

SUBMISSION NO. A0116/2023

October 25, 2023

OWNER(S): JULIE GAUTHIER, 1480 Lakeshore Drive, Val Caron ON P3N 1L6
MICHEL GAUTHIER, 1480 Lakeshore Drive, Val Caron ON P3N 1L6

AGENT(S): PAUL PELLAND, 210 Fire Route 2, Val Caron ON P3N 1P3

LOCATION: PIN 73498 0181, Parcel 35836 SEC SES SRO, Surveys Plan SR-3402 Part(s) 1 & Plan 53R-9191 Part(s) except 1, Lot Part 6, Concession 4, Township of Blezard, 1480 Lakeshore Drive, Val Caron

SUMMARY

Zoning: The property is zoned RU (Rural) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Approval to construct a sunroom addition on the single detached dwelling on the subject property providing eaves and front yard setback at variance to the By-law.

Comments concerning this application were submitted as follows:

CGS: Development Approvals Section, October 19, 2023

The variances being sought would facilitate the construction of a sunroom addition to the existing single detached dwelling. The lands are designated Rural and Living Area 2 in the City's Official Plan and are zoned RU, Rural per the City's Zoning By-law 2010-100Z. The proposed minor variances are analyzed below.

Minor Variance 1 & 2 - (1) a minimum front yard setback of 3.2m where a minimum front yard setback of 10.0m is required and (2) eaves encroaching 0.4m into the proposed 3.2m front yard setback where eaves may encroach 1.2m into the required front yard but not closer than 0.6m to the lot line.

Intent of the Official Plan – The Official Plan permits single detached and other types of rural residential development in both the Rural and Living Area 2 designations. The intent of the OP is met.

Intent of Zoning By-law 2010-100Z – The intent of Zoning By-law 2010-100Z is to permit rural uses that permit enjoyment of land, local industry, and agriculture in a manner that is not service reliant and respectful of the natural environment. The proposed addition does not contravene this intent.

Are the variances minor? – The proposed variances would permit an addition that is no closer to the front lot line than the existing single detached dwelling. Staff is of the opinion that the variances are minor.

Are the variances desirable? – The variances would permit continued enjoyment of an existing rural property and are considered desirable for the proposed development.

Staff is of the opinion that the proposed minor variances as noted above are consistent with both the Official Plan and Zoning By-law 2010-100Z, are minor and desirable for the development. Staff recommends approval of application A0116/2023.

CGS: Infrastructure Capital Planning Services, October 18, 2023

Roads
No concerns.

Transportation and Innovation Support
No concerns.

Active Transportation
No concerns.

CGS: Building Services Section, October 18, 2023

Building Services has reviewed your application and sketch for the requested minor variances and can advise that we have no concerns.

Owner to be advised that a Building Permit to the satisfaction of the Chief Building Official will be required to construct the new sunroom.

Ministry of Transportation, October 16, 2023

We have determined that the subject land is not within MTO's permit control area, therefore, the MTO does not have any comments to provide.

Greater Sudbury Hydro Inc., October 16, 2023

Please note, application A0116/2023 is outside our territory, therefore we have no conflicts.

The Nickel District Conservation Authority, October 13, 2023

Conservation Sudbury does not object to Minor Variance A0116/2023. The subject property does not appear to be located in any area regulated by the Conservation Authority. We have no comment or objections to the proposed development.

CGS: Site Plan Control, October 12, 2023

No objection.

CGS: Development Engineering, October 11, 2023

No objection.

The Agent of the Applicants, Paul Pelland, appeared before the Committee and provided a summary of the Application.

Committee had no comments or questions in relation to this application.

The following decision was reached:

DECISION:

THAT the application by:

JULIE GAUTHIER AND MICHEL GAUTHIER

the owner(s) of PIN 73498 0181, Parcel 35836 SEC SES SRO, Surveys Plan SR-3402 Part(s) 1 & Plan 53R-9191 Part(s) except 1, Lot Part 6, Concession 4, Township of Blezard, 1480 Lakeshore Drive, Val Caron

for relief from Part 4, Section 4.2, Table 4.1, and Part 9, Section 9.3, Table 9.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a sunroom addition on the single detached dwelling providing a minimum front yard setback of 3.2m with eaves encroaching 0.4m into the proposed 3.2m front yard setback, where a minimum front yard setback of 10.0m is required and where eaves may encroach 1.2m into the required front yard but not closer than 0.6m to the lot line, be granted.

Consideration was given to Section 45(1) of the Planning Act, R.S.O.1990, c. P.13 as amended including written and oral submissions related to the application, it is our opinion the variance is minor in nature and is desirable for the appropriate development and use of the land and Buildings. The general intent and purpose of the By-Law and the Official Plan are maintained.

As no public comment, written or oral, has been received, there was no effect on the Committee of Adjustment's decision.

<i>Member</i>	<i>Status</i>
Cathy Castanza	Concurring
David Murray	Concurring
Justin Sawchuk	Concurring
Matt Dumont	Concurring
Ron Goswell	Concurring