

**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:**

**JOANNE GOULET AND DANIEL CLAUDE GOULET**

**The Owner(s) of:** PIN(s) 735031128, Parcel 22533 SEC SES SRO, Part Lot 1, Concession 1, Township of Hanmer, 3915 Notre Dame Avenue, Hanmer P3P 1X2

**For the following reason(s):** Approval to construct a detached additional dwelling unit providing a setback to the main building 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:** Thursday, February 19, 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**

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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](mailto:coa_mv@greatersudbury.ca). Comments received **by 3:00 p.m. on February 13, 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.

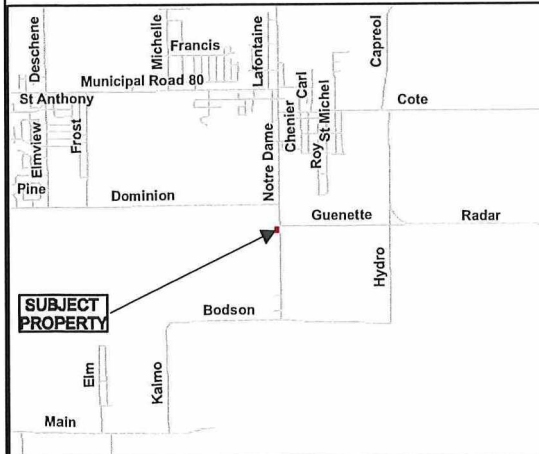
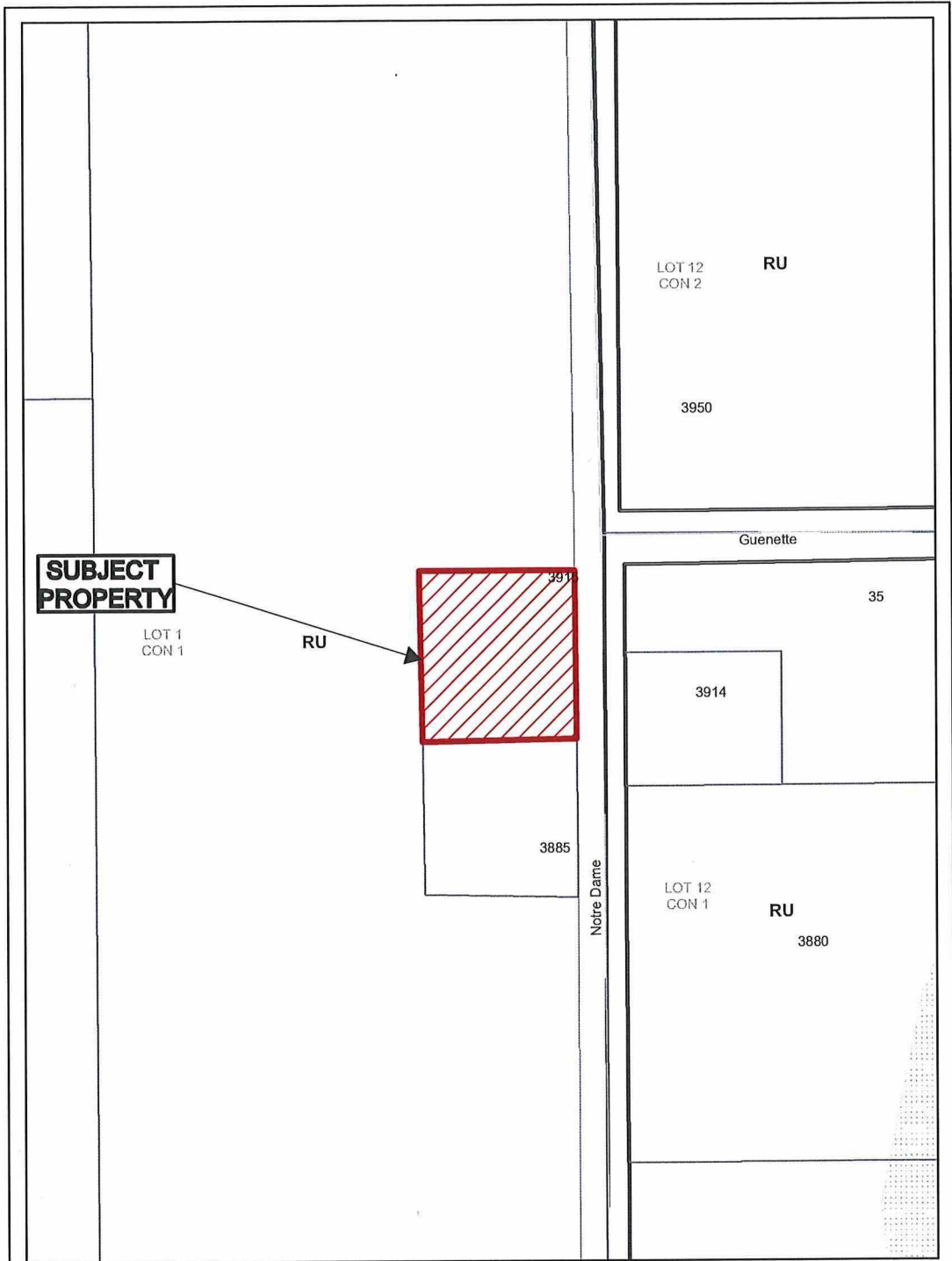
A certified copy of the decision will be sent to each person who files with the Secretary-Treasurer a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.

**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.**

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**Application for Minor Variance or Permission**



Subject Property being PIN 73503-1128,  
Parcel 22533 SEC SES SRO,  
Part Lot 1, Concession 1,  
Township of Hanmer,  
3915 Notre Dame Avenue, Hanmer,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

PL-MV-2025-00039  
Date: 2025 04 09



**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:**

**2779933 ONTARIO INC.**

**The Owner(s) of:** PIN(s) 735810006, Parcel 12197 SEC SES, Part Lot 2, Concession 3, Township of McKim, 8 Harry Crescent, Sudbury P3B 3E2, 12 Harry Crescent, Sudbury

**For the following reason(s):** Approval to construct a dwelling containing 3-dwelling units, porch and uncovered decks on the subject property providing density, encroachments, setbacks, parking area, parking spaces, lot area per unit and court distances at variance to the By-law.

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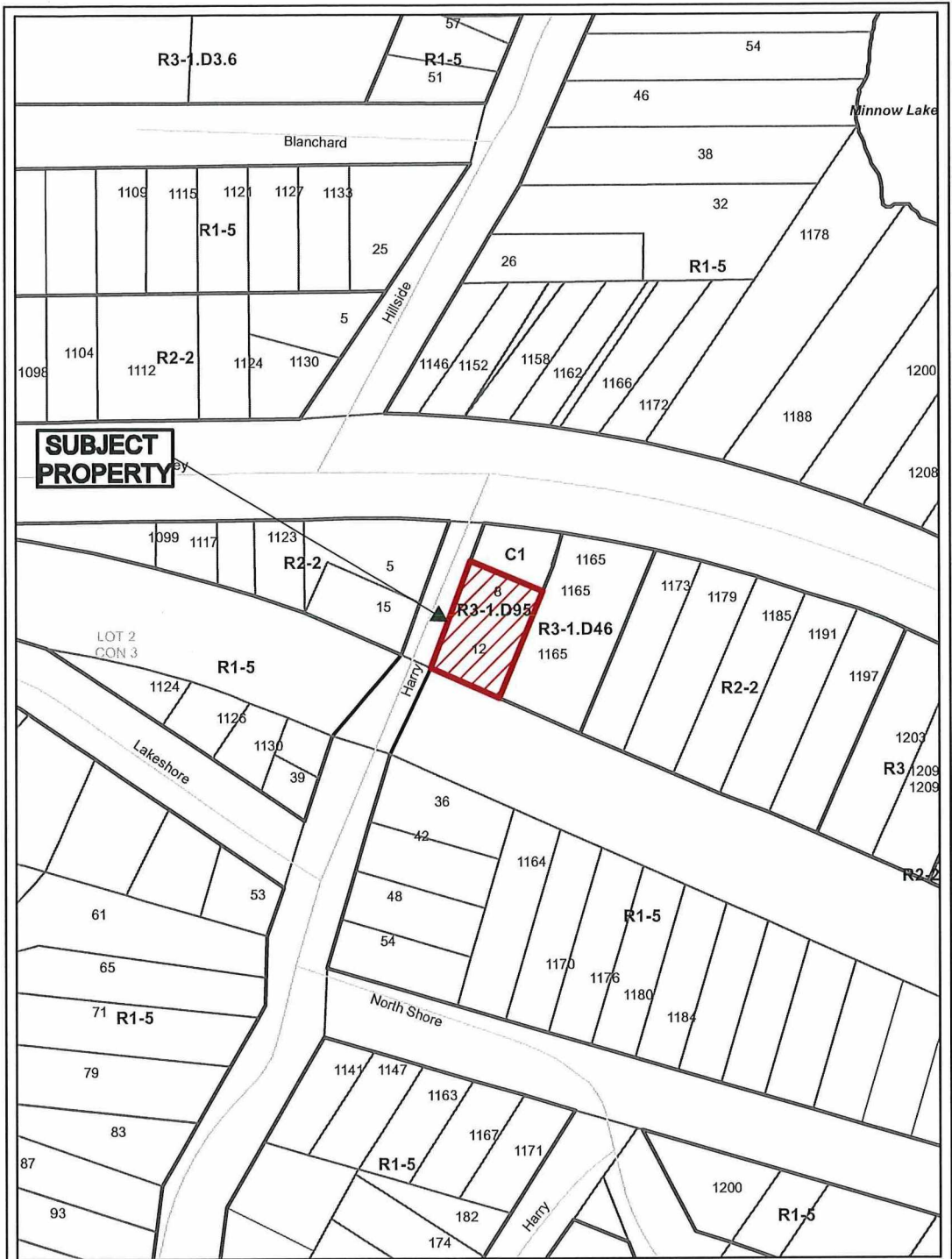
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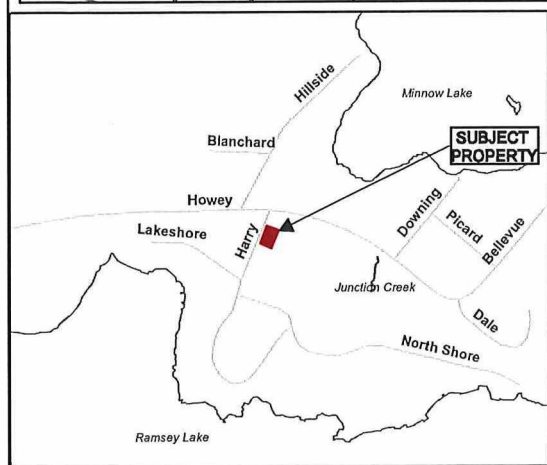
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R3-1.D95,



**SUBJECT PROPERTY**



**Application for Minor Variance or Permission**



Subject Property being PIN 73581-0006, Parcel 12197 SEC SES, Part Lot 2, Concession 3, Township of McKim, 8 Harry Crescent, Sudbury, City of Greater Sudbury

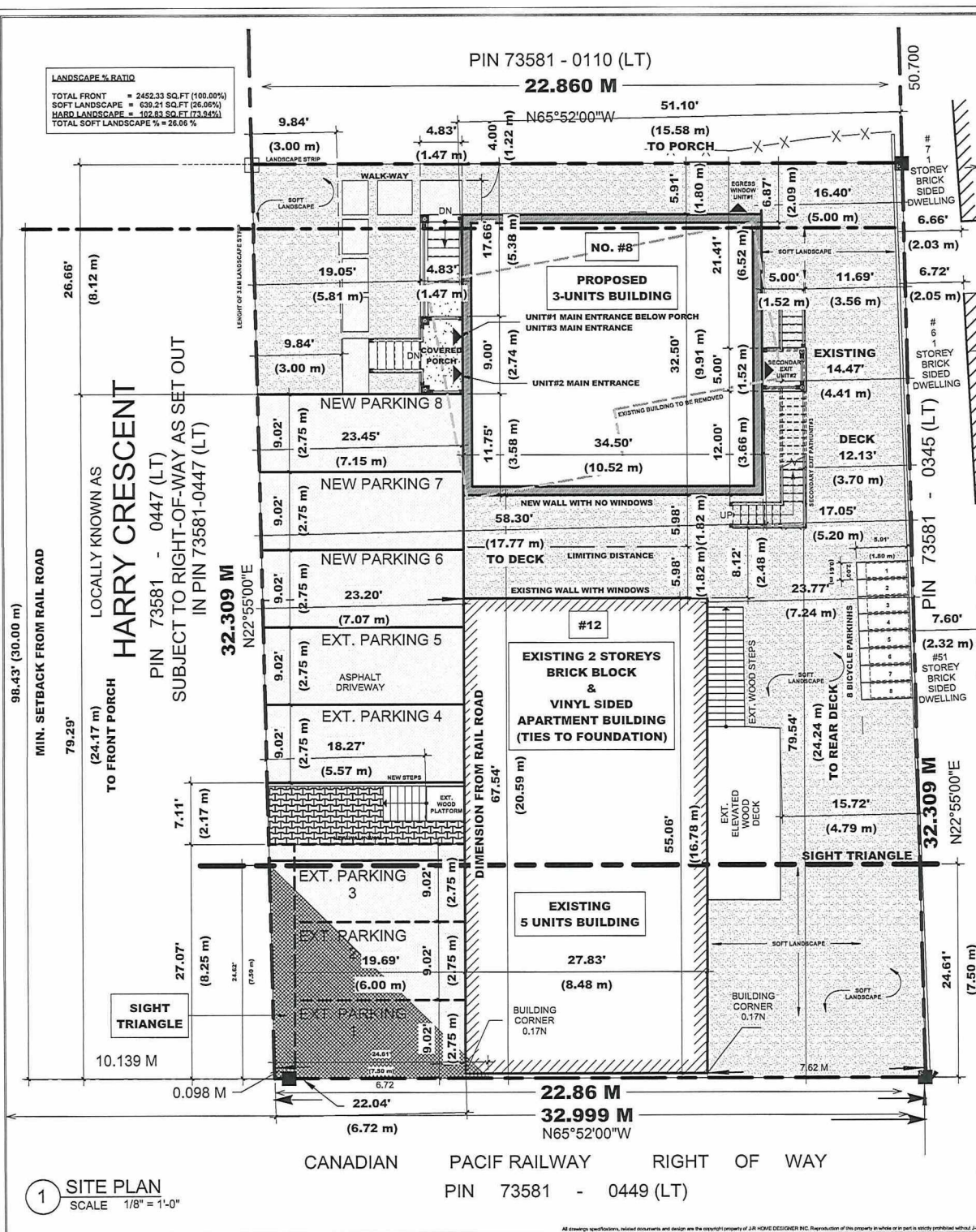
Sketch 1, NTS

PL-MV-2025-00131

NDCA

Date: 2025 09 09

**LANDSCAPE % RATIO**  
 TOTAL FRONT = 2492.33 SQ.FT (100.00%)  
 SOFT LANDSCAPE = 639.21 SQ.FT (25.66%)  
 HARD LANDSCAPE = 1028.81 SQ.FT (73.54%)  
 TOTAL SOFT LANDSCAPE % = 25.66%



**EXISTING 5-UNIT BUILDING # 12**  
 GFA = 428.67 M<sup>2</sup>  
 MIN. FRONT YARD = 6.05 M  
 LOT FRONTAGE = 32.31 M  
 LOT DEPTH = 22.86 M  
 MIN. FRONT YARD = 6.05 M  
 MIN. REAR YARD = 7.24 M  
 MIN. INTERIOR SIDE YARD = 15.35 M

**EXISTING 1-UNIT BUILDING # 8**  
 GFA = 77.27 M<sup>2</sup>  
 LOT FRONTAGE = 32.31 M  
 LOT DEPTH = 22.86 M  
 MIN. FRONT YARD = 6.05 M  
 MIN. REAR YARD = 4.41 M  
 MIN. INTERIOR SIDE YARD = 2.09 M

LOT COVERAGE = 1538.13 SQ.FT (7946.87 SQ.FT) = 19.35%

LOT COVERAGE = 831.83 SQ.FT (7946.87 SQ.FT) = 10.46%

**PROPOSED 3-UNIT BUILDING # 8**  
 GFA = 312.48 M<sup>2</sup>  
 LOT FRONTAGE = 32.31 M  
 LOT DEPTH = 22.86 M  
 MIN. FRONT YARD = 6.05 M  
 MIN. REAR YARD = 5.00 M  
 MIN. INTERIOR SIDE YARD = 1.80 M

**EXISTING 5-UNIT BUILDING #12 & PROPOSED 3-UNIT BUILDING # 8**  
 LOT FRONTAGE = 32.31 M  
 LOT DEPTH = 22.86 M  
 GFA = 741.15 M<sup>2</sup>  
 LOT COVERAGE = 2659.38 SQ.FT (7946.87 SQ.FT) = 33.45%

**ACCESSORY STRUCTURE**  
**COMMON PORCH:**  
 PORCH AREA = 43.50 SQ.FT (4.04 M<sup>2</sup>)  
 WIDTH = 4' 10" (1.47 M)  
 LENGTH = 9' 0" (2.73 M)  
 HEIGHT = 4' 0" (1.22 M)

**REAR LOWER DECK:**  
 DECK AREA = 25.00 SQ.FT (2.32 M<sup>2</sup>)  
 WIDTH = 5' 0" (1.52 M)  
 LENGTH = 5' 0" (1.52 M)  
 HEIGHT = 4' 6" (1.37 M)

**REAR UPPER DECK:**  
 DECK AREA = 25.00 SQ.FT (2.32 M<sup>2</sup>)  
 WIDTH = 5' 0" (1.52 M)  
 LENGTH = 5' 0" (1.52 M)  
 HEIGHT = 14' 0" (4.27 M)

	REQUIREMENTS	EXISTING	NEW	TOTAL
Lot Frontage (min)	18.000 m	32.309 m	Same	32.309 m
Lot Depth (min)	30.000 m	22.860 m	Same	22.860 m
Parking Req. (min)	1.5 Per Unit	5 Parking Spaces	3 Parking Spaces	8 Parking Spaces
Parking Location	Rear Yard	Front Yard	Front Yard	N.A.
Unit Area	110.0 m <sup>2</sup> / Unit	Unknown	104.16 m <sup>2</sup>	N.A.
Front Yard (min)	6.000 m	6.720 m	7.150 m	N.A.
Rear Yard (min)	7.500 m	7.240 m	5.000 m	N.A.
Side Yard (Interior) (min)	1.2m Up To 2-Storey + 0.6m For Each Full Storey Above The First Storey	Existing 0.17 m / 15.35 m	New 1.8 m / 20.59 m	N.A.
Side Yard (Corner) (min)	4.500 m	N.A.	N.A.	N.A.
Lot Coverage (max)	50 %	19.35 %	14.10 %	33.45 %
Landscape - Open Space (min)	30 %	3771.87 SF	3374.08SF	3374.08SF
Building Height (max)	19.000 m (5-Storey)	Unknown	10.000 m	N.A.
Lot Area	N.A.	738.58 m <sup>2</sup>	Same	738.58

DRAWINGS MUST NOT BE SCALED  
 DRAWINGS TO BE READ IN CONJUNCTION WITH GENERAL NOTES AND D.B.C.  
 All drawings and information shown on these drawings must be checked and verified on site prior to construction and installation of its components. Should existing conditions or services be found to vary from that indicated on the architectural drawings, the designer must be notified immediately. Unless specifically noted otherwise on the drawings no provision has been made in the design for condition occurring during construction. It shall be the responsibility of the contractor to provide all necessary bracing, shoring, sheet piling or other temporary supports, to safeguard all existing or adjacent structures affected by the work.

all dimensions are given in Imperial units unless otherwise indicated.

Note:

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NO. Description: WWW.MMLD.COM By: REVISIONS:

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND EXPERIENCE TO DESIGN AND TO SUPERVISE THE CONSTRUCTION OF THE PROJECT. QUALIFICATION INFORMATION:

JOHN RAMIREZ 32125  
 REG.# 10000 REG.# 10000  
 REGISTRATION INFORMATION 110313  
 J-R HOME DESIGNER INC. 110313  
 REG.# 10000 REG.# 10000

**JR**  
 J-R Home Designer Inc.  
 OFFICE 4528-285 TAUNTON ROAD, EAST OSHTAWA, ON L1C0V2  
 TEL: (905) 881-1111 WWW.JRHOMEDESIGNER.COM  
 ADDRESS: 8 HARRY CRESCENT, SUDBURY, ONTARIO

PROJECT TITLE: **NEW CONSTRUCTION**

DRAWING TITLE: **SITE PLAN**

Scale: **AS NOTED**  
 Drawn By: RUBEN MONTERO SABINA  
 Checked By: JOHN RAMIREZ



PL-MV-2025-00131  
 Sketch 2

1 SITE PLAN  
 SCALE 1/8" = 1'-0"

All drawings, specifications, related documents and design are the copyright property of J-R HOME DESIGNER INC. Reproduction of this property in whole or in part is strictly prohibited without J-R HOME DESIGNER INC. written permission. (J-R HOME DESIGNER INC. assumes no responsibility or liability for this property unless it bears the appropriate BCN number and original signature.)

Box 5000, Station A  
200 Brady Street  
Sudbury, Ontario P3A 5P3  
(705) 671-2489 ext 4376 or 4346  
(705) 673-2200 FAX

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

**ERIC MARCEL TASSE AND JOSEE DANIELLE MARIE GERVAIS**

**The Owner(s) of:** PIN(s) 735011870, Lot 15, Plan 53M-1333, Part Lot 8, Concession 6, Township of Blezard, 2024 Stephanie Street, Val Caron, Ontario P3N 1S3

**For the following reason(s):** Approval to permit an existing shed on the subject property providing setbacks and eaves encroachment 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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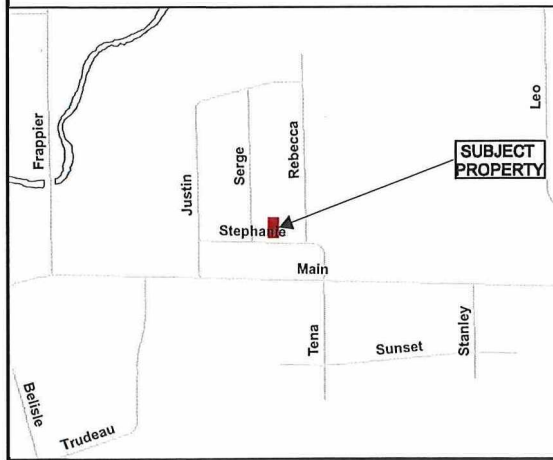
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R1-5



**Application for Minor Variance or Permission**



Subject Property being PIN 73501-1870,  
 Lot 15, Plan 53M-1333,  
 Part Lot 8, Concession 6,  
 Township of Blezard,  
 2024 Stephanie Street, Val Caron,  
 City of Greater Sudbury

Sketch 1, NTS  
 NDCA

PL-MV-2026-00004  
 Date: 2026 01 28

