

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) 021230027, Parcel 12507 SEC SES, Part Lot 8, Plan M-164, except Part 25, Plan SR-2888, except Part 1, Expropriation Plan D-439, Part Lot 4, Concession 5, Township of McKim, 385 Lasalle Boulevard, Sudbury P3A 1W7

For the following reason(s): Approval to construct a two-storey dwelling containing 8-dwelling units providing lot area per unit, landscaped open space, lot frontage, planting strips, parking spaces and driveway width 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, June 10, 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, June 10, 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 June 5, 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.

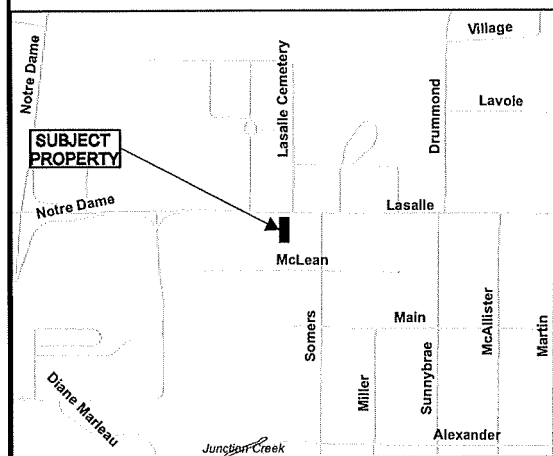
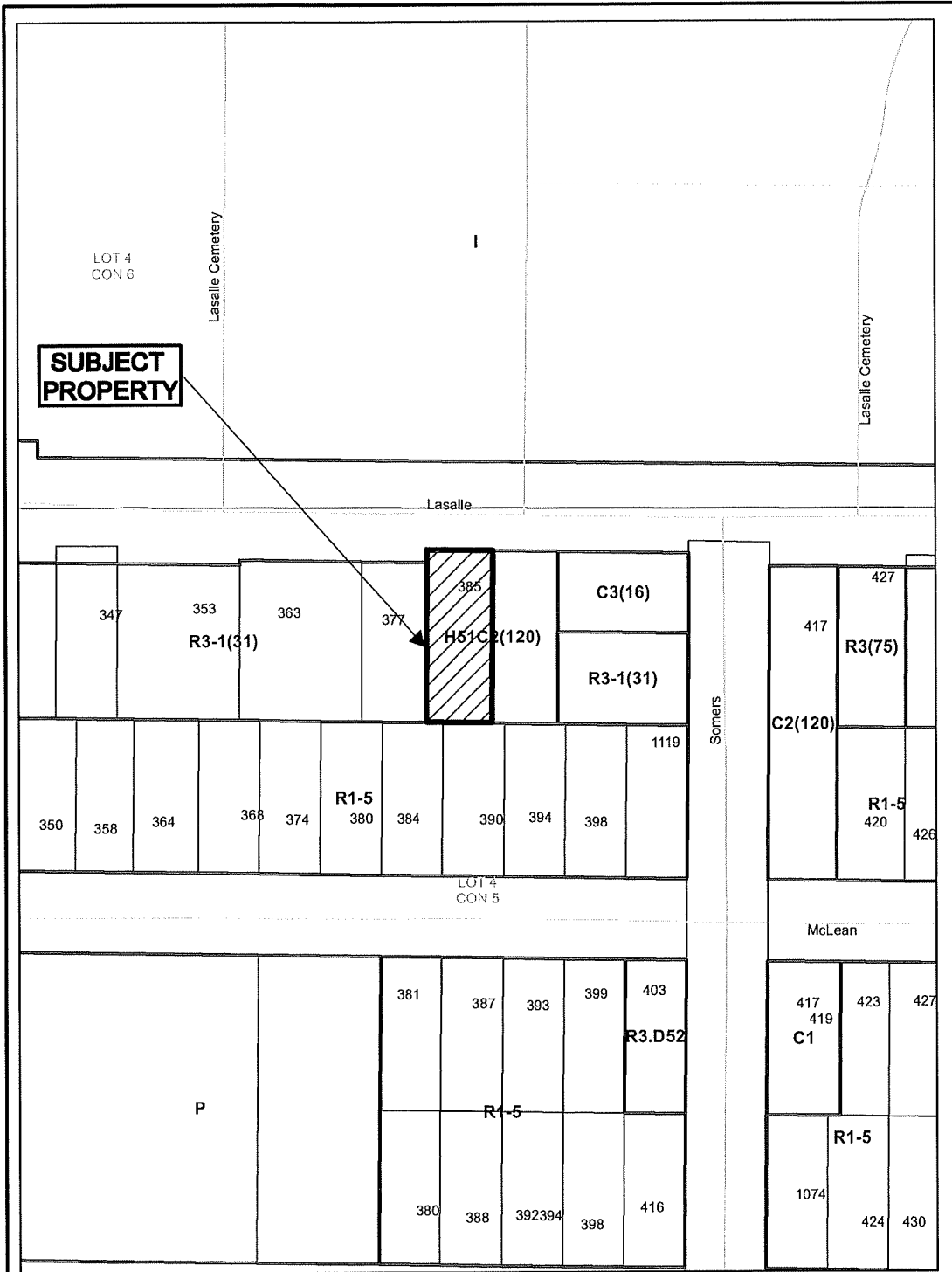
A certified copy of the decision will be sent to each person who files with the Secretary-Treasurer a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.

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.

H51C2(120)



N

**Application for Minor
Variance or Permission**

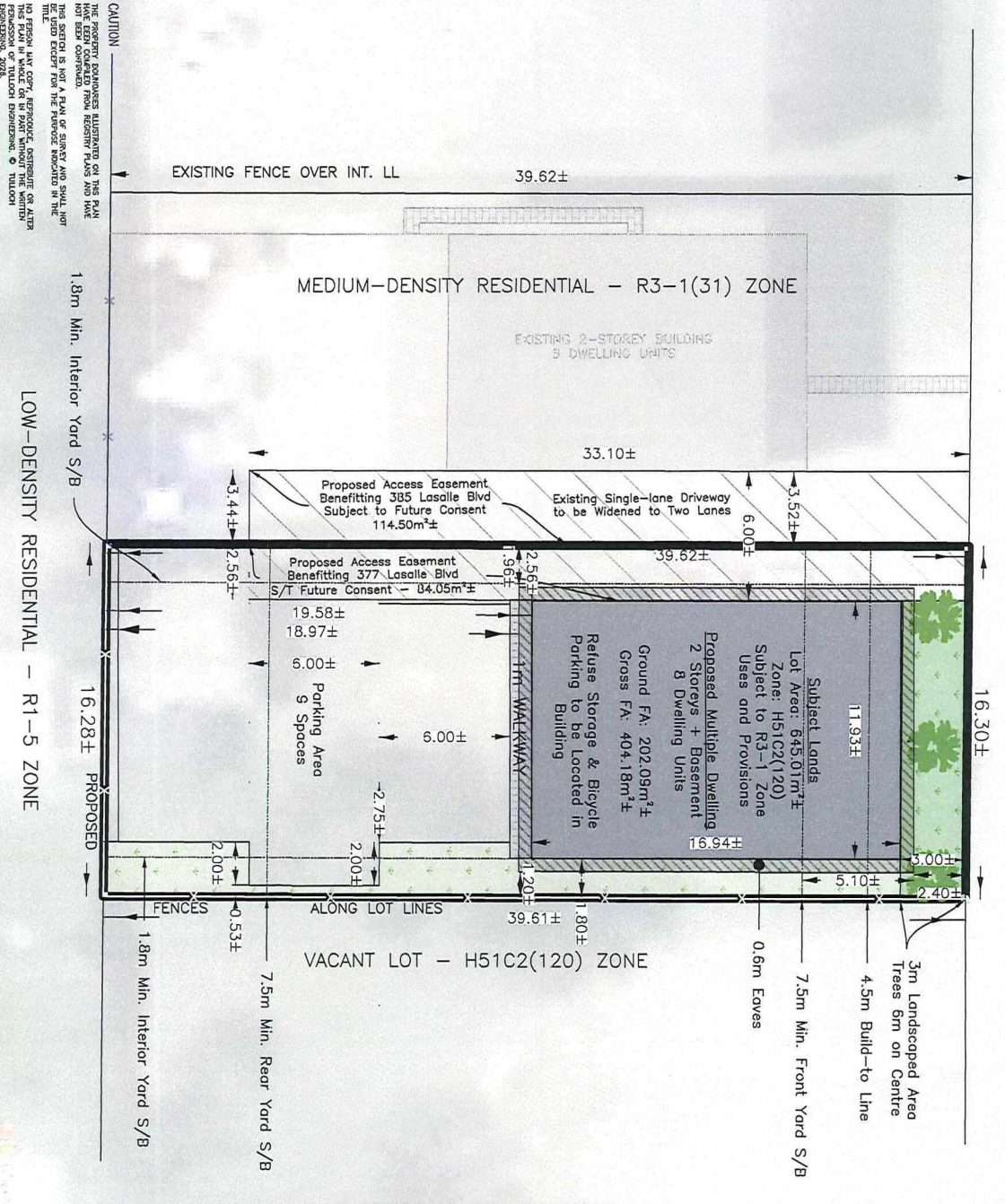
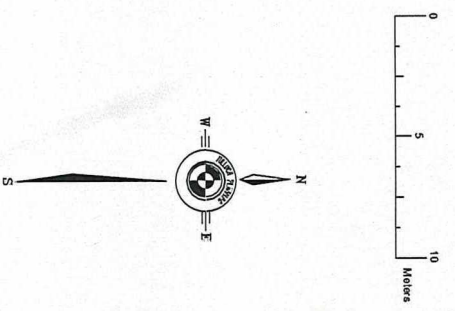
Subject Property being PIN 02123-0027,
Parcel 12507 SEC SES, Part Lot 8, Plan M-164,
except Part 25, Plan SR-2888, except Part 1,
Expropriation Plan D-439,
Part Lot 4, Concession 5,
Township of McKim,
385 Lasalle Boulevard, Sudbury,
City of Greater Sudbury

Sketch 1, NTS PL-MV-2026-00044
NDCA Date: 2026 04 14

SITE PLAN DATA	
CURRENT ZONING:	H51C2(120)
REQUIRED (C3-1 ZONING)	RESIDENCED
LOT AREA:	MIN 110m ² /Unit
DENSITY:	52.1m ² /Unit
LOT DEPTH:	12.403 Units/Unit
LOT COVERAGE:	MIN 30m
MAX 45%	MAX 38.61m ²
BUILDING HEIGHT:	MIN 3.33m
MAX 5 Storeys	MAX 2 Storeys
LANDSCAPING:	MIN 30%
SETRACKS:	3.00m±
FRONT YARD: (Secondary Arterial)	7.5m
INTERIOR YARD: (2 storeys)	1.0m
REAR YARD:	7.5m
CORRIDOR S/S/B BUILD-TO LINE:	0m-4.5m
MIN 60%	MIN 60%
OCCUPIED BY BLDG:	MIN 5.70m±
REQUIRED ENDOUSEMENTS	
Max Encroachment:	Front: 1.2m
Min Req'd Setbacks:	Min: 0.6m
Min, S/B from Lot Lines:	Front: 0.6m
	Interior: 0.6m
	5.10m±
	0.60m±
	2.40m±
	1.20m±

LANDSCAPING		MIN 3m	3m
LANDSCAPE BUFFER:	MIN 3m	3m	
PLAYING STRIPS:	MIN 3m		
(R3-1 building R1-5)	MIN 1.5m with		
(Gas Lot only)	1.5m (all fence)		Com with fence
(non-res. lot)			
PARKING CALCULATIONS:			
MULTIPLE DWELLING:	1.5/Unit		
COV. REDUCTION:	MIN 12%		
	MIN 12%		
	MIN 1%		
TOTAL:	=11	5	
ACCESSIBLE SPACES (0-8 SPACES PROVIDED)	0	0	
DRIVEWAY WIDTH 2-WAY	MIN 6m		
BICYCLE SPACES	0.5/Unit		
	=4		
		2.50m (5m with Easement)	
		AS REQUIRED TO BE PROVIDED IN BLOCKS	

Lasalle Boulevard - Secondary Arterial



CAUTION

THE PROPERTY BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM REGISTERED PLANS AND HAVE NOT BEEN CONFIRMED.

THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED AS SUCH FOR THE PURPOSES DESCRIBED IN THE TITLE.

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER, 2026.

T: 705-522-6303

131 FELDING ROAD
LIVELY, ONTARIO
P3Y 1L7

PROJECT:	385 Lasalle Blvd Pt Lot 8, Plan M-164 City of Greater Sudbury		
DRAWING:	Concept Plan for Minor Variance		
DRAWN BY:	MDJ	CHECKED BY:	BCVS
SCALE:	1:300	PLOT SIZE:	8.5x11
PROJECT NUMBER:	23-1235-700	DATE:	April 8, 2026

PL-MV-2026-00044
Sketch

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:

CITY OF GREATER SUDBURY

The Owner(s) of: PIN(s) 735720437, Parcel 26975 SEC SES; Part Lot 11, Concession 4, as in LT172339, except Part 2, Plan 53R-6010, Part 1, Plan 53R-6218, Parts 1 & 2, 53R-11420, Parts 1-16, Plan 53R-16353 & Part 1-3, Plan 53R-16996, subject to LT31957; Township of Neelon, 1825 Frobisher Street, Sudbury P3A 6C8, 1805 Frobisher Street, Sudbury P3A 6C8, 1853 Frobisher Street, Sudbury P3A 6C8, 1800 Frobisher Street, Sudbury P3A 5K3, 1900 Frobisher Street, Sudbury P3A 5K3

For the following reason(s): Approval to construct a sand and salt storage 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, June 10, 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, June 10, 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 June 5, 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.

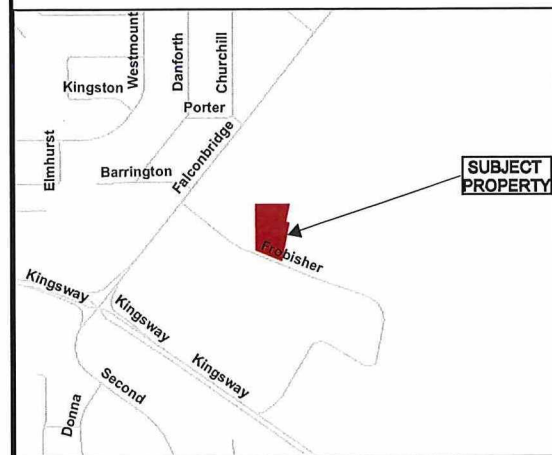
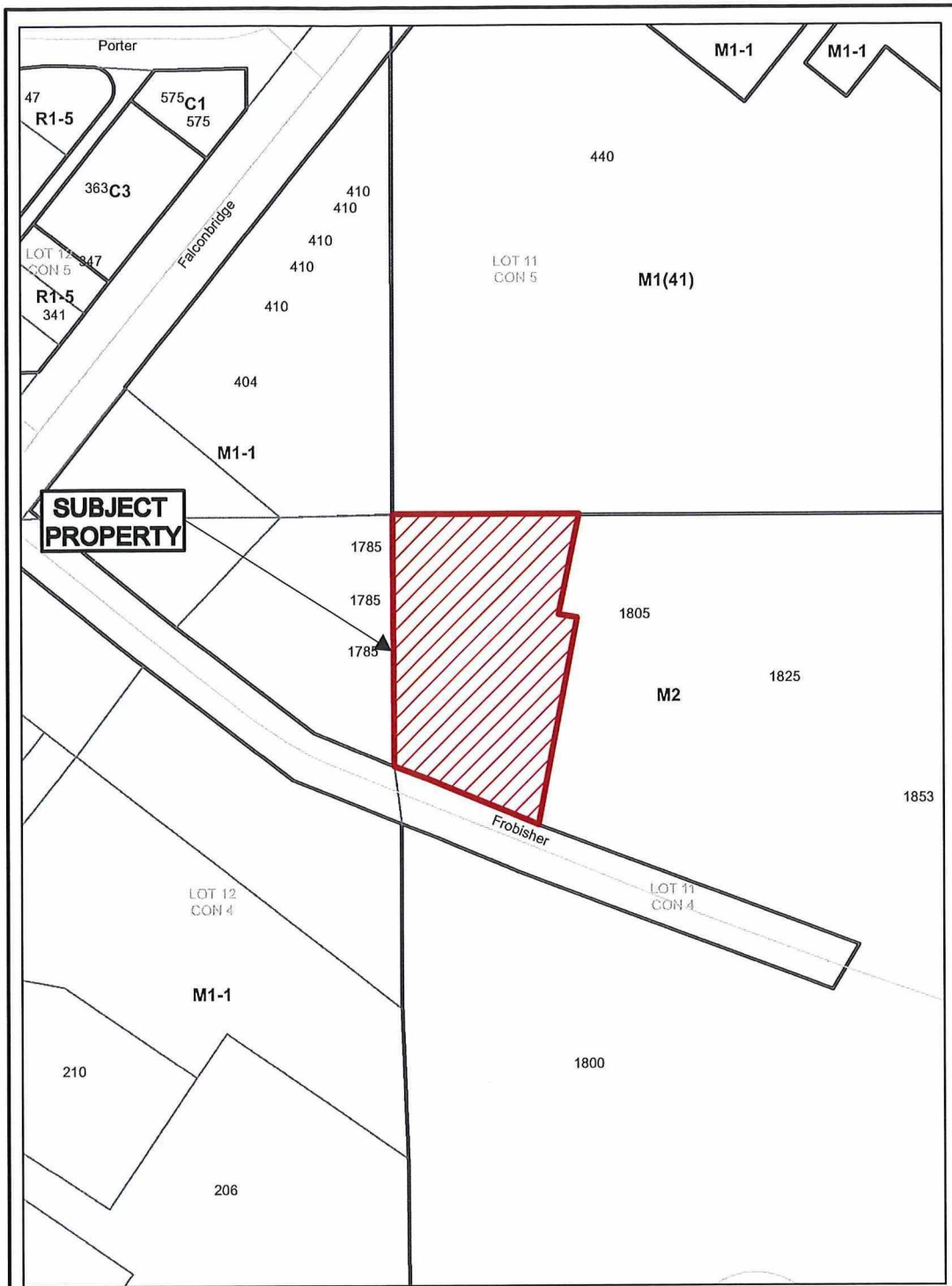
A certified copy of the decision will be sent to each person who files with the Secretary-Treasurer a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.

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.

M2



N

**Application for Minor
Variance or Permission**

Subject Property being PIN 73572-0437, Parcel 26975 SEC SES; Part Lot 11, Concession 4, as in LT172339, except Part 2, Plan 53R-6010, Part 1, Plan 53R-6218, Parts 1 & 2, 53R-11420, Parts 1-16, Plan 53R-16353 & Part 1-3, Plan 53R-16996, subject to LT31957; Township of Neelon, 1800 Frobisher Street, Sudbury, City of Greater Sudbury

Sketch 1, NTS PL-MV-2026-00063
NDCA Date: 2026 05 05

PROJECT
RDHA
 RDM Architects Inc.
 685 Queen St W
 Toronto, ON, M6J 1E8
 www.rdharch.com

ARCHITECT
3RD LINE STUDIO
 289 Cedar Street, 3rd Floor
 Sudbury Ontario, P3B 1H8
 www.3rdline.studio

CONTRACTOR
AECOM
 1316 Pickering Parkway
 Pickering Ontario, L1Y 7G5
 www.aecom.com

ENGINEER
TULLOCH
 151 Fiddlers Rd.
 Lunenburg, NS, B1A 1L7
 tulloch.ca

NOTES
 1. The Contractor shall check all dimensions of the wall and shall report discrepancies to the Architect immediately.
 2. All drawings and specifications are the property of RDHA, who reserves their authority to make changes to the drawings and specifications without notice and to make any amendments to the drawings and specifications without notice.
 3. The Contractor shall be responsible for any amendments and shall be liable for the same.

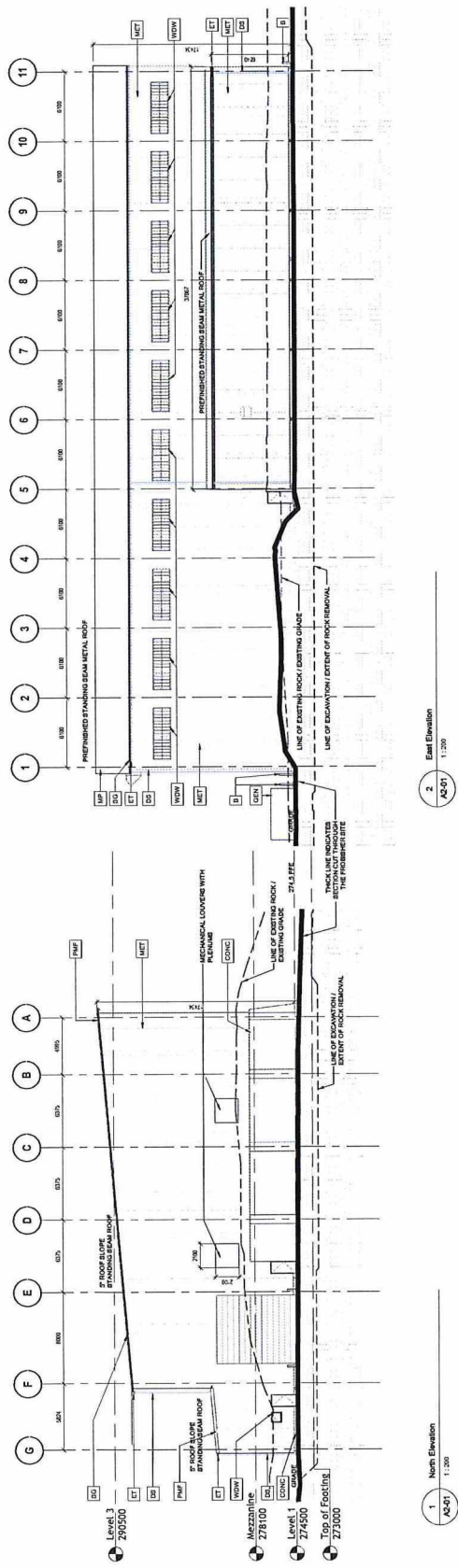
NOT FOR CONSTRUCTION



SUDBURY OPERATION CENTRE
 1795 FROBISHER ST, SUDBURY, ON P3A 6C8

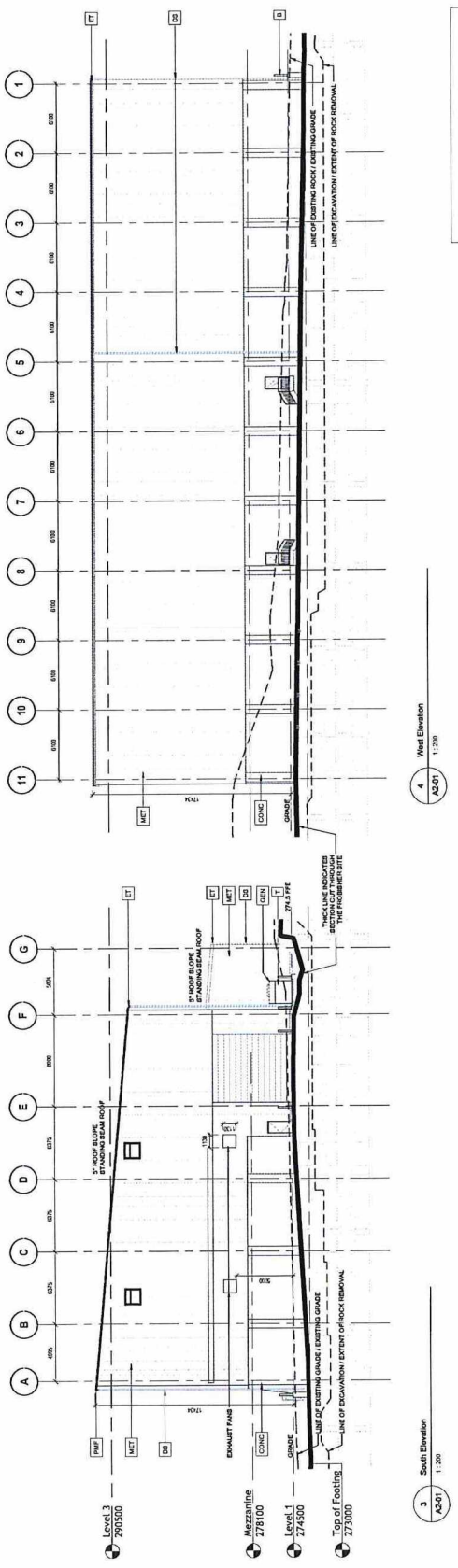
ELEVATIONS

ARCH	DATE	PROJECT NO.	SHEET NO.
3RD LINE STUDIO	01/20/2024	Z02204	A5-01
DESIGNED BY	DRAWN BY	CHECKED BY	DATE



1 North Elevation
 A2-01 1:200

2 East Elevation
 A3-01 1:200



3 South Elevation
 A4-01 1:200

4 West Elevation
 A5-01 1:200

MATERIAL LEGEND

MF	MEZZANINE FLOOR FINISHING
RF	ROOF FINISHING
MT	METAL ROOF PANEL - REF TO SPEC
ST	STANDING SEAM METAL ROOF
DS	DOWNSPOUT - REF TO SPEC
BS	BOLLARD - REF TO SPEC
MT	METAL TRUSS - REF TO SPEC
ST	STANDING SEAM METAL ROOF - REF TO SPEC
TR	TRUSS - REF TO SPEC
CM	CONCRETE MASONRY UNIT
CH	CHANGING ROOM - REF TO WINDOW SCHEDULES
UP	UPPER PANEL

PL-WV-2024-0003
 Sketch 3

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:

ROBERT LAMY

The Owner(s) of: PIN(s) 733520609, Parcel 22752 SEC SWS, Lot 12, Plan M-954, Part Lot 3, Concession 4, Township of Dowling, 81 Hesta Street, Dowling P0M 1R0

For the following reason(s): Approval to construct a detached accessory building with attached lean-to providing accessory lot coverage and 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, June 10, 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, June 10, 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 June 5, 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.

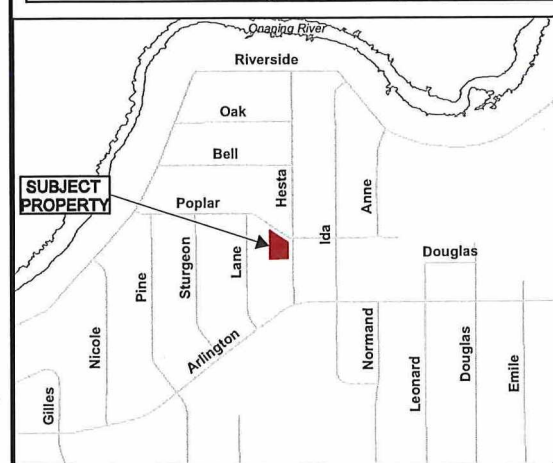
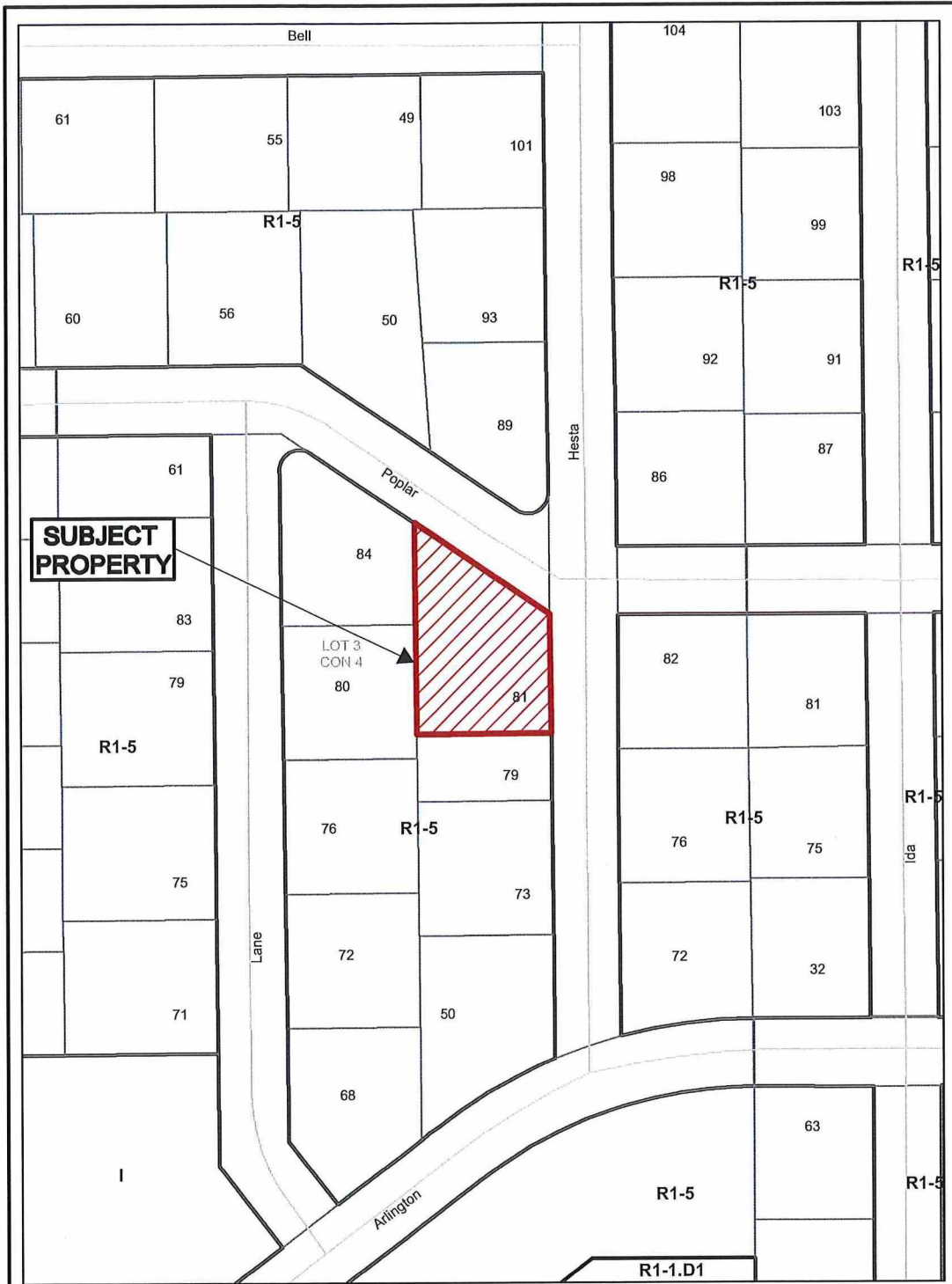
A certified copy of the decision will be sent to each person who files with the Secretary-Treasurer a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.

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

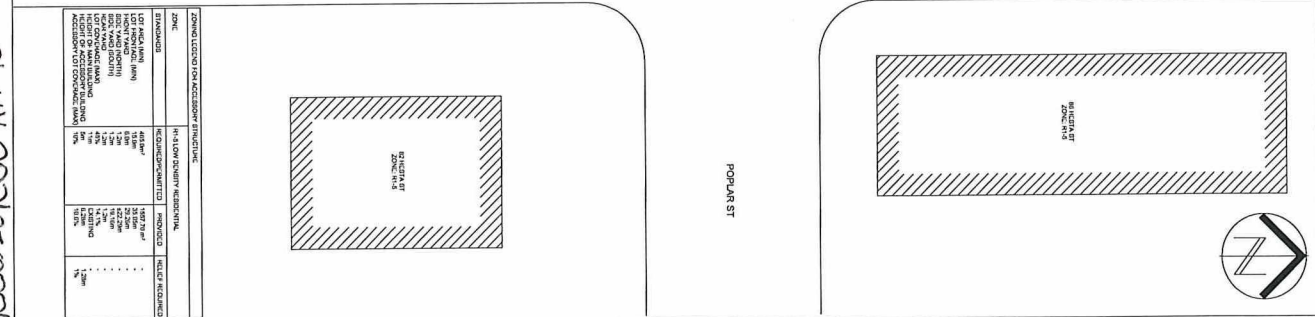
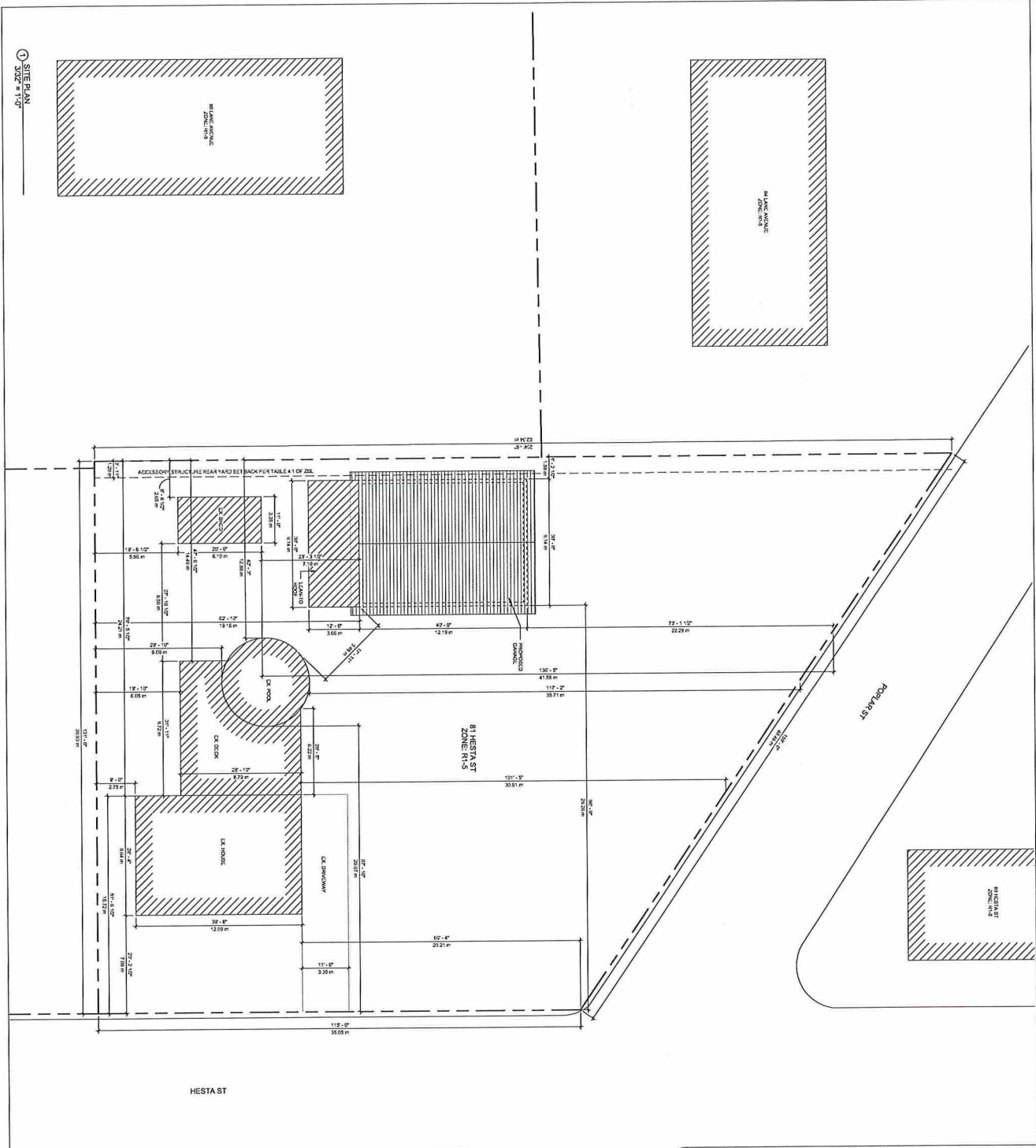
Subject Property being PIN 73352-0609, Parcel 22752 SEC SWS, Lot 12, Plan M-954, Part Lot 3, Concession 4, Township of Dowling, 81 Hesta Street, Dowling, City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00066
Date: 2026 05 07



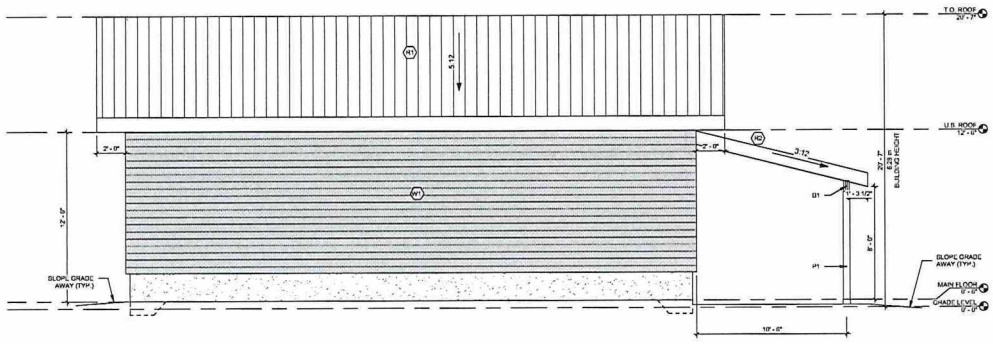
GENERAL NOTES
 ALL DIMENSIONS ARE THE PROPERTY OF THE ARCHITECT AND ARE TO BE USED FOR THE ARCHITECT'S INTENT ONLY. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND FOR THE PROPER INTERPRETATION OF ALL DIMENSIONS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROPER INTERPRETATION OF ALL DIMENSIONS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROPER INTERPRETATION OF ALL DIMENSIONS.



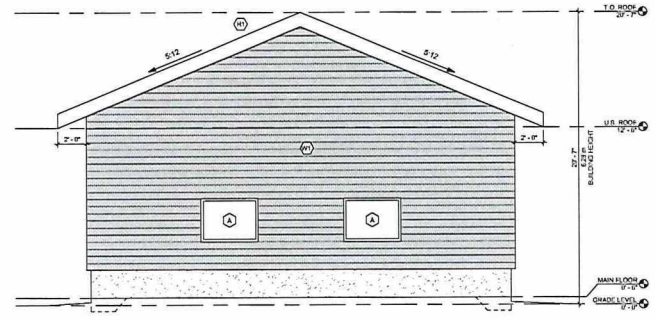
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	10/20/2023
2	REVISIONS	10/20/2023
3	REVISIONS	10/20/2023

<p>SHIELD CONSTRUCTION SERVICES 11111 HESTA ST. N. SUITE 100 DALLAS, TX 75243 (214) 343-3333</p>	<p>PROJECT NUMBER: A101 SITE PLAN 81 HESTA ST. DOWLING, ON LEAN-TO GARAGE WITH SHIELD</p>
--	--

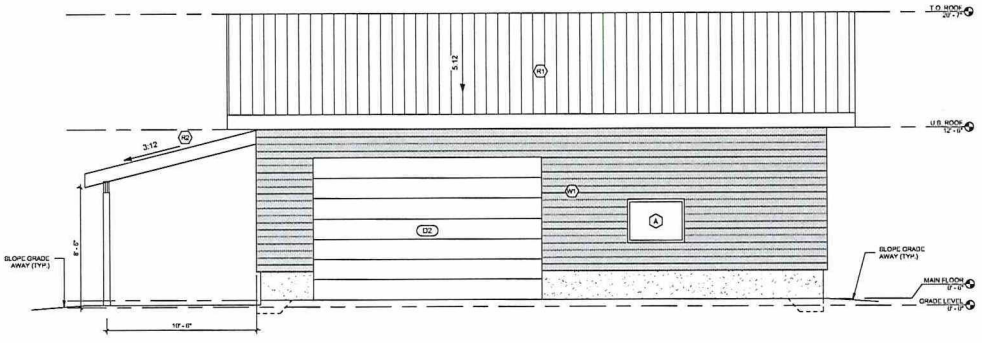
PL-W-2023-0006
 Sketch 2



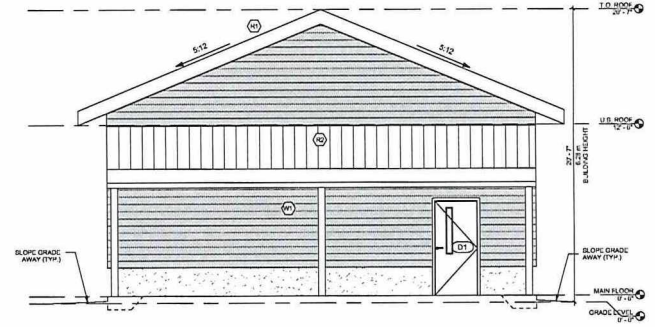
1 EAST ELEVATION
1/4" = 1'-0"



3 SOUTH ELEVATION
1/4" = 1'-0"



4 WEST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"

Door Schedule			
Type Mark	Width	Height	Comments
D1	7'-0"	8'-0"	

Window Schedule			
Mark	Width	Height	Notes
W1	4'-0"	4'-0"	

GENERAL NOTES
 ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT. UNAUTHORIZED REPRODUCTION OF THESE DRAWINGS IS PROHIBITED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
 THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE COMMENCING WORK. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.
 ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE OPENED BUILDING CODE.
 THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL STRUCTURAL, MECHANICAL, AND ELECTRICAL WORK.

No.	Description	Date
1	ISSUED FOR MINOR VARIANCE	2024-05-12
2	REVISION FOR MINOR VARIANCE	2024-05-12



GARAGE WITH LEAN-TO
 81 HESTA ST, DOWLING, ON
ELEVATIONS

Project number 5712
A301
 Scale 1/4" = 1'-0"

PL-MV-2026-0006b
 sketch 3

2024-05-12 3:08:17 PM

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:

TRACY BAKKER AND DONALD MCGOWAN

The Owner(s) of: PIN(s) 735100128, Parcel 12812 SEC SES, Part Lot 5, Concession 6, Summer Resort Location EP7008, Township of Capreol, 1946 Fire Road 4, Capreol P3P 0B7

For the following reason(s): Approval to permit lot area and lot frontage for a proposed lot subject of Consent Application PL-CON-2026-00006.

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, June 10, 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, June 10, 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 June 5, 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.

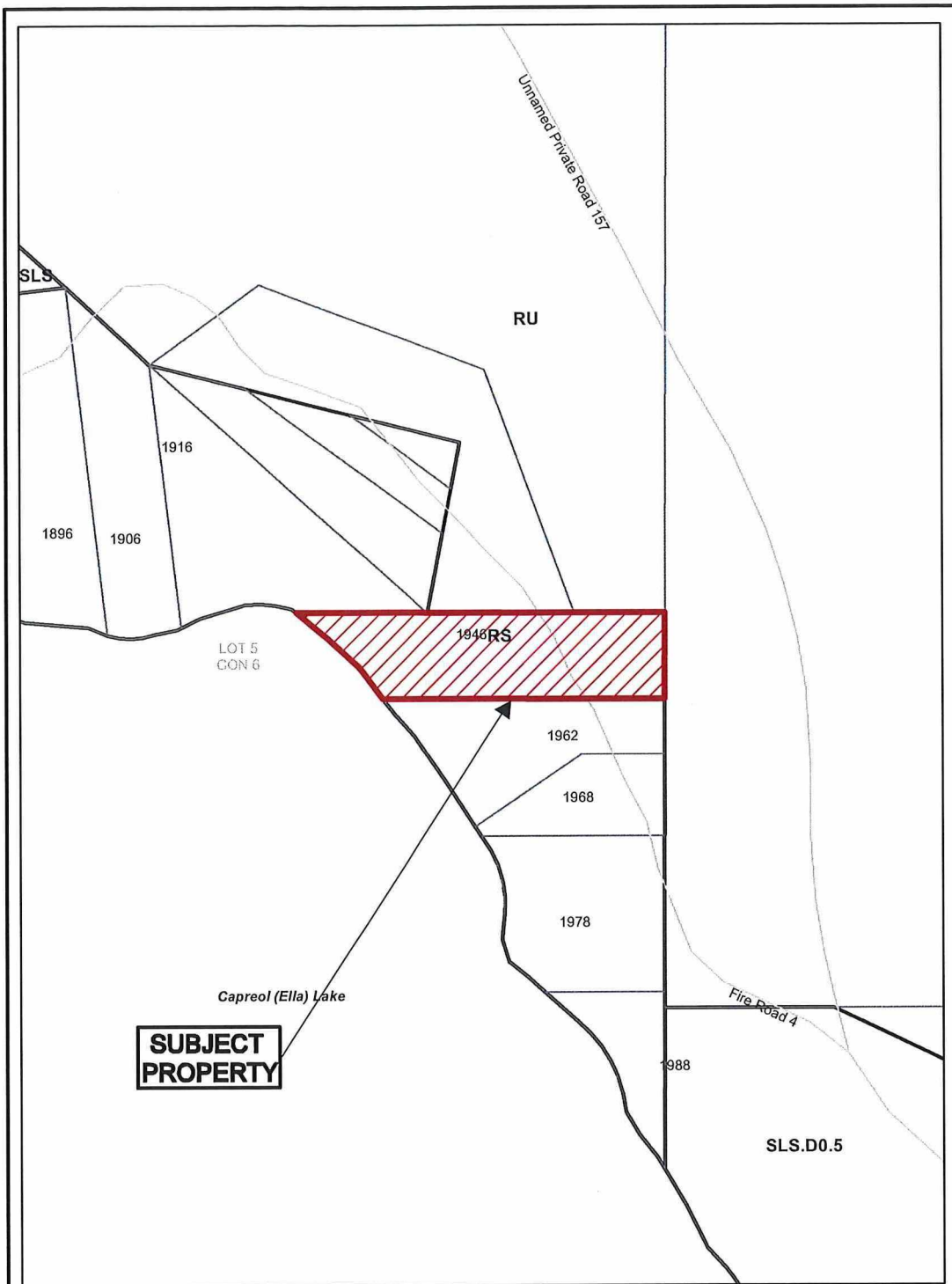
A certified copy of the decision will be sent to each person who files with the Secretary-Treasurer a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.

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.

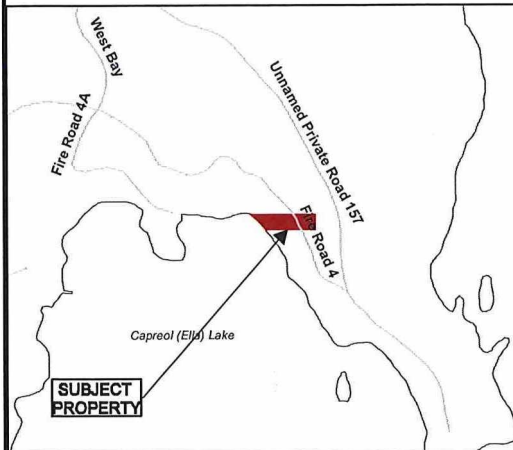
The meeting agenda, related applications and sketches can be found on our website at <https://www.greatersudbury.ca/do-business/planning-and-development/committee-of-adjustmentsign-variance-committee/>. The recording of the meeting will be posted on the website within one week following the meeting.

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.

RS



**SUBJECT
PROPERTY**



**SUBJECT
PROPERTY**

**Application for Minor
Variance or Permission**

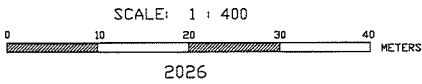


Subject Property being PIN 73510-0128,
Parcel 12812 SEC SES,
Part Lot 5, Concession 6,
Summer Resort Location EP7008,
Township of Capreol,
1946 Fire Road 4, Capreol,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00069
Date: 2026 05 19

PLAN OF SURVEY OF:
**PART OF LOT 5
 CONCESSION 6**
 GEOGRAPHIC TOWNSHIP OF CAPREOL
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY



NOTE:

BEARINGS SHOWN HEREON ARE GRID BEARINGS REFERRED TO THE CENTRAL MERIDIAN THROUGH 81° WEST LONGITUDE OF THE UTM ZONE 17, AND ARE DERIVED FROM OBSERVED REFERENCE POINTS 'A' AND 'B' BY REAL TIME NETWORK OBSERVATIONS, NAD83-CRS8 (2010)

DISTANCES SHOWN HEREON ARE ADJUSTED HORIZONTAL GROUND DISTANCES
 GROUND DISTANCES CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9999564

FOR BEARING COMPARISONS, A COUNTER CLOCKWISE ROTATION OF 0° 00' 50" WAS APPLIED TO PLANS P, P2, P3 & P5.

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:
 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM;
 2) THE SURVEY WAS COMPLETED ON MAY 8, 2026.

DATE _____ A BORTOLUSSI, DLS
 THIS PLAN RELATES TO ADLS PLAN SUBMISSION FORM NUMBER V-123527

PLAN 53R-

RECEIVED AND DEPOSITED

DATE _____ REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF SUDBURY LRO No 53

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

DATE _____ A BORTOLUSSI
 ONTARIO LAND SURVEYOR

SCHEDULE

PART	LOT	CON/PLAN	PIN	AREA (sq. m)
1				1850.51±
2	PART OF LOT 5	CONCESSION 6	ALL OF PIN 73510-0128	422.29±
3				58.06±

PARTS 1 & 2 - SUBJECT TO EASEMENT AS IN LT118052

POINT ID	NORTHING	EASTING
DRP 'A' SS1B	5173203.147	510090.480
DRP 'B' IB	5173181.018	510178.556

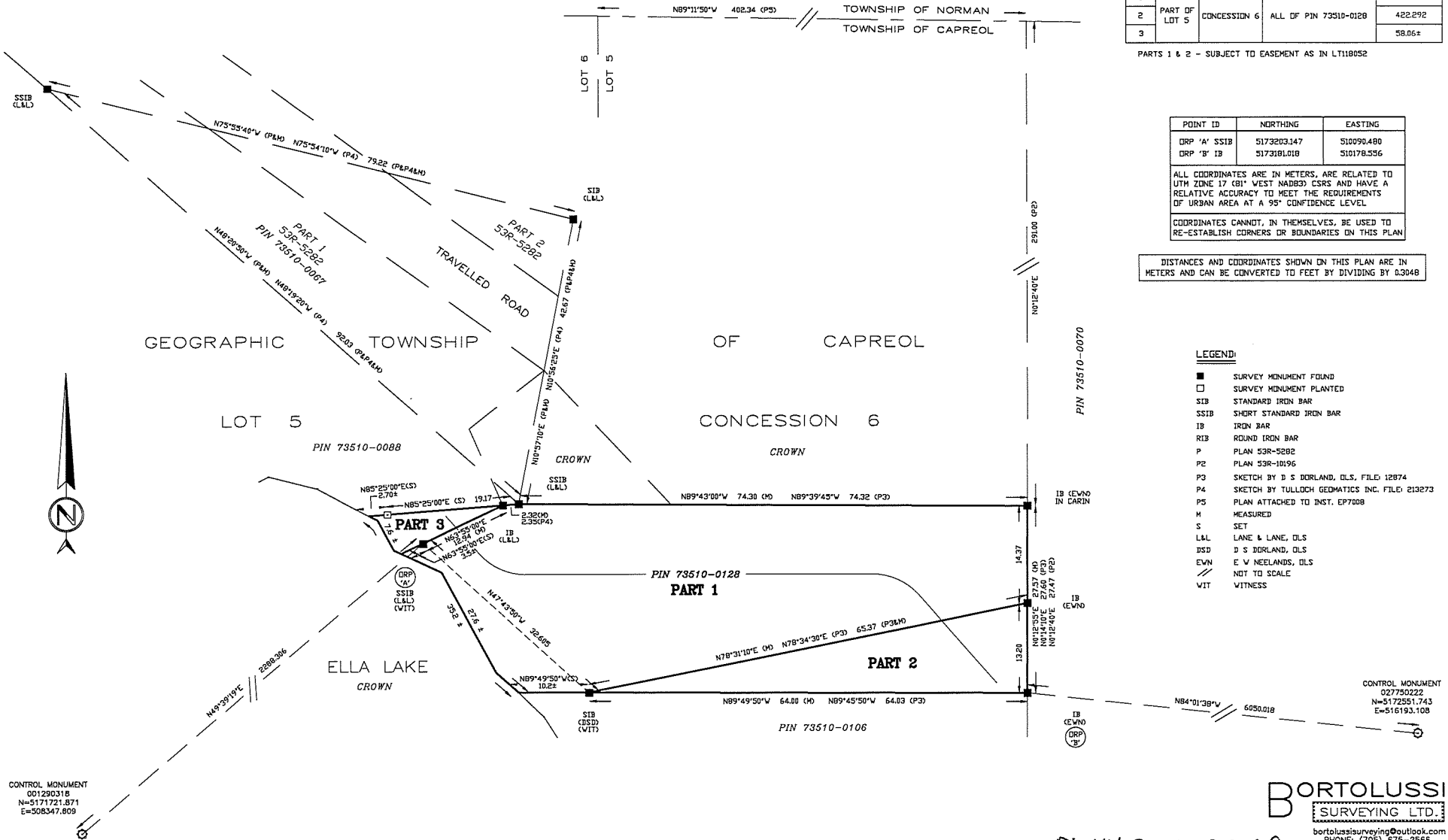
ALL COORDINATES ARE IN METERS, ARE RELATED TO UTM ZONE 17 (81° WEST NAD83) CRS AND HAVE A RELATIVE ACCURACY TO MEET THE REQUIREMENTS OF URBAN AREA AT A 95% CONFIDENCE LEVEL

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES ON THIS PLAN

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LEGEND

- SURVEY MONUMENT FOUND
- SURVEY MONUMENT PLANTED
- SS1B STANDARD IRON BAR
- SS1B SHORT STANDARD IRON BAR
- IB IRON BAR
- IB1B ROUND IRON BAR
- P PLAN 53R-5282
- P2 PLAN 53R-10196
- P3 SKETCH BY D S DORLAND, DLS, FILE: 12874
- P4 SKETCH BY TULLOCH GEOMATICS INC. FILE: 213273
- P5 PLAN ATTACHED TO INST. EP7008
- M MEASURED
- S SET
- L&L LANE & LANE, DLS
- D&D D S DORLAND, DLS
- EWV E V NEELANDS, DLS
- NDT NOT TO SCALE
- VIT WITNESS



PL-MV-2026-00069
 sketch 2

BORTOLUSSI
 SURVEYING LTD.
 bortolussisurveying@outlook.com
 PHONE: (705) 675-2566
 FILE: 4113

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:

TERRY TOMIUK

The Owner(s) of: PIN(s) 735071189, Parcel 34884 SEC SES, Lot 62, Plan M-633, Part Lot 10, Concession 6, Township of Capreol, 34 Coulson Street, Capreol P0M 1H0

For the following reason(s): Approval to construct a detached accessory building providing accessory 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, June 10, 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, June 10, 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 June 5, 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.

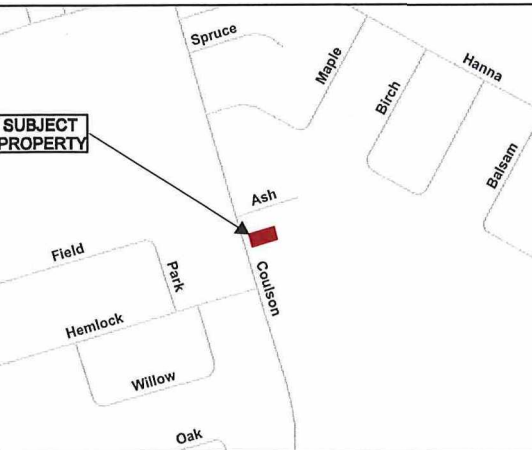
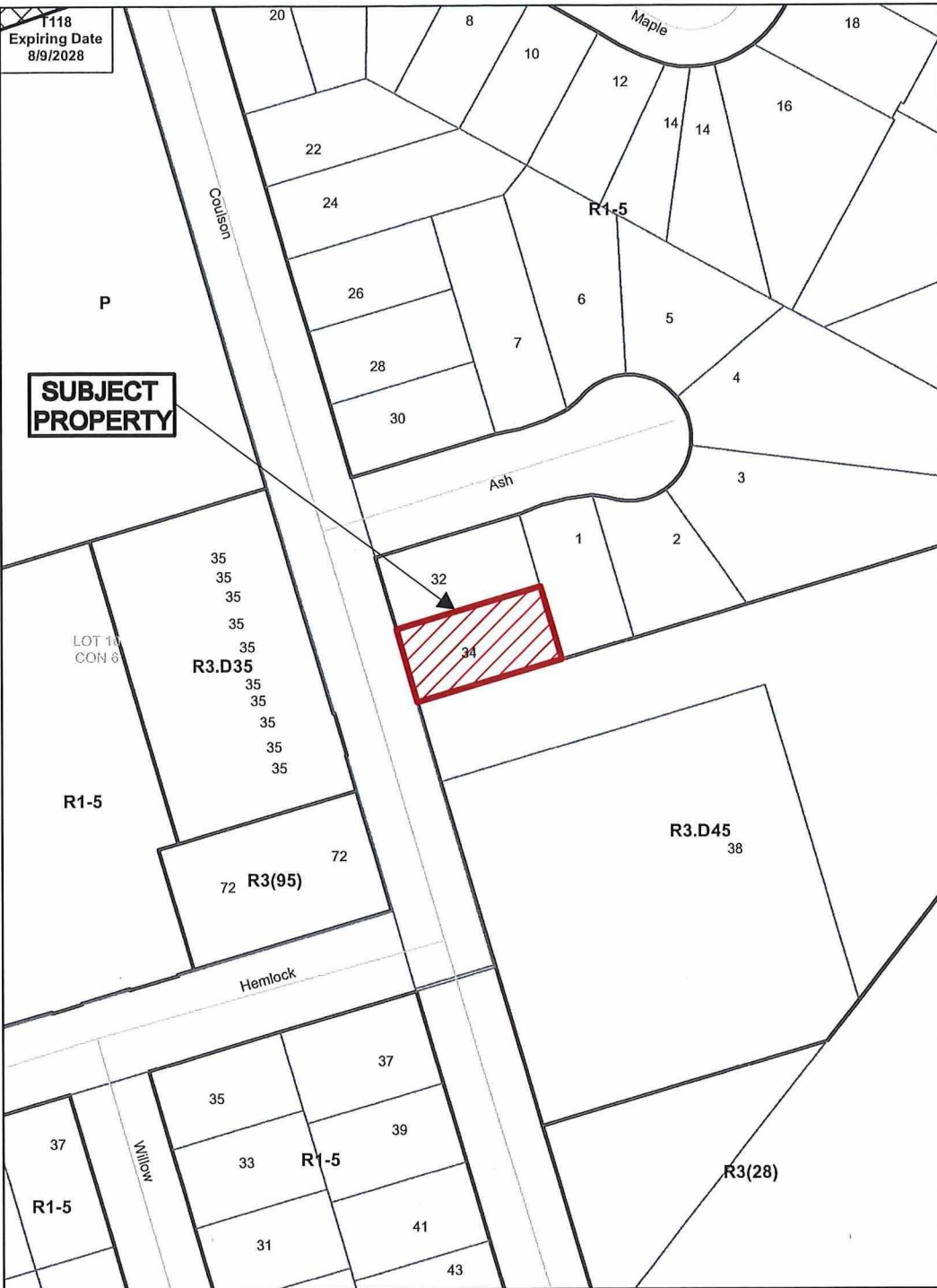
Note: The owner of any land that receives this notice, where the land contains seven or more residential units, is requested to post a copy of this notice in a location that is visible to all residents.

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

T118
Expiring Date
8/9/2028



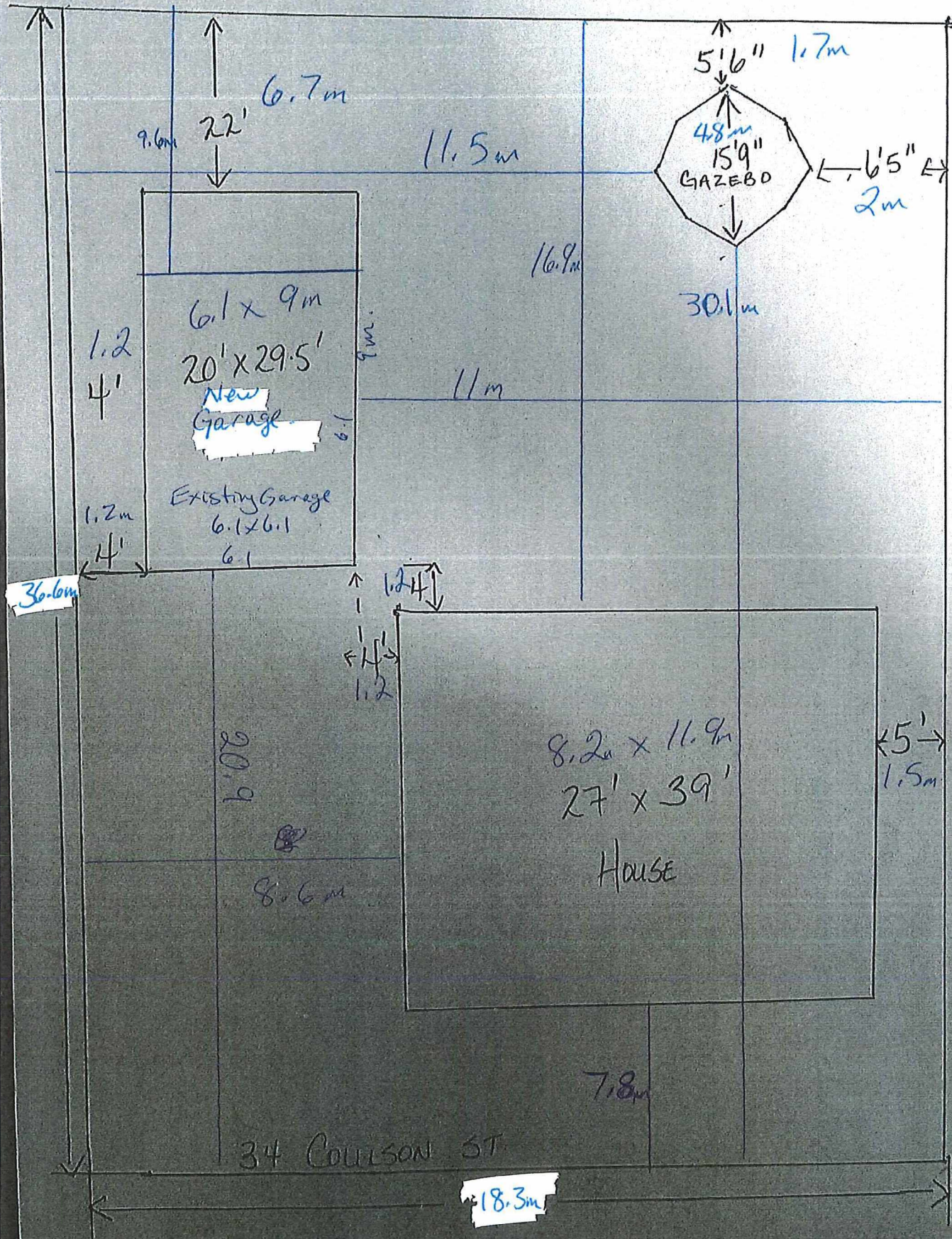
Application for Minor Variance or Permission



Subject Property being PIN 73507-1189,
Parcel 34884 SEC SES,
Lot 62, Plan M-633,
Part Lot 10, Concession 6,
Township of Capreol,
34 Coulson Street, Capreol,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00070
Date: 2026 05 20



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:

MICHEAL ARTINDALE AND JOELLE LACHANCE

The Owner(s) of: PIN(s) 733670043, Parcel 12720 SEC SWS, Lot 19, Plan M-303, except Part 4, Plan SR-2956, Part Lot 9, Concession 6, Township of Fairbank, 2407 Vermilion Lake Road, 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, June 10, 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, June 10, 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 June 5, 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.

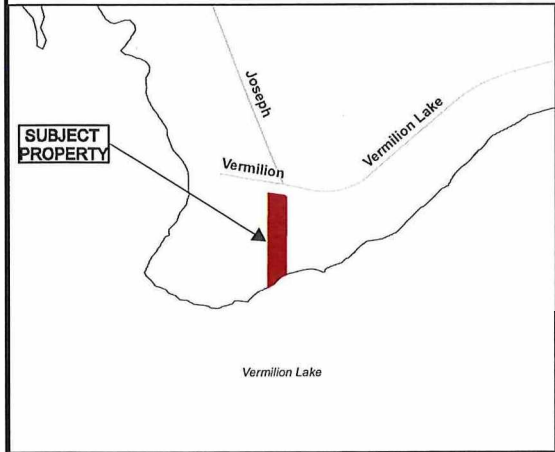
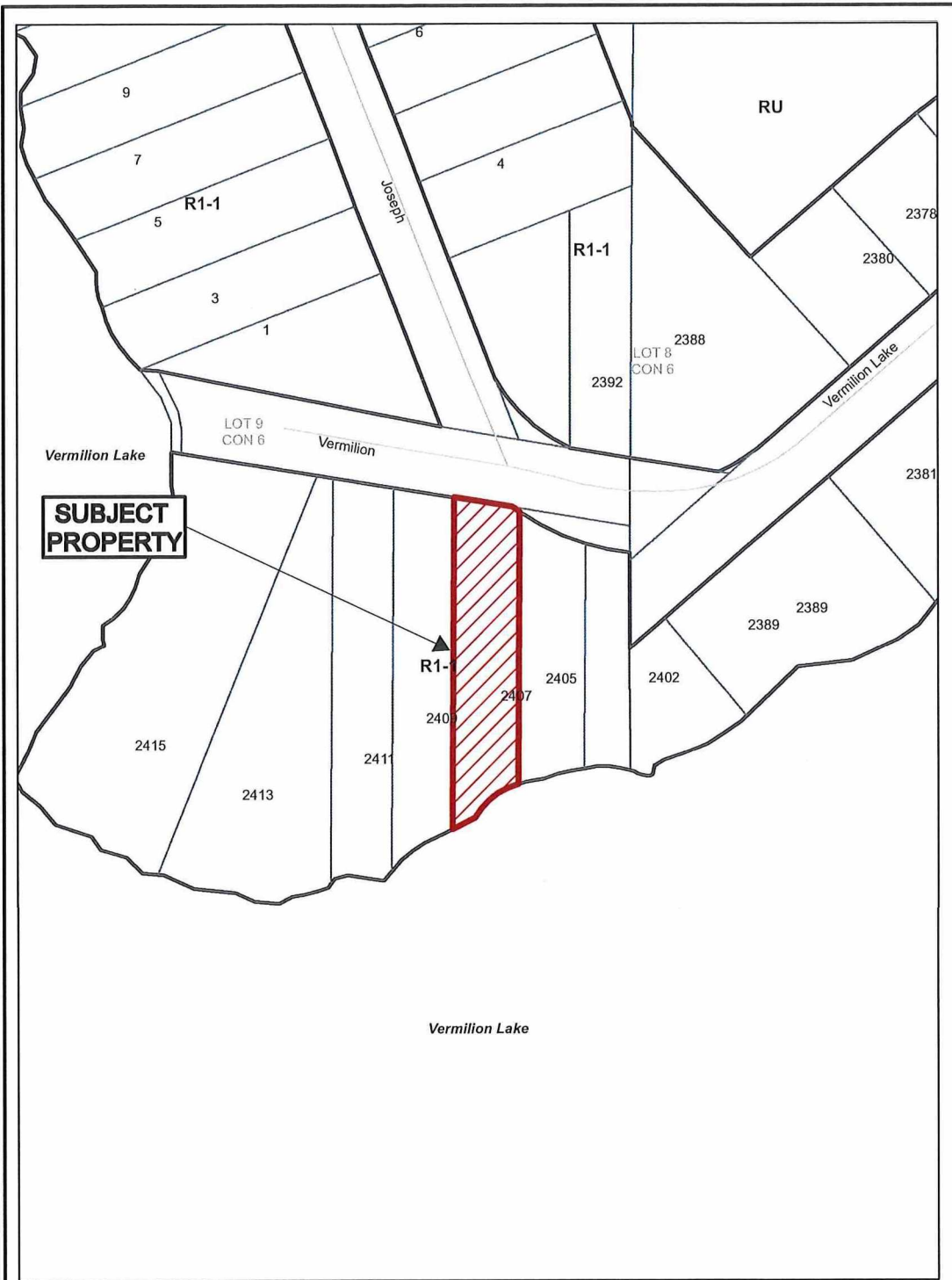
A certified copy of the decision will be sent to each person who files with the Secretary-Treasurer a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.

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



Application for Minor Variance or Permission

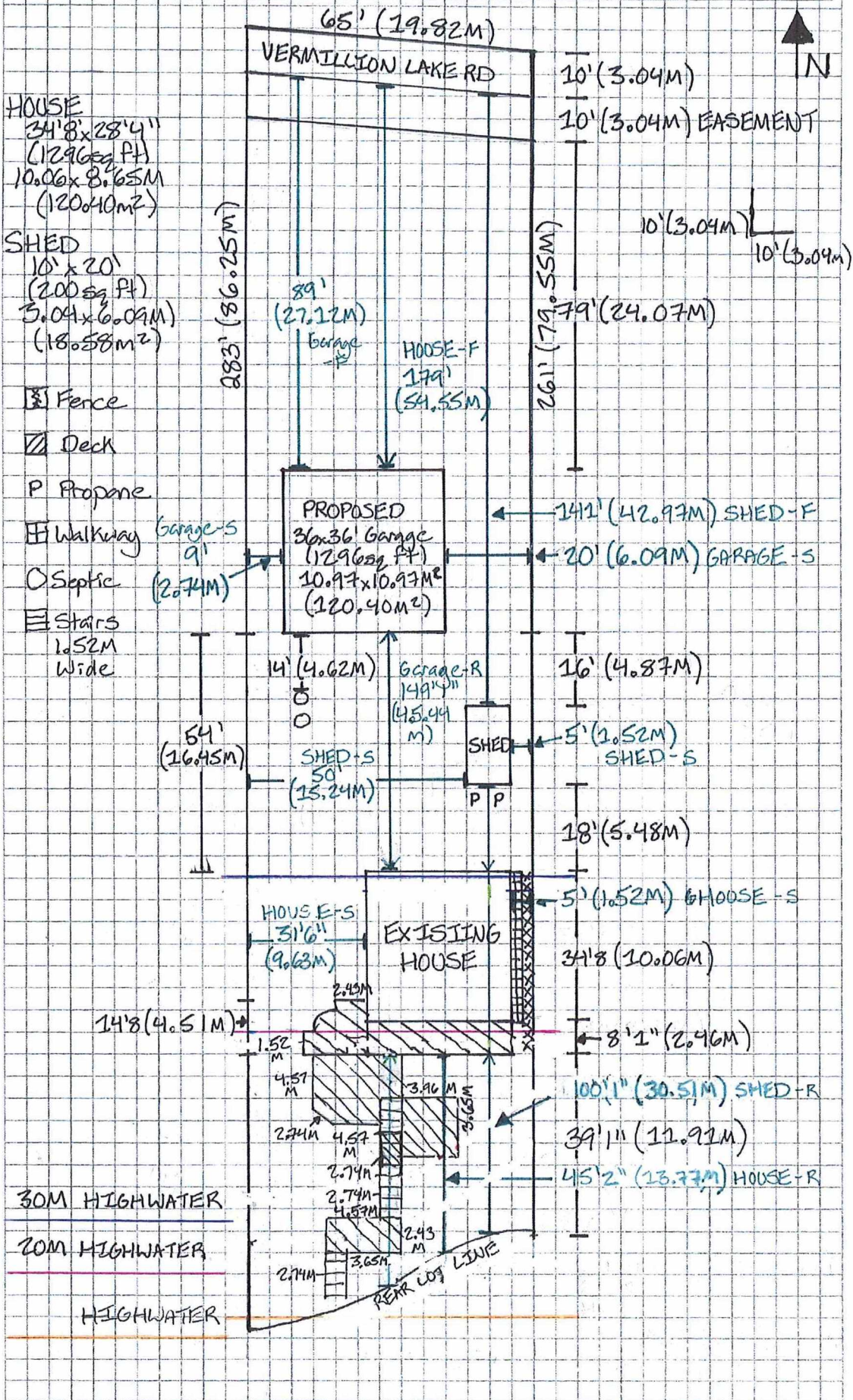


Subject Property being PIN 73367-0043, Parcel 12720 SEC SWS, Lot 19, Plan M-303, except Part 4, Plan SR-2956, Part Lot 9, Concession 6, Township of Fairbank, 2407 Vermilion Lake Road, Dowling, City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00073
Date: 2026 05 21

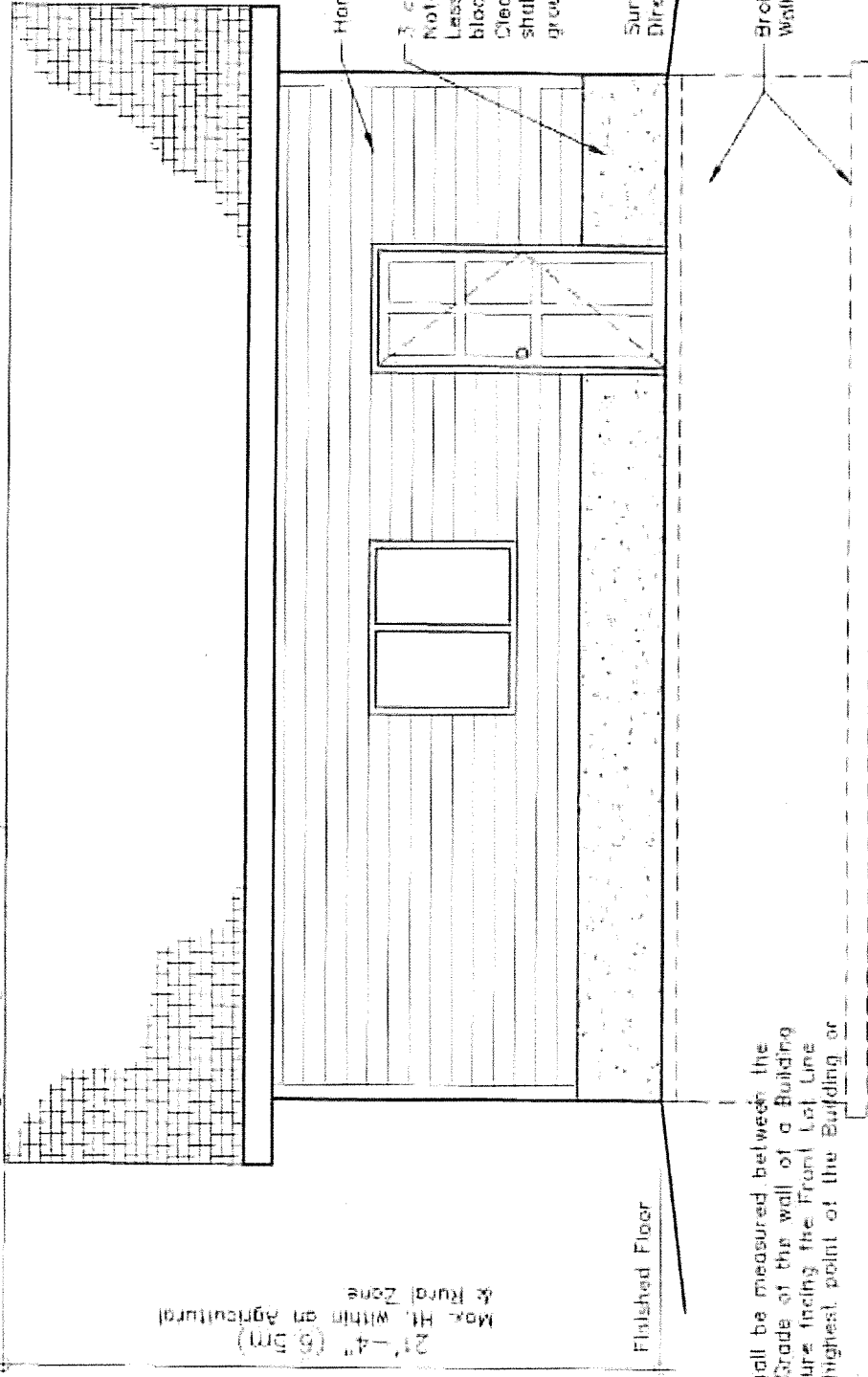
2407 Vermillion Lake Rd, Chelmsford ON P0M 1L0



BUILDING ELEVATION MAY NOT APPEAR AS BUILT

Top of Roof Ridge 22'5" (6.85M)

Max Ht. on a Residential Lot 16'-5" (5M)
 Max Ht. within an Agricultural & Rural Zone 27'-4" (8.3M)



Horizontal Vinyl Siding

3 courses of 6" concrete block
 Note:
 Less courses or no concrete blocks is also acceptable.
 Clearance of not less than 8" shall be provided between finished ground & cladding. 9.27.2.4(1)

Surface Drainage must be Directed Away from Building

Broken line denotes Foundation Wall and Footing below grade.

Height shall be measured between the Finished Grade of the wall of a Building or Structure facing the Front Lot Line and the highest point of the Building or Structure.

DRAWN BY: E.P.
 DATE: 03/2016
 SHEET
DG-4

Detached Garage
 with Full Foundation & Footing
SIDE ELEVATION
 SCALE: NTS

Greater Sudbury
 www.greatersudbury.ca
 BUILDING SERVICES

NOTE:
 It is the Contractor's responsibility to ensure that all construction conforms to the requirements of the Ontario Building Code latest edition. Notations made on these drawings are for your information and assistance only and do not necessarily comment on all areas of construction.

PL-MV-2026-00073
 Sketch 3