



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2025-00024

April 30, 2025

OWNER(S): AMY QUESNEL, 1432 Chelsea, Hanmer, ON, Canada  
DENIS QUESNEL, 1432 Chelsea Avenue, Hanmer, Ontario, Canada P3P1Y1

AGENT(S): AMY QUESNEL, 1432 Chelsea, |Hanmer, ON, Canada P3P1Y1

LOCATION: PIN(s) 735040987, Parcel 53M-1252-9 SEC SES, Lot 9, Plan 53M-1252, Part Lot 6, Concession 2, Township of Hanmer, 1432 Chelsea Avenue, Val Therese P3P 1Y1

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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 permit an existing fence providing a location and setback at variance to the By-law.

Comments concerning this application were submitted as follows:

Ministry of Transportation, April 29, 2025

REVISED

I can confirm that the subject lands are not within the MTO's permit control area (PCA); therefore, we have no comments to provide at this time. Please don't hesitate to contact me if there are any questions or concerns.

Building Services, April 25, 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. A search of our records indicates there are Building Permits which have not been completed. Owner shall contact Building Services to discuss outstanding items. Building Permit Number B18-0589, B20-1653 and B21-0656

Corridor Management, April 25, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), April 25, 2025

No Comment Received

Ministry of Transportation, April 25, 2025

No Comment Received

Development Approvals, April 24, 2025

The purpose and effect of the application is to recognize an existing 1.8 m tall fence located in the corner side yard, 1.5 m from the exterior side lot line, whereas fences greater than 1 m in height require a setback of 4.5 m.

The subject lands contain a single detached dwelling, an accessory building, a pool, and fencing. The subject lands are serviced by a municipal water and sanitary connection and have an existing access from Chelsea Avenue.

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.

Staff have no concerns with the proposed location of the existing fence, as adequate space remains for access and maintenance purposes, and roads has not identified any vehicular sightline concerns.

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 23, 2025

No Concerns

Linear Infrastructure Services, April 22, 2025

No Concerns

Site Plan, April 22, 2025

No Concerns

Strategic and Environmental Planning, April 22, 2025

No Concerns

Sudbury Hydro, April 17, 2025

No Concerns

Conservation Sudbury, April 16, 2025

No Concerns

Meeting Minutes:

04/30/2025 The applicants appeared before Committee and Amy Quesnel provided a summary of the Application.  
Committee Member Castanza advised that she performed a site visit and did not have any issues with 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:

AMY QUESNEL AND DENIS QUESNEL

the owner(s) of PIN(s) 735040987, Parcel 53M-1252-9 SEC SES, Lot 9, Plan 53M-1252, Part Lot 6, Concession 2, Township of Hanmer, 1432 Chelsea Avenue, Val Therese P3P 1Y1

for relief from Part 4, Section 4.2, Table 4.1 and Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit an existing 1.8m high fence to be located in the required corner side yard and setback 1.5m from the corner side lot line, where fences more than 1.0 m in height provided that any portion of a fence above 2.0 m in height shall not be opaque is not permitted in the required corner side yard and where a 4.5m setback 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 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.

Public comment has been received and considered and had no effect on Committee of Adjustment's decision as the application represents good planning.

<b>Member</b>	<b>Status</b>
CATHY CASTANZA	Concurring
DAVID MURRAY	Concurring
JUSTIN SAWCHUK	Concurring
MATTHEW DUMONT	Concurring
RON GOSWELL	Concurring



**COMMITTEE OF ADJUSTMENT**

SUBMISSION NO. PL-MV-2025-00030

April 30, 2025

OWNER(S): CLEMENT BIGRAS, 4486 Velvet Crt, Hanmer, ON, Canada  
NATALIE BIGRAS, 4486 Velvet Crt, Hanmer, ON, Canada

AGENT(S): SUDBURY CONTRACTING, 3343 elm St, Val Caron, ON, Canada

LOCATION: PIN(s) 735041293, Parcel 39099 SEC SES SRO, Part Lot 38, Plan M-699, Parts 1 & 2, Plan 53R-6921, Part Lot 5, Concession 2, Township of Hanmer, 4486 Velvet Court, Hanmer P3P 1B3

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**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 accessory lot coverage and height at variance to the By-law.

Comments concerning this application were submitted as follows:

Ministry of Transportation, April 29, 2025

**REVISED**

I can confirm that the subject lands are not within the MTO's permit control area (PCA); therefore, we have no comments to provide at this time. Please don't hesitate to contact me if there are any questions or concerns.

Corridor Management, April 25, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), April 25, 2025

No Comment Received

Ministry of Transportation, April 25, 2025

No Comment Received

Development Approvals, April 24, 2025

The purpose and effect of the application is to construct an 89.1 m<sup>2</sup> accessory building with a height of 5.5 m, whereas the maximum height permitted for accessory buildings is 5 m, and an accessory building lot coverage of 13%, whereas a maximum of 10% is permitted.

The subject lands contain a single detached dwelling with a ground floor area of 107.86 m<sup>2</sup> and a height of 5.45 m, and an accessory building that has been identified by the applicant as being removed. The subject lands are serviced by municipal servicing and have an existing access from Velvet Court.

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.

The accessory building is proposed to be located in the rear yard, 27 m from the front lot line, and will be subordinate in ground floor area in comparison to the single detached dwelling. Staff have no concerns with the proposed increase in lot coverage or height.

Staff are of the opinion that the variance 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.

Building Services, April 23, 2025

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

Applicant to be advised that a Building Permit to the satisfaction of the Chief Building Official is required for the construction of the proposed garage.

Development Engineering, April 23, 2025

No Concerns

Linear Infrastructure Services, April 22, 2025

No Concerns

Site Plan, April 22, 2025

No Concerns

Strategic and Environmental Planning, April 22, 2025

No Concerns

Sudbury Hydro, April 17, 2025

No Concerns

Conservation Sudbury, April 16, 2025

No Concerns

Meeting Minutes:

04/30/2025 The applicant's agent, Michel Gagnon, appeared before Committee and provided a summary of the Application.  
Committee Member Castanza advised that she performed a site visit and was supportive of the Application. She advised that she met with the applicants on site, and they explained the reason for the variances.  
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:

CLEMENT BIGRAS AND NATALIE BIGRAS

the owner(s) of PIN(s) 735041293, Parcel 39099 SEC SES SRO, Part Lot 38, Plan M-699, Parts 1 & 2, Plan 53R-6921, Part Lot 5, Concession 2, Township of Hanmer, 4486 Velvet Court, Hanmer P3P 1B3

for relief from Part 4, Section 4.2, subsection 4.2.3 and 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 a detached garage providing, firstly, accessory lot coverage of 13%, where the total lot coverage of all accessory buildings and structures on a residential lot shall not exceed 10%, and secondly, a maximum height of 5.5m, where the maximum height of any accessory building or structure 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 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.

<b>Member</b>	<b>Status</b>
CATHY CASTANZA	Concurring
DAVID MURRAY	Concurring
JUSTIN SAWCHUK	Concurring
MATTHEW DUMONT	Concurring
RON GOSWELL	Concurring



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2025-00032

April 30, 2025

OWNER(S): PATRICK THOMPSON, 961 Greta St, Hanmer, ON, Canada  
REBECCA THOMPSON, 961 Greta, Sudbury, ON, Canada

AGENT(S): PATRICK THOMPSON, 961 Greta St, Hanmer, ON, Canada

LOCATION: PIN(s) 735042106, Parcel 23438 SEC SES SRO, Lot 29, Plan M-507, Part Lot 4,  
Concession 2, Township of Hanmer, 961 Greta Street, Hanmer P3P 1C1

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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:

Ministry of Transportation, April 29, 2025

REVISED

I can confirm that the subject lands are not within the MTO's permit control area (PCA); therefore, we have no comments to provide at this time. Please don't hesitate to contact me if there are any questions or concerns.

Corridor Management, April 25, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNR), April 25, 2025

No Comment Received

Ministry of Transportation, April 25, 2025

No Comment Received

Building Services, April 24, 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 issued building permit BP-NEW-2024-00648 for the re-construction of the detached garage. Revised drawings will be required to address the revised roof construction and increased height.

Development Approvals, April 24, 2025

The purpose and effect of the application is to construct an 53.4 m<sup>2</sup> accessory building with a height of 6.5 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 132.4 m<sup>2</sup> and a height of 4.9 m, and an accessory building. The subject lands are serviced by municipal servicing and have an existing access from Greta 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.

The accessory building is proposed to be located in the rear yard, 30 m from the front lot line, and will be subordinate in ground floor area in comparison to the single detached dwelling. The applicant has advised they wish to construct a second storey loft for storage purposes. Although a two storey accessory building is uncommon in the area, there are residences in the area that are two stories in height. The structure would therefore not be out of character in terms of scale, height, and massing with 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 23, 2025

No Concerns

Linear Infrastructure Services, April 22, 2025

No Concerns

Site Plan, April 22, 2025

No Concerns

Strategic and Environmental Planning, April 22, 2025

No Concerns

Sudbury Hydro, April 17, 2025

No Concerns

Conservation Sudbury, April 16, 2025

No Concerns

Meeting Minutes:

04/30/2025 The applicant, Patrick Thompson, appeared before Committee and provided a summary of the Application.  
 Committee Member Castanza asked the applicant about the removal of the seacan and the applicant confirmed that the seacan would be removed as the new garage would be built on the existing concrete pad from the original garage which burnt down.  
 Committee Members Goswell, Sawchuk and Murray expressed support for the Application and staff's recommendation.  
 Committee Chair Dumont referenced Building Services comments regarding revised drawings and the applicant advised that the original permit was to reconstruct the same garage but decided that they required more room for a loft.

The following decision was reached:

DECISION:

THAT the application by:

PATRICK THOMPSON AND REBECCA THOMPSON

the owner(s) of PIN(s) 735042106, Parcel 23438 SEC SES SRO, Lot 29, Plan M-507, Part Lot 4, Concession 2, Township of Hanmer, 961 Greta Street, Hanmer P3P 1C1

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 6.5m, 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.

<b>Member</b>	<b>Status</b>
CATHY CASTANZA	Concurring
DAVID MURRAY	Concurring
JUSTIN SAWCHUK	Concurring
MATTHEW DUMONT	Concurring
RON GOSWELL	Concurring



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2025-00037

April 30, 2025

OWNER(S): THE DAVIS CONSTRUCTION MANAGEMENT GROUP LTD., 133 Birch Drive, Sudbury, ON, Canada P3E4H1

AGENT(S): D.S. DORLAND LIMITED, 298 Larch St, Sudbury, ON, Canada

LOCATION: PIN(s) 734700562, North half of Lot 6, Concession 2, except Part 1, Plan SR-439, Parts 1-3, Plan SR-1134, Part 1, Plan SR-1413, Parts 1 & 3, Plan SR-1903, Parts 3, 4, 7 & 8, Plan 53R-12478, Parts 1 & 2, Plan 53R-18878, and Parts 1 & 2, Plan 53R-20717, Township of Dill, 147 Birch Drive, Sudbury P3E 4N1

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SUMMARY

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

Application: Approval of a lot to be retained, subject of a future Consent application, providing a minimum lot frontage at variance to the By-law.

Comments concerning this application were submitted as follows:

Ministry of Transportation, April 29, 2025

REVISED

I can confirm that the subject lands are not within the MTO's permit control area (PCA); therefore, we have no comments to provide at this time. Please don't hesitate to contact me if there are any questions or concerns.

Corridor Management, April 25, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), April 25, 2025

No Comment Received

Ministry of Transportation, April 25, 2025

No Comment Received

Strategic and Environmental Planning, April 25, 2025

Staff in Strategic and Environmental Planning do not object to the proposed minor variance. The applicant is advised that compliance with the federal Migratory Bird Convention Act, 1994, the provincial Fish and Wildlife Conservation Act, 1997, and the provincial Endangered Species Act, 2007 is their sole responsibility.

However, staff wish to advise that the subject property appears to contain a watercourse. All watercourses have associated flooding and erosion natural hazards; this will limit the location of the future dwelling and septic system. In advance of applying for a severance, the applicant should review section 10.2 FLOODING AND EROSION HAZARDS of the City's Official Plan, which can be found online here: <https://www.greatersudbury.ca/city-hall/reports-studies-policies-and-plans/official-plan/official-plan/op-pdf-documents/current-op-text/>. The Ministry of Natural Resources and Forestry (MNRF) also has guidance documents that can be helpful. At a minimum, the consent application sketch should include the watercourse, the proposed dwelling, and the proposed area for the septic field. The sketch should include relative elevations of the proposed dwelling and septic system to the watercourse (doesn't have to be done by way of a surveyor and can be approximations).

Building Services, April 24, 2025

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

A search of our records indicates an incomplete building permit for the subject property for the single-family dwelling (B10-0083). Please contact Building Services to proceed with closing this project.

Development Approvals, April 24, 2025

The purpose and effect of the application is to permit a minimum lot frontage of 88.3 m for a proposed retained lot, whereas 90 m is required.

The lands proposed to be retained contain a single detached dwelling. The lands proposed to be retained are serviced by a private well and septic system, and have an existing access from Birch Drive.

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.

Section 19.9 of the Official Plan permits minor adjustments to the Official Plan, without a formal amendment. The Manager of Planning Services advised the applicant that they may proceed with a minor variance.

Staff have no concerns with the proposed 1.7 m deficiency and are satisfied that the deficient frontage will still maintain the character of a rural lot.

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 23, 2025

No Concerns

Linear Infrastructure Services, April 22, 2025

There is no concern with the minor variance application, but the applicant needs to apply for a new driveway permit prior to "application for consent" being approved.

Site Plan, April 22, 2025

No Concerns

Sudbury Hydro, April 17, 2025

No Concerns

Conservation Sudbury, April 16, 2025

No Concerns

Meeting Minutes:

04/30/2025 The applicant's agent, Dave Dorland of DS Dorland, appeared before Committee and provided a summary of the Application, specifically addressing Strategic and Environmental Planning's comments. Mr. Dorland advised Committee that according to the applicant, there was no significant watercourse on the property and that the small ditch was not significant. Committee Member Castanza advised that she performed a site visit and did not have any concerns with drainage and expressed support for the Application. Committee Member Goswell expressed support for staff's recommendation. Committee Member Murray referenced Strategic and Environmental Planning's comments to address the drainage and was supportive of staff's recommendation. Committee Member Sawchuk and Committee Chair Dumont expressed support for the Application and staff's recommendation.

The following decision was reached:

DECISION:

THAT the application by:

THE DAVIS CONSTRUCTION MANAGEMENT GROUP LTD.

the owner(s) of PIN(s) 734700562, North half of Lot 6, Concession 2, except Part 1, Plan SR-439, Parts 1-3, Plan SR-1134, Part 1, Plan SR-1413, Parts 1 & 3, Plan SR-1903, Parts 3, 4, 7 & 8, Plan 53R-12478, Parts 1 & 2, Plan 53R-18878, and Parts 1 & 2, Plan 53R-20717, Township of Dill, 147 Birch Drive, Sudbury P3E 4N1

for relief from 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 approve the lands to be retained, subject of a future Consent application, providing a minimum lot frontage of 88.3m, where 90.0m 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 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.

Public comment has been received and considered and had no effect on Committee of Adjustment's decision as the application represents good planning.

<b>Member</b>	<b>Status</b>
CATHY CASTANZA	Concurring
DAVID MURRAY	Concurring
JUSTIN SAWCHUK	Concurring
MATTHEW DUMONT	Concurring
RON GOSWELL	Concurring



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2025-00038

April 30, 2025

OWNER(S): JENNMAR PROPERTIES CANADA, LTD., 2291 Lasalle Blvd, Sudbury, ON, Canada P3A2A9

AGENT(S): TULLOCH ENGINEERING INC., 131 Fielding Road, Lively, ON, Canada P3Y1L7

LOCATION: PIN(s) 735690107, 735690114, 735690162, 735690063, 735690169, 735690181, Parcels 24342, 21686, 19452, 17625, 12451 and 32029 SEC SES, Part 1, Plan SR-1022, Part Lot 10, Concession 5, Township of Neelon, 2291 Lasalle Boulevard, Sudbury P3A 2A9

SUMMARY

Zoning: The property is zoned M2 according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: To permit an addition on the existing building providing reduced parking spaces at variance to the By-law.

Comments concerning this application were submitted as follows:

Ministry of Transportation, April 29, 2025

REVISED

I can confirm that the subject lands are not within the MTO's permit control area (PCA); therefore, we have no comments to provide at this time. Please don't hesitate to contact me if there are any questions or concerns.

Corridor Management, April 25, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNR), April 25, 2025

No Comment Received

Ministry of Transportation, April 25, 2025

No Comment Received

Building Services, April 24, 2025

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

We acknowledge Building Permit application BP-NEW-2025-00436 for the construction of the addition which is also subject to Site Plan Control Agreement.

Development Approvals, April 24, 2025

The purpose and effect of the application is to permit the 830 m2 addition on an existing building with a minimum of 31 parking spaces, where 44 are required.

The subject lands are designated 'General Industrial' within the City of Greater Sudbury Official Plan, zoned 'M2' Light 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.

The applicant has advised that 31 parking spaces provides sufficient parking space for employees and that the nature of the business does not require visitor parking. The applicant has also advised that the reduction of spaces will allow for increased functionality for large vehicle maneuverability (transport trucks, fire trucks, ect.). Staff are satisfied that the number of parking spaces is suitable for the business needs.

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 23, 2025

No Concerns

Linear Infrastructure Services, April 22, 2025

No Concerns

Site Plan, April 22, 2025

No Concerns

Strategic and Environmental Planning, April 22, 2025

No Concerns

Sudbury Hydro, April 17, 2025

Contact ES Supply if disconnect is required or service upgrade.

Conservation Sudbury, April 16, 2025

No Concerns

Meeting Minutes:

04/30/2025 The applicant's agent, Vanessa Smith of Tulloch Engineering, appeared before Committee and provided a summary of the Application. Committee Chair Dumont confirmed with the agent that the development was going through Site Plan Control. Committee Members and the Chair expressed support for the Application and staff's recommendation.

The following decision was reached:

DECISION:

THAT the application by:

JENNMAR PROPERTIES CANADA, LTD.

the owner(s) of PIN(s) 735690107, 735690114, 735690162, 735690063, 735690169, 735690181, Parcels 24342, 21686, 19452, 17625, 12451 and 32029 SEC SES, Part 1, Plan SR-1022, Part Lot 10, Concession 5, Township of Neelon, 2291 Lasalle Boulevard, Sudbury P3A 2A9

for relief from Part 5, 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 an addition on the existing building providing 31 parking spaces, where a minimum of 44 parking spaces are 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 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.

<b>Member</b>	<b>Status</b>
CATHY CASTANZA	Concurring
DAVID MURRAY	Concurring
JUSTIN SAWCHUK	Concurring
MATTHEW DUMONT	Concurring
RON GOSWELL	Concurring



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2025-00042

April 30, 2025

OWNER(S): HEATHER BLAKEY, 205 Fifth Avenue, Lively, ON, Canada P3Y1M4

AGENT(S): SHIELD EA LTD, 130 Paris Street, Sudbury, ON, Canada

LOCATION: PIN(s) 021350237, Lot 1 and Part Lot 2, Block B, Plan 3-S, Part Lot 6, Concession 4, Township of McKim, 7 Pine Street, Sudbury P3C 1T6

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SUMMARY

Zoning: The property is zoned C2(89) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Approval to construct a multiple dwelling providing reduced landscaped area, reduced parking spaces, parking location, an increase in net residential density, and yard setbacks at variance to the By-law.

Comments concerning this application were submitted as follows:

Ministry of Transportation, April 29, 2025

REVISED

I can confirm that the subject lands are not within the MTO's permit control area (PCA); therefore, we have no comments to provide at this time. Please don't hesitate to contact me if there are any questions or concerns.

Corridor Management, April 25, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNR), April 25, 2025

No Comment Received

Ministry of Transportation, April 25, 2025

No Comment Received

Building Services, April 24, 2025

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

Building Services acknowledges building permit application # BP-NEW-2025-00354, which is also subject to the Site Plan Control Agreement.

Development Approvals, April 24, 2025

The purpose and effect of the application is to permit the construction of a 3-storey multiple dwelling containing 17 dwelling units with the following variances:

1. a maximum net residential density of one hundred and forty-eight (148) units per hectare, where a maximum net residential density of sixty (60) units per hectare is permitted;
2. a minimum of 14 parking spaces, where twenty-four (24) parking spaces are required;
3. permit parking space number "1" on the site plan to be located within the corner side yard with a setback of 1.07 m, whereas required parking is not permitted within 3.0m of any road having a width of more than 10.0 metres in a commercial zone;
4. permit parking space number "14" on the site plan to be located within the corner side yard with a setback of 0.86m, whereas required parking is not permitted within 3.0m of any road having a width of more than 10.0 metres in a commercial zone;
5. a minimum front yard setback of 1.51m, where 7.5 is required;
6. a minimum interior side yard setback of 2.0m, where 2.4m is required;
7. a minimum corner side yard setback of 2.53m, where 4.5m is required; and
8. a minimum landscaped area adjacent to the lot line abutting Pine Street of 2.53m abutting the multiple dwelling, 0.86m for the land immediately abutting the parking space identified as #14, and 1.07m for the land immediately abutting the parking space identified as #1 on the site plan, 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.

The subject lands are designated 'Downtown' within the City of Greater Sudbury Official Plan and are zoned 'C2(89)' General Commercial Special within the City of Greater Sudbury Zoning By-law.

The lands are subject to the site plan control process.

The lands are located within the Downtown designation of the Official Plan. 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. Compact, walkable and transit-supportive, the Downtown possesses a distinct built form that sets it apart from other urban areas, offering unique opportunities to protect, develop and sustain its role as the vibrant hub of a dynamic city.

The subject lands abut a GOVA Route, and are in walking distance from employment opportunities, retail needs, and Queens Athletic Field Park.

The requested relief would result in a property which maintains the character of the downtown area. Given the location and context of the site, staff have no concerns with the requested relief.

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.

Development Engineering, April 23, 2025

No Concerns

Linear Infrastructure Services, April 22, 2025

No Concerns

Site Plan, April 22, 2025

No Concerns

Strategic and Environmental Planning, April 22, 2025

No Concerns

Sudbury Hydro, April 17, 2025

Contact GSHI Engineering department for new service requirements.

Conservation Sudbury, April 16, 2025

No Concerns

Meeting Minutes:

04/30/2025 The applicant's agent, Kristin Beites of Shield Engineering & Architecture, appeared before Committee and provided a summary of the Application. Committee Member Castanza had no questions. Committee Members Goswell expressed support for staff's recommendation and the housing proposed. Committee Member Murray expressed support for staff's recommendation. Committee Member Sawchuk asked the agent if the bicycle parking counted towards the reduced parking and the agent advised that the applicant was providing one more bicycle space than required and there was additional space to provide more if necessary. Committee Member Sawchuk expressed support for staff's recommendation. Committee Member Dumont expressed support for the development and staff's recommendation.

The following decision was reached:

DECISION:

THAT the application by:  
HEATHER BLAKEY

the owner(s) of PIN(s) 021350237, Lot 1 and Part Lot 2, Block B, Plan 3-S, Part Lot 6, Concession 4, Township of McKim, 7 Pine Street, Sudbury P3C 1T6

for relief from Part 4, Section 4.15, subsection 4.15.1 e), Part 5, Section 5.2, subsection 5.2.4.3 c) ii) and Section 5.5, Table 5.5 and Part 7, Section 7.2, Table 7.1 and Section 7.3, Table 7.3 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a three-storey multiple dwelling containing 17 units on the subject property providing, firstly, the landscaped area adjacent to the lot line abutting Pine Street to be 2.53m abutting the multiple dwelling, 0.86m for the land immediately abutting the parking space identified as #14 and 1.07m for the land immediately abutting the parking space identified as #1 on the site plan, 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, secondly, the required parking space identified as number "1" on the site plan

submitted with the application within the corner side yard and to provide a corner side yard setback of 1.07m and required parking space identified as number "14" on the site plan submitted with the application within the corner side yard and to provide a corner side yard setback of 0.86m, where required parking is not permitted within 3.0m of any road having a width of more than 10.0 metres in a commercial zone, thirdly, fourteen (14) parking space, where twenty-three (23) parking spaces are required, fourthly, a maximum net residential density of one hundred and forty-eight (148) units per hectare, where a maximum net residential density of sixty (60) units per hectare is permitted, fifthly, a minimum front yard setback of 1.51m, where 7.5 is required, sixthly, a minimum interior side yard setback of 2.0m, where 2.4m is required, and seventhly, a minimum corner side yard setback of 2.53m, where 4.5m 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.

<b>Member</b>	<b>Status</b>
CATHY CASTANZA	Concurring
DAVID MURRAY	Concurring
JUSTIN SAWCHUK	Concurring
MATTHEW DUMONT	Concurring
RON GOSWELL	Concurring



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2025-00043

April 30, 2025

OWNER(S): DOMINION PARK DEVELOPMENTS CORP, 100 RADISSON, CHELMSFORD, ON, Canada

AGENT(S): CR DESIGN, 2200 LAKESHORE BLVD WEST UNIT 3609, TORONTO, ON, Canada

LOCATION: PIN(s) 735041108, Parcel M1114-124-1 SES SRO, Lot 126, Plan M-1114, Part Lot 5, Concession 2, Township of Hanmer, 0 Vanier Avenue, Hanmer, Ontario

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SUMMARY

Zoning: The property is zoned R2-2 according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Approval to construct a semi-detached dwelling on the subject property providing a maximum lot coverage at variance to the By-law.

Comments concerning this application were submitted as follows:

Ministry of Transportation, April 29, 2025

REVISED

I can confirm that the subject lands are not within the MTO's permit control area (PCA); therefore, we have no comments to provide at this time. Please don't hesitate to contact me if there are any questions or concerns.

Corridor Management, April 25, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), April 25, 2025

No Comment Received

Ministry of Transportation, April 25, 2025

No Comment Received

Building Services, April 24, 2025

Based on the information provided, Building Services has no concerns with this application, however, for the applicants' information, a building permit is required for the construction of the Semi-Detached Dwelling to the satisfaction of the Chief Building Official. Furthermore, a party wall between the two dwellings shall be indicated on the construction drawings (among other construction details).

Development Approvals, April 24, 2025

The purpose and effect of the application is to construct a 324 m<sup>2</sup> semi-detached dwelling (162 m<sup>2</sup>/unit) with a lot coverage of 47%, whereas the maximum lot coverage permitted is 40%.

The subject lands are currently vacant of buildings and structures. The building will be serviced by a municipal water and sanitary connection and be accessed from Varnier Avenue.

The subject lands are designated 'Living Area I' within the City of Greater Sudbury Official Plan and are zoned 'R2-2' Low Density Residential Two within the City of Greater Sudbury Zoning By-law.

Surrounding uses are low density residential and park in nature.

Staff have no concerns with the proposed lot coverage, as all other zoning standards are being maintained.

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 23, 2025

No Concerns

Conservation Sudbury, April 22, 2025

No Concerns

Linear Infrastructure Services, April 22, 2025

As it is a semi-detached building, the driveway can not exceed 3 meters.

Site Plan, April 22, 2025

No Concerns

Strategic and Environmental Planning, April 22, 2025

No Concerns

Sudbury Hydro, April 17, 2025

No Concerns

Meeting Minutes:

04/30/2025 The applicant's agent, Rohit Walia, appeared before Committee and provided a summary of the Application. Committee Member Castanza asked staff if there was an issue with the address being Vanier Avenue when Vanier Lane already exists. Staff advised that both addressing were existing and there would be no conflict. Committee Member Castanza advised that it was her understanding that duplicate street names were not permitted post amalgamation and requested staff to look into the matter. Committee Member Goswell expressed support for staff's recommendation.

Committee Member Murray asked if the next application (PL-MV-2025-00052) could be considered at the same time as it was the same property. The Chair advised that it could not as that needed to be considered before the start of the hearing.

Committee Chair Dumont asked staff why there were two applications for the same property and staff explained the requirements of two applications when severance was expected. Committee Chair Dumont asked staff if the severance had occurred, and staff advised that the requirement was two variances when the intent was to sever the property.

The agent advised Committee of previous minor variance applications by the applicant where more than one lot was considered by Committee. Committee Chair Dumont requested staff to provide Committee with more information relating to the requirement. Committee Members supported one application rather than two.

The following decision was reached:

**DECISION:**

THAT the application by:

DOMINION PARK DEVELOPMENTS CORP

the owner(s) of PIN(s) 735041108, Parcel M1114-124-1 SES SRO, Lot 126, Plan M-1114, Part Lot 5, Concession 2, Township of Hanmer, 0 Vanier Avenue, Hanmer, Ontario

for relief from Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z, as amended, for approval to construct a semi-detached dwelling on the subject property providing a maximum 47% lot coverage, where a maximum 40% is permitted, 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.

<b>Member</b>	<b>Status</b>
CATHY CASTANZA	Concurring
DAVID MURRAY	Concurring
JUSTIN SAWCHUK	Concurring
MATTHEW DUMONT	Concurring
RON GOSWELL	Concurring



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2025-00052

April 30, 2025

OWNER(S): DOMINION PARK DEVELOPMENTS CORP, 100 RADISSON, CHELMSFORD, ON, Canada  
AGENT(S): CR DESIGN, 2200 lakeshore blvd west unit 3609, toronto, ON, Canada  
LOCATION: PIN(s) 735041108, Parcel M1114-124-1 SES SRO, Lot 126, Plan M-1114, Part Lot 5, Concession 2, Township of Hanmer, 0 Vanier, Hanmer, Ontario

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SUMMARY

Zoning: The property is zoned FD, R2-2 according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Approval to construct a semi-detached dwelling on the subject property providing a maximum lot coverage at variance to the By-law.

Comments concerning this application were submitted as follows:

Ministry of Transportation, April 29, 2025

REVISED

I can confirm that the subject lands are not within the MTO's permit control area (PCA); therefore, we have no comments to provide at this time. Please don't hesitate to contact me if there are any questions or concerns.

Corridor Management, April 25, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), April 25, 2025

No Comment Received

Ministry of Transportation, April 25, 2025

No Comment Received

Building Services, April 24, 2025

Based on the information provided, Building Services has no concerns with this application, however, for the applicants' information, a building permit is required for the construction of the Semi-Detached Dwelling to the satisfaction of the Chief Building Official. Furthermore, a party wall between the two dwellings shall be indicated on the construction drawings (among other construction details).

Development Approvals, April 24, 2025

The purpose and effect of the application is to construct a 324 m2 semi-detached dwelling (162 m2/unit) with a lot coverage of 47%, whereas the maximum lot coverage permitted is 40%.

The subject lands are currently vacant of buildings and structures. The building will be serviced by a municipal water and sanitary connection and be accessed from Varnier Avenue.

The subject lands are designated 'Living Area I' within the City of Greater Sudbury Official Plan and are zoned 'R2-2' Low Density Residential Two within the City of Greater Sudbury Zoning By-law.

Surrounding uses are low density residential and park in nature.

Staff have no concerns with the proposed lot coverage, as all other zoning standards are being maintained.

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 23, 2025

No Concerns

Conservation Sudbury, April 22, 2025

No Concerns

Linear Infrastructure Services, April 22, 2025

As it is a semi-detached building, the driveway can not exceed 3 meters.

Site Plan, April 22, 2025

No Concerns

Strategic and Environmental Planning, April 22, 2025

No Concerns

Sudbury Hydro, April 17, 2025

No Concerns

Meeting Minutes:

04/30/2025 The applicant's agent, Rohit Walia, 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:

DOMINION PARK DEVELOPMENTS CORP

the owner(s) of PIN(s) 735041108, Parcel M1114-124-1 SES SRO, Lot 126, Plan M-1114, Part Lot 5, Concession 2, Township of Hanmer, 0 Vanier, Hanmer, Ontario

for relief from Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z, as amended, for approval to construct a semi-detached dwelling on a proposed lot identified as Lot 126B on the Site Plan, subject of a future Consent application providing a maximum 47% lot coverage, where a maximum 40% is permitted, 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.

<b>Member</b>	<b>Status</b>
CATHY CASTANZA	Concurring
DAVID MURRAY	Concurring
JUSTIN SAWCHUK	Concurring
MATTHEW DUMONT	Concurring
RON GOSWELL	Concurring