COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2026-00105 August 19, 2026

OWNER(S): BRISTOL MACHINE WORKS LTD, 2100 Algonquin Road, Sudbury, ON, Canada P3E4Z6

AGENT(S): BRISTOL MACHINE WORKS LTD, 2100 Algonquin Road, Sudbury, ON, Canada P3E4Z6

LOCATION: PIN(s) 734751648; 734751241, Part Lot 5, Concession 6, Parts 1 & 2, Plan 53R-4709, Part 1, Plan 53R-6071, Part 3, Plan 53R-11109, Part 2, Plan 53R-14060 and Parts 1 & 2, Plan 53R-11145 and Part 1, Plan 53R-6438 as in LT118856, except LT122474, LT136799, Parts 1,2,5,6, Plan SR-1339, Parts 1-2, Plan 53R-8384, Parts 45, 46, 47, 48, 49 & 50, Plan 53R-20341, Part 3, Plan 53R-10237, Part 1, Plan 53R-11109, Parts 6-8, Plan 53R-12143, Parts 2 -4, Plan 53R-12196 and Parts 3, 5, 6 & 7, Plan 53R-17925; Township of Broder, 2100 Algonquin Road, Sudbury P3E 4Z6

SUMMARY

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

Application: Approval to construct an addition on the existing building providing a height at variance to the By-law.

Comments concerning this application were submitted as follows:

Corridor Management, August 13, 2026

No Comment Received

Development Approvals, August 13, 2026

The purpose and effect of the application is to facilitate the construction of an addition on the existing building. The variance requested for the proposed development is as follows:

1. Permit a height of 16.92m, where a maximum of 15.0m is permitted (Table 8.2 of the Zoning By-law).

The subject property is designated ‘Mixed Use Commercial’ within the City of Greater Sudbury Official Plan, is zoned ‘M2’, Light Industrial within the City of Greater Sudbury Zoning By-law and is regulated by Conservation Sudbury. Conservation Sudbury has no objection to the height variance being sought. Requirements laid out at SPART in July 2025 will be verified at the building permit stage.

The property contains a main building (low hazard shop/accessory office) with a ground floor area of 2,871m2 and accessory structure with a ground floor area of 89 m2. The property is serviced by municipal water and sewer and is accessed from a municipal road maintained year-round.

The applicant has advised that the proposed addition (1,678m2 in size) contains a low bay and a high bay. The high bay measures 16.92m in height, and represents approximately 25% of the addition area. The applicant has further advised that the high bay is required for larger capacity cranes that are required to service mining equipment to support all mines in the area.

The proposed addition is located to the east of the main building and exceeds setback requirements from all property lines. Lands to the west and south of the subject property are zoned “M2”, Light Industrial, whereas lands to the north and east of the subject property are zoned “M1”, Mixed Light Industrial/ Service Commercial and “C2”, General Commercial.

The addition is proposed to be located 11.11m from the nearest interior side property line, located directly north of the addition. Although no buffer is shown on the applicant’s concept plan, staff note that the abutting lands (2333 Regent Street) located north of 2100 Algonquin Road is zoned “C2”, General Commercial and appears to contain an office building which is situated on the northwestern portion of the property. The southern portion of 2333 Regent Street is a parking area, which is buffered from 2100 Algonquin Road by a row of trees.

Staff does not anticipate any negative land use planning impacts on abutting properties or on the existing mixed use commercial/light industrial character that exists along this portion of Algonquin Road and Regent Street.
Staff is 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, August 13, 2026

No Concerns

Ministry of Natural Resources and Forestry (MNRF), August 13, 2026

No Comment Received

Building Services, August 12, 2026

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-2026-00995) for the proposed addition.

Based on the information provided to date and our review of the elevation drawings provided with this application, we acknowledge receipt of revised elevation drawings submitted with the associated building permit dated July 23, 2026. The revised drawings reflect the updated project concept, as shown on the site plan, whereby the buildings will be separated, with the exception of an attached walkway. Given the revised elevation drawings received, the requested relief of 16.92m remains appropriate.

Given the proximity of the existing and proposed buildings, the Applicant/Owner is to ensure that the exposing building face is designed in accordance with the Ontario Building Code, including the requirements for maximum permitted areas of window and door openings and the required construction and cladding of the exterior wall.

Conservation Sudbury, August 12, 2026

No objection to height variance being sought. Requirements laid out at SPART in July 2025 will be verified at the building permit stage.

Strategic and Environmental Planning, August 12, 2026

SEP staff have no objections to the application.

The subject lands contain wildland fire hazard as per Schedule 6b of the City of Greater Sudbury Official Plan. The proposed addition appears to be located outside of the hazard area. The applicant is advised that wildland fire mitigation best practices can be found in provincial standards such as FireSmart.

The applicant is advised that compliance with the provincial Fish and Wildlife Conservation Act, 1997 and Species Conservation Act, 2025, and the federal Migratory Bird Convention Act, 1994 and Species At Risk Act, 2002, is their sole responsibility.

Sudbury Hydro, August 10, 2026

No objection.

Site Plan, August 6, 2026

No Concerns

Ministry of Transportation, August 5, 2026

This is confirmation that the subject lands are not within the MTO's Permit Control Area; therefore, there are no comments to provide.

Meeting Minutes:

08/19/2026 The owner's authorized representative, Alain Theriault, and agent, Mike Ladyk of 3rdLine Studio, appeared before Committee and provided a summary of the Application and a description of the business.
The Secretary-Treasurer advised Committee that several letters of support were received from area businesses and confirmed Committee 's receipt of the letters.
Committee Member Castanza advised Committee that she attended the property for a site visit and expressed support for the Application.
Committee Member Goswell commended the agent on his presentation and expressed support for the Application.
Committee Member Sawchuk thanked the agent for the presentation and expressed support for staff's recommendation.
Committee Member Murray expressed support for staff's recommendation.
Committee Chair Dumont expressed support for staff's recommendation and the Application as it met the four tests of a minor variance.

The following decision was reached:

DECISION:

THAT the application by:
BRISTOL MACHINE WORKS LTD
the owner(s) of PIN(s) 734751648; 734751241, Part Lot 5, Concession 6, Parts 1 & 2, Plan 53R-4709, Part 1, Plan 53R-6071, Part 3, Plan 53R-11109, Part 2, Plan 53R-14060 and Parts 1 & 2, Plan 53R-11145 and Part 1, Plan 53R-6438 as in LT118856, except LT122474, LT136799, Parts 1,2,5,6, Plan SR-1339, Parts 1-2, Plan 53R-8384, Parts 45, 46, 47, 48, 49 & 50, Plan 53R-20341, Part 3, Plan 53R-10237, Part 1, Plan 53R-11109, Parts 6-8, Plan 53R-12143, Parts 2-4, Plan 53R-12196 and Parts 3, 5, 6 & 7, Plan 53R-17925; Township of Broder, 2100 Algonquin Road, Sudbury P3E 4Z6

for relief from Part 8, Section 8.3, Table 8.2 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 a maximum height of 16.92m, where the maximum permitted height is 15.0m, 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.

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

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

COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2026-00107 August 19, 2026

OWNER(S): CHANDLER TROTTIER, 283 Hill St, Wahnapitae, ON, Canada P0M3C0

CIARRA MCCORMICK, 283 Hill Street, Wahnapitae, Ontario, Canada

AGENT(S): CHANDLER TROTTIER, 283 Hill St, Wahnapitae, ON, Canada P0M3C0

LOCATION: PIN(s) 734810298, Parcel 34271 SEC SES, Part Lot 9, Concession 3, Part 3, Plan SR-1825, Township of Dryden, 283 Hill Street, Wahnapitae P0M 3C0

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, August 13, 2026

No Comment Received

Development Approvals, August 13, 2026

The purpose and effect of the application is to facilitate the construction of a detached garage. The variance requested for the proposed development is as follows:

1. Permit a height of 6.1m, where a maximum of 5.0m is permitted for any accessory building or structure on a residential lot (Subsection 4.2.4 a) of the Zoning By-law).

The subject property is designated ‘Living Area I’ within the City of Greater Sudbury Official Plan and is zoned ‘R1-5’, Low Density Residential One within the City of Greater Sudbury Zoning By-law, is located within a floodplain area and is regulated by Conservation Sudbury (NDCA). NDCA has no objections to the minor variance application and notes that the owner has already obtained a permit from their agency.

The property currently contains a 104m2 single detached dwelling (house) and 39m2 detached accessory building which is proposed to be removed prior to the construction of the proposed new 119m2 detached garage. The detached garage is proposed to be located in the rear yard. The applicant has confirmed that the detached garage is proposed for personal storage and that a car hoist may be installed for the repair of personal vehicles.

The lands are serviced by municipal water and sanitary sewer and accessed from Hill Street. Surrounding uses are predominantly a mix of lands zoned “RU”, Rural, “R1-5”, Low Density Residential One and “RMH-6”, Special Residential Mobile Home, containing low density residential uses along with lands zoned “M1(48)”, Special Mixed Light Industrial/Service Commercial.

Staff have no concerns with the requested relief as the detached garage is proposed to be constructed at the rear of the dwelling, exceeding setbacks from the rear and both interior side property lines.

Strategic and Environmental Planning (SEP) staff have no objections to the application. They advise that the subject lands contain floodplain as per Schedule 6a of the City of Greater Sudbury Official Plan. Flood and erosion hazards are evaluated by Conservation Sudbury. They further note that the applicant is advised that compliance with the provincial Fish and Wildlife Conservation Act, 1997 and Species Conservation Act, 2025, and the federal Migratory Bird Convention Act, 1994 and Species At Risk Act, 2002, is their sole responsibility.

Staff is 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, August 13, 2026

No Concerns

Ministry of Natural Resources and Forestry (MNRF), August 13, 2026

No Comment Received

Strategic and Environmental Planning, August 12, 2026

SEP staff have no objections to the application.

The subject lands contain floodplain as per Schedule 6a of the City of Greater Sudbury Official Plan. Flood and erosion hazards are evaluated by Conservation Sudbury.

The applicant is advised that compliance with the provincial Fish and Wildlife Conservation Act, 1997 and Species Conservation Act, 2025, and the federal Migratory Bird Convention Act, 1994 and Species At Risk Act, 2002, is their sole responsibility.

Building Services, August 10, 2026

Based on the information provided, Applicant/Owner to be advised of the following comments:

1. A search of our records indicates an issued building permit for the subject property for the demolition of an existing detached garage (BP-DEM-2026-00073). Please contact Building Services to proceed completing this record prior to the issuance of the newly proposed detached garage.

2. Building Services acknowledges receipt of BP-NEW-2026-01071 for the proposed detached garage. Owner to be aware that an issued building permit to the satisfaction of the Chief Building Official is required prior to construction of the proposed detached garage.

Sudbury Hydro, August 10, 2026

Please note application PL-MV-2026-00107 falls outside of our service territory.

Conservation Sudbury, August 9, 2026

No objection to Mv-2026-00107 to facilitate construction of a detached garage with height variance. Proposed development is within an area regulated by Conservation Sudbury. Landowner has already obtained a permit from Conservation Sudbury.

Site Plan, August 6, 2026

No Concerns

Ministry of Transportation, August 5, 2026

This is confirmation that the subject lands are not within the MTO's Permit Control Area; therefore, there are no comments to provide.

Meeting Minutes:

08/19/2026 The owner, Chandler Trottier, appeared before Committee and provided a summary of the Application advising Committee that the height was being requested to accommodate the storage of a recreational vehicle, additional storage and potentially a car lift for personal use.
Committee Member Castanza expressed support for the Application and the height.
Committee Members Goswell, Sawchuk and Murray expressed support for staff's recommendation.
Committee Chair Dumont commented on the car lift and advised the owner that commercial use of the lift would not be permitted and expressed support for staff's recommendation as the variance met the four tests of a minor variance.

The following decision was reached:

DECISION:

THAT the application by:
CHANDLER TROTTIER AND CIARRA MCCORMICK
the owner(s) of PIN(s) 734810298, Parcel 34271 SEC SES, Part Lot 9, Concession 3, Part 3, Plan SR-1825, Township of Dryden, 283 Hill Street, Wahnapitae P0M 3C0

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 a detached garage providing a maximum height of 6.1m, 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 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-2026-00109 August 19, 2026

OWNER(S): MARC GUINDON, 54 William Ave, Coniston, ON, Canada P0M1M0

SELENA BISSCHOPS, 54 William Avenue, Coniston, Ontario, Canada P0M 1M0

AGENT(S): AM ENGINEERING, 4145 North Service Road Unit Suite 224, Burlington, ON, Canada L7L6A3

LOCATION: PIN(s) 735600329; 735600842, Parcels 4907 and 23521 SEC SES, Lots 5 & 6, Plan M-89, Part Lot 4, Concession 3, Township of Neelon, 54 William Avenue, Coniston P0M 1M0

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 porch and second-storey addition on the existing dwelling providing setbacks, encroachments and increase in lot coverage and gross floor area within a required yard at variance to the By-law.

Comments concerning this application were submitted as follows:

Development Approvals, August 14, 2026

Comments uploaded as PDF document.

Corridor Management, August 13, 2026

No Comment Received

Development Engineering, August 13, 2026

Eaves Encroachment:
The roof must be complete with eaves troughs and the variance would permit both the structure and its eaves troughs to be 0.7m from the lot line. Downspouts must be discharged towards the interior of the property and not towards the adjacent property.

Ministry of Natural Resources and Forestry (MNRF), August 13, 2026

No Comment Received

Building Services, August 12, 2026

Based on the information provided, Applicant/Owner to be advised of the following comments:

1. Building Services acknowledges receipt of BP-NEW-2026-00673 for the proposed construction. Owner to be aware that an issued building permit to the satisfaction of the Chief Building Official is required prior to construction.

2. Please note that a completed demolition permit is required to remove the existing detached garage prior to the issuance of BP-NEW-2026-00673.

Conservation Sudbury, August 12, 2026

The property is located entirely within the flood hazard associated with Romford Creek, in a location that would be rendered inaccessible during a regulatory flood event (all access roads are subject to >60cm of flooding).

As part of the building permit requirements for the permit issued in 2018 Conservation Sudbury requested verification of floodproofing of the dwelling. Verification of such, through receipt of a geodetic elevation survey, was never received (see requirements form attached in Pronto). As such, we cannot confirm that the existing development meets floodproofing standards.

Conservation Sudbury provides comments as they relate to the Natural Hazards section of the Provincial Planning Statement (PPS). A one-zone floodplain concept applies to this system, meaning that flooding hazard and floodway policies apply. As per Section 5.1.3 of the PPS, development is prohibited in floodways, or in locations that would be rendered inaccessible during a flood event.

In some circumstances, Conservation Sudbury would be supportive of some development within floodplains, however further direction cannot be provided until such time as we are in receipt of floodproofing verification and more details of the proposed addition (floor plan).

Conservation Sudbury suggests deferring this minor variance application until the applicants have undergone additional consultation with our office.

Strategic and Environmental Planning, August 12, 2026

SEP staff have no objections to the application.

The subject lands contain floodplain as per Schedule 6a of the City of Greater Sudbury Official Plan. Flood and erosion hazards are evaluated by Conservation Sudbury.

The applicant is advised that compliance with the provincial Fish and Wildlife Conservation Act, 1997 and Species Conservation Act, 2025, and the federal Migratory Bird Convention Act, 1994 and Species At Risk Act, 2002, is their sole responsibility.

Sudbury Hydro, August 10, 2026

Contact GSHI Energy Supply if a disconnect/reconnect is required, locates also required.

Site Plan, August 6, 2026

No Concerns

Ministry of Transportation, August 5, 2026

This is confirmation that the subject lands are not within the MTO's Permit Control Area; therefore, there are no comments to provide.

Meeting Minutes:

08/19/2026 The owner's agent, Josiah Guevarra, appeared before Committee and provided a description of the Application advising Committee that the variances were to add more bedrooms and more room to the dwelling. The agent advised Committee that they would contact Conservation Sudbury about the condition and would work with them as part of the building permit process.
Committee Member Castanza advised Committee that she attended the property for a site visit and expressed support for staff's recommendation.
Committee Member Goswell expressed support for the Application.
Committee Member Sawchuk expressed support for staff's recommendation.
Committee Member Murray asked staff if a condition was being requested and staff advised that the recommendation did not contain a condition and explained that the applicant will be required to obtain approval from Conservation Sudbury as part of the building permit process.
Committee Chair Dumont had no concerns with the Application. The Chair advised the agent that a condition was not attached to Committee's decision and that the motion was to grant as the owner would have to contact Conservation Sudbury for the Section 28 Application.

The following decision was reached:

DECISION:

THAT the application by:
MARC GUINDON AND SELENA BISSCHOPS
the owner(s) of PIN(s) 735600329; 735600842, Parcels 4907 and 23521 SEC SES, Lots 5 & 6, Plan M-89, Part Lot 4, Concession 3, Township of Neelon, 54 William Avenue, Coniston P0M 1M0

for relief from Part 4, Section 4.2, Table 4.1, Section 4.25, subsection 4.25.1 a) and b) 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 facilitate the construction of a porch and second-storey addition on the existing dwelling providing, firstly, an increase in lot coverage and gross floor area within the legal non-complying front yard maintaining a front yard setback of 2.8m, where enlargement, reconstruction, repair and/or renovation does not increase the lot coverage or the gross floor area of the building or structure located within the minimum required front yard, and secondly, a south interior side yard setback of 1.2m with eaves encroaching an addition 0.5m into the proposed 1.2m interior side yard, where 1.8m is required and where eaves may encroach 0.6m into the required 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 are 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