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

September 10, 2026 File: # PL-RZN-2026-00030

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:	Tulloch Applicant	Janicijevic Holdings Inc. Owner
Location:	PINs 02124-0009 & 02124-0025, Parcels 13710 and 29053 SEC SES, Lots 11 & 12, Plan M-208, Part 1, Plan 53R-4151, Lots 2 & 3, Concession 5, Township of McKim (1081, 1085 &1091 Lasalle Boulevard, and 1125 Carmen Street, Sudbury)	
Application:	To amend the zoning classification on the subject lands from 'H51C2(120)' General Commercial Special with Holding Provision, and 'R1-5', Low Density Residential One, to 'C2(S)', General Commercial Special to permit the development of a commercial plaza with a Medical Office, with site-specific provisions relating to rear yard setback, location of loading spaces, number and location of driveway(s), and proposed locations of parking area, refuse storage and building.	
Proposal:	To facilitate the construction of commercial plaza with medical office.	

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

La version française de ce document est disponible sur demande.

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).

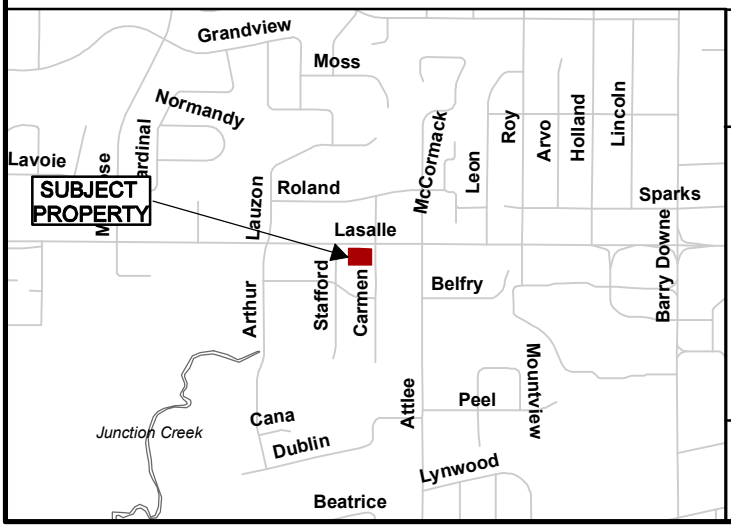
For more information, please call Joel Therrien, Senior Planner in Planning Services at 705-674-4455, Extension 1188.

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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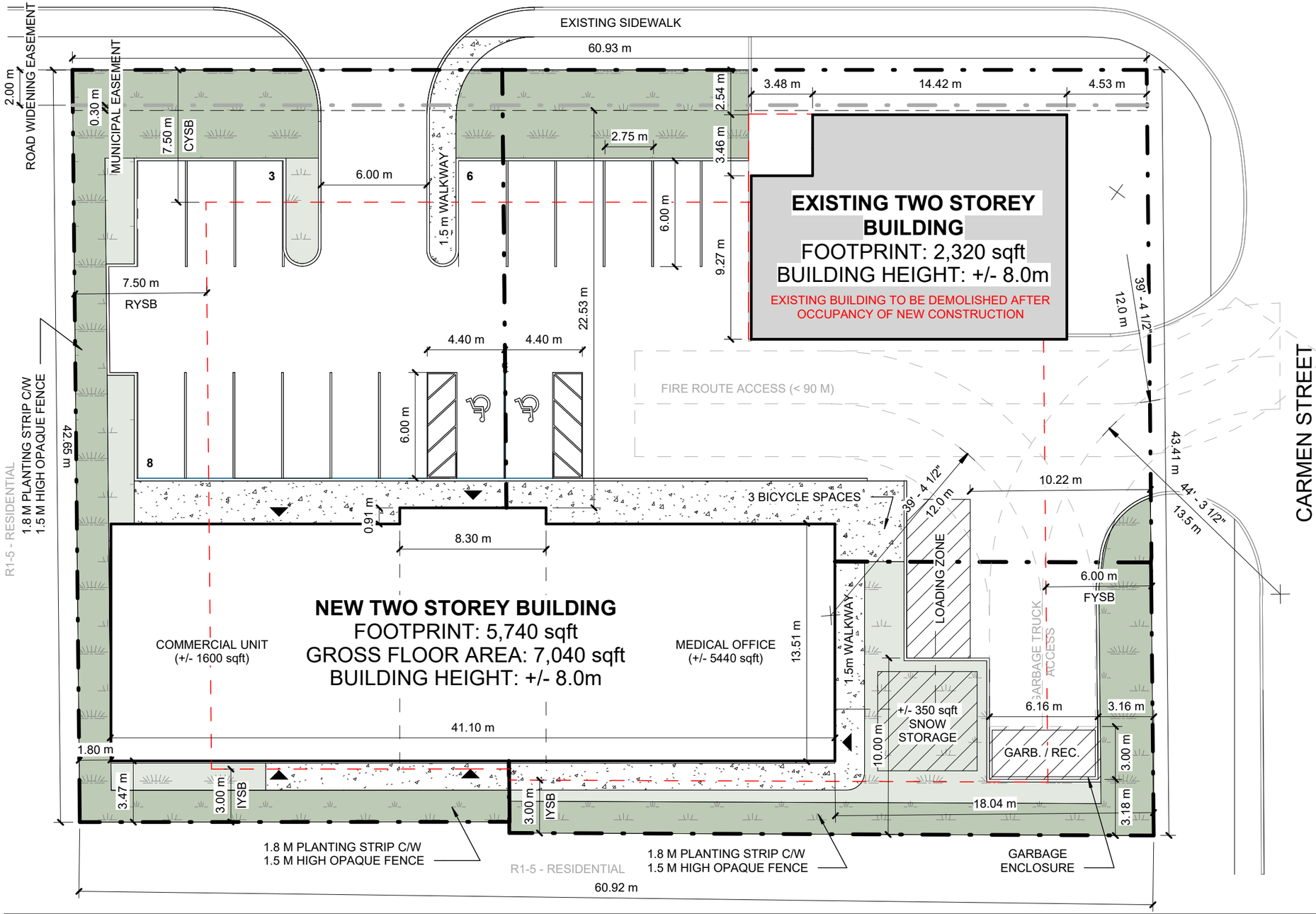
Planning and Growth Department

N

Subject Property being PINs 02124-0009 & 02124-0025,
Parcels 13710 and 29053 SEC SES,
Lots 11 & 12, Plan M-208, Part 1, Plan 53R-4151,
Lot 2 & 3, Concession 5,
Township of McKim,
1081, 1085 &1091 Lasalle Boulevard, and
1125 Carmen Street, Sudbury,
City of Greater Sudbury

NTS
Sketch 1

PL-RZN-2026-00030
Date: 2026 07 08



SITE AND ZONING INFO :

MUNICIPAL ADDRESS	1091 Lasalle Boulevard, Sudbury, ON	
ZONING	C2(S) - GENERAL COMMERCIAL SPECIAL	
	REQUIRED	**PROVIDED**
LOT AREA	1,350.0 SQM	2,623.3 SQM
LOT COVERAGE AREA (%)	50%	PHASE 1: 764.1 SQM (28.3%) PHASE 2: 527.4 SQM (**20.1%**)
PAVED AREA (%)	-	PHASE 1: 1235.2 SQM (47.0%) PHASE 2: 1451.0 SQM (**55.3%**)
OPEN LANDSCAPED SPACE AREA (%)	5 %	PHASE 1: 559.4 SQM (21.3%) PHASE 2: 729.7 SQM (**27.8%**)
LANDSCAPE BUFFER	3.0 M AT ALL PERIMETER LOT LINES. 1.8 M WHERE A 1.5 M HIGH OPAQUE FENCE IS PROVIDED.	3.0 M AT LASALLE AND CARMEN. 1.8 M ABUTTING R1-5 C/W 1.5 M HIGH OPAQUE FENCE.
LOT FRONTAGE	30.0 M	43.4 M
FRONT YARD (FYSB)	6.0 M	6.0 M
REAR YARD (RYSB)	7.5 M	7.50 M
CORNER SIDE YARD (CYSB)	7.5 M (ABUTTING SECONDARY ARTERIAL ROAD)	7.50 M
MAX. HEIGHT	15.0 M	+/- 8.0 M
OVERALL PARKING REQUIREMENTS	MEDICAL OFFICE: 1/22 sqm = 23 SPACES RETAIL: 1/37 sqm = 4 SPACES **OR** EATING ESTABLISHMENT: 1/17 sqm = 9 SPACES -10% GOVA ROUTE **25** or **29 TOTAL PARKING SPACES REQUIRED**	**29 TOTAL EXISTING PARKING SPACES PROVIDED** **6 ADDITIONAL SPACES PROVIDED ACROSS CARMEN STREET.**
BICYCLE SPACES	3	3
WIDTH OF PARKING AISLES	6.0 M MIN.	6.0 M
LOADING SPACE REQUIREMENTS	1	1

CENTRELINE
ARCHITECTURE
158 Elgin Street, Suite 101
Sudbury, ON P3E 157
centrelinearchitecture.ca

CLIENT

Project No. 2026-031

PROJECT
NEW DEVELOPMENT

1091 Lasalle Blvd, Sudbury, ON

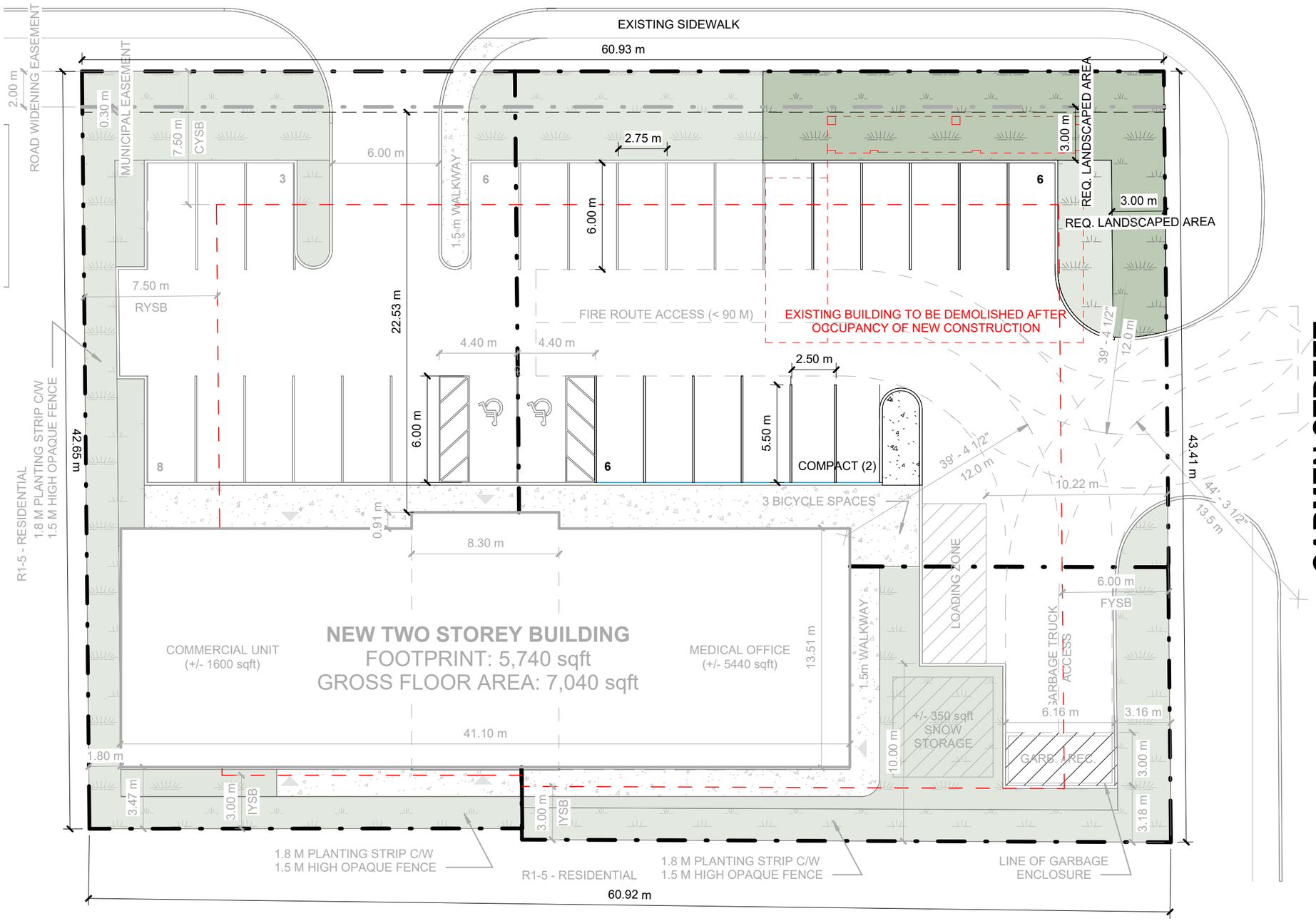
Design Option A
SITE PLAN - PHASE 1

May 7, 2026

SCALE
As indicated

DRAWN BY / CHECKED BY
JL / KB

SHEET NUMBER
SD-01



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CENTRELINE ARCHITECTURE
158 Elgin Street, Suite 101
Sudbury, ON P3E 157
centrelinearchitecture.ca

TRUE NORTH

PROJECT NORTH

CLIENT

Project No. 2026-031

PROJECT
NEW DEVELOPMENT

1091 Lasalle Blvd, Sudbury, ON

Design Option A
SITE PLAN - PHASE 2

May 7, 2026

SCALE
As indicated

DRAWN BY / CHECKED BY
JL / KB

SHEET NUMBER
SD-02