

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:

KRIS FERGUSON AND PAUL FERGUSON

The Owner(s) of: PIN(s) 734740071, Parcel 31316 SEC SES, Part Lot 10, Concession 6, as in LT219842, except Part 3, Plan 53R-7823, Township of Broder, 2423 / 2425 Hannah Lake Road, Sudbury, Ontario P3E 4M9, 2425 Hannah Lake Road, Sudbury, Ontario P3E 4M9

For the following reason(s): Approval to permit an existing accessory structure providing setbacks to the high water mark 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, November 12, 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, November 12, 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. Comments received **by 3:00 p.m. on November 6, 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.

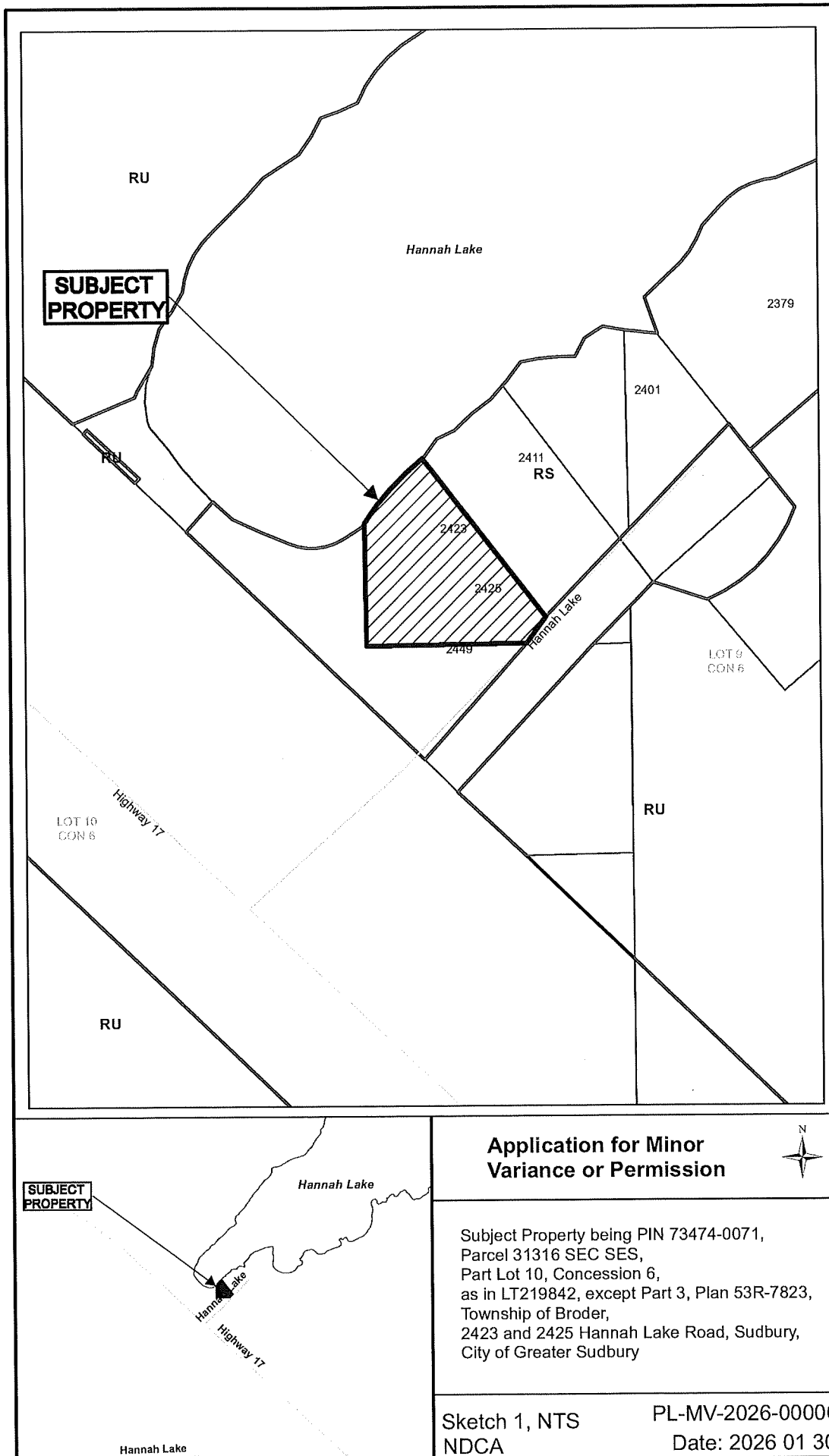
A certified copy of the decision will be sent to each person who files with the Secretary-Treasurer a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.

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.

RS



NOTICE OF PUBLIC HEARING

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Take notice that an application has been made by:

RICHARD TESSIER AND SANDRA TESSIER

The Owner(s) of: PIN(s) 733820107, Parcel 18925 SEC SWS SRO, Lot 29, Plan M-640, Part Lot 6, Concession 1, Township of Denison, 31 Eldon Avenue, Whitefish P0M 3E0

For the following reason(s): Approval to permit reduced glazing on the front façade of a proposed dwelling at variance to the By-law.

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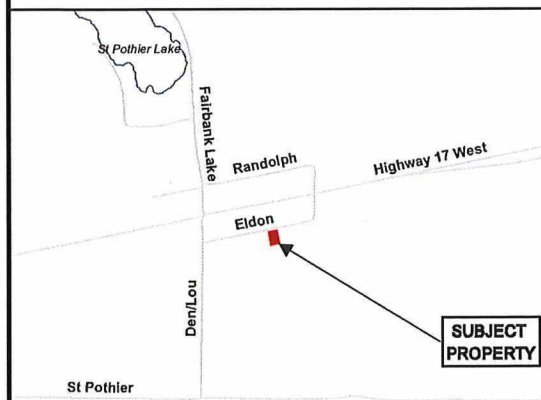
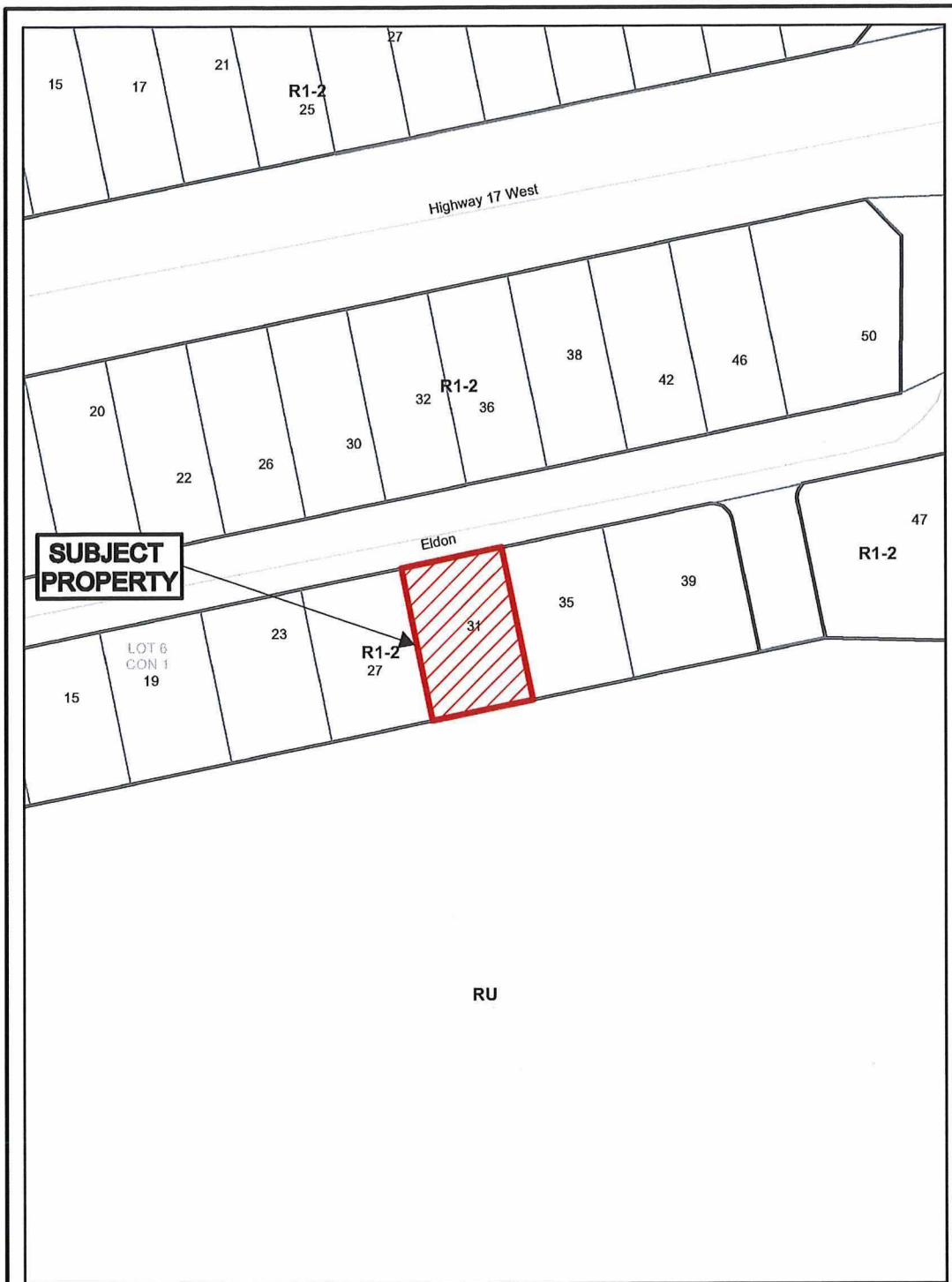
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R1-2



Application for Minor Variance or Permission

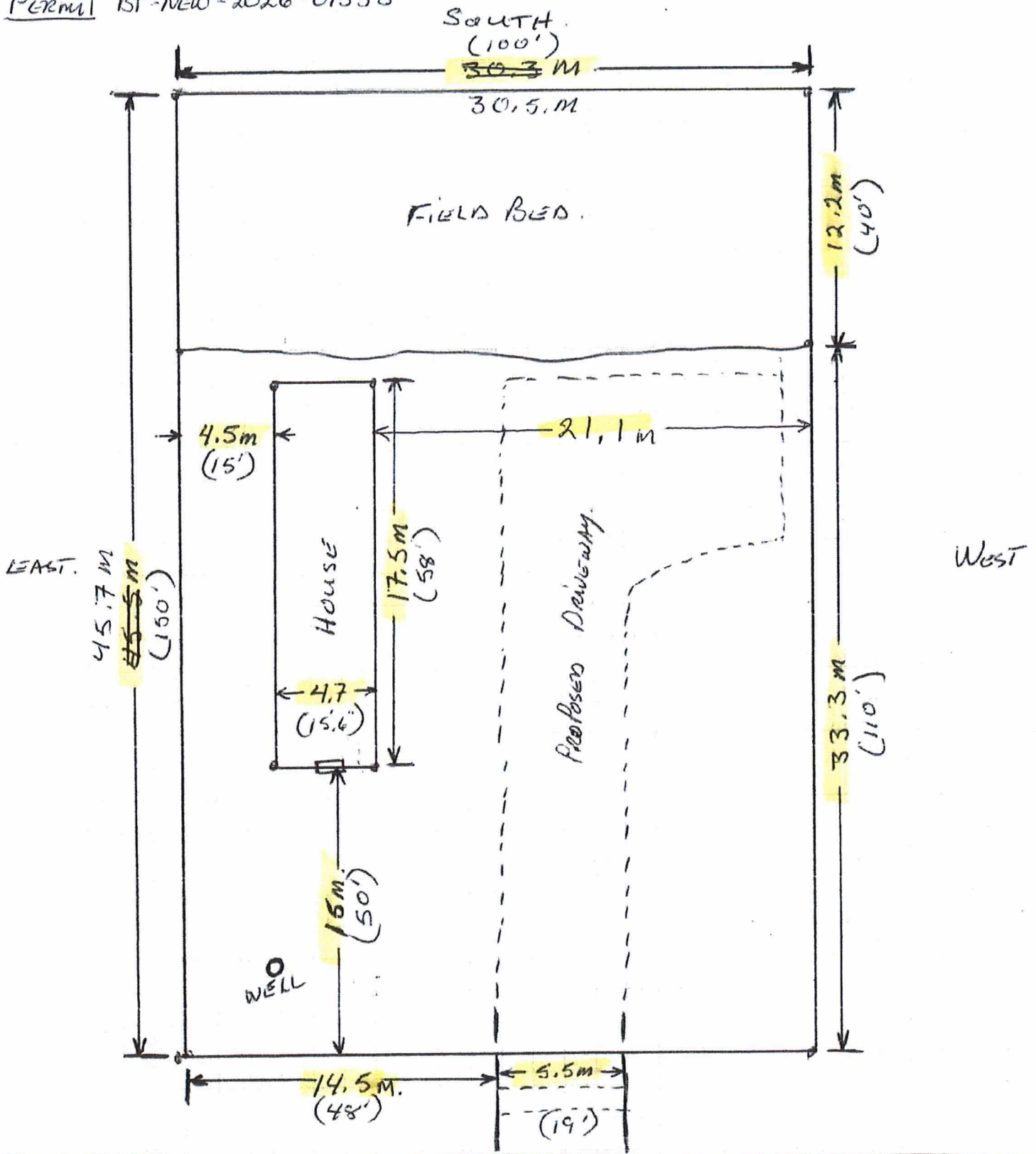


Subject Property being PIN 73382-0107,
Parcel 18925 SEC SWS SRO,
Lot 29, Plan M-640,
Part Lot 6, Concession 1,
Township of Denison,
31 Eldon Avenue, Whitefish,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00141
Date: 2026 10 28

PERMIT BP-NEW-2026-01555



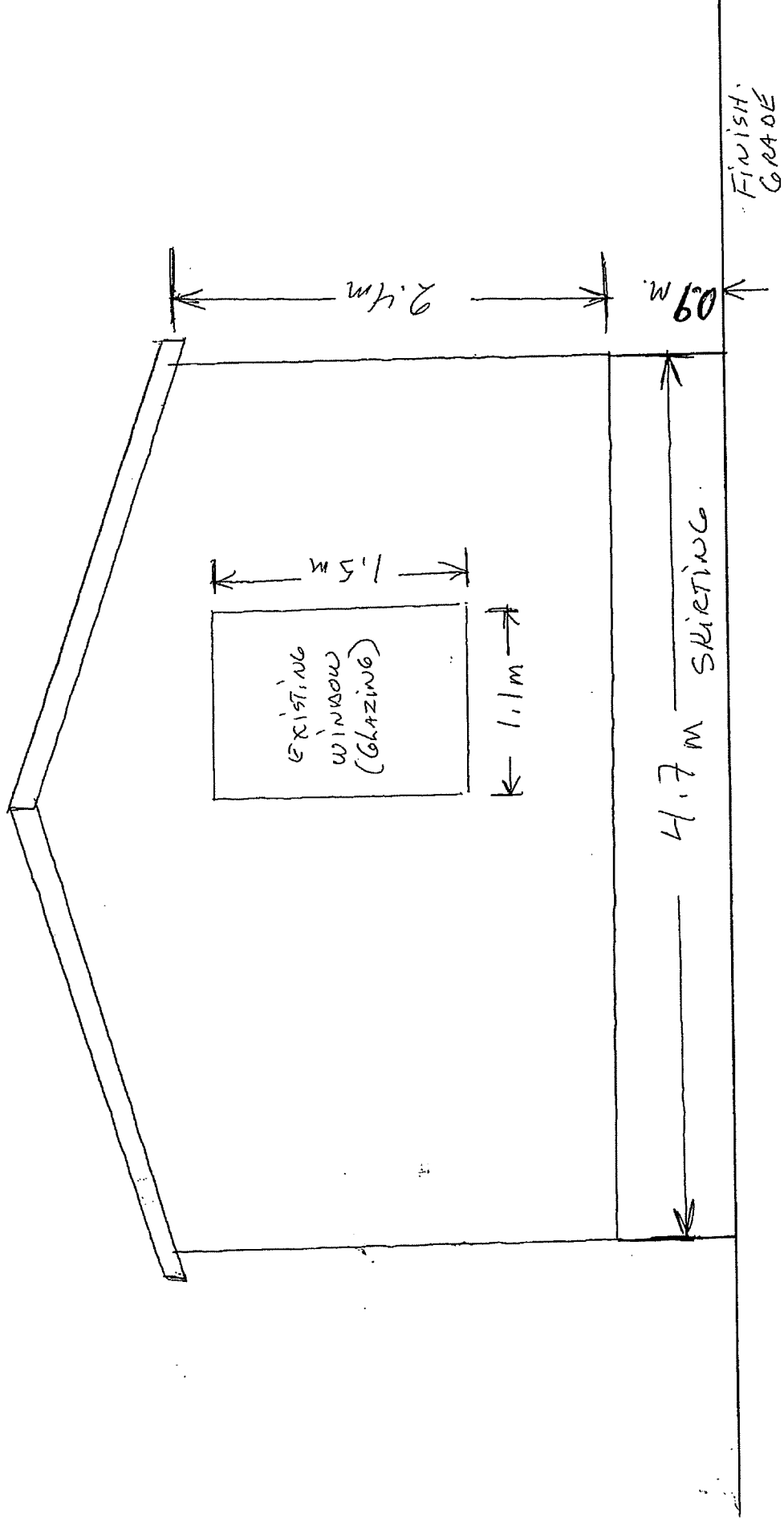
31 LEDON AVE. WHITEFISH.

NORTH.

PL-MV-2026-00141
Sketch 2

31 ELDON AVE.
WHITEFISH

NORTH ELEVATION
FACING ROAD



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Take notice that an application has been made by:

RANDI RAY AND CHRIS MERCER

The Owner(s) of: PIN(s) 735970747, Lot 7, Plan 53M-1385, Part Lot 8, Concession 1, Township of McKim, 89 Columba Terrace, Sudbury P3E 0E4

For the following reason(s): Approval to construct a three-storey multiple dwelling providing setbacks and encroachments at variance to the By-law.

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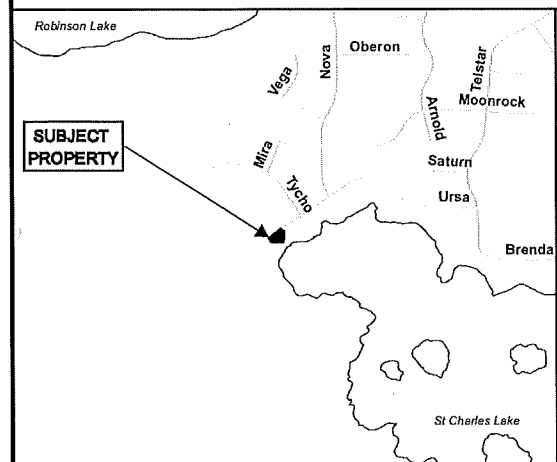
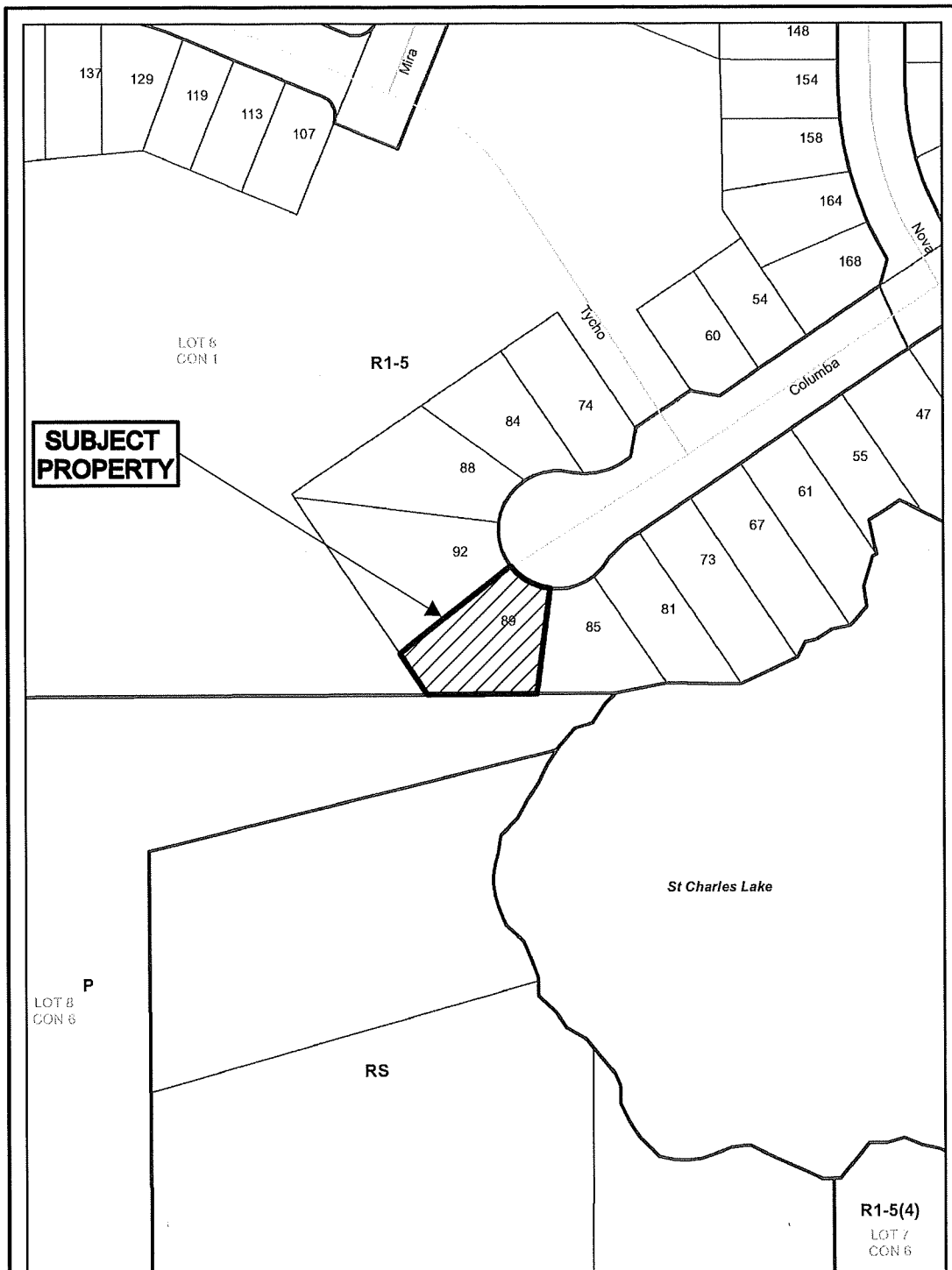
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R1-5



Application for Minor Variance or Permission

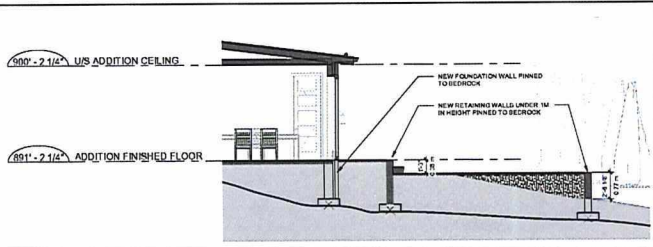
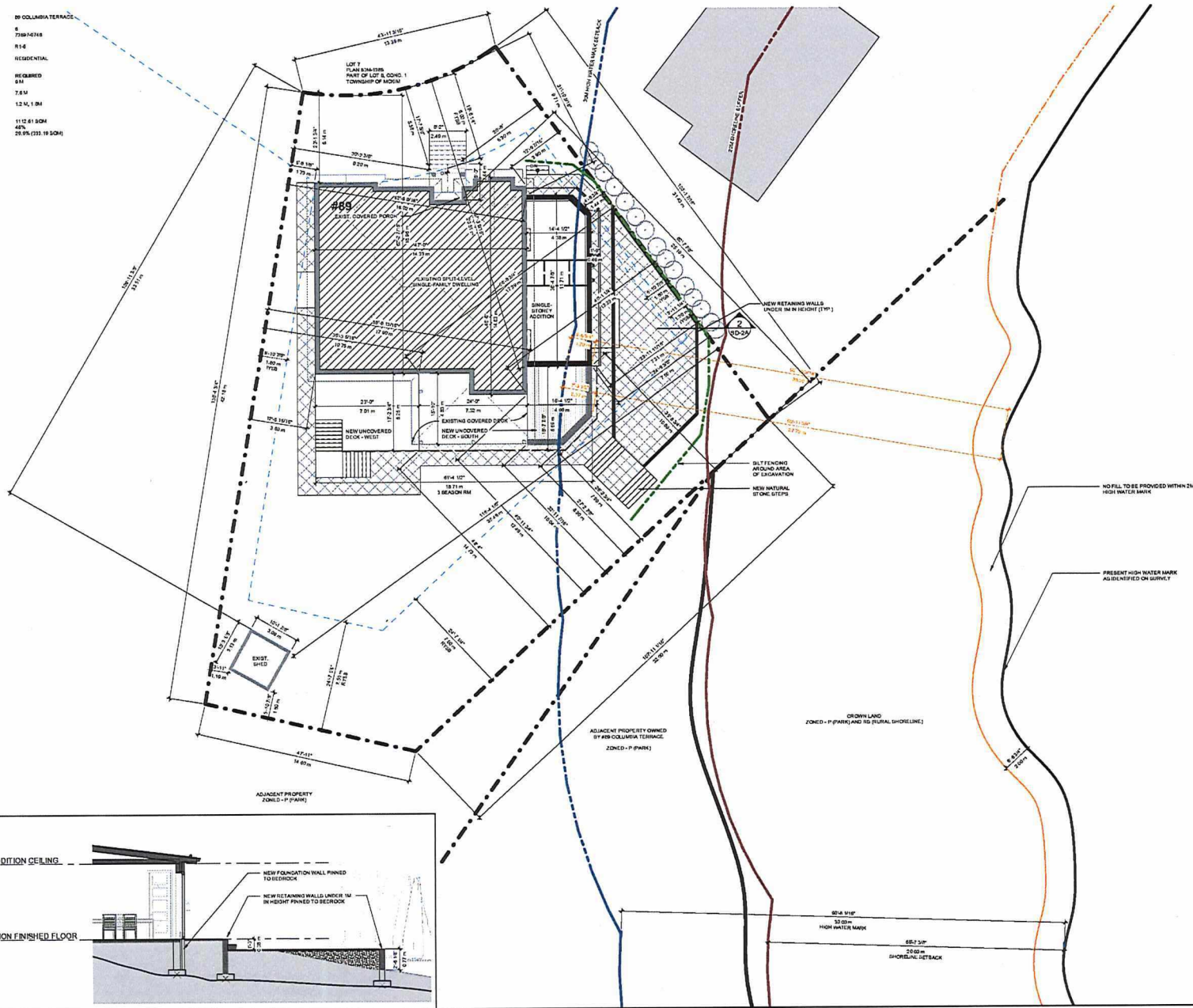


Subject Property being PIN 73597-0747,
Lot 7, Plan 53M-1385,
Part Lot 8, Concession 1,
Township of McKim,
89 Columba Terrace, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00143
Date: 2026 10 22

MUNICIPAL ADDRESS: 10 COLUMBIA TERRACE
 LOT: 6
 PIN: 7358-0418
 ZONE: R14
 PERMITTED USE: RESIDENTIAL
 RETRACTOR: 834
 FRONT: 7.8 M
 INTERIOR SIDE: 12 M, 1.8 M
 LOT AREA: 1112.61 SQM
 MAX LOT COVERAGE: 48%
 ACTUAL LOT COVERAGE: 28.9% (331.19 SQM)



SITE SECTION 2
 3/16" = 1'-0" (1/4")

BUILDING AREAS METRIC	
AREAS	SQ.M.
EXIST. COVERED DECK	129.34 m²
EXIST. FRONT PORCH	83.00 m²
EXIST. SIDE	8.30 m²
EXIST. DWELLING	106.24 m²
NEW 3 SEASON ROOM	10.70 m²
NEW UNCOVERED DECK	24.25 m²
NEW DECK	38.00 m²
NEW OFFICE ADDITION	83.00 m²

BUILDING INFORMATION - EXISTING

EXISTING COVERED DECK LOWER FLOOR - TO BE CONVERTED INTO A PORTION OF THE NEW 3 SEASON ROOM

AREA	25.24 M²
WIDTH	4.82 M
LENGTH	7.32 M
HEIGHT	0.60 M
F.F.SI.	10.88 M
F.F.SI.	10.88 M
F.F.SI.	10.88 M
F.F.SI.	10.88 M
F.F.SI.	10.88 M

EXISTING COVERED DECK MAIN FLOOR - TO REMAIN

AREA	29.84 M²
WIDTH	4.82 M
LENGTH	7.32 M
HEIGHT	0.60 M
F.F.SI.	10.88 M
F.F.SI.	10.88 M
F.F.SI.	10.88 M
F.F.SI.	10.88 M
F.F.SI.	10.88 M

EXISTING FRONT PORCH - TO REMAIN

AREA	8.30 M²
WIDTH	2.44 M
LENGTH	3.39 M
HEIGHT	1.42 M
F.F.SI.	5.20 M
F.F.SI.	25.18 M
F.F.SI.	8.30 M
F.F.SI.	8.30 M

EXISTING DWELLING - TO REMAIN

AREA	109.74 M²
WIDTH	14.21 M
LENGTH	14.81 M
HEIGHT	7.94 M
F.F.SI.	6.14 M
F.F.SI.	12.49 M
F.F.SI.	1.72 M
F.F.SI.	3.00 M

BUILDING INFORMATION - PROPOSED

NEW 3 SEASON ROOM

AREA	38.76 M²
WIDTH	8.30 M
LENGTH	10.71 M
HEIGHT	3.05 M
F.F.SI.	10.88 M
F.F.SI.	8.30 M
F.F.SI.	7.82 M
F.F.SI.	2.41 M
F.F.SI.	27.73 M

NEW UNCOVERED DECK - SOUTH (ABOVE 3 SEASON ROOM)

AREA	24.25 M²
WIDTH	4.82 M
LENGTH	5.03 M
HEIGHT	2.00 M
F.F.SI.	25.91 M
F.F.SI.	7.99 M
F.F.SI.	7.31 M
F.F.SI.	17.34 M

NEW UNCOVERED DECK - WEST (ABOVE 3 SEASON ROOM)

AREA	38.91 M²
WIDTH	8.30 M
LENGTH	11.71 M
HEIGHT	2.00 M
F.F.SI.	10.88 M
F.F.SI.	10.88 M
F.F.SI.	10.88 M
F.F.SI.	10.88 M

NEW OFFICE ADDITION

AREA	83.00 M²
WIDTH	4.39 M
LENGTH	11.71 M
HEIGHT	3.07 M
F.F.SI.	5.71 M
F.F.SI.	10.88 M
F.F.SI.	1.44 M
F.F.SI.	14.07 M
F.F.SI.	25.33 M



CLARENCE ARCHITECTURE
 100 DUNDAS STREET WEST
 TORONTO, ONT. M5G 1C5
 TEL: 416-593-8888
 WWW.CLARENCEARCHITECTURE.COM

NOT FOR CONSTRUCTION

- GENERAL NOTES
1. This drawing is an architectural drawing and is not to be used for construction without the approval of the architect.
 2. All dimensions are in metric units unless otherwise specified.
 3. All materials and finishes are to be as specified in the schedule of materials.
 4. All work is to be in accordance with the Ontario Building Code.
 5. All work is to be in accordance with the Ontario Fire Code.
 6. All work is to be in accordance with the Ontario Electrical Code.
 7. All work is to be in accordance with the Ontario Gas Code.
 8. All work is to be in accordance with the Ontario Mechanical Code.
 9. All work is to be in accordance with the Ontario Plumbing Code.
 10. All work is to be in accordance with the Ontario Sanitary Code.

PROJECT DATA
 NAME FOR RECORD VARIANCE -
 NO
 DATED DATE
 OCTOBER 24, 2018

REVISIONS



CLARENCE ARCHITECTURE
 100 DUNDAS STREET WEST
 TORONTO, ONT. M5G 1C5
 TEL: 416-593-8888
 WWW.CLARENCEARCHITECTURE.COM

PROJECT
 ADDITION

BY CLARENCE ARCHITECTURE
 Project No. 2018-005

DATE OF PRELIMINARY DESIGN
 MARCH 7, 2018

DATE
 As indicated

DATE
 SITE PLAN

SITE REFERENCE PLAN - DESIGN
 1" = 10'-0"

DATE
 SD-2A

PL-MV-2026-0043
 Sketch 2