

## 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:**

**DCG ENTERPRISES 5026940 ONTARIO INC**

**The Owner(s) of:** PIN(s) 735011284, Parcel 39560 SEC SES SRO, Part Lot 9, Concession 5, Part 4, Plan 53R-5680, except Part 3, Plan 53R-6277, Township of Blezard, 2737 White Street, Val Caron P3N 1B2

**For the following reason(s):** Approval to construct a building on the subject property 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:** Thursday, October 1, 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 Thursday, October 1, 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 September 25, 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.

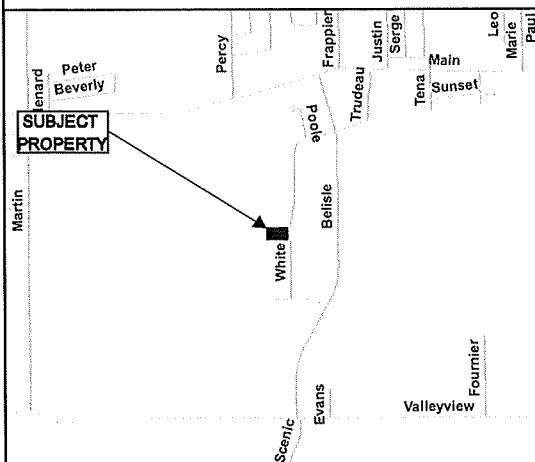
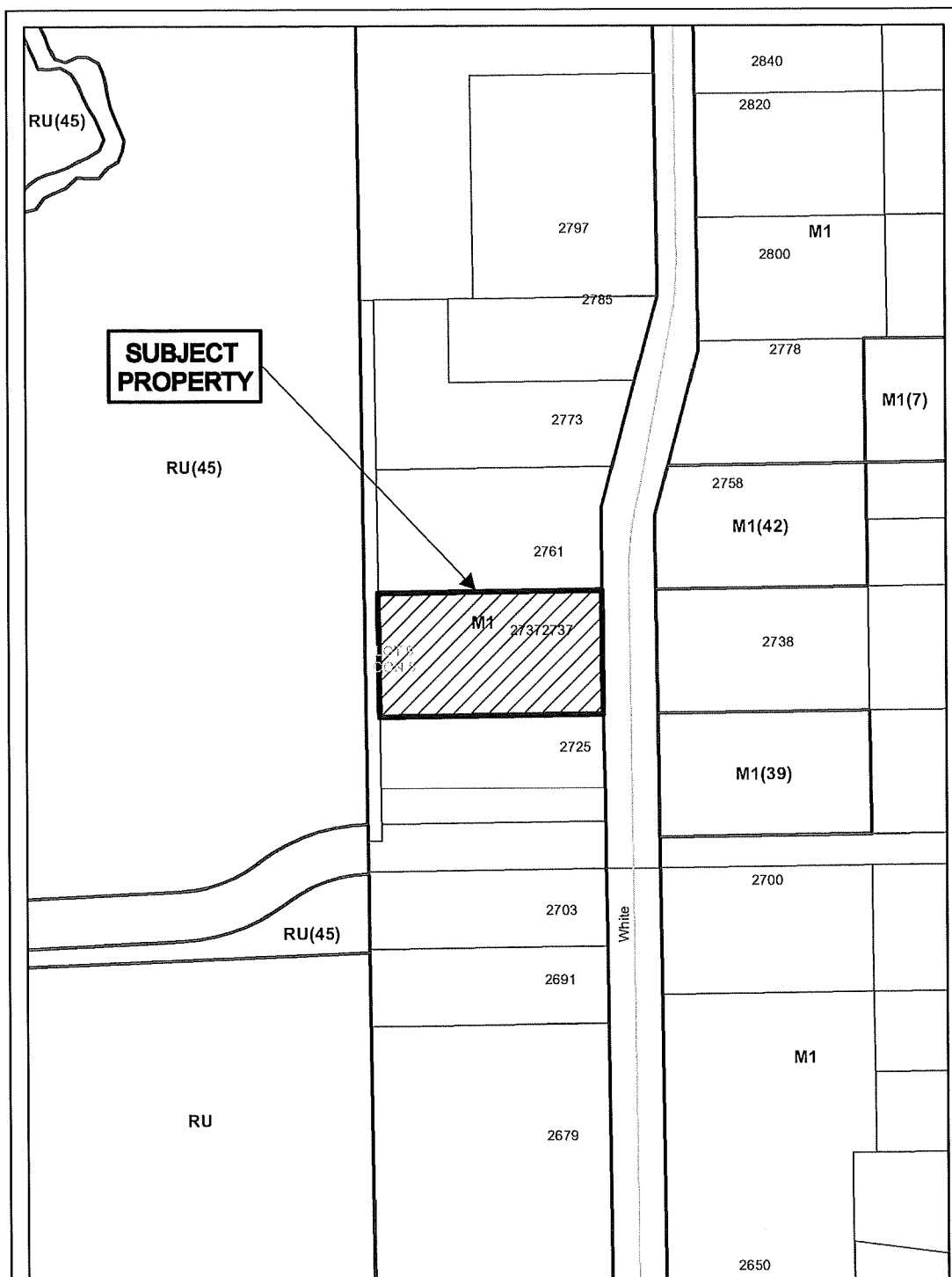
A certified copy of the decision will be sent to each person who files with the Secretary-Treasurer a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.

**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.

M1



## Application for Minor Variance or Permission



Subject Property being PIN 73501-1284,  
Parcel 39560 SEC SES SRO,  
Part Lot 9, Concession 5,  
Part 4, Plan 53R-5680,  
except Part 3, Plan 53R-6277,  
Township of Blezard,  
2737 White Street, Val Caron,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

PL-MV-2026-00113  
Date: 2026 08 12

LOT AREA = 6784.08m<sup>2</sup>  
 LOT COVERAGE = 18.4%  
 BUILDING HEIGHT = 10m±  
 LANDSCAPE OPEN SPACE = 365m<sup>2</sup> (5.4%)  
 PARKING REQUIRED 1 SPACE / 22m<sup>2</sup> OFA = 36 SPACES  
 PARKING SPACES PROVIDED = 36 SPACES

NOTE: - ALL SEA CANS TO BE REMOVED.  
 - OFFICE TRAILERS AND SHEDS TO BE RELOCATED AS SHOWN

NOTE: ALL CONTENTS IN BOTH ATTACHED SHEDS ALONG THE NORTH SIDE OF THE BUILDING ARE TO BE TRANSFERRED TO THE PROPOSED BUILDING WHEN COMPLETED.  
 SHEDS TO BE REMOVED AFTER COMPLETION.

JULY 22, 2026

DATE

*A. Bortolussi*

A. BORTOLUSSI, OLS

PLOT PLAN  
 PART OF LOT 9  
 CONCESSION 4  
 GEOGRAPHIC TOWNSHIP OF BLEZARD

#2737 WHITE STREET

SCALE: 1 : 250

0 4 8 12 16 20 METERS  
 2026

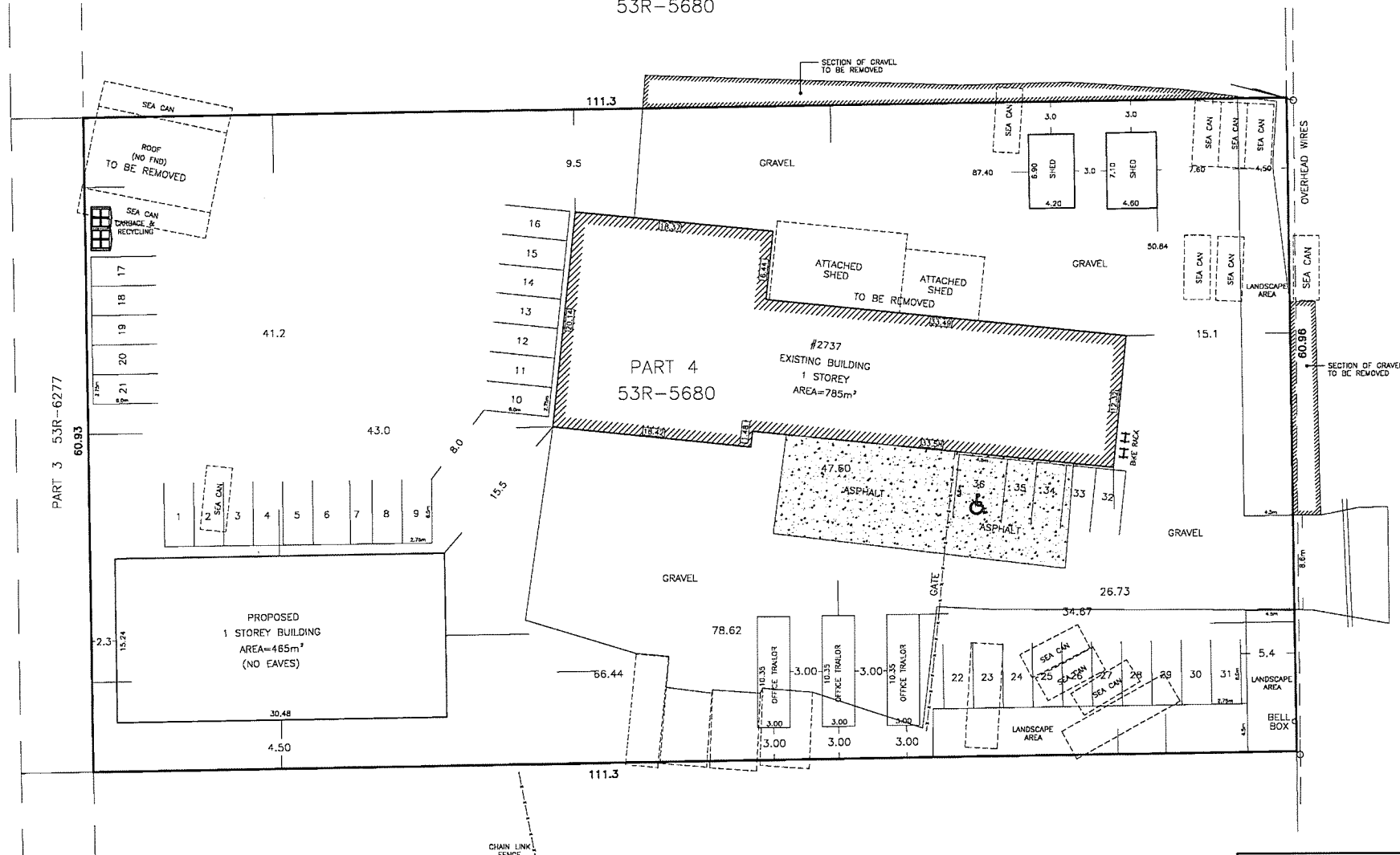


PART 3  
 53R-5680

PART 4  
 53R-5680

PART 5  
 53R-5680

WHITE STREET  
 (26.6m WIDE)



**BORTOLUSSI**  
 SURVEYING LTD.  
 PHONE: (709) 875-2566

FILE: 4168

PL-MV-2026-00113 sketch 2

## NOTICE OF PUBLIC HEARING

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

**ROBERT CHURCH AND MELISSA WILL**

**The Owner(s) of:** PIN(s) 735810024, Parcel 53266 SEC SES, Part Lot 2, Concession 3, as in LT85182, and Part 1, Plan 53R-4670, Township of McKim, 1317 North Shore Drive, Sudbury P3B 1E7

**For the following reason(s):** Approval to permit accessory structures providing setbacks, encroachments, high water mark setback, shoreline structure and shoreline buffer 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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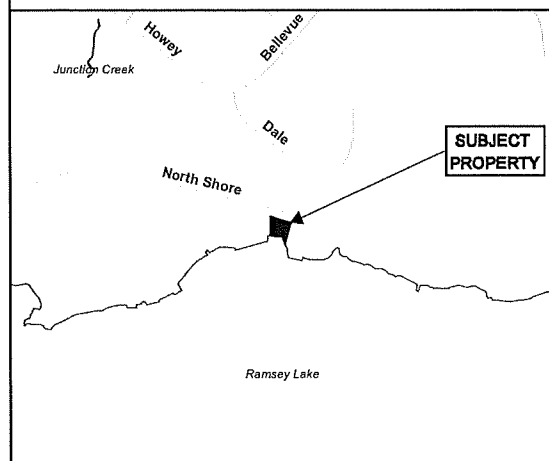
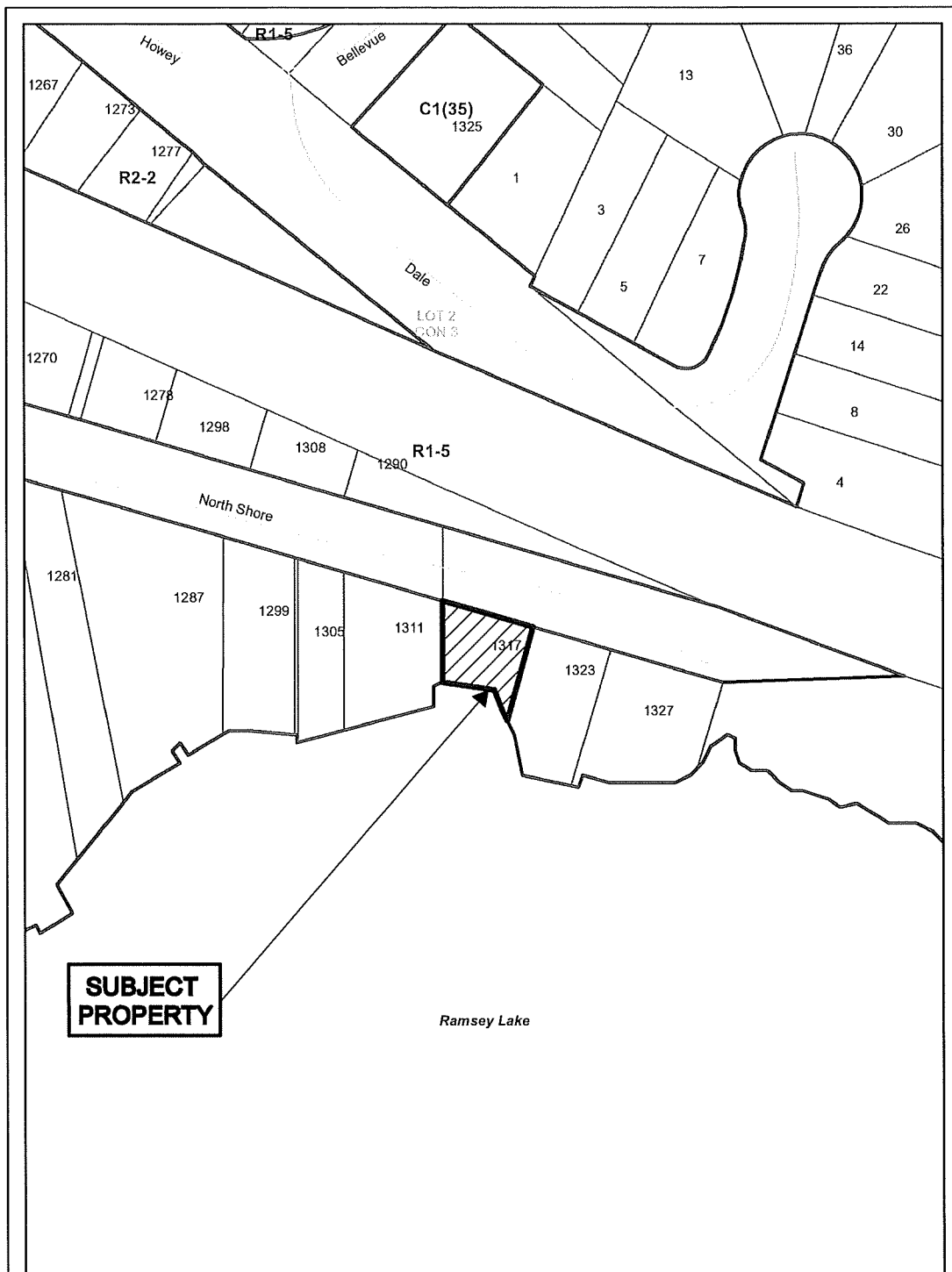
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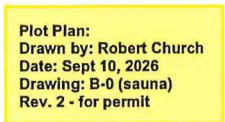
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R1-5



|                                                                                                                                                                                                                 |                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| <p><b>Application for Minor Variance or Permission</b></p> <p style="text-align: right;">N</p>                                                                                                                  |                                              |
| <p>Subject Property being PIN 73581-0024, Parcel 53266 SEC SES, Part Lot 2, Concession 3, as in LT85182, Part 1, Plan 53R-4670, Township of McKim, 1317 North Shore Drive, Sudbury, City of Greater Sudbury</p> |                                              |
| <p>Sketch 1, NTS<br/>NDCA</p>                                                                                                                                                                                   | <p>PL-MV-2026-00122<br/>Date: 2026 08 31</p> |

NORTH SIDE DRIVE  
(PUBLIC TRAVELLED ROAD)  
20m wide Road Allowance  
(Pugh & Wain)



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

**1558680 ONTARIO INC.**

**The Owner(s) of:** PIN(s) 735900299, Parcel 27690 SEC SES SRO, Part Lot 6, Concession 2, as in LT177434, Township of McKim, 888 Crown Street, Sudbury P3E 3R3

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

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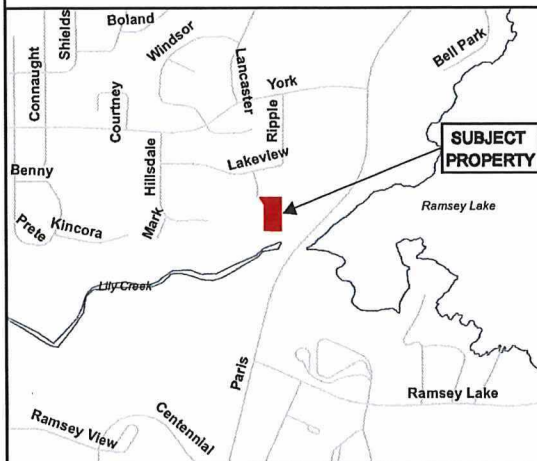
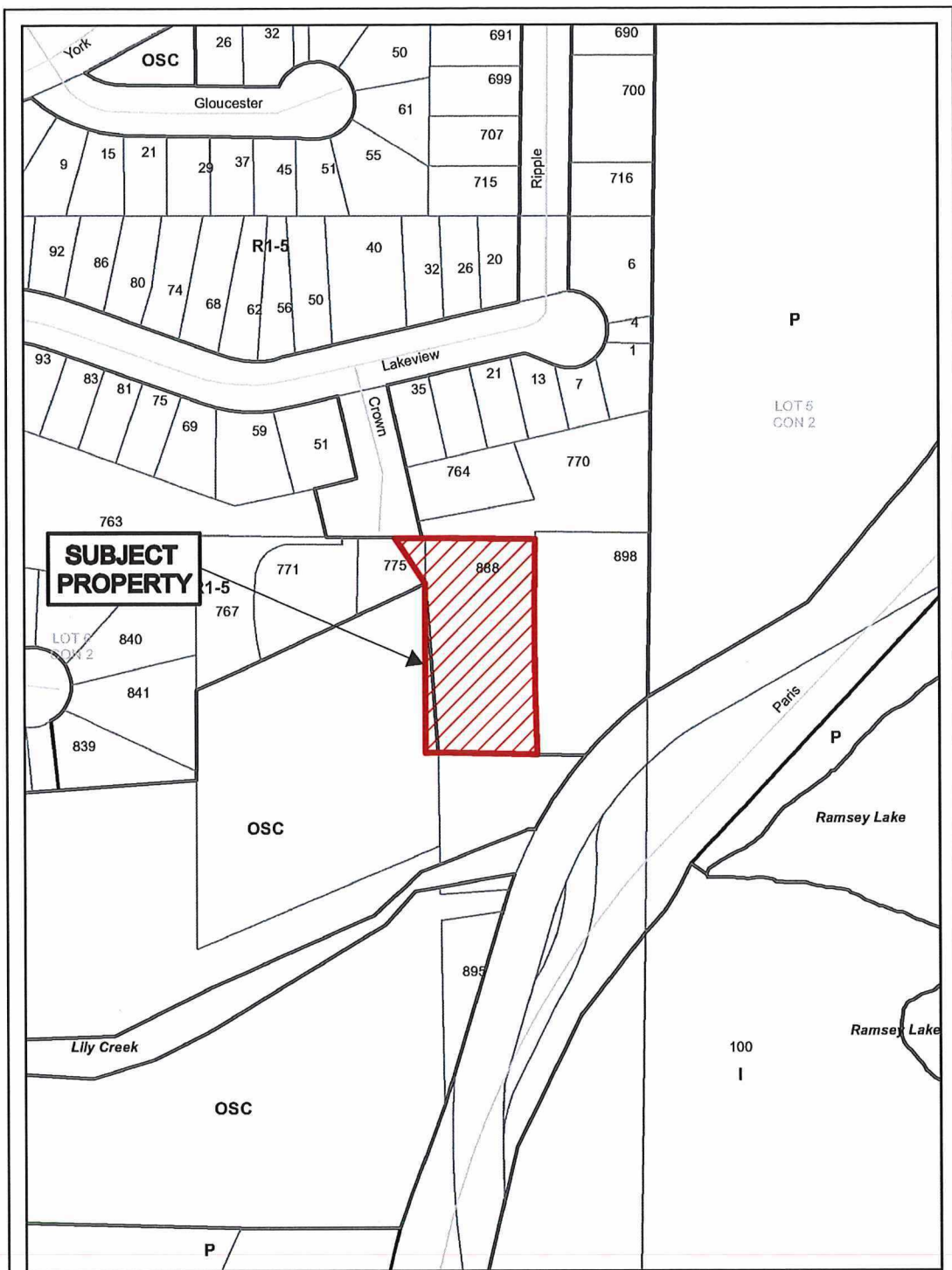
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R1-5



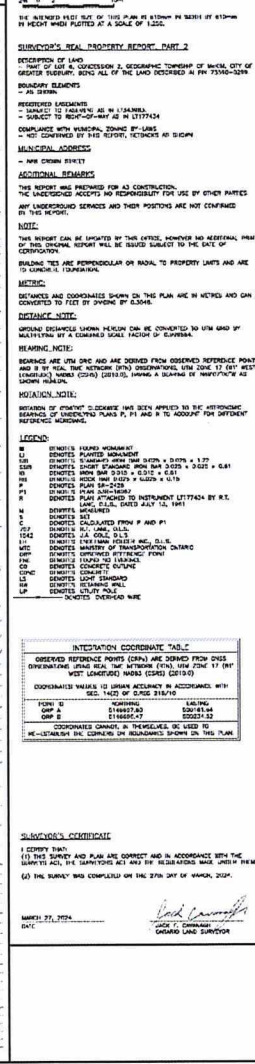
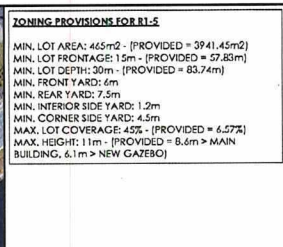
# **Application for Minor Variance or Permission**



Subject Property being PIN 73590-0299,  
Parcel 27690 SEC SES SRO,  
Part Lot 6, Concession 2, as in LT177434,  
Township of McKim,  
888 Crown Street, Sudbury,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

PL-MV-2026-00123  
Date: 2026 09 08



SURVEYOR'S REAL PROPERTY REPORT  
PLAN OF SURVEY OF  
PART OF LOT 6, CONCESSION 2  
GEOGRAPHIC TOWNSHIP OF McKIM  
CITY OF GREATER SUDBURY  
DISTRICT OF SUDBURY  
TULLOCH GEOMATICS INC.  
2024  
SCALE 1 : 250

THE INTERESTED PART STATE OF THIS PLAN IS SHOWN IN SECTION 31 BY 612-000  
IN HEIGHT WHICH PLOTTED AT A SCALE OF 1:250.

SURVEYOR'S REAL PROPERTY REPORT, PART 2

DESCRIPTION OF LAND  
- PART OF LOT 4, CONFESSION 2, GEOGRAPHIC TOWNSHIP OF MARM, CITY OF  
GREATER TORONTO, BEING ALL OF THE LAND DESCRIBED AS FM 73340-3249

BOUNDARY ELEMENTS

REGISTERED EASEMENTS  
= SUBJECT TO EASEMENTS AS IN L734396L  
= SUBJECT TO RIGHT-OF-WAY AS IN L7177434

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS  
= NOT CONFIRMED BY THIS REPORT, TECHNIQUES ARE DISCUSS

MUNICIPAL ADDRESS

ADDITIONAL REMARKS

THIS REPORT WAS PREPARED FOR A3 CONSTRUCTION.  
THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

ANY UNDERGROUND SERVICES AND THEIR POSITIONS ARE NOT CONFIRMED  
ON THIS REPORT.

THIS REPORT CAN BE UPDATED BY THIS OFFICE, HOWEVER NO ADDITIONAL FEE OF THIS ORIGINAL REPORT WILL BE ISSUED SUBJECT TO THE DATE OF CERTIFICATION.

BUILDING TIES ARE PERPENDICULAR OR RADIAL TO PROPERTY LIMITS AND ARE TO EXIST IN A STRAIGHT LINE.

METRIC:  
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN  
BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DISTANCE NOTE:

BEARINGS ARE UTM GRID AND ARE DERIVED FROM OBSERVED REFERENCE POINT AND BY MEANS OF THEORETICAL (MATH) OBSERVATIONS. UTM ZONE 17 (01° WEST)

ROTATION NOTE:  
ROTATION OF CYCLOPENTADIENE HAS BEEN APPLIED TO THE ATHEROSCLEROTIC  
SPEARS OF UNDERLYING PLAIN P, P1 AND R TO ACCORDING FOR DIFFERENT

LEGEND:

|     |                                                 |
|-----|-------------------------------------------------|
| M   | INDICATES FORGED MONUMENT                       |
| U   | INDICATES PLANTED MONUMENT                      |
| CSB | INDICATES S-ARMED AREA (0.02% x 0.02% x 1.77)   |
| CSB | INDICATES SHORT STANDARD (0.02% x 0.02% x 0.41) |

[illegible]

| INTEGRATION COORDINATE TABLE                                                                                                                                |           |           |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|--|
| OBSERVED REFERENCE POINTS (ORP's) ARE DERIVED FROM DAVIS<br>OBSERVATIONS USING THE 1973 ITRF (EYES) WITH TIME 17 (AT<br>WEST LONGITUDE) NUMB (SECS) (210.0) |           |           |  |
| COORDINATES YIELDS 10 SURVEY ACCURACY IN ACCORDANCE WITH<br>SEC. 1402 OF DISE 218/10                                                                        |           |           |  |
| POINT ID                                                                                                                                                    | NORTHING  | EASTING   |  |
| ORP A                                                                                                                                                       | 216687.63 | 504145.46 |  |
| ORP B                                                                                                                                                       | 216692.47 | 505234.52 |  |
| COORDINATES CHANGE, IF NECESSARY, ON USED TO<br>HE-LEASTAR 14, CORRECTION ON BOUNDARIES SHOWN ON THIS PLAN                                                  |           |           |  |

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

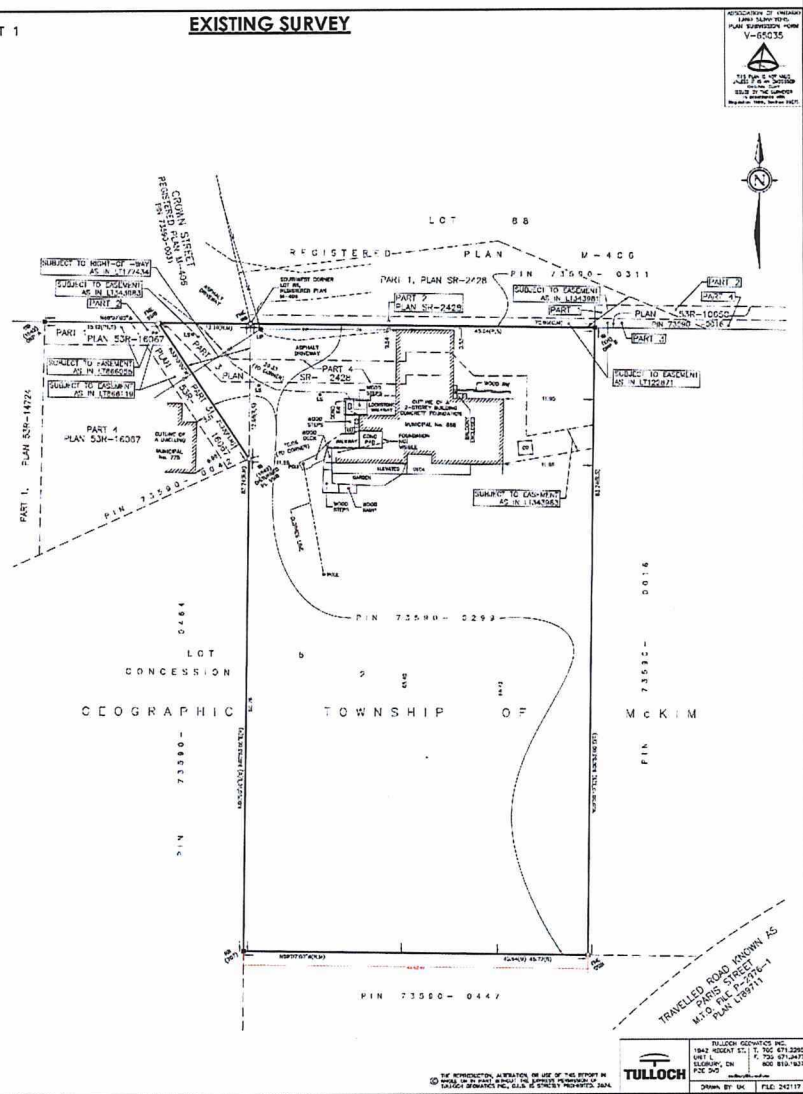
(1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND BY REGULATIONS MADE THEREIN.

4) THE SURVEY WAS COMPLETED ON THE 27TH DAY OF APRIL, 2001.

MARCH 27, 2004

*Jack Cunningham*

DATE: \_\_\_\_\_ JOHN T. LAMMERT  
ONTARIO LAND SURVEYOR



| EXISTING SURVEY |
|-----------------|
|-----------------|

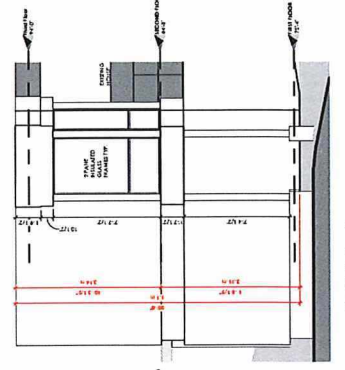
[illegible]

PL-MV-2026-00123  
Sketch 2

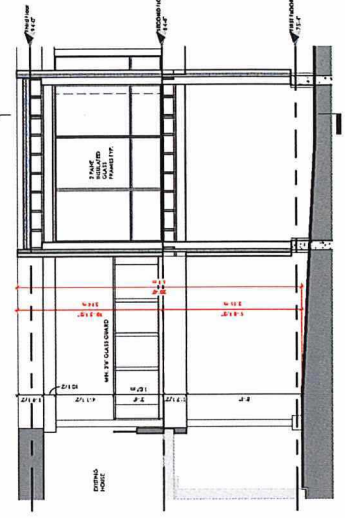
PL-NV-2026-00123  
Sketch 3

Second Floor Gazebo

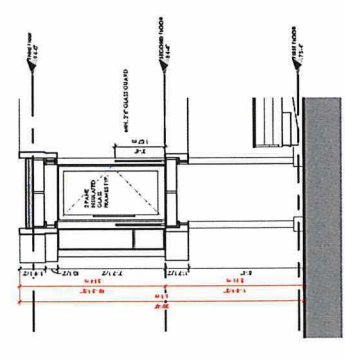
Drawn By: J. Yalowga  
Checked By: J. Yalowga  
Scale: 1/4" = 1'-0"  
Date: September 10th 2026  
Project: Yalowga Residence



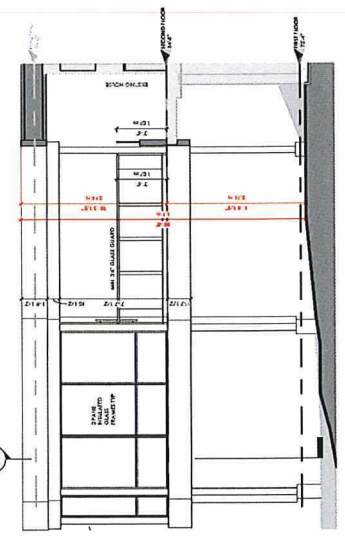
9 South Elevation  
1/4" = 1'-0"



8 West Elevation  
1/4" = 1'-0"

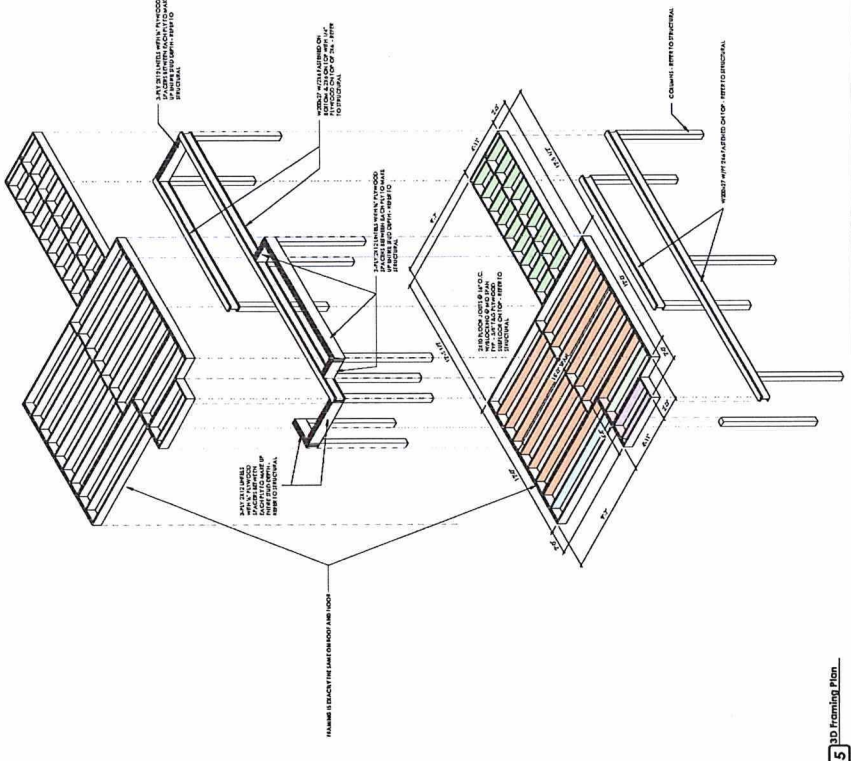


7 North Elevation  
1/4" = 1'-0"

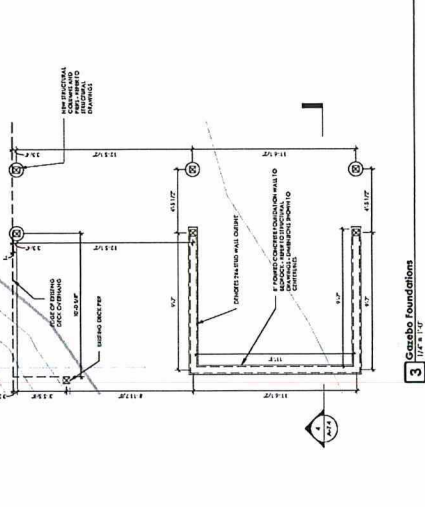


6 East Elevation  
1/4" = 1'-0"

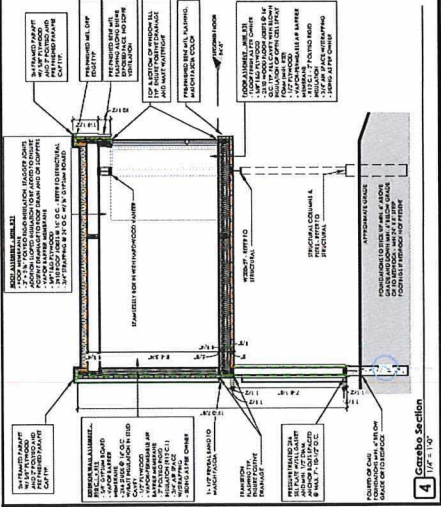
5 3D Framing Plan  
1/4" = 1'-0"



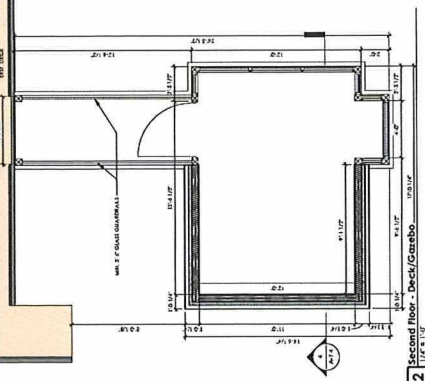
3 Gazebo Foundations  
1/4" = 1'-0"



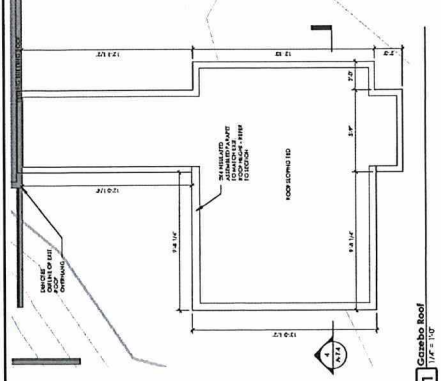
4 Gazebo Section  
1/4" = 1'-0"



2 Second Floor Deck/Gazebo  
1/4" = 1'-0"



1 Gazebo Roof  
1/4" = 1'-0"



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**J CORSI DEVELOPMENTS INC.**

**The Owner(s) of:** PIN(s) 735881161, Part Lot 8, Concession 2, Block 9, Plan 53M-1444, Township of McKim, 568 Corsi Hill, Sudbury

**For the following reason(s):** Approval to permit an increase in dwelling units at variance to the By-law.

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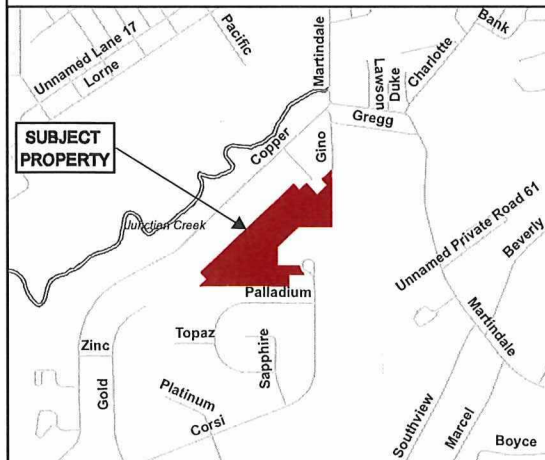
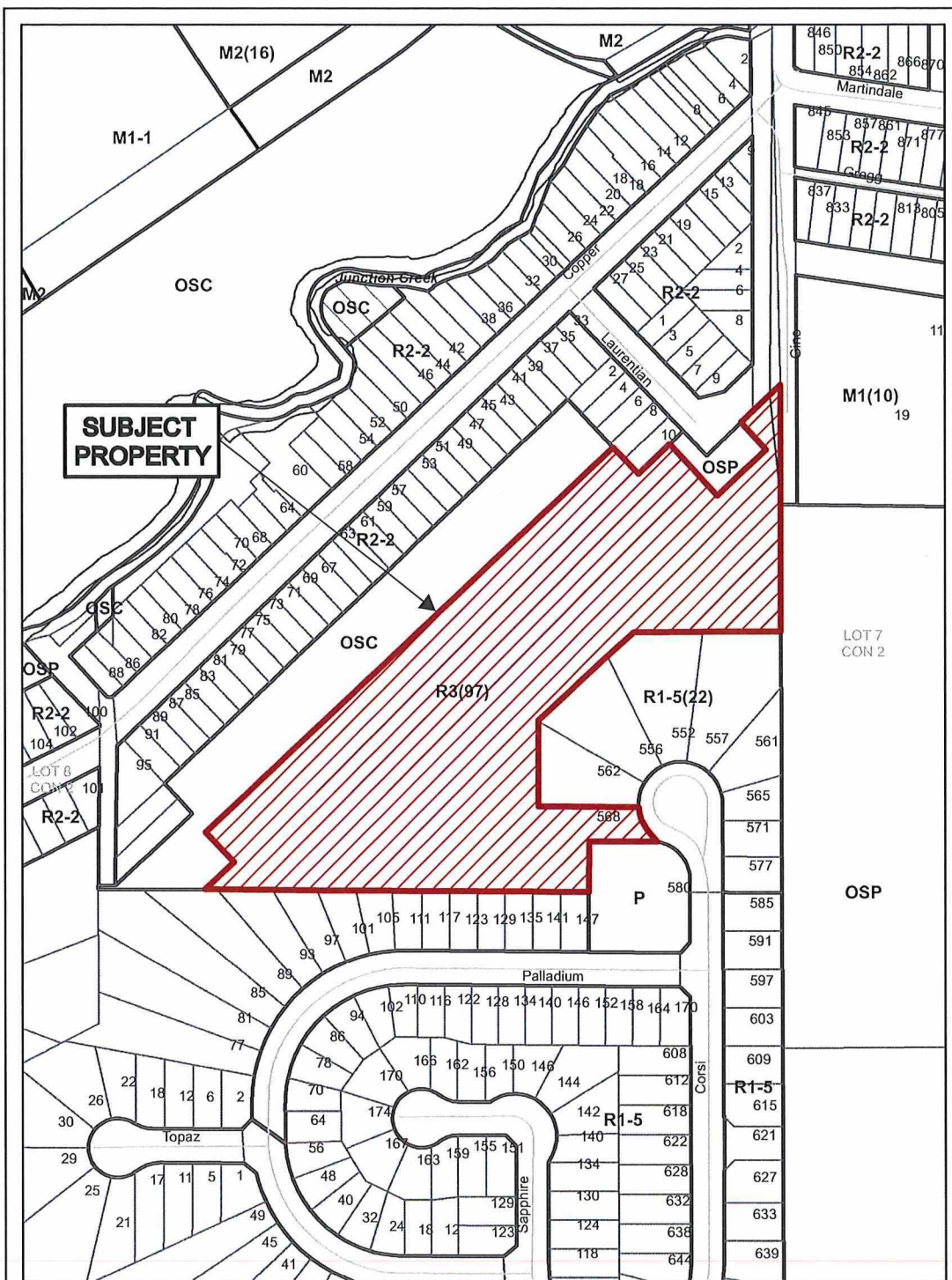
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For more information about this matter contact Nia Lewis, Secretary-Treasurer, Committee of Adjustment, City of Greater Sudbury, (705) 674-4455 x4315, fax to 673-2200 or attend at the offices at 200 Brady Street, Tom Davies Square, Sudbury, ON P3A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

R3(97)



## Application for Minor Variance or Permission



Subject Property being PIN 73588-1161,  
Part Lot 8, Concession 2,  
Block 9, Plan 53M-1444,  
Township of McKim,  
568 Corsi Hill, Sudbury,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

PL-MV-2026-00125  
Date: 2026 09 14



- NOTES:**
1. DO NOT DAMAGE MAIN ROOTS OR ROOT BALL WHEN INSTALLING TREE STAKES.
  2. WATER THOROUGHLY AFTER INSTALLATION.
  3. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATION.
  4. PROVIDE DRAINAGE FOR PLANTING PIT IF IN IMPERMEABLE SOIL.
  5. TREES ARE TO BE PLANTED AS PER THE DETAILS SHOWN HERE, AND AS PER THE RECOMMENDATIONS OF THE SUPPLIER.
  6. SOIL CONDITIONS ARE TO BE REVIEWED BY THE INSTALLER TO ENSURE ADEQUATE

| PAVEMENT LAYER | TRAFFIC OR PARKING AREAS                                                    |
|----------------|-----------------------------------------------------------------------------|
| ASPHALT        | 40mm H.L.S SURFACE COURSE (OPSS 1150)<br>50mm H.L.B BASE COURSE (OPSS 1150) |
| BASE           | 150mm GRANULAR 'A' (OPSS 1010)                                              |
| SUBBASE        | 300mm GRANULAR 'B' TYPE 8 (OPSS 1010)<br>& 300mm ROCK SHALIER               |

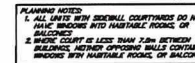
1. PAVING AND GRADING DETAILS TO BE READ IN CONJUNCTION WITH THE  
WSP GEOTECHNICAL INVESTIGATION REPORT No.  
CA0540703.6102-G01-TM-RevA, DATED OCTOBER 9, 2024.

2. IN THE AREA WHERE THE PARKING LOT AND ENTRANCE ARE TO BE CONSTRUCTED ON NATIVE SOILS AND/OR FILL, UNSUITABLE FILL AND ORGANIC SOILS MUST BE REMOVED. LOOSE/UNSATURABLE ZONES ENCOUNTERED AT THE SUBGRADE LEVEL SHOULD BE SUB-EXCAVATED UNDER THE DIRECTION OF THE GEOTECHNICAL ENGINEER. THE SUBGRADE SHOULD BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO COMMENCING WITH FILL PLACEMENT.
3. LOCALIZED DEEPENING OF THE EXCAVATION (AND CONSEQUENTLY THICKENING THE PAVEMENT SUBBASE) MAY BE REQUIRED IF UNSUITABLE SOILS ARE ENCOUNTERED DURING EXCAVATION.

| QTY | COMMON NAME    | BOTANICAL NAME        | CALIBER | SPREAD | HEIGHT | SE |
|-----|----------------|-----------------------|---------|--------|--------|----|
|     | MOUNTAIN MAPLE | ACER SPICATUM         |         | 70mm   | N/A    |    |
|     | SILVER MAPLE** | ACER SACCHARINUM      |         | 70mm   | N/A    |    |
|     | RED MAPLE      | ACER RUBRUM           |         | 70mm   | N/A    |    |
|     | YELLOW BIRCH** | BETULA ALLEGHANIENSIS |         | 70mm   | N/A    |    |
|     | PAPER BIRCH**  | BETULA Papyrifera     |         | 70mm   | N/A    |    |
|     | BALSAM FIR     | ABIES BALSAMICA       |         | N/A    | 1600mm |    |

NOTES:

1. ALL PLANT MATERIAL IS TO BE CANADIAN NURSERY TRADES ASSOCIATION STANDARDS AS PER GUIDE SPECIFICATION FOR NURSERY STOCK. WHEN POSSIBLE ALL PLANT MATERIAL IS TO BE NATIVE ONTARIO MATERIALS. ALL PLANT SUBSTITUTIONS ARE TO BE APPROVED PRIOR TO PLANTING.
2. CALIPER SPREAD TO BE MEASURED AT 150mm ABOVE GROUND.



J. CORSI DEVELOPMENT INC.

|                  |        |
|------------------|--------|
| SCALE:           | 1:500  |
| CONTRACT NO.:    |        |
| CAD/FILE NUMBER: | 236800 |
| PAGE NO.:        | 1      |



CORSI HILL DR  
LOT 8, CONCESSION 2  
GEOGRAPHIC TOWNSHIP OF MCKIM  
CITY OF GREATER SUDBURY

SURVEY INFORMATION BY TULLOCH ENGINEERING DATED AUGUST, 2013

|                 |                                        |
|-----------------|----------------------------------------|
| ZONING          | R3(97) - MEDIUM DENSITY RESIDENTIAL    |
| USE OF BUILDING | RESIDENTIAL DEVELOPMENT (26 NEW UNITS) |
| DENSITY         | 6.0 UNITS/HA                           |

|                                 | PROPOSED                | REQUIRED                        |
|---------------------------------|-------------------------|---------------------------------|
| PROPERTY AREA                   | 72.0 sq.m (8,000 sq.m)  | 72.0 sq.m (8,000 sq.m per unit) |
| NUMBER OF STORY                 | 3/4.0 m (8.2F)          | 4.0F                            |
| GROUND FLOOR AREA               | 1.5 STORY               | 1.5 STORY                       |
| LOT COVERING (%)                | 37.6 sq.m               | 32.6 sq.m                       |
| LOT COVERAGE ACCESSORY BUILDING | 14.6 sq.m (LEFT SIDE)   |                                 |
| PIED AREA ACCESSORY BUILDING    |                         |                                 |
| PIED AREA (%)                   | 6.1%                    |                                 |
| FIRE FLOW                       | 36.23 sq.m (8.6G)       | > 30%                           |
| LANDSCAPE                       | CONTINUOUS ROW OF TREES | ABUTTING LOW-LEVEL RESIDENTIAL  |
| PLANTING STRIP                  | 33.10 m                 | 1.0 m                           |
| FRONT YARD SETBACK              | 21.0 m                  | 6.0 m                           |
| REAR YARD SETBACK               | 28.5 m                  | 7.5 m                           |
| LOT FRONTAGE                    | 10.2 m                  | 10.0 m                          |
| LOT DEPTH                       | 11.2 m                  | 30.0 m                          |
| FRONT YARD                      | 0.8 m                   |                                 |
| PARKING CALCULATION             | 1 PER DRIVEWAY          | 1 SPACE PER UNIT                |
| SPACES                          | 51                      | 1                               |
| BARBETRE FREE SPACES            | 1                       | 1                               |

|                  |                                    |
|------------------|------------------------------------|
| SNOW REMOVAL:    | TO BE PROVIDED BY PRIVATE SERVICES |
| GARBAGE REMOVAL: | TO BE PROVIDED BY PRIVATE SERVICES |
| BICYCLE PARKING: | GARAGE UNITS                       |
| LOADING SPACES:  | N/A                                |
| FENCE:           | 1.8 m HIGH CHAINLINK FENCE         |

WHERE COURT IS LESS THAN 7.5m BETWEEN BUILDINGS, NEITHER OPPOSING WALLS CAN CONTAIN WINDOWS WITH HABITABLE ROOMS.

|          |                                                |
|----------|------------------------------------------------|
| EXISTING | DENOTES EXISTING INFORMATION                   |
| PROPOSED | DENOTES PROPOSED WORK                          |
| +        | DENOTES EXISTING UTILITY POLE LOCATION         |
| ▲        | DENOTES EXISTING ELEVATION                     |
| ▽        | DENOTES PROPOSED FINISHED GRADE ELEVATION      |
| ●        | DENOTES INTERCUT POINT                         |
| —        | PIKE ROUTE = CENTERLINE                        |
| —        | PROPOSED DITCH                                 |
| —        | SELF ATTIGATION                                |
| —        | SELF ATTIGATION                                |
| —        | 1.8m CHAIN-LINK FENCE                          |
| —        | LIGHT DUTY ASPHALT                             |
| —        | DENOTES PROPOSED DIRECTION OF SURFACE DRAINAGE |
| —        | 100mm TOP SOIL AND SOD                         |
| —        | TREE AS PER PLANTING LIST                      |


  
 5m

## 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:**

**2269139 ONTARIO INC**

**The Owner(s) of:** PIN(s) 735851176; 735851175; 735851181, Firstly: Part Lot 6, Concession 3, Part 1, Plan 53R-20640, Township of McKim; Secondly: Lots 88 and 89, Plan 31-SA, Part 2, Plan 53R-20640, Part Lot 6, Concession 3, Township of McKim; and Thirdly: Part of Alder Street, Plan 31SA, Parts 2 and 3, 53R-22342, Township of McKim, 185 Lorne Street, Sudbury P3C 4P6

**For the following reason(s):** Approval to permit a planting strip 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:**

**DATE:** Thursday, October 1, 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 September 25, 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/](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.

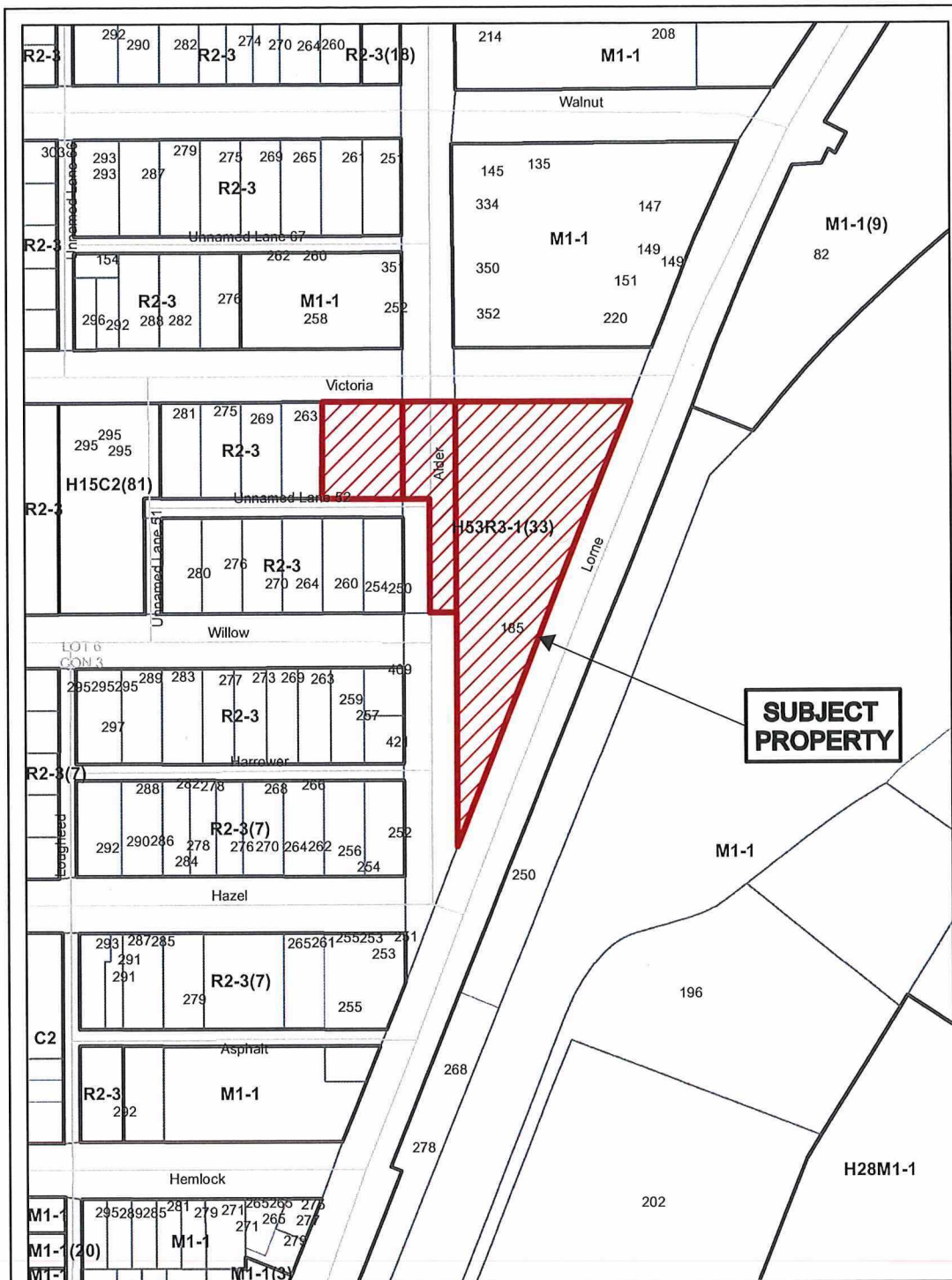
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H53R3-1(33)



**SUBJECT  
PROPERTY**



## Application for Minor Variance or Permission



Subject Property being PINs 73585-1176, 73585-1175 and 73585-1181, Firstly: Part Lot 6, Concession 3, Part 1, Plan 53R-20640, Township of McKim; Secondly: Lots 88 and 89, Plan 31-SA, Part 2, Plan 53R-20640, Part Lot 6, Concession 3, Township of McKim; and Thirdly: Part of Alder Street, Plan 31SA, Parts 2 and 3, 53R-22342, Township of McKim, 185 Lorne Street, Sudbury, City of Greater Sudbury

Sketch 1, NTS  
NDCA

PL-MV-2026-00126  
Date: 2026 09 16

DL-NV-2026-00126  
Sketch 2

YALOWECA  
architects inc.

Site Plan - New Construction

155 Lorne Street, Greater Sudbury ON Canada P4C 4P7

Wacky's

DATE: 2026-08-08

PROJECT: 2026-08-08

CLIENT: Wacky's

DESIGNER: YALOWECA

ARCHITECT: YALOWECA

ENGINEER: YALOWECA

LANDSCAPE: YALOWECA

PLANNING: YALOWECA

ENVIRONMENTAL: YALOWECA

TRAVEL: YALOWECA

WATER: YALOWECA

SEWER: YALOWECA

POWER: YALOWECA

TELEPHONE: YALOWECA

TELEVISION: YALOWECA

INTERNET: YALOWECA

MOBILE: YALOWECA

WIRELESS: YALOWECA

WIRE: YALOWECA

COAXIAL: YALOWECA

FIBER: YALOWECA

OPTICAL: YALOWECA

RADIO: YALOWECA

SATELLITE: YALOWECA

GROUNDWATER: YALOWECA

WATER: YALOWECA

SEWER: YALOWECA

POWER: YALOWECA

TELEPHONE: YALOWECA

TELEVISION: YALOWECA

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WIRELESS: YALOWECA

WIRE: YALOWECA

COAXIAL: YALOWECA

FIBER: YALOWECA

OPTICAL: YALOWECA

RADIO: YALOWECA

SATELLITE: YALOWECA

GROUNDWATER: YALOWECA

DATE: 2026-08-08

PROJECT: 2026-08-08

CLIENT: Wacky's

DESIGNER: YALOWECA

ARCHITECT: YALOWECA

ENGINEER: YALOWECA

LANDSCAPE: YALOWECA

PLANNING: YALOWECA

ENVIRONMENTAL: YALOWECA

TRAVEL: YALOWECA

WATER: YALOWECA

SEWER: YALOWECA

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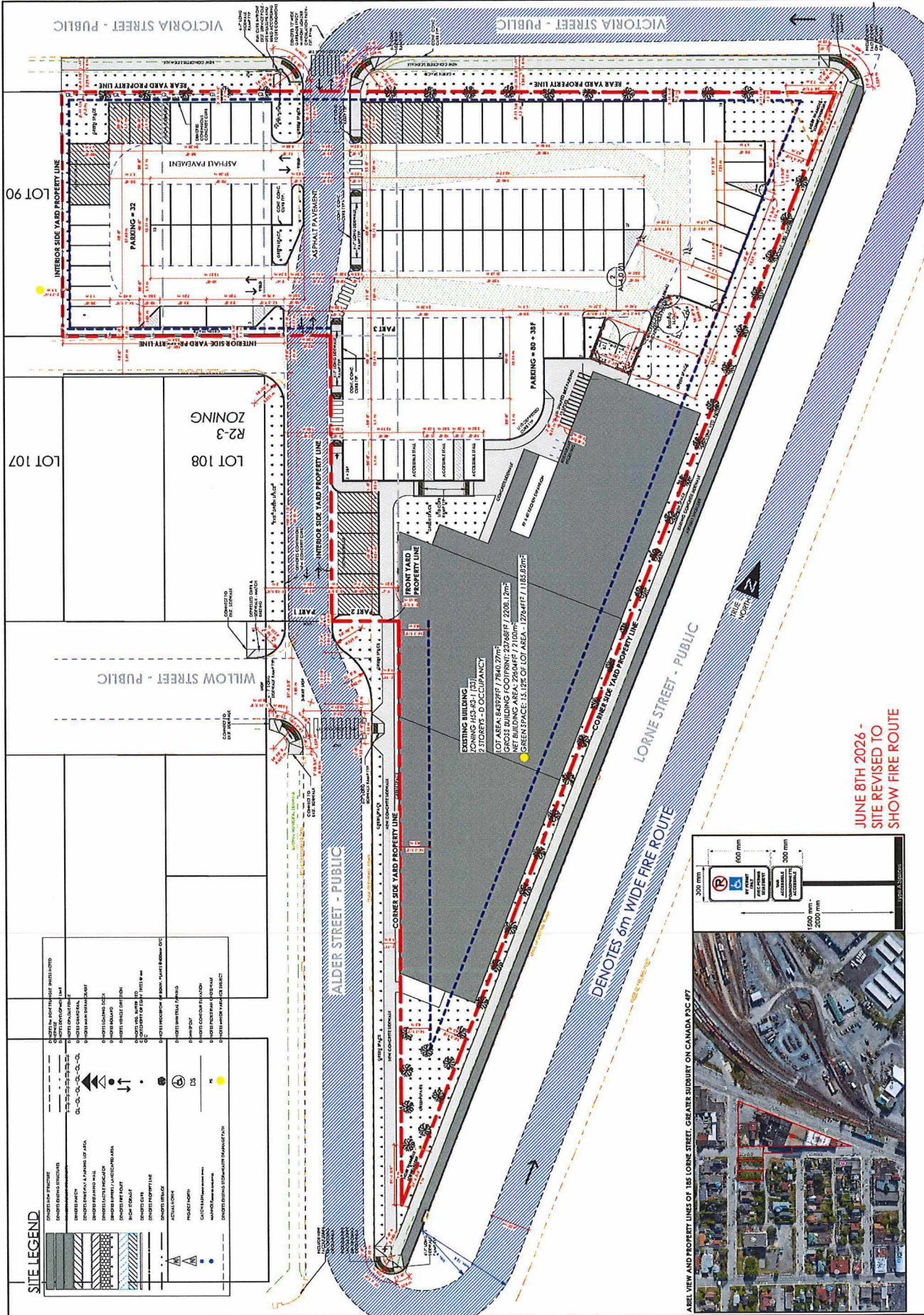
FIBER: YALOWECA

OPTICAL: YALOWECA

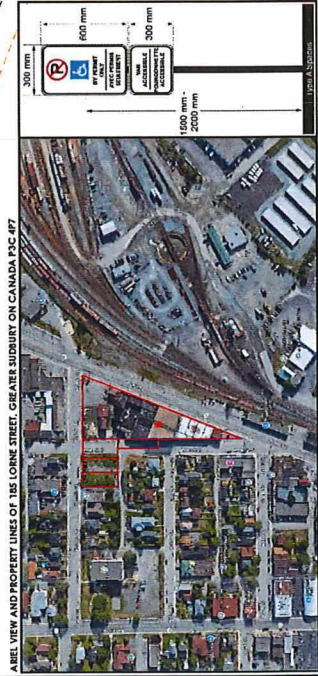
RADIO: YALOWECA

SATELLITE: YALOWECA

GROUNDWATER: YALOWECA



JUNE 8TH 2026 -  
SITE REVISED TO  
SHOW FIRE ROUTE



SITE LEGEND

|  |                             |
|--|-----------------------------|
|  | EXISTING BUILDING FOOTPRINT |
|  | PROPOSED BUILDING FOOTPRINT |
|  | PARKING SPACE               |
|  | ACCESS ROAD                 |
|  | EASEMENT                    |
|  | FIRE ROUTE                  |
|  | STREET                      |
|  | SIDWALK                     |
|  | CURB                        |
|  | FENCE                       |
|  | TREE                        |
|  | LANDSCAPING                 |
|  | WATER FEATURE               |
|  | SEWER LINE                  |
|  | WATER LINE                  |
|  | POWER LINE                  |
|  | TELEPHONE LINE              |
|  | TELEVISION LINE             |
|  | INTERNET LINE               |
|  | MOBILE LINE                 |
|  | WIRELESS LINE               |
|  | WIRE LINE                   |
|  | COAXIAL LINE                |
|  | FIBER LINE                  |
|  | OPTICAL LINE                |
|  | RADIO LINE                  |
|  | SATELLITE LINE              |
|  | GROUNDWATER LINE            |

## 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:**

**TERRY HERAULT AND LISE HERAULT**

**The Owner(s) of:** PIN(s) 735051022, Part Lot 7, Concession 1, Parts 1 and 2, Plan 53R-19685, Township of Hanmer, 1744 Yorkshire Drive, Val Caron P3N 1R9

**For the following reason(s):** Approval to permit an opaque fence providing 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:**

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**TIME:** 05:00 PM

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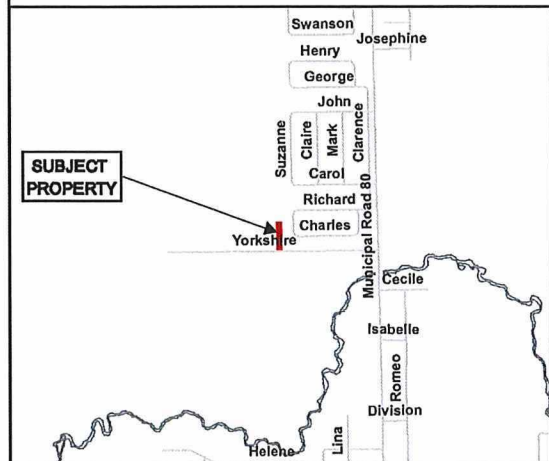
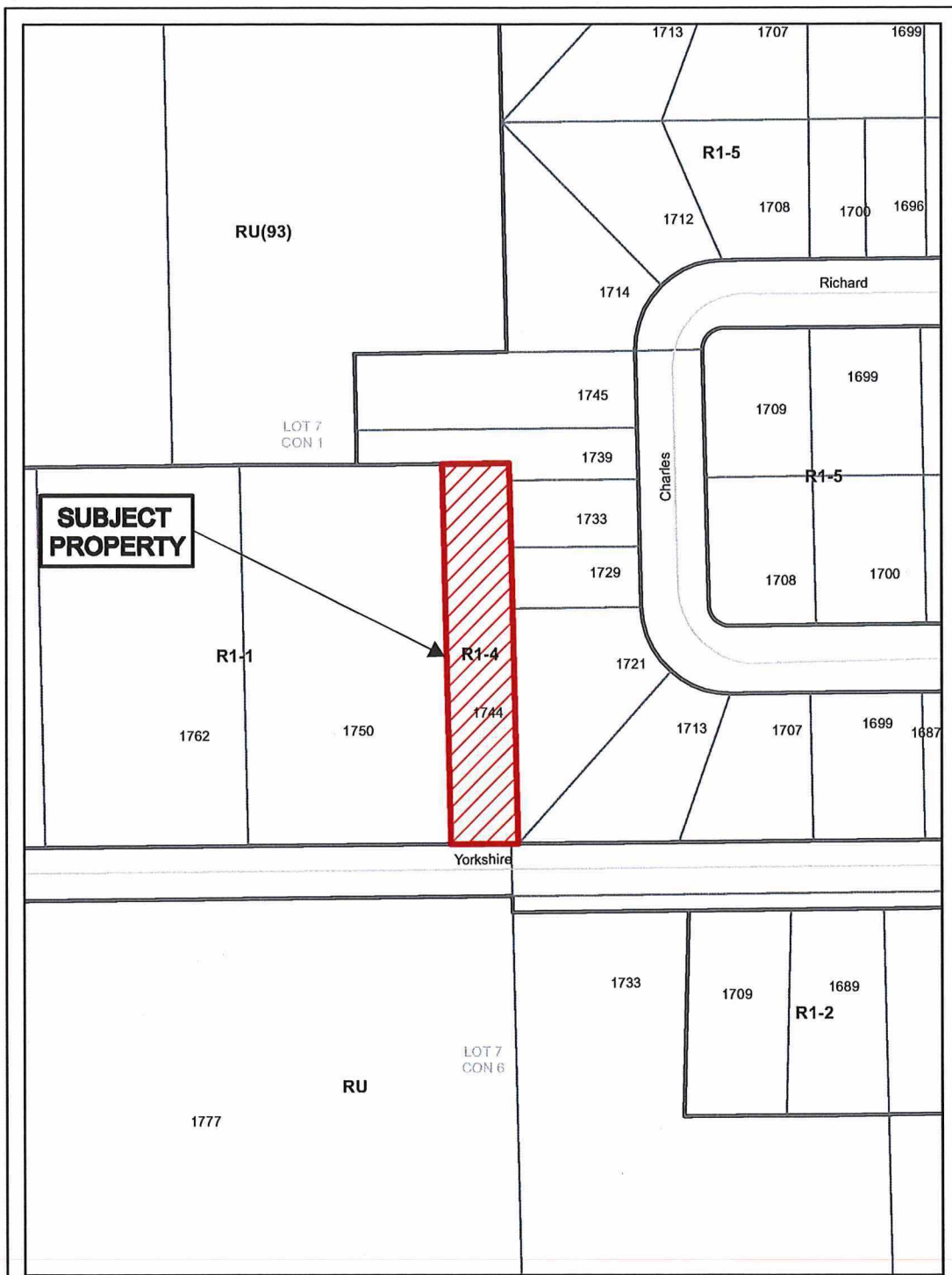
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R1-4



|                                                                                                                                                                                                         |                                              |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|--|
| <p><b>Application for Minor Variance or Permission</b></p>                                                                                                                                              |                                              |  |
| <p>Subject Property being PIN 73505-1022,<br/>Part Lot 7, Concession 1,<br/>Parts 1 and 2, Plan 53R-19685,<br/>Township of Hanmer,<br/>1744 Yorkshire Drive, Val Caron,<br/>City of Greater Sudbury</p> |                                              |  |
| <p>Sketch 1, NTS<br/>NDCA</p>                                                                                                                                                                           | <p>PL-MV-2026-00127<br/>Date: 2026 09 14</p> |  |



## 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:**

**YVONNE MORELLI AND JOSEPH MORELLI**

**The Owner(s) of:** PIN(s) 735970824, Lot 7, Plan 53M-1449, Part Lot 8, Concession 1, Township of McKim, 837 Moonrock Avenue, Sudbury P3E 0B3

**For the following reason(s):** Approval to construct an opaque fence providing setbacks at variance to the By-law.

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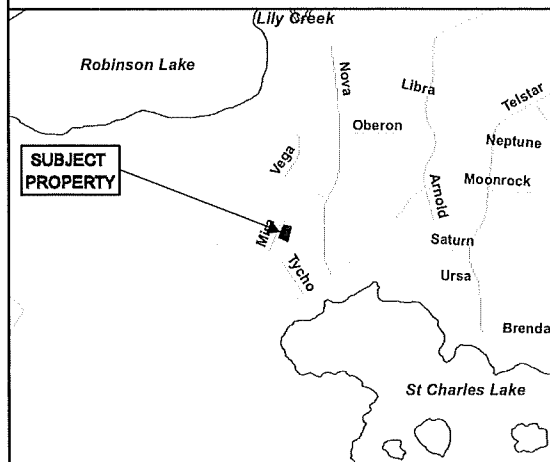
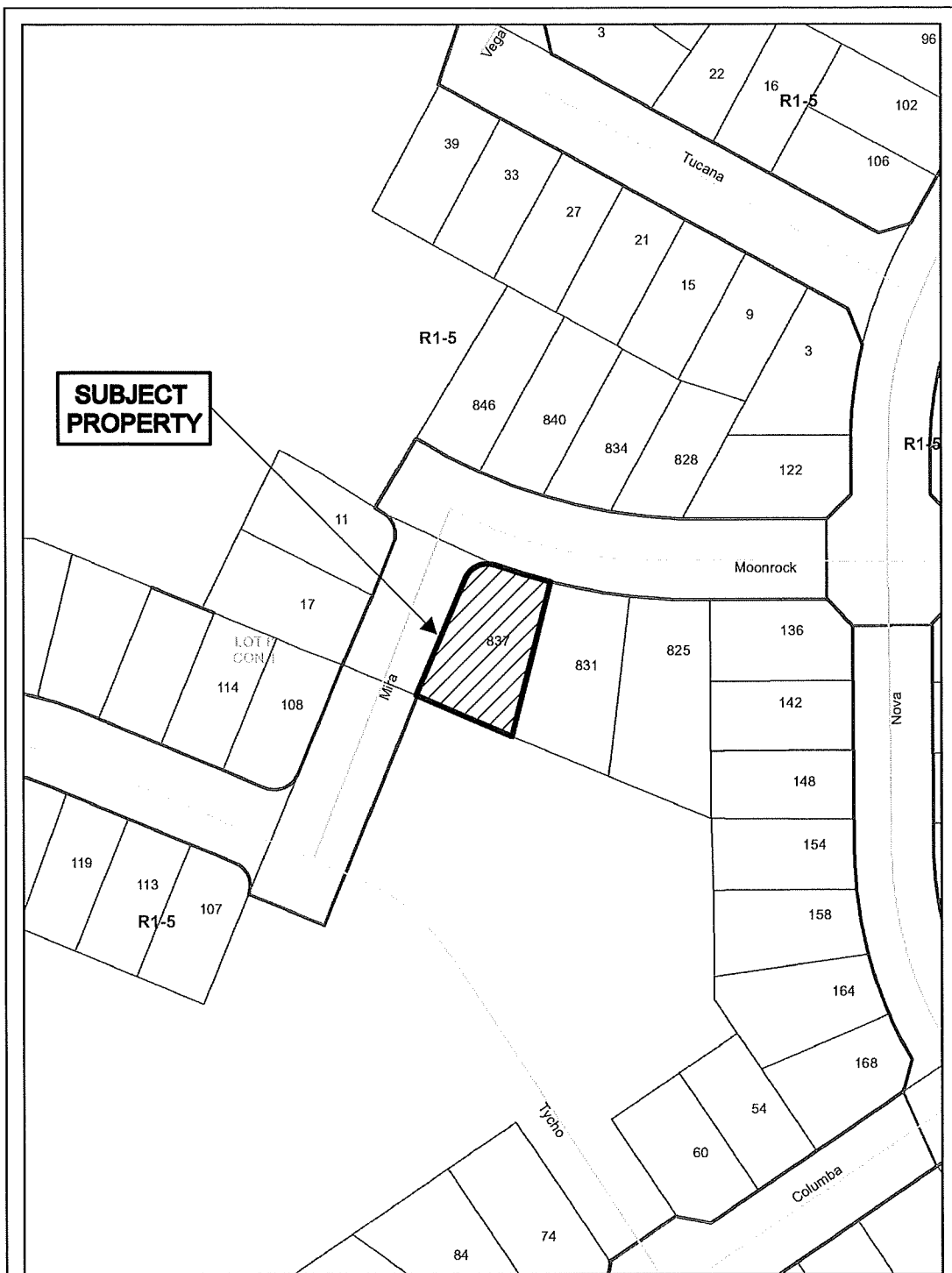
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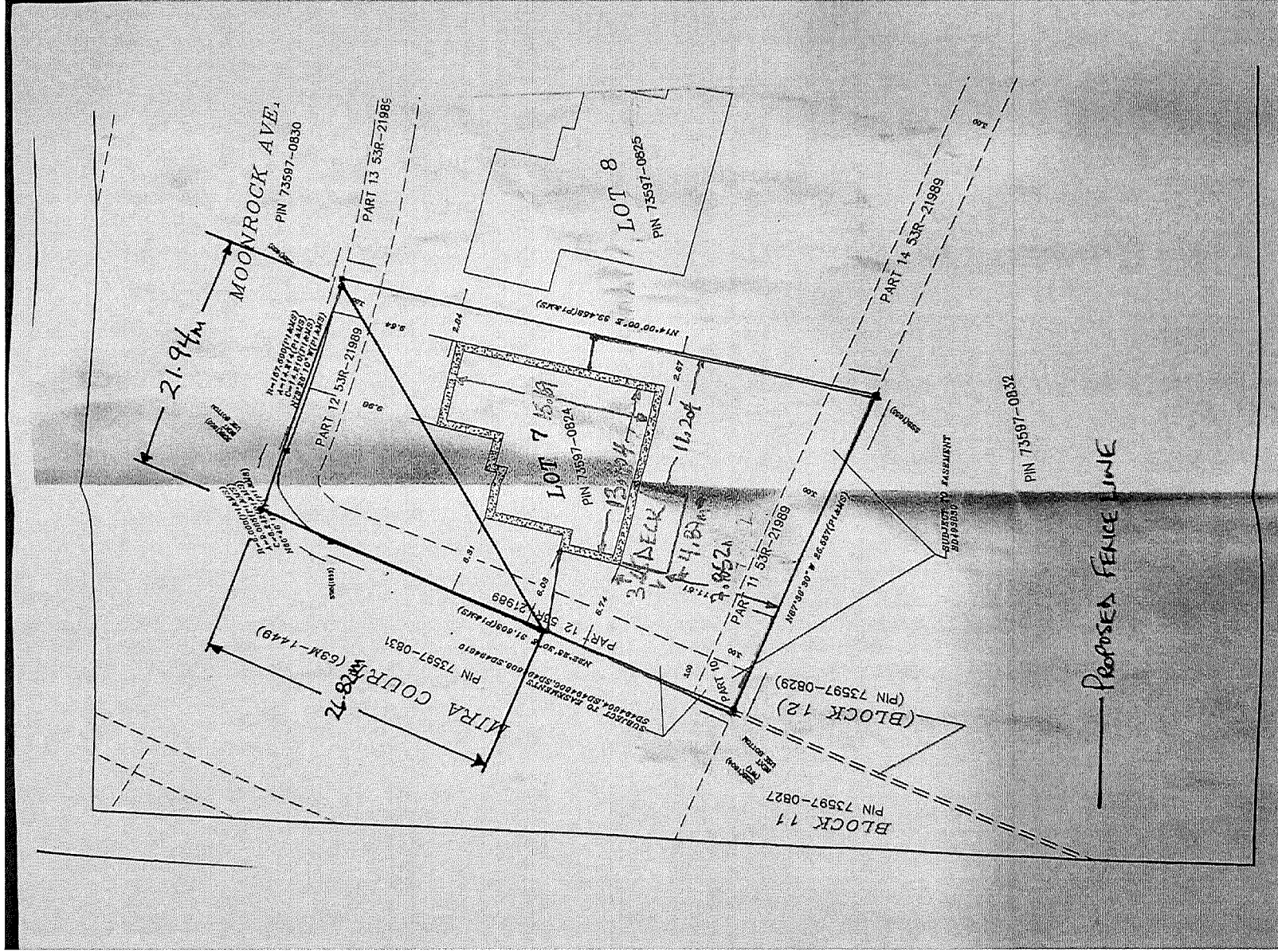
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R1-5



|                                                                                                                                                                                                                                                                                                    |                                                       |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|--|
| <p><b>Application for Minor Variance or Permission</b></p> <p>Subject Property being PIN 73597-0824,<br/>         Lot 7, Plan 53M-1449,<br/>         Part Lot 8, Concession 1,<br/>         Township of McKim,<br/>         837 Moonrock Avenue, Sudbury,<br/>         City of Greater Sudbury</p> |                                                       |  |
| <p>Sketch 1, NTS<br/>         NDCA</p>                                                                                                                                                                                                                                                             | <p>PL-MV-2026-00128<br/>         Date: 2026 09 15</p> |  |



PROPOSED FENCE LINE

PL-MV-2020-00128  
Sketch 2