

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:

ALAIN BEAULIEU

The Owner(s) of: PIN(s) 734960184, Parcel 27025 SEC SES, Part Lot 9, Plan M-252, Part Lot 9, Concession 1, Township of Garson, 27 Alice Street, Garson P3L 1M3

For the following reason(s): Approval to construct a two-storey addition on the existing dwelling providing a setback and eaves 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 11, 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 11, 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. Comments received **by 3:00 p.m. on June 6, 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.

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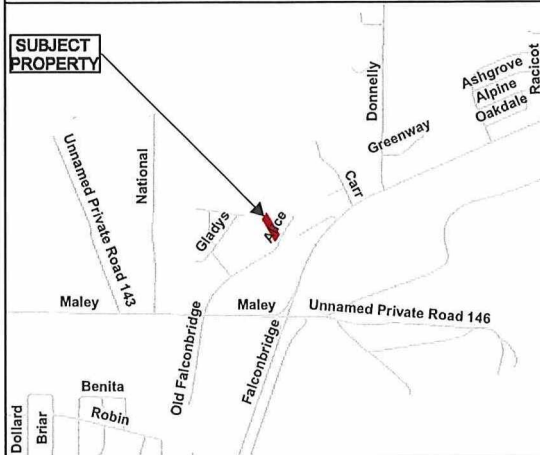
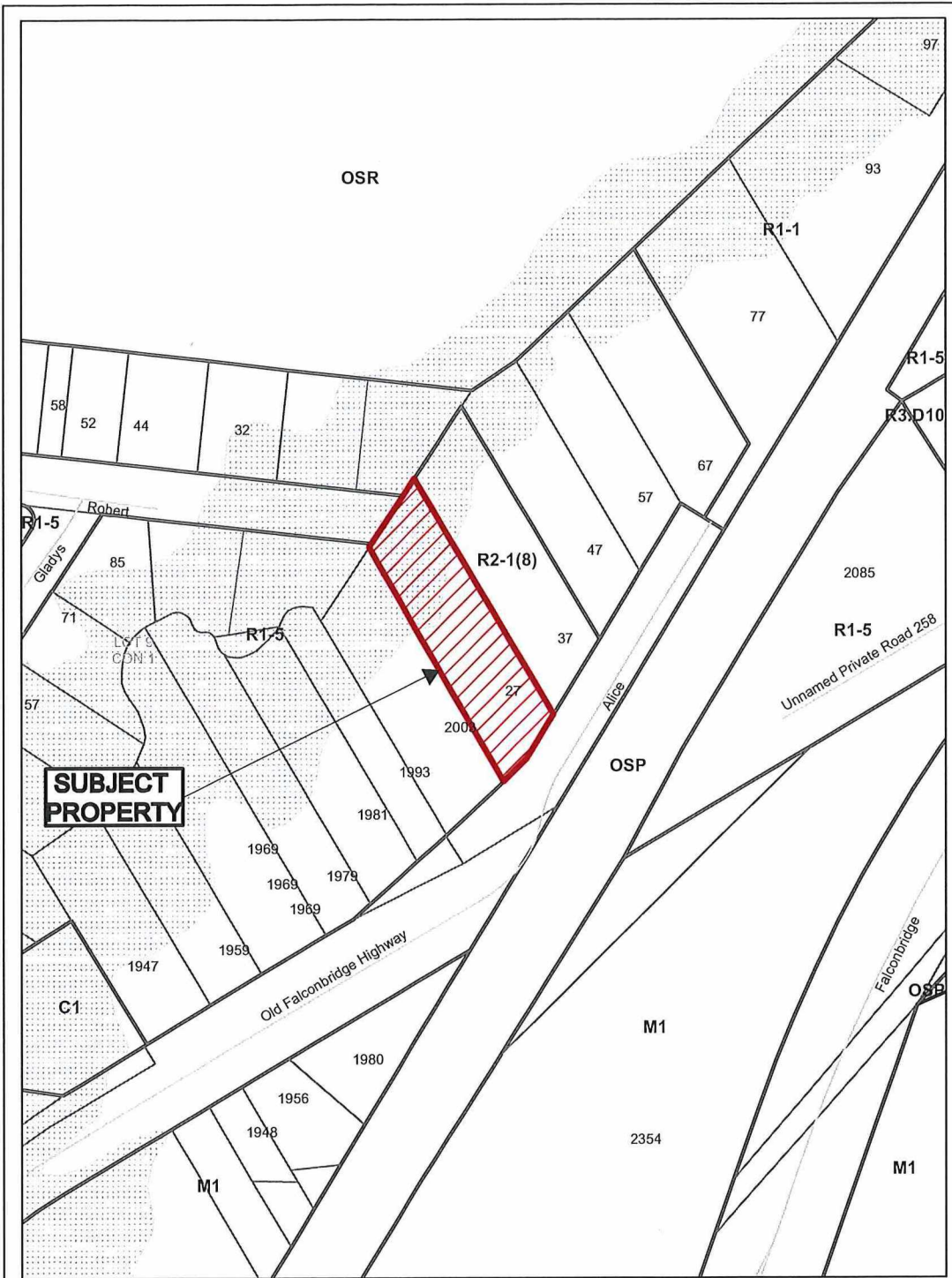
A certified copy of the decision will be sent to each person who files with the Secretary-Treasurer a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.

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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



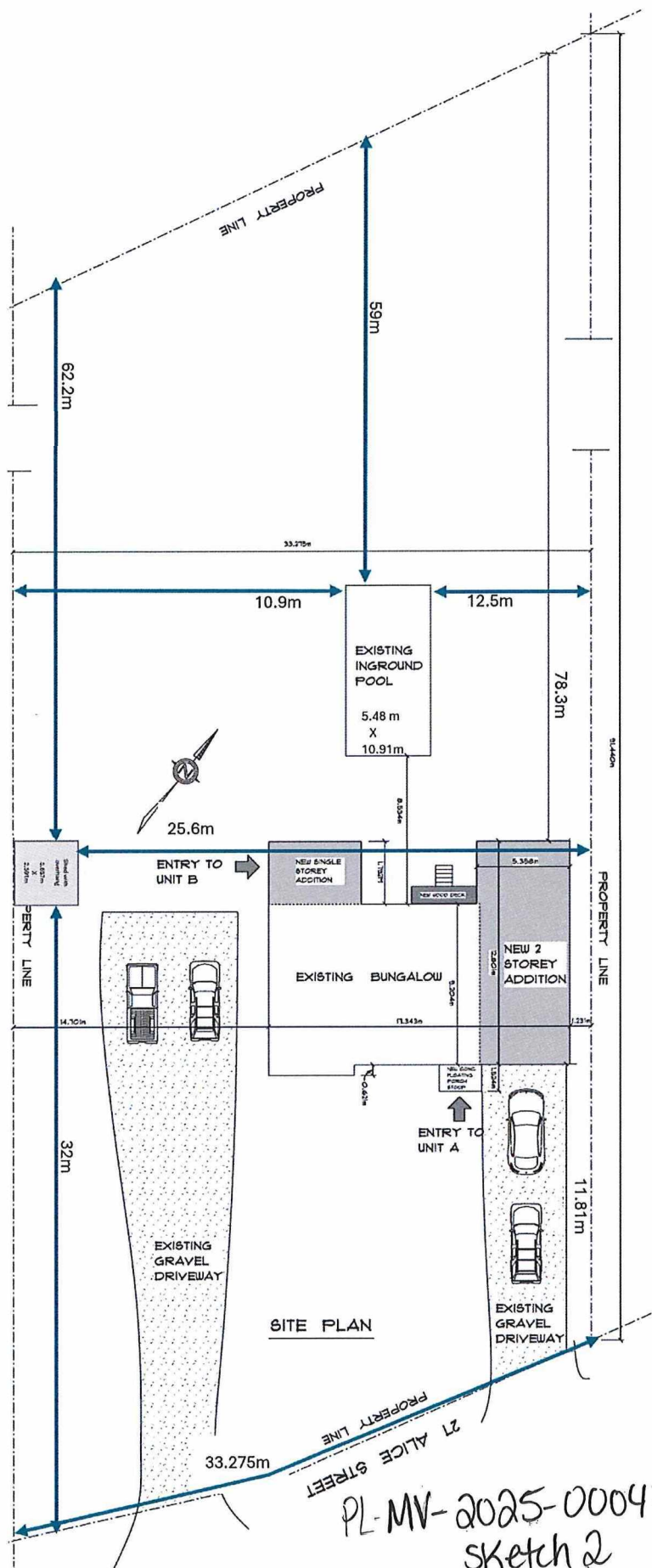
Application for Minor Variance or Permission



Subject Property being PIN 73496-0184,
 Parcel 27025 SEC SES,
 Part Lot 9, Plan M-252,
 Part Lot 9, Concession 1,
 Township of Garson,
 27 Alice Street, Garson,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

PL-MV-2025-00047
 Date: 2025 04 17



PL-MV-2025-00047
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:

JESSE HAMMELL AND CHRIS GOODE

The Owner(s) of: PIN(s) 733950513, North 1/4 of Part Lot 8, Concession 6, Township of Lorne, 1150 Spanish River Road, Whitefish P0M 3H0

For the following reason(s): Approval to construct a detached additional dwelling unit providing a location from the main building, access onto an assumed road and lot frontage at variance to the By-law.

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RU

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:

BRANDON DIGBY

The Owner(s) of: PIN(s) 733820873, SRO, Lots 15 & 16, Plan M-425, save and except Part 1, Plan 53R-16392, Part Lot 6, Concession 1, Township of Denison, 3 Randolph Road, Whitefish P0M 3E0

For the following reason(s): Approval to construct a detached accessory building providing a height at variance to the By-law.

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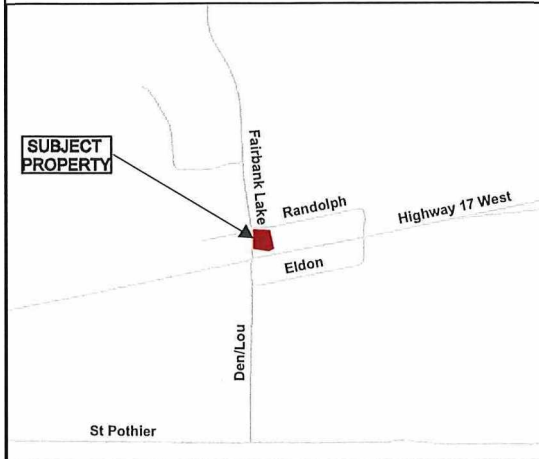
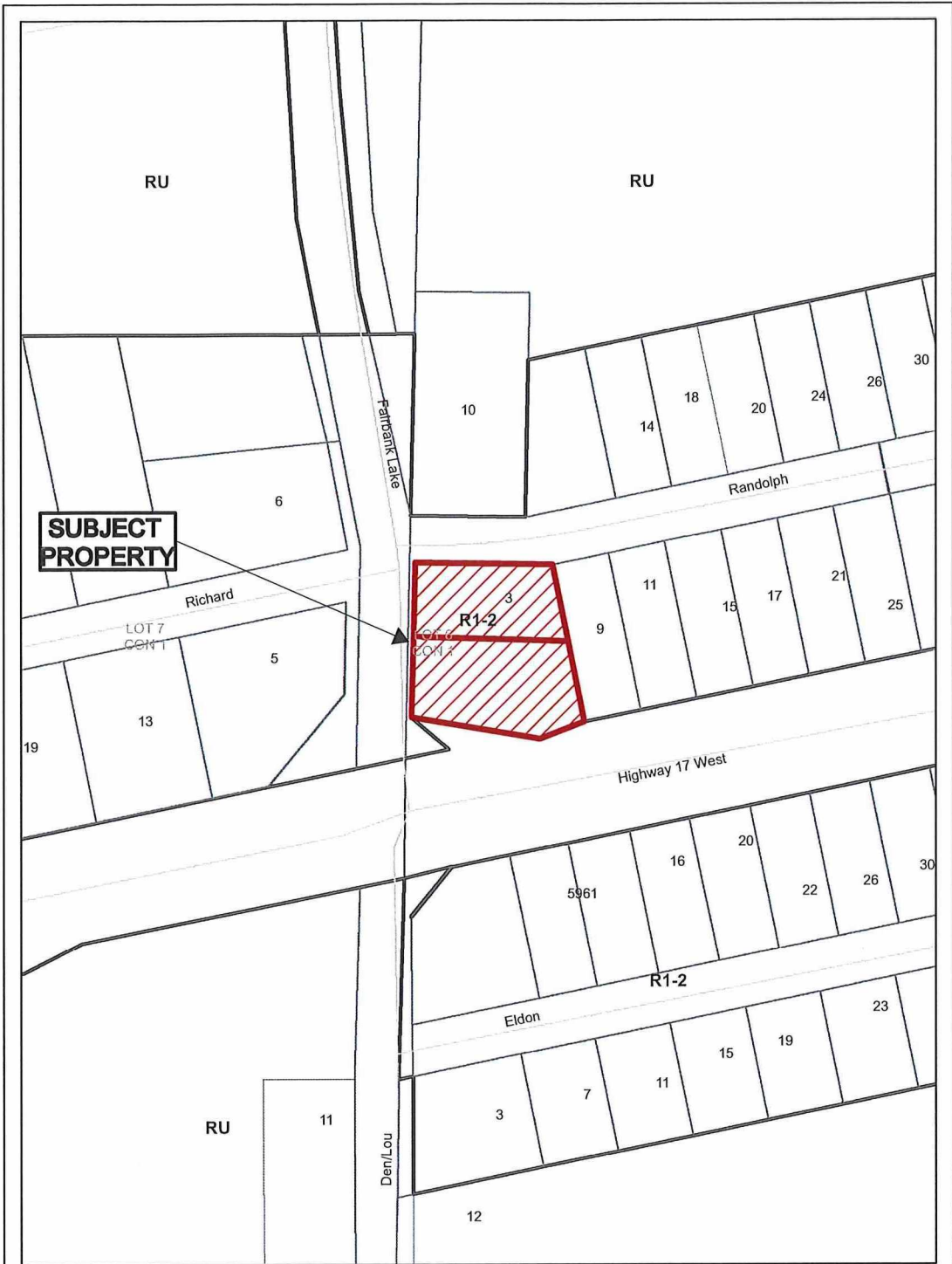
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R1-2



Application for Minor Variance or Permission



Subject Property being PIN 73382-0873, SRO, Lots 15 & 16, Plan M-425, save and except Part 1, Plan 53R-16392, Part Lot 6, Concession 1, Township of Denison, 3 Randolph Road, Whitefish, City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2025-00066
Date: 2025 05 20

RESIDENTIAL GARAGE

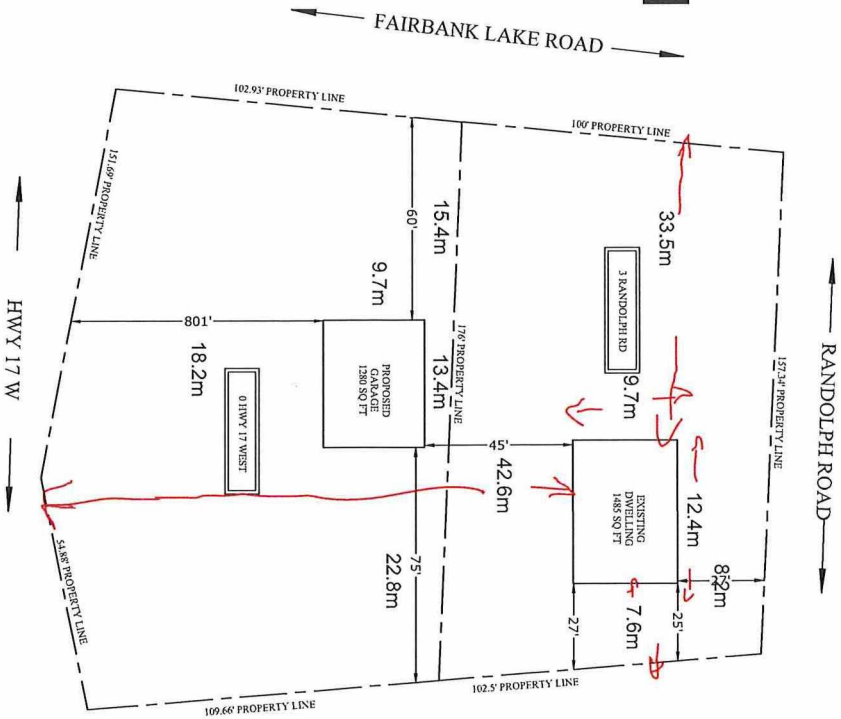
Non - heated, Non-insulated
(unfinished)
BRANDON DIGBY

DESCRIPTION:	
SQUARE FOOTAGE	1280 SQ FT
GARAGE	

NOTE: IT IS THE CONSTRUCTOR'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



KIMBERLY E. ZARICHNEY
KEZ CAD
3 ST. POTHER RD., RR#1
WHITFISH ON P0M 3E0



PLOT PLAN
NTS

LOT INFORMATION:
3 RANDOLPH ROAD
M425 LOT 16, PCL 22051
and
0 HWY 17 W,
Pd 22188 and 25 Lot 15, S3R1 6392

PL-MV-2025-00066

Sketch 2

2023_009
FEB 2023
GO

BRANDON DIGBY



GENERAL NOTES

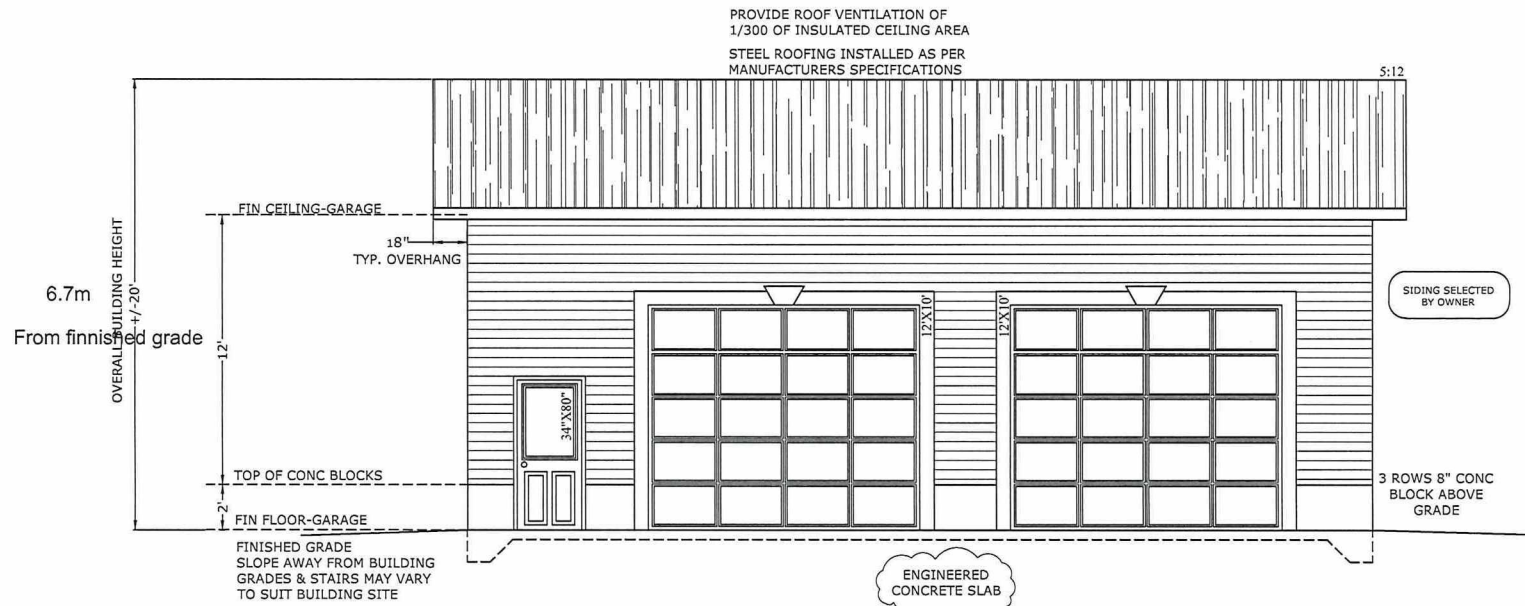
- ALL DIMENSIONS ARE SUBJECT TO CHANGE
- ALL DETAILS ARE THE ARTISTS CONCEPTION AND MAY VARY UPON CONSTRUCTION
- CONSTRUCTOR/OWNER SHALL CHECK AND VERIFY ALL DIMENSIONS AND ADVISE THE CONSULTANT OF ANY DISCREPANCY PRIOR TO COMMENCING

ELEVATIONS SHOWN ARE APPROXIMATELY ARTISTS CONCEPTS. GRADES & BRICKLINES WILL VARY WITH SITE CONDITIONS. WINDOW STYLES TO BE SELECTED BY OWNER

WINDOW LOCATIONS & SIZES MUST BE CONFIRMED BY OWNERS



BRANDON DIGBY
RIGHT ELEVATION



FRONT ELEVATION

3/16" = 1'0"

2023_009
FEB 2023

G3

PL-MV-2025-00066
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:

MARCEL HOULE AND TRACEY HOULE

The Owner(s) of: PIN(s) 733500265, Parcel 26812 SEC SWS, Part Lot 5, Concession 3, Part 1, Plan SR-1942, Township of Balfour, 2850 Highway 144, Chelmsford P0M 1L0

For the following reason(s): Approval to construct a detached garage on the subject property providing a height at variance to the By-law.

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RU

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK. THIS DRAWING SHALL NOT BE SCALED. THESE DIMENSIONS SHALL BE READ IN CONNECTION WITH ALL OTHER RELATED DIMENSIONS AND SPECIFICATIONS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE WORK WITHOUT THE CONSULTANT'S WRITTEN PERMISSION.

Dimensions Revised	05-21-2025	
Issued for Minor Variance	05-15-2025	
Rev.	Description	Date
△ Revision	<input type="checkbox"/> Issued <input type="checkbox"/> Approved	

Drawing Chronology



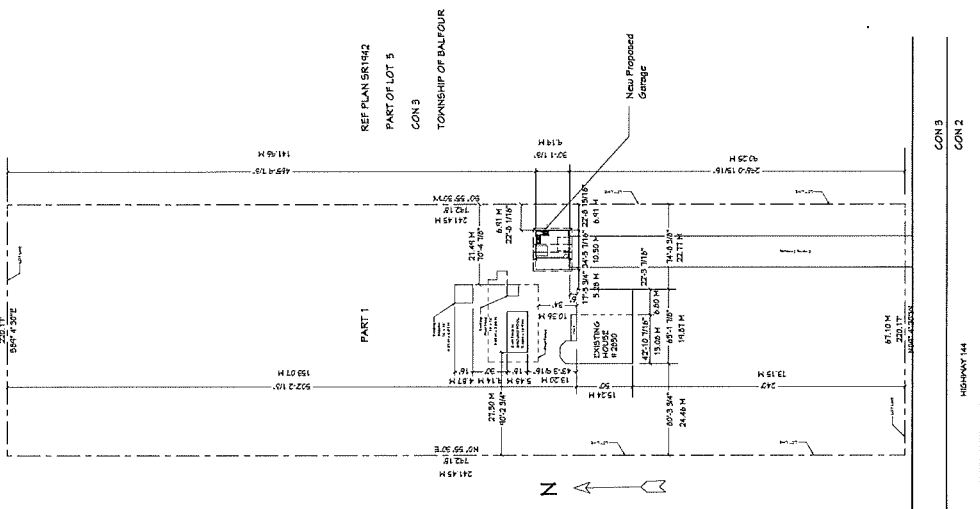
PLEASE NOTE: THIS DRAWING IS NOT VALID UNLESS IT IS SIGNED AND SEALED BY THE REGISTERED PROFESSIONAL ENGINEER WHOSE NAME IS INDICATED THEREON. THE REGISTERED PROFESSIONAL ENGINEER'S SIGNATURE AND SEAL SHALL BE THE PROPERTY OF THE ENGINEER AND ARE PROTECTED BY COPYRIGHT.



Project For:
Nortec Trade
Proposed Attached Garage with Lift
Chatham-Kent, Ontario

Drawing Title:
SITE PLAN

Date:	2025-04-10	Scale:	1" = 50'-0"
Designed By:	L. Chaboux	Drawn By:	L. Chaboux
Checked:		Sheet No.:	SP - 1
Project Number:	2044		

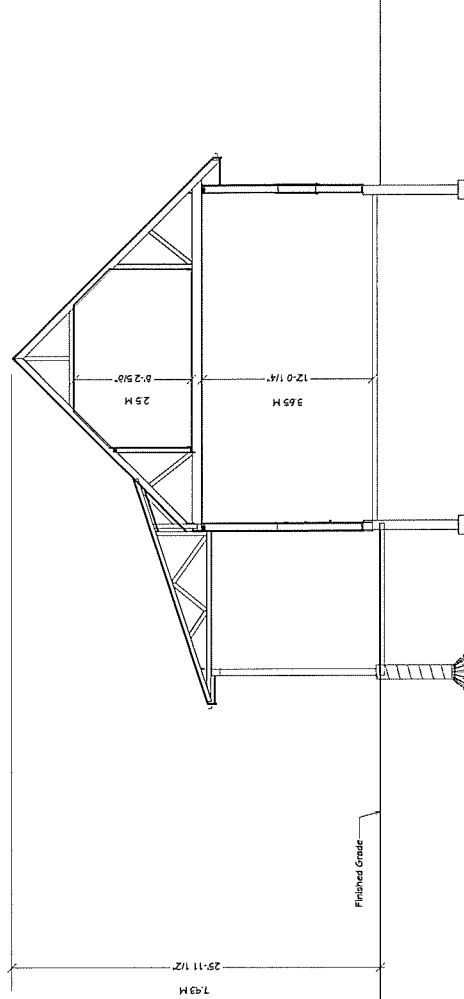
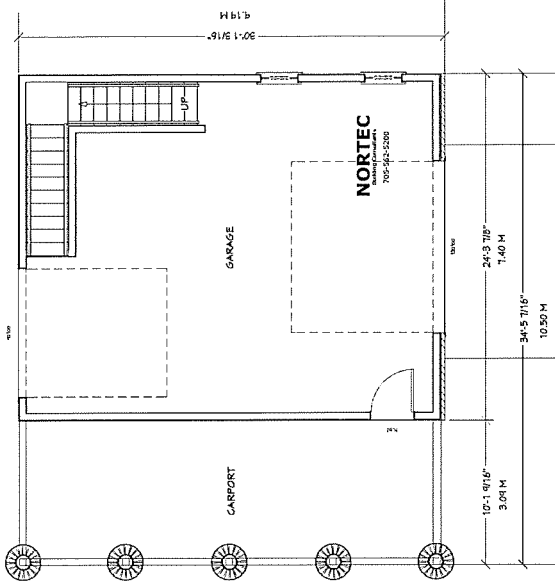


Not Issued for Construction

PL-NV-2025-00067
Sketch 2



Detached Garage - 2850 - HWY 144 Exterior View



Not Issued for Construction

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK. THIS DRAWING SHALL NOT BE SCALED. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER RELATED DOCUMENTS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.

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Issued for Minor Variance	05-15-2025	
Rev.	Description	Date
△	Revised	<input type="checkbox"/> Issued <input type="checkbox"/> Approved
Drawing Chronology		



THIS DRAWING IS THE PROPERTY OF NORTEC BUILDING CONSULTANTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DRAWING IS TO BE REPRODUCED 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 NORTEC BUILDING CONSULTANTS. THE PROPERTY OF THE DESIGNER AND ARE PROTECTED BY COPYRIGHT.

NORTEC
Building Consultants
Architectural
Building
Development
www.nortec.ca
Waukegan, OH

Project For:
Nortec Build
Proposed Detached Garage with Loft
Chatham, Ontario

Drawing Title:
Proposed Detached Garage
with Carport and Storage Loft
Main Floor Plan & Building Section

DATE:	2025-04-10	SCALE:	
DESIGNED BY:	L. Chabaux	DRAWN BY:	L. Chabaux
CHECKED:		SHEET NO.:	A-1
PROJECT NUMBER:	2024		

PL-MV-2025-00067
Sketch 3



Re: PL-MV-2025-00068

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:
SUDBURY APARTMENT RENTALS LIMITED**

The Owner(s) of: PIN(s) 021310156, Lots 161-163, Plan 18-SB, Part Lot 5, Concession 4, Township of McKim, 220 and 222 King Street, Sudbury P3C 2W1

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 lot, including the building, to increase the number of dwelling units within the existing building providing reduced lot area per unit.

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R2-3

NOTICE OF PUBLIC HEARING

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Take notice that an application has been made by:

PATRICK BROUZES

The Owner(s) of: PIN(s) 734720124, Parcel 27188 SEC SES SRO, Lot 26, Plan M-480, Part Lot 12, Concession 2, Township of Broder, 2570 South Shore Road, Sudbury P3G 1M3

For the following reason(s): Approval to construct a detached accessory building providing a height at variance to the By-law.

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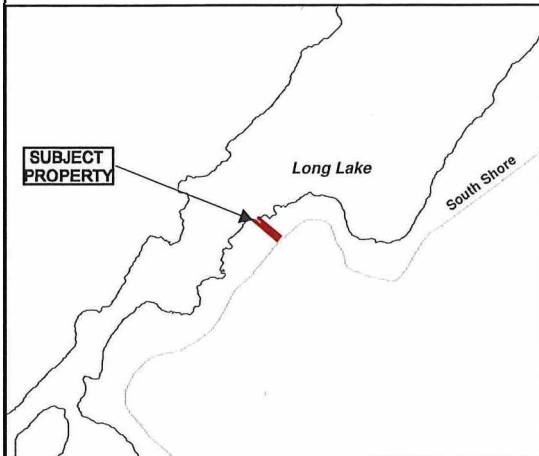
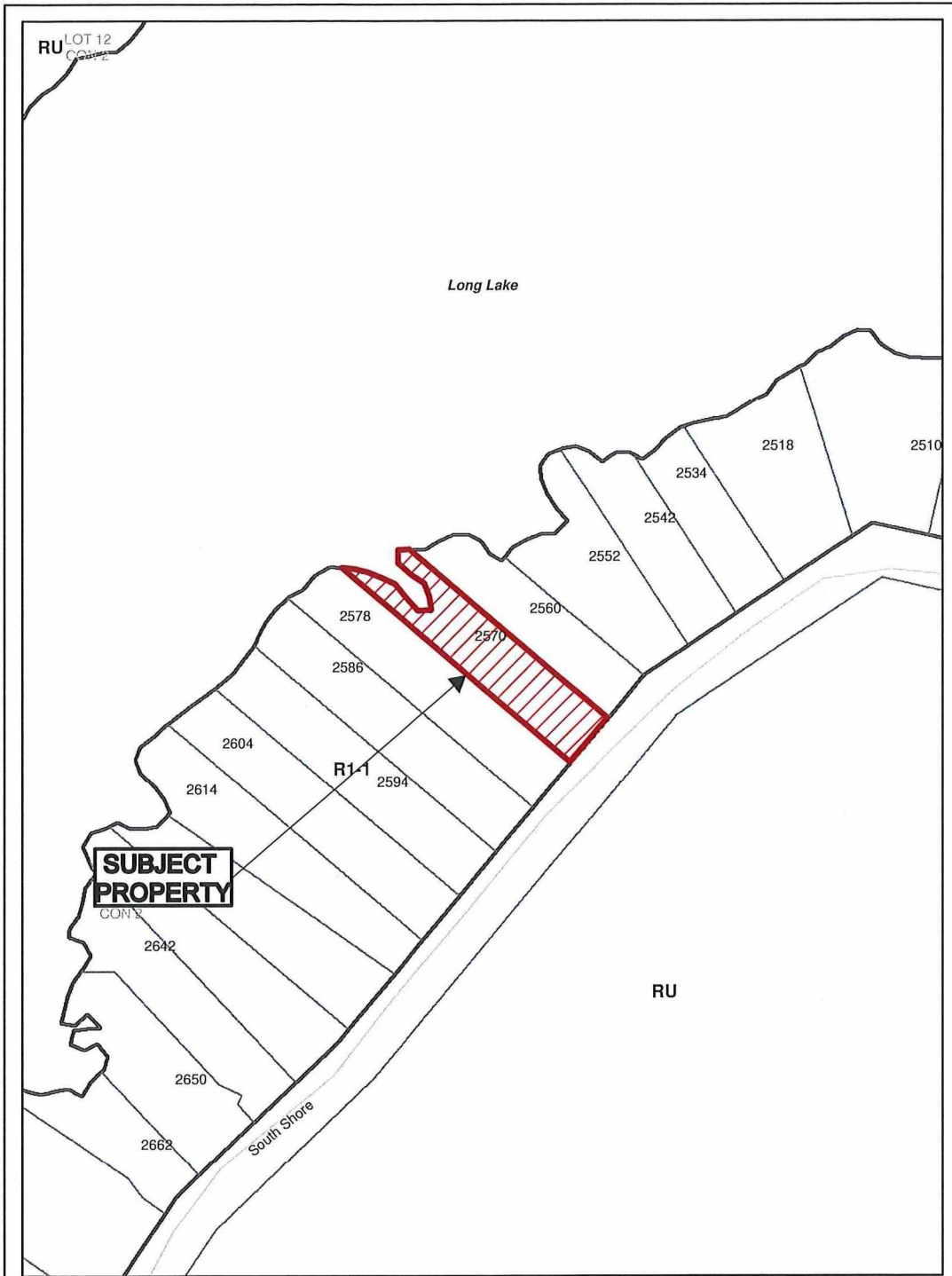
A certified copy of the decision will be sent to each person who files with the Secretary-Treasurer a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.

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.

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



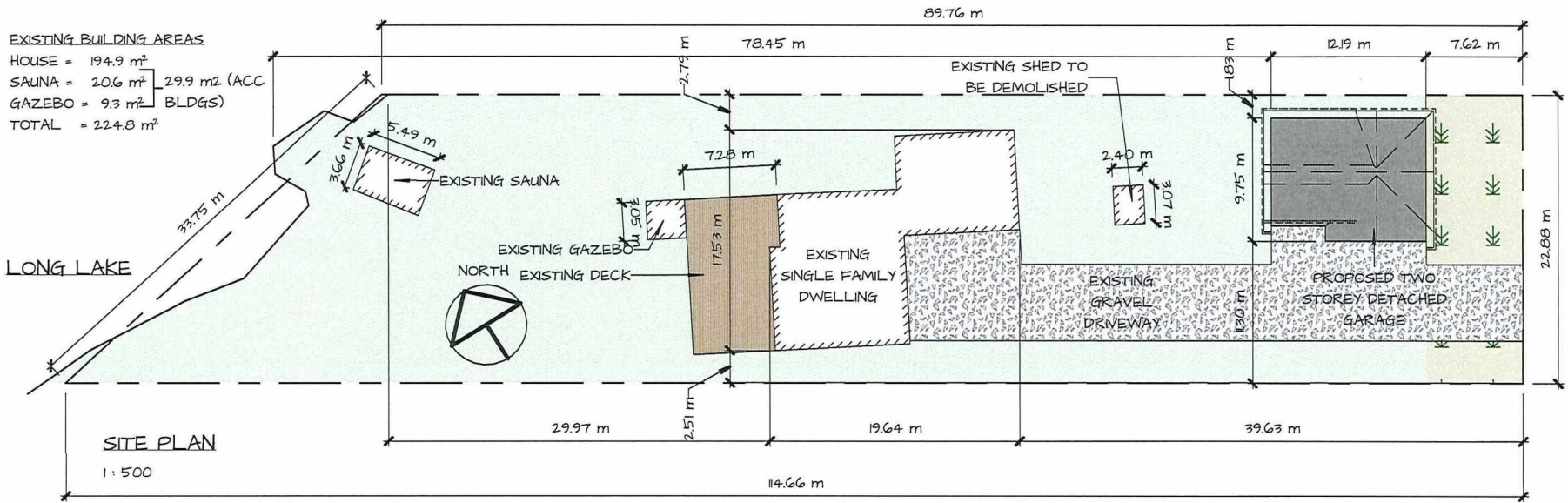
**Application for Minor
Variance or Permission**



Subject Property being PIN 73472-0124,
Parcel 27188 SEC SES SRO,
Lot 26, Plan M-480,
Part Lot 12, Concession 2,
Township of Broder,
2570 South Shore Road, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

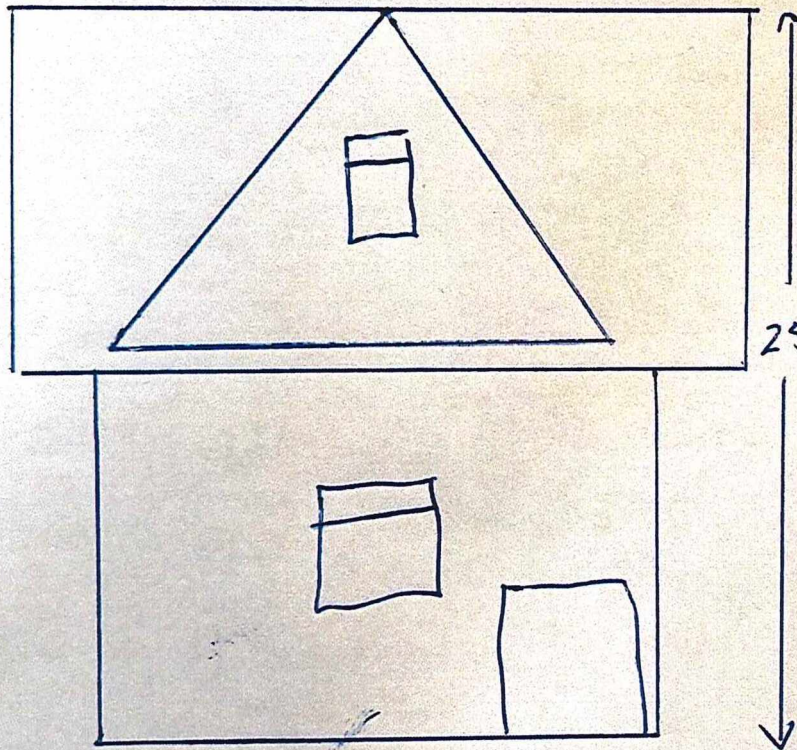
PL-MV-2025-00069
Date: 2025 05 23



PL-MV-2025-00069
 Sketch 2

Height sketch

East elevation (looking from road).



$25' 5\frac{1}{2}'' = \underline{\underline{7.76\text{ m.}}}$

PL-MV-2025-00069
Sketch 3