

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:  
ROLAND M. DUTRISAC AND EVELYN DUTRISAC**

**The Owner(s) of:** PIN(s) 733510035, 733510048, Parcels 968 and 1266 SEC SWS, Lot 50-51, Plan M18, Part Lot 2, Concession 4, Township of Balfour, 45 Main Street, Chelmsford P0M 1L0

**For the following reason(s):** Approval to permit three existing units within the existing building to be located on the main floor and basement and also reduced parking 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 1, 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**

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- **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 September 26, 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.

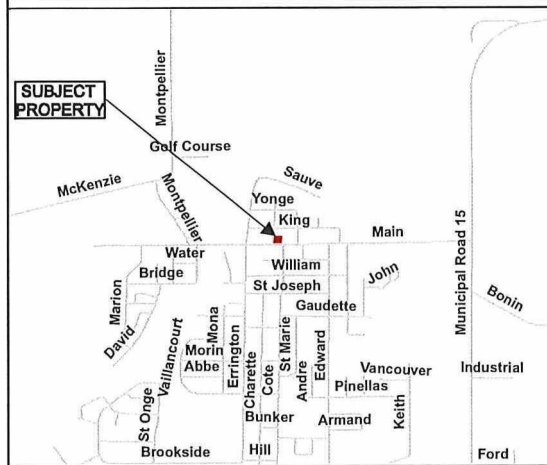
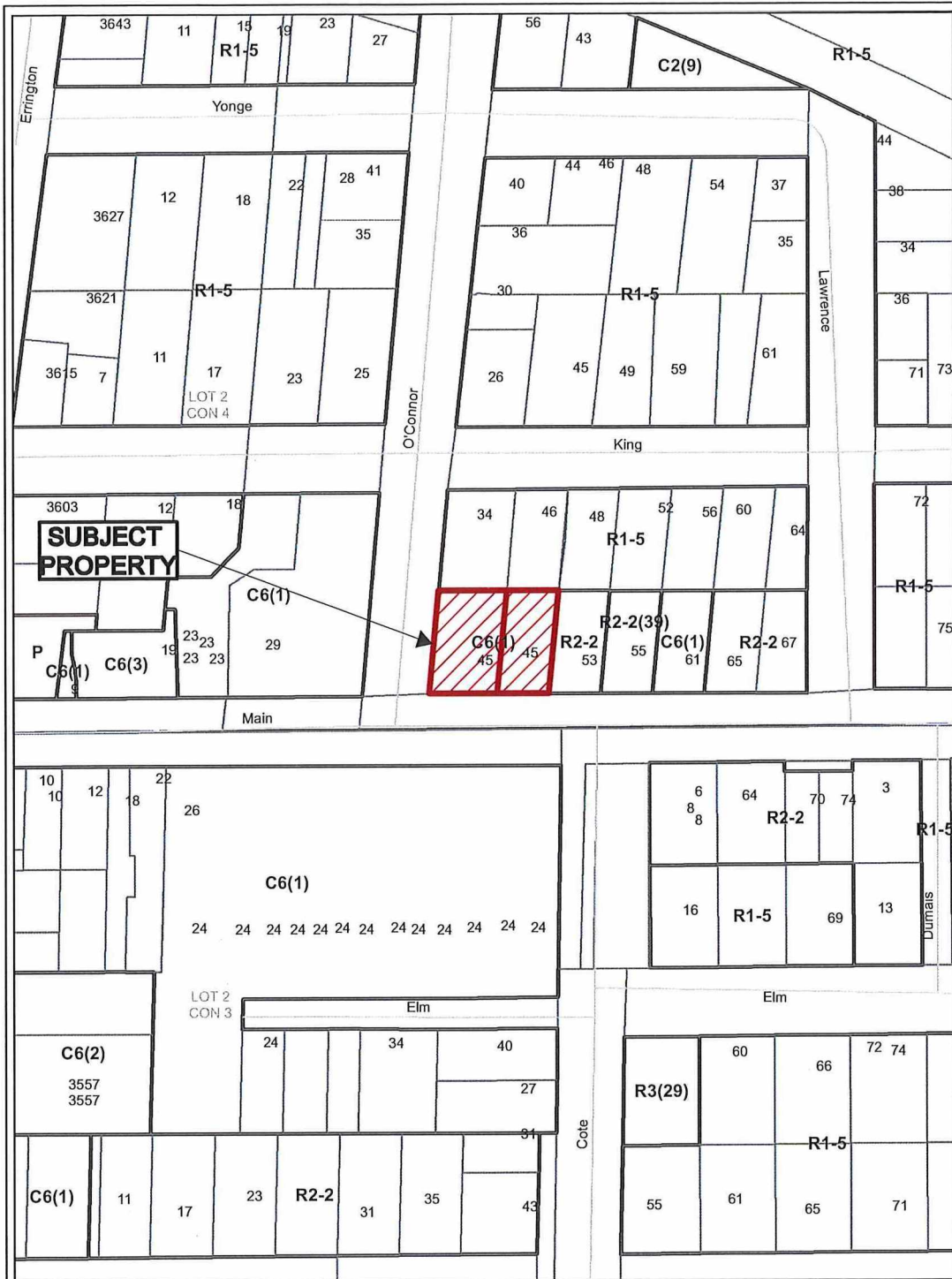
A certified copy of the decision will be sent to each person who files with the Secretary-Treasurer a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.

**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.

C6(1)



### Application for Minor Variance or Permission



Subject Property being PINs 73351-0035 and 73351-0048, Parcels 968 and 1266 SEC SWS, Lot 50-51, Plan M-18, Part Lot 2, Concession 4, Township of Balfour, 45 Main Street, Chelmsford, City of Greater Sudbury

Sketch 1, NTS  
NDCA

PL-MV-2025-00083  
Date: 2025 06 16



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

**STEVE KINNUNEN**

**The Owner(s) of:** PIN(s) 733690035, Parcel 24756 SWS SRO, Part Lot 10, Concession 6, Parts 11 & 12, Plan SR-508, Township of Snider, 1124 Perreault Drive, Chelmsford P0M 1L0

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

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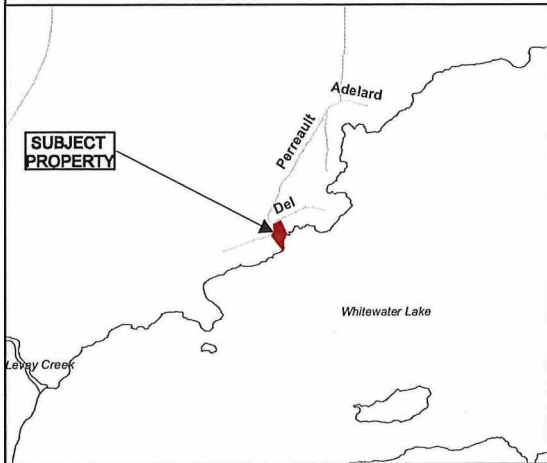
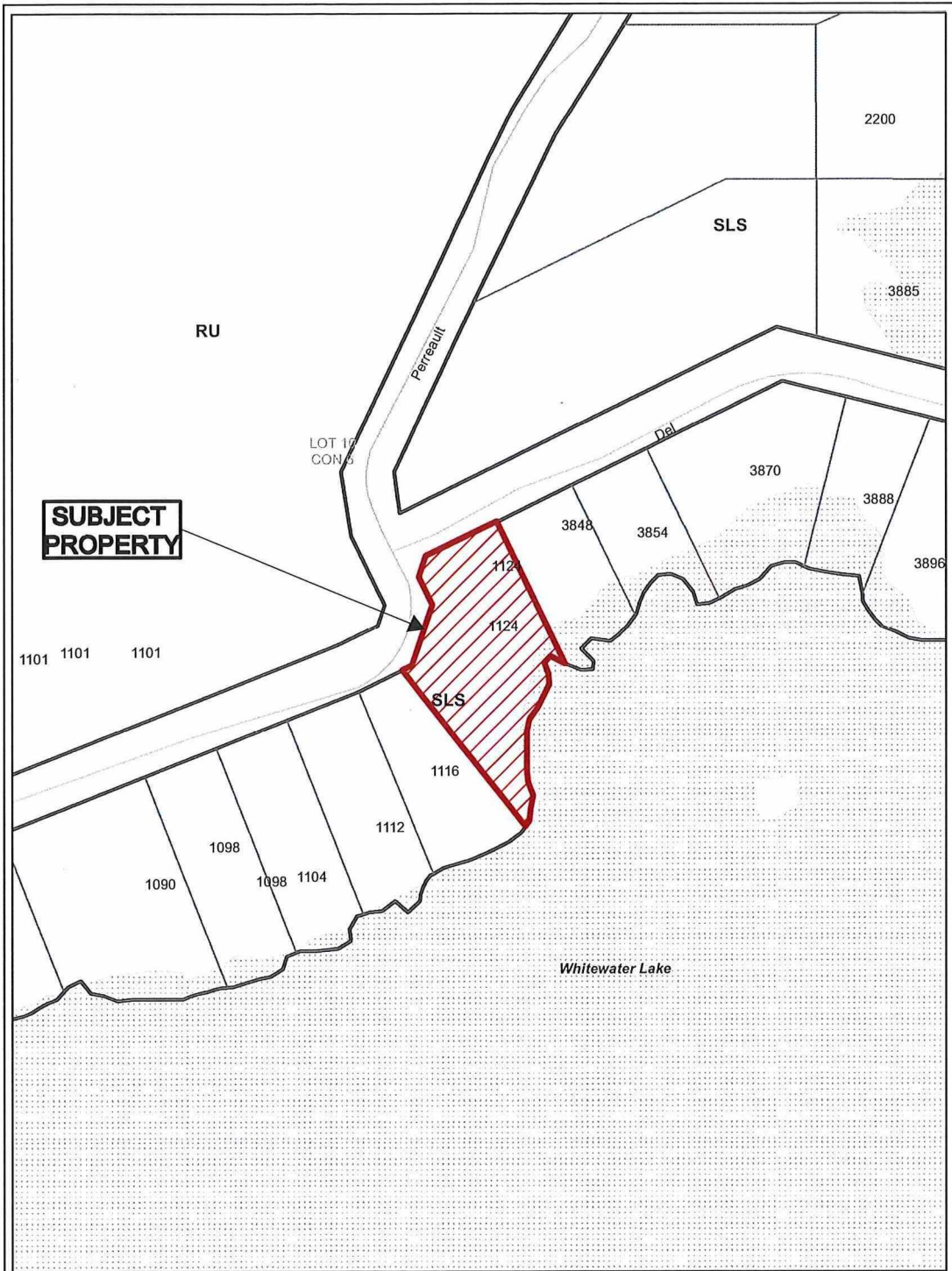
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SLS



**Application for Minor  
Variance or Permission**



Subject Property being PIN 73369-0035,  
Parcel 24756 SWS SRO,  
Part Lot 10, Concession 6,  
Parts 11 & 12, Plan SR-508,  
Township of Snider,  
1124 Perreault Drive, Chelmsford,  
City of Greater Sudbury

Sketch 1, NTS

PL-MV-2025-00123

NDCA

Date: 2025 08 27

**GENERAL NOTES:**

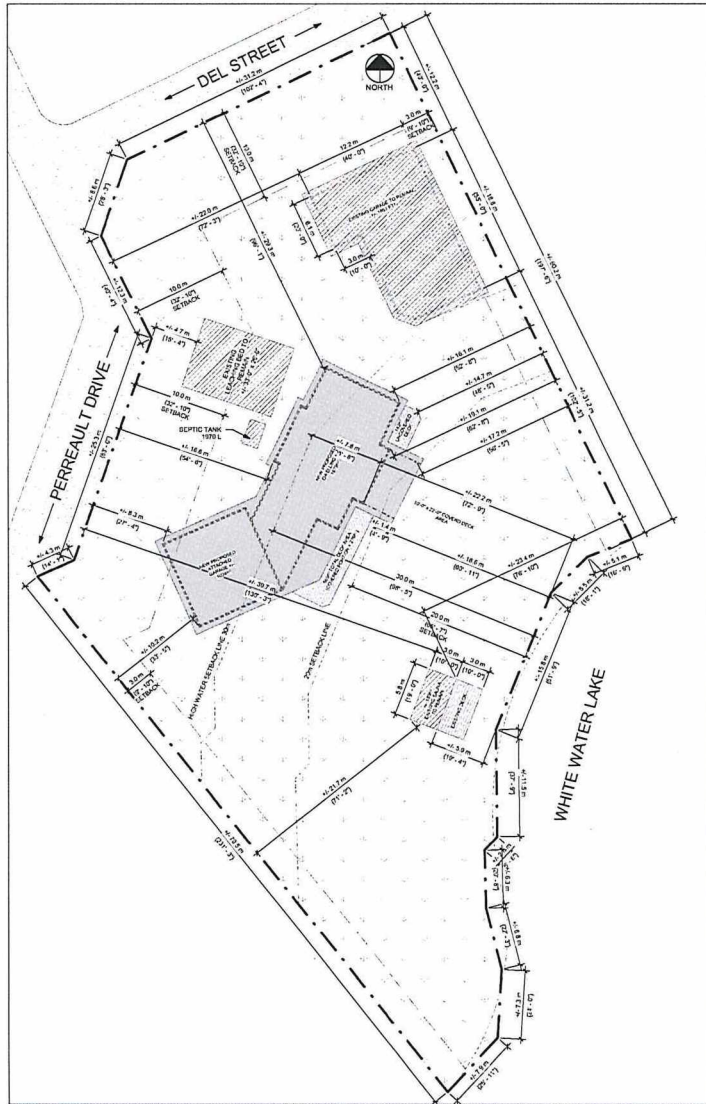
1. EXISTING REFER TO DRAWING PREPARED BY BORTOLUSSI SURVEYING FOR GRADING INFORMATION.
2. PROVIDE NEW 2" WIDE WHITE LINE PAINTING ON ALL NEW ASPHALT.
3. ALL SIDEWALKS & PATHWAYS TO BE 5' MIN. WIDE UNLESS OTHERWISE NOTED.
4. CONTRACTOR TO LOCATE ALL UNDERGROUND SERVICES FROM TO COMMENCEMENT OF WORK.

**SITE PLAN LEGEND**

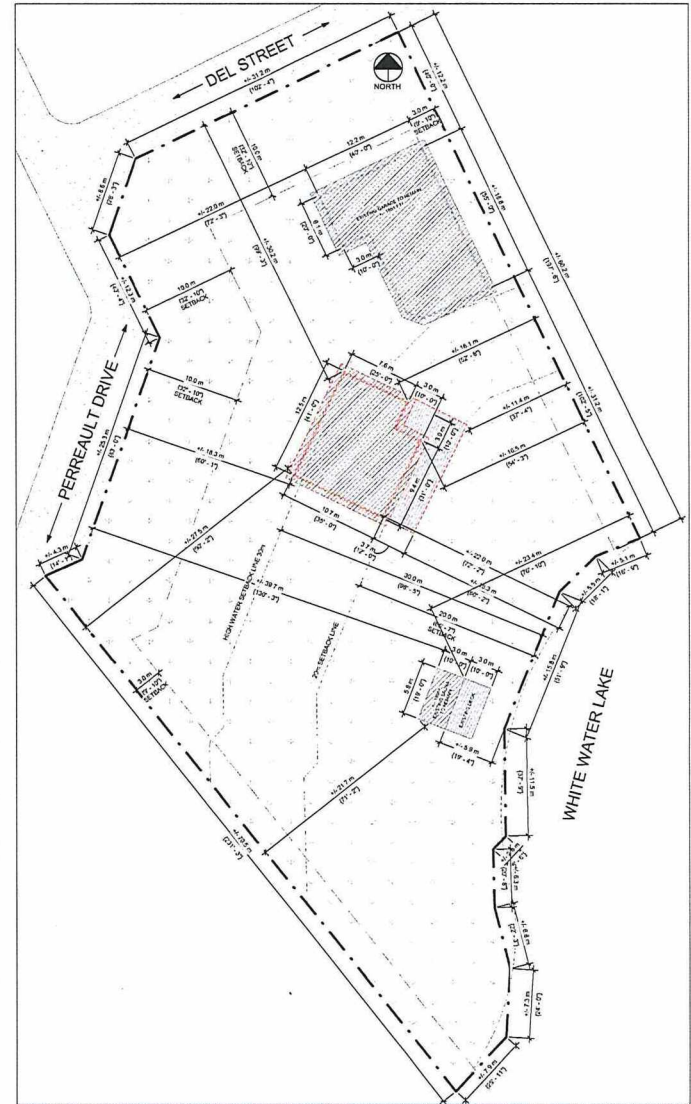
- PROPOSED NEW
- DENOTES EXISTING BUILDING
- DENOTES GRAVEL
- DENOTES ASPHALT
- DENOTES GRASS
- DENOTES PROPERTY LINE
- DENOTES SETBACK LINE

DIMENSIONS ON SITE PLAN TO BE FIELD VERIFIED BY HOME OWNER. COORDINATION ON SITE SURVEY. ANY DISCREPANCIES SHALL BE REPORTED TO KOMRI ENGINEERING.

ZONE *	=S15
TOTAL PROPERTY AREA*	= 8149.877
EXISTING DWELLING*	= 3922.877
PROPOSED NEW DWELLING*	= 1473.837
NEW TOTAL LOT COVERAGE*	= 13%
MAXIMUM LOT COVERAGE*	= 10%
MAXIMUM HEIGHT*	= 15m
MINIMUM LOT FRONTAGE*	= 5m
MINIMUM FRONT YARD*	= 1.5m
MINIMUM REAR YARD*	= 1.5m
MINIMUM INTERIOR SIDE YARD*	= 3m
MINIMUM CORNER SIDE YARD*	= 1.5m



SITE PLAN NEW  
1" = 20'-0"



SITE PLAN EXISTING  
1" = 20'-0"

GENERAL  
WE HAVE CONDUCTED A VISUAL GENERAL SURVEY OF THE SITE AND THE ADJACENT AREAS. THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF PREPARING THIS SITE PLAN. WE DO NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO COMMENCEMENT OF WORK.

REGULATIONS



STEVE ANNUNIERI  
1114 PERREAULT DRIVE, CHESTERFORD, ON  
PROJECT NO. 2025-00123  
EXISTING AND NEW SITE PLANS

DRAWN: DP/DL  
CHECKED: DP  
SCALE: As Indicated  
BILL:

**A02**

ISSUED FOR PERMIT - SEPTEMBER 11TH, 2025

PL-MV-2025-00123  
Sketch 2



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**Take notice that an application has been made by:  
DEVLA PROPERTIES INC.**

**The Owner(s) of:** PIN(s) 73349-2176, Part Lot 1, Concession 3, Parts 1, 2, 3, 4, and 5, Plan 53R-22163, Township of Balfour, 3692 Highway 144 Road, Chelmsford

**For the following reason(s):** Approval to permit a multiple dwelling on the subject property provide a reduced drive-aisle width at variance to the By-law.

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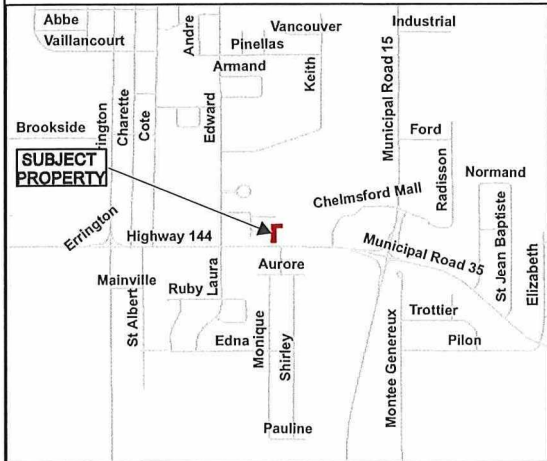
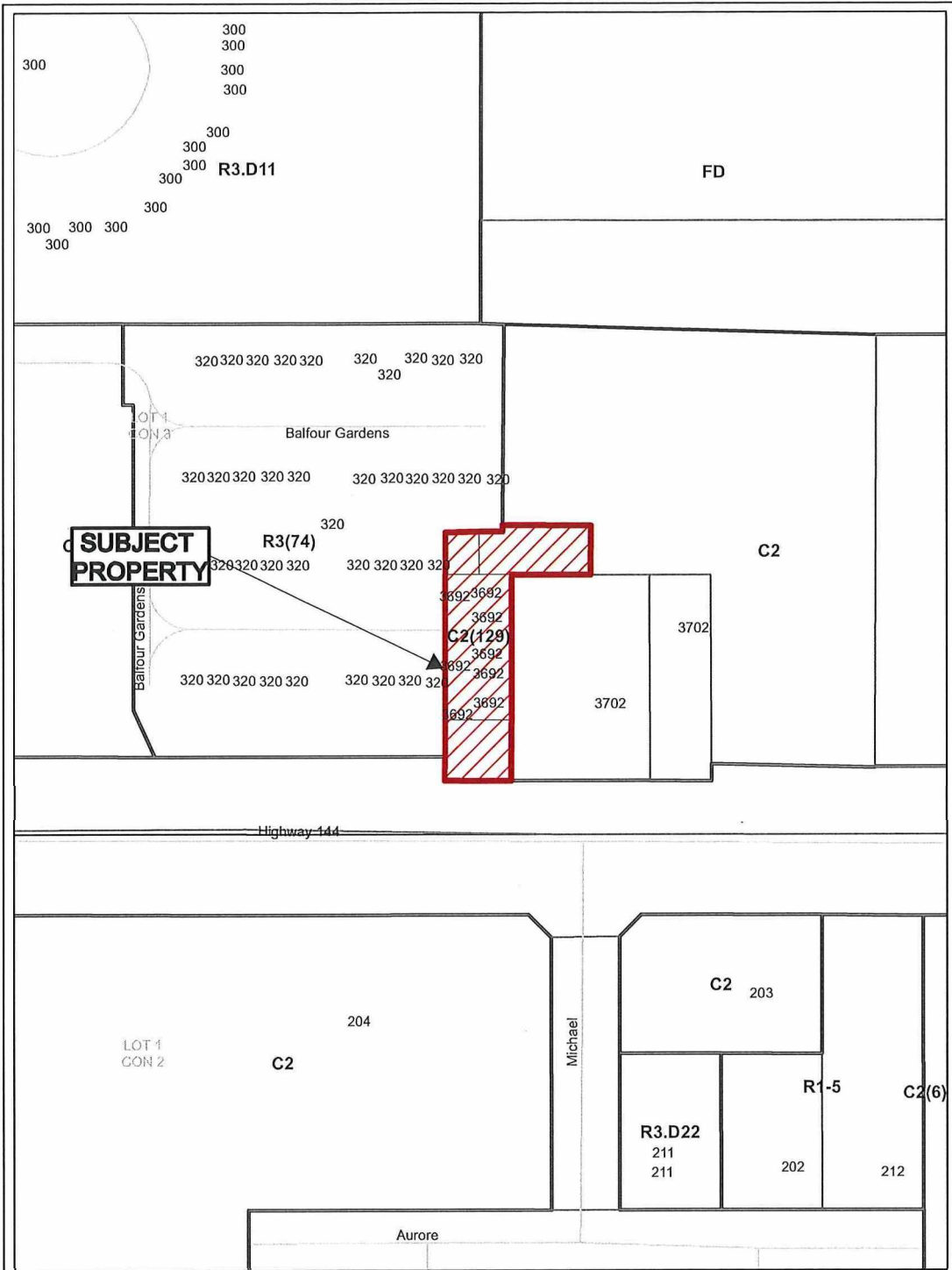
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C2(129)



### Application for Minor Variance or Permission



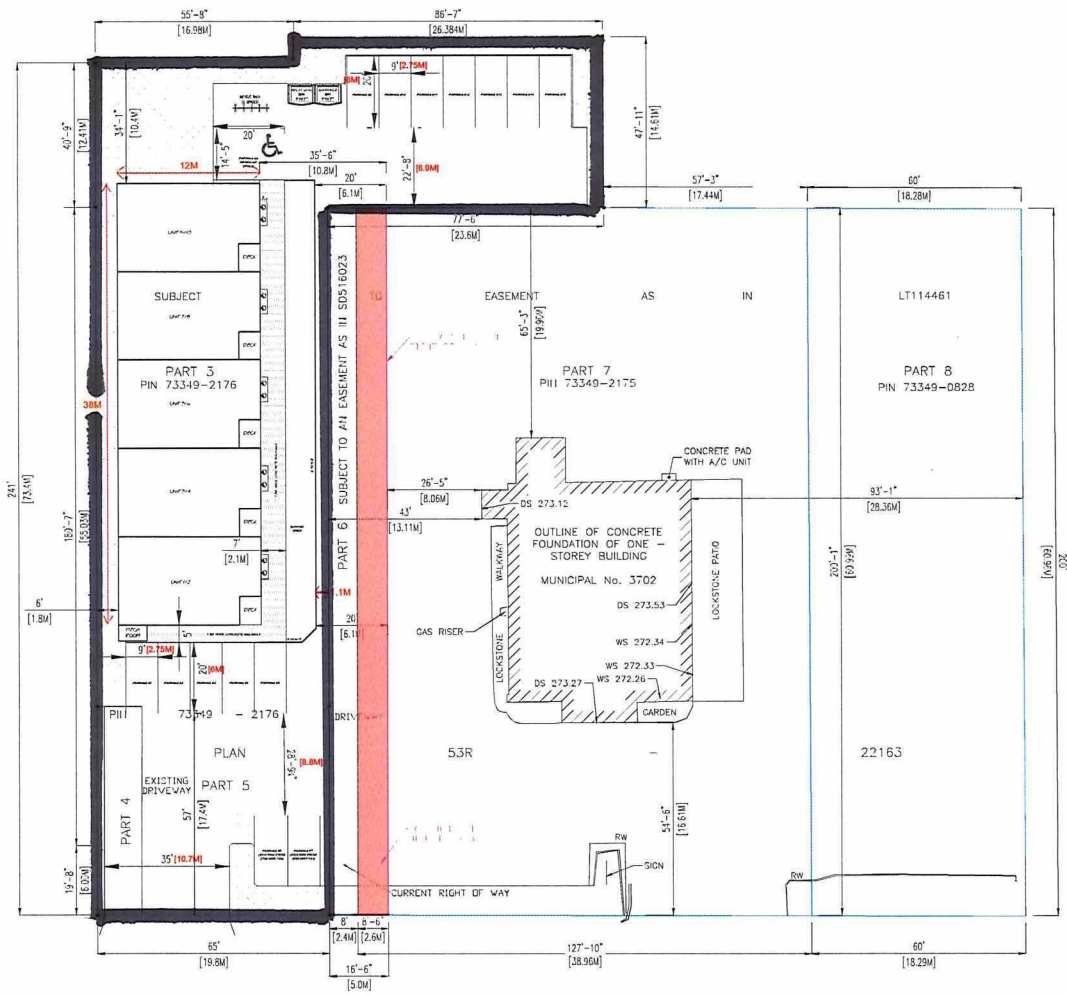
Subject Property being PIN 73349-2176, Parts 1, 2, 3, 4, and 5, Plan 53R-22163, Part Lot 1, Concession 3, Township of Balfour, 3692 Highway 144 Road, Chelmsford, City of Greater Sudbury

Sketch 1, NTS

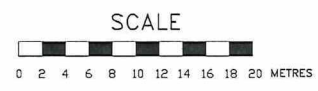
PL-MV-2025-00130

NDCA

Date: 2025 09 09



HIGHWAY 144



- 3702 HWY 144
- 3692 HWY 144
- PROPOSED RIGHT OF WAY



PROJECT	10 UNIT BUILDING	OWNER	RW	DATE	
ADDRESS	3692 HWY. 144	ORDERED	RW	PROJECT#	
TITLE	Plot Plan	DATE	2025-07-22	SCALE	1/16"=1'-0"
		PP			

PL-MV-2025-00130  
Sketch 2