

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:

ANTHONY ROVINELLI

The Owner(s) of: PIN(s) 734810356, Parcel 24205 SEC SES, Lot 53, Block B, Plan M-9, Part Lot 9, Concession 3, Township of Dryden, 24 Bank Street, Wahnapiatae P0M 3C0

For the following reason(s): Approval to construct an addition on the existing dwelling providing setbacks and encroachments and recognize existing accessory structure providing setbacks, encroachment and 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, October 28, 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, October 28, 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 October 23, 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.

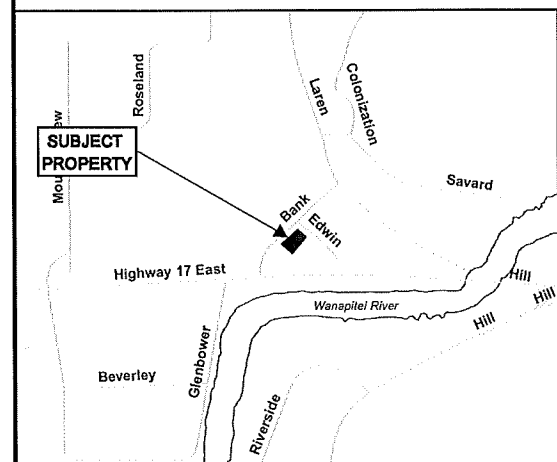
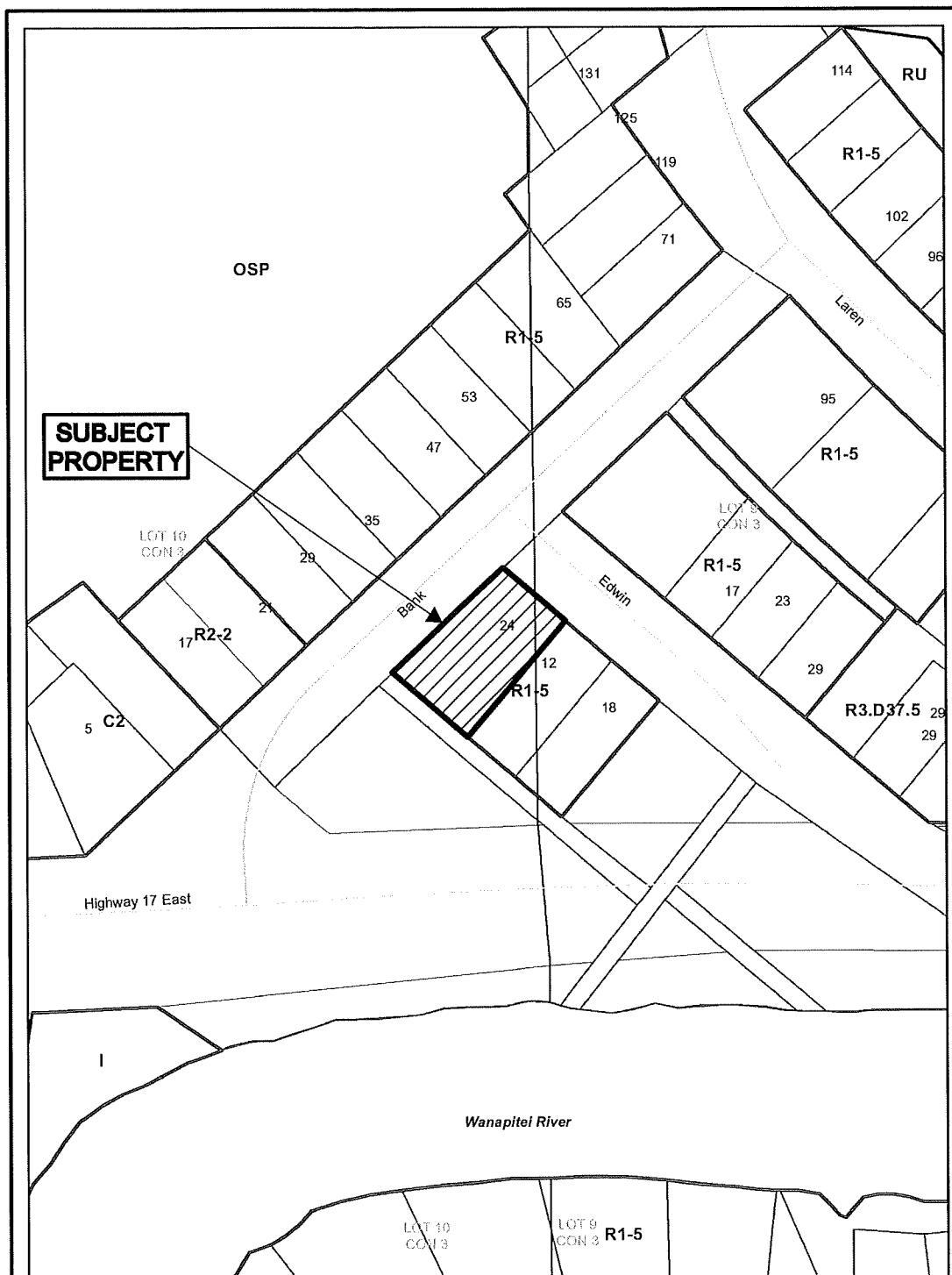
A certified copy of the decision will be sent to each person who files with the Secretary-Treasurer a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.

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

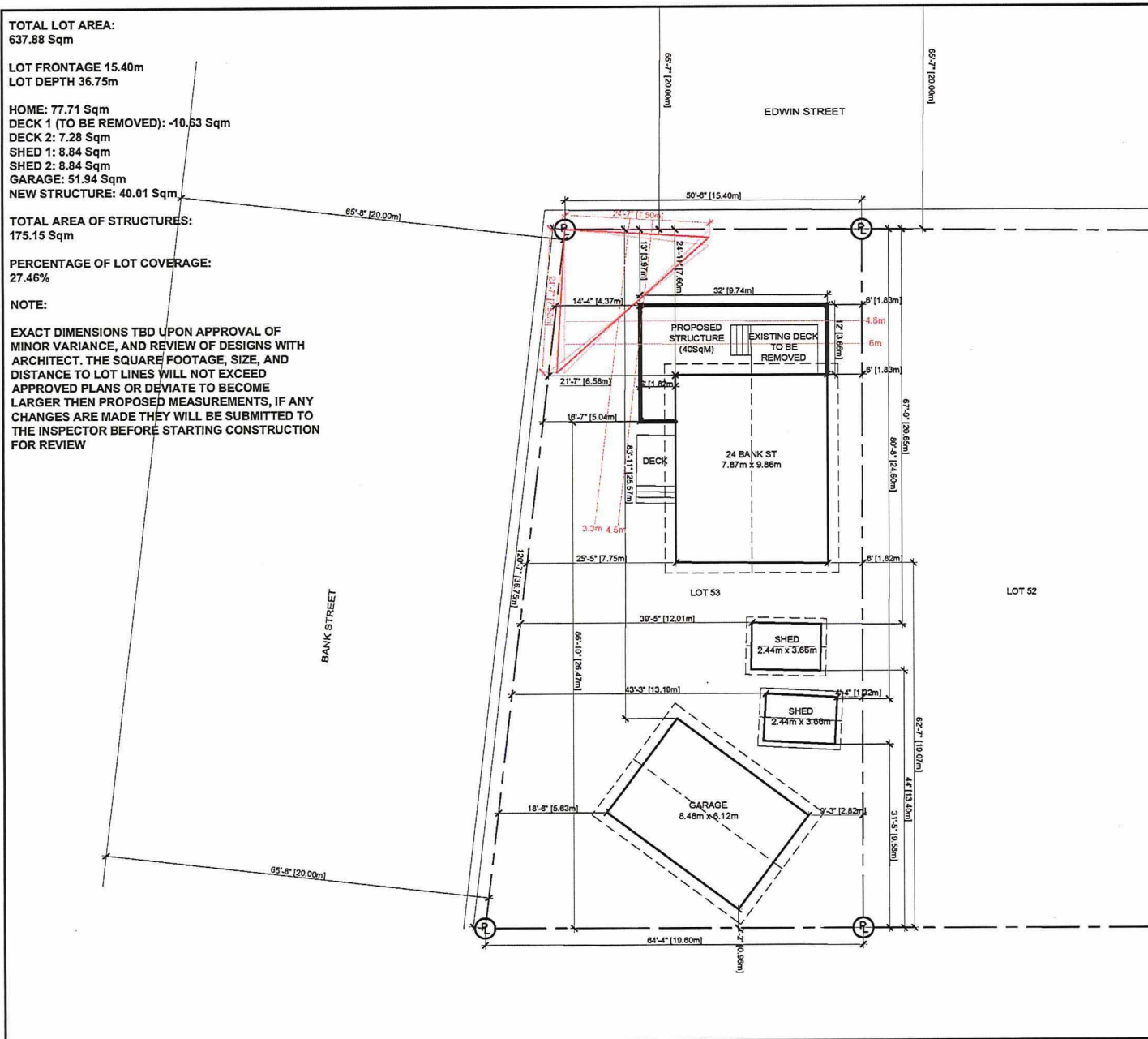


Subject Property being PIN 73481-0356,
Parcel 24205 SEC SES,
Lot 53, Block B, Plan M-9,
Part Lot 9, Concession 3,
Township of Dryden,
24 Bank Street, Wahnapiatae,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00124
Date: 2026 10 13

EXACT DIMENSIONS TBD UPON APPROVAL OF
MINOR VARIANCE, AND REVIEW OF DESIGNS WITH
ARCHITECT. THE SQUARE FOOTAGE, SIZE, AND
DISTANCE TO LOT LINES WILL NOT EXCEED
APPROVED PLANS OR DEViate TO BECOME
LARGER THEN PROPOSED MEASUREMENTS, IF ANY
CHANGES ARE MADE THEY WILL BE SUBMITTED TO
THE INSPECTOR BEFORE STARTING CONSTRUCTION
FOR REVIEW



NO.	DATE	REVENUE RECEIPTS
1	8/1/28	RECEIVED FROM THE CITY OF BIRMINGHAM
2	12/1/28	RECEIVED FROM THE CITY OF BIRMINGHAM

100

1:200



EXISTING PLOT PLAN

1000

SHEET NO.

L2

PL-MV-2026-00424
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:

1582673 ONTARIO LIMITED

The Owner(s) of: PIN(s) 733500146; 733500266, Parcel 18622 and 26926 SEC SWS SRO, Part Lot 9, Concession 2, Parts 8-9, Plan SR-186, Parts 1-2, Plan 53R-8701, Township of Balfour, 710 Vermilion Lake Road, Chelmsford P0M 1L0

For the following reason(s): Permission under Section 45(2) of the Planning Act, R.S.O. 1990, c. P.13, to change the legal non-conforming use of the property including the buildings, from that of repairs and storage of school buses, trucks and trailers, to repairs and storage of school buses, trucks and trailers and the repair and storage of generators, pumps and pump systems for the purpose of dewatering equipment business (heavy equipment sales and rental).

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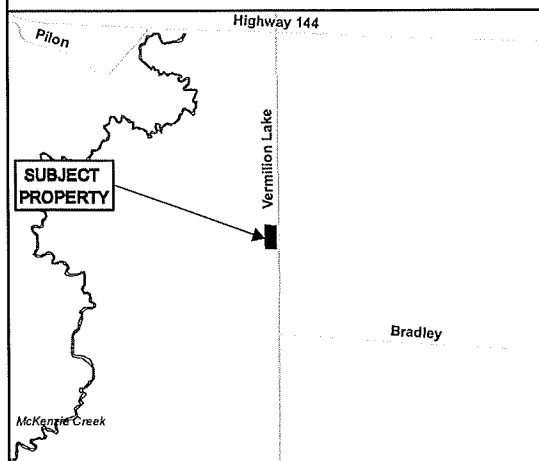
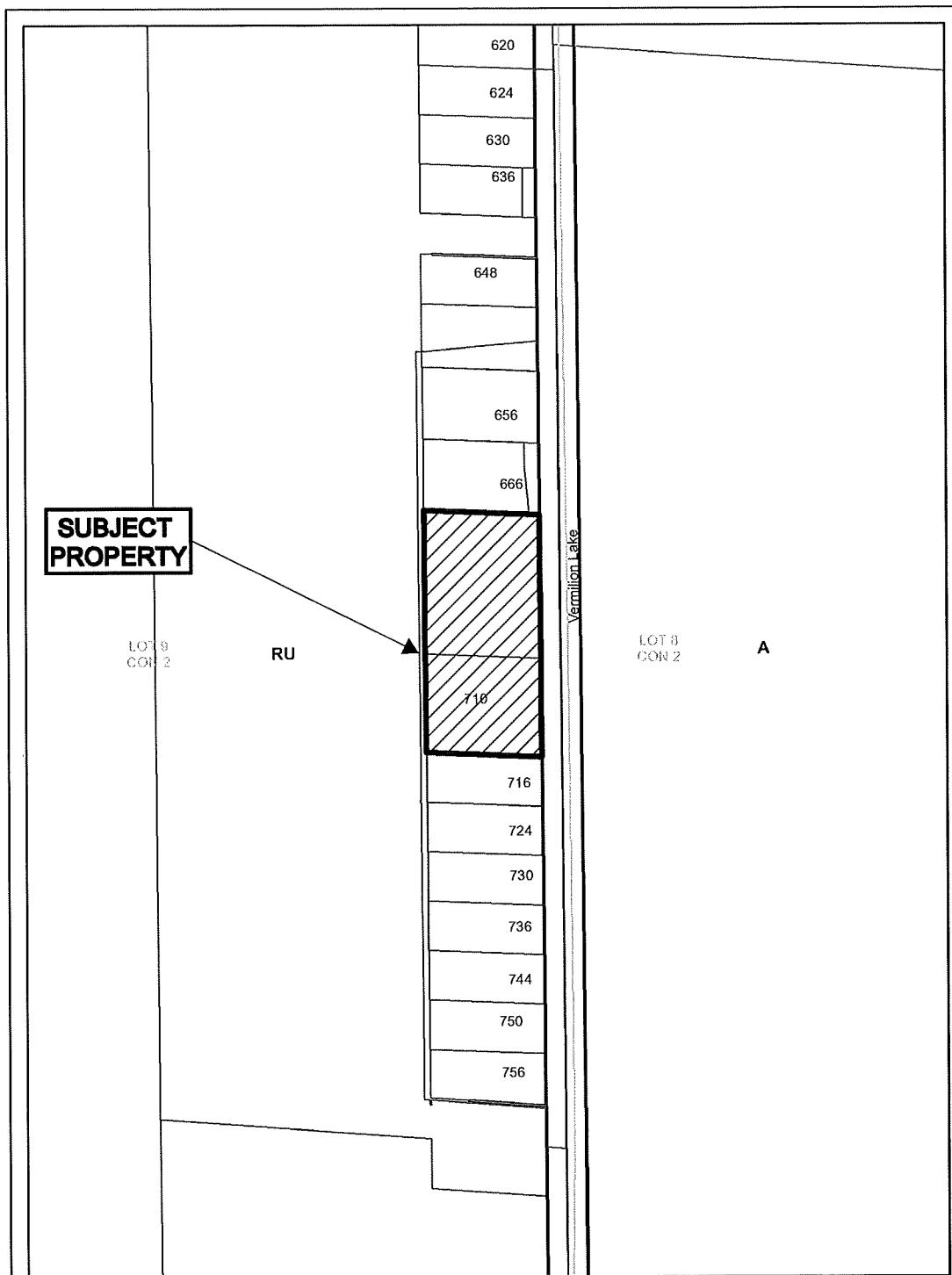
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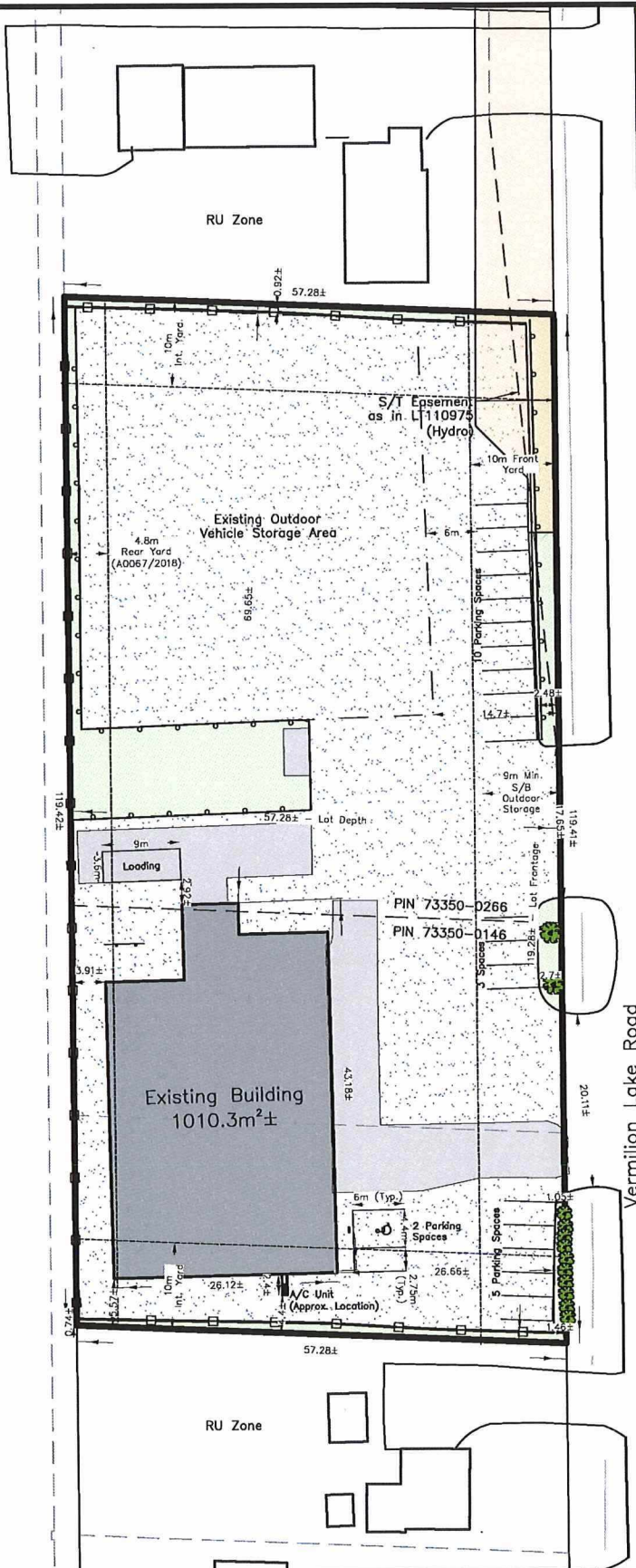
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Application for Minor Variance or Permission N	
Subject Property being PINs 73350-0146 & 73350-0266, Parcel 18622 and 26926 SEC SWS SRO, Part Lot 9, Concession 2, Parts 8-9, Plan SR-186, Parts 1-2, Plan 53R-8701, Township of Balfour, 710 Vermilion Lake Road, Chelmsford, City of Greater Sudbury	
Sketch 1, NTS NDCA	PL-MV-2026-00138 Date: 2026 09 28



SITE PLAN DATA

Zoning:	REQUIRED	PROVIDED
Rural (RU)		
LOT AREA:	MIN 2ha	6,832.3m² ± (0.68ha)
LOT FRONTAGE:	MIN 90m	119.28m ±
LOT DEPTH:	n/a	57.28m ±
LOT COVERAGE:	MAX 14.5%	14.8% ±
(Variance A0067/2018)		
BUILDING HEIGHT:	MAX 21m	<21m
OUTDOOR STORAGE:		
Yards Permitted:	Interior & Rear	Extends into Front
S/B from Street:	MIN 9m	14.7m ±
SETBACKS:		
FRONT YARD:	10m	26.66m ±
INTERIOR YARD:	10m	6.57m ±
REAR YARD:	4.8m	69.65m ±
(Variance A0067/2018)		3.91m ±
BLDG SEPARATION:	3m	n/a
LANDSCAPING:		
LANDSCAPE BUFFER:	MIN 3m	1.05m ±
PLANTING STRIPS:	MIN 3m	0m
PARKING:		
Heavy Equipment Sales & Rental:	1/50m² = 20.21 = 20	20
Dimensions:	2.75m x 6m	2.75m x 6m
Barrier-Free Spaces:	1 Required	1
10-50 Total Provided:	4.4m x 6m	4.4m x 6m
Dimensions:		
Loading Spaces:	1	1
300-4500m² GFA:		
Dimensions:	3.6m x 9m	3.6m x 9m

NOTES
 Source of Lot Fabric: Compiled Sketch by TULLOCH Geomatics, October 20, 2025
 Source of Features: DTM Topography provided by City of Greater Sudbury

- LEGEND**
- Subject Lot Boundary
 - Lot Fabric
 - Setbacks
 - FEATURES - ALL EXISTING
 - Buildings
 - Gravel
 - Concrete
 - Grass
 - Conservation Sudbury Regulated Area
 - Existing Trees
 - Guardrails
 - Opaque Fences



T: 705-522-6303
 131 FIELDING ROAD
 LIVELY, ONTARIO
 P3Y 1L7

PROJECT:
710 Vermilion Lake Rd
Greater Sudbury (Chelmsford)

DRAWING:
Sketch for Minor Variance

CAUTION
 THE PROPERTY BOUNDARIES ILLUSTRATED WERE COMPILED FROM THE SOURCES LISTED ABOVE 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, 2026.

DRAWN BY:	CHECKED BY:	PROJECT No.:
MDJ	VS	26-1174
SCALE:	PLOT SIZE:	DATE:
1:1000	11x17	Sept 29, 2026

PL-MV-2026-00438

Sketch 2