



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2025-00169

January 21, 2026

OWNER(S): ANDRE LANGLOIS, 2737 Bancroft Dr, Sudbury, ON, Canada

AGENT(S): ANDRE LANGLOIS, 2737 Bancroft Dr, Sudbury, ON, Canada

LOCATION: PIN(s) 021330303, Part Lot 5, Concession 4, Lot 1, Plan 54-S, except Part 1, Plan 53R-20290, Township of McKim, 399 Caron Street, Sudbury P3C 5H3

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 permit an existing addition and deck on the subject property providing setbacks, encroachments, landscaped area and landscaped open space at variance to the By-law.

Comments concerning this application were submitted as follows:

Development Engineering, January 16, 2026

No Comment Received

Building Services, January 15, 2026

Based on the information provided, Building Services has the following comments:

- 1) The requested relief for the proposed uncovered deck is not required. Our records indicate that the structure is freestanding and has a height of less than 2'-0", which classifies it as a patio. As a patio, it is permitted to encroach into the required front yard in accordance with Table 4.1 of Zoning By-law 2010-100Z.
- 2) Building Services acknowledges the associated building permit application (BP-NEW-2025-01840) for the proposed front addition. A review of our records indicates that the plot plan submitted with the building permit application differs significantly in frontage from the plot plan submitted for the minor variance application. The owner shall ensure that the plot plan submitted with the minor variance application is also provided for the associated building permit.

Owner/Applicant to also be aware of the following comments:

- 3) A review of our building permit records indicates the existing dwelling completed exterior alterations (siding) without the benefit of a building permit. A building permit and all supplementary

documentation is to be submitted to the satisfaction of the Chief Building Official.

4) Our research indicates that a retaining wall was constructed between the subject property and the neighboring property between 2009 and 2010. For the Owner's/Applicant's awareness, if the retaining wall is located on the subject property and exceeds 1.0 m in height, a building permit is required. In addition, the retaining wall must comply with the required setbacks for an accessory structure in accordance with the CGS Zoning By-law 2010-100Z and be designed and sealed by a Professional Engineer licensed in the Province of Ontario.

5) A search of our records indicates there are Building Permits which have not been completed. Owner shall contact Building Services to discuss outstanding items. Building Permit Number B12-0561.

Corridor Management, January 15, 2026

No Comment Received

Hydro One, January 15, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), January 15, 2026

No Comment Received

Development Approvals, January 14, 2026

The purpose and effect of the application is to permit the existing addition and uncovered deck on the existing dwelling containing three-units with the following variances:

1. the uncovered deck to encroach 4.17m into the required front yard and maintain a 1.8m setback, where uncovered decks 1.2m or less in height may encroach 1.2m into the required front yard;
2. a 1.8m-wide landscaped area adjacent to Caron Street, where a 3.0m-wide landscaped area adjacent to the full length of the lot line shall be required abutting all public road having a width greater than 10.0 metres;
3. a minimum 28% of the required front yard to be maintained as landscaped open space, where 50% of all required front yards shall be maintained as landscaped open space in Low Density Residential Two (R2) Zones; and
4. a 1.8m front yard setback for the addition, where 6.0m is required.

The subject lands contain a dwelling with 3 units, a deck, and an accessory building. The subject lands are serviced by a municipal water and sanitary connection and have existing access from Caron Street.

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 low density residential and park in nature.

Staff have no concerns with the requested variances as the residential character of Caron Street would not be impacted. Majority of the houses along this street are located closer to the road than the current zone standard with less landscaped area. Adequate parking for the number of units is able to be accommodated within the existing driveway without further reducing landscaped area.

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

Strategic and Environmental Planning, January 13, 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.

Sudbury Hydro, January 13, 2026

No objection.

Conservation Sudbury, January 9, 2026

No Concerns

Ministry of Transportation, January 7, 2026

I can confirm this application is located outside the MTO's permit control area; therefore, we have no comments to provide at this time.

Site Plan, January 7, 2026

No Concerns

Meeting Minutes:

01/21/2026 The applicant's Estate Trustee, Andre Langlois appeared before Committee and provided a summary of the Application. The 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:

ANDRE LANGLOIS

the owner(s) of PIN(s) 021330303, Part Lot 5, Concession 4, Lot 1, Plan 54-S, except Part 1, Plan 53R-20290, Township of McKim, 399 Caron Street, Sudbury P3C 5H3

for relief from Part 4, Section 4.2, Table 4.1, Section 4.15, subsections 4.15.1 e) and 4.15.2 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 permit the existing addition and uncovered deck on the existing dwelling containing three-units providing, firstly, the uncovered deck to encroach 4.17m into the required front yard and maintain a 1.8m setback, where uncovered decks 1.2m or less in height may encroach 1.2m into the required front yard, secondly, a 1.8m-wide landscaped area adjacent to Caron Street, where a 3.0m-wide landscaped area adjacent to the full length of the lot line shall be required abutting all public road having a width greater than 10.0 metres, thirdly, a minimum 28% of the required front yard to be maintained as landscaped open space, where 50% of all required front yards shall be maintained as landscaped open space in Low Density Residential Two (R2) Zones, and fourthly, a 1.8m front yard setback for the addition, where 6.0m 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
DAVID MURRAY	Concurring
JUSTIN SAWCHUK	Concurring
MATTHEW DUMONT	Concurring
RON GOSWELL	Concurring



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2025-00170

January 21, 2026

OWNER(S): TIM SMITH, 65 Makynen Rd., Sudbury, ON, Canada P3E4N1
FAY SMITH, 2-2745 Henri Street, Sudbury, Ontario, Canada

AGENT(S): TIM SMITH, 65 Makynen Rd., Sudbury, ON, Canada P3E4N1

LOCATION: PIN(s) 734780421, Parcel 39756 SEC SES, Lot 20, Plan M-265, Part Lot 1,
Concession 5, Township of Broder, 2745 Henri Street, Sudbury P3G 1C2

SUMMARY

Zoning: The property is zoned R1-2 according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Approval of a proposed lot, subject of Consent Application PL-CON-2025-00094, providing a minimum lot frontage at variance to the By-law.

Comments concerning this application were submitted as follows:

Corridor Management, January 15, 2026

No Comment Received

Hydro One, January 15, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNR), January 15, 2026

No Comment Received

Building Services, January 14, 2026

We have no concerns with the requested variance as listed.

Applicant/Owner to also be aware of the following additional information:

All accessory structures on the severed property must be demolished as there will be no main use on the severed portion.

Building permit for detached garage (BP-NEW-2025-01714) is for a detached garage accessory to

the SFD located on the retained portion. The detached garage is located on the severed portion. The permit must be revised to show a new main use for the detached garage to be accessory to before severance.

Development Approvals, January 14, 2026

The purpose and effect of the application is to approve the lands to be retained, subject of Consent Application PL-CON-2025-00094, providing a minimum lot frontage of 22.5m, where 36.0m is required.

The lands proposed to be retained contain a dwelling with 2 units. The subject lands are serviced by a municipal water connection and private septic system and are proposing a new entrance from Henri Street.

The lands proposed to be severed contain an accessory building, are currently not serviced, and have an existing access from Henri Street. As an advisory comment, the accessory building on the severed lands will be required to be removed as a condition of the Consent Application, as you are not permitted an accessory building without a main use.

The subject lands are designated 'Living Area II' within the City of Greater Sudbury Official Plan and are zoned 'R1-2' Low Density Residential One within the City of Greater Sudbury Zoning By-law. Surrounding uses are low density residential and institutional in nature.

The applicant has demonstrated that the interior side yard setbacks are being maintained as a result of the reduced frontage maintaining appropriate distance between abutting residential lots. The applicant has also demonstrated that the frontage is large enough to accommodate a driveway compliant with zoning standards as a result of the reduced frontage. Staff are of the opinion that the requested 22.5 m frontage would still maintain character of the 'Living Area II' designation.

As an advisory comment for the Consent Application, the rear lot line for the retained lands should be located the minimum distance prescribed under the building code between lot lines and septic systems. Additionally, it will need to be demonstrated that the existing water connection is fully contained to the retained lands. The municipal water connection was not identified on the concept plan for staff to verify.

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

Development Engineering, January 14, 2026

No Concerns

Strategic and Environmental Planning, January 13, 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.

Sudbury Hydro, January 13, 2026

No objection.

Conservation Sudbury, January 9, 2026

No Concerns

Ministry of Transportation, January 7, 2026

The subject lands for applications PL-MV-2025-00170 and PL-MV-2025-00171 (Smith) are located within the MTO's permit control area; and therefore, are subject for review under the Public Transportation and Highway Improvement Act R.S.O. 1990 and may require MTO permits. I can confirm that MTO has no objections to the proposed severance, with the following comments to consider:

An MTO Building Land Use Permit is required for the placement of any new buildings/structures within 395 meters from the centre-point of the intersection of Hwy 69 and Henri Street. Any future development or change in land use must be subject to MTO review.

All permit applications can be made online at the following link: <https://www.hcms.mto.gov.on.ca/>

Site Plan, January 7, 2026

No Concerns

Meeting Minutes:

- 01/21/2026 Committee unanimously agreed to hear Applications PL-MV-2025-00170 and PL-MV-2025-00171 together.
The applicant's authorized representative, Adrian Bortolussi, appeared before Committee and provided a summary of the Applications.
The Committee Members and the Committee Chair expressed support for Applications PL-MV-2025-00170 and PL-MV-2025-00171 and staff's recommendation for each.

The following decision was reached:

DECISION:

THAT the application by:
TIM SMITH AND FAY SMITH
the owner(s) of PIN(s) 734780421, Parcel 39756 SEC SES, Lot 20, Plan M-265, Part Lot 1, Concession 5, Township of Broder, 2745 Henri Street, Sudbury P3G 1C2

for relief from Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, to approve the lands to be retained, subject of Consent Application PL-

CON-2025-00094, providing a minimum lot frontage of 22.5m, where 36.0m is required, be granted.

Consideration was given to Section 45(1) of the *Planning Act*, R.S.O.1990, c. P.13, as amended, including written and oral submissions related to the application, it is our opinion the variance is minor in nature and is desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan are maintained.

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-2025-00171

January 21, 2026

OWNER(S): TIM SMITH, 65 Makynen Rd., Sudbury, ON, Canada P3E4N1
FAY SMITH, 2-2745 Henri Street, Sudbury, Ontario, Canada

AGENT(S): TIM SMITH, 65 Makynen Rd., Sudbury, ON, Canada P3E4N1

LOCATION: PIN(s) 734780421, Parcel 39756 SEC SES, Lot 20, Plan M-265, Part Lot 1,
Concession 5, Township of Broder, 2745 Henri Street, Sudbury P3G 1C2

SUMMARY

Zoning: The property is zoned R1-2 according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Approval of a proposed lot, subject of Consent Application PL-CON-2025-00094, providing a minimum lot frontage at variance to the By-law.

Comments concerning this application were submitted as follows:

Corridor Management, January 15, 2026

No Comment Received

Hydro One, January 15, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNR), January 15, 2026

No Comment Received

Building Services, January 14, 2026

We have no concerns with the requested variance as listed.

Applicant/Owner to also be aware of the following additional information:

All accessory structures on the severed property must be demolished as there will be no main use on the severed portion.

Building permit for detached garage (BP-NEW-2025-01714) is for a detached garage accessory to

the SFD located on the retained portion. The detached garage is located on the severed portion. The permit must be revised to show a new main use for the detached garage to be accessory to before severance.

Development Approvals, January 14, 2026

The purpose and effect of the application is to approve the lands to be severed, subject of Consent Application PL-CON-2025-00094, providing a minimum lot frontage of 26.3m, where 36.0m is required.

The lands proposed to be retained contain a dwelling with 2 units. The subject lands are serviced by a municipal water connection and private septic system and are proposing a new entrance from Henri Street.

The lands proposed to be severed contain an accessory building, are currently not serviced, and have an existing access from Henri Street. As an advisory comment, the accessory building on the severed lands will be required to be removed as a condition of the Consent Application, as you are not permitted an accessory building without a main use.

The subject lands are designated 'Living Area II' within the City of Greater Sudbury Official Plan and are zoned 'R1-2' Low Density Residential One within the City of Greater Sudbury Zoning By-law.

Surrounding uses are low density residential and institutional in nature.

The applicant has completed a Hydrogeological Study for the lot to be severed that concluded that a septic system could be accommodated on the lands. Staff are satisfied the requested lot frontage will maintain 'Living Area II' character and that the lot itself is large enough to accommodate a dwelling which would be capable of complying with the 'R1-2' Zone.

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

Development Engineering, January 14, 2026

No Concerns

Strategic and Environmental Planning, January 13, 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.

Sudbury Hydro, January 13, 2026

No objection.

Conservation Sudbury, January 9, 2026

No Concerns

Ministry of Transportation, January 7, 2026

The subject lands for applications PL-MV-2025-00170 and PL-MV-2025-00171 (Smith) are located within the MTO's permit control area; and therefore, are subject for review under the Public Transportation and Highway Improvement Act R.S.O. 1990 and may require MTO permits. I can confirm that MTO has no objections to the proposed severance, with the following comments to consider:

An MTO Building Land Use Permit is required for the placement of any new buildings/structures within 395 meters from the centre-point of the intersection of Hwy 69 and Henri Street. Any future development or change in land use must be subject to MTO review.

All permit applications can be made online at the following link: <https://www.hcms.mto.gov.on.ca/>

Site Plan, January 7, 2026

No Concerns

Meeting Minutes:

- 01/21/2026 Committee unanimously agreed to hear Applications PL-MV-2025-00170 and PL-MV-2025-00171 together.
The applicant's authorized representative, Adrian Bortolussi, appeared before Committee and provided a summary of the Applications.
The Committee Members and the Committee Chair expressed support for Applications PL-MV-2025-00170 and PL-MV-2025-00171 and staff's recommendation for each.

The following decision was reached:

DECISION:

THAT the application by:
TIM SMITH AND FAY SMITH
the owner(s) of PIN(s) 734780421, Parcel 39756 SEC SES, Lot 20, Plan M-265, Part Lot 1, Concession 5, Township of Broder, 2745 Henri Street, Sudbury P3G 1C2

for relief from Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, to approve the lands to be severed, subject of Consent Application PL-CON-2025-00094, providing a minimum lot frontage of 26.3m, where 36.0m is required, be granted.

Consideration was given to Section 45(1) of the *Planning Act*, R.S.O.1990, c. P.13, as amended, including written and oral submissions related to the application, it is our opinion the variance is minor in nature and is desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan are maintained.

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-2025-00173

January 21, 2026

OWNER(S): DEVLA PROPERTIES INC., 1049 Notre Dame Avenue, Unit 1, Greater Sudbury, ON, Canada

AGENT(S): TULLOCH, 131 Fielding Road, Lively, ON, Canada

LOCATION: PIN(s) 733780004, Parcel 10702 SEC SWS, Part Lot 7, Concession 4 as in LT70852, Township of Waters, 36 Old Soo Road, Lively P3Y 1C4

SUMMARY

Zoning: The property is zoned R3.D45 according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Approval to permit five 2-storey row dwelling buildings on the subject property providing setbacks, landscaped area, privacy yards and court distances at variance to the By-law.

Comments concerning this application were submitted as follows:

Building Services, January 16, 2026

No Concerns

Corridor Management, January 15, 2026

No Comment Received

Development Approvals, January 15, 2026

The purpose and effect of the application is to facilitate the development of five 2-storey row dwelling buildings consisting of 20-dwelling units with the following variances:

1. the western 1.73m high retaining wall to provide a 0.2m setback from the interior side lot line, where an accessory structure 2.5m or less in height shall be no closer than 0.6m from the side lot line,
2. a 2.8m-wide landscaped area adjacent to the full length of the lot line abutting Old Soo Road, where a 3.0m-wide landscaped area adjacent to the full length of a lot line shall be required abutting all public roads having a width greater than 10.0m in all Zones,
3. the western 1.73m high retaining wall to provide a front yard setback of 3.0m, where 6.0m is required,
4. the eastern 1.17m high retaining wall to provide no front yard setback (0.0m), where 6.0m is required,
5. Row Dwelling Blocks A and B to provide a rear yard setback of 6.7m, where 7.5m is required,

6. Row Dwelling Blocks A and B to provide a privacy yard depth of 6.7m and Row Dwelling Block C to provide a privacy yard depth of 6.1m, where 7.5m is required, and
7. Row Dwelling Blocks A and B to provide a minimum court distance of 2.4m, where 3.0m is required where opposing walls of one or more row dwellings on the same lot do not contain balconies or habitable room windows.

The subject lands are currently vacant and are intended for residential development in the form of five 2-storey row dwelling buildings consisting of 20-dwelling units. The subject lands will be serviced by a municipal water and sanitary connection and have access from Old Soo Road.

The subject lands are designated 'Living Area I' within the City of Greater Sudbury Official Plan and are zoned 'R3.D45' Medium Density Residential with a maximum density of 45 units per hectare within the City of Greater Sudbury Zoning By-law.

Surrounding uses are residential, institutional, commercial, and future development in nature.

The lands are subject to a Site Plan Control Application.

Staff have no concerns with the proposed rear and privacy yard setbacks of 6.7 m and 6.1 m, as sufficient space will be maintained for private amenity space.

Staff have no concerns with the location of the proposed retaining walls as they have been designed for site functionality and are not anticipated to impact surrounding land uses. It is recognized that privacy fencing is being included abutting the lower residential parcels which would act as a visual buffer.

Staff have no concerns with the requested 2.8 m landscaped area abutting the road, as the applicants have advised the reduced area can accommodate the required tree plantings through the site plan control guidelines. The 0.2 m difference is considered minor and will not impact the residential character of the site.

Staff have no concerns with the request to accommodate a mechanical room resulting in a 2.4 m court distance between Blocks A and B, so long as building code is able to be adhered to.

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

Hydro One, January 15, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNR), January 15, 2026

No Comment Received

Development Engineering, January 14, 2026

Refer to Site Plan Control Comments.

Strategic and Environmental Planning, January 13, 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.

Sudbury Hydro, January 13, 2026

Please note application PL-MV-2025-00173 is outside of our service territory.

Conservation Sudbury, January 9, 2026

No Concerns

Site Plan, January 8, 2026

No Concerns

Ministry of Transportation, January 7, 2026

I can confirm this application is located outside the MTO's permit control area; therefore, we have no comments to provide at this time.

Meeting Minutes:

01/21/2026 The applicant's agent, Aaron Ariganello of Tulloch Engineering, appeared before Committee and provided a summary of the Application. The 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:
DEVLA PROPERTIES INC.
the owner(s) of PIN(s) 733780004, Parcel 10702 SEC SWS, Part Lot 7, Concession 4 as in LT70852, Township of Waters, 36 Old Soo Road, Lively P3Y 1C4

for relief from Part 4, Section 4.2, Table 4.1, Section 4.15, subsection 4.15.1 e) and Part 6, Section 6.3, Table 6.5 of By-law 2010-100Z, being the By-law for the City of Greater Sudbury, as amended, to facilitate the development of five 2-storey Row Dwelling buildings consisting of 20-dwelling units providing, firstly, the western 1.73m high retaining wall to provide a 0.2m setback from the interior side lot line, where an accessory structure 2.5m or less in height shall be no closer than 0.6m from the side lot line, secondly, a 2.8m-wide landscaped area adjacent to the full length of the lot line abutting Old Soo Road, where a 3.0m-wide landscaped area adjacent to the full length of a lot line shall be required abutting all public roads having a width greater than 10.0m in all Zones, thirdly, the western 1.73m high

retaining wall to provide a front yard setback of 3.0m, where 6.0m is required, fourthly, the eastern 1.17m high retaining wall to provide no front yard setback (0.0m), where 6.0m is required, fifthly, Row Dwelling Blocks A and B to provide a rear yard setback of 6.7m, where 7.5m is required, sixthly, Row Dwelling Blocks A and B to provide a privacy yard depth of 6.7m and Row Dwelling Block C to provide a privacy yard depth of 6.1m, where 7.5m is required, and seventhly, Row Dwelling Blocks A and B to provide a minimum court distance of 2.4m, where 3.0m is required where opposing walls of one or more row dwellings on the same lot do not contain balconies or habitable room windows, 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
DAVID MURRAY	Concurring
JUSTIN SAWCHUK	Concurring
MATTHEW DUMONT	Concurring
RON GOSWELL	Concurring