



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2026-00004

February 19, 2026

OWNER(S): ERIC MARCEL TASSE, 2024 Stephanie Street, Val Caron, Ontario, Canada P3N 1S3
JOSEE DANIELLE MARIE GERVAIS, 2024 Stephanie Street, Val Caron, Ontario, Canada P3N 1S3

AGENT(S): RADEY RENOVATION & CONSTRUCTION, 311 Paddy Lake Road, Sudbury, Ontario, Canada P3E 4N1

LOCATION: PIN(s) 735011870, Lot 15, Plan 53M-1333, Part Lot 8, Concession 6, Township of Blezard, 2024 Stephanie Street, Val Caron, Ontario P3N 1S3

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 shed on the subject property providing setbacks and eaves encroachment at variance to the By-law.

Comments concerning this application were submitted as follows:

Development Approvals, February 12, 2026

The purpose and effect of the application is to permit an existing shed with the following variances:

1. a minimum interior lot line setback of 0.6 m, where 1.2 m is required;
2. an eaves encroachment of 0.26 m into the proposed 0.6 m side yard setback, where eaves may encroach 0.6 m into the required yard, no closer than 0.6 m.

The subject lands contain a single detached dwelling, a pool, and an accessory building. The lands are serviced by a municipal water and sanitary connection and have an entrance from Stephanie 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.

The applicant has advised that the shed is unable to comply with the 1.2 m setback due to the location of the existing pool.

Staff is supportive of the request as space will be maintained in between the building and lot line for access and maintenance purposes. As an advisory comment, it is the applicant's responsibility to

contain water on the subject lands.

It is staff's understanding that a letter of tolerance was issued for the shed to encroach on the City's drainage swale easement in 2024 and that the size of the shed does not require a building permit.

Staff is of the opinion that the application is 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.

Ministry of Transportation, February 12, 2026

I can confirm that the subject lot is not within the MTO's permit control area (PCA); therefore, we have no comments to provide at this time.

Strategic and Environmental Planning, February 12, 2026

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.

Building Services, February 11, 2026

For relief from Part 4, Section 4.2, subsection 4.2.5, Table 4.1 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, to permit an existing shed on the subject property providing an interior side yard setback of 0.6m with eaves encroaching an addition 0.26m into the 0.6m setback, where accessory buildings and structures greater than 2.5m in height may be no closer than 1.2m from the side lot line and where eaves may encroach 0.6m into the required yard but not closer than 0.6m to the lot line.

Building Services has no objections to the proposed minor variances.

A.Dittrich, Plans Examiner

Corridor Management, February 11, 2026

No Comment Received

Hydro One, February 11, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), February 11, 2026

No Comment Received

Development Engineering, February 9, 2026

The roof must be complete with eaves troughs and the variance would permit both the structure and its eaves troughs to be 0.6 m from the lot line. Downspouts must be discharged towards the interior

of the property and not towards the adjacent property.

Sudbury Hydro, February 9, 2026

No objection - outside of our territory.

Conservation Sudbury, February 6, 2026

No Concerns

Site Plan, February 4, 2026

No Concerns

Meeting Minutes:

02/19/2026 The applicant's agent, Kevin Radey, appeared before Committee and provided a summary of the Application.
Gisele Smith of 2030 Stephanie Street appeared before Committee and expressed opposition to the Application and confirmed that Committee received her emails with the Chair. Her concerns related to the shed's proximity to her lot line, access for maintenance of the shed and fence, property value, impact on an existing swale for drainage and that the driveway had been extended which impacted the drainage on her property.
Committee Member Castanza advised Committee that she attended the site and asked the agent who owned the fence. The Chair confirmed with Gisele Smith that she owned the fence. Committee Member Castanza expressed support for staff's recommendation.
Committee Members Goswell and Sawchuk expressed support for staff's recommendation.
Committee Chair Dumont requested staff to explain what a letter of tolerance was, and staff provided an explanation. The Chair asked the agent if there was a survey and the agent advised that the letter of tolerance was done prior to his involvement. The Chair expressed concern with the Application and explained a personal experience involving a family member's property. The Chair expressed opposition to staff's recommendation.
Committee Member Castanza requested the Chair to review the images provided by the agent and staff's comments on the swale. The Chair requested staff to review the letter of tolerance and staff read the letter of tolerance to Committee. Committee Member Castanza commented on the difference between "on" and "onto" in relation to staff's comments. The Chair made a motion to defer the Application. The motion was not seconded and therefore not considered.

The following decision was reached:

DECISION:

THAT the application by:

ERIC MARCEL TASSE AND JOSEE DANIELLE MARIE GERVAIS

the owner(s) of PIN(s) 735011870, Lot 15, Plan 53M-1333, Part Lot 8, Concession 6, Township of Blezard, 2024 Stephanie Street, Val Caron, Ontario P3N 1S3

for relief from Part 4, Section 4.2, subsection 4.2.5, Table 4.1 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, to permit an existing shed on the subject property providing an interior side yard setback of 0.6m with eaves encroaching an addition 0.26m into the 0.6m setback, where accessory buildings and structures greater than 2.5m in height may be no closer than 1.2m from the side lot line 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 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.

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



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2025-00039

February 19, 2026

OWNER(S): JOANNE GOULET, 3915 Notre Dame, Hanmer, ON, Canada P3P 1X2
DANIEL CLAUDE GOULET, 3915 Notre Dame, Hanmer, ON, Canada

AGENT(S): DANIEL JOSEPH GOULET, 3915 notre dame ave, Hanmer, ON, Canada P3P1X2
JESSICA WELCH, 3915 Notre Dame Avenue, Hanmer, Ontario, Canada P3P 1X2

LOCATION: PIN(s) 735031128, Parcel 22533 SEC SES SRO, Part Lot 1, Concession 1,
Township of Hanmer, 3915 Notre Dame Avenue, Hanmer P3P 1X2

SUMMARY

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

Application: Approval to construct a detached additional dwelling unit providing a setback to the main building at variance to the By-law.

Comments concerning this application were submitted as follows:

Building Services, February 12, 2026

For relief from Part 9, Section 9.2, Table 9.1, special provision 11 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 additional dwelling unit providing a setback of 41.15m from the main building, where detached additional dwelling units shall be no further than 30.0m from the main building at its closest.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION A0089/2008 (07 JUL 08)

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

A Building Permit and documents will be required to be completed to the satisfaction of the Chief Building Official for the proposed additional dwelling unit.

A search of our records indicates incomplete building permits for the subject property to raise the single family dwelling (00-1095) & to construct a detached garage (B08-1643). Please contact Building Services to proceed in closing these projects.

Our research indicates that entry landings (2) and stairs were constructed after 2015. Structures and

their associated size and setbacks were not indicated on the site plan provided therefore exact locations cannot be determined. Additional relief may be required, and a separate building permit application will be required for these structures.

Comments by R.Armstrong, Plans Examiner
Uploaded by A.Dittrich, Plans Examiner in her absence

Development Approvals, February 12, 2026

The purpose and effect of the application is to facilitate the construction of a detached additional dwelling unit providing a setback of 41.15m from the main building, where detached additional dwelling units shall be no further than 30.0m from the main building at its closest.

The subject lands contain a single detached dwelling and two accessory buildings. The lands are serviced by an individual well and septic system, and have an existing access from Notre Dame Avenue.

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

The applicants have advised that they are unable to comply with the 30 m setback due to the location of existing accessory buildings.

The additional dwelling unit will be located in the rear of the main residential dwelling, approximately 42 m from the road. One of the intents of requiring a 30 m maximum distance setback between main residence and an additional unit is to prevent the further subdivision of land on rural parcels, encourage shared servicing and access. Given the lands are an existing undersized parcel of land and are designated urban reserve, staff are satisfied that the lands could not be further subdivided without additional Planning Act applications. Staff therefore have no concerns with the requested setback of 41.15 m between the proposed additional dwelling unit and the main building.

As an advisory comment, Building Services has identified that stairs and associated landings have been established on the single detached dwelling without benefit of a building permit, which may require additional relief. As such, the applicant may wish to defer the application in order to address building services comments. Alternatively, the applicant should be made aware that an additional minor variance application may be required in order to obtain the building permits for the stairs and associated landings.

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

Ministry of Transportation, February 12, 2026

I can confirm that the subject lot is not within the MTO's permit control area (PCA); therefore, we have no comments to provide at this time.

Strategic and Environmental Planning, February 12, 2026

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.

Corridor Management, February 11, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), February 11, 2026

No Comment Received

Site Plan, February 10, 2026

No Concerns

Development Engineering, February 9, 2026

No Concerns

Sudbury Hydro, February 9, 2026

No objection - outside of our territory.

Conservation Sudbury, February 6, 2026

No Concerns

Site Plan, February 4, 2026

No Concerns

Meeting Minutes:

02/19/2026 The applicants, Joanne and Daniel C. Goulet, and their representatives, Daniel J. Goulet and Jessica Welch, appeared before Committee and Daniel C. Goulet provided a summary of the Application.
The Secretary-Treasurer advised Committee that a letter was received from Jackie Houle of 3950 Notre Dame Avenue. The letter requested a copy of the Notice of Decision. No support or concerns were expressed.
Daniel C. Goulet advised Committee that he spoke with the neighbour and their interest in the outcome related to their desire to also add an additional dwelling unit on their property.
Committee Member Castanza asked the applicants why the additional dwelling unit could not be located behind the existing home and Daniel C. Goulet advised that the field bed was located there.
Committee Members Gowell and Sawchuk expressed support for staff's recommendation.
Committee Chair Dumont expressed support for staff's recommendation and explained Building Services and Development Approvals advisory comments to the applicants.

The following decision was reached:

DECISION:

THAT the application by:
JOANNE GOULET AND DANIEL CLAUDE GOULET
the owner(s) of PIN(s) 735031128, Parcel 22533 SEC SES SRO, Part Lot 1, Concession 1, Township of Hanmer, 3915 Notre Dame Avenue, Hanmer P3P 1X2

for relief from Part 9, Section 9.2, Table 9.1, special provision 11 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 additional dwelling unit providing a setback of 41.15m from the main building, where detached additional dwelling units shall be no further than 30.0m from the main building at its closest, 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	Absent
JUSTIN SAWCHUK	Concurring
MATTHEW DUMONT	Concurring
RON GOSWELL	Concurring