

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:

GERRY PERFETTO AND KRISTALEE PERFETTO

The Owner(s) of: PIN(s) 734730324, Part Lot 9, Concession 3, Part 3, Plan 53R-19682, Township of Broder, 0 South Shore Road, Sudbury, Ontario P3G 1L3

For the following reason(s): Approval to permit the construction of a dwelling on the subject property providing setbacks to the high water mark 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, March 4, 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>

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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 February 27, 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.

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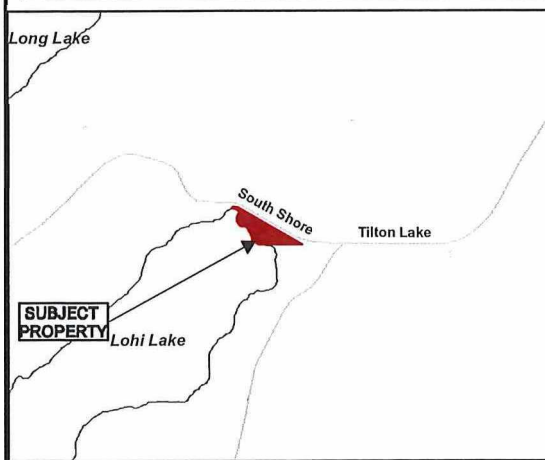
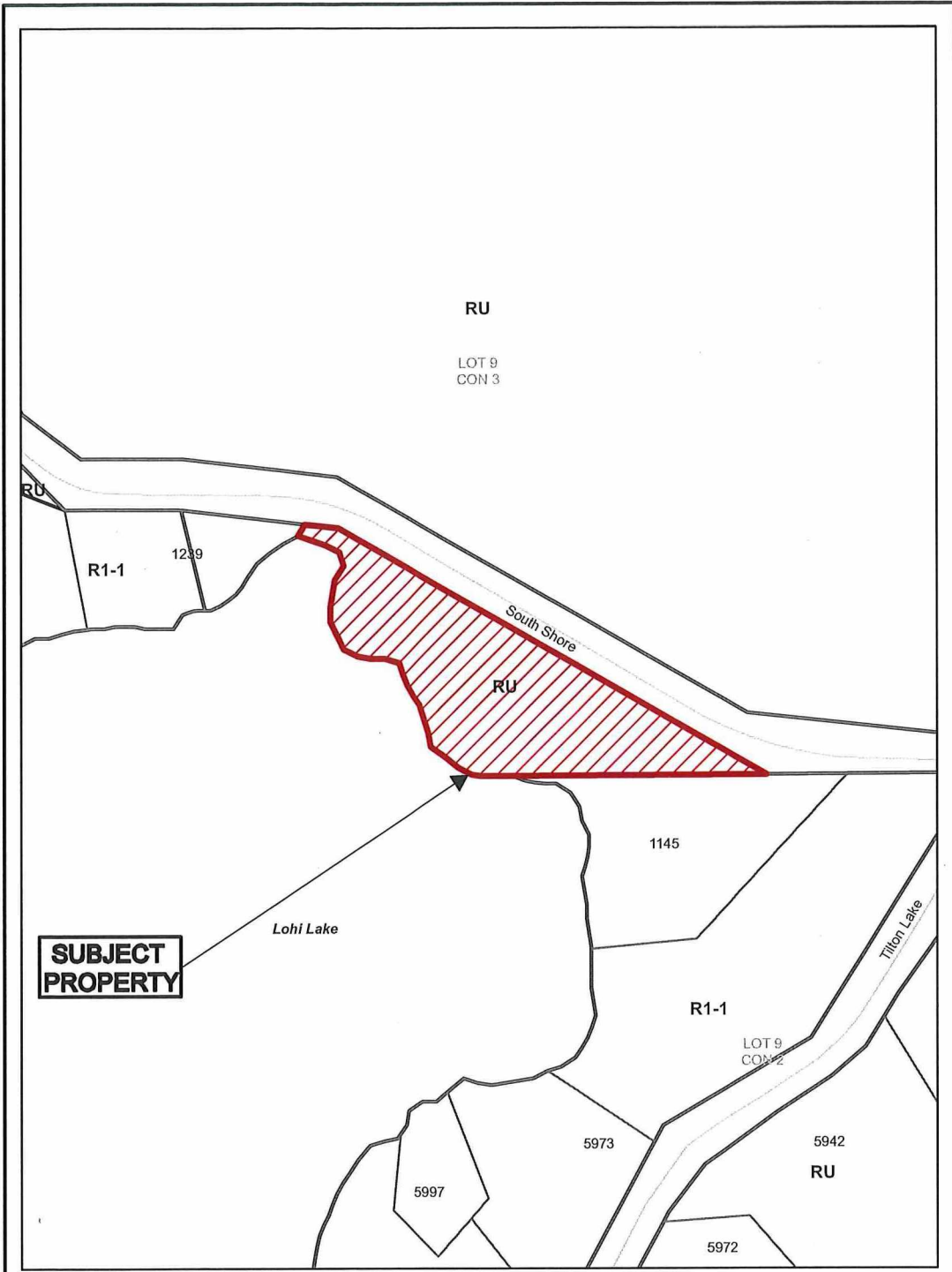
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RU



**Application for Minor
Variance or Permission**



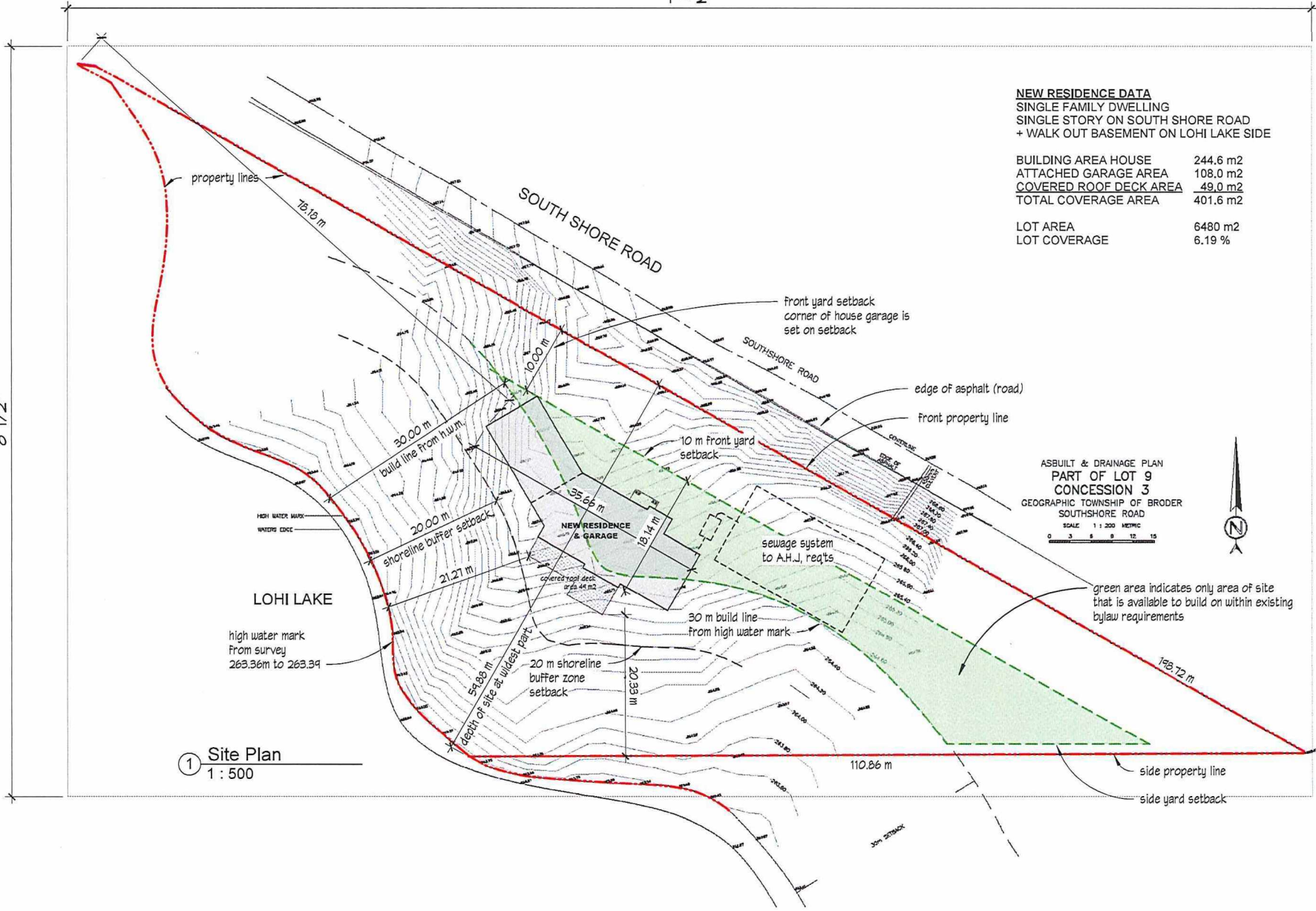
Subject Property being PIN 73473-0324,
Part Lot 9, Concession 3,
Part 3, Plan 53R-19682,
Township of Broder,
0 South Shore Road, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00002
Date: 2026 01 21

1' - 2"

8 1/2"



NEW RESIDENCE DATA
 SINGLE FAMILY DWELLING
 SINGLE STORY ON SOUTH SHORE ROAD
 + WALK OUT BASEMENT ON LOHI LAKE SIDE

BUILDING AREA HOUSE	244.6 m ²
ATTACHED GARAGE AREA	108.0 m ²
COVERED ROOF DECK AREA	49.0 m ²
TOTAL COVERAGE AREA	401.6 m ²

LOT AREA	6480 m ²
LOT COVERAGE	6.19 %

ASBUILT & DRAINAGE PLAN
 PART OF LOT 9
 CONCESSION 3
 GEOGRAPHIC TOWNSHIP OF BRODER
 SOUTHWEST ROAD
 SCALE 1 : 200 METRIC
 0 3 6 9 12 15



green area indicates only area of site that is available to build on within existing bylaw requirements

1 Site Plan
 1 : 500

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Take notice that an application has been made by:

JASON JALLET AND FLORENTYNA KALETA JALLET

The Owner(s) of: PIN(s) 735850686, Parcel 9935 SEC SES, Lot 47, Plan M-41, Part Lot 6, Concession 3, Township of McKim, 55 Douglas Street, Sudbury P3E 1G7

For the following reason(s): Approval to permit a detached accessory structure 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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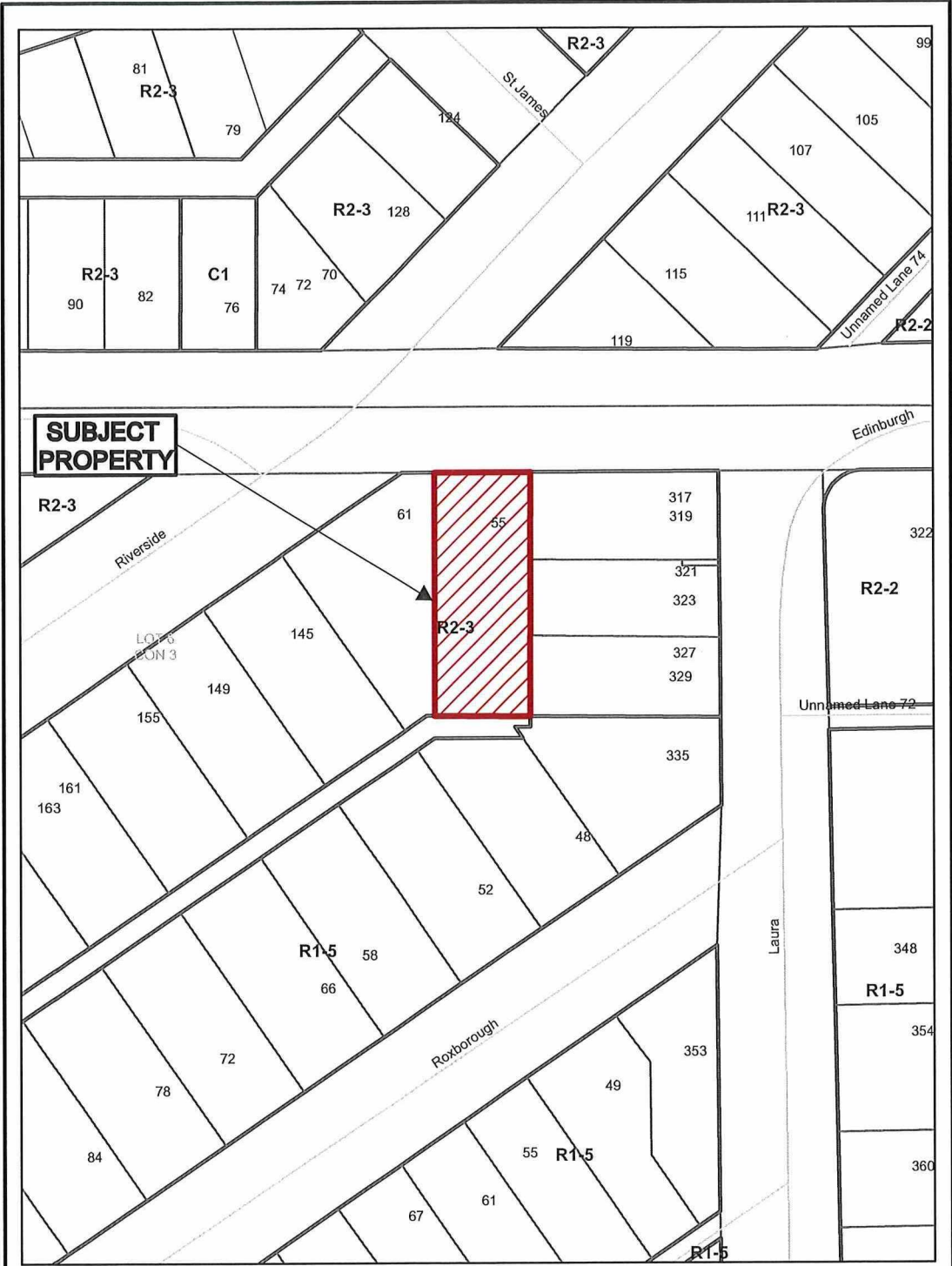
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R2-3

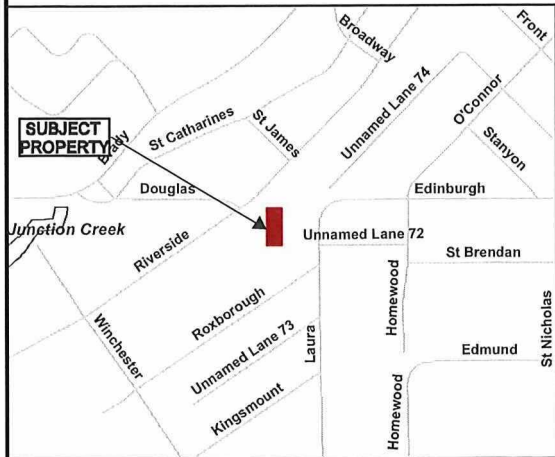


SUBJECT PROPERTY

Application for Minor Variance or Permission



Subject Property being PIN 73585-0686,
 Parcel 9935 SEC SES,
 Lot 47, Plan M-41,
 Part Lot 6, Concession 3,
 Township of McKim,
 55 Douglas Street, Sudbury,
 City of Greater Sudbury



SUBJECT PROPERTY

Sketch 1, NTS
 NDCA

PL-MV-2026-00007
 Date: 2026 02 04

PROJECT DESCRIPTION:
 AN ACCESSORY STRUCTURE FOR HIS & HERS OFFICE/STUDIO
 SPACE IN THE REAR YARD OF 55 DOUGLAS STREET.



CITY OF GREATER SUDBURY - ZONING BYLAW 2010-100Z		
ZONING LEGEND	R2-3 LOW DENSITY RESIDENTIAL TWO	
STANDARDS	REQUIRED/PERMITTED	PROVIDED
MAIN BUILDING		
LOT AREA (MIN.)	NO MINIMUM	597.03M2.
LOT FRONTAGE (MIN.)	12.00m	15.50M.
LOT DEPTH (MIN.)	30m	38.70M.
FRONT YARD	6.00m	2.32M. EXSIT.
REAR YARD	7.50m	21.38M EXIST.
SIDE YARD (WEST)	1.2m+0.6m each storey above grade	2.49M EXIST.
SIDE YARD (EAST)	1.2m+0.6m each storey above grade	0.51M EXIST.
LOT COVERAGE (MAX)	50%	+/-30.70%
MIN. LANDSCAPED OPEN SPACE	10%	+/- 20.16%
HEIGHT OF MAIN BUILDING	11m	7.50M EXIST.
ACCESSORY BUILDING (>2.5m HEIGHT)		
ACCESS. BLDG LOT COVERAGE	10% MAX	+/-5.58%
FRONT YARD	12m	31.29m
REAR YARD	1.2m	2.23m
SIDE YARD (WEST)	1.2m	1.22m
SIDE YARD (EAST)	1.2m	7.90m
HEIGHT OF ACCESS. BLDG	5m	6.00m
CONSERVATION AUTHORITY REGULATION: <i>N/A</i>		

NOTE: Drawings are for conceptual purposes and not for construction

No.	Description	Date
1	ISSUED FOR MINOR VARIANCE	2026-01-30

SHIELD
 ENGINEERING + ARCHITECTURE

WWW.SHIELDENG.CA 139 PARIS STREET, SUDBURY, ON P0C 3E1
 TEL: 705-885-8010

Shield Project Number: 4144

DOUGLAS STREET
 ACCESSORY
 STRUCTURE

55 Douglas Street, Sudbury, ON.

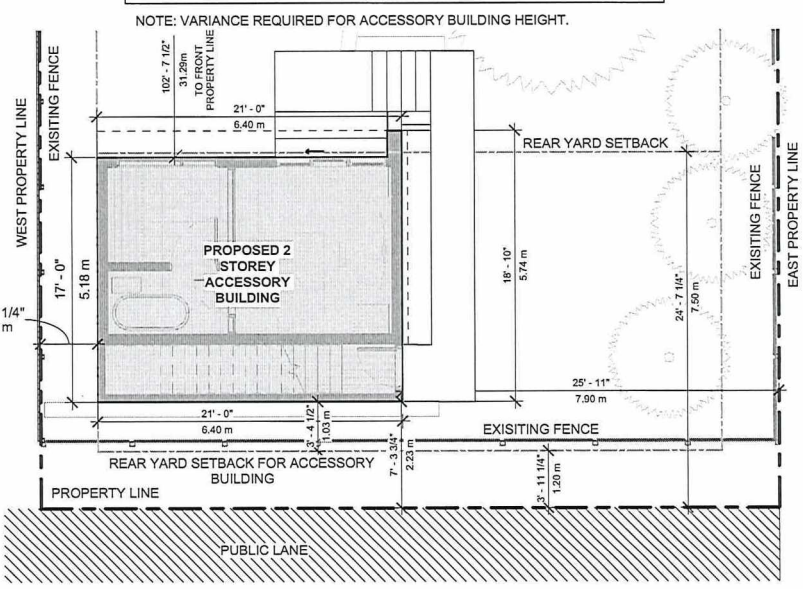
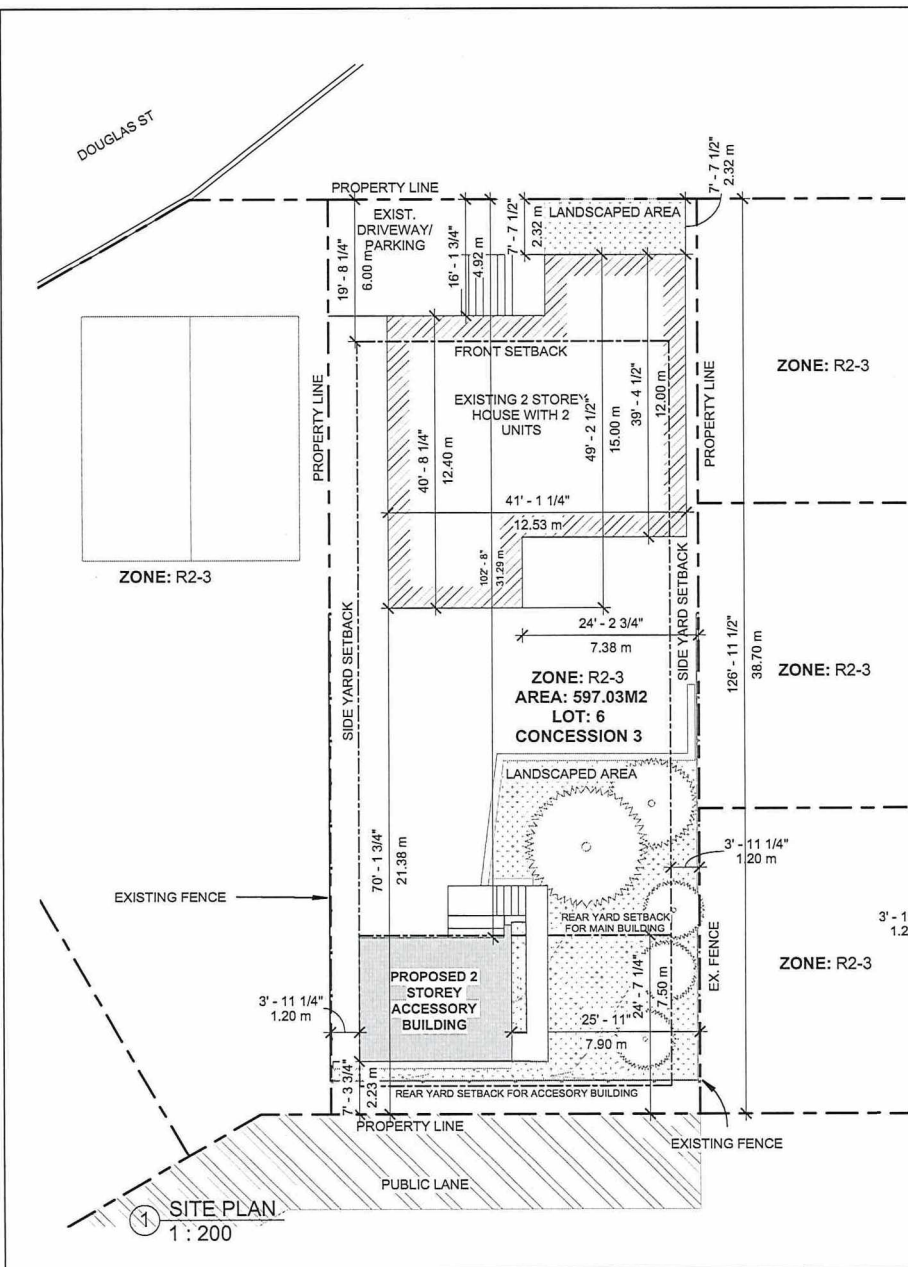
Date JAN. 30, 2026
 Scale As indicated

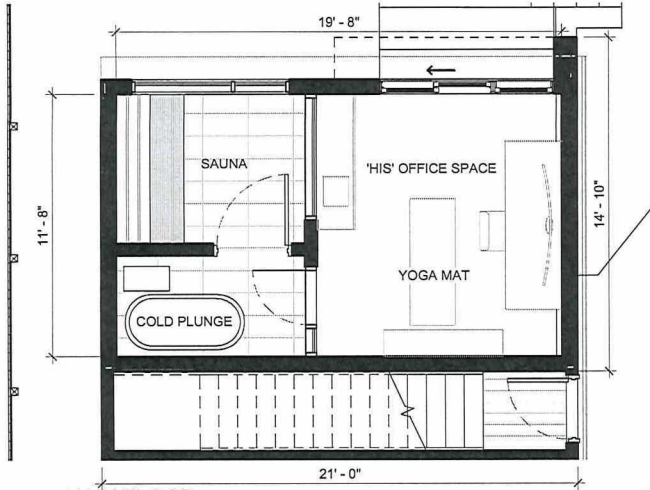
4144

A100

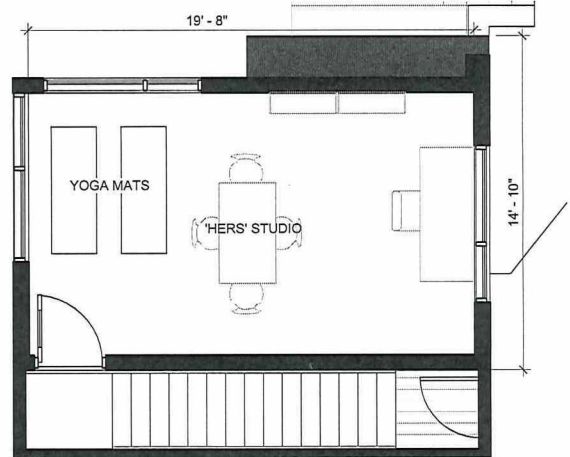
2026-02-13 3:57:57 PM

PL-MV-2026-00007
 Sketch 2

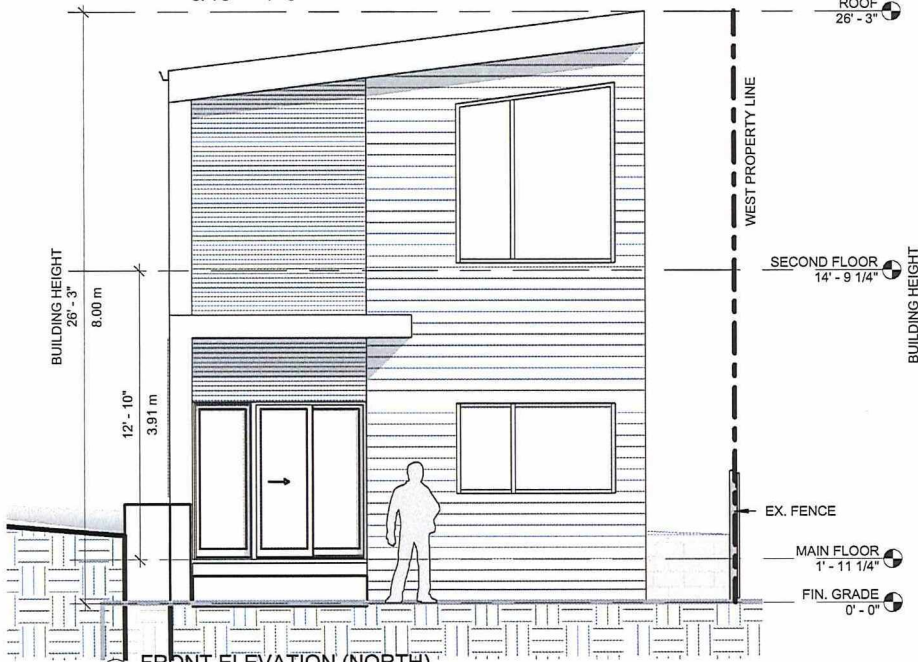




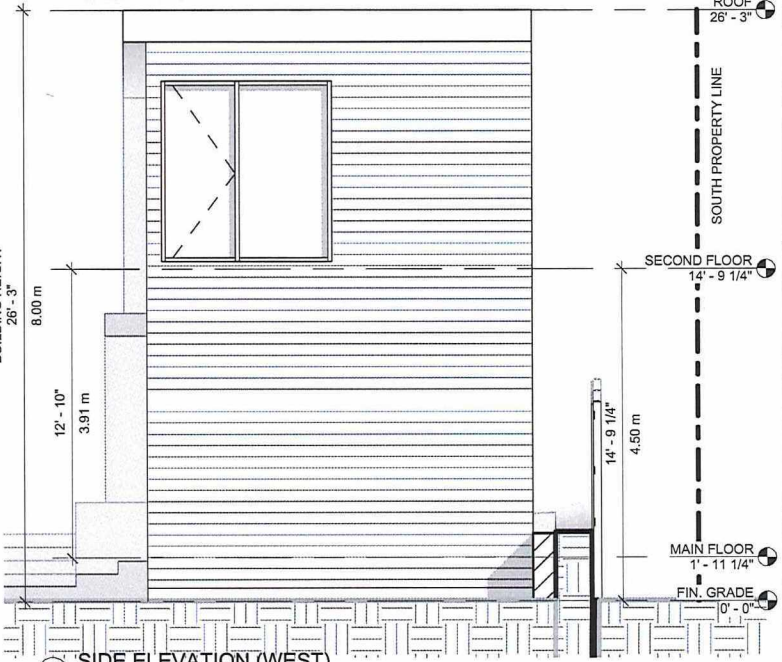
③ MAIN FLOOR
3/16" = 1'-0"



④ UPPER FLOOR
3/16" = 1'-0"



① FRONT ELEVATION (NORTH)
3/16" = 1'-0"



② SIDE ELEVATION (WEST)
3/16" = 1'-0"

NOTE: Drawings are for conceptual purposes and not for construction

No.	Description	Date
1	ISSUED FOR MINOR VARIANCE	2026-01-30



WWW.SHIELD.ENG.CA 130 PARIS STREET, SUDBURY, ON P3E 3E1
TEL: 705-855-8010
Shield Project Number: 4144

DOUGLAS STREET ACCESSORY STRUCTURE
55 Douglas Street, Sudbury, ON.

Date JAN. 30, 2026
Scale 3/16" = 1'-0"

4144

A101

2026-02-13 3:58:00 PM

PL-MV-2026-0007
Sketch 3

NOTICE OF PUBLIC HEARING

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Take notice that an application has been made by:

DON LEHTO

The Owner(s) of: PIN(s) 735040119, Parcel 51600 SEC SES SRO, Part Lot 10, Plan M-507, being Part 2, Plan 53R-16178, Part Lot 4, Concession 2, Township of Hanmer, 4528 Park Avenue, Hanmer P3P 1C3

For the following reason(s): Approval to construct a detached garage on the subject property providing accessory lot coverage 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:

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R1-5

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:

CRAIG NEILSON

The Owner(s) of: PIN(s) 735800222, Parcel 21741 SEC SES, Lot 114, Plan M-132, Part Lot 2, Concession 4, Township of McKim, 1039 Bancroft Drive, Sudbury, Ontario P3B 1R3

For the following reason(s): Approval to permit one existing dwelling unit within the existing three-unit dwelling for a total of four dwelling units providing number of parking spaces at variance to the By-law.

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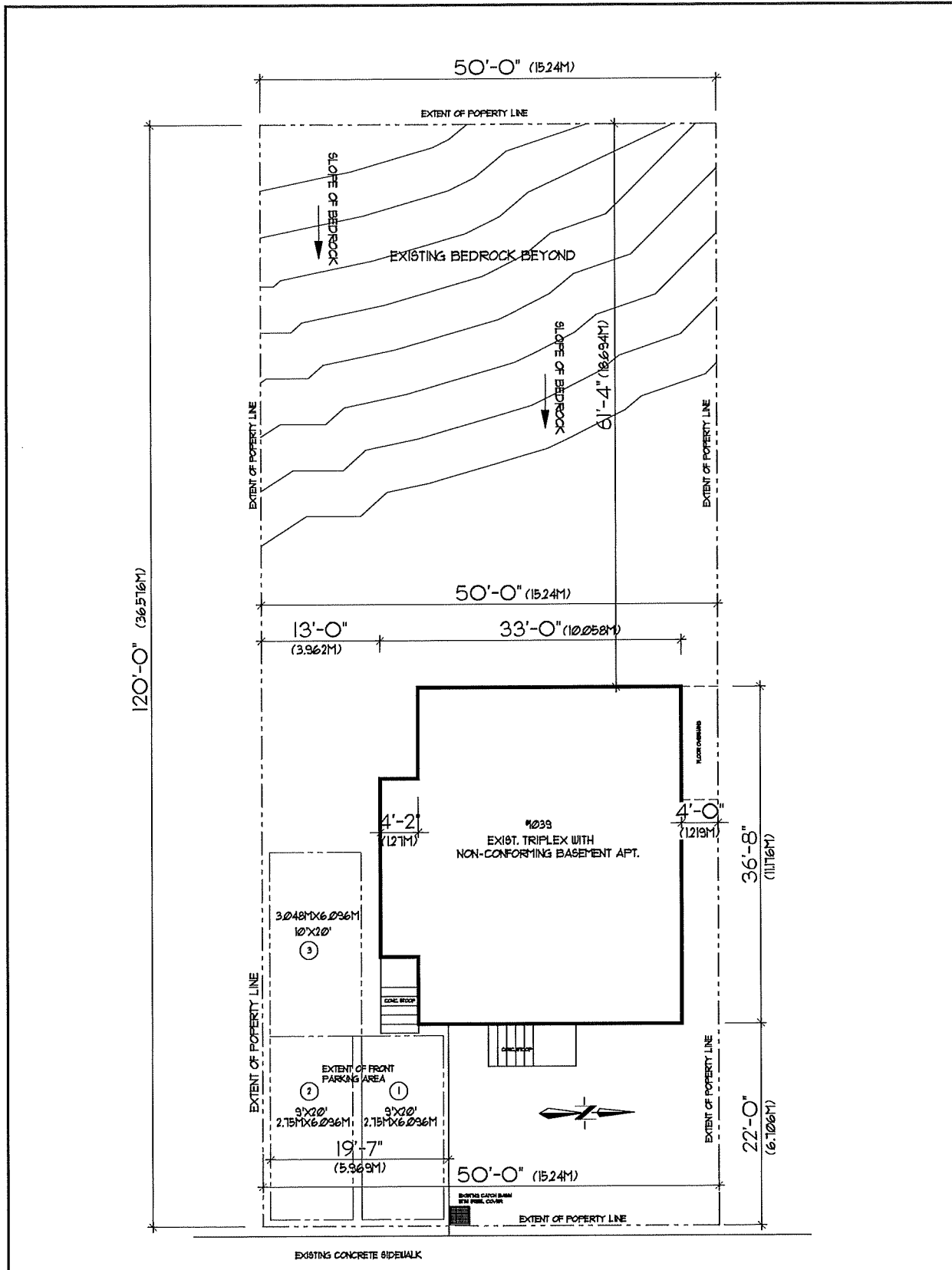
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R1-5



BANCROFT DRIVE
SITE PLAN

1033 BANCROFT DRIVE SUDBURY, ONTARIO		
RADEY CONSTRUCTION	DATE: AUG 2025	SCALE: 1/4" = 1'-0"
DRAWING	DWG:	SP-1
SITE PLAN		

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Take notice that an application has been made by:

GREATER SUDBURY HOUSING CORPORATION

The Owner(s) of: PIN(s) 733491001, Parcel 19522 SEC SWS, Lot 41 and Part Lot 36, Plan M-91, Part Lot 2, Concession 3, Township of Balfour, 368 /370 Charette Avenue, Chelmsford, Ontario P0M 1L0, 370 Charette Avenue, Chelmsford, Ontario P0M 1L0

For the following reason(s): Approval to permit two existing driveways on a proposed lot, subject of Consent Application PL-CON-2026-00003, at variance to the By-law.

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R2-2



Application for Minor Variance or Permission

N

Subject Property being PIN 73349-1001,
 Parcel 19522 SEC SWS,
 Lot 41 and Part Lot 36, Plan M-91,
 Part Lot 2, Concession 3,
 Township of Balfour,
 368 and 370 Charette Avenue, Chelmsford,
 City of Greater Sudbury

Sketch 1, NTS PL-MV-2026-00012
 NDCA Date: 2026 02 11

SCHEDULE		
PART	LOT	PLAN
1	PART OF LOT 36 & ALL OF LOT 41	REGISTERED PLAN M-91
2	PART OF LOT 33 & 36	
3	PART OF LOT 33 & ALL OF LOT 28	
PARTS 1, 2 & 3 ARE SUBJECT TO EASEMENT L1115135.		

COORDINATES BELOW ARE DERIVED FROM NETWORK RTK GPS OBSERVATIONS (SMARTNET) AND ARE REFERRED TO UTM ZONE 17, NAD83 (CSRS) (2010.0).

COORDINATES COMPLY WITH THE URBAN ABSOLUTE ACCURACY PER SEC. 14(2) OF O.REG. 216/10.

POINT ID	NORTHING	EASTING
①	5157404.712	484934.553
②	5157403.205	485005.159
③	5157464.982	484966.291

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

DRAFT

PLAN OF SURVEY OF
LOTS 28, 33, 36 & 41
REGISTERED PLAN M-91
 GEOGRAPHIC TOWNSHIP OF BALFOUR
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY



SURVEYORS ON SITE INC.
 THE INTENDED PLOT SIZE OF THIS PLAN IS 457mm IN WIDTH BY 508mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:250.

LEGEND

- MONUMENT PLANTED
- MONUMENT FOUND
- SSB SHORT STANDARD IRON BAR
- SB STANDARD IRON BAR
- IB IRON BAR
- M MEASURED
- S SET
- WT WITNESS
- P1 REGISTERED PLAN M-91
- P2 BUILDING LOCATION SURVEY BY D.W. ENDELMAN O.L.S., REF. No. (10)-M-91-BALFOUR, DATED: AUGUST 25, 1966
- P3 PLAN OF SURVEY BY M.R. WATHER O.L.S., FILE No. 3712, DATED: AUGUST 19, 1970
- P4 BUILDING LOCATION SURVEY BY ENDELMAN, HOLDER & WALLACE, REF. No. 51(M-91) BALFOUR, W.O. 71-269, DATED: MAY 29, 1971
- FN1 FIELD NOTES BY D.W. ENDELMAN O.L.S., REF. No. (10)-M-91-BALFOUR, DATED: AUGUST 25, 1966
- OU ORIGIN UNKNOWN
- EA EDGE OF ASPHALT
- OH OVERHEAD UTILITY WIRES
- UP UTILITY POLE

NOTES

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE CORNERED SCALE FACTOR OF 0.999951245.

BEARINGS ARE UTM GRID DERIVED FROM NETWORK RTK GPS OBSERVATIONS (SMARTNET) ON MONUMENTS ① AND ② AS SHOWN HEREIN, HAVING A GRID BEARING OF N88°46'40"W, NAD83 CSRS (2010.0) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° W LONGITUDE).

ALL BUILDING TIES SHOWN HEREON ARE TO THE FOUNDATION.

FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED:
 P1 - 0°08'20" CLOCKWISE

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 23rd DAY OF JANUARY, 2026.

DRAFT

JANUARY 20, 2026

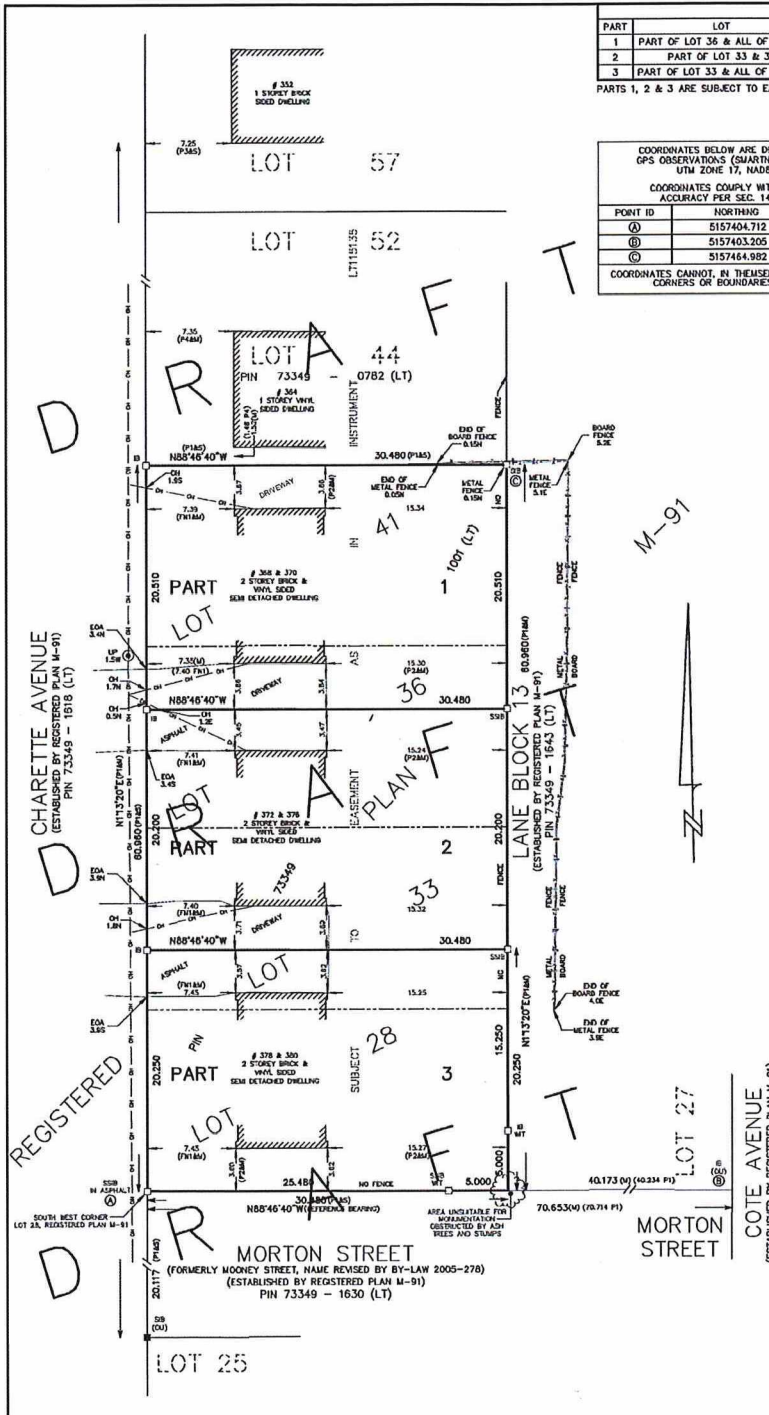
ROBERT WANNACK
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-123593.

SOS SURVEYORS
 ON SITE INC.

885 REGENT STREET, UNIT 632
 GREATER SUDBURY, ONTARIO
 P5E 5M4
 705-665-8340
 www.surveyorsonsite.com

DRAWN BY: CS CHECKED BY: RW DATE: JANUARY 20, 2026 FILE: S03025-025_01



PL-MV-2026-00012
 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:

JESSE ALKHOURY AND LEEN AZAR

The Owner(s) of: PIN(s) 735081442, Part Lot 12, Concession 2, Parts 1-2, Plan 53R-21146, subject to easements as in LT13824 & LT13825, Township of Capreol, 4376 Notre Dame Avenue, Valley East P3P 1X5

For the following reason(s): Approval to construct a dwelling containing 4-dwelling units and attached uncovered deck on the subject property providing encroachments, setbacks, parking area, landscaped area and landscaped open space 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, March 4, 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, March 4, 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 February 27, 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.

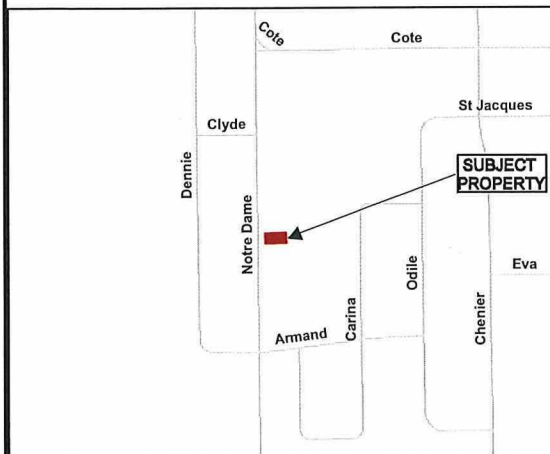
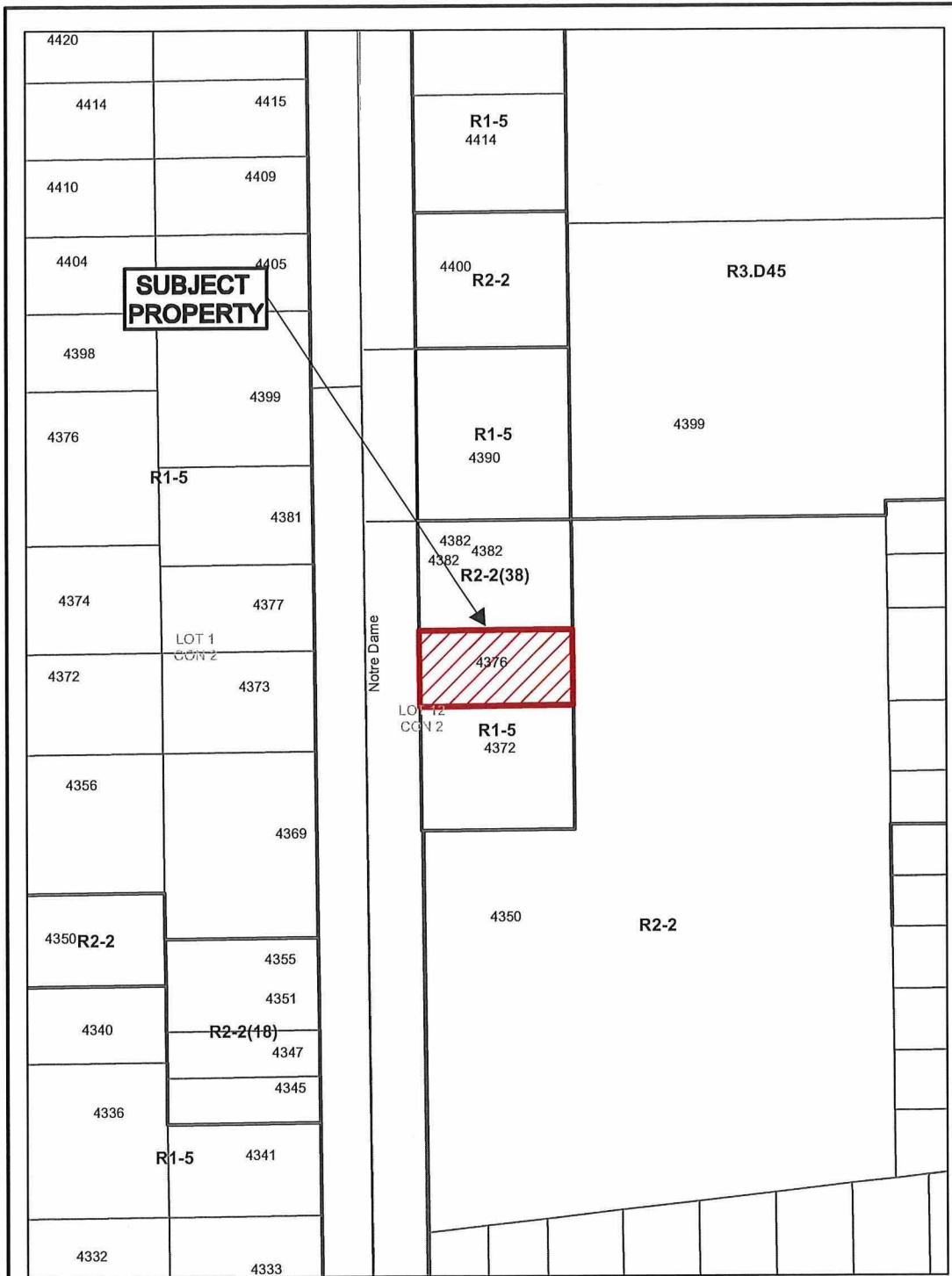
A certified copy of the decision will be sent to each person who files with the Secretary-Treasurer a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.

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



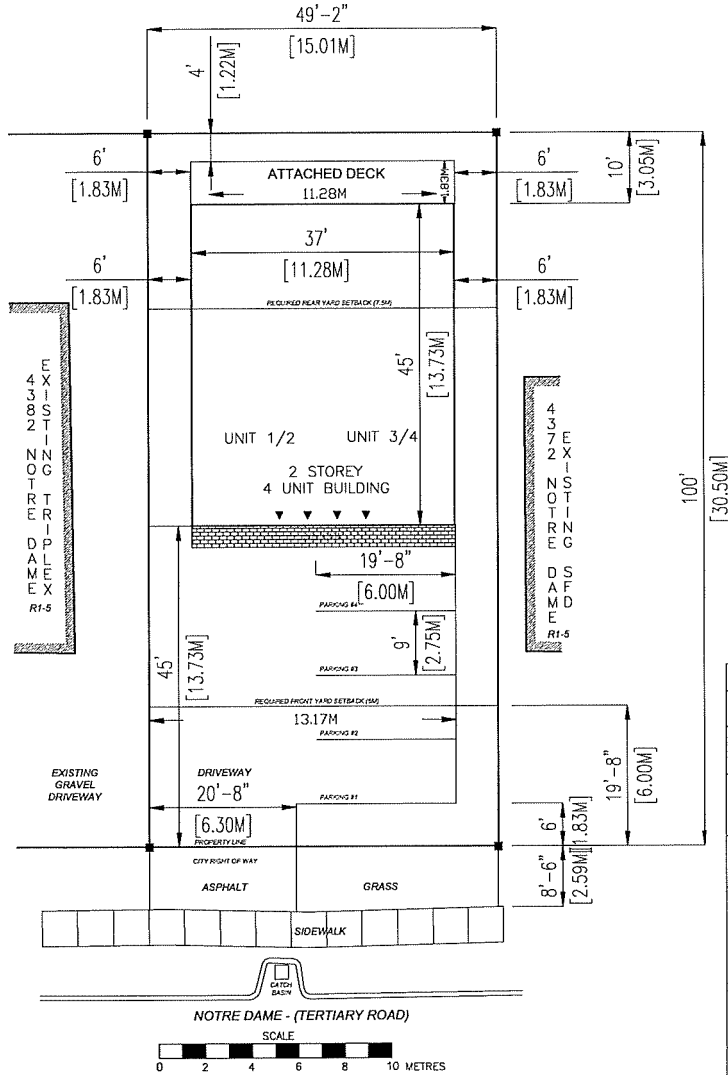
Subject Property being PIN 73508-1442, Part Lot 12, Concession 2, Parts 1-2, Plan 53R-21146, subject to easements as in LT13824 & LT13825, Township of Capreol, 4376 Notre Dame Avenue, Valley East, City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00014
Date: 2026 02 12

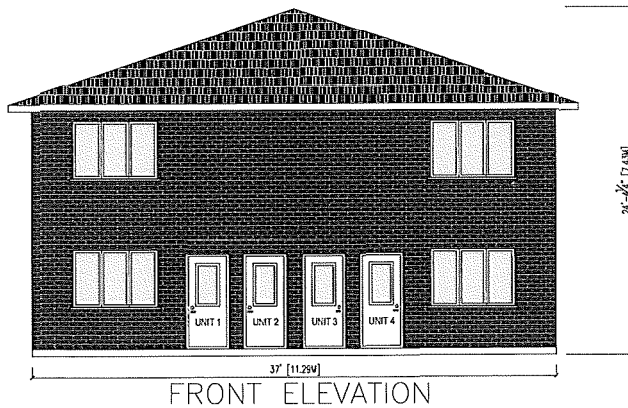
4376 NOTRE DAME AVENUE
 PART OF LOT 12 CON 2 CAPREOL
 CITY OF GREATER SUDBURY
 FEB 2026

UNDEVELOPED LAND ZONED R2-2



SITE STATISTIC TABLE		
CURRENT ZONING	R1-5	
	REQUIRED / PERMITTED	PROVIDED FOR PROPERTY
LOT AREA	N/A	457.1 m ²
TOTAL LOT COVERAGE	45%	154.7 m ² (33.9%)
LOT FRONTAGE	N/A	15.01m
LOT DEPTH	N/A	30.5m
BUILDING SETBACKS		
FRONT YARD	6m	13.73m
REAR YARD	7.5m	3.05m
SIDE YARD - L	1.8m	1.83m
SIDE YARD - R	1.8m	1.83m
BUILDING AREA	154.7 m ²	
GROSS FLOOR AREA	309.4 m ²	
STOREYS ABOVE GRADE	2	
STOREYS BELOW GRADE	0	
BUILDING HEIGHT	11M MAX.	7.4m
ATTACHED DECK (GREATER THAN 1.2M IN HEIGHT)	1.83m x 11.28m = 20.6m ²	
PARKING CALCULATION RATIO	1 PARKING PER UNIT	4
LANDSCAPE OPEN SPACE %	31.5% 143.8 m ²	

VARIANCES REQUIRED			
	REQUIRED	PROPOSED	DIFFERENCE
REAR YARD SETBACK (BUILDING) (TABLE 6.2)	7.5M	3.05M	4.45M
REAR YARD SETBACK FOR ATTACHED DECK GREATER THAN 1.2M IN HEIGHT (TABLE 4.1)	MAY ENCRDACH 3.6 M INTO THE REQUIRED REAR YARD BUT NOT CLOSER THAN 3.0M TO THE REAR LOT LINE.	1.22M FROM THE REAR YARD LOT LINE	1.78M
EAVES ENCRDACHMENT (TABLE 4.1)	MAY ENCRDACH 1.2 M INTO THE REQUIRED YARD BUT NOT CLOSER THAN 0.6 M TO THE LOT LINE.	ENCRDACH 4.95M INTO REQUIRED REAR YARD	3.75M
PARKING IN THE REQUIRED FRONT YARD - 5.4.2.(D)	5.4.2.D) NOTWITHSTANDING THE ABOVE, OUTDOOR PARKING AREAS ARE PERMITTED IN THE REQUIRED FRONT YARD TO A MAXIMUM OF 50% OF THE WIDTH OF THE MINIMUM LOT FRONTAGE, OR THE MAXIMUM DRIVEWAY WIDTH ESTABLISHED BY THIS BY-LAW, WHICHEVER IS LESSER, IN ALL RESIDENTIAL ZONES. - MAXIMUM OF 7.5M IS PERMITTED (50% OF THE MINIMUM LOT FRONTAGE)	13.17M MAXIMUM WIDTH	5.67M
LANDSCAPED OPEN SPACE REQUIREMENTS 4.15.1.	3M WIDE LANDSCAPED AREA ADJACENT TO THE FULL LENGTH OF A LOT LINE ABUTTING A PUBLIC ROAD HAVING A WIDTH GREATER THAN 10M	1.83M	1.17M
LANDSCAPED OPEN SPACE REQUIREMENTS 4.15.2.	REQUIRES 50% OF THE REQUIRED FRONT YARD TO BE LANDSCAPED OPEN SPACE (15.01M X 6m = 90.06m ² / 2 = 45.03m ²)	AREA = 23.5m ² = 26%	21.5m ² = 24%



PROJECT	4 UNIT BUILDING	DATE	2026-02-11	SCALE	1/8" = 1'-0"
DESIGNED BY	RV	CHECKED BY	RV	DRAWN BY	PP
PROJECT	4376 NOTRE DAME, HANMER				
DATE	2026-02-11				
SCALE	1/8" = 1'-0"				

PL-MV-2026-00014 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:

DOMINION PARK DEVELOPMENTS CORP

The Owner(s) of: PIN 73504-1108, Parcel M1114-124-1 SES SRO, Lot 130, Plan M-1114, Part Lot 5, Concession 2, Township of Hanmer, 3058 and 3062 Manon Street, Hanmer

For the following reason(s): Approval to construct semi-detached dwellings on proposed lots subject of a future Consent Application, providing 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:

DATE: Wednesday, March 4, 2026

TIME: 05:00 PM

LOCATION: Council Chamber, Lionel E Lalonde Centre, 239 Montee Principale, Azilda and via electronic participation.

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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.

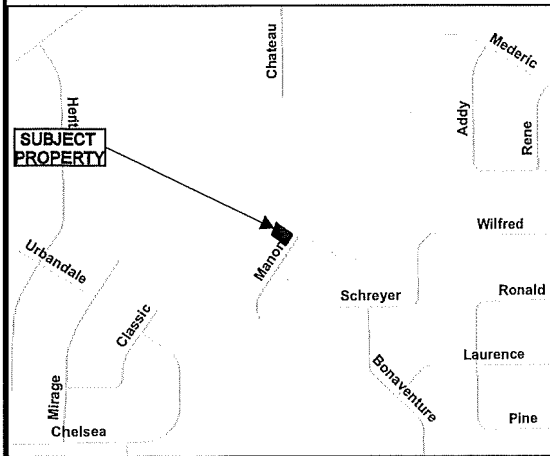
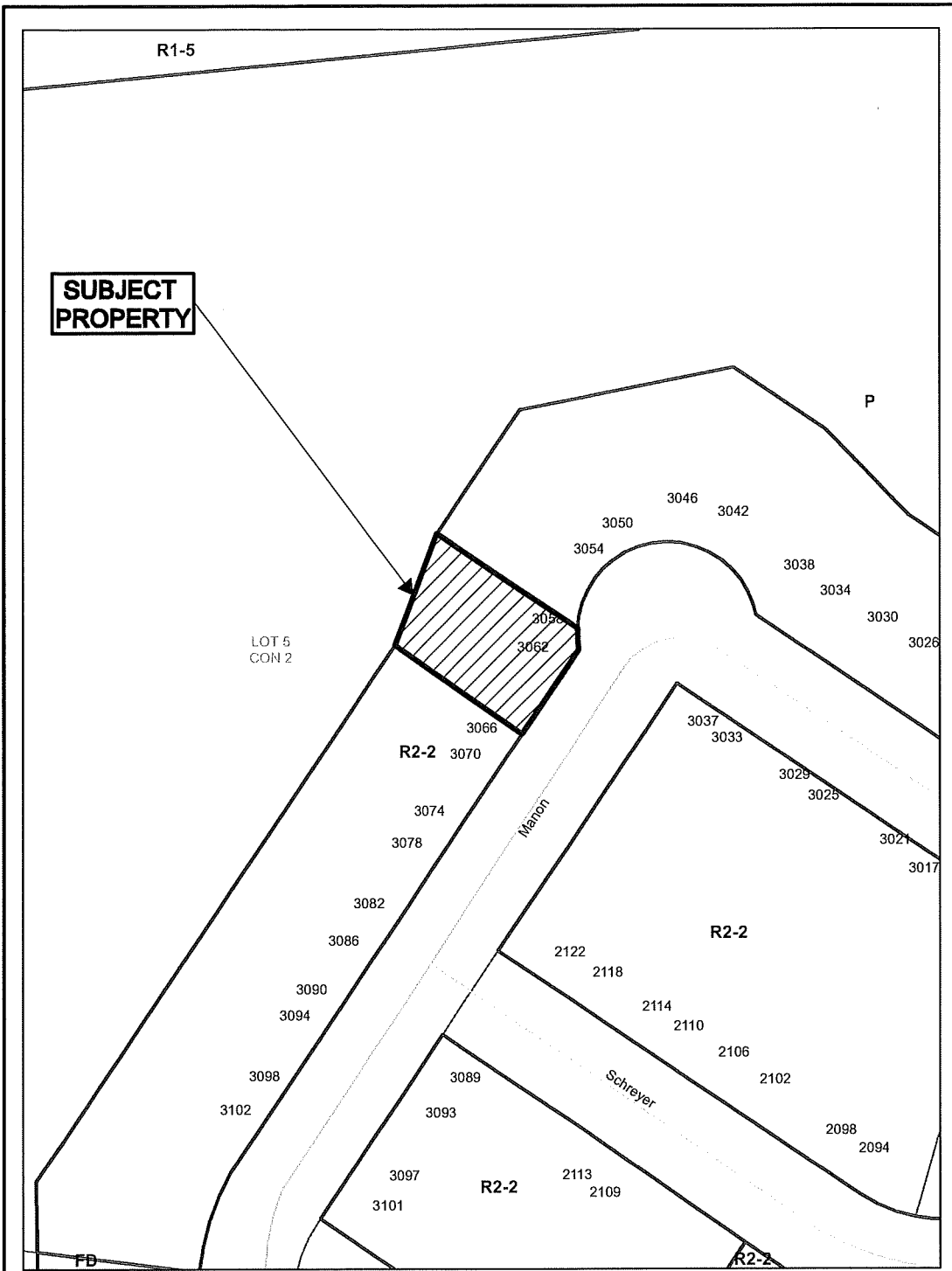
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R2-2, FD



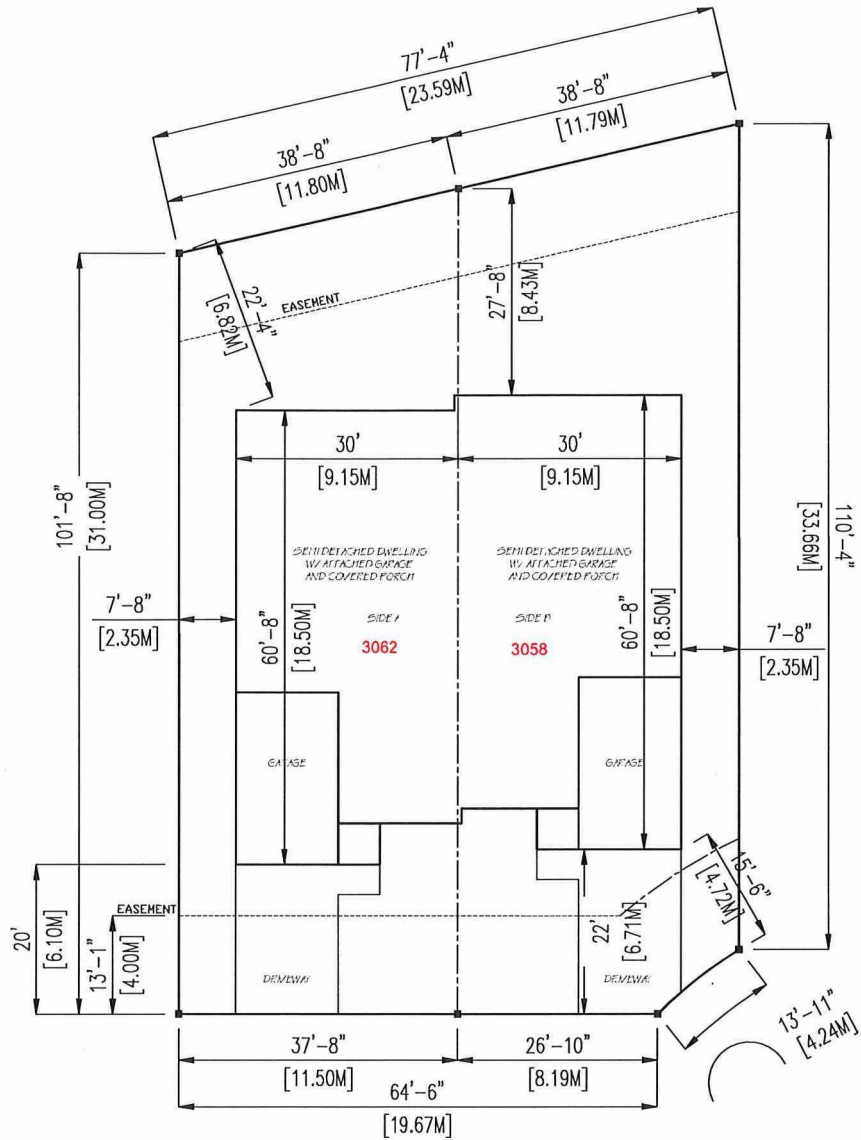
**Application for Minor
Variance or Permission**



Subject Property being PIN 73504-1108,
Parcel M1114-124-1 SES SRO,
Lot 130, Plan M-1114,
Part Lot 5, Concession 2,
Township of Hanmer,
3058 and 3062 Manon Street, Hanmer,
City of Greater Sudbury

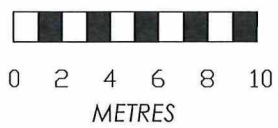
Sketch 1, NTS
NDCA

PL-MV-2026-00015
PL-MV-2026-00016
Date: 2026 02 12



LOT 130 MANON STREET

SCALE



SITE STATISTICS	WHOLE LOT	LEFT SIDE (A)	RIGHT SIDE (B)
ZONING R2-2			
LOT AREA	188 X 188 7685 M ²	188 X 188 37124 M ²	188 X 188 37126 M ²
MAXIMUM PERMITTED LOT COVERAGE	345.83 M ² (45%)	167 M ² (45%)	178.65 M ² (45%)
PROPOSED LOT COVERAGE	3282 (42.7%)	1642 (44.2%)	1642 (44.3%)
REQUIRED REAR YARD SETBACK TABLE 6.2	7.5 METRES	7.5 METRES	7.5 METRES
PROPOSED REAR YARD SETBACK		6.82 METRES	8.43 METRES
DIFFERENCE OF REQUIRED REAR YARD SETBACK TO PROPOSED		0.68M	
REQUIRED FRONT YARD SETBACK TABLE 6.2	6M	6M	6M
PROPOSED FRONT YARD SETBACK		6.1M	4.72M
DIFFERENCE OF REQUIRED FRONT YARD SETBACK TO PROPOSED			1.28M

CR Design

Semi Det. Dwelling w/ Att. Garages/ Cov. Porches	R/W	DATE
Lot 130 Manon Street, Harmer	R/W	DATE
Site Plan	DATE	SCALE
	2024-05-13	SP1
	1:500	