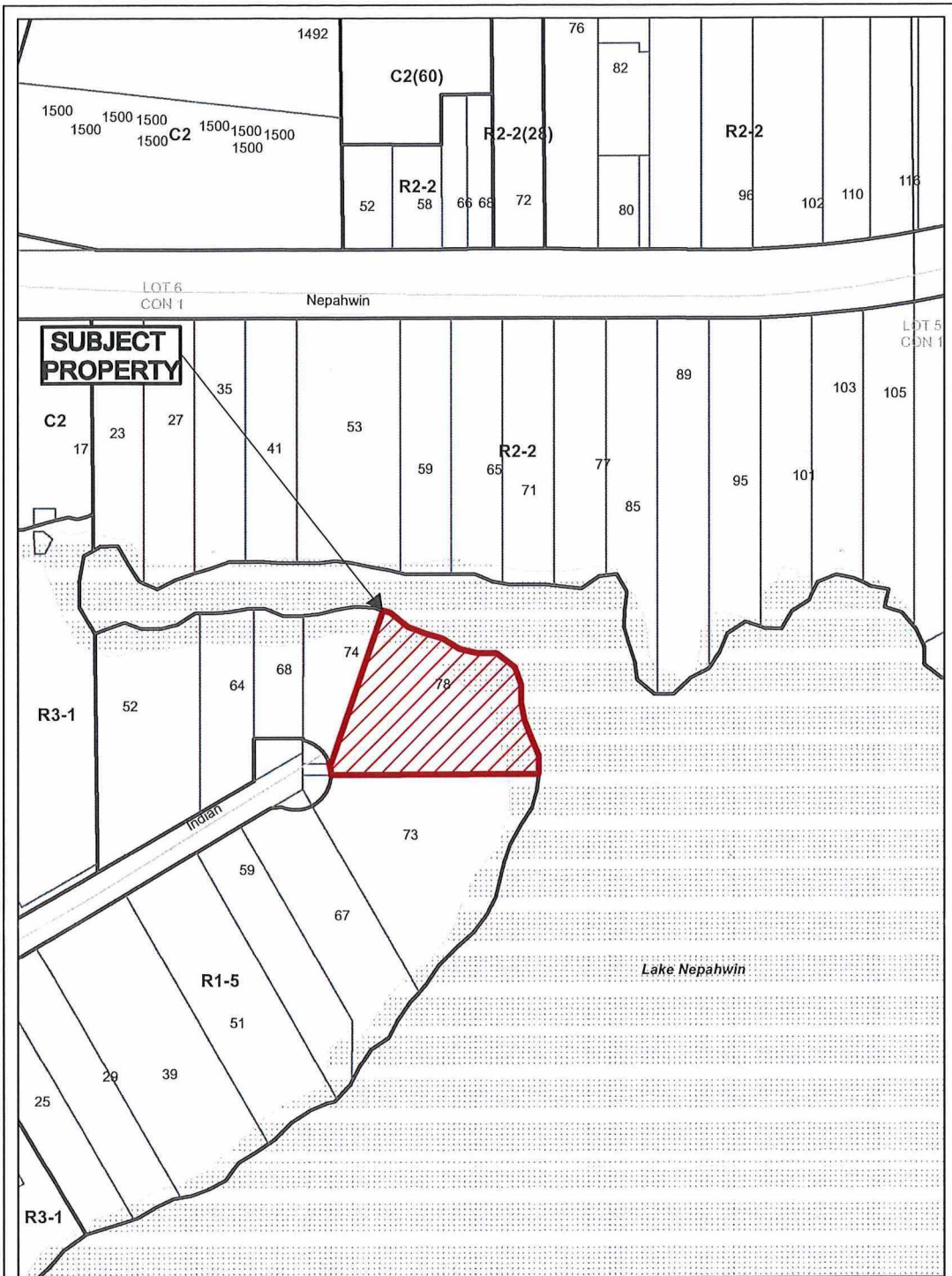
A certified copy of the decision will be sent to each person who files with the Secretary-Treasurer a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.

Note: The owner of any land that receives this notice, where the land contains seven or more residential units, is requested to post a copy of this notice in a location that is visible to all residents.

The meeting agenda, related applications and sketches can be found on our website at <https://www.greatersudbury.ca/do-business/planning-and-development/committee-of-adjustmentsign-variance-committee/>. The recording of the meeting will be posted on the website within one week following the meeting.

For more information about this matter contact Nia Lewis, Secretary-Treasurer, Committee of Adjustment, City of Greater Sudbury, (705) 674-4455 x4315, fax to 673-2200 or attend at the offices at 200 Brady Street, Tom Davies Square, Sudbury, ON P3A 5P3 during regular office hours.

R1-5



Application for Minor Variance or Permission



Subject Property being PIN 73595-0472, Part Lot 27, Plan M-86, except LT58741 and Part 6, Plan 53R-17868, Part Lot 6, Concession 1, Township of McKim, 78 Indian Road, Sudbury, City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2025-00056
Date: 2025 04 30

Site Statistics:

ZONING	LOW DENSITY RESIDENTIAL R5-1
LOT AREA:	19 086 S.F. 1773 M2
MAXIMUM LOT COVERAGE	40% 7 618 S.F. 708 M2
EXISTING LOT COVERAGE	11% = 876 S.F. = 81.4M2
PROPOSED LOT COVERAGE	11% = 876 S.F. = 81.4M2
EXISTING GROSS FLOOR AREA	1748 S.F. 162.4 M2
ADDITIONAL GROSS FLOOR AREA	294 S.F. 27.3 M2
MAXIMUM HEIGHT	11 M = 31'-2"
PROPOSED AVERAGE HEIGHT	10.1 M = 33'-0"
MINIMUM FRONT YARD SETBACK	6.0 M = 19'-8"
EXISTING - PROPOSED FRONT YARD SETBACK	33.5 M = 110'-0"
PROPOSED FRONT YARD SETBACK	34.4 M = 112'-10"
EXISTING REAR YARD SETBACK	5.8 M = 19'-0"
PROPOSED REAR YARD SETBACK	5.8 M = 19'-0"

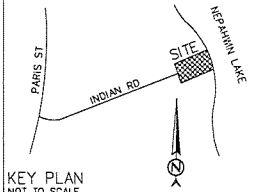
MAXIMUM FINISHED FLOOR HEIGHT	1.50 m = 4'-11"	MINIMUM FRONT YARD LANDSCAPING	N/A
PROPOSED FINISHED FLOOR HEIGHT		MINIMUM REAR YARD LANDSCAPING	N/A
MINIMUM SIDE YARD SETBACK	1.80 m = 5'-11"	MAXIMUM BUILDING LENGTH - (FRONT MAIN WALL TO REAR MAIN WALL)	N/A
PROPOSED SIDE YARD SETBACK	14.87 m = 58'-9"	MAXIMUM DRIVEWAY WIDTH	N/A
MAXIMUM DRIVEWAY WIDTH	N/A	MAXIMUM BUILDING DEPTH - (FRONT YARD SETBACK TO REAR MAIN WALL)	N/A
PROPOSED DRIVEWAY WIDTH	N/A	MAXIMUM FLOOR AREA	N/A
MINIMUM LOT FRONTAGE	N/A	MAXIMUM EYE PROJECTION	N/A
EXISTING LOT FRONTAGE	N/A		
MAXIMUM NO. OF STOREYS	N/A		
PROPOSED No. OF STOREYS	N/A		

Definitions:

F.F.E. - FINISHED FIRST FLOOR ELEVATION
 T.R.E. - TOP OF ROOF ELEVATION
 A.G.E. - AVERAGE GRADE ELEVATION - 8 ELEVATION POINTS AROUND THE HOUSE

Grading:

ALL DRAINAGE PATTERNS TO REMAIN UNLESS SPECIFIED BY AN ONTARIO LAND SURVEYOR OR ENGINEER
 REFER TO GRADING PLAN BY ONTARIO LAND SURVEYOR, OR ONTARIO PROFESSIONAL ENGINEER AND APPROVED BY THE CITY OF TORONTO
 FINAL GRADING CERTIFICATE TO BE CERTIFIED BY ONTARIO LAND SURVEYOR OR PROFESSIONAL ENGINEER, AND APPROVED BY THE CITY OF SUDBURY



KEY PLAN
 NOT TO SCALE

SITE PLAN
 PROPOSED 2 STOREY
 SINGLE FAMILY DWELLING
 & DETACHED GARAGE
 OWNER : PAULINA KOSALKA
 OWNER : TADEUSH KOSALKA

Established Grade	265.53
Finished First Floor Elevation	266.43
GRADE 1	265.90
GRADE 2	264.67
GRADE 3	261.40
GRADE 4	261.66
GRADE 5	264.63
GRADE 6	265.06
GRADE 7	265.97
GRADE 8	265.89
SUM OF ELEVATIONS	2118.83
AVERAGE GRADE ELEVATION	265.53

DESCRIPTION:
 PIN 73595-0472, BEING PART OF LOT 27,
 REGISTERED PLAN M-86 KNOWN AS 178 INDIAN ROAD

REGISTERED EASEMENTS AND/
 OR RIGHTS-OF-WAY:
 SMOKE EASEMENT LT25015 - WHOLE PARCEL - INC

BEARING NOTE:
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO PART OF THE SOUTHERLY LIMIT OF LOT 27, REGISTERED PLAN M-86 HAVING A BEARING OF EAST

SITE SERVICES NOTE
 THE USER OF THE PLAN SHALL CONTACT THE LOCAL UTILITY COMPANIES OR ONTARIO-IDEAL FOR LOCATES AND ALL UTILITIES DISCOVERED PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION WORKS

REVISIONS	
No.	DATE
1	April 17 2025
2	May 12 2025
3	May 13 2025

LUKASZ NOWEK - ARCHITECTURAL TECHNOLOGIST

420 LOLITA GARDENS, MISSISSAUGA, ONTARIO

PROJECT NAME/ADDRESS
 78 INDIAN RD
 SUDBURY, ONTARIO
 P3E 2M6

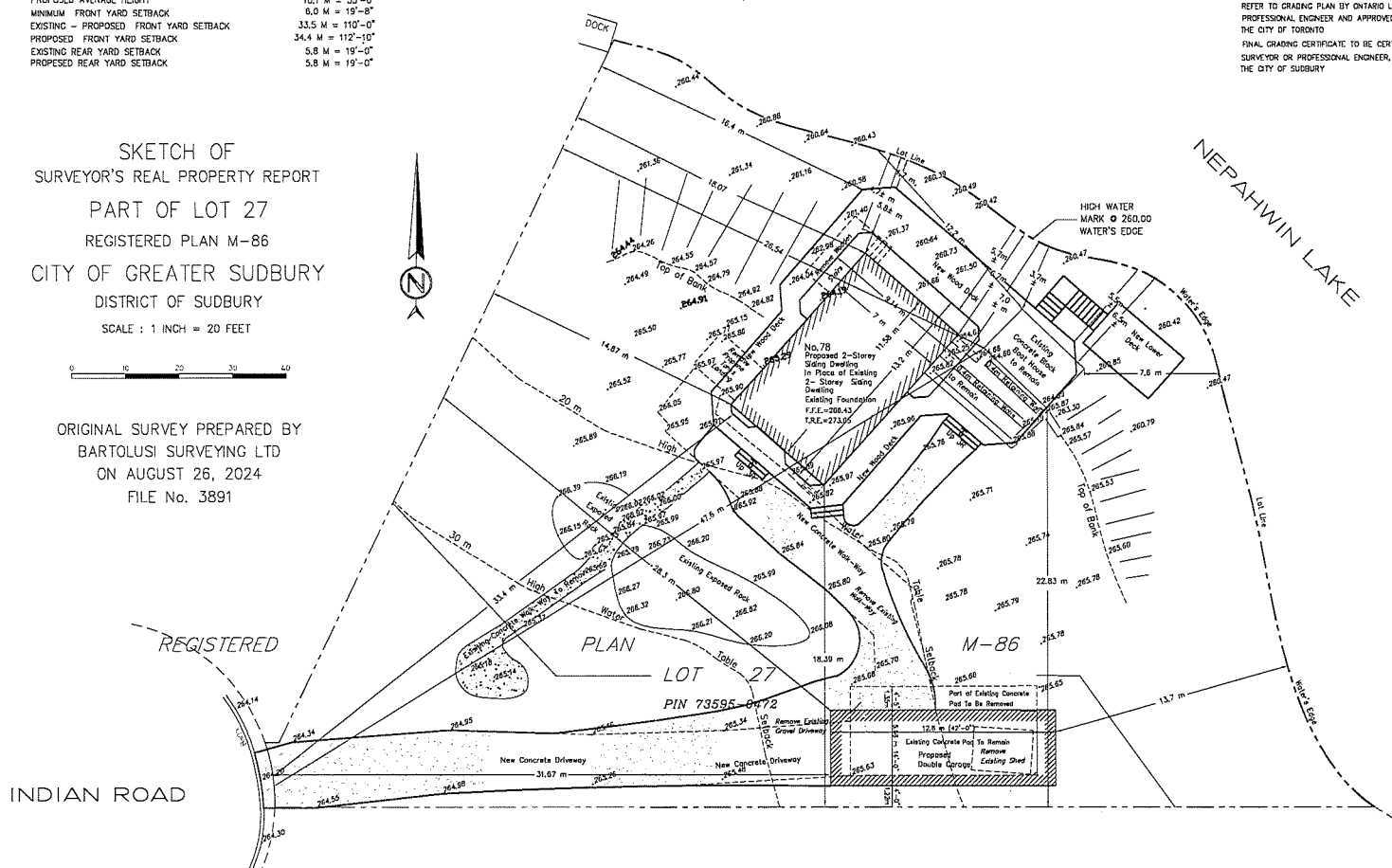
Dwg. Title: **SITE PLAN**

Scale:	1:250	Dwg. No.	A-1
Date:	MARCH 2025		

SKETCH OF
 SURVEYOR'S REAL PROPERTY REPORT
 PART OF LOT 27
 REGISTERED PLAN M-86
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY
 SCALE : 1 INCH = 20 FEET



ORIGINAL SURVEY PREPARED BY
 BARTOLUSI SURVEYING LTD
 ON AUGUST 26, 2024
 FILE No. 3891



Site General Notes:

- THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES MUST BE REPORTED TO THE OWNER IMMEDIATELY.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. GAS, HYDRO, TELEPHONE OR ANY OTHER UTILITIES THAT MAY EXIST ON THE SITE OR WITHIN THE STRIKELINES MUST BE LOCATED BY ITS OWN UTILITIES AND VERIFIED FROM THE CONTRACTOR.
- THE BUILDER IS TO VERIFY TO THE ENGINEER THAT THE FINAL FINISHING ELEVATION AND THE TOP OF FOUNDATION WALL ELEVATION ARE IN CONFORMITY WITH THE BUILDING CODE AND THE CERTIFIED GRADING PLAN PRIOR TO PROCEEDING.
- THE OUTSIDE FINISHED GRADE IS TO BE A MINIMUM OF 150mm BELOW THE BROOK VENEER ELEVATION.
- NO SOILING ON ANY LOT IS PERMITTED UNTIL A PRELIMINARY INSPECTION IS DONE BY THE ENGINEER AND THE BUILDER.
- AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
- ALL PROPOSED CURBS AT THE ENTRANCES TO THE SITE IS TO STOP AT THE PROPERTY LINE OR AT THE MUNICIPAL SIDEWALK, WHICHEVER IS APPLICABLE.
- DRIVEWAY GRADINGS SHOULD NOT BE LESS THAN 2.0% AND NOT GREATER THAN 6.0%.
- LAWN AND SMALLETS SHALL HAVE A MINIMUM SLOPE OF 1.5% (PREFERABLY 2.0%) AND A MAXIMUM SLOPE OF 6.0%.
- ALL BARRIERS FOR SEWER, WATERWAYS AND UTILITIES ON THE ROAD ALLOWANCE AND ON THE INTERNAL SITE MUST BE CONSTRUCTED TO A MINIMUM OF 300 S.P. EXCEPT FOR THE TOP 300mm ON THE ROAD ALLOWANCE WHICH MUST BE CONSTRUCTED TO 800 S.P. UNLESS OTHERWISE NOTED AND UNDER THE DIRECT SUPERVISION OF THE GEOTECHNICAL SOILS CONSULTANT.
- THE SERVICE CONNECTION TRENCH WITHIN THE TRAVELLED PORTION OF THE ROAD ALLOWANCE SHALL BE BACKFILLED WITH LAUNCHABLE BARRIER MATERIAL AS PER CUL. SECS. 222(3)(3), 222(3)(4) AND 222(3)(5) UNLESS PRIOR APPROVAL FOR OTHER SPECIFIED BARRIER MATERIAL HAS BEEN OBTAINED.
- ALL DAMAGED LANDSCAPE AREAS WILL BE REINSTATED WITH TOPSOIL AND SOIL PRIOR TO RELEASE OF SECURITIES.
- THE APPLICANT WILL BE REQUIRED TO CONTACT ALL UTILITY COMPANIES TO OBTAIN ALL REQUIRED LOCATES PRIOR TO INSTALLATION OF HOARDINGS WITHIN THE MUNICIPAL RIGHT-OF-WAY.
- THE PORTIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL BOUNDARY IS TO BE PAVED BY THE APPLICANT.
- ANY SEPTIC SYSTEM ON SITE WILL BE DECOMMISSIONED AND REMOVED ACCORDING TO ALL APPLICABLE GUIDELINES AND REGULATIONS.
- ALL MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO THE CURRENT PEEL PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
- ALL LIME TAPPING AND OPERATION OF TORONTO WATER VALVES SHALL BE ARRANGED THROUGH THE TORONTO INSPECTION AGENCY OR BY CONTRACTING THE OPERATIONS AND MAINTENANCE DIVISION.
- PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED WITH AT LEAST A 30mm (1") OUTLET ON 150mm (6") AND LARGER LINES. COPPER LINES ARE TO HAVE FLUSHING POINTS AT THE END, THE SAME SIZE AS THE LINE. THEY MUST ALSO BE HOLED OR RIPPED TO ALLOW THE WATER TO DRAIN INTO A PARKING LOT OR DOWN A DRAIN ON THE LINES. FLUSHING OUTLET TO BE 100 mm (4") DIAMETER MINIMUM ON A HORIZONTAL.
- WATERWAYS MUST HAVE A MINIMUM VERTICAL CLEARANCE OF 0.3m (12") OVER 30mm (1 1/2") UNDER SPERS AND ALL OTHER UTILITIES WHEN CROSSING.
- ALL EXCESS DRAINAGE MATERIAL WILL BE REMOVED FROM THE SITE.

PL-MV-2025-00056
 sketch 2

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

NOTICE OF PUBLIC HEARING

In the matter of an application for Minor Variance/Permission under Section 45 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended

Take notice that an application has been made by:

1000955482 ONTARIO INC

The Owner(s) of: PIN(s) 021360040, Lot 135, Plan 1-SC, Part Lot 6, Concession 4, Township of McKim, 153 Bloor Street, Sudbury P3C 2K8

For the following reason(s): Approval for additional guest rooms within the existing shared housing building providing the number of parking spaces at variance to the By-law.

Anyone interested in this matter may attend the public hearing at which time additional information regarding the application will be available for inspection. The public hearing has been scheduled as follows:

DATE: Wednesday, May 28, 2025
TIME: 05:00 PM
LOCATION: Council Chamber, Tom Davies Square, 200 Brady Street, Sudbury and via electronic participation.

The media and the general public can view the Committee of Adjustment webcast via the City of Greater Sudbury's livestream: <http://video.isilive.ca/sudbury/live.html>

Participate in the Committee of Adjustment Meeting

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- **Attend in person:** Attend in person at Council Chamber, Tom Davies Square, 200 Brady Street, Sudbury;
- **Submit comments in writing:** Written comments are to be submitted to **Nia Lewis, Secretary-Treasurer, Committee of Adjustment**, Box 5000, Station A, Sudbury, Ontario, P3A 5P3, prior to this meeting or by email to coa_mv@greatersudbury.ca. Comments received **by 3:00 p.m. on May 23, 2025** will be provided to Members of the Committee of Adjustment prior to the meeting; and/or
- **Register to speak at the Committee of Adjustment Meeting via electronic participation:** Please go to the City of Greater Sudbury website at <https://www.greatersudbury.ca/do-business/planning-and-development/committee-of-adjustmentsign-variance-committee/> for instructions to register for electronic participation. Interested members must register prior to 12:00 p.m. one business day prior to the date of the hearing.

Comments submitted on the matter, including the originator's name and address, become part of the public record, may be viewed by the public and published in the Committee of Adjustment minutes. By submitting information, including print or electronic information, you are indicating that you have obtained the consent of the persons whose personal information is included in the information disclosed to the public.

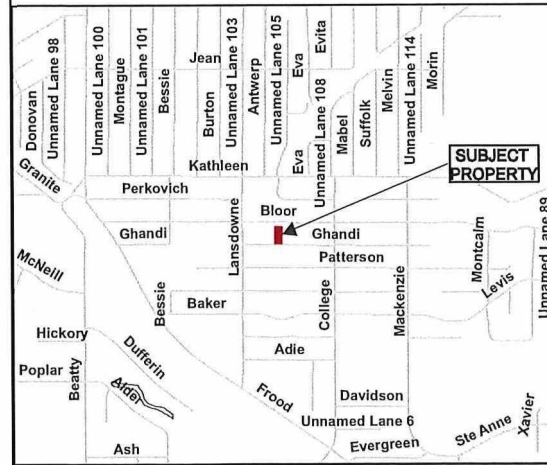
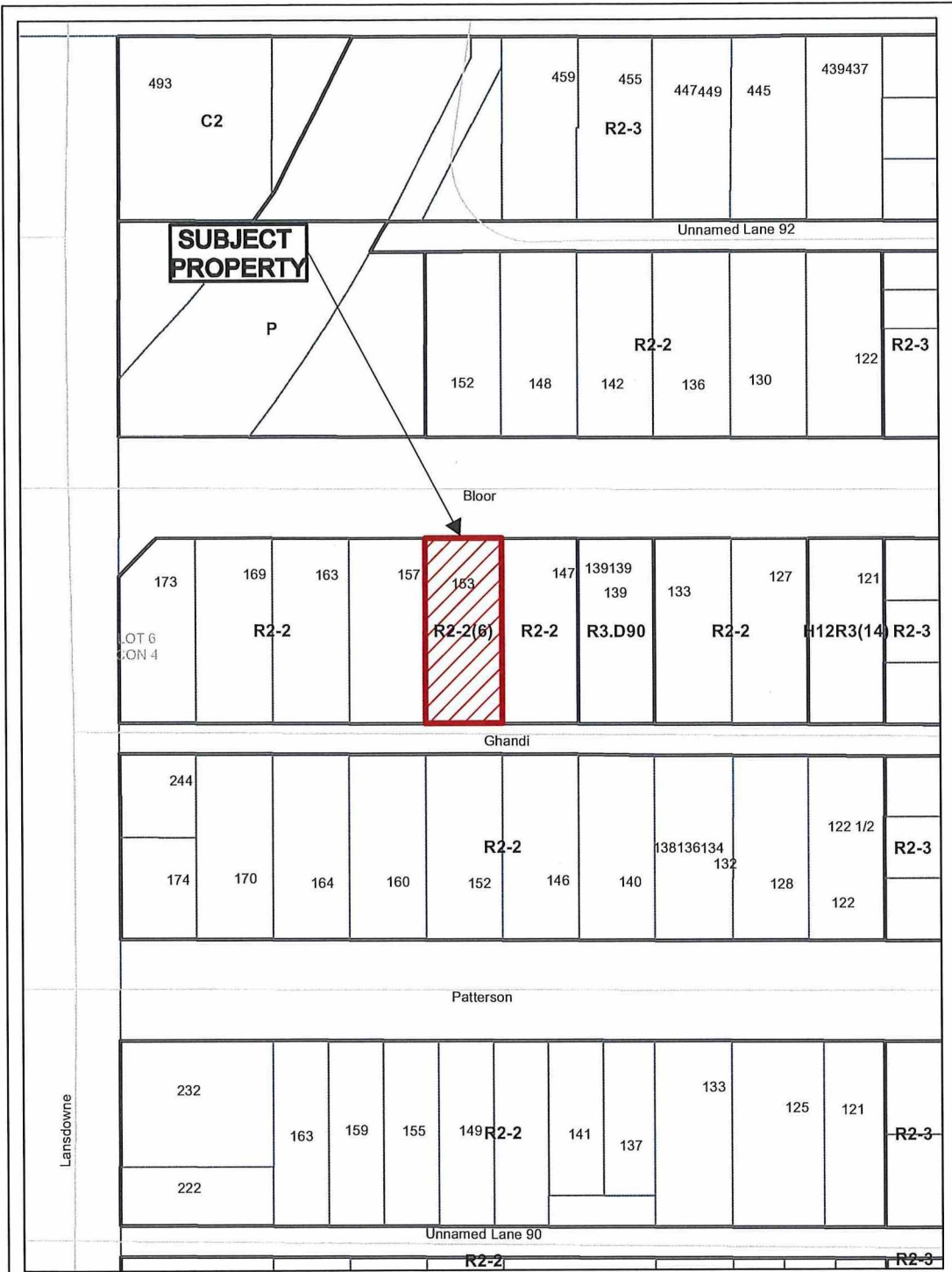
A certified copy of the decision will be sent to each person who files with the Secretary-Treasurer a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.

Note: The owner of any land that receives this notice, where the land contains seven or more residential units, is requested to post a copy of this notice in a location that is visible to all residents.

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For more information about this matter contact Nia Lewis, Secretary-Treasurer, Committee of Adjustment, City of Greater Sudbury, (705) 674-4455 x4315, fax to 673-2200 or attend at the offices at 200 Brady Street, Tom Davies Square, Sudbury, ON P3A 5P3 during regular office hours.

R2-2(6)



N

**Application for Minor
Variance or Permission**

Subject Property being PIN 02136-0040,
 Lot 135, Plan 1-SC,
 Part Lot 6, Concession 4,
 Township of McKim,
 153 Bloor Street, Sudbury,
 City of Greater Sudbury

Sketch 1, NTS PL-MV-2025-00057
 NDCA Date: 2025 05 01

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

NOTICE OF PUBLIC HEARING

In the matter of an application for Minor Variance/Permission under Section 45 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended

Take notice that an application has been made by:

ANDREW MEEKS

The Owner(s) of: PIN(s) 735030902, Parcel 27796 SEC SES SRO, Lot 30, Plan M-434, Part Lot 2, Concession 3, Township of Hanmer, 4789 Michelle Drive, Hanmer P3P 1G9

For the following reason(s): Approval to construct a detached accessory building providing a height at variance to the By-law.

Anyone interested in this matter may attend the public hearing at which time additional information regarding the application will be available for inspection. The public hearing has been scheduled as follows:

DATE: Wednesday, May 28, 2025
TIME: 05:00 PM
LOCATION: Council Chamber, Tom Davies Square, 200 Brady Street, Sudbury and via electronic participation.

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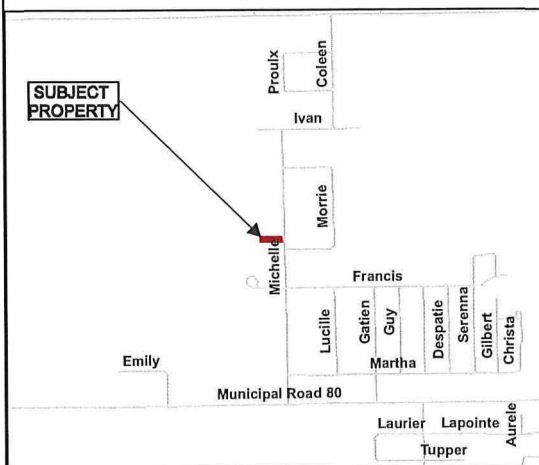
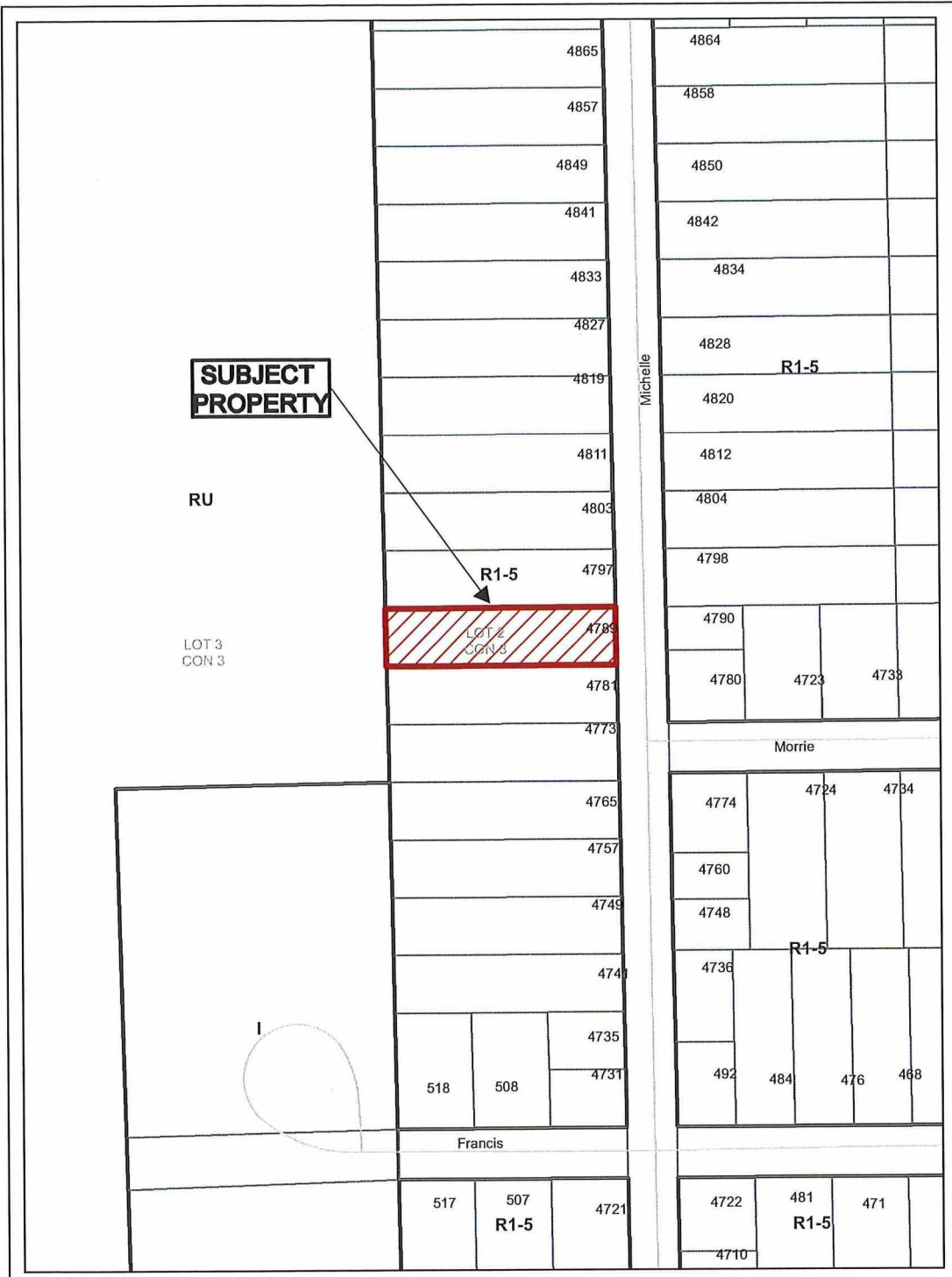
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R1-5



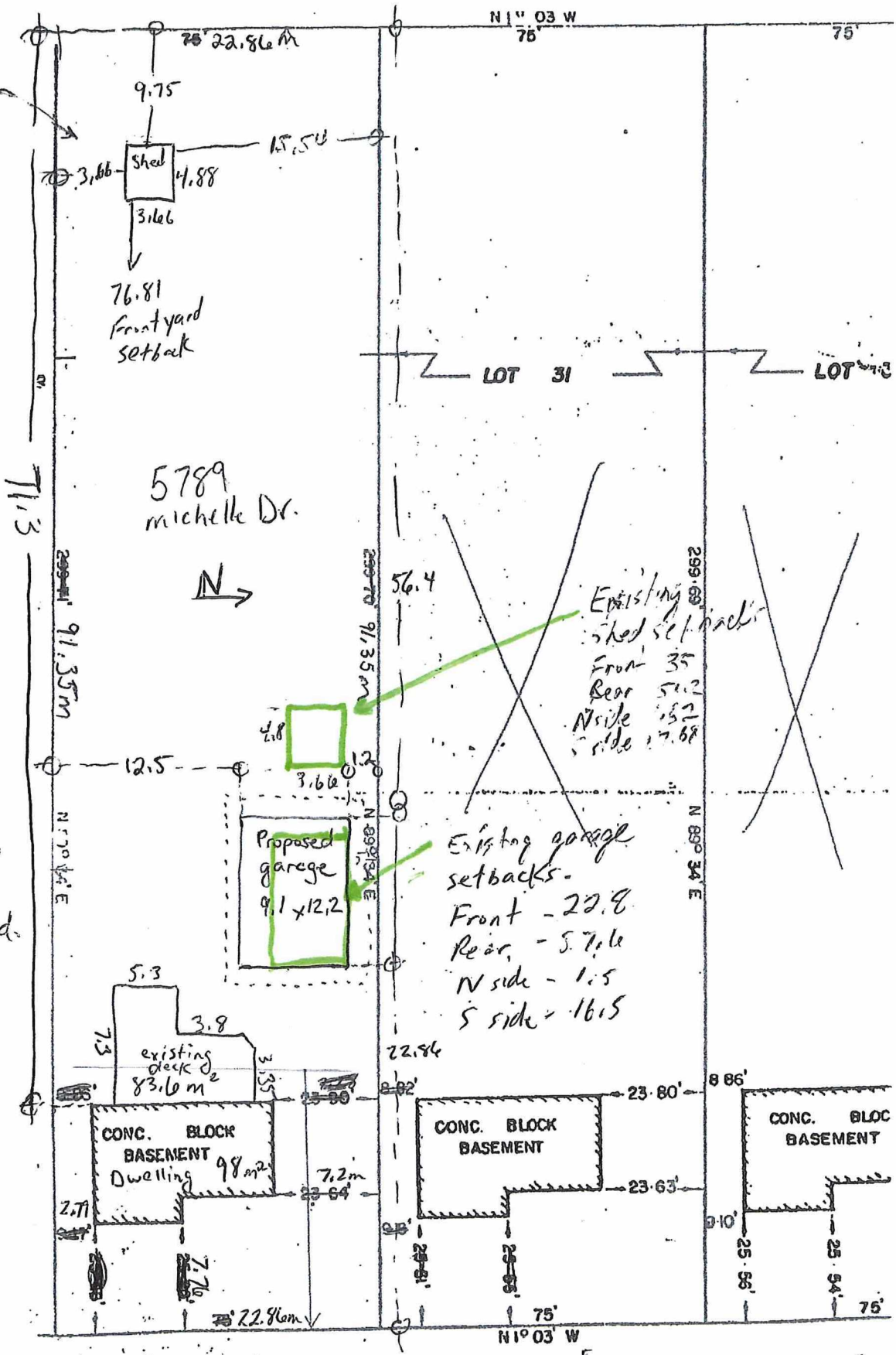
Application for Minor Variance or Permission

Subject Property being PIN 73503-0902, Parcel 27796 SEC SES SRO, Lot 30, Plan M-434, Part Lot 2, Concession 3, Township of Hanmer, 4789 Michelle Drive, Hanmer, City of Greater Sudbury

Sketch 1, NTS NDCA

PL-MV-2025-00058
Date: 2025 05 01

* Shed to be moved to this location.



* Existing garage to be demolished.

Existing shed setbacks
 Front 3.5
 Rear 5.12
 N side 1.52
 S side 17.68

Existing garage setbacks
 Front - 22.8
 Rear - 5.76
 N side - 1.5
 S side - 16.5

↑ residential

scale
1" = 7.62m

MICHELLE DRIVE
↑ residential

PL-MV-2025-00058
Sketch 2

Notes:

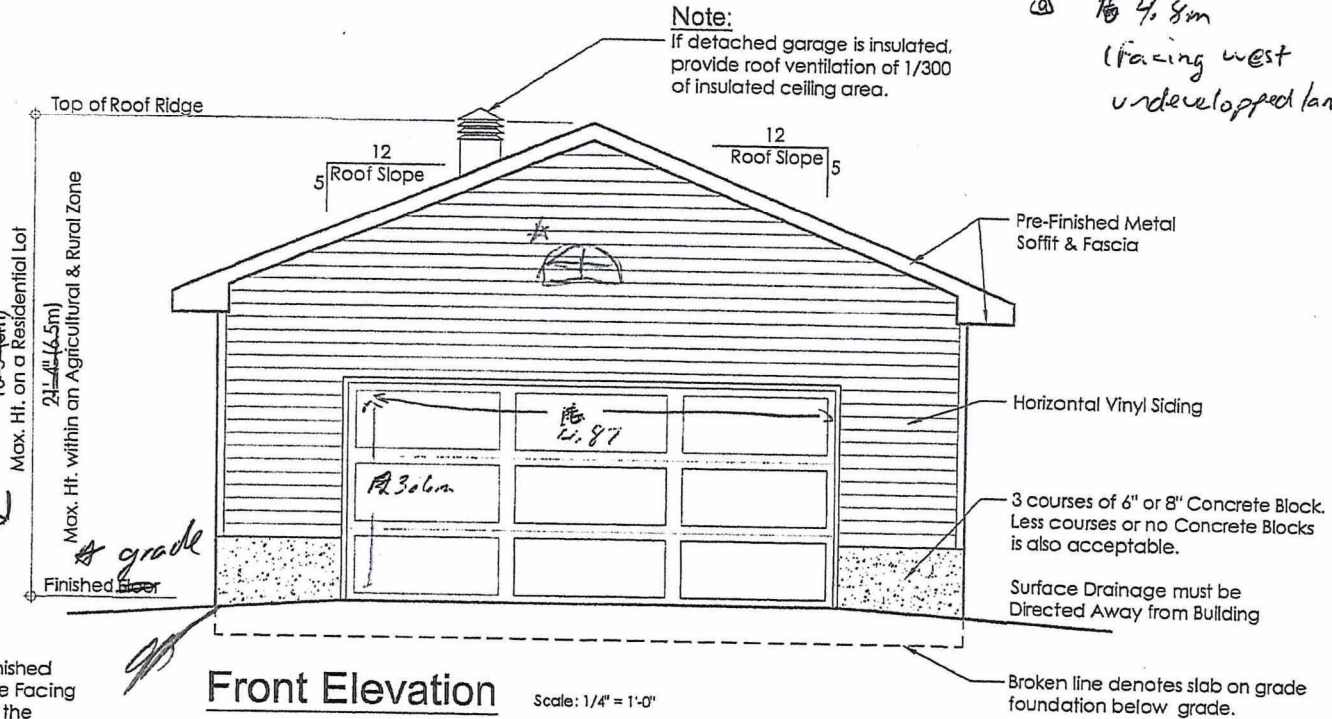
- 1) Building Elevation may Not Appear As Built. Garage Door, Man Door and Window Locations will vary.
- 2) Slab Footing Inspection Required Prior to Pouring Concrete
- 3) Framing Inspection required once Roof Sheathing has been Installed

Height is measured from finished grade. Please amend notation and ensure total height is from finished grade to highest peak

From finished grade

Note:

Height shall be measured between the Finished Grade of the Wall of a Building or Structure Facing the Front Lot Line and the Highest Point of the Building or Structure.



Front Elevation

Scale: 1/4" = 1'-0"

NOTE:

It is the Contractor's responsibility to ensure that all construction conforms to the requirements of the Ontario Building Code. Notations made on these drawings are for your information and assistance only and do not necessarily comment on all areas of construction.



Detached Garage

Slab on Grade with Perimeter Footing

Building Elevation (Front) (not to scale)

DRAWN BY: E.P.

DATE: 14/02/23

A-3 (SOG) SHEET

PL-MV-2025-00058
Sketch 3

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

NOTICE OF PUBLIC HEARING

In the matter of an application for Minor Variance/Permission under Section 45 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended

Take notice that an application has been made by:

ALAIN AUBERTIN AND VALERIE AUBERTIN

The Owner(s) of: PIN(s) 735043233, Part Lot 4, Concession 3, Part 1, Plan 53R-21869, Township of Hanmer, 4774 Deschene Road, Hanmer P3P 1R3

For the following reason(s): Approval to construct a detached accessory building providing a height at variance to the By-law.

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DATE: Wednesday, May 28, 2025
TIME: 05:00 PM
LOCATION: Council Chamber, Tom Davies Square, 200 Brady Street, Sudbury
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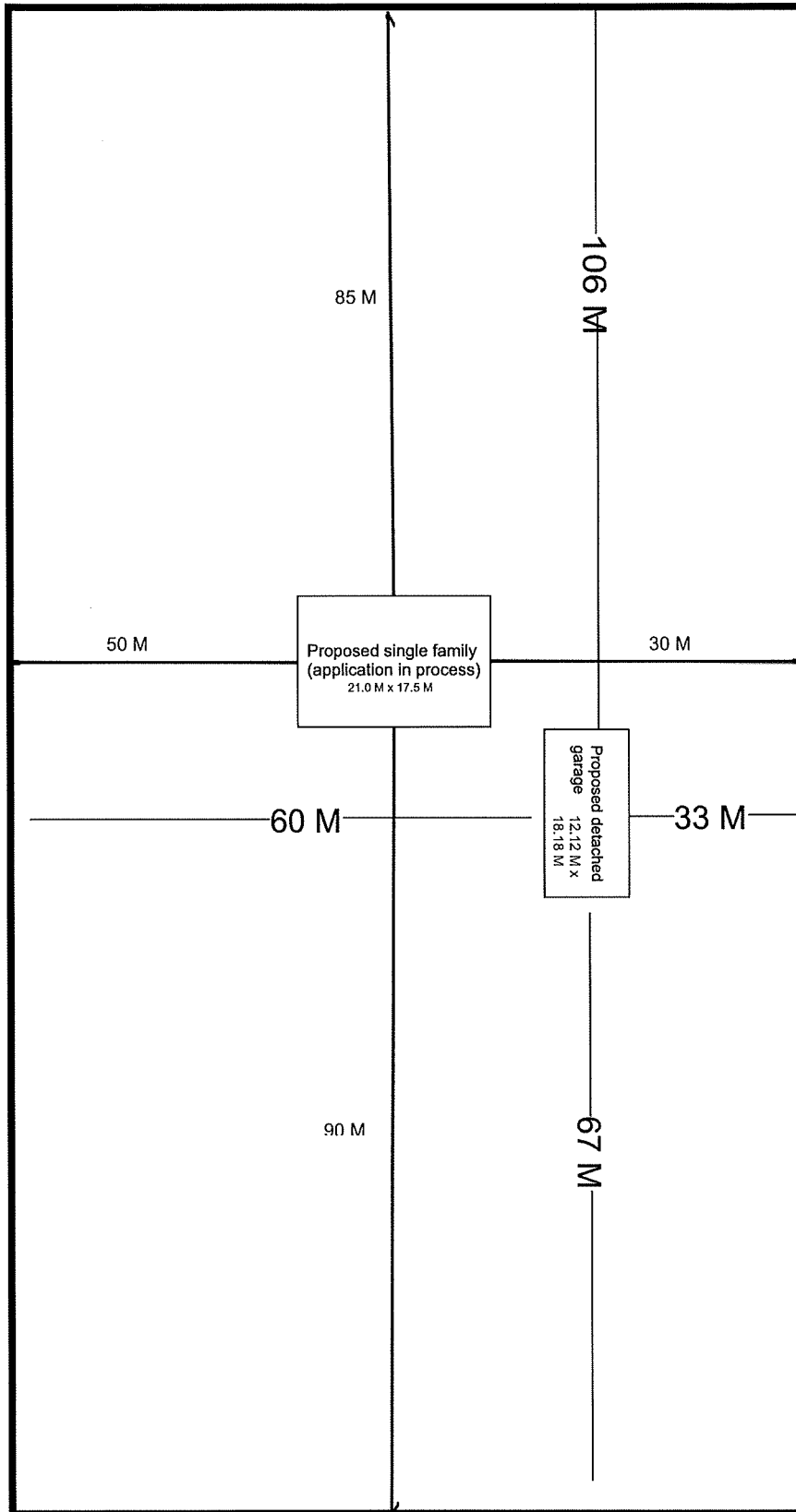
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RU

105 M



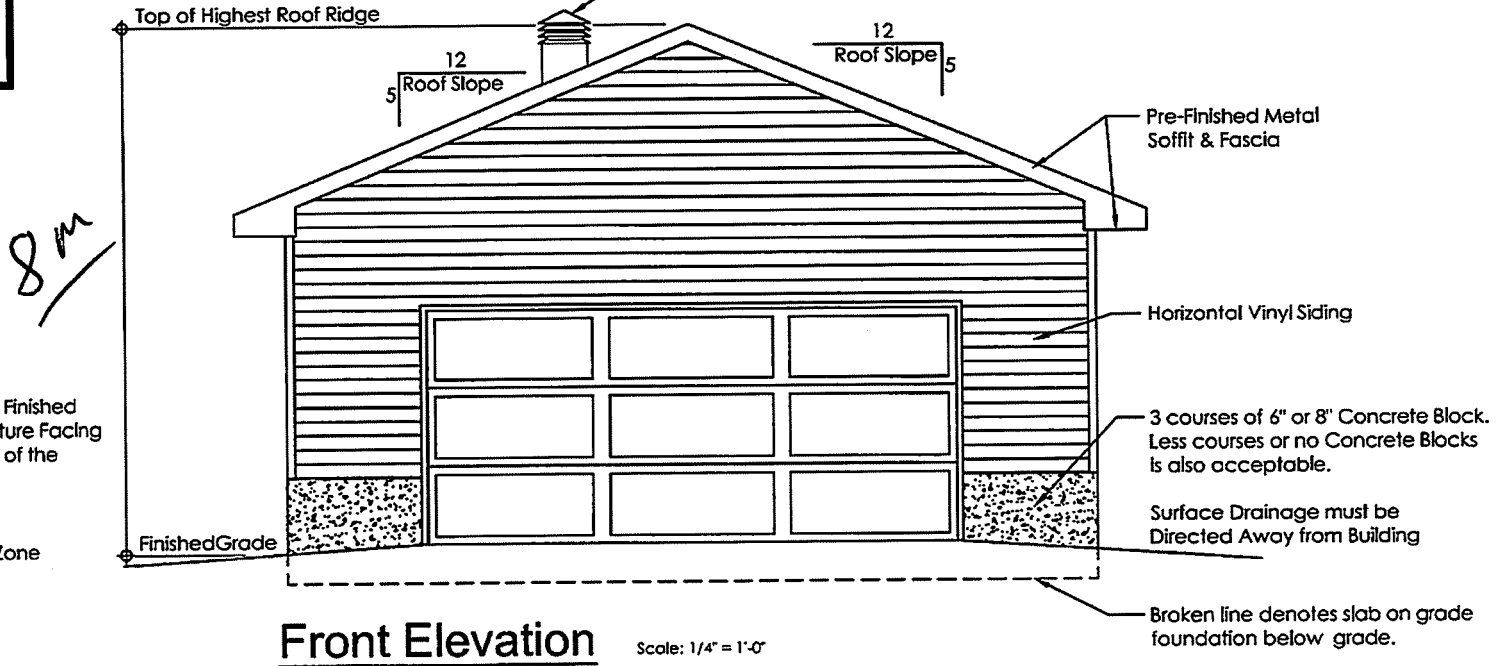
PL- MV-2025-00059
Sketch 2

Notes:

- 1) Building Elevation may Not Appear As Built. Garage Door, Man Door and Window Locations will vary.
- 2) Slab Footing Inspection Required Prior to Pouring Concrete
- 3) Framing Inspection required once Roof Sheathing has been Installed

Note:

If detached garage is insulated, provide roof ventilation of 1/300 of insulated ceiling area.



8m

Note:

Height shall be measured between the Finished Grade of the Wall of a Building or Structure Facing the Front Lot Line and the Highest Point of the Building or Structure.

Max. Ht. on a Residential Lot
16'-5" (5m)

Max. Ht. within an Agricultural & Rural Zone
21'-4" (6.5m)

Front Elevation

Scale: 1/4" = 1'-0"

NOTE:

It is the Contractor's responsibility to ensure that all construction conforms to the requirements of the Ontario Building Code. Notations made on these drawings are for your information and assistance only and do not necessarily comment on all areas of construction.



Detached Garage

Slab on Grade with Perimeter Footing

Building Elevation (Front) (not to scale)

DRAWN BY: CS

DATE: 05/29/24

A-3 (SOG)
SHEET

*PL-MV-2 025-00059
Sketch 3*

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

NOTICE OF PUBLIC HEARING

In the matter of an application for Minor Variance/Permission under Section 45 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended

Take notice that an application has been made by:

ROB MCCANN AND GABRIELLE ROY

The Owner(s) of: PIN(s) 734940836, Lot 13, Plan 53M-1225, Part Lot 7, Concession 1, Township of Garson, 161 Watson Court, Garson P3L 1K8

For the following reason(s): Approval to permit an accessory structure providing an encroachment at variance to the By-law.

Anyone interested in this matter may attend the public hearing at which time additional information regarding the application will be available for inspection. The public hearing has been scheduled as follows:

DATE: Wednesday, May 28, 2025
TIME: 05:00 PM
LOCATION: Council Chamber, Tom Davies Square, 200 Brady Street, Sudbury and via electronic participation.

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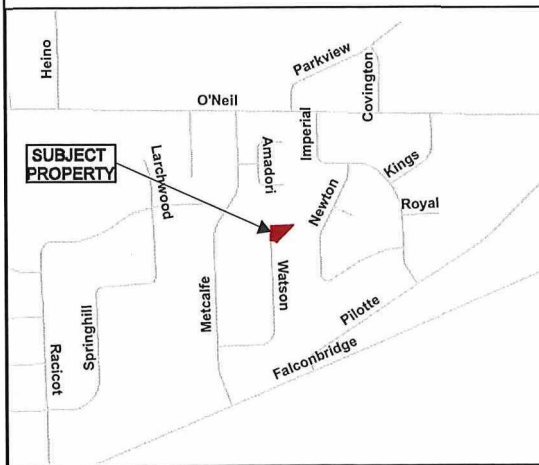
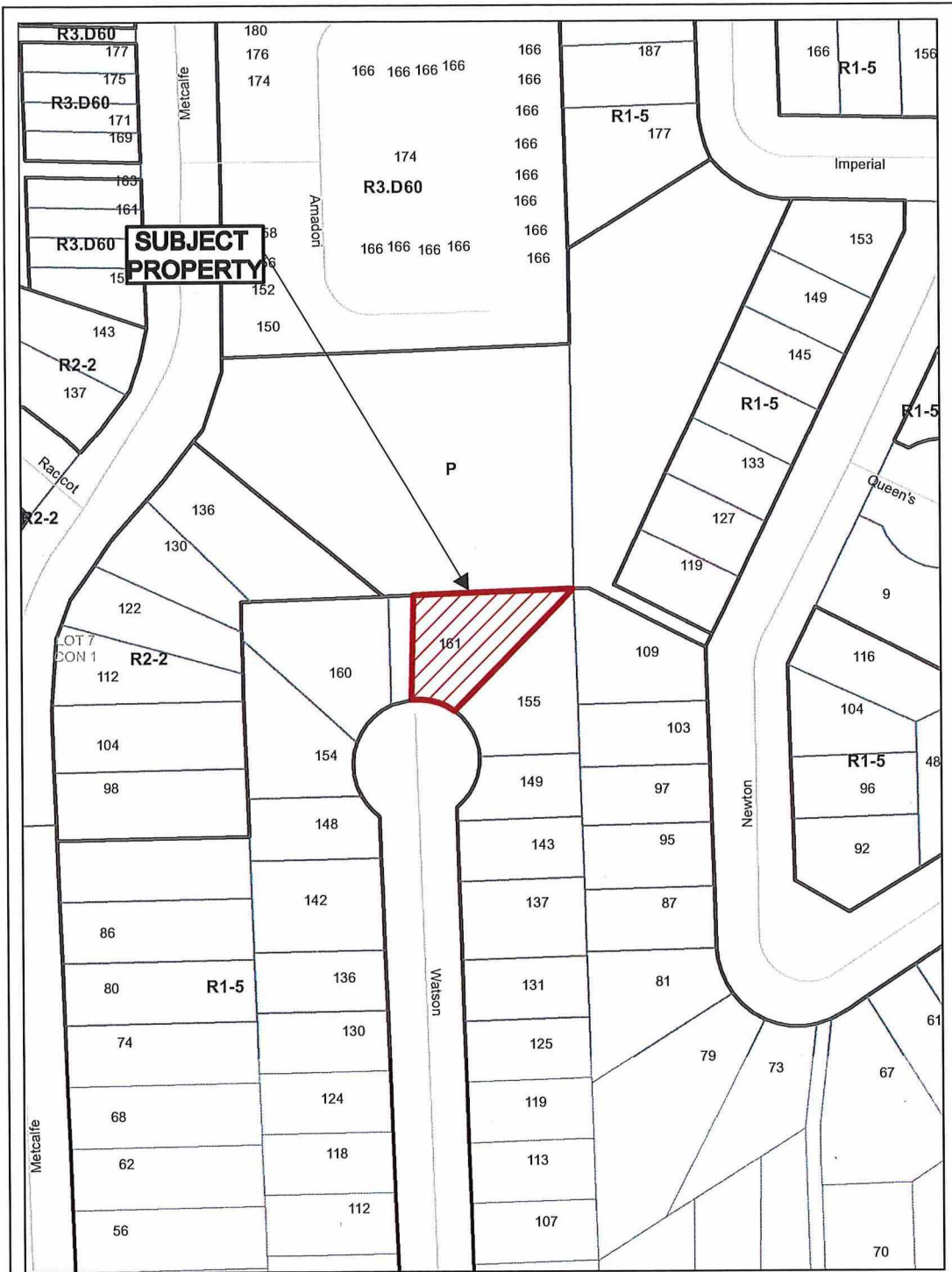
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R1-5



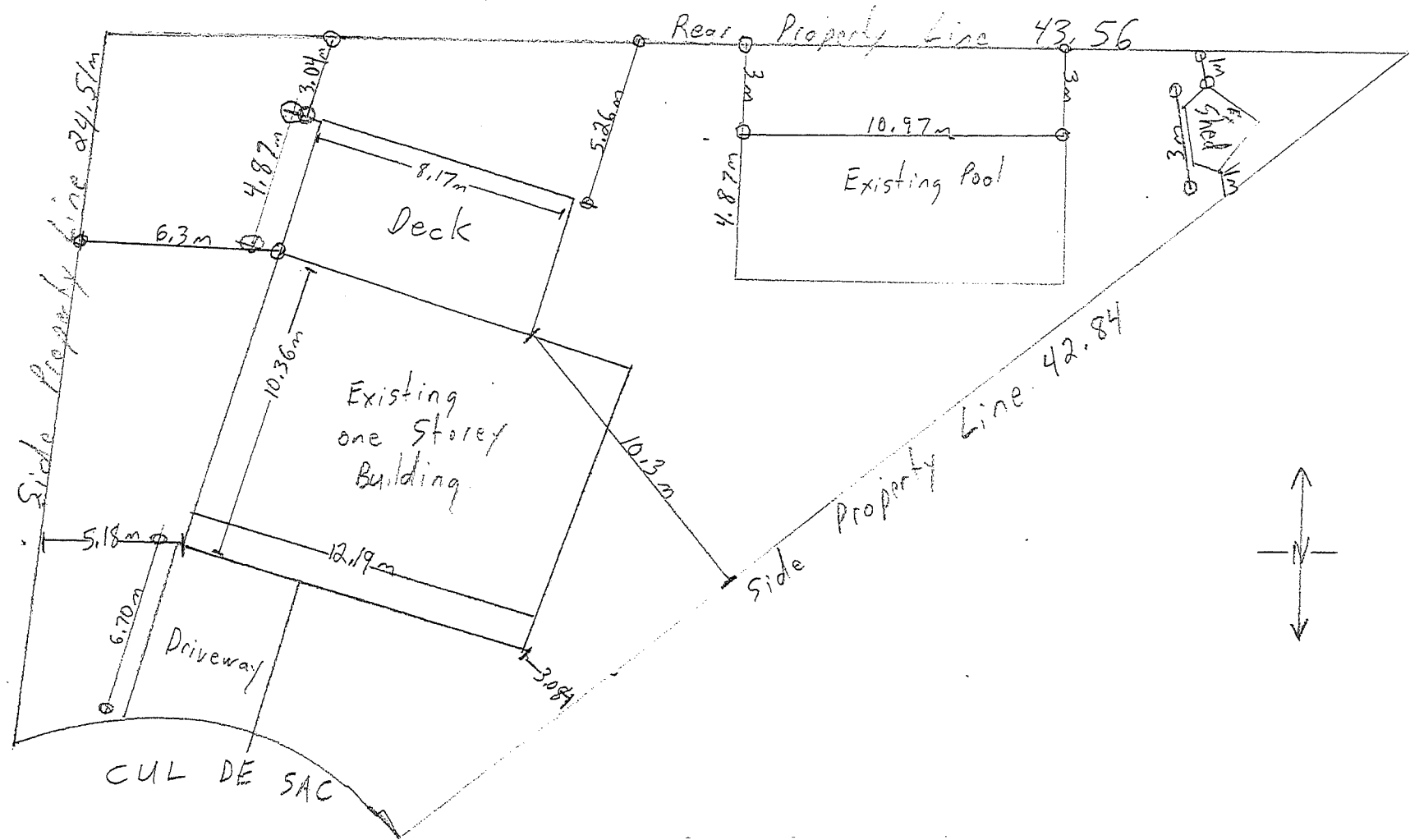
N


**Application for Minor
 Variance or Permission**

Subject Property being PIN 73494-0836,
 Lot 13, Plan 53M-1225,
 Part Lot 7, Concession 1,
 Township of Garson,
 161 Watson Court, Garson,
 City of Greater Sudbury

Sketch 1, NTS PL-MV-2025-00060
 NDCA Date: 2025 05 05

161 Watson Court



Scale 1:200
PL-MV-2025-00060 sketch 2

NOTICE OF PUBLIC HEARING

In the matter of an application for Minor Variance/Permission under Section 45 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended

Take notice that an application has been made by:

TREVOR FERA AND ALISON FERA (NEE MILLWARD)

The Owner(s) of: PIN(s) 735590114, Parcel 44400, Part Lot 9, Concession 2, Parts 3, 4, 7 and 8, Plan 53R-7096, together with Part 1, Plan 53R-16903 as in LT919152, Township of Neelon, 535 Moonlight Beach Road, Sudbury P3B 3V7

For the following reason(s): Approval to construct an addition on the existing single detached dwelling on the subject property providing a setback from the high water mark and lot coverage at variance to the By-law.

Anyone interested in this matter may attend the public hearing at which time additional information regarding the application will be available for inspection. The public hearing has been scheduled as follows:

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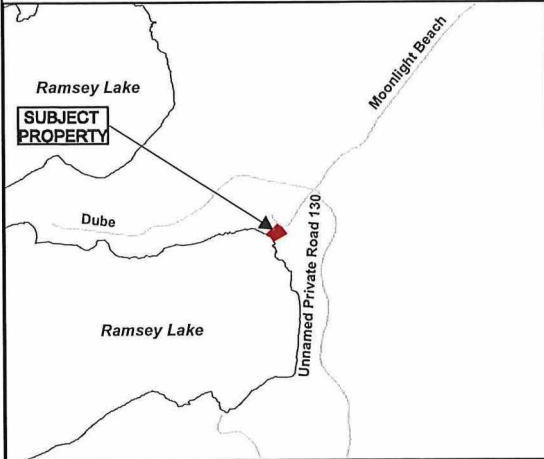
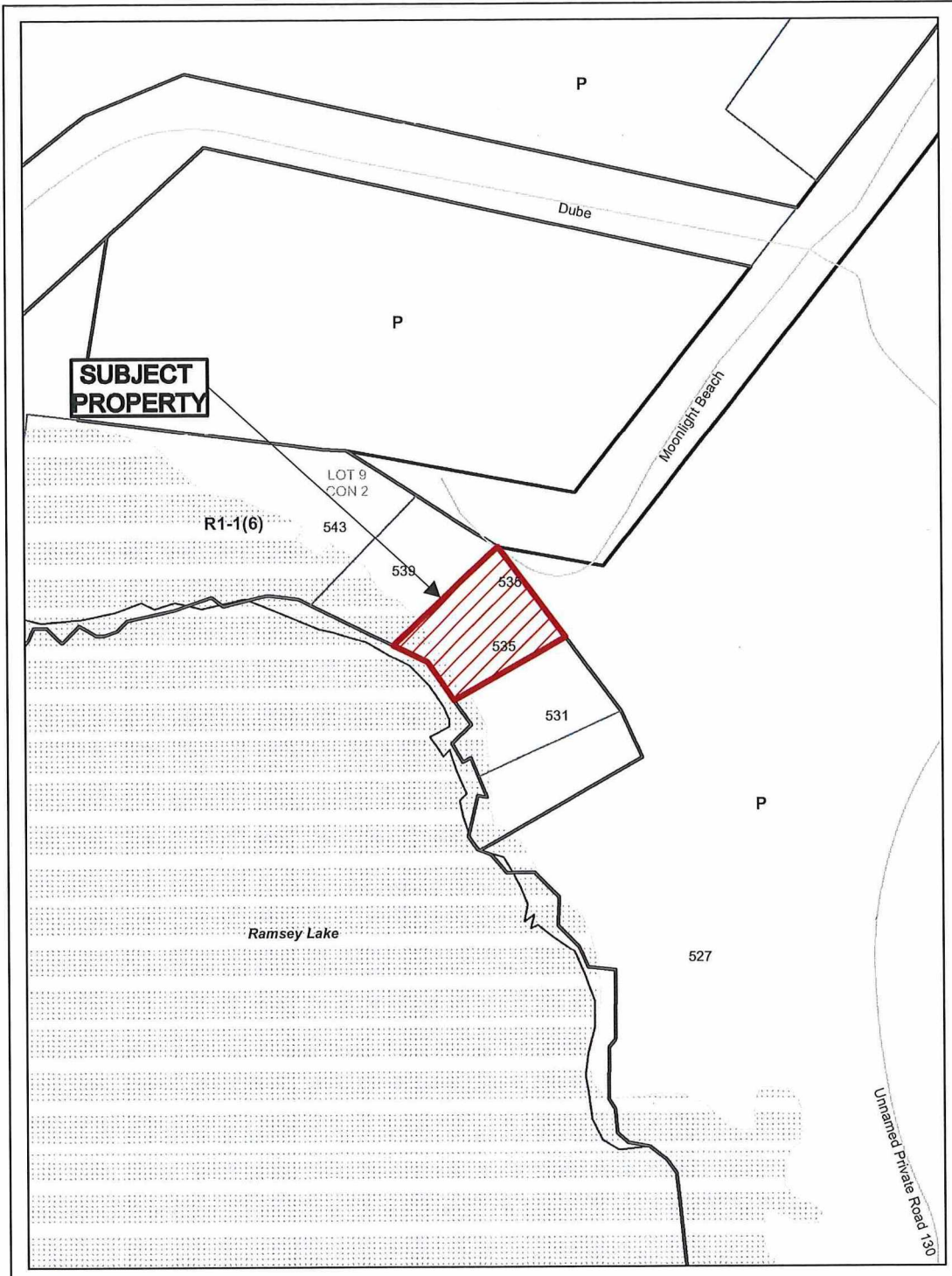
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R1-1(6)



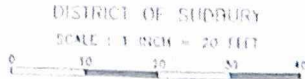
Application for Minor Variance or Permission



Subject Property being PIN 73559-0114, Parcel 44400, Part Lot 9, Concession 2, Parts 3, 4, 7 and 8, Plan 53R-7096, together with Part 1, Plan 53R-16903 as in LT919152, Township of Neelon, 535 Moonlight Beach Road, Sudbury, City of Greater Sudbury

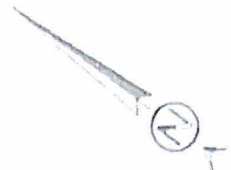
Sketch 1, NTS
 NDCA
 PL-MV-2025-00061
 Date: 2025 05 08

PLOT PLAN
 PART OF LOT 9
 CONCESSION 2
 GEOGRAPHIC TOWNSHIP OF NEELON
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

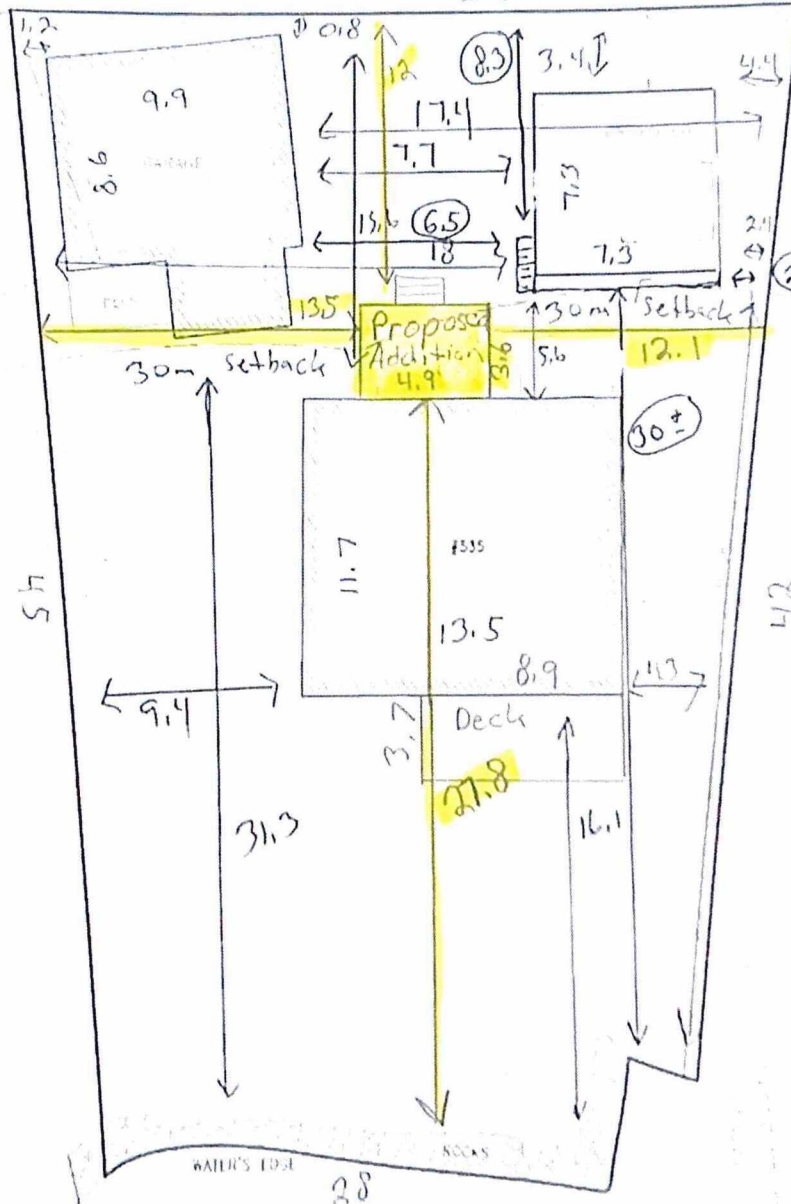


2023

RIGHT-OF-WAY AS IN LT919152



Current
 Garage
 100.9 m²



Prepared
 Garage
 53.3 m²

2.1 Deck

House
 158 m²

Lot
 1244.3 m²

PL-MV-2025-0006d
 Sketch 2

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

NOTICE OF PUBLIC HEARING

In the matter of an application for Minor Variance/Permission under Section 45 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended

Take notice that an application has been made by:

ADAM WISNIEWSKI

The Owner(s) of: PIN(s) 733740008, Parcel 8580 SEC SWS, Lot 19, Plan M-585, Part Lot 5, Concession 2, Township of Waters, 41 Makada Drive, Lively P3Y 1H8

For the following reason(s): Approval to construct a two-storey detached accessory building and to permit existing accessory structures on the subject property providing height and high water mark setbacks and location at variance to the By-law.

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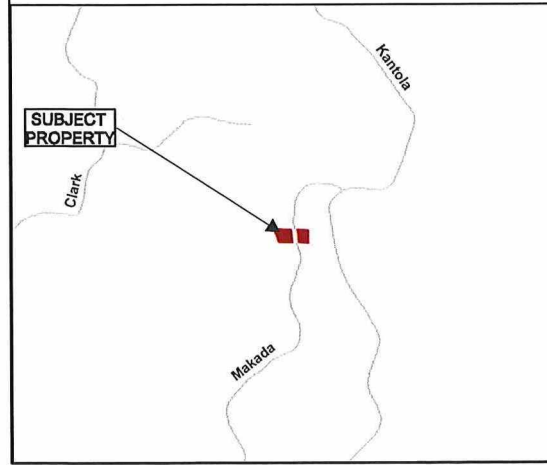
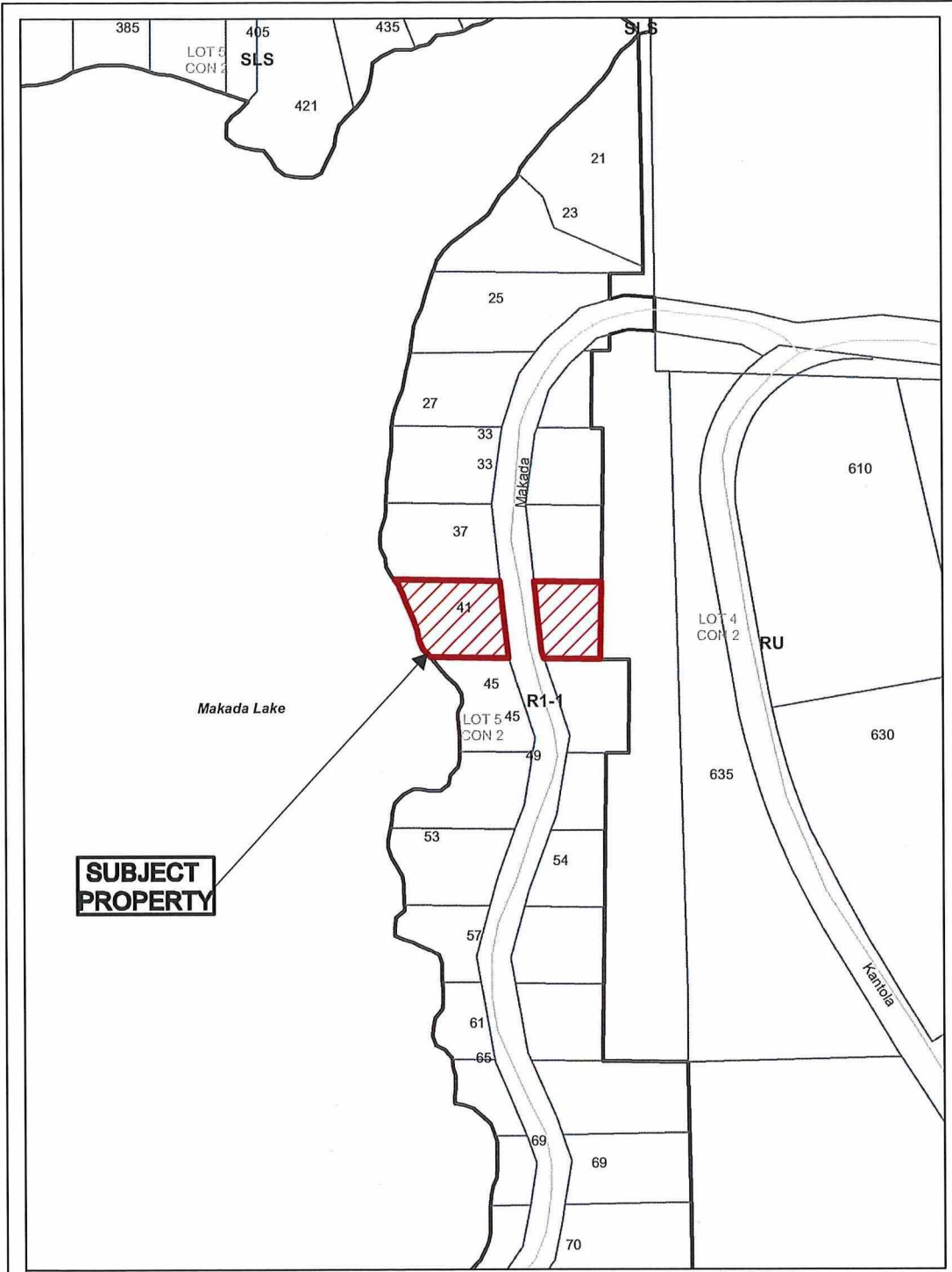
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R1-1

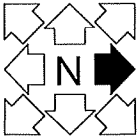


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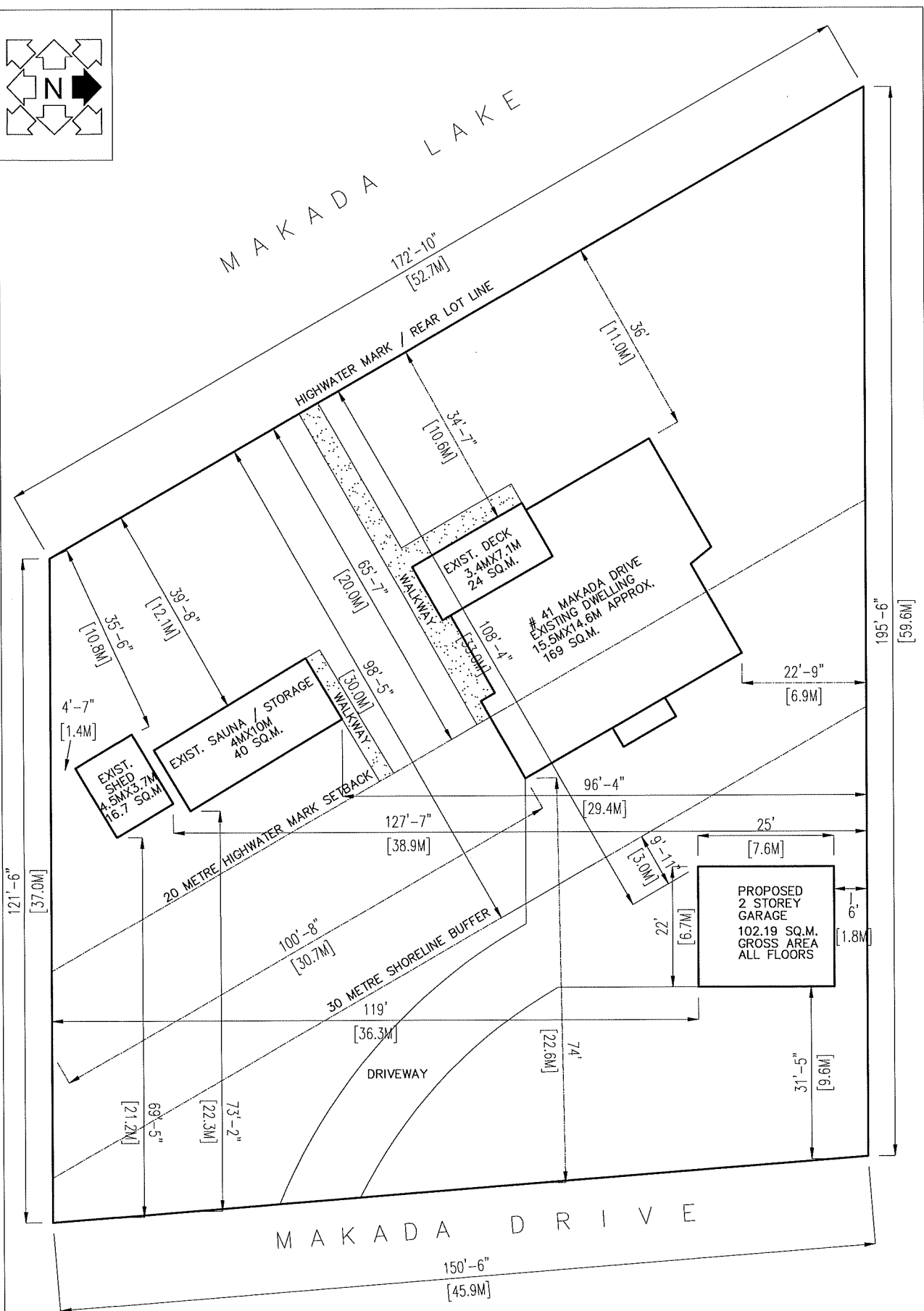
**Application for Minor
 Variance or Permission**

Subject Property being PIN 73374-0008,
 Parcel 8580 SEC SWS,
 Lot 19, Plan M-585,
 Part Lot 5, Concession 2,
 Township of Waters,
 41 Makada Drive, Lively,
 City of Greater Sudbury

Sketch 1, NTS PL-MV-2025-00062
 NDCA Date: 2025 05 09



MAKADA LAKE



MAKADA DRIVE

20 METRE SHORELINE BUFFER - 1049 SQ. M.
 PERMITTED CLEARING ALLOWED - 25% (262 SQ. M)
 AREA CLEARED OF SHORELINE BUFFER
 HOUSE - 133 SQ. M. (PERMIT 84-0584)
 SAUNA - 40 SQ. M.
 SHED - 16.7 SQ. M.
 WALKWAYS - 43 SQ. M.
 TOTAL AREA CLEARED - 233 SQ. M. (22%)

SCALE



0 2 4 6 8 10
 METRES



CR Design

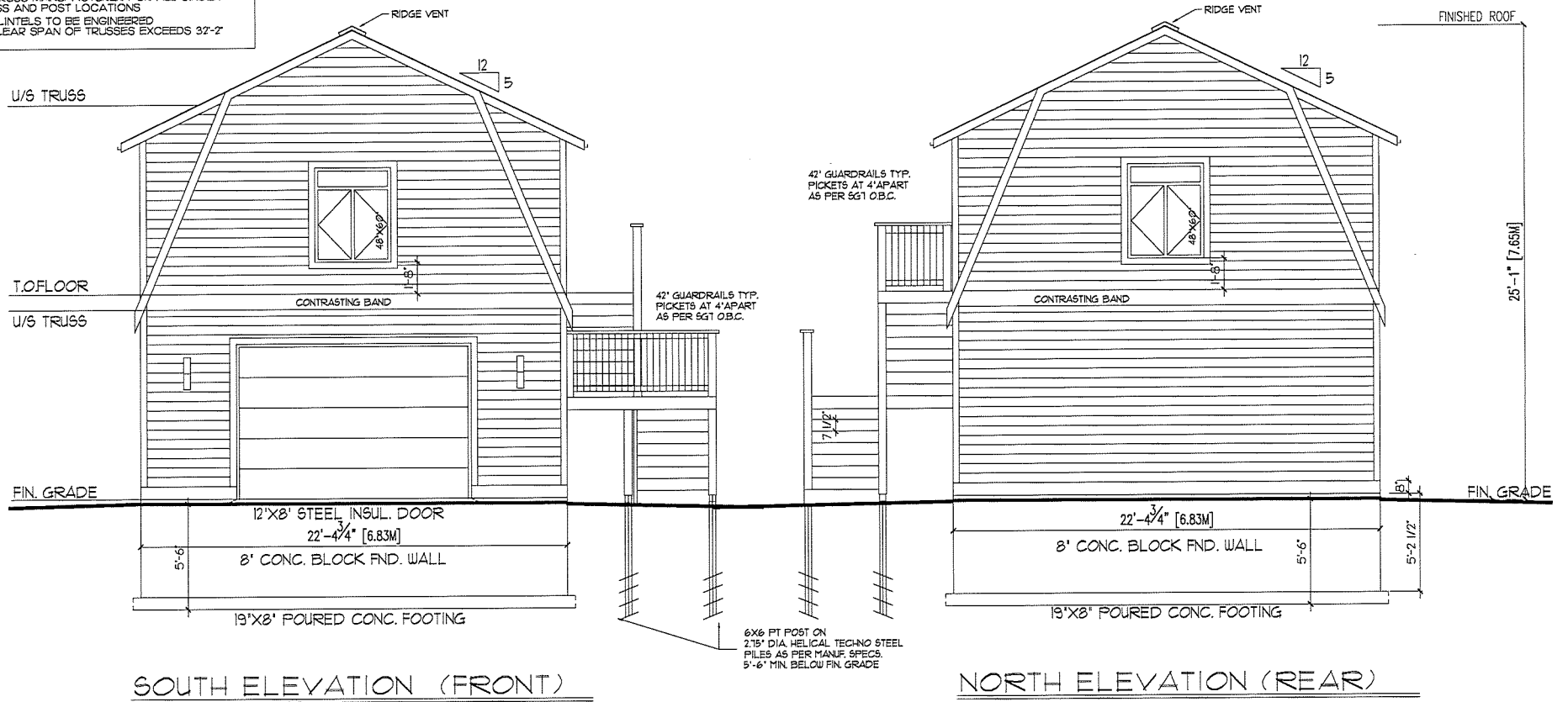
2 Storey Detached Garage (Legalize Ex. Structures)	REV	DATE
41 Makada Drive, Lively	DATE	DATE
Site Plan	2015 05 04	SP1
	2015 05 04	

PL-MV-2025-00062
 sketch 2

NOTE:
ALL POINT LOADS FROM GIRDER TRUSSES
TO EXTEND DOWN TO FOUNDATION
WALLS AS PER O.B.C. TYP.

PRE-ENG. LVL. LINTELS REQUIRED WHERE GIRDER
TRUSSES BEAR OVER WINDOWS AND DOORS
AS PER SHOP DWGS.

NOTE:
SEE TRUSS SHOP DRAWINGS PROVIDED
BY TRUSS MANUFACTURER FOR ALL GIRDER
TRUSS AND POST LOCATIONS.
ALL LINTELS TO BE ENGINEERED
IF CLEAR SPAN OF TRUSSES EXCEEDS 37'-2"



PROJECT	DETACHED GARAGE	DRAWN	RW	SHEET
		CHECKED	RW	PROJECT #
ADDRESS	41 MAKADA DRIVE, LIVELY	DATE	2025-05-06	DRAWING
TITLE	ELEVATIONS -1	SCALE	3/16"=1'-0"	

PL-MV-2025-00062
Sketch 3