



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2025-00158

December 23, 2025

OWNER(S): GREATER SUDBURY HOUSING CORPORATION, 10 Elm St, Sudbury, ON, Canada

AGENT(S): GREATER SUDBURY HOUSING CORPORATION, 10 Elm St, Sudbury, ON, Canada

LOCATION: PIN(s) 733490825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 124 Charlotte Avenue, Chelmsford P0M 1L0, 128 Charlotte Avenue, Chelmsford

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 permit landscaped open space, two existing driveways and lot frontage on a proposed lot, subject of Consent Application PL-CON-2025-00073, at variance to the By-law.

Comments concerning this application were submitted as follows:

Development Engineering, December 18, 2025

No Concerns

Building Services, December 16, 2025

No Concerns

Corridor Management, December 16, 2025

No Comment Received

Development Approvals, December 16, 2025

The purpose and effect of the application is to facilitate the severance of a proposed lot subject of Consent Application PL-CON-2025-00073 with the following variances:

1. a minimum of 43% landscaped open space in the required front yard, where a minimum of 50% of all required front yards shall be maintained as landscaped open space in Low Density Residential Two (R2) Zones;
2. two driveways, where only one driveway is permitted per lot;

3. an outdoor parking area to be a maximum of 8.7m in the required front yard, where outdoor parking areas are permitted in the required front yard to a maximum of 50% of the width of the minimum lot frontage, or the maximum driveway width established by the zoning by-law; and
4. a minimum lot frontage of 15.0m, where 18.0m is required.

The Greater Sudbury Housing Corporation own Lots 16-23 (9 lots) on plan of subdivision M441 which was approved in 1956. Based on MPAC data, the nine semi-detached buildings appeared to have been constructed in the 1970's. The semi-detached buildings were not constructed to be wholly contained to each of the nine lots on the plan of subdivision. In order to convey each semi-detached building, new property boundaries are required to be established which would result in one semi-detached building being wholly contained on a newly adjusted lot.

The subject lands are designated 'Living Area I' within the City of Greater Sudbury Official Plan, are zoned 'R2-2', within the City of Greater Sudbury Zoning By-law, and are regulated by Conservation Sudbury (NDCA).

The lands are subject to Consent Application PL-CON-2025-00073, which received conditional approval December 8, 2025.

Staff have no concerns with the requested variances as there will not be any visual changes that would impact residential character or surrounding uses as a result of the severance and associated variances.

Staff is of the opinion that the variances are considered to be minor in nature, 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.

Hydro One, December 16, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNR), December 16, 2025

No Comment Received

Strategic and Environmental Planning, December 15, 2025

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.

Sudbury Hydro, December 15, 2025

Please note PL-MV-2025-00158 is outside of our service territory.

Conservation Sudbury, December 12, 2025

No Concerns

Ministry of Transportation, December 11, 2025

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

Site Plan, December 10, 2025

No Concerns

Meeting Minutes:

- 12/23/2025 Committee unanimously agreed to hear PL-MV-2025-00158, PL-MV-2025-00159, and PL-MV-2025-00160, PL-MV-2025-00161, PL-MV-2025-00162 and PL-MV-2025-00163 together.
The applicant's authorized representative, Kim Zarichney of Greater Sudbury Housing Corporation, appeared before Committee and provided a summary of the Application. Committee Members and the Committee Chair expressed support for the Application and staff's recommendation.

The following decision was reached:

DECISION:

THAT the application by:
GREATER SUDBURY HOUSING CORPORATION
the owner(s) of PIN(s) 733490825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 124 Charlotte Avenue, Chelmsford P0M 1L0, 128 Charlotte Avenue, Chelmsford

for relief from Part 4, Section 4.15, subsection 4.15.2, Part 5, Section 5.4, subsection 5.4.2 c) and d) 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 facilitate the severance of a proposed lot subject of Consent Application PL-CON-2025-00073 providing, firstly, a minimum of 43% landscaped open space in the required front yard, where a minimum of 50% of all required front yards shall be maintained as landscaped open space in Low Density Residential Two (R2) Zones, secondly, two driveways, where only one driveway is permitted per lot, thirdly, an outdoor parking area to be a maximum of 8.7m in the required front yard, where outdoor parking areas are permitted in the required front yard to a maximum of 50% of the width of the minimum lot frontage, or the maximum driveway width established by the zoning by-law, and fourthly, a minimum lot frontage of 15.0m, where 18.0m 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
MATTHEW DUMONT	Concurring
RON GOSWELL	Concurring



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2025-00159

December 23, 2025

OWNER(S): GREATER SUDBURY HOUSING CORPORATION, 10 Elm St, Sudbury, ON, Canada

AGENT(S): GREATER SUDBURY HOUSING CORPORATION, 10 Elm St, Sudbury, ON, Canada

LOCATION: PIN(s) 733490825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 142 Gaudette Street, Chelmsford P0M 1L0, 146 Gaudette Street, Chelmsford

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 permit two existing driveways on a proposed lot, subject of Consent Application PL-CON-2025-00074, at variance to the By-law.

Comments concerning this application were submitted as follows:

Development Engineering, December 18, 2025

No Concerns

Building Services, December 16, 2025

No Concerns

Corridor Management, December 16, 2025

No Comment Received

Development Approvals, December 16, 2025

The purpose and effect of the application is to permit two existing driveways on a proposed lot subject of Consent Application PL-CON-2025-00074, where only one driveway is permitted per lot.

The Greater Sudbury Housing Corporation own Lots 16-23 (9 lots) on plan of subdivision M441 which was approved in 1956. Based on MPAC data, the nine semi-detached buildings appeared to have been constructed in the 1970's. The semi-detached buildings were not constructed to be wholly contained to each of the nine lots on the plan of subdivision. In order to convey each semi-detached

building, new property boundaries are required to be established which would result in one semi-detached building being wholly contained on a newly adjusted lot.

The subject lands are designated 'Living Area I' within the City of Greater Sudbury Official Plan, are zoned 'R2-2', within the City of Greater Sudbury Zoning By-law, and are regulated by Conservation Sudbury (NDCA).

The lands are subject to Consent Application PL-CON-2025-00074, which received conditional approval December 8, 2025.

Staff have no concerns with the requested variances as there will not be any visual changes that would impact residential character or surrounding uses as a result of the severance and associated variances.

Staff is of the opinion that the variance is considered to be minor in nature, 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.

Hydro One, December 16, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), December 16, 2025

No Comment Received

Strategic and Environmental Planning, December 15, 2025

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.

Sudbury Hydro, December 15, 2025

Please note PL-MV-2025-00159 is outside of our service territory.

Conservation Sudbury, December 12, 2025

No Concerns

Ministry of Transportation, December 11, 2025

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

Site Plan, December 10, 2025

No Concerns

Meeting Minutes:

12/23/2025 Committee unanimously agreed to hear PL-MV-2025-00158, PL-MV-2025-00159, and PL-MV-2025-00160, PL-MV-2025-00161, PL-MV-2025-00162 and PL-MV-2025-00163 together.
The applicant’s authorized representative, Kim Zarichney of Greater Sudbury Housing Corporation, appeared before Committee and provided a summary of the Application. Committee Members and the Committee Chair expressed support for the Application and staff’s recommendation.

The following decision was reached:

DECISION:

THAT the application by:
GREATER SUDBURY HOUSING CORPORATION
the owner(s) of PIN(s) 733490825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 142 Gaudette Street, Chelmsford P0M 1L0, 146 Gaudette Street, Chelmsford

for relief from Part 5, Section 5.4, subsection 5.4.2 c) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit two existing driveways on a proposed lot subject of Consent Application PL-CON-2025-00074, where only one driveway is permitted per lot, 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
MATTHEW DUMONT	Concurring
RON GOSWELL	Concurring



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2025-00160

December 23, 2025

OWNER(S): GREATER SUDBURY HOUSING CORPORATION, 10 Elm St, Sudbury, ON, Canada

AGENT(S): GREATER SUDBURY HOUSING CORPORATION, 10 Elm St, Sudbury, ON, Canada

LOCATION: PIN(s) 733490825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 158 Gaudette Street, Chelmsford P0M 1L0, 162 Gaudette Street, Chelmsford

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 permit two existing driveways on a proposed lot, subject of Consent Application PL-CON-2025-00075, at variance to the By-law.

Comments concerning this application were submitted as follows:

Development Engineering, December 18, 2025

No Concerns

Building Services, December 16, 2025

No Concerns

Corridor Management, December 16, 2025

No Comment Received

Development Approvals, December 16, 2025

The purpose and effect of the application is to permit two existing driveways on a proposed lot subject of Consent Application PL-CON-2025-00075, where only one driveway is permitted per lot.

The Greater Sudbury Housing Corporation own Lots 16-23 (9 lots) on plan of subdivision M441 which was approved in 1956. Based on MPAC data, the nine semi-detached buildings appeared to have been constructed in the 1970's. The semi-detached buildings were not constructed to be wholly contained to each of the nine lots on the plan of subdivision. In order to convey each semi-detached

building, new property boundaries are required to be established which would result in one semi-detached building being wholly contained on a newly adjusted lot.

The subject lands are designated 'Living Area I' within the City of Greater Sudbury Official Plan, are zoned 'R2-2', within the City of Greater Sudbury Zoning By-law, and are regulated by Conservation Sudbury (NDCA).

The lands are subject to Consent Application PL-CON-2025-00075, which received conditional approval December 8, 2025.

Staff have no concerns with the requested variances as there will not be any visual changes that would impact residential character or surrounding uses as a result of the severance and associated variances.

Staff is of the opinion that the variance is considered to be minor in nature, 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.

Hydro One, December 16, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), December 16, 2025

No Comment Received

Strategic and Environmental Planning, December 15, 2025

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.

Sudbury Hydro, December 15, 2025

Please note PL-MV-2025-00160 is outside of our service territory.

Conservation Sudbury, December 12, 2025

No Concerns

Ministry of Transportation, December 11, 2025

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

Site Plan, December 10, 2025

No Concerns

Meeting Minutes:

12/23/2025 Committee unanimously agreed to hear PL-MV-2025-00158, PL-MV-2025-00159, and PL-MV-2025-00160, PL-MV-2025-00161, PL-MV-2025-00162 and PL-MV-2025-00163 together.
The applicant's authorized representative, Kim Zarichney of Greater Sudbury Housing Corporation, appeared before Committee and provided a summary of the Application. Committee Members and the Committee Chair expressed support for the Application and staff's recommendation.

The following decision was reached:

DECISION:

THAT the application by:
GREATER SUDBURY HOUSING CORPORATION
the owner(s) of PIN(s) 733490825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 158 Gaudette Street, Chelmsford P0M 1L0, 162 Gaudette Street, Chelmsford

for relief from Part 5, Section 5.4, subsection 5.4.2 c) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit two existing driveways on a proposed lot subject of Consent Application PL-CON-2025-00075, where only one driveway is permitted per lot, 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.

<u>Member</u>	<u>Status</u>
CATHY CASTANZA	Concurring
MATTHEW DUMONT	Concurring
RON GOSWELL	Concurring



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2025-00161

December 23, 2025

OWNER(S): GREATER SUDBURY HOUSING CORPORATION, 10 Elm St, Sudbury, ON, Canada

AGENT(S): GREATER SUDBURY HOUSING CORPORATION, 10 Elm St, Sudbury, ON, Canada

LOCATION: PIN(s) 733490825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 166 Gaudette Street, Chelmsford P0M 1L0, 170 Gaudette Street, Chelmsford

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 permit two existing driveways on a proposed lot, subject of Consent Application PL-CON-2025-00076, at variance to the By-law.

Comments concerning this application were submitted as follows:

Development Engineering, December 18, 2025

No Concerns

Building Services, December 16, 2025

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

EAKAMJOT SINGH DEO for
CAROL SKANES
MANAGER OF PLANS EXAMINATION

Corridor Management, December 16, 2025

No Comment Received

Development Approvals, December 16, 2025

The purpose and effect of the application is to permit two existing driveways on a proposed lot subject of Consent Application PL-CON-2025-00076, where only one driveway is permitted per lot.

The Greater Sudbury Housing Corporation own Lots 16-23 (9 lots) on plan of subdivision M441 which was approved in 1956. Based on MPAC data, the nine semi-detached buildings appeared to have been constructed in the 1970's. The semi-detached buildings were not constructed to be wholly contained to each of the nine lots on the plan of subdivision. In order to convey each semi-detached building, new property boundaries are required to be established which would result in one semi-detached building being wholly contained on a newly adjusted lot.

The subject lands are designated 'Living Area I' within the City of Greater Sudbury Official Plan, are zoned 'R2-2', within the City of Greater Sudbury Zoning By-law, and are regulated by Conservation Sudbury (NDCA).

The lands are subject to Consent Application PL-CON-2025-00076, which received conditional approval December 8, 2025.

Staff have no concerns with the requested variances as there will not be any visual changes that would impact residential character or surrounding uses as a result of the severance and associated variances.

Staff is of the opinion that the variance is considered to be minor in nature, 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.

Hydro One, December 16, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNR), December 16, 2025

No Comment Received

Strategic and Environmental Planning, December 15, 2025

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.

Sudbury Hydro, December 15, 2025

Please note PL-MV-2025-00161 is outside of our service territory.

Conservation Sudbury, December 12, 2025

No Concerns

Ministry of Transportation, December 11, 2025

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

Site Plan, December 10, 2025

No Concerns

Meeting Minutes:

- 12/23/2025 Committee unanimously agreed to hear PL-MV-2025-00158, PL-MV-2025-00159, and PL-MV-2025-00160, PL-MV-2025-00161, PL-MV-2025-00162 and PL-MV-2025-00163 together.
The applicant's authorized representative, Kim Zarichney of Greater Sudbury Housing Corporation, appeared before Committee and provided a summary of the Application. Committee Members and the Committee Chair expressed support for the Application and staff's recommendation.

The following decision was reached:

DECISION:

THAT the application by:

GREATER SUDBURY HOUSING CORPORATION

the owner(s) of PIN(s) 733490825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 166 Gaudette Street, Chelmsford P0M 1L0, 170 Gaudette Street, Chelmsford

For relief from Part 5, Section 5.4, subsection 5.4.2 c) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit two existing driveways on a proposed lot subject of Consent Application PL-CON-2025-00076, where only one driveway is permitted per lot, 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
MATTHEW DUMONT	Concurring
RON GOSWELL	Concurring



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2025-00162

December 23, 2025

OWNER(S): GREATER SUDBURY HOUSING CORPORATION, 10 Elm St, Sudbury, ON, Canada

AGENT(S): GREATER SUDBURY HOUSING CORPORATION, 10 Elm St, Sudbury, ON, Canada

LOCATION: PIN(s) 733490825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 174 Gaudette Street, Chelmsford P0M 1L0, 178 Gaudette Street, Chelmsford

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 permit two existing driveways on a proposed lot, subject of Consent Application PL-CON-2025-00077, at variance to the By-law.

Comments concerning this application were submitted as follows:

Development Engineering, December 18, 2025

No Concerns

Sudbury Hydro, December 18, 2025

Please note PL-MV-2025-00162 is outside of our service territory.

Building Services, December 16, 2025

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

EAKAMJOT SINGH DEO for
CAROL SKANES
MANAGER OF PLANS EXAMINATION

Corridor Management, December 16, 2025

No Comment Received

Development Approvals, December 16, 2025

The purpose and effect of the application is to permit two existing driveways on a proposed lot subject of Consent Application PL-CON-2025-00077, where only one driveway is permitted per lot.

The Greater Sudbury Housing Corporation own Lots 16-23 (9 lots) on plan of subdivision M441 which was approved in 1956. Based on MPAC data, the nine semi-detached buildings appeared to have been constructed in the 1970's. The semi-detached buildings were not constructed to be wholly contained to each of the nine lots on the plan of subdivision. In order to convey each semi-detached building, new property boundaries are required to be established which would result in one semi-detached building being wholly contained on a newly adjusted lot.

The subject lands are designated 'Living Area I' within the City of Greater Sudbury Official Plan, are zoned 'R2-2', within the City of Greater Sudbury Zoning By-law, and are regulated by Conservation Sudbury (NDCA).

The lands are subject to Consent Application PL-CON-2025-00077, which received conditional approval December 8, 2025.

Staff have no concerns with the requested variances as there will not be any visual changes that would impact residential character or surrounding uses as a result of the severance and associated variances.

Staff is of the opinion that the variance is considered to be minor in nature, 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.

Hydro One, December 16, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), December 16, 2025

No Comment Received

Strategic and Environmental Planning, December 15, 2025

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.

Conservation Sudbury, December 12, 2025

No Concerns

Ministry of Transportation, December 11, 2025

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

Site Plan, December 10, 2025

No Concerns

Meeting Minutes:

12/23/2025 Committee unanimously agreed to hear PL-MV-2025-00158, PL-MV-2025-00159, and PL-MV-2025-00160, PL-MV-2025-00161, PL-MV-2025-00162 and PL-MV-2025-00163 together. The applicant’s authorized representative, Kim Zarichney of Greater Sudbury Housing Corporation, appeared before Committee and provided a summary of the Application. Committee Members and the Committee Chair expressed support for the Application and staff’s recommendation.

The following decision was reached:

DECISION:

THAT the application by:
GREATER SUDBURY HOUSING CORPORATION
the owner(s) of PIN(s) 733490825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 174 Gaudette Street, Chelmsford P0M 1L0, 178 Gaudette Street, Chelmsford

for relief from Part 5, Section 5.4, subsection 5.4.2 c) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit two existing driveways on a proposed lot subject of Consent Application PL-CON-2025-00077, where only one driveway is permitted per lot, 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
MATTHEW DUMONT	Concurring
RON GOSWELL	Concurring



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2025-00163

December 23, 2025

OWNER(S): GREATER SUDBURY HOUSING CORPORATION, 10 Elm St, Sudbury, ON, Canada

AGENT(S): GREATER SUDBURY HOUSING CORPORATION, 10 Elm St, Sudbury, ON, Canada

LOCATION: PIN(s) 733490825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 182 Gaudette Street, Chelmsford P0M 1L0, 186 Gaudette Street, Chelmsford

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 permit two existing driveways on a proposed lot, subject of Consent Application PL-CON-2025-00078, at variance to the By-law.

Comments concerning this application were submitted as follows:

Development Engineering, December 18, 2025

No Concerns

Building Services, December 16, 2025

No Concerns

Corridor Management, December 16, 2025

No Comment Received

Development Approvals, December 16, 2025

The purpose and effect of the application is to permit two existing driveways on a proposed lot subject of Consent Application PL-CON-2025-00078, where only one driveway is permitted per lot.

The Greater Sudbury Housing Corporation own Lots 16-23 (9 lots) on plan of subdivision M441 which was approved in 1956. Based on MPAC data, the nine semi-detached buildings appeared to have been constructed in the 1970's. The semi-detached buildings were not constructed to be wholly contained to each of the nine lots on the plan of subdivision. In order to convey each semi-detached

building, new property boundaries are required to be established which would result in one semi-detached building being wholly contained on a newly adjusted lot.

The subject lands are designated 'Living Area I' within the City of Greater Sudbury Official Plan, are zoned 'R2-2', within the City of Greater Sudbury Zoning By-law, and are regulated by Conservation Sudbury (NDCA).

The lands are subject to Consent Application PL-CON-2025-00078, which received conditional approval December 8, 2025.

Staff have no concerns with the requested variances as there will not be any visual changes that would impact residential character or surrounding uses as a result of the severance and associated variances.

Staff is of the opinion that the variance is considered to be minor in nature, 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.

Hydro One, December 16, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), December 16, 2025

No Comment Received

Strategic and Environmental Planning, December 15, 2025

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.

Sudbury Hydro, December 15, 2025

Please note PL-MV-2025-00163 is outside of our service territory.

Conservation Sudbury, December 12, 2025

No Concerns

Ministry of Transportation, December 11, 2025

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

Site Plan, December 10, 2025

No Concerns

Meeting Minutes:

12/23/2025 Committee unanimously agreed to hear PL-MV-2025-00158, PL-MV-2025-00159, and PL-MV-2025-00160, PL-MV-2025-00161, PL-MV-2025-00162 and PL-MV-2025-00163 together.
The applicant's authorized representative, Kim Zarichney of Greater Sudbury Housing Corporation, appeared before Committee and provided a summary of the Application. Committee Members and the Committee Chair expressed support for the Application and staff's recommendation.

The following decision was reached:

DECISION:

THAT the application by:
GREATER SUDBURY HOUSING CORPORATION
the owner(s) of PIN(s) 733490825, Parcel 21039 SEC SWS SRO, Lots 16 to 23, Plan M-441, Part Lot 1, Concession 3, Township of Balfour, 182 Gaudette Street, Chelmsford P0M 1L0, 186 Gaudette Street, Chelmsford

for relief from Part 5, Section 5.4, subsection 5.4.2 c) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit two existing driveways on a proposed lot subject of Consent Application PL-CON-2025-00078, where only one driveway is permitted per lot, 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.

<u>Member</u>	<u>Status</u>
CATHY CASTANZA	Concurring
MATTHEW DUMONT	Concurring
RON GOSWELL	Concurring



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2025-00164

December 23, 2025

OWNER(S): STEPHEN BEAUSOLEIL, 25 Cobalt Street, Copper Cliff, ON, Canada

AGENT(S): ALEXANDER HAYWOOD, 27 Cobalt Street, Copper Cliff, ON, Canada

LOCATION: PIN(s) 735990623, Parcel 40673 SEC SES SRO, Lot 20, Plan M-1023, Part Lot 1, Concession 2, Township of Snider, 25 Cobalt Street, Copper Cliff P0M 1N0

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 no setback from the interior side yard upon demolition of one half of a mutual garage at variance to the By-law.

Comments concerning this application were submitted as follows:

Development Engineering, December 18, 2025

No Concerns

Building Services, December 17, 2025

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

For the owner/applicants information:

1. Building permit and building permit documents for the exterior alteration of the existing garage will be required to the satisfaction of the Chief Building Official. Owner to also be aware that spatial separation requirements may be required such as non-combustible construction. With limited information in this application to further evaluate, additional requirements may be identified at the time of building permit.

Development Approvals, December 17, 2025

The purpose and effect of the application is to permit a garage with a 0 m setback from the southern interior side lot line upon demolition of one half of the mutual garage on the adjacent property, where an accessory building greater than 2.5m shall be no closer than 1.2m from the side lot line.

The subject lands contain a single detached dwelling and mutual garage (half on 25 Cobalt to

remain, half on 27 Cobalt to be demolished). The lands are serviced by a municipal water and sanitary connection and are accessed by a shared driveway from Cobalt 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.

This application has been submitted in response to Minor Variance Application PL-MV-2025-00082, which received conditional approval for a new accessory building exceeding height and to demolish the portion of the mutual garage located on 27 Cobalt, resulting in non-compliance for the remainder of the garage located on 25 Cobalt. As part of the previous variance application staff advised that an access easement would need to be established over 27 Cobalt in favour of 25 Cobalt to allow for maintenance of the detached accessory building with a 0 m lot line setback, and as such have included the requirement as a condition.

Staff have no concerns with the requested variance so long as legal access be established to allow the continued maintenance of the garage as a result of the 0 m setback.

Staff is of the opinion that the variance is considered to be minor in nature, 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 subject to the following condition:

1. That an access easement be established over 27 Cobalt in favour of 25 Cobalt for maintenance and access purposes of the accessory building with a 0 m setback from the interior lot line, to the satisfaction of the Director of Planning Services.

Corridor Management, December 16, 2025

No Comment Received

Hydro One, December 16, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNR), December 16, 2025

No Comment Received

Strategic and Environmental Planning, December 15, 2025

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.

Sudbury Hydro, December 15, 2025

No objections.

Conservation Sudbury, December 12, 2025

No Concerns

Ministry of Transportation, December 11, 2025

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

Site Plan, December 10, 2025

No Concerns

Meeting Minutes:

12/23/2025 The applicant's agent, Alex Haywood, appeared before Committee. The agent provided a summary of the Application and advised Committee that this Application was the result of the condition imposed on his application for 27 Cobalt Street. Committee Member Goswell asked staff, referring to staff's requested condition, if an access agreement had been submitted and staff advised that the condition was being requested to establish the easement. Committee Member Goswell confirmed with the agent that they could fulfill the condition. Committee Member Goswell asked staff if instructions could be provided to the agent and staff advised that the easement would have to be established through Consent. Committee Member Goswell expressed concern over additional costs to the agent. Committee Chair Dumont expressed support for staff's recommendation. The Chair requested staff to provide the history of the Application and staff explained the relationship between this Application and the abutting property at 27 Cobalt Street. The Chair provided an explanation on the process to the agent and the agent expressed frustration with the process.

The following decision was reached:

DECISION:

THAT the application by:
STEPHEN BEAUSOLEIL

the owner(s) of PIN(s) 735990623, Parcel 40673 SEC SES SRO, Lot 20, Plan M-1023, Part Lot 1, Concession 2, Township of Snider, 25 Cobalt Street, Copper Cliff P0M 1N0

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 a garage to provide no setback (0.0m) from the southern interior side lot line upon demolition of one half of the mutual garage on the adjacent property, where an accessory building greater than 2.5m shall be no closer than 1.2m from the side lot line, be granted, subject to the following condition:

1. That an access easement be established over 27 Cobalt in favour of 25 Cobalt for maintenance and access purposes of the accessory building with a 0 m setback from the interior lot line, to the satisfaction of the Director of Planning Services within two-years of the date of decision.

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
MATTHEW DUMONT	Concurring
RON GOSWELL	Concurring



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2025-00157

December 23, 2025

OWNER(S): ROGER DOUCET, 201 King, Sudbury, ON, Canada

EVA MARIE DOUCET, 201 King Street, Sudbury, Ontario, Canada

AGENT(S): LATOURELLE CARPENTRY, 2306 Gateway Dr, Sudbury, ON, Canada P3E6G1

LOCATION: PIN(s) 021330050, Lot 39, Plan 18-SB, Part Lot 5, Concession 4, Township of McKim, 216 Nolin Street, Sudbury P3C 2V5

SUMMARY

Zoning: The property is zoned R2-3 according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Approval to construct a deck, stairs and landing on the subject property providing setbacks and encroachments at variance to the By-law.

Comments concerning this application were submitted as follows:

Building Services, December 17, 2025

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

For the applicants' information:

Building Services acknowledges an associated building permit application # BP-NEW-2025-01561 (Deck).

Development Approvals, December 17, 2025

Staff have reviewed the additional information provided and have no changes to the original comments.

Development Approvals, November 21, 2025

The purpose and effect of the application is to facilitate the construction of a deck, stairs and landing on the eastern side of the existing dwelling with the following variances:

1. an interior side yard setback of 0.8m for the deck, where uncovered decks greater than 1.2m in height may encroach 1.2m into the interior side yard but no closer than 1.2m to the interior side lot line,
2. an interior side yard setback of 0.8m for the stairs and landing, where 1.8m is required.

The subject lands contain a building with three dwelling units and accessory building. The lands are serviced by a municipal water and sanitary connection and have access from Laforest Avenue.

The subject lands are designated 'Living Area I' within the City of Greater Sudbury Official Plan and are zoned 'R2-3', Low Density Residential Two within the City of Greater Sudbury Zoning By-law.

Surrounding uses are residential in nature.

Staff is of the opinion the requested 0.8 m setback will provide for adequate space for access and maintenance purposes for the ground level part of the proposed structure.

The applicant is proposing to construct a 2.8 m high deck for utilization by a second storey tenant. Given the proposed height of the deck and requested 0.8 m setback, staff have concerns about the proposal negatively impacting privacy for the abutting property owner.

Staff is of the opinion that the request for the second storey deck is not minor in nature, is not an appropriate use of the land, or meets the intent of the Zoning By-law. There appears to be sufficient rear yard amenity space for the shared tenants to utilize without negatively impacting abutting land owners.

It is recommended that the application be denied.

Corridor Management, November 20, 2025

No Comment Received

Hydro One, November 20, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNR), November 20, 2025

No Comment Received

Sudbury Hydro, November 20, 2025

Contact GSHI's Energy Supply if a disconnect is required.

Building Services, November 19, 2025

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

For the applicants' information:

1) Building Services acknowledges building permit application # BP-NEW-2025-01561 (Deck).

Development Engineering, November 19, 2025

No Concerns

Strategic and Environmental Planning, November 18, 2025

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.

Conservation Sudbury, November 13, 2025

No Concerns

Ministry of Transportation, November 13, 2025

I can confirm that the subject lands for the above applications are located outside the MTO's permit control area (PCA); therefore, we have no comments to provide at this time.

Site Plan, November 13, 2025

No Concerns

Meeting Minutes:

11/26/2025 Roger Doucet, the applicant, appeared before Committee and provided a summary of the Application.

Committee Member Castanza asked the applicant if a letter of support was obtained from the neighbour and the applicant advised that one was not. Committee Member Castanza expressed that she believed adjustments could be made to the proposal. Committee Member Goswell expressed support for staff's comments and advised Committee that he was open to a deferral. He inquired with staff if the development could be adjusted, and staff commented on the standards between the deck, stairs and landing and amenity space and advised that concerns related to the proposed deck. He inquired if the access required a minor variance and staff advised that they could not comment on the existing stairs and that the standard was different for access versus the deck. He expressed support for a deferral to allow the applicants the opportunity to address staff's comments.

Committee Member Sawchuk asked staff if a minor variance would be required to replace the existing stairs and staff advised that replacing like for like may not but could not comment on what exists. Committee Member Sawchuk expressed support for a deferral of the Application.

Committee Member Murray asked the applicant if they wanted the same as what exists or if they wanted the deck. The applicant advised that there is an existing upper landing and stairs, that they are proposing to reconfigure the stairs to the rear as that would allow work to be done without impeding the current access. Committee Member Murray inquired with staff if a deferral fee would be required if no minor variance was required and staff confirmed that a deferral fee would not be required if the proposal was in compliance with the Zoning standards. Committee Member Murray expressed support for a deferral.

Committee Chair Dumont explained staff's comments to the applicant, the concerns relating to the impact on the abutting lands and provided the applicant with next steps. Committee Chair Dumont put forward a motion to defer the Application and Committee Member Murray seconded the motion. The motion was supported and carried.

12/23/2025 The applicant, Roger Doucet, and his agent, Mike Latourelle, appeared before Committee. The owner commented on the previous hearing, advised that the abutting landowner had no concerns, the existing stairs are unsafe, work already started due to weather, delay by deferral was not necessary as it was administrative in nature, requested a refund of the deferral fee and advised that there was a safety issue. The agent advised that the stairs will not encroach any closer than what exists, that the deck would be away from lot line, that the impact was being reduced and only replacing what exists in the opposite direction, referred to staff comments on the deck and advised that the access door was on the side therefore stairs and landing must come up the side.

Committee Member Castanza advised that she attended the site and explained that the existing stairs are oriented to the front to allow for privacy for the neighbour and commented on the lack of privacy for the neighbour as the platform overlooks the neighbouring lot and people would sit there.

Committee Member Goswell expressed offence by the applicant's comments and explained that Committee mitigates concerns expressed by staff and the public. He advised that Committee didn't express concern with the access but with the deck and requested staff to comment on privacy. Staff advised that privacy relates to the first two tests. Staff advised that they were not opposed to recreating safe access but were unable to support the deck as that was an area that would be used recreationally. Staff also advised that they were not proposing that the door be relocated. Committee Member Goswell expressed support for staff's recommendation.

Committee Member Murray commented on the discussion that occurred in the previous hearing. The agent commented that the deck is away from the lot line.

Committee Chair Dumont confirmed that the agent was doing the construction. The Chair explained Committee's role, the four-tests, staff's recommendation and their rationale. The Chair commented on the discussion at the previous hearing and that no alternative was submitted to Committee for the Application. The agent commented on the privacy and that the neighbour's yard was their driveway and their amenity space was on the opposite side.

Committee Chair Dumont expressed offence by the applicant's comments and requested the applicant to comment on the four-tests. The applicant advised that the four-tests were all met, commented on the safety, advised that he spoke with staff and expressed frustration with the process. Committee Chair Dumont suggested that the applicant retain a professional to assist and the applicant expressed frustration.

The following decision was reached:

DECISION:

THAT the application by:

ROGER DOUCET AND EVA MARIE DOUCET

the owner(s) of PIN(s) 021330050, Lot 39, Plan 18-SB, Part Lot 5, Concession 4, Township of McKim, 216 Nolin Street, Sudbury P3C 2V5

For relief from Part 4, Section 4.2, Table 4.1 and Part 6, Section 6.3, Table 6.4 of By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a

deck, stairs and landing on the eastern side of the existing dwelling providing, firstly, an interior side yard setback of 0.8m for the deck, where uncovered decks greater than 1.2m in height may encroach 1.2m into the interior side yard but no closer than 1.2m to the interior side lot line, and secondly, an interior side yard setback of 0.8m for the stairs and landing, where 1.8m is required, be denied.

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 not minor in nature and are not 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 would not be 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
MATTHEW DUMONT	Concurring
RON GOSWELL	Concurring