

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:

SHAEN GINGRICH AND SHAWN GINGRICH

The Owner(s) of: PIN(s) 735930210, Parcel 38664 SEC SES, Lot 25, Plan M-963, Part Lot 4, Concession 1, Township of McKim, 68 Eden Point Drive, Sudbury, ON P3E4V5

For the following reason(s): Approval to construct an attached porch with eaves on the existing dwelling providing yard encroachments and setbacks 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, April 1, 2026
TIME: 05:00 PM
LOCATION: Council Chamber, Lionel E Lalonde Centre, 239 Montee Principale, Azilda 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, Lionel E Lalonde Centre, 239 Montee Principale, Azilda;
- **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 March 27, 2026** 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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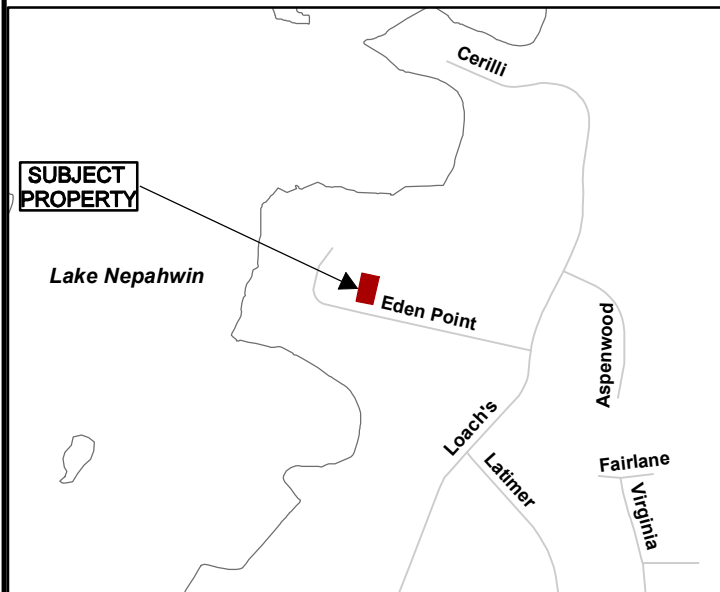
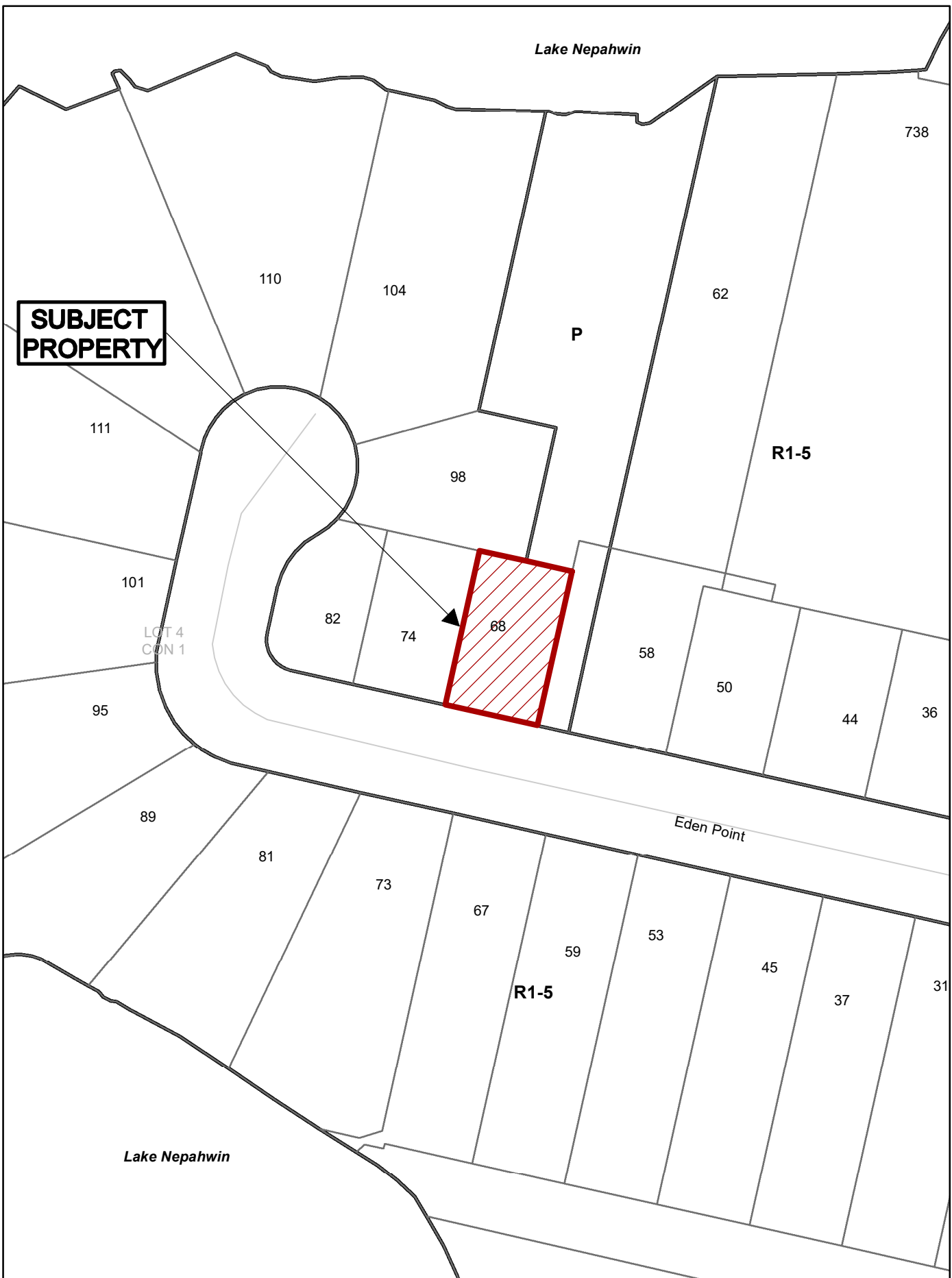
A certified copy of the decision will be sent to each person who files with the Secretary-Treasurer a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.

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R1-5



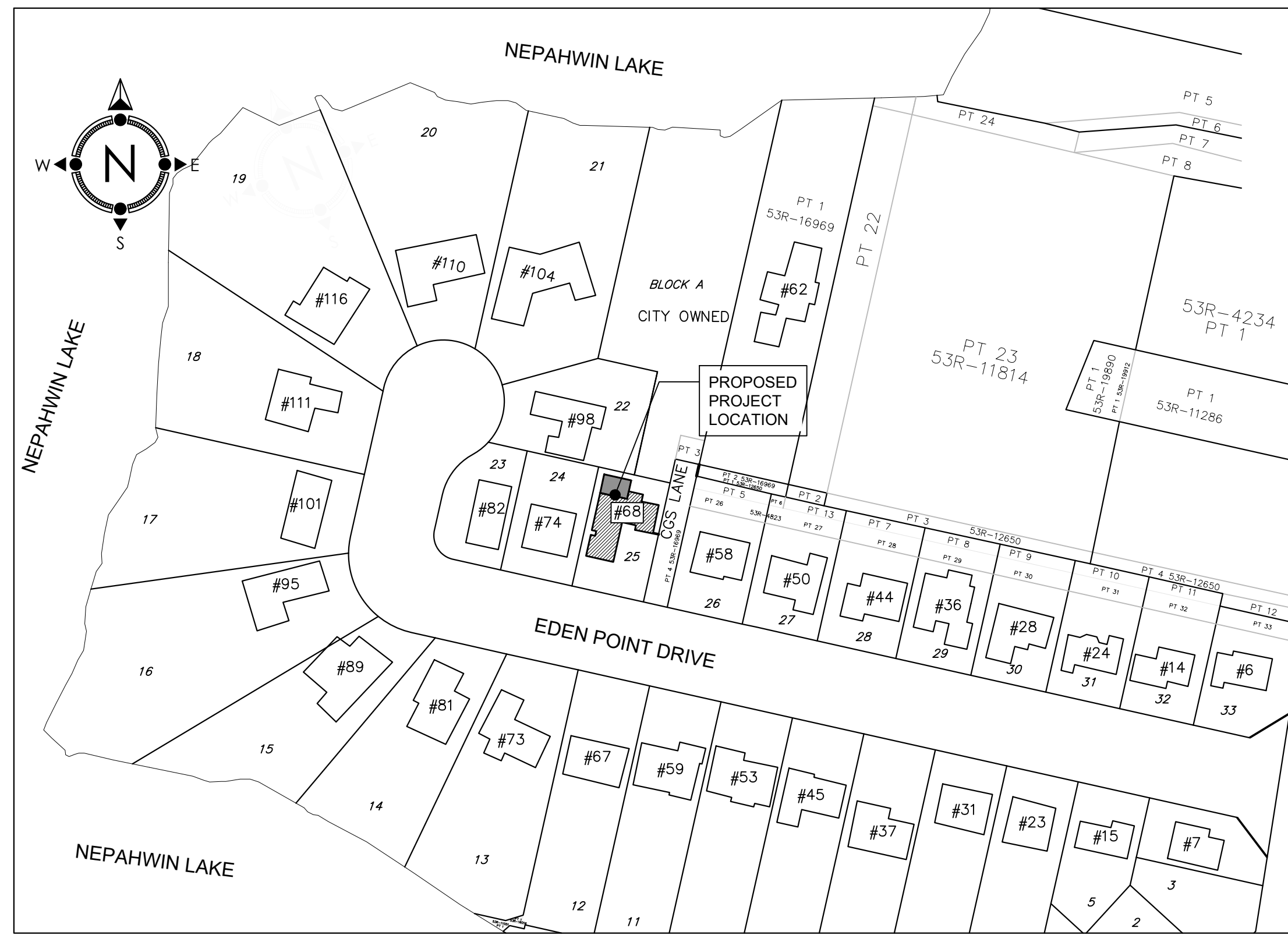
**Application for Minor
Variance or Permission**



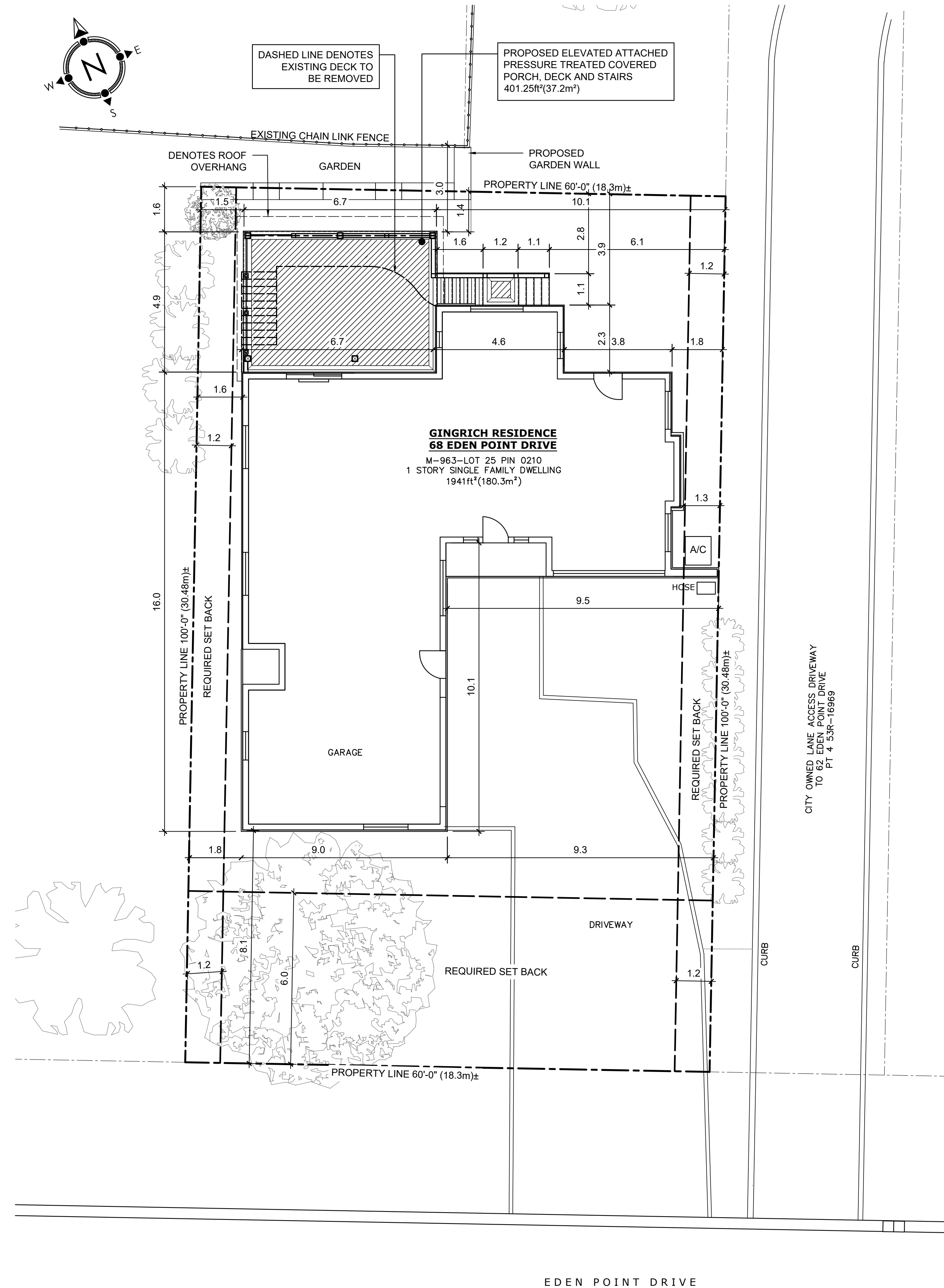
Subject Property being PIN 73593-0210,
Parcel 38664 SEC SES,
Lot 25, Plan M-963,
Part Lot 4, Concession 1,
Township of McKim,
68 Eden Point Drive, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00019
Date: 2026 02 20



1 KEY PLAN
SP-1 SCALE: NOT TO SCALE



2 SITE PLAN
SP-1.0 SCALE: 1/8"=1'-0"

ZONING INFORMATION

ZONE: CITY OF GREATER SUDBURY 2010-100Z R1-5

PROPERTY COVERAGE (%)					
MAX. (%)	40%	EXISTING (%)	30%	PROPOSED (%)	36.5%
PROPERTY LINE SET BACKS (m)					
PRIMARY ARTERIAL ROAD	NO	SECONDARY ROAD	NO		
SET BACK	REQUIRED	EXISTING	PROPOSED		
FRONT (SOUTH)	6.0m	8.1m	NO CHANGE		
REAR (NORTH)	7.5m	2.7m	1.4m		
SIDE YARD (WEST)	1.2m	1.6m	1.5m		
SIDE YARD (EAST)	1.2m	1.3m	NO CHANGE		
BUILDING HEIGHT	MAXIMUM (m)	EXISTING (m)	PROPOSED (m)		
	11.0m	10.2m	10.2m		

PROPERTY AND ACCESSORY STRUCTURE INFORMATION

PROPERTY AREA	595m ²
SINGLE FAMILY DWELLING GROUND FLOOR AREA	180.3m ²
ACCESSORY STRUCTURES AREA (COMBINED)	37.2m ²
PORCH FLOOR HEIGHT	2.2m
PORCH ROOF HEIGHT	5.6m
DECK FLOOR HEIGHT	0.9m

LEGEND

- — — — — PROPERTY LINE
- - - - - REQUIRED PROPERTY LINE SET BACK
- - - - - CHAIN LINK FENCE

DO NOT SCALE DRAWINGS
CONSTRUCTOR SHALL CHECK
AND VERIFY ALL EXISTING
CONDITIONS ON SITE AND
SHALL CHECK AND VERIFY ALL
DRAWING DIMENSIONS AND
REPORT ANY INCONSISTENCIES
TO THE DESIGNER BEFORE
PROCEEDING WITH THE WORK

FL DESIGN DRAFTING AND CONSULTING LTD
1800 CORAL COURT, SUDBURY ONTARIO
www.fl-designs.ca
705-562-5820
BCIN 120115

ISSUED FOR

DESIGN REV	2025-08-14
DESIGN REV	2025-10-01
DESIGN REV	2025-10-27
DESIGN REV	2025-11-05
DESIGN REV	2025-11-26
FOR BCIN	2025-12-02
FOR PERMIT	2026-01-29
VARIANCE	2026-02-20

PROJECT/ CLIENT
GINGRICH RESIDENCE
EXTERIOR PORCH
RENOVATION
68 EDEN POINT DR
SUDBURY, ON.

DRAWING TITLE
KEY PLAN
SITE PLAN
ZONING INFORMATION

SCALE
1/8"=1'-0"

DATE
2026-02-20

DESIGN BY
A.L.

CHK'D BY
S.G.

DRAWN BY
A.A.L.

BCIN

PROJECT NUMBER
2025-031

SHEET NUMBER

SP-1.0

Box 5000, Station A
200 Brady Street
Sudbury, Ontario P3A 5P3
(705) 671-2489 ext 4376 or 4346
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NOTICE OF PUBLIC HEARING

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Take notice that an application has been made by:

SUDBURY APARTMENT RENTALS LIMITED

The Owner(s) of: PIN(s) 021350217, Lot 60, Block B, Plan 3-SA, Part Lot 6, Concession 4, Township of McKim, 45 Hartman Avenue, Sudbury P3C 4L8

For the following reason(s): Permission under Section 45(2) of the Planning Act, R.S.O. 1990, c. P.13, to expand the legal non-conforming parking for the existing multiple dwelling by permitting an increase in the number of dwelling units while maintaining existing parking.

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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TIME: 05:00 PM
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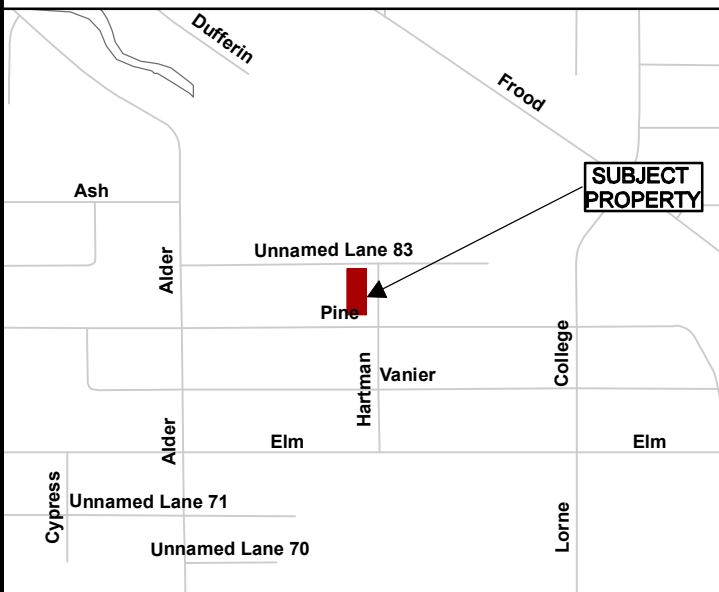
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C4(1)



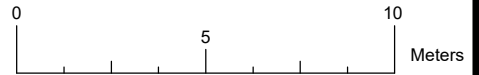
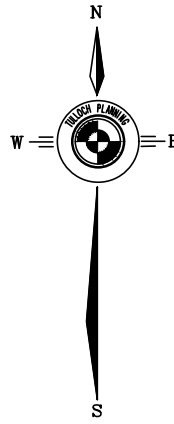
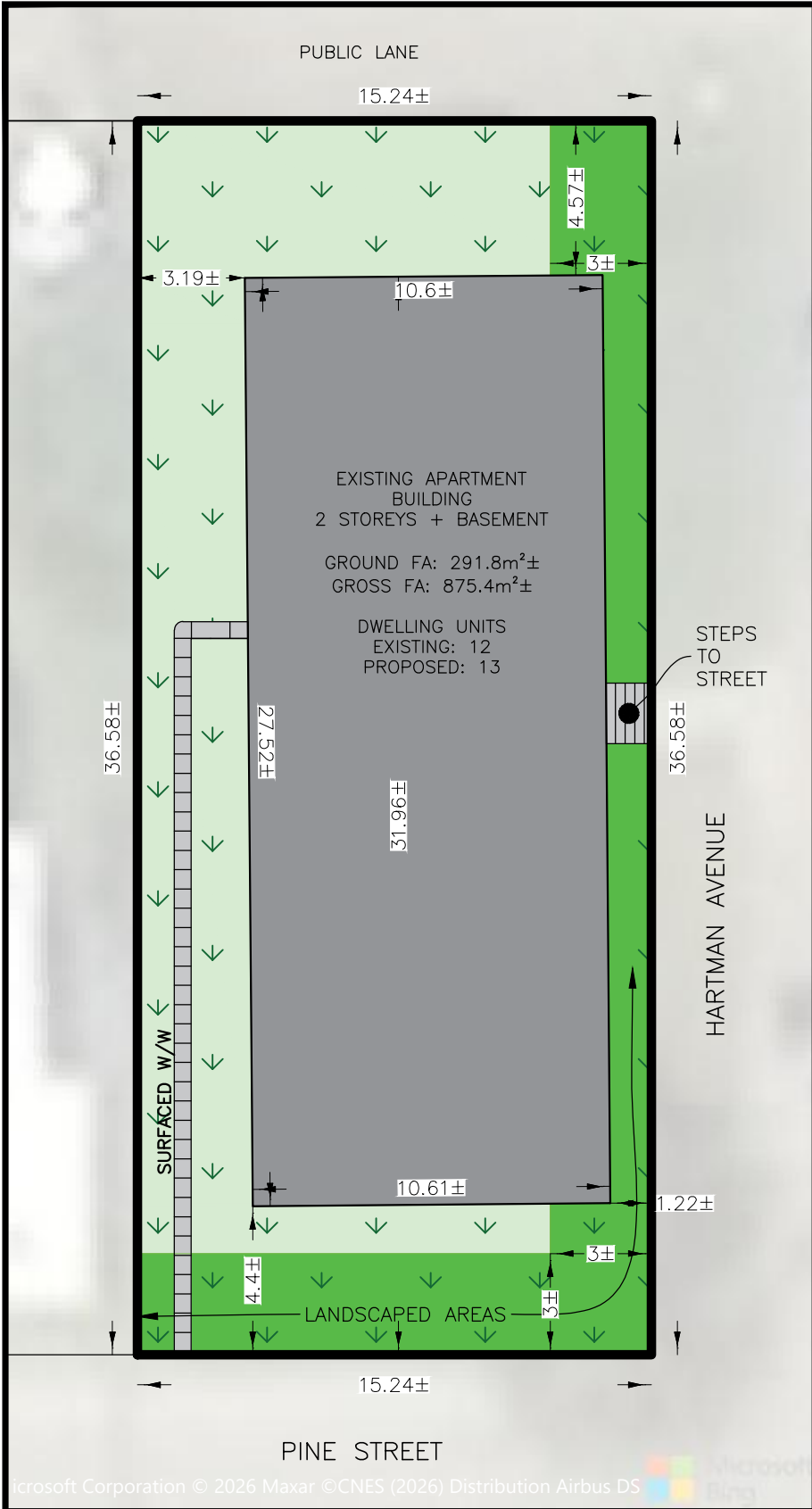
**Application for Minor
Variance or Permission**

N

Subject Property being PIN 02135-0217,
Lot 60, Block B, Plan 3-SA,
Part Lot 6, Concession 4,
Township of McKim,
45 Hartman Avenue, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00022
Date: 2026 03 03



SITE PLAN DATA

ZONING: C4(1)

	ZONING REQUIREMENT	PROVIDED (ALL AS EXISTING)
LOT AREA:	MIN 540m ²	557.4m ² ±
LOT FRONTAGE:	MIN 18m	15.24m±
LOT DEPTH:	n/a	36.58m±
LOT COVERAGE:	MAX 50%	53.6%±
GROSS FA:	MAX 2x lot area =1,114.8m ² ±	1,57x lot area =875.4m ² ±
BUILDING HEIGHT:	MIN 8m MAX 34m	9m±
LANDSCAPING:	No Min, except as required by §4.15 of ZBL.	47.6%±
SETBACKS		(ALL S/Bs AS EXISTING)
FRONT YARD:	6m	4.4m±
INTERIOR YARD: (2 Storeys)	1.8m	3.13m±
EXTERIOR YARD:	4.5m	1.22m
REAR YARD:	7.5m	18m
LANDSCAPING		
LANDSCAPE BUFFER:	MIN 3m	1.22m± (AS EXISTING)
PARKING CALCULATIONS:		
DWELLING, MULTIPLE	1.5/UNIT EXISTING = 18 PROPOSED = 20	0/UNIT = 0 (EXISTING & PROPOSED)
ACCESSIBLE SPACES (1-9 Spaces Provided)	0	0 (AS EXISTING)
BICYCLE SPACES	0.5/UNIT EXISTING = 6 PROPOSED = 8	0 (AS EXISTING)

CAUTION

THE PROPERTY BOUNDARIES, BUILDING LOCATIONS AND FEATURES ILLUSTRATED ON THIS PLAN HAVE BEEN COMPILED FROM REGISTRY PLANS AND CITY OF GREATER SUDBURY OPEN DATA. SAID BOUNDARIES AND FEATURES 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.

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF TULLOCH ENGINEERING. © TULLOCH ENGINEERING, 2026.

F:\2025\251204\Planning\07 Drawings\251204 Existing Conditions.dwg



T: 705-522-6303

131 FIELDING ROAD
LIVELY, ONTARIO
P3Y 1L7

PROJECT:
**45 Hartman Avenue
Lot 60, Block B, Plan 35A
City of Greater Sudbury**

DRAWING:
Existing Conditions Plan

DRAWN BY:
MDJ

CHECKED BY:
AAVS

PROJECT NUMBER:
251204

SCALE:
1:200

PLOT SIZE:
8.5x11

DATE:
FEB 26, 2025

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

ARSHAN QURESHI

The Owner(s) of: PIN(s) 735880347, Parcel 8155 SEC SES, Lot 229, Plan M-128, Part Lot 8, Concession 2, Township of McKim, 51 Bulmer Avenue, Sudbury P3C 3J4

For the following reason(s): Approval to permit one existing dwelling unit within the existing three-unit dwelling for a total of four dwelling units providing an increase in gross floor area within a reduced yard 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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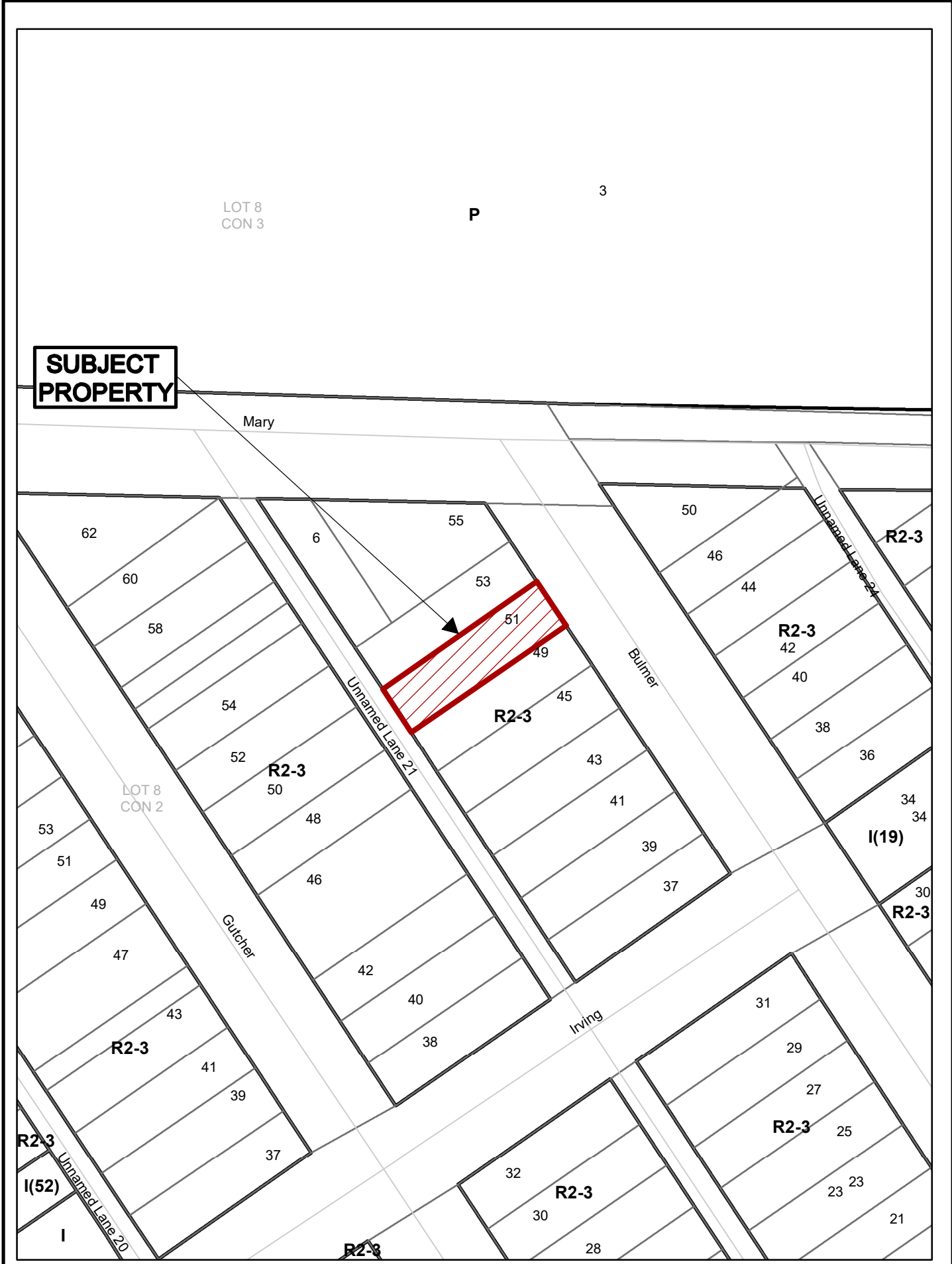
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R2-3



Application for Minor Variance or Permission



Subject Property being PIN 73588-0347,
Parcel 8155 SEC SES,
Lot 229, Plan M-128,
Part Lot 8, Concession 2,
Township of McKim,
51 Bulmer Avenue, Sudbury,
City of Greater Sudbury

Sketch 1, NTS PL-MV-2026-00024
NDCA Date: 2026 03 09

SITE DATA

OWNER NAME: Archam Qureshi

LEGAL DESCRIPTION

51 BULMER AVE
 PIN# 735880347
 PCL 8155 SEC SES; LT 229 PL M128 MCKIM; GREATER SUDBURY

EXISTING ZONING R 2-3 4 units PROPOSED BASEMENT UNIT

LOT AREA: 4026 sq. ft (374 m2)

BUILDING AREA: 741 sq. ft. (69m2)

BUILDING COVERAGE: 18.45%

GROSS FLOOR AREA 741S.F. X 2 FLOORS = 1488 SF.(138m2)

BASEMENT UNIT 741 SF (69m2)

NO OF STORES; 2 STOREY + BASEMENT walk out at front

NO OF DWELLING UNITS: 3 EXISTING

ONE UNIT -GROUND FLOOR

TWO UNITS - SECOND FLOOR LEVEL

PROPOSED DWELLING UNITS 4

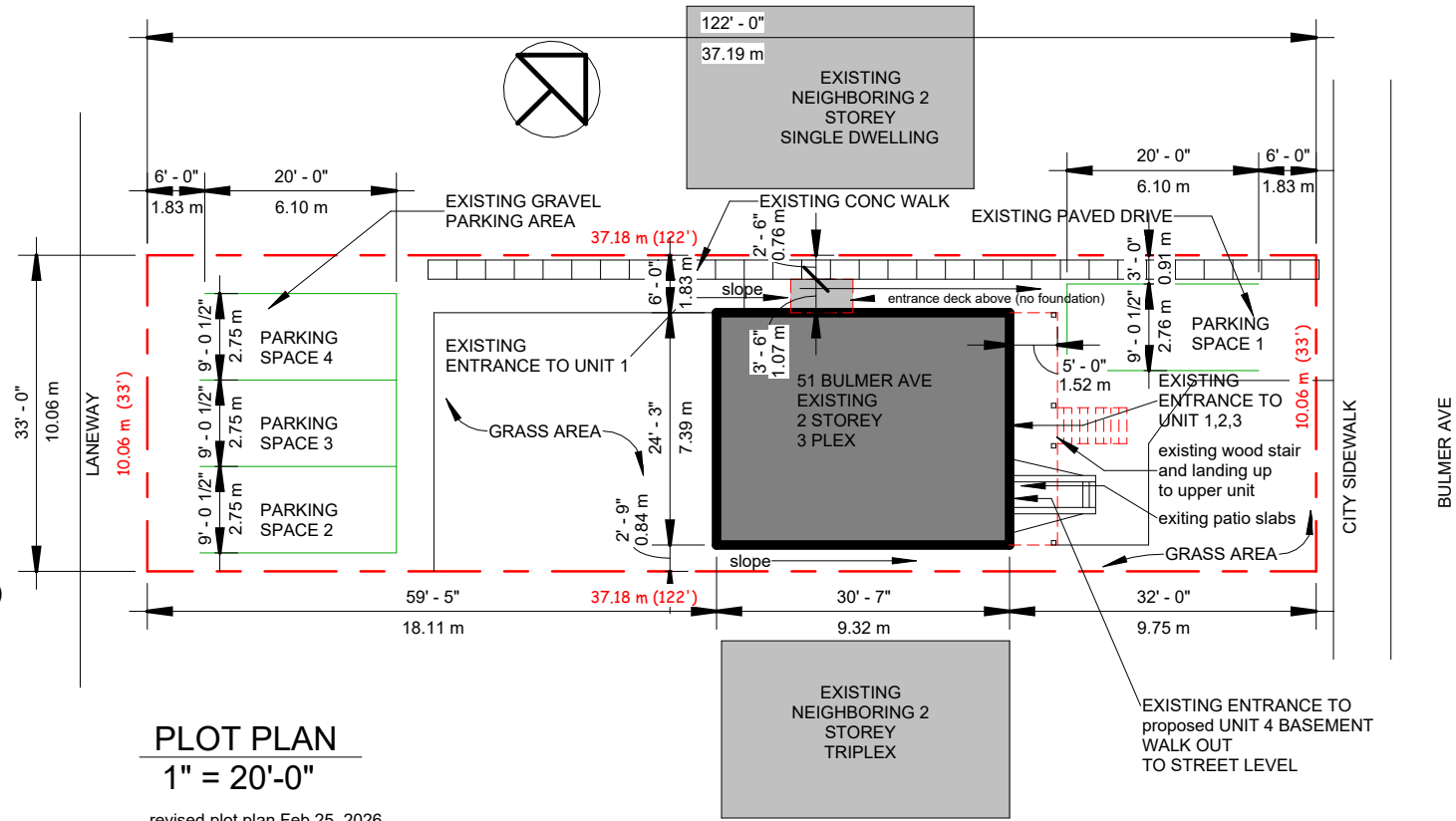
ONE UNIT AT BASEMENT WALK OUT LEVEL (PROPOSED)

ONE UNIT AT GROUND FLOOR LEVEL (EXISTING)

TWO UNITS SECOND FLOOR LEVEL (EXISTING)

BUILDING CLASSIFICATION: C

PARKING REQUIRED 4-1 per DWELLING UNIT: 4 PROVIDED



PLOT PLAN

1" = 20'-0"

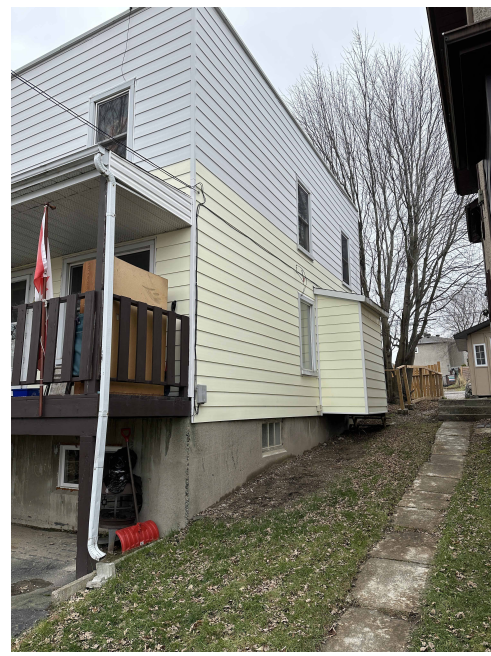
revised plot plan Feb 25, 2026



GOOGLE EARTH



FRONT PHOTO



SIDE PHOTO



REAR PHOTO



BASEMENT ENTRANCE

DRAWING LEGEND	
Sheet Number	Sheet Name
A1	PLOT PLAN, PHOTOS
A2	BASEMENT PLAN UNIT 4
A3	MAIN FLOOR UNIT 2
A4	2 nd FLOOR PLAN UNITS 2 & 3
A5	ELEVATIONS
A6	BUIDING SECTION
A7	GENERAL NOTES
A8	CODE MATRIX

I, ALAIN MCCANN DECLARE THAT I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 2.17.4. OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES

INDIVIDUAL BCIN 13053
 FIRM BCIN 35810

ALAIN MCCANN,

1582790 ONTARIO LTD O/A NORTH SOUTH STUDIO

PROJECT
PROPOSED BASEMENT APARTMENT IN EXISTING BUILDING
 Arshan Qureshi
 51 BULMER AVE, SUDBURY

ON THIS SHEET
PLOT PLAN, PHOTOS

DRAWN PRP

CHECKED AM

DATE 10/01/22

SCALE 1" = 20'-0"

PROJECT #

25-22

DRAWING

A1

WWW.NORTHSOUTHSTUDIO.ONLINE



A1

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:

J CORSI DEVELOPMENTS INC.

The Owner(s) of: PIN(s) 735881161, Block 9, Plan 53M-1444, Part Lot 8, Concession 2, Township of McKim, 568 Corsi Hill, Sudbury P3E 0H5

For the following reason(s): Approval to permit an increase in dwelling units at variance to the By-law.

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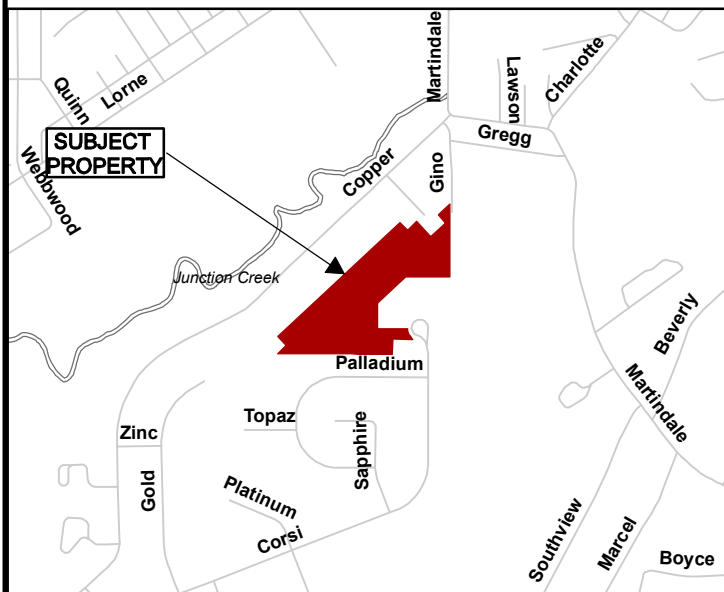
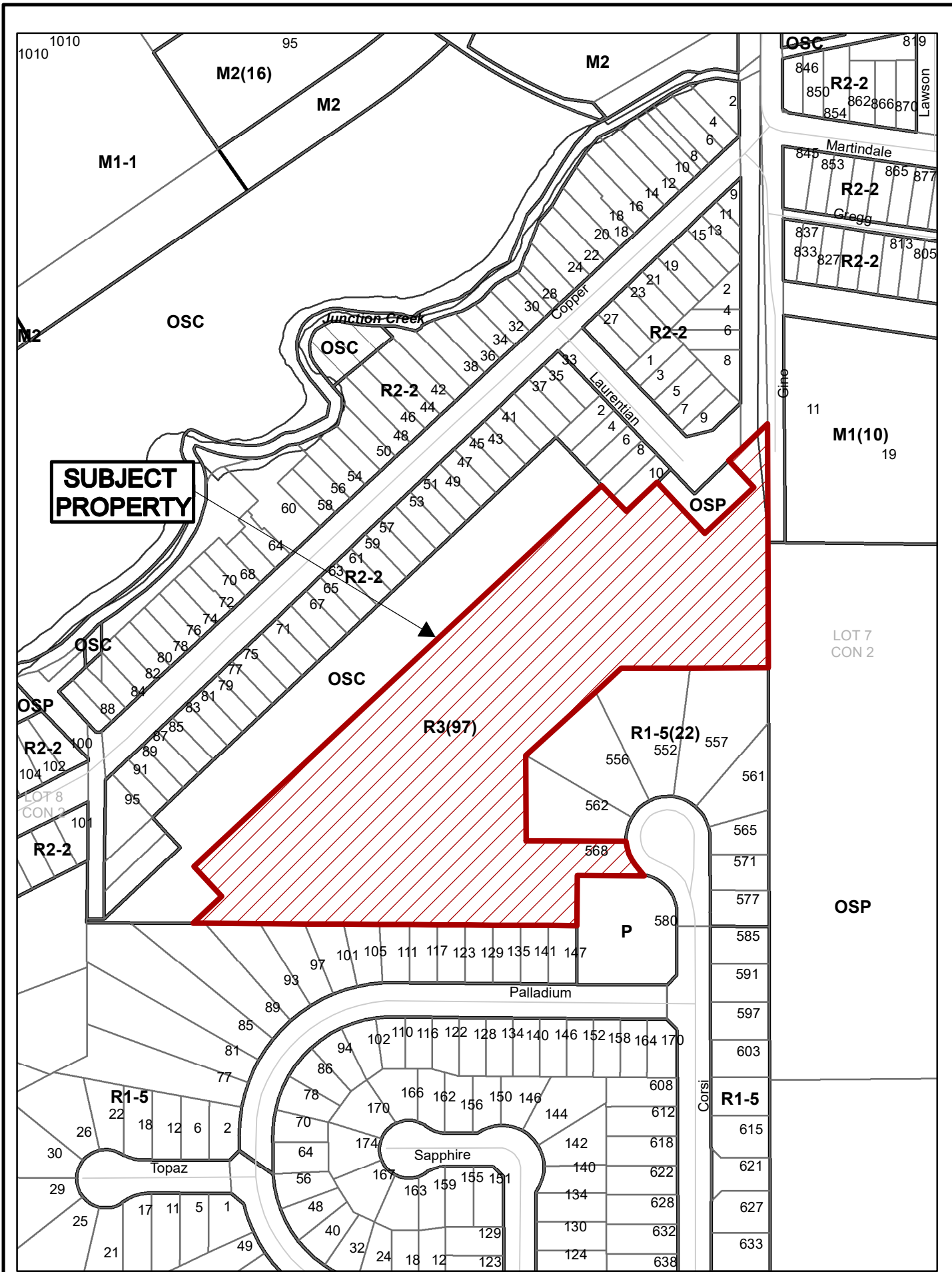
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R3(97)

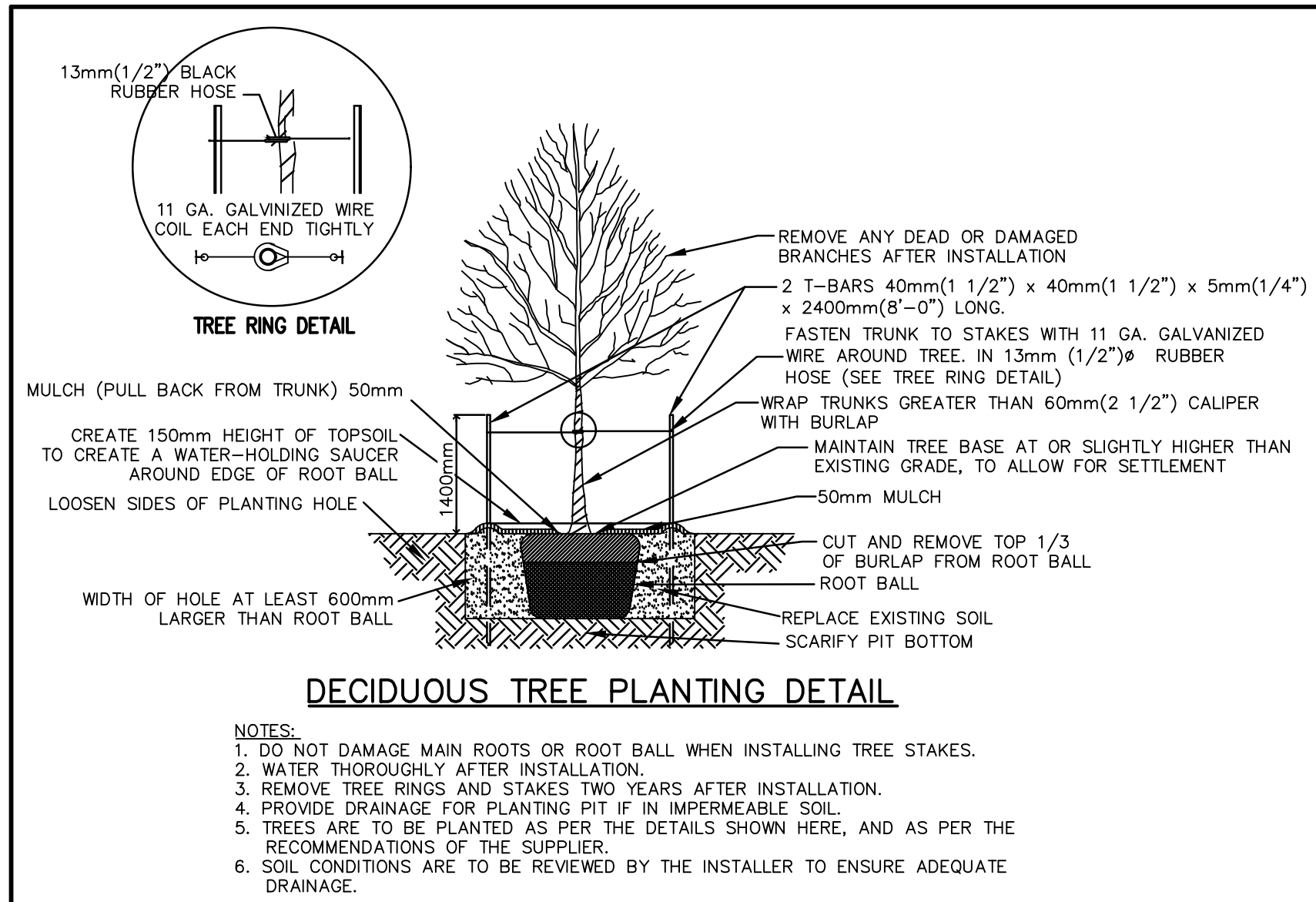


Application for Minor Variance or Permission



Subject Property being PIN 73588-1161,
Block 9, Plan 53M-1444,
Part Lot 8, Concession 2,
Township of McKim,
568 Corsi Hill, Sudbury,
City of Greater Sudbury

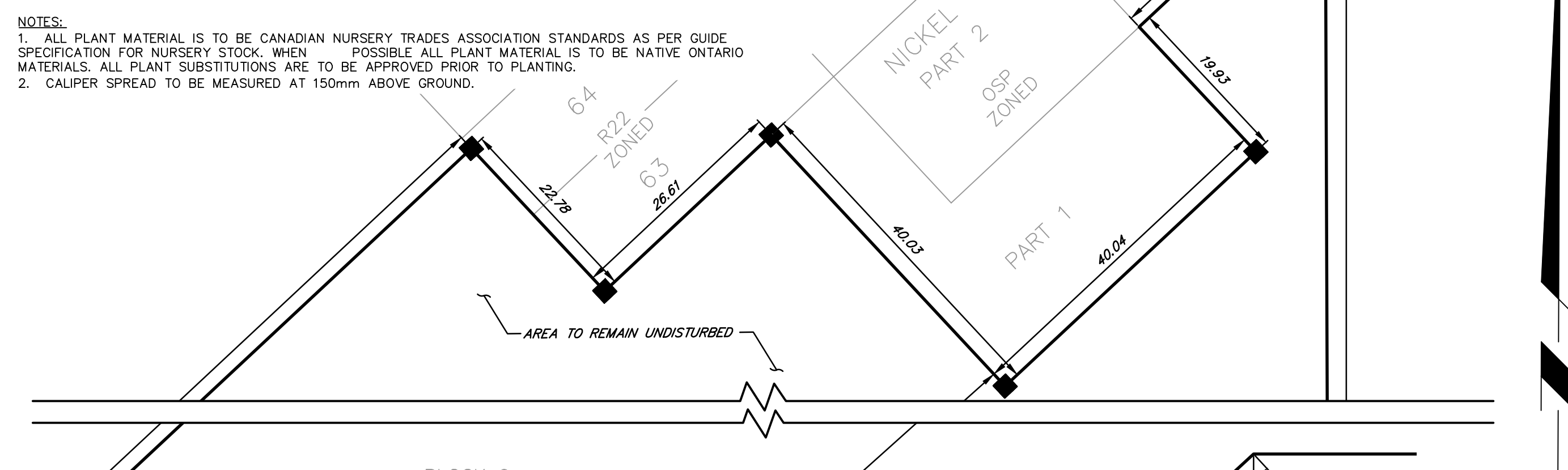
Sketch 1, NTS
NDCA
PL-MV-2026-00025
Date: 2026 03 11



PLANT LIST:

QTY.	COMMON NAME	BOTANICAL NAME	CALIPER	SPREAD	HEIGHT	SPACING
	MOUNTAIN MAPLE	ACER SPICATUM	70mm	N/A	6.0m	
	SILVER MAPLE**	ACER SACCHARINUM	70mm	N/A	6.0m	
	RED MAPLE	ACER RUBRUM	70mm	N/A	6.0m	
	YELLOW BIRCH**	BETULA ALLEGANIENSIS	70mm	N/A	3.0m	
	PAPER BIRCH**	BETULA Papyrifera	70mm	N/A	3.0m	
	BALSAM FIR	Abies balsamea	N/A	N/A	1600mm	6.0m

**OPTIONS WITHIN MUNICIPAL R.O.W BECAUSE OF SALT TOLERANCE

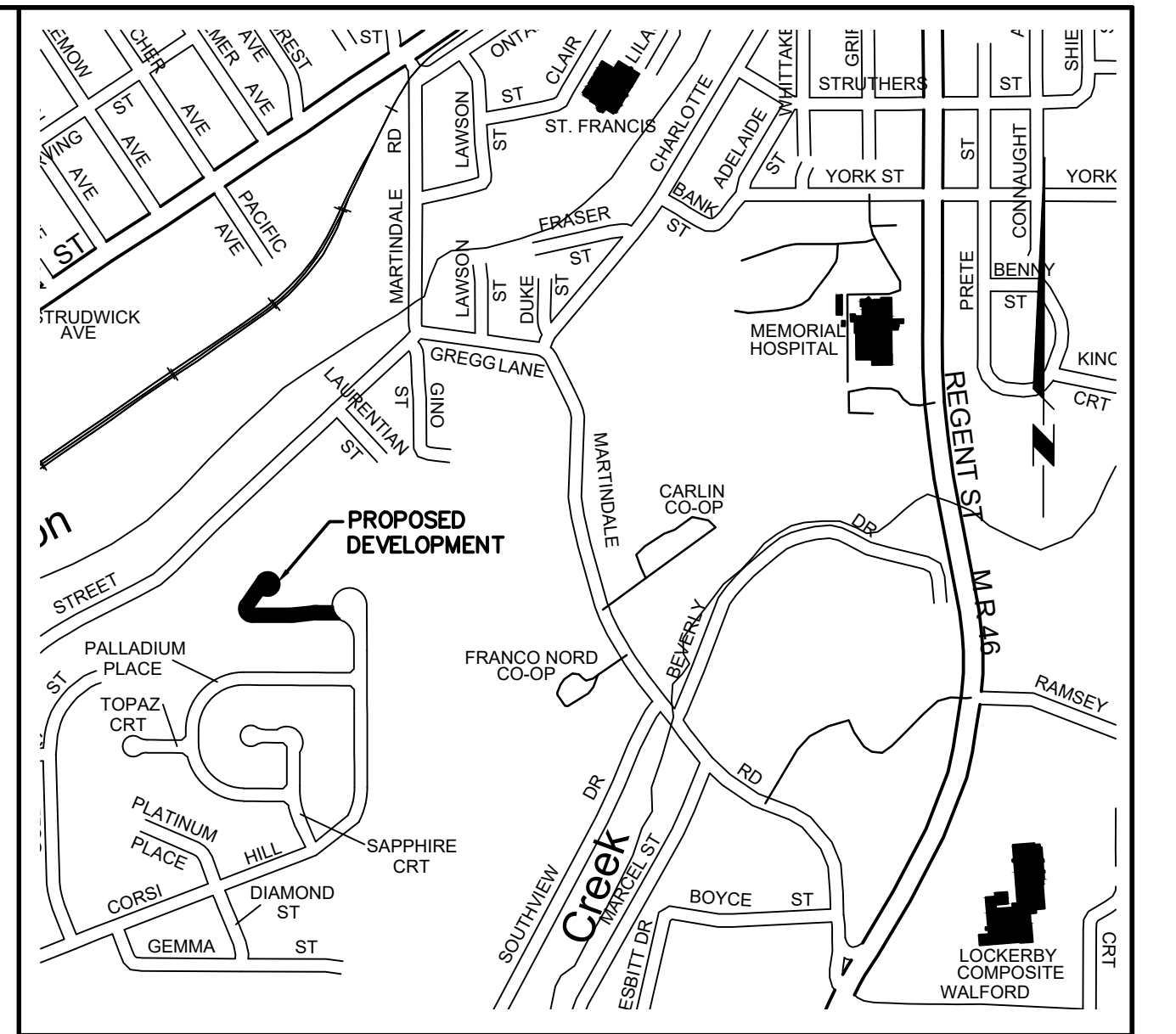
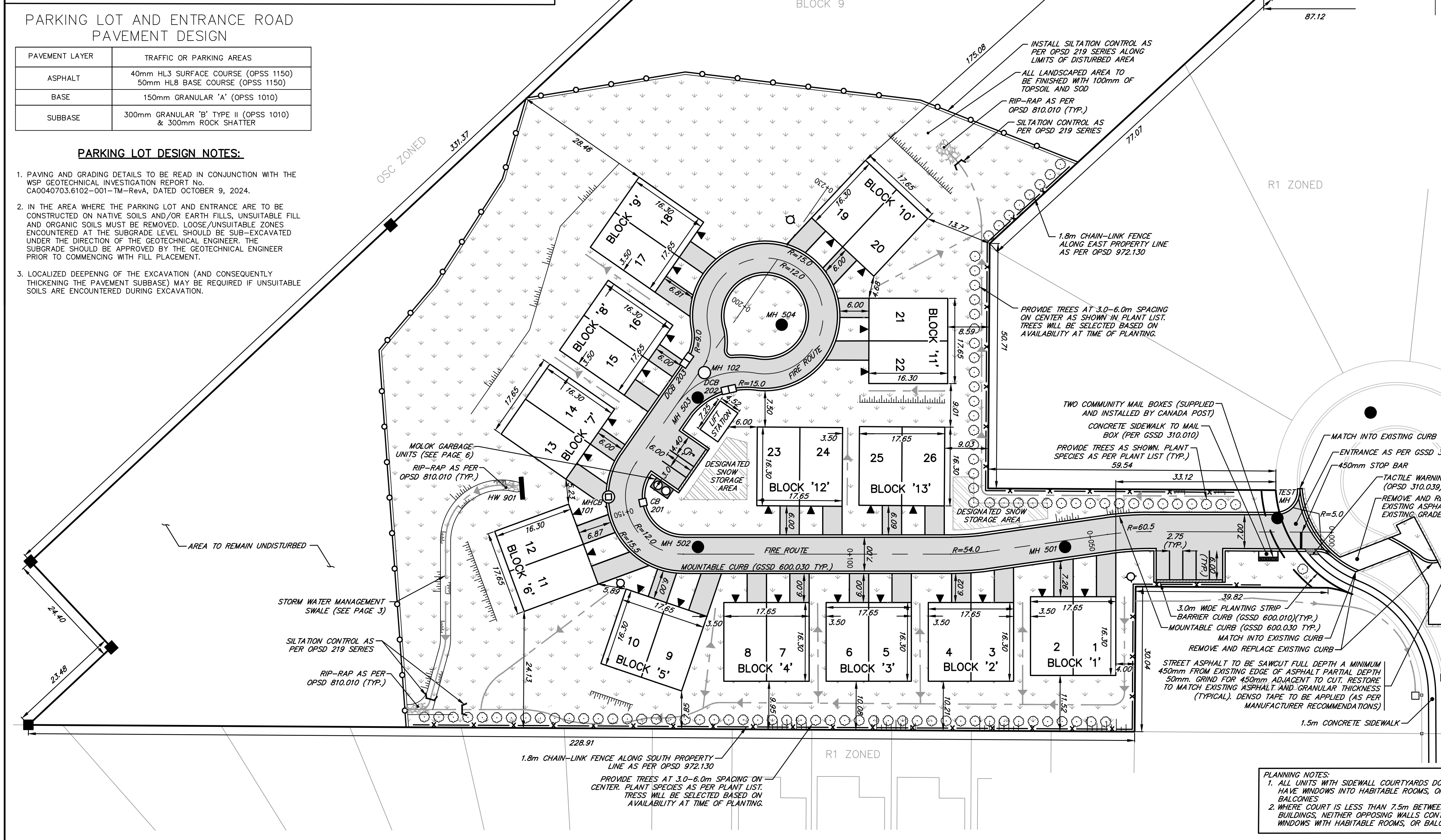


PARKING LOT AND ENTRANCE ROAD PAVEMENT DESIGN

PAVEMENT LAYER	TRAFFIC OR PARKING AREAS
ASPHALT	40mm HL3 SURFACE COURSE (OPSS 1150) 50mm HL8 BASE COURSE (OPSS 1150)
BASE	150mm GRANULAR 'A' (OPSS 1010)
SUBBASE	300mm GRANULAR 'B' TYPE II (OPSS 1010) & 300mm ROCK SHATTER

PARKING LOT DESIGN NOTES:

- PAVING AND GRADING DETAILS TO BE READ IN CONJUNCTION WITH THE WSP GEOTECHNICAL INVESTIGATION REPORT No. CA0040703.6102-001-TM-RevA, DATED OCTOBER 9, 2024.
- IN THE AREA WHERE THE PARKING LOT AND ENTRANCE ARE TO BE CONSTRUCTED ON NATIVE SOILS AND/OR EARTH FILLS, UNSUITABLE FILL AND ORGANIC SOILS MUST BE REMOVED. LOOSE/UNSUITABLE ZONES ENCOUNTERED AT THE SUBGRADE LEVEL SHOULD BE SUB-EXCAVATED UNDER THE DIRECTION OF THE GEOTECHNICAL ENGINEER. THE SUBGRADE SHOULD BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO COMMENCING WITH FILL PLACEMENT.
- LOCALIZED DEEPENING OF THE EXCAVATION (AND CONSEQUENTLY THICKENING THE PAVEMENT SUBBASE) MAY BE REQUIRED IF UNSUITABLE SOILS ARE ENCOUNTERED DURING EXCAVATION.



KEY PLAN 1:10,000

SITE PLAN DATA:

CORSI HILL DR LOT 8, CONCESSION 2
GEOGRAPHIC TOWNSHIP OF MCKIM
CITY OF GREATER SUDBURY

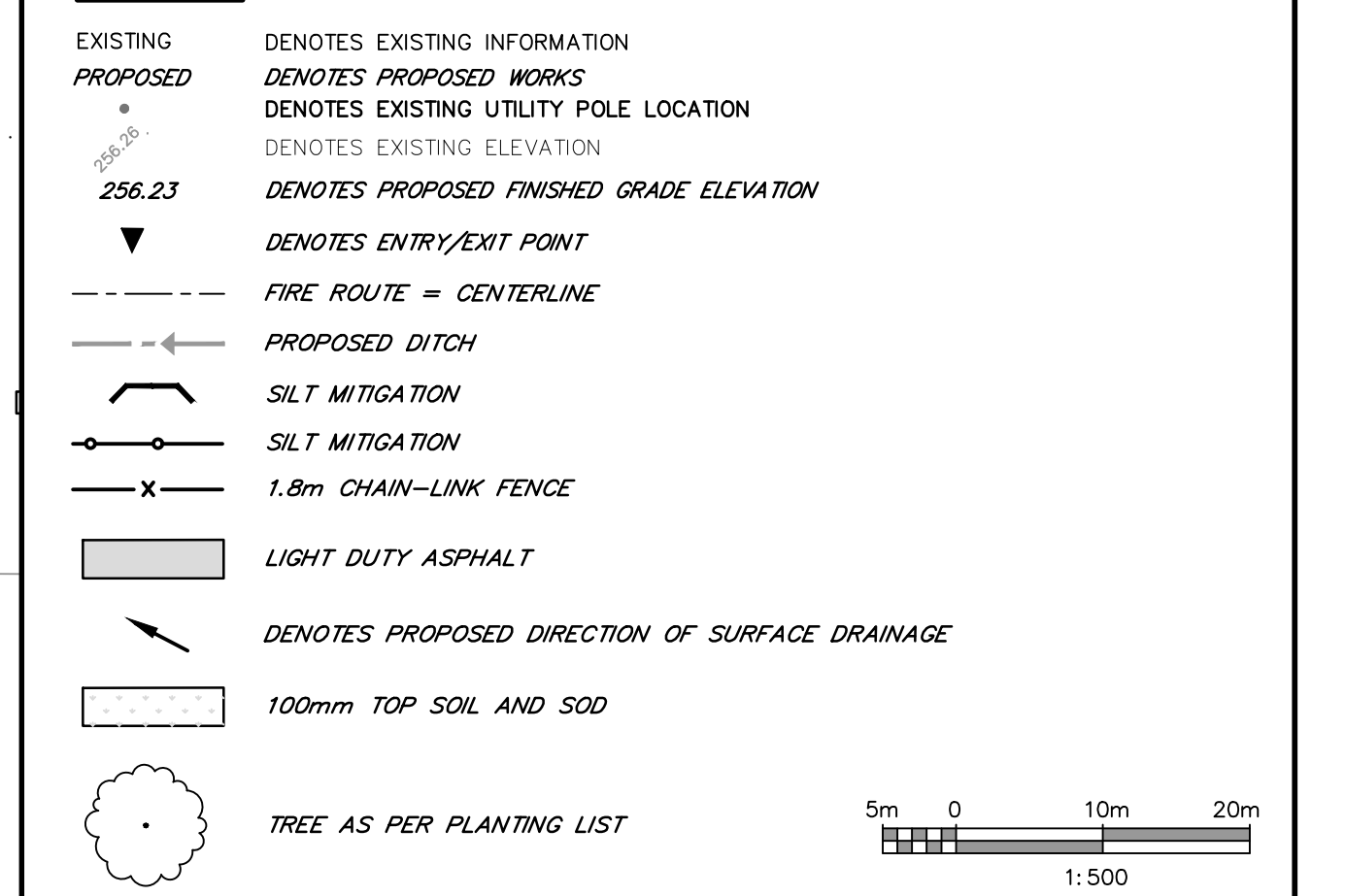
SURVEY INFORMATION BY TULLOCH ENGINEERING DATED AUGUST, 2013

ZONING	R3(97) - MEDIUM DENSITY RESIDENTIAL
USE OF BUILDING	RESIDENTIAL DEVELOPMENT (26 NEW UNITS)
DENSITY	6.0 units/HA

	PROPOSED	REQUIRED
PROPERTY AREA	42,643 sq.m.	4,400 sq.m. (200 sq.m. per unit)
BUILDING AREA	3,740.0 sq.m. (8.8%)	< 40%
NUMBER OF STORY	1 STOREY	< 40%
GROSS FLOOR AREA	3,740.0 sq.m.	1 STOREY
LOT COVERAGE (%)	14.9%	
LOT COVERAGE ACCESSORY BUILDING	32.6 sq.m. (LIFT STATION)	
HEIGHT OF ACCESSORY BUILDING		
PAVED AREA (%)	6.1%	
FIRE FLOW		
LANDSCAPED AREA	36,253 sq.m. (85.0%)	> 30%
PLANTING STRIP	CONTINUOUS ROW OF TREES	ABUTTING LOW-DENSITY RESIDENTIAL ZONES
FRONT YARD SETBACK	33.10 m	6.0 m
SIDE YARD SETBACK	4.0 m/8.6 m	1.2 m
REAR YARD SETBACK	28.5	7.5 m
LOT FRONTAGE	20.1 m	9.0 m
LOT DEPTH	117 m	30.0 m
PRIVACY YARD	10.5 m	7.5 m
PARKING CALCULATION	1 PER DRIVEWAY	1 SPACE PER UNIT
SPACES	51	39
BARRIER FREE SPACES	1	1

SNOW REMOVAL: TO BE PROVIDED BY PRIVATE SERVICES
 GARBAGE REMOVAL: TO BE PROVIDED BY PRIVATE SERVICES
 BICYCLE PARKING: GARAGE UNITS
 LOADING SPACES: N/A
 FENCE: 1.8 m HIGH CHAINLINK FENCE

WHERE COURTYARD IS LESS THAN 7.5m BETWEEN BUILDINGS, NEITHER OPPOSING WALLS CONTAIN WINDOWS WITH HABITABLE ROOMS.

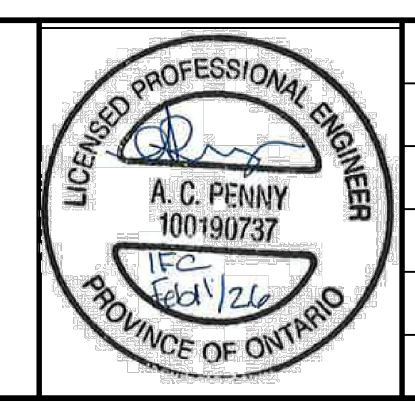


REVISIONS

DATE	DETAILS	BY
2024-07-17	CGS FIRST SUBMISSION	ACP
2026-02-11	ISSUED FOR CONSTRUCTION	CD

CAUTION

- ALL UTILITIES ARE NOT NECESSARILY SHOWN ON THIS DRAWING.
- WHERE UTILITIES ARE SHOWN, LOCATIONS ARE NOT GUARANTEED
- LOCATION & SIZE OF ALL UTILITIES MUST BE VERIFIED IN THE FIELD.



DATE: 2022-07-21

DRAWN: LZ

DESIGNED: ACP

CHECKED:

ENGINEER: CGG

APPROVED:

J. CORSI DEVELOPMENT INC.

RVA R.V. ANDERSON ASSOCIATES LIMITED
 Innovative solutions for complex challenges

SITE PLAN
GENERAL LAYOUT
 CORSI GARDENS

SCALE: 1:500

CONTRACT NO.:

CAD/FILE NUMBER: 236800

PAGE NO. **1**

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:

CHRIS ROUSSELLE AND STEPHAN VILLENEUVE

The Owner(s) of: PIN(s) 735030558, Parcel 3793 SEC SES, Lot 6, Plan M-107, Part Lot 1, Concession 2, Township of Hanmer, 4537 Notre Dame Avenue, Hanmer P3P 1X5

For the following reason(s): Approval to permit an existing detached additional dwelling unit providing a setback and 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, April 1, 2026
TIME: 05:00 PM
LOCATION: Council Chamber, Lionel E Lalonde Centre, 239 Montee Principale, Azilda 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, April 1, 2026 meeting, as follows:

- **Attend in person:** Attend in person at Council Chamber, Lionel E Lalonde Centre, 239 Montee Principale, Azilda;
- **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 March 27, 2026** 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.

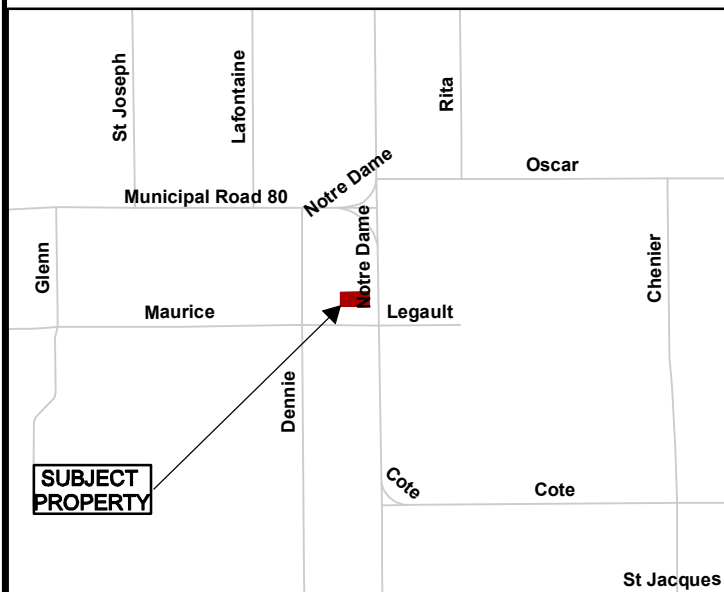
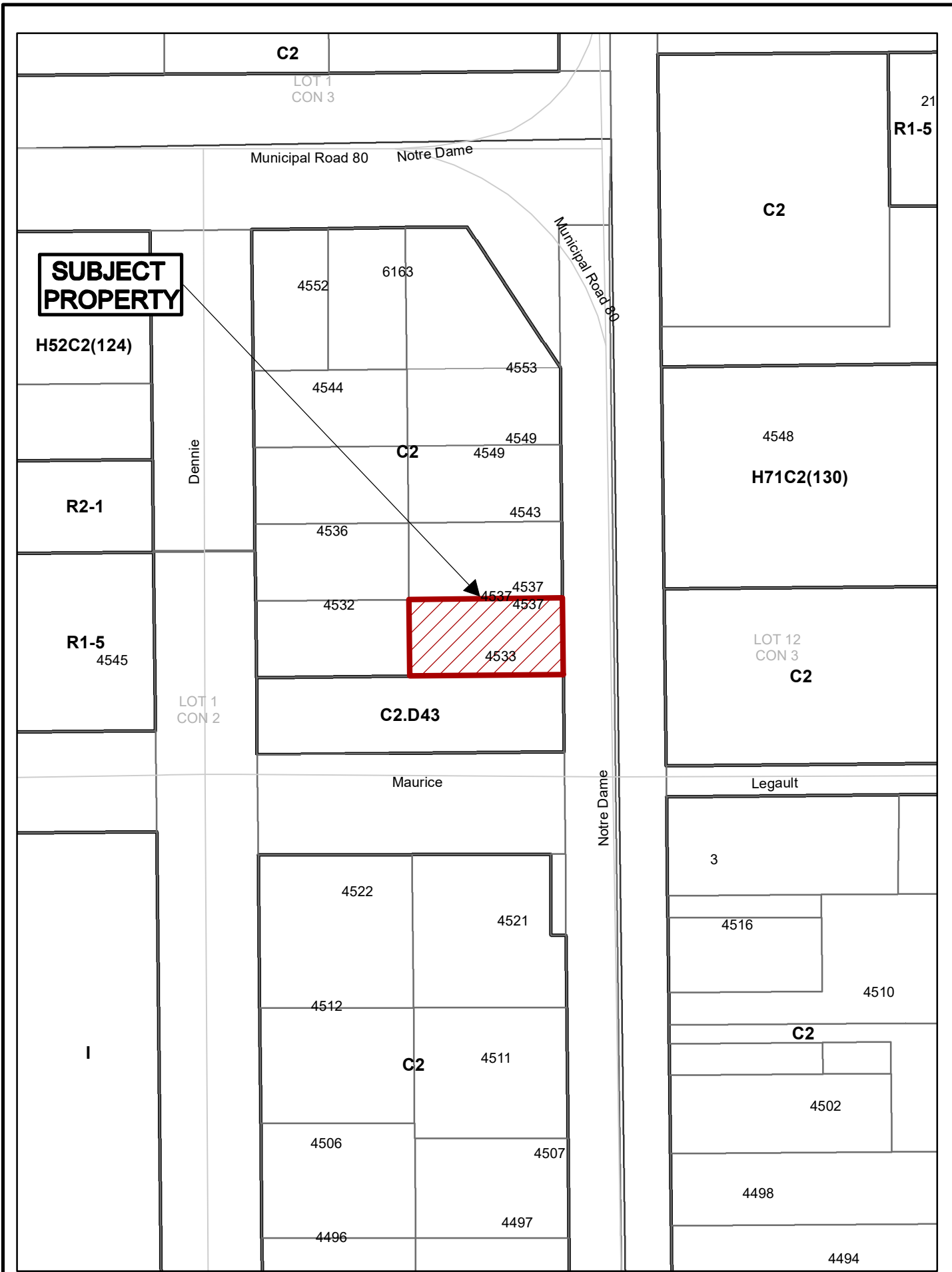
A certified copy of the decision will be sent to each person who files with the Secretary-Treasurer a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.

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.

C2



**Application for Minor
Variance or Permission**

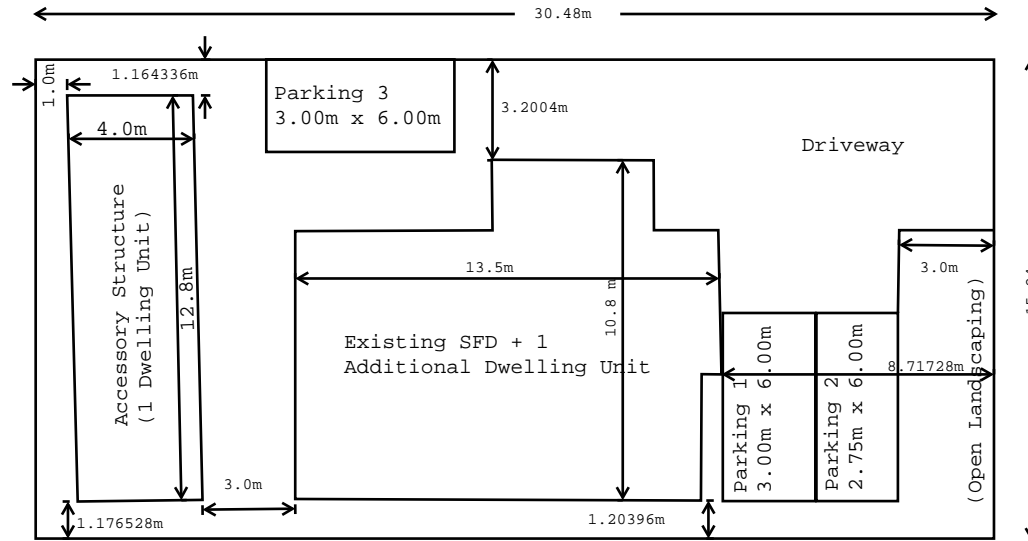
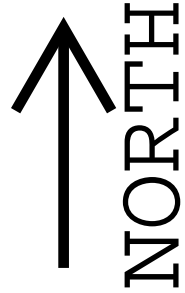


Subject Property being PIN 73503-0558,
Parcel 3793 SEC SES,
Lot 6, Plan M-107,
Part Lot 1, Concession 2,
Township of Hanmer,
4537 Notre Dame Avenue, Hanmer,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00028
Date: 2026 03 12

ADDRESS: 4537 NOTRE DAME AVE, HANMER



NOTRE DAME AVE.

NOTES:

- Parking spots, driveway and landscaping approved in Minor Variance #A0056/2022.