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

September 24, 2026 File: # PL-RZN-2026-00016

## 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:** | Melvin Talbot<br>Applicant | Ryan Talbot<br>Owner |
| **Location:** | PIN 73482-0433, Lot 8, Concession 4, Township of Dryden (14 Willow Street, Wahnapitae) | |
| **Application:** | Extension of a temporary use by-law in order to permit a garden suite for a maximum period of three (3) years. | |
| **Proposal:** | To extend the use of a dwelling unit in a detached building as a garden suite. | |

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 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,



*La version française de ce document est disponible sur demande.*

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).

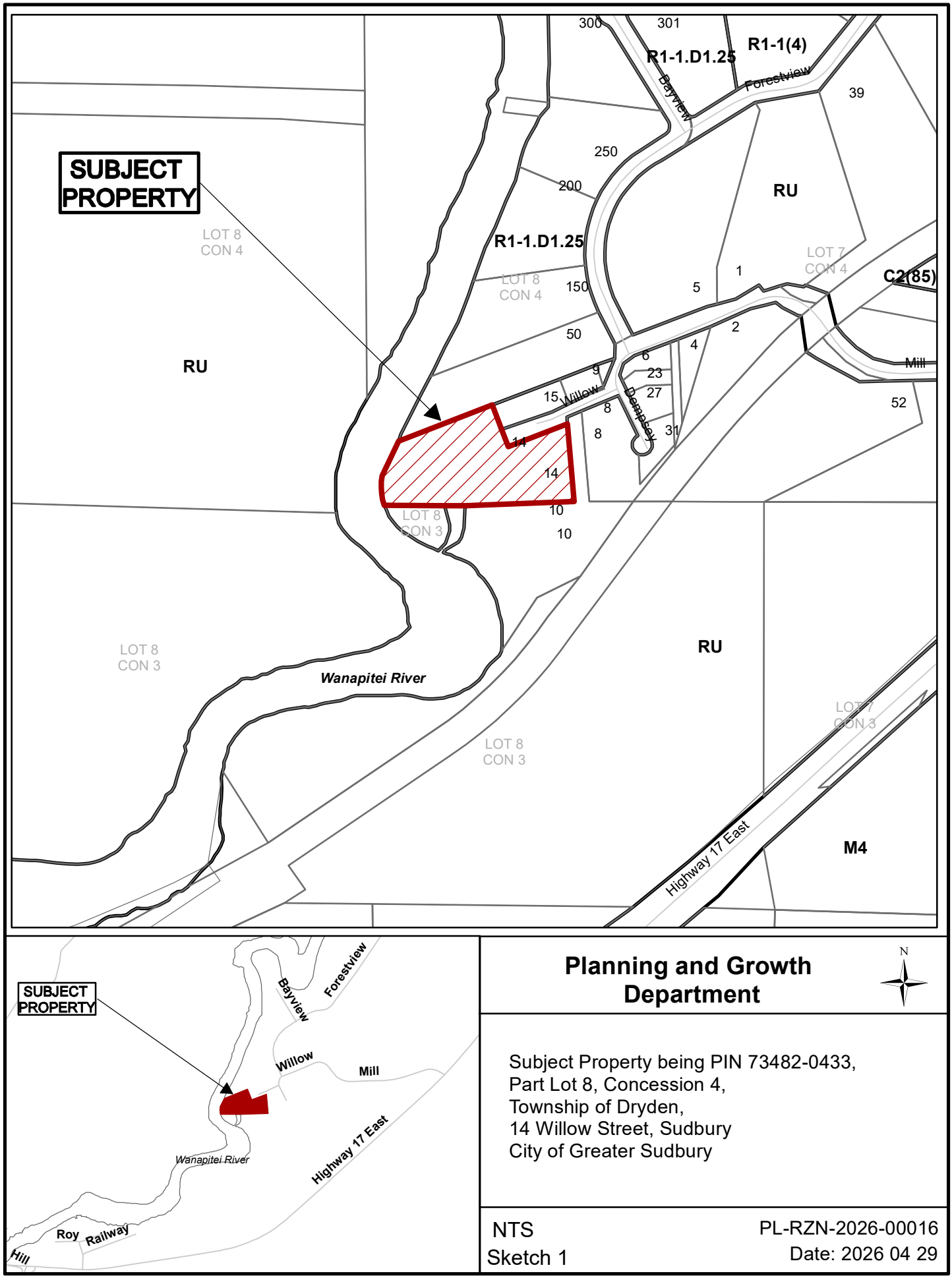
For more information, please call Wendy Kaufman, Senior Planner in Planning Services at 705-674-4455, Extension 4318.

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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## Planning and Growth Department

N

Subject Property being PIN 73482-0433,
Part Lot 8, Concession 4,
Township of Dryden,
14 Willow Street, Sudbury
City of Greater Sudbury

NTS
Sketch 1

PL-RZN-2026-00016
Date: 2026 04 29

## REQUIRED SKETCH

SCALE: 1" = 60'
(1:1200 METRIC)

(DETAIL).

B163/2013

REGISTERED PLAN 53M-1251

PARCEL 34422 S.E.S.
PART 1
PLAN 53R-10032

PARCEL 34421 S.E.S.
PART 3

PART 5

PART 6 PART OF THE REMAINDER OF PCL 11382 S.E.S.
30.3 m² (326 SQ. FT.)

(6'6") 2.1.2m²

22.4m² (241 SQ. FT.)

PART 19 KNOWN AS PARCEL 16646

PART 20

PART 8

PART 9

PT. 7

PT. 10

N54°19'10"E 44.93 (PLS)

1B (1400)

TRAVELLED WILLOW ROAD (42.2') 12.9m±

PART 27

N71°55'10"E

33.0m± (108.28)(M)

15.9m± (52.2')

(66.00) 20.1m±

(18.40) 36.0m±

(29.60) 9.0m±

20.1m± (66.00)(P&S)

OVERHEAD SERVICE LINE

HYDRO POLE

15.1m± (49.8')

88.2m± (298.44)(M)

PROPOSED LOT ADDITION

TRAVELLED AS DEMPSEY ROAD KNOWN ROAD

PART 3

PLAN 53R-11709

PARCEL 48279 S.E.S.

PART 1

PART 16

PART 15 PLAN 53R-10032

PART 14

N 5° 00' 35" W (REFERENCE BEARING)

1B (ABM)

PART 2 53R-11709

SSIB (1400)

144.24

C.P. RAIL

99' RIGHT-OF-WAY

EXISTING HIGH WATER MARK

WANAPITEI RIVER

N 68° 50' E (R)
(110'±) 33.5m²

N 68° 53' 05" E (S)
(117'±) 35.6m²

(105'±) 32.0m²

N 21° 10' W (M)

GARDEN SUITE

PART OF THE REMAINDER OF PARCEL 11382 S.E.S.

(TOTAL AREA = 1.3 Ha.± (3.3 Ac.))

PIN 73482-0203

TO BE RETAINED

FRAME GARAGE

OUTLINE OF A ONE STOREY VINYL CLAD DWG. A CONCRETE BLOCK FOUNDATION MUN. No. 40 0.6 EAVES

WOOD DECK

22.8m± (74.8'±)

14.8m± (48.6')

HYDRO POLE

(192'±) 58.5m±

21.3m² (70'±)

N 89° 58' 55" E (M)
N 89° 59' 10" W (P2)

CONCESSION 4

CONCESSION 3

414'±

670.5m± (2199.72)(M)

BENEFICIAL PROPERTY
PIN 73481-0025
PARCEL 51055 S.E.S.

PCL 51055 S.E.S.