

## 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:**

**JOSH SHEPPARD AND CELINE SHEPPARD**

**The Owner(s) of:** PIN(s) 734960183, Parcel 27907 SEC SES, Part Lot 9, Concession 1, Part Lot 7, Plan M-252, as in LT178963, Township of Garson, 67 Alice Street, Garson P3L 1M3

**For the following reason(s):** Approval to construct a detached garage providing a height at variance to the By-law and to permit an existing shed providing a setback 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, March 18, 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**

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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 March 13, 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.

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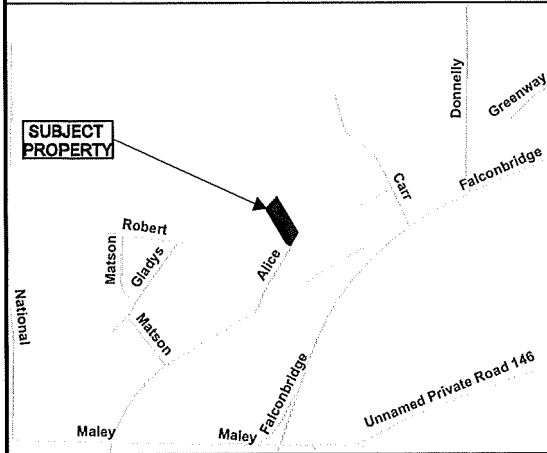
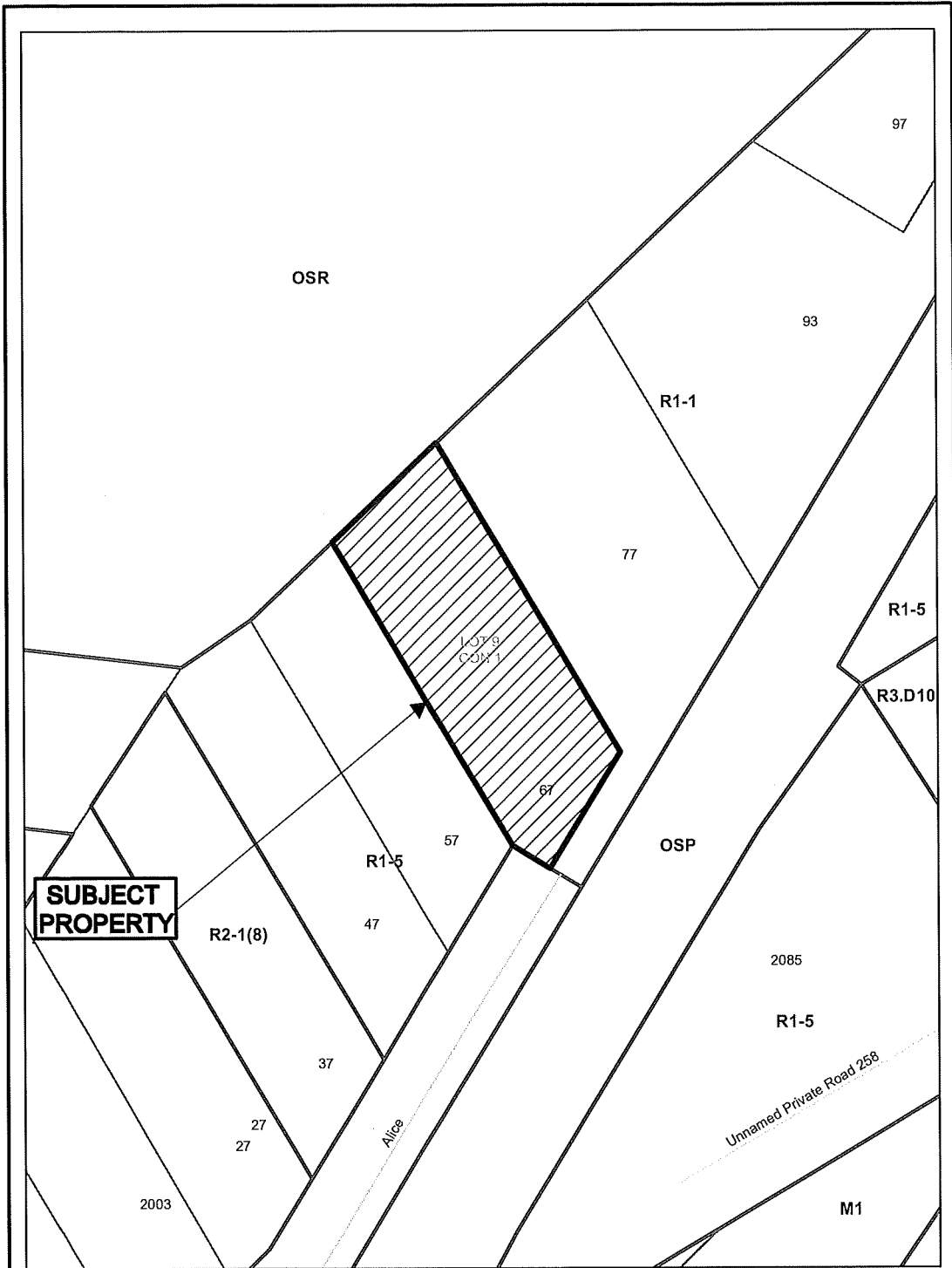
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R1-5



**Application for Minor Variance or Permission**

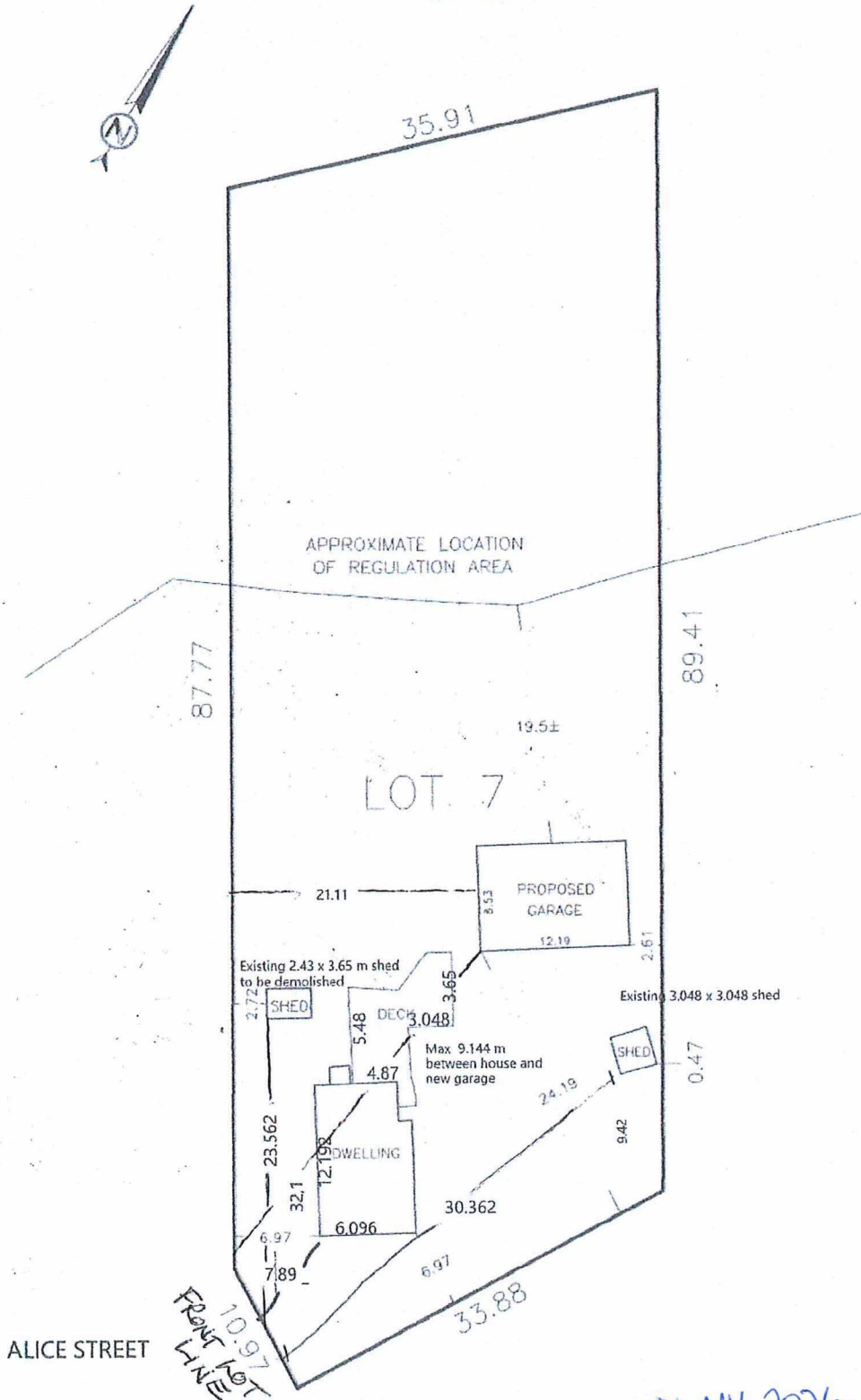


Subject Property being PIN 73496-0183,  
 Parcel 27907 SEC SES,  
 Part Lot 9, Concession 1,  
 Part Lot 7, Plan M-252, as in LT178963,  
 Township of Garson,  
 67 Alice Street, Garson,  
 City of Greater Sudbury

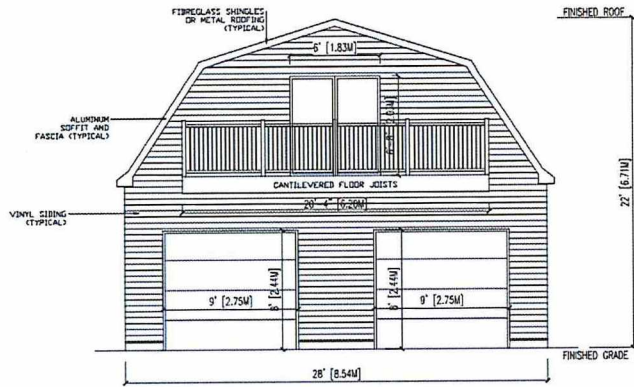
Sketch 1, NTS      PL-MV-2026-00008  
 NDCA                      Date: 2026 02 06

PLOT PLAN  
LOT 7  
REGISTERED PLAN M-252  
#67 Alice Street

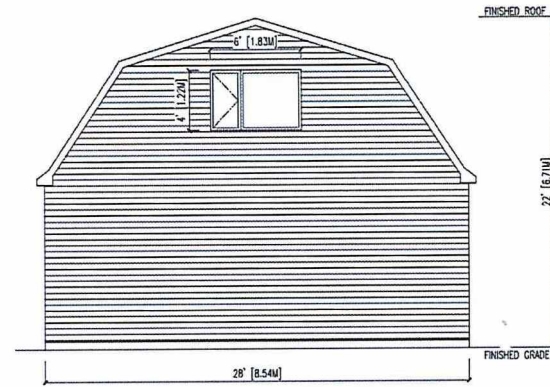
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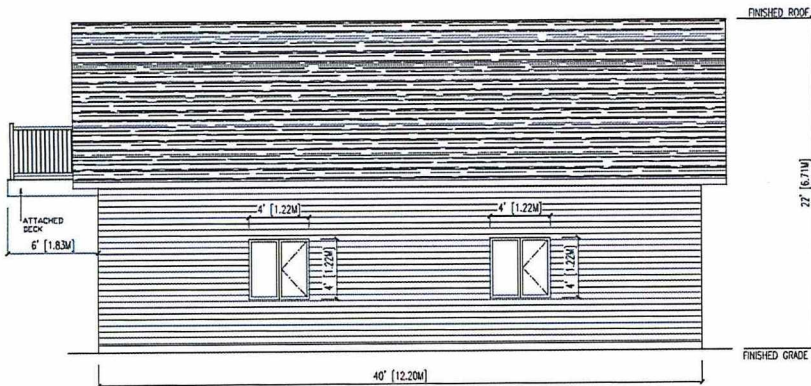
PL-MV-2026-00008  
Sketch 2



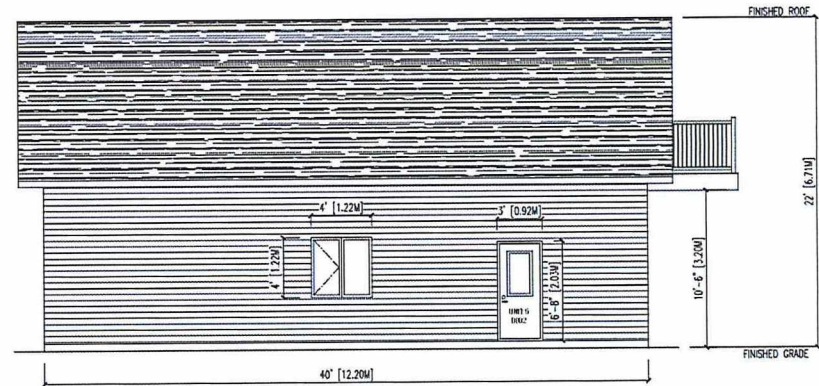
WEST ELEVATION



EAST ELEVATION

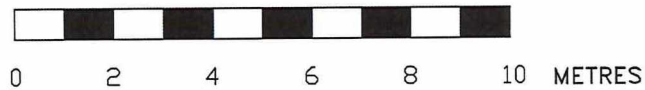


SOUTH ELEVATION



NORTH ELEVATION

SCALE



PROJECT	DATE	DATE
DETACHED GARAGE	REV	PROJECT
	09/21/18	
	ENV	
ADDRESS		
67 ALICE STREET, GARSON		
TITLE	DATE	SCALE
Elevations	2020-01-26	A1
	1/8"=1'-0"	

PLMV-2026-0008  
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:**

**JEREMY MANNELLA AND HEATHER SCOTT**

**The Owner(s) of:** PIN(s) 735780168, Parcel 4171 SEC SES, Part Lot 12, Concession 3, as in LT22114, Township of Neelon, 528 Second Avenue, Sudbury P3B 3L5

**For the following reason(s):** Approval to construct an addition on the existing home, and reconstruct a detached garage, three-season sunroom, decks, porch and sauna on the subject property providing setbacks, encroachments, high water mark setbacks, shoreline structures, shoreline buffer clearance, landscaped area and landscaped open space at variance to the By-law.

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**TIME:** 05:00 PM

**LOCATION:** Council Chamber, Lionel E Lalonde Centre, 239 Montee Principale, Azilda and via electronic participation.

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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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R1-5







**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:**

**2768750 ONTARIO INC**

**The Owner(s) of:** PIN(s) 735860250, Lot 20, Plan 48S, Part Lot 7, Concession 3, Township of McKim, 495 Elm Street, Sudbury, Ontario P3C 1W4

**For the following reason(s):** Approval to construct a dwelling containing 4-dwelling units and attached uncovered deck on the subject property providing encroachments, setbacks, parking area, landscaped area and landscaped open space 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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R2-2



**Application for Minor Variance or Permission**

Subject Property being PIN 73586-0250, Lot 20, Plan 48S, Part Lot 7, Concession 3, Township of McKim, 495 Elm Street, Sudbury, City of Greater Sudbury

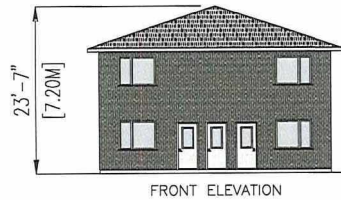
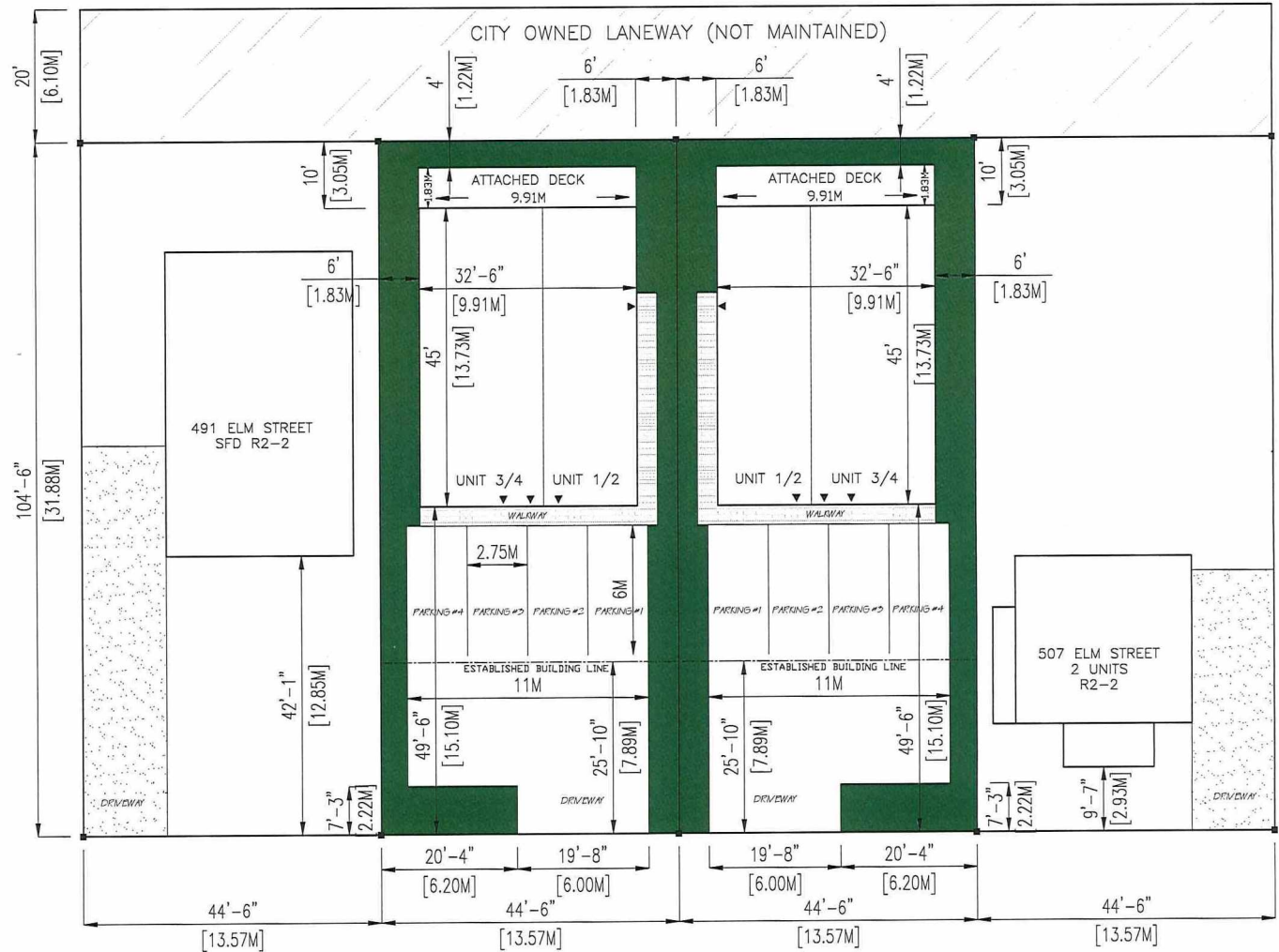
Sketch 1, NTS  
 NDCA

PL-MV-2026-00017  
 Date: 2026 02 17

LOT 20 (495) AND LOT 21 ELM STREET  
PART OF LOT 7 CON 3 MCKIM  
CITY OF GREATER SUDBURY  
FEB 2026

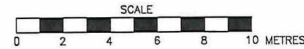
SITE STATISTIC TABLE (SAME FOR LOT 20 AND LOT 21)		
CURRENT ZONING	R2-2	PROVIDED FOR PROPERTY
REQUIRED / PERMITTED		
LOT AREA	N/A	432.6 m <sup>2</sup>
TOTAL LOT COVERAGE	45%	196.1 m <sup>2</sup> (31.5%)
LOT FRONTAGE	N/A	13.57m
LOT DEPTH	N/A	31.88m
BUILDING SETBACKS		
FRONT YARD	7.89m (AS PER 4.8)	15.1m
REAR YARD	7.5m	3.05m
SIDE YARD - L	1.8m	1.83m
SIDE YARD - R	1.8m	1.83m
BUILDING AREA		136.1 m <sup>2</sup>
GROSS FLOOR AREA		272.2 m <sup>2</sup>
STOREYS ABOVE GRADE		2
STOREYS BELOW GRADE		0
BUILDING HEIGHT	11M MAX.	7.2m
ATTACHED DECK (GREATER THAN 1.2M IN HEIGHT)		1.83m x 9.91m = 18.1m <sup>2</sup>
PARKING CALCULATION RATIO	1 PARKING PER UNIT	4
LANDSCAPE OPEN SPACE %		35% 151.3 m <sup>2</sup>

VARIANCES REQUIRED - LOT 20 AND LOT 21			
	REQUIRED	PROPOSED	DIFFERENCE
REAR YARD SETBACK (BUILDING) (TABLE 6.2)	7.5M	3.05M	4.45M
REAR YARD SETBACK FOR ATTACHED DECK GREATER THAN 1.2M IN HEIGHT (TABLE 4.1)	MAY ENCRDACH 3.6 M INTO THE REQUIRED REAR YARD BUT NOT CLOSER THAN 3.0M TO THE REAR LOT LINE.	1.22M FROM THE REAR YARD LOT LINE.	1.78M
EAVES ENCRDACHMENT TABLE 4.1	MAY ENCRDACH 1.2 M INTO THE REQUIRED YARD BUT NOT CLOSER THAN 0.6 M TO THE LOT LINE.	ENCRDACH 4.95M INTO REQUIRED REAR YARD	3.75M
PARKING IN THE REQUIRED FRONT YARD -5.4.2(C)	5.4.2(D) NOTWITHSTANDING THE ABOVE, OUTDOOR PARKING AREAS ARE PERMITTED IN THE REQUIRED FRONT YARD TO A MAXIMUM OF 50% OF THE WIDTH OF THE MINIMUM LOT FRONTAGE -MAXIMUM OF 7.5M IS PERMITTED (50% OF THE MINIMUM LOT FRONTAGE)	11M MAXIMUM WIDTH	3.5M
LANDSCAPED OPEN SPACE REQUIREMENTS 4.15.1	3M WIDE LANDSCAPED AREA ADJACENT TO THE FULL LENGTH OF A LOT LINE ABUTTING A PUBLIC ROAD HAVING A WIDTH GREATER THAN 10M	2.22M	0.78M
LANDSCAPED OPEN SPACE REQUIREMENTS 4.15.2	REQUIRES 50% OF THE REQUIRED FRONT YARD TO BE LANDSCAPED OPEN SPACE (15.57M x 7.89M + 107.3M <sup>2</sup> / 2 = 53.55M <sup>2</sup> )	AREA = 31.45M <sup>2</sup> = 29.4%	22.1M <sup>2</sup> = 20.6%



4.8 ESTABLISHED BUILDING LINE -the minimum front yard required on the said interior lot when vacant shall be the average of the established building lines on the said two abutting lots but shall not be greater than the minimum front yard depth required for the zone in which such lot is located, and, where the said interior lot contains an existing main building, the minimum front yard required shall be the average established building lines of all three lots.

b) Notwithstanding the above paragraph, if one of the two abutting lots is vacant, the established building line will be established using the next abutting developed lot provided it is located within 30.0 metres of the subject lot.



ESTABLISHED BUILDING LINE	
491 ELM STREET	12.85M
507 ELM STREET	2.93M
AVERAGE ESTABLISHED FOR TWO NEW INTERIOR LOTS	12.85M + 2.93M = 15.78 / 2 = 7.89M (NEW ESTABLISHED REQUIRED FRONT YARD SETBACK)



PROJECT	4 UNIT BUILDING	DATE	
CLIENT	LOT 20 (495) & LOT 21 ELM STREET, SUDBURY	DRAWN BY	PP
DATE	2026-02-09	CHECKED BY	
SCALE	1/8"=1'-0"		

PL-MV-2026-00017  
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

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---

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

**2768750 ONTARIO INC**

**The Owner(s) of:** PIN(s) 735860250, Lot 21, Plan 48S, Part Lot 7, Concession 3, Township of McKim, 0 Elm Street, Sudbury, Ontario

**For the following reason(s):** Approval to construct a dwelling containing 4-dwelling units and attached uncovered deck on the subject property providing encroachments, setbacks, parking area, landscaped area and landscaped open space at variance to the By-law.

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R2-2



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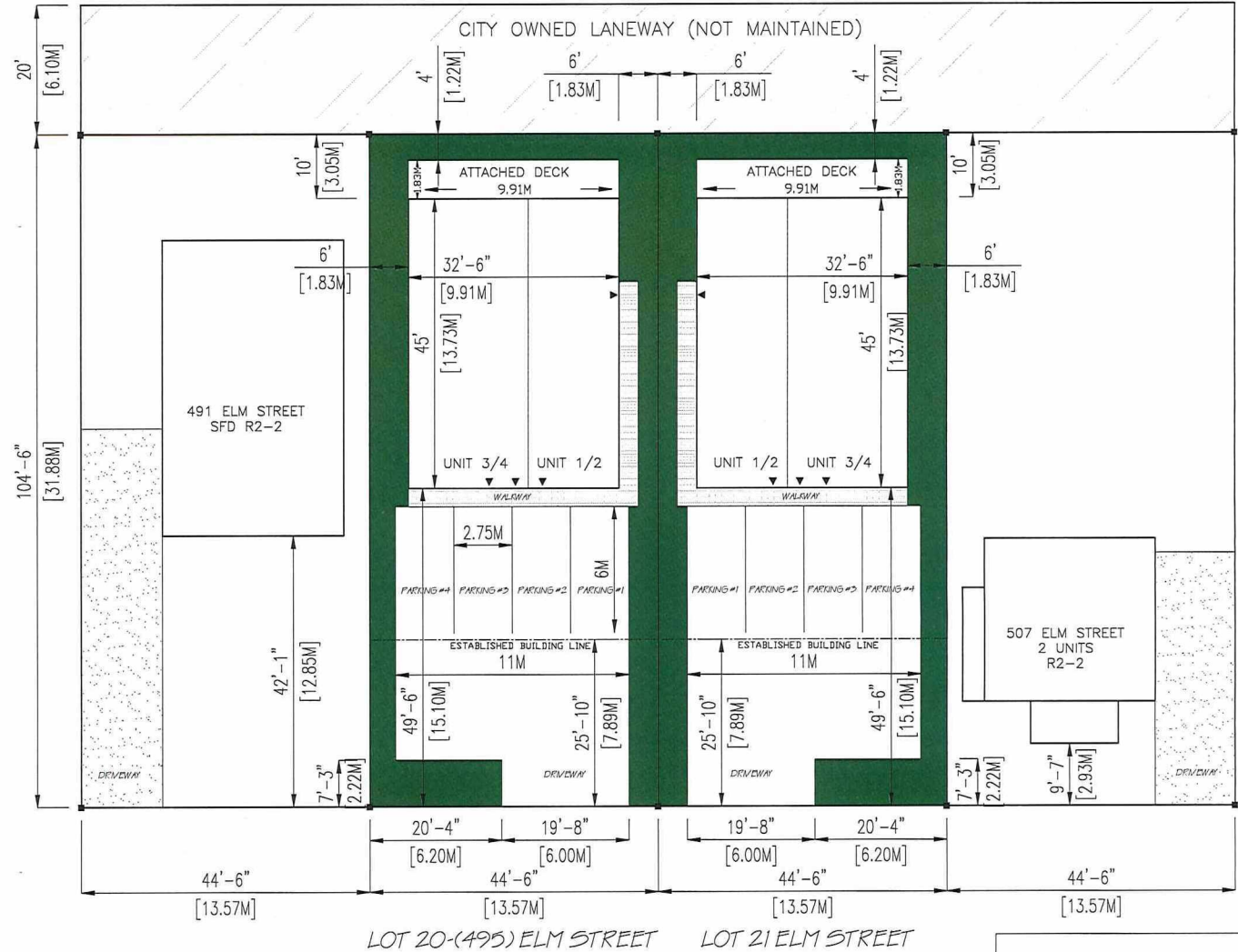
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 City of Greater Sudbury

Sketch 1, NTS                      PL-MV-2026-00018  
 NDCA                                      Date: 2026 02 17

**LOT 20 (495) AND LOT 21 ELM STREET  
PART OF LOT 7 CON 3 MCKIM  
CITY OF GREATER SUDBURY  
FEB 2026**

SITE STATISTIC TABLE (SAME FOR LOT 20 AND LOT 21)		
CURRENT ZONING	R2-2	PROVIDED FOR PROPERTY
LOT AREA	N/A	432.6 m <sup>2</sup>
TOTAL LOT COVERAGE	45%	136.1 m <sup>2</sup> (31.5%)
LOT FRONTAGE	N/A	13.57m
LOT DEPTH	N/A	31.88m
BUILDING SETBACKS		
FRONT YARD	7.89m (AS PER 4.8)	15.1m
REAR YARD	7.5m	3.05m
SIDE YARD - L	1.8m	1.83m
SIDE YARD - R	1.8m	1.83m
BUILDING AREA		136.1 m <sup>2</sup>
GROSS FLOOR AREA		272.2 m <sup>2</sup>
STOREYS ABOVE GRADE		2
STOREYS BELOW GRADE		0
BUILDING HEIGHT	11M MAX.	7.2m
ATTACHED DECK (GREATER THAN 1.2M IN HEIGHT)		1.83m x 9.91m = 18.1m <sup>2</sup>
PARKING CALCULATION RATIO	1 PARKING PER UNIT	4
LANDSCAPE OPEN SPACE %		35% 151.3 m <sup>2</sup>

VARIANCES REQUIRED - LOT 20 AND LOT 21			
	REQUIRED	PROPOSED	DIFFERENCE
REAR YARD SETBACK (BUILDING) (TABLE 6.2)	7.5M	3.05M	4.45M
REAR YARD SETBACK FOR ATTACHED DECK GREATER THAN 1.2M IN HEIGHT (TABLE 4.1)	MAY ENCRDACH 3.6 M INTO THE REQUIRED REAR YARD BUT NOT CLOSER THAN 3.0M TO THE REAR LOT LINE.	1.22M FROM THE REAR YARD LOT LINE	1.78M
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4.8 ESTABLISHED BUILDING LINE - the minimum front yard required on the said interior lot when vacant shall be the average of the established building lines on the said two abutting lots but shall not be greater than the minimum front yard depth required for the zone in which such lot is located, and, where the said interior lot contains an existing main building, the minimum front yard required shall be the average established building lines of all three lots.

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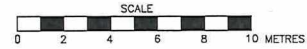
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	NEW ESTABLISHED REQUIRED FRONT YARD SETBACK

**4 UNIT BUILDING**

LOT 20 (495) & LOT 21 ELM STREET, SUDBURY

Plot Plan

PROJECT	OWNER	DATE
4 UNIT BUILDING	CR Design	2026-02-09
DATE	SCALE	PROJECT
2026-02-09	1/8" = 1'-0"	PP



PL-MV-2026-00018  
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:**

**JOSEF LEGAULT AND KOREY LEGAULT**

**The Owner(s) of:** PIN(s) 735060519, SRO, Part Lot 7, Concession 4, being Parts 4-5, Plan 53R-19964, Township of Hanmer, 5507 Desmarais Road, Hanmer P3P 1R3

**For the following reason(s):** Approval to permit a detached accessory structure 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, March 18, 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, March 18, 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](mailto:coa_mv@greatersudbury.ca). Comments received **by 3:00 p.m. on March 13, 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.

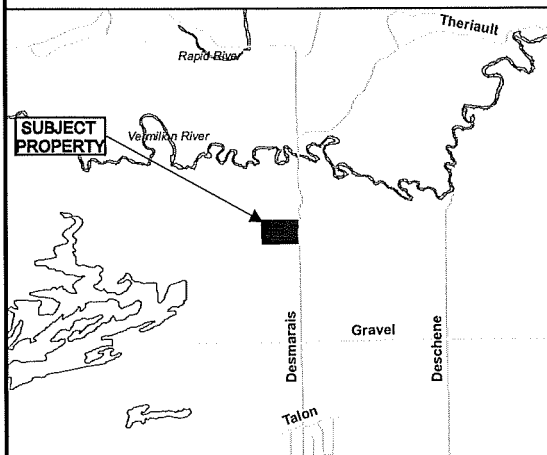
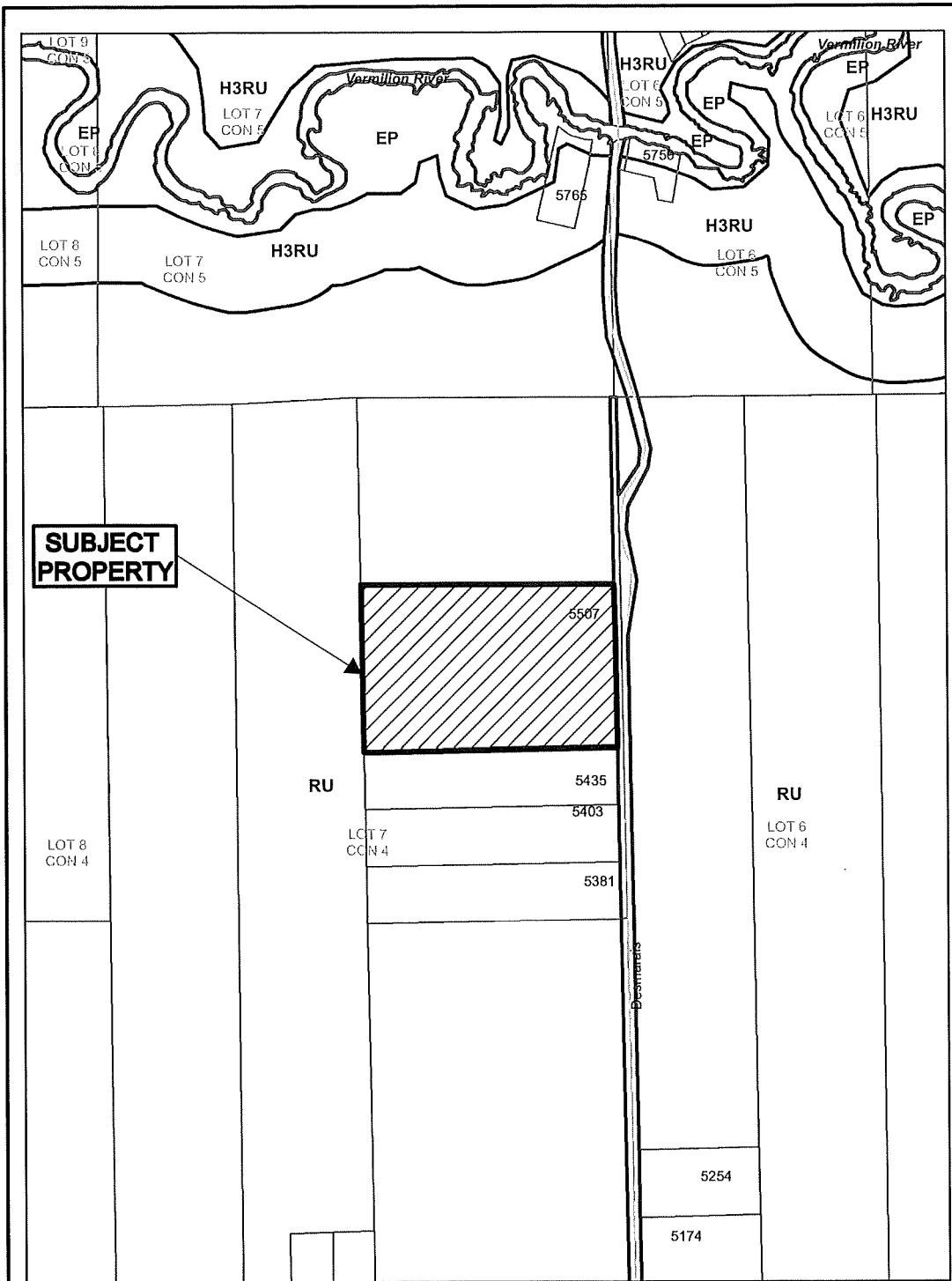
A certified copy of the decision will be sent to each person who files with the Secretary-Treasurer a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.

**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.**

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**Application for Minor  
Variance or Permission**

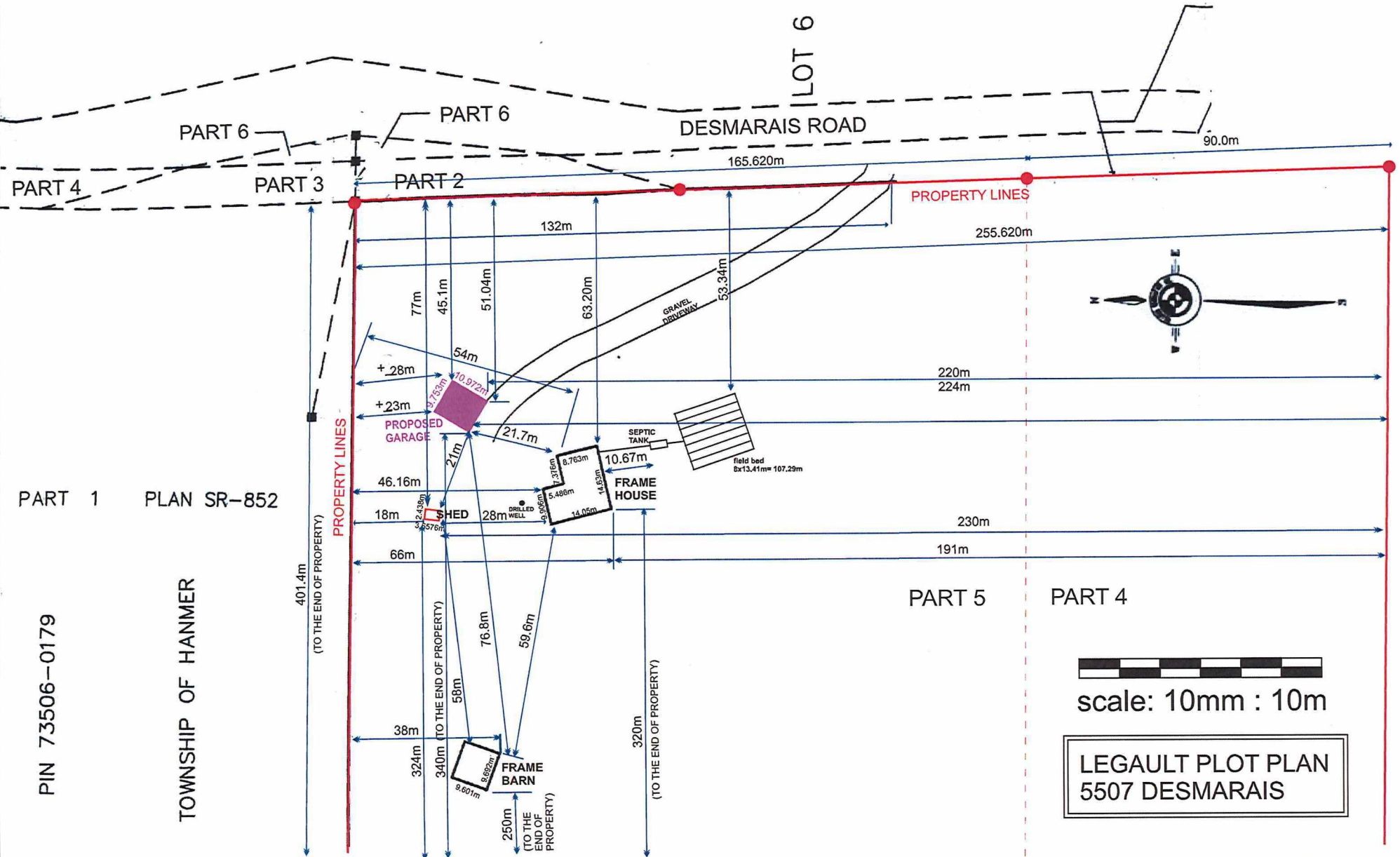
Subject Property being PIN 73506-0519,  
SRO, Part Lot 7, Concession 4,  
being Parts 4-5, Plan 53R-19964,  
Township of Hanmer,  
5507 Desmarais Road, Hanmer,  
City of Greater Sudbury

Sketch 1, NTS                      PL-MV-2026-00020  
NDCA                                      Date: 2026 02 25

PIN 73506-0179

TOWNSHIP OF HANMER

PART 1 PLAN SR-852



LEGAUT PLOT PLAN  
5507 DESMAIRAIS

PL-MV-2026-00020  
Sketch 2

