

## 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:**

**CLAUDE BARRETTE**

**The Owner(s) of:** PIN(s) 735041512, Parcel 37487 SEC SES SRO, Lot 222, Plan M-641, Part Lot 5, Concession 2, Township of Hanmer, 4121 Elmview Drive, Hanmer P3P 1R9

**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, August 6, 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>

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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 August 1, 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

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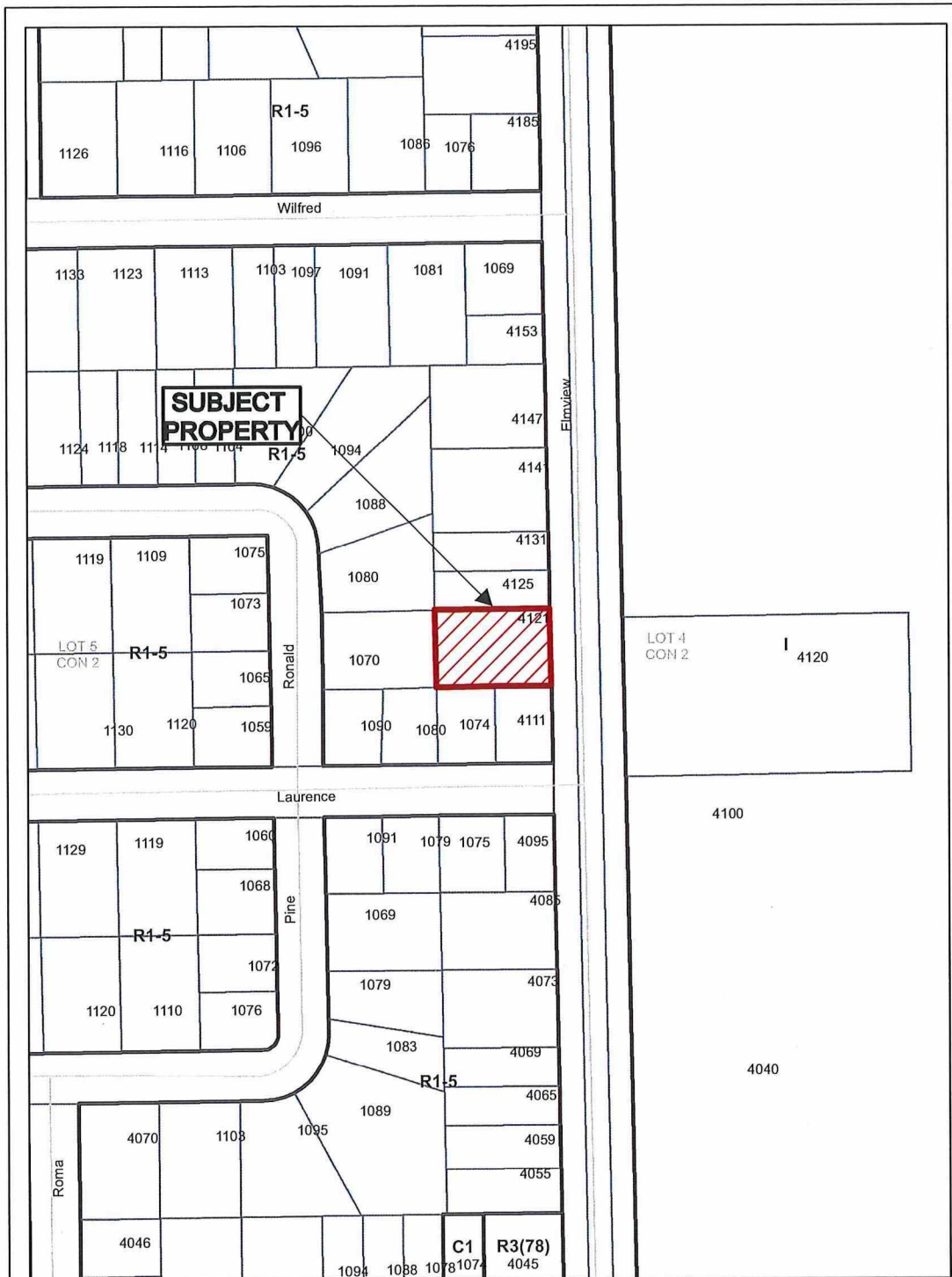
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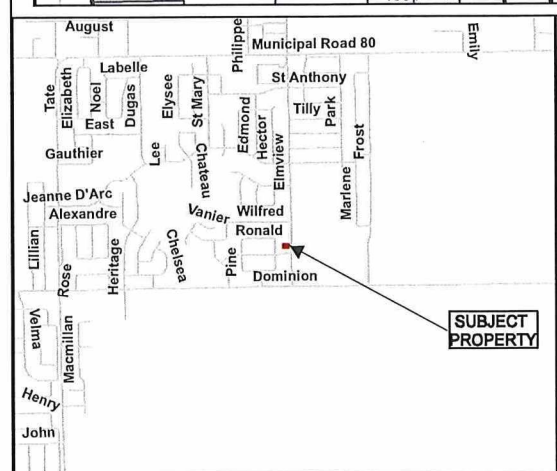
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R1-5



LOT 4  
CON 2  
4120



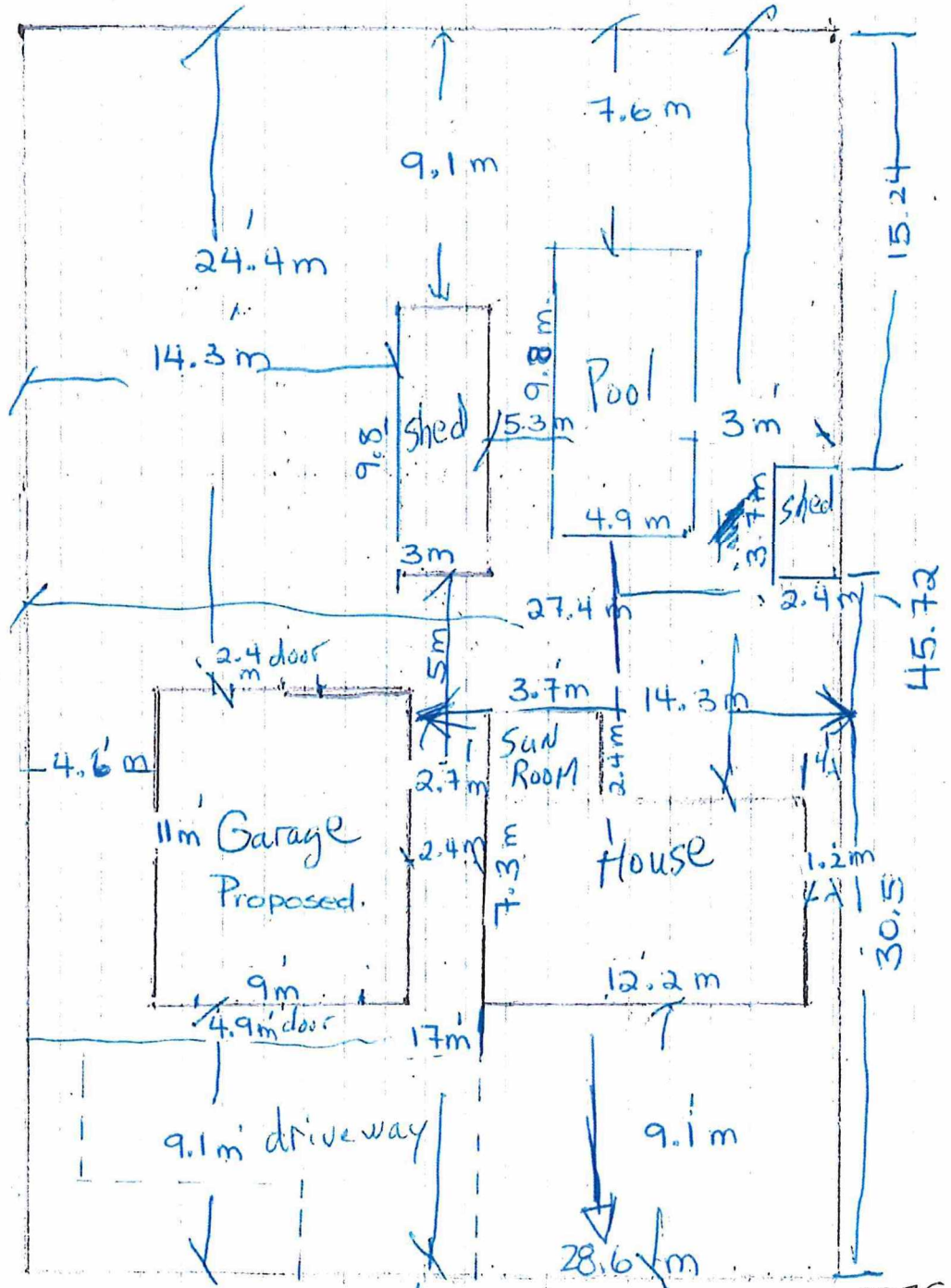
### Application for Minor Variance or Permission



Subject Property being PIN 73504-1512,  
Parcel 37487 SEC SES SRO,  
Lot 222, Plan M-641,  
Part Lot 5, Concession 2,  
Township of Hanmer,  
4121 Elmview Drive, Hanmer,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA  
PL-MV-2025-00075  
Date: 2025 06 11

165, 171



30.5m. Elview. PL-MV-2025-00075  
Sketch 2

**Notes:**

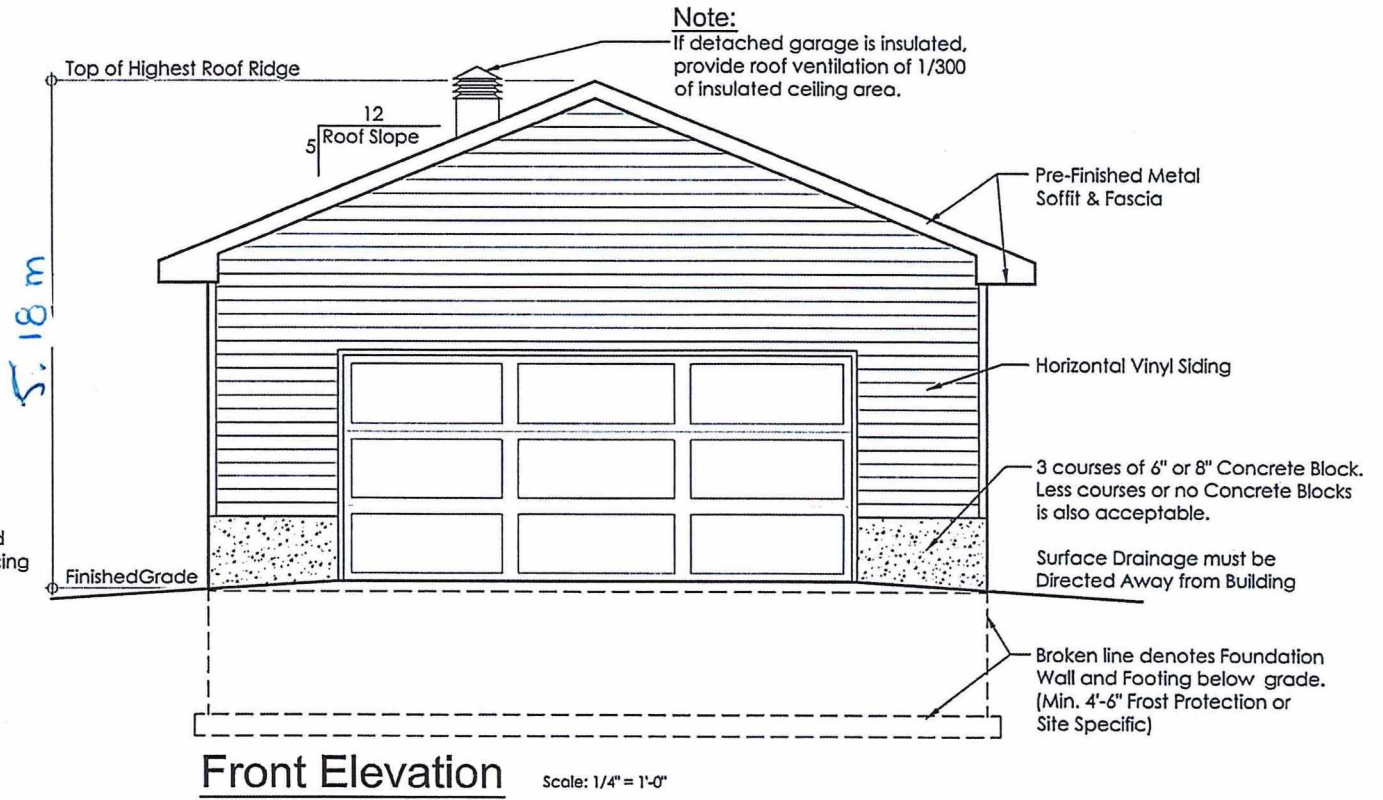
- 1) Building Elevation may Not Appear As Built. Garage Door, Man Door and Window Locations will vary.
- 2) Footing Inspection Required Prior to Pouring Concrete
- 3) Framing Inspection required once Roof Sheathing has been Installed
- 4) Steel Lintels Supporting Masonry Veneer as per OBC if applicable

**Note:**

Height shall be measured between the Finished Grade of the Wall of a Building or Structure Facing the Front Lot Line and the Highest Point of the Building or Structure.

Max. Ht. on a Residential Lot  
16'-5" (5m)

Max. Ht. within an Agricultural & Rural Zone  
21'-4" (6.5m)



**NOTE:**

It is the Contractor's responsibility to ensure that all construction conforms to the requirements of the Ontario Building Code. Notations made on these drawings are for your information and assistance only and do not necessarily comment on all areas of construction.



**Detached Garage**

Full Foundation and Footing

*Building Elevation* (Front) (not to scale)

DRAWN BY: CS

DATE: 05/29/24

**A-3** (FTG)  
SHEET

PL-MV-2025-00075  
Sketch 3

**NOTICE OF PUBLIC HEARING**

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**749459 ONTARIO LTD**

**The Owner(s) of:** PIN(s) 735031599, Lot 9, Plan 53M-1406, Part Lot 1, Concession 3, Township of Hanmer, 231 Francis Street, Hanmer P3P 0C5

**For the following reason(s):** Approval to permit two additional dwelling units within a detached accessory building and to permit the accessory building within the front yard 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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**TIME: 05:00 PM**

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R2-1





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

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

**ERIC MCNICHOLL AND EMILY MCNICHOLL**

**The Owner(s) of:** PIN(s) 734750994, Parcel 4930 SEC SES, Part Lot 6, Concession 6, Parts 1 & 2, Plan 53R-12018, Township of Broder, 2159 Wayne Road, Sudbury P3E 5G2

**For the following reason(s):** Approval to permit a pool on the subject property providing a setback from the high water mark at variance to the By-law.

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R1-5



PLAN OF SURVEY OF  
 PART OF LOT 6, CONCESSION 6  
 GEOGRAPHIC TOWNSHIP OF BRODER  
 CITY OF GREATER SUDBURY  
 DISTRICT OF SUDBURY  
 TULLOCH GEOMATICS INC., O.L.S.  
 SCALE 1:300



INTEGRATION COORDINATE TABLE		
COORDINATES ARE DERIVED FROM GNSS OBSERVATIONS USING REAL TIME NETWORK (RTN), UTM ZONE 17T81000W LONGITUDE NAD83(CSRG)(2011 C) AND HAVE A RELATIVE URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O.R.G. 216/10		
POINT ID	NORTHING	EASTING
ORP A	5142584.07	499420.91
ORP B	5143546.47	499335.49
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

**BEARING NOTE:**  
 BEARINGS ARE UTM GRID DERIVED FROM SIMULTANEOUS GPS OBSERVATIONS OF POINTS A AND B AND ARE REFERRED TO UTM ZONE 17T81000W LONGITUDE NAD83(CSRG)(2011 C).

**CONVERGENCE NOTE:**  
 FOR BEARING COMPARISONS, A ROTATION OF 0°00'20" CLOCKWISE WAS APPLIED TO BEARINGS ON UNDERLYING PLAN 53R-12018.

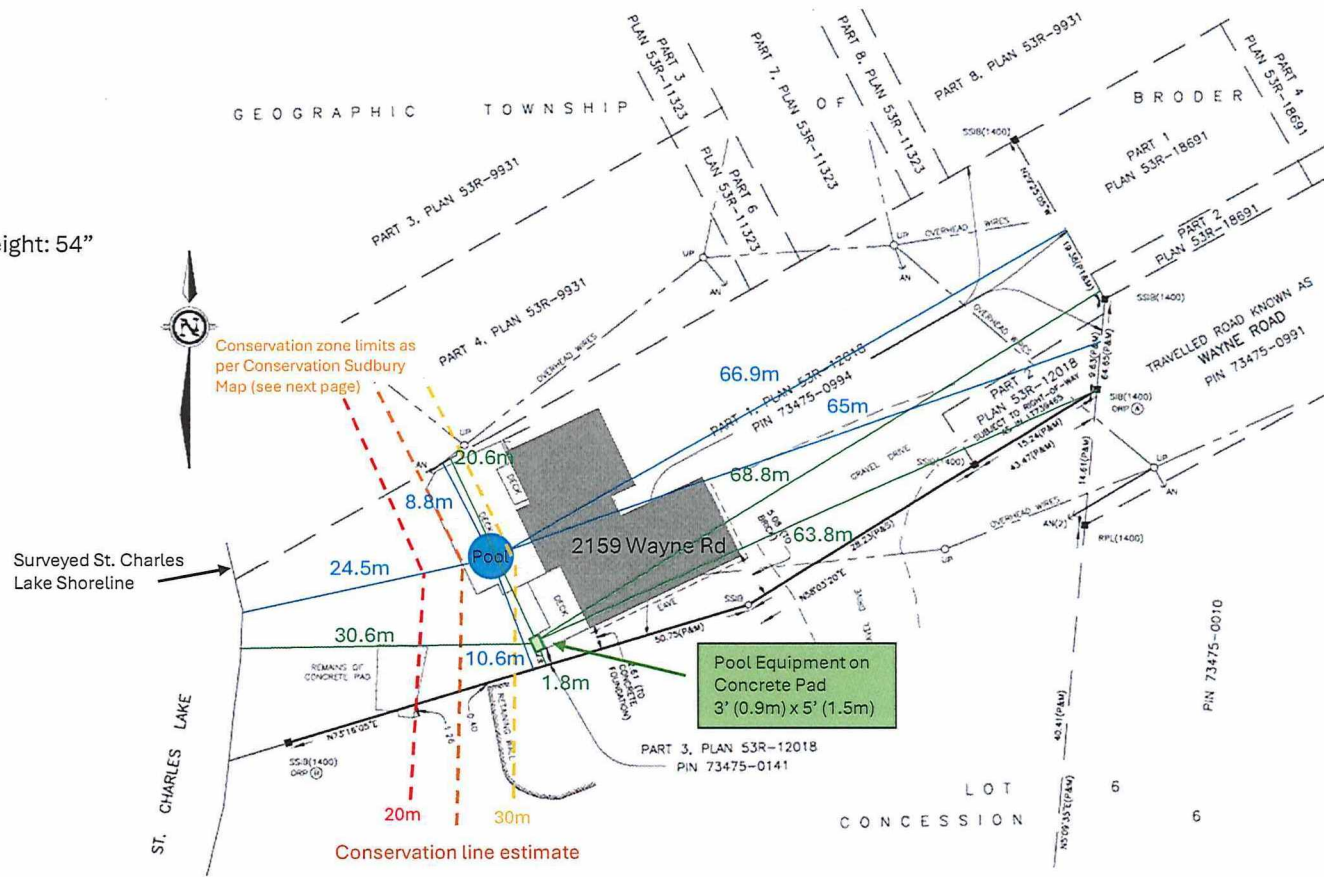
**METRIC:**  
 DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

GROUND DISTANCES SHOWN HEREON CAN BE CONVERTED TO UTM GRID BY MULTIPLYING BY A CORRECTION SCALE FACTOR OF 0.999962.

- LEGEND**
- DENOTES FOUND MONUMENT
  - DENOTES PLANTED MONUMENT
  - WPL DENOTES WOOD PLUG 0.018 x 0.016 x 0.15
  - SSB DENOTES STANDARD IRON BAR 0.025 x 1.22
  - SSSB DENOTES SHORT STANDARD IRON BAR 0.025 x 0.025 x 0.61
  - M DENOTES MEASURED
  - S DENOTES SET
  - # DENOTES PLAN 53R-12018
  - PI DENOTES PLAN 53R-18691
  - 1400 DENOTES D.S. DORLAND, O.L.S.
  - UP DENOTES UTILITY POLE
  - AN DENOTES ANCHOR

SURVEYOR'S CERTIFICATE

Pool Wall Height: 54"



Conservation zone limits as per Conservation Sudbury Map (see next page)

Surveyed St. Charles Lake Shoreline

Pool Equipment on Concrete Pad  
 3' (0.9m) x 5' (1.5m)

Conservation line estimate

Box 5000, Station A  
200 Brady Street  
Sudbury, Ontario P3A 5P3  
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**Take notice that an application has been made by:**

**MICHEL BERNARD AND DIANE BERNARD**

**The Owner(s) of:** PIN(s) 735041778, Parcel 29557 SEC SES SRO, Lot 79, Plan M-507, Part Lot 4, Concession 2, Township of Hanmer, 4502 Elmview Drive, Hanmer P3P 1B4

**For the following reason(s):** Approval to permit an existing dwelling on a lot to be retained subject of Consent Application PL-CON-2025-00042, providing a setback and eaves encroachment at variance to the By-law.

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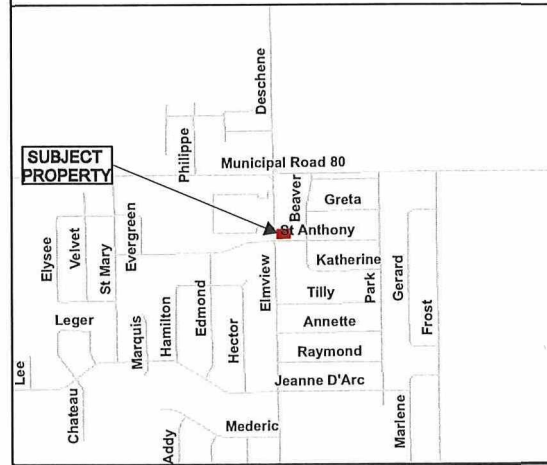
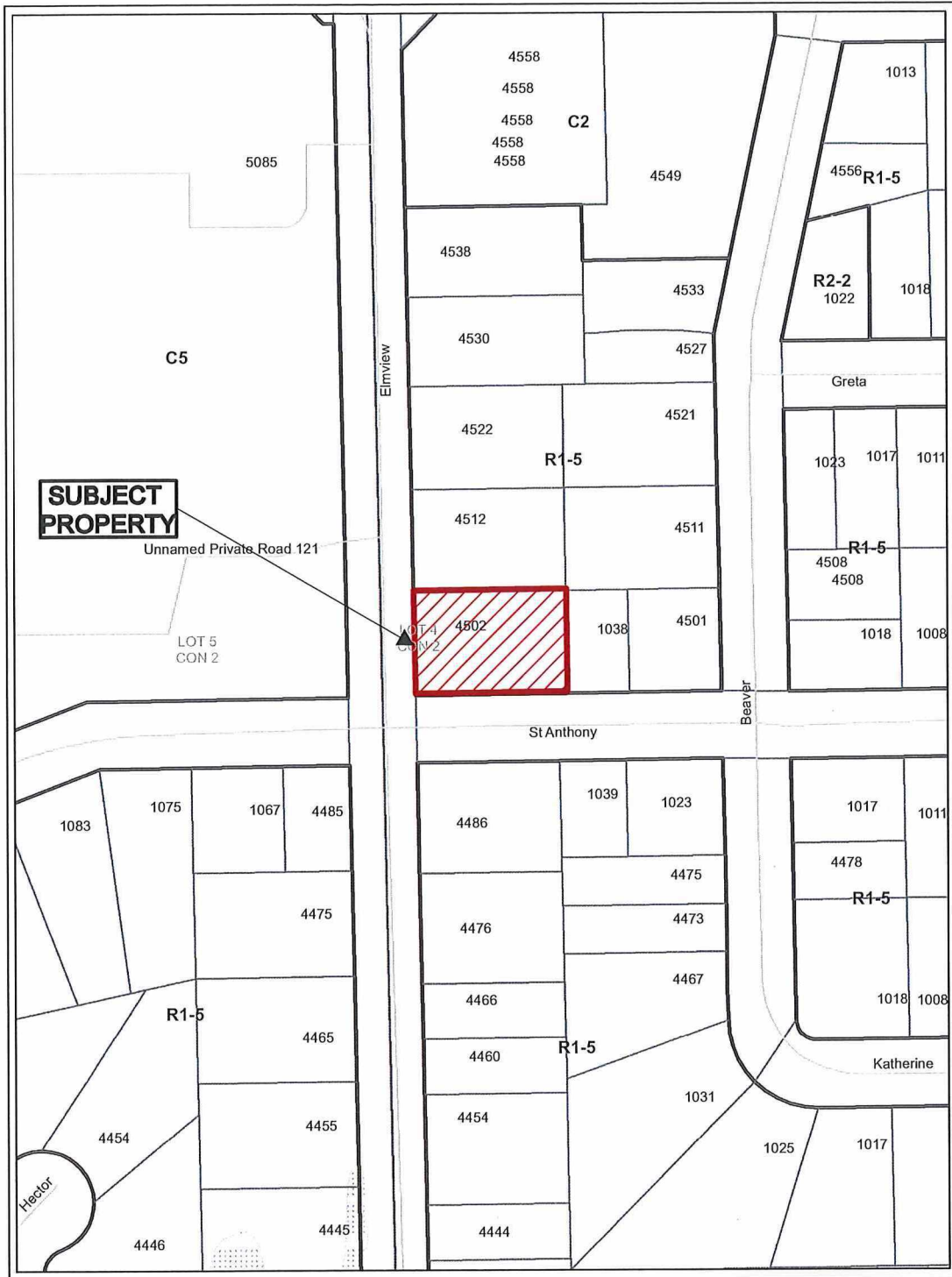
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R1-5



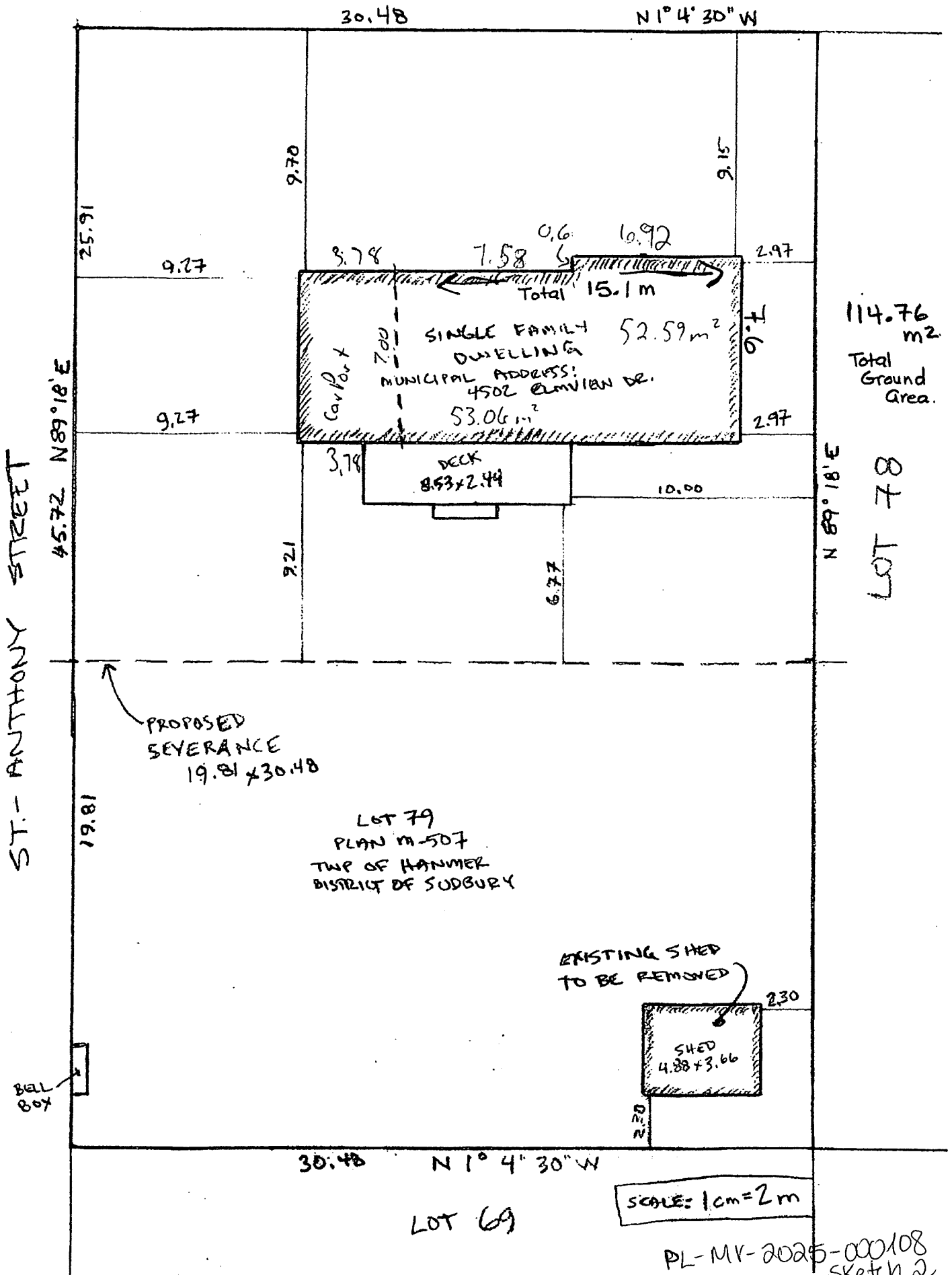
### Application for Minor Variance or Permission



Subject Property being PIN 73504-1778,  
 Parcel 29557 SEC SES SRO,  
 Lot 79, Plan M-507,  
 Part Lot 4, Concession 2,  
 Township of Hanmer,  
 4502 Elmview Drive, Hanmer,  
 City of Greater Sudbury

Sketch 1, NTS                      PL-MV-2025-00108  
 NDCA                                      Date: 2025 07 21

# ELMVIEW DRIVE



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**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 and reduced drive aisle width at variance to the By-law.

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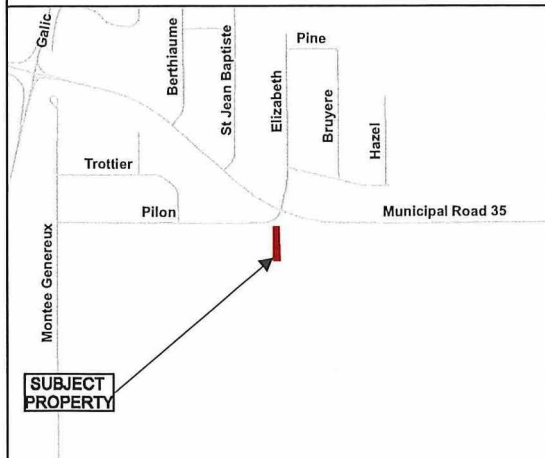
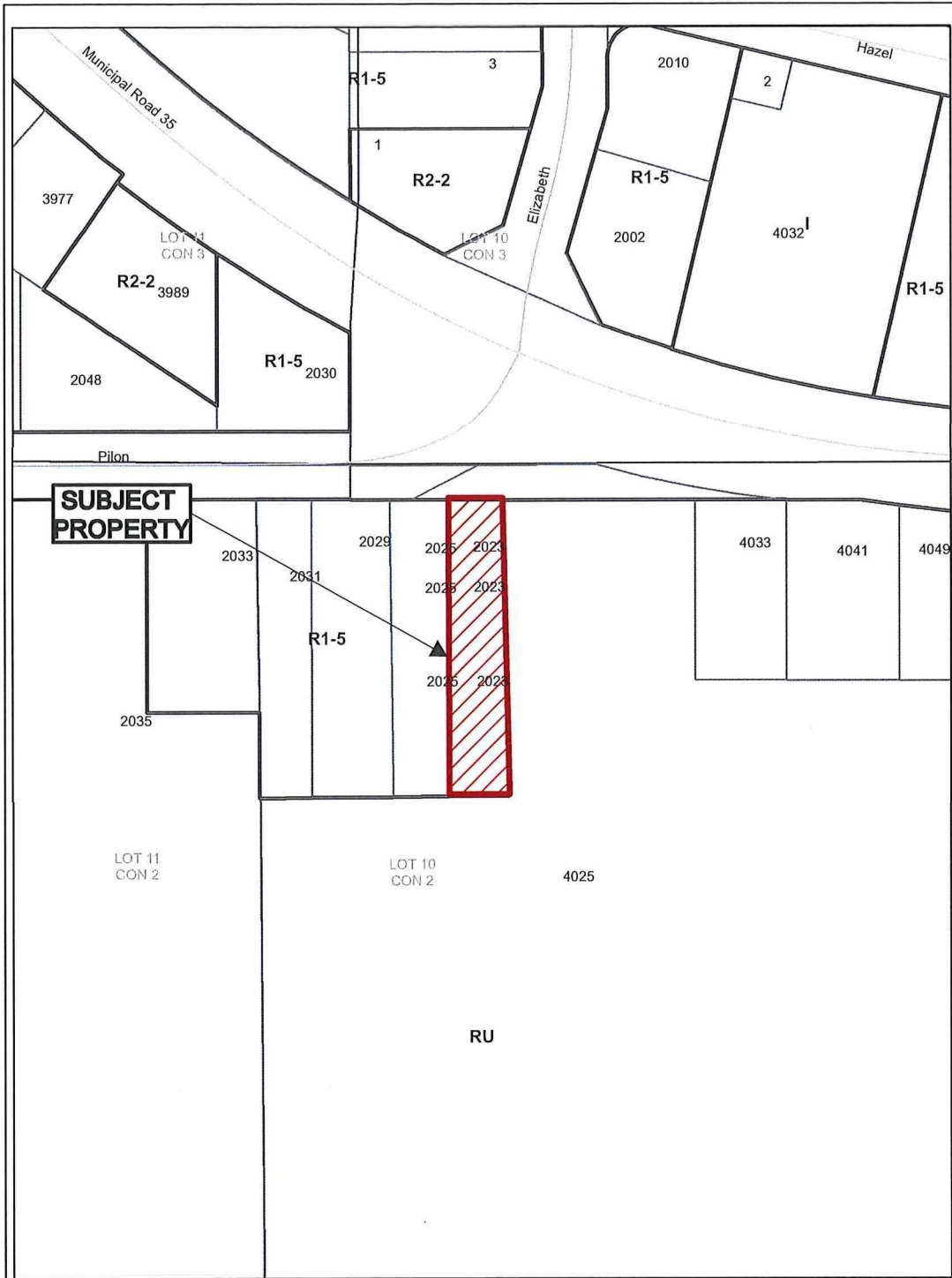
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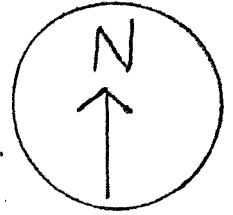
N  
↑

Subject Property being PIN 73347-2000,  
Surface Rights Only, Part Lot 10, Concession 2,  
Part 2 Plan 53R-14524,  
Township of Rayside,  
2023 Pilon Street, Chelmsford,  
City of Greater Sudbury

Sketch 1, NTS                      PL-MV-2025-00080  
NDCA                                      Date: 2025 06 13

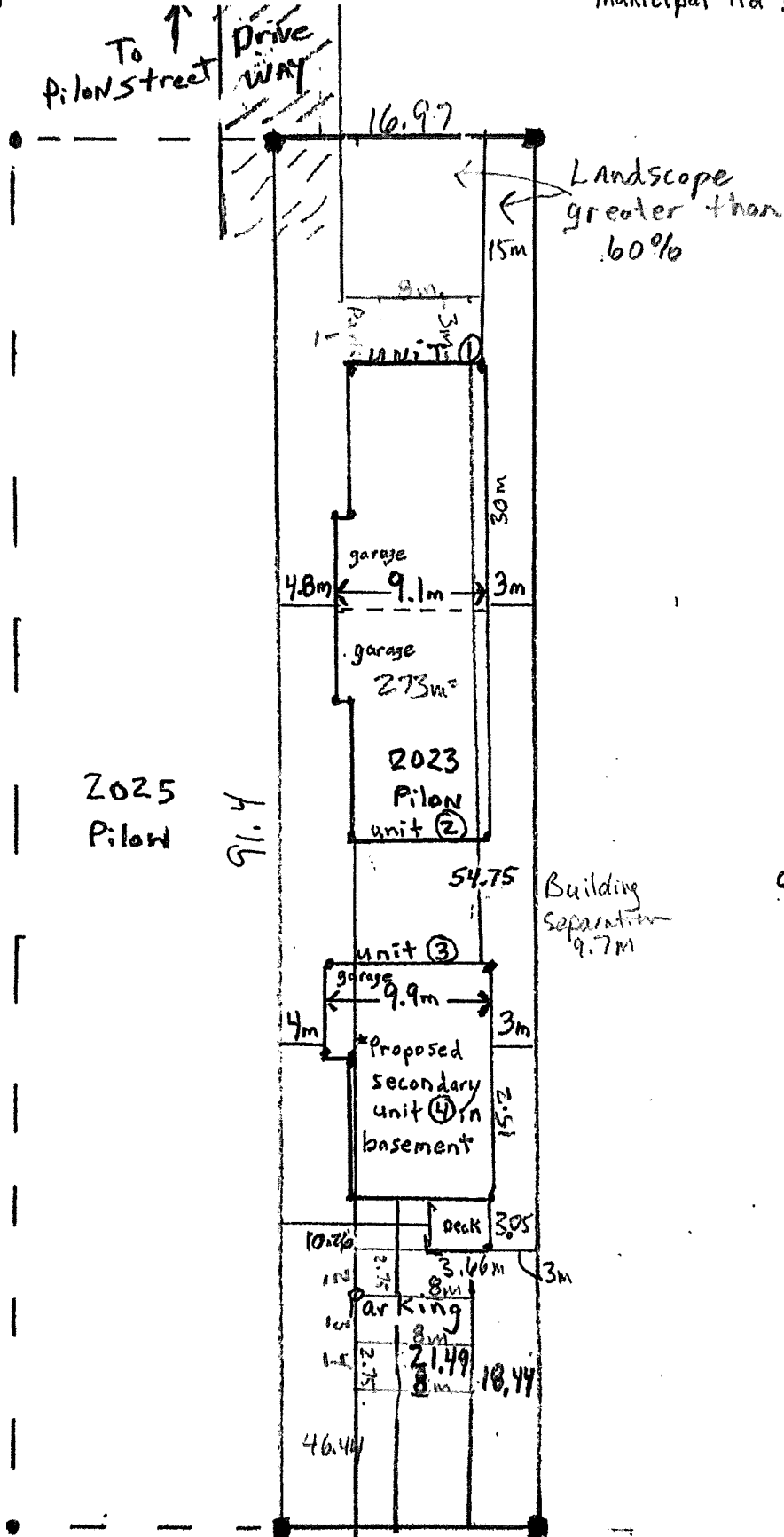
← Pilon St. →

municipal Ad 35



To ↑  
Pilon Street

Drive way



units 1,2,3  
currently have  
11 occupancy  
units

2025  
Pilon

91.4

54.75

Building  
separation  
9.7m

4025  
Municipal  
Road 35

91.44m

← 16.9m →

Revised  
PL-MLV-2025-00080  
Sketch 2