

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:

KOMRI COMMERCIAL HOLDINGS INC

The Owner(s) of: PIN(s) 735860635, Lot 139, Plan 4-SC, Part Lot 7, Concession 3, Township of McKim, 243 Regent Street, Sudbury P3C 4C6

For the following reason(s): Approval to convert the existing building from commercial space with four residential units to eight residential units providing reduced number of parking spaces, an increase in residential density and no landscaped area on the subject property all 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 9, 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

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- **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. Comments received **by 3:00 p.m. on July 4, 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

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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.

C2

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:

STEVEN HEAD

The Owner(s) of: PIN(s) 733810306, Parcel 15720 SEC SWS, Lot 68, Plan M-193, Part Lot 1, Concession 3, Township of Graham, 18 Simon Lake Drive, Naughton POM 2M0

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

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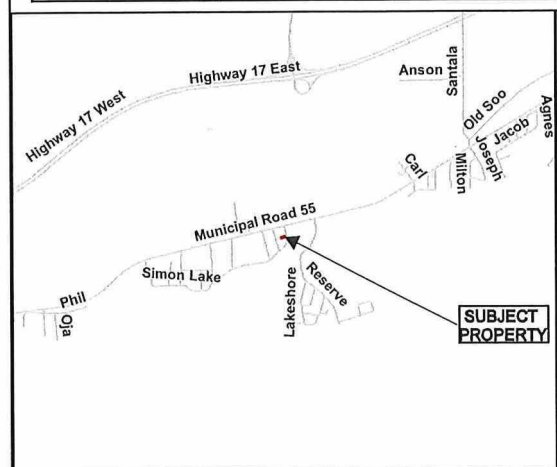
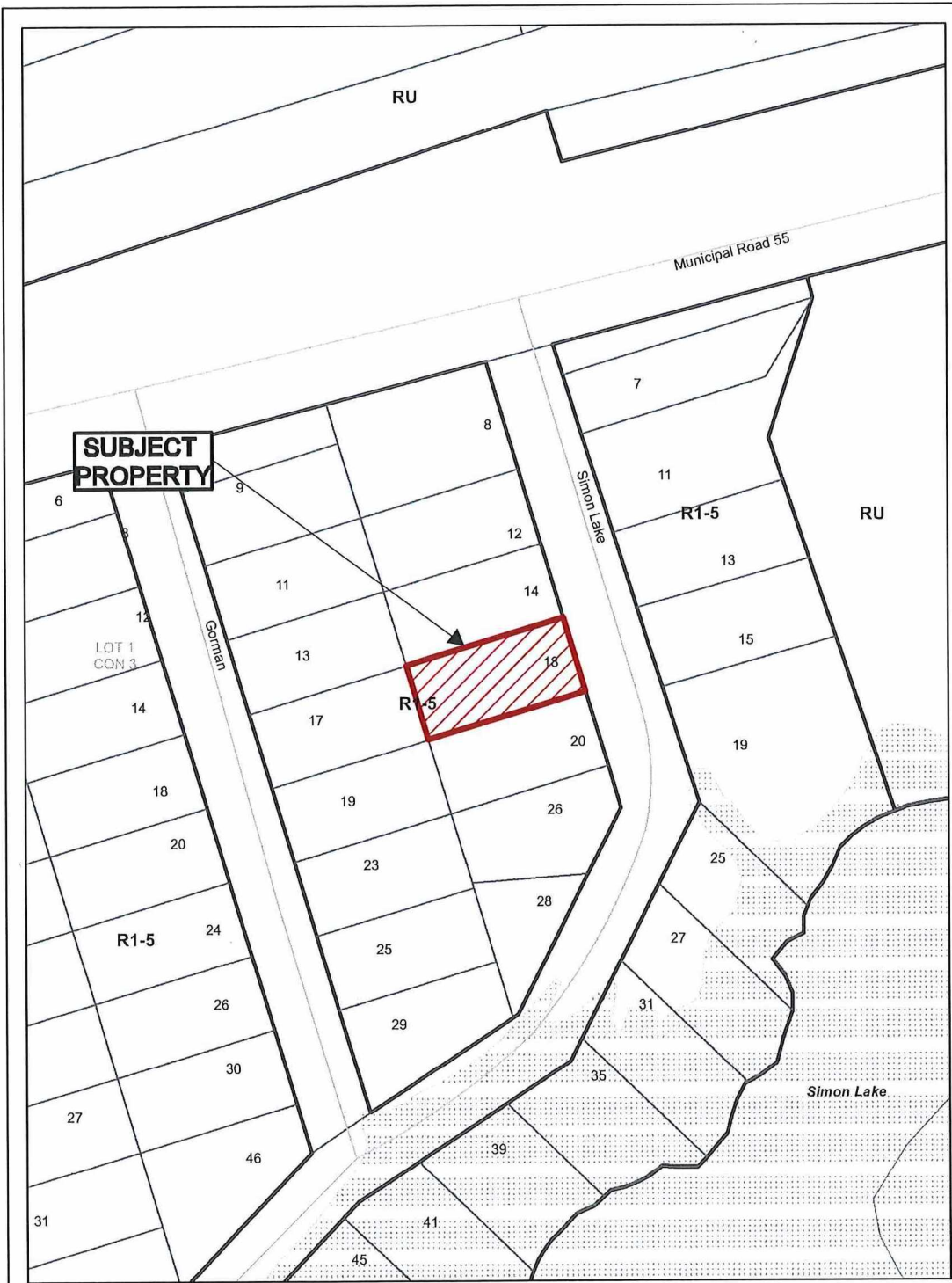
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R1-5



N


**Application for Minor
 Variance or Permission**

Subject Property being PIN 73381-0306,
 Parcel 15720 SEC SWS,
 Lot 68, Plan M-193,
 Part Lot 1, Concession 3,
 Township of Graham,
 18 Simon Lake Drive, Naughton,
 City of Greater Sudbury

Sketch 1, NTS PL-MV-2025-00076
 NDCA Date: 2025 06 12

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:

SHELDON BURTON AND KIMBERLEY BURTON

The Owner(s) of: PIN(s) 735830235, Lot 153, Plan 34-S, Part Lot 4, Concession 3, Township of McKim, 510 Van Horne Street, Sudbury P3B 2X4

For the following reason(s): Approval to construct a single detached dwelling with three additional dwelling units providing two driveways at variance to the By-law.

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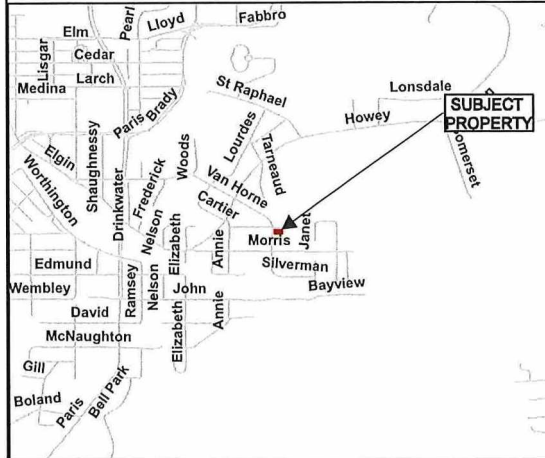
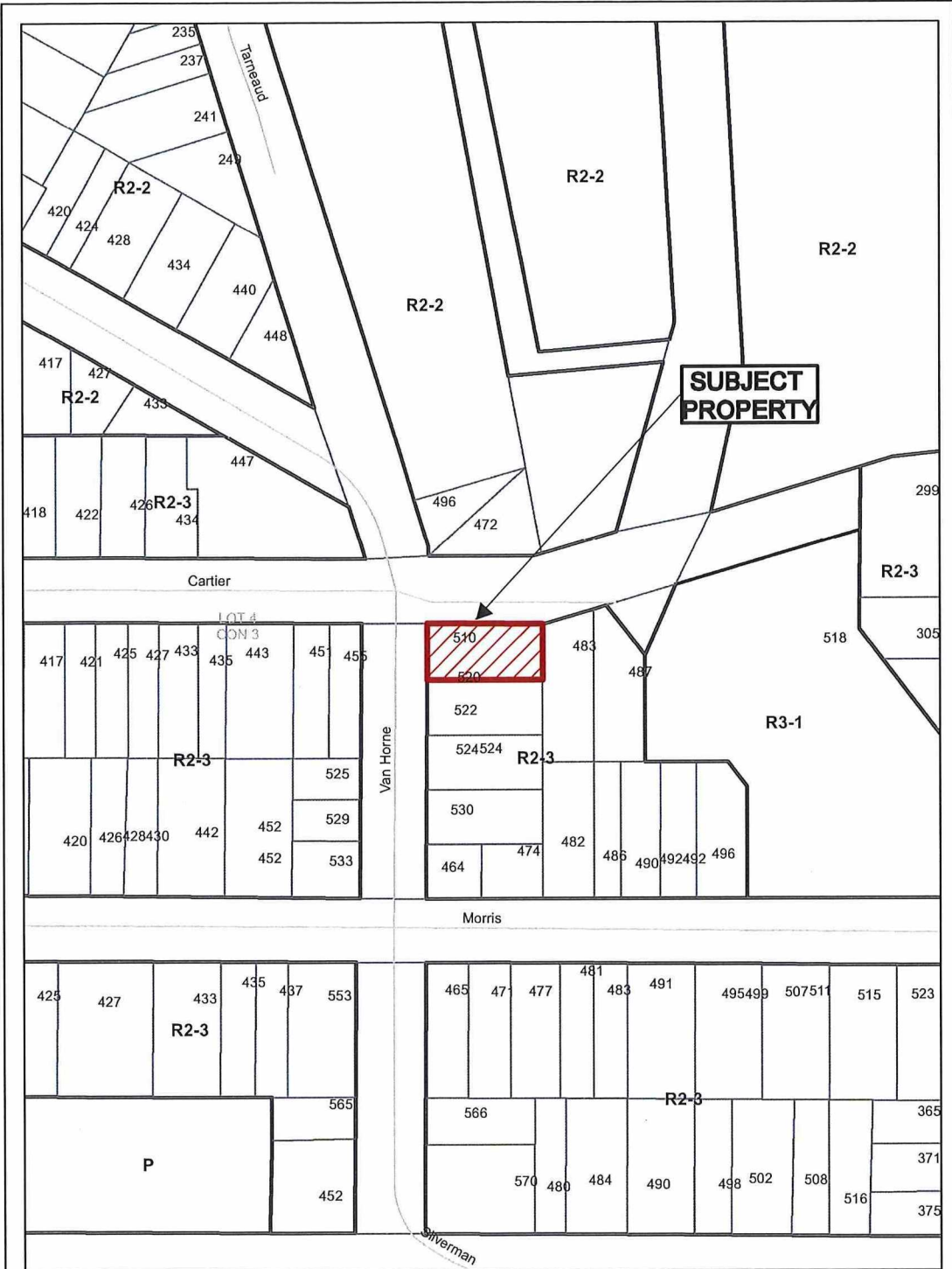
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R2-3



N


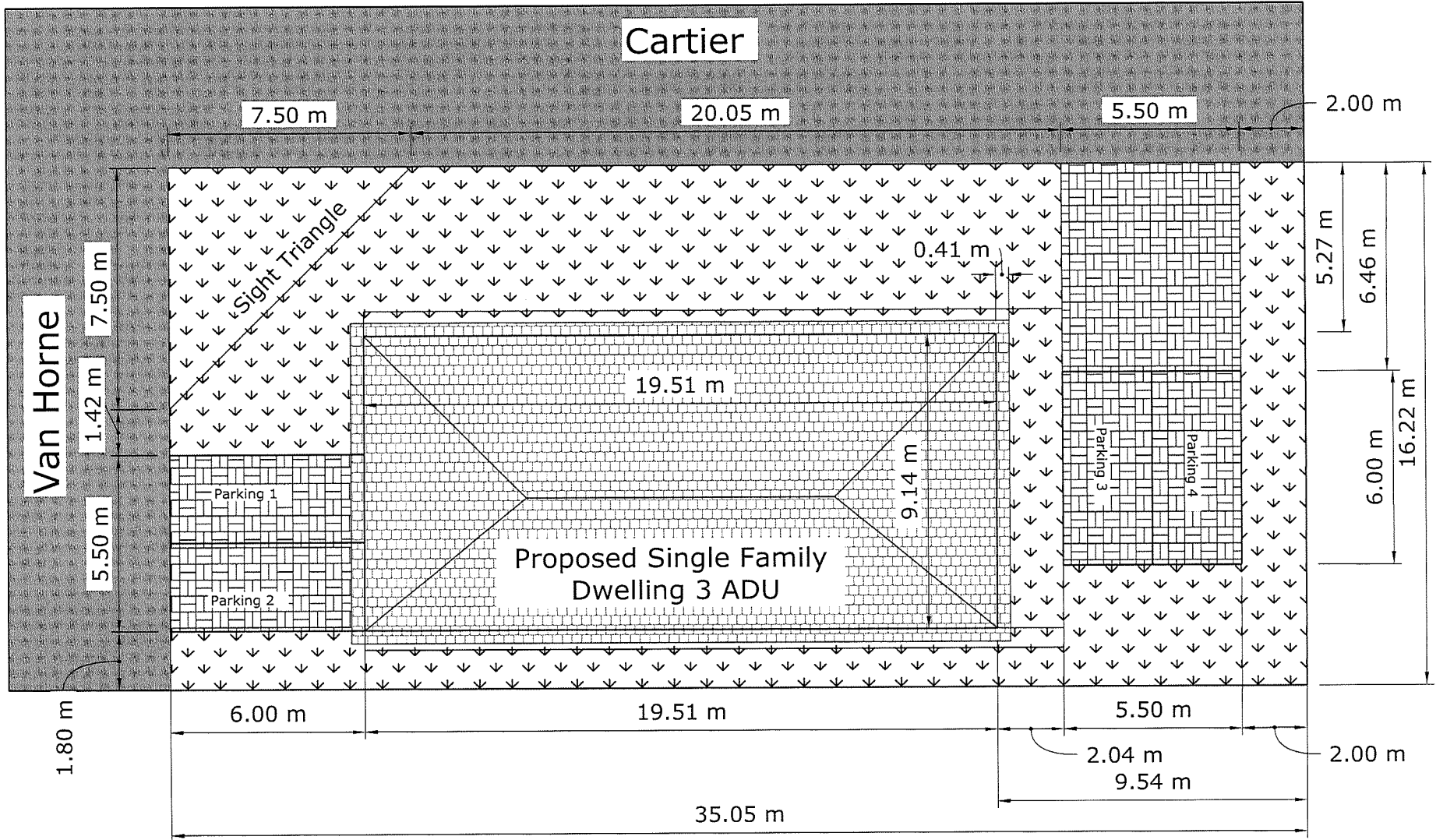
**Application for Minor
 Variance or Permission**

Subject Property being PIN 73583-0235,
 Lot 153, Plan 34-S,
 Part Lot 4, Concession 3,
 Township of McKim,
 510 Van Horne Street, Sudbury,
 City of Greater Sudbury

Sketch 1, NTS PL-MV-2025-00077
 NDCA Date: 2025 06 12

Property and Parking Changes to:

KSI-023-197 - 510 Van Horne St - Issue dfor client review - June 3rd, 2025



PL-MV-2025-00077
Sketch 2

NOTICE OF PUBLIC HEARING

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Take notice that an application has been made by:

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 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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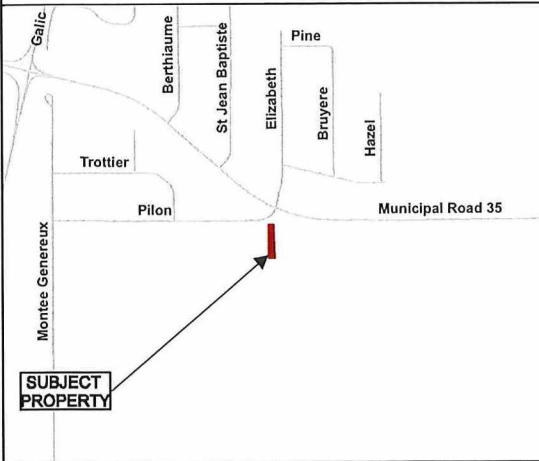
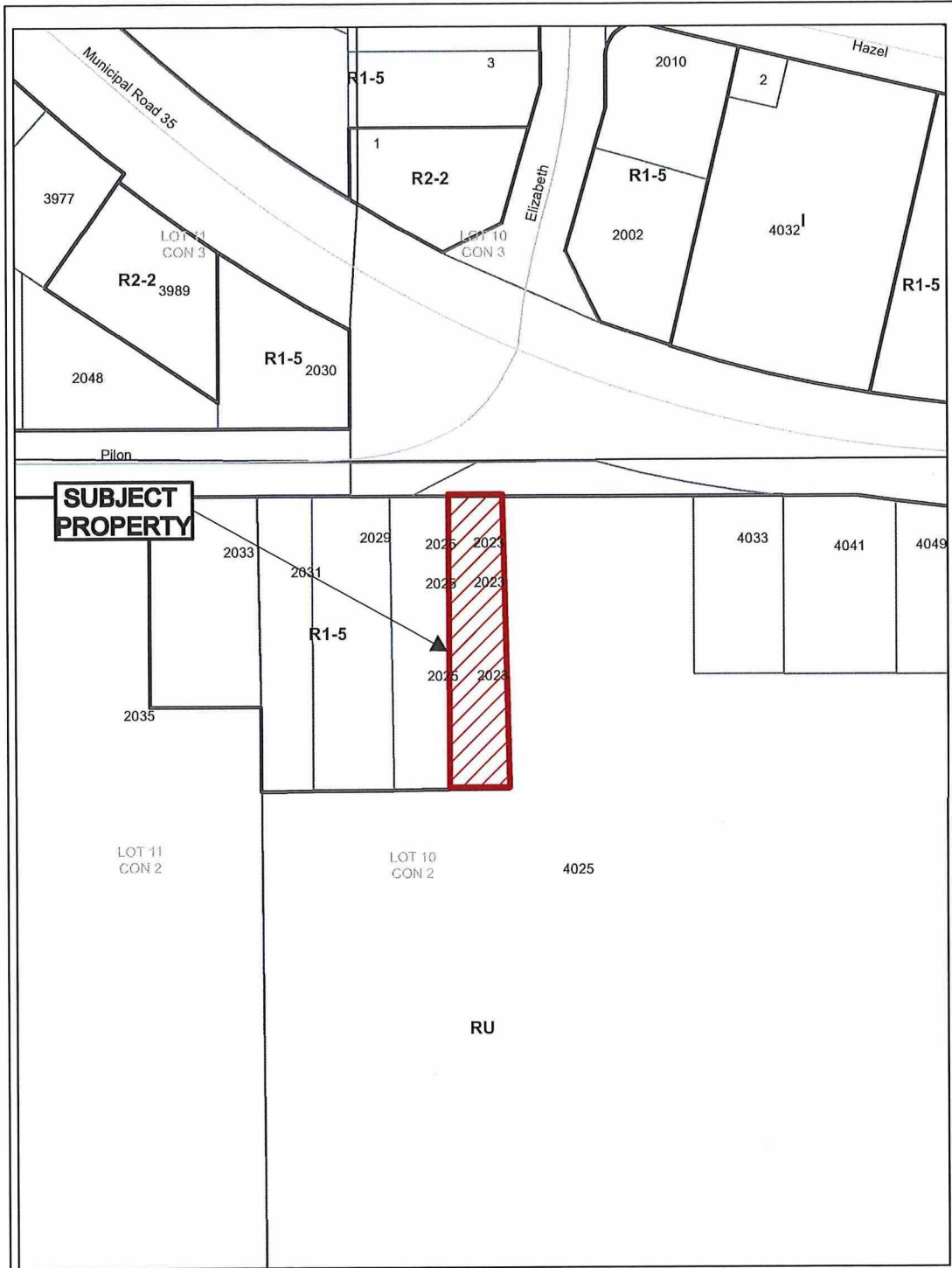
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R1-5



Application for Minor Variance or Permission



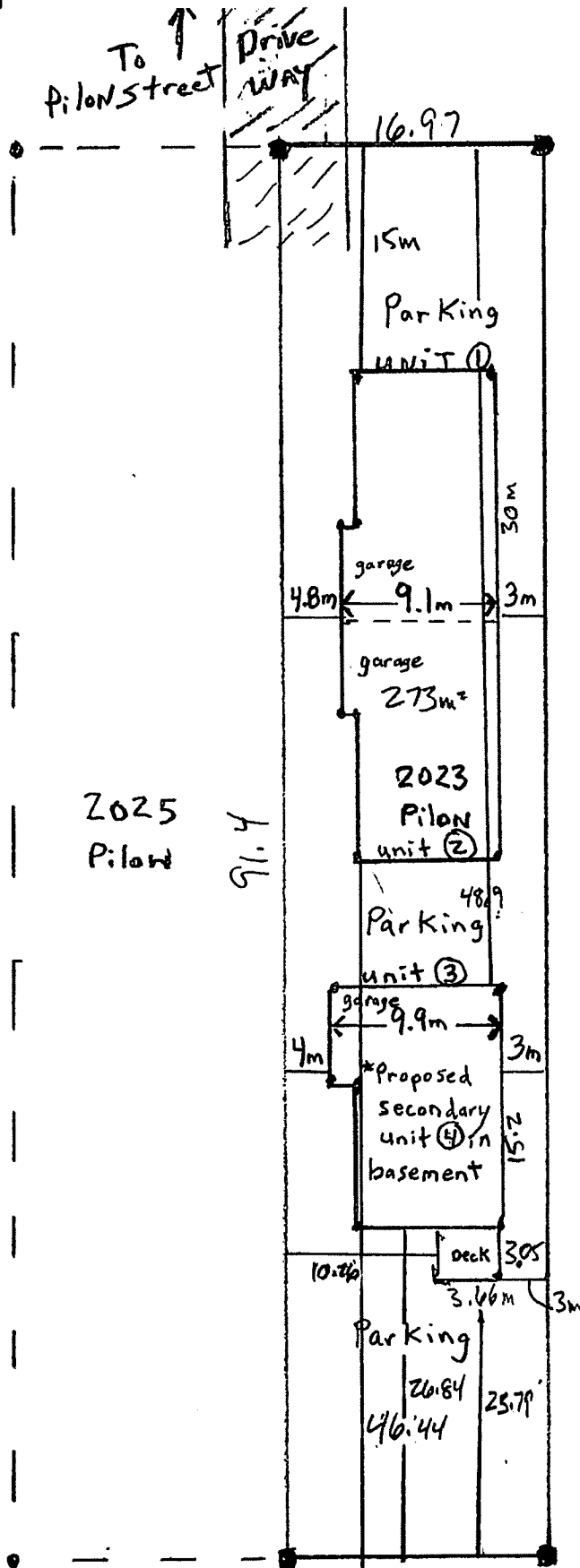
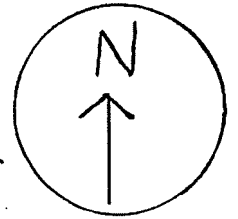
Subject Property being PIN 73347-2000, Surface Rights Only, Part Lot 10, Concession 2, Part 2 Plan 53R-14524, Township of Rayside, 2023 Pilon Street, Chelmsford, City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2025-00080
Date: 2025 06 13

← Pilon St. →

Municipal Rd 35



* units 1,2,3 currently have full occupancy permits

2025 Pilon

91.4

4025 Municipal Road 35

91.44m

← 16.9m →

PL-MV-2025-00080
Sketch 2

NOTICE OF PUBLIC HEARING

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Take notice that an application has been made by:

MIKE GRIER AND KIANA WARDELL

The Owner(s) of: PIN(s) 021150140, Parcel 42588 SEC SES SRO, Lot 138, Plan M-1014, Part Lot 2, Concession 6, Township of McKim, 1576 Dearbourne Drive, Sudbury P3A 5A4

For the following reason(s): Approval to permit an addition with eaves on the existing dwelling providing a setback and 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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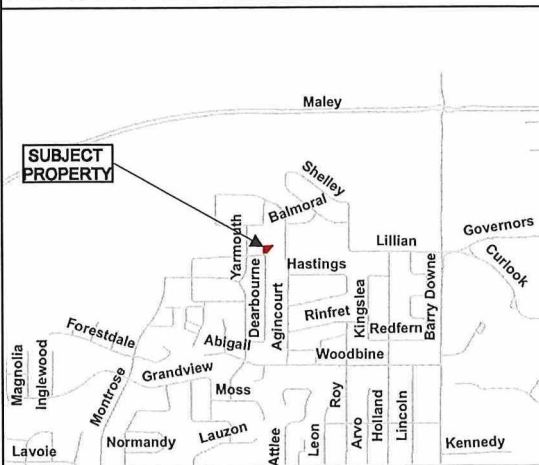
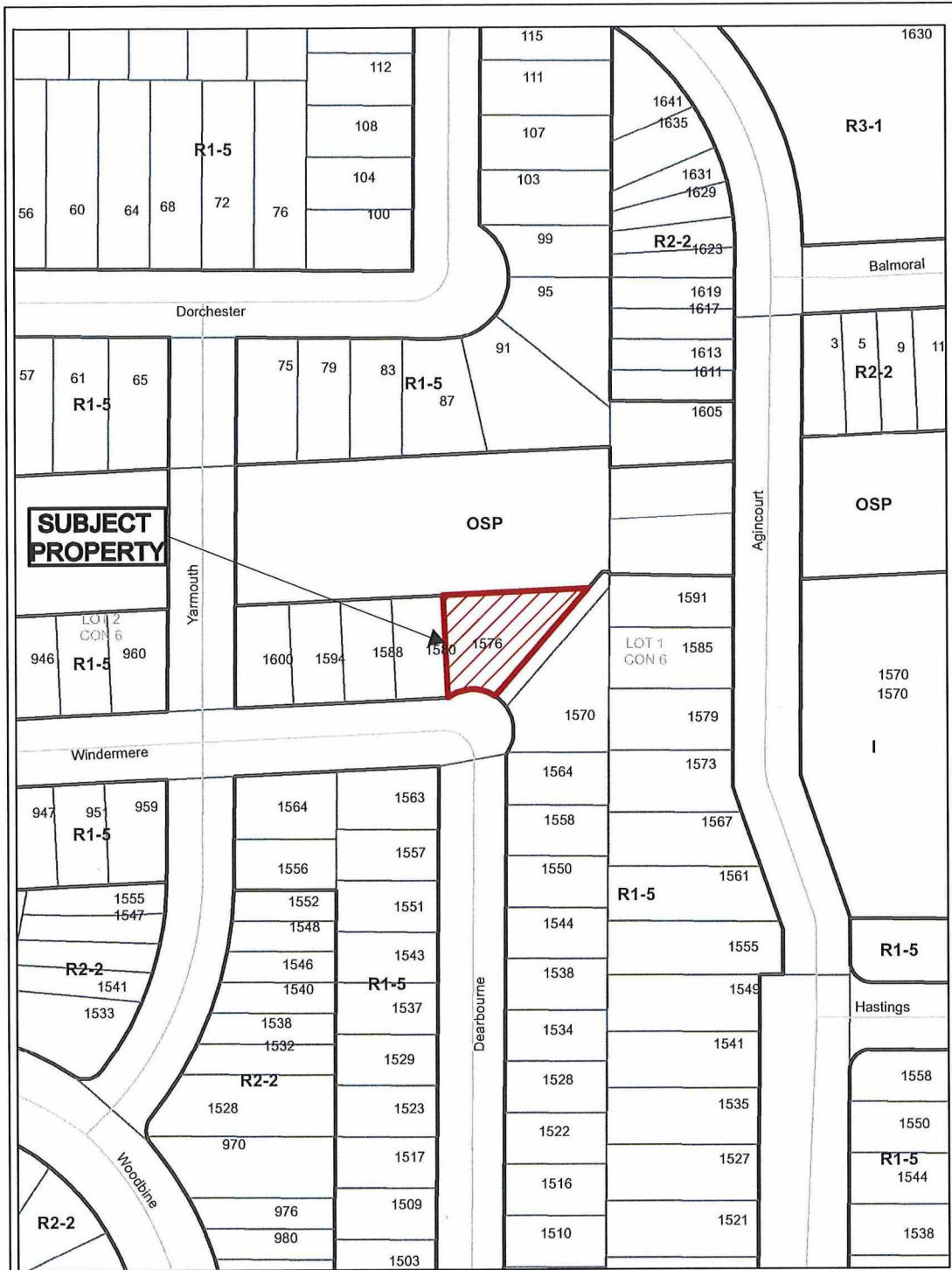
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R1-5

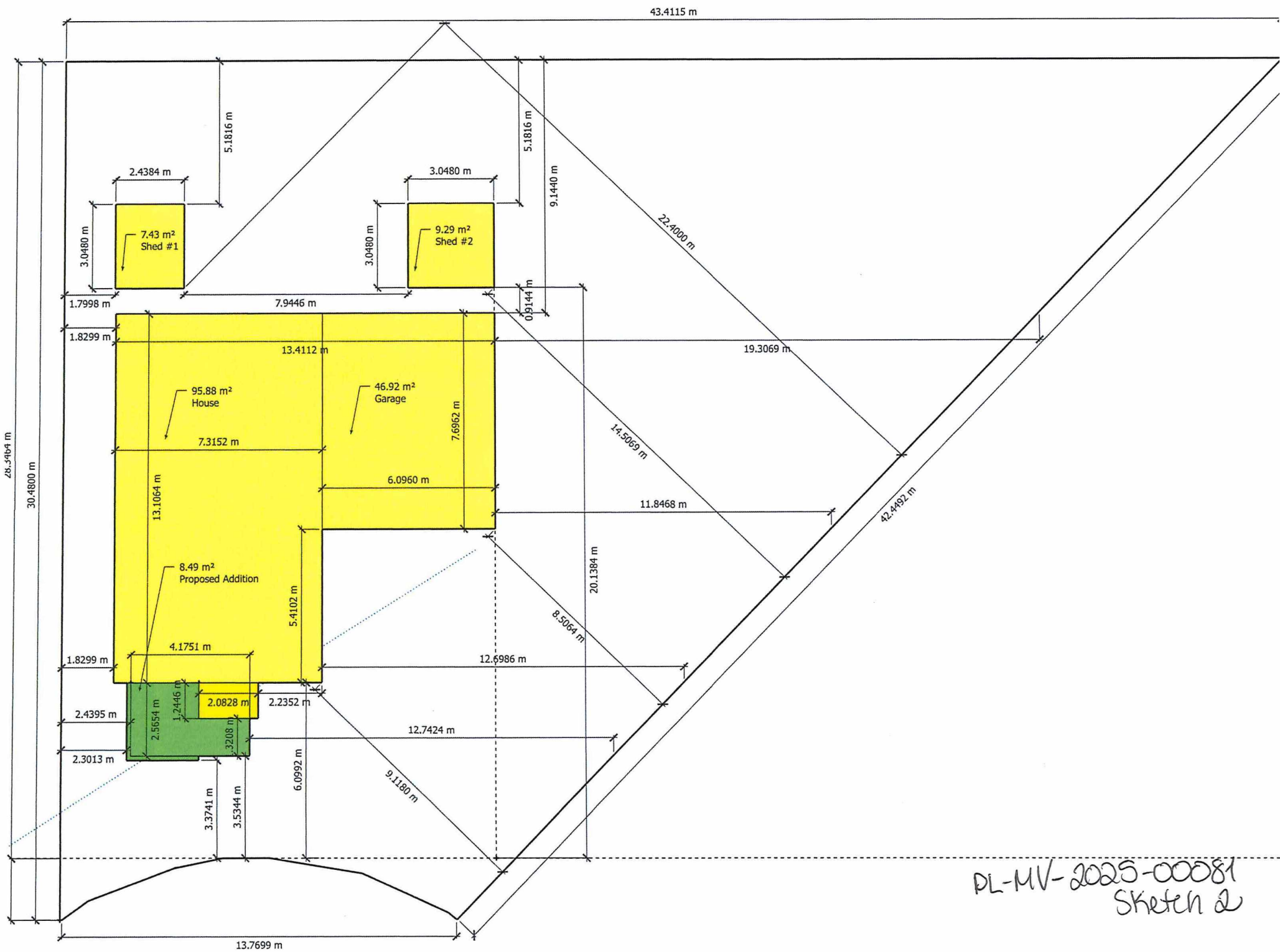


Application for Minor Variance or Permission



Subject Property being PIN 02115-0140,
 Parcel 42588 SEC SES SRO,
 Lot 138, Plan M-1014,
 Part Lot 2, Concession 6,
 Township of McKim,
 1576 Dearbourne Drive, Sudbury,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA
 PL-MV-2025-00081
 Date: 2025 06 16



DL-MV-2025-00081
Sketch 2

NOTICE OF PUBLIC HEARING

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Take notice that an application has been made by:

ALEXANDER HAYWOOD

The Owner(s) of: PIN(s) 735990624, Parcel 40674 SEC SES SRO, Lot 21, Plan M-1023, Part Lot 1, Concession 2, Township of Snider, 27 Cobalt Street, Copper Cliff P0M 1N0

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

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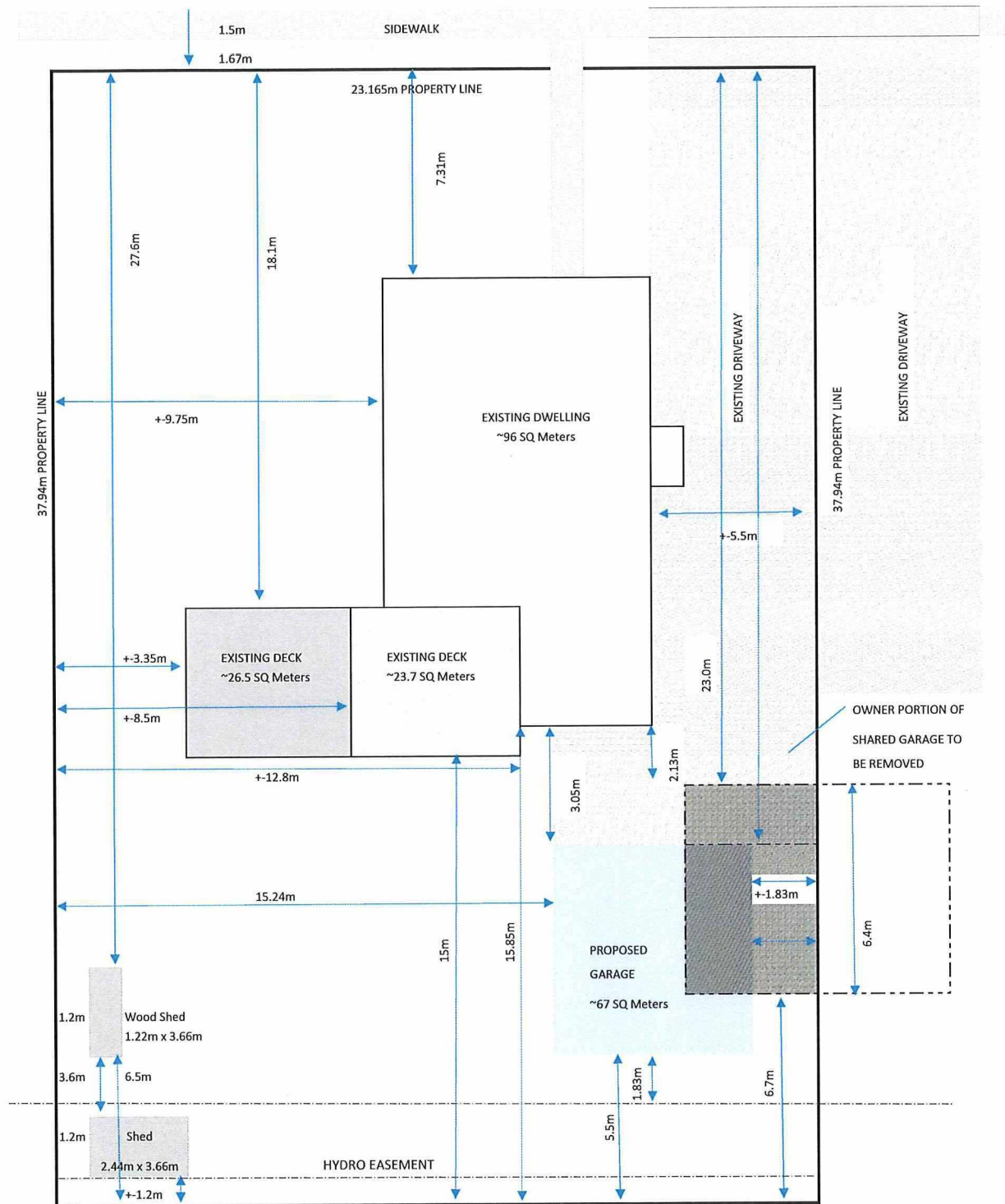
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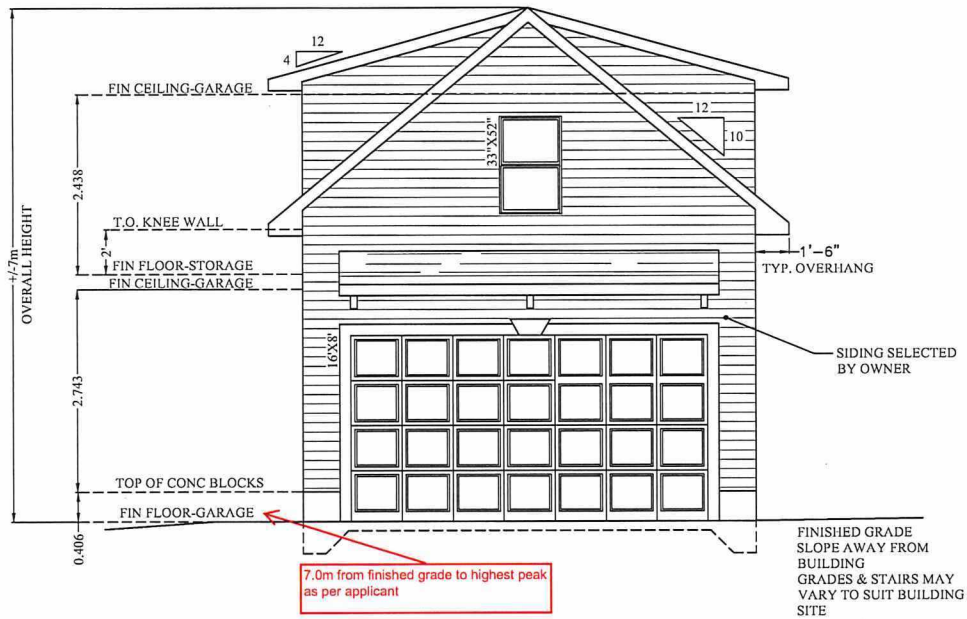
R1-5



LOT INFORMATION
 27 COBALT, COPPER CLIFF
 M1023 LOT 21
 Pcl 40674
 Total Lot = 889 SQ Meters

SCALE AS SHOWN
 1 SQ M

PL-MV-2025-00082
 Sketch 2



FRONT ELEVATION

3/16"=1'0"

ALL MEASUREMENTS IN METERS
FOR THE PURPOSES OF THE MINOR
VARIANCE PROCESS

NOT FOR CONSTRUCTION OR
SCALING

KIMBERLY E. ZARCHNEY
REV CAD



PROJECT: ALEX HAYWOOD
PROJECT NO: 2025-00082
DATE: MARCH 2025
DRAWN BY: KEZ
CHECKED BY: KEZ

GARAGE
SCALE: AS SHOWN
DATE: MARCH 2025
DRAWN BY: KEZ
CHECKED BY: KEZ
A3

PL-MV-2025-00082
Sketch 3

NOTICE OF PUBLIC HEARING

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Take notice that an application has been made by:

KEVIN CRONIER

The Owner(s) of: PIN(s) 735090064, Parcel 44857 SEC SES, Part Lot 8, Concession 1, Part 2, Plan 53R-8261, Township of Capreol, 1225 Radar Road, Hanmer P3P 0B4

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

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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. Comments received **by 3:00 p.m. on July 4, 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.

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.

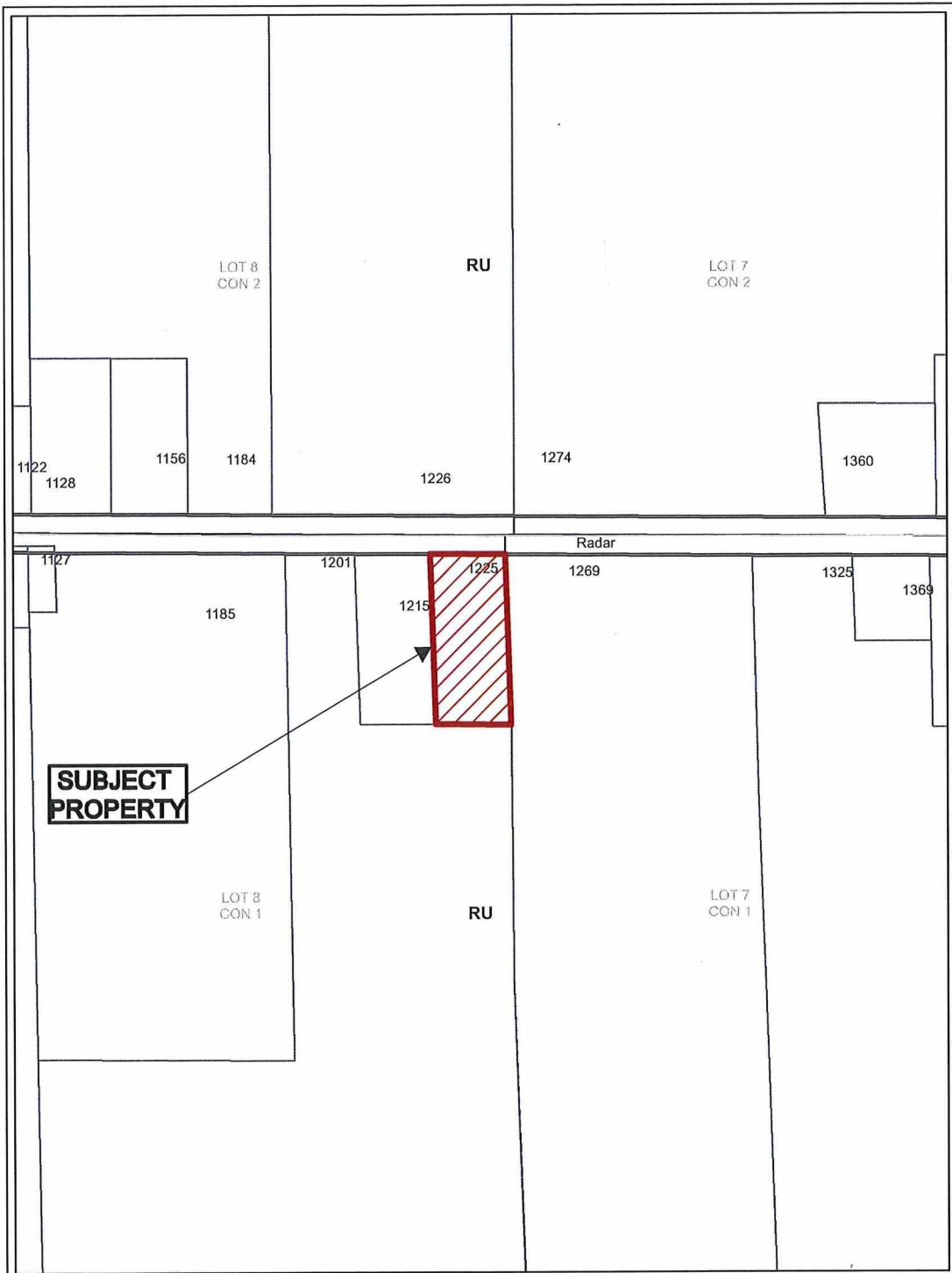
A certified copy of the decision will be sent to each person who files with the Secretary-Treasurer a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.

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.

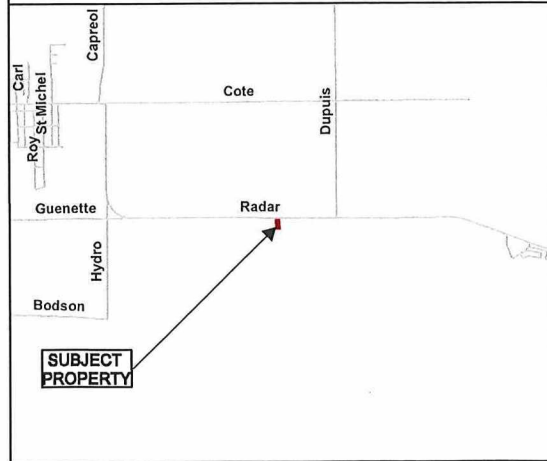
The meeting agenda, related applications and sketches can be found on our website at <https://www.greatersudbury.ca/do-business/planning-and-development/committee-of-adjustmentsign-variance-committee/>. The recording of the meeting will be posted on the website within one week following the meeting.

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.

RU



**SUBJECT
PROPERTY**



**SUBJECT
PROPERTY**

**Application for Minor
Variance or Permission**



Subject Property being PIN 73509-0064,
Parcel 44857 SEC SES,
Part Lot 8, Concession 1,
Part 2, Plan 53R-8261,
Township of Capreol,
1225 Radar Road, Hanmer,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2025-00086
Date: 2025 06 19

GENERAL NOTES
 ALL DIMENSIONS ARE THE PROPERTY OF THE ARCHITECT AND SHOULD BE USED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 USING ALL DIMENSIONS AND USE COMMERCIAL MATERIALS UNLESS OTHERWISE NOTED.
 THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS.
 THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS.

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	02/28/24

**PRELIMINARY
 NOT FOR CONSTRUCTION**



**DETACHED
 GARAGE**

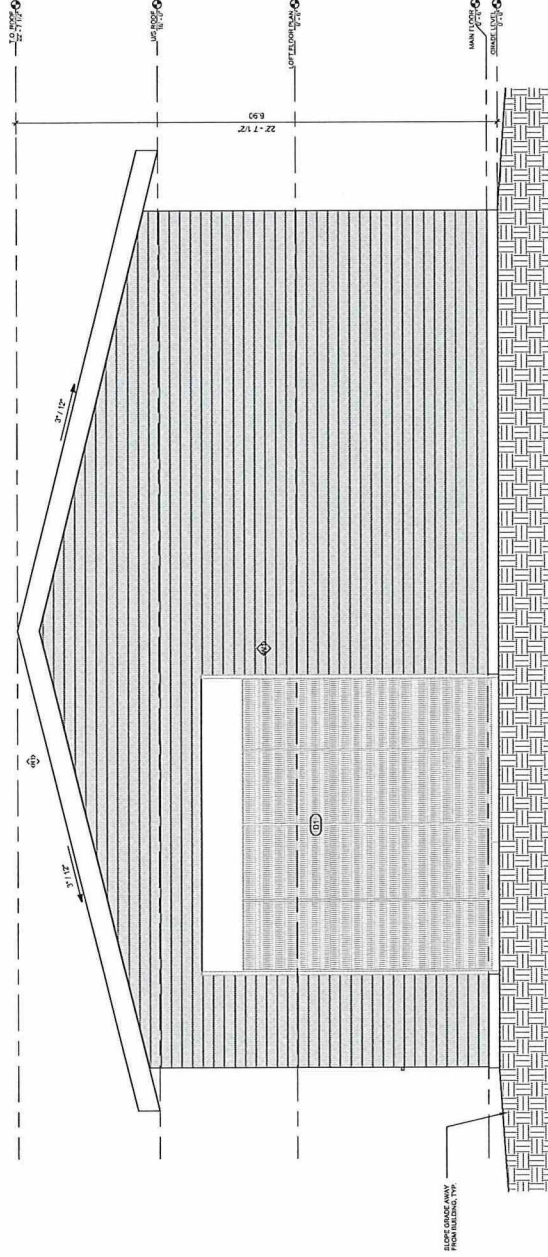
PROJECT ADDRESS HERE

**FRONT
 ELEVATION**

Project number
 PROJ. 4871

A3.2

Scale
 3/8" = 1'-0"



1 FRONT ELEVATION
 3/8" = 1'-0"

PL-MV-2025-00086
 sketch 3