

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:**

**ANTHONY FARRUGIA AND SOPHIE HARDCASTLE**

**The Owner(s) of:** PIN(s) 735840704, Part Lot 86, Plan 4-SB, Part Lot 5, Concession 3, Township of McKim, 255 Edmund Street, Sudbury P3E 1M3

**For the following reason(s):** Approval to reconstruct an uncovered deck, fence, and existing accessory structures on the subject property 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:**

**DATE:** Wednesday, July 23, 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 July 18, 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

to the date of the hearing.

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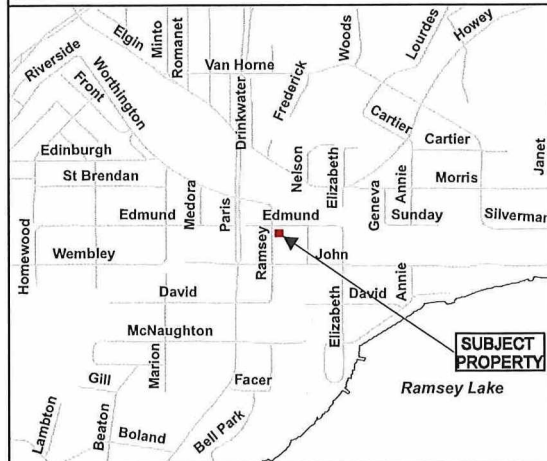
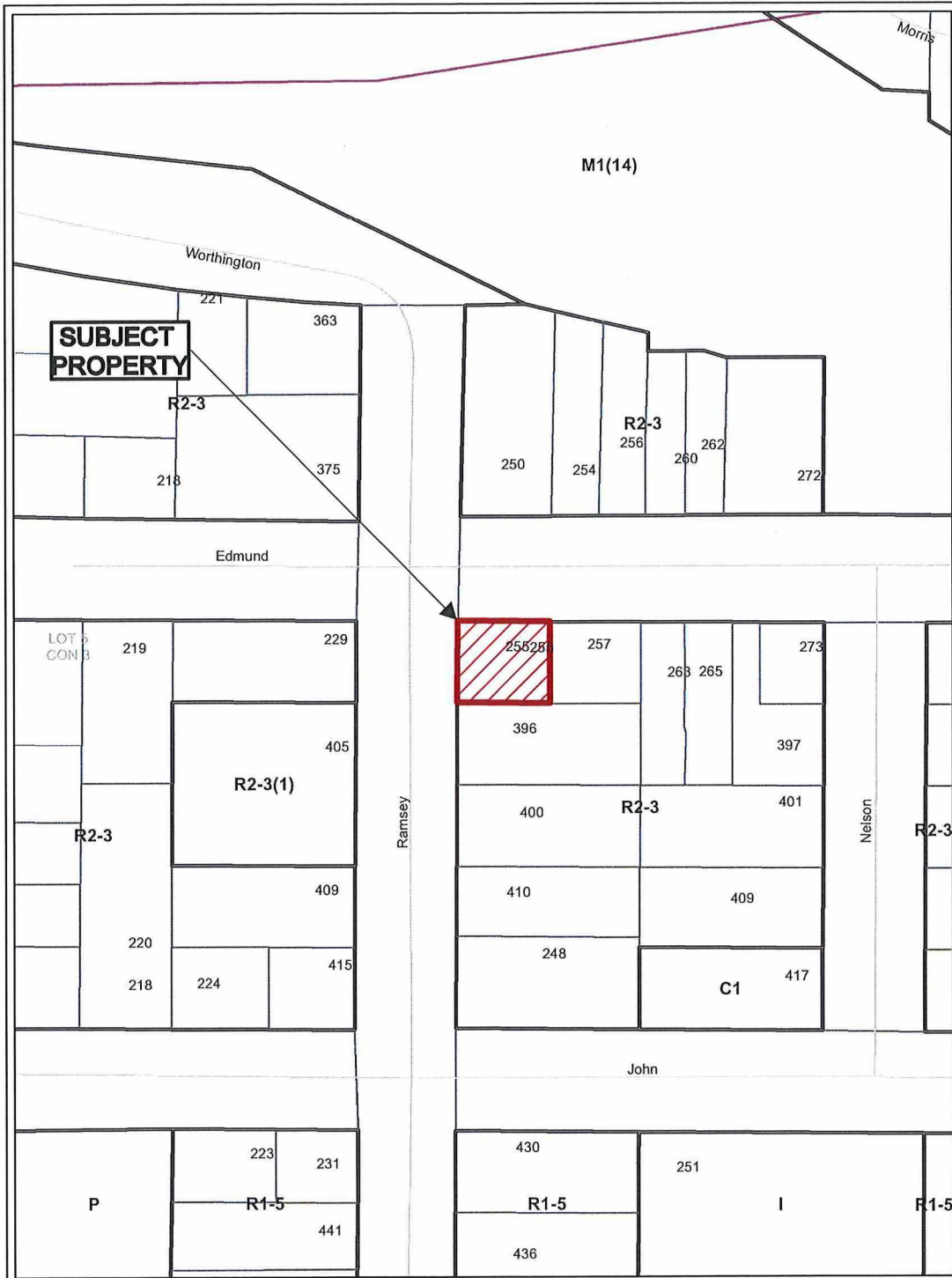
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R2-3



Application for Minor  
Variance or Permission

Subject Property being PIN 73584-0704,  
Part Lot 86, Plan 4-SB,  
Part Lot 5, Concession 3,  
Township of McKim,  
255 Edmund Street, Sudbury,  
City of Greater Sudbury

Sketch 1, NTS PL-MV-2025-00084  
NDCA Date: 2025 06 18



## 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:**

**MATT MARSH AND MEGAN WALTON**

**The Owner(s) of:** PIN(s) 735770025, Parcel 47862 SEC SES, Lot 91, Plan M-1055, Part Lot 11, Concession 3, Township of Neelon, 130 Cherrywood Crescent, Sudbury P3B 3Z8

**For the following reason(s):** Approval to construct a detached accessory building providing a rear yard setback at variance to the By-law.

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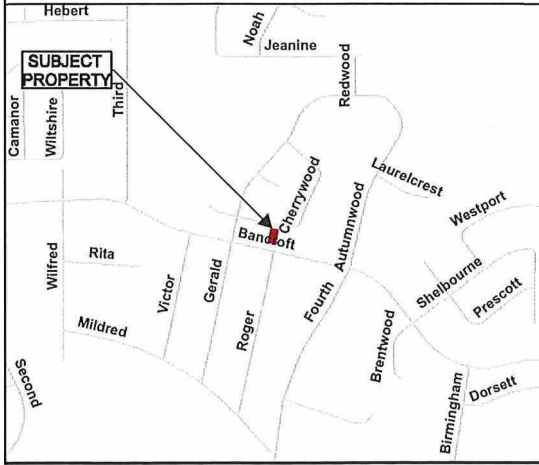
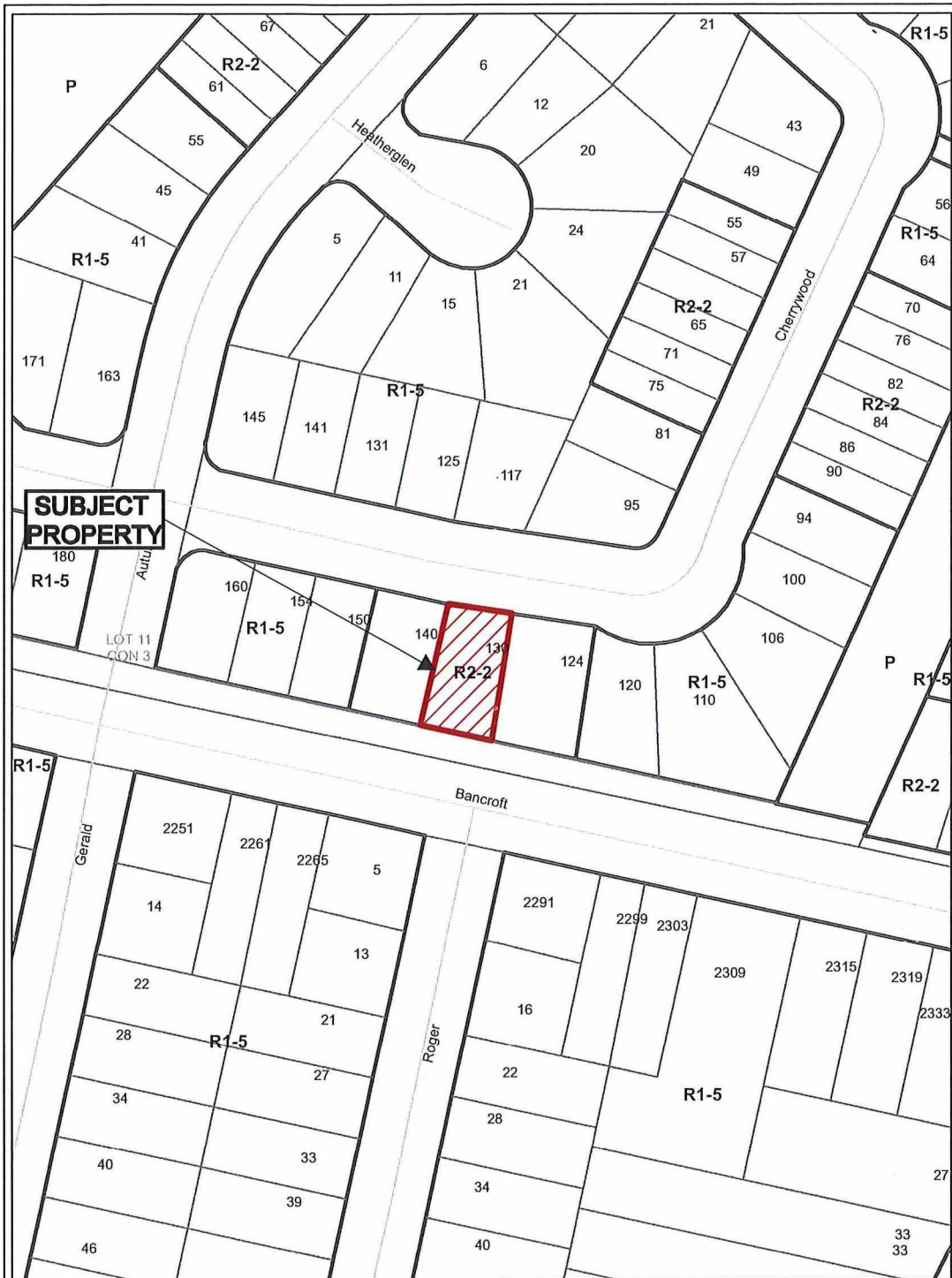
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R2-2



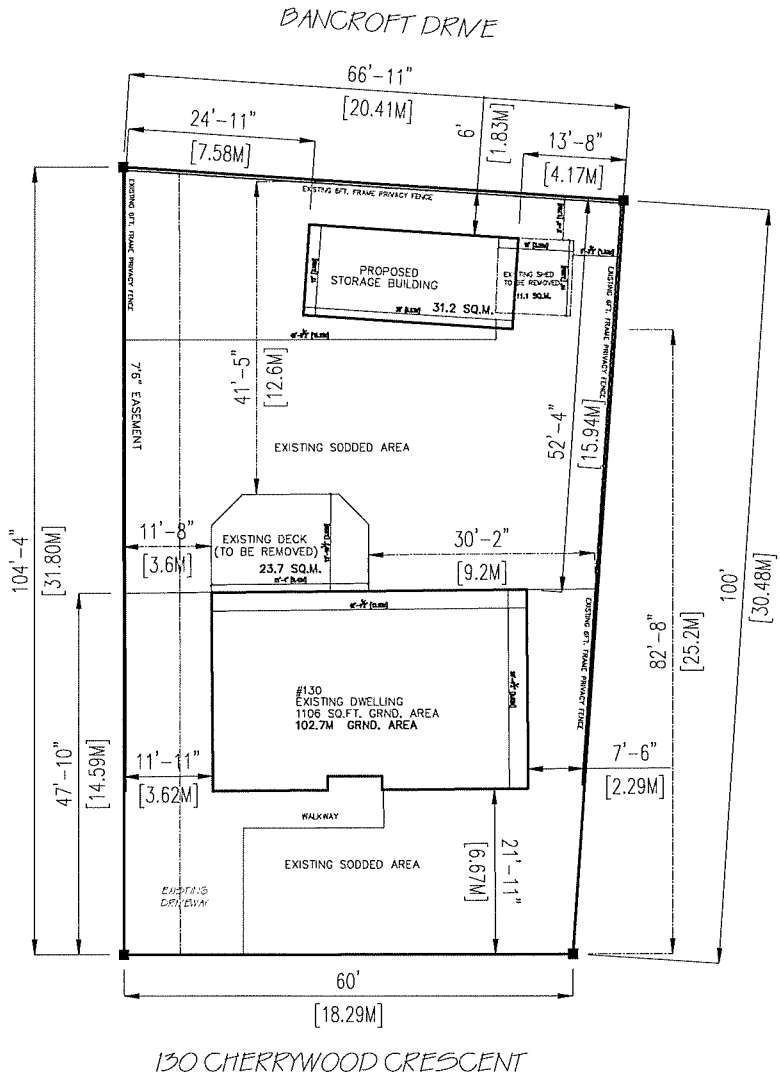
### Application for Minor Variance or Permission



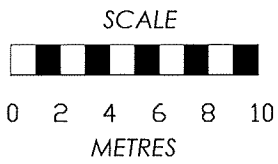
Subject Property being PIN 73577-0025,  
 Parcel 47862 SEC SES,  
 Lot 91, Plan M-1055,  
 Part Lot 11, Concession 3,  
 Township of Neelon,  
 130 Cherrywood Crescent, Sudbury,  
 City of Greater Sudbury

Sketch 1, NTS  
 NDCA

PL-MV-2025-00087  
 Date: 2025 06 26



SITE STATISTICS	
ZONING	R2-2
LOT AREA	6477 SQ. FT (601.7 M2)
REQUIRED REAR YARD SETBACK (ACCESSORY BUILDING)	4.5 METRES (TABLE 4.1)
PROPOSED REAR YARD SETBACK	1.83 METRES
DIFFERENCE OF PROPOSED REAR YARD SETBACK TO REQUIRED SETBACK	2.67 METRES



**CR Design**

PROJECT	STORAGE BUILDING	DATE	
CLIENT	130 Cherrywood Crescent, Sudbury	DATE	2023.06.18
PROJECT NO.	SP1	SCALE	1/8" = 1'-0"

PL-MV-2025-00087  
Sketch 2

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

**2810373 ONTARIO INC.**

**The Owner(s) of:** PIN(s) 735860343, Lots 7-10 and Part Lane, Plan 8-SA, as in S42573, except S42572; Part Lots 17-18, Plan 8-SA, being Parts 6-8, Plan SR-3338, Part Lot 7, Concession 3, Township of McKim, 40 Eyre Street, Sudbury P3C 4A5

**For the following reason(s):** Approval to permit the location of an accessory refuse storage area at variance to the By-law.

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C2(125)



**SUBJECT PROPERTY**

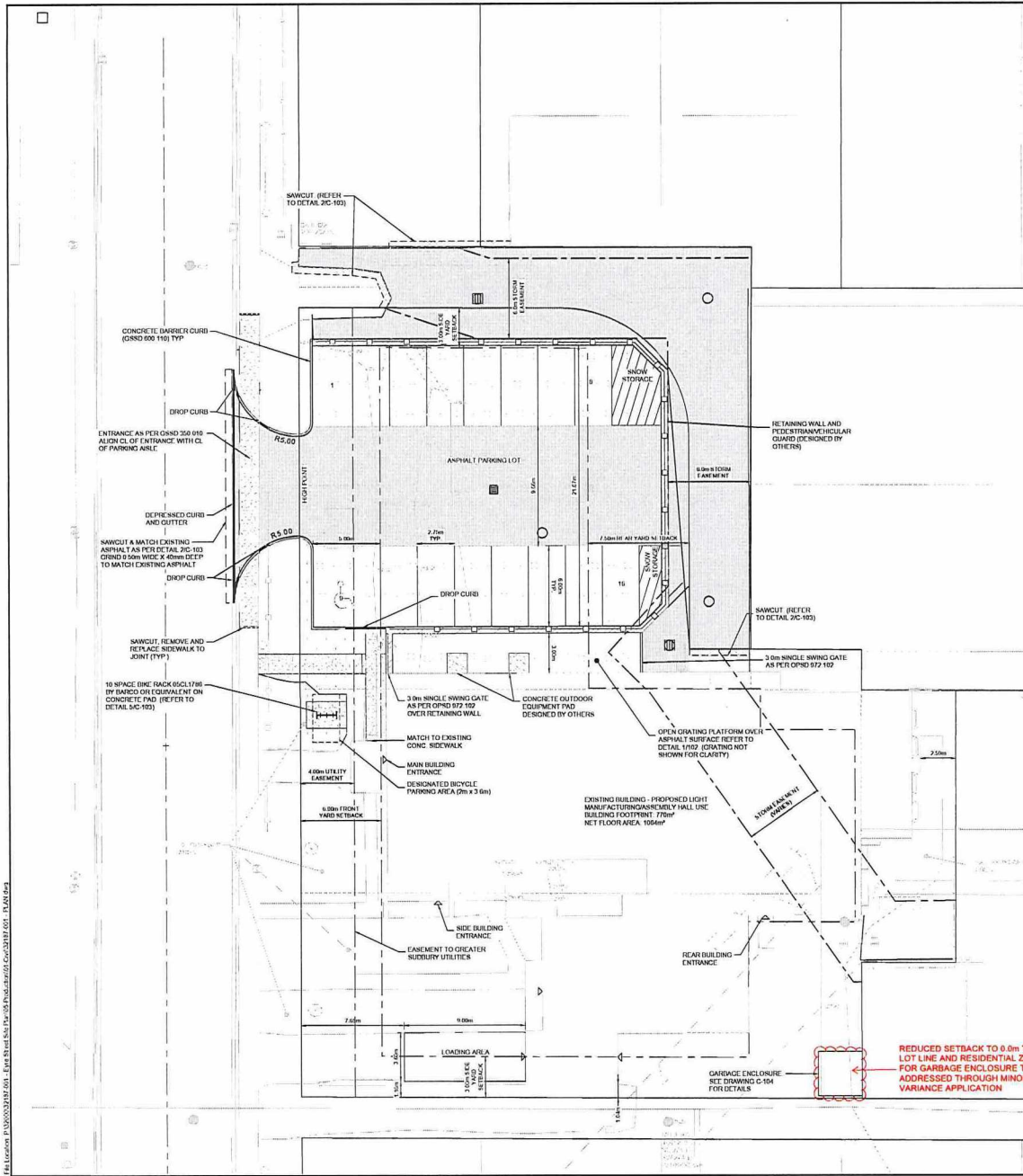
### Application for Minor Variance or Permission



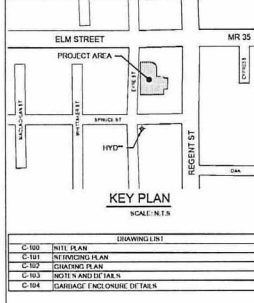
Subject Property being PIN 73586-0343, Lots 7-10 and Part Lane, Plan 8-SA, as in S42573, except S42572; Part Lots 17-18, Plan 8-SA, being Parts 6-8, Plan SR-3338, Part Lot 7, Concession 3, Township of McKim, 40 Eyre Street, Sudbury, City of Greater Sudbury

Sketch 1, NTS  
NDCA

PL-MV-2025-00088  
Date: 2025 06 26



DETAILS OF DEVELOPMENT		
DATA	REQUIRED	PROVIDED
ZONING	Overall Commercial Exemption (C125)	
Frontage	30 m	58.8 m
MINIMUM SETBACKS		
FT	6 m	6.4 m
RT	7.5 m	3.6 m*
INT.SY	3 m	1.0 m**
EXT.SY	N/A	N/A
LOT AREA	1390 m <sup>2</sup>	2195 m <sup>2</sup>
MAXIMUM BUILDING COVERAGE	30%	25%
BUILDING HEIGHT	15 m	4 1/2 m
FLOOR AREA (gross)	N/A	N/A
NO. OF UNITS	2	N/A
LANDSCAPING/BUFFERING	5%	10 1/2%
NO. OF LOADING SPACES	1	1
NO. OF BICYCLE SPACES	5	5
NO. OF PARKING SPACES	(3.75 m x 6.0 m)	15
	(6.4 m x 6.0 m)	1
DRIVEWAY WIDTH	ONE WAY	3 m
	TWO WAY	6 m
		7.5 m



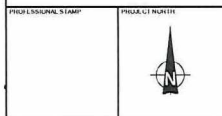
TOPOGRAPHIC SURVEY  
PREPARED BY PCLCO CONSULTING  
DATED 2020/10/07  
HORIZONTAL DATUM: UTM ZONE 17, NAD 83 (CRS)  
VERTICAL DATUM: CGVD99

LEGEND	
(Symbol)	EXISTING FEATURES
(Symbol)	PROPOSED FEATURES
(Symbol)	STORM
(Symbol)	SANITARY
(Symbol)	WATERMAIN
(Symbol)	CATCHBAIN
(Symbol)	MANHOLE
(Symbol)	HYDROPOLE
(Symbol)	CONCRETE SIDEWALK
(Symbol)	TOPSOIL & UNGRAVELLED
(Symbol)	ASPHALT (HEAVY DUTY)
(Symbol)	ASPHALT (LIGHT DUTY)
(Symbol)	RETAINING WALL
(Symbol)	EXISTING GRADES
(Symbol)	PROPOSED GRADES
(Symbol)	YARD NETWORK
(Symbol)	POST AND RAIL FENCE
(Symbol)	CONCRETE CURB
(Symbol)	DROP CURB
(Symbol)	SLOPE BREAK
(Symbol)	ENTRY/EXIT POINT

NOTE:  
\* EXISTING BUILDING LOCATION IS PERMITTED IN CP (125) ZONE  
\*\* EXISTING FIRE HYDRANT IS APPROX. 70m SOUTH OF THE BUILDING MAIN ENTRANCE

NO.	DESCRIPTION	DATE
3	RE-ISSUED FOR SITE PLAN APPROVAL	
2	ISSUED FOR SITE PLAN APPROVAL	05/02/25
1	ISSUED FOR CON REVIEW	14/09/24

SCALE: 1:100



PROJECT: EYRE STREET SITE PLAN  
40 EYRE STREET, SUDBURY, ONTARIO

SHEET: SITE PLAN  
C-100

DESIGNER: JP	DRAWING #:
CHECKER: RL	
A.R.#: 32187-001	

REDUCED SETBACK TO 0.0m TO LOT LINE AND RESIDENTIAL ZONE FOR GARAGE ENCLOSURE TO BE ADDRESSED THROUGH MINOR VARIANCE APPLICATION

PL-MV-2025-000 88  
Sketch 2

J.L. Richards, P. 000002182-001, 1444 Bay Street, Suite 101, Sudbury, Ontario N3B 3Y1, Canada

NOT DATE: JUNE 2025 10:15:10

## NOTICE OF PUBLIC HEARING

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

**ROBERT BARRY AND ANGELE BARRY**

**The Owner(s) of:** PIN(s) 735220061, 735220063, Parcels 19880 and 19971 SEC SES, Part Lot 11, Plan M-207, as in LT115777 and LT116262, Part Lot 6, Concession 1, Township of Wisner, 1499 Joe Lake Road, Hanmer P3P 1R3

**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:**

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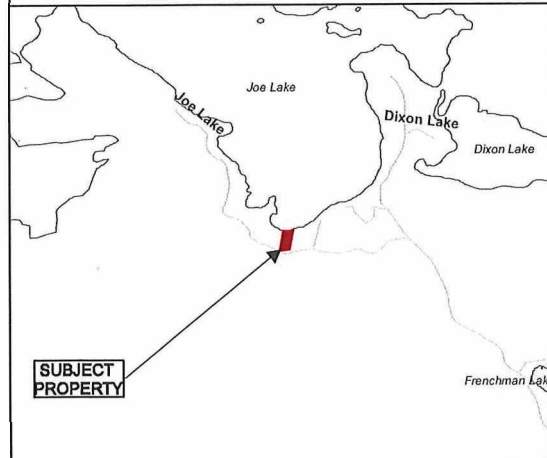
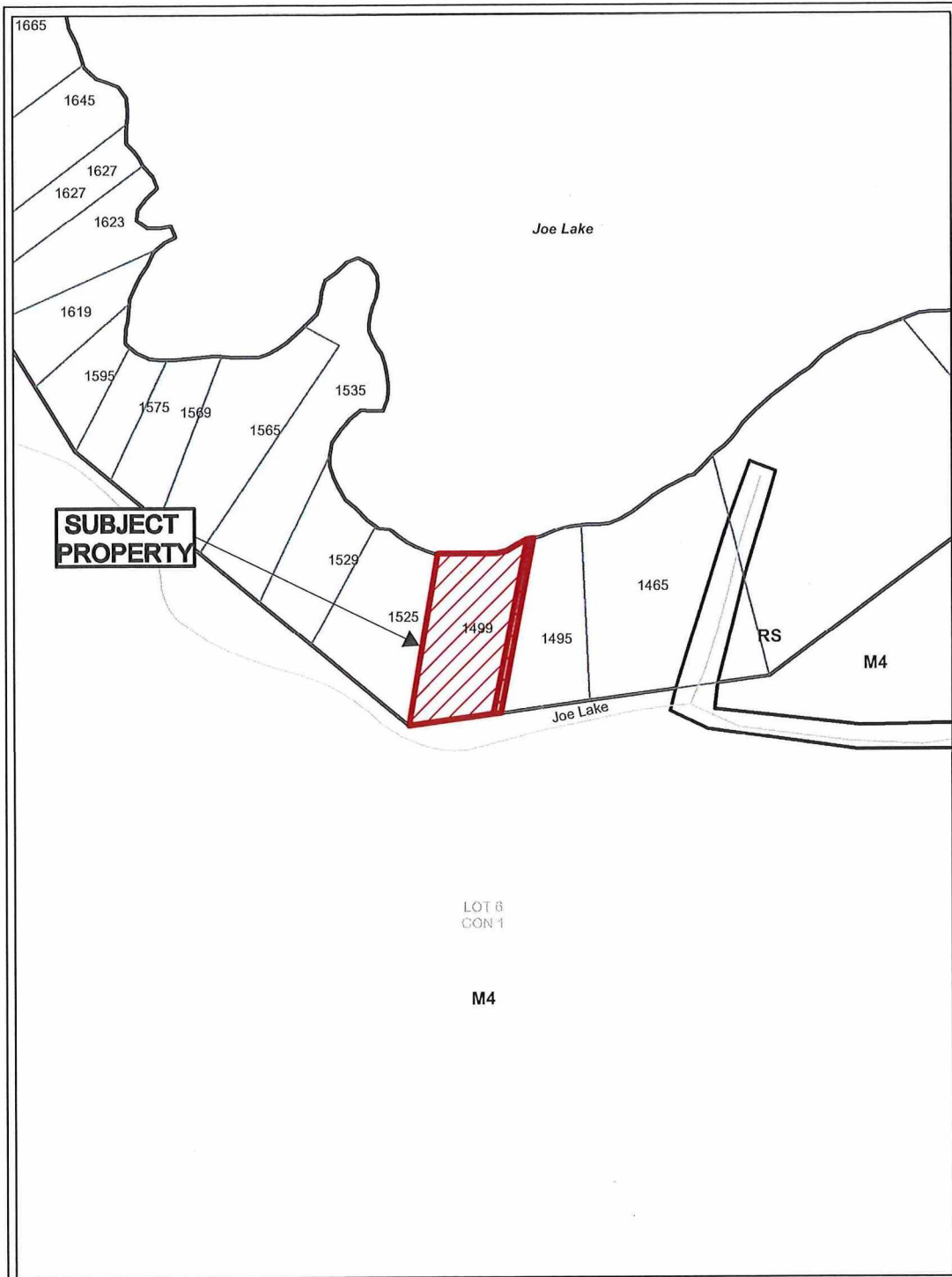
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RS



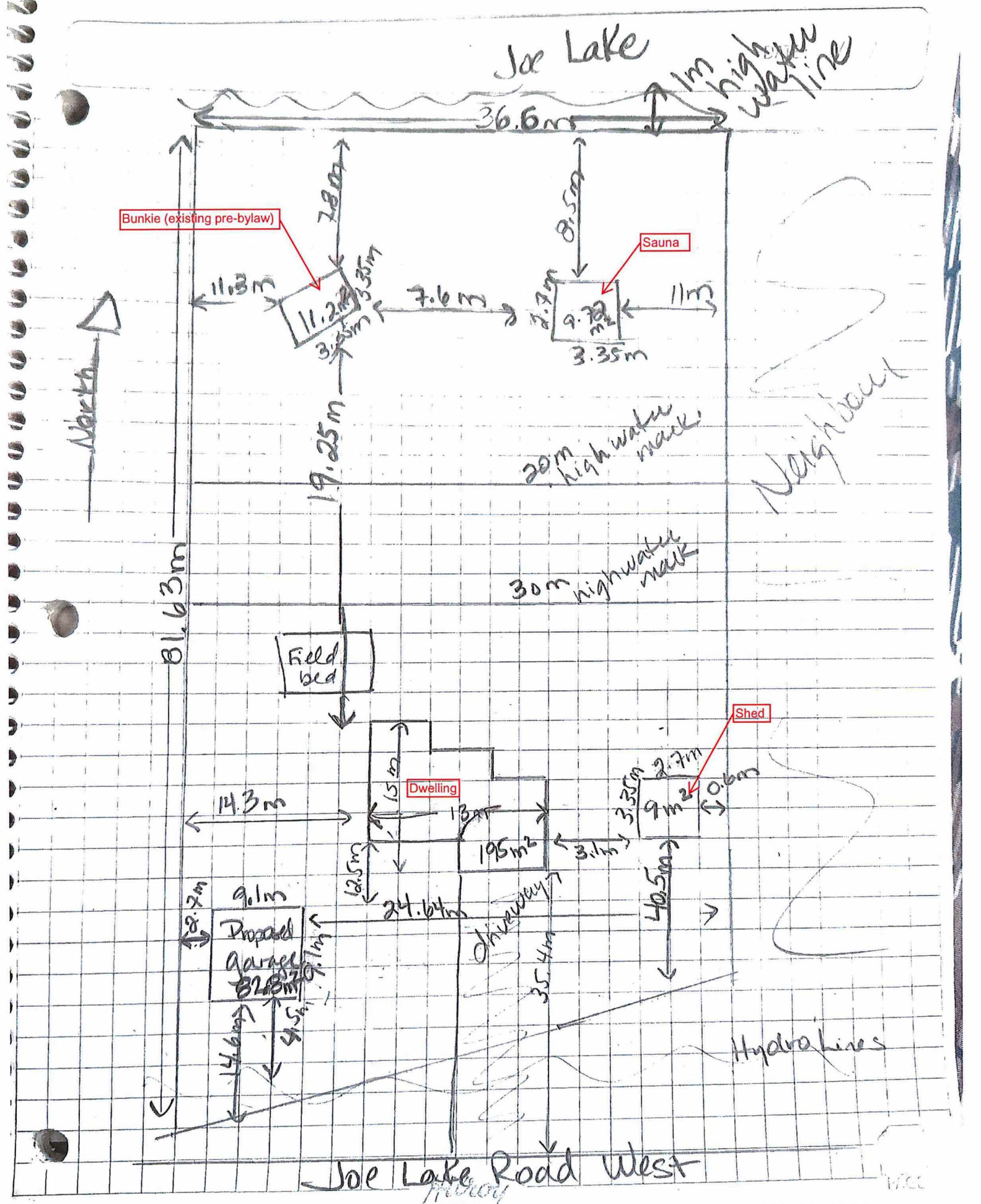
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Sketch 1, NTS  
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PL-MV-2025-00089  
Date: 2025 06 27

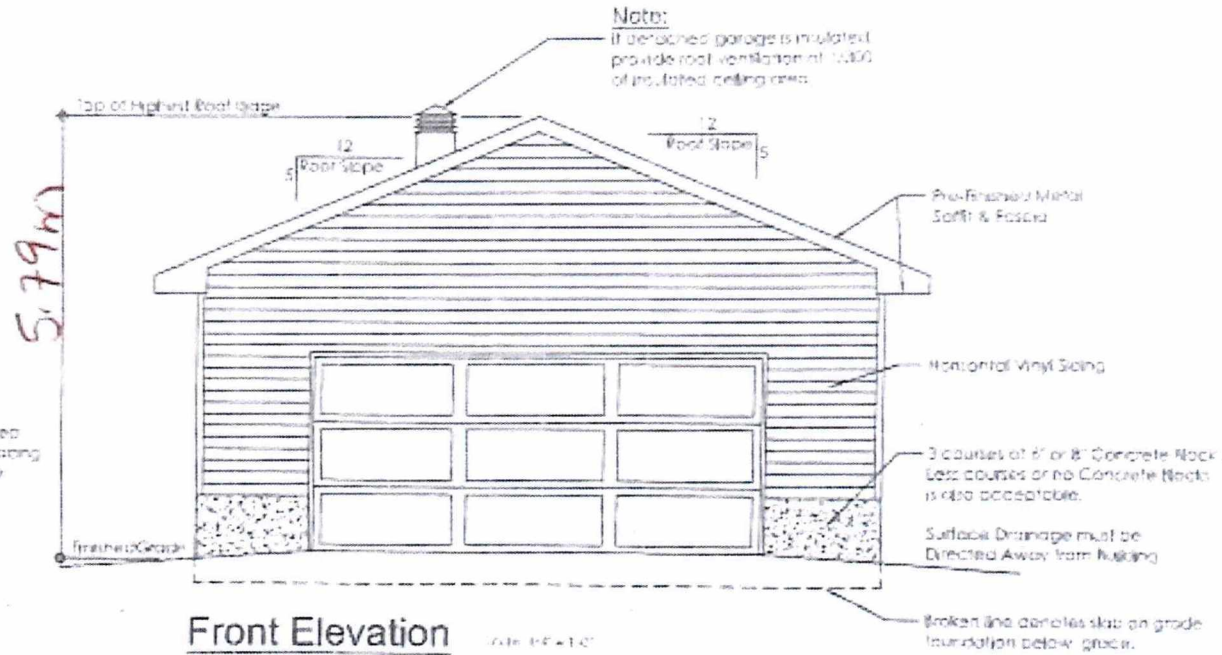


**Notes:**

- 1) Building Elevation may include: Aspirent or Built Garage Door, Full Door and Windows, Location of Windows.
- 2) Still Requires Inspection Requires Foot to Floor & Concrete.
- 3) Framing Inspection requires once open. Weathering has been installed.

**Note:**

If detached garage is insulated provide roof ventilation of 1:1000 of insulated ceiling area.



**Note:**

Height shall be measured between the Finished Grade at the Wall of a Building or Structure facing the front lot line and the Highest Point of the Roofing or Structure.

Max. Ht. on a Residential Lot  
16.41 (5m)

Max. Ht. within an Agric. Rural & Rural Zone  
21.44 (6.5m)

**Front Elevation**

DATE: 11-14-21

**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 guidance only and do not necessarily comment on all areas of construction.



**Detached Garage**

Slab on Grade with Perimeter Footing

Building Elevation (Front) (100% Scale)

DESIGN BY: CL

DATE: 05/26/24

**A-3**  
1500  
SHEET

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

**BAIKINSON LAND CORP**

**The Owner(s) of:** PIN 73348-0810, Lot 20, Plan 53M-1446, Part Lot 2, Concession 2, Township of Balfour, 2984 Ruby Street and 2982 Ruby Street, Chelmsford

**For the following reason(s):** Approval to construct semi-detached dwelling units on the subject property, subject of Consent Application B0097/2023, providing maximum lot coverage at variance to the By-law.

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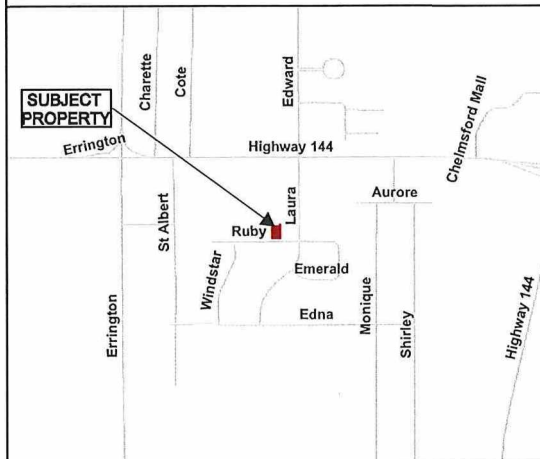
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R2-2



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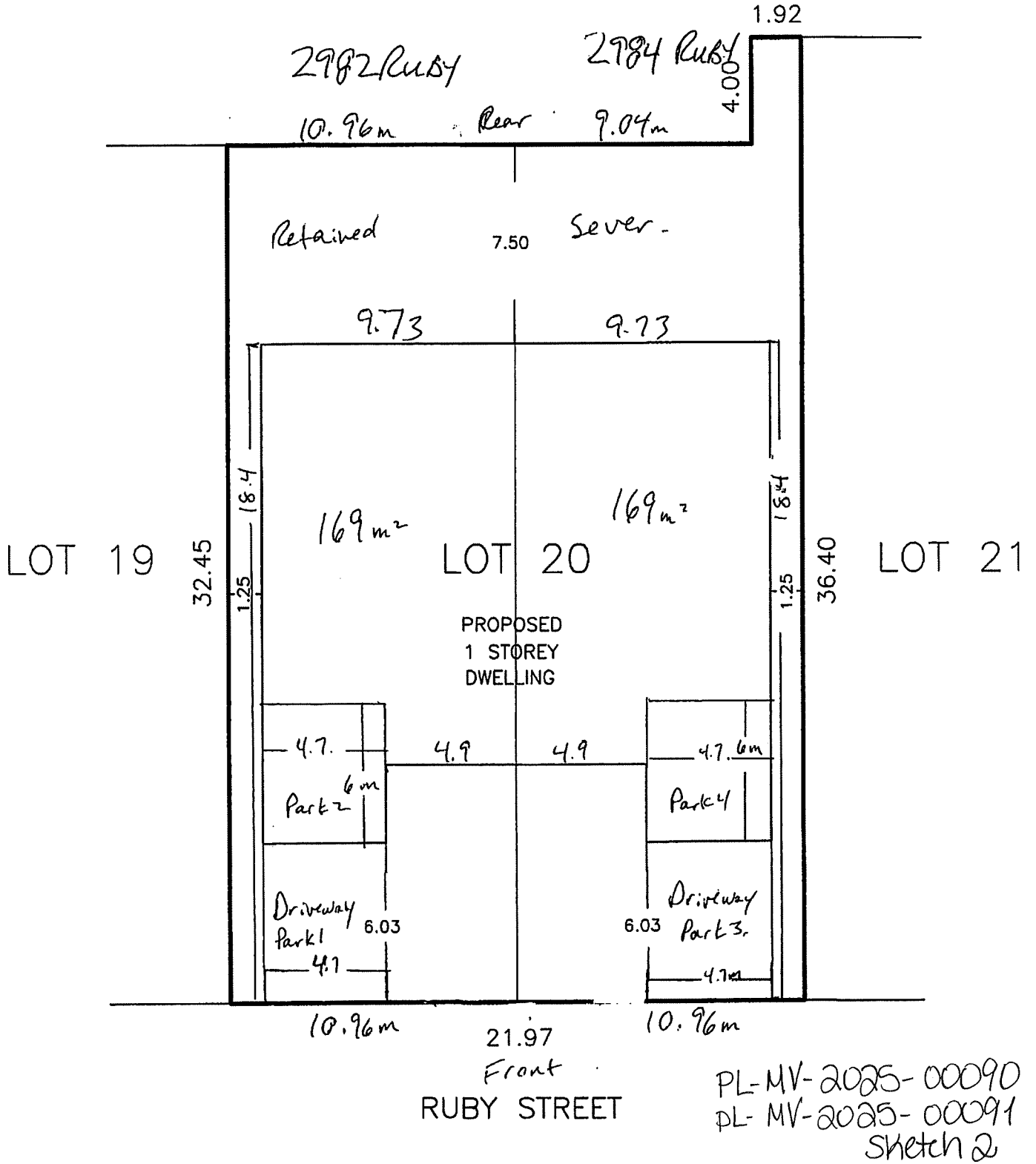


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 Part Lot 2, Concession 2,  
 Township of Balfour,  
 2984 Ruby Street, Chelmsford,  
 City of Greater Sudbury

Sketch 1, NTS  
 NDCA  
 PL-MV-2025-00090  
 PL-MV-2025-00091  
 Date: 2025 06 30

PLOT PLAN  
**LOT 20**  
**REGISTERED PLAN M-1446**  
 RUBY STREET

1 : 200 metric



## 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:**

**JADE DAY**

**The Owner(s) of:** PIN(s) 733520715, Parcel 25655 SEC SWS SRO, Lot 12, Plan M-1041, Part Lot 2, Concession 4, Township of Dowling, 42 Beaudry Crescent, Dowling P0M 1L0

**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, July 23, 2025

**TIME:** 05:00 PM

**LOCATION:** Council Chamber, Tom Davies Square, 200 Brady Street, Sudbury and via electronic participation.

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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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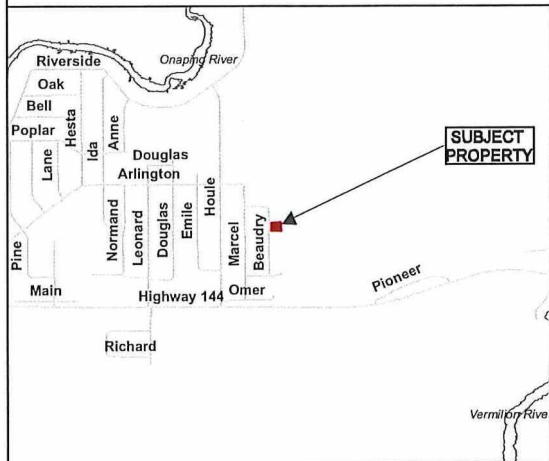
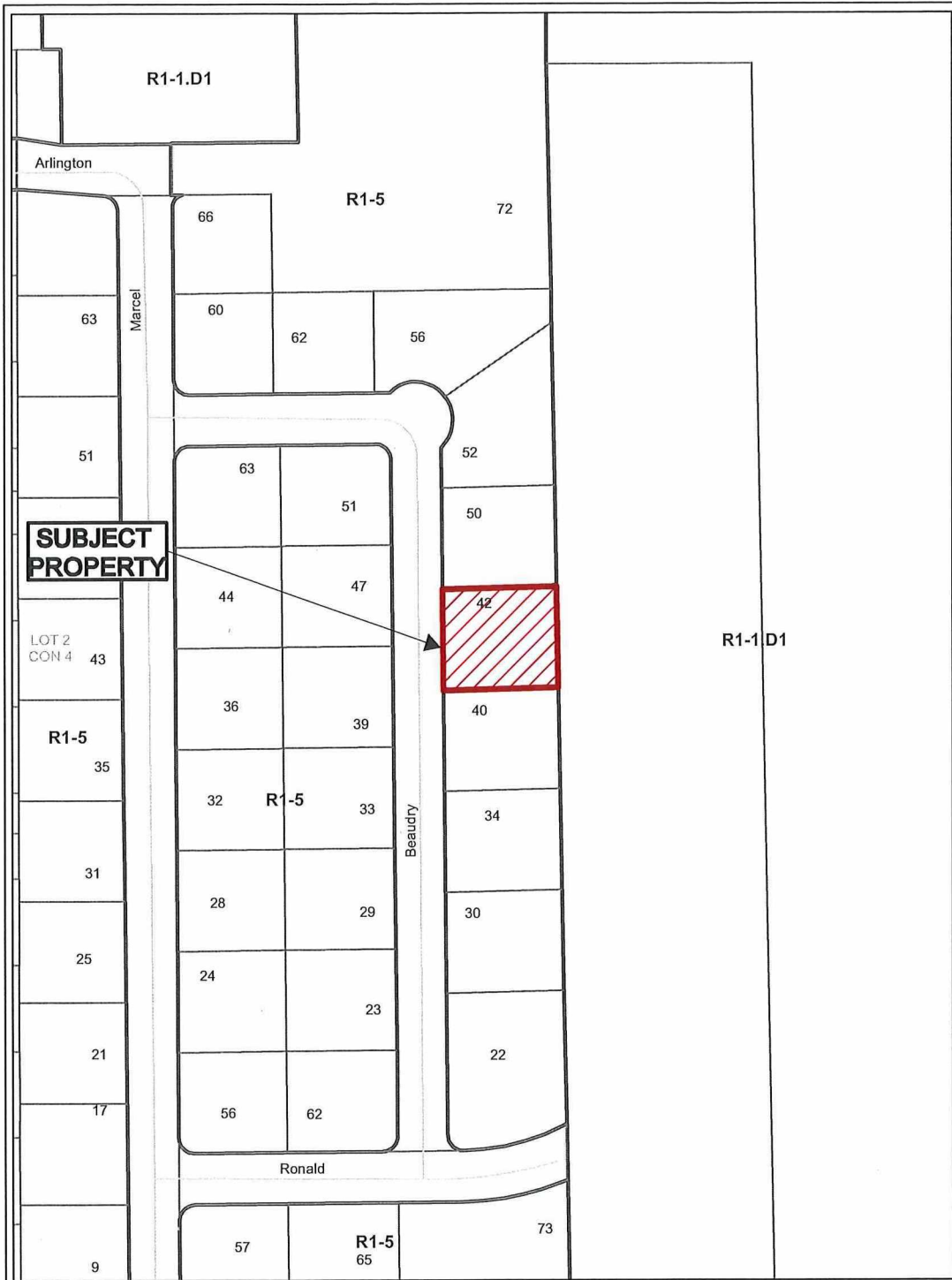
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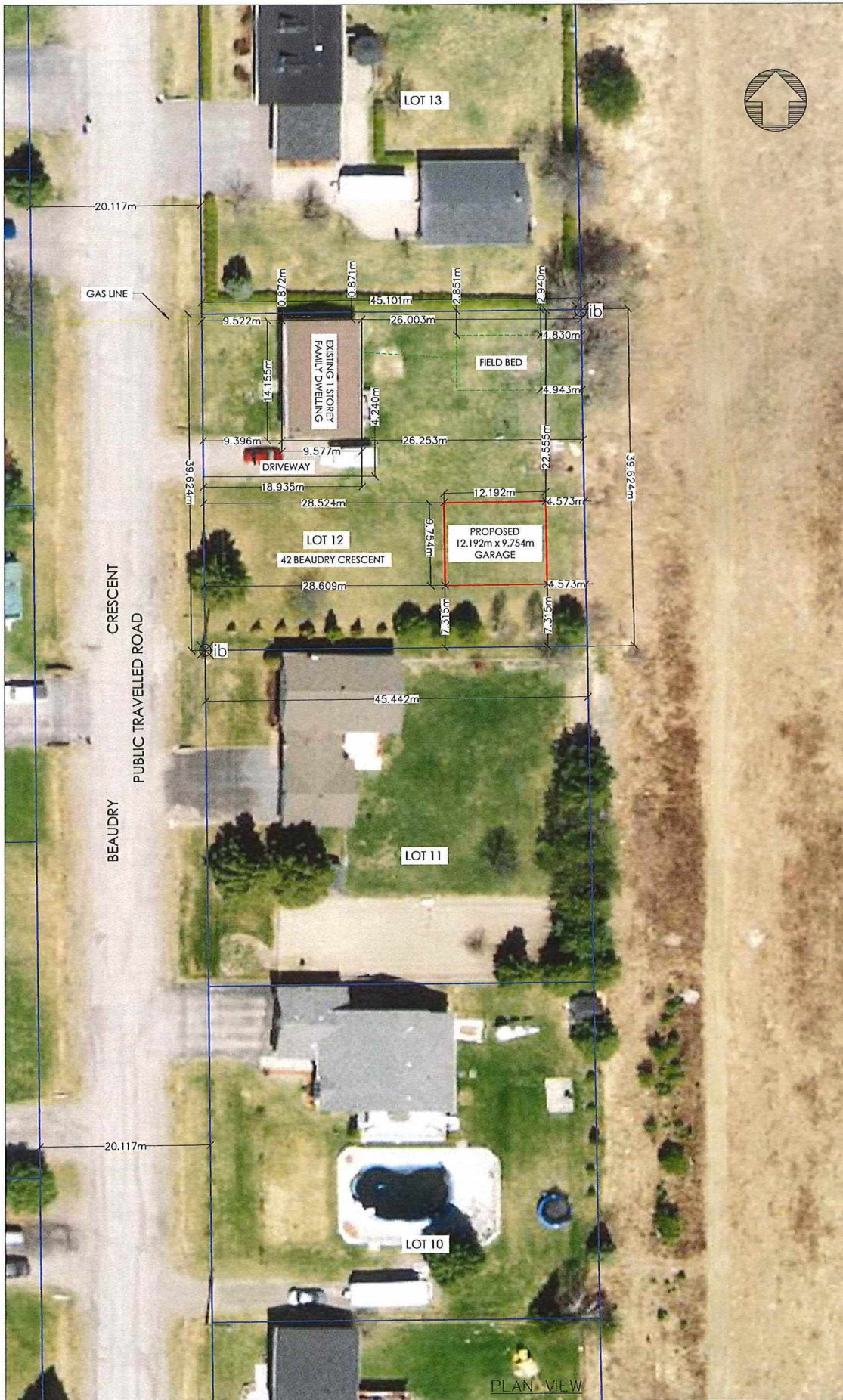
R1-5



Application for Minor  
Variance or Permission 

Subject Property being PIN 73352-0715,  
Parcel 25655 SEC SWS SRO,  
Lot 12, Plan M-1041,  
Part Lot 2, Concession 4,  
Township of Dowling,  
42 Beaudry Crescent, Dowling,  
City of Greater Sudbury

Sketch 1, NTS PL-MV-2025-00092  
NDCA Date: 2025 07 02



**KEY PLAN**  
N.T.S.

**NOTES**

DRAWING USES UTM COORDINATE SYSTEM AND IS IN METRIC UNITS UNLESS OTHERWISE NOTED.

COORDINATES AND ELEVATIONS ARE DERIVED BY GPS OBSERVATIONS AND ARE SUBJECT TO EQUIPMENT TOLERANCES.

**LEGEND**

- PROPERTY BOUNDARY
- GARAGE
- ⊗ PROPERTY BAR FOUND
- - - FIELD BED
- - - GAS LINE



**WILLIAM DAY  
CONSTRUCTION LIMITED**

DATE (YYYY-MM-DD)  
2025-05-21

REV. #	DATE	NOTE	INITIALS	SITE
0	2025-05-21	SHEET ESTABLISHED	JE	DAY - CHELMSFORD, ON
1	2025-06-03	SHEET REVISED	JE	
DWG NO / REFERENCE DRAWINGS				PROJECT
PLAN M-1041				42 BEAUDRY CRESCENT
				DESCRIPTION
				PROPOSED GARAGE

SCALE	REV.
N.T.S.	0
DWG. NO.	
25-DAY-04-001-02	

PLLOT DATA | DATE: Wednesday, June 4, 2025 8:31:03 AM | AUTH: Civil3D.rvt | FILE: C:\Users\William.Day\OneDrive\Documents\William.Day\Construction\Day - Employees\Project\Rev\Task Day Property\Lot 12 Day - 42 Beaudry\Rev\M-1041.dwg | TIME: 2025-05-21 11:58:10 AM | PAPER: RESEARCH (2410X 3610) (NCHS)

PL-MV-2025-00092 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:**

**2380363 ONTARIO LIMITED**

**The Owner(s) of:** PIN(s) 021270524, SRO, Part Block Y, Plan M-597, Parts 1-6, Plan 53R-22089, Part Lot 6, Concession 5, Township of McKim, 6 Selkirk Street, Sudbury P3C 4L2

**For the following reason(s):** Approval to construct a 12-unit multiple dwelling on the subject property providing reduced required parking spaces 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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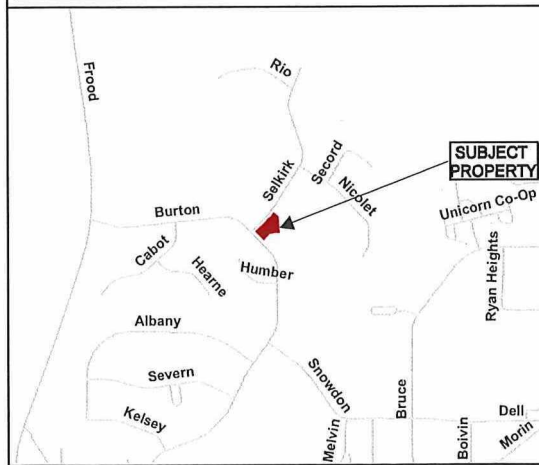
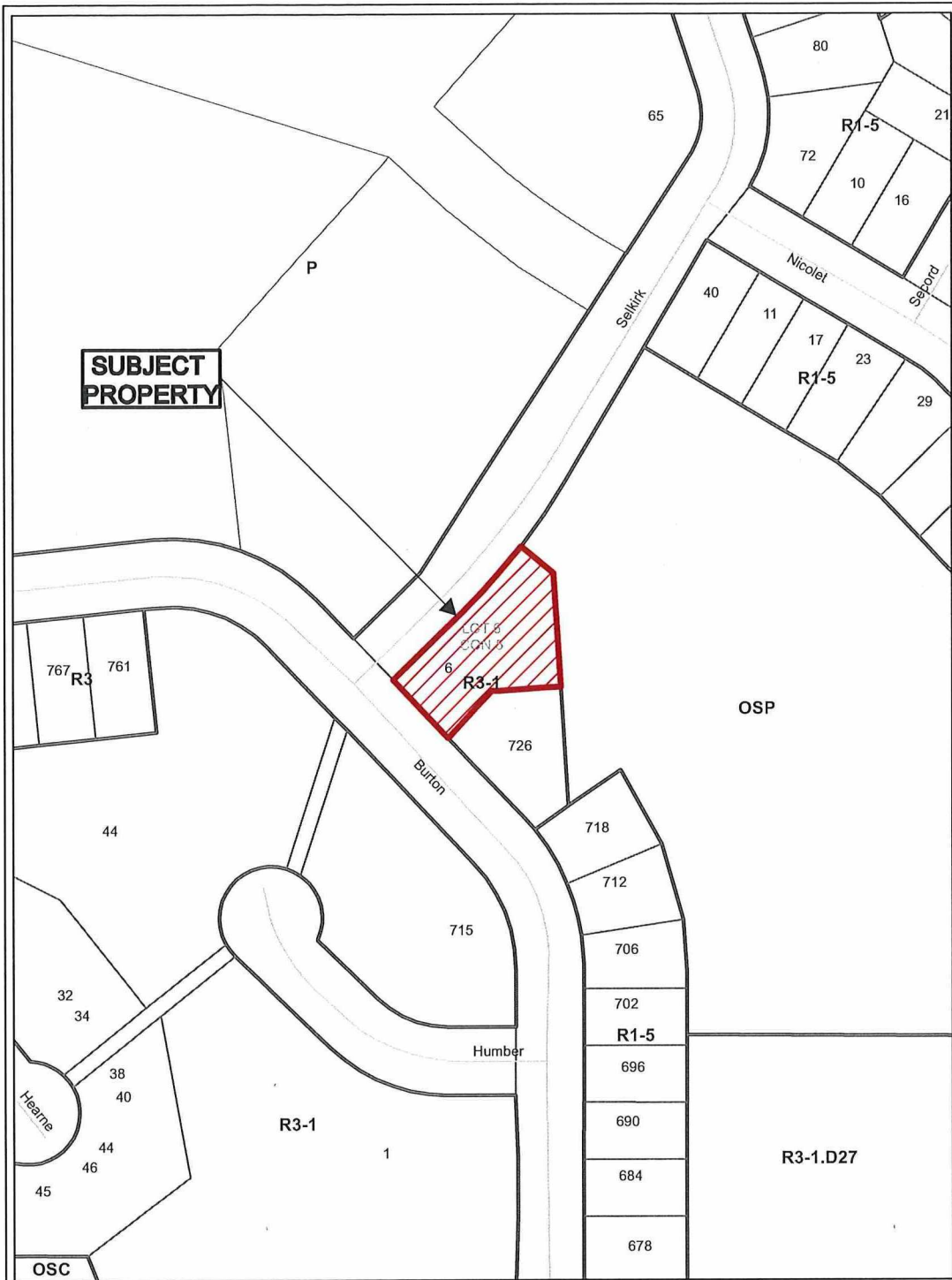
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R3-1

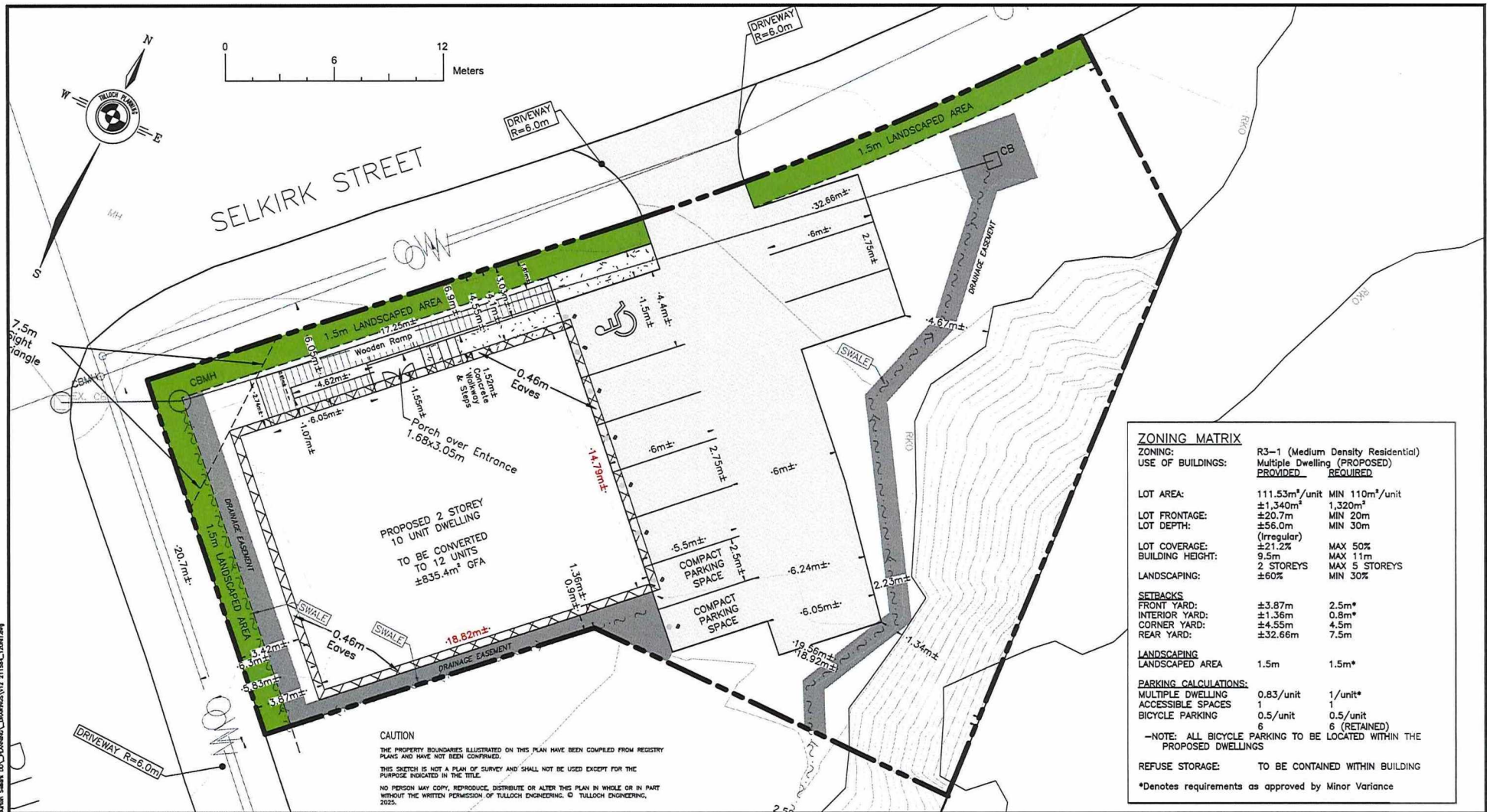


**Application for Minor  
Variance or Permission**



Subject Property being PIN 02127-0524,  
SRO, Part Block Y, Plan M-597,  
Parts 1-6, Plan 53R-22089,  
Part Lot 6, Concession 5,  
Township of McKim,  
6 Selkirk Street, Sudbury,  
City of Greater Sudbury

Sketch 1, NTS                      PL-MV-2025-00093  
NDCA                                      Date: 2025 07 03



ZONING MATRIX	
ZONING:	R3-1 (Medium Density Residential)
USE OF BUILDINGS:	Multiple Dwelling (PROPOSED)
	<b>PROVIDED</b> <b>REQUIRED</b>
LOT AREA:	111.53m <sup>2</sup> /unit      MIN 110m <sup>2</sup> /unit
	±1,340m <sup>2</sup> 1,320m <sup>2</sup>
LOT FRONTAGE:	±20.7m      MIN 20m
LOT DEPTH:	±56.0m      MIN 30m
	(Irregular)
LOT COVERAGE:	±21.2%      MAX 50%
BUILDING HEIGHT:	9.5m      MAX 11m
LANDSCAPING:	2 STOREYS      MAX 5 STOREYS
	±60%      MIN 30%
SETBACKS:	
FRONT YARD:	±3.87m      2.5m*
INTERIOR YARD:	±1.36m      0.8m*
CORNER YARD:	±4.55m      4.5m
REAR YARD:	±32.66m      7.5m
LANDSCAPING	
LANDSCAPED AREA:	1.5m      1.5m*
PARKING CALCULATIONS:	
MULTIPLE DWELLING:	0.83/unit      1/unit*
ACCESSIBLE SPACES:	1      1
BICYCLE PARKING:	0.5/unit      0.5/unit
	6      6 (RETAINED)
-NOTE: ALL BICYCLE PARKING TO BE LOCATED WITHIN THE PROPOSED DWELLINGS	
REFUSE STORAGE:	TO BE CONTAINED WITHIN BUILDING
*Denotes requirements as approved by Minor Variance	

**CAUTION**  
 THE PROPERTY BOUNDARIES ILLUSTRATED ON THIS PLAN HAVE BEEN COMPILED FROM REGISTRY PLANS 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, 2025.

P:\2025\158-2\Drawings\211584-000001.dwg

No.	DATE	BY	ISSUES / REVISIONS

131 FIELDING ROAD  
 LIVELY, ONTARIO  
 P3Y 1L7



DRAWING:  
**Sketch for  
 Minor Variance**

PROJECT:  
**6 Selkirk St, Sudbury  
 Part of Block Y, M-597, McKim**

DRAWN BY:	CHECKED BY:	PROJECT No.:
MDJ	BCVS	211584
DESIGNED BY:	APPROVED BY:	DRAWING No.
SCALE:	DATE:	REVISION No.
1:200 11x17	June 26, 2025	

PL-MV-2025-00093  
 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:**

**ADRIAN MOLINA AND AMANDA WARAM**

**The Owner(s) of:** PIN(s) 734800266, Parcel 30802 SEC SES, Part Broken Lot 3, Concession 3, Part 2, Plan SR-295, together with easement over Parts 8-9, Plan SR-295 as in LT212809, Township of Cleland, 50 Kauppi Road, Wanup P3E 4N1

**For the following reason(s):** Approval to construct a detached accessory building providing a setback 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:**

**DATE:** Wednesday, July 23, 2025

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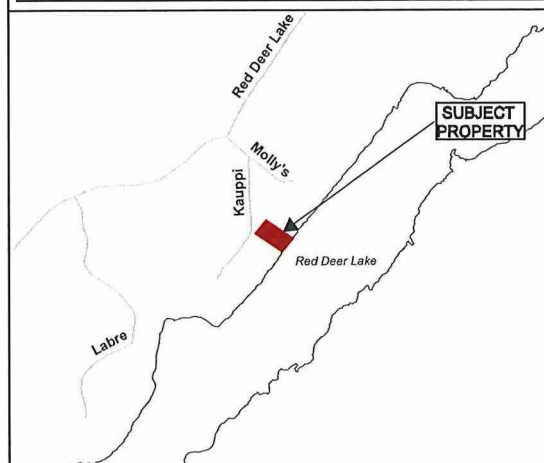
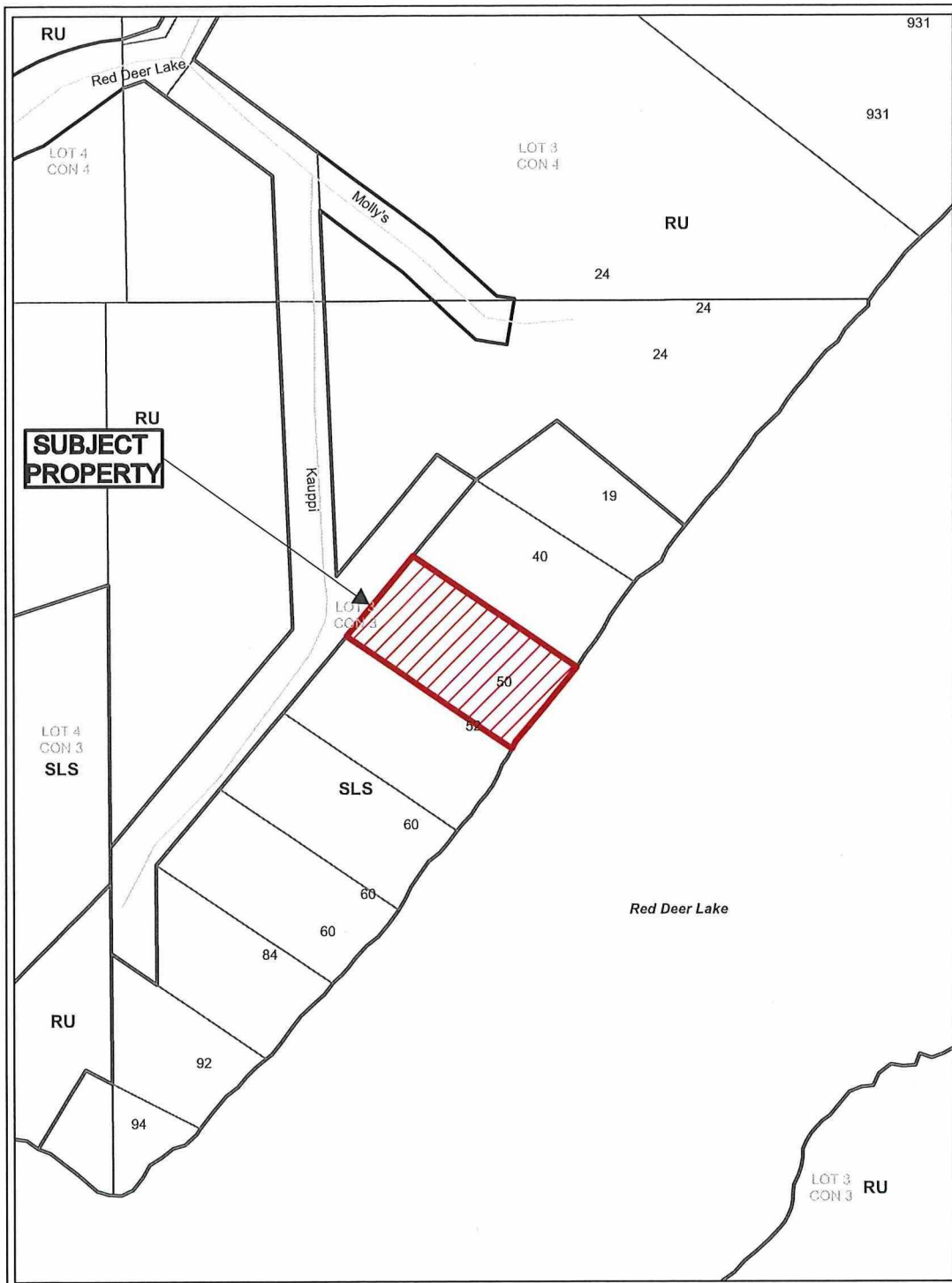
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SLS



### Application for Minor Variance or Permission



Subject Property being PIN 73480-0266,  
 Parcel 30802 SEC SES,  
 Part Broken Lot 3, Concession 3,  
 Part 2, Plan SR-295, together with easement over Parts 8-9,  
 Plan SR-295 as in LT212809,  
 Township of Cleland,  
 50 Kauppi Road, Wanup,  
 City of Greater Sudbury

Sketch 1, NTS

PL-MV-2025-00094

MNR

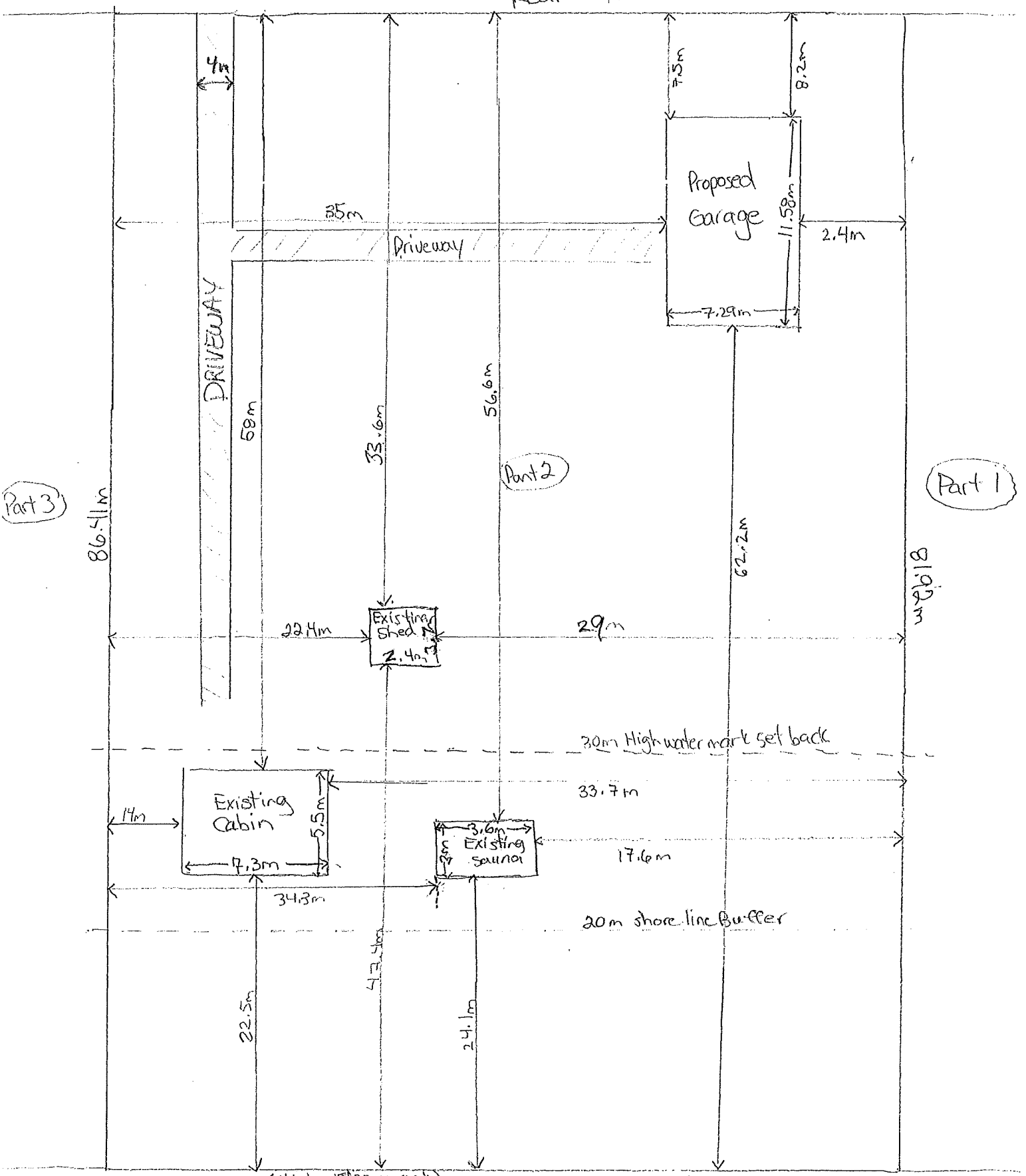
Date: 2025 07 03

Kauppi Rd.

Part 8 By-law 2010-100 z

(City owned Road allowance)

Rear 45.36m



Part 3

Part 2

Part 1

North

Front (Reindeer lake)

Note: existing shed to be demolished

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Sudbury, Ontario P3A 5P3  
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**Take notice that an application has been made by:**

**DOMINION PARK DEVELOPMENTS CORP**

**The Owner(s) of:** PIN(s) 73504-1108, Parcel M1114-124-1 SES SRO, Lot 133, Plan M-1114, Part Lot 5, Concession 2, Township of Hanmer, 3082 and 3086 Vanier Avenue, Valley East

**For the following reason(s):** Approval to construct semi-detached dwellings on proposed lots subject of a future Consent Application, providing setbacks and maximum lot coverage at variance to the By-law.

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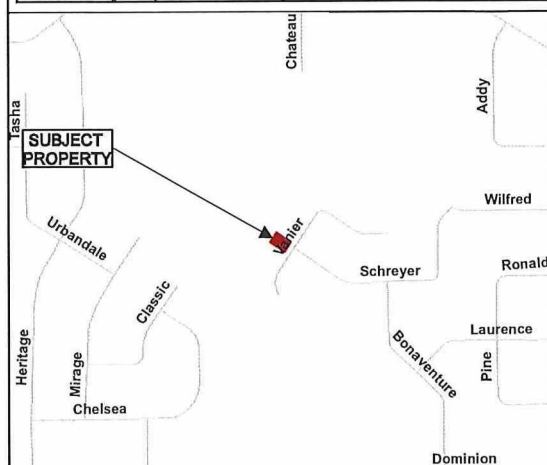
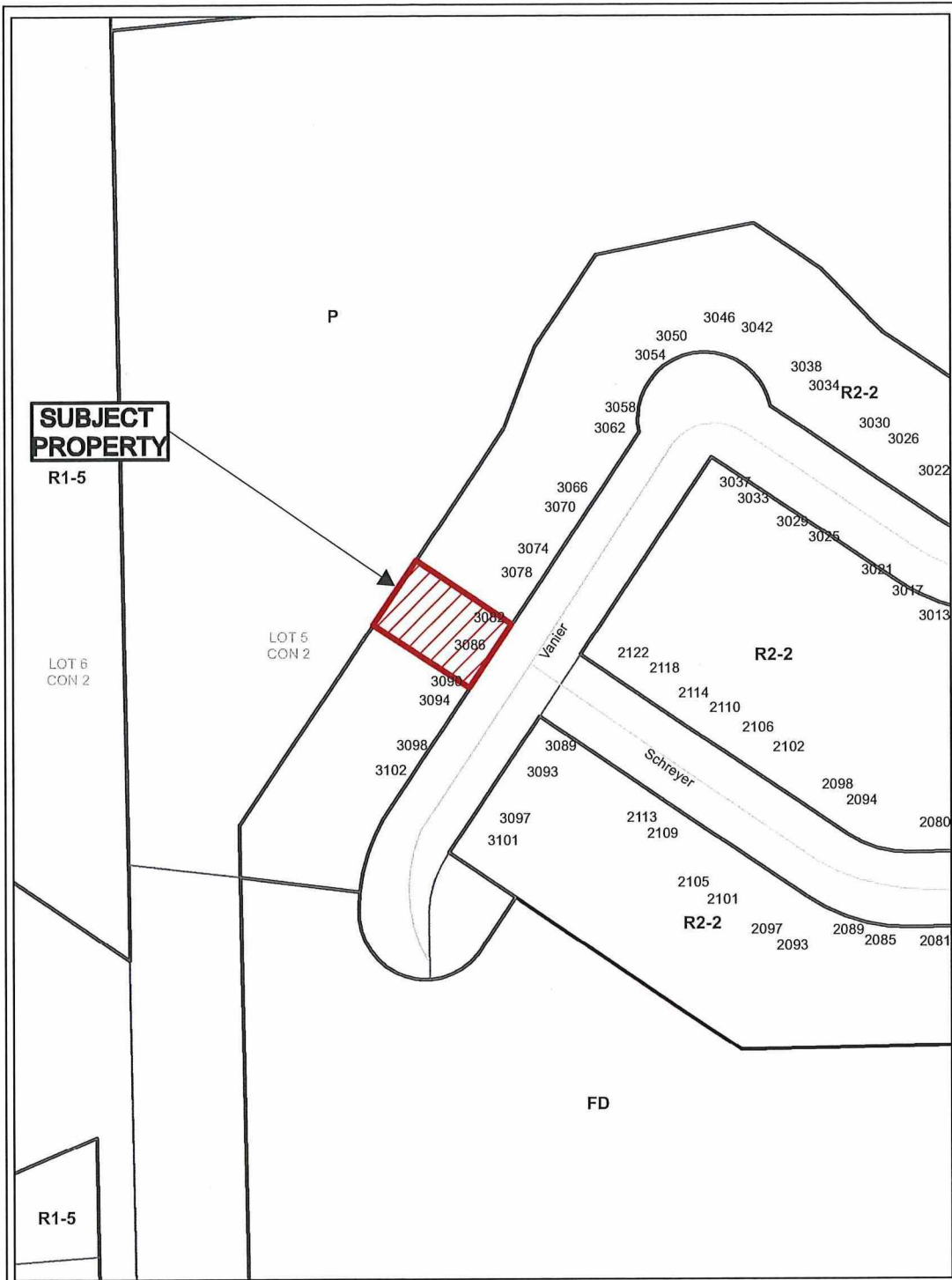
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FD, R2-2



**Application for Minor Variance or Permission**

N

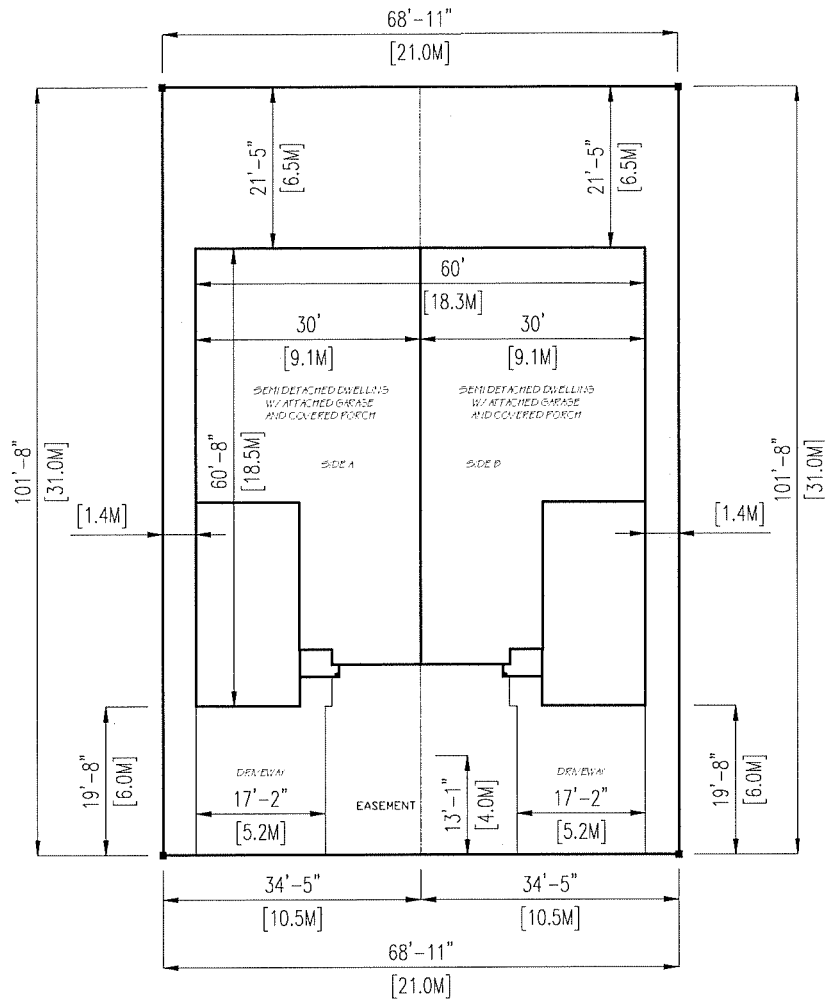
Subject Property being PIN 73504-1108, Parcel M1114-124-1 SES SRO, Lot 133, Plan M-1114, Part Lot 5, Concession 2, Township of Hanmer, 3082 and 3086 Vanier Avenue, Valley East, City of Greater Sudbury

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Sketch 1, NTS PL-MV-2025-00096

NDCA PL-MV-2025-00097

Date: 2025 07 07

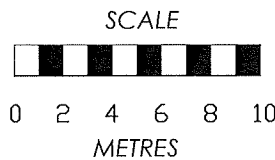


LOT 131 - 134 VANIER AVENUE  
(ALL LOTS THE SAME SIZE)

SITE STATISTICS	WHOLE LOT	EACH SIDE
ZONING	R2-2	
LOT AREA	21Mx31M 651 M <sup>2</sup>	10.5Mx31M 325.5 M <sup>2</sup>
MAXIMUM PERMITTED LOT COVERAGE	260.4 M <sup>2</sup> (40%)	130.2M <sup>2</sup> (40%)
PROPOSED LOT COVERAGE	324M <sup>2</sup> (50%)	162M <sup>2</sup> (50%)
PERCENTAGE OF LOT COVERAGE EXCEEDING BYLAW	63.6M <sup>2</sup> (10%)	31.8M <sup>2</sup> (10%)
REQUIRED REAR YARD SETBACK	7.5 METRES	7.5 METRES
PROPOSED REAR YARD SETBACK	6.5 METRES	6.5 METRES
DIFFERENCE OF REQUIRED REAR YARD SETBACK TO PROPOSED	1M	1M

PL-MV-2025-00096  
PL-MV-2025-00097

Sketch 2



CR Design

Project	Semi Det. Dwelling w/ Att. Garages/ Cov. Porches	REV	
Client	Lots 131-134 Vanier Avenue, Hammer	DATE	
Drawn by		SCALE	
Checked by		DATE	
Site Plan		2024-06-20	SP1
		1:100 FT @	

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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.

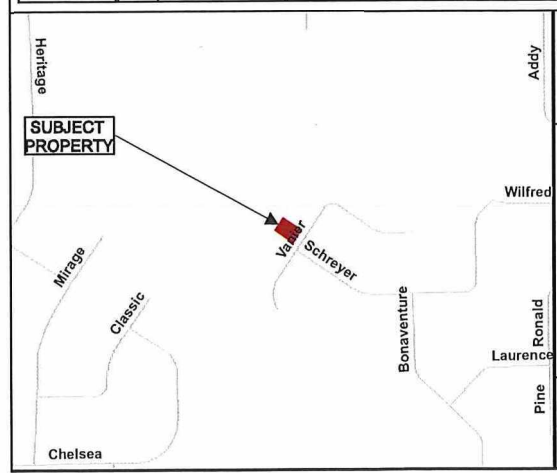
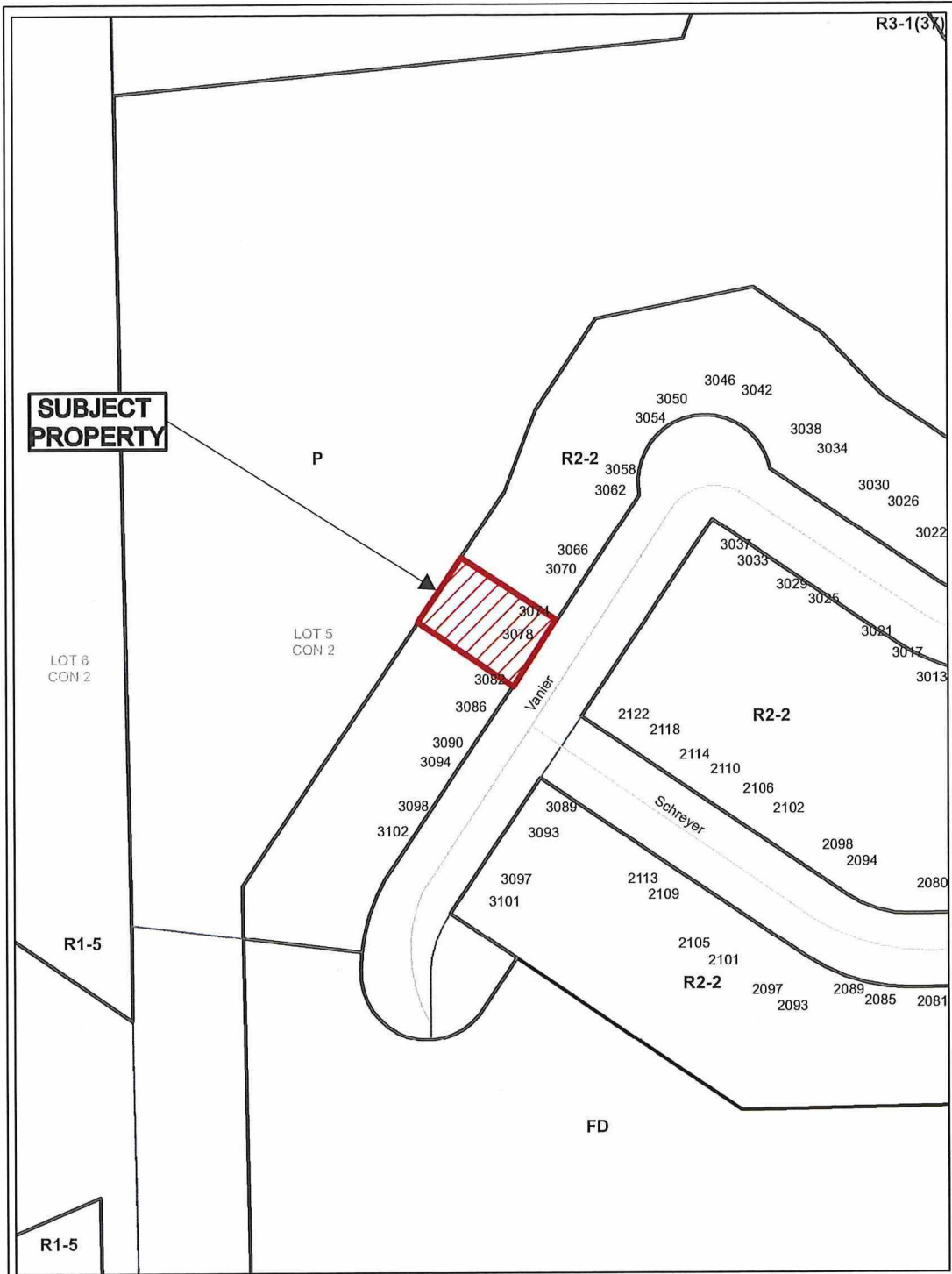
A certified copy of the decision will be sent to each person who files with the Secretary-Treasurer a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.

**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.**

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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.

FD, R2-2



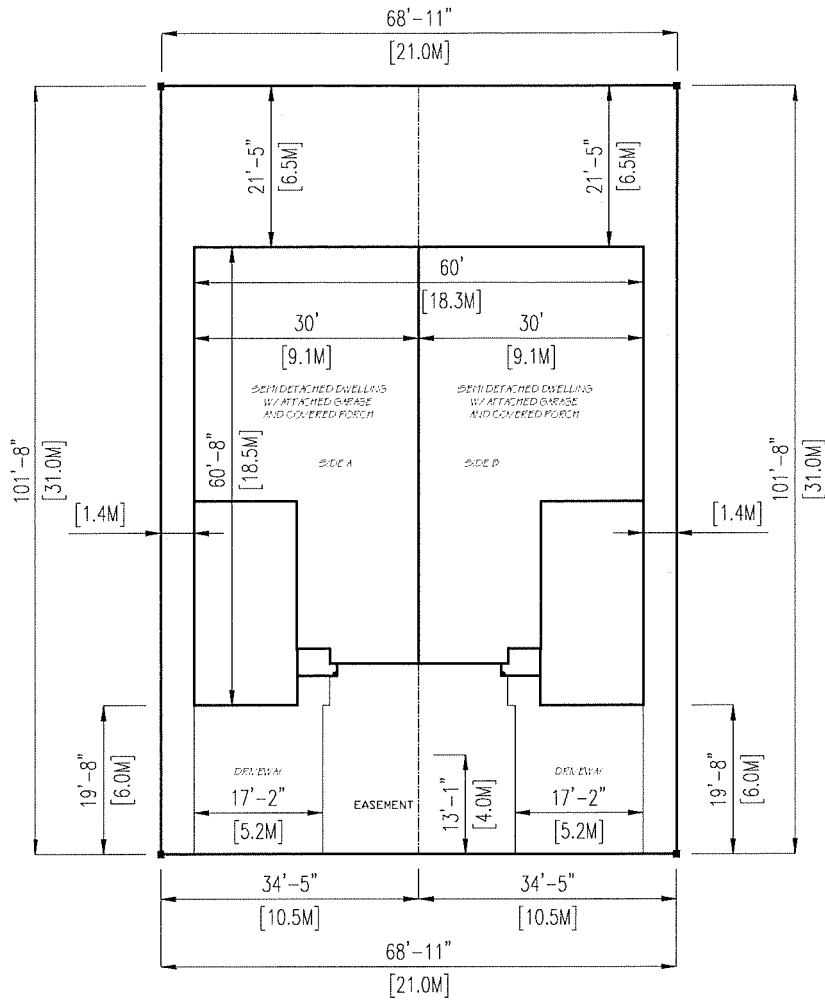
Application for Minor  
Variance or Permission

N

Subject Property being PIN 73504-1108,  
Parcel M1114-124-1 SES SRO,  
Lot 132, Plan M-1114,  
Part Lot 5, Concession 2,  
Township of Hanmer,  
3074 and 3078 Vanier Avenue, Valley East,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

PL-MV-2025-00098  
PL-MV-2025-00099  
Date: 2025 07 07

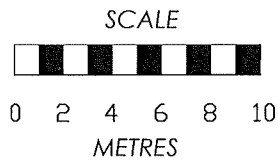


LOT 131 - 134 VANIER AVENUE  
(ALL LOTS THE SAME SIZE)

SITE STATISTICS	WHOLE LOT	EACH SIDE
ZONING	R2-2	
LOT AREA	21MX31M 651 M <sup>2</sup>	10.5MX31M 325.5 M <sup>2</sup>
MAXIMUM PERMITTED LOT COVERAGE	260.4 M <sup>2</sup> (40%)	130.2M <sup>2</sup> (40%)
PROPOSED LOT COVERAGE	324M <sup>2</sup> (50%)	162M <sup>2</sup> (50%)
PERCENTAGE OF LOT COVERAGE EXCEEDING BYLAW	63.6M <sup>2</sup> (10%)	31.8M <sup>2</sup> (10%)
REQUIRED REAR YARD SETBACK	7.5 METRES	7.5 METRES
PROPOSED REAR YARD SETBACK	6.5 METRES	6.5 METRES
DIFFERENCE OF REQUIRED REAR YARD SETBACK TO PROPOSED	1M	1M

PL-MV-2025-00098  
PL-MV-2025-00099

Sketch 2



Semi Det. Dwelling w/ Att. Garages/ Cov. Porches	RW	PROJ
Lots 131-134 Vanier Avenue, Hammer	2025	REVISION
Site Plan	2025.06.22	TOTAL
	1:1000	SP1

## 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:**

**DOMINION PARK DEVELOPMENTS CORP**

**The Owner(s) of:** PIN(s) 73504-1108, Parcel M1114-124-1 SES SRO, Lot 131, Plan M-1114, Part Lot 5, Concession 2, Township of Hanmer, 3066 and 3070 Vanier Avenue, Valley East

**For the following reason(s):** Approval to construct semi-detached dwellings on proposed lots subject of a future Consent Application, providing setbacks and maximum 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, July 23, 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>

### **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 23, 2025 meeting, as follows:

- **Attend in person:** Attend in person at Council Chamber, Tom Davies Square, 200 Brady Street, Sudbury;
- **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 July 18, 2025** will be provided to Members of the Committee of Adjustment prior to the meeting; and/or
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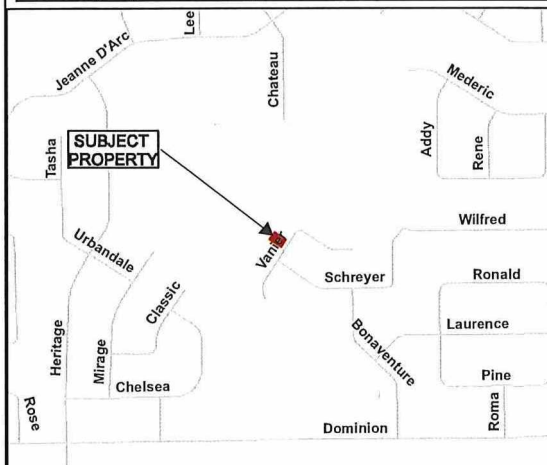
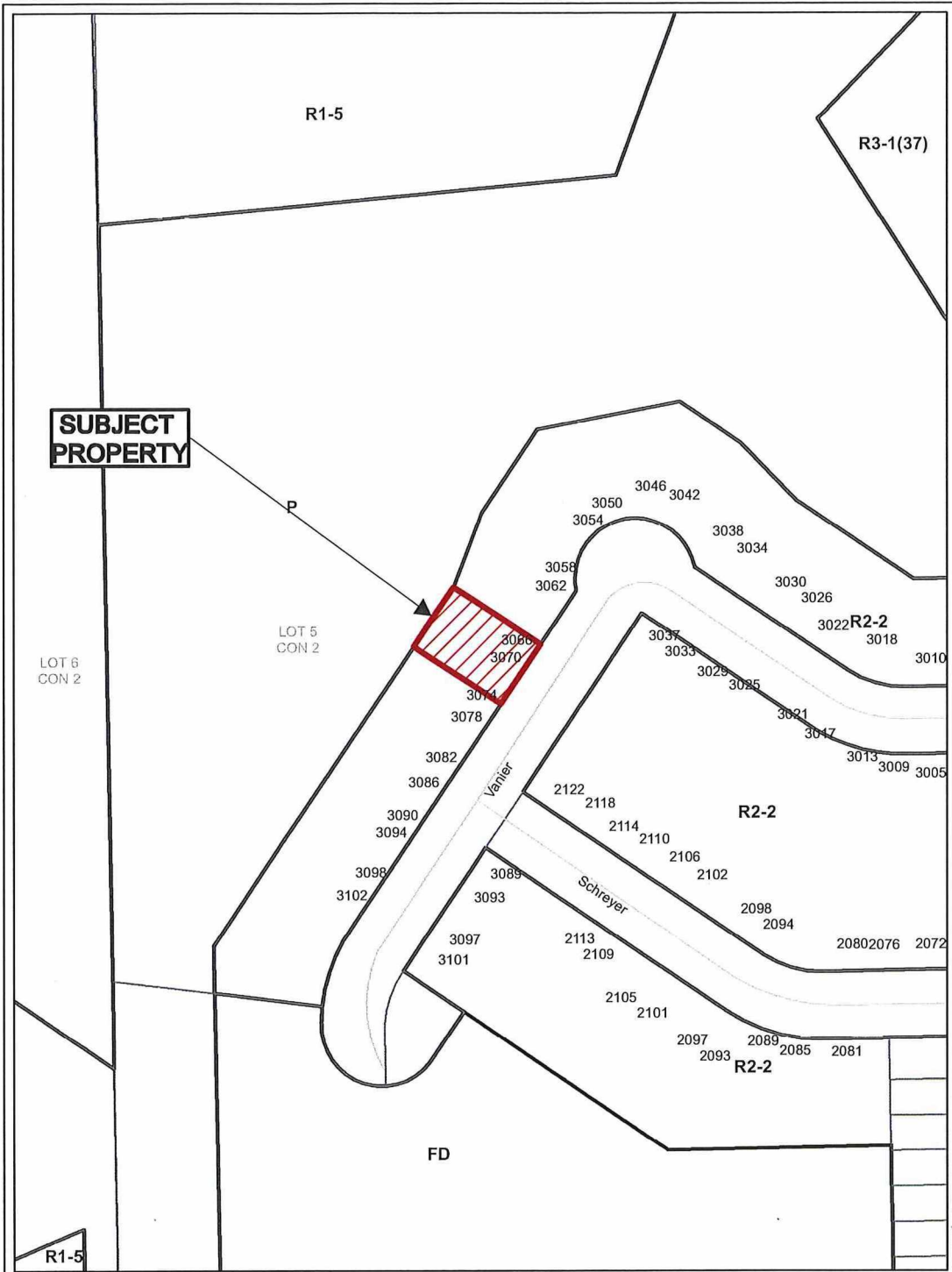
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FD, R2-2

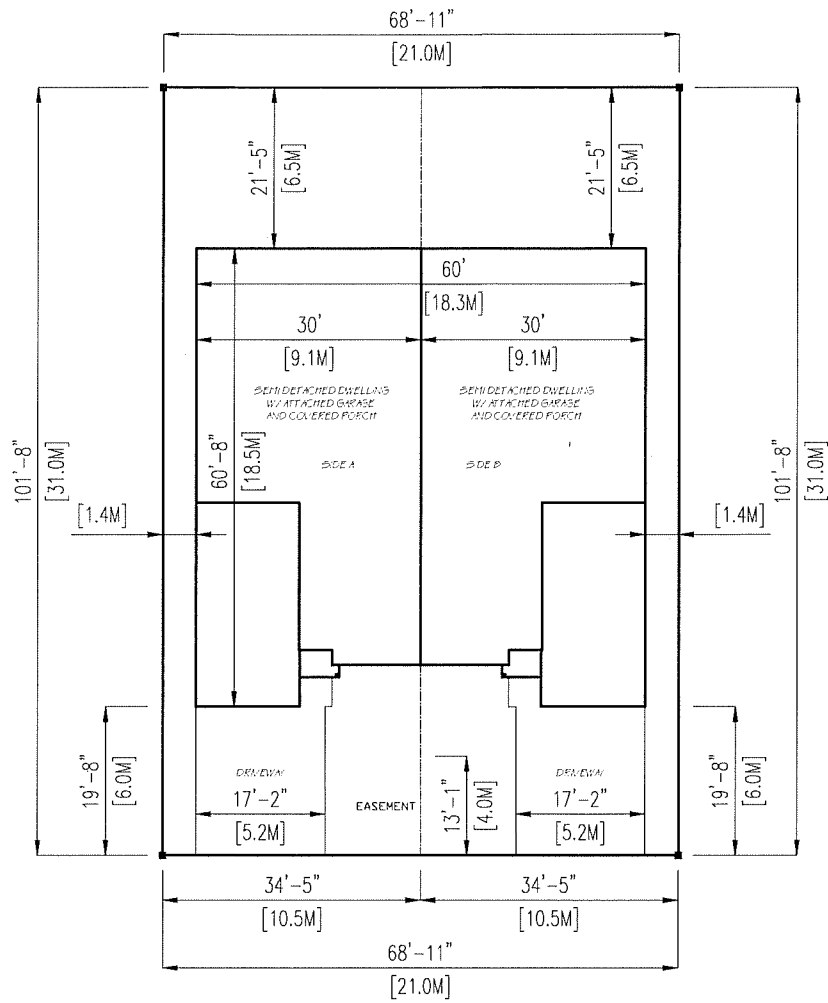




**Application for Minor Variance or Permission**

Subject Property being PIN 73504-1108,  
 Parcel M1114-124-1 SES SRO,  
 Lot 131, Plan M-1114,  
 Part Lot 5, Concession 2,  
 Township of Hanmer  
 3066 and 3070 Vanier Avenue, Valley East,  
 City of Greater Sudbury

Sketch 1, NTS	PL-MV-2025-00100
	PL-MV-2025-00101
NDCA	Date: 2025 07 07



LOT 131 - 134 VANIER AVENUE  
(ALL LOTS THE SAME SIZE)

SITE STATISTICS	WHOLE LOT	EACH SIDE
ZONING	R2-2	
LOT AREA	21MX31M 651 M <sup>2</sup>	10.5MX31M 325.5 M <sup>2</sup>
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PL-MV-2025-00100  
PL-MV-2025-00101

Sketch 2

SCALE



0 2 4 6 8 10  
METRES



Semi Det. Dwelling w/ Att Garages/ Cov. Porches	REV	DATE
	REV	DATE
Lots 131-134 Vanier Avenue, Hammer		
Site Plan	2025-05-20	1:50' = 1"

SP1