

## 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:**

**PINE STREET (NO.5) INC.**

**The Owner(s) of:** PIN(s) 021350219, Lot 35, Plan 3-S, Part Lot 6, Concession 4, Township of McKim, 171 Pine Street, Sudbury P3C 1X2

**For the following reason(s):** Approval to legalize additional dwelling units within the existing multiple dwelling providing the number of parking spaces and accessible 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:**

**DATE:** Wednesday, June 25, 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 June 20, 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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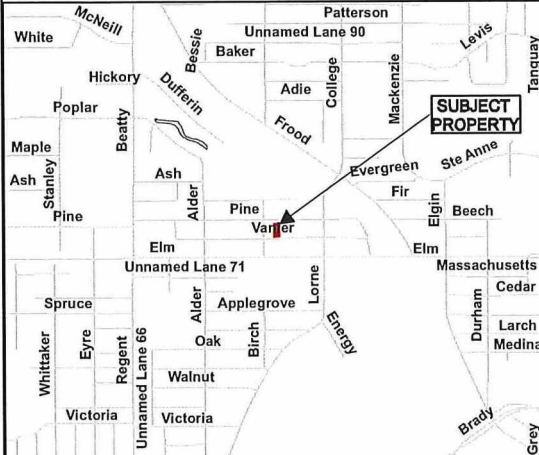
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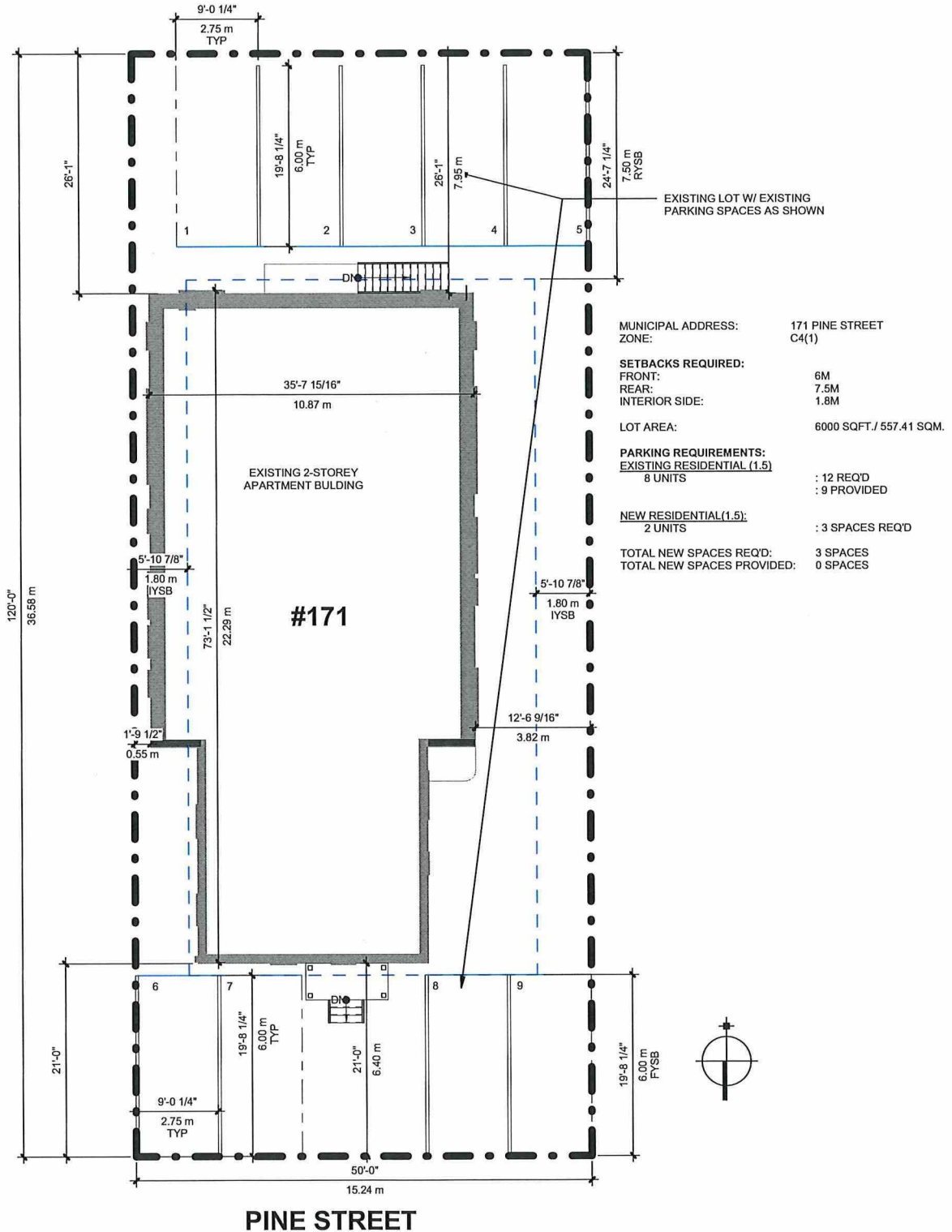
**Application for Minor  
 Variance or Permission**

Subject Property being PIN 02135-0219,  
 Lot 35, Plan 3-S,  
 Part Lot 6, Concession 4,  
 Township of McKim,  
 171 Pine Street, Sudbury,  
 City of Greater Sudbury

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Sketch 1, NTS                      PL-MV-2025-00048  
 NDCA                                      Date: 2025 06 03

# VANIER LANE



PL-MV-2025-00048  
 sketch 2



158 Elgin Street, Suite 101  
 Sudbury, ON P0E 1S7  
 centrelinearchitecture.ca

**CLIENT**  
 GREYHILL PARTNERS

Project No. 2024-049

**PROJECT**  
 171 PINE ST.

**FOR INFORMATION**  
 SITE PLAN

MAY 2, 2025

**SCALE**  
 3/32" = 1'-0"

**DRAWN BY / CHECKED BY**  
 MAS / DG

**SHEET NUMBER**

**MV-1**

**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:**

**JOHNNA MUINONEN AND MIKA MUINONEN**

**The Owner(s) of:** PIN(s) 734760180, Parcel 5923 SEC SES, excepting the land covered with the waters of Long Lake within the limit of the said lands, Part Lot 5, Concession 4, Township of Broder, 3751 Sunvalley Avenue, 3751 Sunvalley Avenue, Sudbury P3G 1K3

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

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[and-development/committee-of-adjustmentsign-variance-committee/](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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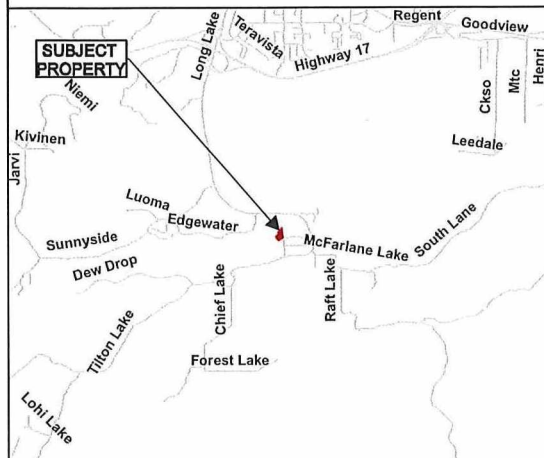
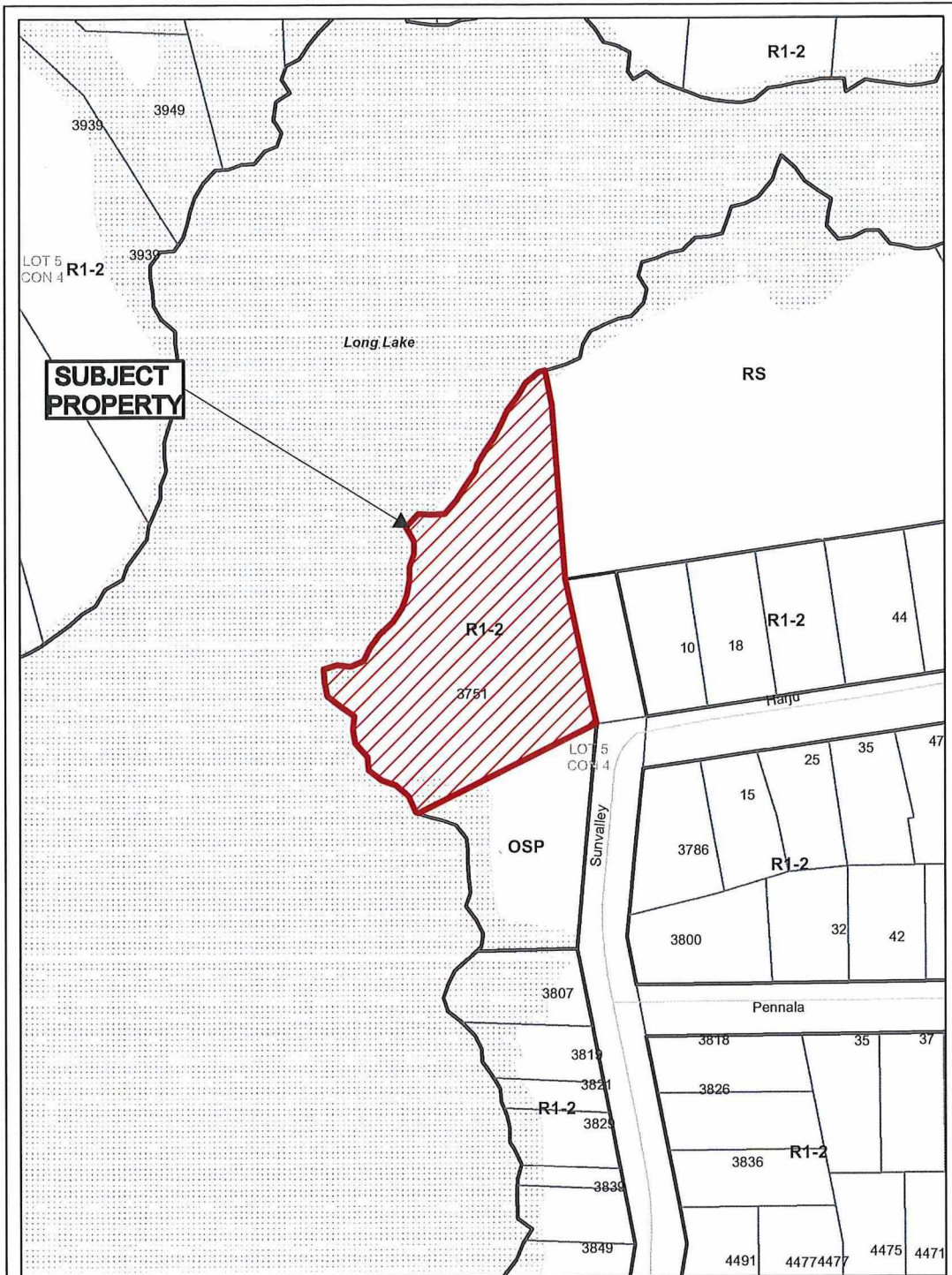
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R1-2



## Application for Minor Variance or Permission



Subject Property being PIN 73476-0180, Parcel 5923 SEC SES, excepting the land covered with the waters of Long Lake within the limit of the said lands, Part Lot 5, Concession 4, Township of Broder, 3751 Sunvalley Avenue, Sudbury, City of Greater Sudbury

Sketch 1, NTS  
 NDCA

PL-MV-2025-00053  
 Date: 2025 04 29

PROJECT:  
MUIINONEN MINOR  
VARIANCE /  
PROPOSED GARAGE

TITLE:  
PLOT/KEY PLAN  
SITE ADDRESS:  
3751 SUNVALLEY

DATE: JUN 09, 25  
SCALE: 1:400



PLOT PLAN

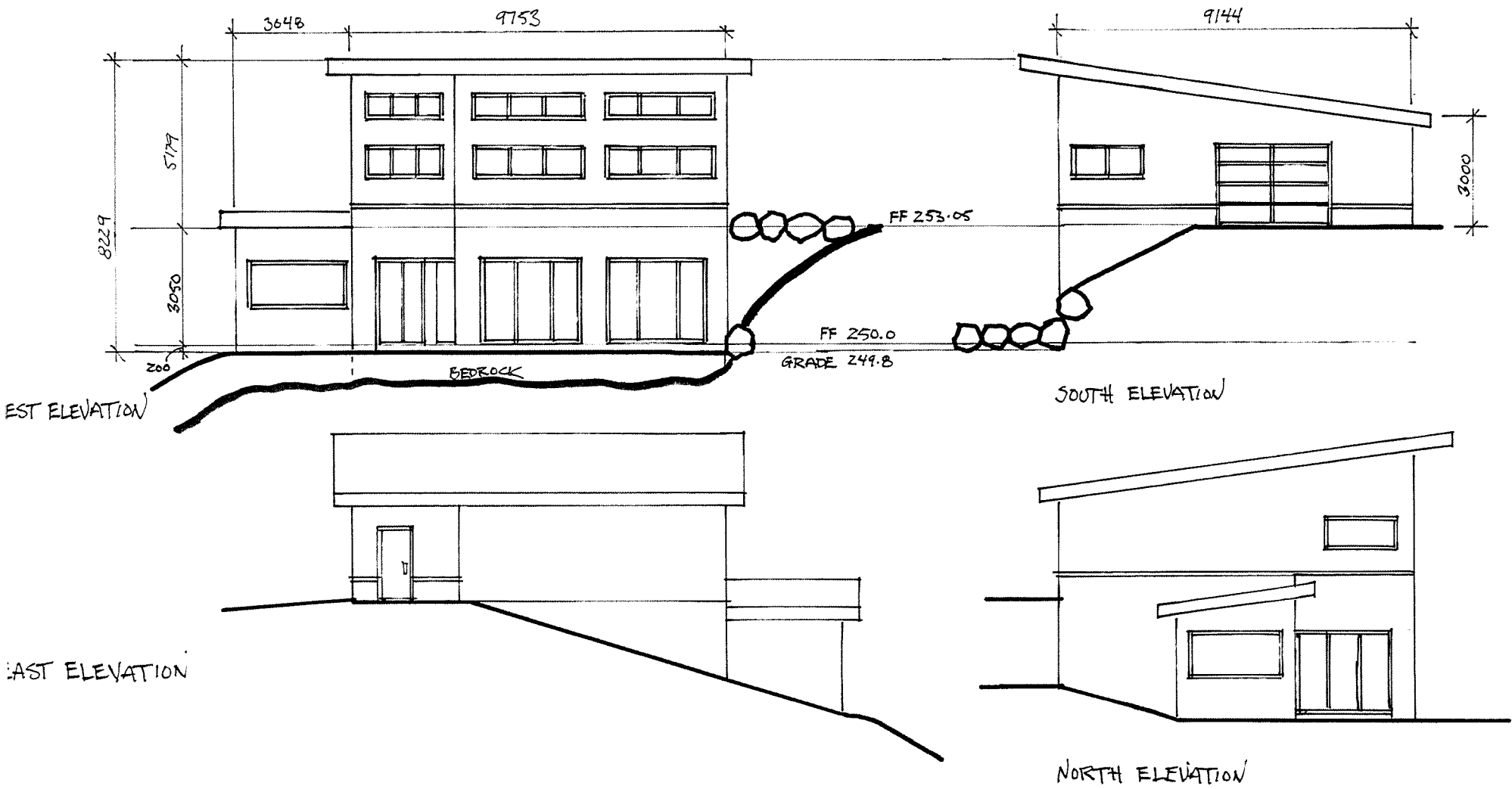
KEY PLAN



TOTAL LOT AREA:  
9097 SqM  
HOME:  
295 SqM  
SAUNA:  
10 SqM  
OLD SAUNA:  
18 SqM  
GAZEBO:  
20 SqM  
SHED:  
17 SqM  
PROPOSED GARAGE:  
89 SqM  
TOTAL AREA OF  
STRUCTURES :  
449 SqM  
% OF LOT COVERAGE:  
5%

NOTE: SPOT ELEVATIONS  
ARE RELATIVE TO THE HIGH  
WATER MARK OF 226.39M  
WHICH HAS BEEN  
DETERMINED BY ONTARIO  
LAND SURVEYORS ON  
PREVIOUS WORK ON LONG  
LAKE FOR OUR OFFICE.  
FLOOD ELEVATION FOR LONG  
LAKE IS 237.1M

PL-MV-2025-00053  
Sketch 2



MUINONEN GARAGE - PRELIMINARY ELEVATIONS 1/8" = 1' MAY 29 25

PL-MV-2025-00053  
Sketch 3

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

**VINCENZO VOCATURO**

**The Owner(s) of:** PIN(s) 735880393, Parcel 7382 SEC SES, Lot 234, Plan M-128, Part Lot 8, Concession 2, Township of McKim, 60 Gutchter Avenue, Sudbury P3C 3H8

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

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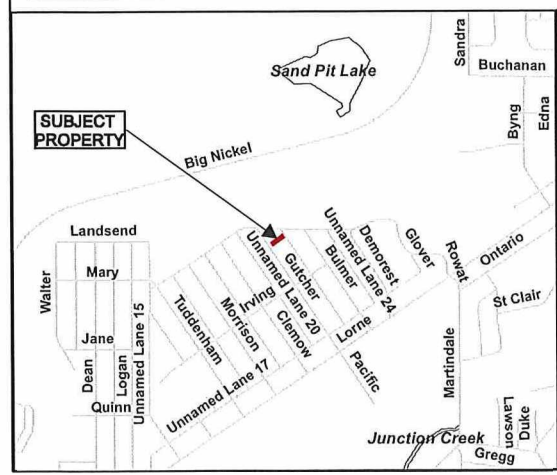
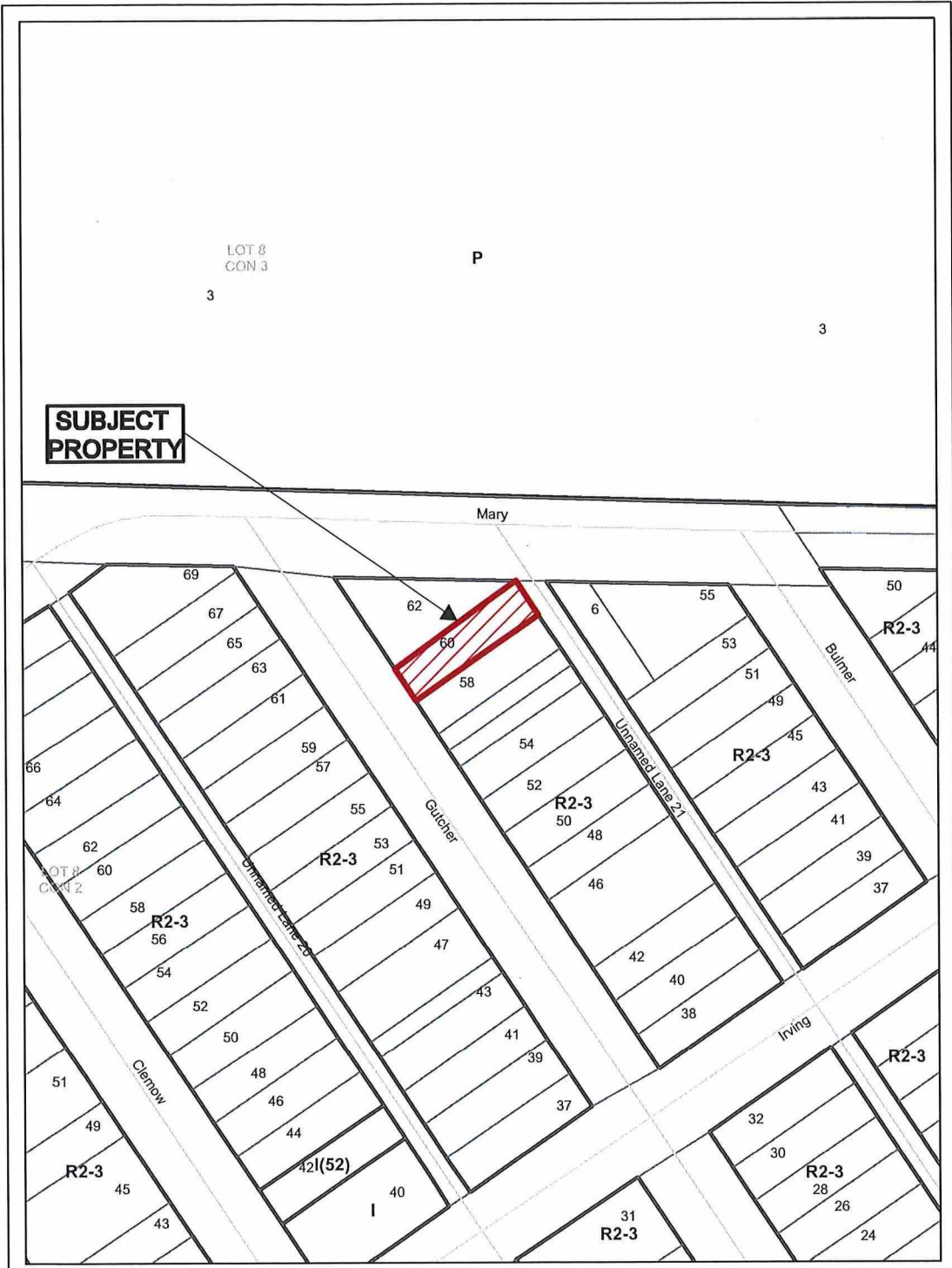
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R2-3

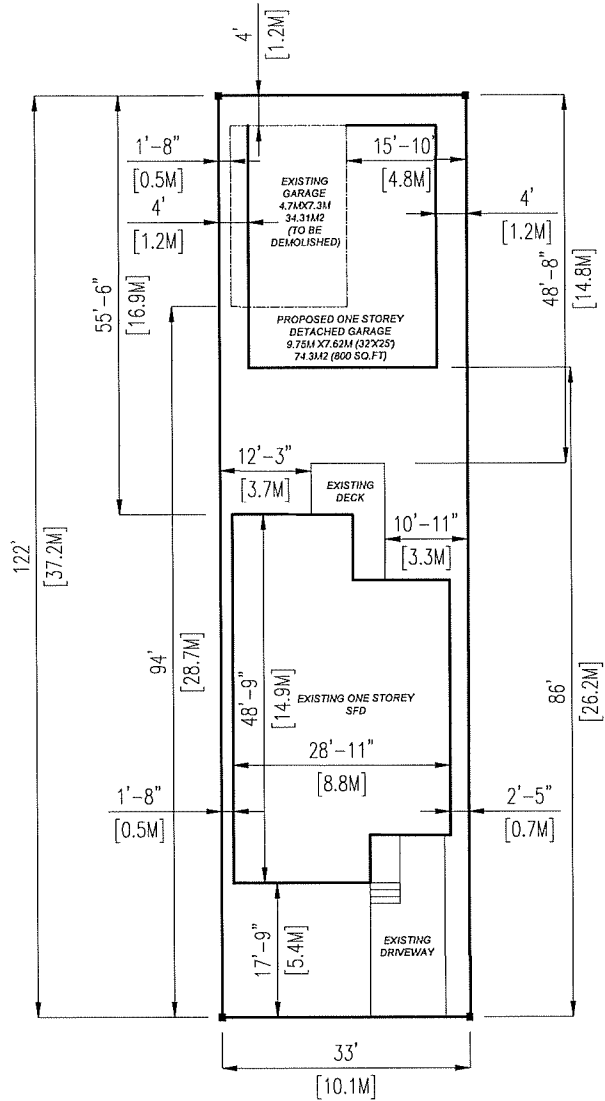


**Application for Minor Variance or Permission**

Subject Property being PIN 73588-0393, Parcel 7382 SEC SES, Lot 234, Plan M-128, Part Lot 8, Concession 2, Township of McKim, City of Greater Sudbury

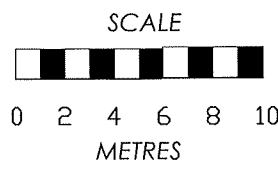
Sketch 1, NTS  
NDCA

PL-MV-2025-00070  
Date: 2025 06 03



60 GUTCHER AVENUE

SITE STATISTICS	WHOLE LOT
ZONING	R2-3
LOT AREA	37402 SQ FT
HOUSE AREA	11239 SQ FT (325)
MAXIMUM ACCESSORY BUILDING LOT COVERAGE	374 SQ FT (10%)
PROPOSED GARAGE AREA	743 SQ FT (21%)
PERCENTAGE OF LOT COVERAGE FOR ACCESSORY BUILDING EXCEEDING BY-LAW	36.9%
MAXIMUM PERMITTED LOT COVERAGE	18701 SQ FT (50%)
TOTAL LOT COVERAGE	613940+743=621373 (166%)



**CR Design**

Demolish Det. Garage and Construct New Garage

60 Gutcher Avenue, Sudbury

Site Plan

SP1

PL-MV-2025-00070  
Sketch 2

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

**ANDREW FAHEY AND LIANA HOLM**

**The Owner(s) of:** PIN(s) 733450756, Part Lot 11, Concession 4, being Part 2, Plan 53R-8555 and Part 1, Plan 53R-18487, except Part 2, Plan 53R-18487, Township of Rayside, 50 Bonin Street, Chelmsford P0M 1L0

**For the following reason(s):** Approval to construct multiple detached accessory buildings providing accessory lot coverage 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:**

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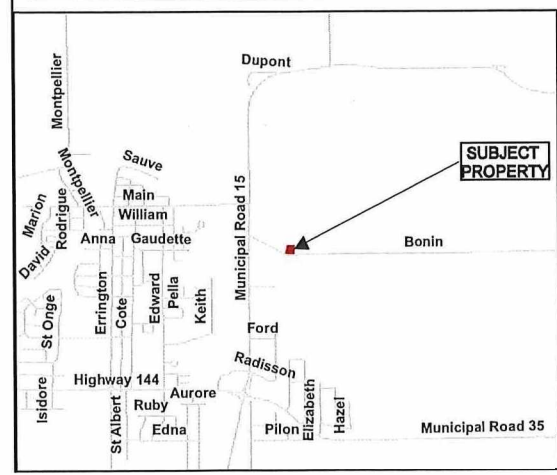
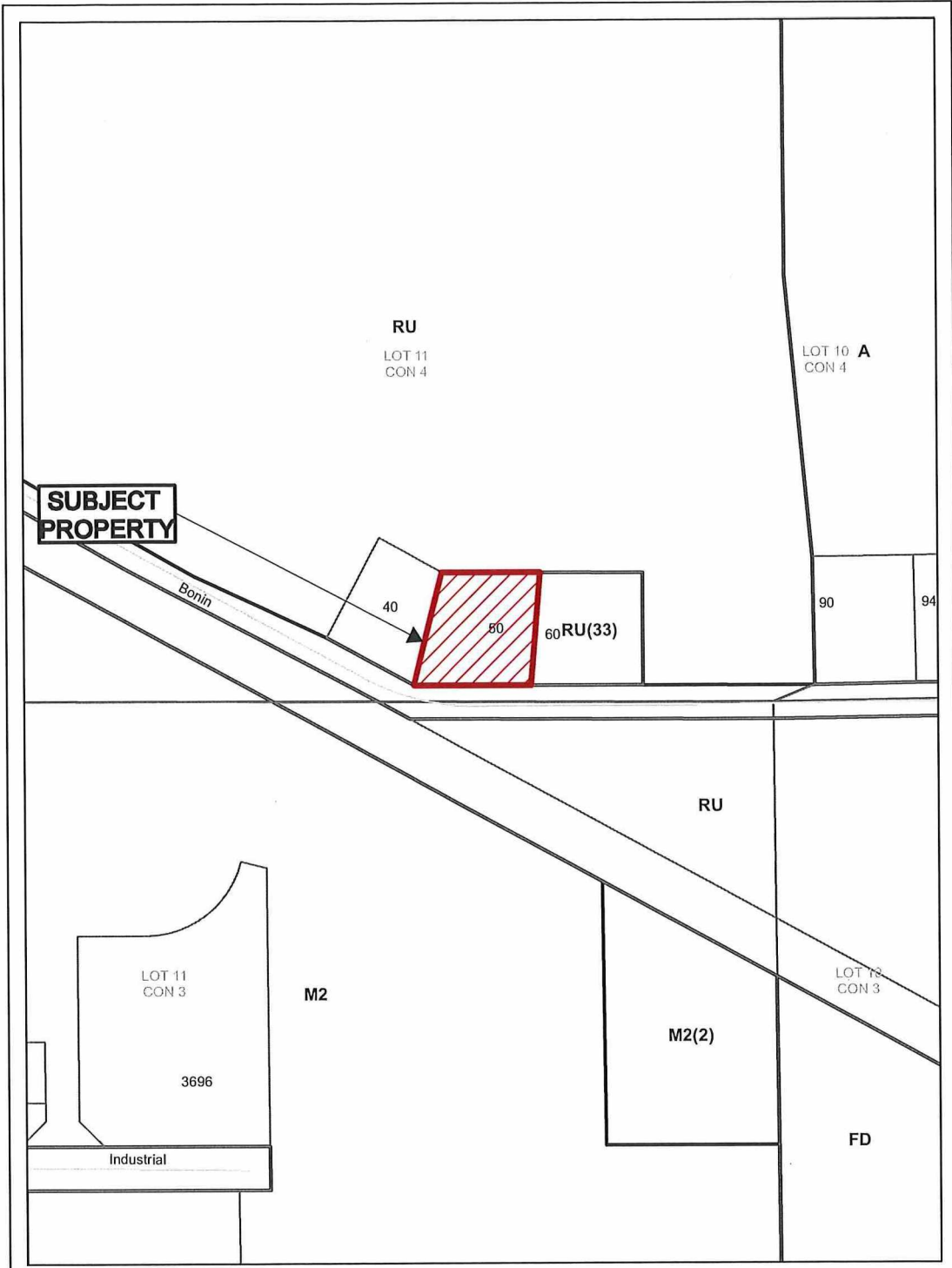
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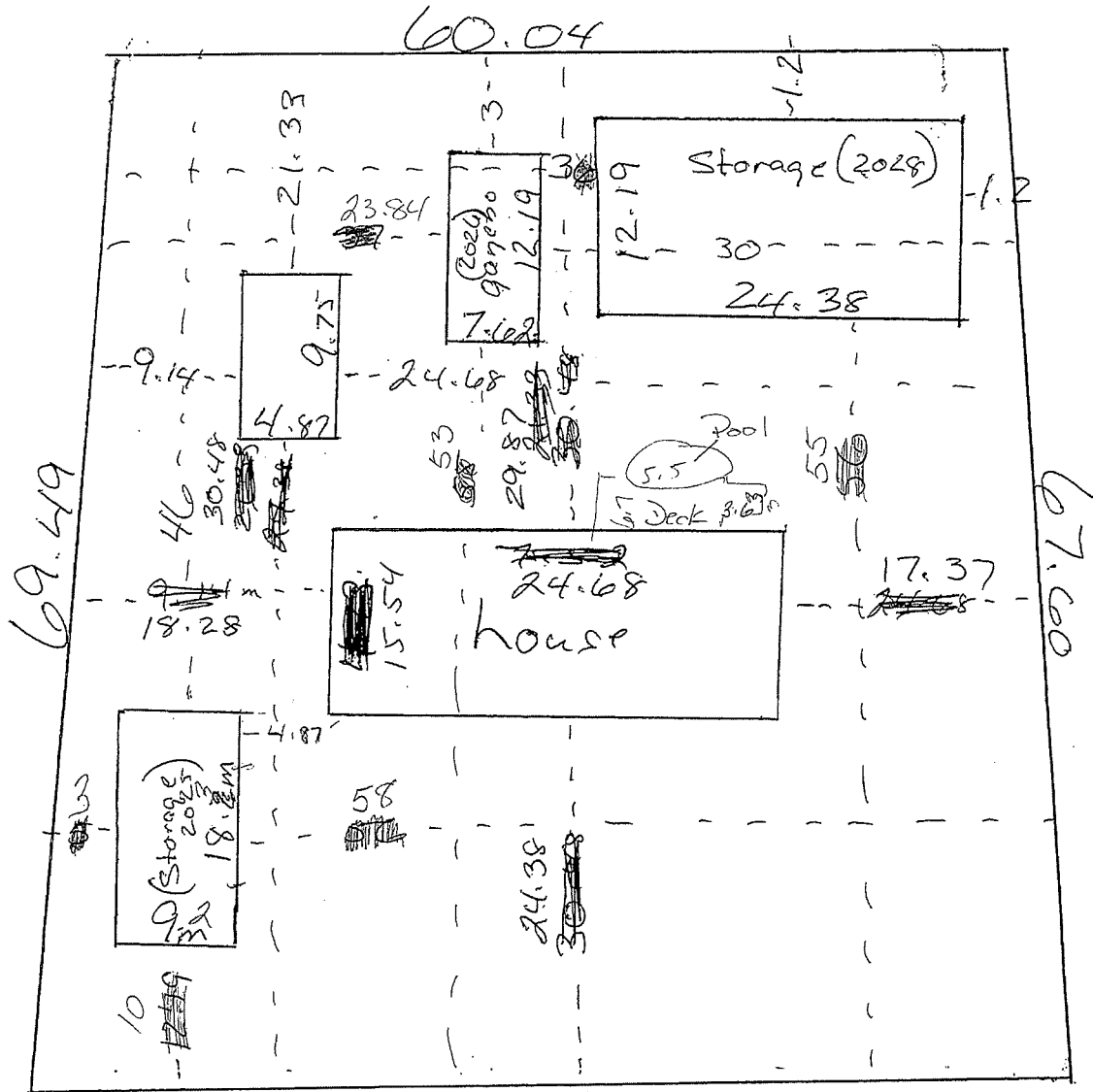


N

**Application for Minor  
Variance or Permission**

Subject Property being PIN 73345-0756 ,  
Part Lot 11, Concession 4, being Part 2,  
Plan 53R-8555 and Part 1, Plan 53R-18487,  
except Part 2, Plan 53R-18487,  
Township of Rayside,  
50 Bonin Street, Chelmsford,  
City of Greater Sudbury

Sketch 1, NTS                      PL-MV-2025-00071  
NDCA                                      Date: 2025 06 03



Bonin Street.

PL-MV-2025-00071  
Sketch 2

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

**SAHIL BHARDWAJ AND NEELIMA BHARDWAJ**

**The Owner(s) of:** PIN(s) 735780119, Parcel 5878 SEC SES, Part Lot 12, Concession 3, Parts 11-13, Plan 53R-13566, together with easement over Parts 2, 3, 5, 6, 8 & 10, Plan 53R-13566, Township of Neelon, 1827 Torbay Road Road, Sudbury P3B 1A3

**For the following reason(s):** Approval to construct an addition on the existing dwelling and to permit existing accessory structures all providing high water mark setbacks and locations at variance to the By-law.

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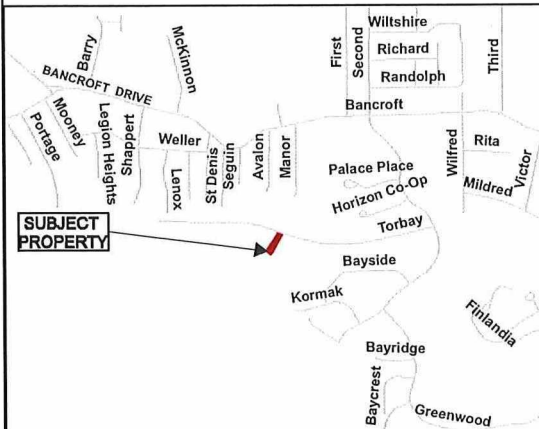
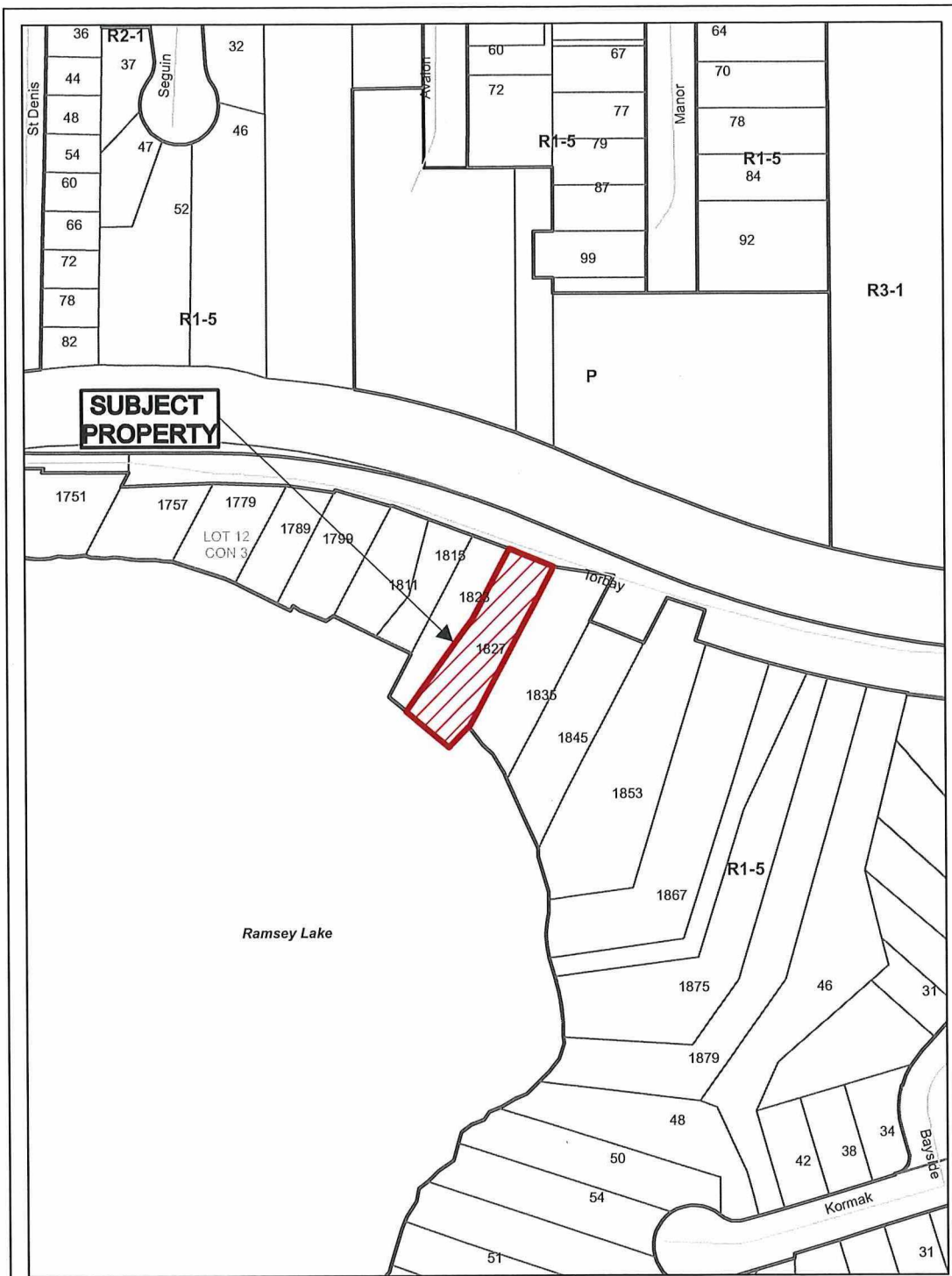
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R1-5



### Application for Minor Variance or Permission



Subject Property being PIN 73578-0119, Parcel 5878 SEC SES, Part Lot 12, Concession 3, Parts 11-13, Plan 53R-13566, together with easement over Parts 2, 3, 5, 6, 8 & 10, Plan 53R-13566, Township of Neelon, 1827 Torbay Road, Sudbury, City of Greater Sudbury

Sketch 1, NTS  
NDCA

PL-MV-2025-00072  
Date: 2025 06 04

# SAVY BHARDWAJ

1827 TORBAY ROAD,  
SUDBURY, ON  
SUNROOM ADDITION  
PRO-25-084  
ISSUED FOR MINOR VARIANCE  
2025-06-06

# PROSPEC

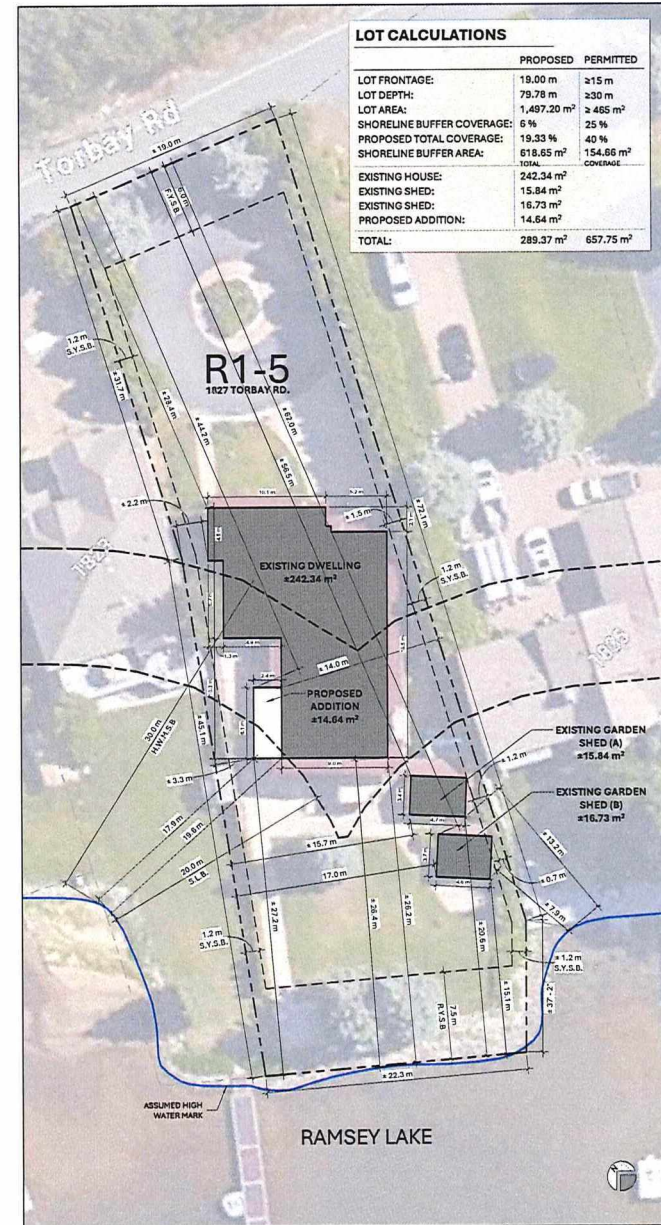
ENGINEERING & ARCHITECTURE

**SITEPLAN LEGEND**

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SETBACK LINE
- HIGH WATER MARK SETBACK
- DENOTES EXISTING BUILDING
- DENOTES NEW BUILDING

**ABBREVIATIONS**

- S.Y.S.B. SIDE YARD SETBACK
- F.Y.S.B. FRONT YARD SETBACK
- R.Y.S.B. REAR YARD SETBACK
- H.W.M.S.B. HIGH-WATER MARK SETBACK
- H.W.M. HIGH-WATER MARK
- S.L.B. SHORELINE BUFFER



1 PLOT PLAN  
1/16" = 1'-0"

SIGN & SEAL

**PROSPEC**  
ENGINEERING & ARCHITECTURE  
2505 ELM STREET, SUDBURY, ON  
705-940-0910 EXT. 1030

**PRO-25-084**

**SUNROOM ADDITION**

1827 TORBAY ROAD,  
SUDBURY, ON

CLIENT:

#	DESCRIPTION	DATE

**PLOT PLAN**

DRAWN BY: **SB**

CHECKED BY: **EB**

APPROVED BY: **EL**

SCALE: As Indicated

SHEET

**A001**

FEVISON

PL-MV-2025-00072  
Sketch 2

Box 5000, Station A  
200 Brady Street  
Sudbury, Ontario P3A 5P3  
(705) 671-2489 ext 4376 or 4346  
(705) 673-2200 FAX

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*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:**

**JOEL JACQUES AND MICHELLE JACQUES**

**The Owner(s) of:** PIN(s) 735043158, Part Lot 157, Plan M-1115, Parts 4-6, Plan 53R-21557, Part Lot 5, Concession 2, Township of Hanmer, 4157 Bonaventure Drive, Hanmer P3P 0E3

**For the following reason(s):** Approval to permit an addition on the existing deck providing an 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, June 25, 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, June 25, 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 June 20, 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.

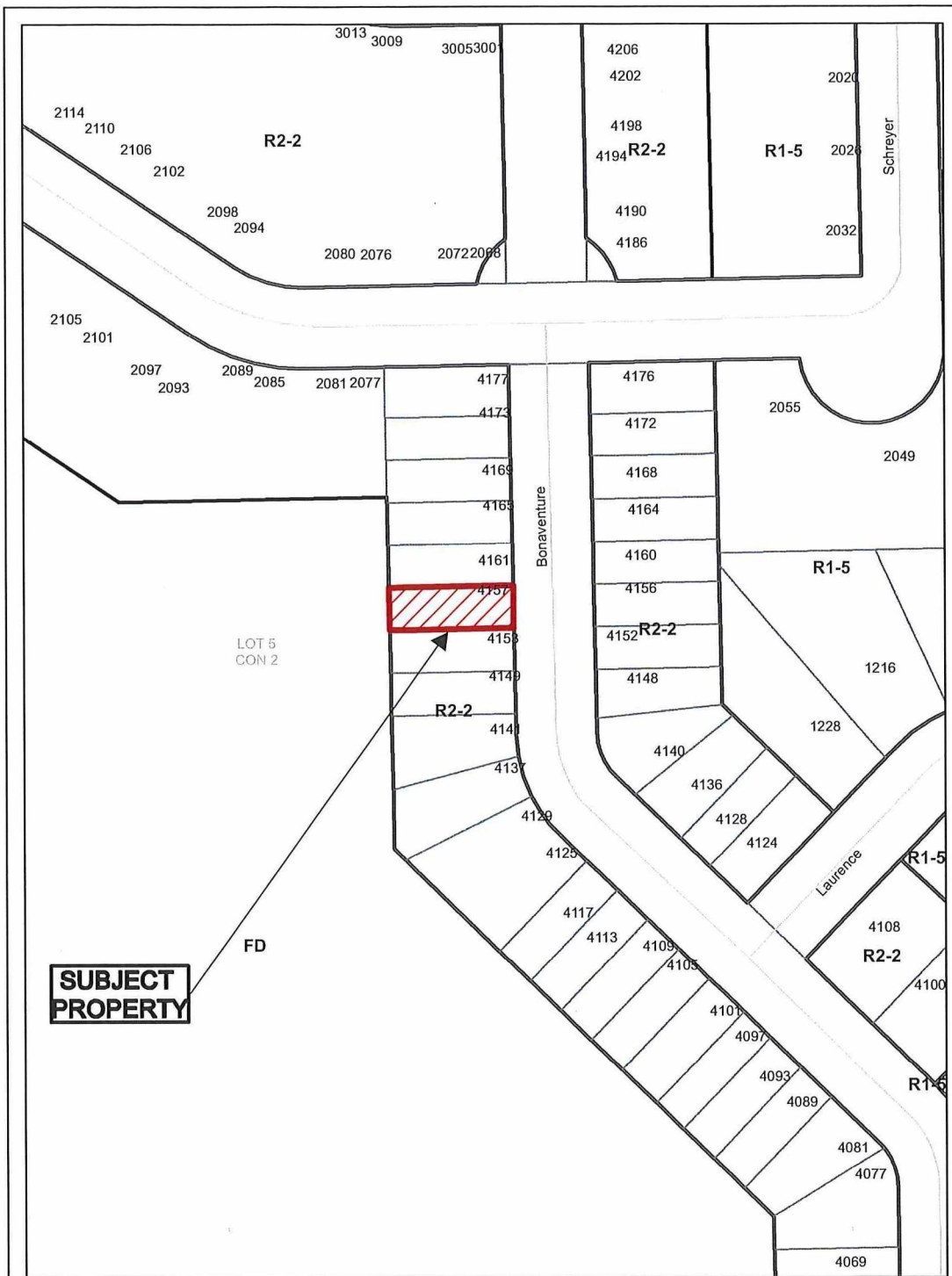
A certified copy of the decision will be sent to each person who files with the Secretary-Treasurer a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.

**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.**

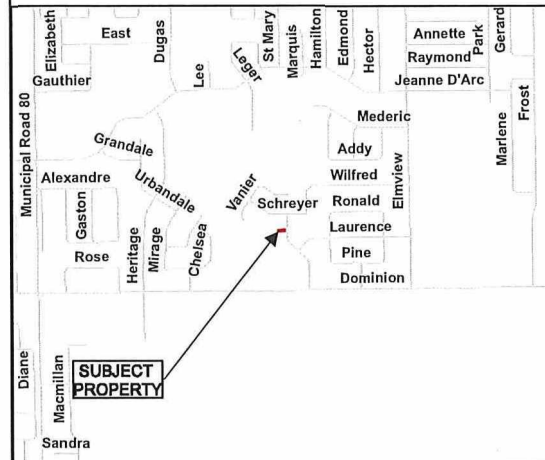
The meeting agenda, related applications and sketches can be found on our website at <https://www.greatersudbury.ca/do-business/planning-and-development/committee-of-adjustmentsign-variance-committee/>. The recording of the meeting will be posted on the website within one week following the meeting.

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.

R2-2



**SUBJECT PROPERTY**



**SUBJECT PROPERTY**

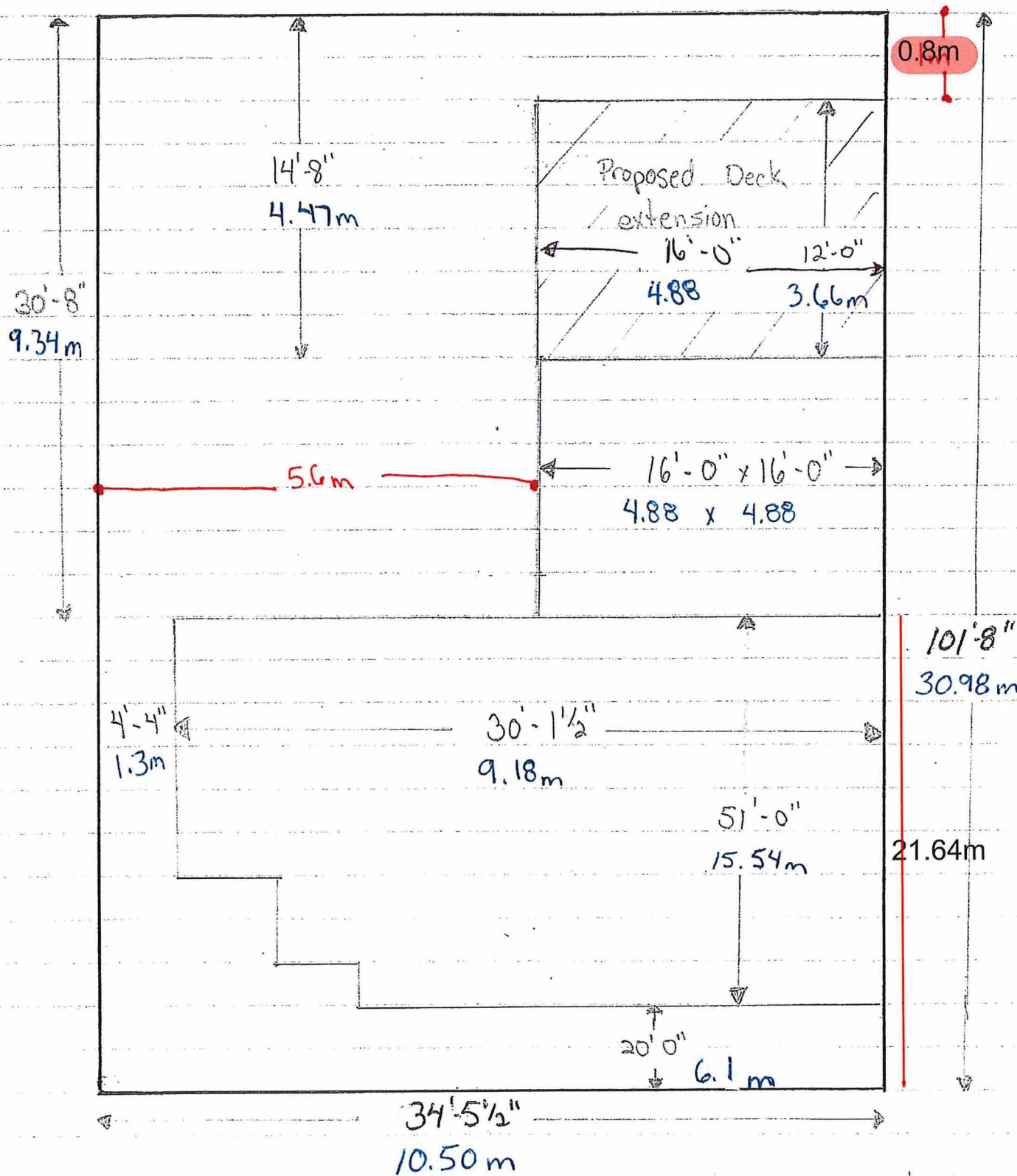
### Application for Minor Variance or Permission



Subject Property being PIN 73504-3158,  
 Part Lot 157, Plan M-1115,  
 Parts 4-6, Plan 53R-21557,  
 Part Lot 5, Concession 2,  
 Township of Hanmer,  
 4157 Bonaventure Drive, Hanmer,  
 City of Greater Sudbury

Sketch 1, NTS  
 NDCA

PL-MV-2025-00073  
 Date: 2025 06 05



9

Bonaventure Drive

PL-MV-2025-00073  
 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:**

**BROOKE HOWES AND KEN ROBINEAU**

**The Owner(s) of:** PIN(s) 735810523, Firstly: Part Lot 105, Plan M-129, being Parts 2 & 3, Plan 53R-20665; Secondly: Lot 106, Plan M-129, being Part 4, Plan 53R-20665, Part Lot 2, Concession 3, Township of McKim, 51 Downing Street, Sudbury P3B 3E7

**For the following reason(s):** Approval to construct a dwelling with covered porch and detached accessory building providing highwater mark setback and location, 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 25, 2025  
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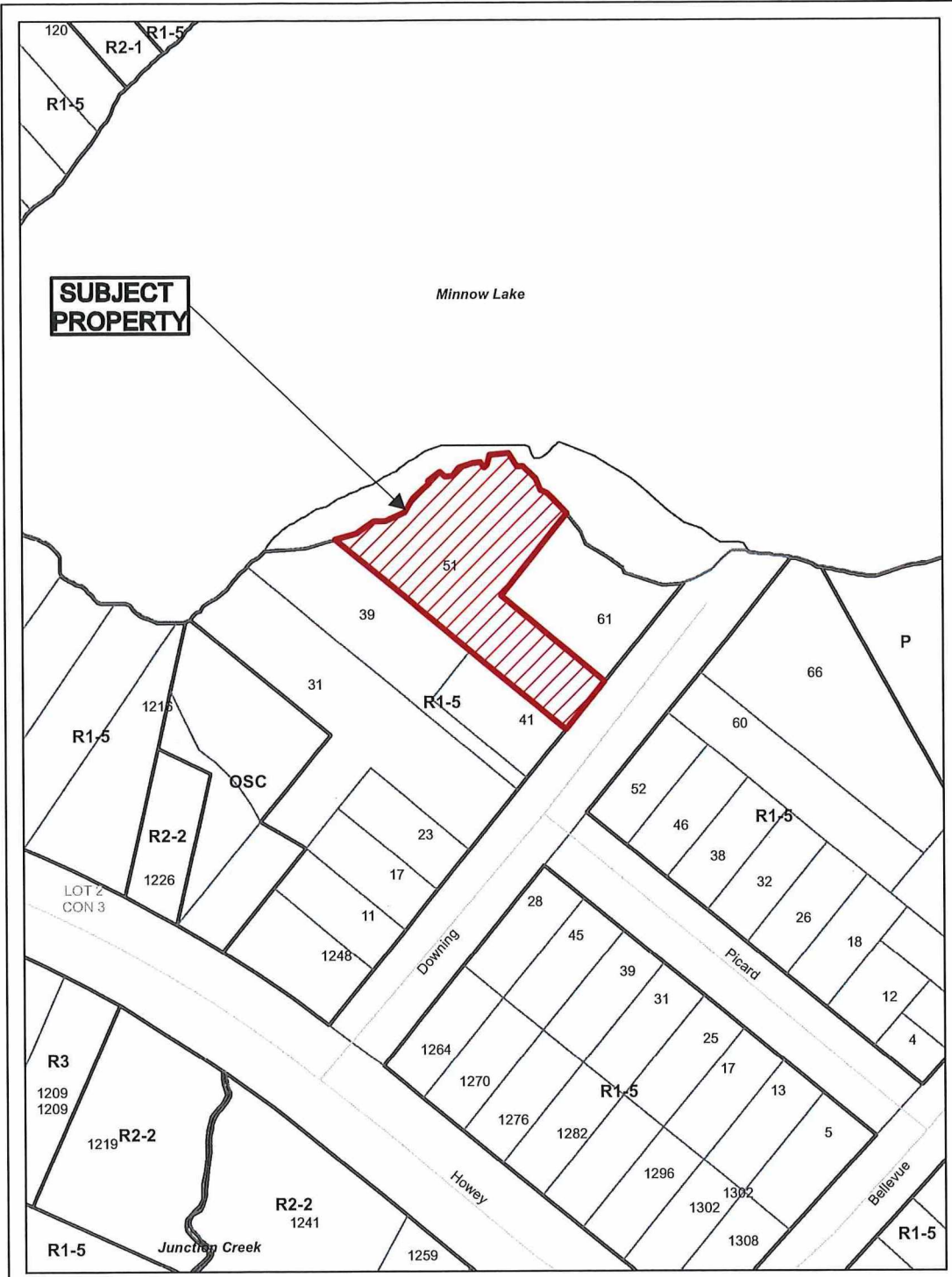
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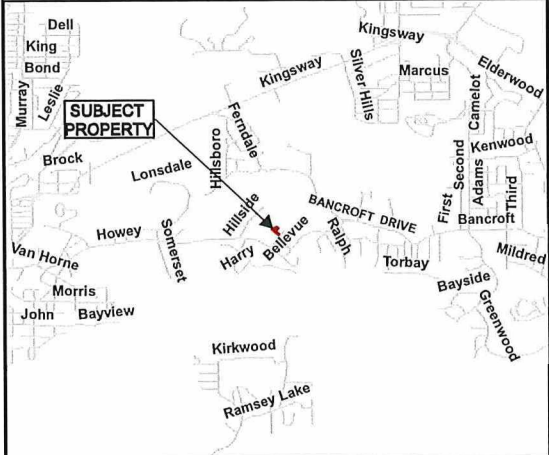
R1-5



**SUBJECT PROPERTY**

Minnow Lake

### Application for Minor Variance or Permission



Subject Property being PIN 73581-0523,  
 Firstly: Part Lot 105, Plan M-129, being Parts 2 & 3, Plan 53R-20665;  
 Secondly: Lot 106, Plan M-129, being Part 4, Plan 53R-20665,  
 Part Lot 2, Concession 3,  
 Township of McKim,  
 51 Downing Street, Sudbury,  
 City of Greater Sudbury

Sketch 1, NTS  
 NDCA

PL-MV-2025-00074  
 Date: 2025 06 05



BUILDING SETBACKS

SETBACKS	FRONT (ROAD)	SIDE (LEFT)	SIDE (RIGHT)	REAR (HIGH WATER MARK)	REQUIRED SETBACK FROM HIGH WATER MARK (4.41.2)	DIFFERENCE	REQUIRED SHORELINE BUFFER (4.41.3)	DIFFERENCE
HOUSE	47 M	3.9 M	9.9 M	13 M	30 M	17 M	20 M	7 M
REAR YARD ATTACHED DECK	65.6 M	3.8 M	25 M	8.6 M	30 M	21.4 M	20 M	11.4 M
FRONT / SIDE COVERED PORCH	47 M	9.6 M	7.5 M	18.5 M	30 M	11.5 M	20 M	1.5 M
DETACHED GARAGE	22.9 M	1.8 M	7.3 M	42.5 M	30 M			
EXISTING HOUSE (TO BE DEMOLISHED)	54.9 M	5 M	15.3 M	12.2 M	N/A (PREDATES CURRENT BYLAW)			
SHORELINE BUFFER								
TOTAL SHORELINE BUFFER AREA (15,347 SQ. FT)	ATTACHED DECK (62.2M <sup>2</sup> (672 SQ.FT))	SINGLE FAMILY DWELLING (70.2M <sup>2</sup> (759 SQ.FT))	COVERED PORCH (4.2M <sup>2</sup> (45 SQ.FT))	TOTAL SHORELINE BUFFER AREA CLEARED (136.6 M <sup>2</sup> (1,475 SQ. FT) (10%)				

AREA OF STRUCTURES

	GROUND FLOOR AREA	GROSS FLOOR AREA
EXISTING HOUSE	122 SQ. M.	200 SQ. M.
NEW SFD	224 SQ. M.	444 SQ. M.
REAR YARD DECK	63 SQ. M.	63 SQ. M.
FRONT/SIDE COVERED PORCH	52 SQ. M.	52 SQ. M.
DETACHED GARAGE	112 SQ. M.	218 SQ. M.
ACCESSORY BUILDING HEIGHT PERMITTED 4.2.4. -5M	ACCESSORY BUILDING HEIGHT PROPOSED 4.2.4. -9.1 M	DIFFERENCE OF PERMITTED HEIGHT FOR DETACHED GARAGE 4.1M
TOTAL LOT COVERAGE	451 SQ. M. (17%)	
TOTAL LOT AREA	2,696 SQ. M.	



SCALE



0 2 4 6 8 10 12 14 16 18 20

METRES



CR Design

Demo existing house and Construct SFD / Det. Garage		DATE	2015-05-01
51 Downing Street, Sudbury		SCALE	1/32" = 1'-0"
Site Plan		NO.	SP1

PL-MV-2025-00074  
Sketch 2

**GENERAL NOTES**

1. ANY CHANGES DONE TO THE DESIGN DURING CONSTRUCTION WITHOUT PROSPEC ENGINEERING'S WRITTEN CONSENT & APPROVAL WILL VOID PROSPEC ENGINEERING'S INSURANCE COVERAGE.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
3. THESE DRAWINGS REMAIN THE PROPERTY OF PROSPEC ENGINEERING AND SHALL NOT BE ALTERED IN ANY MANNER OR USED ON ANY OTHER PROJECT.
4. - DO NOT SCALE DRAWINGS



**REVISIONS:**

0	ISSUED FOR PERMIT AND CONSTRUCTION	2025/03/21
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**BROOKE HOWES & KEN ROBINEAU**

**UNHEATED GARAGE**  
 51 DOWNING ST,  
 SUDBURY ON.

**ELEVATIONS**

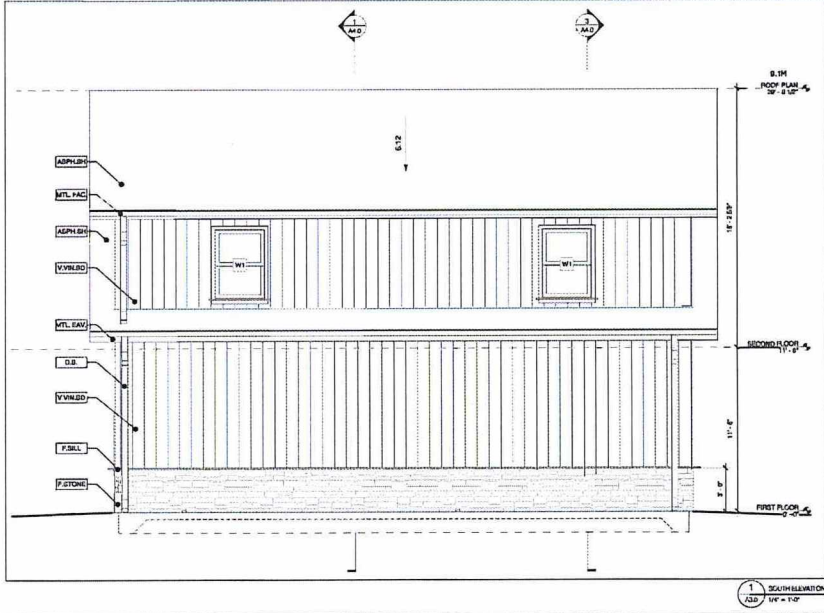
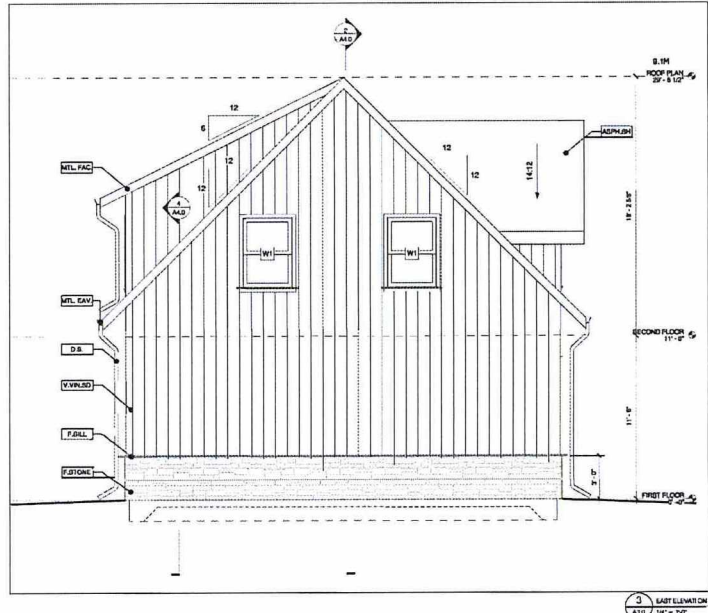
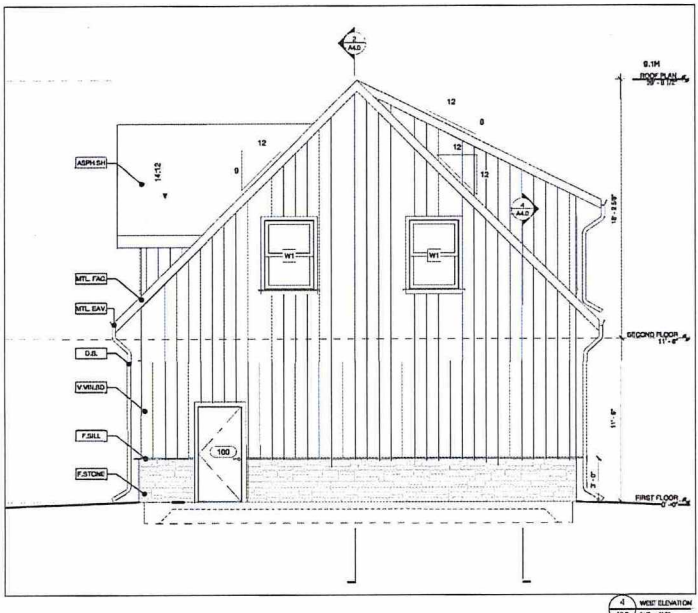
FILE NO. PEL-24-234

DRAWN BY: S.V.  
 CHECKED BY: S.L.  
 APPROVED BY: S.L.  
 SCALE: 3/4" = 1'-0"

SHEET **A3.0**

REVISOR: 0

- LEGEND**
- METAL EAVES
  - DENOTES 25 YEAR ASPHALT SHINGLES
  - DENOTES VERTICAL VINYL SIDING BY OWNER
  - DENOTES METAL EAVES/TROUGHT
  - DENOTES METAL DOWN SPOUT
  - FUSION STONE INSTALL AS PER MANUFACTURERS INSTRUCTION
  - FUSION STONE SILL - INSTALL AS PER MANUFACTURERS INSTRUCTION
  - DENOTES METAL FASCIA
  - DENOTES HOOP VENT
  - DOOR IDENTIFICATION IN SCHEDULE
  - WINDOW IDENTIFICATION IN SCHEDULE



PL-MV-2025-00074  
 sketch 3