



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2025-00019

April 16, 2025

OWNER(S): KOURTNEY LAINO, 4693 St Michel Street, Hanmer, oNTARIO, Canada P3P0C2
MICHAEL LAINO, 4693 St Michel Street, Hanmer, ON, Canada

AGENT(S): KOURTNEY LAINO, 4693 St Michel Street, Hanmer, oNTARIO, Canada P3P0C2

LOCATION: PIN(s) 735081399, Surface Rights Only, Lot 4, Plan 53M-1413, Part Lot 11,
Concession 3, Township of Capreol, 4693 St Michel Street, Hanmer P3P 0C2

SUMMARY

Zoning: The property is zoned R1-5 according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Approval to construct a detached accessory building providing a height at variance to the By-law.

Comments concerning this application were submitted as follows:

Corridor Management, April 10, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), April 10, 2025

No Comment Received

Building Services, April 9, 2025

Based on the information provided, Building Services has no concerns with this application.

For the Owner's information Building Services has the following comments,

1) Building Services acknowledges building permit application BP-NEW-2024-01167 for construction of a detached garage.

2) Building Services acknowledges Minor Variance A0070/2020 providing relief from accessory lot coverage.

3) The proposed detached garage shall not be used as "Habitable Living Space", as per CGS Zoning By-law 2010-100Z, 4.2 Accessory Buildings, Structures and Uses, unless an approved

Secondary Unit Building Permit is issued and occupancy granted.

Linear Infrastructure Services, April 9, 2025

No Concerns

Development Approvals, April 8, 2025

The purpose and effect of the application is to construct a 126.34 m² accessory building with a height of 6.54 m, whereas the maximum height permitted for accessory buildings is 5 m.

The subject lands contain a single detached dwelling with a ground floor area of 167 m² and a height of 6.8 m. The subject lands are serviced by municipal servicing and have an existing access from St Michel Street.

The subject lands are designated 'Living Area I' within the City of Greater Sudbury Official Plan and are zoned 'R1-5' Low Density Residential One within the City of Greater Sudbury Zoning By-law.

Surrounding uses are low density residential in nature.

It is noted that the lands are subject to a previous minor variance (A0070/2020) for the proposed height of the accessory building of 6.1 m, however, subsequent to the variance it was determined that the actual height is 6.54 m, therefore additional relief is required.

The accessory building is proposed to be located in the rear yard, setback further from the road than the dwelling, and will be subordinate in ground floor area and height in comparison to the single detached dwelling.

Staff are of the opinion that the variance is considered to be minor in nature, is an appropriate use of the land, and meets the intent of the Official Plan and Zoning By-law. It is recommended that the application be granted.

Development Engineering, April 8, 2025

No Concerns

Strategic and Environmental Planning, April 8, 2025

No Concerns

Ministry of Transportation, April 7, 2025

That the subject lands are not within the MTO's permit control area (PCA); therefore, we have no comments to provide at this time.

Sudbury Hydro, April 7, 2025

Please note the following fall outside our territory, therefore we have no concerns.

Site Plan, April 3, 2025

No Concerns

Conservation Sudbury, April 2, 2025

No Concerns

Meeting Minutes:

04/16/2025 The applicant, Kourtney Laino, appeared before Committee and provided a summary of the Application.
Committee Chair Dumont confirmed with the applicant the variance previously approved by Committee.
Committee Member Castanza confirmed with the applicant that the seacan would be removed from the property and expressed support for the recommendation.
Committee Member Goswell asked staff to confirm the total overall height that the applicants were seeking, and staff advised what was permitted in the By-law and what was being proposed. Committee Member Goswell asked staff if the total overall height would be supported in the previous minor variance application and staff confirmed that they were supportive.
Committee Members Sawchuk, Murray and Committee Chair Dumont expressed support for staff's recommendation.

The following decision was reached:

DECISION:

THAT the application by:

KOURTNEY LAINO AND MICHAEL LAINO

the owner(s) of PIN(s) 735081399, Surface Rights Only, Lot 4, Plan 53M-1413, Part Lot 11, Concession 3, Township of Capreol, 4693 St Michel Street, Hanmer P3P 0C2

relief from Part 4, Section 4.2, subsection 4.2.4 a) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of detached garage providing a maximum height of 6.54m, where 6.1m was previously approved under A0070/2020, 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. 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.

Member	Status
CATHY CASTANZA	Concurring
DAVID MURRAY	Concurring
JUSTIN SAWCHUK	Concurring
MATTHEW DUMONT	Concurring
RON GOSWELL	Concurring



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2025-00022

April 16, 2025

OWNER(S): KEVIN MCPHEE, 745 Birch Drive, Sudbury, ON, Canada

AGENT(S): J.L. RICHARDS & ASSOCIATES LIMITED, 314 Countryside Drive, Sudbury, ON, Canada

LOCATION: PIN(s) 021230258, Parcel 30695 SEC SES, Part Lot 3, Concession 5, Part 1, Plan SR-419, except Part 57, Plan SR-2888, Township of McKim, 635 Lasalle Boulevard, Sudbury P3A 1X3

SUMMARY

Zoning: The property is zoned H51C2(120) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Approval for a semi-detached dwelling, subject to a future Consent Application, providing reduced frontage, setback and driveway width at variance to the By-law.

Comments concerning this application were submitted as follows:

Building Services, April 10, 2025

Following the receipt of the application, Building Services has been advised that the applicant has confirmed that that proposed severance application will not proceed at this time and therefore relief for the reduced lot frontage is no longer required. (a minimum lot frontage of 7.63m, where 9.0m is required)

Based on the information provided, we can advise that Building Services has no concerns with the following:

- 1) 2.8m wide driveway, where a minimum of 3.0m is required
- 2) a minimum front yard setback of 6.89m where, 7.5m is required.

However, Owner to be informed of the following information:

- 3) Based on our search of our records it appears the cladding has been changed between 2010 and 2012. A cladding permit and building permit documents, to the satisfaction of the Chief Building Official, are required for the cladding renovation completed without the benefit of a building permit.
- 4) Building permit and building permit documents, to the satisfaction of the Chief Building Official, are required for the future proposed construction of the additional dwelling units.
- 5) Based on our search of our records Building Services acknowledges a Building Permit and building permit documents, for a Semi-Attached Dwelling. Building Permit #65-5590.

Corridor Management, April 10, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNR), April 10, 2025

No Comment Received

Development Approvals, April 9, 2025

The purpose and effect of the application is to permit the following relief for retained lands of a future consent application:

1. a 2.8 m wide driveway, where the minimum driveway width accessing a parking area or parking lot for one-way traffic is 3 m;
2. a minimum frontage of 7.63 m, where 9 m is required; and
3. a minimum front yard setback of 6.89 m, where 7.5 m is required.

The subject lands contain a duplex dwelling, are serviced by municipal servicing and have existing accesses from Lasalle Boulevard.

The subject lands are designated 'Regional Corridor' within the City of Greater Sudbury Official Plan, are zoned 'H51C2(120)' General Commercial Special with a Holding Provision within the City of Greater Sudbury Zoning By-law, and are located within the Lasalle Boulevard Corridor Plan and Strategy.

The H51 Holding Provision states that the only uses permitted on lands designated 'H51C2(120)' shall be those uses legally permitted on the date of the by-law applying the "H", Holding designation, subject to the provisions of the applicable zoning classification in effect at that time. The lands were zoned "R2-2" Low Density Residential Two on the date of applying the holding provision, therefore the uses and standards of the "R2-2" Zone apply.

Surrounding uses are low density residential, general commercial, and institutional in nature.

Subsequent to the application being received, staff confirmed with the applicant that recent policy changes allows for four units as of right on an urban parcel of land, whereas previously, the duplex would have only be permitted an additional unit for a total of 3 units. The applicant confirmed that they no longer intend to proceed with a severance application at this time and therefore relief for deficient frontage is no longer required. Staff have reflected this in the resolution accordingly.

Staff have no concerns with recognizing the 2.8 m width of the driveways, where 3 m is required or with recognizing the deficient front yard setback of the existing building.

Staff are of the opinion that the variances are considered to be minor in nature, are an appropriate use of the land, and meets the intent of the Official Plan and Zoning By-law. It is recommended that the application be granted.

Linear Infrastructure Services, April 9, 2025

We do not have any concerns; however, we recommend to install a "one-way" sign at the enter and exit driveway to notify the residents (drivers).

Development Engineering, April 8, 2025

No Concerns

Strategic and Environmental Planning, April 8, 2025

No Concerns

Ministry of Transportation, April 7, 2025

That the subject lands are not within the MTO's permit control area (PCA); therefore, we have no comments to provide at this time.

Sudbury Hydro, April 7, 2025

No objections.

Site Plan, April 3, 2025

No Concerns

Conservation Sudbury, April 2, 2025

No Concerns

Meeting Minutes:

04/16/2025 The applicant and their agent, David Welwood of J.L. Richards, appeared before Committee and provided a summary of both PL-MV-2025-00022 and PL-MV-2025-00025. Committee Members expressed support for staff's recommendation. Committee Chair Dumont expressed appreciation that a Planner was obtained and that they provided their opinion on the four tests of a minor variance.

The following decision was reached:

DECISION:

THAT the application by:

KEVIN MCPHEE

the owner(s) of PIN(s) 021230258, Parcel 30695 SEC SES, Part Lot 3, Concession 5, Part 1, Plan SR-419, except Part 57, Plan SR-2888, Township of McKim, 635 Lasalle Boulevard, Sudbury P3A 1X3

relief from Part 5, Section 5.2, subsections 5.2.9.3 and Section 5.4, subsection 5.4.3.1 (a) and Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to approve an existing semi-detached dwelling providing firstly, a 2.8m wide driveway, where

the minimum driveway width and driveways accessing a parking area or parking lot for one-way traffic shall be a minimum of 3.0m, and secondly, a minimum front yard setback of 6.89m where, 7.5m is required, 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 variances are 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.

Member	Status
CATHY CASTANZA	Concurring
DAVID MURRAY	Concurring
JUSTIN SAWCHUK	Concurring
MATTHEW DUMONT	Concurring
RON GOSWELL	Concurring



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2025-00023

April 16, 2025

OWNER(S): MIKE ATCHINSON, 734 Lonsdale Ave, Sudbury, ON, Canada P3B1K1
MAUREEN ATCHISON, 734 Lonsdale Avenue, Sudbury, Ontario, Canada

AGENT(S): WOLF LAKE CONSTRUCTION 2003 INC, 249 Wolf Lake Road, Greater Sudbury, ON, Canada P3G 1L9

LOCATION: PIN(s) 735820102, Parcel 14747 SEC SES, Lot 3, Plan M-131, Part Lot 3, Concession 3, Township of McKim, 734 Lonsdale Avenue, Sudbury, ON P3B 1K1

SUMMARY

Zoning: The property is zoned R1-5 according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Approval to reconstruct a retaining wall providing setbacks at variance to the By-law.

Comments concerning this application were submitted as follows:

Corridor Management, April 10, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), April 10, 2025

No Comment Received

Building Services, April 9, 2025

No Concerns

Linear Infrastructure Services, April 9, 2025

We do not have any concern as long as the retaining wall does not encroach the city's right of way.

Source Water Protection, April 9, 2025

No significant threat identified at this time. S.59 Review completed.

Development Approvals, April 8, 2025

The purpose and effect of the application is to reconstruct a 1.2 m tall retaining wall located along the rear lot line with a 0 m setback, whereas accessory structures 2.5 m or less in height shall be no closer than 0.6 m from the rear lot line.

The subject lands contain a single detached dwelling, are serviced by municipal servicing, and have an existing access from Lonsdale Avenue.

The subject lands are designated 'Living Area I' within the City of Greater Sudbury Official Plan, are zoned 'R1-5' Low Density Residential One within the City of Greater Sudbury Zoning By-law, and are located in the Ramsey Lake Intake Protection Zone IV within the Source Water Protection Plan.

Surrounding uses are low density residential, future development, and parks in nature.

The applicant advised that they are replacing a wooden retaining wall with a brick retaining wall. The proposed change in material and increased height of 0.3 m is not anticipated to impact surrounding land uses.

Staff are of the opinion that the variance is considered to be minor in nature, is an appropriate use of the land, and meets the intent of the Official Plan and Zoning By-law. It is recommended that the application be granted.

Development Engineering, April 8, 2025

No Concerns

Strategic and Environmental Planning, April 8, 2025

No Concerns

Ministry of Transportation, April 7, 2025

That the subject lands are not within the MTO's permit control area (PCA); therefore, we have no comments to provide at this time.

Sudbury Hydro, April 7, 2025

No objections.

Site Plan, April 4, 2025

No Concerns

Conservation Sudbury, April 2, 2025

No Concerns

Meeting Minutes:

04/16/2025 The applicant's agent, Rob Pollesel of Wolf Lake Construction, appeared before Committee and provided a summary of the Application. Committee Members and the Chair expressed support for the Application and staff's recommendation.

The following decision was reached:

DECISION:

THAT the application by:

MIKE ATCHINSON AND MAUREEN ATCHISON

the owner(s) of PIN(s) 735820102, Parcel 14747 SEC SES, Lot 3, Plan M-131, Part Lot 3, Concession 3, Township of McKim, 734 Lonsdale Avenue, Sudbury, ON P3B 1K1

relief from Part 4, Section 4.2, Table 4.1 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the reconstruction of a 1.2m high retaining wall providing no setbacks (0.0m) from the rear or west side lot line, where an accessory structure 2.5m or less in height shall be no closer than 0.6m from the rear or side 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. 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.

Member	Status
CATHY CASTANZA	Concurring
DAVID MURRAY	Concurring
JUSTIN SAWCHUK	Concurring
MATTHEW DUMONT	Concurring
RON GOSWELL	Concurring



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2025-00025

April 16, 2025

OWNER(S): KEVIN MCPHEE, 745 Birch Dr, Sudbury, ON, Canada P3E4N1

AGENT(S): J.L. RICHARDS & ASSOCIATES LIMITED, 314 Countryside Drive, Sudbury, ON, Canada P3E6G2

LOCATION: PIN(s) 021230258, Parcel 30695 SEC SES, Part Lot 3, Concession 5, Part 1, Plan SR-419, except Part 57, Plan SR-2888, Township of McKim, 633 Lasalle Boulevard, Sudbury P3A 1X3

SUMMARY

Zoning: The property is zoned H51C2(120) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Approval for a semi-detached dwelling, subject to a future Consent Application, providing reduced frontage, setback and driveway width at variance to the By-law.

Comments concerning this application were submitted as follows:

Building Services, April 10, 2025

Following the receipt of the application, Building Services has been advised that the applicant has confirmed that that proposed severance application will not proceed at this time and therefore relief for the reduced lot frontage is no longer required. (a minimum lot frontage of 7.63m, where 9.0m is required)

Based on the information provided, we can advise that Building Services has no concerns with the following:

- 1) 2.8m wide driveway, where a minimum of 3.0m is required
- 2) a minimum front yard setback of 6.89m where, 7.5m is required.

However, Owner to be informed of the following information:

- 3) Based on our search of our records it appears the cladding has been changed between 2010 and 2012. A cladding permit and building permit documents, to the satisfaction of the Chief Building Official, are required for the cladding renovation completed without the benefit of a building permit.
- 4) Building permit and building permit documents, to the satisfaction of the Chief Building Official, are required for the future proposed construction of the additional dwelling units.
- 5) Based on our search of our records Building Services acknowledges a Building Permit and building permit documents, for a Semi-Attached Dwelling. Building Permit #65-5590.

Corridor Management, April 10, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNR), April 10, 2025

No Comment Received

Development Approvals, April 9, 2025

The purpose and effect of the application is to permit the following relief for the severed lands of a future consent application:

1. a 2.8 m wide driveway, where the minimum driveway width accessing a parking area or parking lot for one-way traffic is 3 m;
2. a minimum frontage of 7.63 m, where 9 m is required; and
3. a minimum front yard setback of 6.89 m, where 7.5 m is required.

The subject lands contain a duplex dwelling, are serviced by municipal servicing and have existing accesses from Lasalle Boulevard.

The subject lands are designated 'Regional Corridor' within the City of Greater Sudbury Official Plan, are zoned 'H51C2(120)' General Commercial Special with a Holding Provision within the City of Greater Sudbury Zoning By-law, and are located within the Lasalle Boulevard Corridor Plan and Strategy.

The H51 Holding Provision states that the only uses permitted on lands designated 'H51C2(120)' shall be those uses legally permitted on the date of the by-law applying the "H", Holding designation, subject to the provisions of the applicable zoning classification in effect at that time. The lands were zoned "R2-2" Low Density Residential Two on the date of applying the holding provision, therefore the uses and standards of the "R2-2" Zone apply.

Surrounding uses are low density residential, general commercial, and institutional in nature.

Subsequent to the application being received, staff confirmed with the applicant that recent policy changes allows for four units as of right on an urban parcel of land, whereas previously, the duplex would have only be permitted an additional unit for a total of 3 units. The applicant confirmed that they no longer intend to proceed with a severance application at this time and therefore relief for deficient frontage is no longer required. Staff have reflected this in the resolution accordingly.

Staff have no concerns with recognizing the 2.8 m width of the driveways, where 3 m is required or with recognizing the deficient front yard setback of the existing building.

Staff are of the opinion that the variances are considered to be minor in nature, are an appropriate use of the land, and meets the intent of the Official Plan and Zoning By-law. It is recommended that the application be granted.

Linear Infrastructure Services, April 9, 2025

We do not have any concerns; however, we recommend to install a "one-way" sign at the enter and exit driveway to notify the residents (drivers).

Development Engineering, April 8, 2025

No Concerns

Strategic and Environmental Planning, April 8, 2025

No Concerns

Ministry of Transportation, April 7, 2025

That the subject lands are not within the MTO's permit control area (PCA); therefore, we have no comments to provide at this time.

Sudbury Hydro, April 7, 2025

No objections.

Site Plan, April 4, 2025

No Concerns

Conservation Sudbury, April 2, 2025

No Concerns

Meeting Minutes:

04/16/2025 The applicant and their agent, David Welwood of J.L. Richards, appeared before Committee and provided a summary of both PL-MV-2025-00022 and PL-MV-2025-00025. Committee Members expressed support for staff's recommendation. Committee Chair Dumont expressed appreciation that a Planner was obtained and that they provided their opinion on the four tests of a minor variance.

The following decision was reached:

DECISION:

THAT the application by:

KEVIN MCPHEE

the owner(s) of PIN(s) 021230258, Parcel 30695 SEC SES, Part Lot 3, Concession 5, Part 1, Plan SR-419, except Part 57, Plan SR-2888, Township of McKim, 633 Lasalle Boulevard, Sudbury P3A 1X3

relief from Part 5, Section 5.2, subsections 5.2.9.3 and Section 5.4, subsection 5.4.3.1 (a) and Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to approve an existing semi-detached dwelling providing firstly, a 2.9m wide driveway, where

the minimum driveway width and driveways accessing a parking area or parking lot for one-way traffic shall be a minimum of 3.0m, secondly, and secondly, a minimum front yard setback of 6.93m where, 7.5m is required, 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 variances are 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.

Member	Status
CATHY CASTANZA	Concurring
DAVID MURRAY	Concurring
JUSTIN SAWCHUK	Concurring
MATTHEW DUMONT	Concurring
RON GOSWELL	Concurring



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2025-00026

April 16, 2025

OWNER(S): M CHAMPAGNE HOLDINGS INC., Sudbury, 160 Douglas Street, ON, Canada

AGENT(S): TULLOCH, 131 Fielding Road, Lively, ON, Canada

LOCATION: PIN(s) 735851053, Part Lot 6, Concession 3, Part 12, Plan 53R-9392, Township of McKim, 160 Douglas Street, Sudbury P3E 1G1

SUMMARY

Zoning: The property is zoned M1-1 according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Approval to construct a second-storey addition on the existing building and changes to the site layout providing an increase in gross floor area within required yards, eaves encroachments, reduced landscaped area and parking and location of parking spaces at variance to the By-law.

Comments concerning this application were submitted as follows:

Corridor Management, April 10, 2025

No Comment Received

Development Approvals, April 10, 2025

The purpose and effect of the application is to permit the addition of a 713.7 m² second story on an existing building with an existing front yard setback of 0 m, whereas enlargement, reconstruction, repair and/or renovation shall not increase the gross floor area of a building or structure within the minimum front yard setback of 15 m. Additionally, the following variances have been requested:

1. an eave encroachment of 0.8 m into the required front, interior, and side yards, whereas 1.2 m encroachment is permitted in front and rear, and 0.6 m encroachment permitted in interior yards, no closer than 0.6 m to the lot lines;
2. a minimum of 26 parking spaces, where 34 spaces are required;
3. a 0 m setback for parking spaces, whereas 4.5 m setback is required;
4. no landscaped area abutting Douglas Street and Brady Street, where a 3m wide landscaped area is required;

The subject lands are designated 'Downtown' within the City of Greater Sudbury Official Plan, zoned 'M1-1' Business Industrial within the City of Greater Sudbury Zoning By-law, and regulated by the Nickel District Conservation Authority (NDCA).

The lands are subject to the site plan control process.

It is noted that there will be no changes to the front, side, or rear yard setbacks from the existing building to the reconstructed proposed building, however, the building will go from 1 storey in height to 2 stories in height. Staff have no concerns with maintaining the existing front yard setback with the proposed addition to the building.

Staff are supportive of the reduction of parking spaces, given the downtown location and proximity to transit on Lorne Street and Riverside Drive.

Staff have no concerns with the location of parking, landscaped area, eaves, as they largely reflect existing conditions. Its noted that the applicant is proposing additional landscaped area than currently existing.

Staff are of the opinion that the variances are considered to be minor in nature, are an appropriate use of the land, and meets the intent of the Official Plan and Zoning By-law. It is recommended that the application be granted.

Ministry of Natural Resources and Forestry (MNRF), April 10, 2025

No Comment Received

Building Services, April 9, 2025

No Concerns

Linear Infrastructure Services, April 9, 2025

We have some concerns regarding the reduction in the required number of parking spaces, it is important to note that parking is prohibited at any time at Douglas Street and Brady Street (both sides) based on the by-law; therefore, any overflow parking that may occur from this site will affect the neighboring property owners.

Development Engineering, April 8, 2025

No Concerns

Strategic and Environmental Planning, April 8, 2025

No Concerns

Ministry of Transportation, April 7, 2025

That the subject lands are not within the MTO's permit control area (PCA); therefore, we have no comments to provide at this time.

Sudbury Hydro, April 7, 2025

No objections.

Conservation Sudbury, April 4, 2025

No Concerns

Site Plan, April 4, 2025

The application is subject to a concurrent application for site plan control agreement, file SPCA 2024-016. The requested variances align with the site plan drawings.

Meeting Minutes:

04/16/2025 The applicant's agent, Vanessa Smith of Tulloch Engineering, appeared before Committee and provided a summary of the Application. Committee Members and the Chair expressed support for the Application and staff's recommendation.

The following decision was reached:

DECISION:

THAT the application by:
M CHAMPAGNE HOLDINGS INC.
the owner(s) of PIN(s) 735851053, Part Lot 6, Concession 3, Part 12, Plan 53R-9392, Township of McKim, 160 Douglas Street, Sudbury P3E 1G1

for relief from Part 4, Section 4.2, Table 4.1, Section 4.15, subsection 4.15.1 (e) and Section 4.25, subsection 4.25.1 (b) and Part 5, Section 5.2, subsection 5.2.4.3 (c) (i) and Section 5.3, Table 5.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a second-storey addition on the existing building and site layout changes, firstly, providing 26 parking spaces, where a total of 34 parking spaces are required, secondly, to permit required parking providing no setback (0.0m) along Brady Street, where required parking in an industrial zone is not permitted to be closer than 4.5m to any road having a width of more than 10.0 metres, thirdly, providing no landscaped area adjacent to the lot lines abutting Douglas Street and Brady Street, where a 3.0m wide landscaped area adjacent to the full length of the lot line shall be required abutting all public roads having a width greater than 10.0m, fourthly, providing an increase in gross floor area of 297.0 sq. m within the required front, interior side and rear yard, where enlargement, reconstruction, repair and/or renovation does not increase the gross floor area of the building or structure located within the minimum required yard, and fifthly, to permit eaves to encroach 0.8m into the required front, interior side and rear yard, where eaves may encroach 1.2m into the required front and rear yard but not closer than 0.6m to the lot line and 0.6m into the required interior side 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 variances are 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.

Member	Status
CATHY CASTANZA	Concurring
DAVID MURRAY	Concurring
JUSTIN SAWCHUK	Concurring
MATTHEW DUMONT	Concurring
RON GOSWELL	Concurring



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2025-00027

April 16, 2025

OWNER(S): 1000933828 ONTARIO LTD., 21 HILL STREET, WAHNAPITAE, ON, Canada P0M3C0

AGENT(S): SHERRY DEXTER, 1040 Bancroft Drive, Sudbury, Ontario, Canada P3B1R4

LOCATION: PIN(s) 734810485, Parcel 6053 SEC SES, Lot 5, Block A, Plan M-9, Part Lot 9, Concession 3, Township of Dryden, 11 Hill Street, Wahnapiatae P0M 3C0

SUMMARY

Zoning: The property is zoned C1 according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Approval to permit eaves and existing deck on the dwelling providing setbacks and encroachments at variance to the By-law.

Comments concerning this application were submitted as follows:

Corridor Management, April 10, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), April 10, 2025

No Comment Received

Building Services, April 9, 2025

Based on the information provided, Building Services has no concerns with this application. Applicant/Owner to be advised of the following comments:

We acknowledge the receipt of associated building permit (BP-NEW-2025-00125) for interior and exterior alterations to legalize the addition, front and rear decks, & structural repairs to exterior stairs.

Development Approvals, April 9, 2025

The purpose and effect of the application is to permit:

1. An existing deck with a front yard setback of 0.695 m, whereas 6 m is required, and
2. An eaves encroachment of 0.622 m into the existing 3.042 m front yard setback, whereas eaves may encroach 1.2 m into the required yard but not closer than 0.6 m to the lot line.

The subject lands contain a duplex dwelling and an accessory building. The subject lands are serviced by municipal servicing and have an existing access from Hill Street. The subject lands are designated 'Town Centre' within the City of Greater Sudbury Official Plan and are zoned 'C1' Local Commercial within the City of Greater Sudbury Zoning By-law.

Surrounding uses are low density residential and rural in nature.

It is noted that the lands are subject to a previous minor variance (A0001/2025) for the proposed height of an accessory building. Through this process, Building Services identified outstanding building permits to be completed. In working through outstanding permits, it was identified that additional variances for the property were required.

Staff recognize that the duplex is existing with a front yard setback of 3.042 m and that the 6.688 m² front deck is also existing. Hill Street is a dead-end road which would receive very little traffic. Given the size of the existing deck, staff do not anticipate pedestrian or vehicular safety concerns.

MTO had no concerns with the proposed variances.

Staff are of the opinion that the variance are considered to be minor in nature, are an appropriate use of the land, and meet the intent of the Official Plan and Zoning By-law. It is recommended that the application be granted.

Linear Infrastructure Services, April 9, 2025

Vehicles parking in "angle parking lots" are required to enter and exit the site in a forward motion. Vehicle turning path templates may be required to ensure adequate turning radius and hammer heads are provided.

Development Engineering, April 8, 2025

No Concerns

Strategic and Environmental Planning, April 8, 2025

No Concerns

Ministry of Transportation, April 7, 2025

The subject lands at 11 Hill Street are within the MTO's permit control area; and therefore, are subject for review under the Public Transportation and Highway Improvement Act R.S.O. 1990. I can confirm that the MTO is in support of the proposed minor variance application with the following comments to consider:

- MTO has no concerns with the proposed reduced setbacks for the existing front yard deck and eaves.
 - o No change in land use or new construction is proposed.
- Any future development or change in land use must be subject to MTO review.

Sudbury Hydro, April 7, 2025

Please note the following fall outside our territory, therefore we have no concerns.

Site Plan, April 4, 2025

No Concerns

Conservation Sudbury, April 2, 2025

No Concerns

Meeting Minutes:

04/16/2025 The applicant's agent, Sherry Dexter, appeared before Committee and provided a summary of the Application.
Committee Member Castanza asked the applicant to explain why these variances were not obtained in their previous application and the agent explained what occurred through the permit process. Committee Member Castanza expressed support for the Application.
Committee Members Goswell, Sawchuk and Murray and Committee Chair Dumont expressed support for the Application and staff's recommendation.

The following decision was reached:

DECISION:

THAT the application by:
1000933828 ONTARIO LTD.
the owner(s) of PIN(s) 734810485, Parcel 6053 SEC SES, Lot 5, Block A, Plan M-9, Part Lot 9, Concession 3, Township of Dryden, 11 Hill Street, Wahnapiatae P0M 3C0

for relief from Part 4, Section 4.2, Table 4.1 and Part 7, Section 7.3, Table 7.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit firstly, eaves to encroach 0.622m into the existing 3.042m front yard setback, where eaves may encroach 1.2 m into the required yard but not closer than 0.6 m to the lot line, and secondly, the existing deck attached to the duplex dwelling to provide a front yard setback of 0.695m, where 6.0m is required, 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 variances are 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.

Member	Status
CATHY CASTANZA	Concurring
DAVID MURRAY	Concurring
JUSTIN SAWCHUK	Concurring
MATTHEW DUMONT	Concurring
RON GOSWELL	Concurring



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2025-00028

April 16, 2025

OWNER(S): TREVER DAVIS, 2059 Main Street, Greater Sudbury, ON, Canada

AGENT(S): TREVER DAVIS, 2059 Main Street, Greater Sudbury, ON, Canada

LOCATION: PIN(s) 735010113, Parcel 47324 SEC SES SRO, Part Lot 8, Concession 5, Part 2, Plan SR-335, Township of Blezard, 2059 Main Street, Val Caron P3N 1B4

SUMMARY

Zoning: The property is zoned R1-5 according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Approval to construct a detached accessory building providing a height at variance to the By-law.

Comments concerning this application were submitted as follows:

Corridor Management, April 10, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNR), April 10, 2025

No Comment Received

Building Services, April 9, 2025

Based on the information provided, Building Services has no concerns with this application. Applicant/Owner to be advised of the following comments:

1) We acknowledge the receipt of associated building permit (BP-NEW-2025-00232) for the construction of a detached garage.

2) A Demolition Permit and documents will be required to be completed to the satisfaction of the Chief Building Official for demolition of the existing shed, and the smaller 10' x 10' shed shall be removed or a Minor Variance will be required for relief of Accessory Lot Coverage.

3) Our research indicates that the front landing and deck appears to have been built after 2009 without benefit of a building permit. Please contact Building Services if assistance is required for permit application.

Linear Infrastructure Services, April 9, 2025

No Concerns

Development Approvals, April 8, 2025

The purpose and effect of the application is to construct a 130.74 m² accessory building with a height of 6.4 m, whereas the maximum height permitted for accessory buildings is 5 m.

The subject lands contain a single detached dwelling with a ground floor area of 83.61 m² and a height of 7 m. The lands also contain two accessory buildings that are identified by the applicant as being demolished. The subject lands are serviced by municipal servicing and have an existing access from Main Street.

The subject lands are designated 'Living Area I' within the City of Greater Sudbury Official Plan and are zoned 'R1-5' Low Density Residential One within the City of Greater Sudbury Zoning By-law.

Surrounding uses are low density residential, rural, and institutional in nature.

The accessory building is proposed to be located in the rear yard, setback further from the road than the dwelling, and will be subordinate in height in comparison to the single detached dwelling.

Staff are of the opinion that the variance is considered to be minor in nature, is an appropriate use of the land, and meets the intent of the Official Plan and Zoning By-law. It is recommended that the application be granted.

Development Engineering, April 8, 2025

No Concerns

Strategic and Environmental Planning, April 8, 2025

No Concerns

Ministry of Transportation, April 7, 2025

That the subject lands are not within the MTO's permit control area (PCA); therefore, we have no comments to provide at this time.

Sudbury Hydro, April 7, 2025

Please note the following fall outside our territory, therefore we have no concerns.

Site Plan, April 4, 2025

No Concerns

Conservation Sudbury, April 2, 2025

No Concerns

Meeting Minutes:

04/16/2025 The applicant appeared before Committee and provided a summary of the Application. Committee Member Castanza confirmed with the applicant that the existing sheds would be removed from the property and the applicant confirmed that they would be demolished. Committee Members Goswell, Sawchuk and Murray and Committee Chair Dumont expressed support for the Application and staff's recommendation.

The following decision was reached:

DECISION:

THAT the application by:
TREVOR DAVIS

the owner(s) of PIN(s) 735010113, Parcel 47324 SEC SES SRO, Part Lot 8, Concession 5, Part 2, Plan SR-335, Township of Blezard, 2059 Main Street, Val Caron P3N 1B4

for relief from Part 4, Section 4.2, subsection 4.2.4 a) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of detached garage providing a maximum height of 6.4m, where the maximum height of any accessory building on a residential lot shall be 5.0m, 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. 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.

Member	Status
CATHY CASTANZA	Concurring
DAVID MURRAY	Concurring
JUSTIN SAWCHUK	Concurring
MATTHEW DUMONT	Concurring
RON GOSWELL	Concurring



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2025-00035

April 16, 2025

OWNER(S): ROBERT ROYLES, 2000 Highway 144, Chelmsford, ON, Canada P0M 1L0
BONNY ROYLES, 2000 Hwy 144, Chelmsford, ON, Canada P0M1L0

AGENT(S): ROBERT ROYLES, 2000 Highway 144, Chelmsford, ON, Canada P0M 1L0

LOCATION: PIN(s) 733500077, Parcel 15559 SEC SWS, Part Lot 9, Concession 3, Township of Balfour, 2000 Highway 144, Chelmsford P0M 1L0

SUMMARY

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

Application: Approval to permit an accessory structure encroachments at variance to the By-law.

Comments concerning this application were submitted as follows:

Building Services, April 10, 2025

Based on the information provided, Building Services has no concerns with this application. For the applicants' information, Building Services acknowledges the receipt of application #BP-NEW-2024-01191, for the construction of the deck.

Corridor Management, April 10, 2025

No Comment Received

Linear Infrastructure Services, April 10, 2025

No Concerns

Ministry of Natural Resources and Forestry (MNRF), April 10, 2025

No Comment Received

Linear Infrastructure Services, April 9, 2025

Development Approvals, April 8, 2025

The purpose and effect of the application is to construct a 23.35 m² deck with a height of 1.8 m, that is located 1.22 m from the interior side yard, whereas uncovered decks greater than 1.2 m in height may encroach 1.2 m into the require yard but no closer than 1.2 m to the interior side lot line.

The subject lands contain a single detached dwelling, an accessory building, and an uncovered front entry deck. The subject lands are serviced by a private septic system and well and have an existing access from Highway 144.

The subject lands are designated 'Rural' within the City of Greater Sudbury Official Plan and are zoned 'RU' Rural within the City of Greater Sudbury Zoning By-law.

Surrounding uses are rural in nature.

The applicant has advised that they wish to construct a rear yard deck as a secondary exit which is wheelchair accessible and for recreational enjoyment. The applicant has advised that due to the location of the dwelling being, at its closest point, 0.15 m from the interior side yard, and the location of the septic system the rear yard deck is proposed to be located 1.2 m from the interior side lot line.

Staff are of the opinion that the proposed setback will result in adequate space for rear yard access and maintenance purposes.

Staff are of the opinion that the variance is considered to be minor in nature, is an appropriate use of the land, and meets the intent of the Official Plan and Zoning By-law. It is recommended that the application be granted.

Development Engineering, April 8, 2025

No Concerns

Strategic and Environmental Planning, April 8, 2025

No Concerns

Ministry of Transportation, April 7, 2025

The subject lands at 2000 Hwy 144 are within the MTO's permit control area; and therefore, are subject for review under the Public Transportation and Highway Improvement Act R.S.O. 1990. I can confirm that the MTO is in support of the proposed minor variance application with the following comments to consider:

- No concerns regarding proposed deck construction on the north side of the dwelling. No MTO permit required.
- An MTO residential entrance (change of ownership) permit will be required for the existing driveway on Hwy 144. This will come at no cost to the client.
- Any future development or change in land use must be subject to MTO review.

All permit applications can be made online at the following link: <https://www.hcms.mto.gov.on.ca/>

Sudbury Hydro, April 7, 2025

Please note the following fall outside our territory, therefore we have no concerns.

Conservation Sudbury, April 4, 2025

No Concerns

Site Plan, April 4, 2025

No Concerns

Meeting Minutes:

04/16/2025 The applicant's agent, Kate Bowman of Centreline Architecture, appeared before Committee and provided a summary of the Application. Committee Members and the Chair expressed support for the Application and staff's recommendation.

The following decision was reached:

DECISION:

THAT the application by:

ROBERT ROYLES AND BONNY ROYLES

the owner(s) of PIN(s) 733500077, Parcel 15559 SEC SWS, Part Lot 9, Concession 3, Township of Balfour, 2000 Highway 144, Chelmsford P0M 1L0

for relief from Part 4, Section 4.2, Table 4.1 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit an uncovered deck 1.8m in height to encroach 1.8m into the required interior side yard providing a 1.2m setback from the side lot line, where uncovered decks greater than 1.2m in height above finished grade may encroach 1.2 m into the required yard but no closer than 1.2 m to the interior side 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. 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.

Member	Status
CATHY CASTANZA	Concurring
DAVID MURRAY	Concurring
JUSTIN SAWCHUK	Concurring
MATTHEW DUMONT	Concurring
RON GOSWELL	Concurring



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2025-00036

April 16, 2025

OWNER(S): BIRKDALE CAPITAL CORP, 35 Langford Avenue, Toronto, ON, Canada M4J3E4

AGENT(S): BIRKDALE CAPITAL CORP., 35 Langford Avenue, Toronto, ON, Canada

LOCATION: PIN(s) 735840151, Lot 17 and Part Lot 18, Plan 2-SB, Part Lot 5, Concession 3, Township of McKim, 284 Cedar Street, Sudbury P3B 1M7

SUMMARY

Zoning: The property is zoned C4(1) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Approval to increase the number of dwelling units within the existing multiple dwelling providing the number of parking spaces and accessible parking spaces at variance to the By-law.

Comments concerning this application were submitted as follows:

Corridor Management, April 10, 2025

No Comment Received

Development Approvals, April 10, 2025

The purpose and effect of the application is to permit the addition of two dwelling units within a mixed use building containing 14 dwelling units and office space for a total of 16 dwelling units with the following variances:

1. a minimum of 9 parking spaces, where 29 are required;
2. 0 accessible parking spaces, where 1 is required.

The subject lands are designated 'Downtown' within the City of Greater Sudbury Official Plan and are zoned 'C4(1)' Office Commercial Special within the City of Greater Sudbury Zoning By-law.

Surrounding uses are office commercial in nature.

The applicant has advised that the subject land currently contains 9 parking spaces and is looking to maintain the number of parking spaces with the addition of two dwelling units.

The subject lands are located in the downtown designation of the official plan and abut a transit route. The subject lands are in close proximity to employment opportunities and retail needs. Residential development is a key priority for the Downtown as a means of stimulating increased

investment and business activity, reinforcing the City's urban structure and achieving more efficient pattern of development. All forms of residential development and residential intensification will be encouraged in the Downtown, provided adequate infrastructure and services are available.

Staff are of the opinion that the variances are considered to be minor in nature, are an appropriate use of the land, and meets the intent of the Official Plan and Zoning By-law. It is recommended that the application be granted.

Ministry of Natural Resources and Forestry (MNRF), April 10, 2025

No Comment Received

Building Services, April 9, 2025

Based on the information provided, Building Services has no concerns with this application, however, the owner is to be advised of the following comments:

1. For the applicants' information, a building permit shall be required for the Interior Alterations/Renovations, to the satisfaction of the Chief Building Official.

Linear Infrastructure Services, April 9, 2025

We have some concerns regarding the reduction in the required number of parking spaces, it is important to note that only short term on-street parking (maximum of 4 hours) is available on Cedar Street, therefore any overflow parking that may occur from this site will affect the neighboring property owners.

Development Engineering, April 8, 2025

No Concerns

Strategic and Environmental Planning, April 8, 2025

No Concerns

Ministry of Transportation, April 7, 2025

That the subject lands are not within the MTO's permit control area (PCA); therefore, we have no comments to provide at this time.

Sudbury Hydro, April 7, 2025

No objections.

Site Plan, April 4, 2025

No Concerns

Conservation Sudbury, April 3, 2025

No Concerns

Meeting Minutes:

04/16/2025 The applicant's agent, Dan Guillemette of Centreline Architecture, appeared before Committee and provided a summary of the Application. Committee Members and the Chair expressed support for the Application and staff's recommendation.

The following decision was reached:

DECISION:

THAT the application by:
BIRKDALE CAPITAL CORP
the owner(s) of PIN(s) 735840151, Lot 17 and Part Lot 18, Plan 2-SB, Part Lot 5, Concession 3, Township of McKim, 284 Cedar Street, Sudbury P3B 1M7

for relief from Part 5, Section 5.2, subsection 5.2.3.5, Table 5.2, Section 5.3, Table 5.4 and Section 5.5, Table 5.5 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit the addition of 2 dwelling units within the 14-unit multiple dwelling providing, firstly, 9 required parking spaces, where 29 are required, and secondly, no accessible parking spaces, where 1 is required, 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 variances are 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.

Member	Status
CATHY CASTANZA	Concurring
DAVID MURRAY	Concurring
JUSTIN SAWCHUK	Concurring
MATTHEW DUMONT	Concurring
RON GOSWELL	Concurring