

## 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:  
LIAM DEACON**

**The Owner(s) of:** PIN(s) 733770233, Parcel 22662 SEC SWS SRO, Lot 261, Plan M-923, Part Lot 7, Concession 5, Township of Waters, 240 Ninth Avenue, Lively P3Y 1M6

**For the following reason(s):** Approval to construct a detached garage and fence on the subject property providing accessory lot coverage, height, encroachments, and setbacks at variance to the Bylaw.

**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 26, 2025**  
**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**

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- **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 21, 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.

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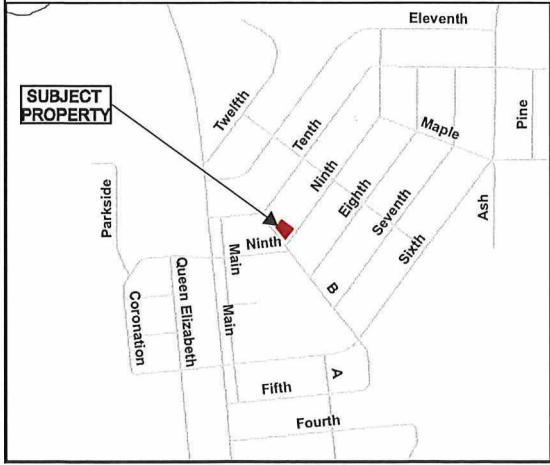
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R1-5



### Application for Minor Variance or Permission



Subject Property being PIN 73377-0233,  
 Parcel 22662 SEC SWS SRO,  
 Lot 261, Plan M-923,  
 Part Lot 7, Concession 5,  
 Township of Waters,  
 240 Ninth Avenue, Lively,  
 City of Greater Sudbury

Sketch 1, NTS      PL-MV-2025-00127  
 NDCA      Date: 2025 10 08



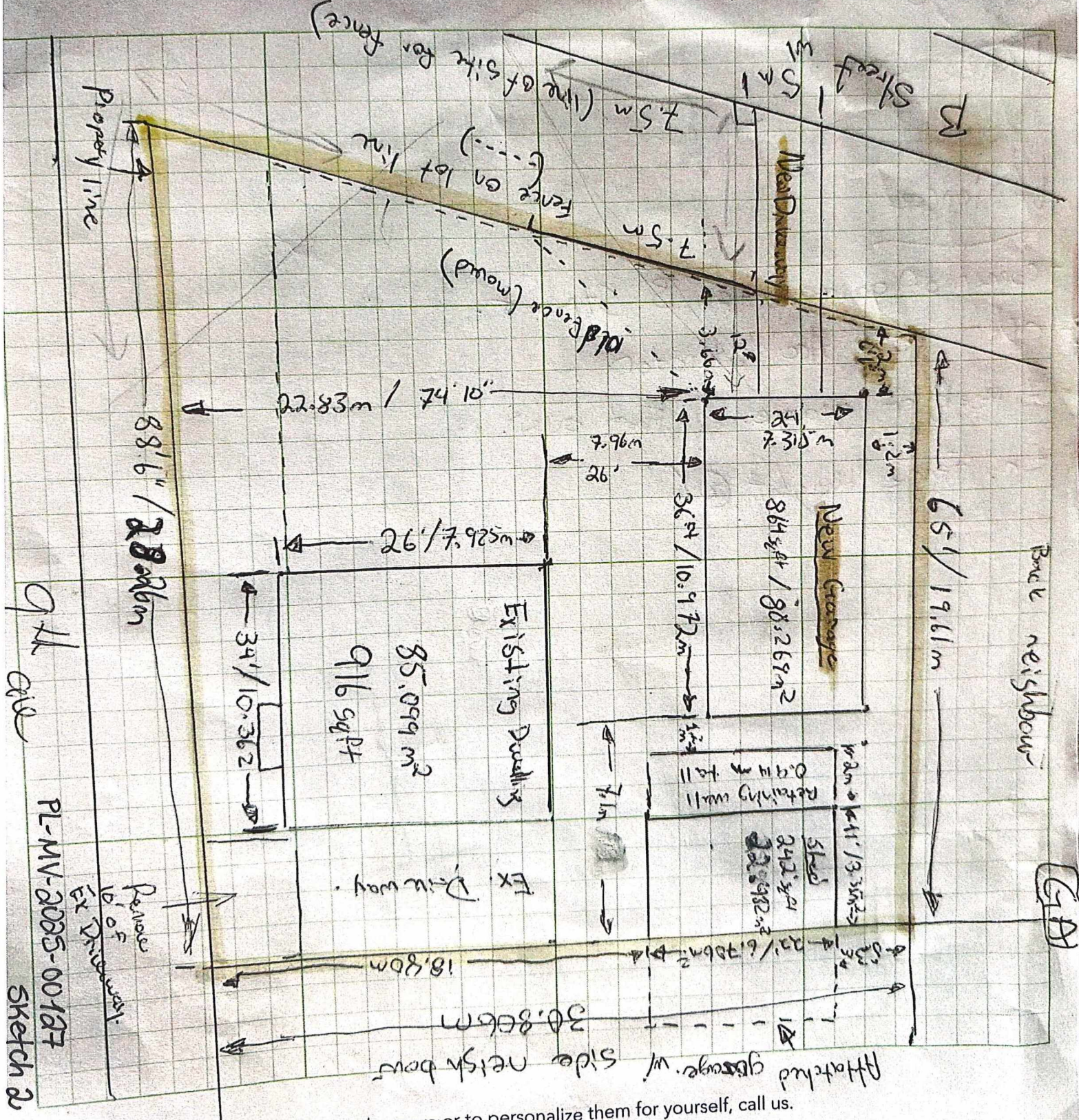
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9th ave  
PL-MV-2025-00127  
Sketch 2

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**Take notice that an application has been made by:**

**PAT HEAPHY AND STACEY HEAPHY**

**The Owner(s) of:** PIN(s) 735810034, Parcel 50476 SEC SES, Part Lot 2, Concession 3, Parts 4, 8, 9, 12, 13, 22, 23, 24, 25, 26 & 39, Plan 53R-13778, Township of McKim, 1257 North Shore Drive, Sudbury P3B 1E7

**For the following reason(s):** Approval to construct an addition on the existing single detached dwelling and to permit an accessory structure providing high water mark setbacks and shoreline structures at variance to the By-law.

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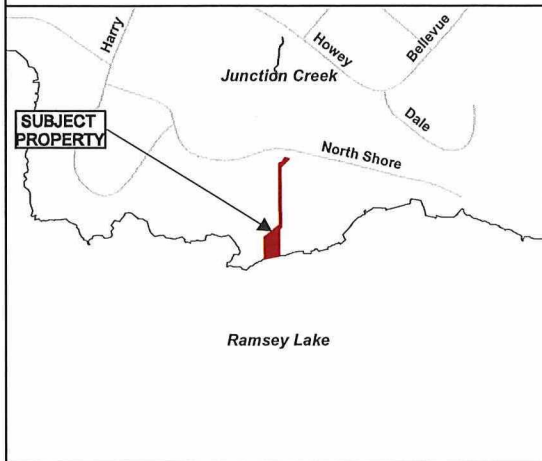
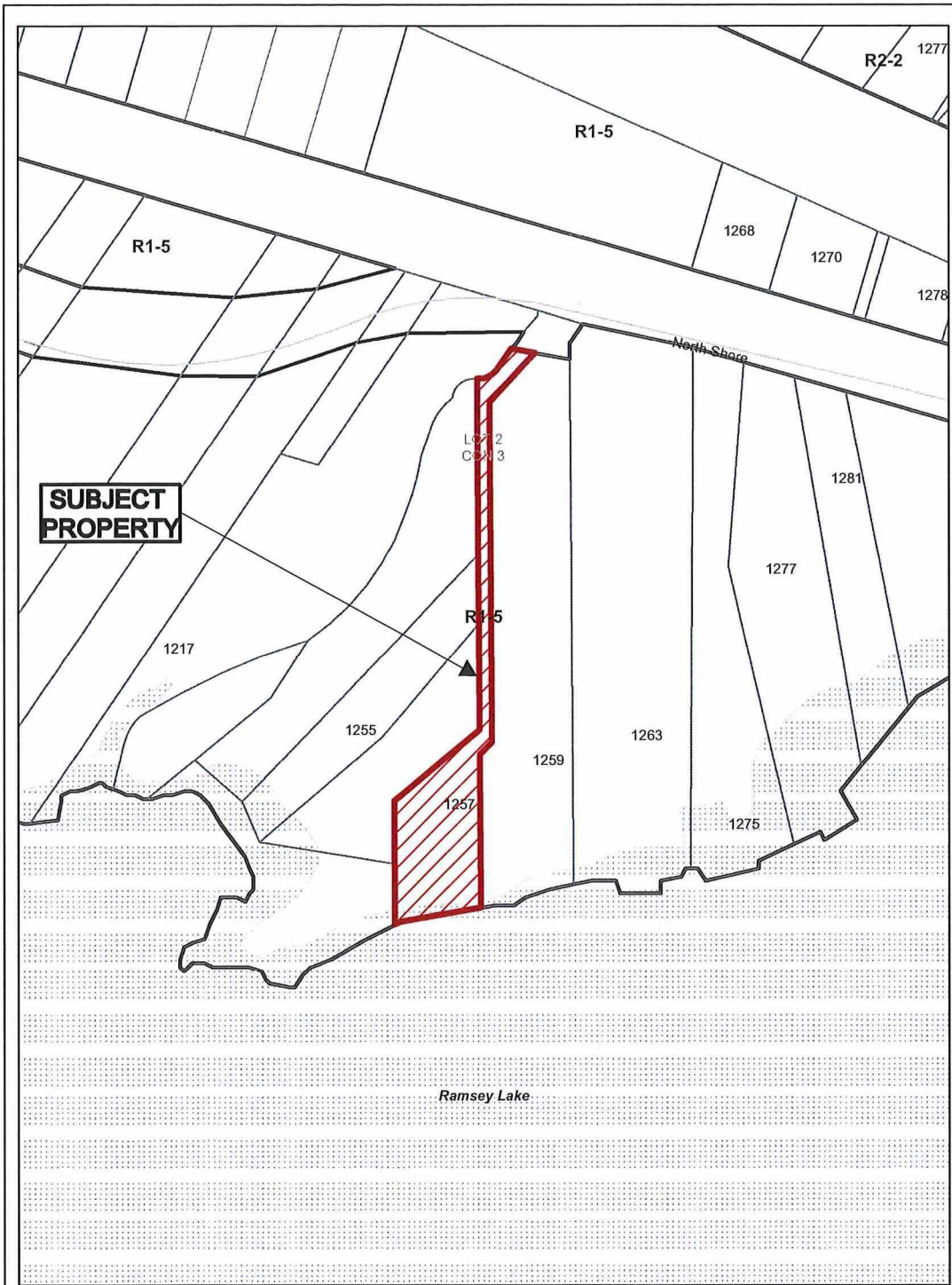
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R1-5



### Application for Minor Variance or Permission



Subject Property being PIN 73581-0034,  
 Parcel 50476 SEC SES, Part Lot 2, Concession 3,  
 Parts 4, 8, 89, 12, 13, 22, 23, 24, 25, 26 & 39, Plan 53R-13778,  
 Township of McKim,  
 1257 North Shore Drive, Sudbury,  
 City of Greater Sudbury

Sketch 1, NTS  
 NDCA

PL-MV-2025-00147  
 Date: 2025 10 14



**NOTICE OF PUBLIC HEARING**

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**Take notice that an application has been made by:**

**SONYA ARCAND**

**The Owner(s) of:** PIN(s) 735090332, Part Lot 7, Concession 2, being Part 2, Plan 53R-19256, Township of Capreol, 4015 Dupuis Drive, Hanmer P3P 0B3

**For the following reason(s):** Approval to permit an accessory building containing an additional dwelling unit providing a setback from the main building and location at variance to the By-law.

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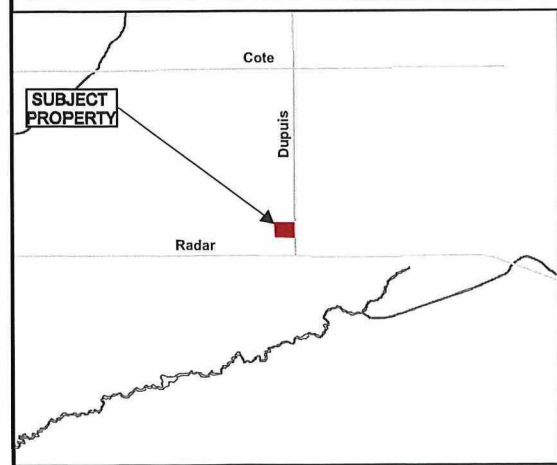
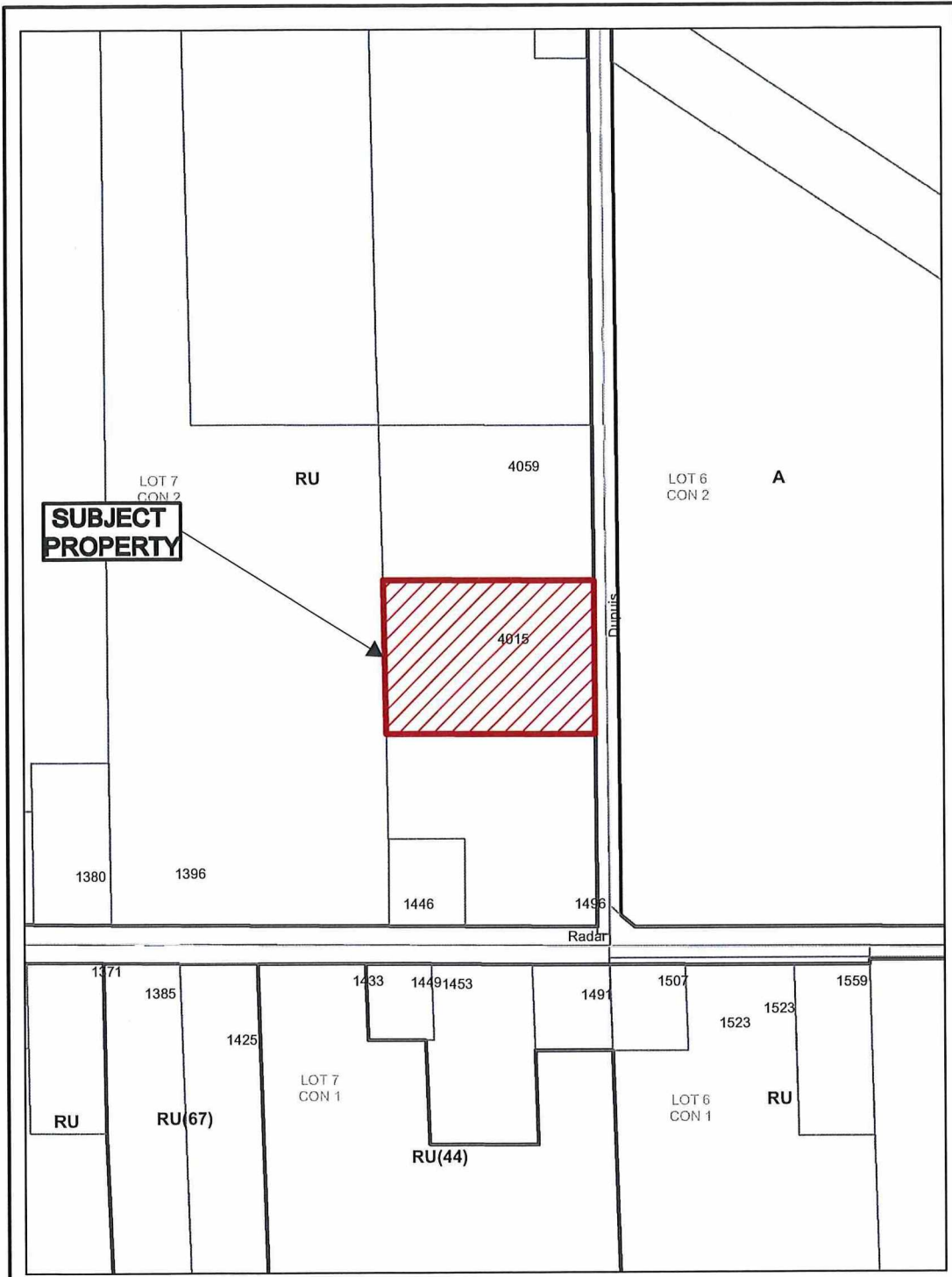
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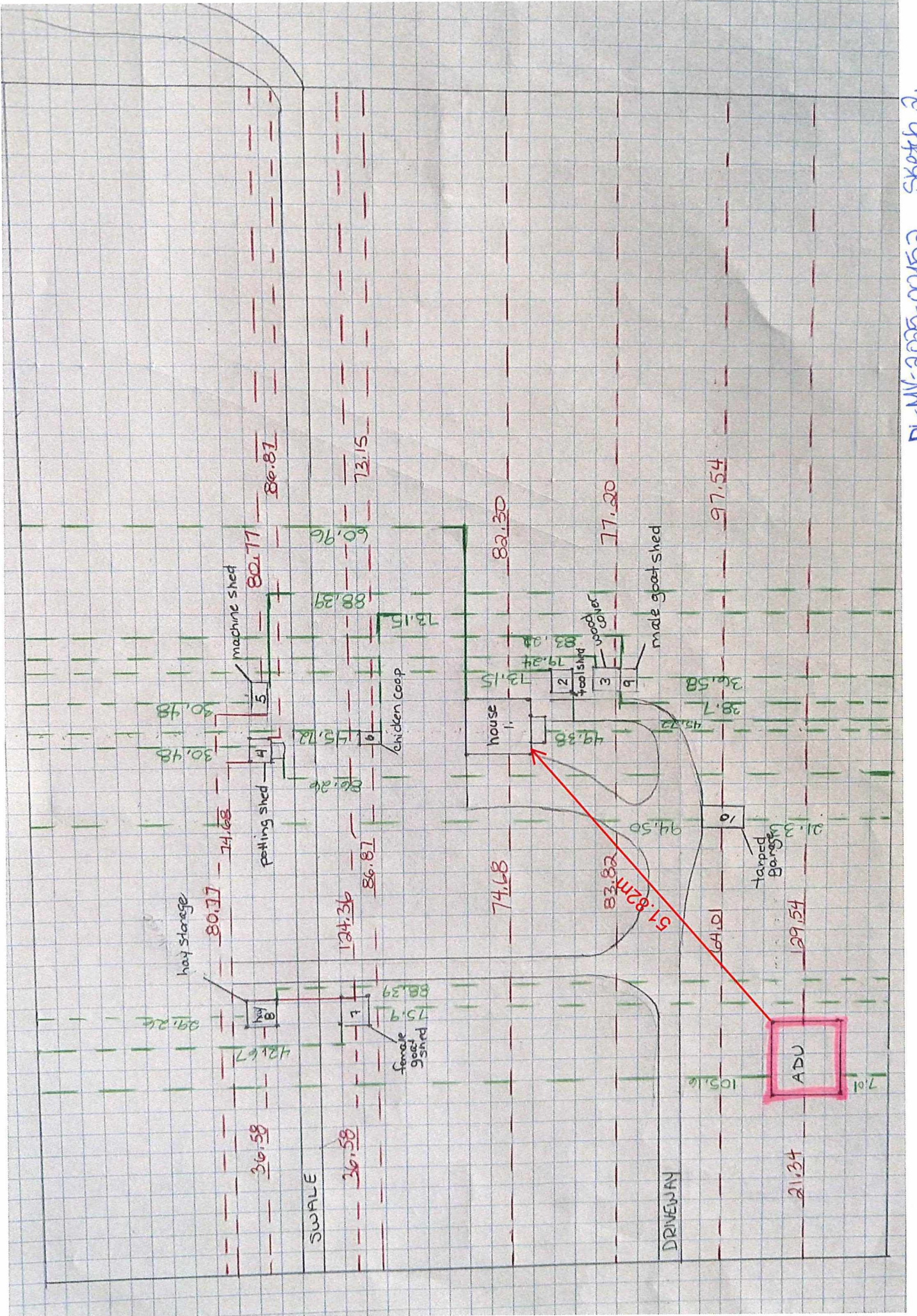
**Application for Minor Variance or Permission**



Subject Property being PIN 73509-0332,  
 Part Lot 7, Concession 2,  
 being Part 2, Plan 53R-19256,  
 Township of Capreol,  
 4015 Dupuis Drive, Hanmer,  
 City of Greater Sudbury

Sketch 1, NTS  
 NDCA

PL-MV-2025-00152  
 Date: 2025 10 27



PL-MV-2025-00152 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*

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**Take notice that an application has been made by:**

**KYLE ARZENI AND MELISSA ARZENI**

**The Owner(s) of:** PIN(s) 735730079, Parcel 16387 SEC SES, Part Lot 5, Plan M-279, Part 2, Plan SR-328, Part Lot 12, Concession 4, Township of Neelon, 117 First Avenue, Sudbury P3B 3L2

**For the following reason(s):** Approval to construct an addition on an existing garage providing a height at variance to the By-law.

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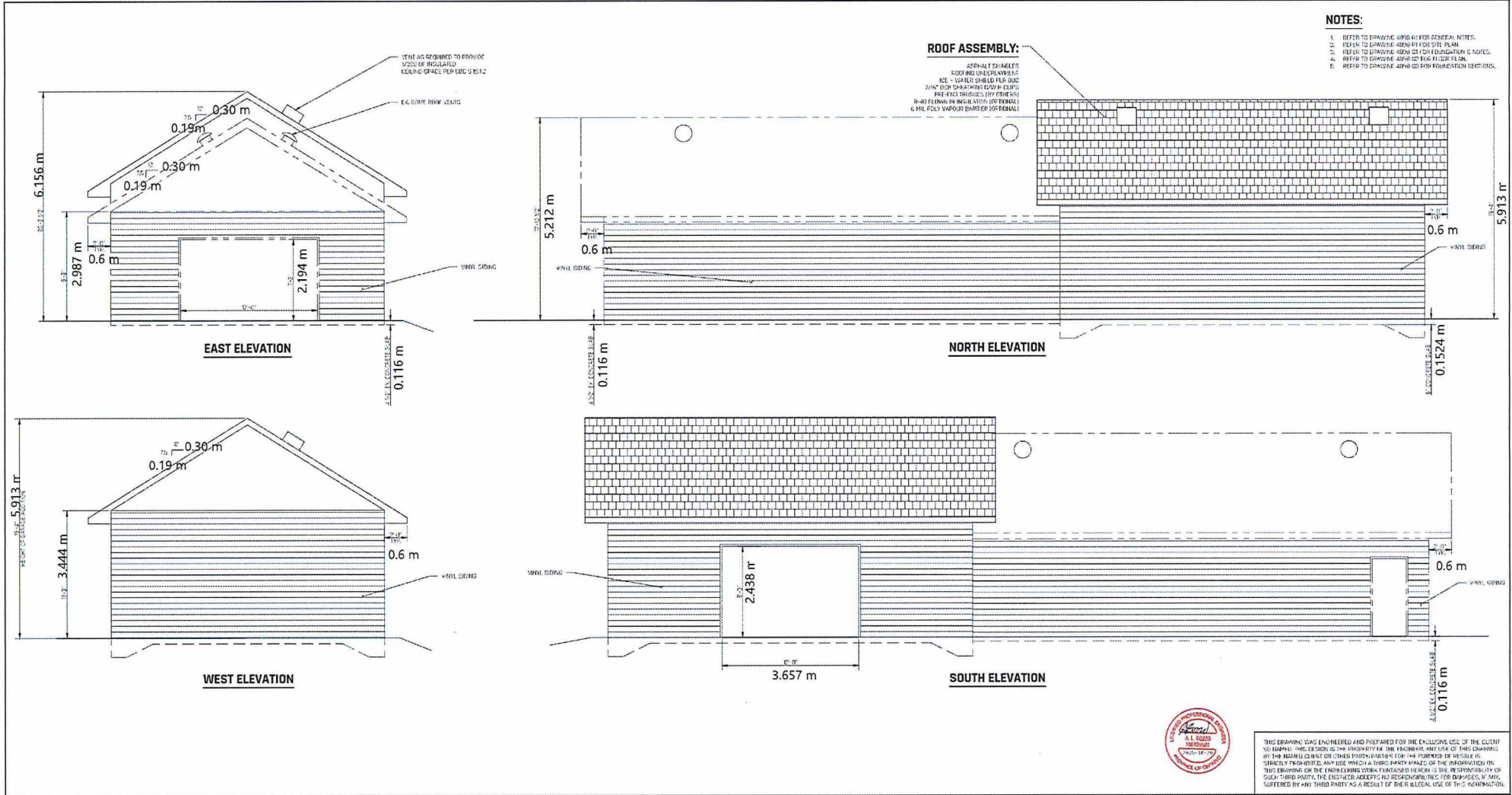
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R1-5







- NOTES:**
1. REFER TO DRAWING 4898-S4 FOR GENERAL NOTES.
  2. REFER TO DRAWING 4898-P1 FOR SITE PLAN.
  3. REFER TO DRAWING 4898-21 FOR FOUNDATION DETAILS.
  4. REFER TO DRAWING 4898-S4 FOR FLOOR PLAN.
  5. REFER TO DRAWING 4898-S4 FOR FOUNDATION SECTIONS.



THIS DRAWING WAS ENGINEERED AND PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT AS SHOWN. THIS DRAWING IS THE PROPERTY OF THE ENGINEER. ANY USE OF THIS DRAWING BY THE CLIENT OR OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER IS STRICTLY PROHIBITED. ANY USE BY A THIRD PARTY WITHOUT THE PERMISSION OF THE ENGINEER OR THE ENGINEERING FIRM SHALL BE AT THE USER'S SOLE RISK. THE ENGINEER ACCEPTS NO RESPONSIBILITY FOR DAMAGES, IF ANY, SUFFERED BY ANY THIRD PARTY AS A RESULT OF THEIR ILL-LEGAL USE OF THIS INFORMATION.

REFERENCE DRAWING NO.	REF DWG REV	REFERENCE DRAWING TITLE	REVISION	REVISION DESCRIPTION	REV BY	APP'D BY	DATE
			0	ISSUE FOR CONSTRUCTION	M.B.	A.B.	2025-10-20



DRAWN BY	DATE DRAWN	CHECKED BY	DATE CHECKED	APPROVED BY	DATE APPROVED	SCALE	DRAWING NUMBER	REVISION
M. BELANGER	2025-10-10	M. JOYAL	2025-10-20	A. BOZZO	2025-10-20	1/4"=1'-0"	4898-S4	0

CLIENT NAME	KYLE ARZENI
SITE	117 FIRST AVENUE, SUDBURY, ON
PROJECT DESCRIPTION	GARAGE ADDITION
DRAWING DESCRIPTION	ELEVATION VIEWS

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:  
AMBERWOOD REAL ESTATE INC.**

**The Owner(s) of:** PIN(s) 735960935, Firstly: Part of Lot 7, Concession 1, as in LT63621, LT63721, LT68251 & LT68789, except LT69355, LT95108 & LT99279; Township of McKim, 1385 Regent Street, Sudbury P3E 3Z1

**For the following reason(s):** Approval to provide no screening device within an existing planting strip 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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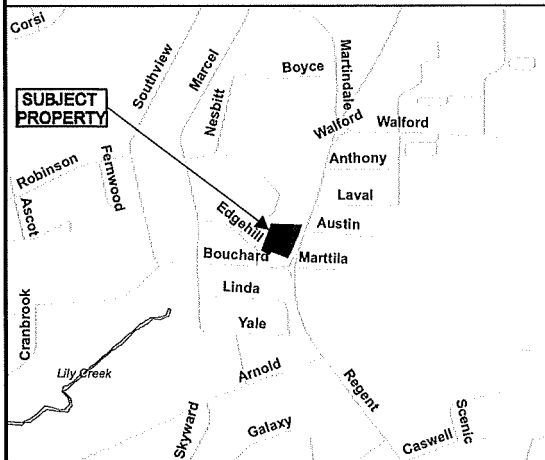
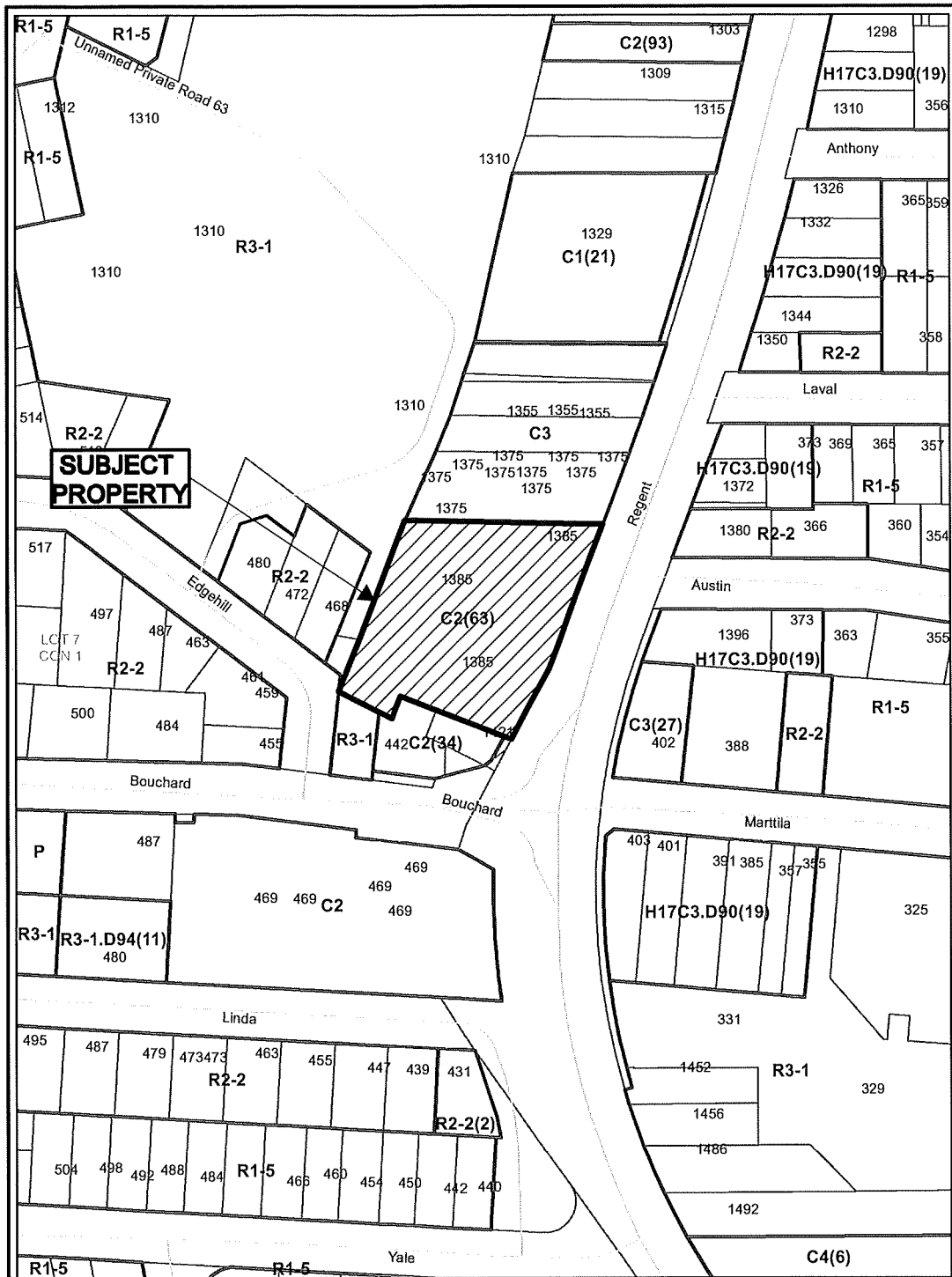
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C2(63)



### Application for Minor Variance or Permission



Subject Property being PIN 73596-0935,  
 Firstly: Part of Lot 7, Concession 1,  
 as in LT63621, LT63721, LT68251 & LT68789,  
 except LT69355, LT95108 & LT99279;  
 Township of McKim,  
 1385 Regent Street, Sudbury,  
 City of Greater Sudbury

Sketch 1, NTS

PL-MV-2025-00155

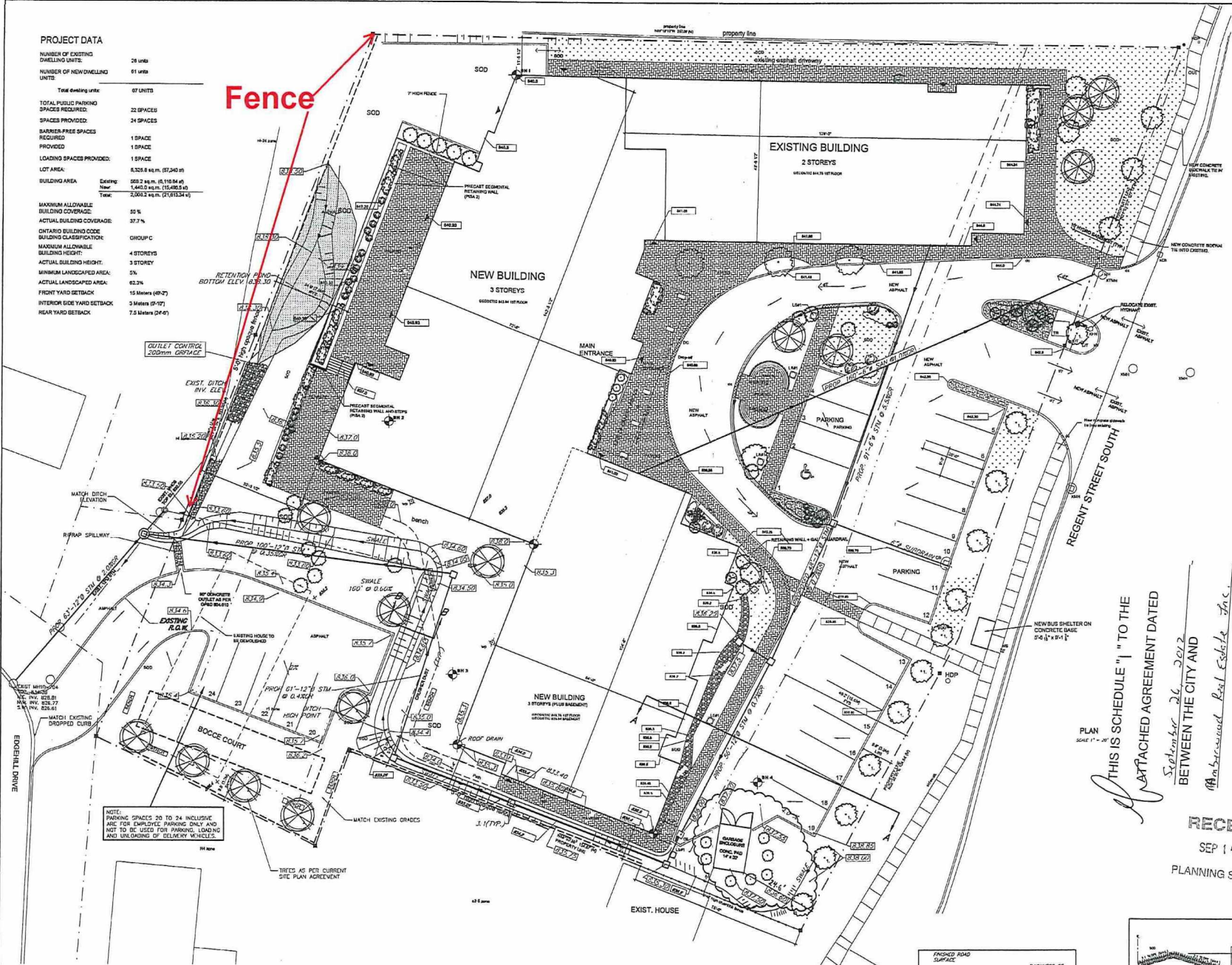
NDCA

Date: 2025 11 10

**PROJECT DATA**

NUMBER OF EXISTING DWELLING UNITS:	28 UNITS
NUMBER OF NEW DWELLING UNITS:	61 UNITS
<b>Total dwelling units:</b>	<b>89 UNITS</b>
TOTAL PUBLIC PARKING SPACES REQUIRED:	23 SPACES
SPACES PROVIDED:	24 SPACES
BARRIER-FREE SPACES REQUIRED:	1 SPACE
PROVIDED:	1 SPACE
LOADING SPACES PROVIDED:	1 SPACE
LOT AREA:	6,326.8 sq. ft. (57,240 sq. ft.)
BUILDING AREA:	Existing: 208,244 sq. ft. (1,118,844 sq. ft.) New: 1,440,244 sq. ft. (15,486,544 sq. ft.) Total: 1,648,488 sq. ft. (17,605,384 sq. ft.)
MAXIMUM ALLOWABLE BUILDING COVERAGE:	50 %
ACTUAL BUILDING COVERAGE:	37.7 %
OUTSTANDING BUILDING CODE:	GROUP C
MAXIMUM ALLOWABLE BUILDING HEIGHT:	4 STOREYS
ACTUAL BUILDING HEIGHT:	3 STOREYS
MINIMUM LANDSCAPED AREA:	5%
ACTUAL LANDSCAPED AREA:	62.3%
FRONT YARD SETBACK:	15 Meters (49'-2")
INTERIOR SIDE YARD SETBACK:	3 Meters (9'-7")
REAR YARD SETBACK:	7.5 Meters (24'-6")

**Fence**

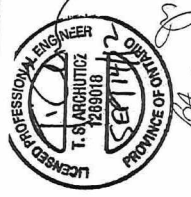


**LEGEND**

PROPERTY LINE	---
EXIST. FIRE HYDRANT	⊗
FIRE/EXT. CONNECTION	○
NEW CONCRETE CURB REFER TO THIS DRAWING	▬
EXIST. CONCRETE CURB TO REMAIN	▬
NEW DOUBLE MANHOLE/CATCH BASIN	⊗
NEW MANHOLE/CATCH BASIN	⊗
NEW MANHOLE/CATCH BASIN	⊗
NEW MANHOLE	⊗
EXIST. SPOT ELEVATION	⊗
NEW SPOT ELEVATION	⊗
BUILDING ELEVATION	⊗
BONE HOLE REFER TO TEMPORARY SOIL SHEET	⊗
STANDARD IRON BAR	⊗
CURB CUT	▬
CONCRETE LIMIT PAVERS	▬
SOD	▬
LANDSCAPING	▬
NEW BUILDING FOOTPRINT	▬
EXIST. TREES TO REMAIN	⊗
NEW TREE OR SHURB	⊗
EXISTING LIGHT STANDARD	⊗
LIGHT STANDARD	⊗
EXIST. CATCH BASIN	⊗
CONCRETE FILLED STEEL COLLAR	⊗
RAIN WATER LEADER	⊗
UTILITY POLE	⊗
VALVE BOX	⊗
CABLE TYPED/PAVED GAS METER	⊗
WALL MOUNTED LIGHT FIXTURE	⊗
LIGHT FIXTURE (LUM)	⊗
RIP RAP	▬

No.	Revised / Notes
1	Issue
2	Issue
3	Issue
4	Issue
5	Issue
6	Issue
7	Issue
8	Issue
9	Issue
10	Issue
11	Issue
12	Issue
13	Issue
14	Issue
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32	Issue
33	Issue
34	Issue
35	Issue
36	Issue
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48	Issue
49	Issue
50	Issue

THIS IS SCHEDULE "1" TO THE ATTACHED AGREEMENT DATED September 26, 2012 BETWEEN THE CITY AND Ambassador Real Estate Inc.

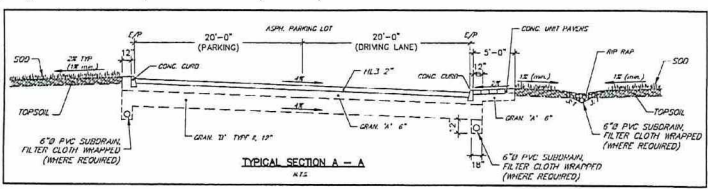


**ACCOM**

**CASTELLAN JAMES PARTNERS**  
ARCHITECTS  
1111 BAYVIEW AVE. SUITE 1000  
SCARBOROUGH, ONTARIO M1B 2Y1  
TEL: (416) 291-1111  
WWW.CASTELLAN.COM

RECEIVED  
SEP 14 2012  
PLANNING SERVICES

NOTE: PARKING SPACES 20 TO 24 INCLUSIVE ARE FOR EMPLOYEE PARKING ONLY AND NOT TO BE USED FOR PARKING, LOADING AND UNLOADING OF DELIVERY VEHICLES.



**GENERAL NOTES**

LOCATIONS OF ALL EXISTING UTILITIES ARE APPROXIMATE ONLY AND MUST BE CONFIRMED IN THE FIELD.

ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE ONTARIO PROFESSIONAL STANDARDS STATUTES AND SPECIFICATIONS AND CITY OF GREATER TORONTO SUPPLEMENTAL SPECIFICATIONS AND STANDARD DRAWINGS.

BEFORE CONSTRUCTION OF THE EXISTING UTILITY SHALL BE MADE WITH APPROVAL HAS BEEN OBTAINED FROM THE CITY. THE NEW UTILITY SHALL BE INSTALLED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER BEFORE CONNECTION TO THE EXISTING UTILITY CAN TAKE PLACE.

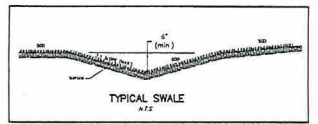
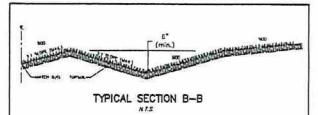
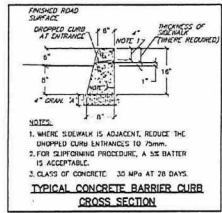
ALL SHEDDING SHALL BE PER CODE 23. ALL WATERMAIN PIPES SHALL BE PER 100-1000 VENTING APPROV. CODE.

ALL SWAGEHOLE SERVICE AND WETWATER SERVICE SHALL BE AS PER 1000-1000.002.

ALL WALK SURF SHALL BE AS PER 1000-1000.002.

**CONSTRUCTION NOTES:**

- SPOT ELEVATIONS ON ASPHALT REFER TO FINISHED ASPHALT ELEVATION.



PL-MV-2026-00153

Sketch 2

**BREEZES RETIREMENT**  
RESIDENCE PHASE II  
SUBSIDIARY DEVELOPMENT  
SITE PLAN, LEGEND & LIST OF DRAWINGS

Drawn by: M.  
Checked by: M.  
Project No.: 0221  
Date: OCTOBER 4, 2012  
Scale: AS SHOWN  
Drawing No.: C-1

**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:**

**DATE:** Wednesday, November 26, 2025  
**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, November 26, 2025 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](mailto:coa_mv@greatersudbury.ca). Comments received **by 3:00 p.m. on November 21, 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.

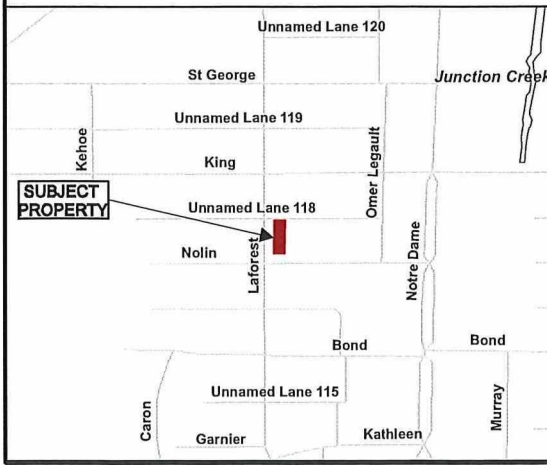
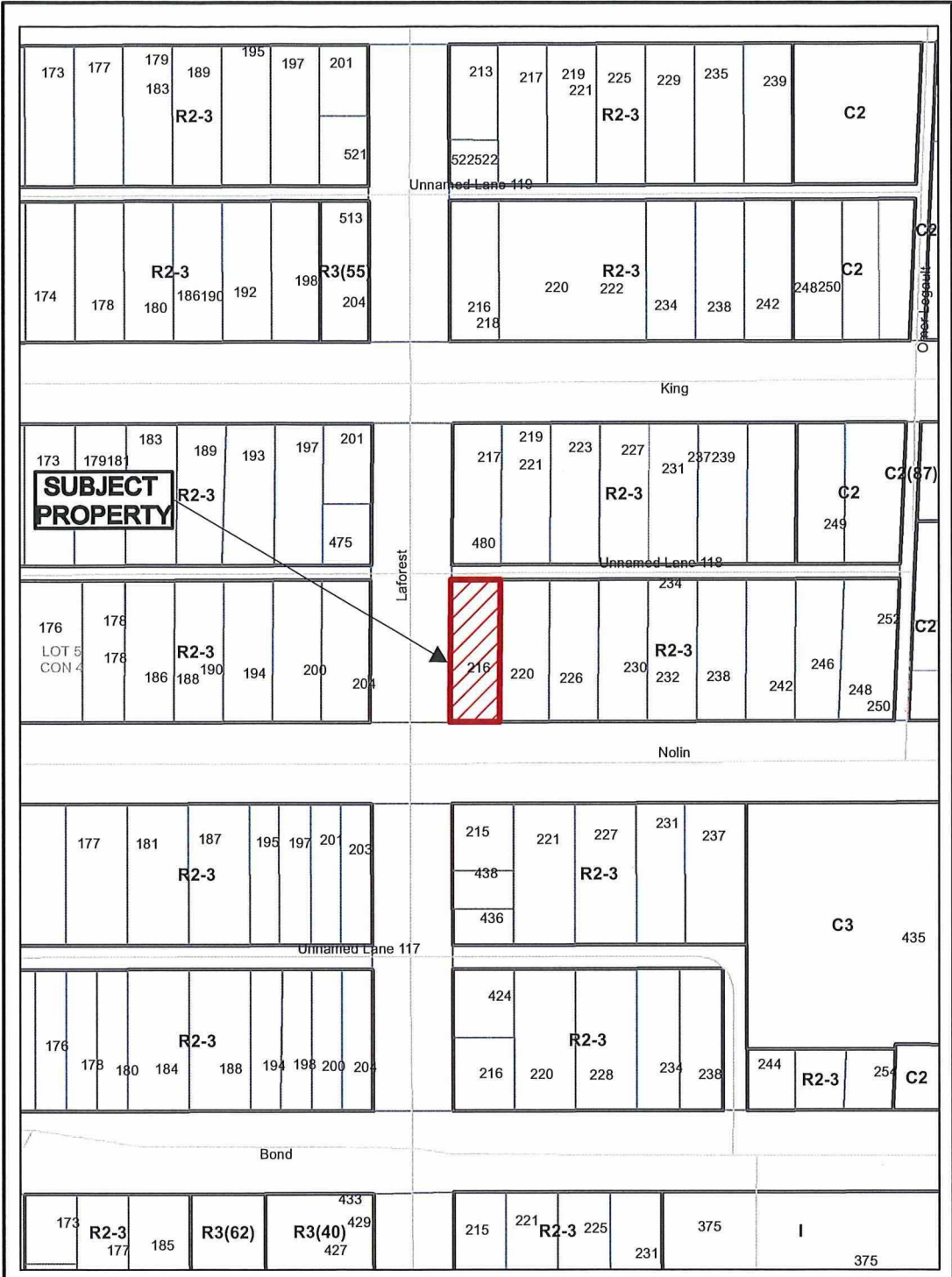
A certified copy of the decision will be sent to each person who files with the Secretary-Treasurer a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.

**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

