Planning Services
Box 5000, Station A
200 Brady Street
Sudbury, Ontario P3A 5P3

February 12, 2026 File: # PL-RZN-2025-00037

NOTICE OF APPLICATION

having been submitted to the City of Greater Sudbury

IN THE MATTER OF AN application under Section 34 of The Planning Act, R.S.O. 1990, Chapter P.13:

Applicants: SOUTH COAST CONSULTING, Applicant; Eduardo De Sousa, Owner

Location: PIN 73349-1249, Parcel 15318, Plan M-91 Lots 179, 180, 185, 186, Plan 53R-10023 Part 1, Lot 2, Concession 3, Township of Balfour
(211 Cote Avenue, Chelmsford)

Application: To amend the "R3(32)", Medium Density Special Zone to facilitate an addition to the existing multiple dwelling with the following site-specific provisions:
1. To permit a maximum of 22 dwelling units, where the maximum permitted is 12;
2. A minimum lot area of 97 m2 per dwelling unit, where 110 m2 is required;
3. A minimum front yard setback of 4.6 m, where 6 m is required;
4. A minimum rear yard setback of 1.29 m, where 3.3 m is required;
5. A minimum southern interior side lot line setback of 1.59 m, where 1.8 m is required;
6. A minimum planting strip width of 0.3 m abutting Fitzgerald Street, where 1.5 m is required;
7. A minimum parking space width of 2.65 m and length of 5.5 m for surface level parking spaces, where a width of 2.75 m and a length of 6 m is required;
8. To permit a refuse storage and enclosure to be located in the front yard, where refuse storage is only permitted in an interior yard;
9. To permit a refuse storage and enclosure with a front yard setback of 1.46 m, where a front yard setback of 6 m is required; and
10. To permit a refuse storage and enclosure to be located within the front and side landscaped areas, where refuse storage is to be located outside of required landscaped areas.

Proposal: To permit the construction of an additional 10 dwelling units in a two-storey addition to the existing 12-unit multiple dwelling, for a total of 22 dwelling units.

Any person interested in voicing comments on the application may write to the City of Greater Sudbury, Alex Singbush, Manager of Development Approvals, Planning Services Division, PO Box 5000, Station A, 200 Brady Street, Sudbury, ON P3A 5P3, (alex.singbush@greatersudbury.ca). If you are aware of any person interested or affected by these applications who has not received a copy of this notice, it would be appreciated if you would so inform them.

Please note: Comments submitted on these matters including the originator's name and address become part of the public record, may be viewed by the general public and may be published in a

La version française de ce document est disponible sur demande.

planning report, included in a Planning Committee Agenda and posted on the City's website.

By submitting information, including print or electronic information, for presentation to City Council or Committee you are indicating that you have obtained the consent of persons whose personal information is included in the information to be disclosed to the public.

If a person or public body would otherwise have an ability to appeal the decision of the Council for the City of Greater Sudbury to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Greater Sudbury before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Greater Sudbury before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the City of Greater Sudbury on the proposed zoning by-law amendment, you must make a written request to the City of Greater Sudbury, City Clerk, Box 5000, Station A, Sudbury, Ontario, P3A 5P3.

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 of the residents.

Additional information and material are available to the public for inspection from 8:30 a.m. to 4:30 p.m. Monday to Friday, excluding holidays at Tom Davies Square, 200 Brady Street (appointment required).

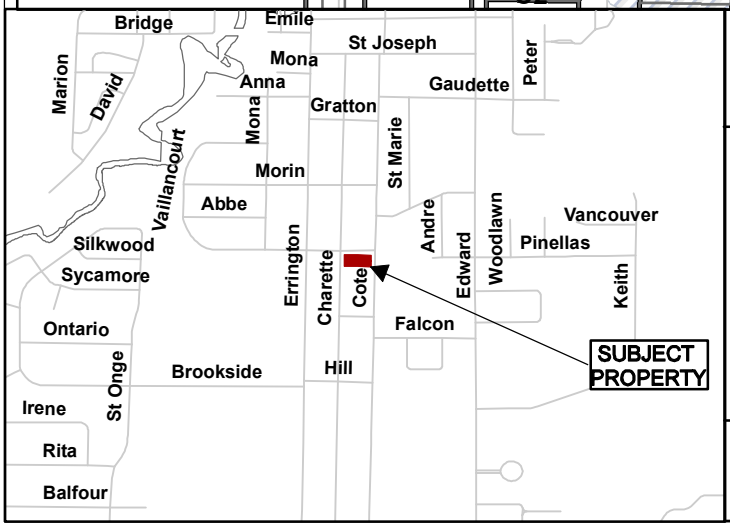
For more information, please call Stephanie Poirier, Senior Planner in Planning Services at 705-674-4455, Extension 4293.

Additional notice will be provided when the application is scheduled for a public meeting.

Alex Singbush, MCIP, RPP
Manager of Development Approvals

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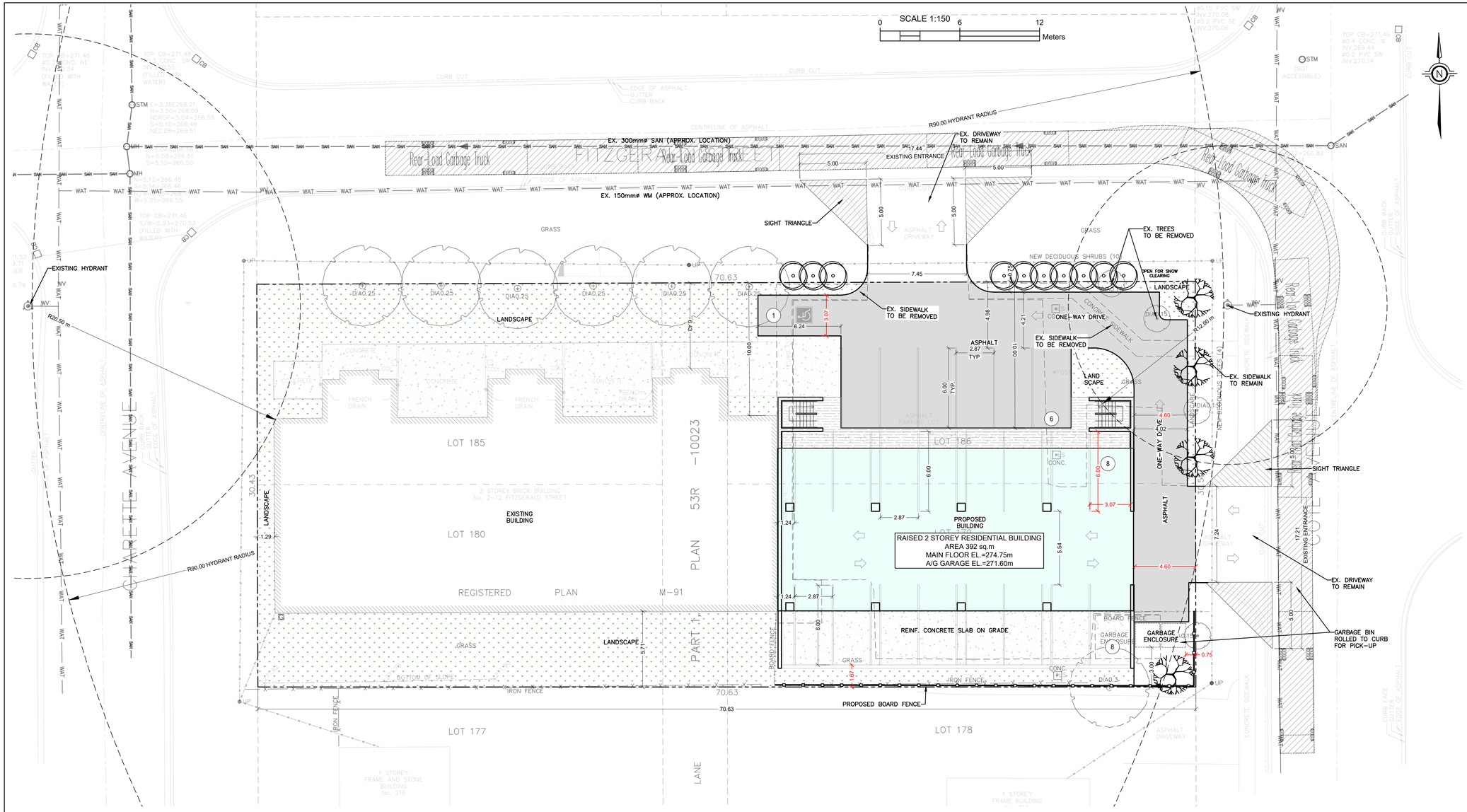


Growth and Infrastructure Department

Subject Property being PIN 73349-1249,
Parcel 15318 SEC SWS,
Part 1, Plan 53R-10023,
Lot 179, 180, 185 & 186, Plan M-91,
Lot 2, Concession 3,
Township of Balfour,
211 Cote Avenue, Chelmsford,
City of Greater Sudbury

NTS
Sketch 1

PL-RZN-2025-00037
Date: 2025 10 02





KEY PLAN
NTS
211 COTE AVENUE
CHELMSFORD, ON P0M 1L0
LOTS 179, 180, 185 & 186
AND PART OF A LANE
REGISTERED PLAN M-91
GEOGRAPHIC TOWNSHIP OF BALFOUR
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY

CREDITS:

BASE INFORMATION PROVIDED BY "M&M SURVEYING LTD." (A DIVISION OF "PROVISION LAND CONSULTING INC.") UNIT 1, 20 HUMBERWOOD BLVD, TORONTO, ON M9W 0G1. SURVEY DATED SEPTEMBER 27, 2024. FILE NR 2024-088. ELEVATIONS SHOWN HEREON ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM 1928 (1978 ADJUSTMENT) AND ARE DERIVED FROM CITY OF SUDBURY BENCHMARK No. 027870144a, HAVING AN ELEVATION OF 271.84m.
DIMENSIONS ARE COMPILED FROM THE SURVEYOR'S REAL PROPERTY REPORT PREPARED BY TERRY DEL BOSCO OF TULLOCH, 1942 REGENT STREET, UNIT L, SUDBURY, ON P3E 5V5, DATED OCTOBER 18, 2013. SURVEYOR'S FILE NR 127791 SRPR.
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

GENERAL NOTES:

1. ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AND BOULEVARD AREAS DISTURBED BY THE CONSTRUCTION MUST BE REINSTATED TO THE SATISFACTION OF THE TOWN.
2. A MINIMUM SETBACK OF 1.0m FROM STREET FURNITURE TO PROPOSED DRIVEWAYS AND SIDEWALKS SHALL BE MAINTAINED. ALL EXISTING STREET FURNITURE TO BE RELOCATED BY THE CONTRACTOR/OWNER TO A SETBACK OF 1.0m. THE COST OF THE RELOCATION OF ANY UTILITY IS THE RESPONSIBILITY OF THE DEVELOPER/ONWER.
3. THE CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL UTILITY LOCATES AND DAMAGE OR DISTURBANCE DURING CONSTRUCTION.
4. ALL BARRIER FREE ENTRANCES AND BARRIER FREE PATHS OF TRAVEL MUST COMPLY WITH O.B.C. 3.8.
5. ALL EXTERIOR ILLUMINATION TO BE DIRECTED DOWNWARD AS WELL AS INWARD AND DESIGNED TO MAINTAIN ZERO CUTOFF LIGHT DISTRIBUTION AT THE PROPERTY LINE.
6. SEPARATE PERMITS ARE REQUIRED FOR ANY SIGNAGE ON THE PROPERTY.

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- ASPHALT
- CONCRETE WALK
- LANDSCAPE (SOD)

ABBREVIATIONS

EX.	EXISTING FEATURES
N	NEW FEATURES
B.C.	BOTTOM OF CURB
T.C.	TOP OF CURB
T.W.	TOP OF WALL
B.W.	BOTOM OF CURB
A/G	ABOVE GROUND
U/G	UNDERGROUND

PRELIMINARY NOT FOR CONSTRUCTION

LICENSED PROFESSIONAL ENGINEER E. STOJA 100185027 Sep 28, 2026 PROVINCE OF ONTARIO

No.	DATE	REVISIONS	INITIAL	CHECKED
8				
7				
6				
5				
4				
3	SEP 28/26	REVISED PER AGENCY COMMENTS	MG	ES
2	MAY 12/25	ISSUED FOR REVIEW	MG	ES
1	APR 28/25	REVISED PER ARCHITECTURAL	MG	ES
0	NOV 12/24	ISSUED FOR CLIENT REVIEW	MG	ES

ESB Inc.
Engineering & Construction Management
43 Woodfern Drive
Toronto, ON M1K 2L2
Tel: 416 3011502

CLIENT/OWNER:
1000003096 Ontario Inc.
EDUARDO DE SOUZA
211 COTE AVENUE
CHELMSFORD, ON P0M 1L0

MUNICIPAL FILE No.: ———

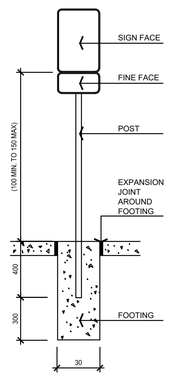
PROJECT/ADDRESS:
PROPOSED BUILDING ADDITION
211 COTE AVENUE
CHELMSFORD, ON P0M 1L0

TITLE:
SITE PLAN

DESIGN:	ES	DWN BY	MG	DRAWING No. SP-1
SCALE:	1:150	DWG. FILE	24-022 CIVIL	
DATE:	OCT 18/24	PROJ. No.	24-022	

SITE ZONING STATISTICS		
ZONING	R3 (32)	
	REQUIRED PERMITED	PROVIDED REQUESTED
NR OF RESIDENTIAL UNITS	12	22
MINIMUM LOT AREA m^2/unit	110	97
MINIMUM LOT AREA m^2	1600 m^2	2149.15 m^2
MINIMUM LOT FRONTAGE (COTE) m	20 m	30.53 m
MINIMUM LOT DEPTH m	30 m	70.63 m
MINIMUM FRONT YARD (COTE) m	6 m	4.6 m
MINIMUM REAR YARD (CHARETTE) m	7.5 m	1.29 m
MIIMUM INTERIOR SIDE YARD (SOUTH) m	1.8 m	1.67 m
MINIMUM CORNER SIDE YARD (FITZGERALD) m	4.5 m	6.43 m
MAXIMUM LOT COVERAGE %	40 %	46.7%
MINIMUM LANDSCAPED OPEN SPACE %	30%	30.6%
MINIMUM PLANTING STRIP WIDTH (FITZGERALD) m	1.5m	0.75m
BUILDING MAXIMUM HEIGHT m	11m	10.69m
MINIMUM PARKING SPACES (1.5/UNIT)	33	23
ACCESSIBLE PARKING C/W ISLE	1	1
MINIMUM PARKING FRONT YARD SETBACK (COTE) m	3	4.98
MINIMUM CORNER YARD PARKING SETBACK (FITZGERALD) m	1.5	4.26
MINIMUM SURFACE PARKING AREA REQUIREMENT	2.75 x 6.0	2.65 x 5.6
MINIMUM DRIVEWAY WIDTH (ONE WAY) m MINIMUM DRIVEWAY WIDTH (TWO WAY) m	3 m 6 m	4.02 m 6 m

SITE ZONING STATISTICS		
	REQUIRED PERMITED	PROVIDED REQUESTED
ACCESSORY STRUCTURE LESS THAN 2.5m HEIGHT		
- LOCATION	INTERIOR SIDE YARD	FRONT YARD
- FRONT YARD SETBACK m	6 m	0.75 m
- INTERIOR SIDE YARD m	3 m	3 m
- COVERAGE %	10%	0.7%
GROSS FLOOR AREA		1231.24 m^2
NR OF STOREYS		3
PAVED AREA (ASPHALT)		326.75 m^2
PARKING SPACES AT GROUND LEVEL		23 (1+6+16)
MINIMUM PARKING SPACE m	2.75 x 6 m	2.87 x 6 m
MINIMUM PARKING SPACE ABUTTING A WALL OR A BARRIER m	2.75 x 6.9 m	2.87 x 6 m
MINIMUM PARKING ISLE WIDTH m	6 m	3.07 m
FIRE FLOW REQUIREMENT		
FUS	TBD L/sec	
NFPA 1142	63 L/sec (1000 GPM)	
OBC	100-167 L/sec	



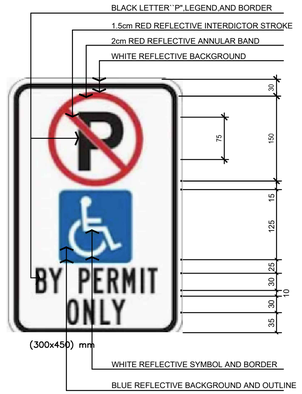
2-MOUNTING DETAIL

BARRIER FREE PARKING SIGNAGE REQUIREMENTS

- ALL HANDICAPPED PARKING STALLS SHALL BE DESIGNATED BY SIGNAGE AS PER BY-LAW
- ONE SIGN PER BAY IS REQUIRED UNLESS A ROW OF SEVERAL BAYS IS PROVIDED IN WHICH CASE, A SIGN AT EACH END OF THE ROW WITH APPROPRIATE DIRECTIONAL ARROWS AS PER DRAWING 3 - SIGN LOCATION FOR MULTIPLE PARKING STALLS IS ACCEPTABLE.
- THE REQUIRED SIGN(S) MUST BE MOUNTED AT LEAST 0.6m AND NOT MORE THAN 2.0m FROM THE FACE OF THE CURB AT A HEIGHT OF 1.2m ABOVE THE TOP OF CURB ELEVATION. SIGNS MUST NOT OBSTRUCT THE SIDEWALK.
- WHERE AN UNOBSTRUCTED BUILDING FACE IS LOCATED NO MORE THAN 2.0m FROM THE FACE OF THE CURB AT THE HANDICAPPED BAY, THE REQUIRED SIGN(S) MAY BE MOUNTED ON THE BUILDING FACE.

POST

- 75mm DIAMETER GALVANIZED STANDARD STEEL PIPE, POST TO BE CAST IN PLACE IN 300mm DIAMETER CONCRETE FOOTING. OR
- REBOUNDING SIGN POST MOUNTED ON CURB. MANUFACTURE: IMPACT RECOVERY (http://www.impactrecovery.com/) STYLE: Sta-Rite Sign Posts. SIGN MOUNTING HEIGHT & SIGN AS PER TOWN ACCESSIBILITY STANDARDS



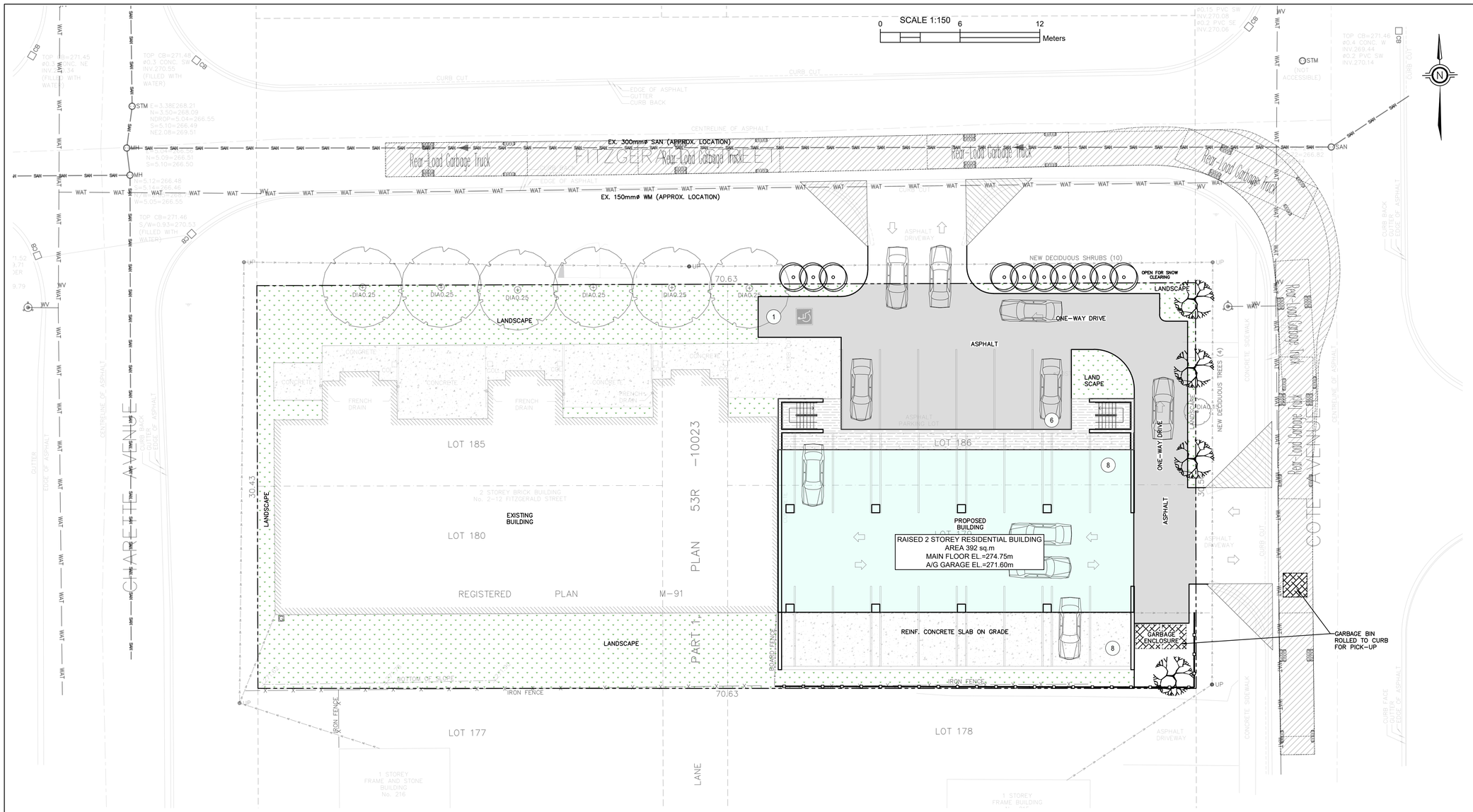
1-SIGN FACE

SIGN FACE

- 0.064 GAUGE ALUMINUM SIGN
- BLANK WHITE BACKGROUND
- HOLES-METRO PUNCH

MOUNTING

- THE SIGN FACE MUST BE SECURED TO A POST WITH TWO GALVANIZED 12mm HEX HEAD BOLTS AND NUTS WITH FLAT WASHERS ON BOTH SIDES.
- TO A MASONRY BUILDING FACE WITH TWO GALVANIZED 50mm LONG 6mm DIAMETER HEX-HEAD LAG BOLTS WITH FLAT WASHERS IN LEAD SHIELD MASONRY ANCHORS.
- TO A METAL BUILDING FACE WHERE THE MINIMUM METAL THICKNESS IS 2mm WITH TWO #10 PLATED, SELF-TAPPING SHEET-METAL SCREWS WITH FLAT WASHERS.





KEY PLAN
NTS

211 COTE AVENUE
CHELMSFORD, ON P0M 1L0
LOTS 179, 180, 185 & 186
AND PART OF A LANE
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GEOGRAPHIC TOWNSHIP OF BALFOUR
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY

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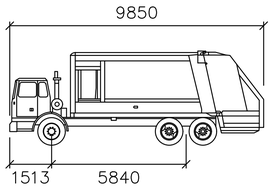
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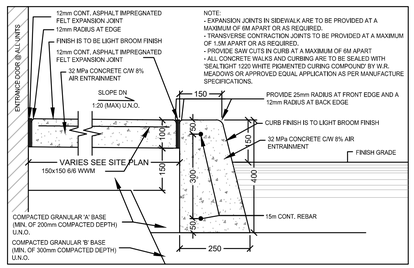
E. STOJA 100188827 Dec 20, 2026 PROFESSIONAL ENGINEER PROVINCE OF ONTARIO

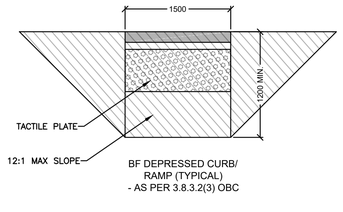
SITE STATISTICS		
DESCRIPTION	EXISTING	PROPOSED
SITE AREA m^2	2149.15 m^2	2149.15 m^2
LANDSCAPE AREA (SOFT) m^2	660.33 m^2	507 m^2
LANDSCAPE AREA (HARD) m^2	232.52 m^2	265 m^2
ASPHALT PAVEMENT m^2	640.59	327 m^2
BUILDING ADDITION AREA m^2		392 m^2
BUILDING AREA m^2	611.56 m^2	1003.56 m^2
LOT COVERAGE %		46.7 %
PARKING SPOTS (YARD)		7
PARKING SPOTS (COVERED PARKING)		16



Garbage Truck

	mm
Width	: 2600
Track	: 2700
Lock to Lock Time	: 6.0
Steering Angle	: 27.4





BF DEPRESSED CURB/ RAMP (TYPICAL) - AS PER 3.8.3.2(3) OBC

No.	DATE	REVISIONS	INITIAL	CHECKED
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7				
6				
5				
4				
3	28 SEP/26	REVISED PER AGENCY COMMENTS	MG	ES
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ESB Inc.
Engineering & Construction Management
43 Woodfern Drive
Toronto, ON M1K 2L2
Tel: 416 3011502

CLIENT/OWNER:
1000003096 Ontario Inc.
EDUARDO DE SOUZA
211 COTE AVENUE
CHELMSFORD, ON P0M 1L0

MUNICIPAL FILE No.: _____

PROJECT/ADDRESS:
PROPOSED BUILDING ADDITION
211 COTE AVENUE
CHELMSFORD, ON P0M 1L0

TITLE:
SITE CONCEPT PLAN

DESIGN:	ES	DWN BY	MG	DRAWING No. SC-1
SCALE:	1:150	DWG. FILE	24-022 CIVIL	
DATE:	OCT 18/24	PROJ. No.	24-022	