



## COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2025-00165

December 10, 2025

OWNER(S): KEVIN RANGER, 1138B west Bay rd, Capreol, ON, Canada P0M1H0  
JOCELYN RANGER, 1138 B West Bay Rd, Capreol, ON, Canada

AGENT(S): KEVIN RANGER, 1138B west Bay rd, Capreol, ON, Canada P0M1H0

LOCATION: PIN(s) 735210303, Parcel 12749 SEC SES, Part Lot 2, Concession 2, as in EP6994, Township of Norman, 1138 -B West Bay Road, Capreol, Ontario P0M 1H0

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### SUMMARY

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

Application: Approval to permit an existing detached garage providing a height at variance to the By-law and to permit an existing three-season addition on the existing dwelling providing high water mark setbacks and locations at variance to the By-law.

Comments concerning this application were submitted as follows:

Development Approvals, December 4, 2025

The purpose and effect of the application is to permit an existing detached garage and three-season addition on the existing dwelling with the following variances:

1. a maximum height of 5.97m for the detached garage, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m;
2. a maximum high water mark setback of 13.2m for the three-season addition on the existing dwelling, where accessory buildings or structures shall be no closer than 30.0m to the high water mark; and
3. to permit a three-season addition in the shoreline buffer area, where the only permitted structures within 20.0m of the high water mark are the permitted accessory structures set out in 4.41.2 of the Zoning By-law, boat launches, marine railways, waterlines and heat pump loops.

The subject lands contain a single detached dwelling, two accessory buildings, two decks, and a sauna. The lands are serviced by an individual well and septic system and appear to be accessed through abutting private property to West Bay Road which is a private road. As an advisory comment, it is recommended legal access be established if not already in place.

The subject lands are designated 'Rural' within the City of Greater Sudbury Official Plan, are zoned 'RS', Rural Shoreline within the City of Greater Sudbury Zoning By-law, and are regulated by Conservation Sudbury (NDCA).

Surrounding uses are rural shoreline and rural in nature.

As the subject land does not abut a road it is considered to be a waterfront lot with the front lot line considered to be located along the shoreline. The existing accessory building is located in the rear yard and exceeds permitted height by 0.97 m. Although the garage exceeds the single detached in height it is subordinate in ground floor area. Staff is of the opinion that residential character will be maintained as a result of the accessory building. Staff have no concerns with the requested height variance.

The three season addition is not located closer to the lake than the dwelling. Additionally, the applicant has advised that the maximum shoreline buffer clearance will be maintained as a result of the addition. As an advisory comment, the applicant is encouraged to allow the shoreline buffer area to renaturalize in order to protect lake water quality.

Conservation Sudbury and Strategic and Environmental Planning did not object to the application.

Staff is of the opinion that the variances 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.

Ministry of Transportation, December 4, 2025

I can confirm that the subject lands for application PL-MV-2025-00165 – Ranger are not located within the MTO's permit control area (PCA); therefore, we have no comments to provide at this time.

Building Services, December 3, 2025

Building Services has reviewed your documents and sketches for the requested minor variance and can advise that we have the following comments:

- We acknowledge an associated Order to Comply (BP-BCO-2025-00175) for the existing 7.9m x 10.4m detached garage, sunroom, and attached deck expansion built without benefit of a building permit.
- We acknowledge receipt of a building permit application (BP-NEW-2025-01763) to legalize the existing 7.9m x 10.4m detached garage and building permit application (BP-NEW-2025-01808) to legalize the existing sunroom and deck extension.

Natalie Boland, Plans Examiner Front Counter  
On behalf of Carol Skanes

Strategic and Environmental Planning, December 3, 2025

Staff in SEP have reviewed the application to recognize the existing garage and existing easterly addition. Relief for the existing garage relates to height, which staff in SEP do not object. Relief for the addition relates to setback to the highwater mark. Policy 3 of section 8.4.1 of the City's Official Plan require a 30 metre setback to the highwater mark for development. A reduction to this requirement may be considered in the following circumstances:

- a. sufficient lot depth is not available;
- b. terrain or soil conditions exist which make other locations on the lot less suitable;
- c. the proposal is for an addition to an existing building or replacement of a leaching bed where the setback is not further reduced; or
- d. redevelopment is proposed on an existing lot and a net improvement is achieved.

Staff acknowledge that the addition is no closer to the highwater mark than the existing dwelling. Staff do not object to the application.

The applicant is advised that compliance with the federal Migratory Bird Convention Act, 1994, the federal Fisheries Act, 1985, the provincial Fish and Wildlife Conservation Act, 1997, and the provincial Endangered Species Act, 2007, is their sole responsibility.

Conservation Sudbury, December 2, 2025

The subject property for PL-MV-2025-00165 is located on the shoreline of Wanapitei Lake and contains regulated features of Conservation Sudbury including flood and erosion hazard.

Based on the plot plan submitted with this application and review of aerial imagery, the detached garage appears to be sufficiently distanced from regulated hazards at subject property. Conservation Sudbury has no concerns to the detached garage given its location at subject property.

However, based on the provided plot plan, aerial imagery and images supplied by the landowner, it appears that the sunroom addition on the east side of the dwelling is located within the regulated area of Conservation Sudbury. This sunroom addition is in violation of the Conservation Authorities Act as it was constructed without a Section 28 permit from Conservation Sudbury. Conservation Sudbury requests that the landowners initiate a compliance review process with Conservation Sudbury to explore how to bring the structure into compliance with the Conservation Authorities Act. This can be done in tandem with the building permit for the sunroom addition. Please email [NDCA@ConservationSudbury.ca](mailto:NDCA@ConservationSudbury.ca) for more information.

Conservation Sudbury has no objections to PL-MV-2025-00165, given that the sunroom addition is located no closer to the high water mark than the existing dwelling. Future development within the regulated area will require permission by Conservation Sudbury. Please refer to the Conservation Sudbury property map uploaded to Pronto for the regulated area at subject property.

Corridor Management, December 1, 2025

No Comment Received

Development Engineering, December 1, 2025

No Concerns

Hydro One, December 1, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNR), December 1, 2025

No Comment Received

Sudbury Hydro, December 1, 2025

No Concerns

Site Plan, November 26, 2025

No Concerns

Meeting Minutes:

12/10/2025 The applicants appeared before Committee and provided a summary of the Application. Committee Member Castanza confirmed the location of the property with the applicants. Committee Member Goswell clarified Conservation Sudbury's comments and the variances being sought with staff and expressed support for the Application. Committee Members Sawchuk and Murray and Committee Chair Dumont expressed support for staff's recommendation.

The following decision was reached:

DECISION:

THAT the application by:

KEVIN RANGER AND JOCELYN RANGER

the owner(s) of PIN(s) 735210303, Parcel 12749 SEC SES, Part Lot 2, Concession 2, as in EP6994, Township of Norman, 1138 -B West Bay Road, Capreol, Ontario P0M 1H0

for relief from Part 4, Section 4.2, subsection 4.2.4 a) and Section 4.41, subsections 4.41.2 and 4.41.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit an existing detached garage and three-season addition on the existing dwelling providing, firstly, a maximum height of 5.97m for the detached garage, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m, and secondly, a high water mark setback of 13.2m for the three-season addition on the existing dwelling, where accessory buildings or structures shall be no closer than 30.0m to the high water mark and where the only permitted structures within 20.0m of the high water mark are the permitted accessory structures set out in 4.41.2 of the Zoning By-law, boat launches, marine railways, waterlines and heat pump loops, be approved.

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.

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