

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:

NICHOLAS FOLIGNO AND JANELLE FOLIGNO

The Owner(s) of: PIN(s) 734720263, Part Lot 11, Concession 2, Location CL12452, being Parts 3 and 4, Plan 53R-19666, Township of Broder, 2106 South Shore Road, Sudbury P3G 1M3

For the following reason(s): Approval to construct a detached additional dwelling providing a location and 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, August 5, 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, August 5, 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 July 31, 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.

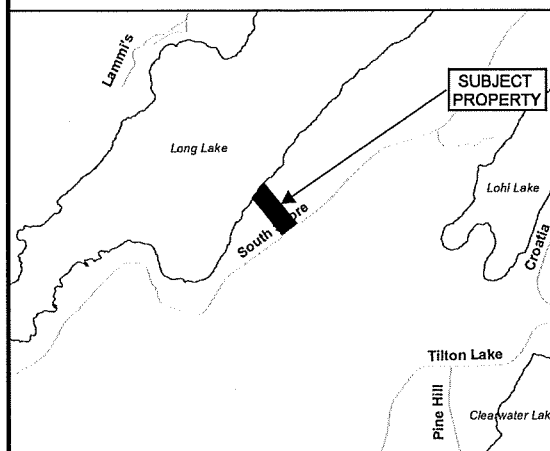
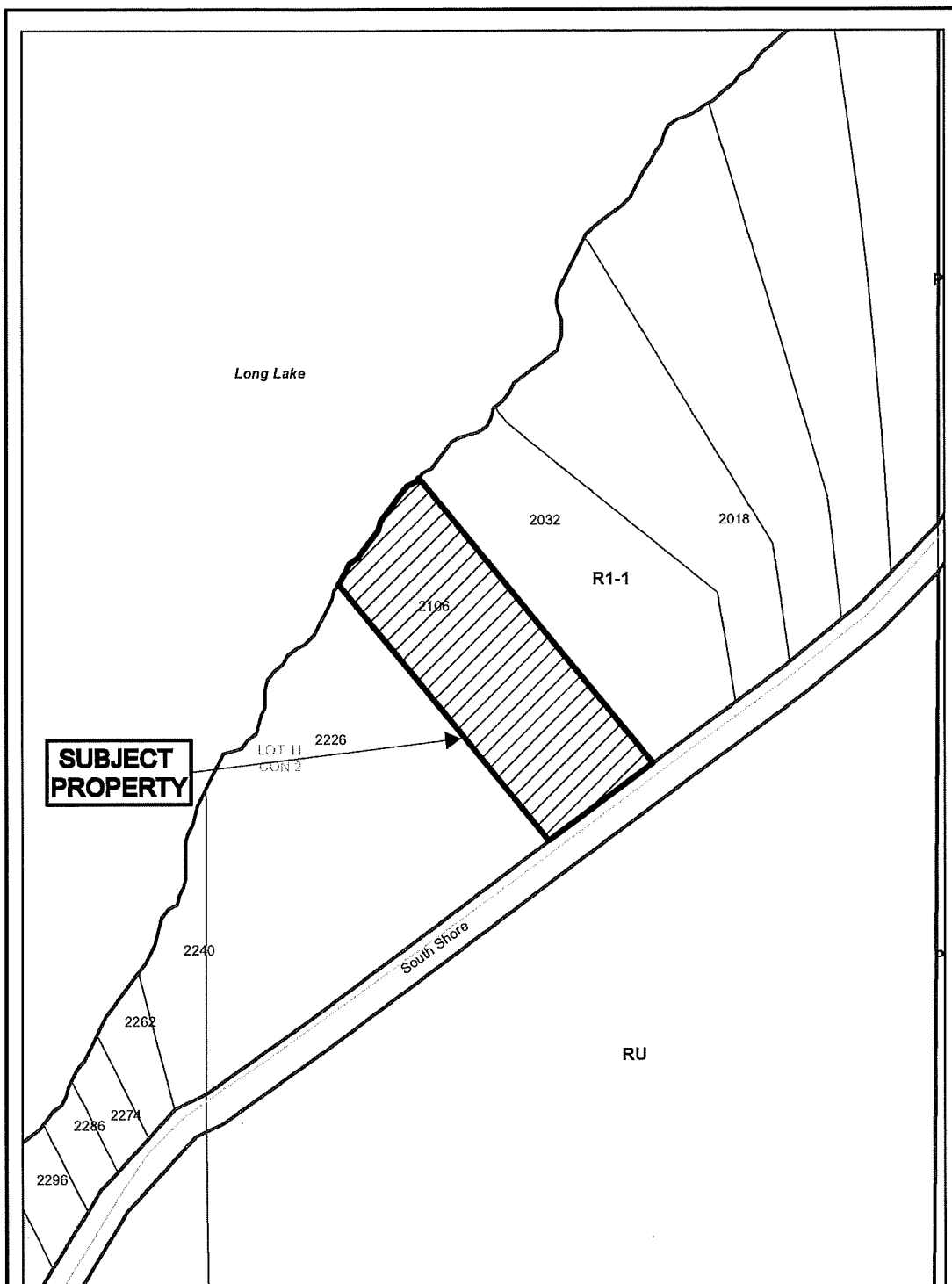
A certified copy of the decision will be sent to each person who files with the Secretary-Treasurer a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.

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.

R1-1



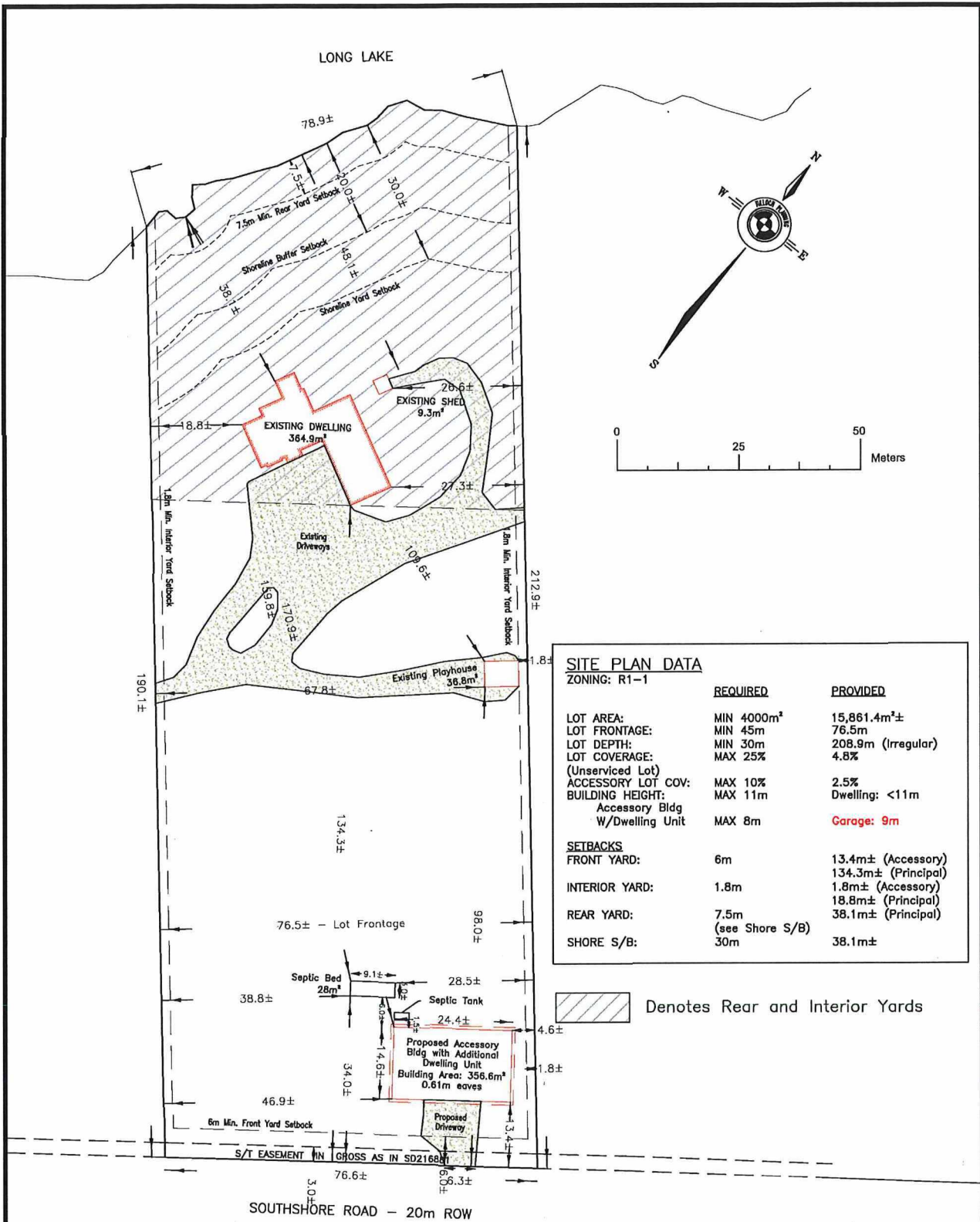
Application for Minor Variance or Permission



Subject Property being PIN 73472-0263,
Location CL12452, being Parts 3 and 4,
Plan 53R-19666, Part Lot 11, Concession 2,
Township of Broder,
2106 South Shore Road, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00101
Date: 2026 07 07



SITE PLAN DATA

ZONING: R1-1

	REQUIRED	PROVIDED
LOT AREA:	MIN 4000m ²	15,861.4m ² ±
LOT FRONTAGE:	MIN 45m	76.5m
LOT DEPTH:	MIN 30m	208.9m (Irregular)
LOT COVERAGE:	MAX 25%	4.8%
(Unserviced Lot)		
ACCESSORY LOT COV:	MAX 10%	2.5%
BUILDING HEIGHT:	MAX 11m	Dwelling: <11m
Accessory Bldg		
W/Dwelling Unit	MAX 8m	Garage: 9m
SETBACKS		
FRONT YARD:	6m	13.4m± (Accessory) 134.3m± (Principal)
INTERIOR YARD:	1.8m	1.8m± (Accessory) 18.8m± (Principal)
REAR YARD:	7.5m (see Shore S/B)	38.1m± (Principal)
SHORE S/B:	30m	38.1m±

Hatched area denotes Rear and Interior Yards



131 FIELDING ROAD
LIVELY, ONTARIO
P3Y 1L7

PROJECT:

**2106 South Shore Road
Part Lot 11, Con 2, Broder
City of Greater Sudbury**

DRAWING:

Sketch for Minor Variance

CAUTION

THE PROPERTY BOUNDARIES ILLUSTRATED ON THIS PLAN HAVE BEEN COMPILED FROM REGISTRY PLANS AND 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.

DRAWN BY:

MDJ

CHECKED BY:

BC/AA

PROJECT No.:

24-2809

SCALE:

1:750

PLOT SIZE:

11x17

DATE:

July 13, 2026

PL-11-2026-0001 sketch2



PO Box 980
Ayr, Ontario
N0L 1D5

Professional Stamp

NOT FOR
CONSTRUCTION

No.	Description	Date
1	ISSUED FOR INFORMATION	2025-07-13

PROPOSED GARAGE

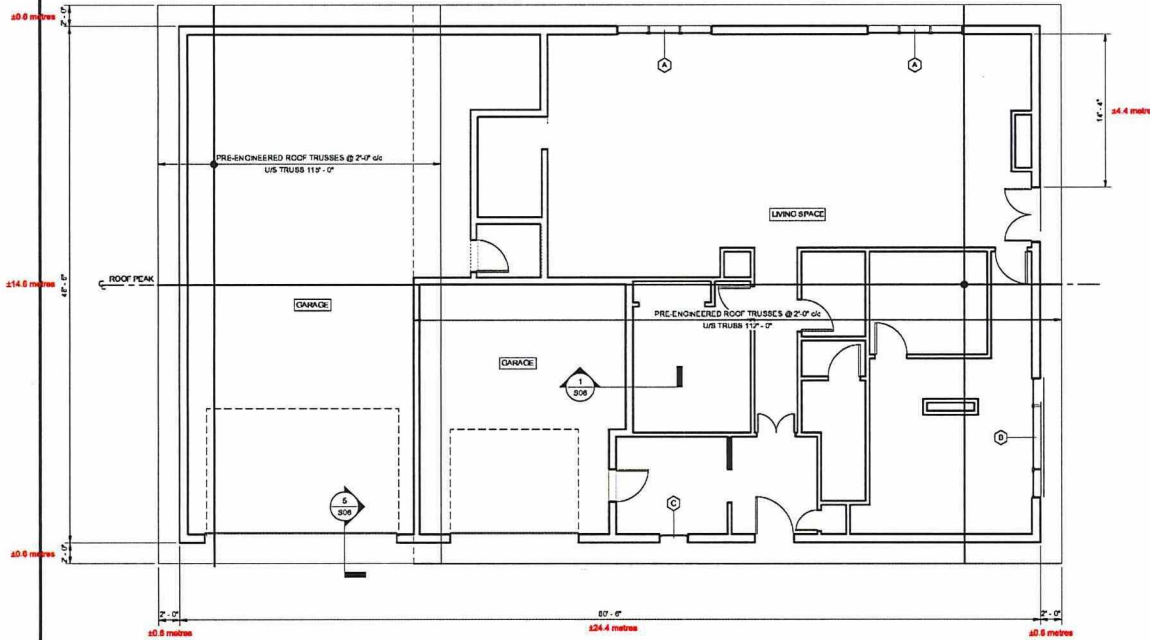
2105 SOUTH SHORE ROAD, BUCKLEBURY, ONTARIO

PLANS & ELEVATIONS

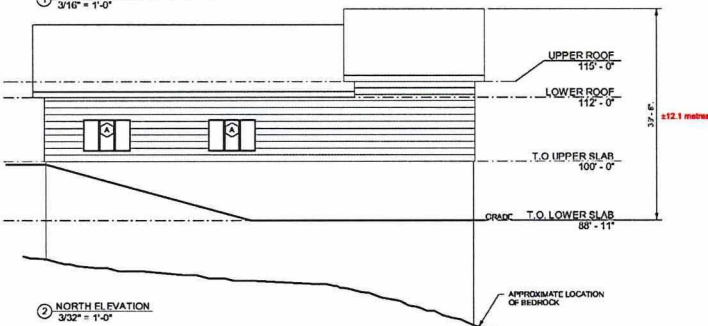
Project Number	TPC24-1652
Date	2025-07-13
Drawn By	SB
Checked By	SB
Sheet Number	5 of 6

S05

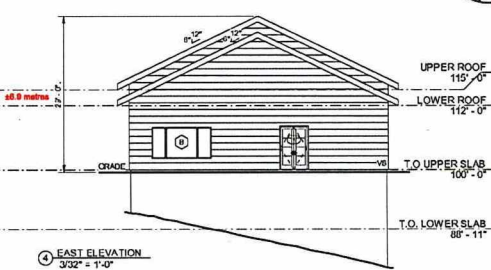
2025-07-13 4:22:27 PM



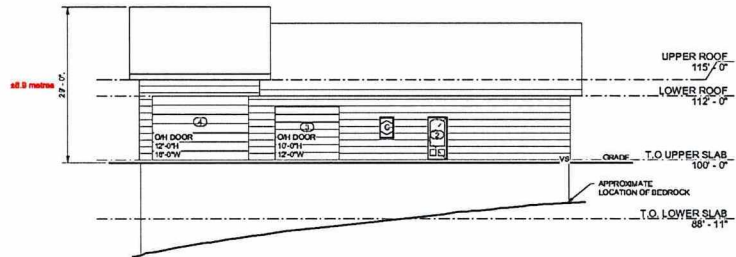
1 ROOF FRAMING PLAN - ALTERED
3/16" = 1'-0"



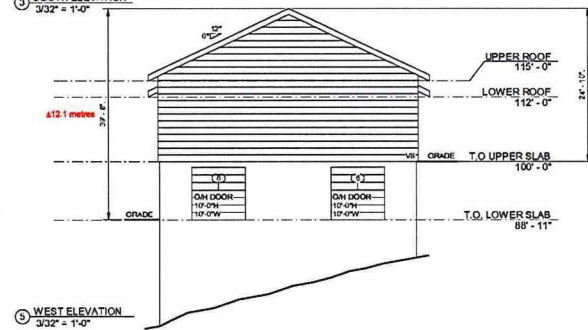
2 NORTH ELEVATION
3/32" = 1'-0"



4 EAST ELEVATION
3/32" = 1'-0"



3 SOUTH ELEVATION
3/32" = 1'-0"



5 WEST ELEVATION
3/32" = 1'-0"

PL-MV-2026-00101 sketch 3

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:

BROOKE HOWES AND KEN ROBINEAU

The Owner(s) of: PIN(s) 735810523, Part Lots 105-106, Plan M-129, Parts 2-4, Plan 53R-20665, Part Lot 2, Concession 3, Township of McKim, 51 Downing Street, Sudbury P3B 3E7

For the following reason(s): Approval to permit a dwelling unit within an existing accessory building providing a location and height at variance to the By-law.

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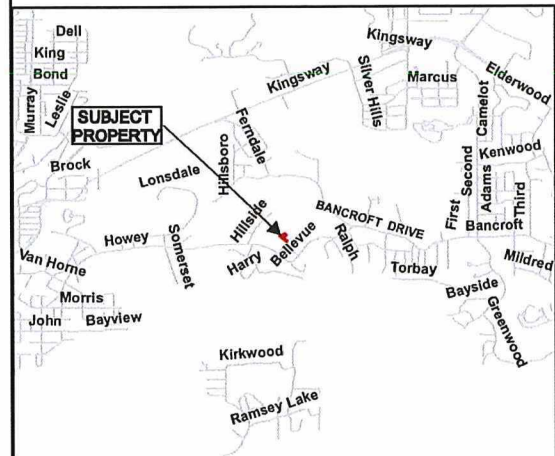
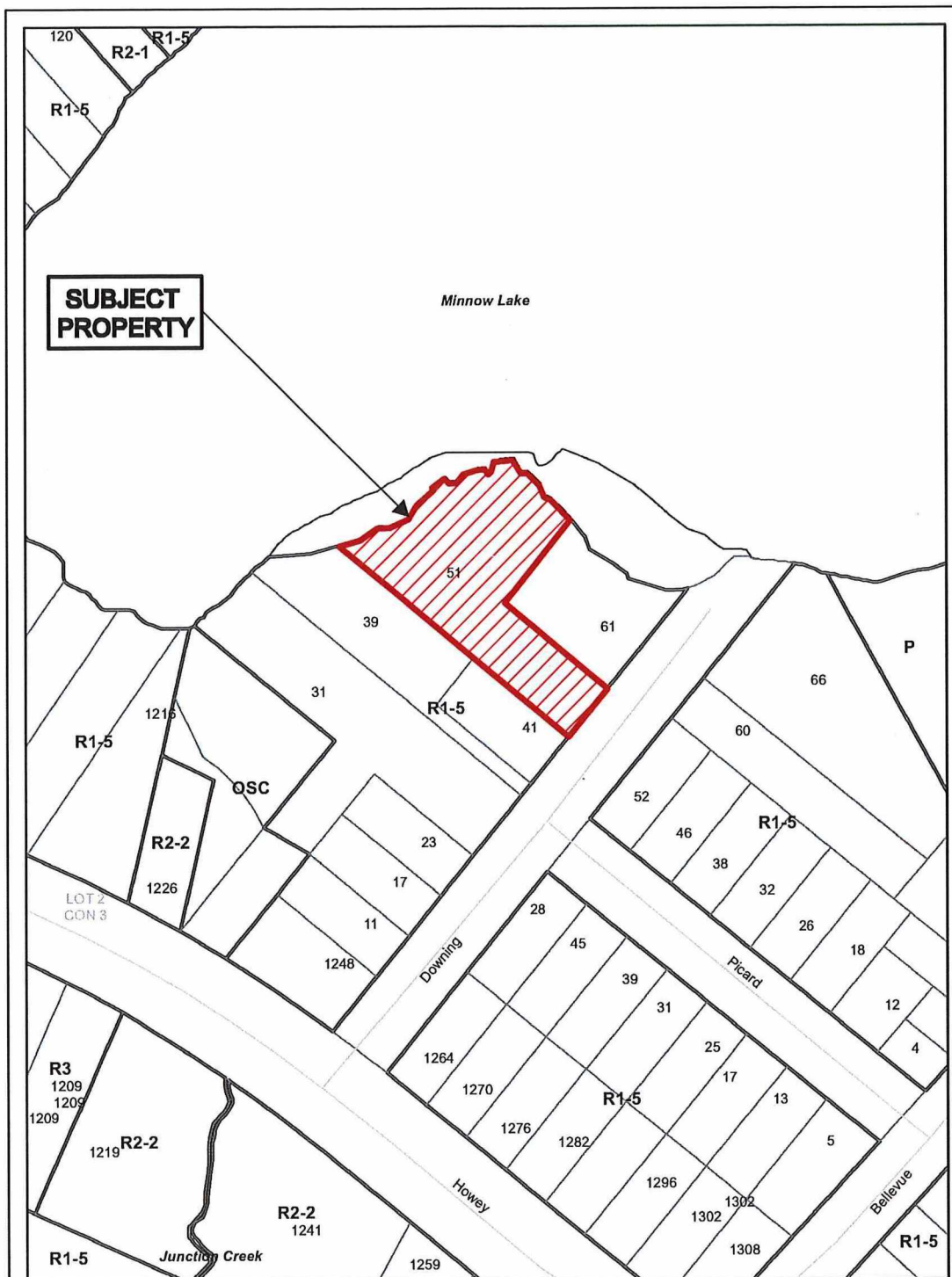
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R1-5



Application for Minor Variance or Permission



Subject Property being PIN 73581-0523,
Part Lots 105-106, Plan M-129,
Parts 2-4, Plan 53R-20665,
Part Lot 2, Concession 3,
Township of McKim,
51 Downing Street, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00104
Date: 2026 07 21



BUILDING SETBACKS

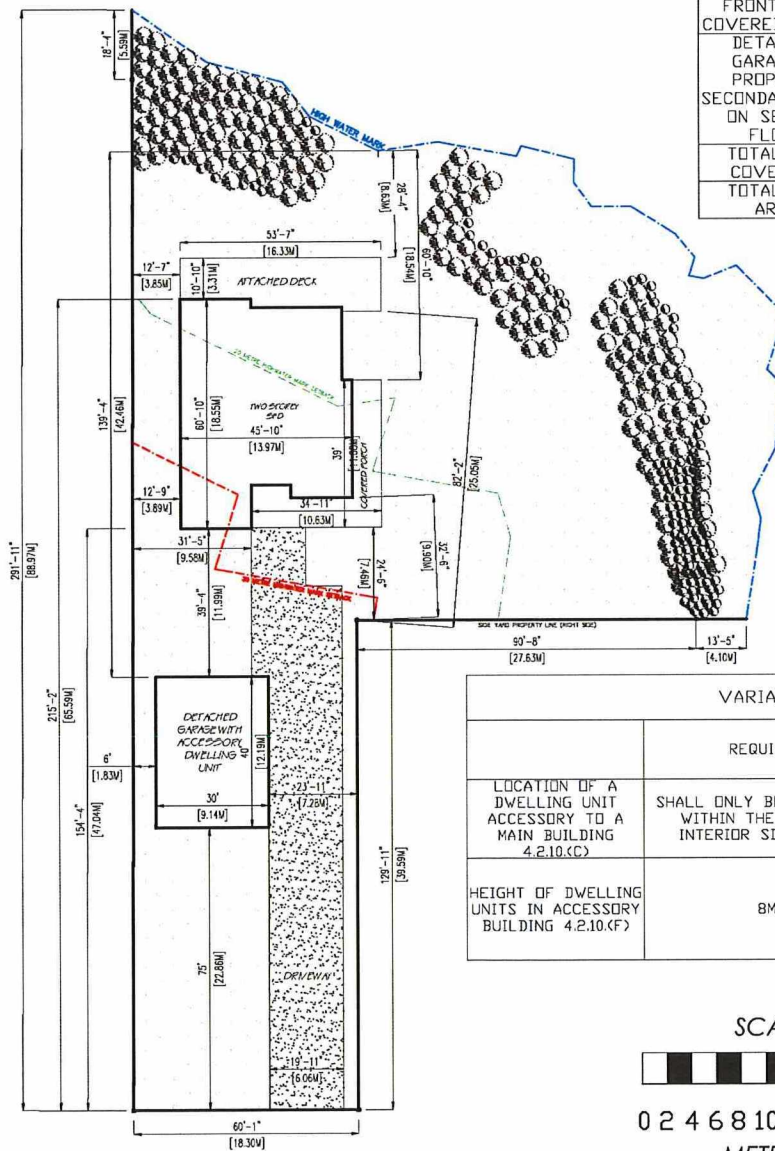
SETBACKS	FRONT(ROAD)	SIDE (LEFT)	SIDE (RIGHT)	REAR (HIGH WATER MARK)	REQUIRED SETBACK FROM HIGH WATER MARK (4.41.2)	DIFFERENCE	REQUIRED SHORELINE BUFFER (4.41.3)	DIFFERENCE
HOUSE	47 M	3.9 M	9.9 M	13 M	30 M	17 M	20 M	7 M
REAR YARD ATTACHED DECK	65.6 M	3.8 M	25 M	8.6 M	30 M	21.4 M	20 M	11.4 M
FRONT / SIDE COVERED PORCH	47 M	9.6 M	7.5 M	18.5 M	30 M	11.5 M	20 M	1.5 M
EXISTING DETACHED GARAGE / PROPOSED SECONDARY UNIT ON SECOND FLOOR	22.9 M	1.8 M	7.3 M	42.5 M	30 M			

SHORELINE BUFFER

TOTAL SHORELINE BUFFER AREA (1,421 M ² (15,347 SQ. FT))	ATTACHED DECK 62.2M ² (672 SQ.FT)	SINGLE FAMILY DWELLING 70.2M ² (759 SQ.FT)	COVERED PORCH 4.2M ² (45 SQ.FT)	TOTAL SHORELINE BUFFER AREA CLEARED 136.6 M ² (1,475 SQ. FT) (10%)				
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AREA OF STRUCTURES

	GROUND FLOOR AREA	GROSS FLOOR AREA
SFD	224 SQ. M.	444 SQ. M.
REAR YARD DECK	63 SQ. M.	63 SQ. M.
FRONT/SIDE COVERED PORCH	52 SQ. M.	52 SQ. M.
DETACHED GARAGE / PROPOSED SECONDARY UNIT ON SECOND FLOOR	112 SQ. M.	218 SQ. M.
TOTAL LOT COVERAGE	451 SQ. M. (17%)	
TOTAL LOT AREA	2,696 SQ. M.	



VARIANCES REQUIRED

	REQUIRED	PROPOSED	DIFFERENCE
LOCATION OF A DWELLING UNIT ACCESSORY TO A MAIN BUILDING 4.2.10.(C)	SHALL ONLY BE PERMITTED WITHIN THE REAR OR INTERIOR SIDE YARDS	LOCATED WITHIN THE REQUIRED FRONT YARD	IN THE FRONT YARD
HEIGHT OF DWELLING UNITS IN ACCESSORY BUILDING 4.2.10.(F)	8M	8.41M	0.41M

SCALE



0 2 4 6 8 10 12 14 16 18 20

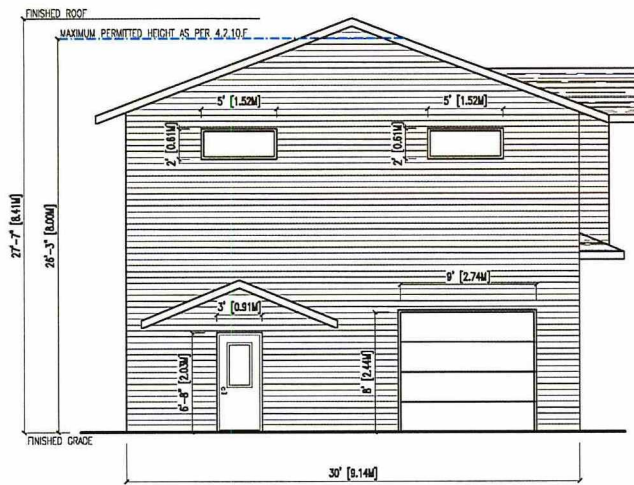
METRES



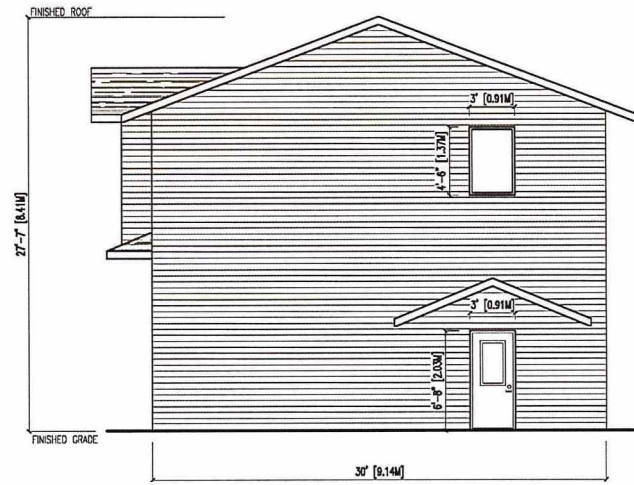
PROJECT	Detached Garage with Accessory Dwelling Unit	DATE	2024.07.20
ADDRESS	51 Downing Street, Sudbury	SCALE	1:250
TITLE	Site Plan	SP1	

PL-MV-2020-00104

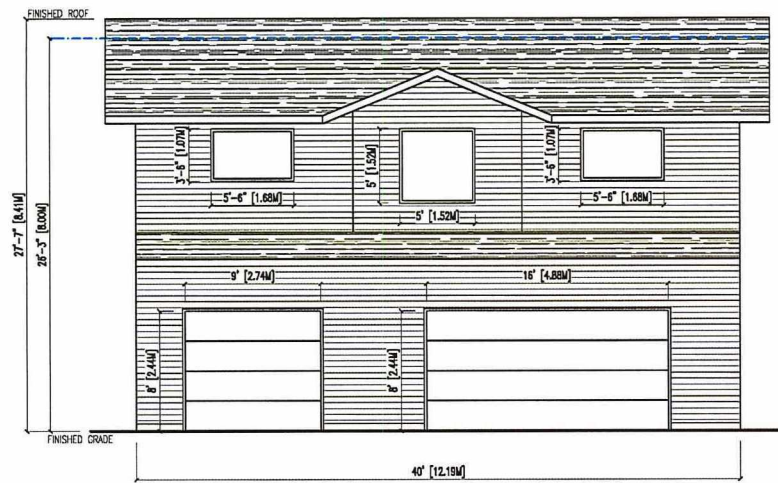
Sketch 2



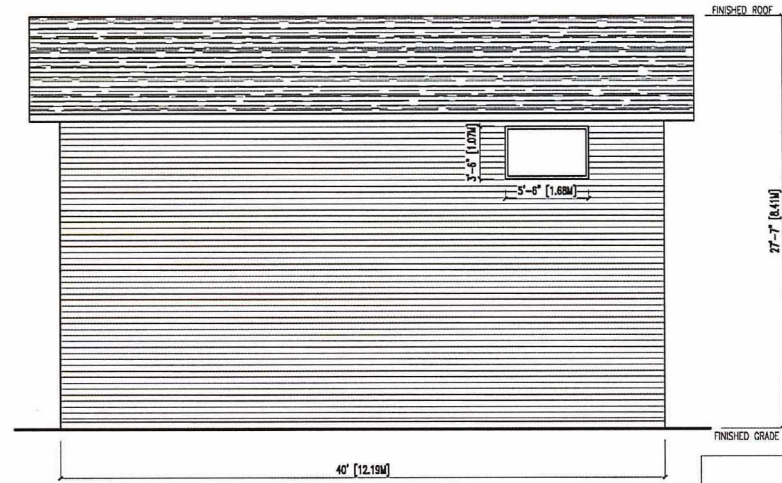
SOUTH ELEVATION (FRONT)



NORTH ELEVATION (REAR)



EAST ELEVATION (RIGHT)



WEST ELEVATION (LEFT)

SCALE



0 2 4 6 8 10 METRES



PROJECT	DRW	SHEET
Detached Garage with Accessory Dwelling Unit	CHW:AB RW	PROJECT #
ADDRESS	DATE	DRAWING
51 DOWNING STREET, SUDBURY	2022-07-20	A1
TITLE	SCALE	
Elevations	1/8"=1'-0"	

PL-MV-2026-00104 Sketch 3