

NOTICE OF PUBLIC HEARING

In the matter of an application for Minor Variance/Permission under Section 45 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended

Take notice that an application has been made by:

STEVEN TRAIN AND STEPHANIE TRAIN

The Owner(s) of: PIN(s) 735042668, SRO, Part Lot 6, Concession 2, Lot 30, Plan 53M-1329, Township of Hanmer, 1462 Urbandale Street, Val Therese P3P 0A3

For the following reason(s): Approval to construct a dwelling unit addition on the existing detached accessory building providing setback at variance 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, October 14, 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, October 14, 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 October 9, 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.

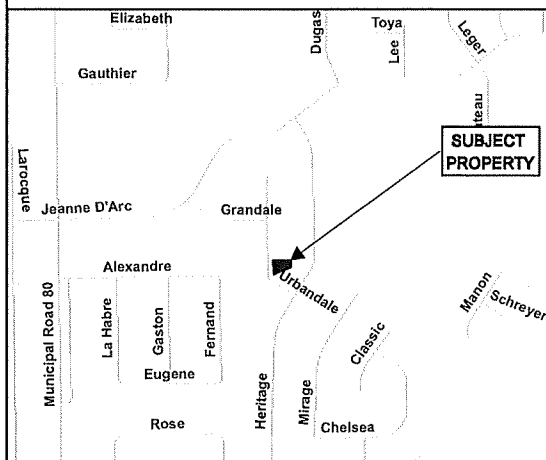
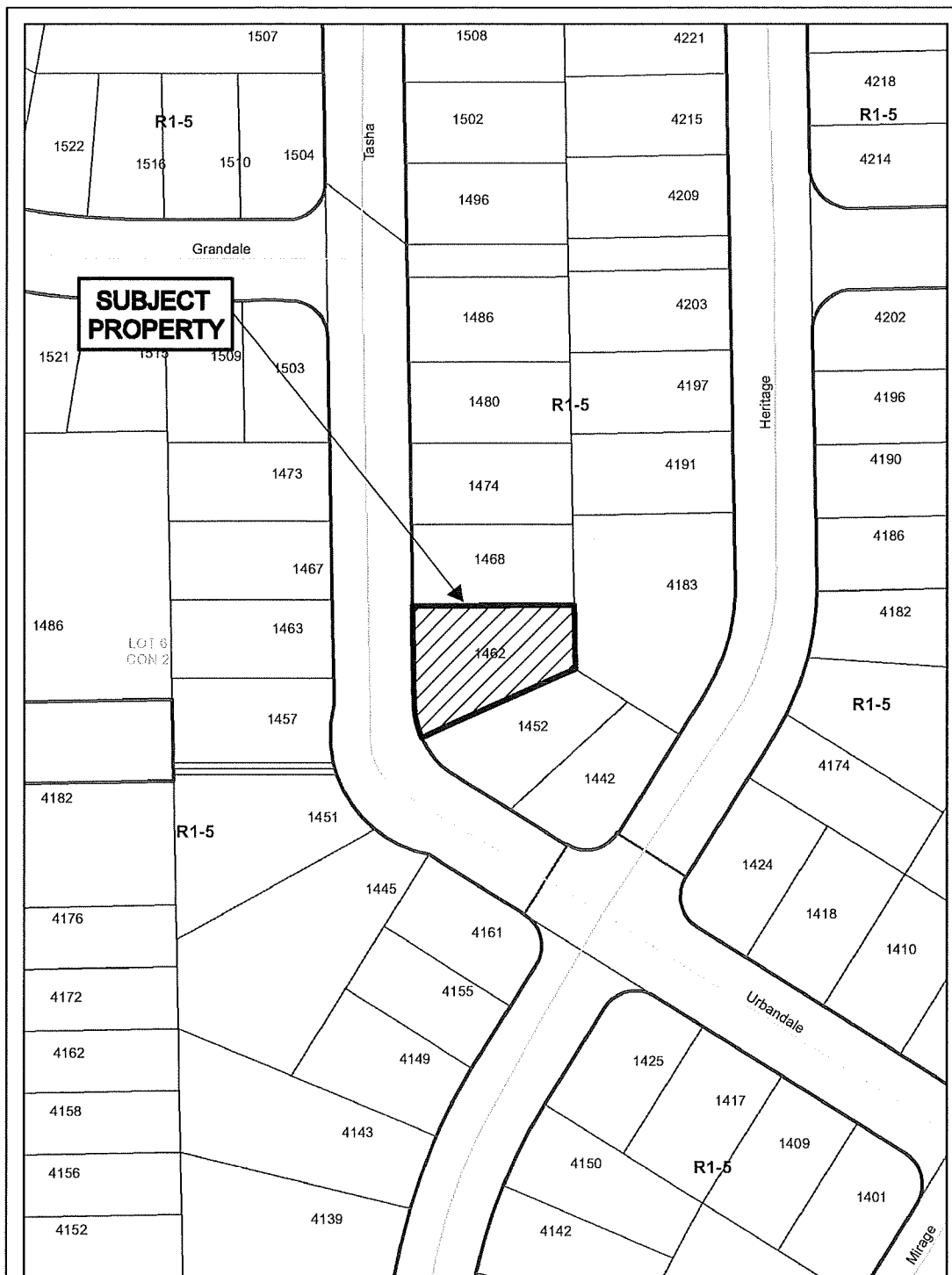
A certified copy of the decision will be sent to each person who files with the Secretary-Treasurer a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.

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.

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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.

R1-5



Application for Minor Variance or Permission

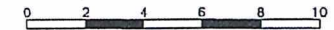


Subject Property being PIN 73504-2668,
SRO, Part Lot 6, Concession 2,
Lot 30, Plan 53M-1329,
Township of Hanmer,
1462 Urbandale Street, Val Therese,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00130
Date: 2026 09 14

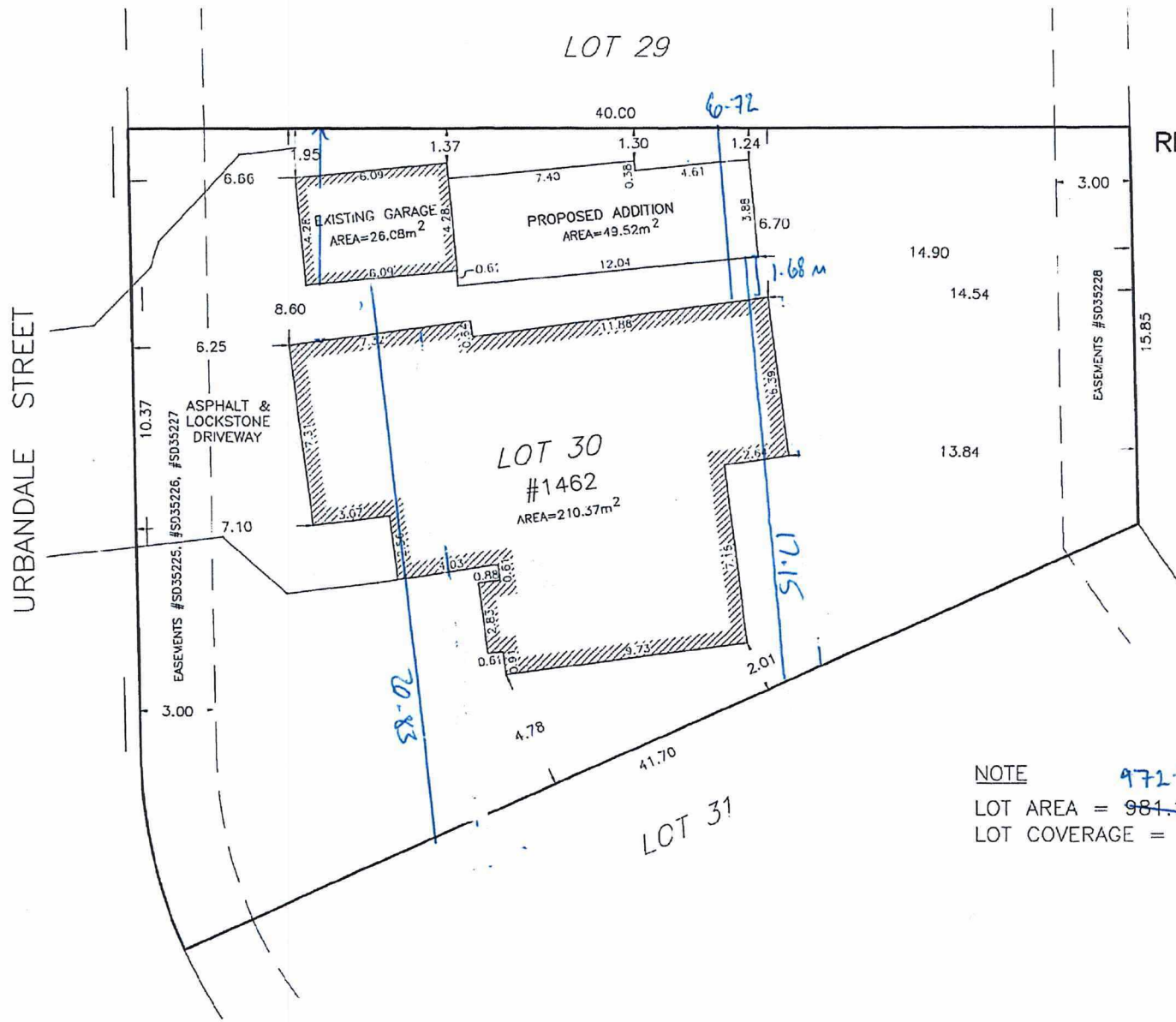
PLOT PLAN
LOT 30
REGISTERED PLAN 53M-1329
CITY OF GREATER SUDBURY

SCALE : 1 : 150 metric




STEVEN TRAIN
 1462 URBANDALE ST
 HANMER ONT
 P3POAS

NOTE
 LOT AREA = ~~984.15~~ ^{972.96} m²
 LOT COVERAGE = 29%



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Take notice that an application has been made by:

DAWN DESJARDINS AND DINA DESJARDINS

The Owner(s) of: PIN(s) 735110130, Parcel 13994 SEC SES, Summer Resort Location 70, Plan M-137, except Parts 2 & 4, Plan 53R-13762, Part Lot 9, Concession 5, Township of MacLennan, 1021 West Bay Road, Skead P3L 1V3

For the following reason(s): Approval to permit an addition on the existing seasonal dwelling providing high water mark setback and shoreline structure at variance to the By-law.

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

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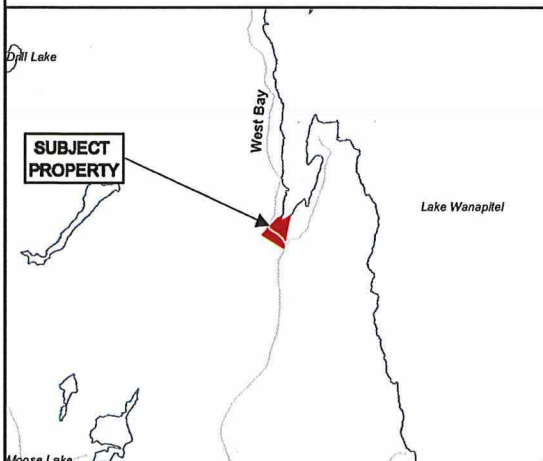
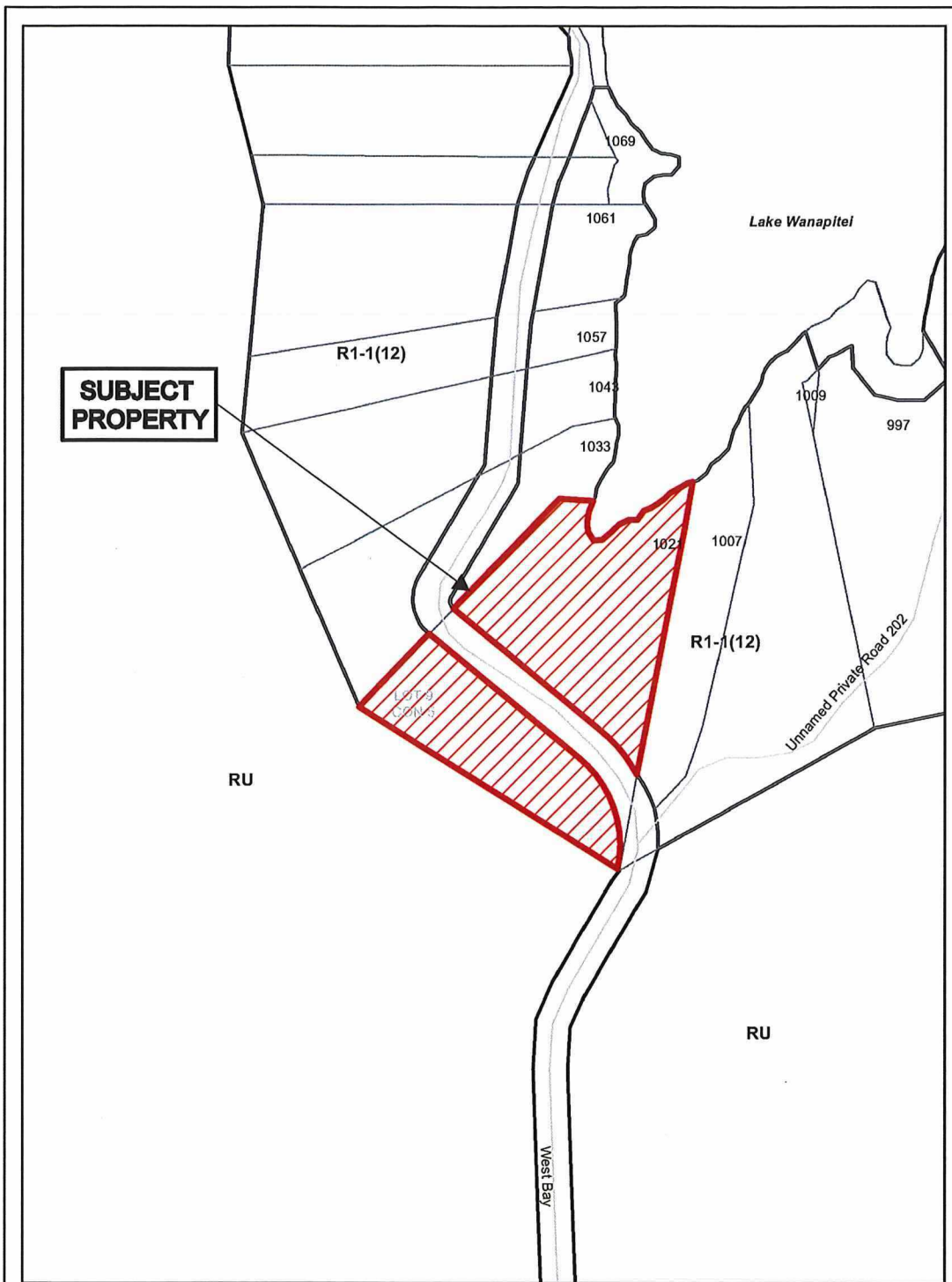
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R1-1(12)



Application for Minor Variance or Permission



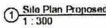
Subject Property being PIN 73511-0130,
Parcel 13994 SEC SES,
Summer Resort Location 70, Plan M-137,
except Parts 2 & 4, Plan 53R-13762,
Part Lot 9, Concession 5,
Township of MacLennan,
1021 West Bay Road, Skead,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00135
Date: 2026 09 28

Parcel Fabric
Zone Boundaries

APPROXIMATE LOCATION OF
JULIA & DAVID



PL-MV-2026-00135
Sketch 2

NOTICE OF PUBLIC HEARING

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Take notice that an application has been made by:

AMANDA LEWIS AND DEREK LEWIS

The Owner(s) of: PIN(s) 734720159, Parcel 22690 SEC SES SRO, Lot 17, Plan M-480, Part Lot 12, Concession 1, Township of Broder, 2488 South Shore Road, Sudbury P3G 1M3

For the following reason(s): Approval to permit existing and proposed structures providing setbacks, high water mark setbacks, shoreline structure, shoreline buffer area and driveway width at variance to the By-law and permit an existing driveway width at variance to the By-law.

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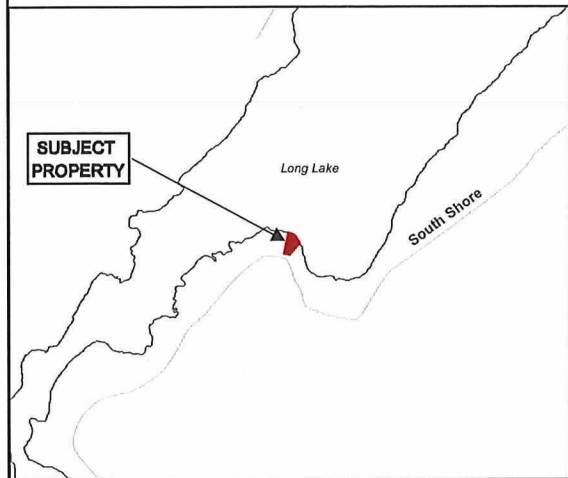
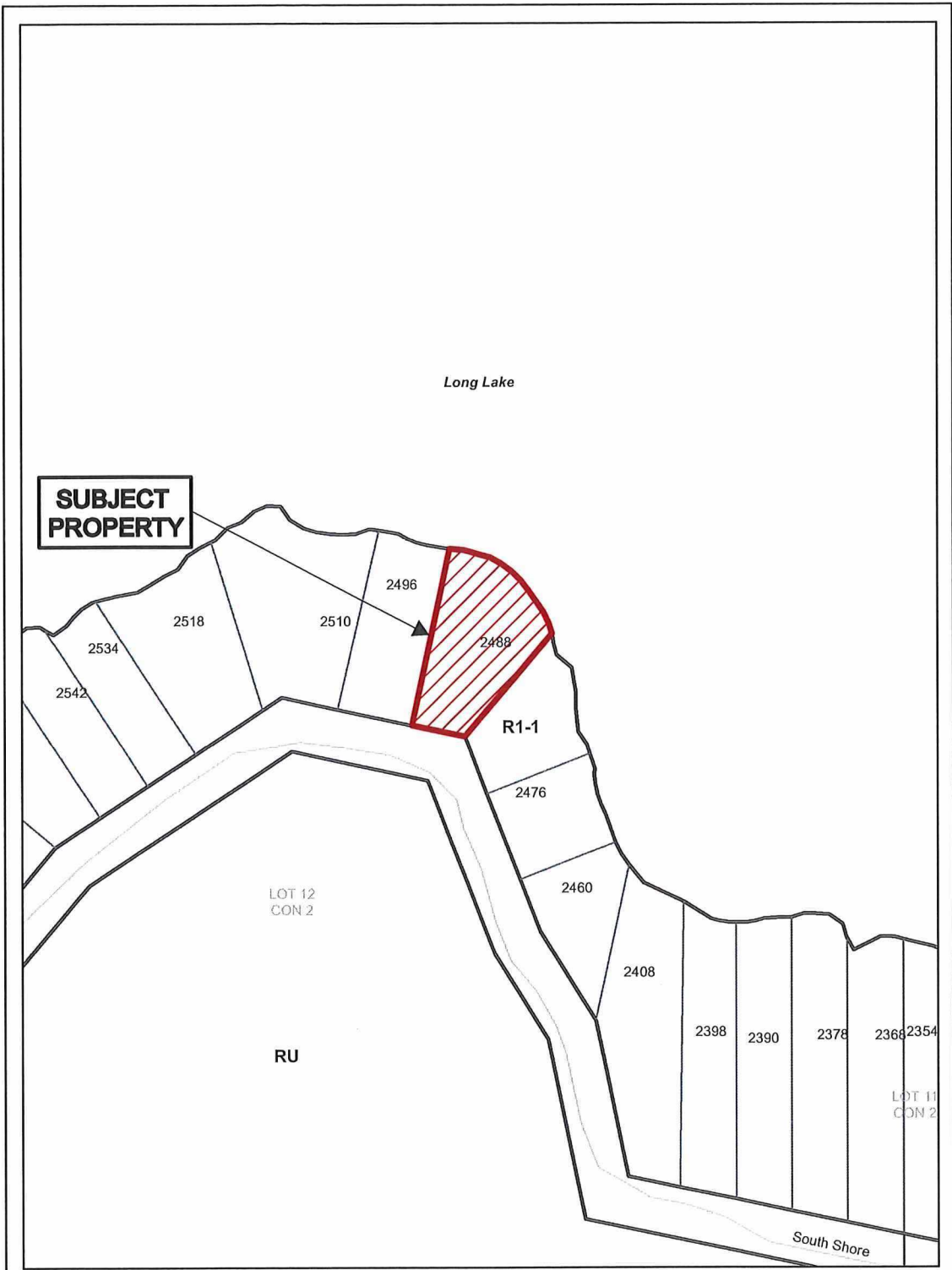
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R1-1



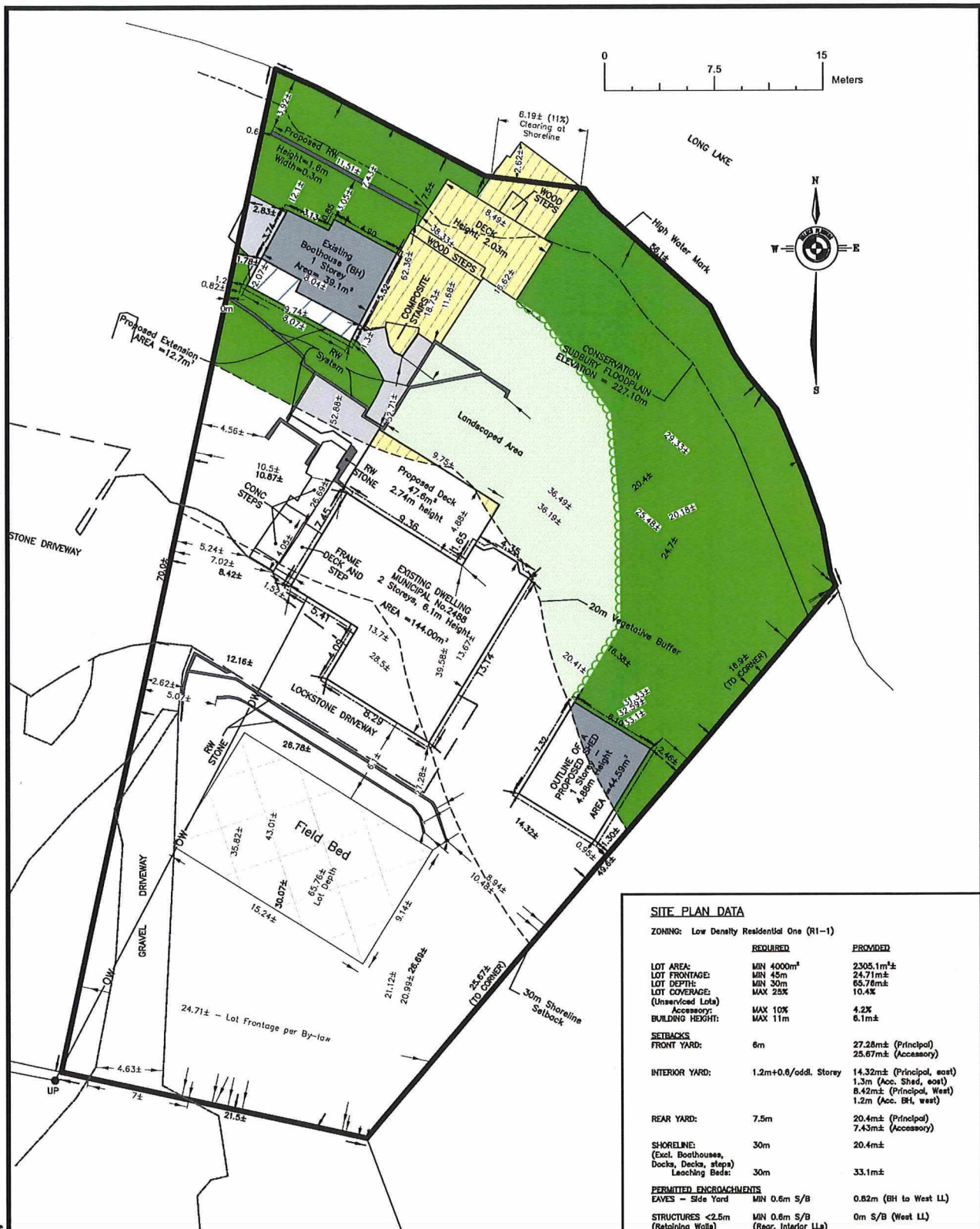
Application for Minor Variance or Permission



Subject Property being PIN 73472-0159,
Parcel 22690 SEC SES SRO,
Lot 17, Plan M-480,
Part Lot 12, Concession 1,
Township of Broder,
2488 South Shore Road, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00136
Date: 2026 09 29



Existing Buildings
Eaves - 0.3m
Proposed Expansions

Area to remain in Natural Vegetative State
Landscaped Areas (Cleared of Natural Vegetation)

ABBREVIATIONS
BH: Boathouse
LL: Lot Line
RW: Retaining Wall
S/B: Setback

NOTE: Any above features outside the Shoreline Buffer are not coloured

SITE PLAN DATA

ZONING: Low Density Residential One (R1-1)

	REQUIRED	PROVIDED
LOT AREA:	MIN 4000m ²	2305.1m ² ±
LOT FRONTAGE:	MIN 45m	24.71m±
LOT DEPTH:	MIN 30m	65.76m±
LOT COVERAGE:	MAX 25%	10.4%
(Unserviced Lots)		
Accessory:	MAX 10%	4.2%
BUILDING HEIGHT:	MAX 11m	6.1m±
SETBACKS:		
FRONT YARD:	6m	27.28m± (Principal) 25.67m± (Accessory)
INTERIOR YARD:	1.2m+0.6/oddl. Storey	14.32m± (Principal, east) 1.3m (Acc. Shed, east) 8.42m± (Principal, West) 1.2m (Acc. BH, west)
REAR YARD:	7.5m	20.4m± (Principal) 7.43m± (Accessory)
SHORELINE:	30m	20.4m±
(Excl. Boathouses, Docks, Decks, steps) Leaching Beds:	30m	33.1m±
PERMITTED ENCROACHMENTS:		
EAVES - Side Yard	MIN 0.6m S/B	0.82m (BH to West LL)
STRUCTURES <2.5m (Retaining Walls)	MIN 0.6m S/B (Rear, Interior LLs)	0m S/B (West LL)
SHORELINE BUFFER:		
DEPTH	MIN 20m	42.7%
AREA OF CLEARING	MAX 25%	438.8m ² ±
LENGTH OF CLEARING AT SHORELINE	MAX 25%	11%
	Up to 23m	6.19m±

CAUTION

THE PROPERTY BOUNDARIES ILLUSTRATED ON THIS PLAN HAVE BEEN COMPILED FROM REGISTRY PLANS AND HAVE NOT BEEN CONFIRMED.
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.

DRAWN BY: MDJ
CHECKED BY: AA
PROJECT No.: 26-2421

SCALE: 1:250
PLOT SIZE: 11x17
DATE: Sept 28, 2026



T: 705-522-6303

131 FIELDING ROAD
LIVELY, ONTARIO
P3Y 1L7

PROJECT:

2488 South Shore Rd
Sudbury, Lot 17, PI M80, Broder

DRAWING:

Sketch for Minor Variance

FL-MV-2020-00130 sketch 2