

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:
GREATER SUDBURY HOUSING CORPORATION**

The Owner(s) of: PIN 73349-0825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 124 and 128 Charlotte Avenue, 142 and 146 Gaudette Street, 158 and 162 Gaudette Street, 166 and 170 Gaudette Street 174 and 178 Gaudette Street and 182 and 186 Gaudette Street, Chelmsford

For the following reason(s): Approval to permit two existing driveways on each proposed future lot as well as landscaped open space and lot frontage for 124 and 128 Charlotte Avenue 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: Tuesday, December 23, 2025

TIME: 05:00 PM

LOCATION: Council Chamber, Lionel E Lalonde Centre, 239 Montée 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 Tuesday, December 23, 2025 meeting, as follows:

- **Attend in person:** Attend in person at Council Chamber, Lionel E Lalonde Centre, 239 Montée 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 December 19, 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.

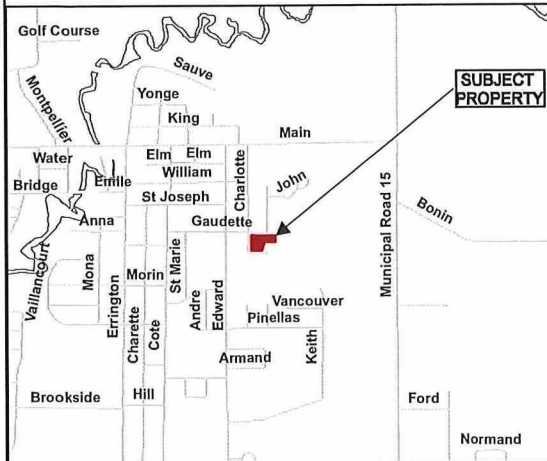
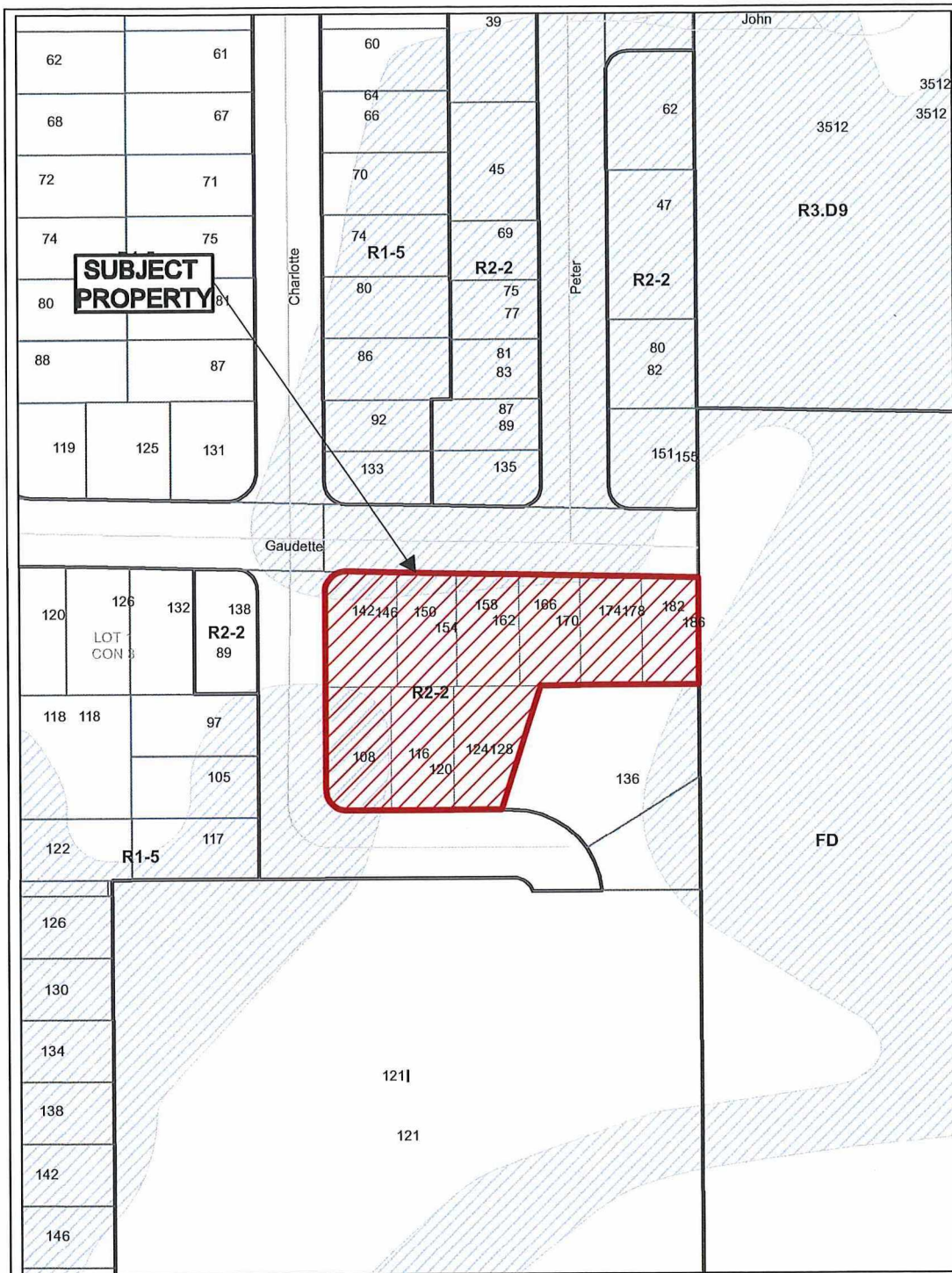
A certified copy of the decision will be sent to each person who files with the Secretary-Treasurer a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.

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.

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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.

R2-2



Application for Minor Variance or Permission



Subject Property being PIN 73349-0825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 124 and 128 Charlotte Avenue, 142 and 146 Gaudette Street, 158 and 162 Gaudette Street, 166 and 170 Gaudette Street, 174 and 178 Gaudette Street, and 182 and 186 Gaudette Street, Chelmsford, City of Greater Sudbury

Sketch 1, NTS

PL-MV-2025-00158, PL-MV-2025-00159,
 PL-MV-2025-00160, PL-MV-2025-00161,
 PL-MV-2025-00162 and PL-MV-2025-00163

NDCA

Date: 2025 11 12

SURVEYOR'S REAL PROPERTY REPORT - PART 1
 PLAN OF SURVEY OF
 ALL OF LOTS 16 TO 23 (INCLUSIVE)
 REGISTERED PLAN M-441
 GEOGRAPHIC TOWNSHIP OF BAUFORD
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

SCALE 1:1,250 METRES
 SURVEYED ON SITE ON 2024

PART 2
 PLAN OF SURVEY OF ALL OF LOTS 16 TO 23 (INCLUSIVE)
 REGISTERED PLAN M-441
 GEOGRAPHIC TOWNSHIP OF BAUFORD
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY
 THIS PLAN IS THE PROPERTY OF THE SURVEYOR AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

- LEGEND**
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NOTES

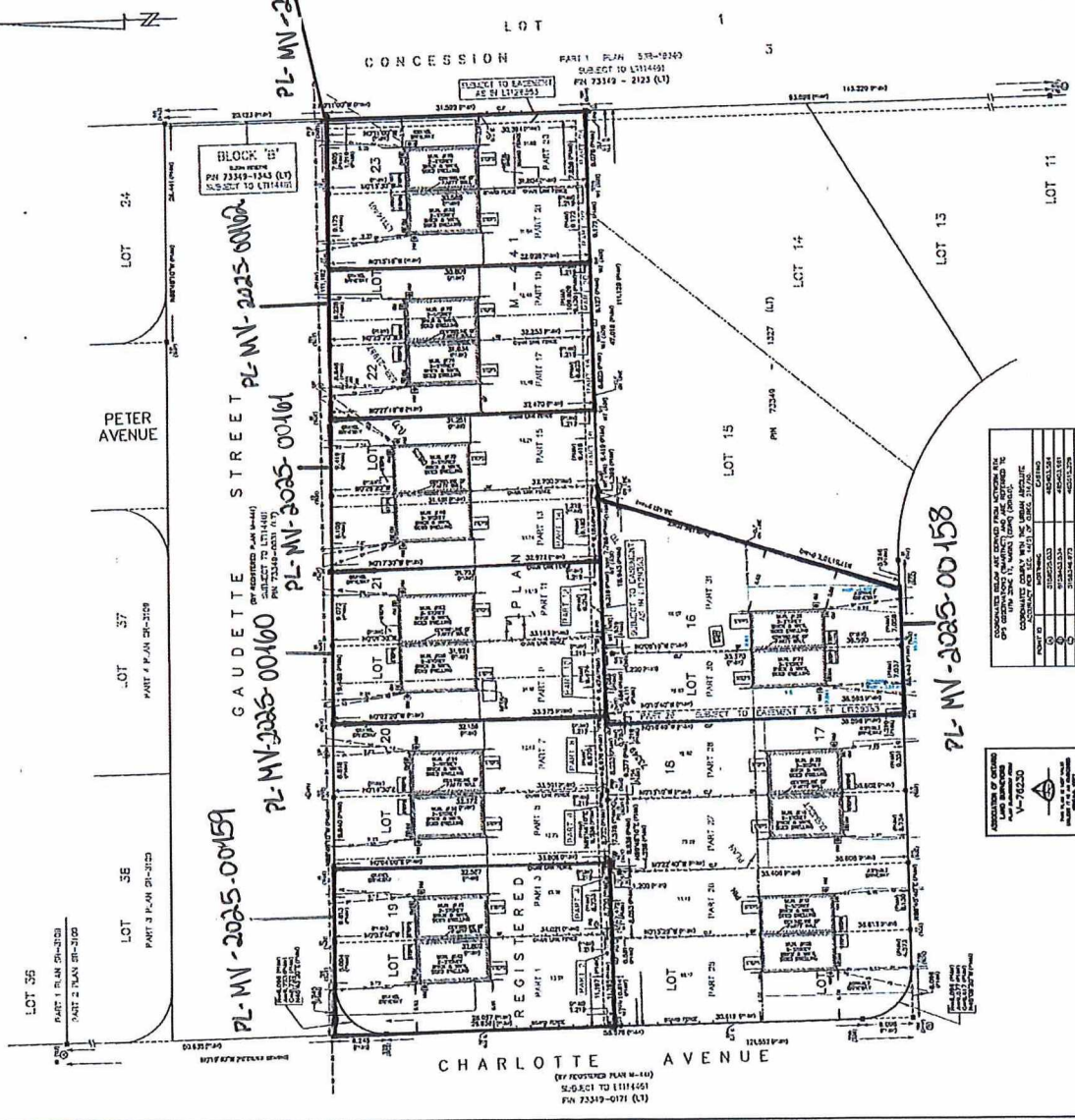
1. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION PROVIDED IN THIS REPORT IS ACCURATE AND COMPLETE.
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SURVEYOR'S CERTIFICATE

I, the undersigned, being duly qualified and sworn as a Surveyor in the Province of Ontario, do hereby certify that the foregoing is a true and correct copy of the original plan as shown to me by the owner thereof, and that the same has been duly filed for registration in the Office of the Registrar of Deeds at the City of Toronto, Ontario.

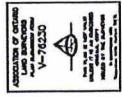
APRIL 6, 2024

[Signature]
 CHAI LUO
 CHAI LUO SURVEYING INC.



Sketch 2
 PL-MV-2025-00159
 PL-MV-2025-00160
 PL-MV-2025-00161
 PL-MV-2025-00162
 PL-MV-2025-00163

NO.	DESCRIPTION	DATE
1	REGISTERED PLAN M-441	2024
2	REGISTERED PLAN M-441	2024
3	REGISTERED PLAN M-441	2024
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22	REGISTERED PLAN M-441	2024
23	REGISTERED PLAN M-441	2024



THIS PLAN IS REGISTERED BY COMPULSION UNDER THE REGISTRY ACT, R.S.O. 1990, CHAPTER S.56, AS AMENDED. THE REGISTRATION NUMBER IS M-441.

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:

STEPHEN BEAUSOLEIL

The Owner(s) of: PIN(s) 735990623, Parcel 40673 SEC SES SRO, Lot 20, Plan M-1023, Part Lot 1, Concession 2, Township of Snider, 25 Cobalt Street, Copper Cliff P0M 1N0

For the following reason(s): Approval to permit no setback from the interior side yard upon demolition of one half of a mutual garage 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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TIME: 05:00 PM
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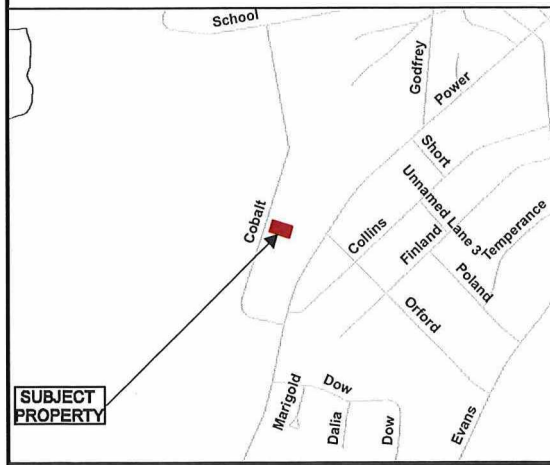
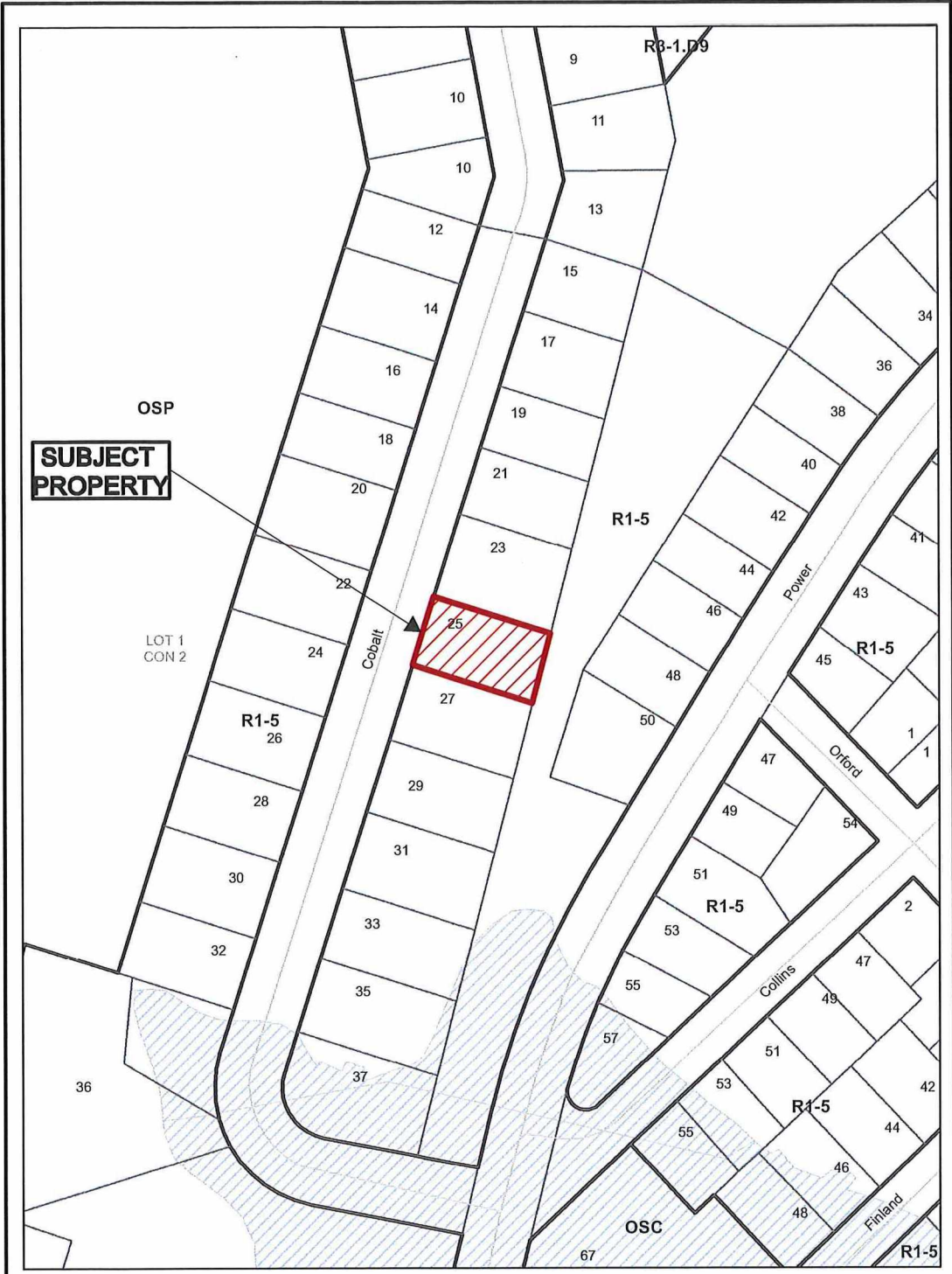
A certified copy of the decision will be sent to each person who files with the Secretary-Treasurer a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.

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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R1-5



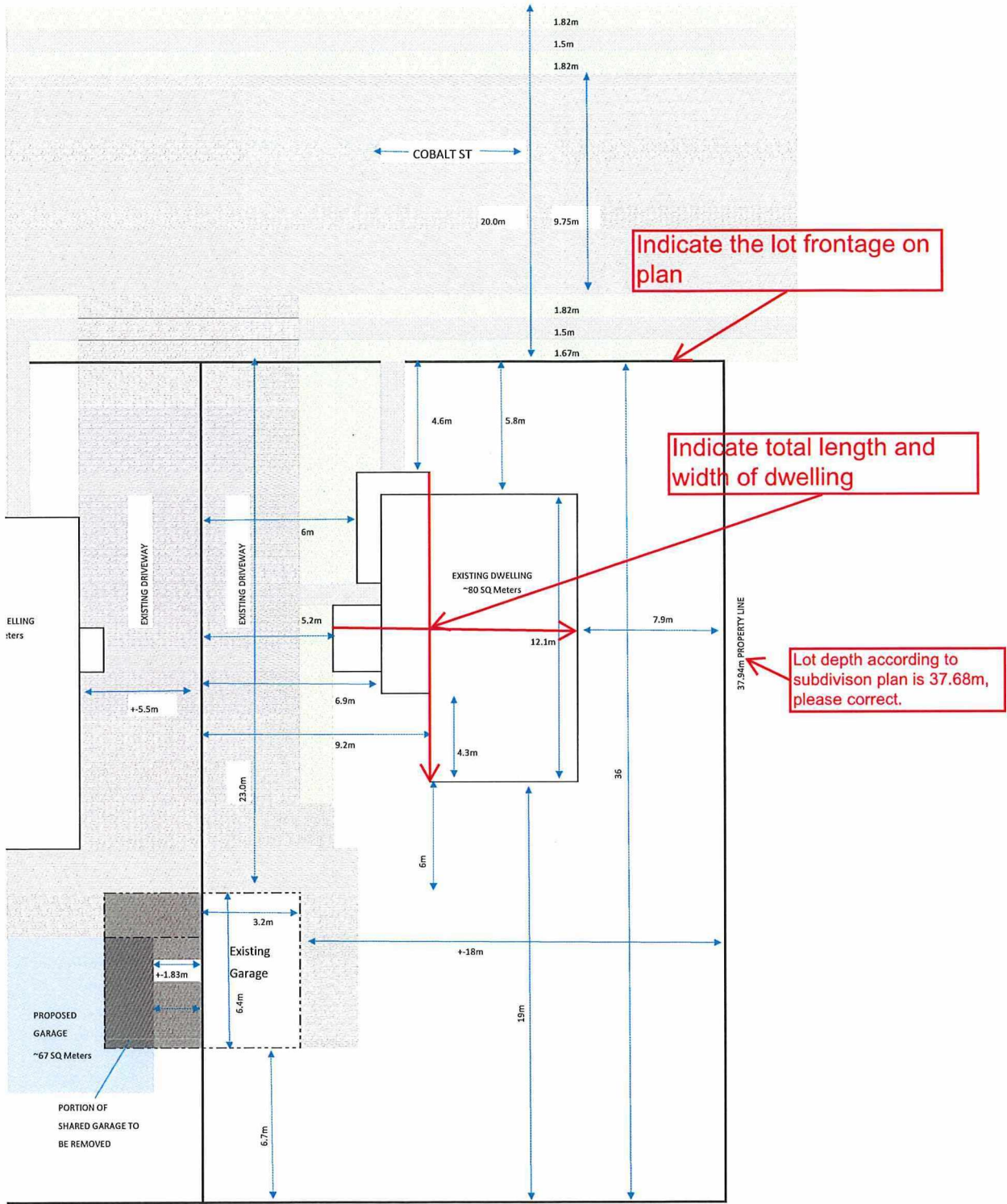
Application for Minor Variance or Permission



Subject Property being PIN 73599-0623,
 Parcel 40673 SEC SES SRO,
 Lot 20, Plan M-1023,
 Part Lot 1, Concession 2,
 Township of Snider,
 25 Cobalt Street, Copper Cliff,
 City of Greater Sudbury

Sketch 1, NTS
 MNR

PL-MV-2025-00164
 Date: 2025 11 19



Indicate the lot frontage on plan

Indicate total length and width of dwelling

Lot depth according to subdivision plan is 37.68m, please correct.

LOT INFORMATION
 25 COBALT, COPPER CLIFF
 M1023 LOT 20
 Pcl 40673
 Total Lot = 792 SQ Meters

SCALE AS SHOWN
 1 SQ M

PL-MV-2025-00164
 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:

VINCE POLLESEL AND KAREN ANN POLLESEL

The Owner(s) of: PIN(s) 734960453, SRO, Part Lot 9, Concession 1, Part 1, Plan 53R-17575, Township of Garson, 1581 O'Neil Drive, Garson P3L 1L6

For the following reason(s): Approval to permit an accessory building on the subject property providing a height a 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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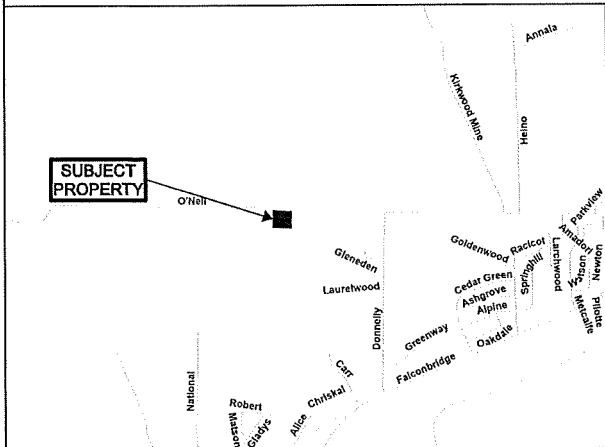
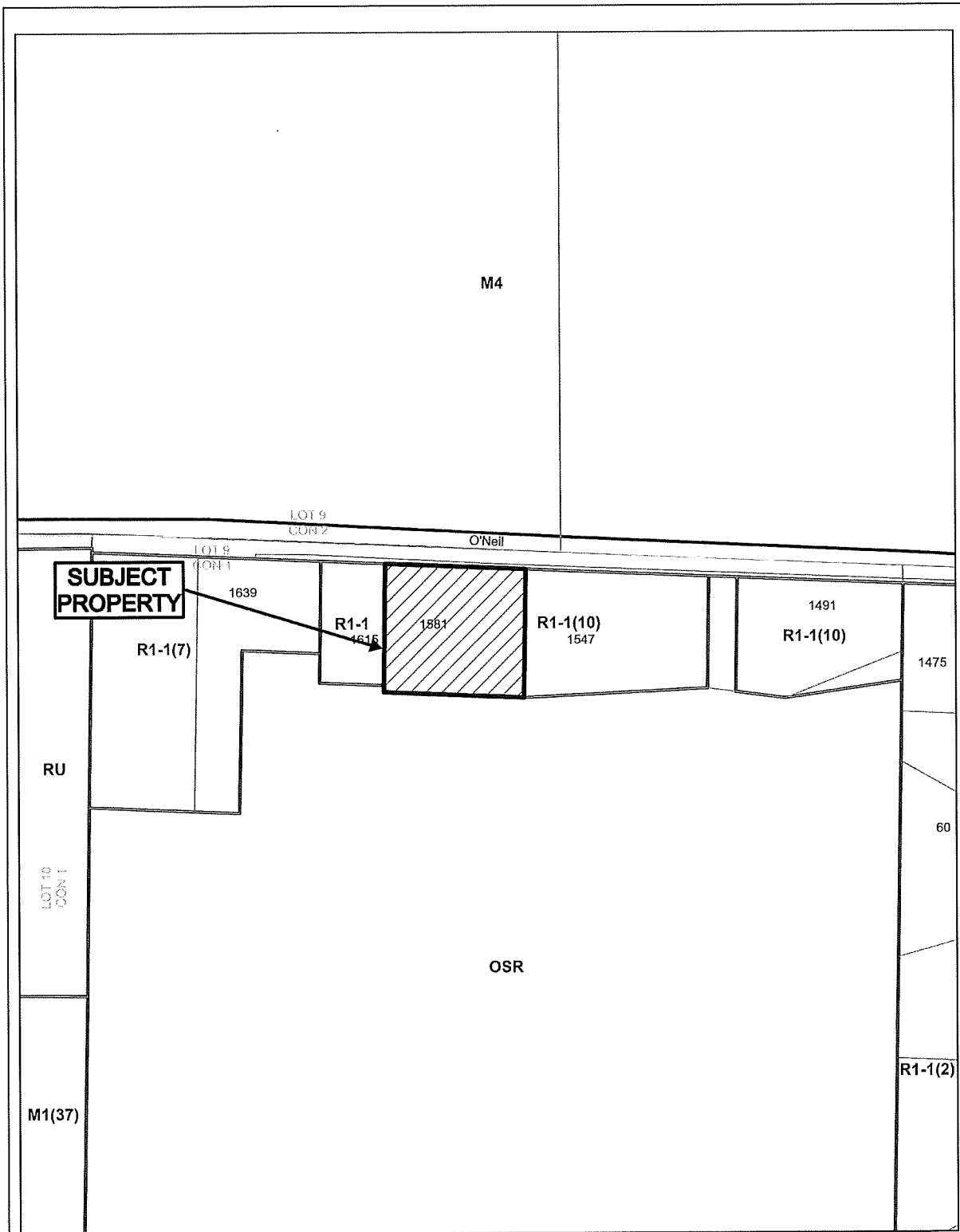
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R1-1(10)



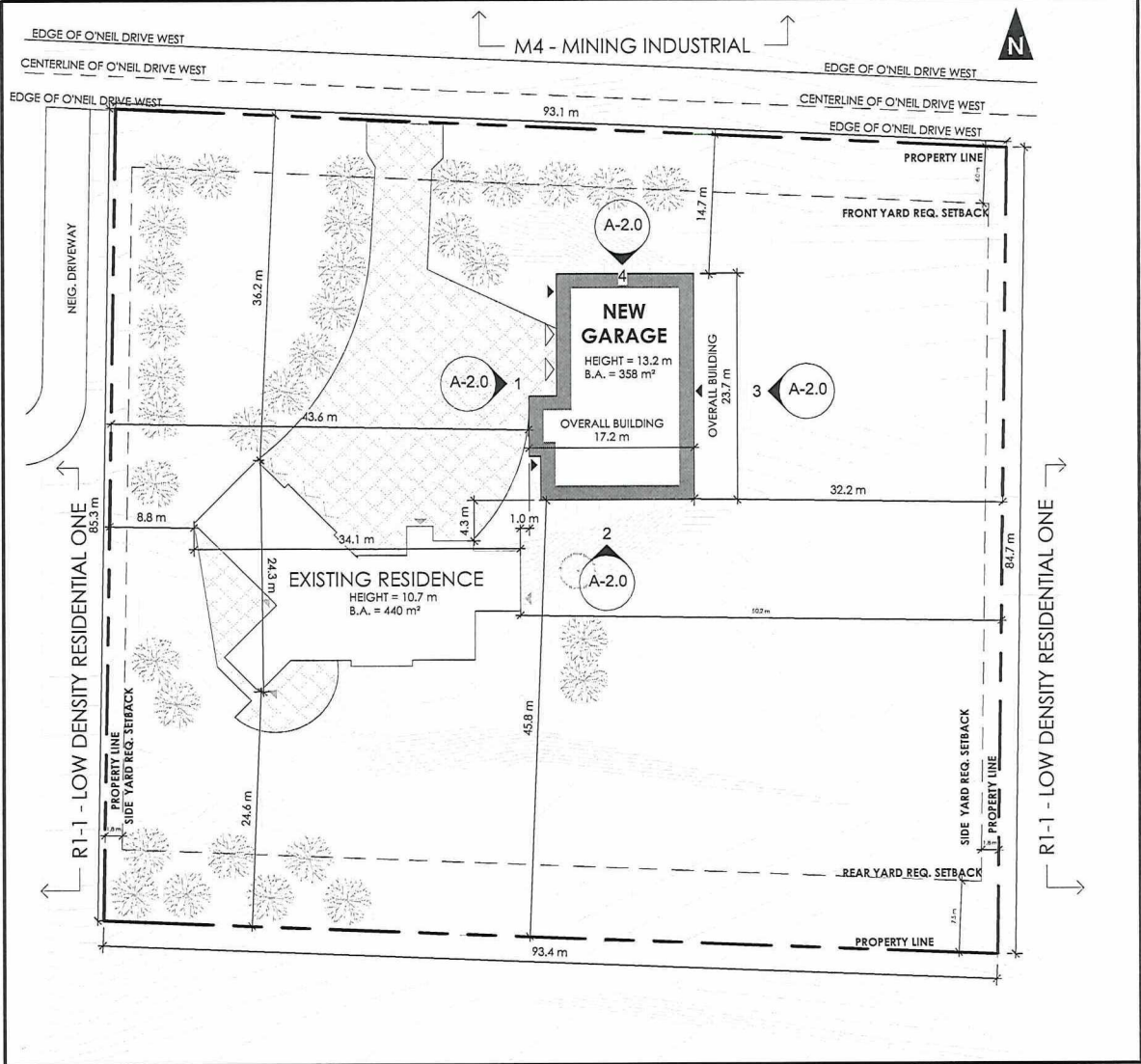
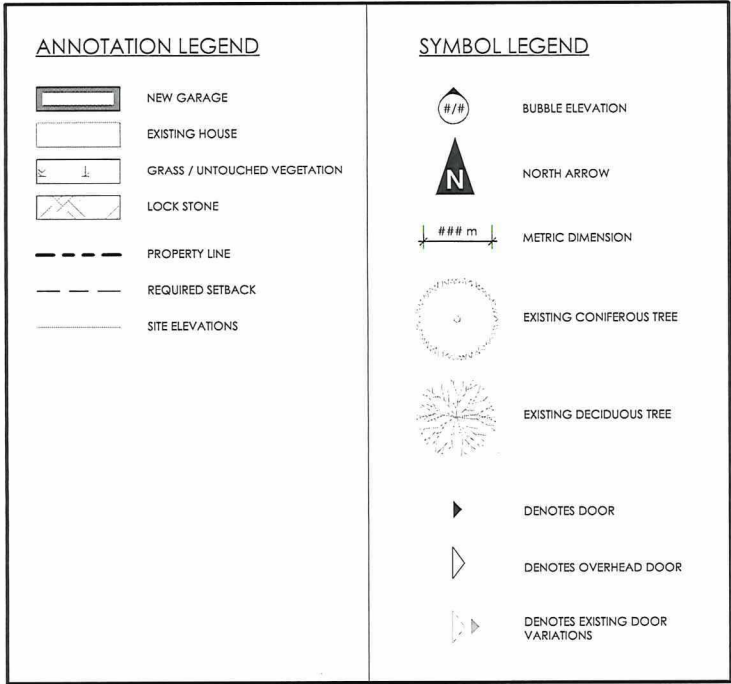
Application for Minor Variance or Permission



Subject Property being PIN 73496-0453,
 SRO, Part Lot 9, Concession 1,
 Part 1, Plan 53R-17575,
 Township of Garson,
 1581 O'Neil Drive, Garson,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

PL-MV-2025-00168
 Date: 2025 12 08



1 Site Plan
1" = 40'-0"

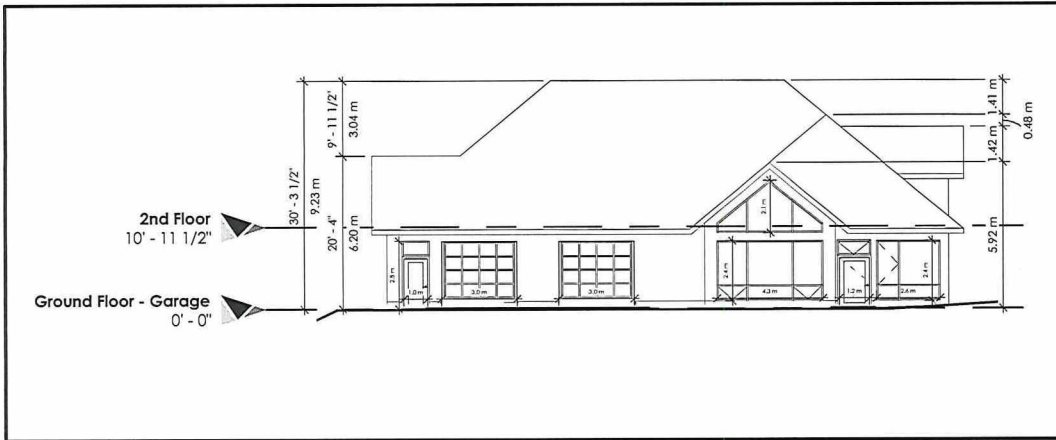
YELLOWEGA
architecture inc.

Pollesel Garage
1581 O'Neil Drive West, Sudbury, ON.
Scale: As indicated Date: Dec 5th, 2025

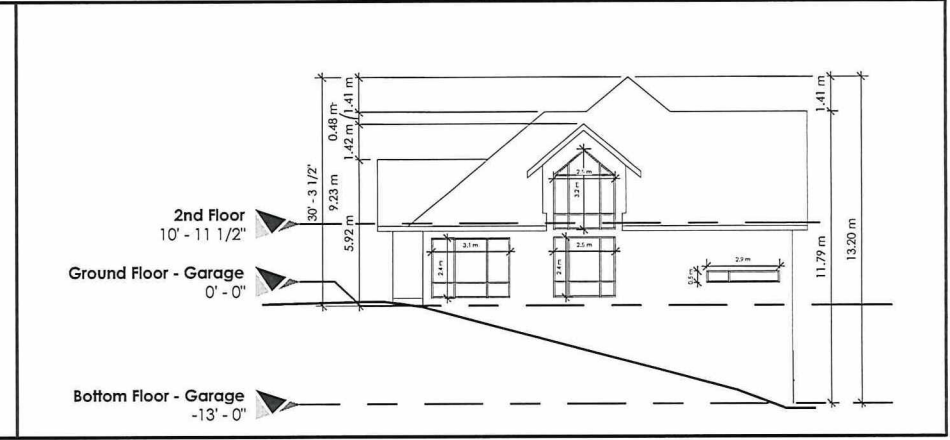
Minor Variance Site Plan

A-1.0

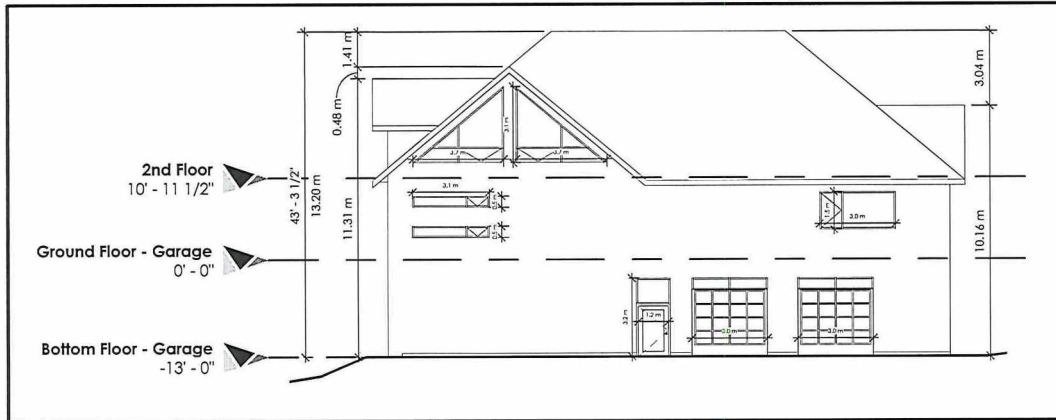
*PL-MV-2025-00168
Sketch 2*



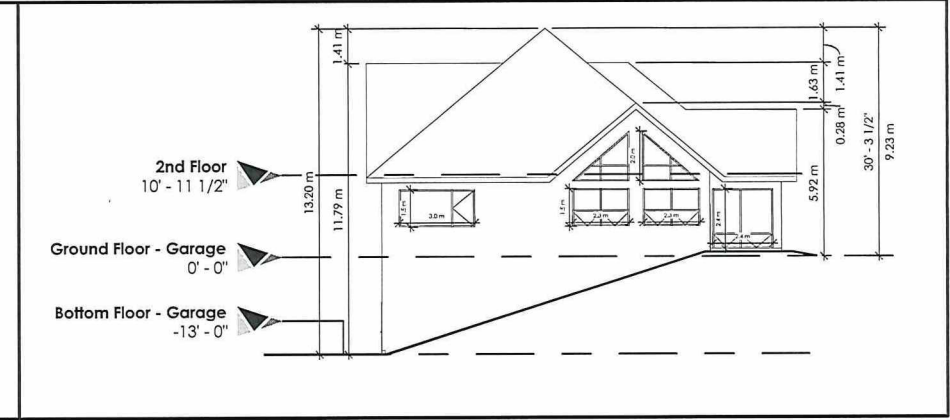
1 West Garage Elevation
1/16" = 1'-0"



2 South Garage Elevation
1/16" = 1'-0"



3 East Garage Elevation
1/16" = 1'-0"



4 North Garage Elevation
1/16" = 1'-0"



Pollesel Garage
1581 O'Neil Drive West, Sudbury, ON.
Scale: 1/16" = 1'-0" Date: Dec 5th, 2025

Minor Variance Garage Elevations

A-2.0

PL-MV-2025-00168
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:

ROGER DOUCET AND EVA MARIE DOUCET

The Owner(s) of: PIN(s) 021330050, Lot 39, Plan 18-SB, Part Lot 5, Concession 4, Township of McKim, 216 Nolin Street, Sudbury P3C 2V5

For the following reason(s): Approval to construct a deck, stairs and landing on the subject property providing setbacks and encroachments 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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- **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 December 19, 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.

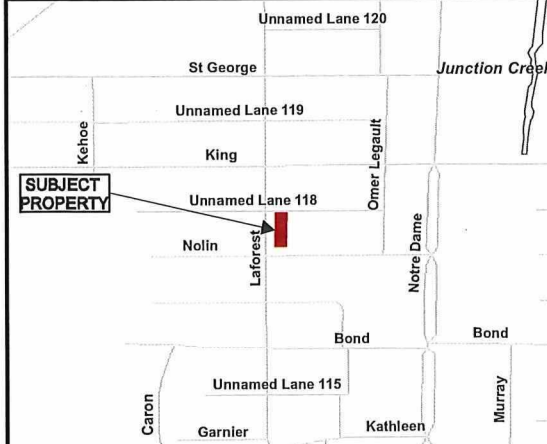
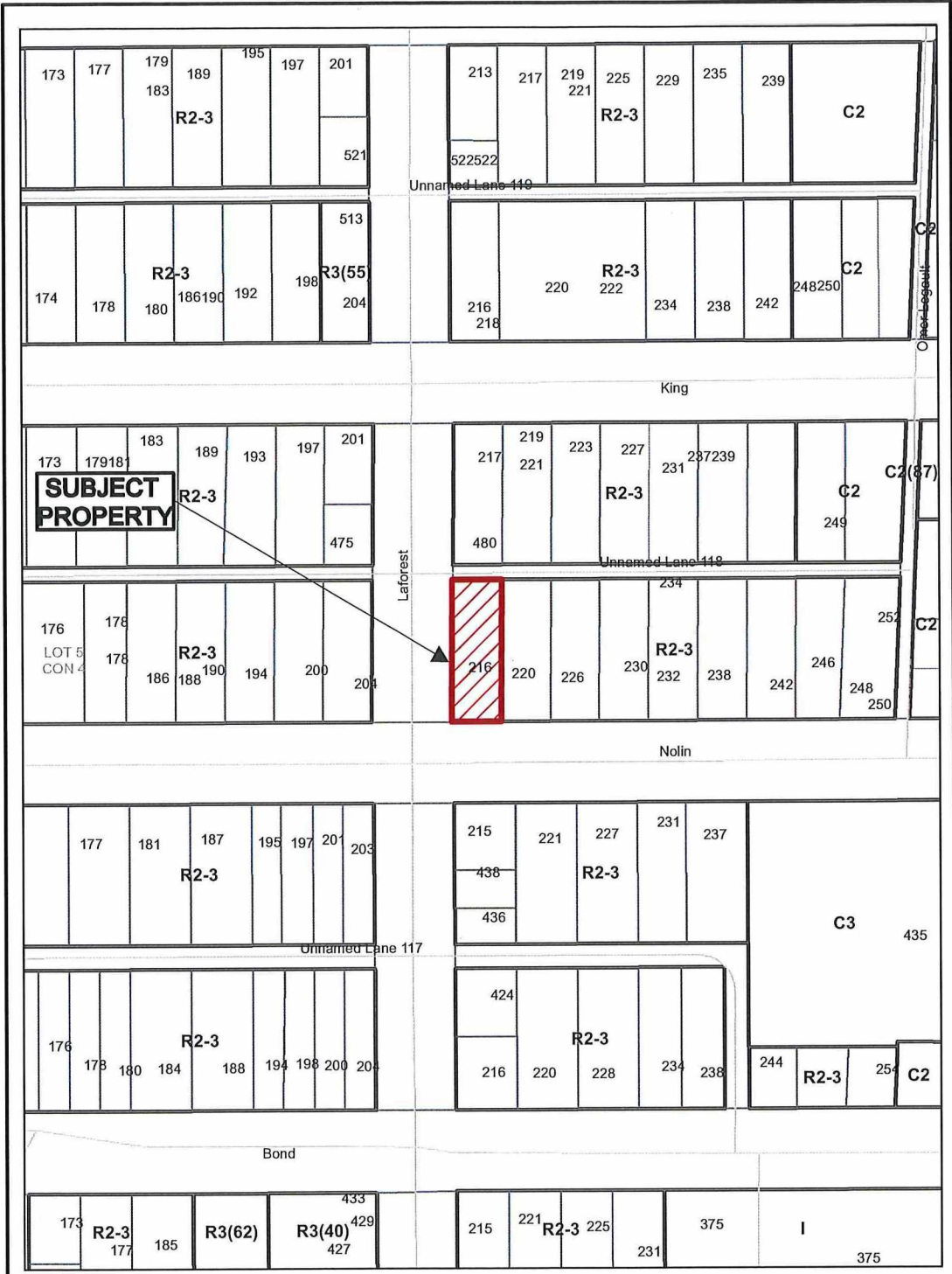
A certified copy of the decision will be sent to each person who files with the Secretary-Treasurer a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.

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.

R2-3



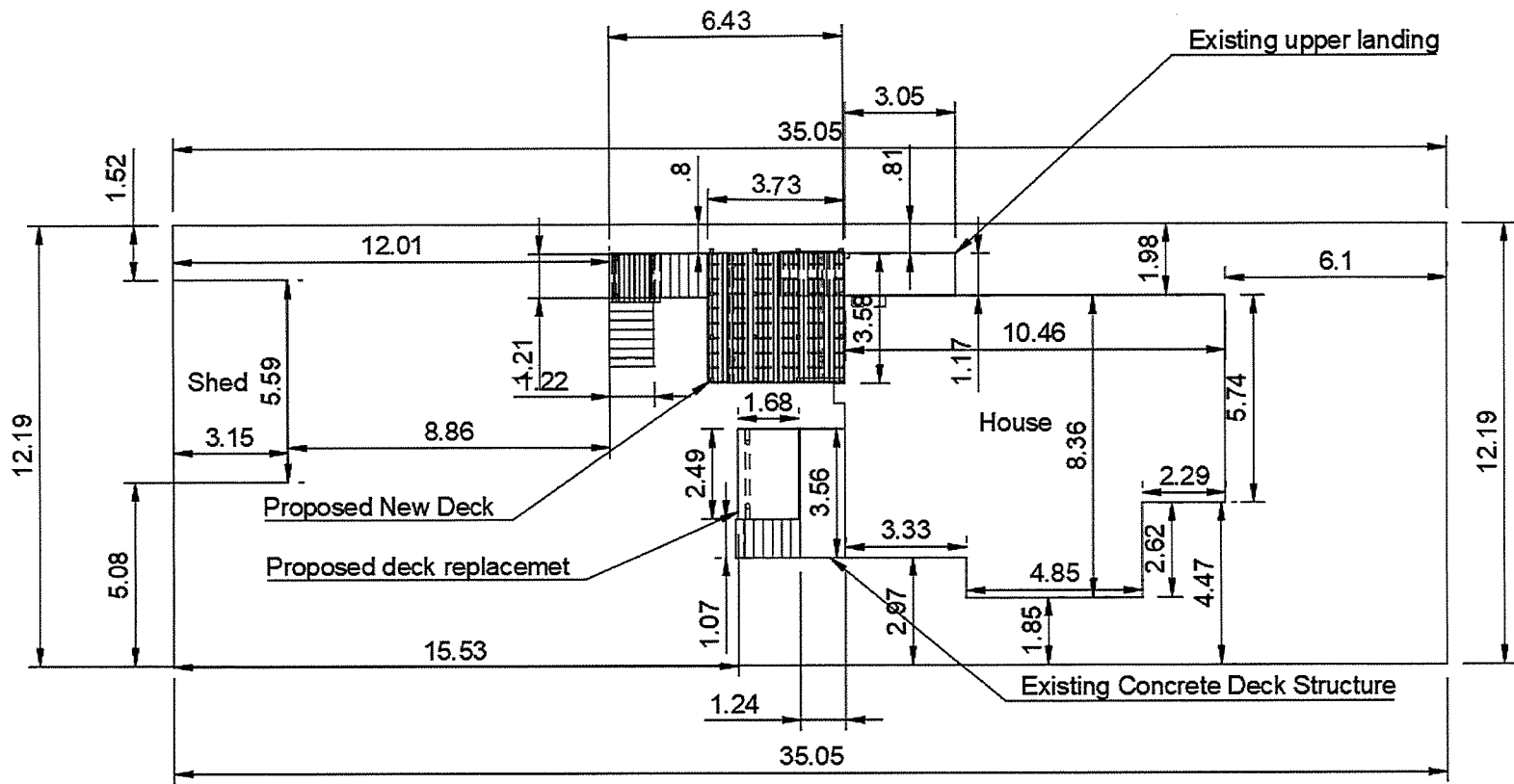
Application for Minor Variance or Permission

N

Subject Property being PIN 02133-0050, Lot 39, Plan 18-SB, Part Lot 5, Concession 4, Township of McKim, 216 Nolin Street, Sudbury, City of Greater Sudbury

Sketch 1, NTS
MNR

PL-MV-2025-00157
Date: 2025 11 10



Nolin St

Laforest Ave

Dept.	Technical reference	Created by mike Latourelle 11/7/2025	Approved by	
		Document type	Document status	
		Title 216 Nolin	DWG No.	
Rev.	Date of issue	Sheet		
		1/1		

PL-MV-2025-00157
Sketch 2