Box 5000, Station A
200 Brady Street
Sudbury, Ontario P3A 5P3
(705) 671-2489 ext 4376 or 4346
(705) 673-2200 FAX

Re: PL-MV-2026-00006

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

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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 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

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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.

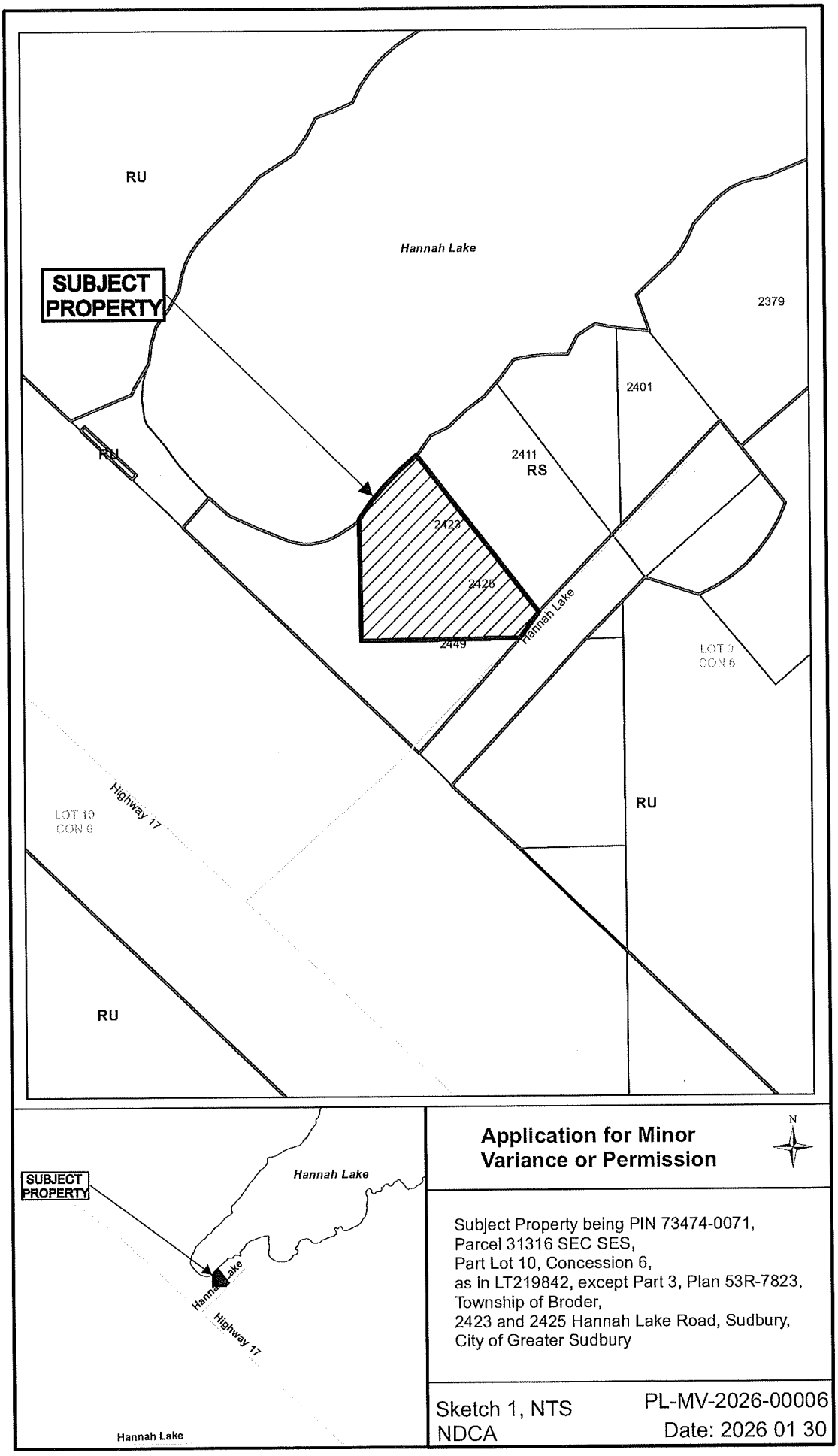
Note: The owner of any land that receives this notice, where the land contains seven or more residential units, is requested to post a copy of this notice in a location that is visible to all residents.

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

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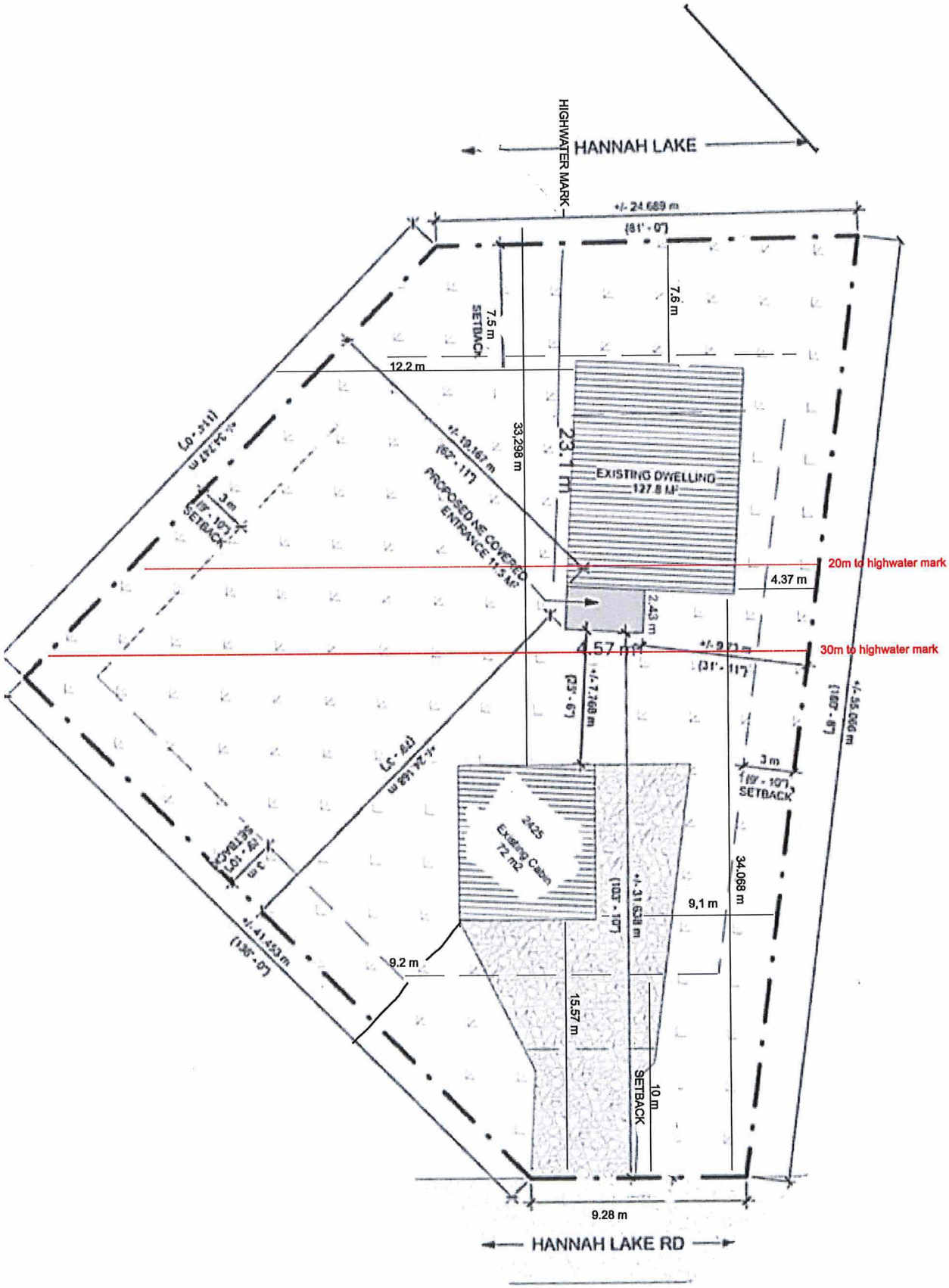


Application for Minor Variance or Permission

Subject Property being PIN 73474-0071,
Parcel 31316 SEC SES,
Part Lot 10, Concession 6,
as in LT219842, except Part 3, Plan 53R-7823,
Township of Broder,
2423 and 2425 Hannah Lake Road, Sudbury,
City of Greater Sudbury

Sketch 1, NTS
NDCA

PL-MV-2026-00006
Date: 2026 01 30



PL-MV-2026-00006
Sketch 2

Box 5000, Station A
200 Brady Street
Sudbury, Ontario P3A 5P3
(705) 671-2489 ext 4376 or 4346
(705) 673-2200 FAX

Re: PL-MV-2026-00141

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:

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.

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.

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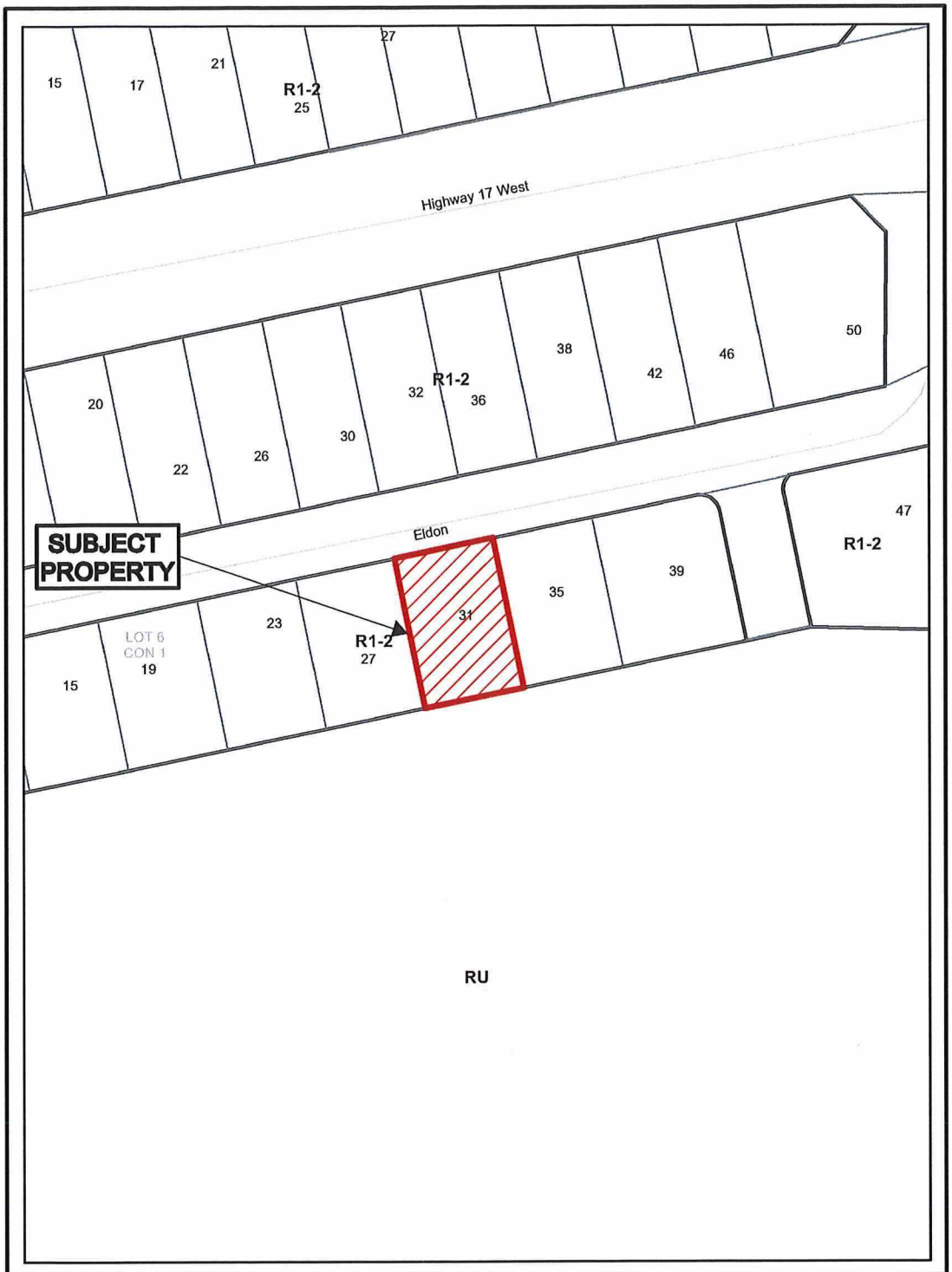
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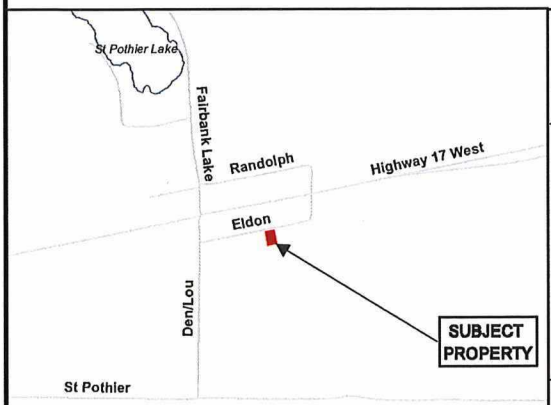
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R1-2

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Application for Minor Variance or Permission

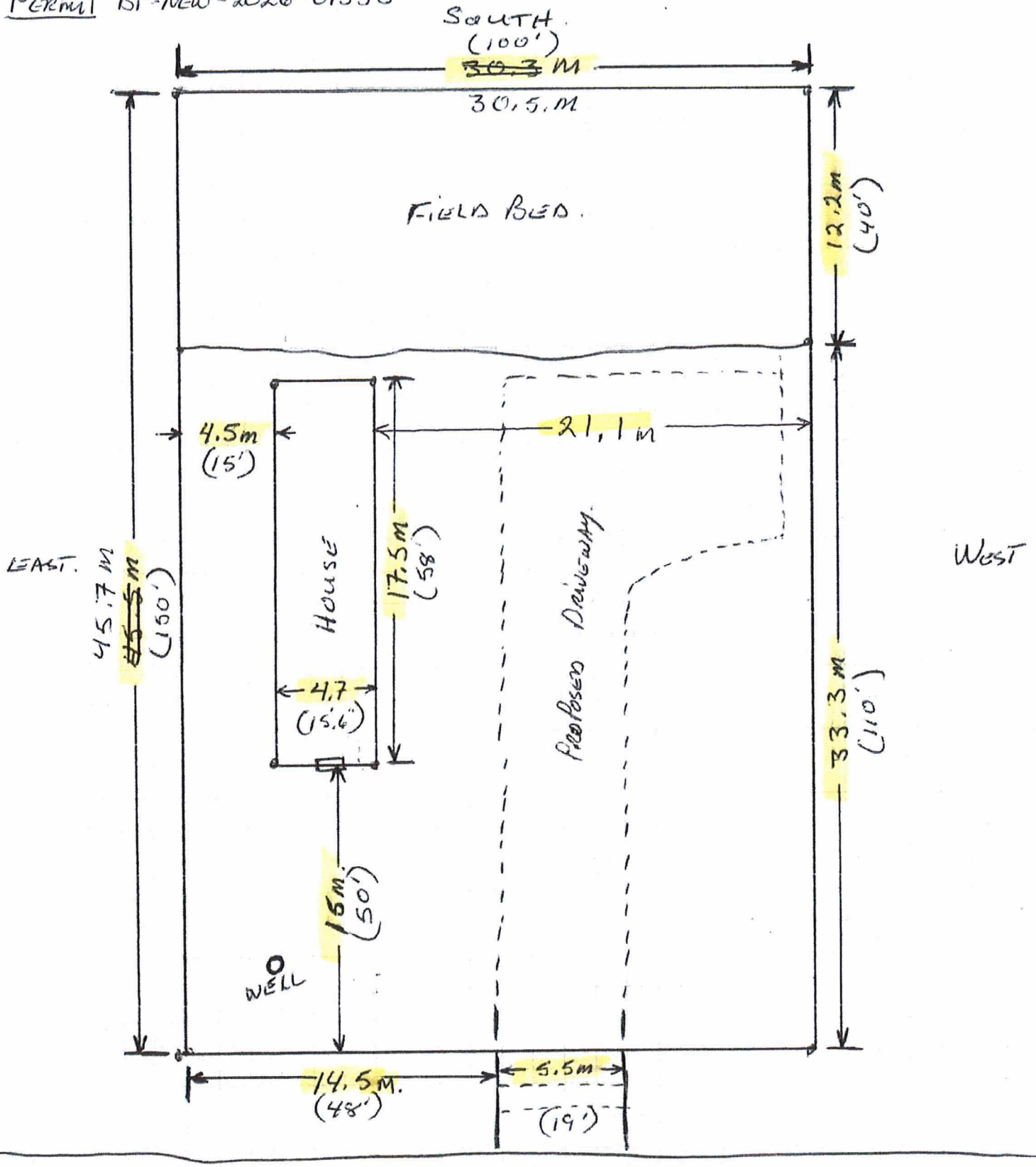
N

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



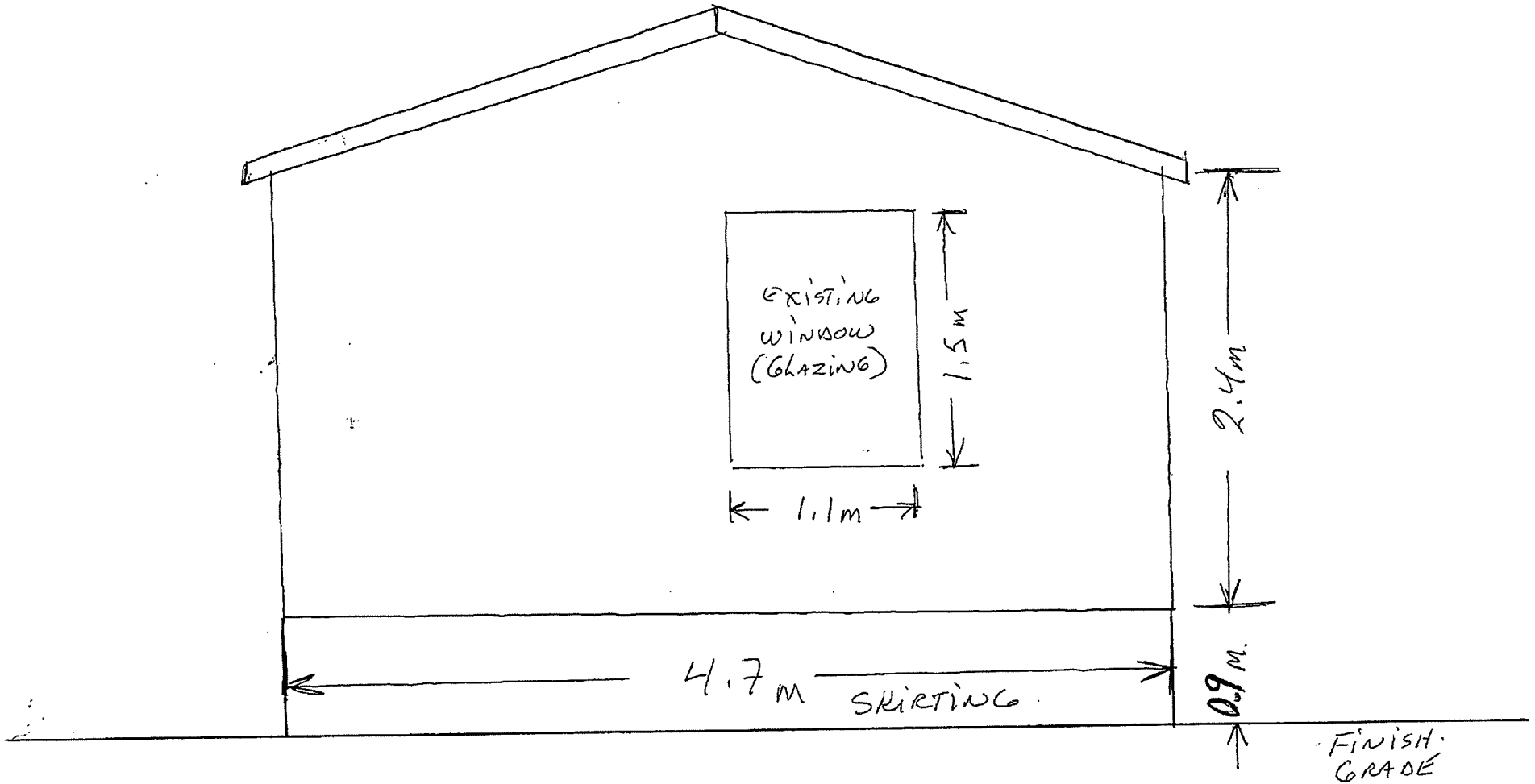
31 LELAND AVE. WHITEFISH.

NORTH.

PL-MV-2026-00141
Sketch 2

31 ELDON AVE.
WHITEFISH

NORTH ELEVATION FACING ROAD



PL-MV-2026-00141
Sketch 3

Box 5000, Station A
200 Brady Street
Sudbury, Ontario P3A 5P3
(705) 671-2489 ext 4376 or 4346
(705) 673-2200 FAX

Re: PL-MV-2026-00143
REVISED

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:

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 permit an addition and three season addition on the existing dwelling providing high water mark setbacks at variance to the By-law.

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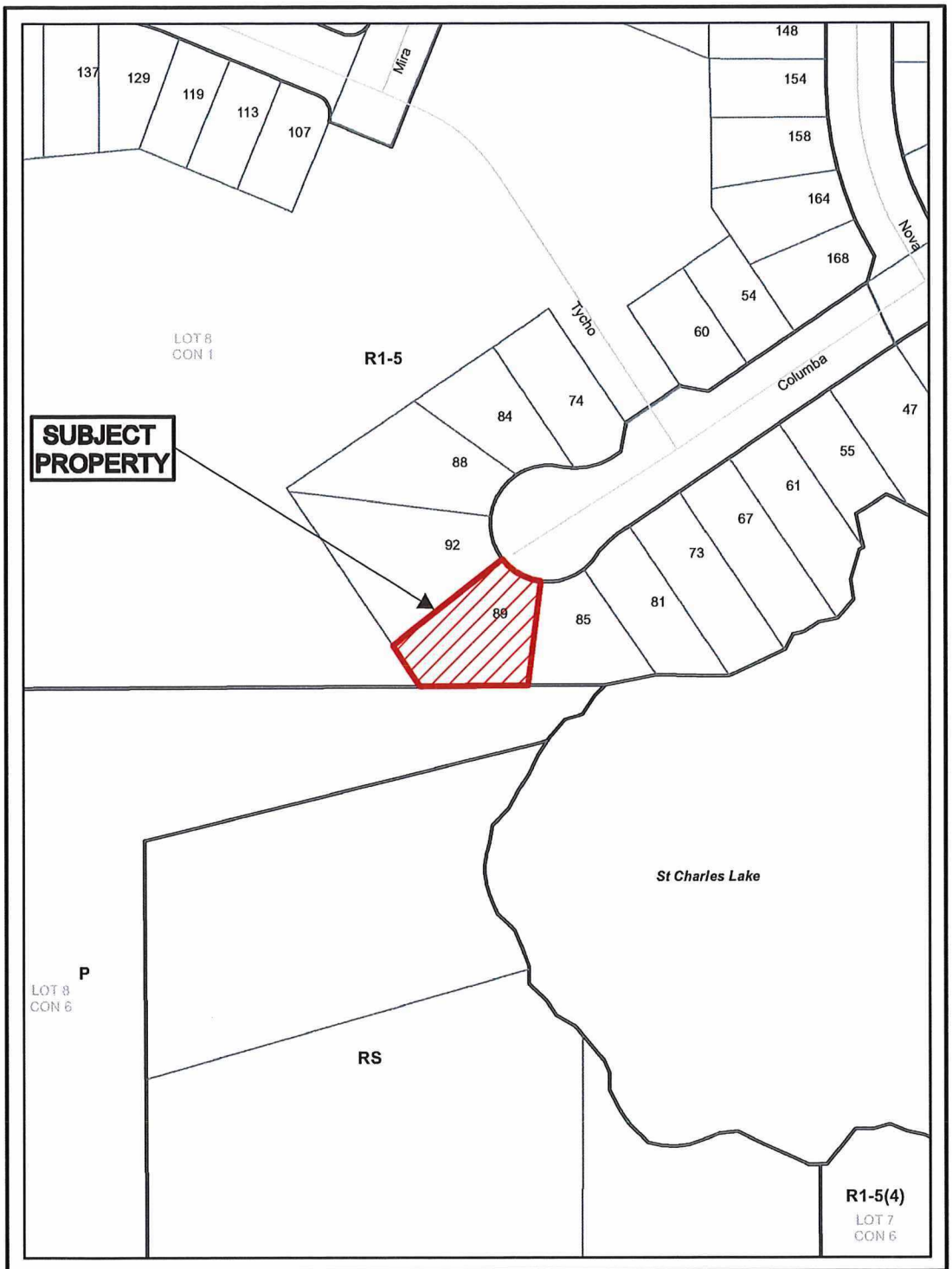
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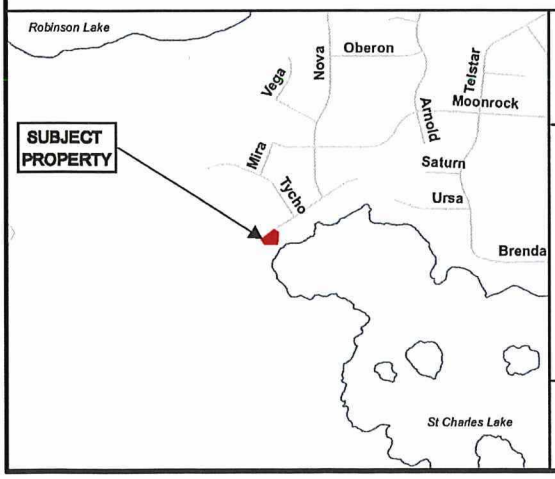
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R1-5

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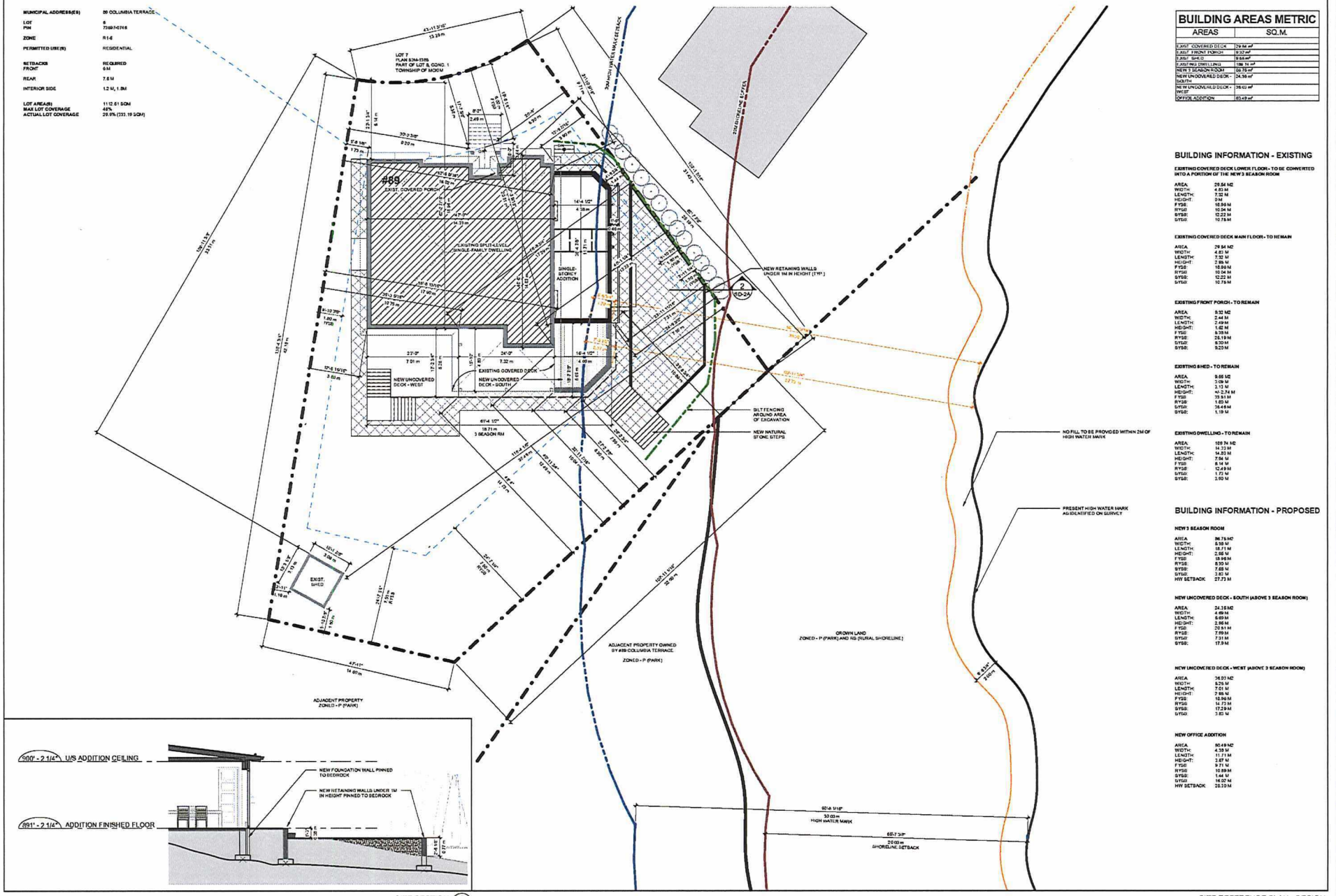
Application for Minor Variance or Permission

N

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



BUILDING AREAS METRIC

AREAS	SQ.M.
EXIST. COVERED DECK	29.54 m²
EXIST. FRONT PORCH	9.32 m²
EXIST. SHED	9.66 m²
EXISTING DWELLING	109.74 m²
NEW 3 SEASON ROOM	36.75 m²
NEW UNCOVERED DECK - SOUTH	24.35 m²
NEW UNCOVERED DECK - WEST	36.07 m²
OFFICE ADDITION	40.49 m²

BUILDING INFORMATION - EXISTING

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

AREA: 29.54 M2
WIDTH: 4.83 M
LENGTH: 7.32 M
HEIGHT: 0 M
FTGS: 10.99 M
RTGS: 10.04 M
STGS: 10.22 M
GTGS: 10.78 M

EXISTING COVERED DECK MAIN FLOOR - TO REMAIN

AREA: 29.54 M2
WIDTH: 4.83 M
LENGTH: 7.32 M
HEIGHT: 2.89 M
FTGS: 10.99 M
RTGS: 10.04 M
STGS: 10.22 M
GTGS: 10.78 M

EXISTING FRONT PORCH - TO REMAIN

AREA: 9.32 M2
WIDTH: 2.44 M
LENGTH: 2.49 M
HEIGHT: 1.42 M
FTGS: 9.39 M
RTGS: 26.19 M
STGS: 9.30 M
GTGS: 9.23 M

EXISTING SHED - TO REMAIN

AREA: 9.66 M2
WIDTH: 3.09 M
LENGTH: 3.13 M
HEIGHT: +/- 2.74 M
FTGS: 10.91 M
RTGS: 1.83 M
STGS: 36.48 M
GTGS: 1.19 M

EXISTING DWELLING - TO REMAIN

AREA: 109.74 M2
WIDTH: 14.33 M
LENGTH: 14.83 M
HEIGHT: 7.56 M
FTGS: 8.14 M
RTGS: 12.49 M
STGS: 1.73 M
GTGS: 3.60 M

BUILDING INFORMATION - PROPOSED

NEW 3 SEASON ROOM

AREA: 36.75 M2
WIDTH: 5.39 M
LENGTH: 15.71 M
HEIGHT: 2.66 M
FTGS: 10.99 M
RTGS: 8.93 M
STGS: 7.62 M
GTGS: 2.67 M
HW SETBACK: 27.73 M

NEW UNCOVERED DECK - SOUTH (ABOVE 3 SEASON ROOM)

AREA: 24.35 M2
WIDTH: 4.69 M
LENGTH: 5.69 M
HEIGHT: 2.66 M
FTGS: 20.91 M
RTGS: 7.99 M
STGS: 7.31 M
GTGS: 17.9 M

NEW UNCOVERED DECK - WEST (ABOVE 3 SEASON ROOM)

AREA: 36.07 M2
WIDTH: 5.25 M
LENGTH: 7.01 M
HEIGHT: 2.66 M
FTGS: 10.99 M
RTGS: 14.73 M
STGS: 17.29 M
GTGS: 3.83 M

NEW OFFICE ADDITION

AREA: 40.49 M2
WIDTH: 4.39 M
LENGTH: 11.71 M
HEIGHT: 2.67 M
FTGS: 9.71 M
RTGS: 10.99 M
STGS: 1.44 M
GTGS: 16.02 M
HW SETBACK: 28.33 M

SITE SECTION 2
3/16" = 1'-0" A1-1

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

C | A
CLINTON LEIGH ARCHITECTURE

NOT FOR CONSTRUCTION

GENERAL NOTES

1. This drawing, as an instrument of service, is the property of the Contractor and Consultant and may not be reproduced, published or used in any way. No representation is allowed to be made on the unauthorized Contractors, Subcontractors and others made must bear its name.
2. Any changes done to the design during construction without Contractor, Architect's written consent and approval, shall void Contractor, Architect's insurance coverage.
3. The contractor is to verify dimensions and exist. critical items for conformity with the conditions. Any discrepancy is responsible for reporting to writing any discrepancies to Contractor, Architect for any payment.
4. These drawings remain the property of the Architect/Designer and shall not be allowed in any manner or used on any other project. Contractors, Subcontractors and must be done for the project noted herein. Any use of this unauthorized record the drawings or any portion thereof.
5. This drawing is not to be scaled

PROJECT STATUS: ISSUED FOR MINOR VARIANCE - R1

ISSUED DATE: OCTOBER 26, 2026

REVISIONS:

TRUE NORTH | PROJECT NORTH

CLIENT: MERCER-RAY

PROJECT: ADDITION

89 Columbia Terrace, Sudbury, ON

PROJECT NUMBER: Project No. 2024-060

DRAWN BY / CHECKED BY: MASJL / DG

SCALE: As indicated

CONTENTS: SITE PLAN

SHEET NUMBER: SD-2A

PL-MV-2026-00143
Sketch 2