

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:

KOMRI COMMERCIAL HOLDINGS INC

The Owner(s) of: PIN(s) 735860635, Lot 139, Plan 4-SC, Part Lot 7, Concession 3, Township of McKim, 243 Regent Street, Sudbury P3C 4C6

For the following reason(s): Approval to convert the existing building from commercial space with four residential units to eight residential units providing reduced number of parking spaces, an increase in residential density and no landscaped area on the subject property all 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, July 9, 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, July 9, 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 July 4, 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.

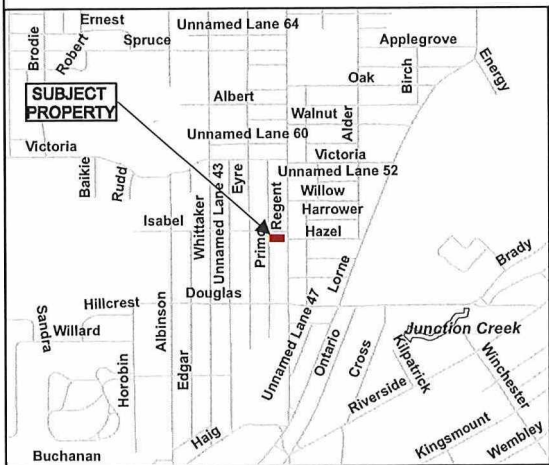
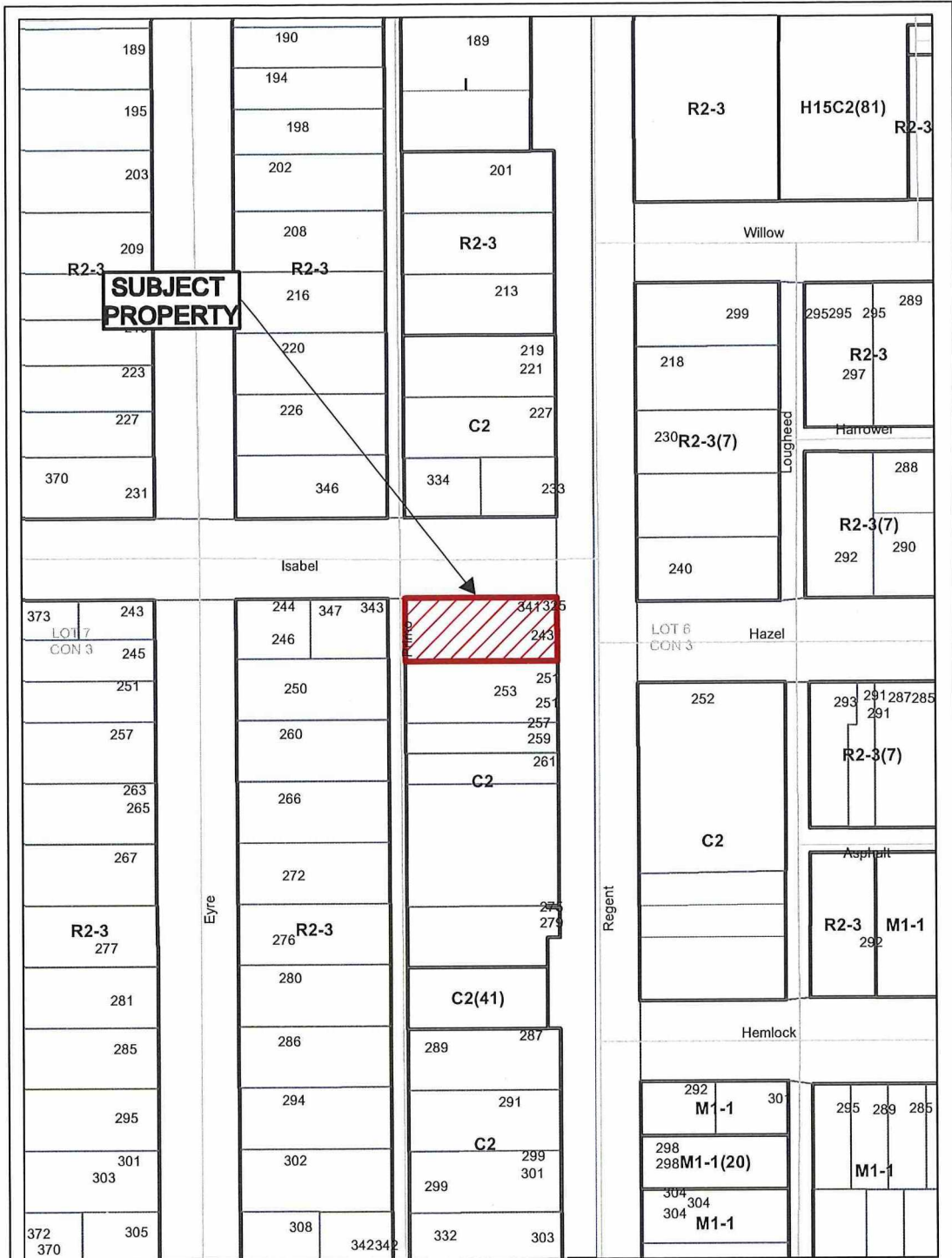
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C2



Application for Minor Variance or Permission



Subject Property being PIN 73586-0635,
 Lot 139, Plan 4-SC,
 Part Lot 7, Concession 3,
 Township of McKim,
 243 Regent Street, Sudbury,
 City of Greater Sudbury

Sketch 1, NTS PL-MV-2025-00055
 NDCA Date: 2025 04 30

KOMRI HOLDINGS

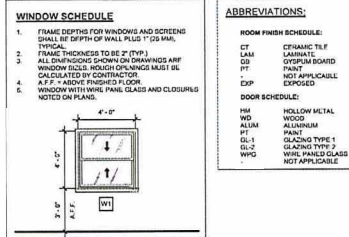
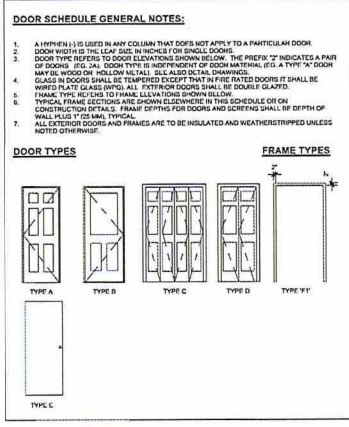
243 REGENT STREET, SUDBURY, ON
PROJECT NO. KSI-023-232

ISSUED FOR REVISION 10 - JUNE 12th, 2025



DOOR AND FRAME FINISH SCHEDULE										
NUMBER	DOOR TYPE	WIDTH	HEIGHT	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	GLASS	FIRE RATING	COMMENTS
101A	B	2'-6"	6'-8"	AL	PT	PI	ALWD	PI	-	INSULATED DOOR WEATHERSTRIPPING, DEADBOLT
101B	B	2'-6"	6'-8"	AL	PT	PI	ALWD	PI	-	INSULATED DOOR WEATHERSTRIPPING, DEADBOLT
102A	B	2'-6"	6'-8"	AL	PT	PI	ALWD	PI	WFO	45MIN SELF CLOSING DEVICE, DEADBOLT
102B	C	2'-0"	6'-8"	WD	PT	PI	WD	PI	-	INSULATED DOOR WEATHERSTRIPPING, DEADBOLT
102C	C	2'-0"	6'-8"	WD	PT	PI	WD	PI	-	INSULATED DOOR WEATHERSTRIPPING, DEADBOLT
102D	C	2'-0"	6'-8"	WD	PT	PI	WD	PI	-	INSULATED DOOR WEATHERSTRIPPING, DEADBOLT
102E	C	2'-0"	6'-8"	WD	PT	PI	WD	PI	-	INSULATED DOOR WEATHERSTRIPPING, DEADBOLT
102F	C	2'-0"	6'-8"	WD	PT	PI	WD	PI	-	INSULATED DOOR WEATHERSTRIPPING, DEADBOLT
102G	C	2'-0"	6'-8"	WD	PT	PI	WD	PI	-	INSULATED DOOR WEATHERSTRIPPING, DEADBOLT
102H	C	2'-0"	6'-8"	WD	PT	PI	WD	PI	-	INSULATED DOOR WEATHERSTRIPPING, DEADBOLT
102I	C	2'-0"	6'-8"	WD	PT	PI	WD	PI	-	INSULATED DOOR WEATHERSTRIPPING, DEADBOLT
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103Z	C	2'-0"	6'-8"	WD	PT	PI	WD	PI	-	INSULATED DOOR WEATHERSTRIPPING, DEADBOLT

ROOM FINISH SCHEDULE										
NUMBER	NAME	FLOOR FINISH	BASE FINISH	WALL MATERIAL	WALL FINISH	CEILING MATERIAL	CEILING FINISH	CH & B HDW	COMMENTS	
101A	ENTRY 1	LAM	WD	GB	PT	GB	PT	8'-10"	SEARCHING 2 OR MORE	
101B	ENTRY 2	LAM	WD	GB	PT	GB	PT	8'-10"	SEARCHING 2 OR MORE	
102	LIVING ROOM	LAM	WD	GB	PT	GB	PT	8'-10"	SEARCHING 2 OR MORE	
103	DINING AREA	LAM	WD	GB	PT	GB	PT	8'-10"	SEARCHING 2 OR MORE	
104	KITCHEN	CT	WD	GB	PT	GB	PT	8'-10"	SEARCHING 2 OR MORE	
105	BEDROOM	LAM	WD	GB	PT	GB	PT	8'-10"	SEARCHING 2 OR MORE	
106	WC	CT	WD	GB	PT	GB	PT	8'-10"	SEARCHING 2 OR MORE	
107	ENTRANCE	CT	WD	GB	PT	GB	PT	8'-10"	SEARCHING 2 OR MORE	
108	KITCHEN	CT	WD	GB	PT	GB	PT	8'-10"	SEARCHING 2 OR MORE	
109	WC	CT	WD	GB	PT	GB	PT	8'-10"	SEARCHING 2 OR MORE	
110	LIVING ROOM	LAM	WD	GB	PT	GB	PT	8'-10"	SEARCHING 2 OR MORE	
111	DINING AREA	LAM	WD	GB	PT	GB	PT	8'-10"	SEARCHING 2 OR MORE	
112	BEDROOM	LAM	WD	GB	PT	GB	PT	8'-10"	SEARCHING 2 OR MORE	
113	BEDROOM 2	LAM	WD	GB	PT	GB	PT	8'-10"	SEARCHING 2 OR LESS	
114	ENTRANCE	CT	WD	GB	PT	GB	PT	8'-10"	SEARCHING 2 OR LESS	
115	DINING AREA	LAM	WD	GB	PT	GB	PT	8'-10"	SEARCHING 2 OR LESS	
116	BEDROOM	LAM	WD	GB	PT	GB	PT	8'-10"	SEARCHING 2 OR LESS	
117	LIVING ROOM	LAM	WD	GB	PT	GB	PT	8'-10"	SEARCHING 2 OR LESS	
118	BEDROOM	LAM	WD	GB	PT	GB	PT	8'-10"	SEARCHING 2 OR LESS	
119	WC	CT	WD	GB	PT	GB	PT	8'-10"	SEARCHING 2 OR LESS	
120	KITCHEN	LAM	WD	GB	PT	GB	PT	8'-10"	SEARCHING 2 OR LESS	
121	DINING AREA	LAM	WD	GB	PT	GB	PT	8'-10"	SEARCHING 2 OR LESS	
122	BEDROOM	LAM	WD	GB	PT	GB	PT	8'-10"	SEARCHING 2 OR LESS	
123	WC	CT	WD	GB	PT	GB	PT	8'-10"	SEARCHING 2 OR LESS	
124	DINING AREA	LAM	WD	GB	PT	GB	PT	8'-10"	SEARCHING 2 OR LESS	
125	BEDROOM	LAM	WD	GB	PT	GB	PT	8'-10"	SEARCHING 2 OR LESS	
126	WC	CT	WD	GB	PT	GB	PT	8'-10"	SEARCHING 2 OR LESS	
127	DINING AREA	LAM	WD	GB	PT	GB	PT	8'-10"	SEARCHING 2 OR LESS	
128	BEDROOM	LAM	WD	GB	PT	GB	PT	8'-10"	SEARCHING 2 OR LESS	
129	WC	CT	WD	GB	PT	GB	PT	8'-10"	SEARCHING 2 OR LESS	
130	UNIT 3 BASEMENT STORAGE	SI	SI	SI	SI	SI	SI	8'-10"		
131	WALK IN CLOSET	SI	SI	SI	SI	SI	SI	8'-10"		



GENERAL NOTES:

- EXISTING REFER TO DRAWING PREPARED BY OTHERS/ISSUED FOR GRADING. INFORMATION CONTRACTOR OR SITE SURVEY. ANY DISCREPANCIES SHALL BE REPORTED TO KOMRI ENGINEERING.
- PROVIDE NEW 1" WIRE (SHIRT) LIME PAINTING ON ALL NEW ASPHALT.
- ALL SIDEWALKS & PATHWAYS TO BE 8" OF UNL. W/LESS OTHERWISE NOTED.
- CONTRACTOR TO LOCATE ALL UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF WORK.

SITE PLAN LEGEND

- PROPOSED NEW
- EXISTING BUILDING
- EXISTING DRIVEWAY
- EXISTING ASPHALT
- EXISTING GRASS
- EXISTING CONCRETE WALKWAY
- PROPERTY LINE
- SETBACK LINE
- EXISTING ITEM
- TYPICAL PARKING SPACE 9'0" x 20'0"
- BUILDING ENTRANCE

MEASUREMENTS ON SITE PLAN TO BE CHECKED BY HOME OWNER, CONTRACTOR OR SITE SURVEY. ANY DISCREPANCIES SHALL BE REPORTED TO KOMRI ENGINEERING.

SHEET NUMBER	SHEET NAME
101	FOUNDATION SHEET 1
102	FOUNDATION SHEET 2
103	FOUNDATION SHEET 3
104	FOUNDATION SHEET 4
105	FOUNDATION SHEET 5
106	FOUNDATION SHEET 6
107	FOUNDATION SHEET 7
108	FOUNDATION SHEET 8
109	FOUNDATION SHEET 9
110	FOUNDATION SHEET 10
111	FOUNDATION SHEET 11
112	FOUNDATION SHEET 12
113	FOUNDATION SHEET 13
114	FOUNDATION SHEET 14
115	FOUNDATION SHEET 15
116	FOUNDATION SHEET 16
117	FOUNDATION SHEET 17
118	FOUNDATION SHEET 18
119	FOUNDATION SHEET 19
120	FOUNDATION SHEET 20
121	FOUNDATION SHEET 21
122	FOUNDATION SHEET 22
123	FOUNDATION SHEET 23
124	FOUNDATION SHEET 24
125	FOUNDATION SHEET 25
126	FOUNDATION SHEET 26
127	FOUNDATION SHEET 27
128	FOUNDATION SHEET 28
129	FOUNDATION SHEET 29
130	FOUNDATION SHEET 30
131	FOUNDATION SHEET 31
132	FOUNDATION SHEET 32
133	FOUNDATION SHEET 33
134	FOUNDATION SHEET 34
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136	FOUNDATION SHEET 36
137	FOUNDATION SHEET 37
138	FOUNDATION SHEET 38
139	FOUNDATION SHEET 39
140	FOUNDATION SHEET 40
141	FOUNDATION SHEET 41
142	FOUNDATION SHEET 42
143	FOUNDATION SHEET 43
144	FOUNDATION SHEET 44
145	FOUNDATION SHEET 45
146	FOUNDATION SHEET 46
147	FOUNDATION SHEET 47
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180	FOUNDATION SHEET 80
181	FOUNDATION SHEET 81
182	FOUNDATION SHEET 82
183	FOUNDATION SHEET 83
184	FOUNDATION SHEET 84
185	FOUNDATION SHEET 85
186	FOUNDATION SHEET 86</

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:

STEVEN HEAD

The Owner(s) of: PIN(s) 733810306, Parcel 15720 SEC SWS, Lot 68, Plan M-193, Part Lot 1, Concession 3, Township of Graham, 18 Simon Lake Drive, Naughton POM 2M0

For the following reason(s): Approval to construct a detached accessory building providing accessory lot coverage 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, July 9, 2025

TIME: 05:00 PM

LOCATION: Council Chamber, Tom Davies Square, 200 Brady Street, Sudbury and via electronic participation.

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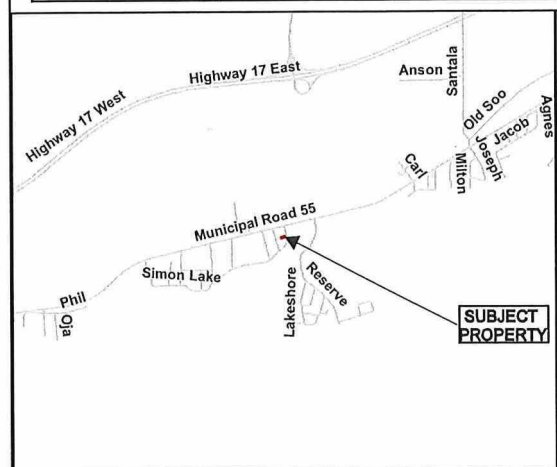
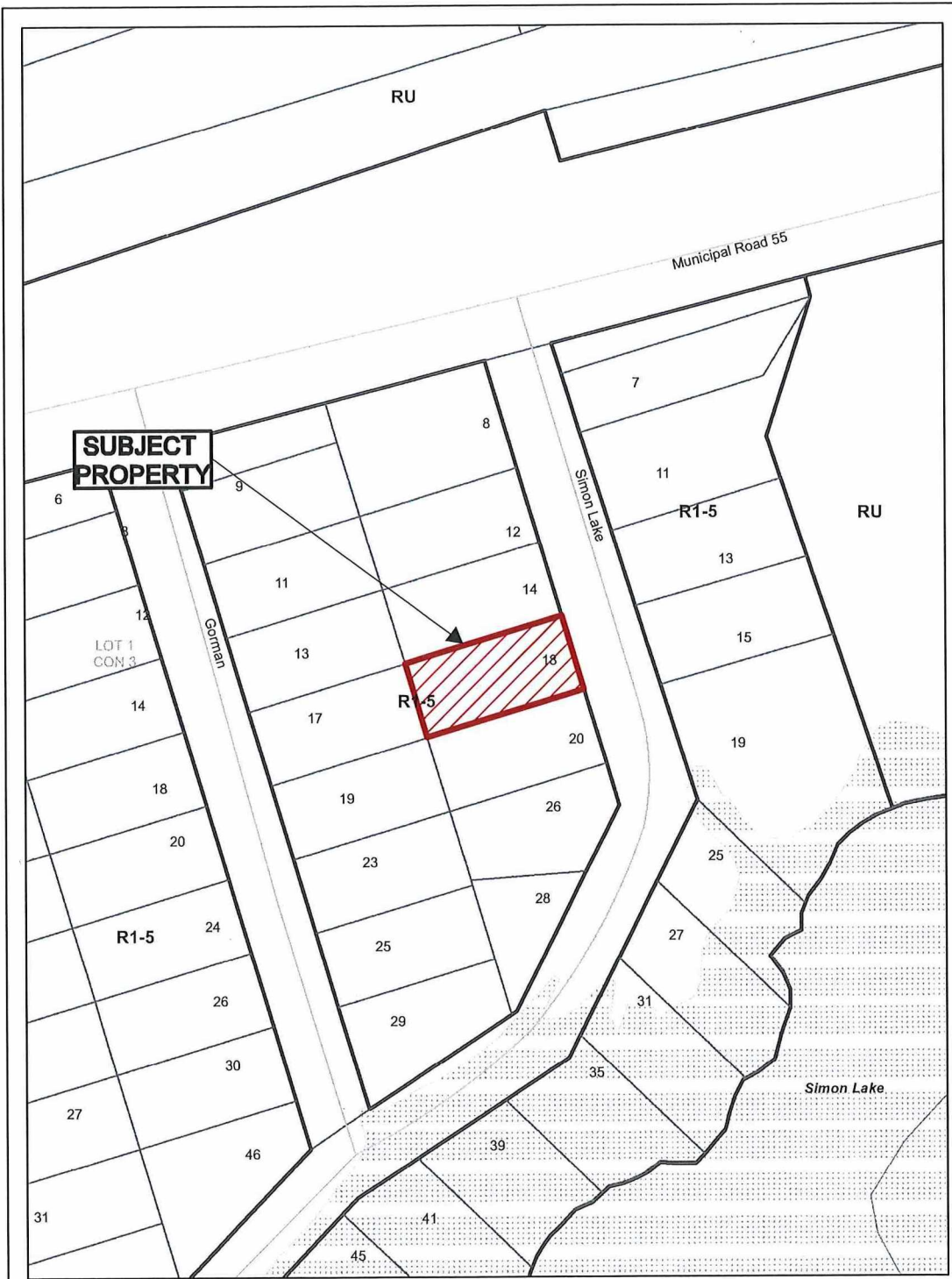
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The meeting agenda, related applications and sketches can be found on our website at <https://www.greatersudbury.ca/do-business/planning-and-development/committee-of-adjustmentsign-variance-committee/>. The recording of the meeting will be posted on the website within one week following the meeting.

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R1-5



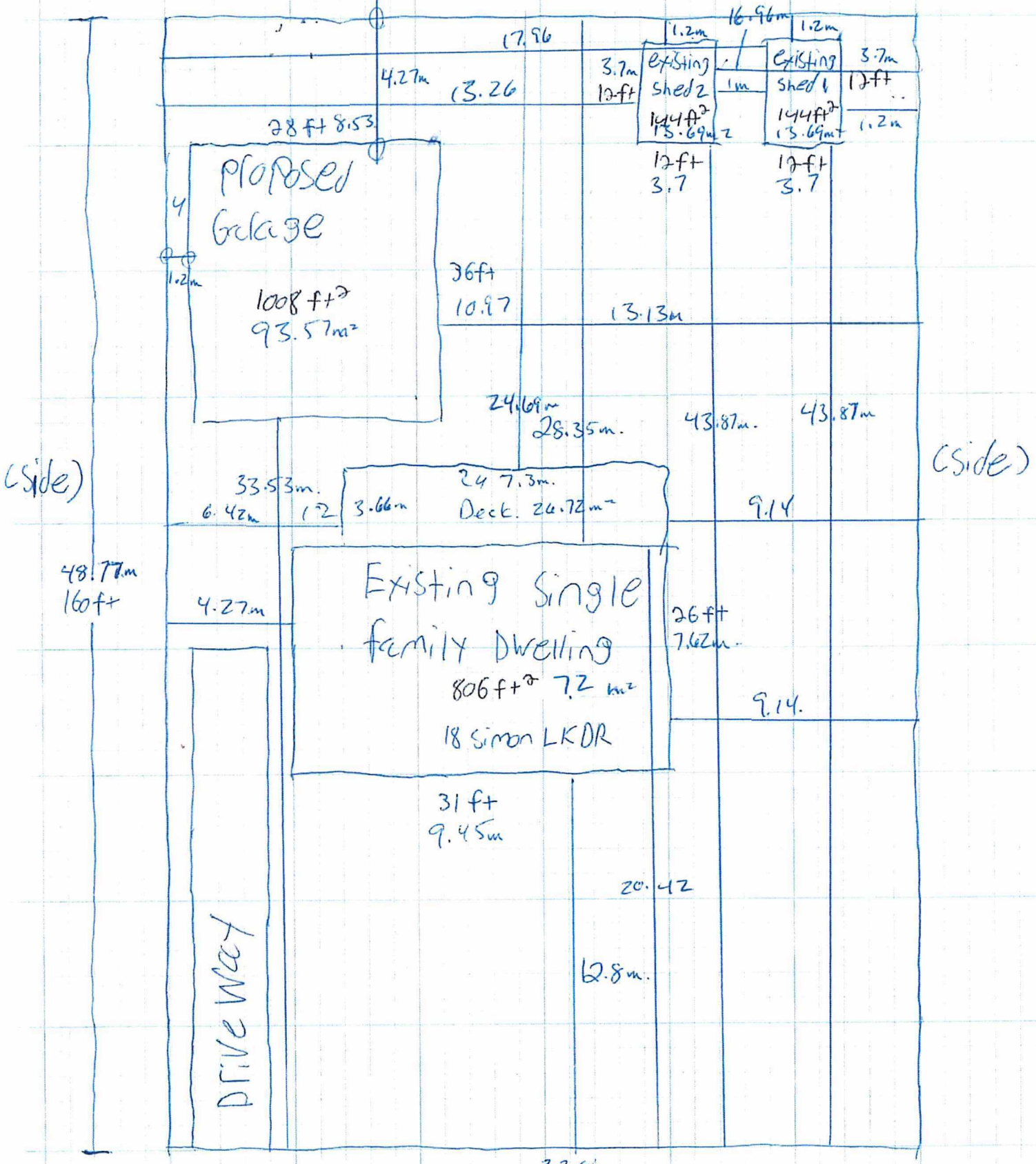
N

**Application for Minor
Variance or Permission**

Subject Property being PIN 73381-0306,
Parcel 15720 SEC SWS,
Lot 68, Plan M-193,
Part Lot 1, Concession 3,
Township of Graham,
18 Simon Lake Drive, Naughton,
City of Greater Sudbury

Sketch 1, NTS PL-MV-2025-00076
NDCA Date: 2025 06 12

CREAR)



22.86
75ft.
(Front)
18.5 Simon LK DR

PL-MV-2025-00076
Sketch 2

NOTICE OF PUBLIC HEARING

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Take notice that an application has been made by:

SHELDON BURTON AND KIMBERLEY BURTON

The Owner(s) of: PIN(s) 735830235, Lot 153, Plan 34-S, Part Lot 4, Concession 3, Township of McKim, 510 Van Horne Street, Sudbury P3B 2X4

For the following reason(s): Approval to construct a single detached dwelling with three additional dwelling units providing two driveways 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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- **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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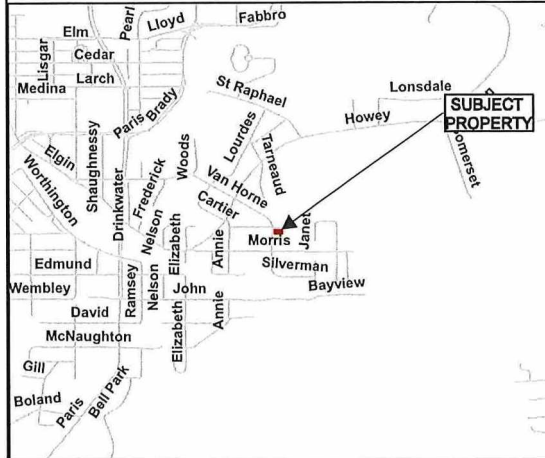
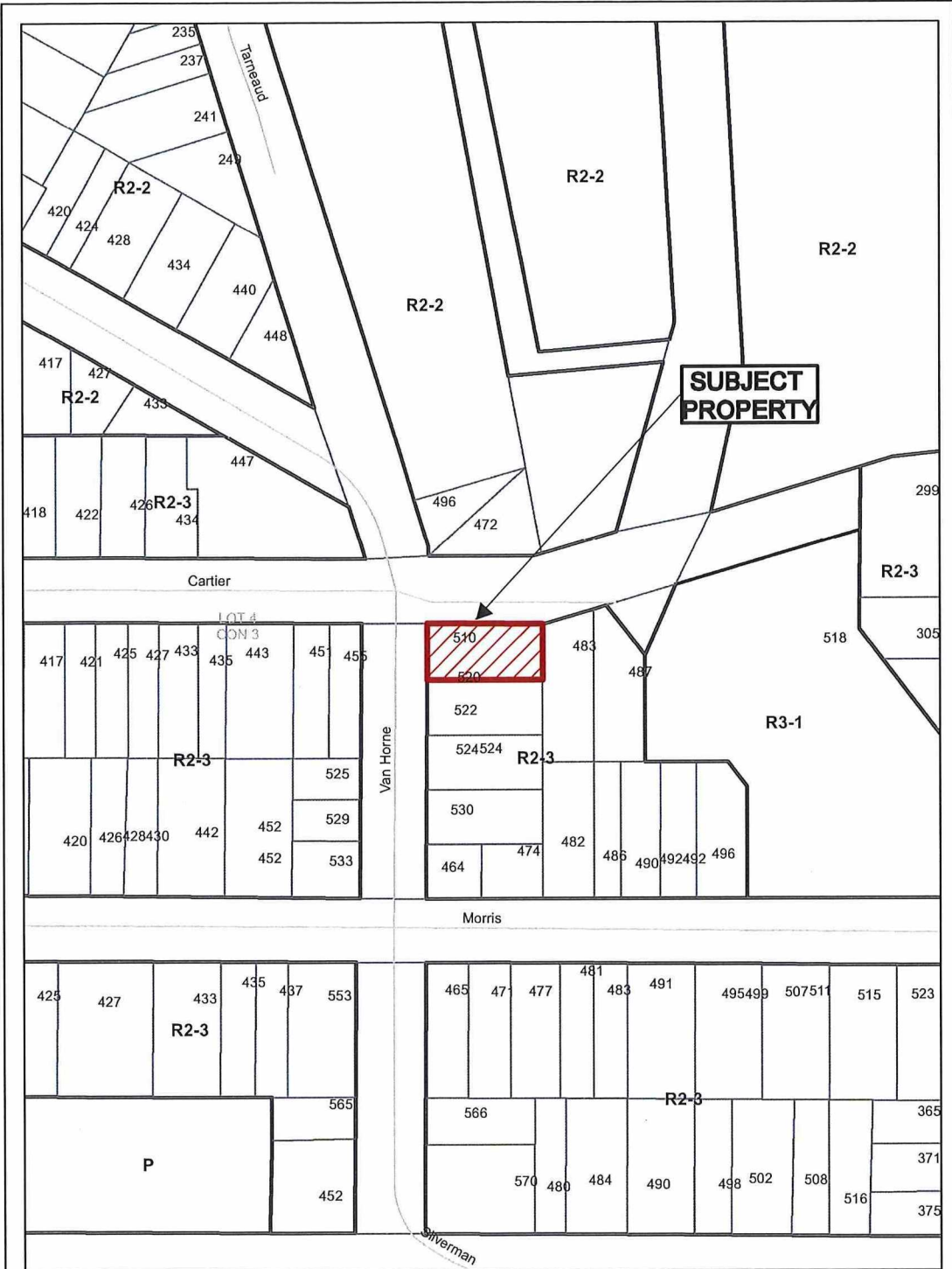
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R2-3



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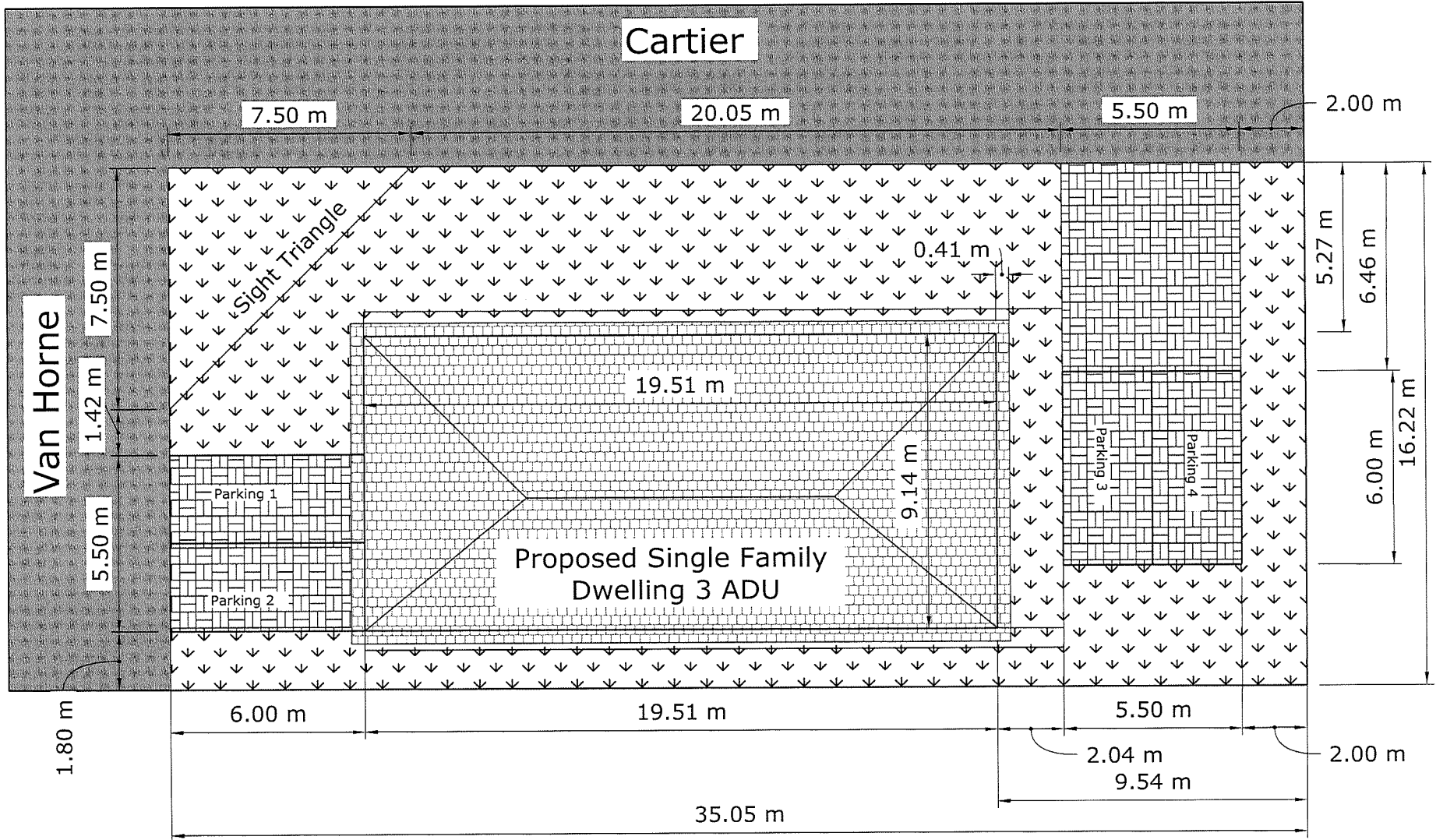
**Application for Minor
Variance or Permission**

Subject Property being PIN 73583-0235,
Lot 153, Plan 34-S,
Part Lot 4, Concession 3,
Township of McKim,
510 Van Horne Street, Sudbury,
City of Greater Sudbury

Sketch 1, NTS PL-MV-2025-00077
NDCA Date: 2025 06 12

Property and Parking Changes to:

KSI-023-197 - 510 Van Horne St - Issue dfor client review - June 3rd, 2025



PL-MV-2025-00077
Sketch 2

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:

DENIS LEDUC AND CHANTAL LEDUC

The Owner(s) of: PIN(s) 733472000, Surface Rights Only, Part Lot 10, Concession 2, Part 2 Plan 53R-14524, Township of Rayside, 2023 Pilon Street, Chelmsford P0M 1L0

For the following reason(s): Approval to permit an existing second additional dwelling unit within an existing accessory building 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, July 9, 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, July 9, 2025 meeting, as follows:

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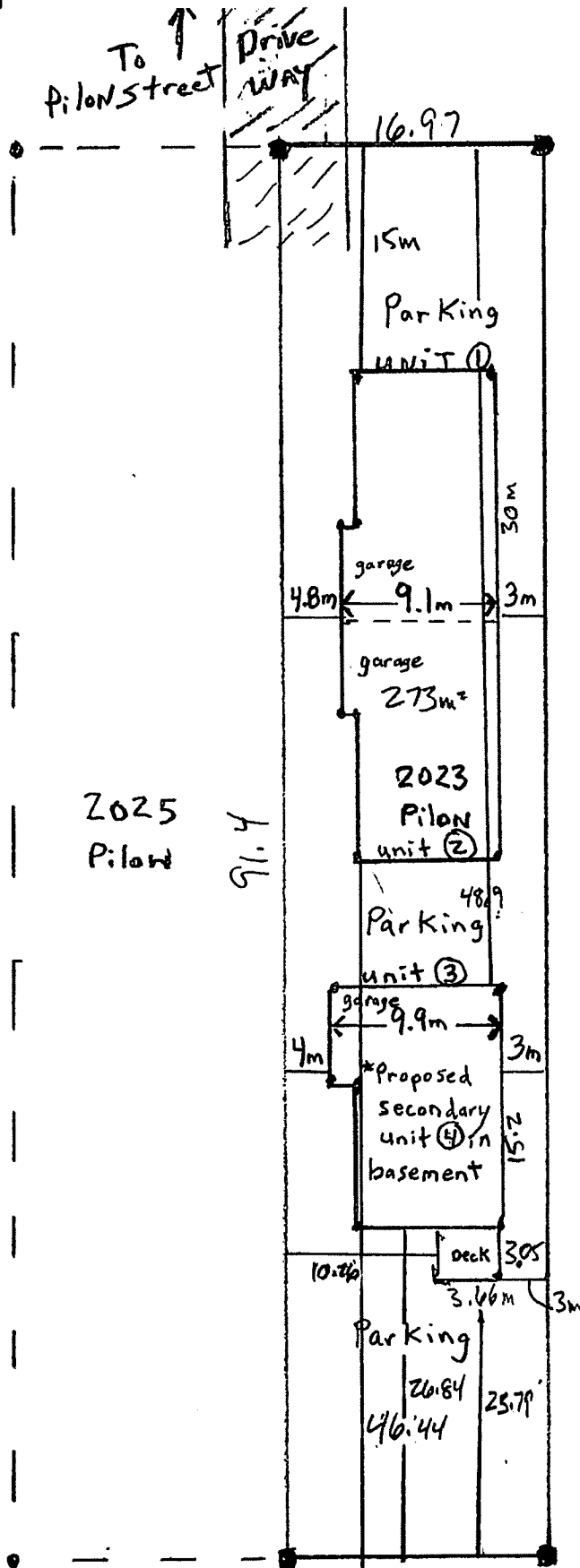
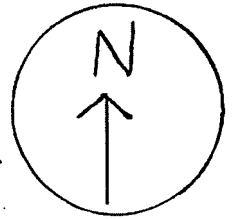
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R1-5

← Pilon St. →

Municipal Rd 35



* units 1,2,3 currently have full occupancy permits

4025 Municipal Road 35

91.44m

← 16.9m →

PL-MV-2025-00080
Sketch 2

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 GRIER AND KIANA WARDELL

The Owner(s) of: PIN(s) 021150140, Parcel 42588 SEC SES SRO, Lot 138, Plan M-1014, Part Lot 2, Concession 6, Township of McKim, 1576 Dearbourne Drive, Sudbury P3A 5A4

For the following reason(s): Approval to permit an addition with eaves on the existing dwelling 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, July 9, 2025
TIME: 05:00 PM
LOCATION: Council Chamber, Tom Davies Square, 200 Brady Street, Sudbury
and via electronic participation.

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R1-5

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:

ALEXANDER HAYWOOD

The Owner(s) of: PIN(s) 735990624, Parcel 40674 SEC SES SRO, Lot 21, Plan M-1023, Part Lot 1, Concession 2, Township of Snider, 27 Cobalt Street, Copper Cliff P0M 1N0

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, July 9, 2025
TIME: 05:00 PM
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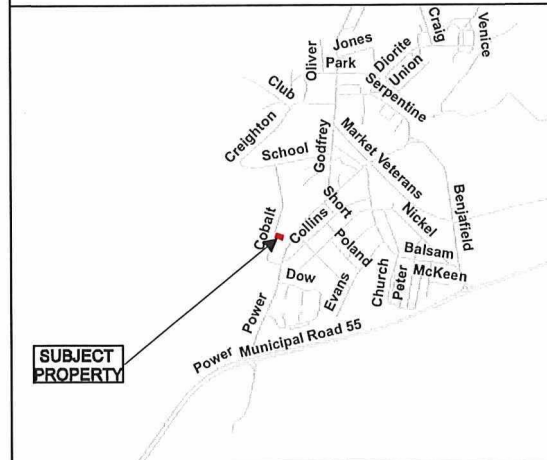
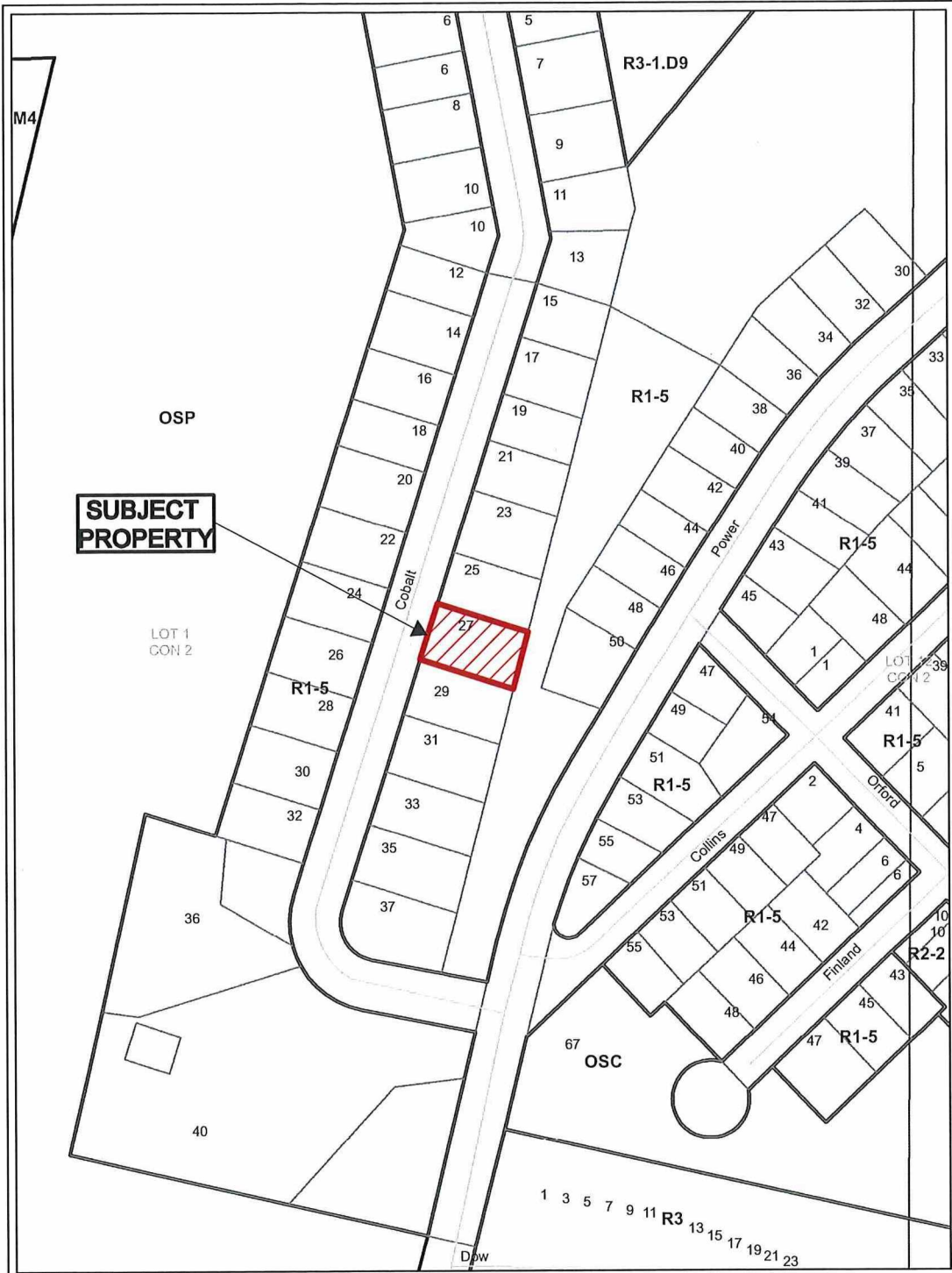
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R1-5



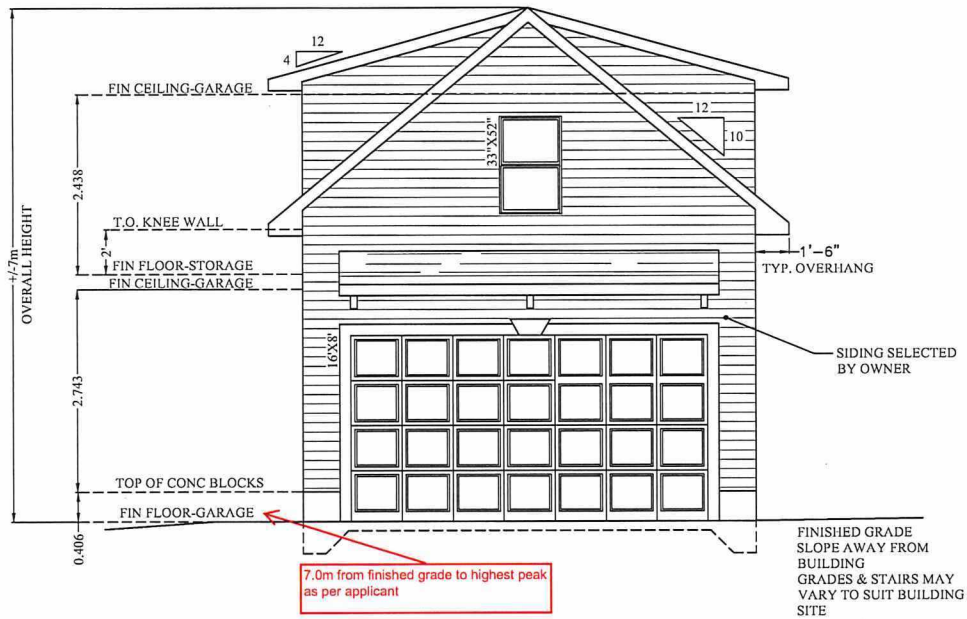
Application for Minor Variance or Permission



Subject Property being PIN 73599-0624,
 Parcel 40674 SEC SES SRO,
 Lot 21, Plan M-1023,
 Part Lot 1, Concession 2,
 Township of Snider,
 27 Cobalt Street, Copper Cliff,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

PL-MV-2025-00082
 Date: 2025 06 16



FRONT ELEVATION

3/16"=1'0"

ALL MEASUREMENTS IN METERS
FOR THE PURPOSES OF THE MINOR
VARIANCE PROCESS

NOT FOR CONSTRUCTION OR
SCALING

KIMBERLY E. ZARCHNEY
REV CAD



PROJECT: ALEX HAYWOOD
PROJECT NO: 2025-00082
DATE: MARCH 2025
DRAWN BY: KEZ
CHECKED BY: KEZ

FRONT ELEVATION

GARAGE
SCALE: AS SHOWN
DATE: MARCH 2025
DRAWN BY: KEZ
CHECKED BY: KEZ
DATE: MARCH 2025
SCALE: AS SHOWN

A3

PL-MV-2025-00082
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:

KEVIN CRONIER

The Owner(s) of: PIN(s) 735090064, Parcel 44857 SEC SES, Part Lot 8, Concession 1, Part 2, Plan 53R-8261, Township of Capreol, 1225 Radar Road, Hanmer P3P 0B4

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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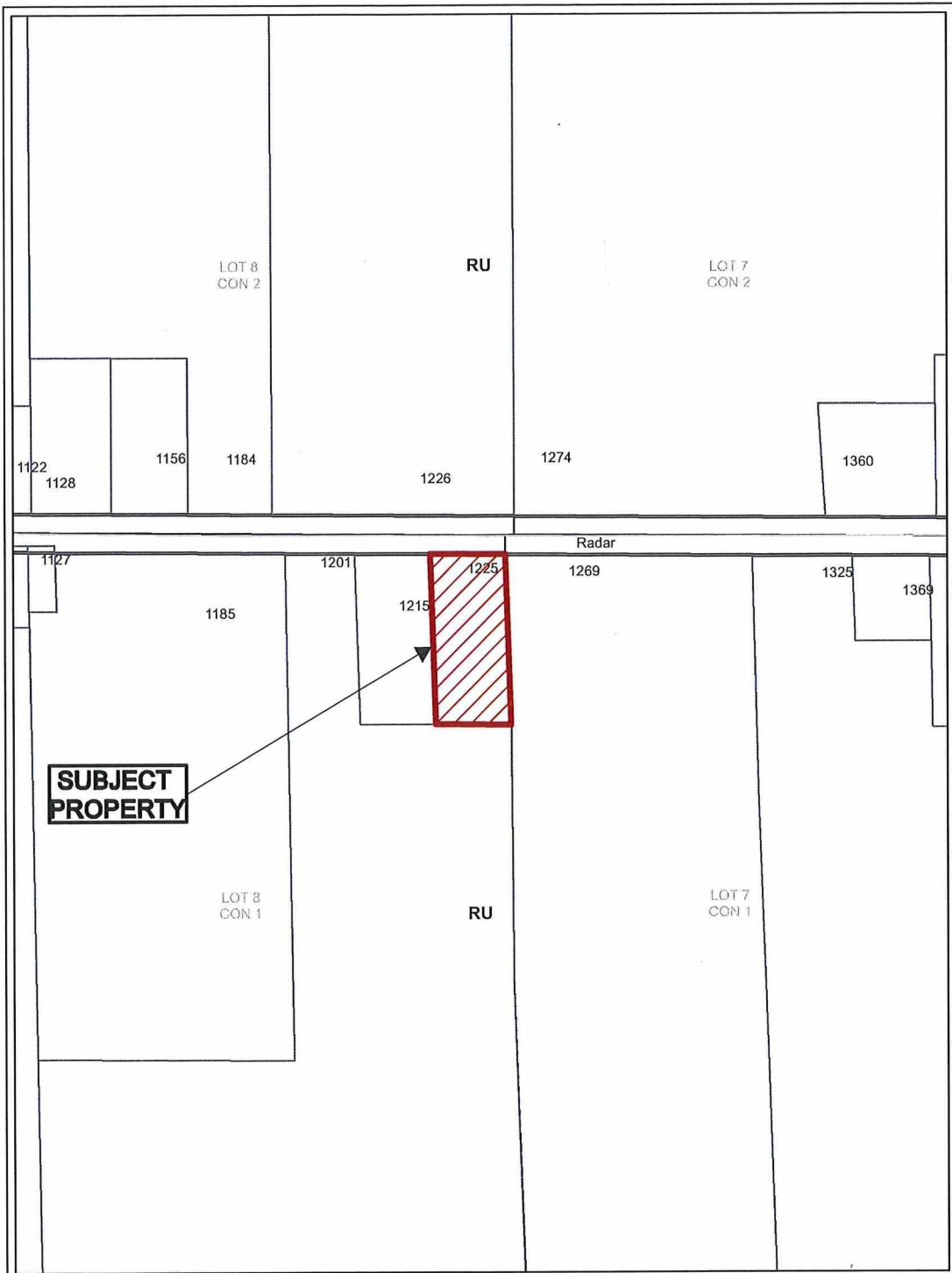
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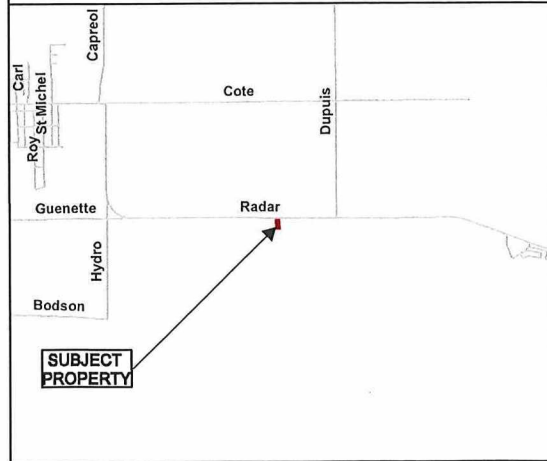
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RU



**SUBJECT
PROPERTY**



**SUBJECT
PROPERTY**

**Application for Minor
Variance or Permission**



Subject Property being PIN 73509-0064,
Parcel 44857 SEC SES,
Part Lot 8, Concession 1,
Part 2, Plan 53R-8261,
Township of Capreol,
1225 Radar Road, Hanmer,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2025-00086
Date: 2025 06 19

GENERAL NOTES
 ALL DIMENSIONS ARE THE PROPERTY OF THE ARCHITECT AND SHOULD BE USED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
 THE ARCHITECT IS NOT RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND/OR CONDITIONS OF THE PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE COST OF MATERIALS, LABOR, PERMITS, AND ELECTRICAL, MECHANICAL, AND PLUMBING WORK.
 THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	02/28/24

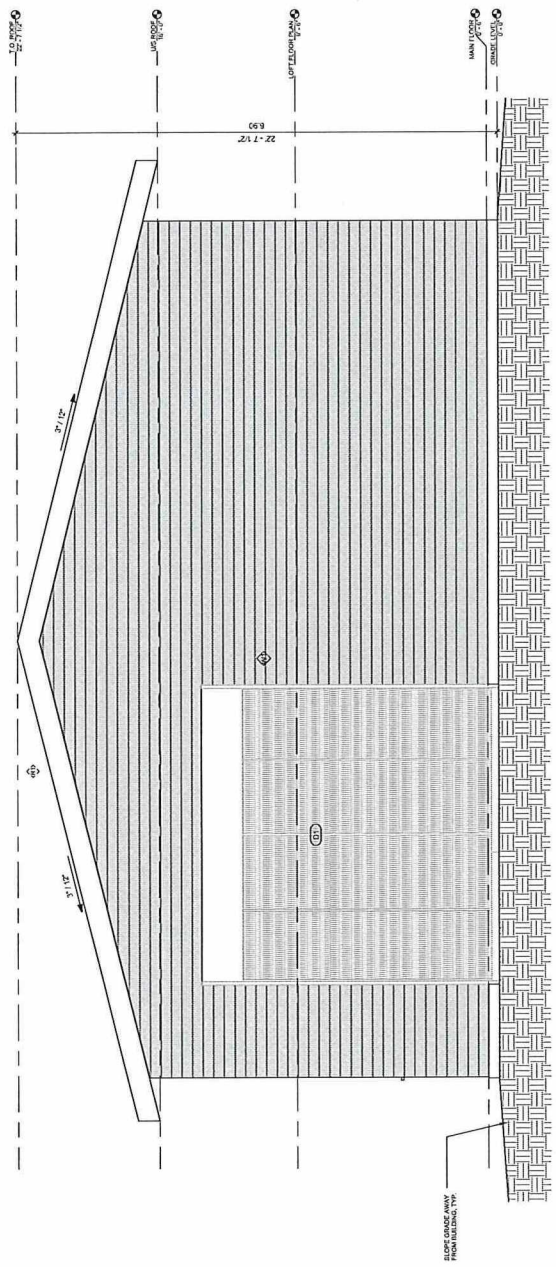
**PRELIMINARY
 NOT FOR CONSTRUCTION**



DETACHED GARAGE

PROJECT ADDRESS HERE
FRONT ELEVATION

Project number: **PROJ. 4871**
 Scale: **A3.2**
 3/8" = 1'-0"



1 FRONT ELEVATION
 3/8" = 1'-0"

PL-MV-2025-00086
 sketch 3