

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:

KURTIS MARTIN AND NATASHA MARTIN

The Owner(s) of: PIN(s) 734900074, Parcel 41922 SEC SES SRO, Lot 235, Plan M-1039, Part Lot 12, Concession 3, Township of Falconbridge, 27 Lindsley Street, Falconbridge P0M 1S0

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:

DATE: Wednesday, April 2, 2025

TIME: 05:00 PM

LOCATION: Council Chamber, Tom Davies Square, 200 Brady Street, Sudbury 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 2, 2025 meeting, as follows:

- **Attend in person:** Attend in person at Council Chamber, Tom Davies Square, 200 Brady Street, Sudbury;
- **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 28, 2025** 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.

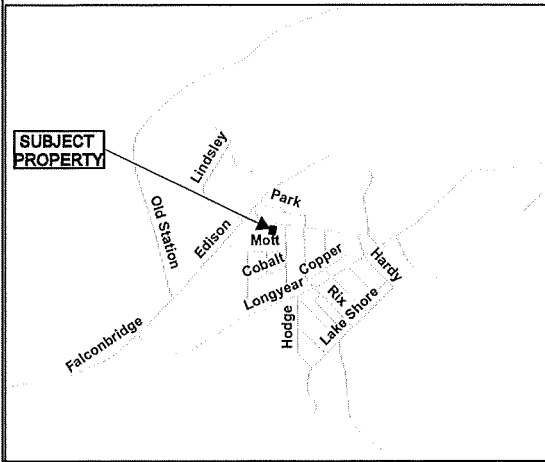
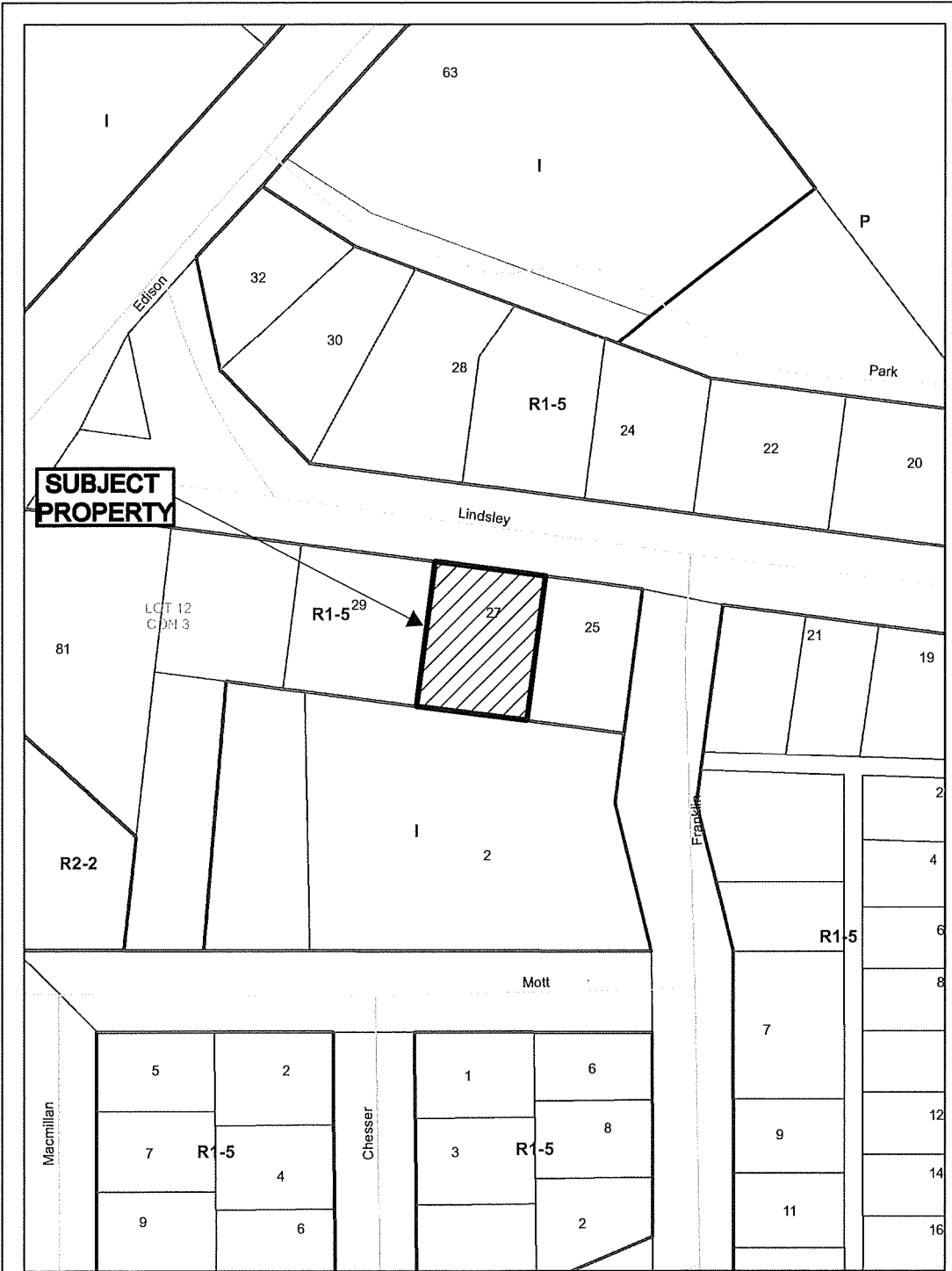
A certified copy of the decision will be sent to each person who files with the Secretary-Treasurer a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.

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



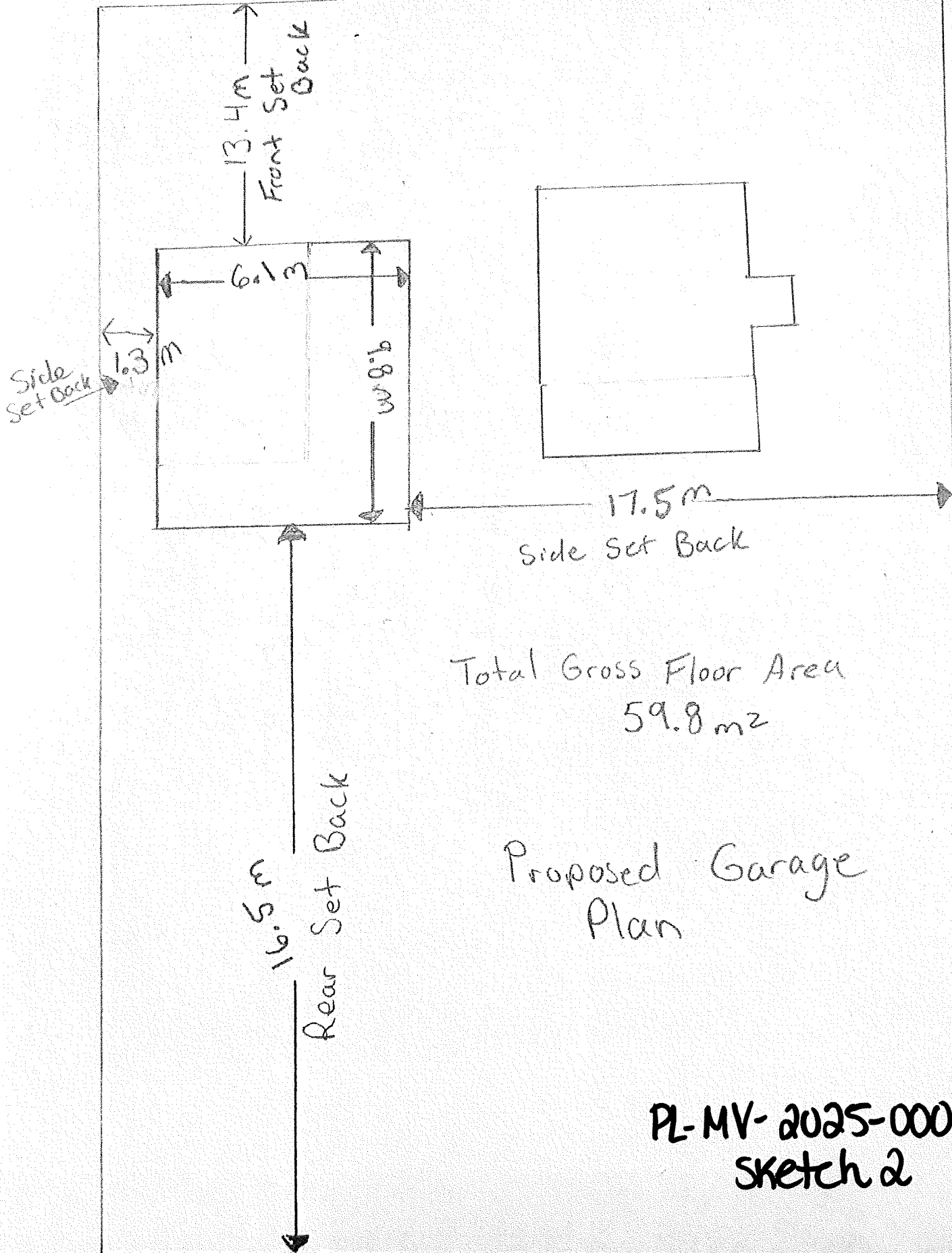
**Application for Minor
Variance or Permission**



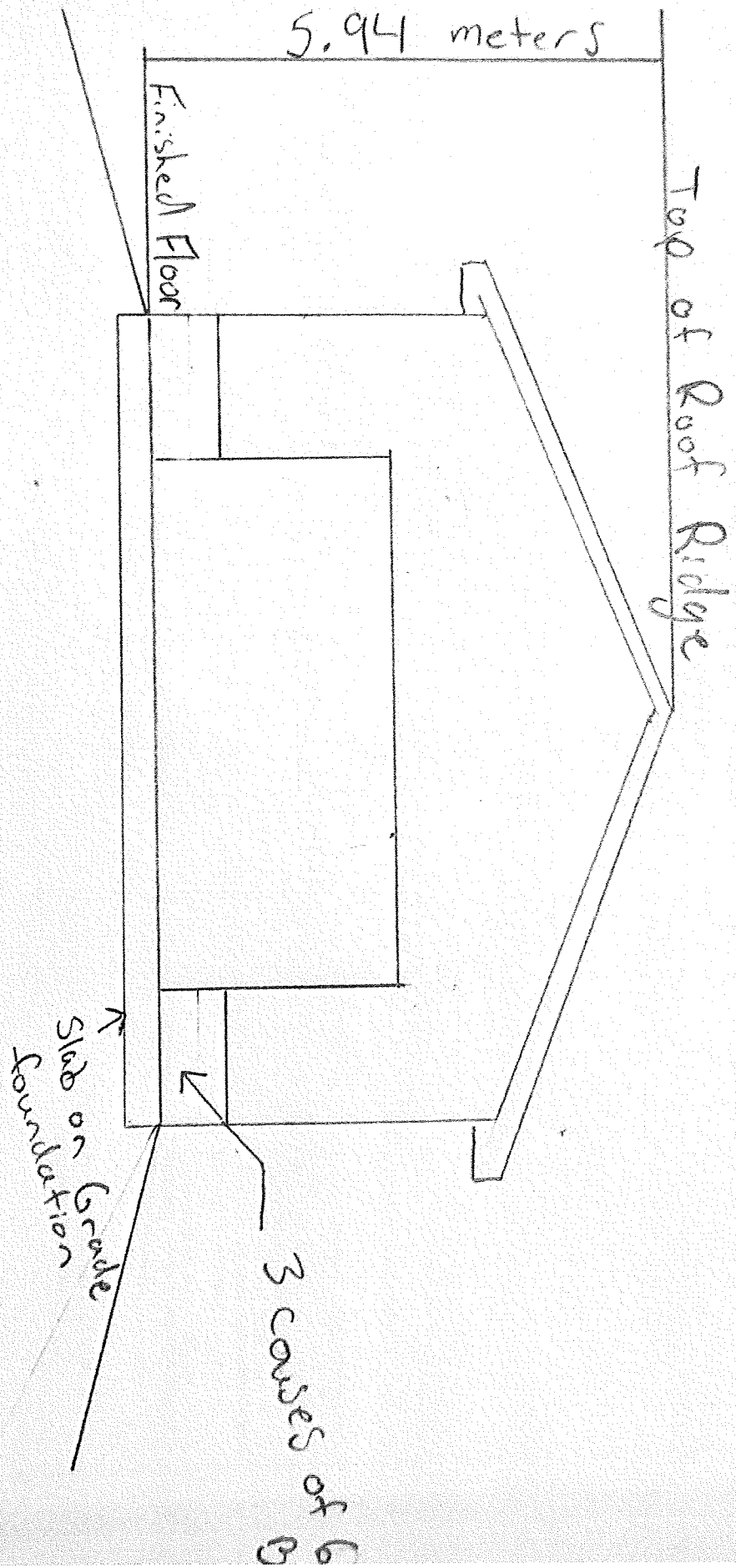
Subject Property being PIN 73490-0074,
Parcel 41922 SEC SES SRO,
Lot 235, Plan M-1039,
Part Lot 12, Concession 3,
Township of Falconbridge,
27 Lindsley Street, Falconbridge,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2025-00013
Date: 2025 03 05



PL-MV-2025-00013
Sketch 2



P2-MV-2025-00013
Sketch 3

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:

TERRANCE RUTTAN

The Owner(s) of: PIN(s) 733520564, Parcel 22055A SEC SWS SRO, Lot 55, Plan M-395, Part Lot 3, Concession 4, Township of Dowling, 28 Douglas Crescent, Dowling P0M 1L0

For the following reason(s): Approval to construct a detached accessory building providing a height at variance to the By-law.

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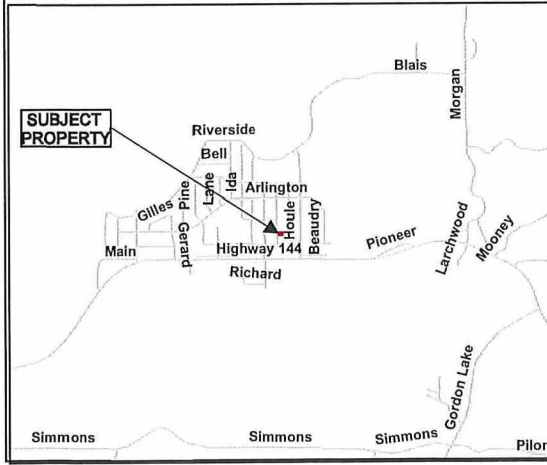
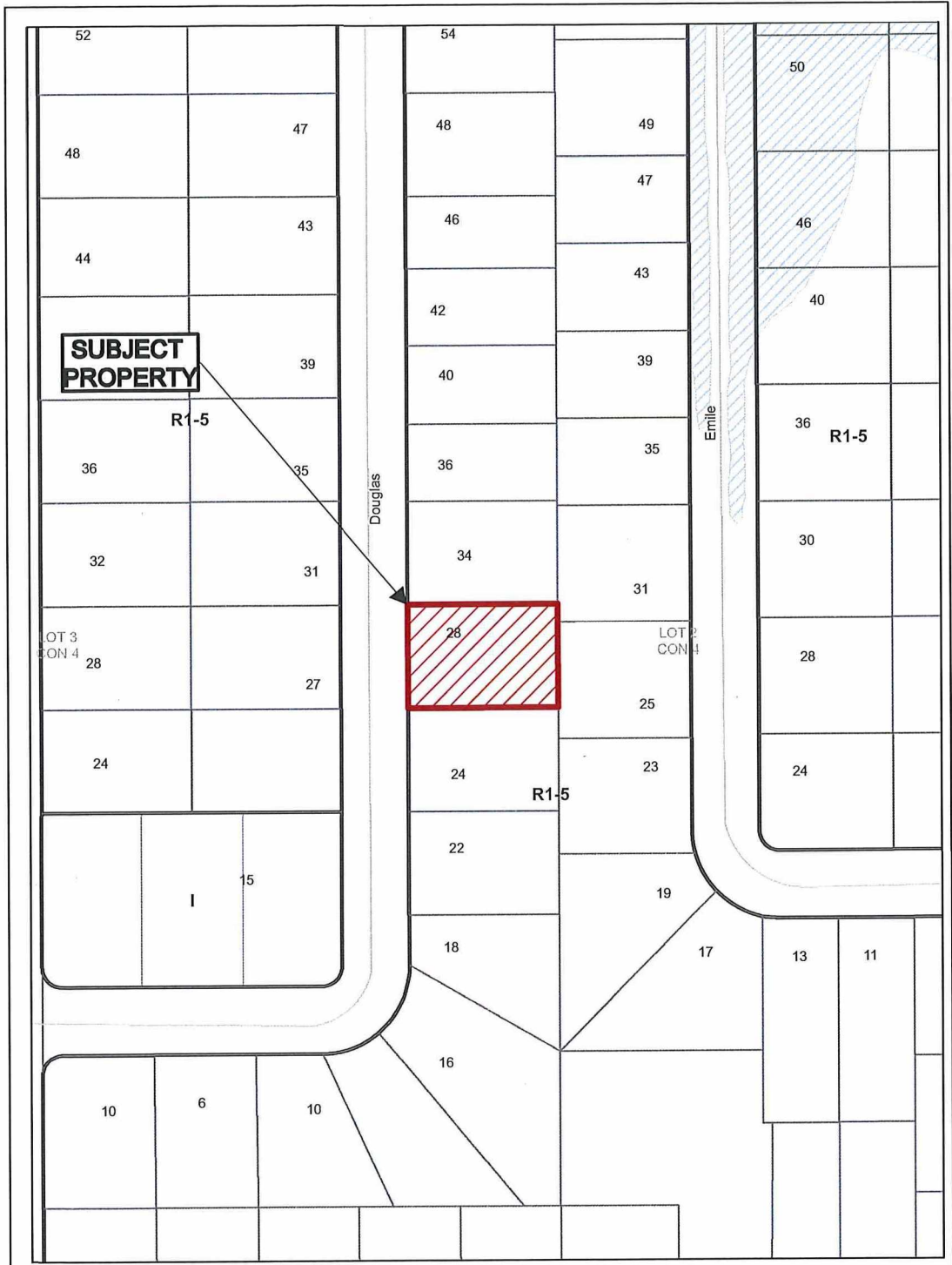
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R1-5



Application for Minor Variance or Permission



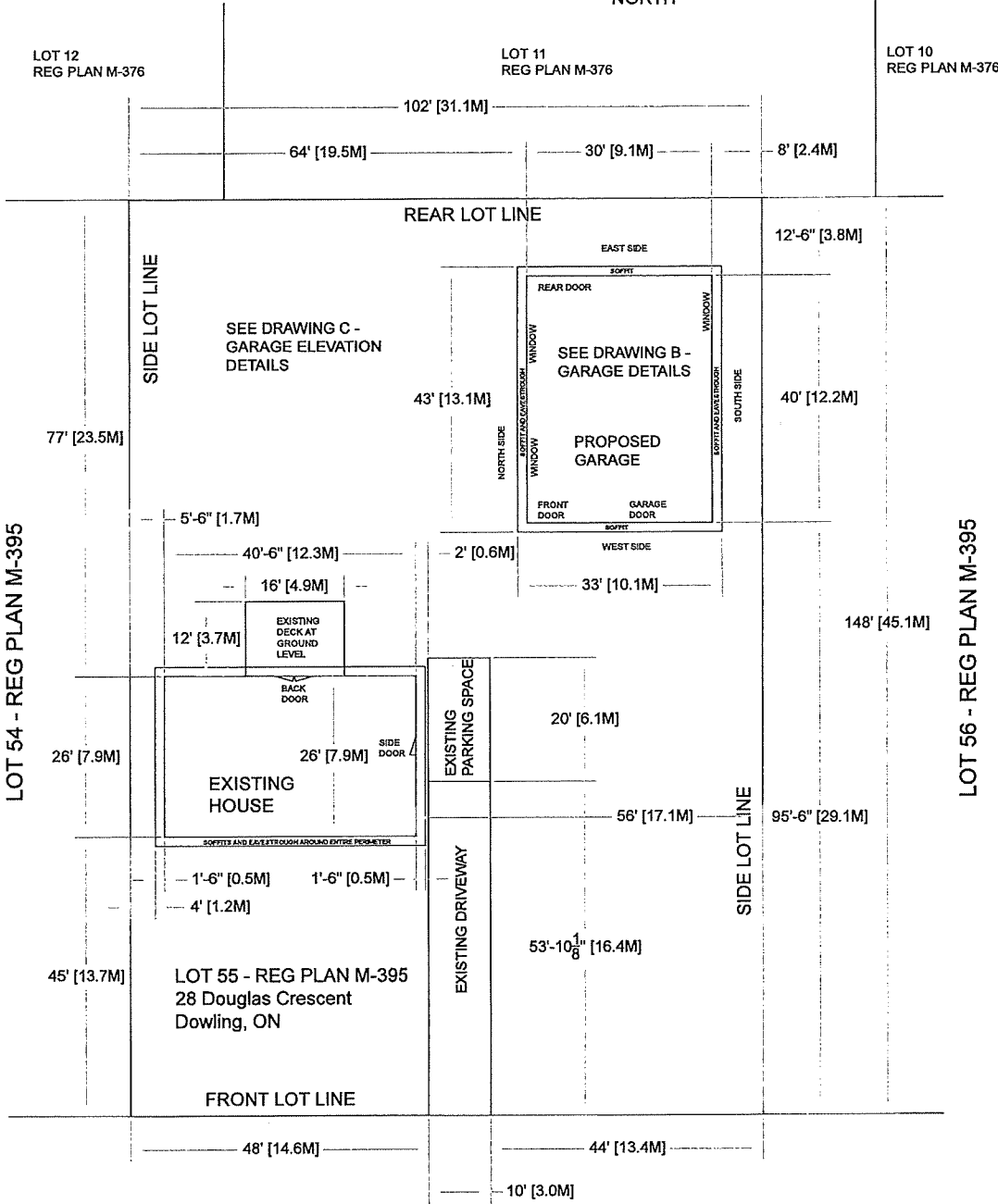
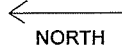
Subject Property being PIN 73352-0564,
Parcel 22055A SEC SWS SRO,
Lot 55, Plan M-395,
Part Lot 3, Concession 4,
Township of Dowling,
28 Douglas Crescent, Dowling,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2025-00018
Date: 2025 03 13

DRAWING A - SITE LAYOUT

Scale 1:120

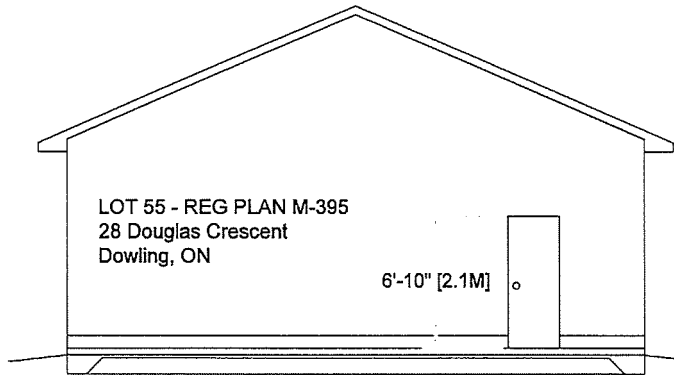


Douglas Crescent
Publicly Travelled Road (66' wide)

MINOR VARIANCE APPLICANT: TERRANCE RUTTAN

PL-MV-2025-00018
Sketch 2

DRAWING C - GARAGE ELEVATION DETAILS

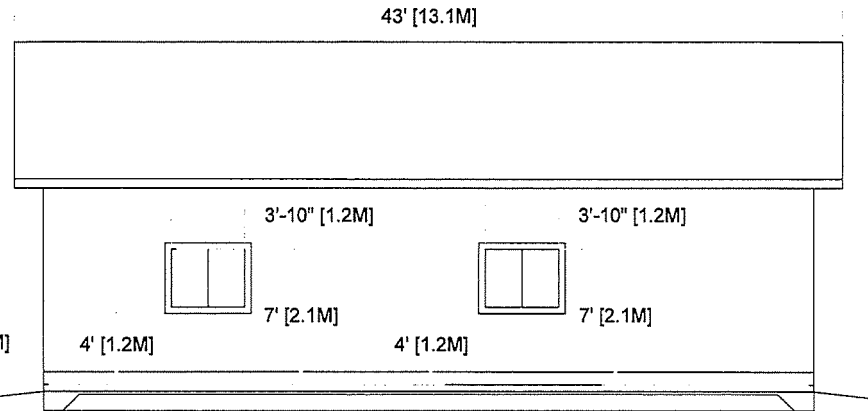


EAST SIDE

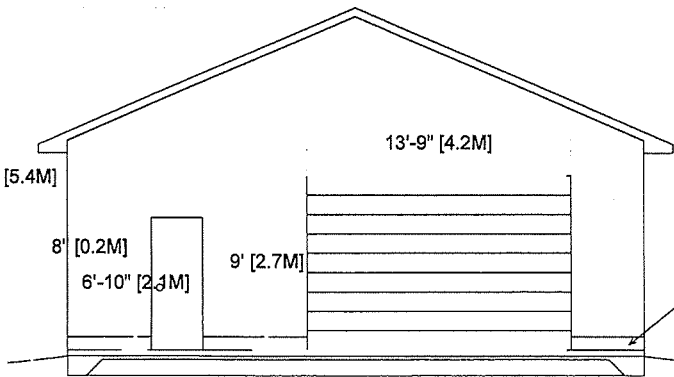
30' [9.1M]

4" [0.1M]

1' [0.3M]



NORTH SIDE

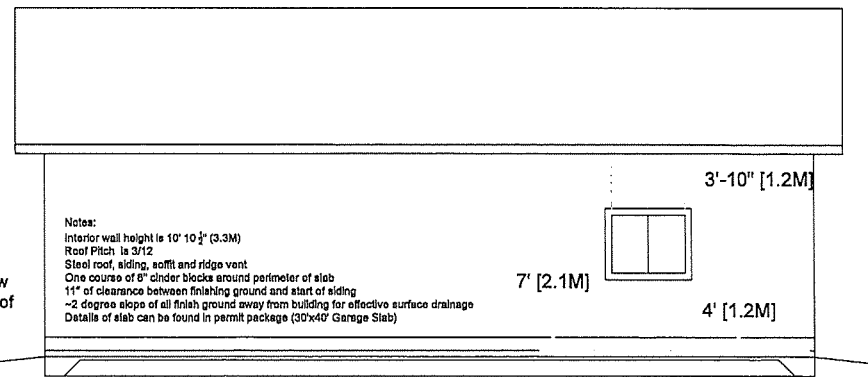


WEST SIDE

MINOR VARIANCE APPLICANT: TERRANCE RUTTAN

8" cinder block row
around perimeter of
slab

Approx. 2 degree
slope of all finished
ground away from
building around entire
perimeter



SOUTH SIDE

Notes:
interior wall height is 10' 10 1/2" (3.3M)
Roof Pitch is 3/12
Steel roof, siding, soffit and ridge vent
One course of 8" cinder blocks around perimeter of slab
11" of clearance between finishing ground and start of siding
~2 degree slope of all finish ground away from building for effective surface drainage
Details of slab can be found in permit package (30'x40' Garage Slab)

PL-MV-2025-00018
Sketch 3