

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:
LIAM DEACON**

The Owner(s) of: PIN(s) 733770233, Parcel 22662 SEC SWS SRO, Lot 261, Plan M-923, Part Lot 7, Concession 5, Township of Waters, 240 Ninth Avenue, Lively P3Y 1M6

For the following reason(s): Approval to construct a detached garage and fence on the subject property providing accessory lot coverage, height, encroachments, and setbacks at variance to the Bylaw.

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, November 26, 2025
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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- **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 November 21, 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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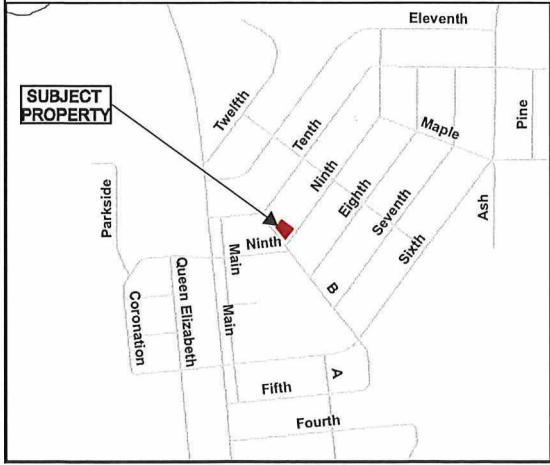
A certified copy of the decision will be sent to each person who files with the Secretary-Treasurer a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.

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R1-5



Application for Minor Variance or Permission



Subject Property being PIN 73377-0233,
 Parcel 22662 SEC SWS SRO,
 Lot 261, Plan M-923,
 Part Lot 7, Concession 5,
 Township of Waters,
 240 Ninth Avenue, Lively,
 City of Greater Sudbury

Sketch 1, NTS PL-MV-2025-00127
 NDCA Date: 2025 10 08

118 Regent Street
Sudbury, ON, P3C 4C2

www.crocodilepress.com

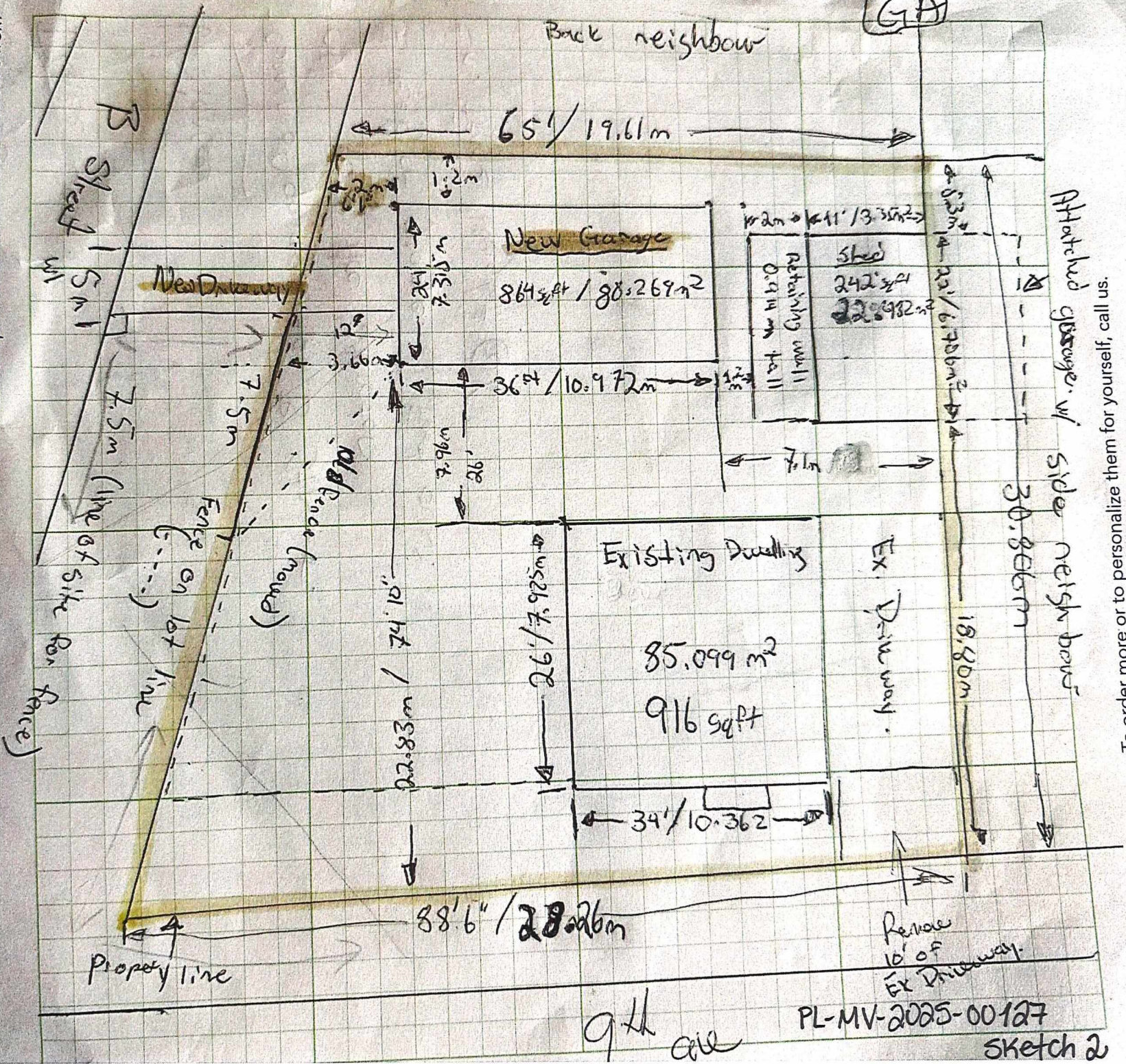
Permit

New Driveway w/
garage

Variance

Corner of garage
to B St.
- Height of garage
over 10ft
Fence

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NOTICE OF PUBLIC HEARING

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Take notice that an application has been made by:

PAT HEAPHY AND STACEY HEAPHY

The Owner(s) of: PIN(s) 735810034, Parcel 50476 SEC SES, Part Lot 2, Concession 3, Parts 4, 8, 9, 12, 13, 22, 23, 24, 25, 26 & 39, Plan 53R-13778, Township of McKim, 1257 North Shore Drive, Sudbury P3B 1E7

For the following reason(s): Approval to construct an addition on the existing single detached dwelling and to permit an accessory structure providing high water mark setbacks and shoreline structures at variance to the By-law.

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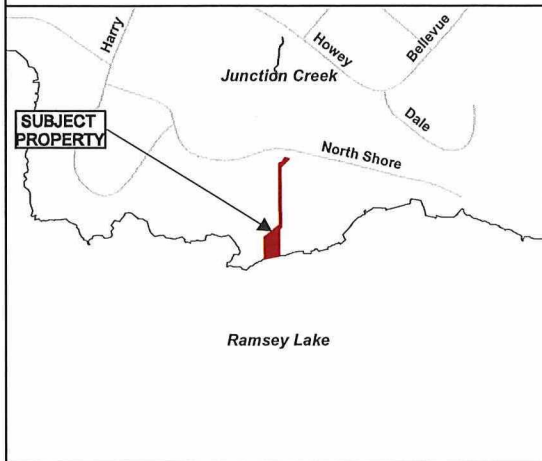
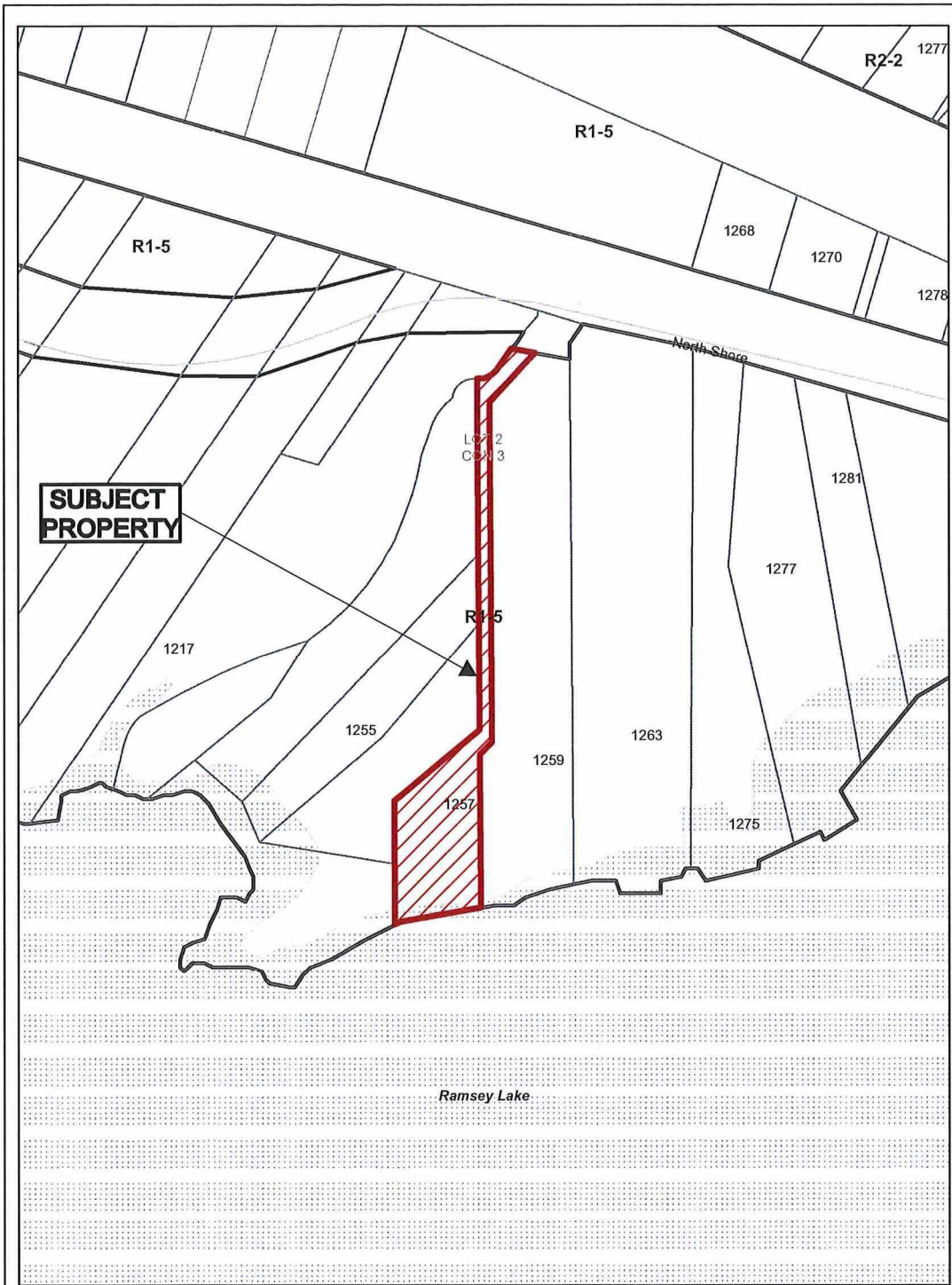
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R1-5



Application for Minor Variance or Permission



Subject Property being PIN 73581-0034,
 Parcel 50476 SEC SES, Part Lot 2, Concession 3,
 Parts 4, 8, 89, 12, 13, 22, 23, 24, 25, 26 & 39, Plan 53R-13778,
 Township of McKim,
 1257 North Shore Drive, Sudbury,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

PL-MV-2025-00147
 Date: 2025 10 14

NOTICE OF PUBLIC HEARING

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Take notice that an application has been made by:

SONYA ARCAND

The Owner(s) of: PIN(s) 735090332, Part Lot 7, Concession 2, being Part 2, Plan 53R-19256, Township of Capreol, 4015 Dupuis Drive, Hanmer P3P 0B3

For the following reason(s): Approval to permit an accessory building containing an additional dwelling unit providing a setback from the main building and location at variance to the By-law.

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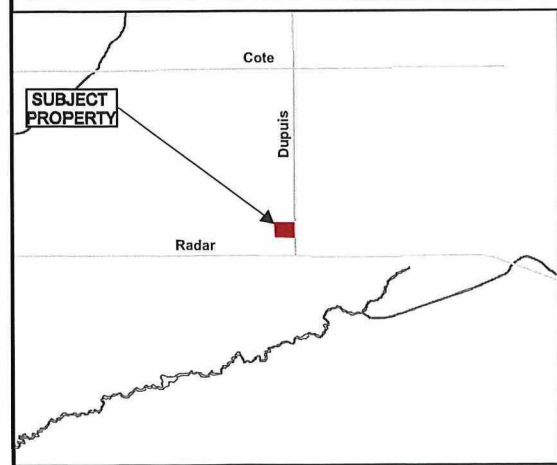
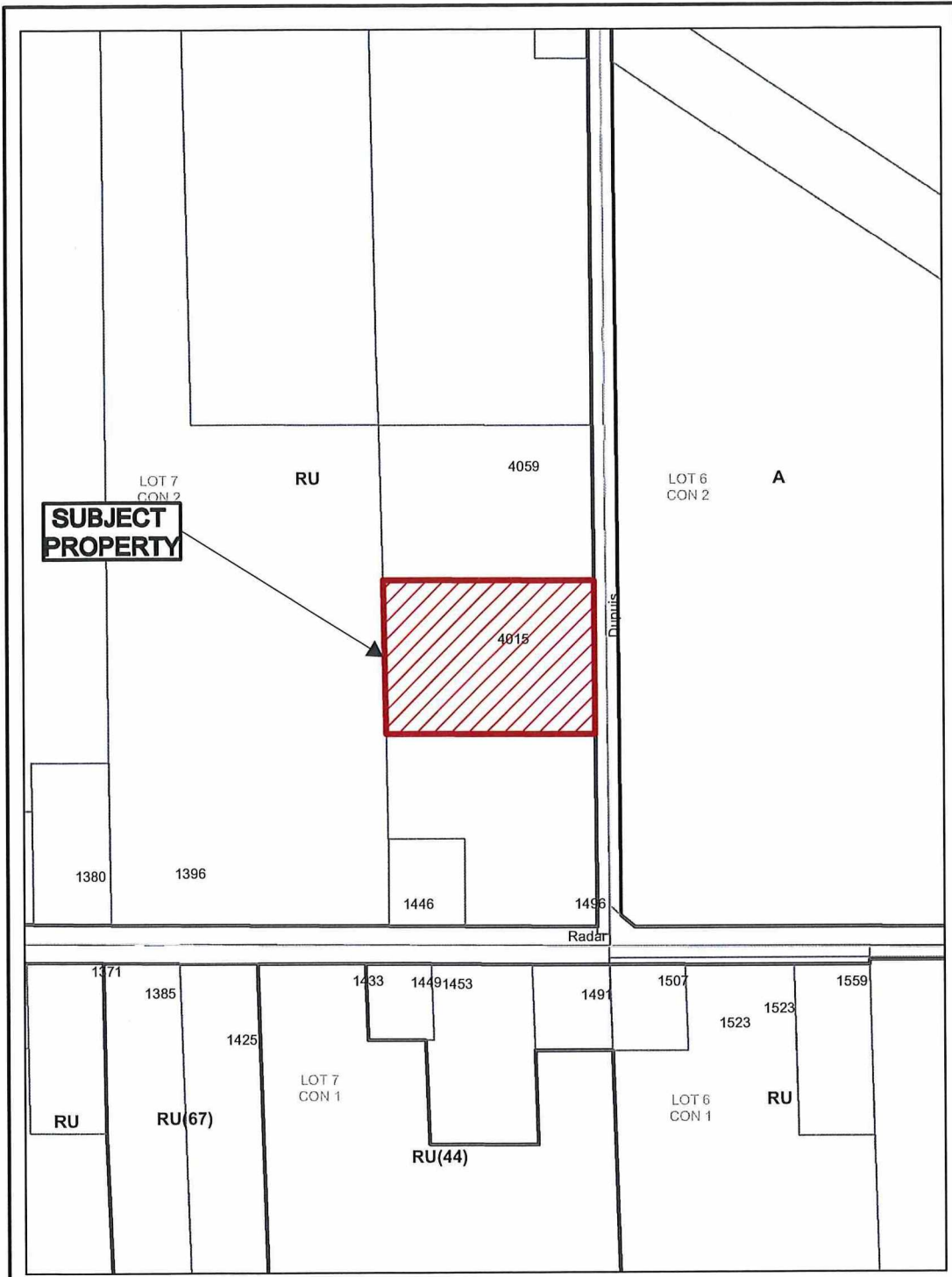
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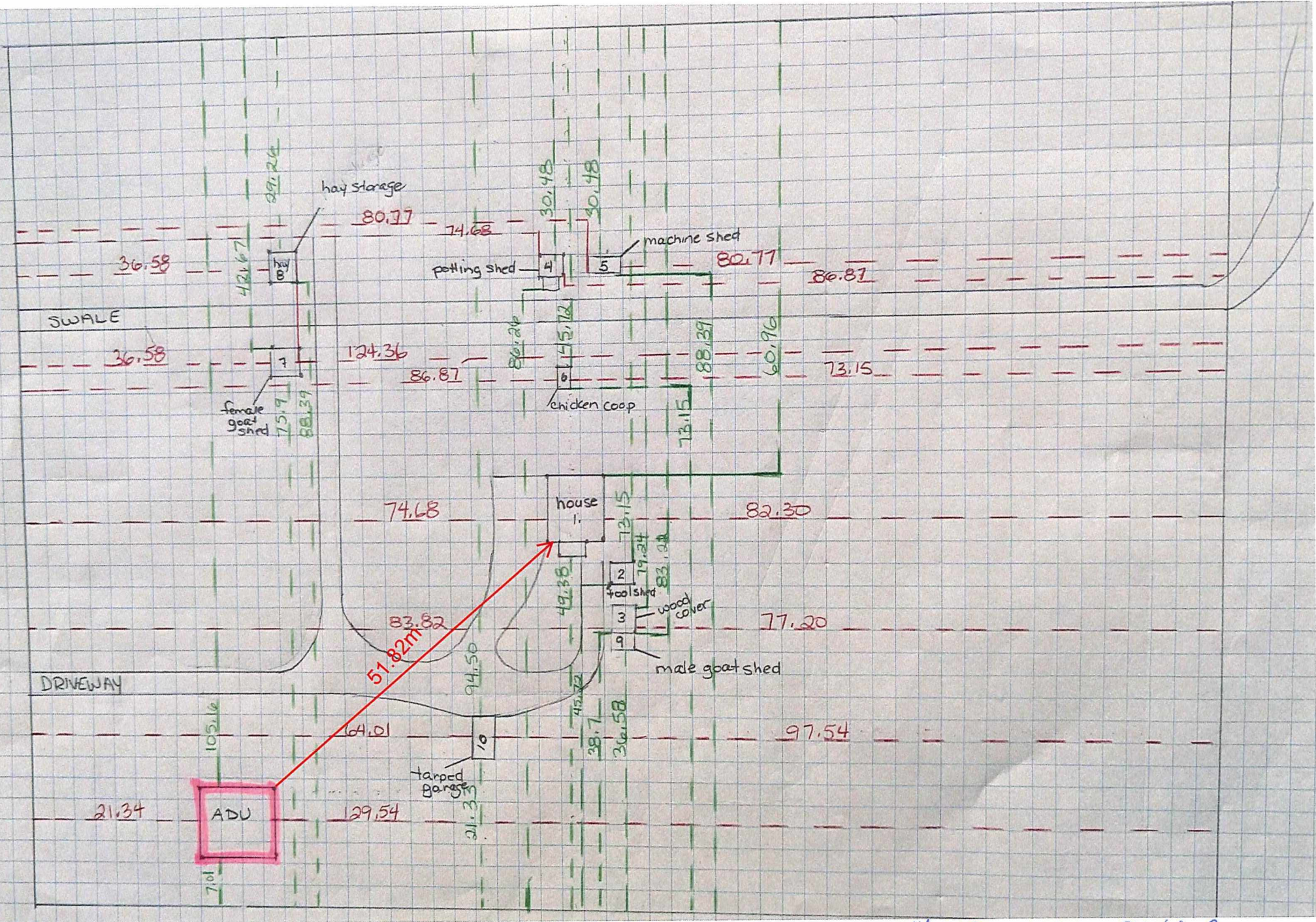


Application for Minor Variance or Permission

Subject Property being PIN 73509-0332, Part Lot 7, Concession 2, being Part 2, Plan 53R-19256, Township of Capreol, 4015 Dupuis Drive, Hanmer, City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2025-00152
Date: 2025 10 27



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:

KYLE ARZENI AND MELISSA ARZENI

The Owner(s) of: PIN(s) 735730079, Parcel 16387 SEC SES, Part Lot 5, Plan M-279, Part 2, Plan SR-328, Part Lot 12, Concession 4, Township of Neelon, 117 First Avenue, Sudbury P3B 3L2

For the following reason(s): Approval to construct an addition on an existing garage providing a height at variance to the By-law.

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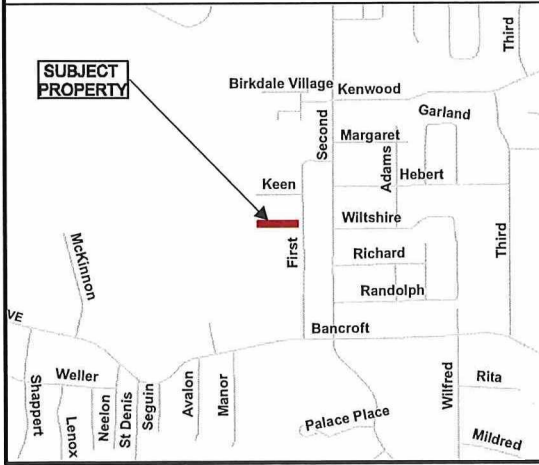
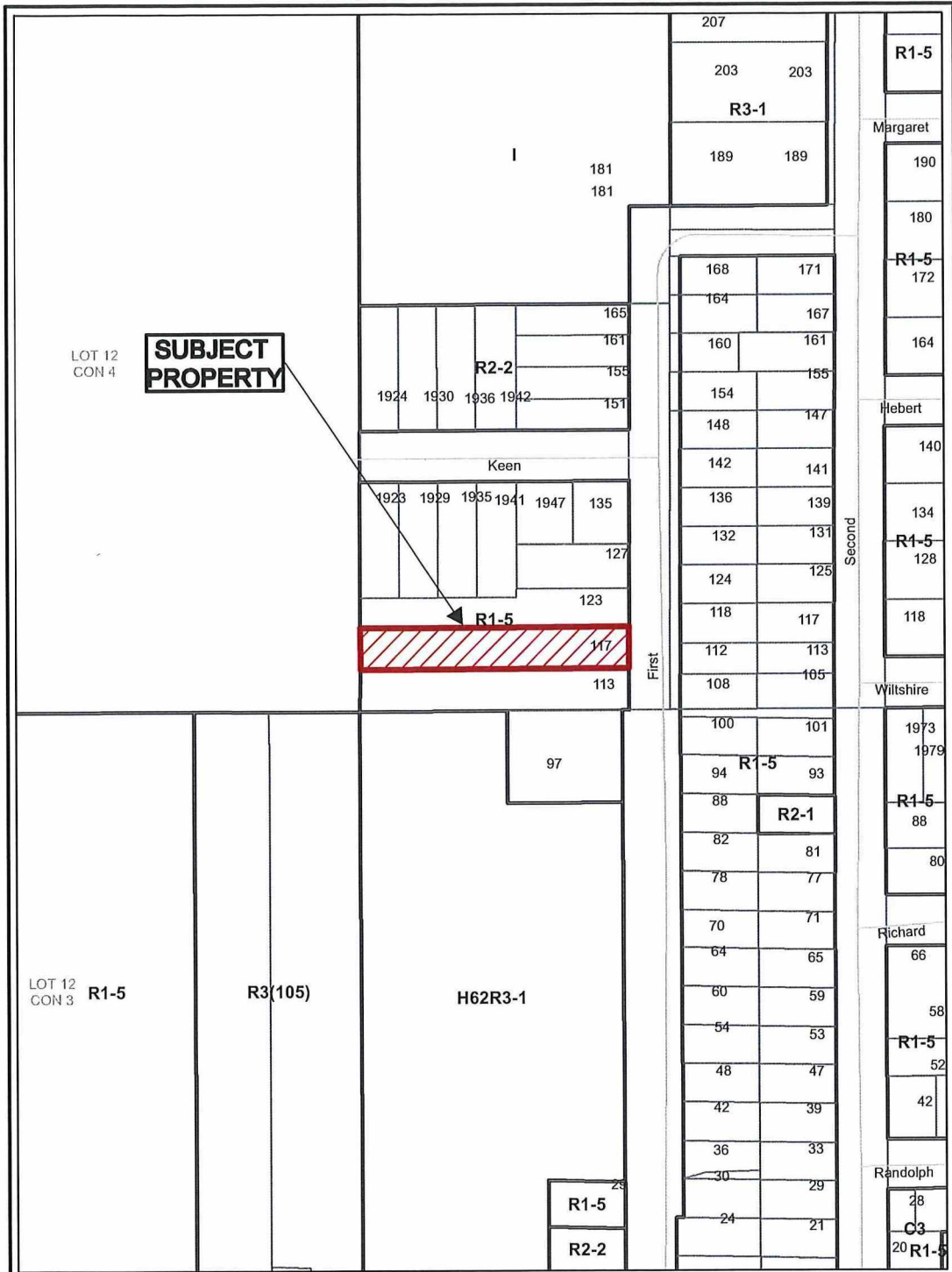
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R1-5

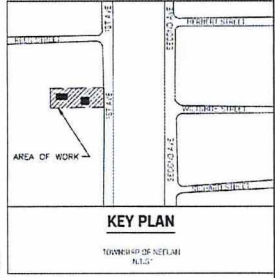
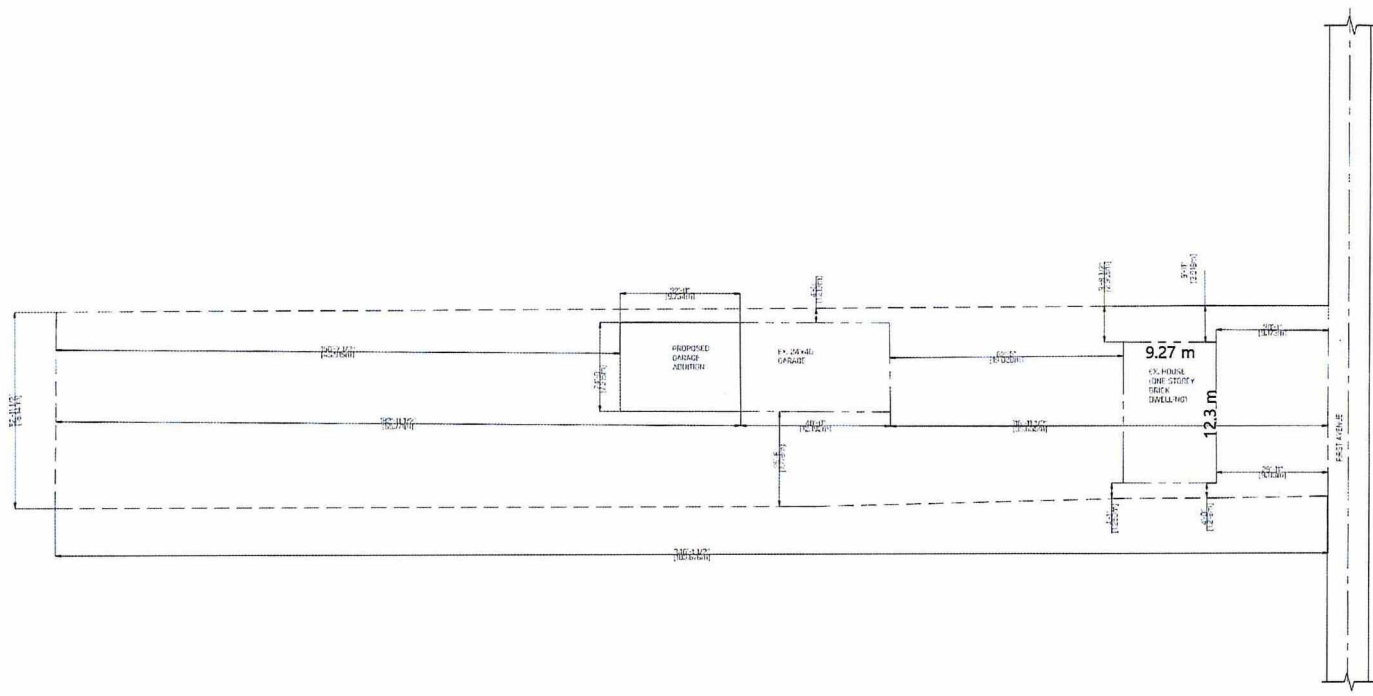


Application for Minor
Variance or Permission

Subject Property being PIN 73573-0079,
Parcel 16387 SEC SES,
Part Lot 5, Plan M-279, Part 2, Plan SR-328,
Part Lot 12, Concession 4,
Township of Neelon,
117 First Avenue, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2025-00153
Date: 2025 10 28



KEY PLAN
TOWNSHIP OF SEELAN
ILL.

**PRELIMINARY
NOT FOR CONSTRUCTION**

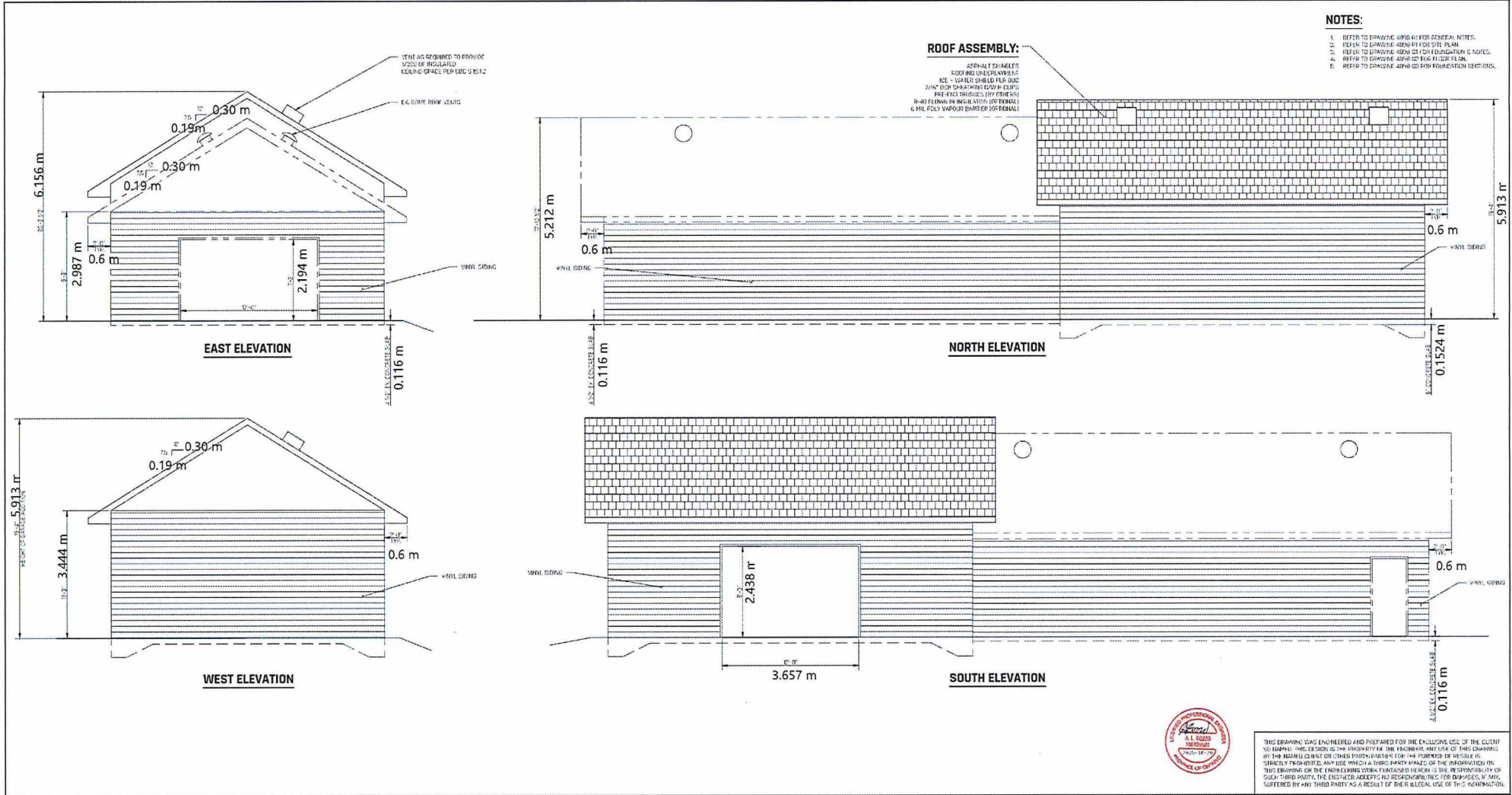


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REFERENCE DRAWING NO	REF DWG REV	REFERENCE DRAWING TITLE	REVISION	REVISION DESCRIPTION	REV BY	APP'D BY	DATE
			A	ISSUE FOR REVIEW	M.B.		

CLIENT NAME		KYLE ARZENI	
SITE		117 FIRST AVENUE, SUDBURY, ON	
PROJECT DESCRIPTION		GARAGE ADDITION	
DRAWING DESCRIPTION		SITE PLAN	
DRAWN BY	DATE DRAWN	CHECKED BY	DATE CHECKED
M. BÉLANGER	2025-09-21		
APPROVED BY	DATE APPROVED	SCALE	DRAWING NUMBER
		1/16"=1'-0"	4898-P1
		REVISION	A

PL-MV-2025-00153
Sketch 2



- NOTES:**
1. REFER TO DRAWING 4898-S4 FOR GENERAL NOTES.
 2. REFER TO DRAWING 4898-P1 FOR SITE PLAN.
 3. REFER TO DRAWING 4898-21 FOR FOUNDATION DETAILS.
 4. REFER TO DRAWING 4898-S4 FOR FLOOR PLAN.
 5. REFER TO DRAWING 4898-S4 FOR FOUNDATION SECTIONS.



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REFERENCE DRAWING NO.	REF DWG REV	REFERENCE DRAWING TITLE	REVISION	REVISION DESCRIPTION	REV BY	APP'D BY	DATE
			0	ISSUE FOR CONSTRUCTION	M.B.	A.B.	2025-10-20



CLIENT NAME	KYLE ARZENI
SITE	117 FIRST AVENUE, SUDBURY, ON
PROJECT DESCRIPTION	GARAGE ADDITION
DRAWING DESCRIPTION	ELEVATION VIEWS
DRAWN BY	M. BELANGER
DATE DRAWN	2025-10-10
CHECKED BY	M. JOYAL
DATE CHECKED	2025-10-20
APPROVED BY	A. BOZZO
DATE APPROVED	2025-10-20
SCALE	1/4"=1'-0"
DRAWING NUMBER	4898-S4
REVISION	0

PL-MV-2025-00153
 Sketch 3

Box 5000, Station A
200 Brady Street
Sudbury, Ontario P3A 5P3
(705) 671-2489 ext 4376 or 4346
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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:
AMBERWOOD REAL ESTATE INC.**

The Owner(s) of: PIN(s) 735960935, Firstly: Part of Lot 7, Concession 1, as in LT63621, LT63721, LT68251 & LT68789, except LT69355, LT95108 & LT99279; Township of McKim, 1385 Regent Street, Sudbury P3E 3Z1

For the following reason(s): Approval to provide no screening device within an existing planting strip at variance to the By-law.

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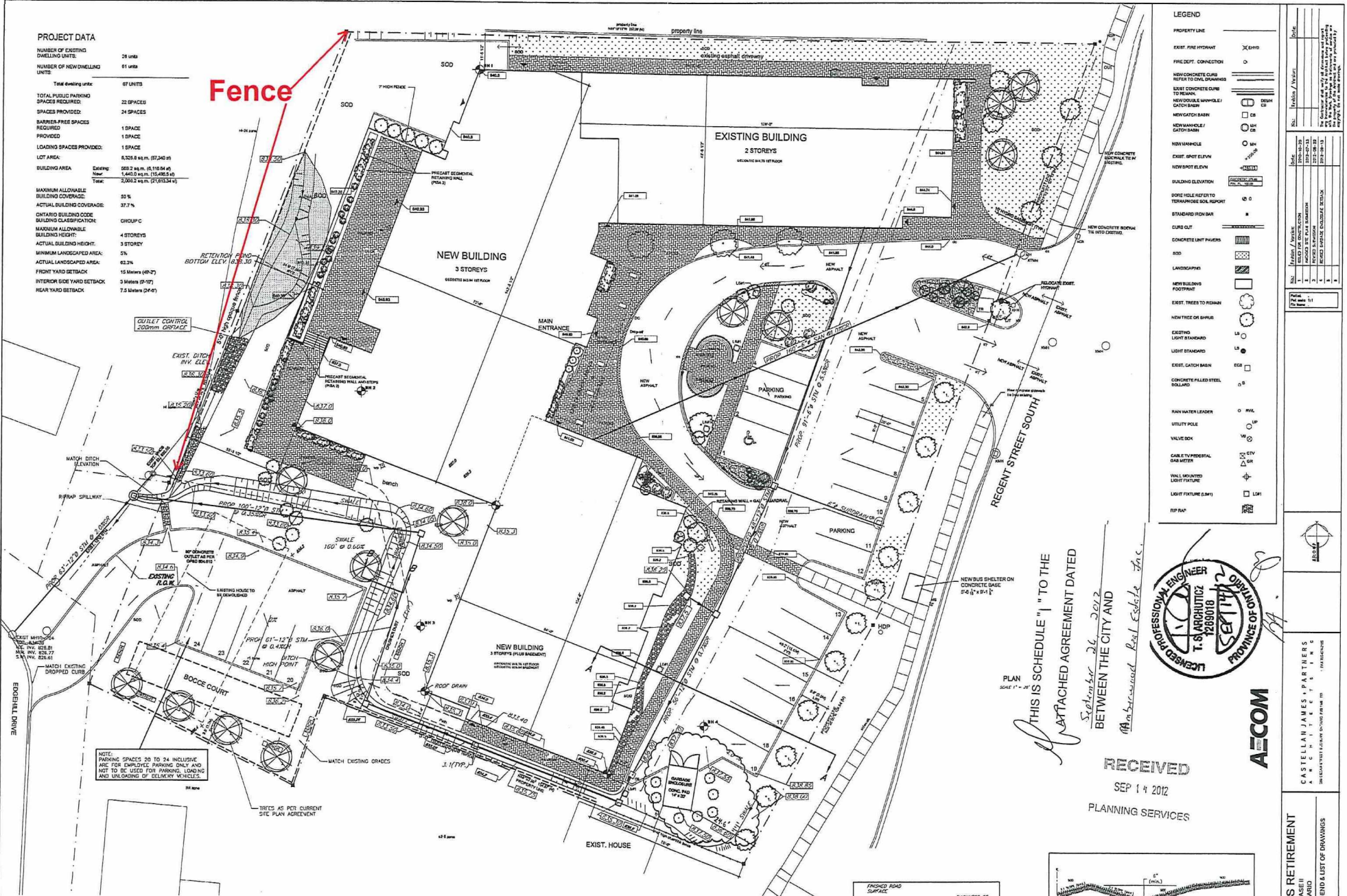
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C2(63)

PROJECT DATA

NUMBER OF EXISTING DWELLING UNITS:	28 UNITS
NUMBER OF NEW DWELLING UNITS:	61 UNITS
Total dwelling units:	89 UNITS
TOTAL PUBLIC PARKING SPACES REQUIRED:	23 SPACES
SPACES PROVIDED:	24 SPACES
BARRIER-FREE SPACES REQUIRED:	1 SPACE
PROVIDED:	1 SPACE
LOADING SPACES PROVIDED:	1 SPACE
LOT AREA:	6,326.8 sq. ft. (57,240 sq. ft.)
BUILDING AREA:	Existing: 208,244 sq. ft. (19,184 sq. ft.) New: 1,440,244 sq. ft. (15,485 sq. ft.) Total: 1,648,488 sq. ft. (15,679 sq. ft.)
MAXIMUM ALLOWABLE BUILDING COVERAGE:	50 %
ACTUAL BUILDING COVERAGE:	37.7 %
OUTSTANDING BUILDING CODE:	GROUP C
MAXIMUM ALLOWABLE BUILDING HEIGHT:	4 STOREYS
ACTUAL BUILDING HEIGHT:	3 STOREYS
MINIMUM LANDSCAPED AREA:	5%
ACTUAL LANDSCAPED AREA:	62.3%
FRONT YARD SETBACK:	15 Meters (49'-2")
INTERIOR SIDE YARD SETBACK:	3 Meters (9'-7")
REAR YARD SETBACK:	7.5 Meters (24'-6")

Fence



LEGEND

PROPERTY LINE	---
EXIST. FINE WORK	X/END
FRESH CUT CONNECTION	○
NEW CONCRETE CURB REFER TO THIS DRAWING	▬
EXIST. CONCRETE CURB TO REMAIN	▬
NEW DOUBLE MANHOLE/CATCH BASIN	○
NEW CATCH BASIN	○
NEW MANHOLE/CATCH BASIN	○
NEW MANHOLE	○
EXIST. SPOT ELEVATION	+
NEW SPOT ELEVATION	+
BUILDING ELEVATION	▬
BONE HOLE REFER TO TEMPORARY SOIL SHEET	○
STANDARD IRON BAR	▬
CURB CUT	▬
CONCRETE LIMIT PAVERS	▬
SOD	▬
LANDSCAPING	▬
NEW BUILDING FOOTPRINT	▬
EXIST. TREES TO REMAIN	○
NEW TREE OR SHURB	○
EXISTING LIGHT STANDARD	○
LIGHT STANDARD	○
EXIST. CATCH BASIN	○
CONCRETE FILLED STEEL COLLAR	○
RAIN WATER LEADER	○
UTILITY POLE	○
VALVE BOX	○
CABLE TYPED/PAVED GAS METER	○
WALL MOUNTED LIGHT FIXTURE	○
LIGHT FIXTURE (LUM)	○
RIP RAP	▬

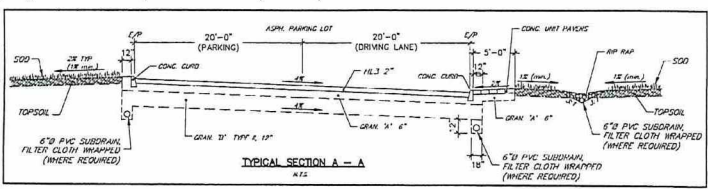
No.	Revised / Notes
1	ISSUED FOR PERMIT
2	REVISED TO ADD SANITARY
3	REVISED TO CORRECT ERROR
4	REVISED TO CORRECT ERROR

THIS IS SCHEDULE "1" TO THE ATTACHED AGREEMENT DATED September 26, 2012 BETWEEN THE CITY AND Ambassador Real Estate Inc.



RECEIVED SEP 14 2012 PLANNING SERVICES

NOTE: PARKING SPACES 20 TO 24 INCLUSIVE ARE FOR EMPLOYEE PARKING ONLY AND NOT TO BE USED FOR PARKING, LOADING AND UNLOADING OF DELIVERY VEHICLES.



GENERAL NOTES

LOCATIONS OF ALL EXISTING UTILITIES ARE APPROXIMATE ONLY AND MUST BE CONFIRMED IN THE FIELD.

ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE OUTSTANDING PROVINCIAL STANDARDS SPECIFICATIONS AND SPECIFICATIONS AND CITY OF GREATER SEASIDE SUPPLEMENTAL SPECIFICATIONS AND STANDARD DRAWINGS.

BEFORE CONSTRUCTION OF THE EXISTING UTILITY SHALL BE MADE WITH APPROVAL HAS BEEN OBTAINED FROM THE CITY. THE NEW UTILITY SHALL BE TESTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER BEFORE CONNECTION TO THE EXISTING PLANT CAN TAKE PLACE.

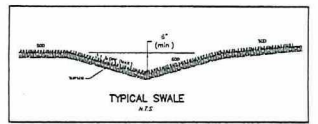
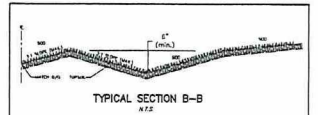
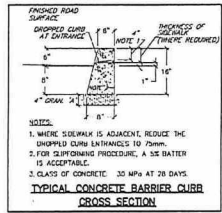
ALL SANITARY MAINS SHALL BE PVC DOW 33. ALL WATERMAIN MAINS SHALL BE PVC DRY-LOLUM WITH 40% C-DOSE.

ALL WALKER SERVICES AND WATERMAIN SERVICES SHALL BE AS PER 0202-1021242.

ALL WALK SERVICES SHALL BE AS PER 0202-1021242.

CONSTRUCTION NOTES:

- SPOT ELEVATIONS ON ASPHALT REFER TO FINISHED ASPHALT ELEVATION.



PL-MV-2026-00153

Sketch 2

BREEZES RETIREMENT

RESUBMIT PHASE II SUBSTANTIVE CHANGES SITE PLAN, LEGEND & LIST OF DRAWINGS

Drawn by: M.
Checked by: M.
Project No: 0221
Date: OCTOBER 4, 2012
Scale: AS SHOWN
Drawing No: C-1

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:

ROGER DOUCET AND EVA MARIE DOUCET

The Owner(s) of: PIN(s) 021330050, Lot 39, Plan 18-SB, Part Lot 5, Concession 4, Township of McKim, 216 Nolin Street, Sudbury P3C 2V5

For the following reason(s): Approval to construct a deck, stairs and landing on the subject property providing 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, November 26, 2025
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, November 26, 2025 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 November 21, 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.

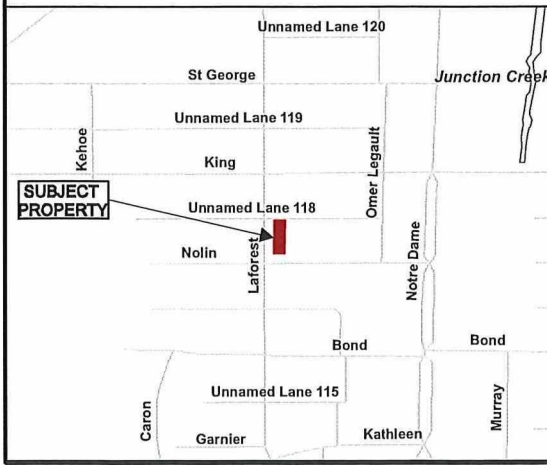
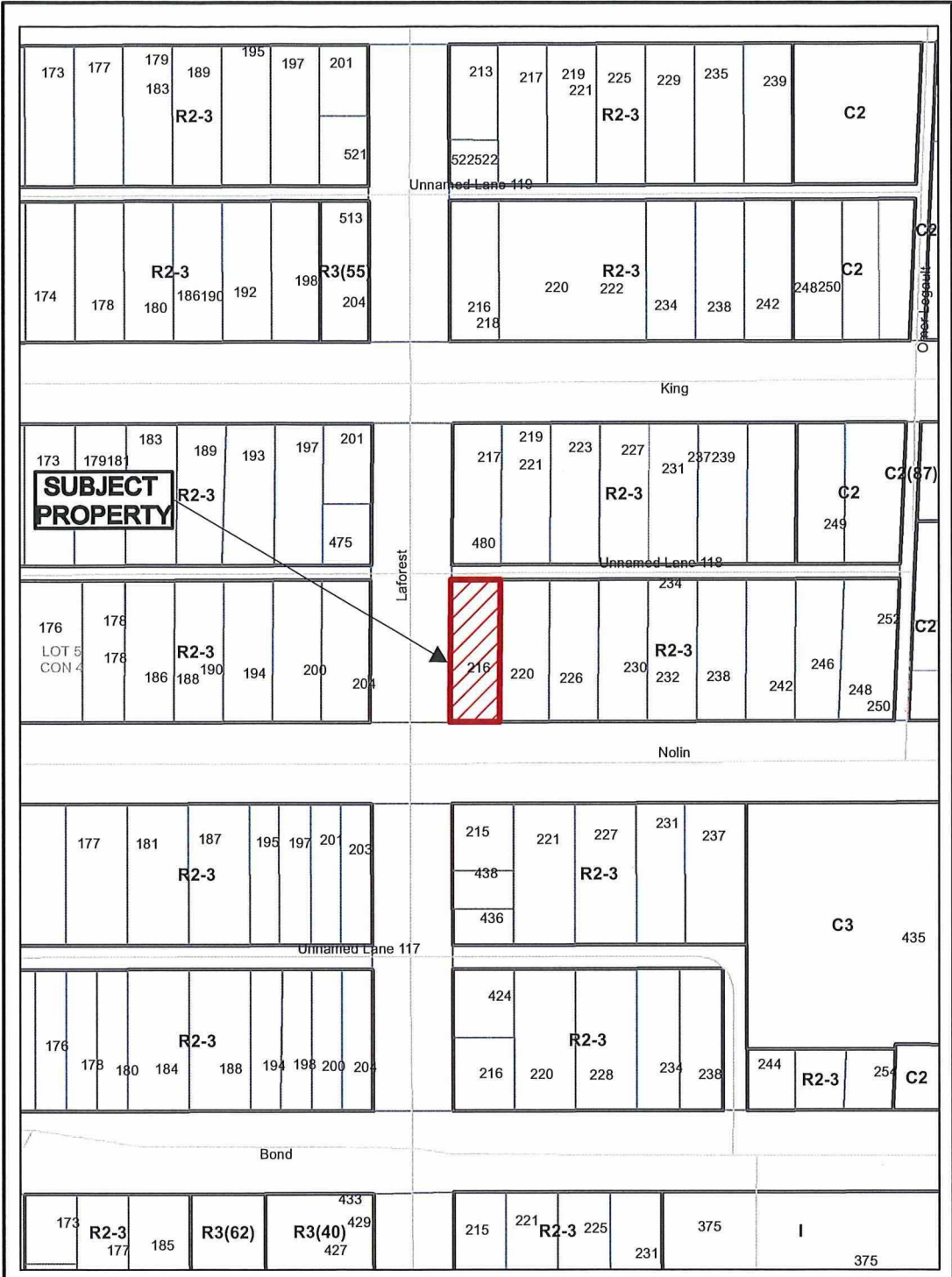
A certified copy of the decision will be sent to each person who files with the Secretary-Treasurer a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.

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.

R2-3



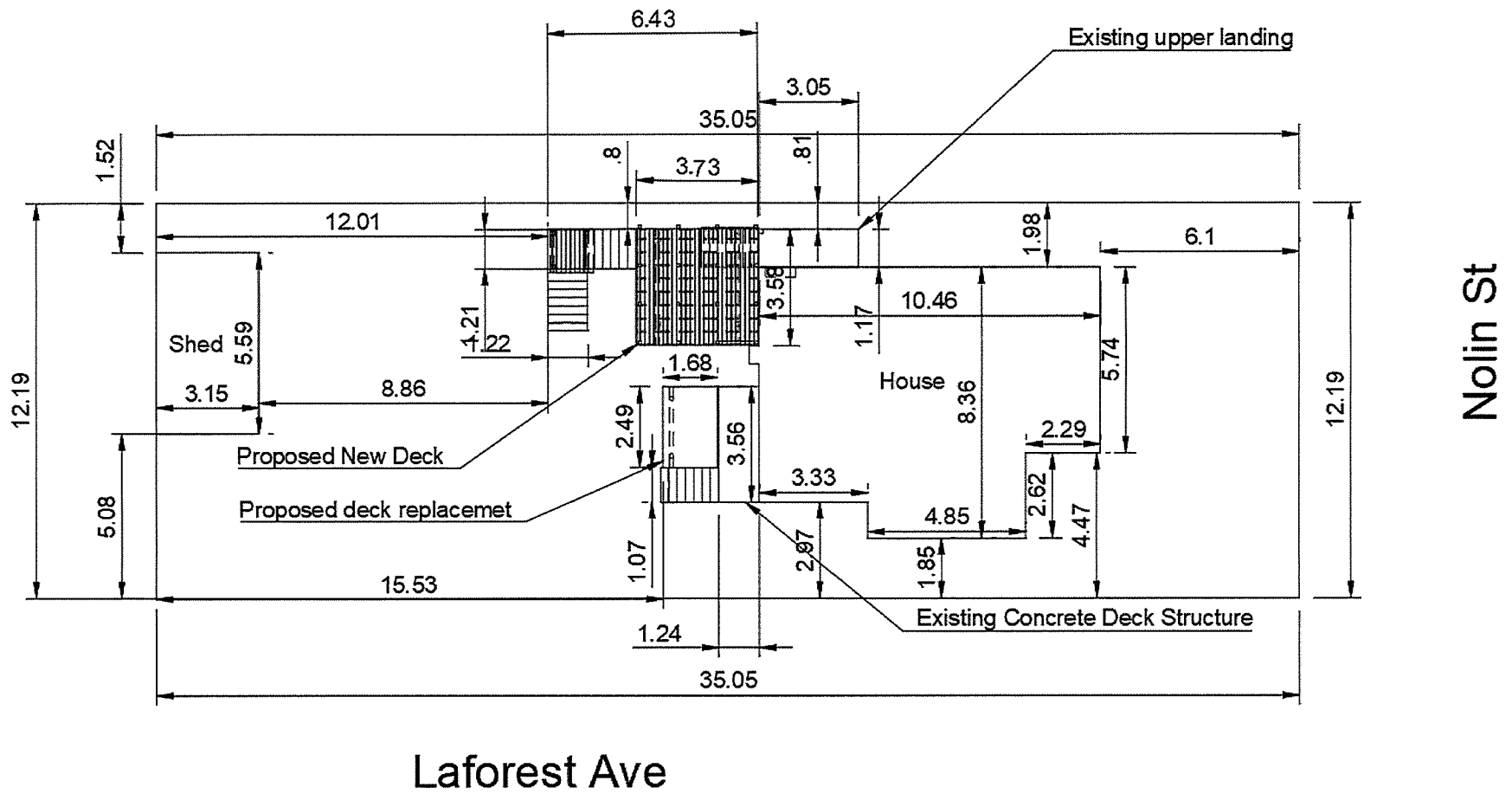
Application for Minor Variance or Permission



Subject Property being PIN 02133-0050,
 Lot 39, Plan 18-SB,
 Part Lot 5, Concession 4,
 Township of McKim,
 216 Nolin Street, Sudbury,
 City of Greater Sudbury

Sketch 1, NTS
 MNR

PL-MV-2025-00157
 Date: 2025 11 10



Laforest Ave

Nolin St

Dept.	Technical reference	Created by mike Latourelle 11/7/2025	Approved by
		Document type	Document status
		Title 216 Nolin	DWG No.
		Rev.	Date of issue
			Sheet 1/1

PL-MV-2025-00157

Sketch 2