

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*

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

### **LEVACK MOBILE HOMES PARK**

**The Owner(s) of:** PIN(s) 733420412, Parcel 24253 SEC SWS SRO, Lot 39, Plan M-1009, except Part 2 on Plan 53R-6355, Part Lot 8, Concession 1, Township of Levack, 78 Nickel Street, Levack P0M 2C0

**For the following reason(s):** Approval to permit a mobile home dwelling on the subject property providing setbacks, lot coverage and height 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, September 17, 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 12, 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

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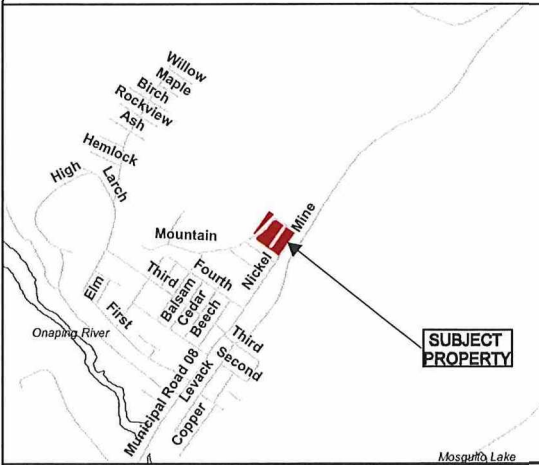
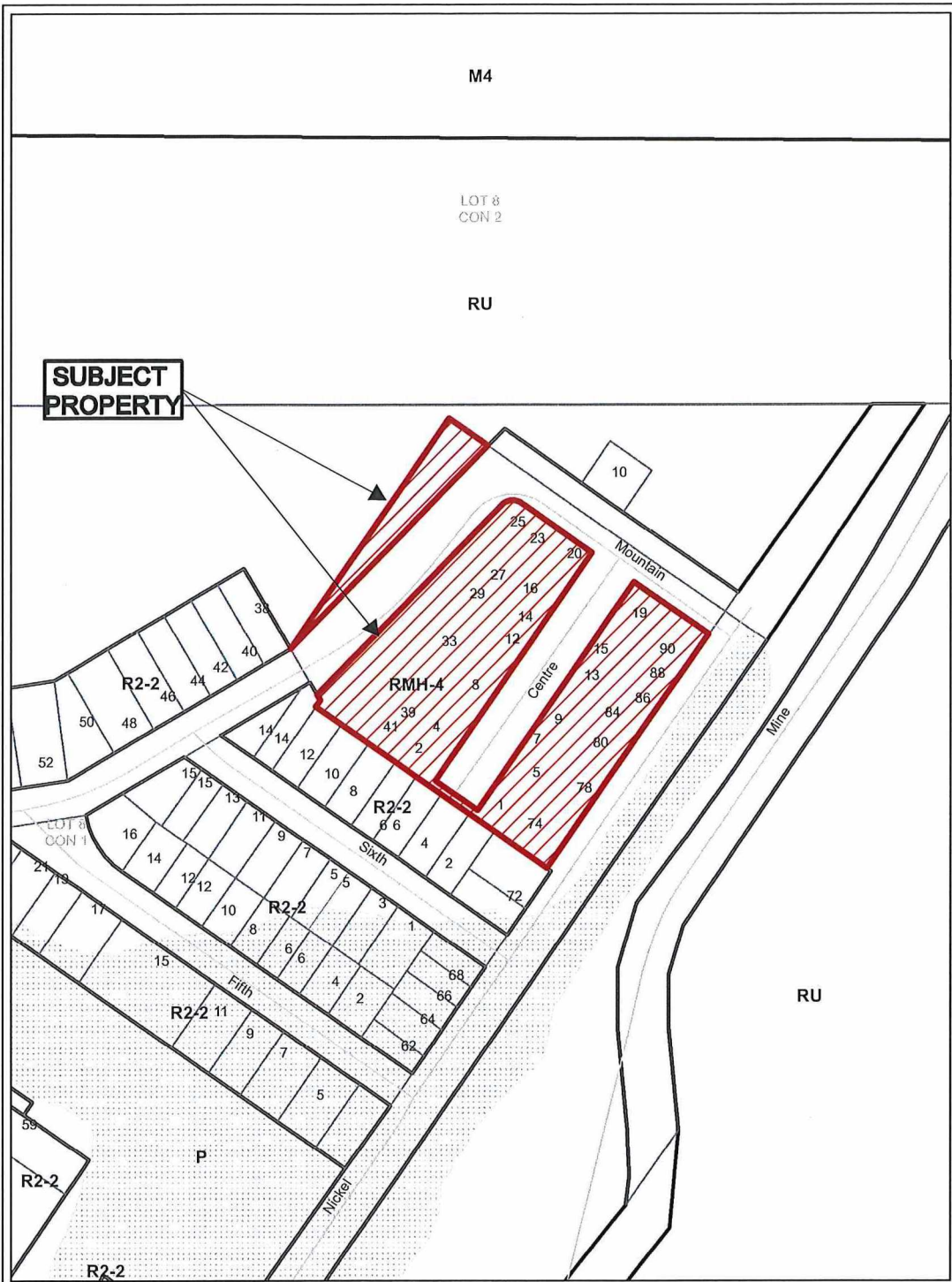
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RMH-4, RU



**Application for Minor  
Variance or Permission**



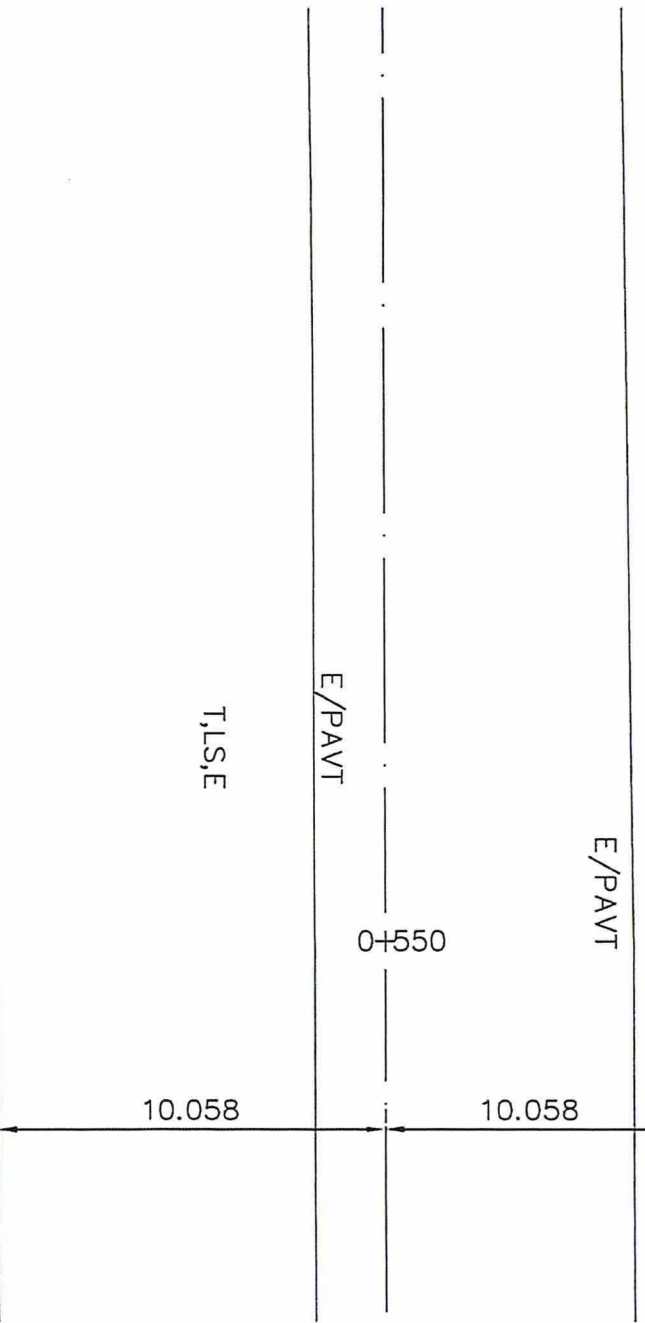
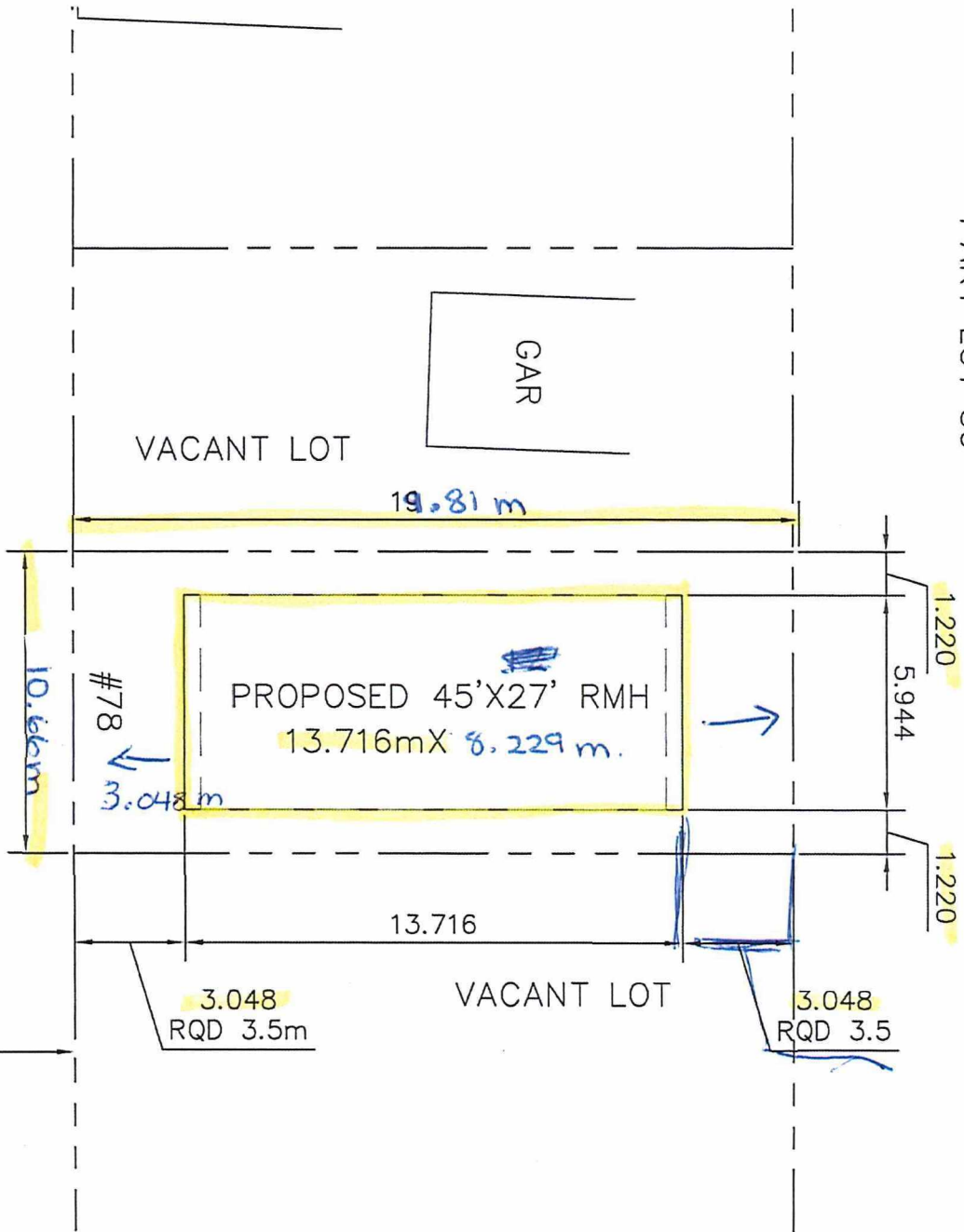
Subject Property being PIN 73342-0412,  
Parcel 24253 SEC SWS SRO,  
Lot 39, Plan M-1009, except Part 2 on Plan 53R-6355,  
Part Lot 8, Concession 1,  
Township of Levack,  
78 Nickel Street, Levack,  
City of Greater Sudbury

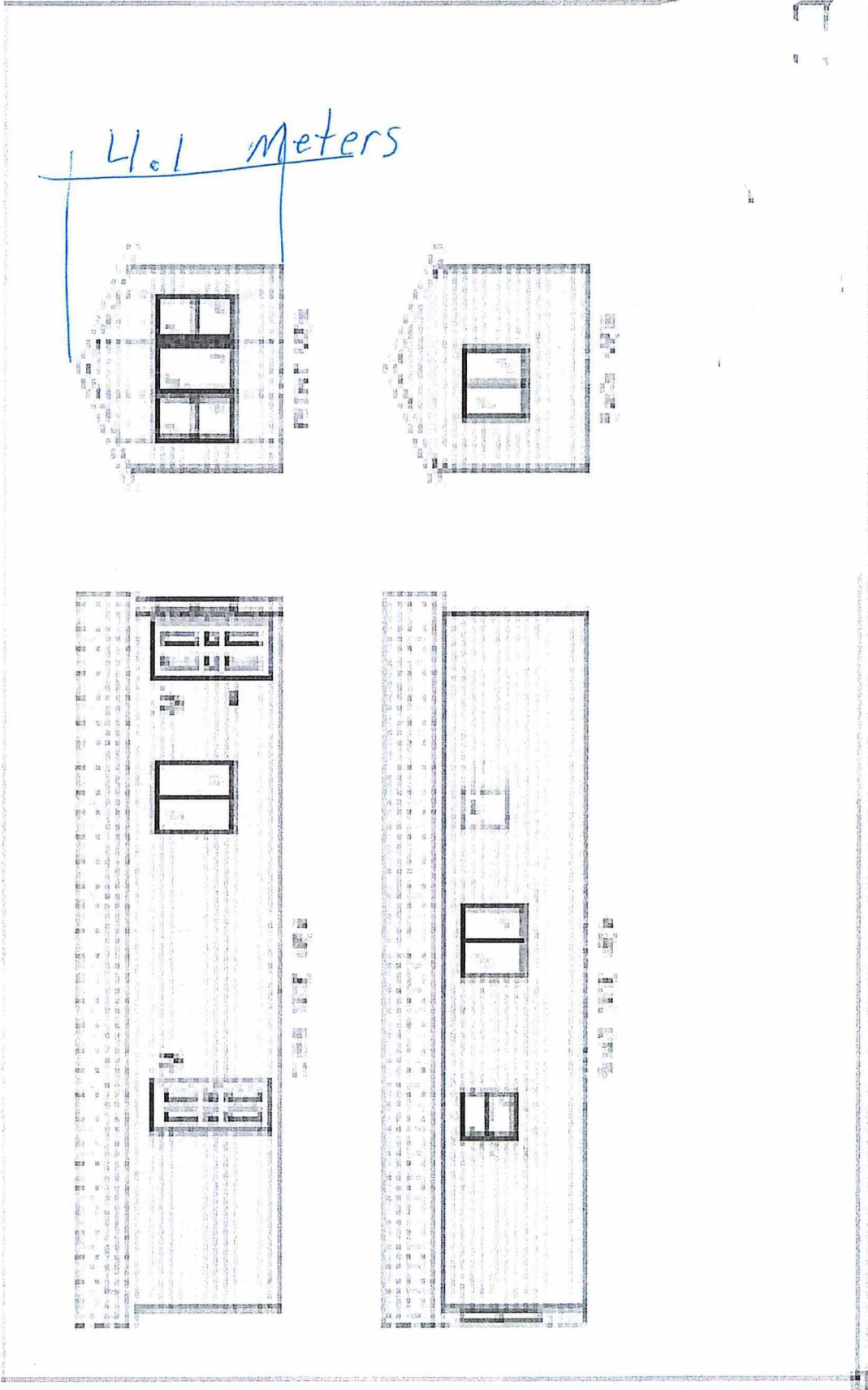
Sketch 1, NTS  
NDCA

PL-MV-2025-00115  
Date: 2025 08 18

PIN BLOCK 73342 M-1009  
74 NICKEL STREET

PIN 0412  
PART LOT 39





4.1

## NOTICE OF PUBLIC HEARING

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

### INFRASTRUCTURE ONTARIO

**The Owner(s) of:** PIN(s) 734790001, Parcel 31862 SEC SES, Part Lot 12, Concession 5, Part 1, Plan SR-965, together with Part 1, Plan SR-3028 as in LT285539, and reserving a strip of land 20 feet in perpendicular width along the shore of McFarlane Lake, except Part 23, Plan 53R-6411, Township of Dill, 2500 South Lane Road, Sudbury P3G 1C8

**For the following reason(s):** Approval to construct a new building on the subject property providing planting strips, loading spaces and bicycle parking spaces at variance to the By-law.

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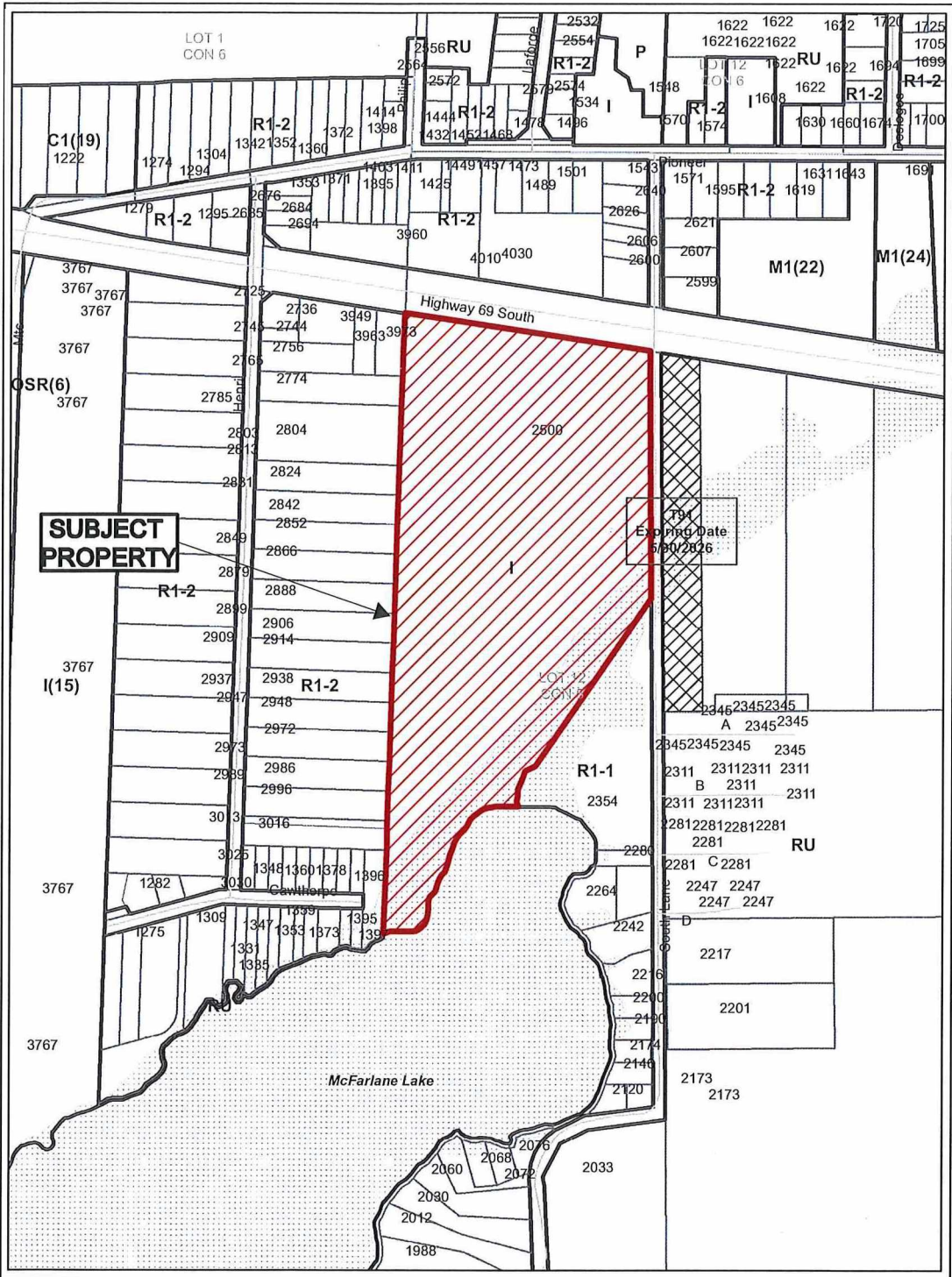
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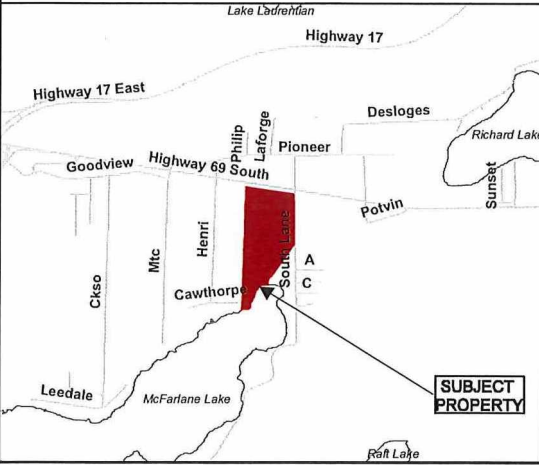
**For more information about this matter contact Nia Lewis, Secretary-Treasurer, Committee of Adjustment, City of Greater Sudbury, (705) 674-4455 x4315, fax to 673-2200 or attend at the offices at 200 Brady Street, Tom Davies Square, Sudbury, ON P3A 5P3 during regular office hours.**

I, R1-2



**SUBJECT PROPERTY**

Exp. Date: 5/30/2026



**Application for Minor Variance or Permission**



Subject Property being PIN 73479-0001, Parcel 31862 SEC SES, Part Lot 12, Concession 5, Part 1, Plan SR-965, together with Part 1, Plan SR-3028 as in LT285539, and reserving a strip of land 20 feet in perpendicular width along the shore of McFarlane Lake, except Part 23, Plan 53R-6411, Township of Dill, 2500 South Lane Road, Sudbury, City of Greater Sudbury

**SUBJECT PROPERTY**

Sketch 1, NTS  
NDCA

PL-MV-2025-00116  
Date: 2025 08 18



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

**JULIE GAUTHIER AND JOEL GAUTHIER**

**The Owner(s) of:** PIN(s) 734820197, Parcel 15370 SEC SES, Part Lot 2, Concession 6, Summer Resort Location as in EP7408, Township of Dryden, 71 Bedard Road, Wahnapiatae P0M 3C0, 91 Bedard Road, Wahnapiatae

**For the following reason(s):** Approval to construct a seasonal dwelling and a leaching bed, and to permit an existing accessory structure providing setbacks to the high water mark at variance to the By-law, and to permit a private cabin providing an increased gross floor area at variance to the By-law.

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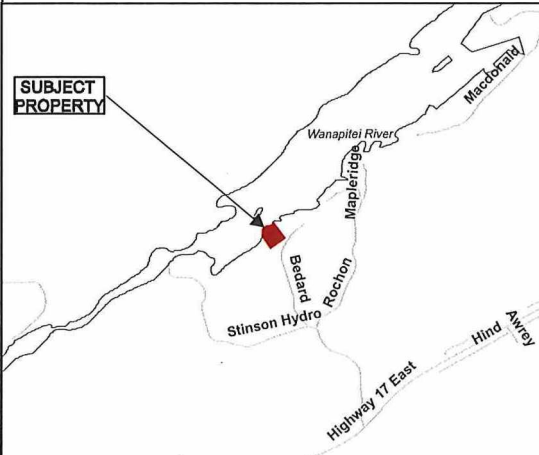
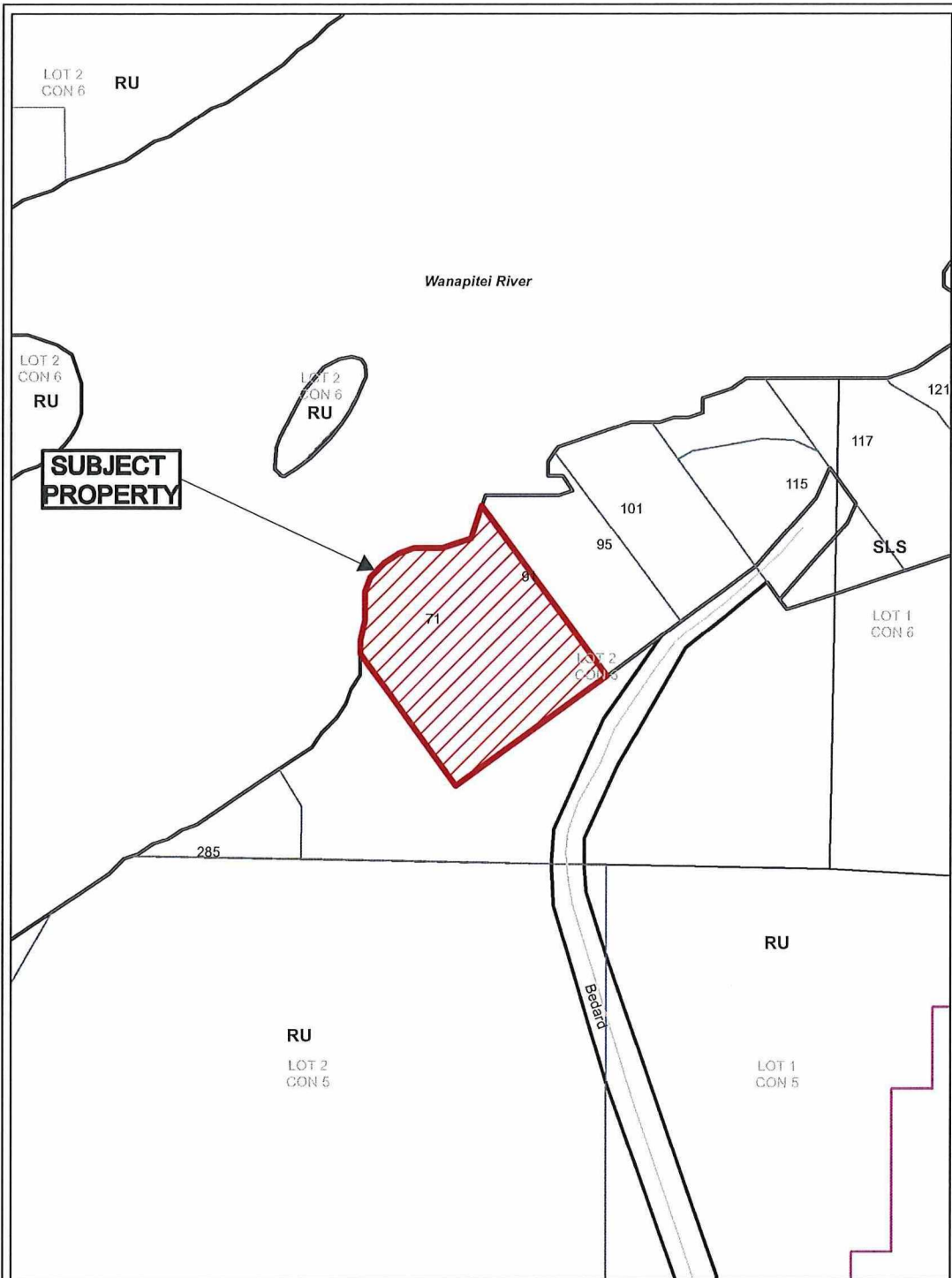
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**Application for Minor Variance or Permission**



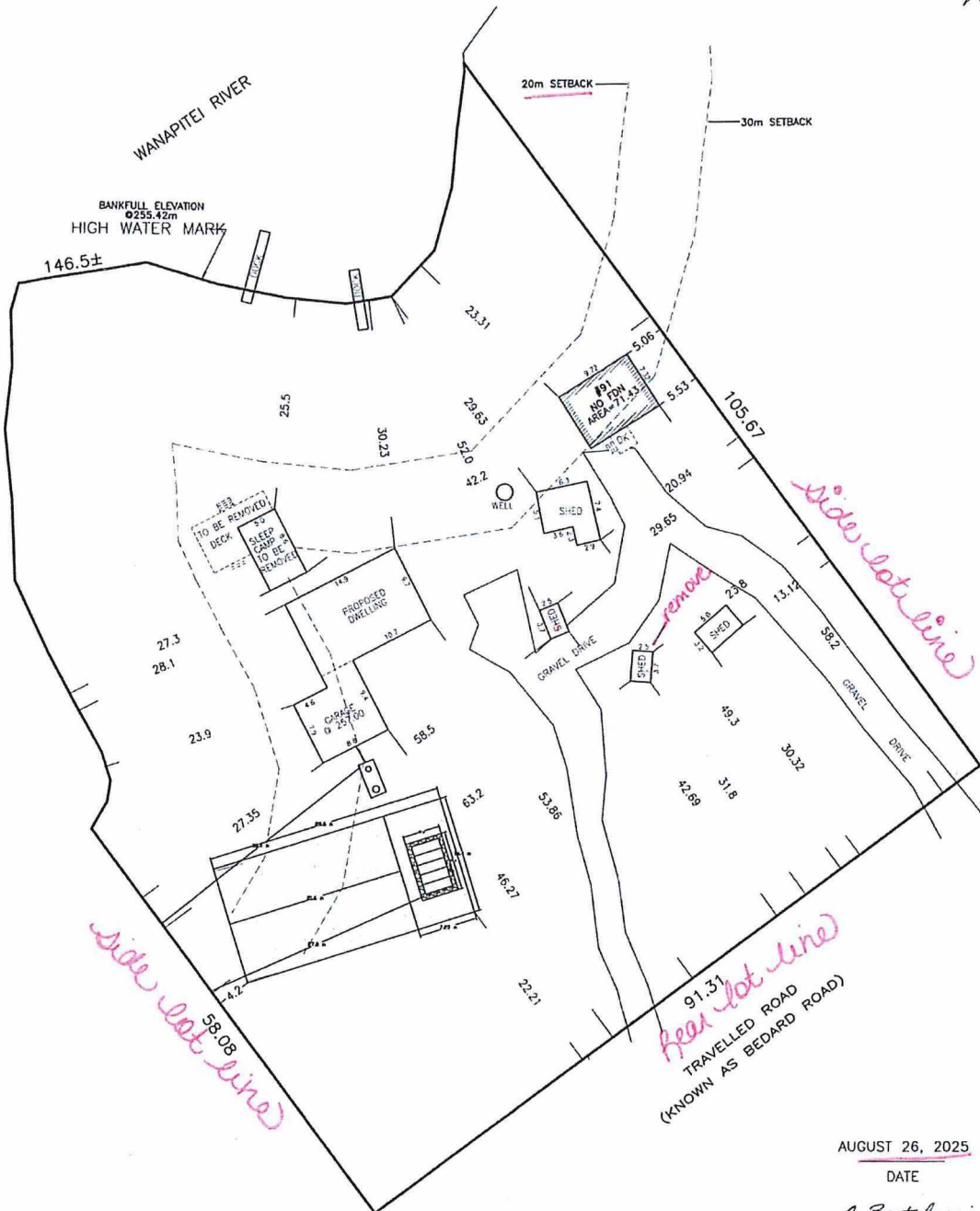
Subject Property being PIN 73482-0197,  
 Parcel 15370 SEC SES,  
 Part Lot 2, Concession 6,  
 Summer Resort Location as in EP7408,  
 Township of Dryden,  
 71 Bedard Road, Wahnapiatae,  
 City of Greater Sudbury

Sketch 1, NTS  
 NDCA

PL-MV-2025-00117  
 Date: 2025 08 18

SKETCH  
 PART OF LOT 2  
 CONCESSION 6  
 #91 BEDARD ROAD

SCALE 1 : 500 METRIC



AUGUST 26, 2025

DATE

*A Bortolussi*

A BORTOLUSSI, OLS

ZONING STANDARDS - SLS	
LDT AREA	8000m <sup>2</sup>
LDT FRONTAGE	45.0M
REQUIRED FRONT YARD	10.0M
REQUIRED REAR YARD	10.0M
REQUIRED INTERIOR SIDE YAR	3.0M
REQUIRED CORNER SIDE YARD	10.0M (2)
LDT COVERAGE	10%
MAX HEIGHT	11.0M

ZONING STANDARDS - SLS	
LDT AREA	8851.45M <sup>2</sup>
LDT FRONTAGE	146.5M±
REQUIRED FRONT YARD	46.27M
REQUIRED REAR YARD	23.31M
REQUIRED INTERIOR SIDE YAR	5.06M
REQUIRED CORNER SIDE YARD	N/A
LDT COVERAGE	4.2%
MAX HEIGHT	N/A

**BORTOLUSSI**  
 SURVEYING LTD.

FILE : 4000

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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:**

### **CANADIAN HARD OF HEARING ASSOCIATION**

**The Owner(s) of:** PIN(s) 735950115, Parcel 7842 SEC SES, Part Lot 6, Concession 1, as in LT 44607 and Part 1, Plan SR-1168, Township of McKim, 45 Walford Road, Sudbury P3E 2H2, 47 Walford Road, Sudbury

**For the following reason(s):** An approval to construct an addition on the existing building 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:**

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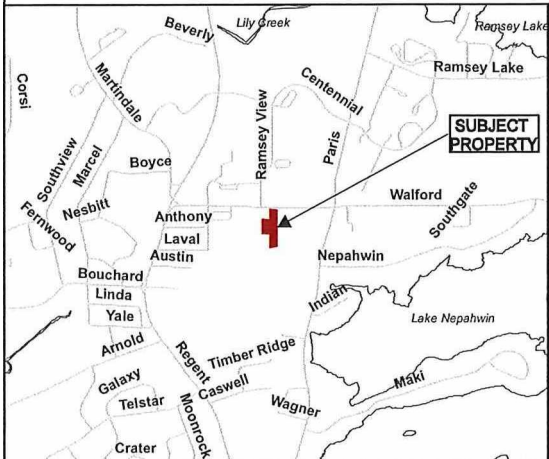
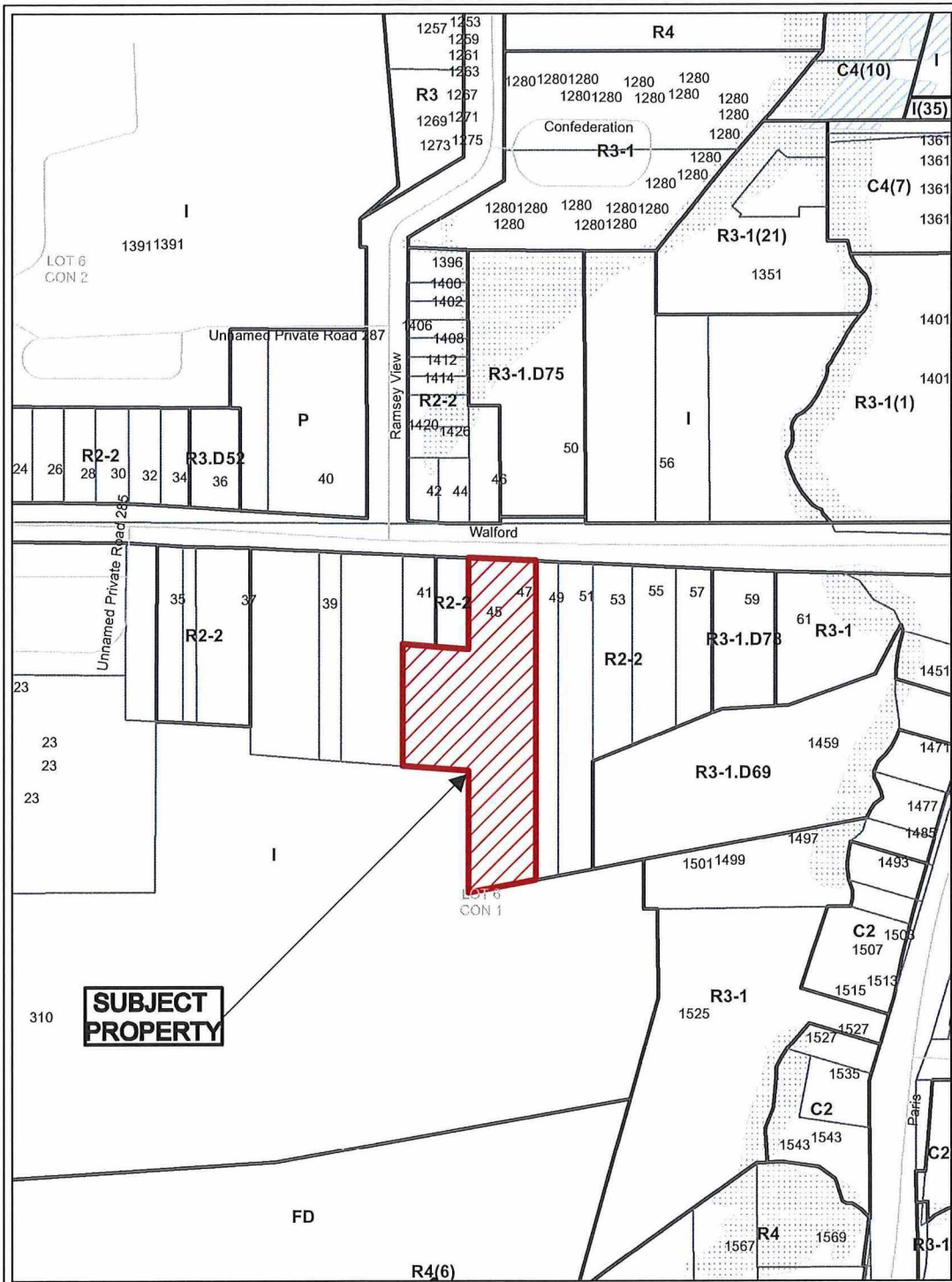
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**Application for Minor Variance or Permission**

Subject Property being PIN 73595-0115, Parcel 7842 SEC SES, Part Lot 6, Concession 1, as in LT 44607 and Part 1, Plan SR-1168, Township of McKim, 45 Walford Road, Sudbury, City of Greater Sudbury

Sketch 1, NTS                      PL-MV-2025-00120  
 NDCA                                      Date: 2025 08 25

PART 2  
 SURVEYOR'S REAL PROPERTY REPORT  
 PART OF LOT 6  
 CONCESSION 1  
 GEOGRAPHIC TOWNSHIP OF McKIM  
 CITY OF GREATER SUDBURY  
 DISTRICT OF SUDBURY

Base drawing information by:

**BORTOLUCCI**

Denotes direction of  
 existing drainage.

Basement & Main Nat. Floor Area  
 = 8339 sq. ft. / 488.60 sq. Meters

Parking = 1 stall per 20 sq. M / 23.28 sq. ft.  
 = 8339 sq. ft. / 23.28 sq. ft. =  
 24.78 stalls  
 = 488.60 sq. M / 20 sq. M  
 per stall =  
 = 24.78 stalls

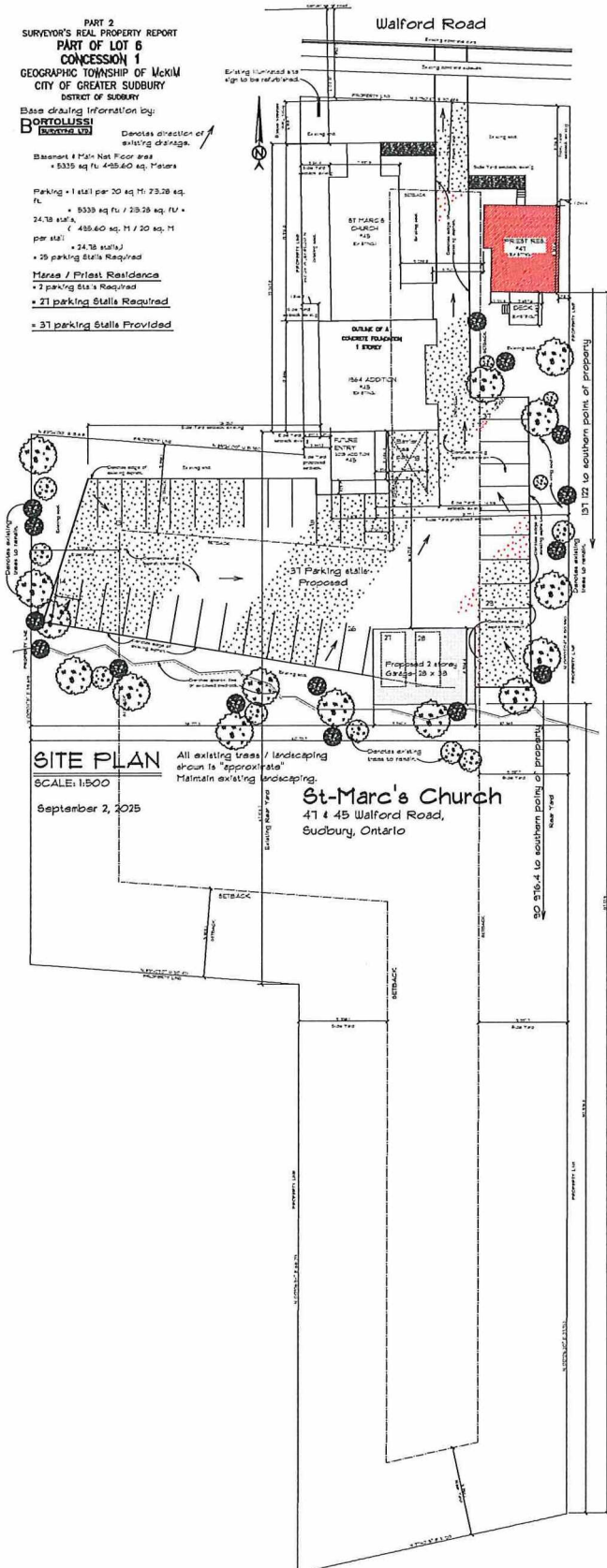
= 25 parking stalls Required

Mans / Priest Residence

= 2 parking stalls Required

= 21 parking stalls Required

= 31 parking stalls Provided



PL-MV-2025-00120  
 sketch 2

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

**JUSTIN RABOUIN AND ALAIN RABOUIN**

**The Owner(s) of:** PIN(s) 733450654, Parcel 31193 SEC SWS, Part Lot 3, Concession 4, Part 1, Plan 53R-16473, Township of Rayside, 724 Montee Rouleau, Blezard Valley P0M 1L0

**For the following reason(s):** Approval to construct an uncovered deck on the existing dwelling providing a setback at variance to the By-law.

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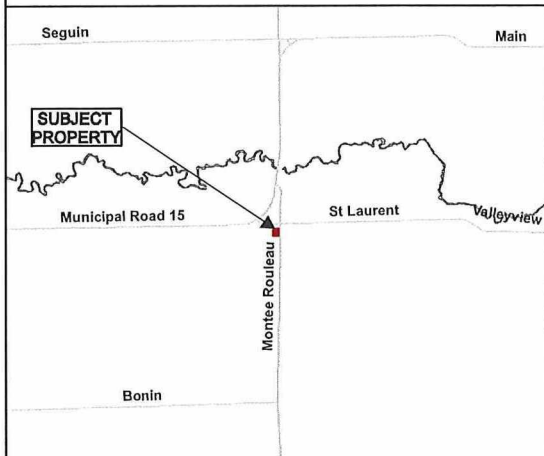
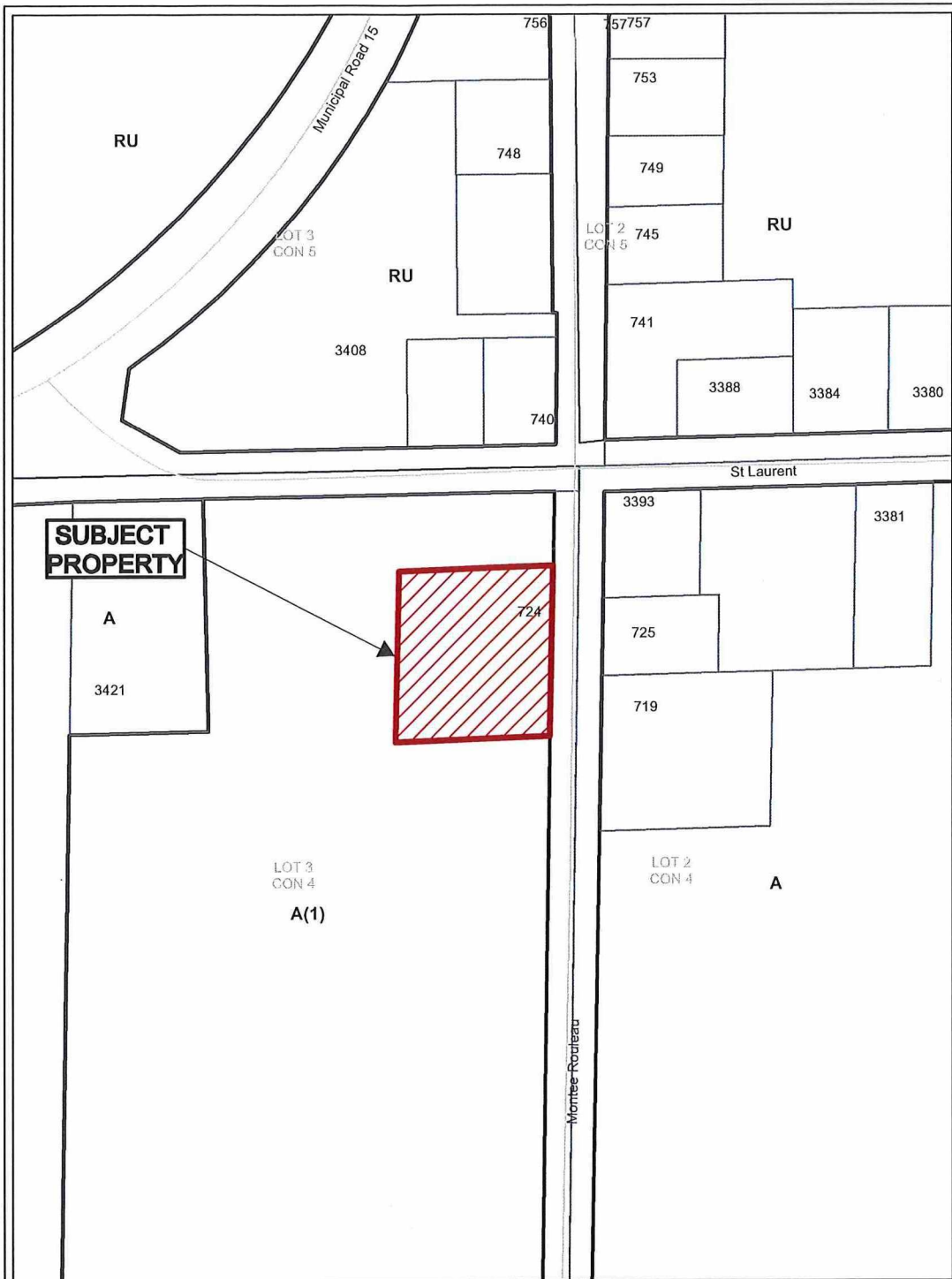
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A(1)



### Application for Minor Variance or Permission



Subject Property being PIN 73345-0654,  
 Parcel 31193 SEC SWS,  
 Part Lot 3, Concession 4,  
 Part 1, Plan 53R-16473,  
 Township of Rayside,  
 724 Montee Rouleau, Blezard valley,  
 City of Greater Sudbury

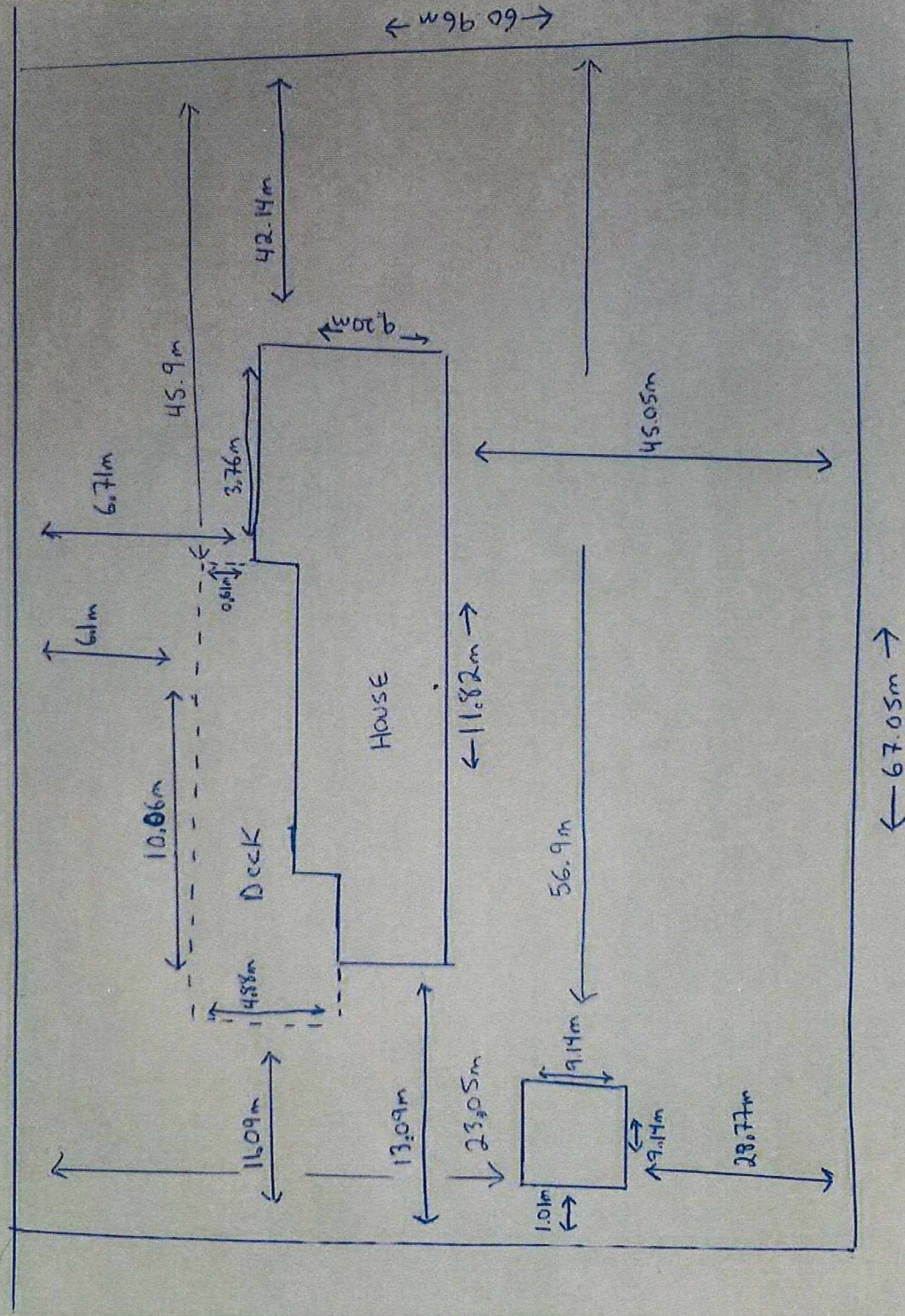
Sketch 1, NTS

PL-MV-2025-00122

NDCA

Date: 2025 08 26

724 MONTEE ROULEAU



Box 5000, Station A  
200 Brady Street  
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**Take notice that an application has been made by:**

**JOSH MILLARD AND CATHERINE MILLARD**

**The Owner(s) of:** PIN(s) 734810240, Parcel 35699 SEC SES, Part Lot 10, Concession 3, Part 4, Plan SR-2189, Township of Dryden, 17 Bishop Crescent, Wahnapiatae P0M 3C0

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

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**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, September 17, 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](mailto:coa_mv@greatersudbury.ca). Comments received **by 3:00 p.m. on September 12, 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.

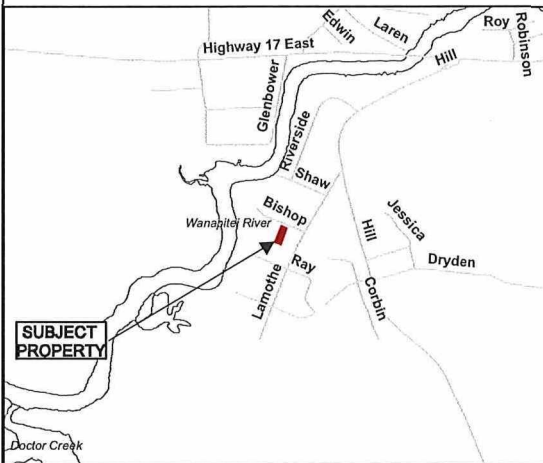
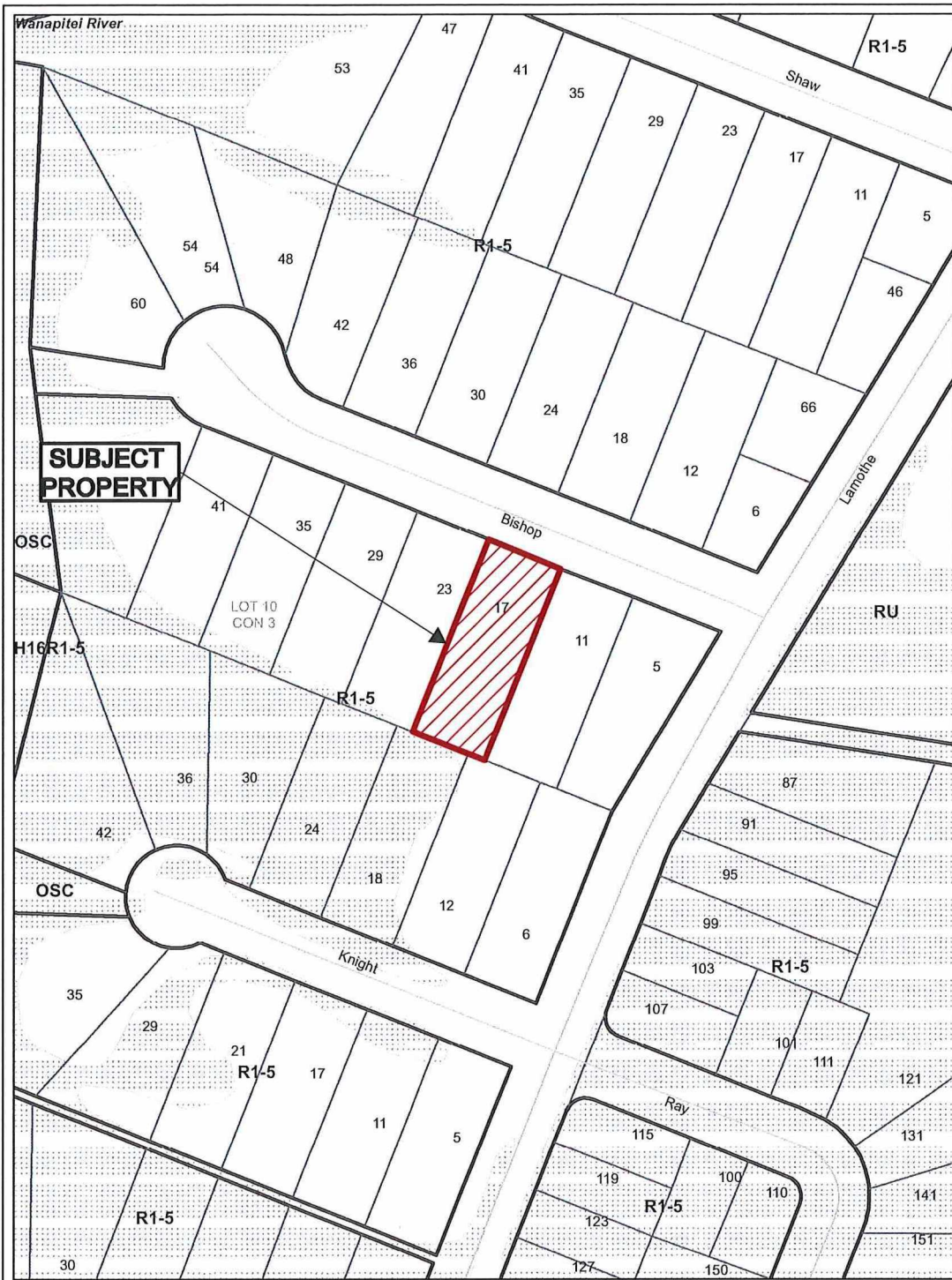
A certified copy of the decision will be sent to each person who files with the Secretary-Treasurer a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.

**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.**

R1-5



### Application for Minor Variance or Permission



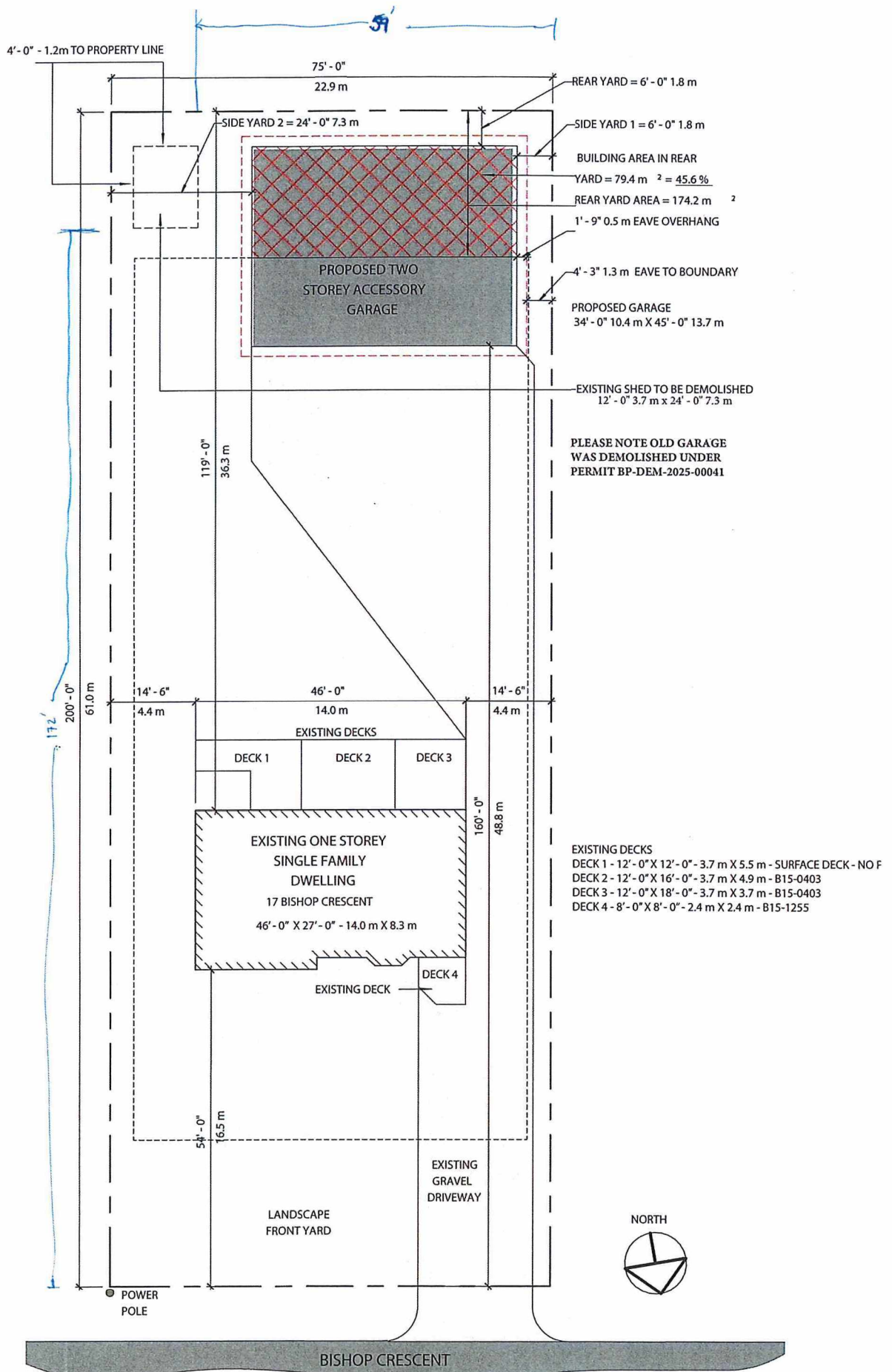
Subject Property being PIN 73481-0240,  
 Parcel 35699 SEC SES,  
 Part Lot 10, Concession 3,  
 Part 4, Plan SR-2189,  
 Township of Dryden,  
 17 Bishop Crescent, Wahnapiatae,  
 City of Greater Sudbury

Sketch 1, NTS

PL-MV-2025-00125

NDCA

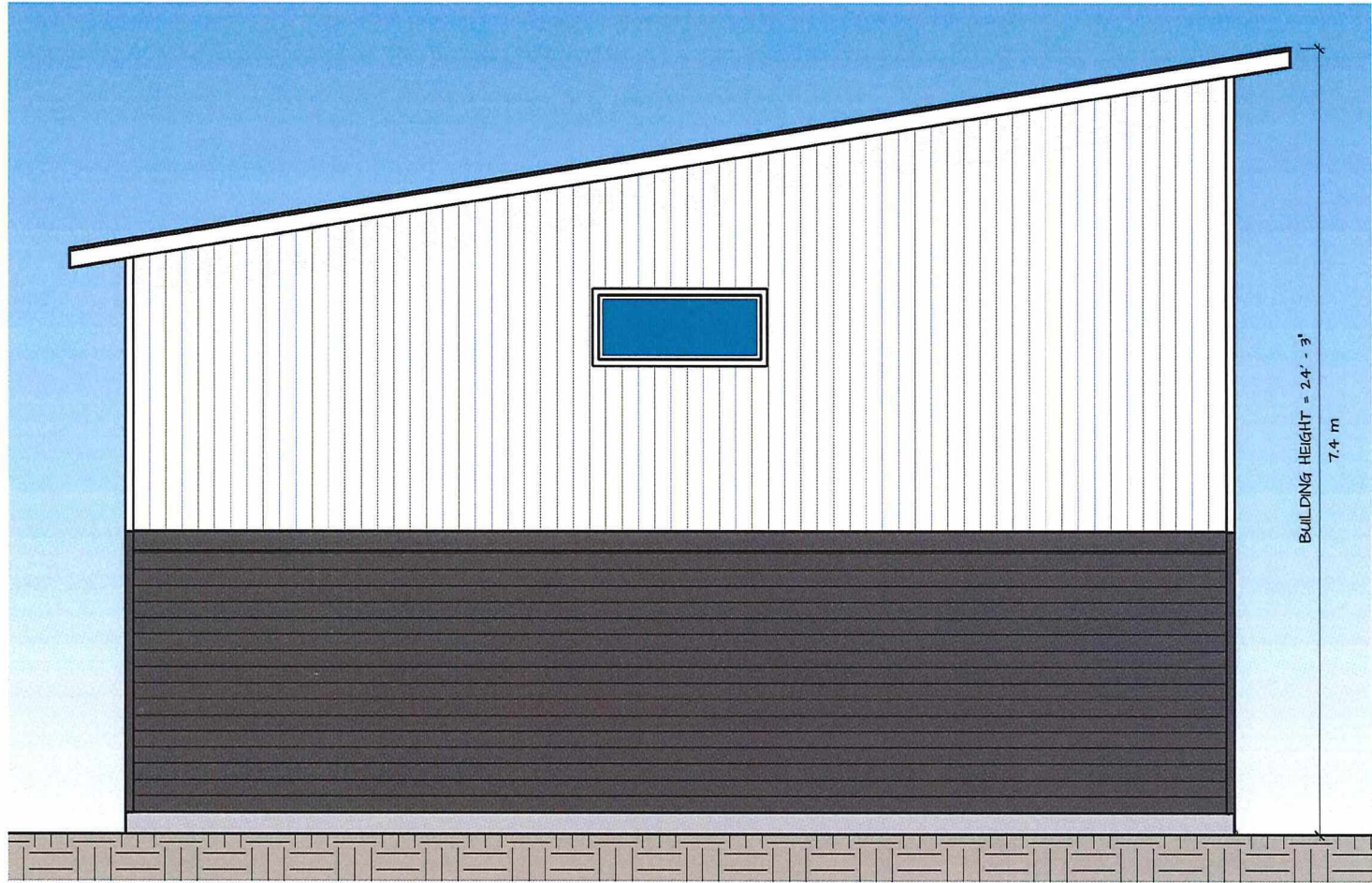
Date: 2025 08 29



**1 SITE PLAN FOR 17 BISHOP CRESCENT**

REF. NO. A6	REV. A9	1:250
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PL-MV-2025-00125 sketch 2



1		EAST ELEVATION			
<small>PLAN NO.</small> PR4	<small>SCALE</small> 1:64				