

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:

DENIS MCKEE

The Owner(s) of: PIN(s) 733460888, Parcel 27167 SEC SWS, Part Lots 40 & 41, Plan M-271, as amended by LT413884, Parts 2 & 4, 53R-8972, and Part 1, Plan 53R-14206, Part Lot 4, Concession 1, Township of Rayside, 0 Albert Street, Azilda

For the following reason(s): Approval to construct a dwelling providing setbacks, encroachments, a high water mark setback and shoreline structure 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, July 22, 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, July 22, 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 July 17, 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.

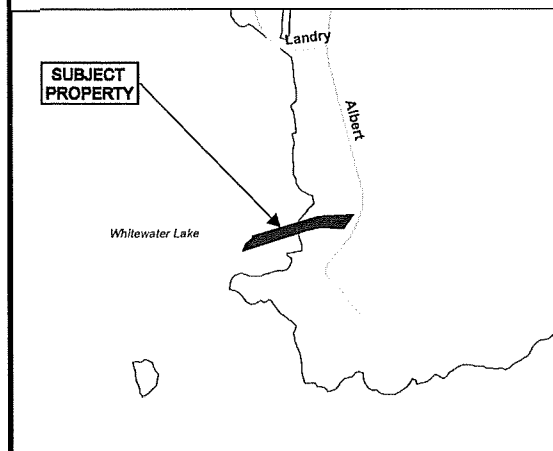
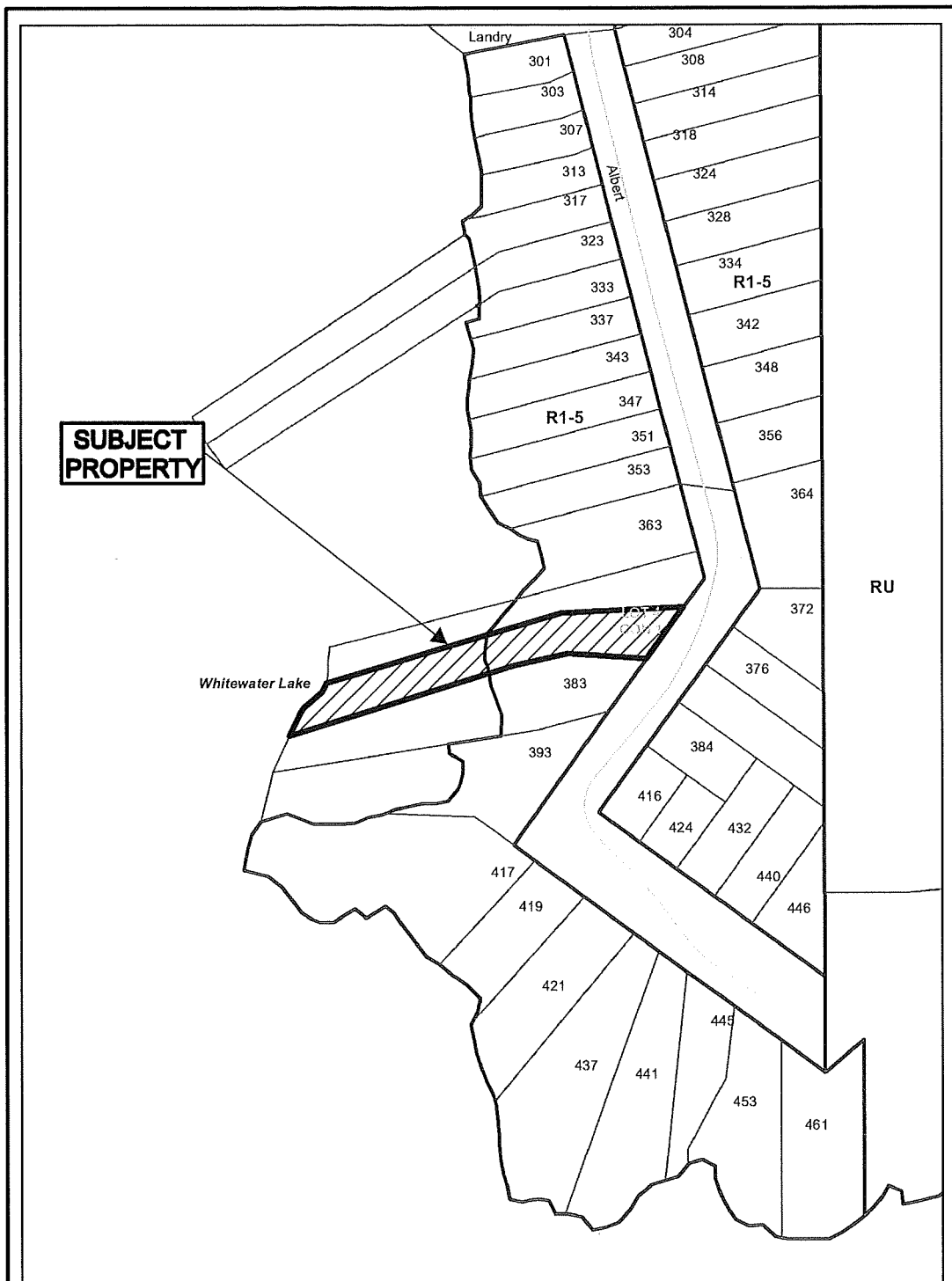
A certified copy of the decision will be sent to each person who files with the Secretary-Treasurer a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.

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 73346-0888, Parcel 27167 SEC SWS, Part Lots 40 & 41, Plan M-271, as amended by LT413884, Parts 2 & 4, 53R-8972, and Part 1, Plan 53R-14206, Part Lot 4, Concession 1, Township of Rayside, 0 Albert Street, Azilda, City of Greater Sudbury		
Sketch 1, NTS NDCA	PL-MV-2026-00079 Date: 2026 06 01	

PLOT PLAN
PART OF LOTS 40 & 41
REGISTERED PLAN M-271

ALBERT STREET
SCALE : 1 : 300 METRIC

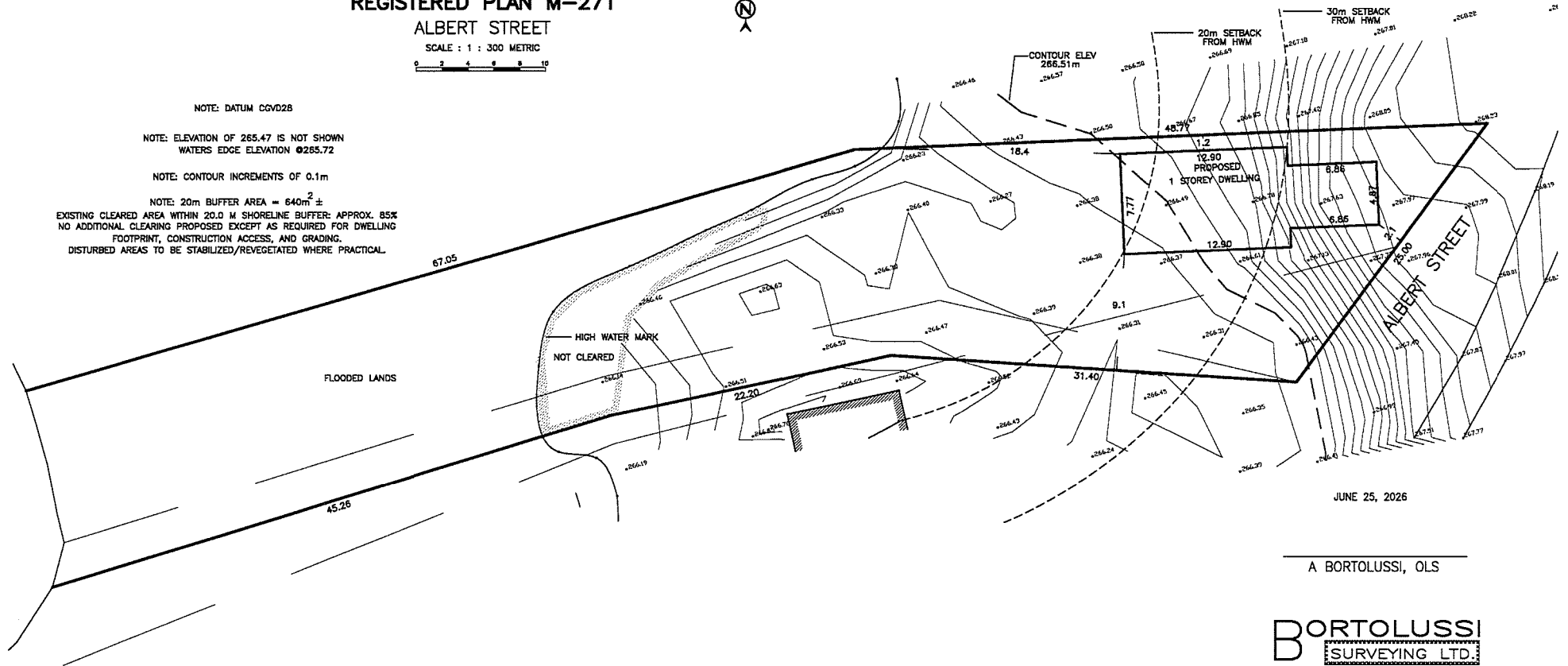


NOTE: DATUM CGVD28

NOTE: ELEVATION OF 265.47 IS NOT SHOWN
WATERS EDGE ELEVATION @265.72

NOTE: CONTOUR INCREMENTS OF 0.1m

NOTE: 20m BUFFER AREA = $640m^2 \pm$
EXISTING CLEARED AREA WITHIN 20.0 M SHORELINE BUFFER: APPROX. 85%
NO ADDITIONAL CLEARING PROPOSED EXCEPT AS REQUIRED FOR DWELLING
FOOTPRINT, CONSTRUCTION ACCESS, AND GRADING.
DISTURBED AREAS TO BE STABILIZED/REVEGETATED WHERE PRACTICAL.



A BORTOLUSSI, OLS

BORTOLUSSI
SURVEYING LTD.

PL-MV-2026-00079

Sketch 2

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Take notice that an application has been made by:

OZARK HOLDINGS LTD

The Owner(s) of: PIN(s) 735810058, Parcel 43179 SEC SES, Part Lot 11, Plan M-14, Parts 4-6, Plan 53R-6835, Part Lot 2, Concession 3, Township of McKim, 568 Lake Point Court, Sudbury P3E 6J3

For the following reason(s): Approval to construct a detached accessory building providing setbacks and encroachments at variance to the By-law.

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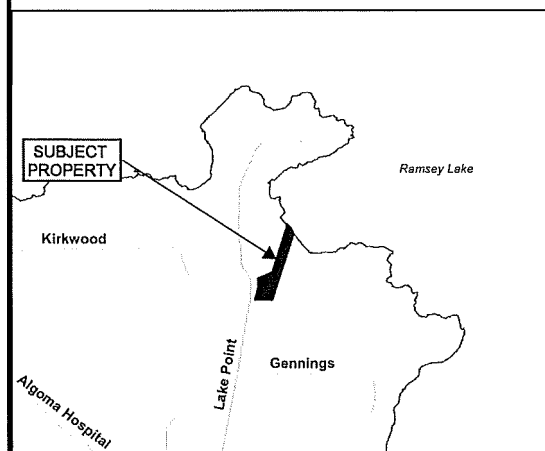
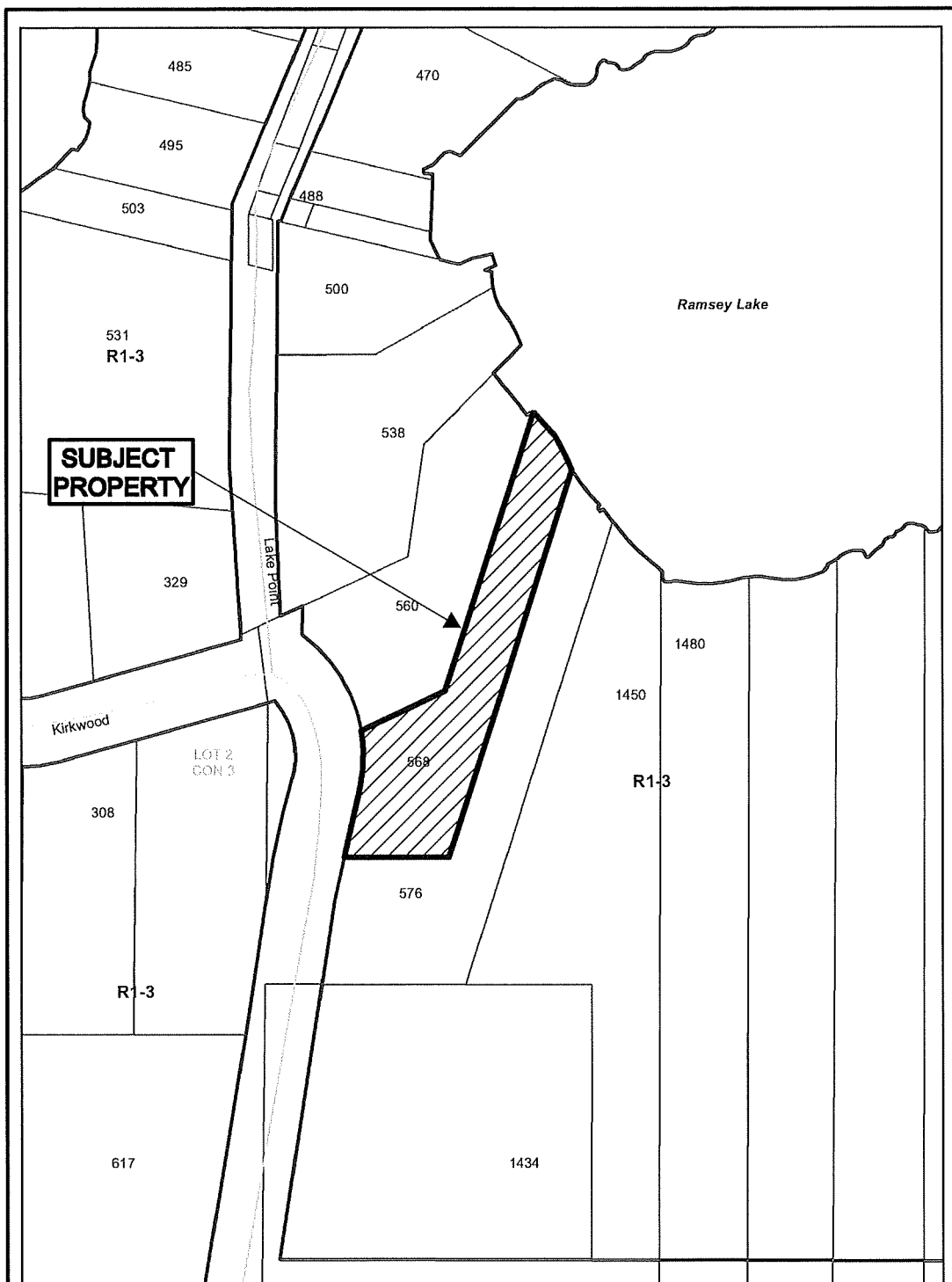
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R1-3



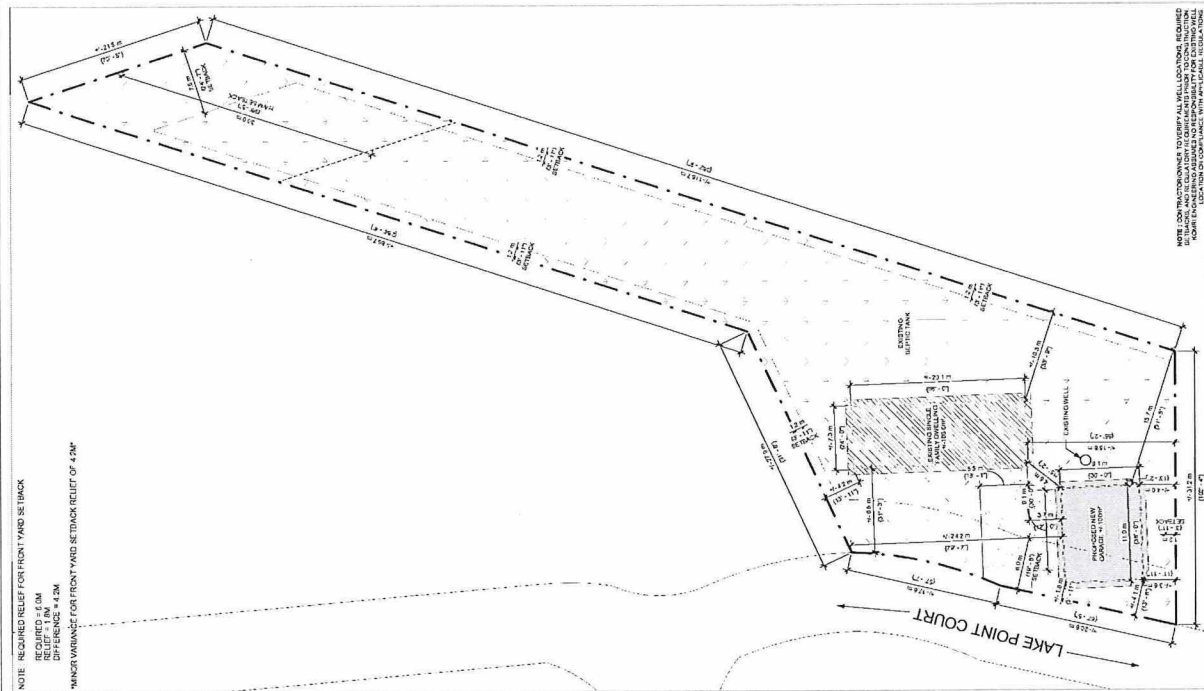
Application for Minor Variance or Permission 	
Subject Property being PIN 73581-0058, Parcel 43179 SEC SES, Part Lot 11, Plan M-14, Parts 4-6, Plan 53R-6835, Part Lot 2, Concession 3, Township of McKim, 568 Lake Point Court, Sudbury, City of Greater Sudbury	
Sketch 1, NTS NDCA	PL-MV-2026-00092 Date: 2026 06 18

SITE PLAN LEGEND

	PROPOSED NEW
	EXISTING EXISTING BUILDINGS
	EXISTING LEASING BUILDING
	DRAWING ORIENTED NORTH
	EXISTING DRIVE
	EXISTING DRIVE
	EXISTING DRIVE

SITE PLAN NOTES:

1. REFER TO SURVEY DRAWING PREPARED BY LICENSED SURVEYOR FOR EXISTING
2. GROUND, PROPERTY LINES, EASEMENTS, AND BENCH-MARK INFORMATION.
3. CONTRACTOR TO LOCATE AND CONFIRM ALL EXISTING UNDERGROUND AND
4. OVERHEAD UTILITIES PRIOR TO EXCAVATION OR SITE WORK. FINISHED GRADING
5. PROVIDE POSITIVE DRAINAGE AWAY FROM EXISTING AND PROPOSED FOUNDATION
6. AND EXTERIOR WALLS. EXCAVATION SHALL BE MINIMUM OF 2 FEET DEEP.
7. FINISHED GRADING TO MATCH EXISTING GRADIENT AT PROPERTY LINE, WITHOUT
8. CAUSING NEGATIVE DRAINAGE OR ENCROACHMENT ONTO ADJACENT PROPERTIES.



NOTE: CONTRACTOR/OWNER TO VERIFY ALL WELL LOCATIONS, REQUIRED SURVEY, TRACKS, AND REGULATORY REQUIREMENTS PRIOR TO CONSTRUCTION. KOURI ENGINEERING ASSUMES NO RESPONSIBILITY FOR EXISTING WELL LOCATION OR COMPLIANCE WITH APPLICABLE REGULATIONS.

SITE PLAN
3/8" = 1'-0"

A03

ISSUED FOR COORDINATION - JUNE 25, 2026

DL-MV-2026-00092
Sketch 2