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

September 24, 2026 File: # PL-RZN-2026-00038

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	Kandice Belanger Owner
Location:	PIN 73501-0303, Parcel 43299 SEC SES SRO, Part Lot 20, Plan M-257, Parts 2 and 3, Plan 53R-6662, Lot 7, Concession 6, Township of Blezard (3191 Municipal Road 80, Val Caron)	
Application:	To amend the zoning of the subject lands from the “C2(26)”, General Commercial Special Zone, to the “C3(S)”, Limited General Commercial Special Zone with the following site-specific provisions relating to minimum lot area, minimum lot frontage, front yard setback along with eave encroachment, corner side yard setback along with eave encroachment, location of existing parking area, landscaped open space, location of fence, along with permitting the following residential and non-residential uses on the subject lands: • Any building containing not more than 4 residential units • Group Home Type 1 • Multiple Dwelling • Private Home Daycare • Accessory Office • Eating Establishment • Financial Institution • Institutional Use • Medical Office • Office • Personal Service • Retail	
Proposal:	To permit small-scale commercial and residential uses on the subject lands.	

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

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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.

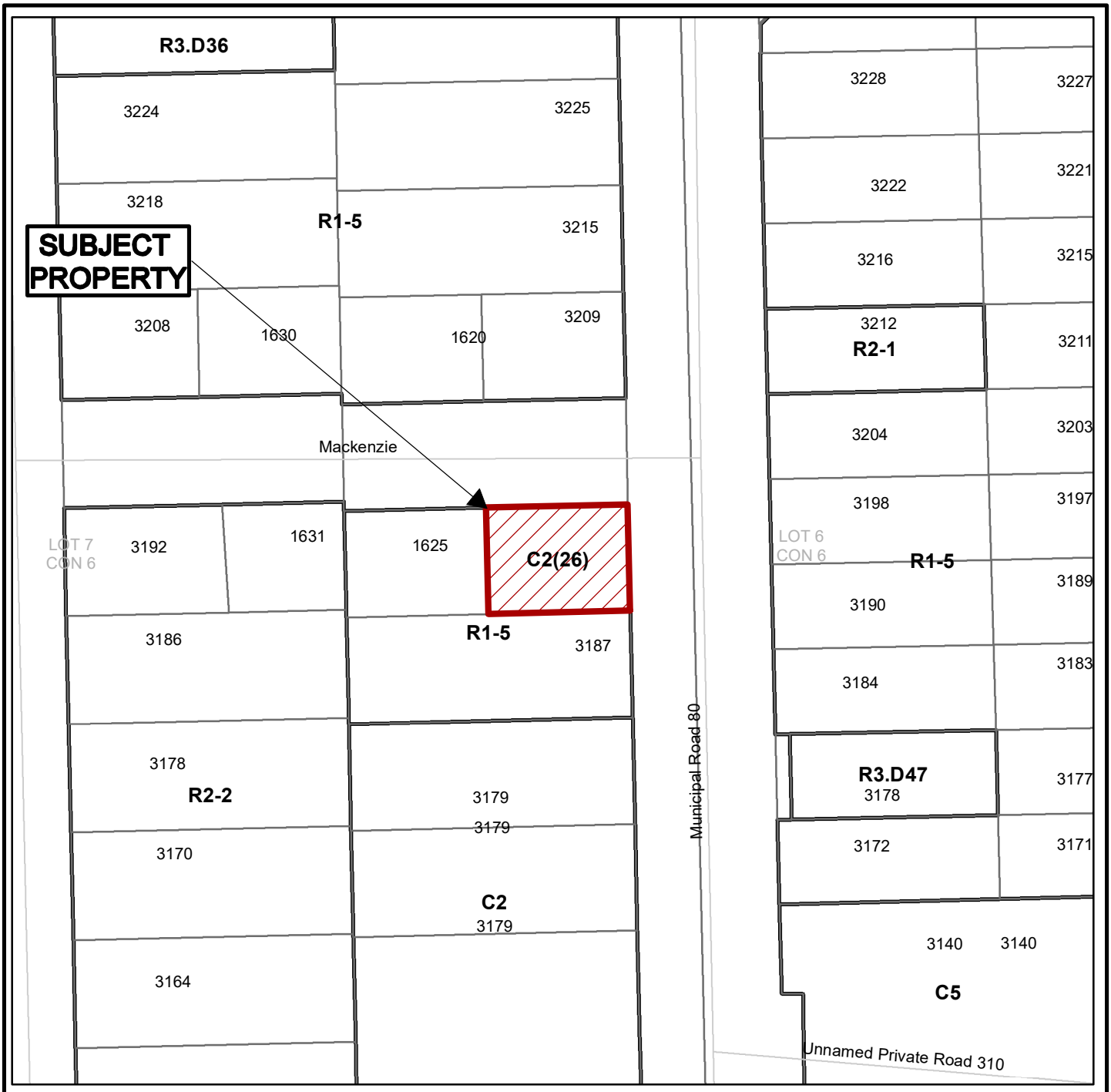
Additional information and material are available to the public for inspection from 8:30 a.m. to 4:30 p.m. Monday to Friday, excluding holidays at Tom Davies Square, 200 Brady Street (appointment required).

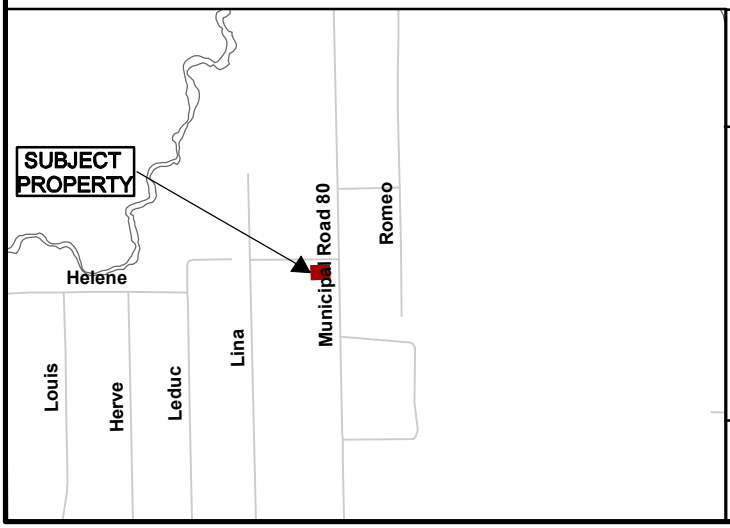
For more information, please call Sophie Hautot, Senior Planner in Planning Services at 705-674-4455, Extension 1206.

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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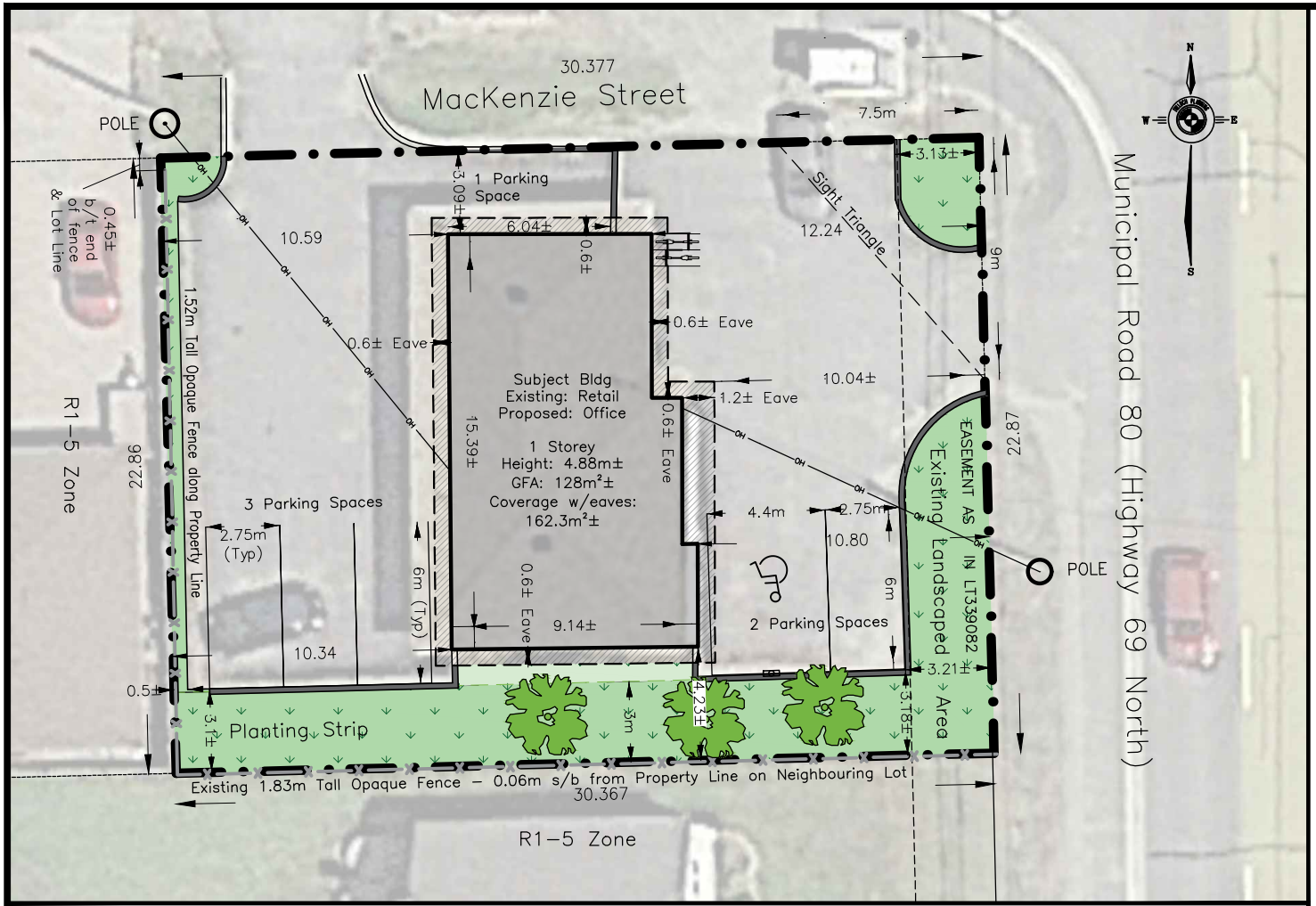
Planning and Growth Department

N

Subject Property being PIN 73501-0303,
Parcel 43299 SEC SES SRO,
Part Lot 20, Plan M-257,
Parts 2 and 3, Plan 53R-6662,
Lot 7, Concession 6,
Township of Blezard,
3191 Highway 69 North, Val Caron,
City of Greater Sudbury

NTS
Sketch 1

PL-RZN-2026-00038
Date: 2026 08 18



0 5 10 Meters

SITE PLAN DATA

PROPOSED ZONING: Limited General Commercial Special (C3(S))

	REQUIRED	PROVIDED
LOT AREA:	MIN 900m²	694.5m²± as existing
LOT FRONTAGE:	MIN 30m	22.84m± as existing
NOTE: Lot is an existing undersized lot of record.		
LOT COVERAGE:	MAX 50%	23.4%±
BUILDING HEIGHT:	MAX 20m	4.88m±
STOREYS		1
LANDSCAPING:	MIN 5%	22.5%
SETBACKS		
FRONT YARD		
Abutting Primary Arterial:	15m	10.8m±
INTERIOR YARD:		
Non–res abutting res:	3m	4.23m±
EXTERIOR YARD:	4.5m	3.09m±
REAR YARD:	7.5m	10.59m±
SIGHT TRAINGLES		
Local	7.5m	7.5m
Arterial	9m	9m
PERMITTED ENCROACHMENTS		
EAVES		
Front Yard	Max. 1.2m Encroach Min. 0.6m S/B	4.96m± Encroach (pre–ZBA) 10.04m± S/B
Corner Yard	Max. 1.2m Encroach Min. 0.6m S/B	2.02m± Encroach (pre–ZBA) 2.48m± S/B
FENCES, 1m+ TALL In R & C Zones		
Corner Yard	None permitted	Corner: 4.05m Encroach
LANDSCAPING		
LANDSCAPE BUFFER: Along Street Lines	MIN 3m	MR80: 3m Mackenzie St: 0m
PLANTING STRIPS:	MIN 3m	South: 3m
With Pvcy Fence:	MIN 1.8m	West: 0.5m± w/fence
FENCE HEIGHT		1.52m
PARKING CALCULATIONS:		
YARDS PERMITTED	ANY YARD	FRONT, REAR, CORNER
CALCULATION		
OFFICE	128/33=3.88	
1/33m² GFA:	=4 Spaces	6
ACCESSIBLE SPACES		
0–9 Total Sp. Provided:	0	1
LOCATION OF PARKING AREA		MANOUVERING AREA (NO SPACES) PARTIALLY IN SIGHT TRIANGLE 0m FROM 10m+ WIDE ROAD 0.5m± FROM R ZONE
LOADING SPACES		
<300m²± GFA:	0	0
BICYCLE SPACES		
OFFICE – 2 + 1/500m²± GFA	2	2

LEGEND

- Curbs
- Grassed Areas
- Required Buffers/Strips
- Buliding Eaves
- Subject Lands
- Fences
- Overhead Wires
- 2 Bike Parking Spaces 0.6 x 1.8m per space

CAUTION

SOURCE OF BOUNDARIES AND FEATURES: SURVEYOR'S REAL PROPERTY REPORT BY BORTOLUSSI SURVEYING, DATED JUNE 16, 2026. USED WITH PERMISSION.
SOURCE OF IMAGERY: GOOGLE EARTH (IMAGERY DATE: JULY 2, 2019)

THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE.

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TULLOCH
T: 705–522–6303
sudbury@tulloch.ca
131 FIELDING ROAD
LIVELY, ONTARIO
P3Y 1L7

PROJECT:

3191 Municpal Rd 80 (Hwy 69 North)

DRAWING:

Site Sketch for Zoning By-law Amendment

No.	DATE	BY	ISSUES / REVISIONS
1	26/07/21	MDJ	1st Submission

DRAWN BY:	CHECKED BY:	PROJECT No. :
MDJ	RT/VS	26-0630
SCALE:	DATE:	
1:250	July 21, 2026	

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