

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:

DANIEL BLANCHETTE

The Owner(s) of: PIN(s) 735050706, Parcel 23380 SEC SES SRO, Lot 166, Plan M-462, Part Lot 7, Concession 1, Township of Hanmer, 1700 Charles Court, Val Caron P3N 1H2

For the following reason(s): Approval to permit a circular driveway on the subject property 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 15, 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 15, 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 April 10, 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.

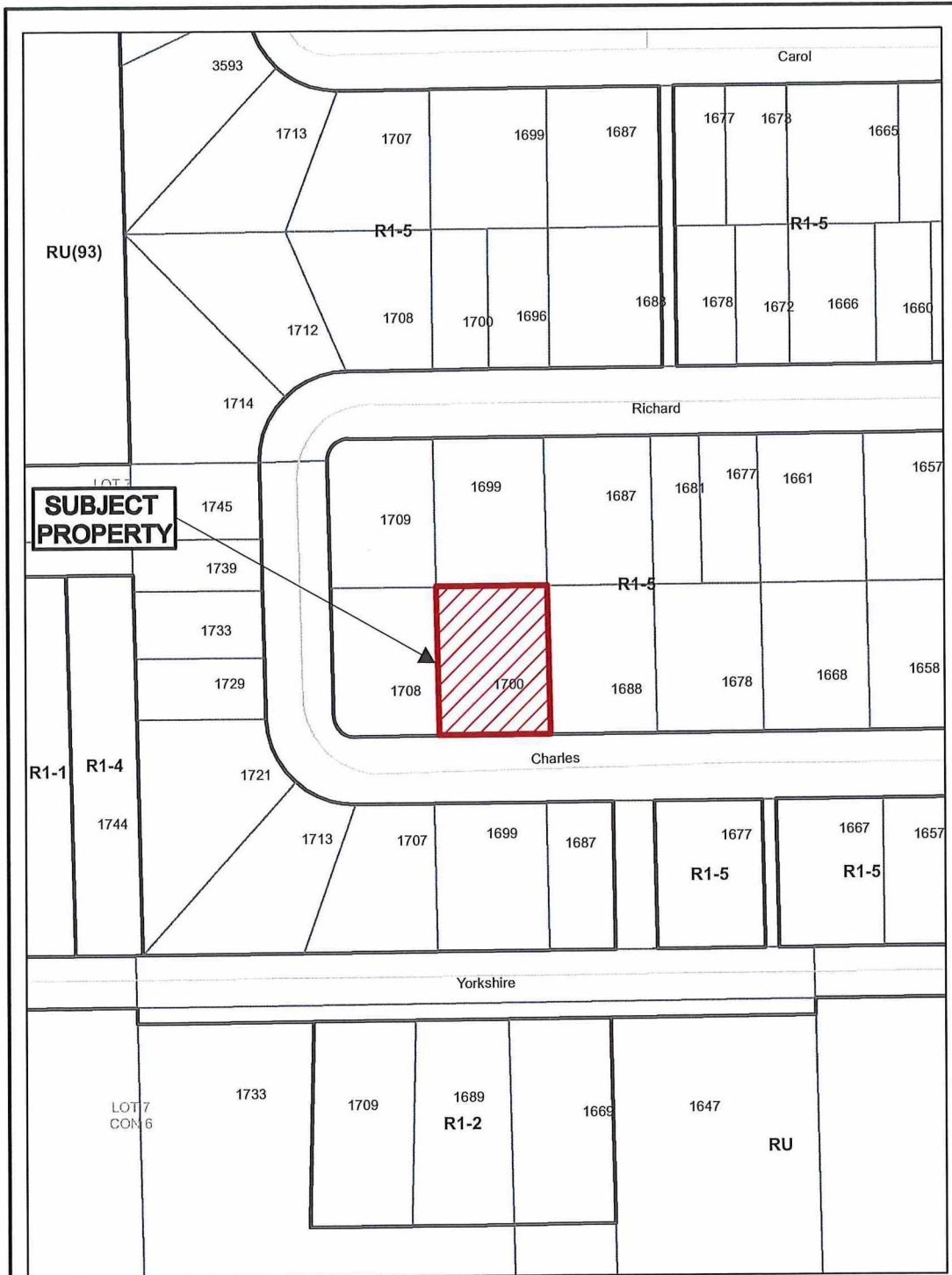
A certified copy of the decision will be sent to each person who files with the Secretary-Treasurer a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.

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.

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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.

R1-5



SUBJECT PROPERTY

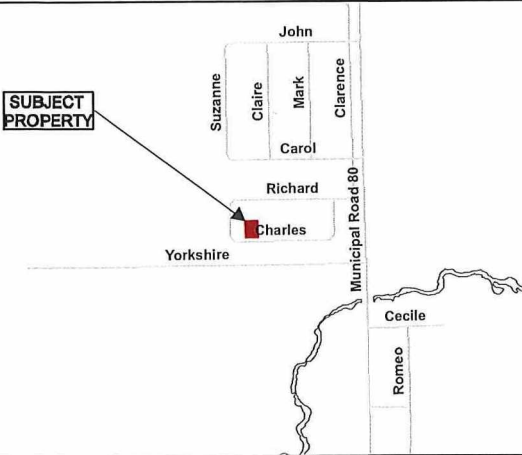
R1-1 R1-4

Application for Minor Variance or Permission



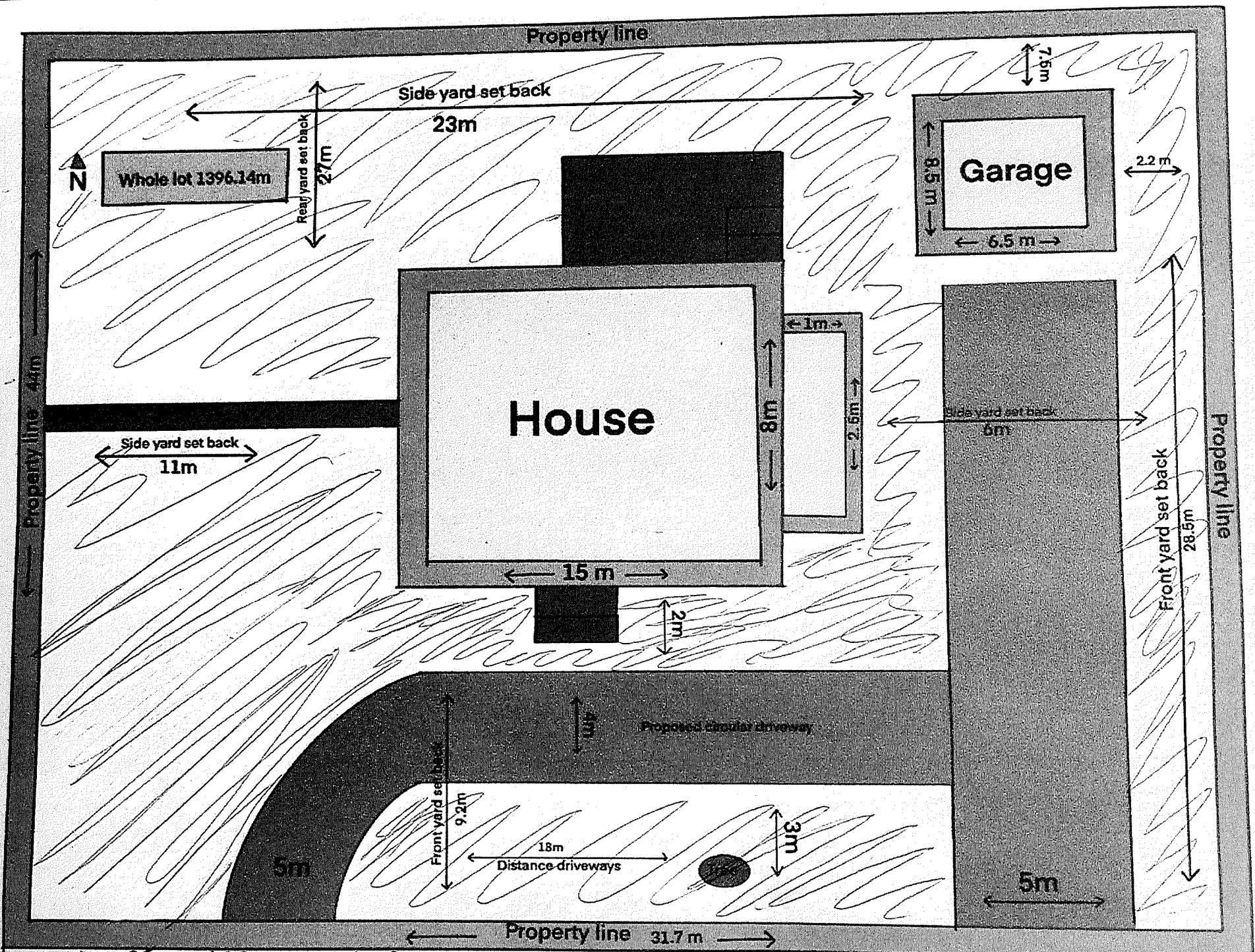
Subject Property being PIN 73505-0706,
 Parcel 23380 SEC SES SRO,
 Lot 166, Plan M-462,
 Part Lot 7, Concession 1,
 Township of Hanmer,
 1700 Charles Court, Val Caron,
 City of Greater Sudbury

SUBJECT PROPERTY



Sketch 1, NTS
 NDCA

PL-MV-2025-00133
 Date: 2026 01 16



PL-MV-2025-00133 sketch 2

- grass/area frontage 60% grass

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:

MIKE BOUILLON

The Owner(s) of: PIN(s) 733950301, Parcel 26326 SEC SWS, Part Lot 1, Concession 6, as in LT441327, Township of Lorne, 37 Sleepy Hollow Road, Whitefish P0M 3H0

For the following reason(s): Approval to permit two mobile homes dwelling units on the subject property at variance to the By-law.

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- **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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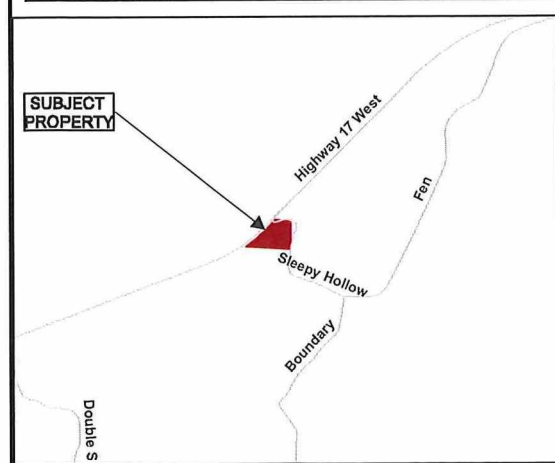
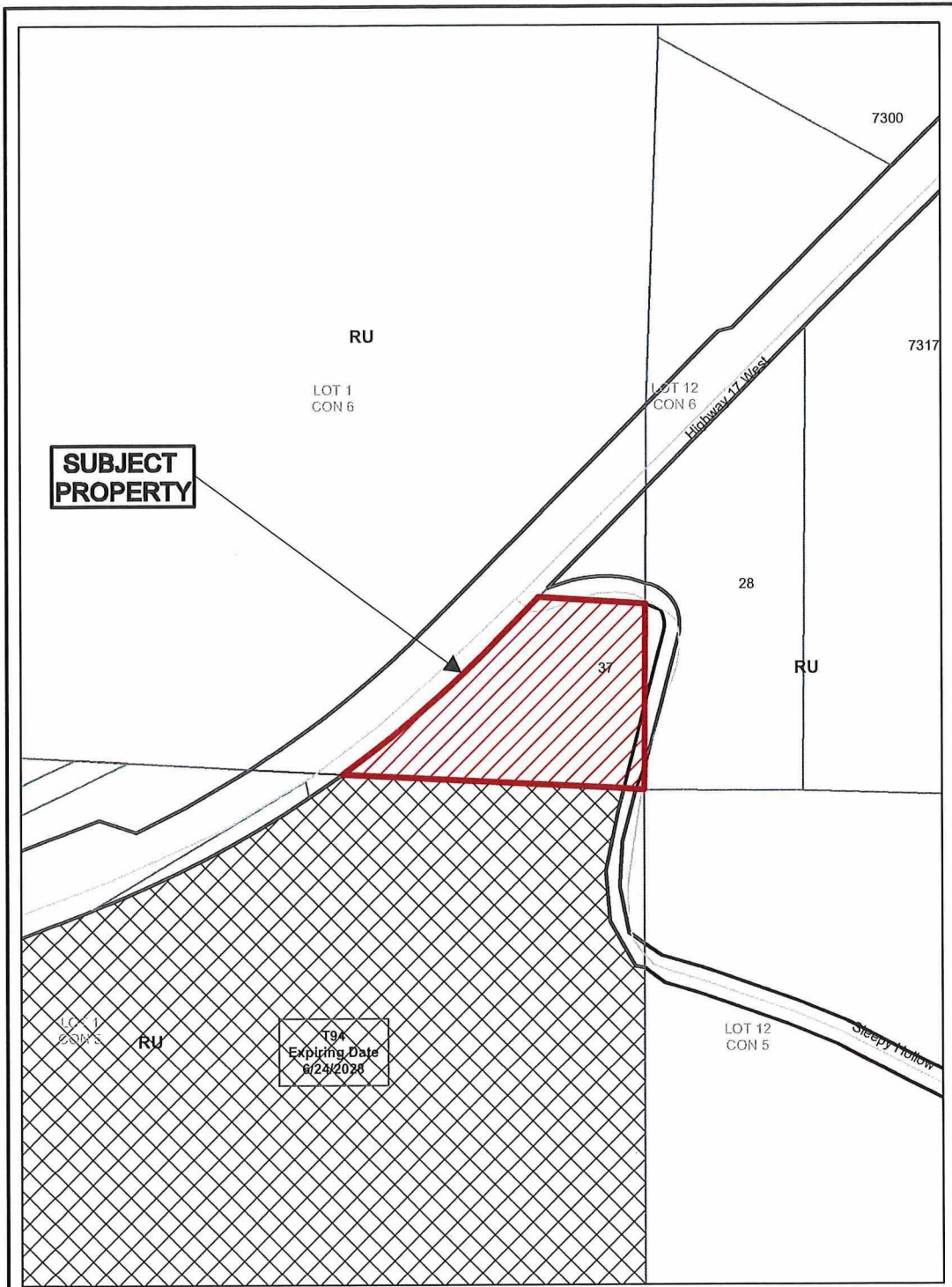
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RU



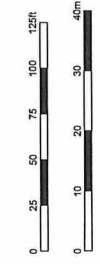
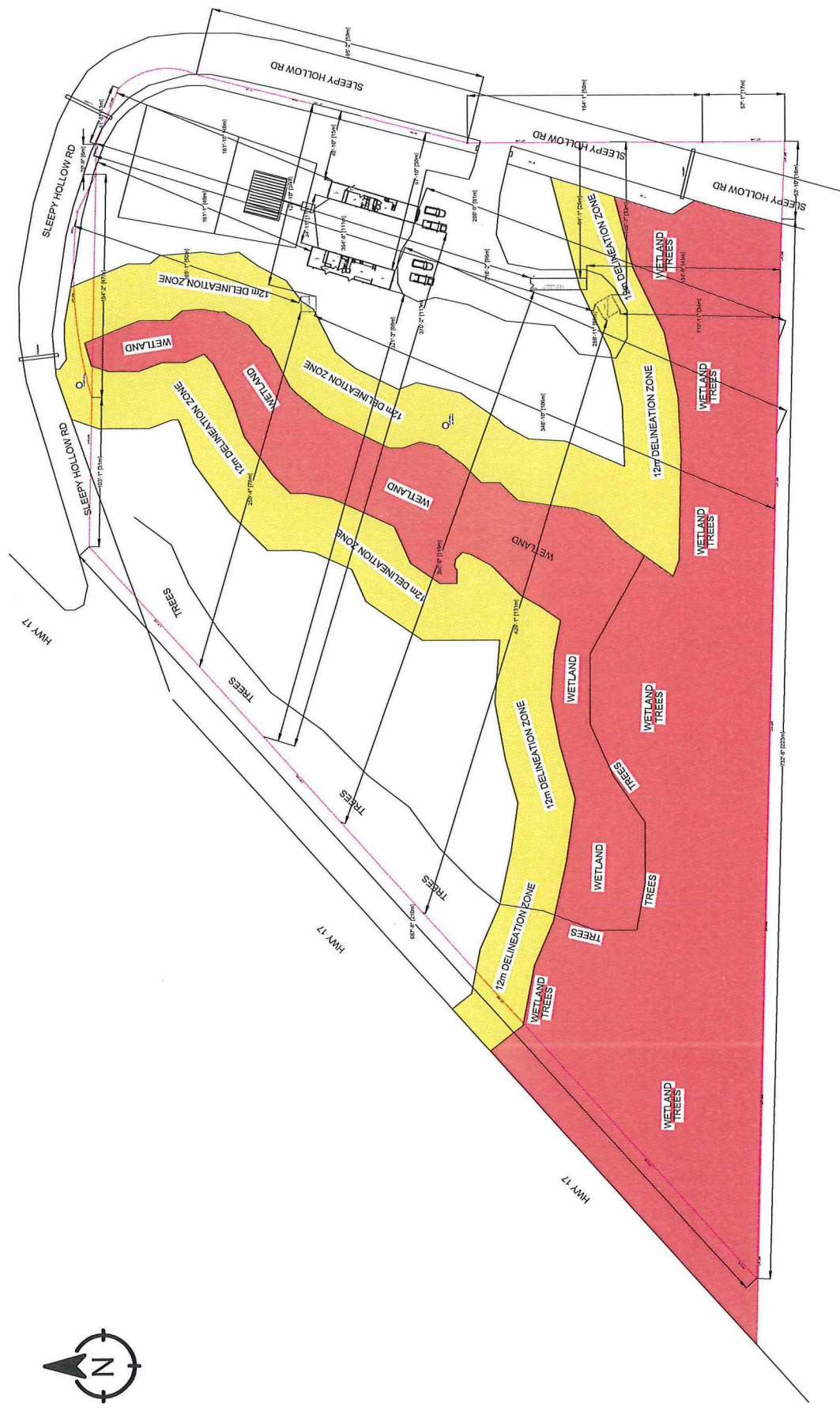
Application for Minor Variance or Permission



Subject Property being PIN 73395-0301, Parcel 26326 SEC SWS, Part Lot 1, Concession 6, as in LT441327, Township of Lorne, 37 Sleepy Hollow Road, Whitefish, City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00030
Date: 2026 03 20



NOTES:

1. THIS DRAWING TO BE REVIEWED IN CONJUNCTION WITH THE RESTORATION PLAN.

**37 SLEEPY HOLLOW RD
PROPOSED SITE PLAN**

ADDRESS: SLEEPY HOLLOW RD WHITEFISH ON PGM 360	DESIGN BY: MIKE P BOUILLON	PAPER SIZE: A1
ROLL NUMBER: 120 007 03200 0000	REVISION: A	REVISION: A
LEGAL DESCRIPTION: LORNE CON 6 PT LOT 1 PCL 205238	DATE: NOV 25 2025	DATE: NOV 25 2025

PL-MV-2026-00030 sketh a

NOTICE OF PUBLIC HEARING

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Take notice that an application has been made by:

TJ HEREAULT

The Owner(s) of: PIN(s) 733700017, Parcel 53M1204-9 SEC SWS SRO, Lot 9, Plan 53M-1204, Part Lot 4, Concession 6, Township of Snider, 1926 Fire Route O, Azilda P0M 1B0

For the following reason(s): Approval to construct a detached garage providing a height at variance to the By-law, and permit an existing shed providing a high water mark setback, shoreline structure and shoreline buffer at variance to the By-law.

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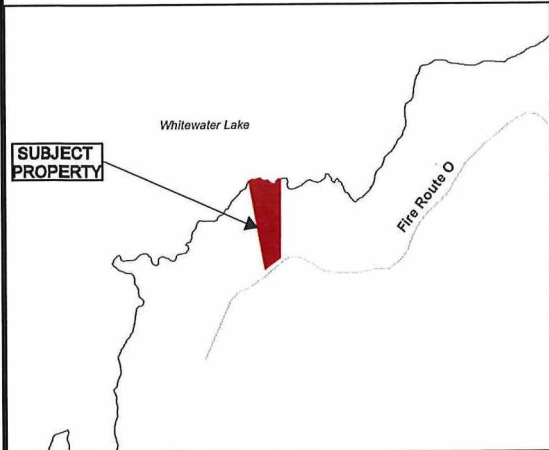
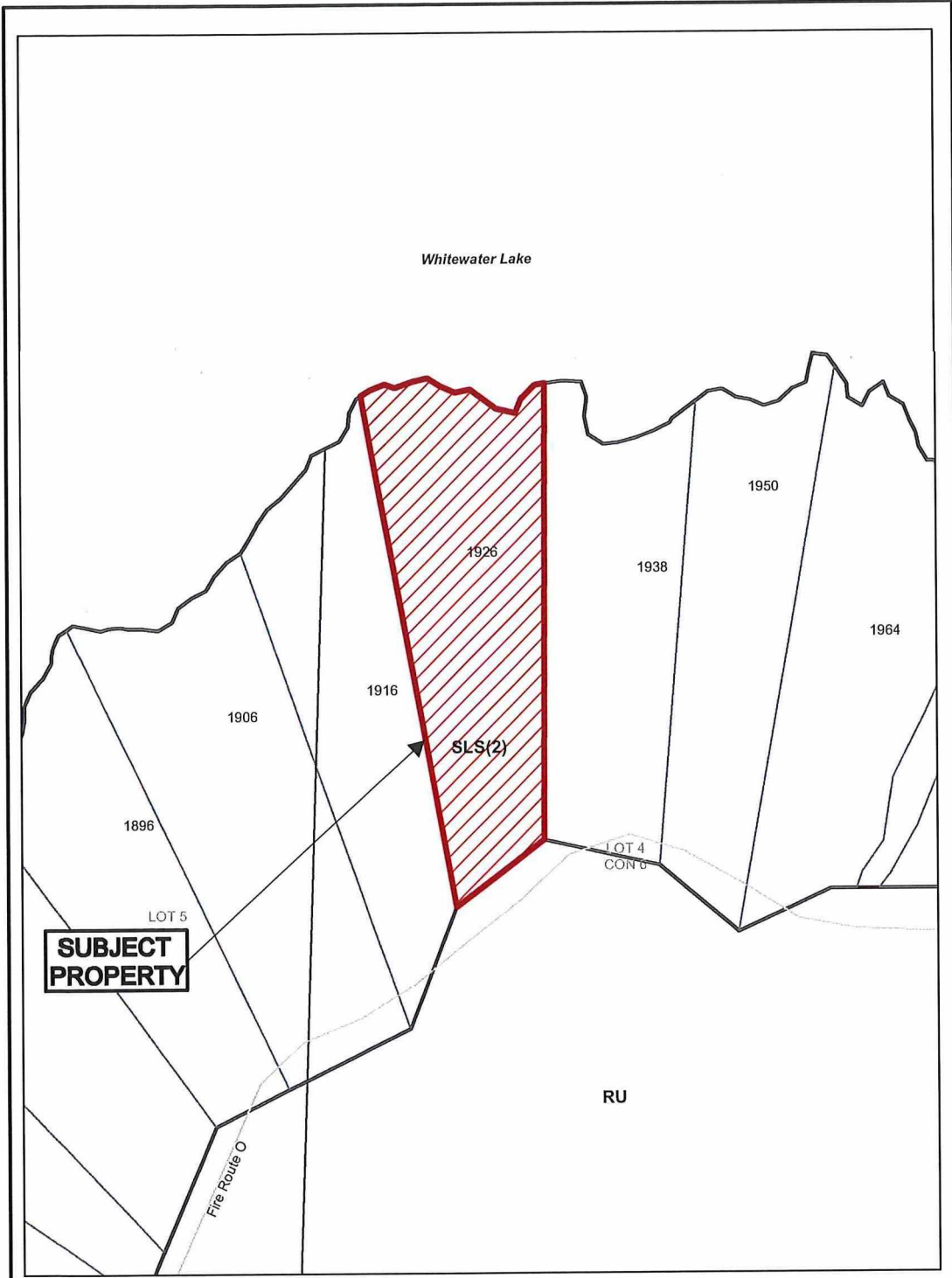
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SLS(2)



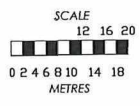
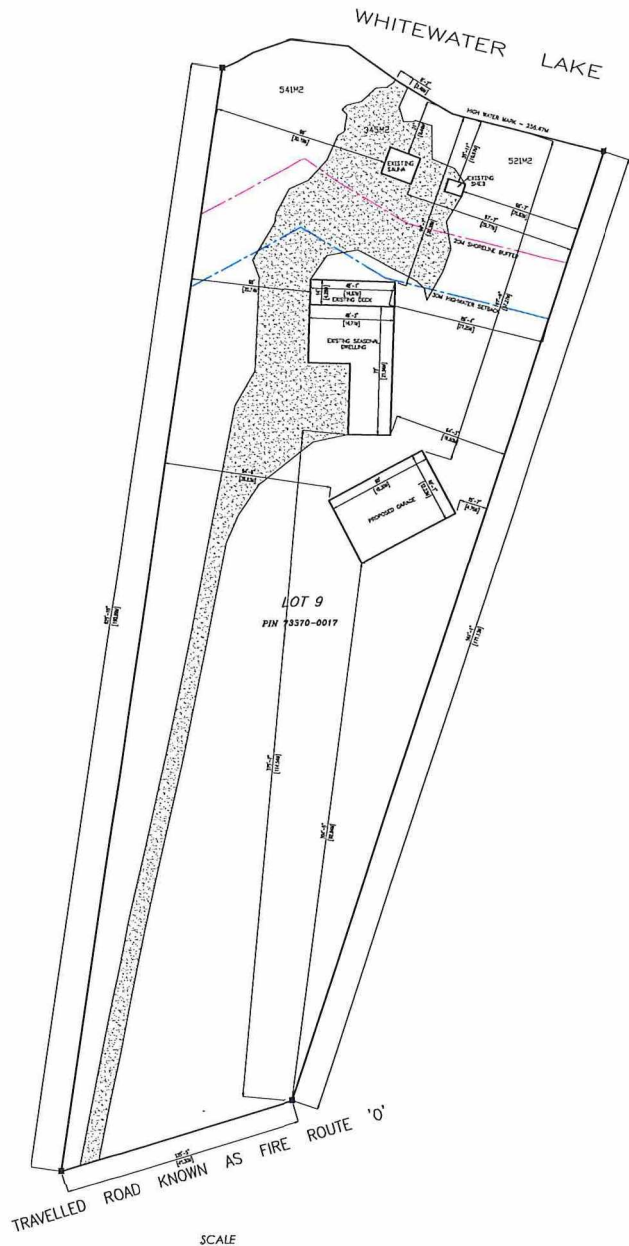
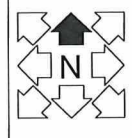
**Application for Minor
Variance or Permission**



Subject Property being PIN 73370-0017,
Parcel 53M1204-9 SEC SWS SRO,
Lot 9, Plan 53M-1204,
Part Lot 4, Concession 6,
Township of Snider,
1926 Fire Route O, Azilda,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00032
Date: 2026 03 17



LOT COVERAGE			
	LENGTH	WIDTH	AREA
EXISTING SEASONAL DWELLING	21.96M	14.71M	234M ²
EXISTING ATTACHED DECK (SEASONAL DWELLING)	4.28M	14.67M	62.79M ²
EXISTING SAUNA	4.72M	5.49M	25.9M ²
EXISTING SHED	2.5M	3.05M	7.6M ²
PROPOSED GARAGE	12.23M	18.3M	223.8M ²
TOTAL LOT AREA			9631.53M ²
TOTAL LOT COVERAGE			491.3M ² (5%)

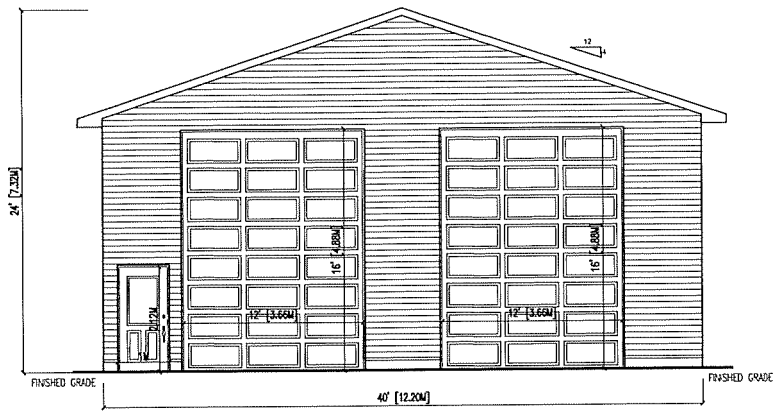
SETBACKS				
	FRONT (SHORE LINE)	REAR (FIRE ROUTE 'D')	RIGHT SIDE	LEFT SIDE
EXISTING SEASONAL DWELLING	34.46M	114.54M	19.6M	20.74M
ATTACHED DECK (SEASONAL DWELLING)	30.38M	137.14M	27.25M	20.74M
EXISTING SAUNA	9.46M	158.31M	29.77M	30.19M
EXISTING SHED	10.97M	157.57M	20.92M	41.49M
PROPOSED GARAGE	57.27M	92.84M	4.76M	28.83M

VARIANCES REQUIRED			
ZONING - SLS	REQUIRED	PROPOSED	DIFFERENCE
ACCESSORY STRUCTURE HEIGHT (PROPOSED DETACHED GARAGE) 4.2.4 (A)	5M	7.32M	2.32M
SETBACK OF ACCESSORY STRUCTURE (EXISTING SHED)	30M	10.97M	19.03M
SETBACK OF ACCESSORY STRUCTURE (EXISTING SHED) 4.41.4	20M	10.97M	10.03M
20M SHORELINE BUFFER (NATURAL VEGETATION) - 4.41.3 (A) (3)	25% MAX. CLEARING / 276M ²	24.5% / 344M ²	68M ²

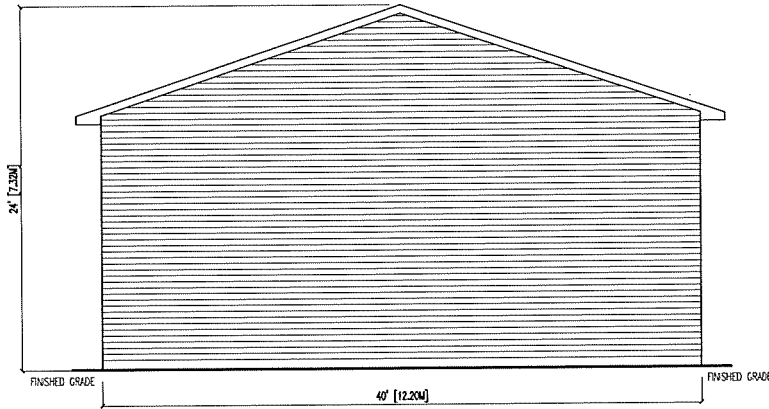


PROJECT: Variances for Existing Structures / New Garage		DATE: 2026-03-25	SCALE: 1/16"=1'-0"
CLIENT: 1926 FIRE ROUTE O, AZILDA		DATE: 2026-03-25	SCALE: 1/16"=1'-0"
TITLE: Plot Plan		DATE: 2026-03-25	SCALE: 1/16"=1'-0"
			PP

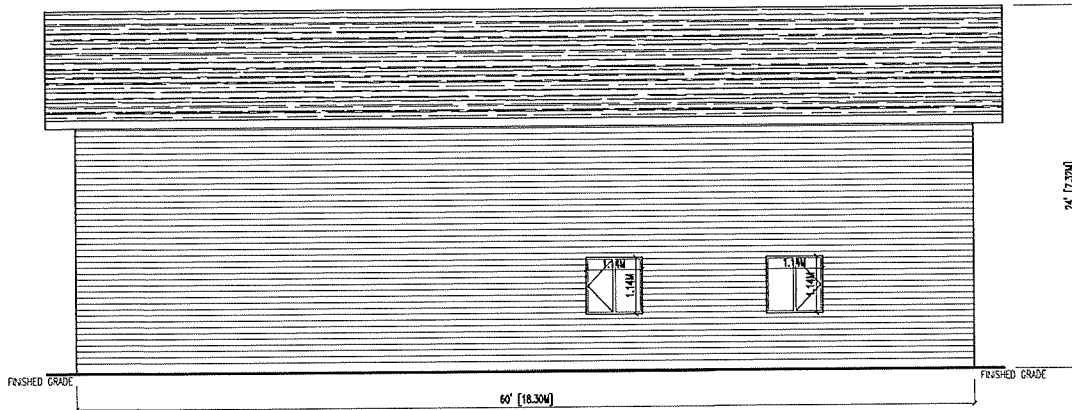
PL-MV-2026-00032 Sketch 2



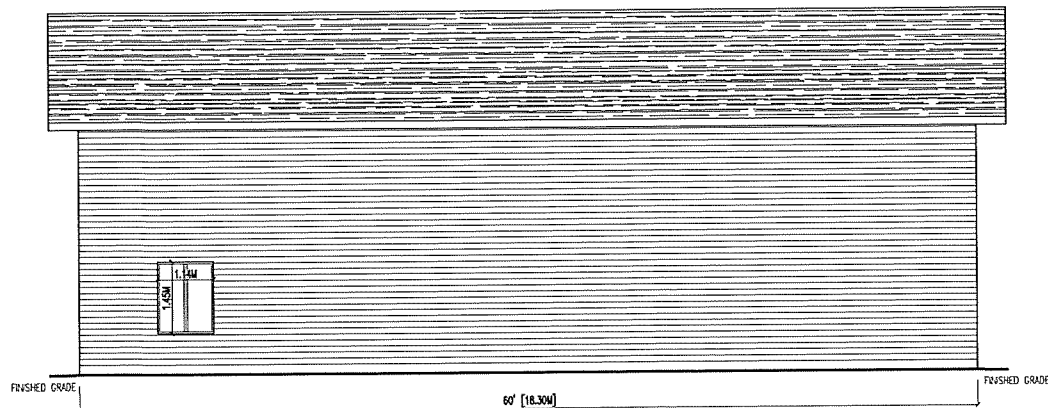
SOUTH ELEVATION (REAR)



NORTH ELEVATION
(FRONT - LAKE SIDE)



WEST ELEVATION (LEFT)



EAST ELEVATION (RIGHT)

DETACHED GARAGE	PP
1926 FIRE ROUTE 0, AZ, LDA	PP
Plot Plan	PP

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Sudbury, Ontario P3A 5P3
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(705) 673-2200 FAX

NOTICE OF PUBLIC HEARING

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Take notice that an application has been made by:

APRIL DAHMER AND JORDAN DAHMER

The Owner(s) of: PIN(s) 733960256, Parcel 29943 SEC SWS SRO, Part Lot 1, Concession 6, Part 1, Plan 53R-13097, Township of Louise, 0 Island Road, Whitefish, ON

For the following reason(s): Approval to construct a detached accessory building providing a height 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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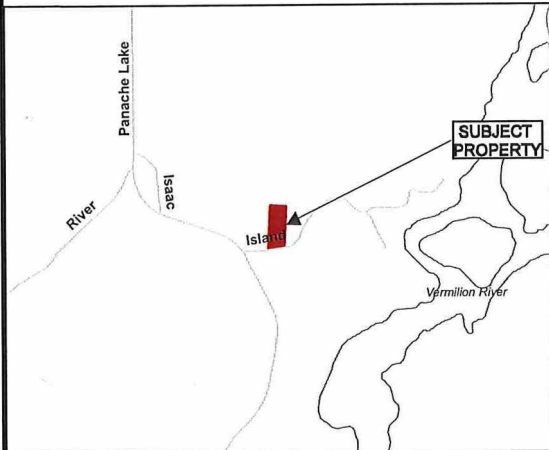
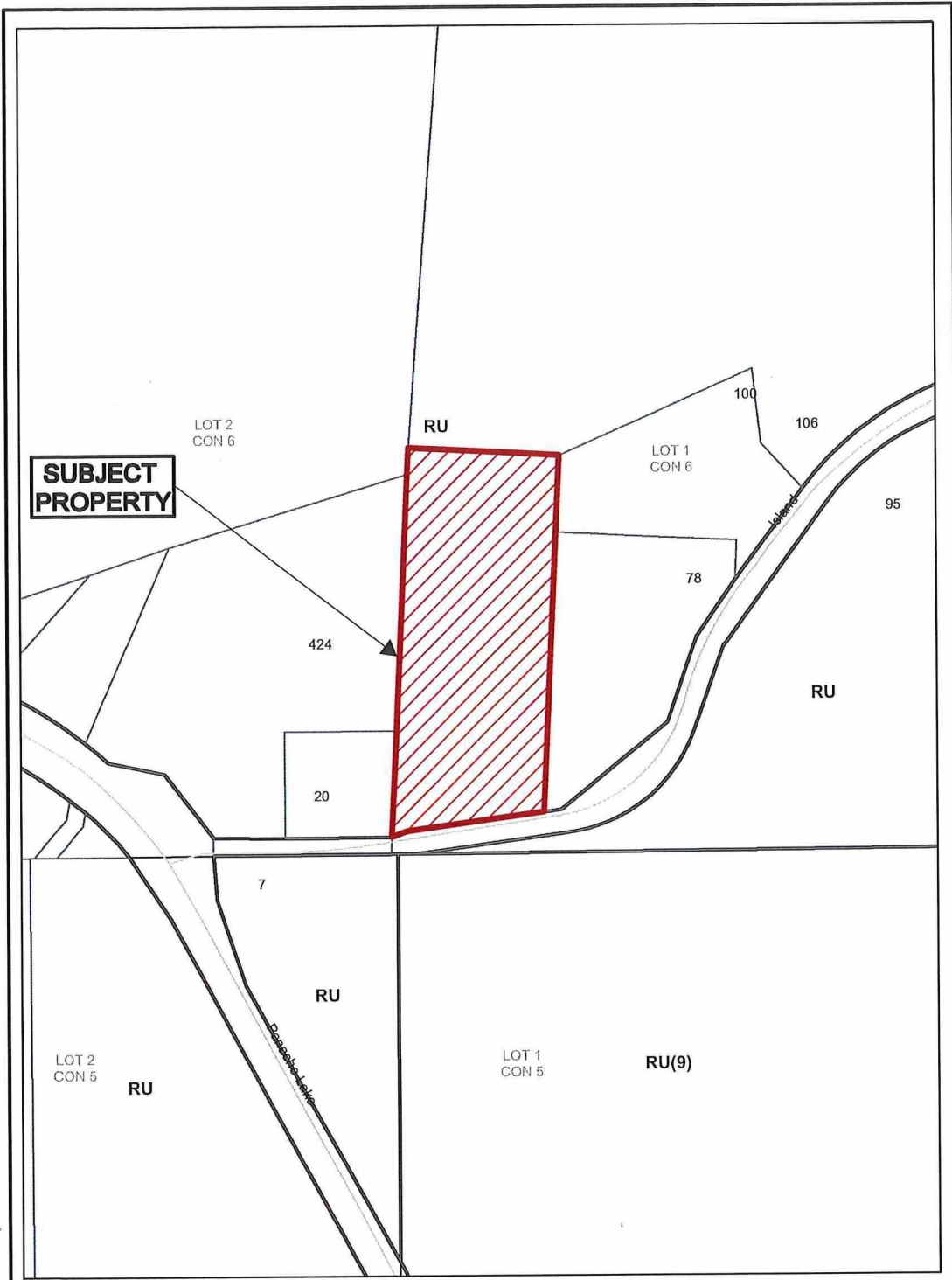
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RU



**Application for Minor
Variance or Permission**

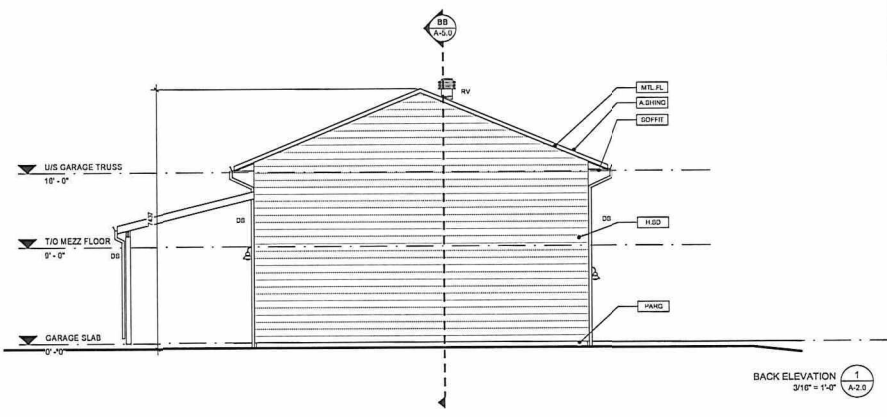
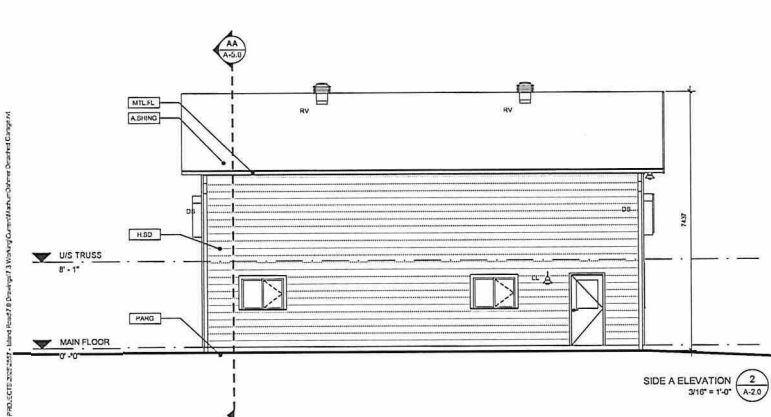
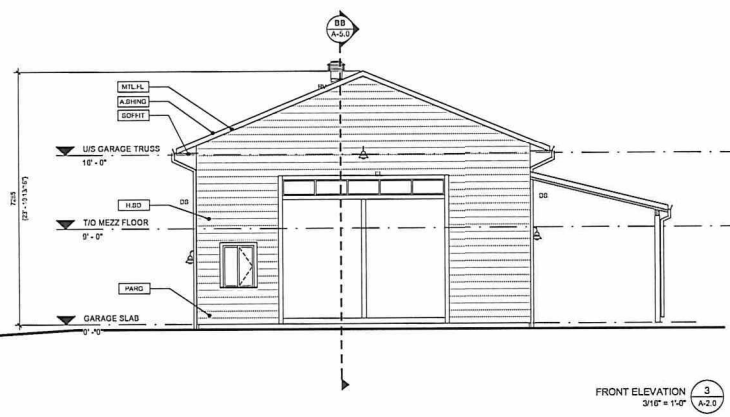
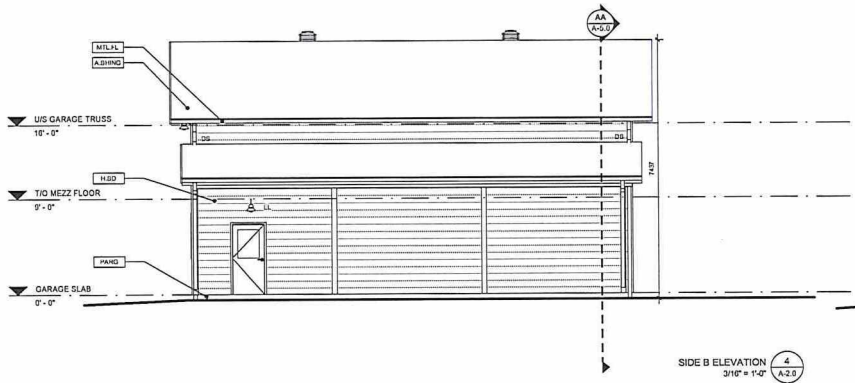


Subject Property being PIN 73396-0256,
Parcel 29943 SEC SWS SRO,
Part Lot 1, Concession 6,
Part 1, Plan 53R-13097,
Township of Louise,
Island Road, Whitefish,
City of Greater Sudbury

Sketch 1, NTS
NDCA

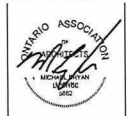
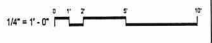
PL-MV-2026-00033
Date: 2026 03 18

- ELEVATION LEGEND**
- HSD DENOTES HORIZONTAL VINYL SIDING
 - PANG DENOTES CONTINUOUS PANGING
 - ASBING DENOTES ASPHALT ROOF SHINGLES
 - SOFHT DENOTES PRE-FINISHED ALUM. SOFT
 - MFL DENOTES PRE-FINISHED METAL FLASHING
 - RV DENOTES ROOF VENT
 - DS DENOTES DOWN SPOUT CW SPLASH PAD - REFER TO SPACES
 - EL DENOTES LIGHT FIXTURE, LOCATION TO BE COORDINATED WITH OWNER ON SITE. FIXTURE TO BE SELECTED BY OWNER



DRAWINGS ARE NOT TO BE SCALED
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO ARCHITECT BEFORE PROCEEDING WITH THE WORK
ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND ARE PROTECTED BY COPYRIGHT.
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL IT HAS BEEN SEALED.

No.	Revision / Version:	Date:
1	SUBMIT FOR PERMIT & CONSTRUCTION	02/25/23 09



3RDLINE.STUDIO
289 CEDAR STREET
SIOUX FALLS, SD 57104
1.785.474.2200

ISLAND ROAD ACCESSORY BUILDING
LOUISE CON 6 PT LOT 1 RP 53R-13097 PART 1 PCL 29943
ELEVATIONS

Date: 02/23/23 09
By: AA indicated
Drawn by: AA
Checked by: DC/checked
Printed No.: 2552
Drawing No.:
Rev: 1

A-4.0

PL-MV-2026-00033
sketch 3

NOTICE OF PUBLIC HEARING

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Take notice that an application has been made by:

MARC ARSENEAULT AND ROXANNE LEGAULT-ARSENEAULT

The Owner(s) of: PIN(s) 735043247, Lot 199, Plan M-1115, Part Lot 5, Concession 2, Township of Hanmer, 1195 Wilfred Street, Hanmer P3P 1S2

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:

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- **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 April 10, 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.

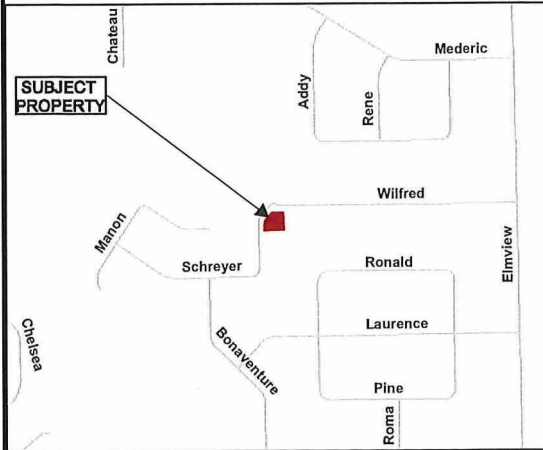
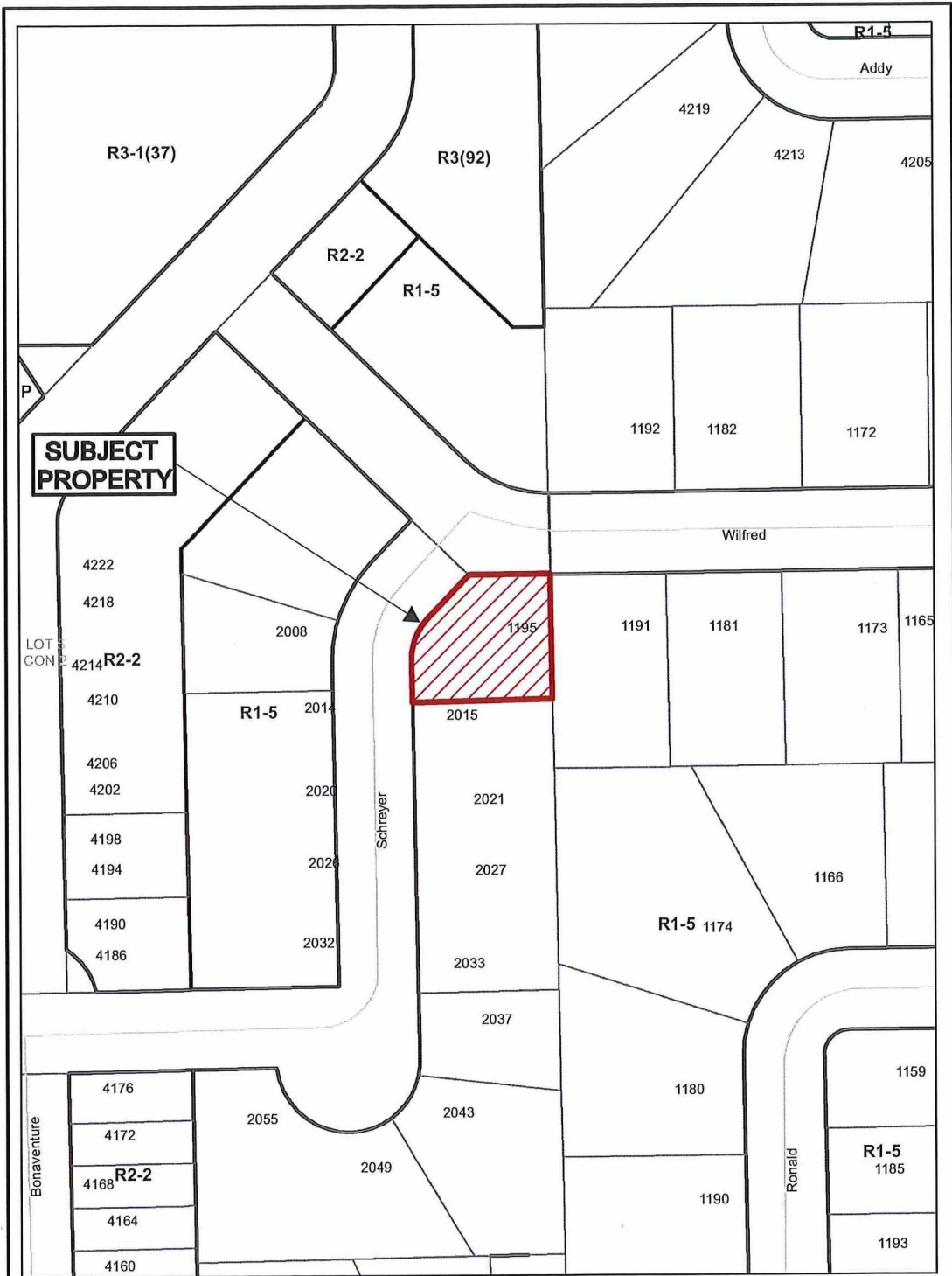
A certified copy of the decision will be sent to each person who files with the Secretary-Treasurer a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.

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.

R1-5



Application for Minor Variance or Permission



Subject Property being PIN 73504-3247,
 Lot 199, Plan M-1115,
 Part Lot 5, Concession 2,
 Township of Hanmer,
 1195 Wilfred Street, Hanmer,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

PL-MV-2026-00034
 Date: 2026 03 26

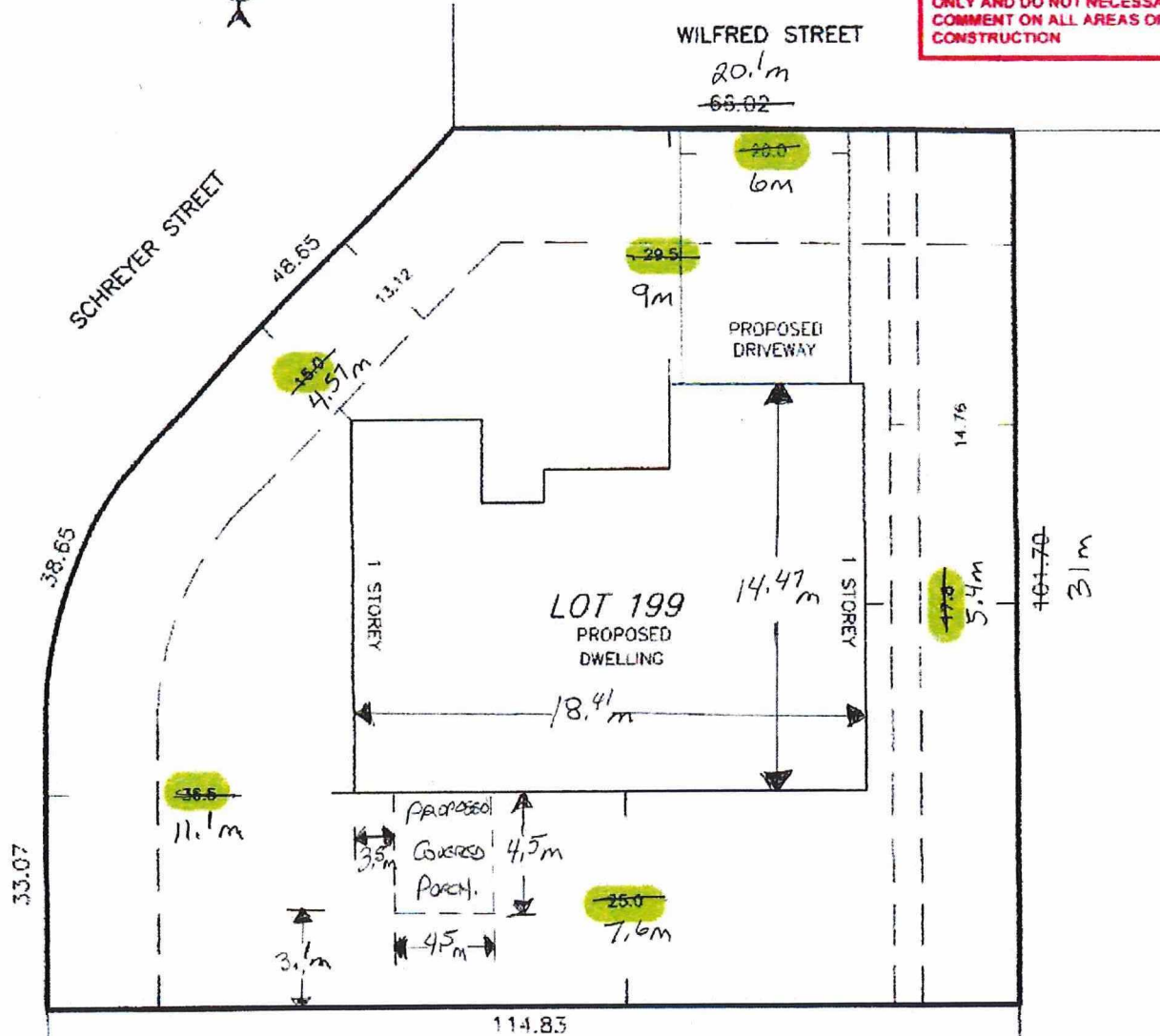
PLOT PLAN
LOT 199
REGISTERED PLAN 53M-1115

SCHREYER STREET

SCALE : 1 INCH = 20 FEET



NOTE:
 IT IS THE CONTRACTOR/SOWNER'S RESPONSIBILITY TO ENSURE THAT ALL CONSTRUCTIONS CONFORMS TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE. NOTATIONS MADE ON THESE DRAWINGS ARE FOR YOUR INFORMATION AND ASSISTANCE ONLY AND DO NOT NECESSARILY COMMENT ON ALL AREAS OF CONSTRUCTION



CITY OF GREATER SUDBURY BUILDING SERVICES

THESE DRAWINGS /PLANS /SKETCHES HAVE BEEN REVIEWED FOR THE PURPOSE OF OBTAINING A BUILDING PERMIT

DATE 04/29/2025

PERMIT BP-NEW-2025-00350

SIGNED M. Campbell

PL-MV-2026-00034
 Sketch 2

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:

PAUL CHARBONNEAU

The Owner(s) of: PIN(s) 021360046, Part Lots 141 - 142, as in S89056, Plan 1-SC, Part Lot 6, Concession 4, Township of McKim, 111 Bloor Street, Sudbury P3C 2K8

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 use of the existing lot, including the building, to increase the number of dwelling units within the existing building and maintain current 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:

DATE: Wednesday, April 15, 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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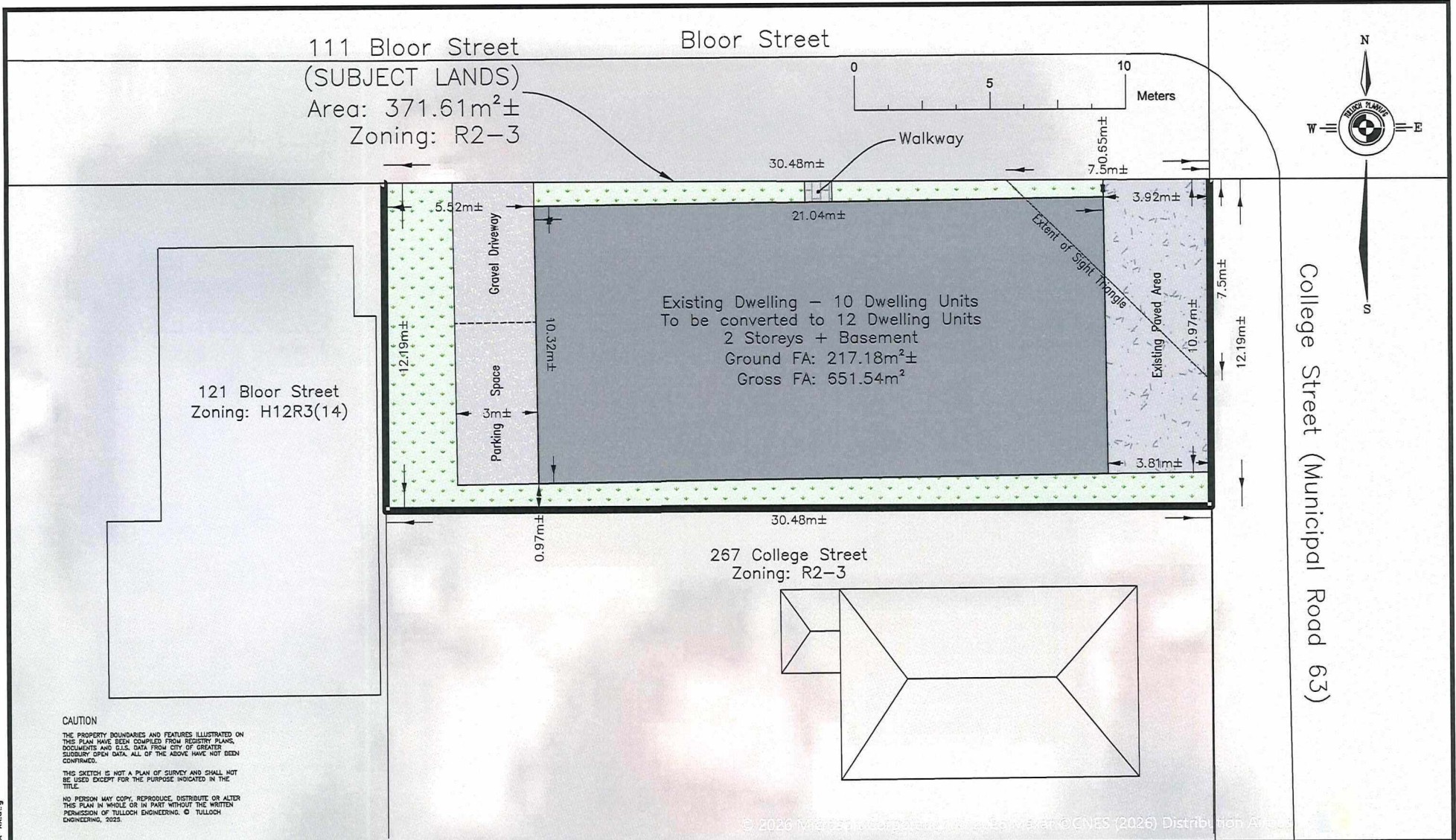
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R2-3



CAUTION
THE PROPERTY BOUNDARIES AND FEATURES ILLUSTRATED ON THIS PLAN HAVE BEEN COMPILED FROM REGISTRY PLANS, DOCUMENTS AND C.L.S. DATA FROM CITY OF GREATER SUDBURY OPEN DATA. ALL OF THE ABOVE 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.
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T: 705-522-6303

131 FIELDING ROAD
LIVELY, ONTARIO
P3Y 1L7

PROJECT:

111 Bloor Street, Sudbury
Part of Lots 141 & 142, Plan 1SC as in S89056

DRAWING:

Existing Conditions Sketch

No.	DATE	BY	ISSUES / REVISIONS
DRAWN BY: MDJ		CHECKED BY: BC	PROJECT No. : 26-0800
SCALE: 1:200		DATE: March 24, 2026	

PL-MY-2026-00039 Sketch 2