

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:  
2166069 ONTARIO INC**

**The Owner(s) of:** PIN(s) 735730370, Part Lot 12, Concession 4, as in LT200406, except Parts 1-7, Plan SR-2625, Parts 1-3, Plan 53R-10708, Parts 1-4, Plan 53R-15217 and Part 1, 53R20656, Township of Neelon, 400 Second Avenue, Sudbury P3B 4A4

**For the following reason(s):** Approval to permit an addition on the existing retirement home, construction of a 3-storey parking structure and retaining wall and to permit an existing retaining wall on the subject property providing encroachments, setbacks and location of loading spaces 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, November 12, 2025**

**TIME: 05:00 PM**

**LOCATION: Room 101, Lionel E Lalonde Centre, 239 Montée Principale, Azilda and via electronic participation.**

### **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, November 12, 2025 meeting, as follows:

- **Attend in person:** Attend in person at Room 101, 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](mailto:coa_mv@greatersudbury.ca). Comments received **by 3:00 p.m. on November 7, 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.

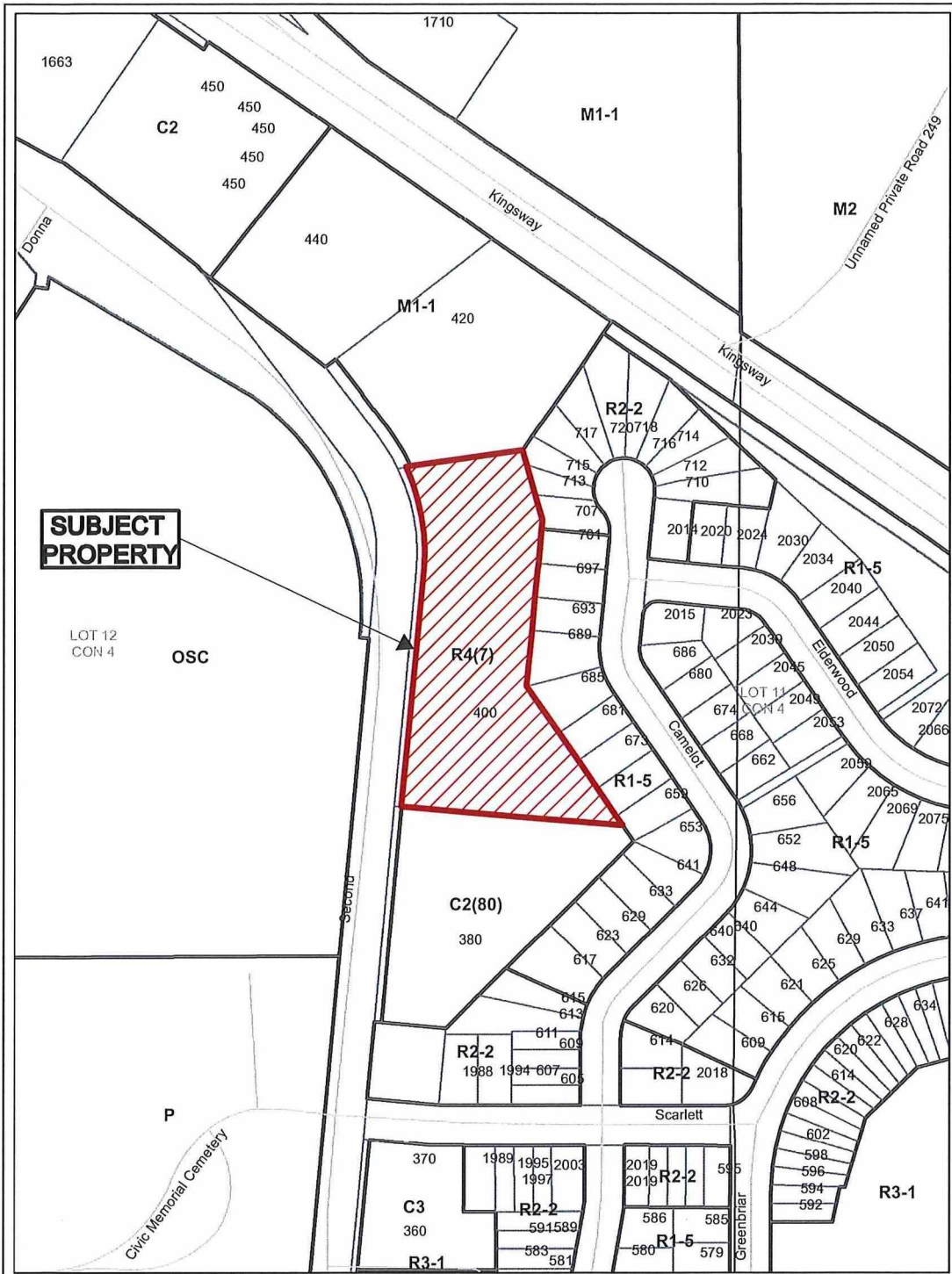
A certified copy of the decision will be sent to each person who files with the Secretary-Treasurer a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.

**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.

R4(7)



### Application for Minor Variance or Permission



Subject Property being PIN 73573-0370, Part Lot 12, Concession 4, as in LT200406, except Parts 1-7, Plan SR-2625, Parts 1-3, Plan 53R-10708, Parts 1-4, Plan 53R-15217 and Part 1, 53R-20656, Township of Neelon, 400 Second Avenue, Sudbury, City of Greater Sudbury

Sketch 1, NTS

PL-MV-2025-00137

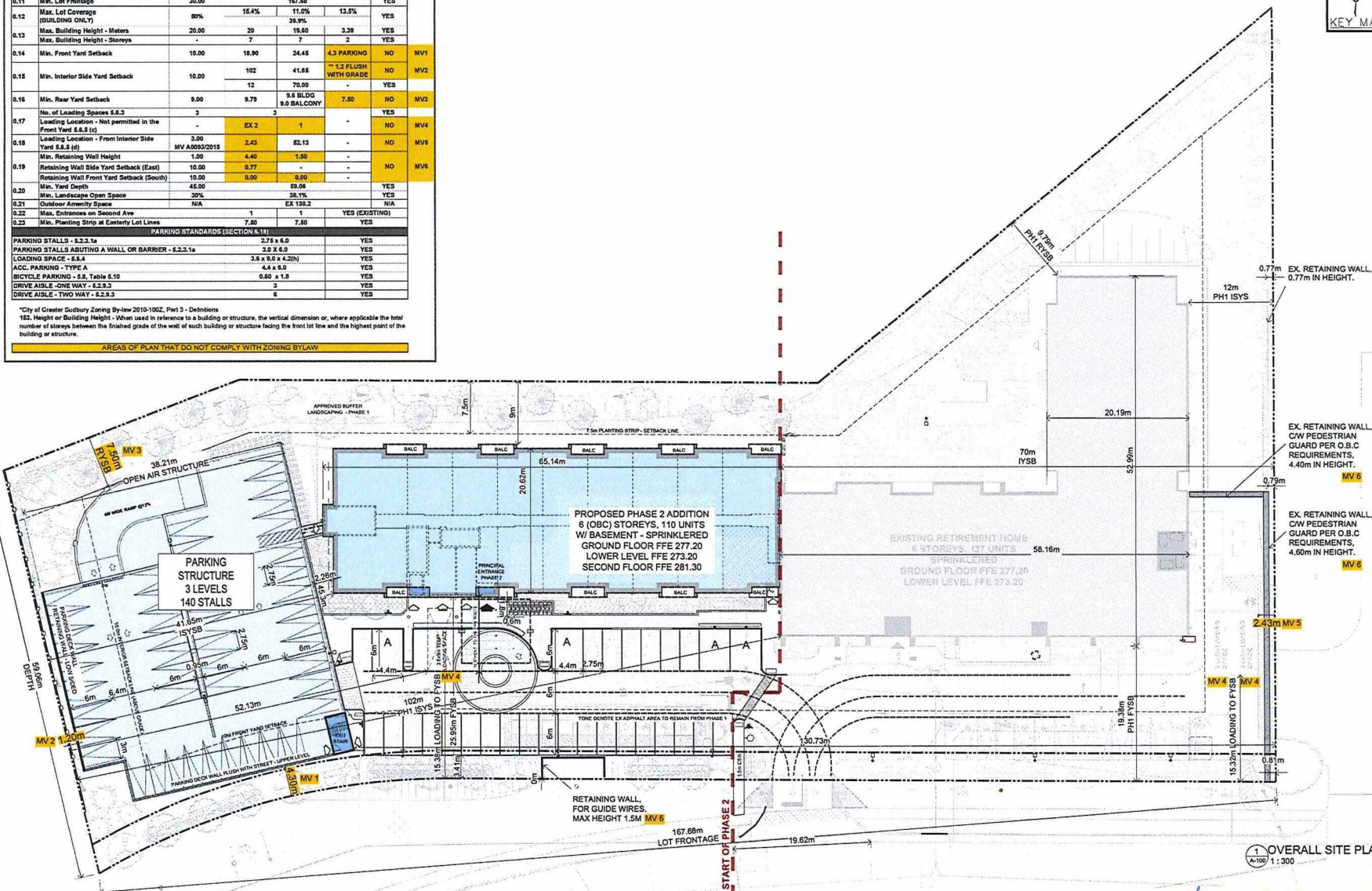
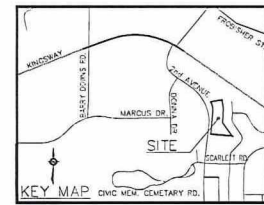
NDCA

Date: 2025 09 25

ZONING INFORMATION - ZONING BY-LAW 2010-1022						
Permitted Use:	Yes		No		COMPLY	
	REQUIRED	PHASE 1	PHASE 2			
RA(7) HIGH DENSITY RESIDENTIAL SPECIAL ZBL - 2025-1072						
		ILDO	ILDO	PARK-STRUCT.		
	M <sup>2</sup> /M	M <sup>2</sup> /M	M <sup>2</sup> /M	M <sup>2</sup> /M		
0.10 Min. Lot Area	1360	11001			YES	
0.11 Min. Lot Frontage	30.00	167.68			YES	
0.12 Max. Lot Coverage (BUILDING ONLY)	80%	15.4%	11.0%	13.0%	YES	
0.13 Max. Building Height - Meters	20.00	20	19.00	3.39	YES	
0.13 Max. Building Height - Storeys	-	7	7	2	YES	
0.14 Min. Front Yard Setback	10.00	18.90	24.45	4.3 PARKING	NO	MV1
0.15 Min. Interior Side Yard Setback	10.00	192	41.65	1.2 FLUSH WITH GRADE	NO	MV2
0.16 Min. Rear Yard Setback	9.00	12	76.00	-	YES	
0.16 Min. Rear Yard Setback	9.00	9.79	9.6 BLDG	7.50	NO	MV3
0.16 No. of Loading Spaces 5.8.3	3	3	9.0 BALCONY	-	YES	
0.17 Loading Location - Not permitted in the Front Yard 5.8.4 (c)	-	EX 2	1	-	NO	MV4
0.18 Loading Location - From Interior Side Yard 5.8.4 (d)	3.00	2.43	62.13	-	NO	MV5
0.18 Min. Retaining Wall Height	1.00	4.40	1.00	-	YES	
0.19 Retaining Wall Side Yard Setback (East)	10.00	0.77	-	-	NO	MV6
0.19 Retaining Wall Front Yard Setback (South)	10.00	0.00	0.00	-	YES	
0.20 Min. Yard Depth	45.00	-	59.06	-	YES	
0.20 Min. Landscape Open Space	30%	-	28.7%	-	YES	
0.21 Outdoor Amenity Space	N/A	EX 138.2	-	-	N/A	
0.22 Max. Entrances on Second Ave	1	1	1	YES (EXISTING)	YES	
0.23 Max. Planting Strip at Eastern Lot Lines	7.50	7.50	7.50	-	YES	
PARKING STANDARDS (SECTION 6.1)						
PARKING STALLS - 6.2.3.1a		2.75 x 6.0		YES		
PARKING STALLS ABUTTING A WALL OR BARRIER - 6.2.3.1b		3.0 x 6.0		YES		
LOADING SPACE - 6.4		3.6 x 9.0 x 4.20m		YES		
ACC. PARKING - TYPE A		4.4 x 6.0		YES		
BICYCLE PARKING - 6.8, Table 6.10		0.80 x 1.8		YES		
DRIVE AISLE - ONE WAY		3		YES		
DRIVE AISLE - TWO WAY - 6.2.3.3		6		YES		

\*City of Greater Sudbury Zoning By-law 2010-1022, Part 3 - Definitions  
 163. Height or Building Height - When used in reference to a building or structure, the vertical dimension or, where applicable the total number of storeys between the finished grade of the wall of such building or structure facing the front lot line and the highest point of the building or structure.

AREAS OF PLAN THAT DO NOT COMPLY WITH ZONING BY-LAW



CLIENT NOTE:  
 THIS SITE PLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH FILED 165418 P PLAN & 165418 TYPED PREPARED BY TULLOCH ENGINEERING DATED MARCH 1, 2014 & MARCH 2016, RESPECTIVELY. SAPIUS ARCHITECTS INC. IS NOT ACCEPTING RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER REALS OF CERTIFICATION, IF ANY.

LEGAL LAND DESCRIPTION:  
 LOT: 12  
 CONCESSION 4  
 PLAN: T2079-2019  
 REGISTERED PLAN: 200-20174  
 TOWNSHIP OF NEELSON  
 CITY OF SUDBURY

DESIGNERS INFO:  
 TULLOCH ENGINEERING  
 190 Queen Street, Unit 1, Phone: 704-622-4363  
 Sudbury, ON P3E 0V8 E-mail: info@tulloch.ca

NO.	DATE	DESCRIPTION	DATE
4	04	DR. VARIANCE SUBMISSION	23-01-18
3	03	TPA SUBMISSION 1	24-07-21
2	02	TPA SUBMISSION 2	24-11-21
1	01	PRE-CONSULTATION SUBMISSION	24-02-23

GENERAL NOTES:  
 1. TO NOT SCALE DRAWING. THE ONLY DIMENSIONS SHOWN ON THIS DRAWING ARE THE DIMENSIONS OF THE BUILDING OR STRUCTURE. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

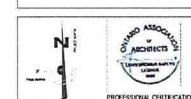
DEVELOPMENT CONSULTANT:  
 144 Central Blvd  
 ORLANDO, ONTARIO L6L 7V5  
 P: 905-251-7755

API CONSULTANTS

A/ARCHITECT:  
 SAPIUS ARCHITECTS INC.  
 681 CLAR AVE. W. STE. 100  
 TORONTO, ON M4V 1M1

SAPIUS ARCHITECTS

CLIENT:  
 2160609 Ontario Inc. (Danny Bawa)  
 10158 Jane St., Maple, ON L6A 3K1



PROJECT:  
 SUDBURY RETIREMENT RESIDENCE  
 600 NW AVENUE NORTH  
 SUDBURY, ON P3E 0V8

DRAWING TITLE:  
 SITE PLAN  
 PHASE 2

BY: [Signature] CHECKED: [Signature] / DB LS / SITE PLAN APPROVAL  
 PROJECT NO: 24-115 SHEET NO: 3.1  
 SCALE: As Indicated  
 DATE: 2024-11-20  
 REVISED: SEE ABOVE

A-100 3.1

PL-MV-2025-00137  
 sketch 2

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## 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:  
ROBYN GORHAM**

**The Owner(s) of:** PIN(s) 735880871, Lot 20, Plan 53M-1308, Part Lot 8, Concession 2, Township of McKim, 7 Platinum Place, Sudbury P3E 6L6

**For the following reason(s):** Approval to construct a deck on the subject property providing encroachments/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, November 12, 2025**  
**TIME: 05:00 PM**  
**LOCATION: Room 101, Lionel E Lalonde Centre, 239 Montée Principale, Azilda and via electronic participation.**

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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.

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.

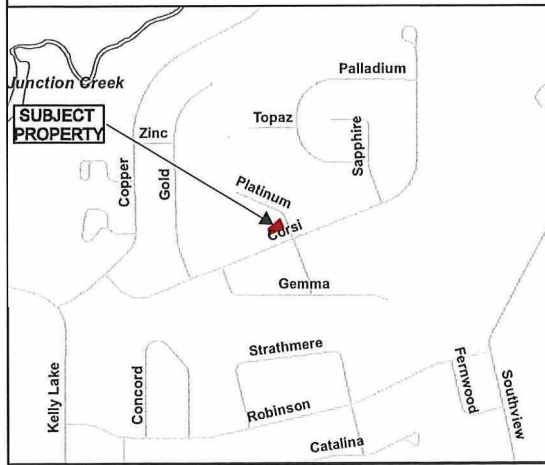
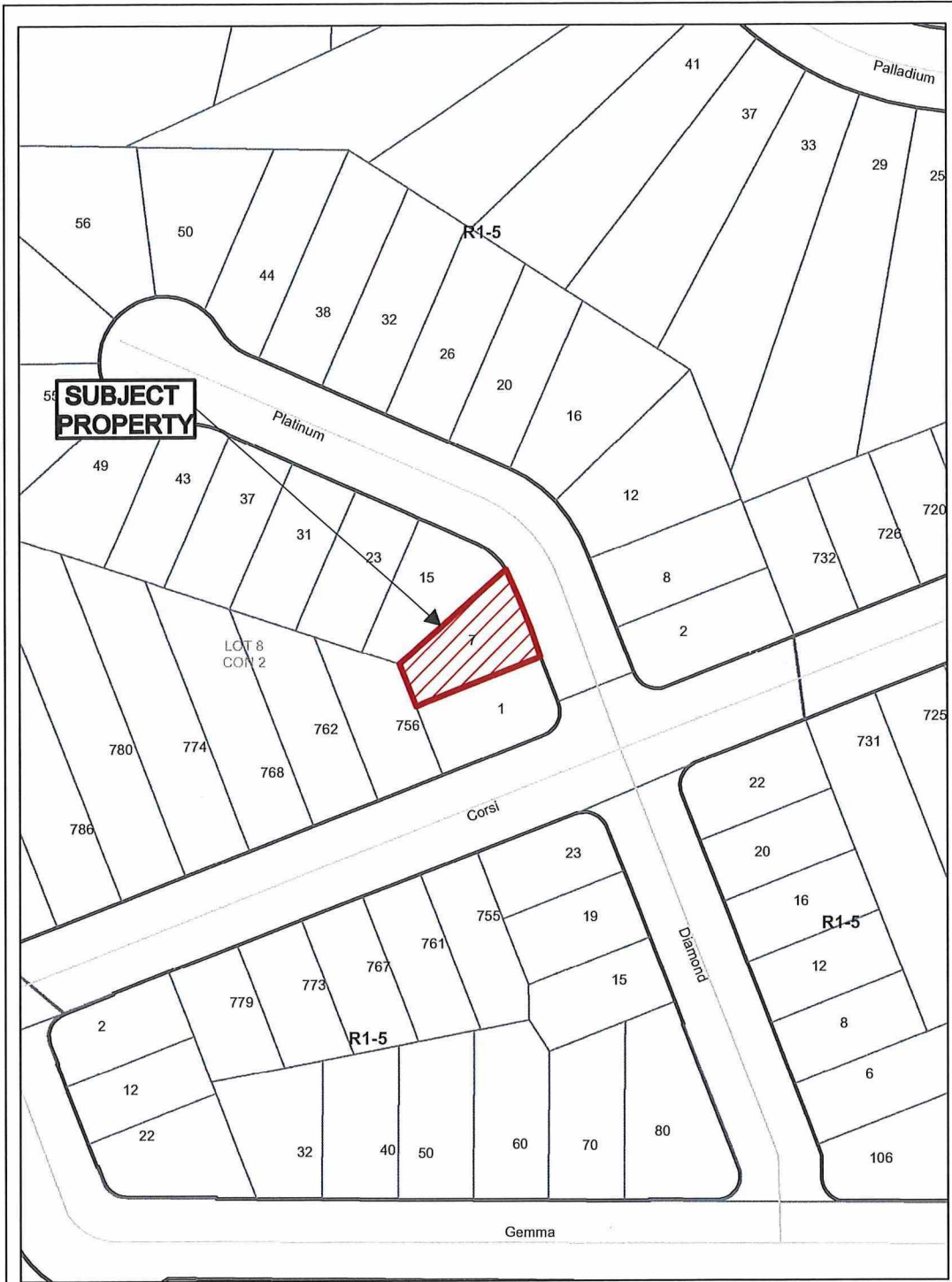
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R1-5



N  


**Application for Minor  
Variance or Permission**

Subject Property being PIN 73588-0871,  
Lot 20, Plan 53M-1308,  
Part Lot 8, Concession 2,  
Township of McKim,  
7 Platinum Place, Sudbury,  
City of Greater Sudbury

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Sketch 1, NTS                      PL-MV-2025-00148  
NDCA                                      Date: 2025 10 20



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**Take notice that an application has been made by:  
238063 ONTARIO LIMITED**

**The Owner(s) of:** PIN(s) 735081455, Firstly: SRO Part of Carina Drive, Plan M-1006, being Parts 1 and 2, Plan 53R-22011, and Parts 2-4, Plan 53R-16434; Secondly: Part Blocks D and E, Plan M-1006, being Parts 5-9, Plan 53R-16434, Part Lot 12, Concession 2, Township of Capreol, 4428 Notre Dame Avenue, Valley East, Ontario P3P 1X5

**For the following reason(s):** Approval to construct six multiple dwellings on the subject property providing reduced number of parking spaces at variance to the By-law.

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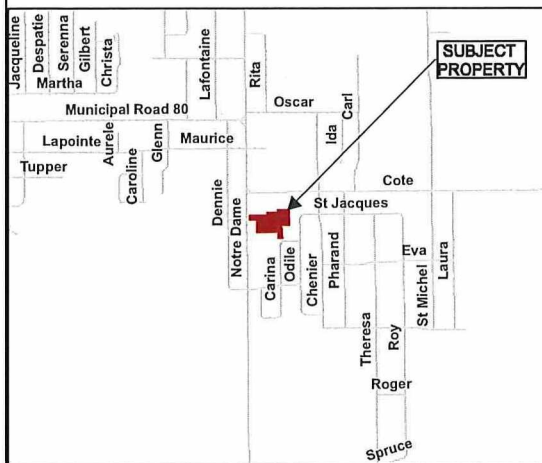
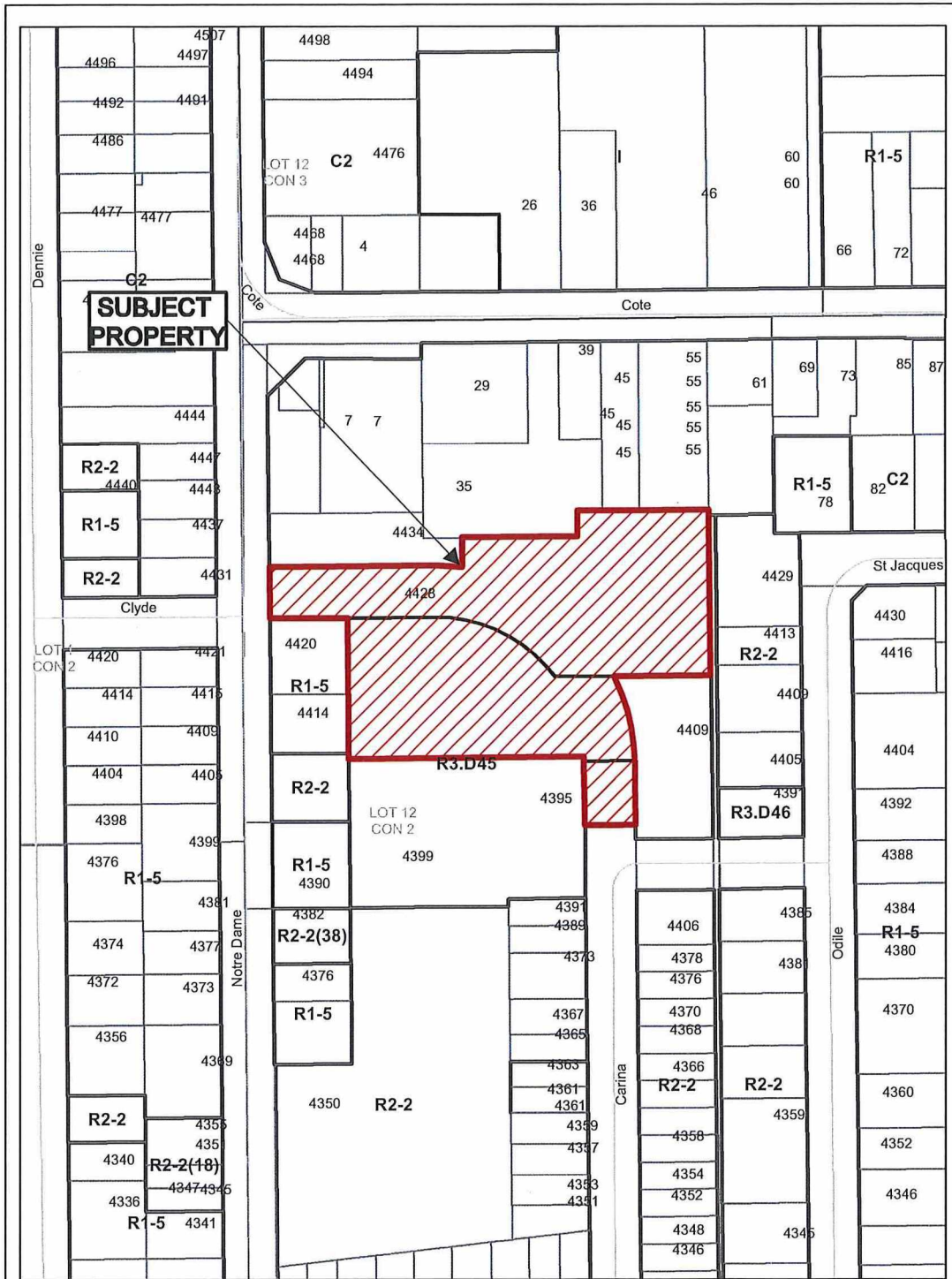
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C2, R3.D45



### Application for Minor Variance or Permission



Subject Property being PIN 73508-1455,  
 Firstly: SRO Part of Carina Drive, Plan M-1006,  
 being Parts 1 and 2, Plan 53R-22011, and  
 Parts 2-4, Plan 53R-16434;  
 Secondly: Part Blocks D and E,  
 Plan M-1006, being Parts 5-9, Plan 53R-16434,  
 Part Lot 12, Concession 2,  
 Township of Capreol,  
 4428 Notre Dame Avenue, Valley East,  
 City of Greater Sudbury

Sketch 1, NTS      PL-MV-2025-00149  
 NDCA                      Date: 2025 10 21

**ZONING MATRIX**

CURRENT ZONING: R3.D45 & C2, AS SHOWN ON PLAN  
SEE NOTES

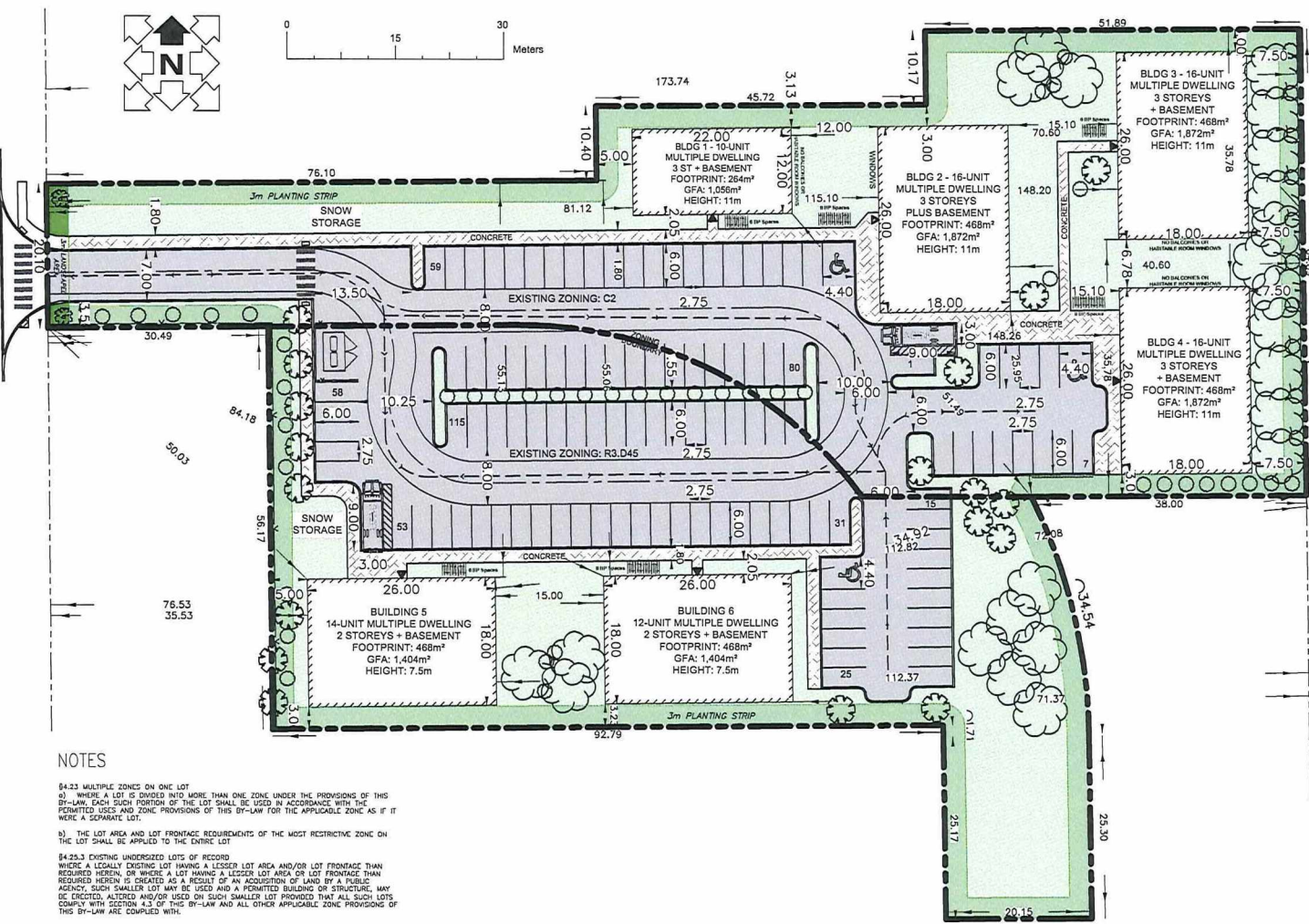
LOT AREA:	REQUIRED	PROVIDED
(See §4.2.3 b)	MIN 110m <sup>2</sup> /unit =9,240m <sup>2</sup>	149.6m <sup>2</sup> /unit =12,570m <sup>2</sup>
LOT AREA PER ZONE		
- R3.D45	N/A	5,710m <sup>2</sup> ±
- C2	N/A	6,860m <sup>2</sup> ±
DWELLING UNITS:		
- R3.D45	MAX 30	26
- C2	MAX 45	58
- TOTAL		84
LOT DENSITY:		
- R3.D45	MAX 45u/ha	26 units permitted
- C2	MAX 90u/ha	61 units permitted
GROSS FLOOR AREA:		
- R3.D45	N/A	2,808m <sup>2</sup> ±
- C2	MAX 2x Lot Area =13,714m <sup>2</sup> ±	6,672m <sup>2</sup> ±
- TOTAL		9,480m <sup>2</sup> ±
LOT FRONTAGE: (See §4.2.3 b)	MIN 30m	20.1m± AS EXISTING
LOT COVERAGE:		
- R3.D45	MAX 40%	16.4%±
- C2	MAX 50%	24.3%±
- OVERALL		20%±
BUILDING HEIGHT		
- R3.D45	MAX 11m	7.5m
- C2	MAX 15m	11m
LANDSCAPING:		
- R3.D45	MIN 30%	43.0%±
- C2	MIN 5%	46.0%±
- OVERALL		44.6%±

**SETBACKS (BOTH ZONES SHARE S/B REQ'S UNLESS NOTED OTHERWISE)**

FRONT YARD:	8m	35.5m±
INTERIOR YARD:	1.2+0.6/storey =2.4m	3m±
REAR YARD:	7.5m	7.5m
COURT YARD (R3.D45)		
- Windows 2 sides:	12m	15m
BLDG SEPARATION (C2)	3m	6.78m
LANDSCAPING		
LANDSCAPE BUFFER:	MIN 3m	3m
PLANTING STRIPS:	MIN 3m	3m
PARKING AREA	MIN 10% of Parking Area =420.2m <sup>2</sup>	3,865.9m <sup>2</sup> ±
PARKING REQUIREMENTS:		
MULTIPLE DWELLING:	1.5/unit = 126	1.37/unit = 115
ACCESSIBLE SPACES: (101-150 Spaces)	3	3
LOADING SPACES: (Multi. Dwelling, 50+ Units)	1	2
BICYCLE SPACES:	0.5/unit = 42	0.5/unit = 42

**NOTES**

- §4.2.3 MULTIPLE ZONES ON ONE LOT  
a) WHERE A LOT IS DIVIDED INTO MORE THAN ONE ZONE UNDER THE PROVISIONS OF THIS BY-LAW, EACH SUCH PORTION OF THE LOT SHALL BE USED IN ACCORDANCE WITH THE PERMITTED USES AND ZONE PROVISIONS OF THIS BY-LAW FOR THE APPLICABLE ZONE AS IF IT WERE A SEPARATE LOT.
- b) THE LOT AREA AND LOT FRONTAGE REQUIREMENTS OF THE MOST RESTRICTIVE ZONE ON THE LOT SHALL BE APPLIED TO THE ENTIRE LOT.
- §4.2.3.3 EXISTING UNDERSIZED LOTS OF RECORD  
WHERE A LOCALLY EXISTING LOT HAVING A LESSER LOT AREA AND/OR LOT FRONTAGE THAN REQUIRED HEREIN, OR WHERE A LOT HAVING A LESSER LOT AREA OR LOT FRONTAGE THAN REQUIRED HEREIN IS CREATED AS A RESULT OF AN ACQUISITION OF LAND BY A PUBLIC AGENCY, SUCH SMALLER LOT MAY BE USED AND A PERMITTED BUILDING OR STRUCTURE, MAY BE CREATED, ALTERED AND/OR USED ON SUCH SMALLER LOT PROVIDED THAT ALL SUCH LOTS COMPLY WITH SECTION 4.3 OF THIS BY-LAW AND ALL OTHER APPLICABLE ZONE PROVISIONS OF THIS BY-LAW ARE COMPLIED WITH.



**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, 2025.



131 FIELDING ROAD  
LIVELY, ONTARIO  
P3Y 1L7

DRAWING:

**Concept Plan  
for  
Minor Variance**

PROJECT:

**Carina Drive/Notre Dame Ave Site**  
**PIN 7305-1455**  
**City of Greater Sudbury**

DRAWN BY:

MDJ

SCALE:  
1:600

CHECKED BY:

VS

PLOT SIZE:  
11x17

PROJECT No.:

211169

DATE:  
Oct 14, 2025

PL-MV-2025-00149  
Sketch 2