

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:

DIANE ALINE SUTHERLAND

The Owner(s) of: PIN(s) 733830060, Parcel 25972 SEC SWS SRO, Part Lot 9, Concession 2, Parts 1 to 3, 5 to 7, and 9-17, Plan 53R-7219, Township of Drury, 380 High Falls Road, Whitefish P0M 3H0

For the following reason(s): Approval to construct an addition on 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, May 27, 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, May 27, 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 May 22, 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.

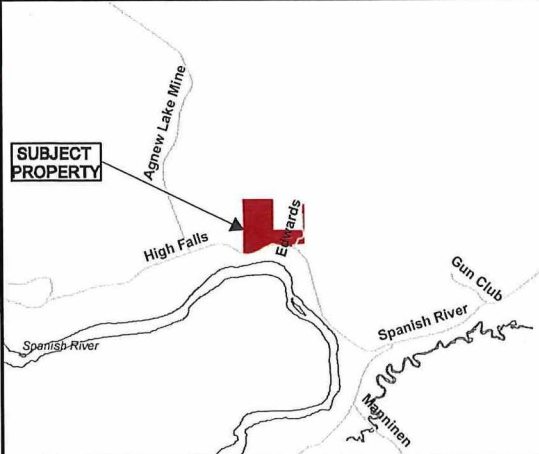
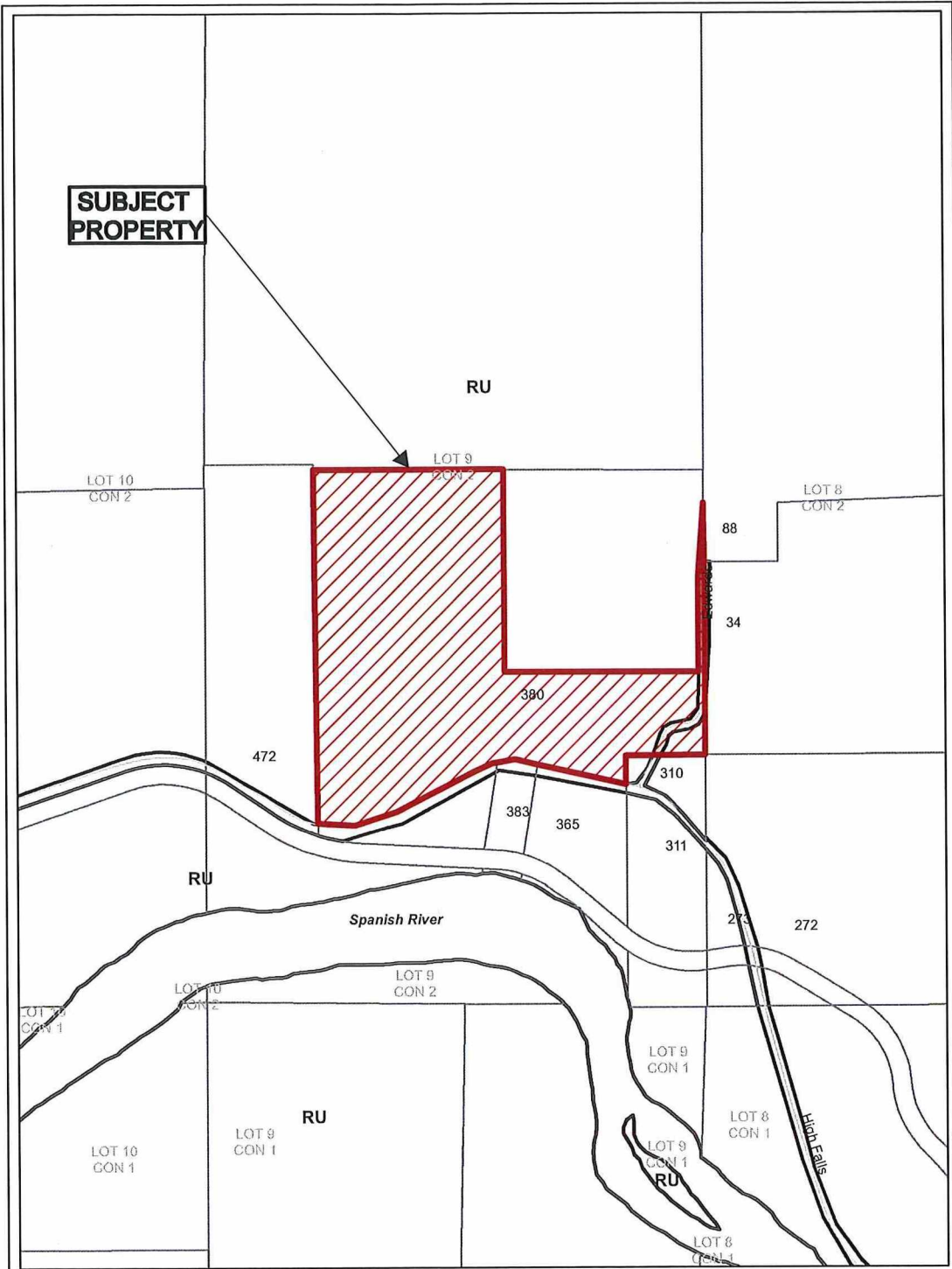
A certified copy of the decision will be sent to each person who files with the Secretary-Treasurer a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.

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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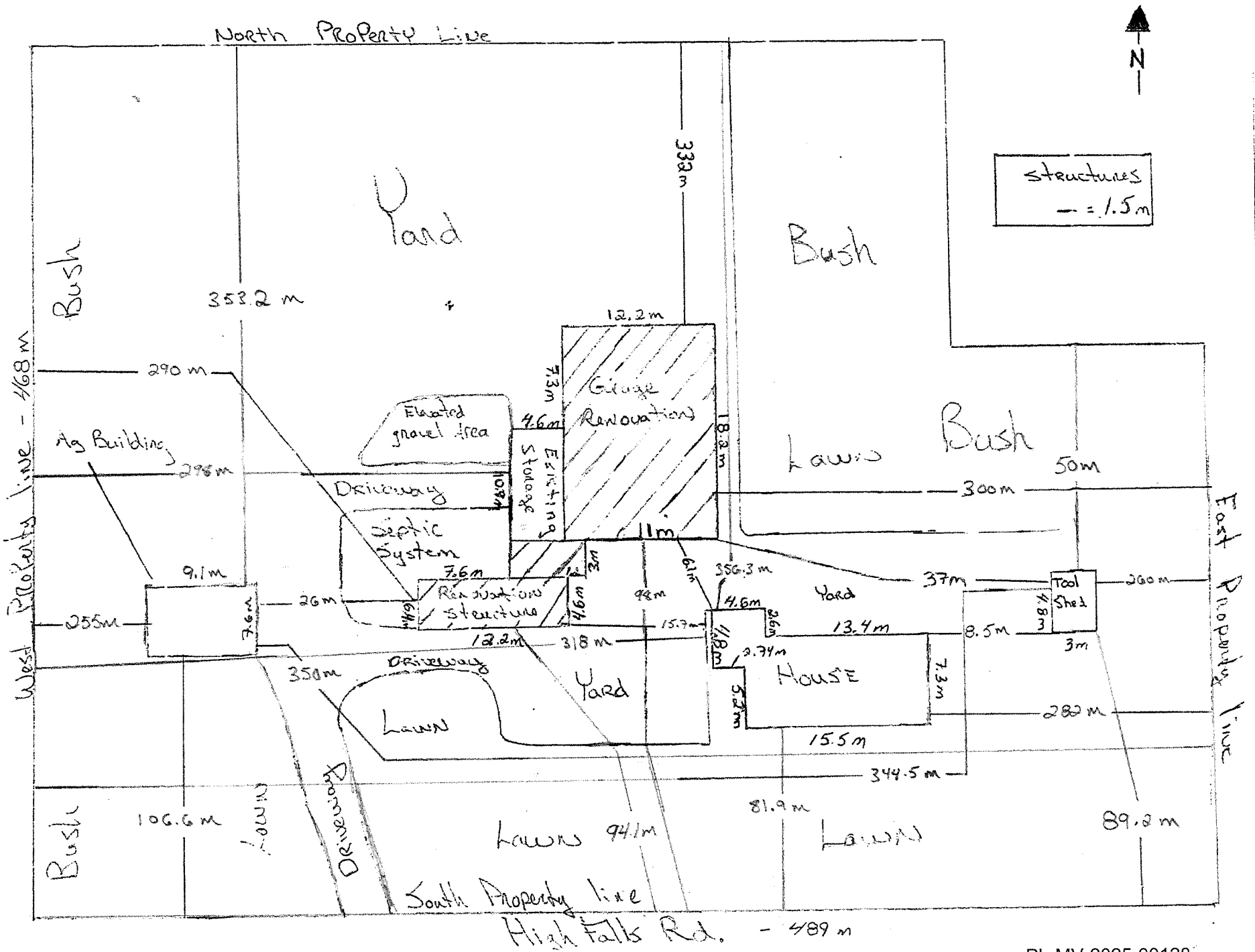


Application for Minor Variance or Permission

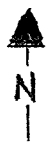


Subject Property being PIN 73383-0060,
 Parcel 25972 SEC SWS SRO,
 Part Lot 9, Concession 2,
 Parts 1 to 3, 5 to 7, and 9-17, Plan 53R-7219,
 Township of Drury,
 380 High Falls Road, Whitefish,
 City of Greater Sudbury

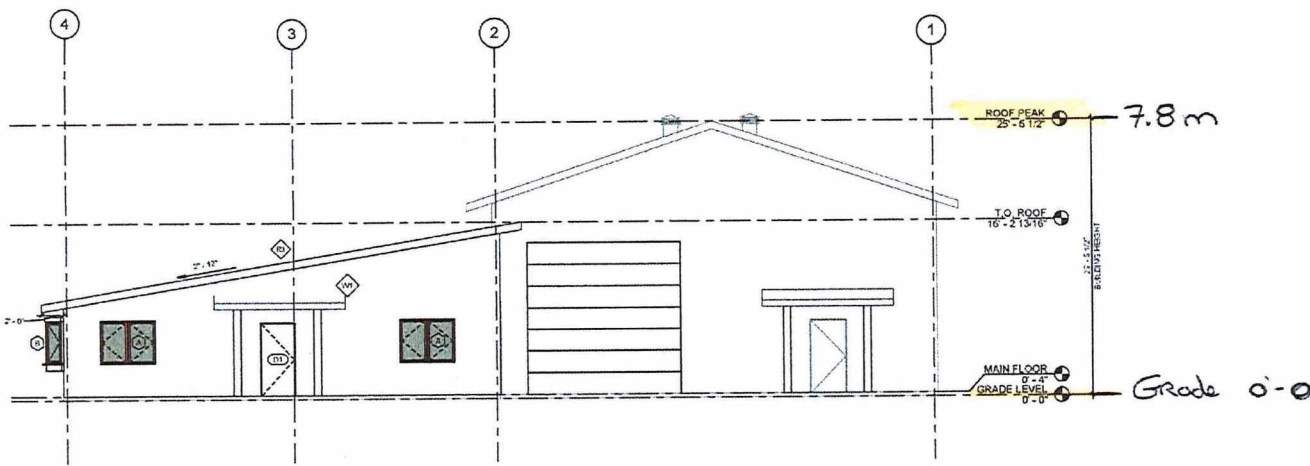
Sketch 1, NTS PL-MV-2025-00128
 MNR Date: 2026 05 05



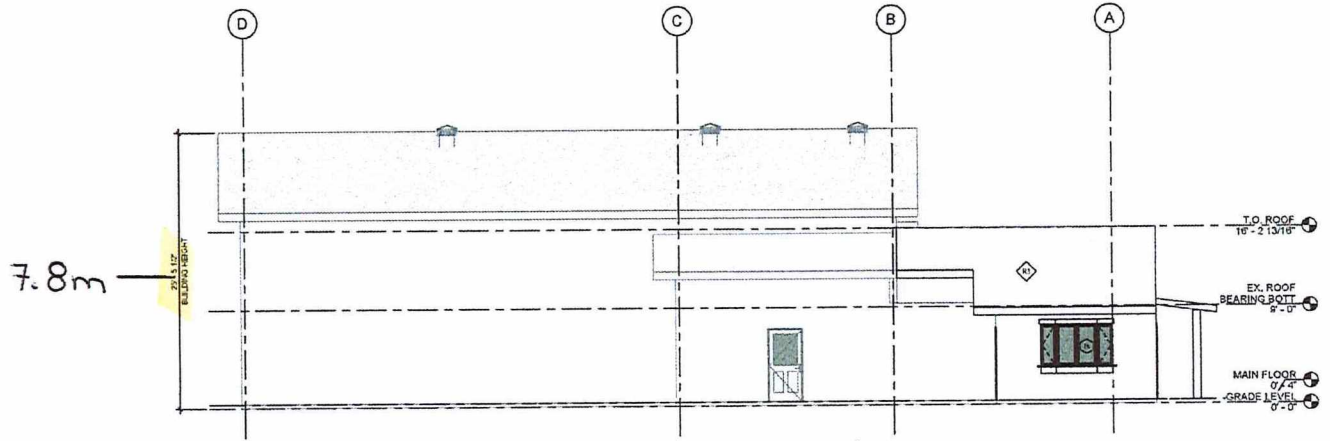
Structures
 - = 1.5m



FOR SCHEDULE OF ANNOTATIONS, GENERAL NOTES, AND DETAILS SEE DRAWING 4436.A



1 NORTH ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"

THIS DOCUMENT IS THE PROPERTY OF SHIELD ENGINEERING INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SHIELD ENGINEERING INC. THE USER OF THIS DOCUMENT AGREES TO HOLD SHIELD ENGINEERING INC. HARMLESS FROM AND AGAINST ALL LIABILITY, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE INCURRED BY SHIELD ENGINEERING INC. AS A RESULT OF THE LEGAL USE OF THIS DOCUMENT.



PROJECT NUMBER	4436	PROJECT	SHOP EXTENSION	CLIENT NAME	SEAN SUTHERLAND
DRAWING NUMBER	A2	TITLE	NORTH & WEST ELEVATIONS	ADDRESS	356 HIGH FALLS RD. WORTHINGTON, NJ 07093
DATE	MAY 2025	DATE	MAY 2025	DRAWN BY	P. MAJUMDAR
SCALE	3/16" = 1'-0"	CHECKED BY	N. JOYAL	APPROVED BY	A. BOZZO

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:

KROBERGE PROPERTIES INC.

The Owner(s) of: PIN(s) 021340013, Parcel 19511 SEC SES, Lot 58, Plan M-309, Part Lot 7, Concession 4, Township of McKim, 476 White Avenue, Sudbury P3C 2G5

For the following reason(s): Approval to permit two existing dwelling units within the existing two-unit dwelling for a total of four-dwelling units providing aisle and access driveway 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, May 27, 2026

TIME: 05:00 PM

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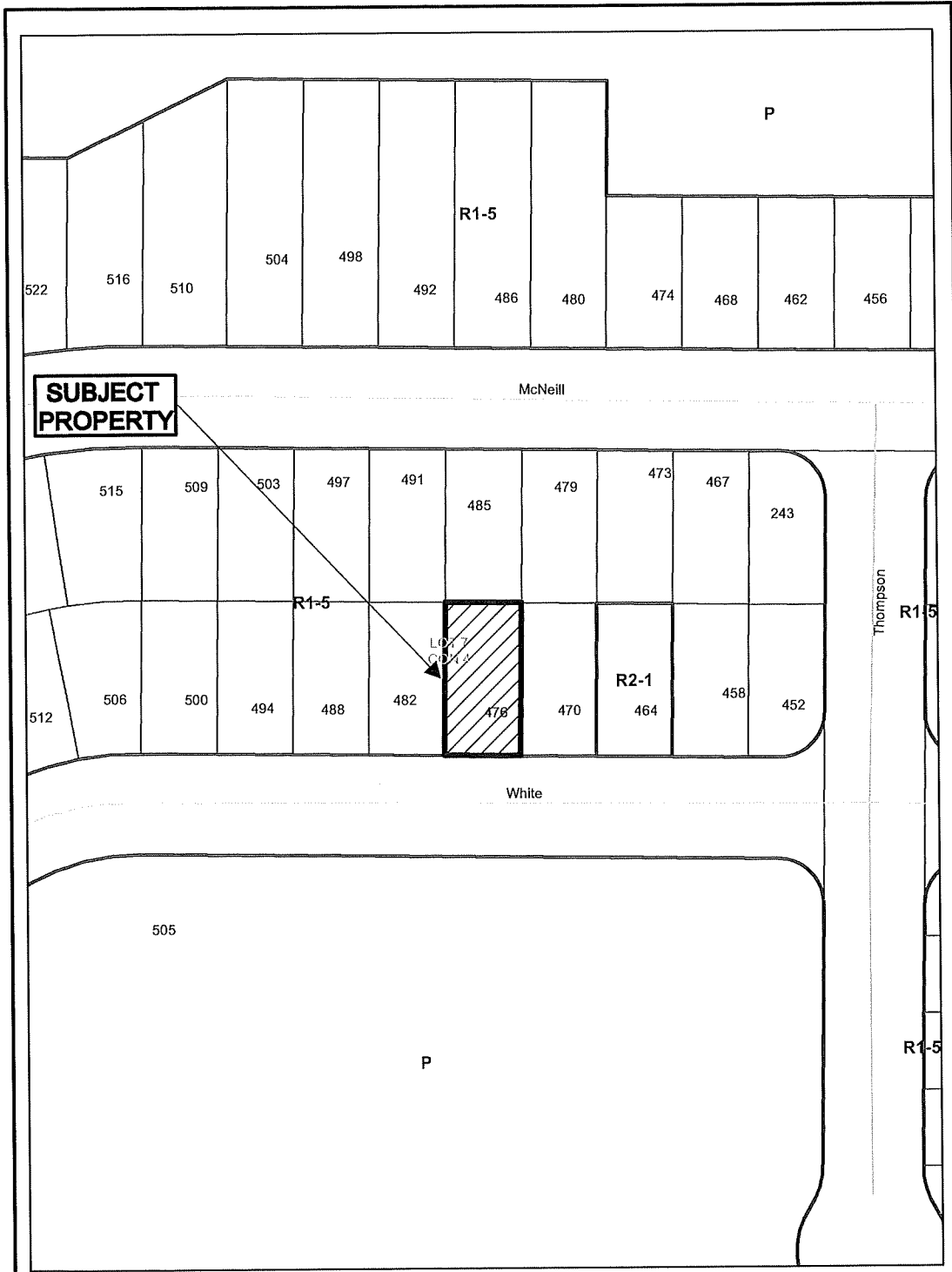
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R1-5



SUBJECT PROPERTY

McNeill

R1-5

LOT 7
CONC 4

R2-1

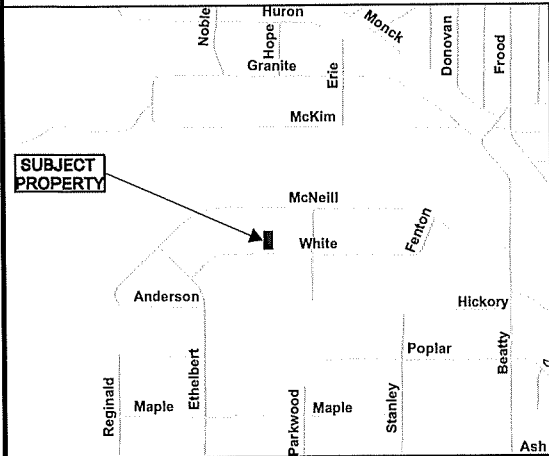
Thompson

R1-5

White

P

R1-5



SUBJECT PROPERTY

Application for Minor Variance or Permission



Subject Property being PIN 02134-0013,
Parcel 19511 SEC SES,
Lot 58, Plan M-309,
Part Lot 7, Concession 4,
Township of McKim,
476 White Avenue, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

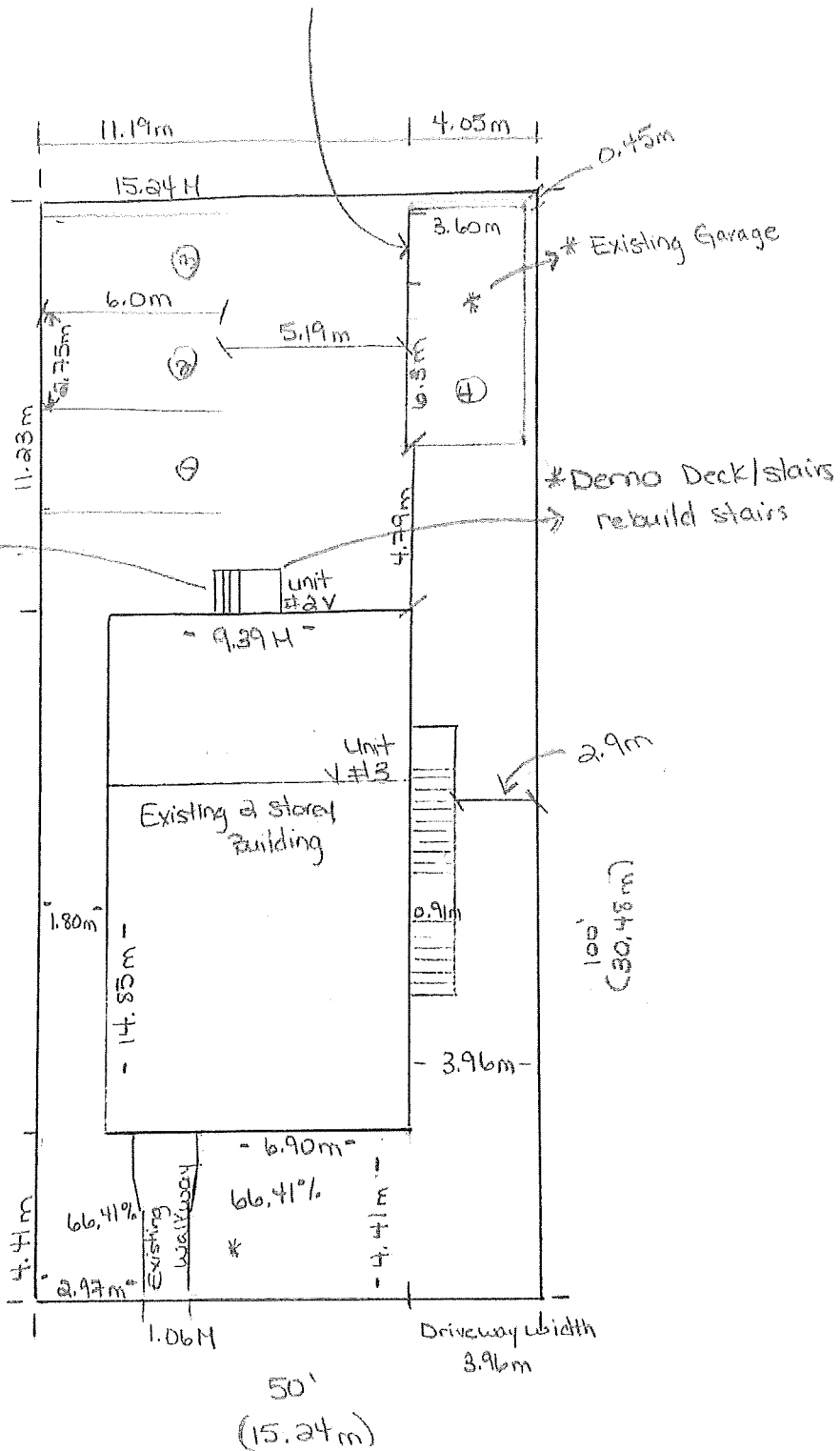
PL-MV-2026-00021
Date: 2026 03 02

• Bicycle in garage
Size 0.6m X 1.7m

• Transit location in
relation to transit
route on McNeil Blvd
Thompson bus stop
(190m)

• orienting Unit 2
entry to open up
distance for vehicle

• snow to be removed
with snow blower
tractor and removed
from property.



To be landscape
- Asphalt to be
removed
(44.63sq.M)
includes existing landscaping -> 66.41% Total Frontyard
landscape

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

1001471304 ONTARIO LTD

The Owner(s) of: PIN(s) 021350050, Lot 54, Plan 1-SC, Part Lot 6, Concession 4, Township of McKim, 234 Bloor Street, Sudbury, ON

For the following reason(s): Approval to construct a building containing six dwelling units providing setbacks, number of parking spaces, location of parking spaces, tandem parking space, lot area per unit and lot frontage at variance to the By-law.

Anyone interested in this matter may attend the public hearing at which time additional information regarding the application will be available for inspection. The public hearing has been scheduled as follows:

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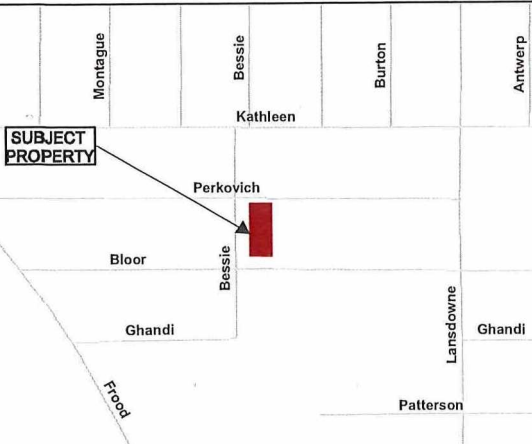
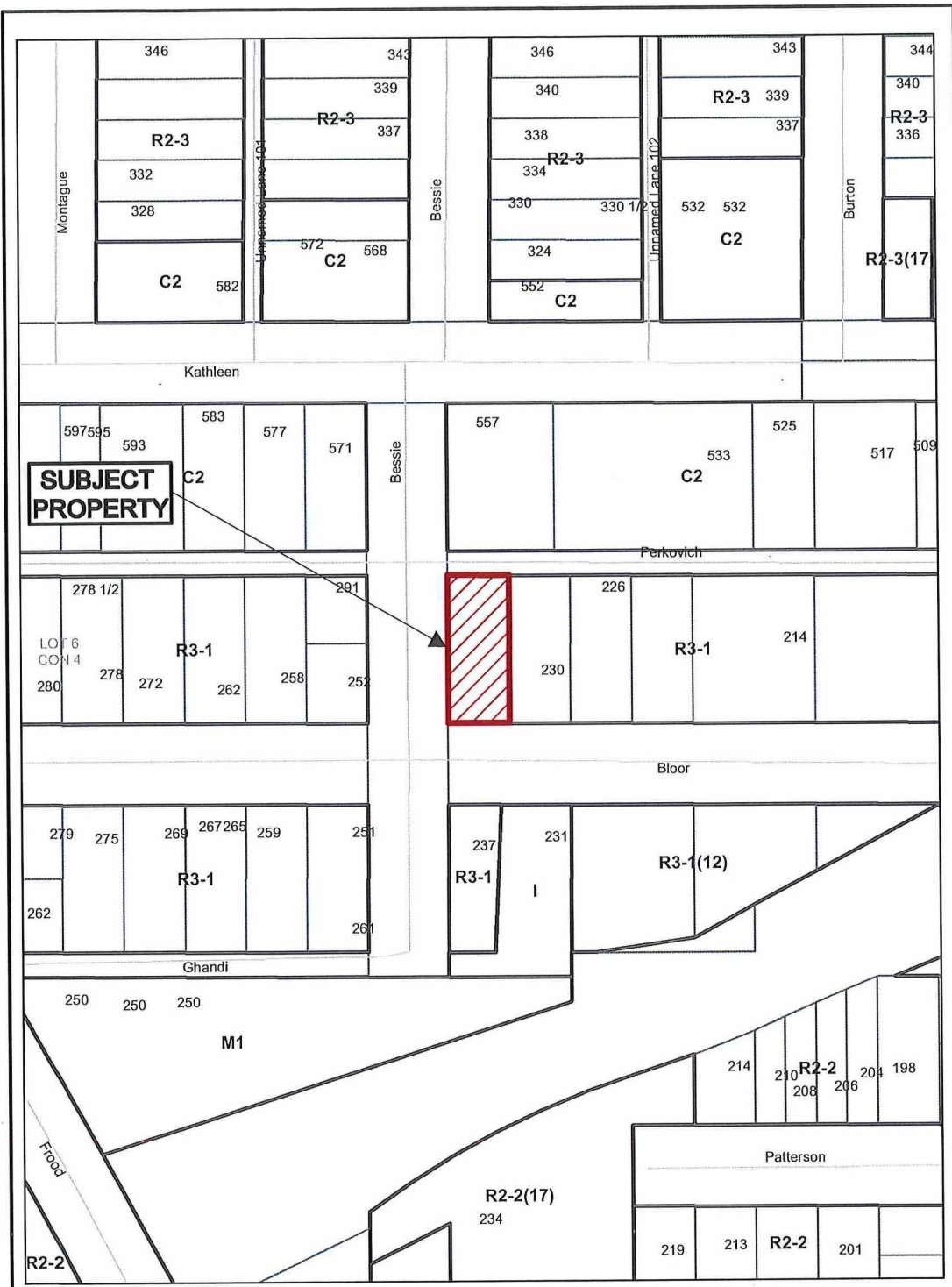
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R3-1



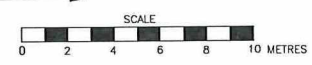
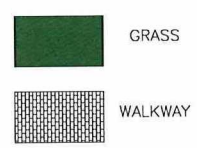
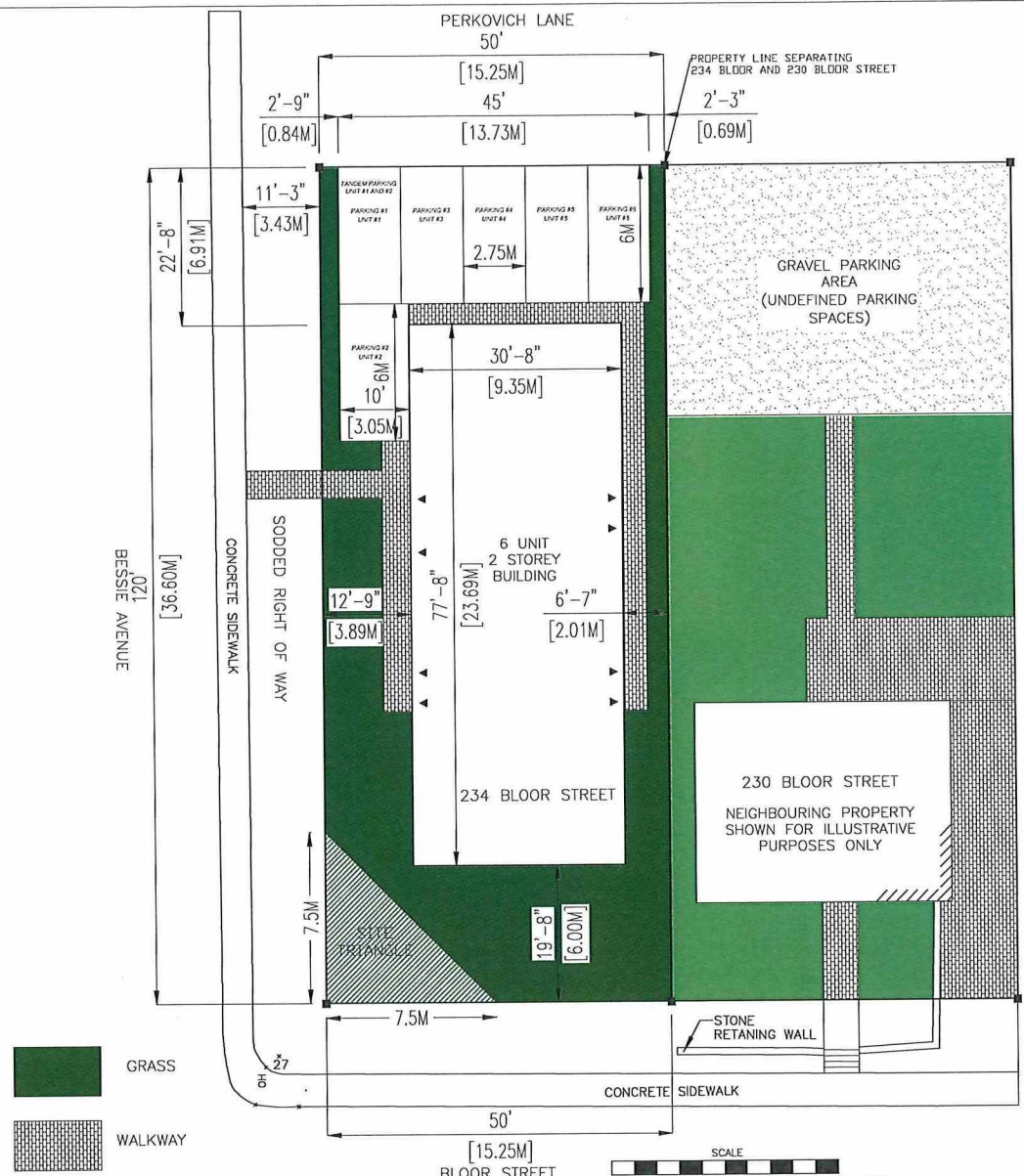
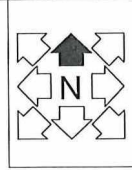
Application for Minor Variance or Permission



Subject Property being PIN 02135-0050,
 Lot 54, Plan 1-SC,
 Part Lot 6, Concession 4,
 Township of McKim,
 234 Bloor Street, Sudbury,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

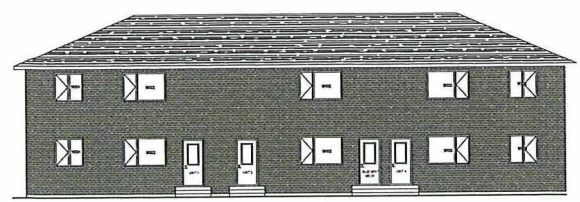
PL-MV-2026-00031
 Date: 2026 03 17



SITE STATISTIC TABLE		
CURRENT ZONING	R3-1	
	REQUIRED / PERMITTED	PROVIDED FOR PROPERTY
LOT AREA	N/A	557.4 m ²
TOTAL LOT COVERAGE	50% (TABLE 5, R3-1 ZONING)	221.5 m ² (39.7%)
LOT FRONTAGE	18M+2M (CORNER LOT)	15.25M EXISTING LOT OF RECORD
LOT DEPTH	30M	36.6M
BUILDING SETBACKS		
FRONT YARD	6M	6M
REAR YARD	7.5M	6.91M
SIDE YARD	1.8M	2.01M
CORNER SIDE YARD	4.5M	3.89M
BUILDING AREA	221.5 M ²	
GROSS FLOOR AREA	664.5 M ² (INCLUDES BASEMENT AREA)	
STOREYS ABOVE GRADE	2	
STOREYS BELOW GRADE	1	
BUILDING HEIGHT	19M (R3-1 ZONE)	9M
PARKING CALCULATION RATIO	1.5 PARKING PER UNIT (6x1.5 = 9 PARKING SPACES)	6 (1 TANDEM) VARIANCE
LANDSCAPE OPEN SPACE %	30%	42% (235 M ²)

VARIANCES REQUIRED			
	REQUIRED	PROPOSED	DIFFERENCE
REAR YARD SETBACK (BUILDING) - TABLE 6.3	7.5M	6.91M	0.59M
CORNER SIDE YARD SETBACK (BUILDING) - TABLE 6.5	4.5M	3.89M	0.61M
CORNER SIDE YARD SETBACK (PARKING SPACE) - 5.2.4.3(CD)	4.5M	0.84M	3.66M
PARKING SPACES - TABLE 5.3	1.5 PARKING SPACE / PER UNIT (9 SPACES)	1 PARKING SPACE PER UNIT (6 SPACES)	3 SPACES
DOUBLE PARKING - 5.2.9.1	EACH REQUIRED PARKING SPACE SHALL BE ACCESSIBLE AT ALL TIMES FOR PARKING A VEHICLE WITHOUT THE NECESSITY OF MOVING ANY OTHER VEHICLE	1 TANDEM SPACE WHERE NO TANDEM SPACE IS PERMITTED UNLESS THERE ARE 4 UNITS OR LESS ON THE PROPERTY	1 TANDEM SPACE
LOT FRONTAGE - TABLE 6.5	18M+2M FOR MULTIPLE DWELLING BUILDINGS = 20M	15.25M (4.25.3. EXISTING UNDERSIZED LOT OF RECORD)	4.75M
DENSITY PER UNIT - TABLE 6.5	110M ² PER UNIT - NO MAXIMUM FOR R3-1 ZONING AS PER SPECIAL PROVISIONS 89, TABLE 6.5	92.9M ² PER UNIT	17.1M ² PER UNIT

NOTE: BICYCLE PARKING WILL BE IN A STORAGE AREA IN THE BASEMENT, WHICH IS PERMITTED AS PER 5.8(c) OF THE ZONING BYLAW. THE OWNER WOULD PREFER TO AVOID POTENTIAL THEFT OF TENANT'S PROPERTY.



WEST ELEVATION (BESSIE AVENUE)



PROJECT	6 UNIT MULTIPLE DWELLING	OWNER	RW	DATE	
CLIENT	234 BLOOR STREET, SUBURRY	DESIGNER	RW	PROJECT #	
TITLE	Plot Plan	DATE	2026-05-06	SCALE	PP
		SCALE	1/8"=1'-0"		

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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SEBASTIAN GONZALEZ

The Owner(s) of: PIN(s) 735850209, Parcel 7904 SEC SES, Lot 539, Plan M-95, Part Lot 6, Concession 3, Township of McKim, 219 Hyland Drive, Sudbury P3E 1R7

For the following reason(s): Approval to construct an addition on the existing dwelling providing setbacks and encroachments at variance to the By-law.

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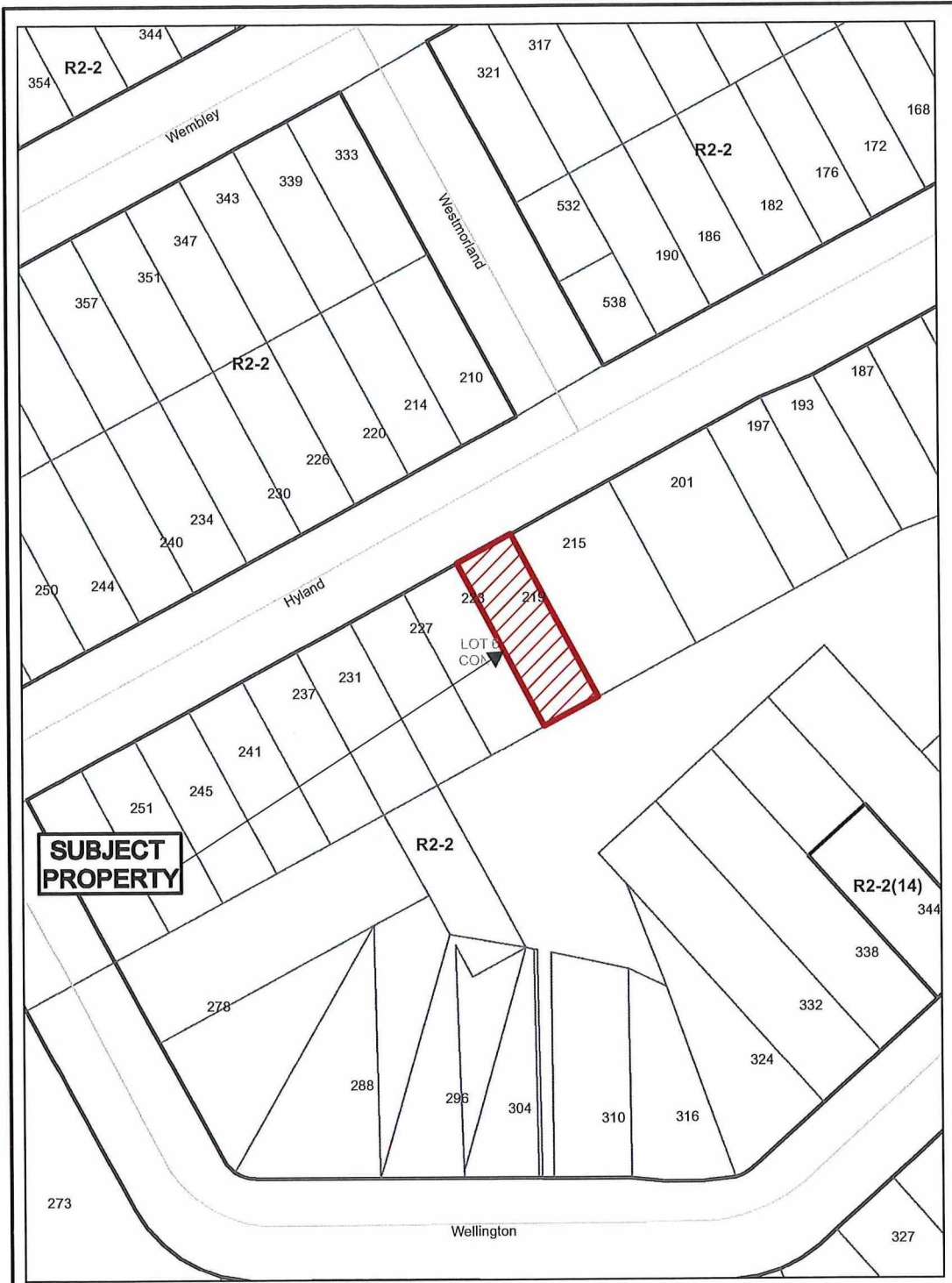
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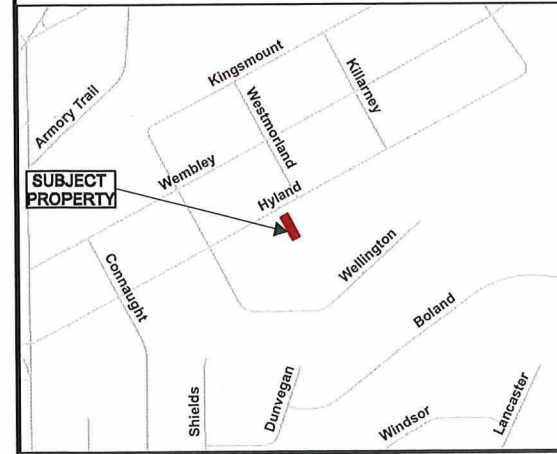
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R2-2



SUBJECT PROPERTY

LOT 6
CON



SUBJECT PROPERTY

Application for Minor Variance or Permission



Subject Property being PIN 73585-0209,
Parcel 7904 SEC SES,
Lot 539, Plan M-95,
Part Lot 6, Concession 3,
Township of McKim,
219 Hyland Drive, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

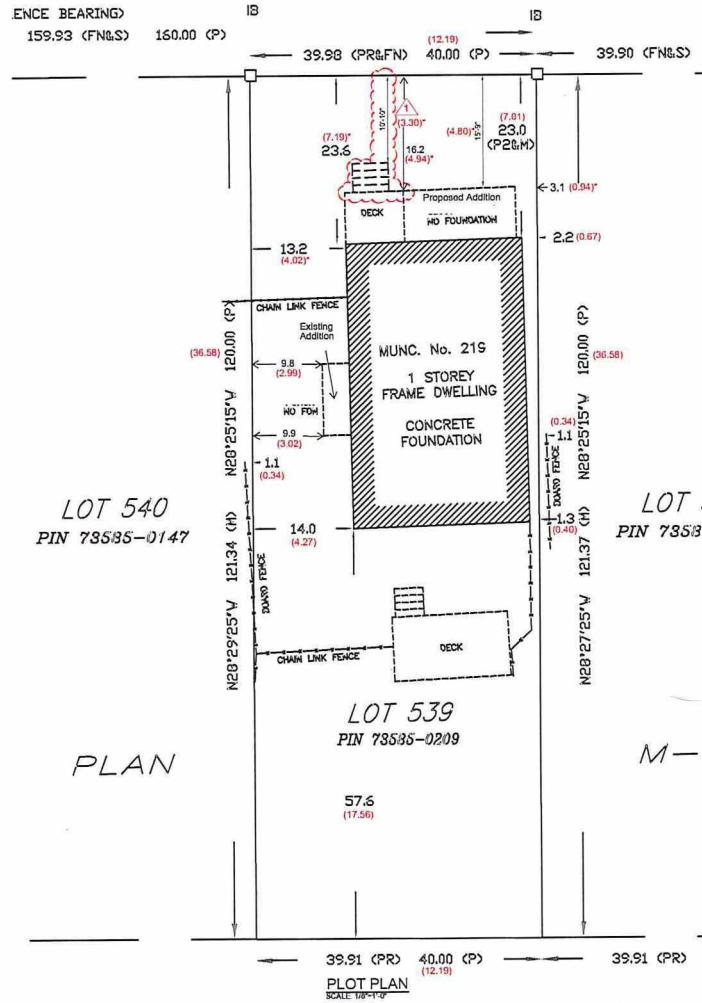
PL-MV-2026-00061
Date: 2026 05 04



HYLAND DRIVE

PIN 73585-0023

*All dimensions are measured from the closest point of the structure to the lot line.
However, wherever convenient, dimensions may be indicated elsewhere for clarity and notated as such.



THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL INFORM THE ENGINEERS IMMEDIATELY OF ANY DISCREPANCY OR VARIATION FROM THE DRAWINGS.
THIS DRAWING AND THE DESIGNS AND INFORMATION IT CONTAINS IS THE PROPERTY OF THE ENGINEERS AND MAY NOT BE REPRODUCED OR USED OTHERWISE THAN ON THE SPECIFIC PROJECT WITHOUT THEIR WRITTEN PERMISSION.
DO NOT SCALE DRAWINGS.

SUBMISSION RECORD		
Rev	Description	Date
0	ISSUED FOR CONSTRUCTION	OCT. 28, 2025
1	ISSUED FOR PERMISION	DEC. 15, 2025
2		
3		
4		
5		
6		

NOTES



CDCD ENGINEERING LIMITED
CONSULTING ENGINEERS
303 Cedar Street
Sudbury, Ontario, P1B 1M8
Tel: (705) 674-8877
Fax: (705) 674-7819
Email: info@cdcengineering.com
www.cdcengineering.com

NEW ADDITION AND WOOD DECK
219 HYLAND DRIVE, SUDBURY ON P3E 1R7

PLOT PLAN

Print Date:	DEC. 15, 2025
Drawn by:	RAM
Checked by:	BSA
Scale:	AS NOTED
Job No.:	EQ25159
Drawing No.:	Rev.
A0	1

PAPER SIZE: 24x36"

T:\0 - Lg_Lin\2025\Projects\Group\EQ25159 (219 Hyland Dr)\0124\egp\wch\01\DWG\PLP.dwg

PL-MV-2026-00061
Sketch 2

Box 5000, Station A
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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:

GREATER SUDBURY HOUSING CORPORATION

The Owner(s) of: PIN(s) 734940430, Parcel 33092 SEC SES SRO, Part of Lots 3 & 4, Plan M-690, Part Lot 5, Concession 1, Township of Garson, 303 O'Neil Drive, Garson P3L 1J3, 307 O'Neil Drive, Garson, Ontario P3L 1J3, 303 /307 O'Neil Drive, Garson, Ontario P3L 1J3

For the following reason(s): Approval to permit two existing driveways on a proposed lot, subject of Consent Application PL-CON-2026-00002, 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, May 27, 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, May 27, 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 May 22, 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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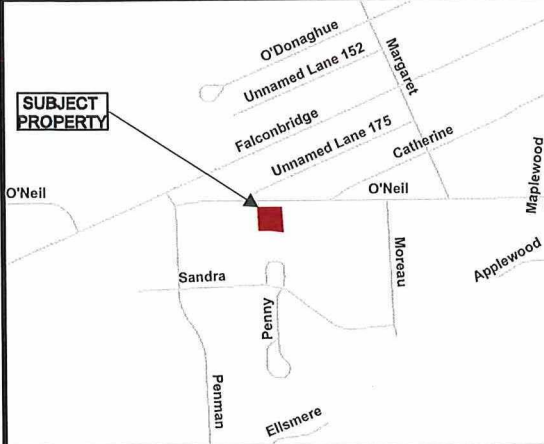
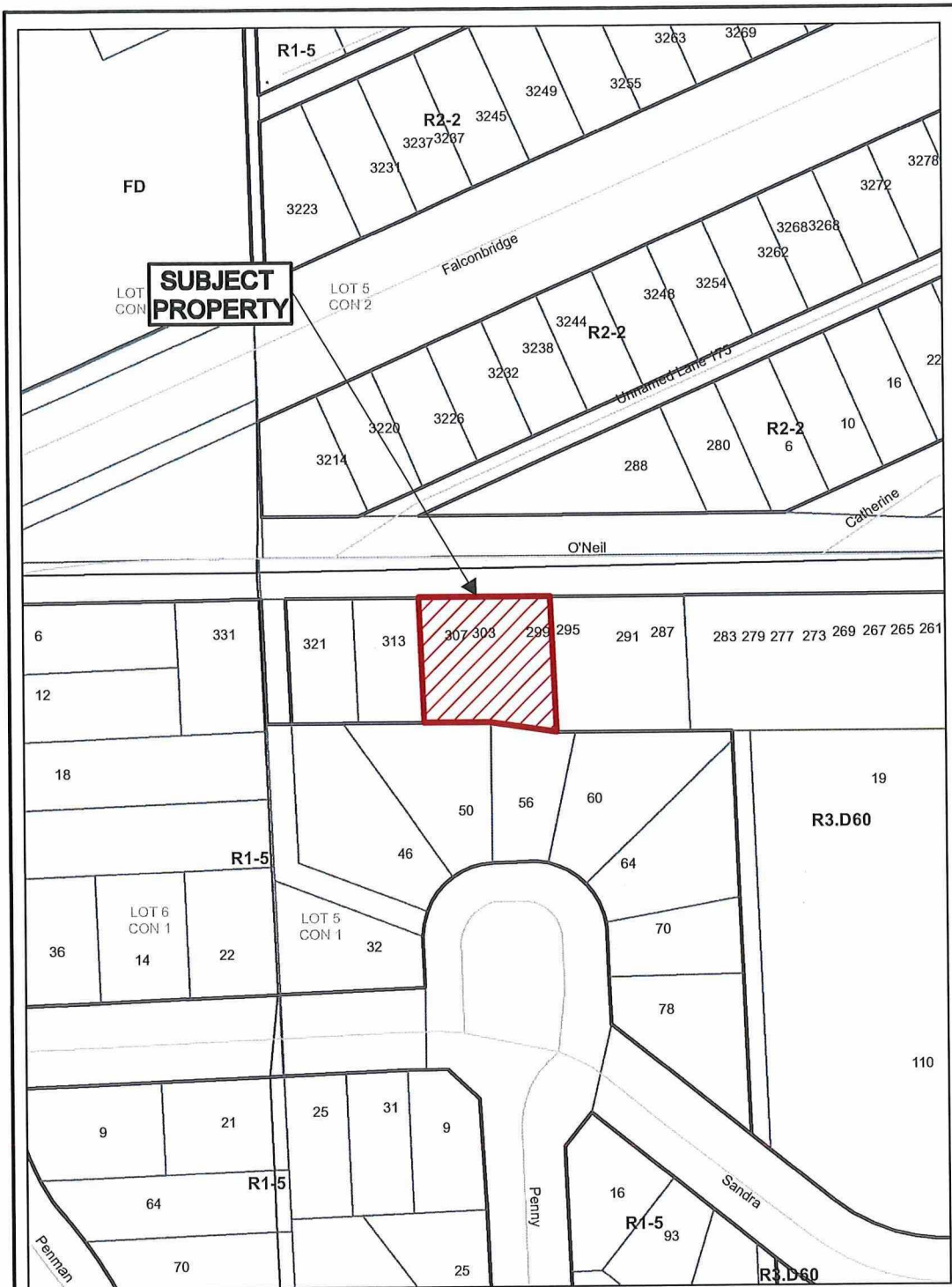
A certified copy of the decision will be sent to each person who files with the Secretary-Treasurer a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.

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

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For more information about this matter contact Nia Lewis, Secretary-Treasurer, Committee of Adjustment, City of Greater Sudbury, (705) 674-4455 x4315, fax to 673-2200 or attend at the offices at 200 Brady Street, Tom Davies Square, Sudbury, ON P3A 5P3 during regular office hours.

R3.D60



Application for Minor Variance or Permission



Subject Property being PIN 73494-0430,
 Parcel 33092 SEC SES SRO,
 Part of Lots 3 & 4, Plan M-690,
 Part Lot 5, Concession 1,
 Township of Garson,
 303 and 307 O'Neil Drive, Garson,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

PL-MV-2026-00062
 Date: 2026 05 04

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:

MEGAN MESSENGER

The Owner(s) of: PIN(s) 734760125, Parcel 9554 SEC SES, as in LT52283, Part Lot 6, Concession 4, Township of Broder, 171 Edgewater Road, Sudbury P3G 1J8

For the following reason(s): Approval to construct a detached garage providing setbacks and high water mark setbacks 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, May 27, 2026
TIME: 05:00 PM
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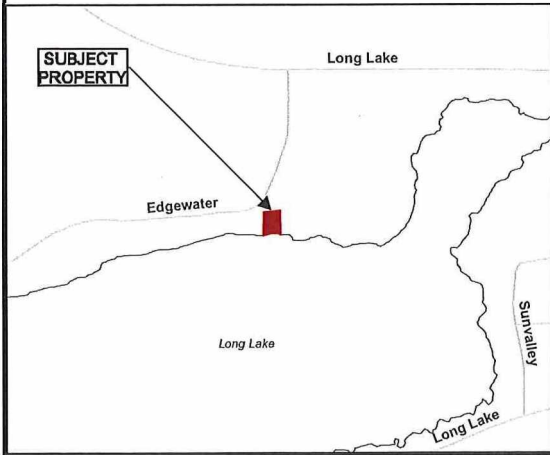
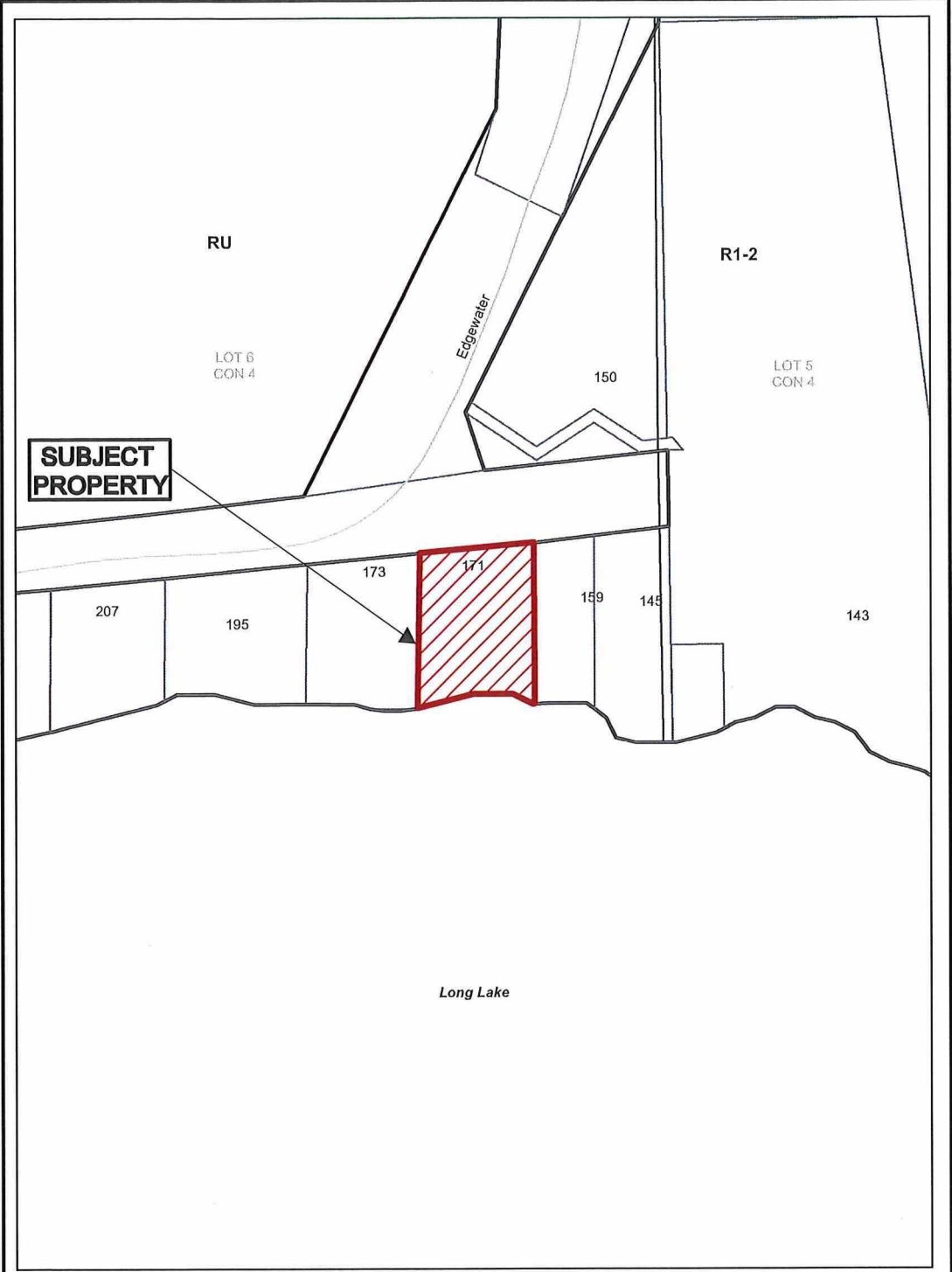
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R1-2



Application for Minor Variance or Permission



Subject Property being PIN 73476-0125, Parcel 9554 SEC SES, as in LT52283, Part Lot 6, Concession 4, Township of Broder, 171 Edgewater Road, Sudbury, City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00064
Date: 2026 05 06

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:

MOE PAQUETTE

The Owner(s) of: PIN(s) 735080585, Parcel 28881 SEC SES SRO, Lot 30, Plan M-476, Part Lot 12, Concession 2, Township of Capreol, 4404 Odile Street, Hanmer P3P 1L9

For the following reason(s): Approval to construct an addition on the existing dwelling and an addition on the existing detached garage providing accessory lot coverage, height, setbacks and encroachments at variance to the By-law.

Anyone interested in this matter may attend the public hearing at which time additional information regarding the application will be available for inspection. The public hearing has been scheduled as follows:

DATE: Wednesday, May 27, 2026

TIME: 05:00 PM

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

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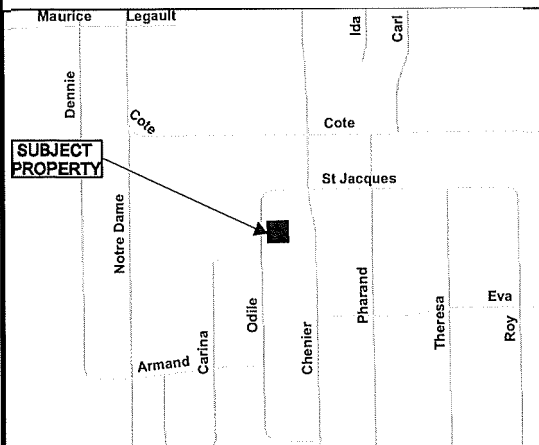
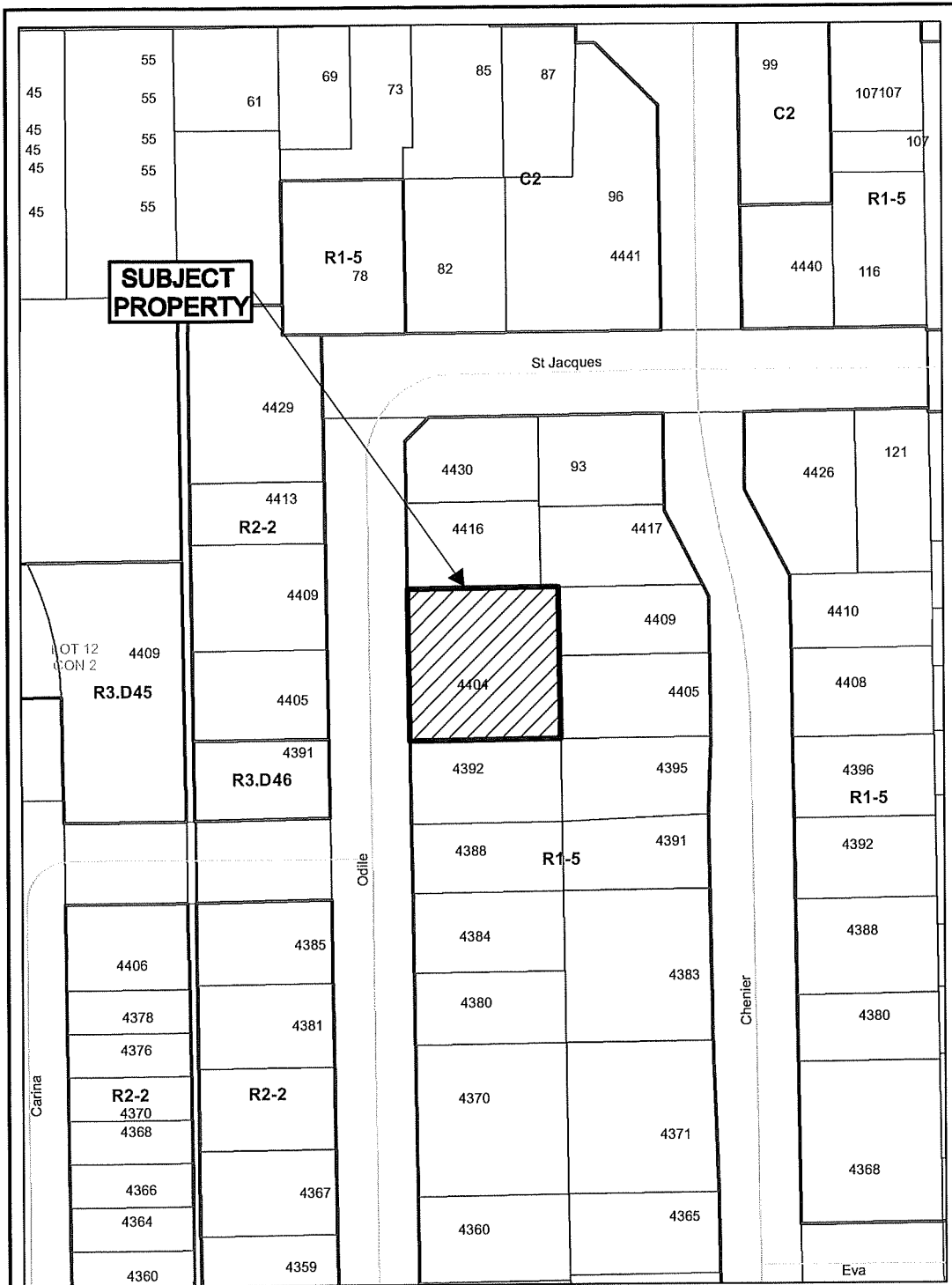
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R1-5



N

**Application for Minor
Variance or Permission**

Subject Property being PIN 73508-0585,
Parcel 28881 SEC SES SRO,
Lot 30, Plan M-476,
Part Lot 12, Concession 2,
Township of Capreol,
4404 Odile Street, Hanmer,
City of Greater Sudbury

Sketch 1, NTS PL-MV-2026-00065
NDCA Date: 2026 05 07

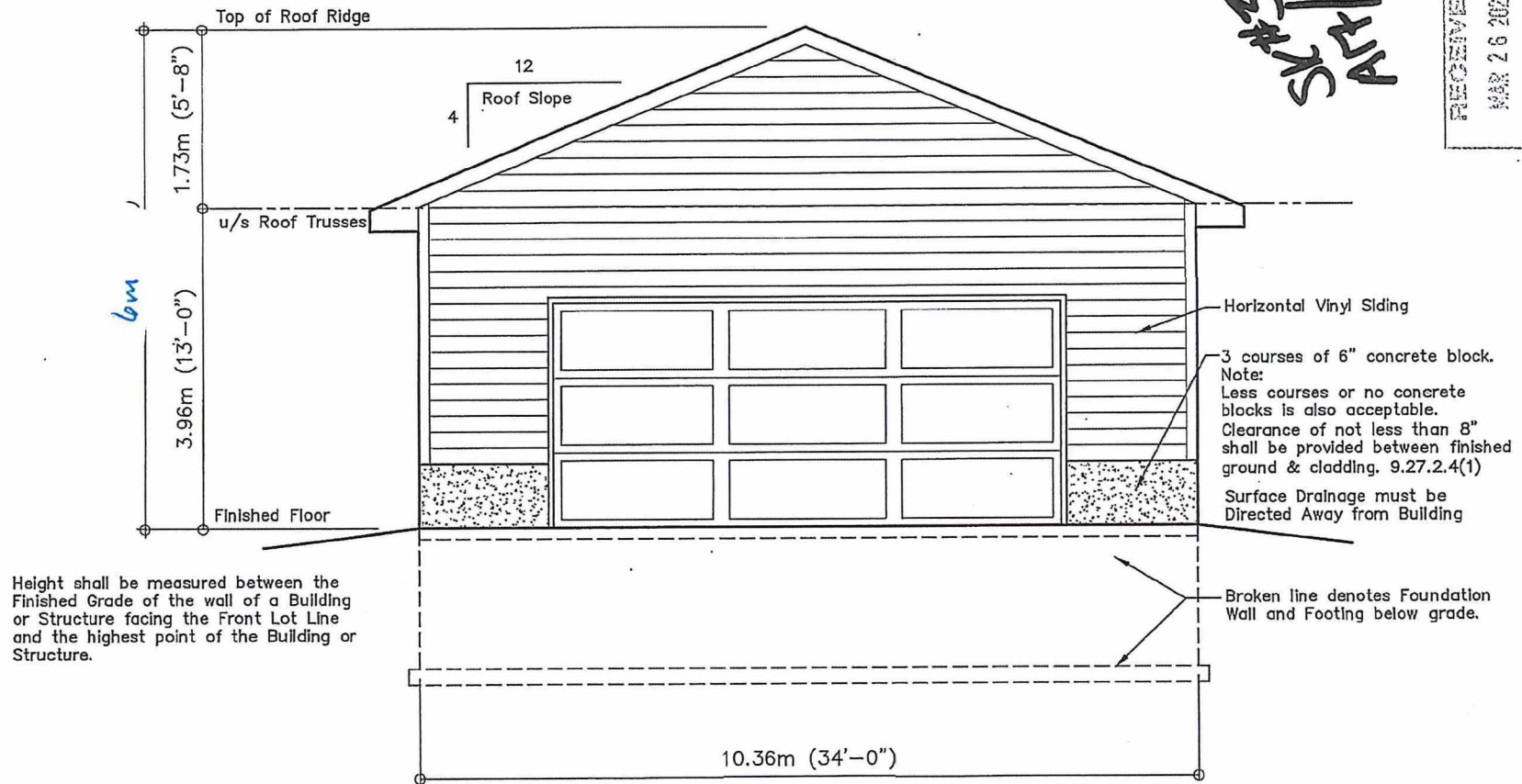
4/12 Roof Slope
 $.333 \times 10.36\text{m}$ (width of bldg) = 3.45m
 $3.45\text{m} \div 2 = 1.73\text{m}$
 3.96m (wall ht) + 1.73m (truss ht) = 5.69m

4/12 Roof Slope
 $.333 \times 34'$ (width of bldg) = 11.33'
 $11.33' \div 2 = 5'-8"$
 $13'$ (wall ht) + $5'-8"$ (truss ht) = 18'-8"

BUILDING ELEVATION MAY
 NOT APPEAR AS BUILT

SK # 15
 ALF 120

RECEIVED
 MAR 26 2009
 COA - CONSENTS



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:

FELIX LOPES JR.

The Owner(s) of: PIN(s) 735590116, Part Lot 10, Concession 2, Parts 1-8, Plan 53R-21923, and Parts 1-3, Plan 53R-22391, as in EP5414, Township of Neelon, 0 Dube Road, Sudbury P3B 1A1

For the following reason(s): Approval to construct two detached accessory buildings 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, May 27, 2026

TIME: 05:00 PM

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

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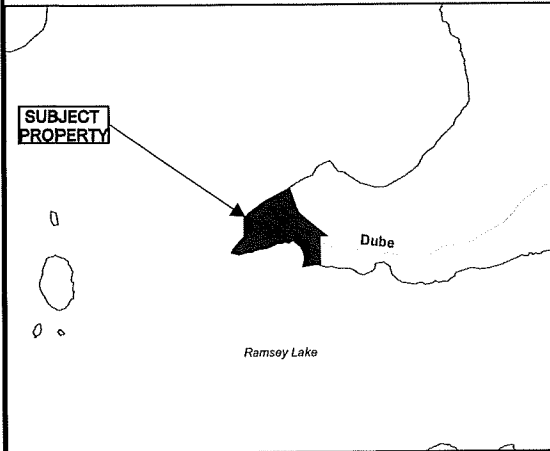
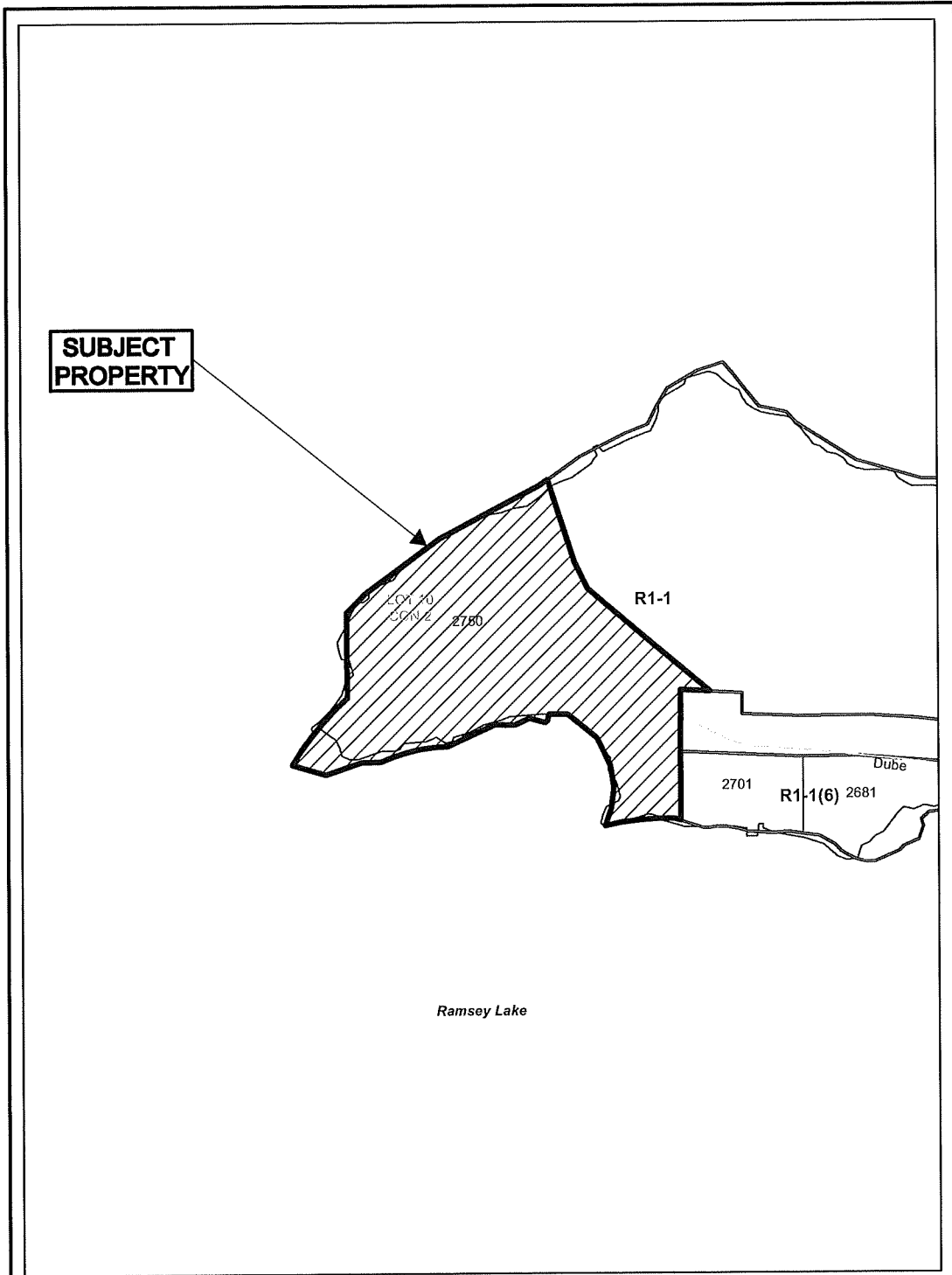
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R1-1



Application for Minor Variance or Permission



Subject Property being PIN 73559-0116, Part Lot 10, Concession 2, Parts 1-8, Plan 53R-21923, and Parts 1-3, Plan 53R-22391, as in EP5414, Township of Neelon, 0 Dube Road, Sudbury, City of Greater Sudbury

Sketch 1, NTS PL-MV-2026-00067
 NDCA Date: 2026 05 11



ZONING MATRIX

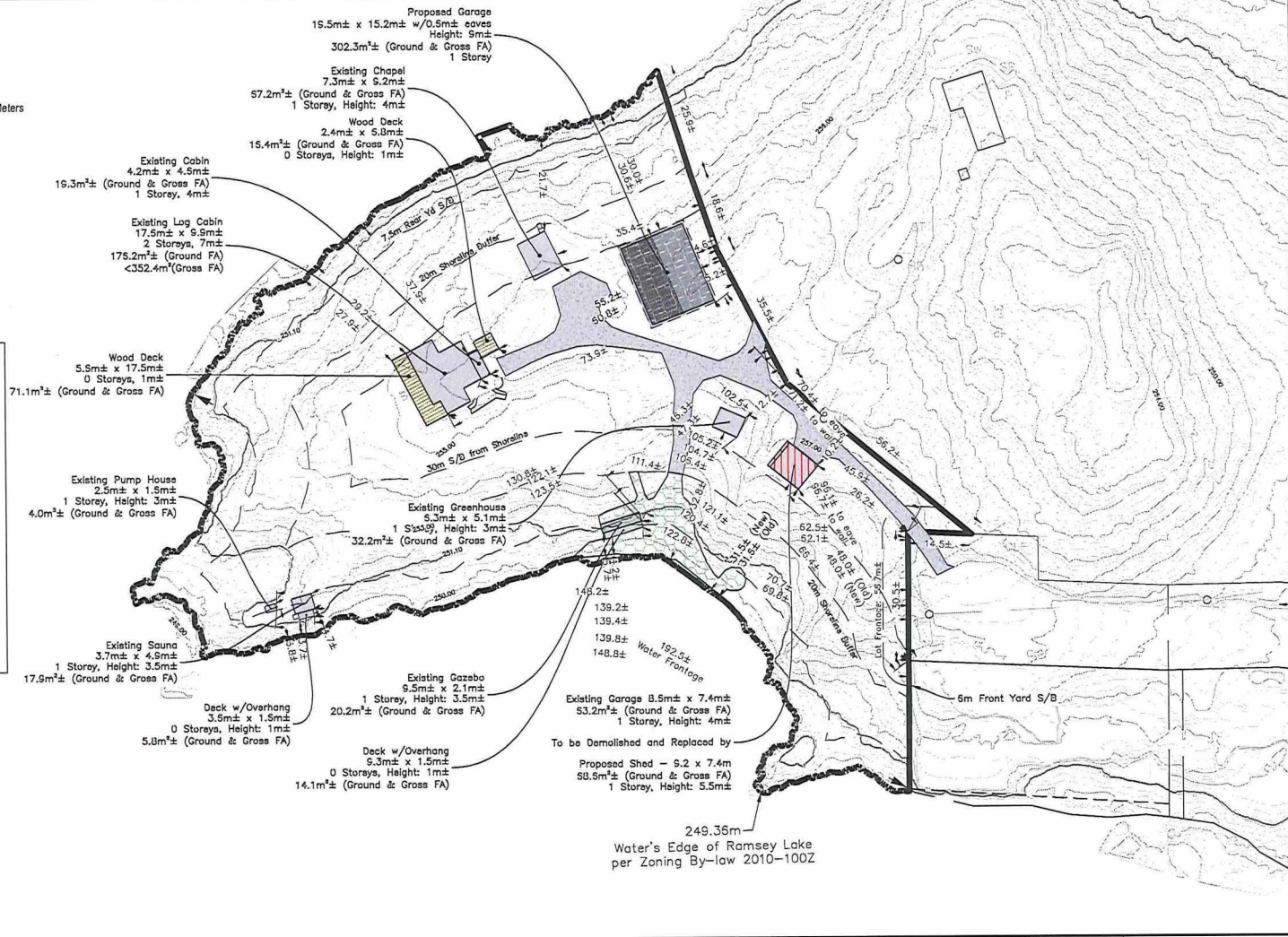
ZONING:	R1-1 (Low Density Residential One)
REQUIRED:	1.53ha± (15,453.2m²±)
PROVIDED:	55.7m±
LOT AREA:	MIN 0.4ha
LOT FRONTAGE:	MIN 45m
LOT DEPTH:	MIN 30m
LOT COVERAGE:	175.7m± (Irreg.)
LOT COVERAGE:	MAX 25%
UNSERVICED LOT:	MAX 10%
ACCESSORY BLDGS:	MAX 11m
BUILDING HEIGHT:	MAX 5m
ACCESSORY:	5m (Garage)
	5.5m (Shed)

SETRACKS:	5m	25.2m± (As Existing)
FRONT YARD:	1.2m	North: 4.5m± to eave, 5.2m± to wall
INTERIOR YARD:	+0.5m/storay	S.E.: 47.9m±
REAR YARD:	7.5m	21.7m± (To Chapel)
		3.7m± (To Roofed Deck Att'd to Sauna)

WATERBODY FRONTAGE:	MIN 45m	192.5m±
S/B TO RESIDENTIAL:	MIN 30m	21.7m± (To Chapel, As Existing)
SHORE BUFFER:	MIN 20m	20m
DEPTH:	MIN 20m	5.7%
CLEARED AREA:	UP TO 275m²	439m²±
CLEARING LENGTH:	UP TO 23m	7.7%
		38.1m±

LEGEND

- Property Boundaries
- Setbacks
- Existing Buildings
- Uncovered Decks
- Proposed Shed
- Proposed Garage
- Driveways
- Cleared area within Shoreline Buffer



CAUTION
 THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE.
 NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF TULLOCH ENGINEERING © TULLOCH ENGINEERING, 2026.



131 FIELDING ROAD
 LVELY, ONTARIO
 P3Y 1L7

DRAWING:
**Concept Plan for
 Minor Variance**

PROJECT:
**PIN 73559-0116
 Dube Rd, Greater Sudbury
 Part Lot 10, Concession 2
 Geographic Twp. of Neelon**

DRAWN BY: MDJ	CHECKED BY: VS/RT	PROJECT No. : 26-0912
SCALE: 1:1000	PLOT SIZE: 11x17	DATE: May 7, 2026

PL-MV-2026-00067
 Sketch 2

P:\2026\1001\1007_000-09A\100116 - W - 2026-05-07.dwg

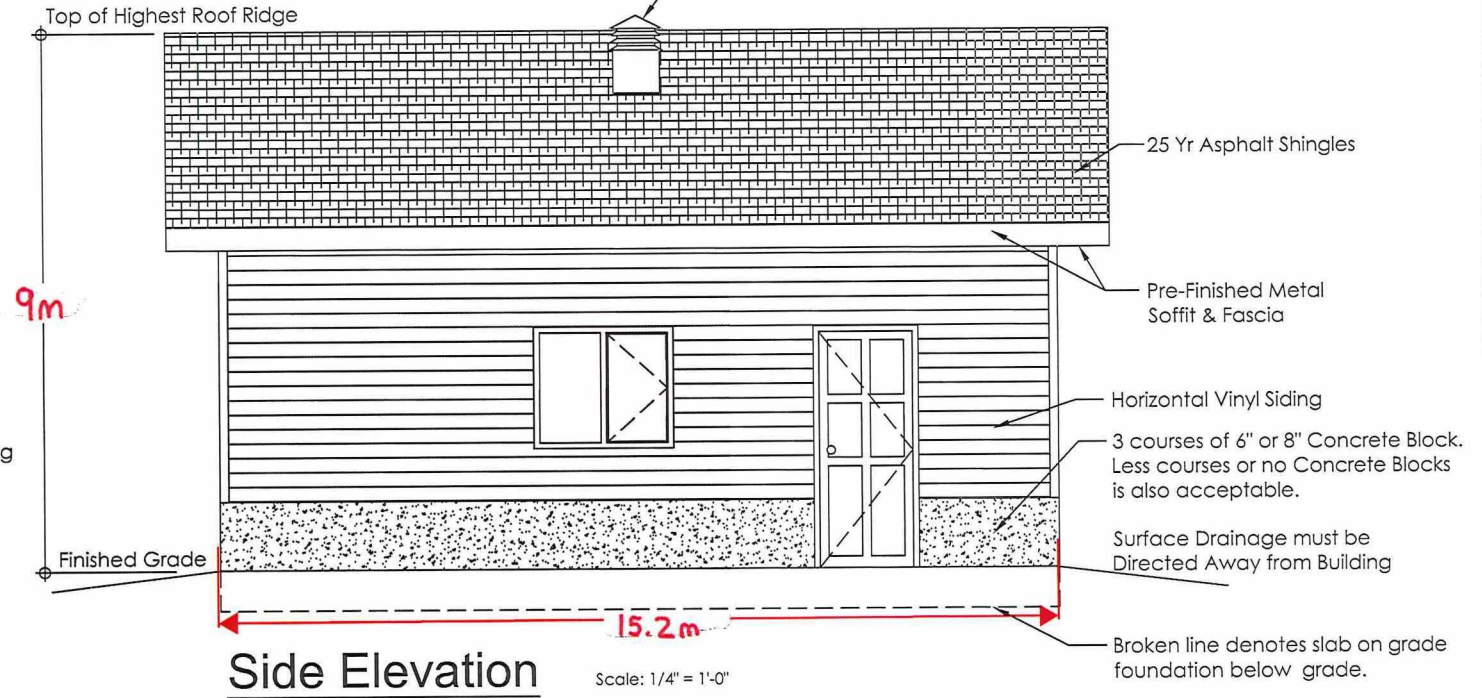
2750 Dube Road Main Garage

Notes:

- 1) Building Elevation may Not Appear As Built. Garage Door, Man Door and Window Locations will vary.
- 2) Footing Inspection Required Prior to Pouring Concrete
- 3) Framing Inspection required once Roof Sheathing has been Installed

Note:

If detached garage is insulated, provide roof ventilation of 1/300 of insulated ceiling area.



Note:

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.

Max. Ht. on a Residential Lot
16'-5" (5m)

Max. Ht. within an Agricultural & Rural Zone
21'-4" (6.5m)

NOTE:

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



Detached Garage

Slab on Grade with Perimeter Footing

Building Elevation (Side) (not to scale)

DRAWN BY: CS

DATE: 05/29/24

A-4 (SOG)
SHEET

PL-MV-2026-00067
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:

PAUL CHARBONNEAU

The Owner(s) of: PIN(s) 735830182, Lots 7 & 8 and Part Lots 3 & 4, Plan 13-SB, Part 2, Plan 53R-13449, Part Lot 4, Concession 3, Township of McKim, 343 /345/347 Cartier Avenue, Sudbury P3B 1C5, 345 Cartier Avenue, Sudbury, Ontario P3B 1C5, 347 Cartier Avenue, Sudbury, Ontario P3B 1C5, 343 Cartier Avenue, Sudbury

For the following reason(s): Permission under Section 45(2) of the Planning Act, R.S.O. 1990, c. P.13, to expand the legal non-conforming use of the existing property, including the buildings, to increase the number of dwelling units within the existing building and maintain current parking.

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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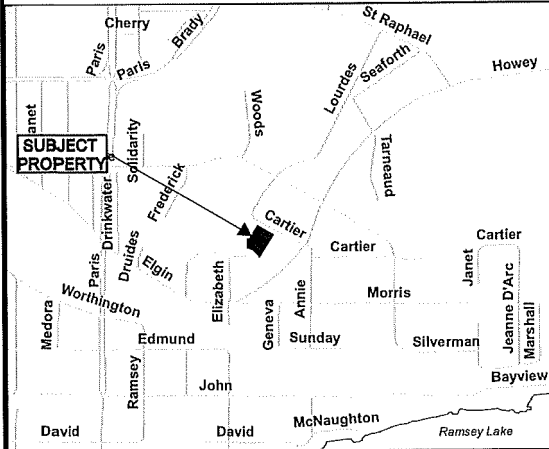
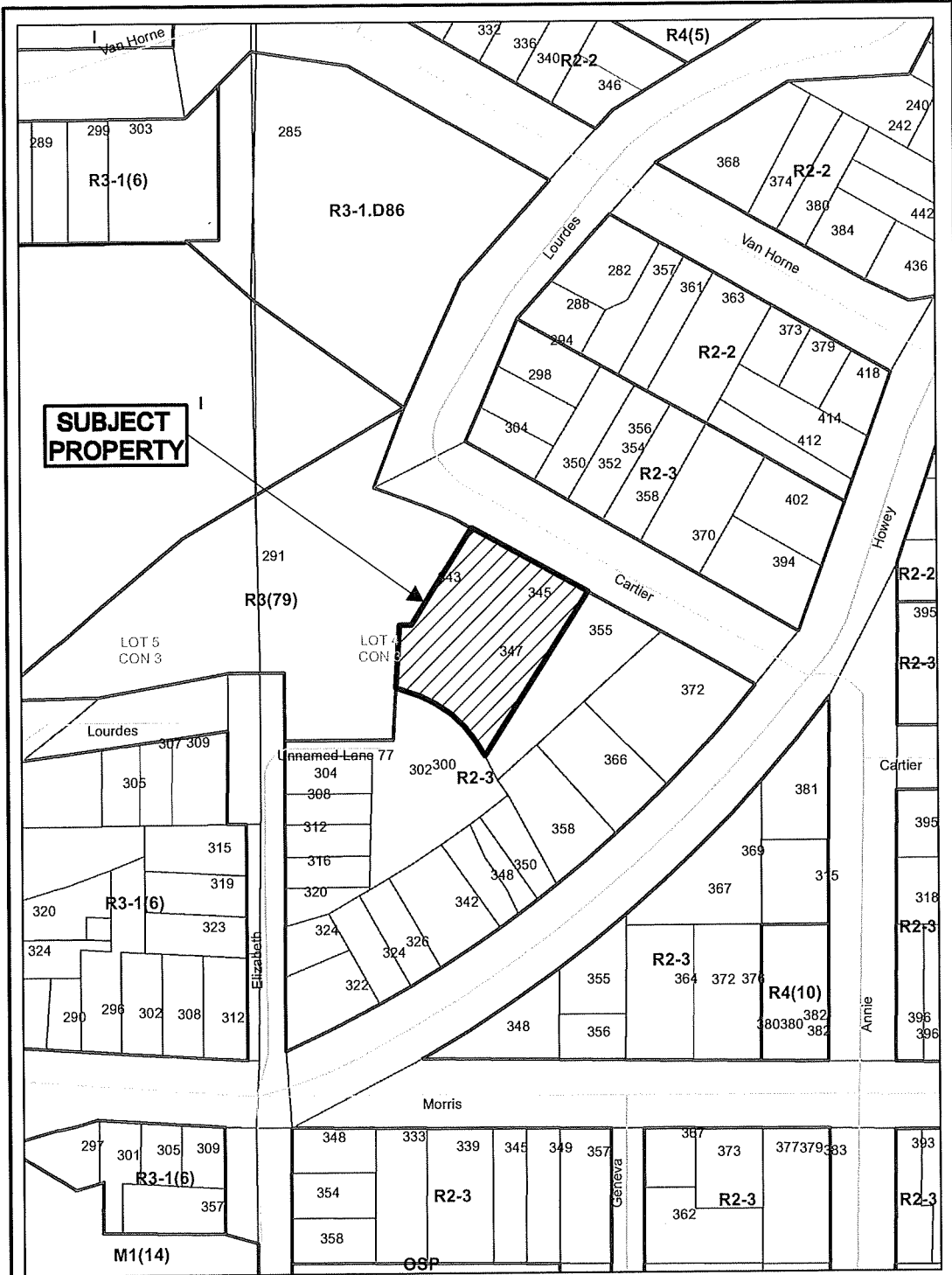
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R2-3



Application for Minor Variance or Permission



Subject Property being PIN 73583-0182, Lots 7 & 8 and Part Lots 3 & 4, Plan 13-SB, Part 2, Plan 53R-13449, Part Lot 4, Concession 3, Township of McKim, 343, 345 and 347 Cartier Avenue, Sudbury, City of Greater Sudbury

Sketch 1, NTS PL-MV-2026-00068
 NDCA Date: 2026 05 11



131 FIELDING ROAD
LEVELY, ONTARIO
P3Y 1L7
T: 705-522-6303

PROJECT: 343, 345 & 347
Cartier Ave, Sudbury
Lots 7-8 P135B, Pt Lots 3-4 P135B
Pt 2, 53R-13449, Mckim

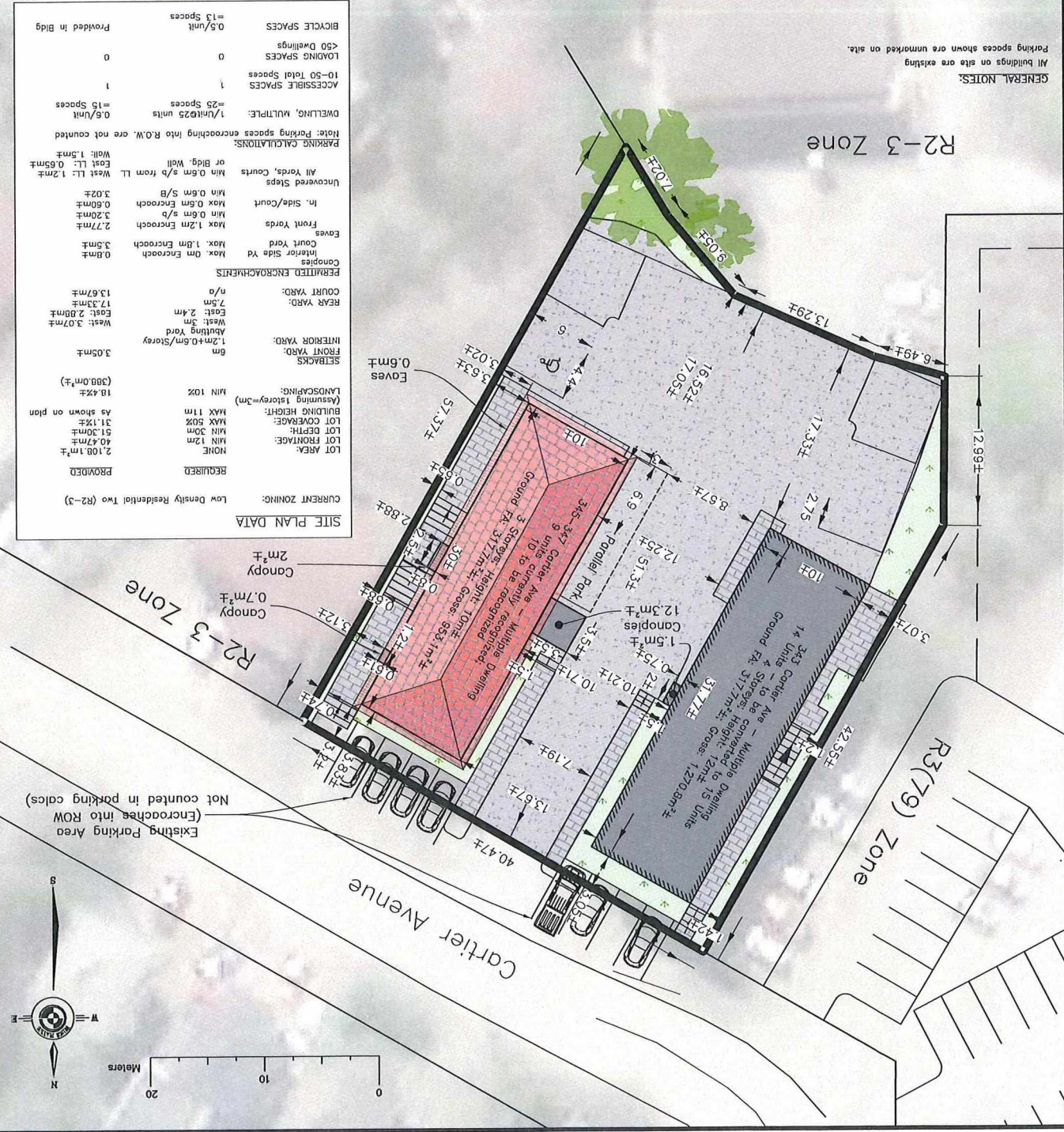
DRAWING: Sketch for Minor Variance

PROJECT NUMBER: 26-0866
CHECKED BY: BC/NS
DRAWN BY: MDJ
SCALE: 1:500
DATE: May 8, 2026
PLANT SIZE: 8.5x11

CAUTION
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LEGEND

- Subject Lands - 2,108.1m²
- Current Zoning: R2-3
- Asphalt Driveways
- Walkways
- Landscaping
- Stairs (arrow points up)



sketch 2
PL-MV-0026-00068