

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:

RICHARD RAYMOND DANIELSON

The Owner(s) of: PIN(s) 735940260, Parcel 25958 SEC SES, Lot 16, Plan M-143, Part Lot 5, Concession 1, Township of McKim, 217 Maki Avenue, Sudbury P3E 2P3

For the following reason(s): Approval to permit an addition on the existing single detached dwelling providing a reduced setback, an increase in lot coverage and gross floor and eave 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:

DATE: Wednesday, February 4, 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. Comments received **by 3:00 p.m. on January 30, 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.

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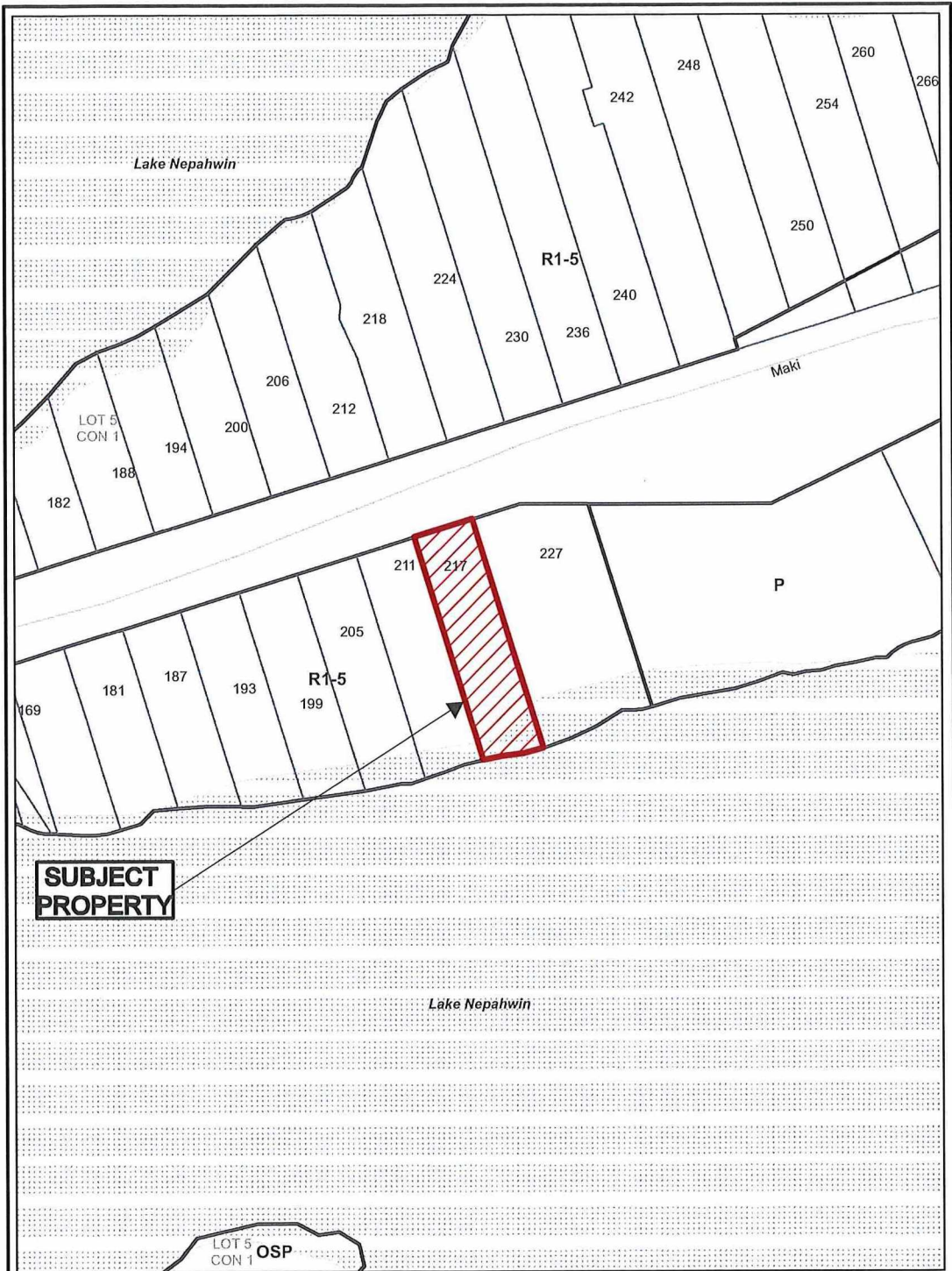
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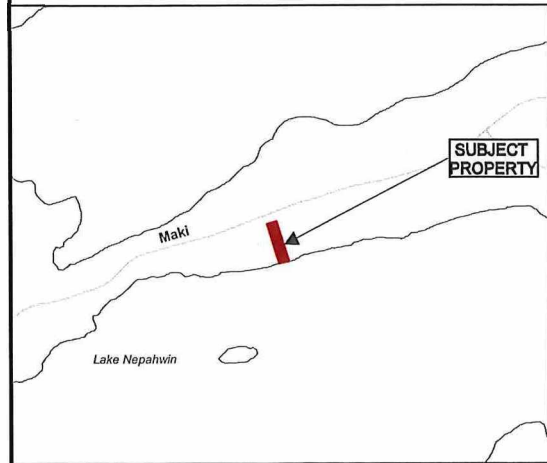
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R1-5



**SUBJECT
PROPERTY**



**Application for Minor
Variance or Permission**



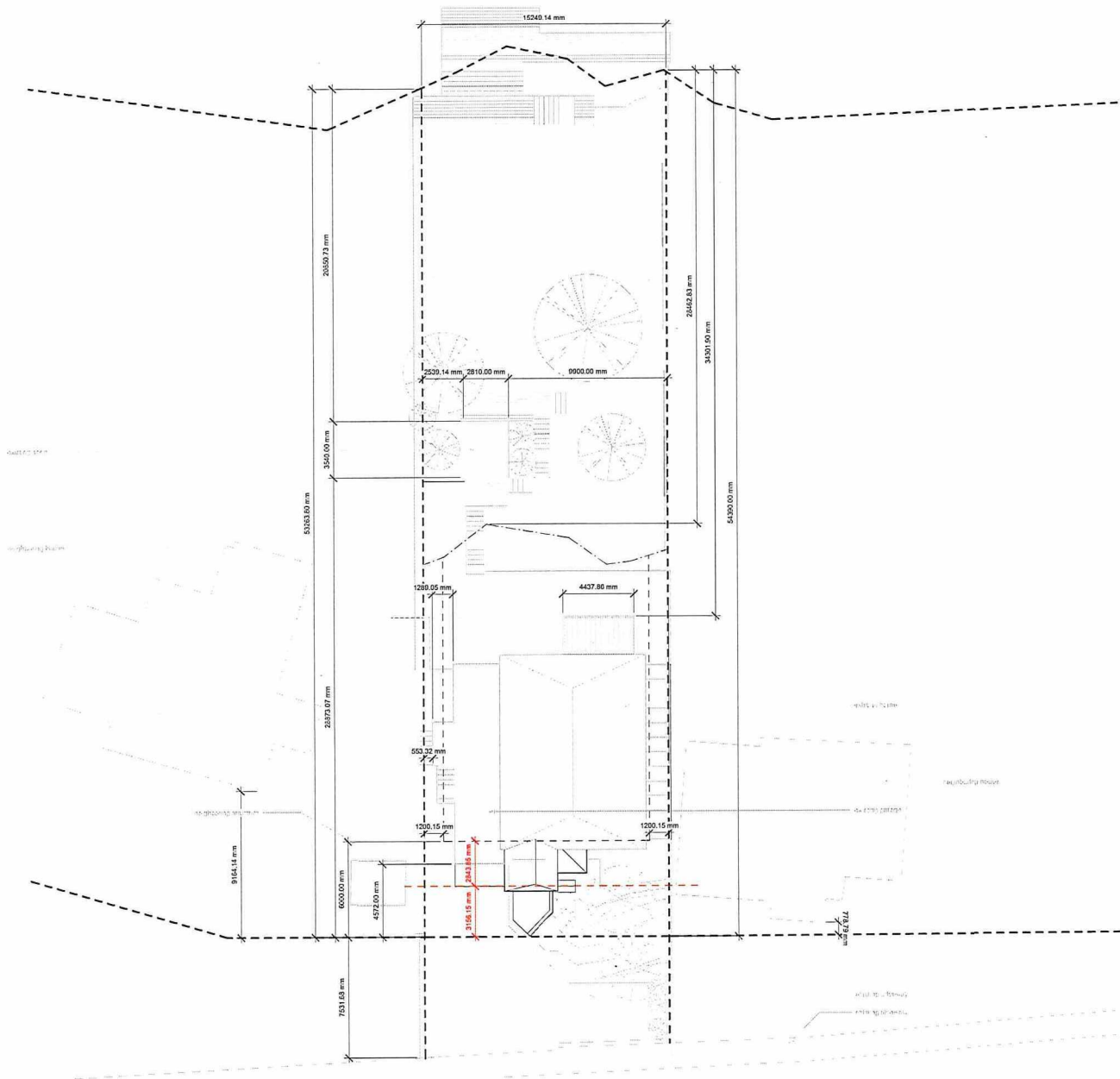
Subject Property being PIN 73594-0260,
Parcel 25958 SEC SES,
Lot 16, Plan M-143,
Part Lot 5, Concession 1,
Township of McKim,
217 Maki Avenue, Sudbury,
City of Greater Sudbury

Sketch 1, NTS

PL-MV-2025-00156

NDCA

Date: 2025 11 10



- GENERAL NOTES
- ① ELEVATOR SHAFT
 - ② NEW WINDOW
 - ③ CLADDING TO BE ATTACHED TO EXISTING WALL
 - ④ OPENING TO BE ADDED IN PLACE OF EXISTING WINDOWS
 - ⑤ NEWLY PAVED AREA
 - ⑥ NEW FOUNDATION WALL
 - ⑦ HEIGHT INCREASE TO EXISTING HOME ENTRY
 - ⑧ RAILING RELOCATION
 - ⑨ BEDROCK
 - ⑩ EXISTING HOME ENTRY
 - ⑪ GLAZED CURTAIN WALL
 - ⑫ EXISTING GREEN SPACE
 - ⑬ NEW STREET LEVEL ENTRY DOOR
- - - Property Lines
 - - - Setback Lines
 - - - Proposed Minor Variance Setback
 - - - Overhead

DISCLAIMER

The Board is an official of the City of Regina, Saskatchewan and is not an architect or engineer. It is not responsible for the design or construction of any building or structure shown on this plan. It is the responsibility of the applicant to ensure that all buildings and structures are constructed in accordance with the applicable laws and regulations of the City of Regina, Saskatchewan.

2	251223	Minor Variance Revision	
1	251212	Minor Variance Application	
FILE	DATE	BY	CHK BY

KEY PLAN

D A O

CONTACT: Danielson Architecture Office Inc. 217 Main Avenue, Saskatoon, Saskatchewan S4N 1A1, Canada PSE 2P3

CLIENT: Nepawhin Residence

PROJECT: Danielson Family, 217 Main Ave.

TITLE: Proposed Site Plan

PROJECT NUMBER: A001	DATE: 06/06/2025	SCALE: 3/32" = 1'-0"	REVISION: 2
DRAWN BY: J.P.	CHECKED BY: P.D.		

① Minor Variance Site Plan
3/32" = 1'-0"

PL-MV-2025-00156
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

Take notice that an application has been made by:

2269139 ONTARIO INC.

The Owner(s) of: PIN(s) 735851176; 735851175; and Part of 735851085, Firstly: Part Lot 6, Concession 3, Part 1, Plan 53R-20640, Township of McKim; Secondly: Lots 88 and 89, Plan 31-SA, Part 2, Plan 53R-20640, Part Lot 6, Concession 3, Township of McKim; and Thirdly: Alder Street, Plan 31SA, Part of Part 1, Plan 53R-21656, Township of McKim, 185 Lorne Street, Sudbury P3C 4P6

For the following reason(s): Approval to permit a non-residential use on the subject property without satisfying conditions in the H53 Holding Zone, and, providing planting strips, loading spaces, area of commercial space, landscaped area and setbacks at variance to the By-law.

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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.

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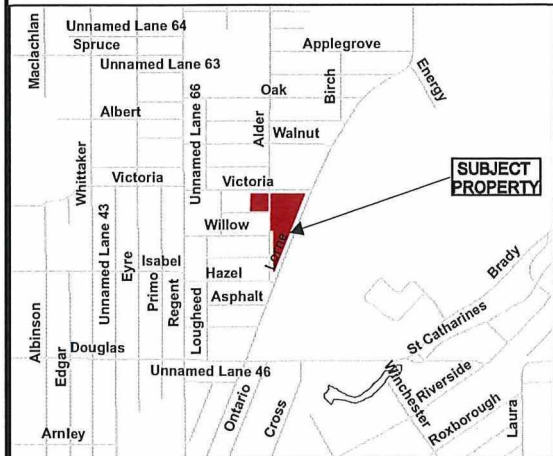
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H53R3-1(33)



Application for Minor Variance or Permission



Subject Property being Firstly: PIN 73585-1176, Part Lot 6, Concession 3, Part 1, Plan 53R-20640, Township of McKim; Secondly: PIN 73585-1175, Lots 88 and 89, Plan 31-SA, Part 2, Plan 53R-20640, Part Lot 6, Concession 3, Township of McKim; and Thirdly: Part of 73585-1085, Alder Street, Plan 31SA, Part 1, Plan 53R-21656, Township of McKim, 185 and 227 Lorne Street, Sudbury, City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2025-00172
Date: 2026 01 20

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:

MELANIE POULIN AND STEPHAN POULIN

The Owner(s) of: PIN(s) 734960180, Parcel 29152 SEC SES SRO, Lot 20, Plan M-324, Part Lot 9, Concession 1, Township of Garson, 114 Robert Street, Garson P3L 1M4

For the following reason(s): Approval to permit a garage addition on the existing single detached dwelling 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:

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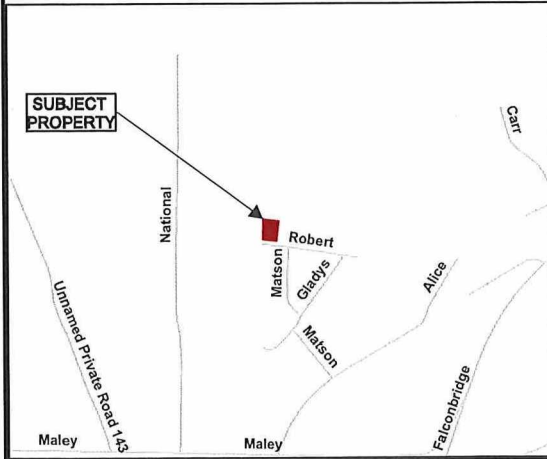
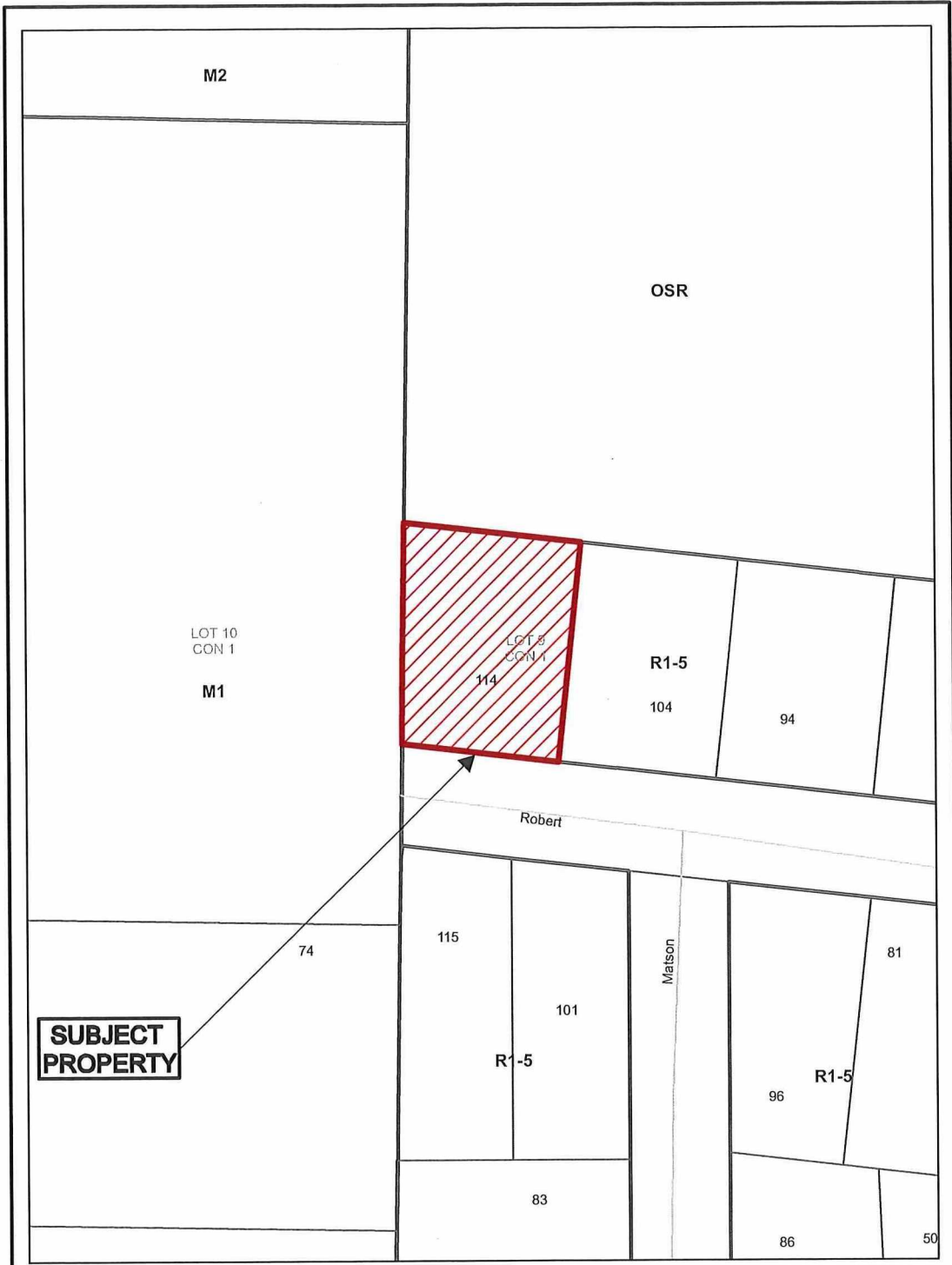
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R1-5



**Application for Minor
Variance or Permission**



Subject Property being PIN 73496-0180,
Parcel 29152 SEC SES SRO,
Lot 20, Plan M-324,
Part Lot 9, Concession 1,
Township of Garson,
114 Robert Street, Garson,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2025-00174
Date: 2026 01 06

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:

LUC LAVERDIERE AND JULIE LAVERDIERE

The Owner(s) of: PIN(s) 733480138, Parcel 18926 SEC SWS SRO, Part Lot 44, Plan M-446, Parts 3-4, Plan 53R-12988, Part Lot 1, Concession 2, Township of Balfour, 521 Monique Street, Chelmsford P0M 1L0

For the following reason(s): Approval to permit an addition on the existing single detached dwelling providing setbacks and encroachments at variance to the By-law.

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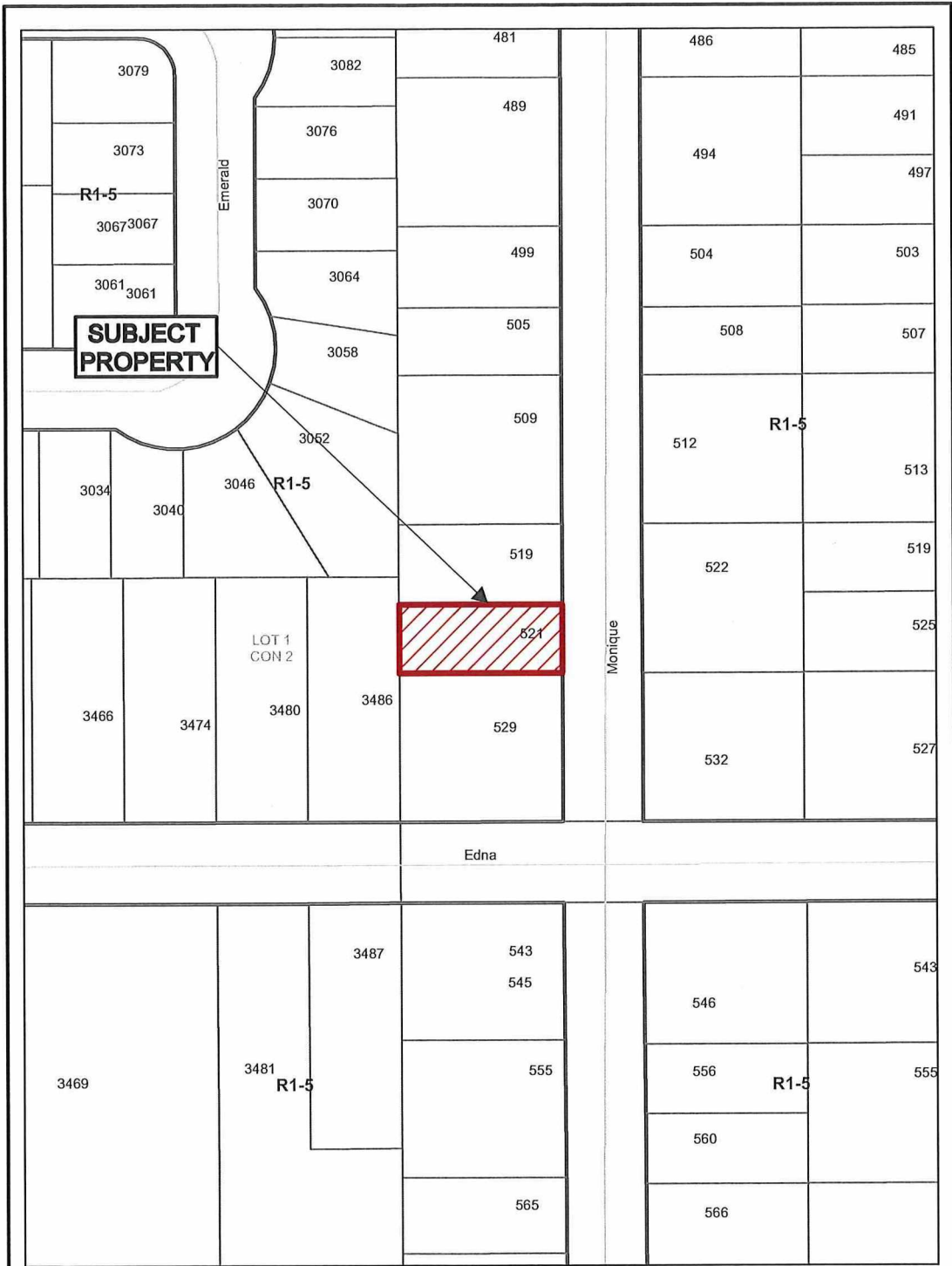
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R1-5



Application for Minor Variance or Permission

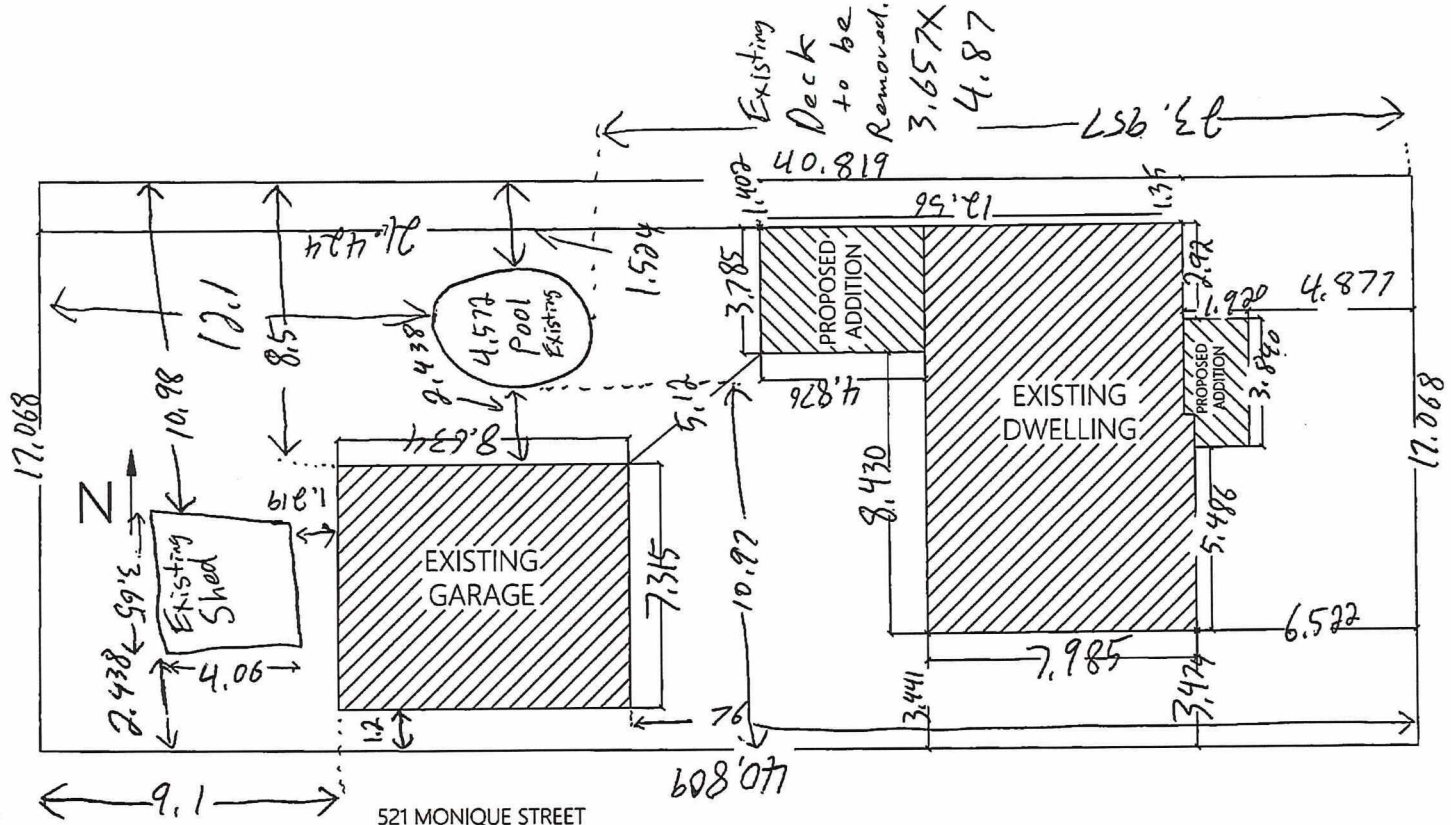


Subject Property being PIN 73348-0138, Parcel 18926 SEC SWS SRO, Part Lot 44, Plan M-446, Parts 3-4, Plan 53R-12988, Part Lot 1, Concession 2, Township of Balfour, 521 Monique Street, Chelmsford, City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00001
Date: 2026 01 12

NEAL PHILIPPOW INC. 124 SUNSET COVE LANE, WAHNAPIATAE, ON, P0M 3C0



521 MONIQUE STREET
 LOT 1, CON 2, PCL 18926
 PLAN 53R12988 PT. 3 & 4
 MUNICIPALITY OF RAYSIDE-BALFOUR
 GREATER SUDBURY

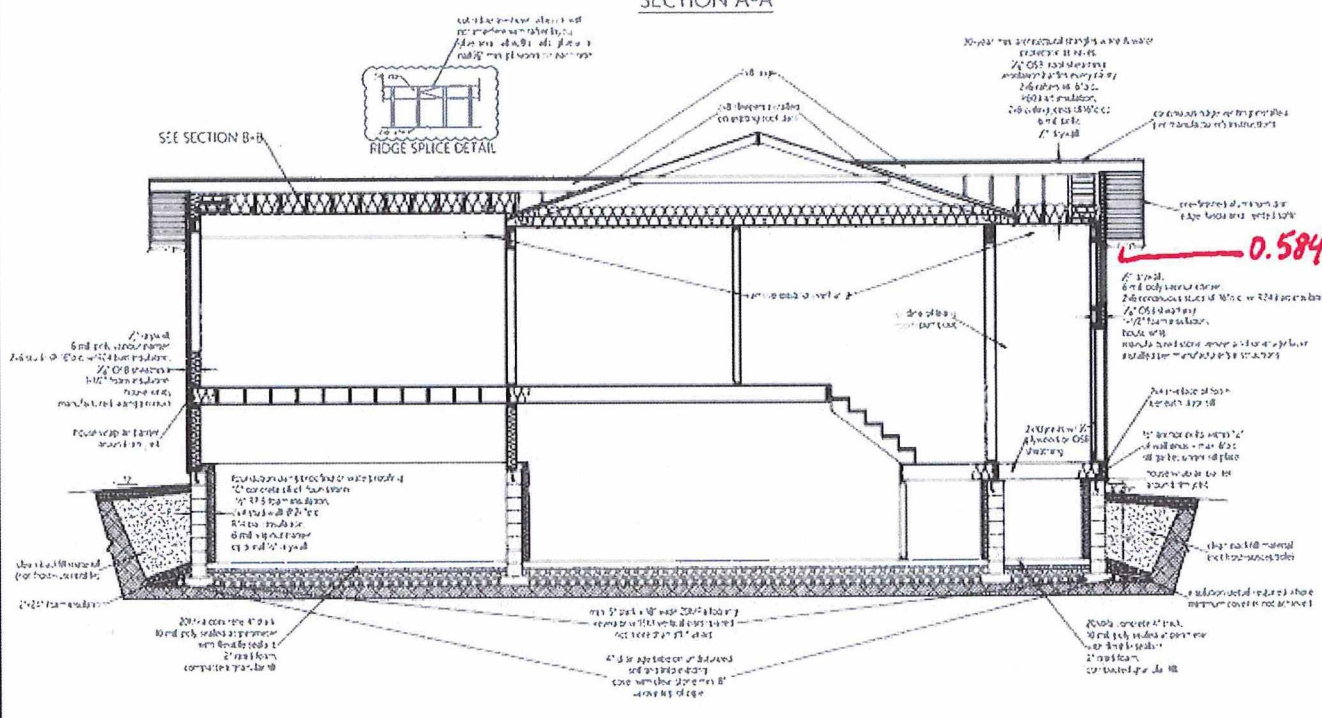
MONIQUE STREET

PL-MV-2026-00001
 sketch 2

<p>NPI NEAL PHILIPPOW INC.</p>	<p>12/29/2025</p>	
	<p>25-073</p>	<p>REV 0</p>
<p>PLOT PLAN</p>		
<p>PAGE 1 OF 8</p>		
<p>THIS DRAWING WAS PREPARED SPECIFICALLY FOR USE BY THE CLIENT SO NAMED. THE DESIGN IS THE PROPERTY OF NEAL PHILIPPOW INC. AND THEREFORE ANY UNAUTHORIZED USE IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT IS PROHIBITED. THE USE OF THIS DRAWING BY ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF NEAL PHILIPPOW INC. TAKES NO RESPONSIBILITY OR LIABILITY FOR DAMAGES RESULTING FROM DEVIATING FROM THE DESIGN AND/OR PLAN WITHOUT CONSULTATION WITH THE DESIGNER.</p>		
<p><i>NPI</i></p>	<p>CLIENT: JULIE AND LUC LAVERDIÈRE 25-073 - 521 MONIQUE ADDITIONS</p>	
<p>PLOT PLAN</p>		
<p>12/29/2025</p>		<p>SCALE: 3/32"=1'</p>
<p>REV 0</p>		<p>REV 0</p>

NEAL PHILIPPOW INC. 122 SUNSET COVE LANE, WAHAPITAE, ON, P0M 3C0

SECTION A-A



CLIENT: JULIE AND LUC LAVERDIÈRE		12/29/2025		SCALE:	
25-073 - 521 MONIQUE ADDITIONS		12/29/2025		REV 0	
SECTION A-A		12/29/2025		REV 0	
NEAL PHILIPPOW INC.		12/29/2025		REV 0	
NPI		12/29/2025		REV 0	
NEAL PHILIPPOW INC.		12/29/2025		REV 0	
SECTION A-A		12/29/2025		REV 0	
PAGE 6 OF 8		12/29/2025		REV 0	

PL-MV-2026-00001
Sketch 3

NOTICE OF PUBLIC HEARING

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Take notice that an application has been made by:

DANIEL PLANTE AND DENISE PLANTE

The Owner(s) of: PIN(s) 735670335, Parcel 33376 SEC SES SRO, Part Lot 12, Concession 6, Part Lot 14, Plan M-287, Part 1, Plan SR-1862, Township of Neelon, 1282 Paquette Street, Sudbury P3A 3Y2

For the following reason(s): Approval to permit two existing dwelling units within the existing two-unit dwelling for a total of four-dwelling units providing landscaped open space, access driveway and parking area at variance to the By-law.

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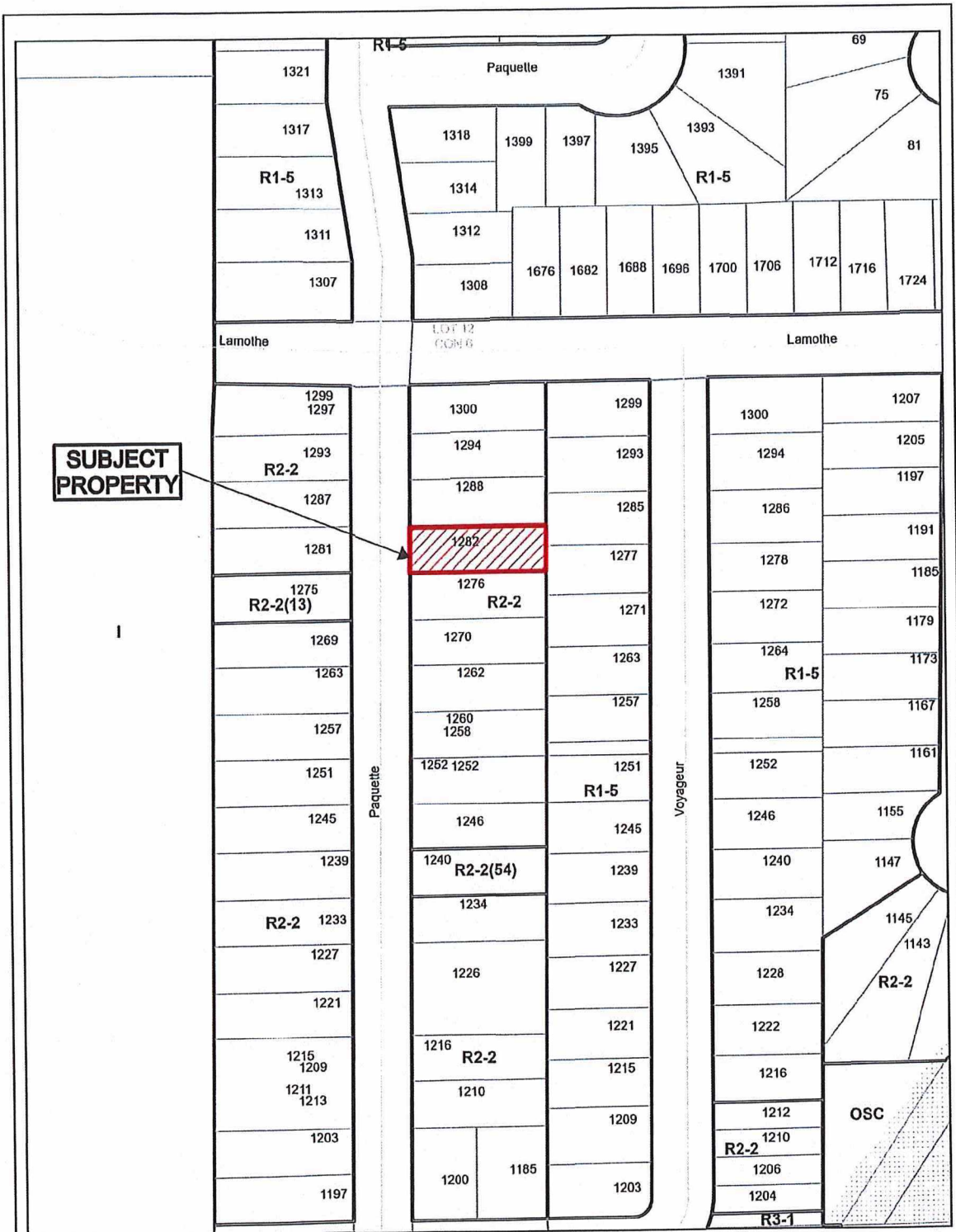
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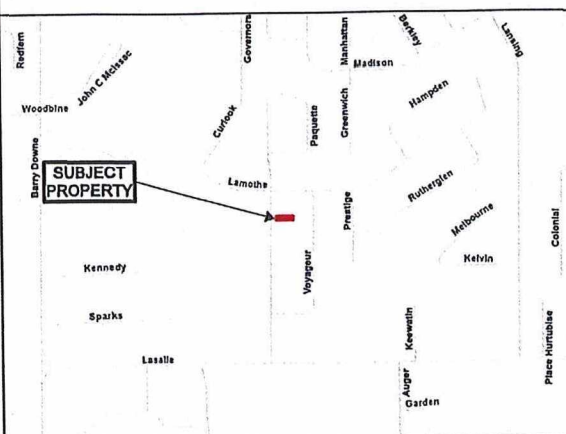
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R2-2



SUBJECT PROPERTY

1



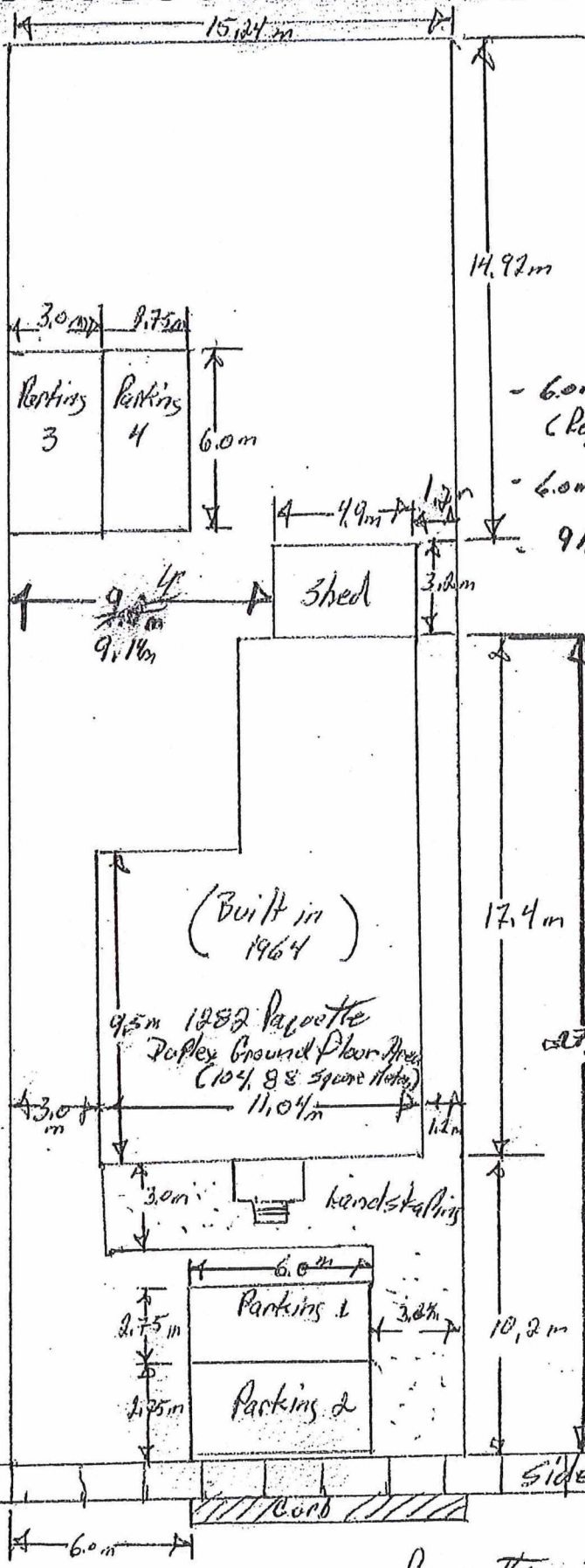
Application for Minor Variance or Permission



Subject Property being PIN 73567-0335,
 Parcel 33376 SEC SES SRO,
 Part Lot 12, Concession 6,
 Part Lot 14, Plan M-287,
 Part 1, Plan SR-1862,
 Township of Neelon,
 1282 Paquette Street, Sudbury,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

PL-MV-2025-00167
 Date: 2025 12 04



1282 Paquette Street
 Sudbury, ON.
 P3A 3J2
 owner: Daniel Plante
 Cell: [REDACTED]
 Email: [REDACTED]
 owner 2: Denise Plante

- 6.0m x 15.24m = 91.44 m²
(Required front yard)
- 6.0m x 12m = 72m² (Parking Driveway)
- 91.44m² - 72m² = 19.44m²
(landscaped)
- * 19.44m² / 91.44m² = 21.26%
(landscaped)

46.72m

14.97m

17.4m

10.2m

Paquette Street

PL-MV-2025-00167

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:

VINCE POLLESEL AND KAREN ANN POLLESEL

The Owner(s) of: PIN(s) 734960453, SRO, Part Lot 9, Concession 1, Part 1, Plan 53R-17575, Township of Garson, 1581 O'Neil Drive, Garson P3L 1L6

For the following reason(s): Approval to permit an accessory building on the subject property providing a height a 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, February 4, 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, February 4, 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 January 30, 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.

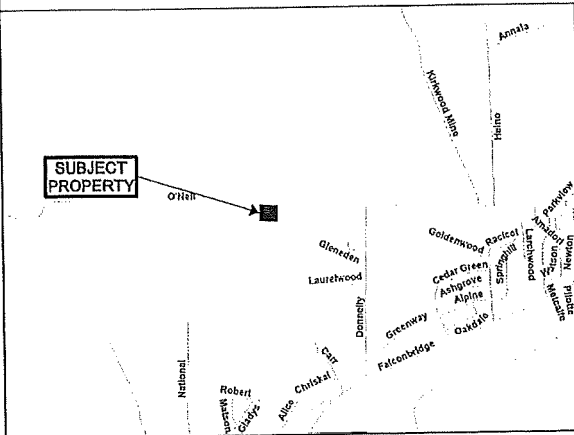
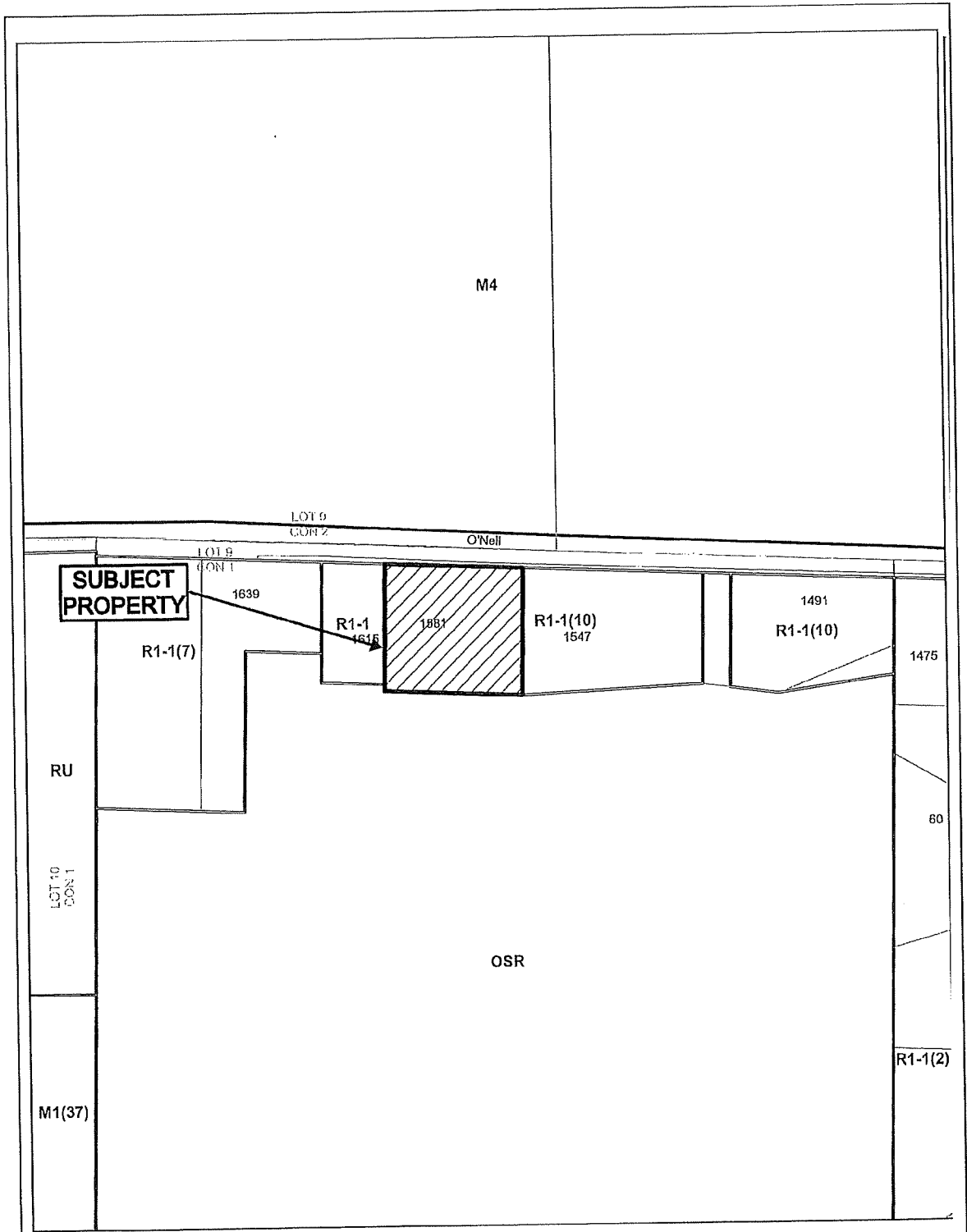
A certified copy of the decision will be sent to each person who files with the Secretary-Treasurer a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.

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.

R1-1(10)



Application for Minor Variance or Permission

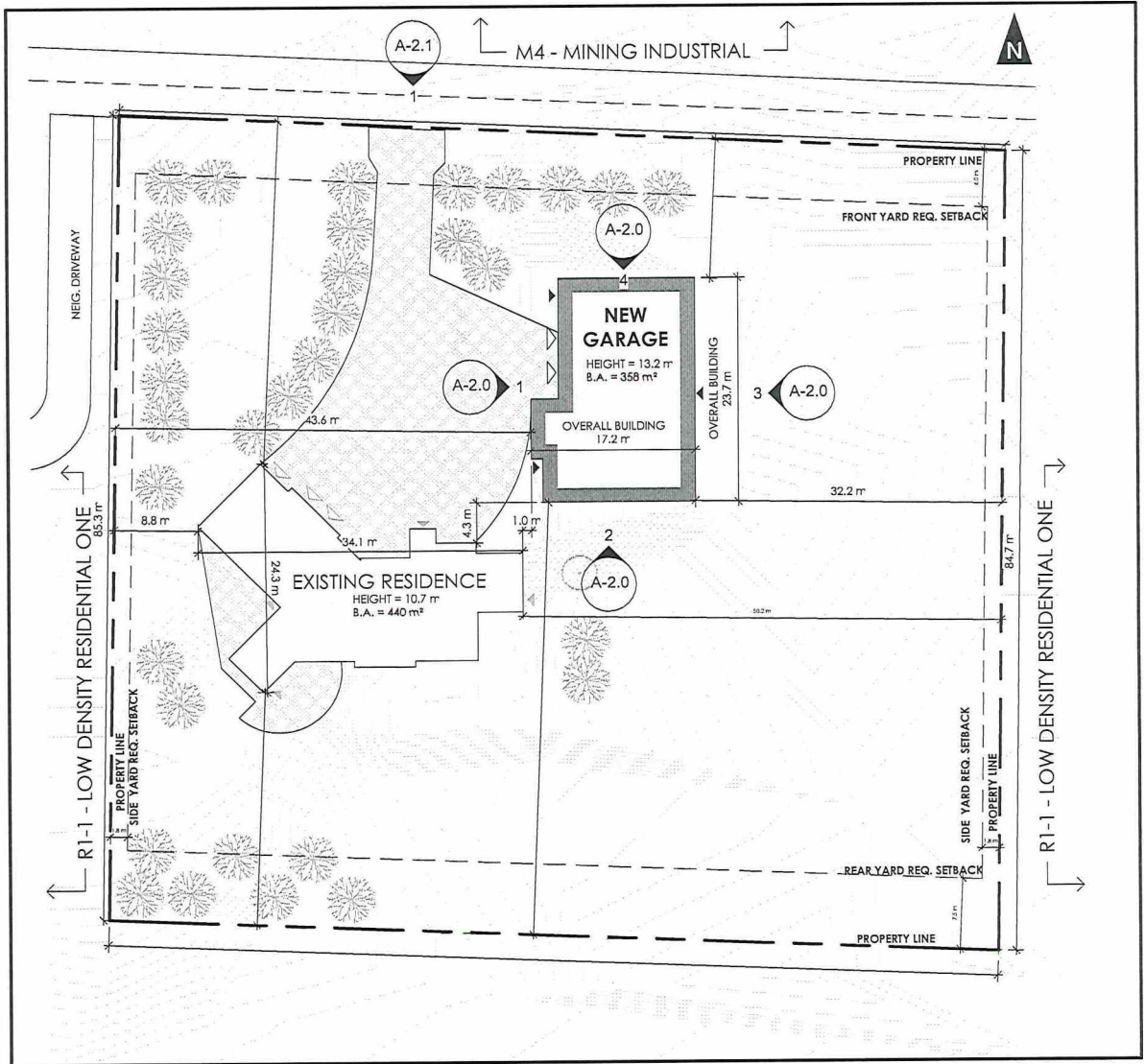


Subject Property being PIN 73496-0453,
SRO, Part Lot 9, Concession 1,
Part 1, Plan 53R-17575,
Township of Garson,
1581 O'Neil Drive, Garson,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2025-00168
Date: 2025 12 08

ANNOTATION LEGEND		SYMBOL LEGEND	
	NEW GARAGE		BUBBLE ELEVATION
	EXISTING HOUSE		NORTH ARROW
	GRASS / UNTOUCHED VEGETATION		METRIC DIMENSION
	LOCK STONE		EXISTING CONIFEROUS TREE
	PROPERTY LINE		EXISTING DECIDUOUS TREE
	REQUIRED SETBACK		DENOTES DOOR
	SITE ELEVATIONS		DENOTES OVERHEAD DOOR
			DENOTES EXISTING DOOR VARIATIONS



1 Site Plan
1" = 40'-0"

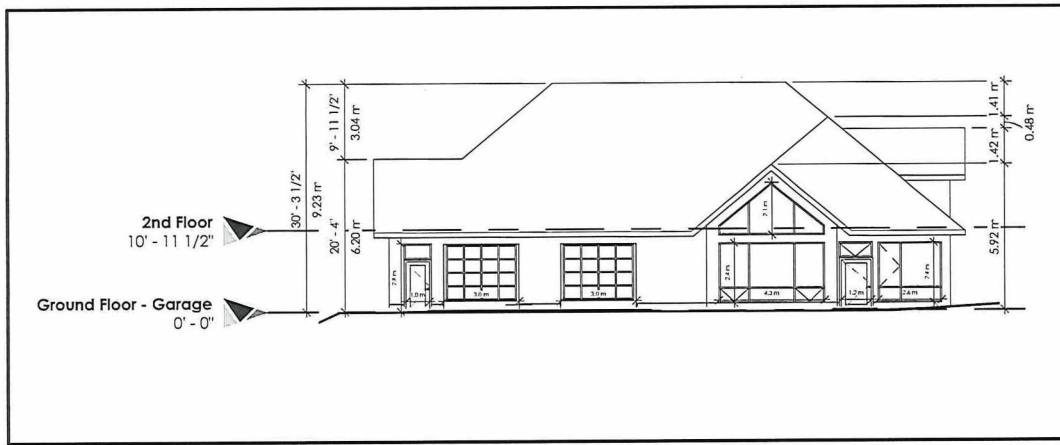


Pollesel Garage
1581 O'Neil Drive West, Sudbury, ON.
Scale: As indicated Date: Dec 5th, 2025

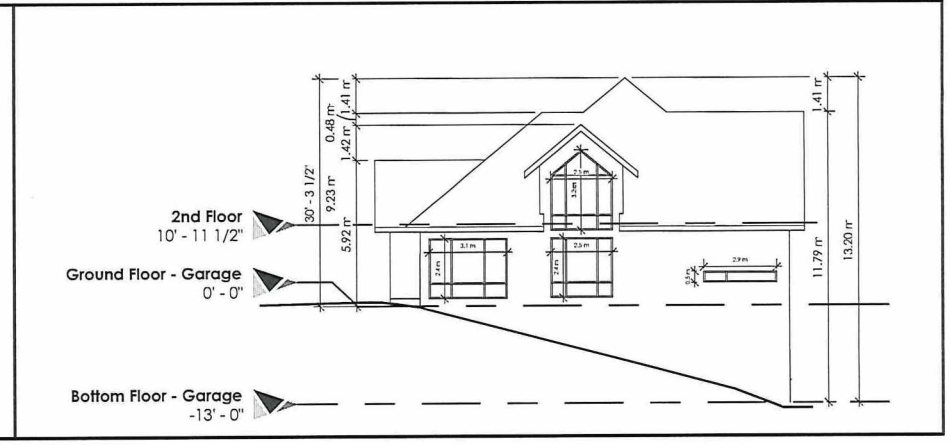
Minor Variance Site Plan

A-1.0

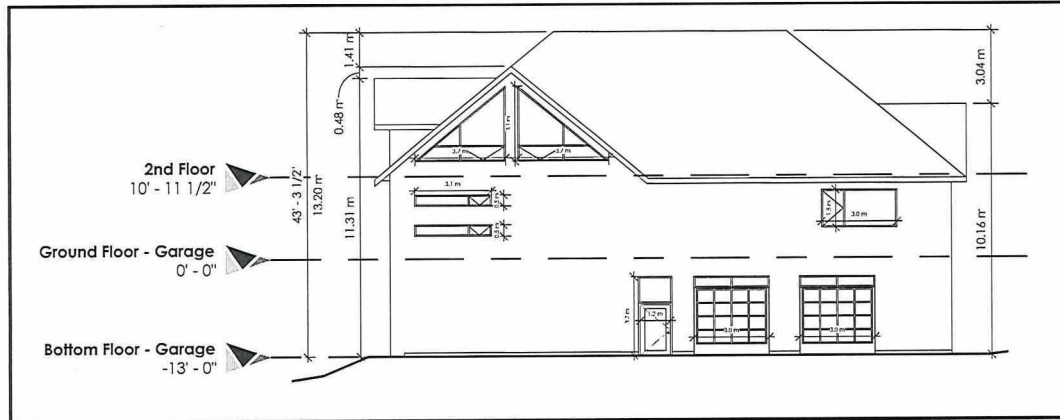
PL-MV-2025-00168
Sketch 2
REVISED



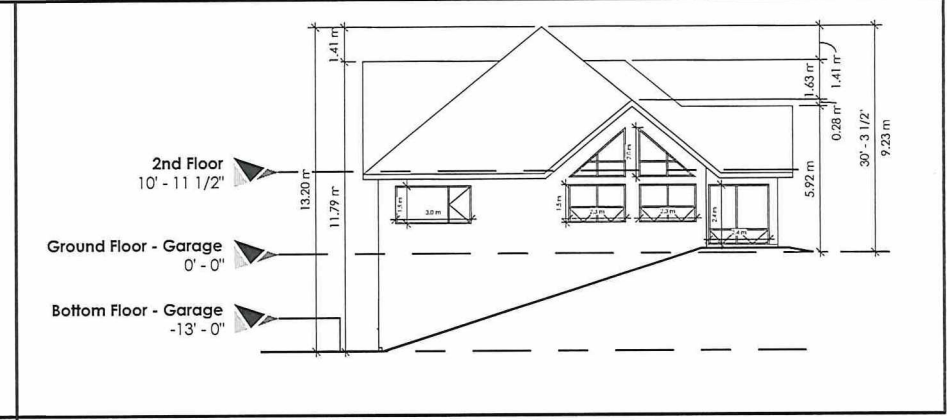
1 West Garage Elevation
1/16" = 1'-0"



2 South Garage Elevation
1/16" = 1'-0"



3 East Garage Elevation
1/16" = 1'-0"



4 North Garage Elevation
1/16" = 1'-0"

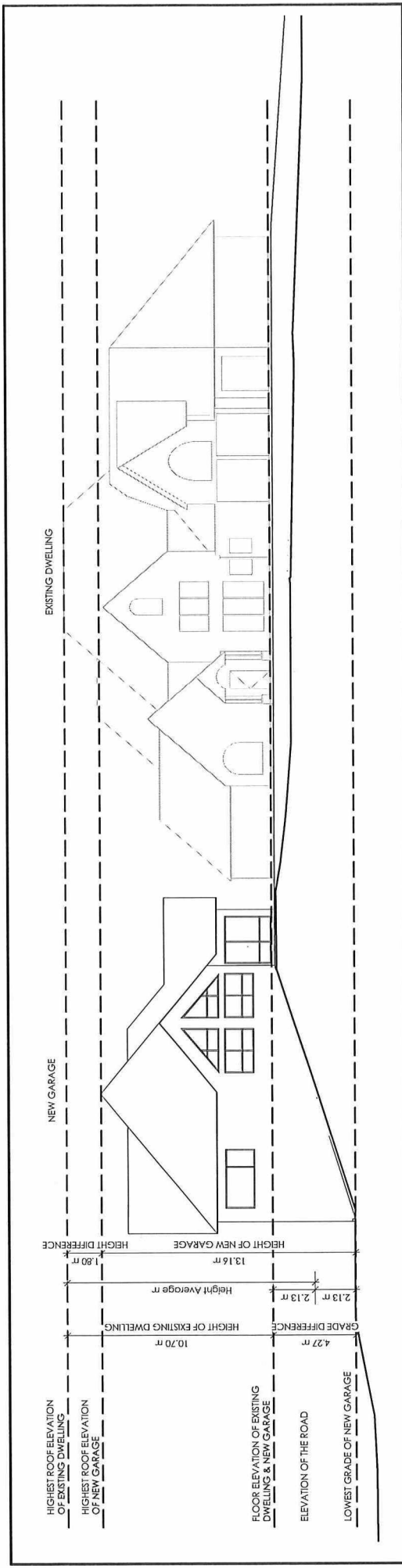
Pollesel Garage
1581 O'Neil Drive West, Sudbury, ON.
Scale: 1/16" = 1'-0" Date: Dec 5th, 2025

YELLOWEGA
architecture inc.

Minor Variance Garage Elevations

A-2.0

PL-MV-2025-00168
Sketch 3
REVISED



Pollesel Garage
 1561 O'Neil Drive West, Sudbury, ON.
 Scale: 1/16" = 1'-0" Date: Jan 9th, 2026



Minor Variance Garage Elevations

A-2.1

PL-NV-2025-00108
 Sketch 4
 REVISED