

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:

SHARON ONEIL

The Owner(s) of: PIN(s) 73374-0142, 73374-0212, Parcel 31505 SEC SWS, Part Lot 6, Concession 2, being Location CL11285, Parts 1 and 2, Plan 53R-16681, Township of Waters; and, Parcels 11306 SEC SWS, Lot 2, Plan M-585, Part Lot 5, Concession 2, Township of Waters, 50 Clark Road, Lively P3Y 1H8

For the following reason(s): Approval to construct a three-season addition on the existing dwelling providing high water mark setbacks and locations 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 15, 2025
TIME: 05:00 PM
LOCATION: 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. Comments received **by 3:00 p.m. on October 10, 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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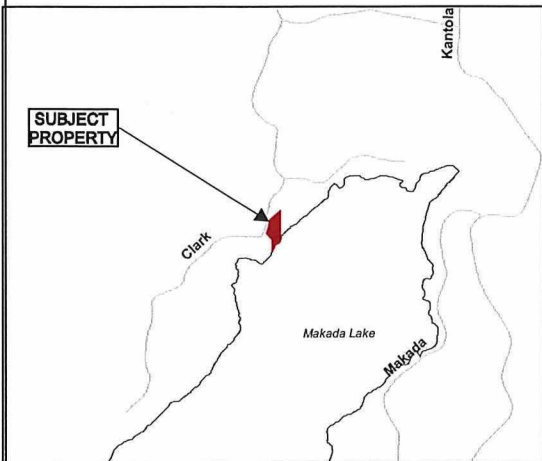
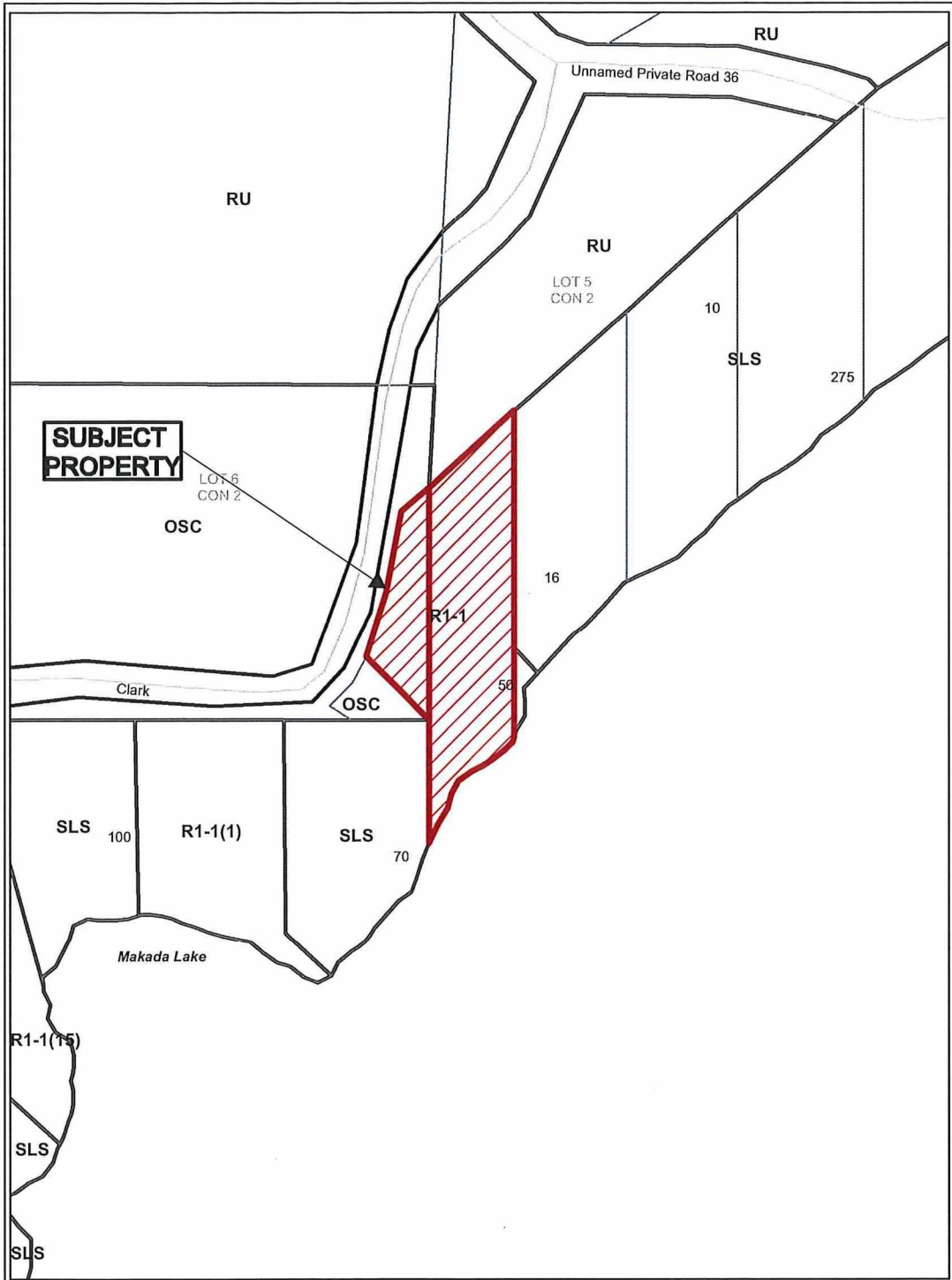
A certified copy of the decision will be sent to each person who files with the Secretary-Treasurer a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.

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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.

R1-1



Application for Minor Variance or Permission



Subject Property being PINs 73374-0142 & 73374-0212, Parcels 11306 & 31505 SEC SWS, Lot 2, Plan M-585, Location CL11285, Parts 1-2, Plan 53R-16681, Part Lot 5, Concession 2, Township of Waters, 50 Clark Road, Lively, City of Greater Sudbury

Sketch 1, NTS

PL-MV-2025-00121

NDCA

Date: 2025 08 28

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:

DEMATTIA FUTURE ENDEAVORS LTD. AND ESTATE OF SYLVANA DEMATTIA

The Owner(s) of: PIN 73475-0530, 73475-0540, 73475-1266, 73475-0846, PIN 73475-0530, Parcel 36609 SEC SES SRO, Lot 9, Plan M-340, except Unit 28, Expropriation Plan D-55, Part Lot 6, Concession 6, Township of Broder; PIN 73475-0540, Parcel 35268 SEC SES SRO, Lot 10, Plan M-340, except Unit 28, Expropriation Plan D-55, Part Lot 6, Concession 6, Township of Broder; PIN 73475-1266, Part Lot 6, Concession 6, except LT106607, Unit 14, Expropriation Plan D-55 and Part 10, Plan 53R-17941, Township of Broder; and PIN 73475-0846, Parcel 18465 SEC SES, Part Lot 6, Concession 6 as in LT106607, Township of Border, 2135 Long Lake Road, Sudbury P3E 5H2

For the following reason(s): Approval to permit three multi-tenant commercial buildings and a gas bar with accessory convenience store on the subject property providing drive-throughs and refuse storage area location and setback at variance to the By-law.

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H56C2(126)



Re: PL-MV-2025-00129

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:
1000962748 ONTARIO INC**

The Owner(s) of: PIN(s) 73586-0326, Lot 78, Plan 8-S, Instrument number 109228, Part Lot 7, Concession 3, Township of McKim, 27 Eyre Street, Sudbury P3C 4A4

For the following reason(s): Approval to legalize a dwelling unit within the existing multiple dwelling providing number of dwelling units and lot area per unit at variance to the By-law.

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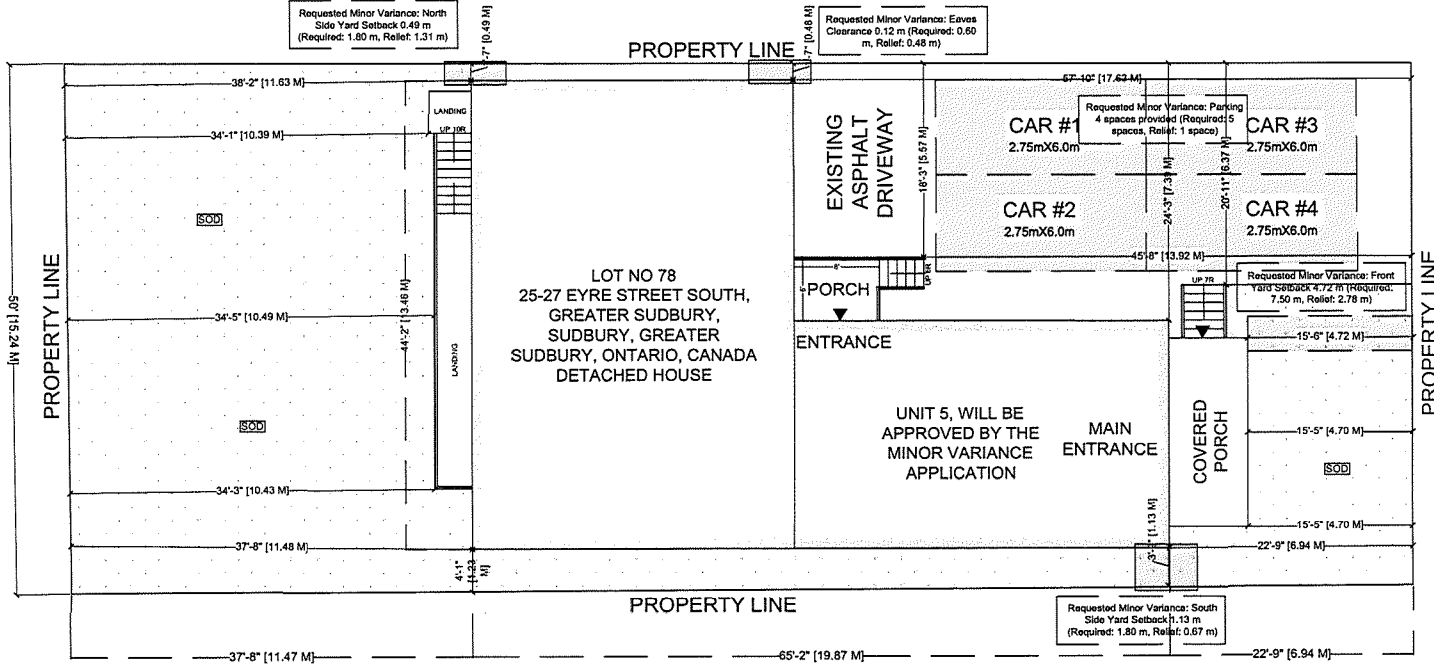
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R2-3



EYRE STREET SOUTH

SITE PLAN

NO	DESCRIPTIONS	YYYYMMDD

SITE
25-27 EYRE STREET SOUTH, GREATER
SUDBURY, SUDBURY, GREATER
SUDBURY, ONTARIO, CANADA

PROJECT
.....

DRAWING
SITE PLAN

DATE: SEP 21 2025	PROJECT CODE: 25-007
SCALE: 1/4" = 1'-0"	DRAWING NO:
DRN BY: Osheth Mofidi	

A-1

PL-MV-2025-00129
Sketch 2

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:
METRO ONTARIO REAL ESTATE LIMITED**

The Owner(s) of: PIN(s) 02132-0244, Lot 18, Plan RCP 85-S and Part Block E, Plan 10-SA, designated as Parts 2-6, Plan 53R-16192, Part Lot 5, Concession 4, Township of McKim, 400 Notre Dame Avenue, Sudbury P3C 5K5

For the following reason(s): Approval to permit an addition on the existing building by enclosing the existing loading dock providing an increase in lot coverage and gross floor area within a reduced yard at variance to the By-law.

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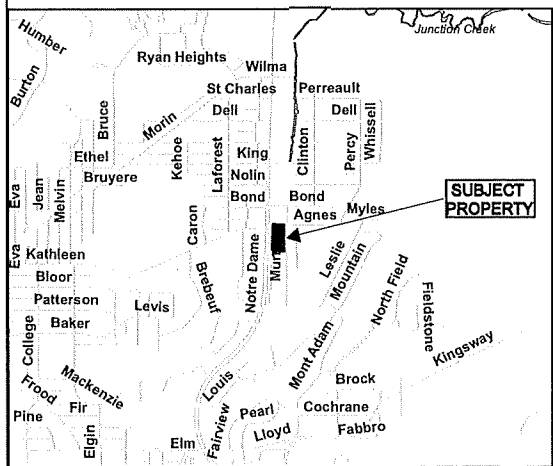
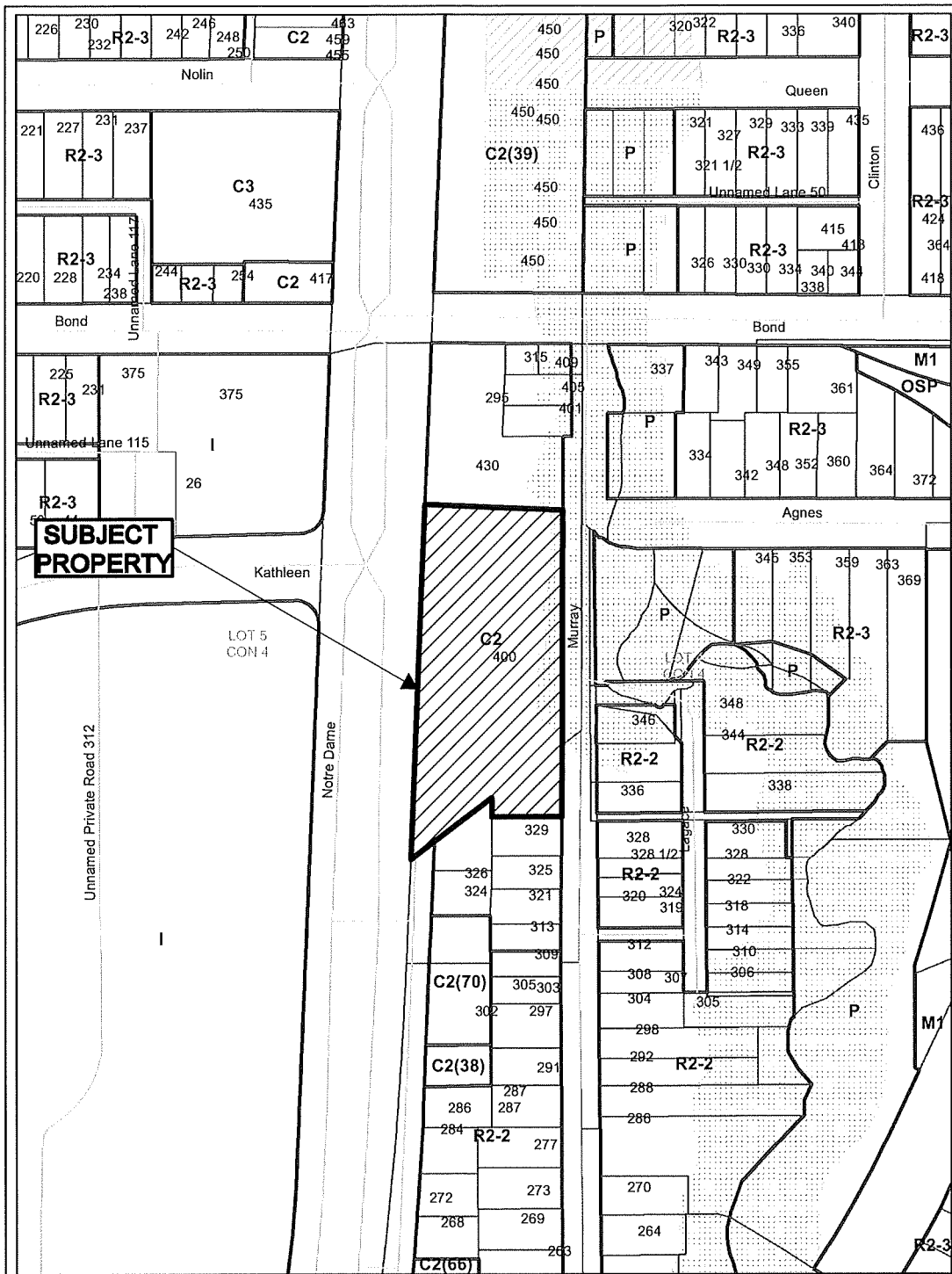
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C 2



Application for Minor Variance or Permission



Subject Property being PIN 02132-0244, Lot 18, Plan RCP 85-S and Part Block E, Plan 10-SA, designated as Parts 2-6, Plan 53R-16192, Part Lot 5, Concession 4, Township of McKim, 400 Notre Dame Avenue, Sudbury, City of Greater Sudbury

Sketch 1, NTS PL-MV-2025-00132
 NDCA Date: 2025 09 12

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:
900281 ONTARIO INC**

The Owner(s) of: PIN 02132-1474, Firstly: Part Lot 2, Concession 4, Parts 1-5, Plan SR-3246, except Part 1, Plan 53R-20343; Secondly: Part Lot 2, Concession 4; and Thirdly: Part Lot 3, Concession 4, Part 1, Plan 53R-22060, Township of McKim, 1024 Kingsway, Sudbury

For the following reason(s): Approval to construct an accessory structure on the subject property providing a building separation at variance to the By-law.

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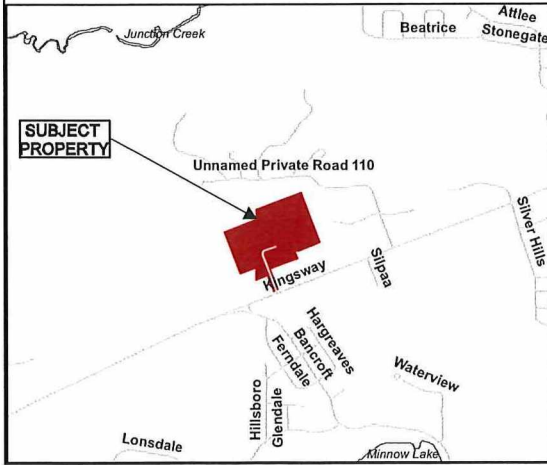
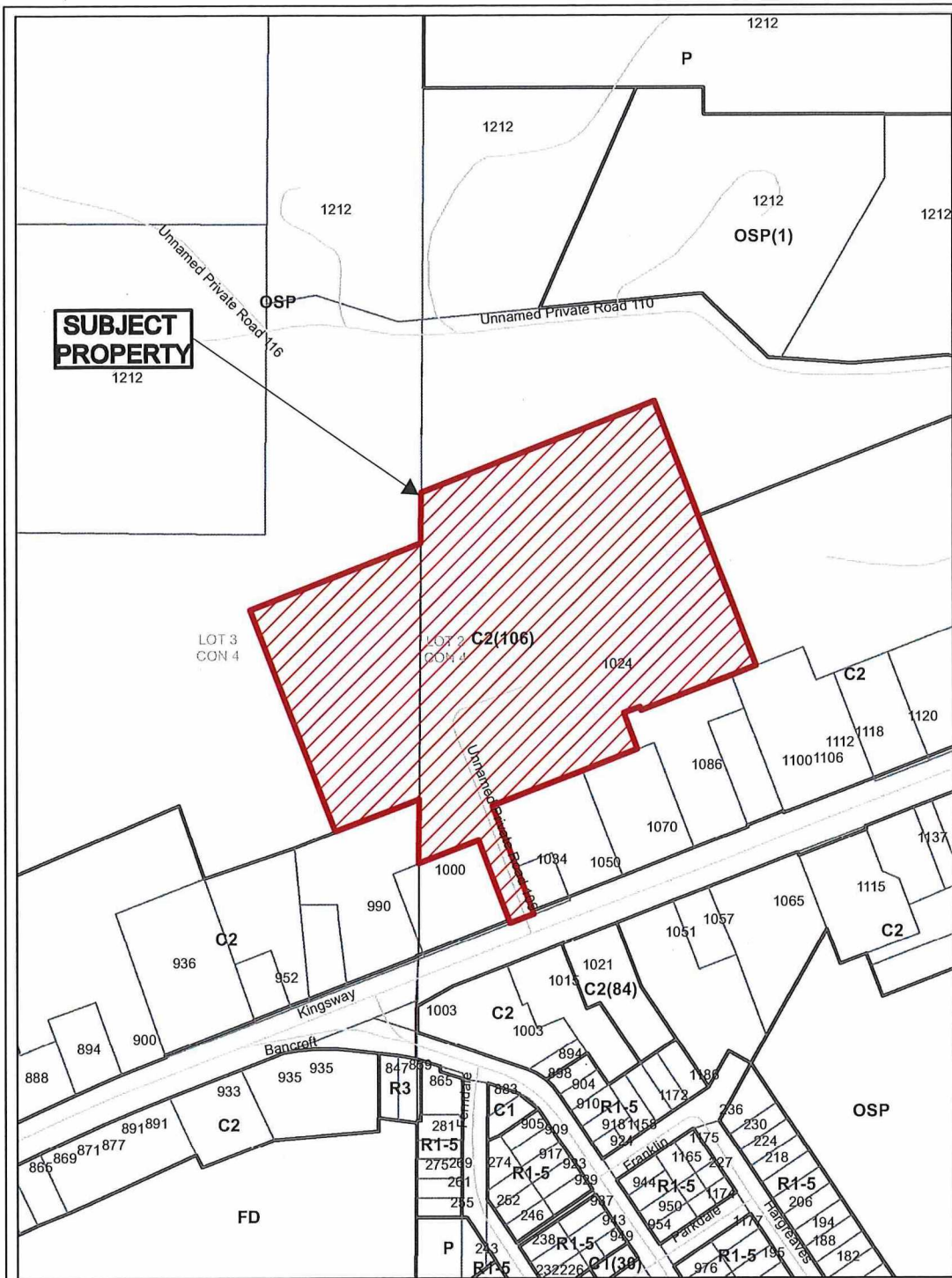
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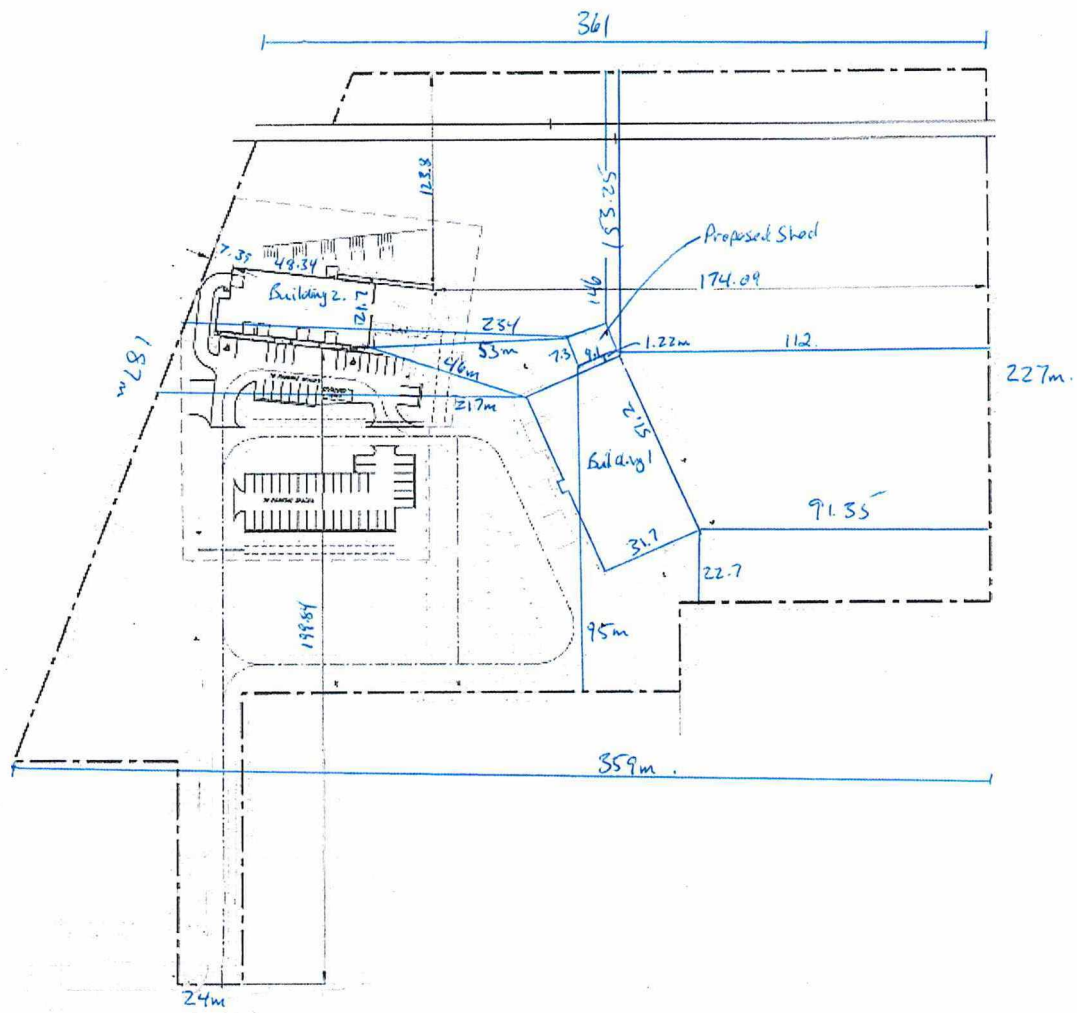
C2(106)



Application for Minor
Variance or Permission N
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S

Subject Property being PIN 02132-1474,
Firstly: Part Lot 2, Concession 4,
Parts 1-5, Plan SR-3246,
except Part 1, Plan 53R-20343;
Secondly: Part Lot 3, Concession 4,
Part 1, Plan 53R-22060,
Township of McKim,
1024 Kingsway, Sudbury,
City of Greater Sudbury

Sketch 1, NTS PL-MV-2025-00134
NDCA Date: 2025 09 24



Box 5000, Station A
200 Brady Street
Sudbury, Ontario P3A 5P3
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NOTICE OF PUBLIC HEARING

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**Take notice that an application has been made by:
CAROL POITRAS AND WAYNE POITRAS**

The Owner(s) of: PIN(s) 02135-0067, Lot 77, Plan 1-SC, Part Lot 6, Concession 4, Township of McKim, 213 Patterson Street, Sudbury P3C 2J8

For the following reason(s): Approval to construct an accessory building providing accessory lot coverage at variance to the By-law.

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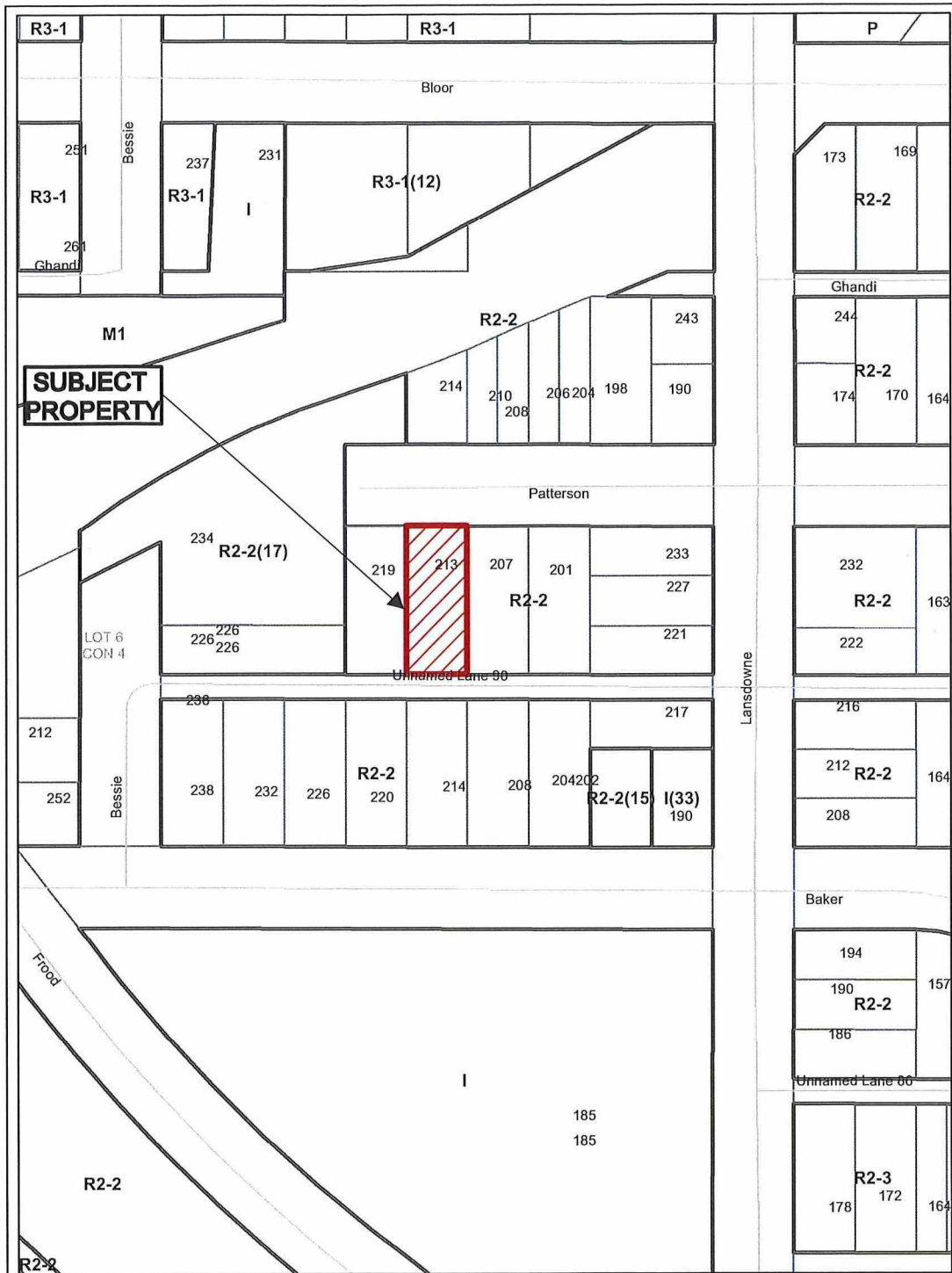
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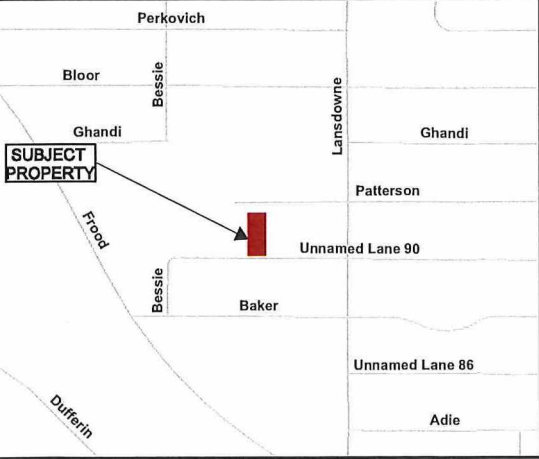
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R2-2



SUBJECT PROPERTY



Application for Minor Variance or Permission



Subject Property being PIN 02135-0067,
 Lot 77, Plan 1-SC,
 Part Lot 6, Concession 4,
 Township of McKim,
 213 Patterson Street, Sudbury,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

PL-MV-2025-00135
 Date: 2025 09 24



Re: PL-MV-2025-00138

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:
SUDBURY APARTMENT RENTALS LIMITED

The Owner(s) of: PIN 02135-0242, Lot 45, Block B, Plan 3-SA, Part Lot 6, Concession 4, Township of McKim, 101 Pine Street, Sudbury P3C 1W9

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 an increase in residential density and maintain current parking.

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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.

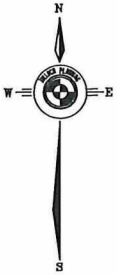
The meeting agenda, related applications and sketches can be found on our website at <https://www.greatersudbury.ca/do-business/planning-and-development/committee-of-adjustmentsign-variance-committee/>. The recording of the meeting will be posted on the website within one week following the meeting.

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.

C2(89)

Pine Street

15.24±



0 4 8 Meters

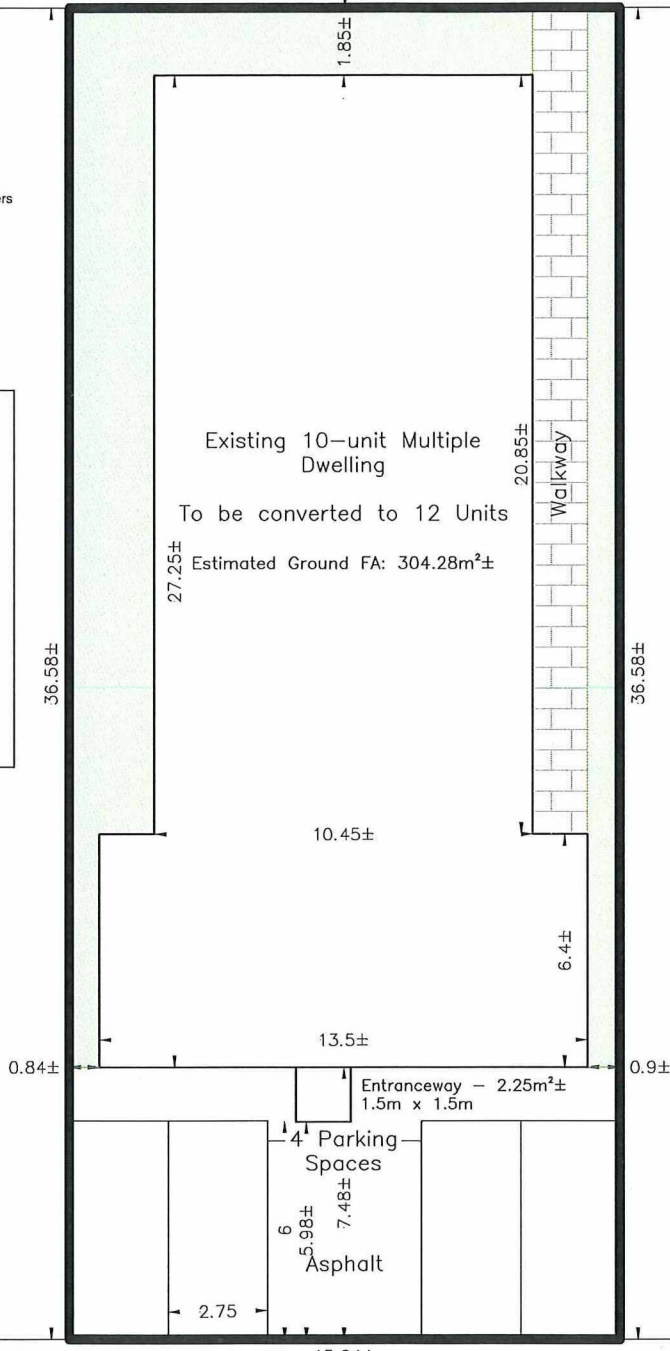
LOT AREA: 557.42m²±

SITE PLAN DATA

ZONING:	C2(89) REQUIRED	EXISTING	PROPOSED (Where applicable)
LOT AREA:	MIN 1,350m ²	557.42m ² ±	
LOT FRONTAGE:	MIN 30m	15.24m±	
LOT COVERAGE:	MAX 50%	55%±	
GROSS FA:	MAX 2x Lot Area =1,672.26m ²	~915.09m ²	
LOT DENSITY:	150units/ha	179.4units/ha	215.3units/ha
BUILDING HEIGHT:	MAX 8m	8m±	
LANDSCAPING:	MIN 5%	25%	
SETBACKS			
FRONT YARD:	6m	1.85m	
INTERIOR YARD:	1.2m+(0.6/storey) = 2.4m	0.84m	
REAR YARD:	7.5m	5.98m	
LANDSCAPING			
LANDSCAPE BUFFER:	MIN 3m	1.85m	
PARKING CALCULATIONS:			
MULTIPLE DWELLING	1.5/UNIT =15	4	
ACCESSIBLE SPACES (1-9 SPACES)	0	0	
BICYCLE SPACES	0.5/UNIT =6	TBD	

Existing 10-unit Multiple Dwelling

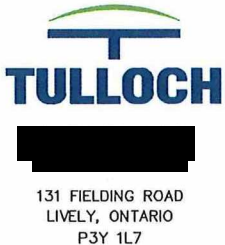
To be converted to 12 Units
Estimated Ground FA: 304.28m²±



GENERAL NOTES:

CAUTION
 THE PROPERTY BOUNDARIES ILLUSTRATED ON THIS PLAN HAVE BEEN COMPILED FROM REGISTRY PLANS AND HAVE NOT BEEN CONFIRMED.
 THE FEATURES ILLUSTRATED ON THIS PLAN ARE BASED ON AERIAL IMAGERY 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.
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P:\2025\251167 - 101 Pine Street - Additional Units\Planning\07 Drawings\251167 - 101 Pine - 2025-08-06.dwg



PROJECT: **101 Pine Street
 Lot 45, Block B, Plan 3SA
 Former Village of Sudbury
 City of Greater Sudbury**

DRAWN BY:
MDJ

CHECKED BY:
VS

PROJECT NUMBER:
25-1167

DRAWING:
Site Sketch

SCALE:
1:200

PLOT SIZE:
8.5x11

DATE:
Sept 23, 2025

PL-MV-2025-00138 Sketch 2