

SUBMISSION NO. A0052/2024

July 03, 2024

OWNER(S): DEAFBLIND ONTARIO FOUNDATION, 17665 Leslie Street Suite 15 Newmarket ON L3Y3E3

AGENT(S): BRIAN BUCHARDT, 2061 Campbell Avenue Cavan-Monaghan ON K9J 0E5

LOCATION: PIN 73571 0570, Parcel 30766 SEC SES SRO, Lot(s) 139, Subdivision M-511, Lot Part 12, Concession 5, Township of Neelon, 575 Westmount Avenue, Sudbury

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SUMMARY

Zoning: The property is zoned R1-5 (Low Density Residential One) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Approval to construct an addition on the existing single detached dwelling on the subject property providing a rear yard setback and eaves at variance to the By-law.

Comments concerning this application were submitted as follows:

Greater Sudbury Hydro Inc., June 26, 2024

No conflict.

CGS: Strategic and Environmental Planning, June 26, 2024

No concerns.

CGS: Development Approvals Section, June 26, 2024

The purpose and effect of the application is to construct a 12.27 m<sup>2</sup> addition to the rear of an existing single detached dwelling in order to accommodate an elevator for accessibility purposes with the following variances:

1. A rear yard setback of 5.03 m, where a 7.5 m rear yard setback is required;
3. An eave encroachment of 0.56 m into the 5.03 m rear yard setback, whereas 1.2 m encroachment is permitted no closer than 0.6 m to the lot line.

The subject lands contain a single detached dwelling, a carport, and two accessory buildings. The subject lands are serviced by a municipal water and municipal sanitary connection and have an existing access from Westmount Avenue.

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. Surrounding uses are residential in nature.

Staff are of the opinion that the requested variances are 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.

CGS: Infrastructure Capital Planning Services, June 21, 2024

Roads  
No concerns.

Transportation and Innovation Support  
No concerns.

Active Transportation  
No concerns.

Ministry of Transportation, June 21, 2024

The subject lands are not located within the MTO's permit control area; therefore, we have no comments to provide at this time.

CGS: Building Services Section, June 21, 2024

Building Services has reviewed your application and sketches for the requested minor variances and can advise that we have no concerns.

A Building Permit to the satisfaction of the Chief Building Official will be required for the construction of the addition.

CGS: Site Plan Control, June 20, 2024

No objection.

CGS: Development Engineering, June 19, 2024

No objection.

Nickel District Conservation Authority, June 19, 2024

Conservation Sudbury does not object to Minor Variance A0052/2024. Proposed development areas are not located in any area regulated by the Conservation Authority. We have no comment or objections to the proposed development.

The applicant's agent, Brian Buchardt, appeared before Committee and provided a summary of the Application. The Committee had no questions or comments. Committee Member Sawchuk and Committee Chair Dumont expressed support for the Application.

The following decision was reached:

DECISION:

THAT the application by:

DEAFBLIND ONTARIO FOUNDATION

the owner(s) of PIN 73571 0570, Parcel 30766 SEC SES SRO, Lot(s) 139, Subdivision M-511, Lot Part 12, Concession 5, Township of Neelon, 575 Westmount Avenue, Sudbury

for relief from Part 4, Section 4.2, Table 4.1 and Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of an addition on the existing single detached dwelling providing a minimum rear yard setback of 5.03m with eaves encroaching 0.56m into the proposed 5.03m setback, where a 7.5m rear yard setback is required and where eaves may encroach 1.2m into the required front 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 variance is 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.

<b><i>Member</i></b>	<b><i>Status</i></b>
Cathy Castanza	Concurring
David Murray	Concurring
Justin Sawchuk	Concurring
Matt Dumont	Concurring
Ron Goswell	Concurring

SUBMISSION NO. A0063/2024

July 03, 2024

OWNER(S): 2610026 ONTARIO INC., 2180 Yonge Street 15th Floor N Toronto ON M4P2V8

AGENT(S): NCTI, Box 25 Markstay ON P0M 2G0

LOCATION: PIN 73571 0029, Parcel 51771 SEC SES, Surveys Plan 53R-16376 Part(s) 1-5, 11, 12, 15-17 & Plan 53R-17343 Part(s) except 5-14, Lot Part 12, Concession 5, Township of Neelon, 1463 Lasalle Boulevard, Sudbury

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SUMMARY

Zoning: The property is zoned C5 (Shopping Centre Commercial) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Approval to construct an accessory structure being a pergola on the subject property providing setbacks at variance to the By-law.

Comments concerning this application were submitted as follows:

CGS: Strategic and Environmental Planning, June 26, 2024

No concerns.

Greater Sudbury Hydro Inc., June 26, 2024

No conflict.

CGS: Development Approvals Section, June 26, 2024

The purpose and effect of the application is to construct a 91 m<sup>2</sup> pergola addition onto the front of an existing commercial building with the following variances:

1. A front yard setback of 8 m, whereas a 10 m setback is required; and
2. An interior side yard setback of 7 m, whereas a 10 m setback is required.

The subject lands contain four commercial buildings with various commercial tenants. The subject lands are serviced by municipal water and sanitary, and have an existing access from Lasalle Boulevard. The subject lands are designated 'Regional Corridor' within the City of Greater Sudbury Official Plan and are zoned 'C5' Shopping Centre Commercial within the City of Greater Sudbury Zoning By-law. Surrounding uses are commercial in nature.

The lands are subject to a site plan control agreement. Site plan control staff advised that the proposed pergola addition would not require an amendment to the site plan agreement.

The proposed addition would not remove any existing parking spaces and a 3 m landscaped area abutting the road appears to be maintained as a result of the addition.

Based on the concept plan provided, the proposed addition would maintain the existing interior side yard setback of the commercial building as such staff do not have any concerns with the interior side yard setback request.

Staff have no concerns with the proposed front yard setback as it is not anticipated to impact sightline visibility for vehicular and pedestrian traffic.

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

CGS: Infrastructure Capital Planning Services, June 21, 2024

Roads  
No concerns.

Transportation and Innovation Support  
No concerns.

Active Transportation  
No concerns.

Ministry of Transportation, June 21, 2024

The subject lands are not located within the MTO's permit control area; therefore, we have no comments to provide at this time.

CGS: Building Services Section, June 21, 2024

Building Services has reviewed your application and sketches for the requested minor variances and can advise that we have no concerns.

We acknowledge the receipt of Building Permit application BP-ACC-2023-00348 for the construction of the pergola.

CGS: Site Plan Control, June 20, 2024

No objection.

CGS: Development Engineering, June 19, 2024

No objection.

Nickel District Conservation Authority, June 19, 2024

Conservation Sudbury does not object to Minor Variance A0063/2024. Proposed development areas are not located in any area regulated by the Conservation Authority. We have no comment or objections to the proposed development.

The applicant's agent, John Nipius, appeared before Committee and provided a summary of the Application. The Committee had no questions or comments. Committee Members Goswell and Sawchuk and Committee Chair Dumont expressed support for the Application.

The following decision was reached:

**DECISION:**

THAT the application by:

2610026 ONTARIO INC.

the owner(s) of PIN 73571 0029, Parcel 51771 SEC SES, Surveys Plan 53R-16376 Part(s) 1-5, 11, 12, 15-17 & Plan 53R-17343 Part(s) except 5-14, Lot Part 12, Concession 5, Township of Neelon, 1463 Lasalle Boulevard, Sudbury

for relief from Part 7, Section 7.3, Table 7.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of an accessory structure being a pergola providing, firstly, a minimum front yard setback of 8.0m, where 10.0m is required, and secondly, a minimum interior side yard setback of 7.0m, where 10.0m 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 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.

<b><i>Member</i></b>	<b><i>Status</i></b>
Cathy Castanza	Concurring
David Murray	Concurring
Justin Sawchuk	Concurring
Matt Dumont	Concurring
Ron Goswell	Concurring

SUBMISSION NO. A0067/2024

July 03, 2024

OWNER(S): AMANDA MONKHOUSE, 621 Moxam Landing Road Lively ON P3Y 1H9  
JOHN MONKHOUSE, 621 Moxam Landing Road Lively ON P3Y 1H9

AGENT(S):

LOCATION: PIN 73374 0277, SRO, Survey Plan 53R-19185 Part(s) 1, Lot Part 2, Concession 2, Township of Waters,  
621 Moxam Landing Road, Lively

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### SUMMARY

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

Application: Approval to convert the existing single detached dwelling to an accessory structure containing a secondary dwelling unit providing a height at variance to the By-law.

Comments concerning this application were submitted as follows:

Greater Sudbury Hydro Inc., June 26, 2024

No concerns - outside of our territory.

CGS: Strategic and Environmental Planning, June 26, 2024

No concerns.

CGS: Development Approvals Section, June 26, 2024

The purpose and effect of the application is to permit an accessory building containing a secondary unit with a height of 8 m, whereas the maximum height permitted is 6.5 m. The applicant has submitted a building permit to establish a single detached dwelling, as well as a building permit to convert the existing building from the primary dwelling to an accessory building containing a second unit.

The subject lands are serviced by a private septic system and well and have access from Moxam Landing Road.

The subject lands are designated 'Rural' within the City of Greater Sudbury Official Plan, are zoned 'RU' Rural within the City of Greater Sudbury Zoning By-law, and are regulated by the Nickel District Conservation Authority (NDCA).  
Surrounding uses are rural in nature.

A secondary dwelling unit is defined within the zoning by-law as an additional dwelling unit that is ancillary and subordinate to the primary dwelling unit that may be contained within the main building on a lot and/or in an accessory building. The zoning by-law permits one main dwelling and two secondary dwelling units, one within the existing dwelling and one within an accessory building. The second dwelling unit in an accessory building must adhere to accessory building standards. Accessory is defined as "a use, separate building or structure, which is usually incidental, subordinate, exclusively devoted to and located on the same lot as the principal use, building or structure and, in the case of a building or structure, may or may not be attached to the main building on the same lot."

In the "RU" Zone second units must have a maximum net floor area of 45 percent of the gross floor area of the primary dwelling on the lot. For the purposes of this Section of the By-law, net floor area shall be the gross floor area of the accessory building excluding any parking areas within the accessory building. Additionally, it cannot be located further than 30 m from the primary dwelling. The intent of limiting the size of secondary units within accessory buildings is to ensure that the unit remains ancillary to the main use of the lands being the single detached dwelling. Only one single detached dwelling is permitted on the subject lands.

Staff have concerns with the height of the accessory building exceeding that of the main use of the lands being the single detached dwelling; however, staff recognize that the size of the building will be subordinate to the single detached dwelling. It is also recognized that the building is existing and is not anticipated to impact surrounding land uses. The subject lands are rural in nature and contain natural vegetation that acts as a buffer between the proposed accessory building and front and side lot lines.

Staff are 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.

CGS: Infrastructure Capital Planning Services, June 21, 2024

Roads  
No concerns.

Transportation and Innovation Support  
No concerns.

Active Transportation  
No concerns.

Ministry of Transportation, June 21, 2024

The subject lands are not located within the MTO's permit control area; therefore, we have no comments to provide at this time.

CGS: Building Services Section, June 21, 2024

Building Services has reviewed your application and sketches for the requested minor variance and can advise that we have no concerns.

We acknowledge the receipt of Building Permit application BP-NEW-2024-00619 for the new Primary Dwelling, and BP-NEW-2024-00695 for the conversion of the accessory Secondary Dwelling.

CGS: Site Plan Control, June 20, 2024

No objection.

CGS: Development Engineering, June 19, 2024

No objection.

Nickel District Conservation Authority, June 19, 2024

Conservation Sudbury does not object to Minor Variance A0067/2024. Subject property does contain areas regulated by Conservation Sudbury. Future development in these areas requires permission of Conservation Sudbury.

#### Notes

Please note that any additional development or lot grading within areas regulated by the Conservation Authority, requires permission prior to development. 'Development' is defined by the Conservation Authorities Act and includes, but is not limited to, the alteration of a watercourse, grading, placement or removal of fill (even if it originated from the same site), site preparation for construction, and the erection of a building or structure. Scientific studies and/or technical reports may be required to support the permit application, the cost of which will be borne by the applicant. Any permit issued may include conditions of development and permits are not guaranteed.



The applicant, John Monkhouse, appeared before Committee and provided a summary of the Application. Committee Members Castanza, Goswell, Murray and Sawchuk expressed support for the Application. Chair Dumont asked staff for clarification on the comment regarding the concern for the structure to be subordinate and how that was resolved to come to a recommendation of approval. Staff advised that accessory structures are required to be subordinate to the main use and although height is a factor, staff confirmed that the accessory structure would still remain accessory to the main dwelling.

The following decision was reached:

DECISION:

THAT the application by:

AMANDA MONKHOUSE AND JOHN MONKHOUSE  
the owner(s) of PIN 73374 0277, SRO, Survey Plan 53R-19185 Part(s) 1, Lot Part 2, Concession 2, Township of Waters, 621 Moxam Landing Road, Lively

for relief from Part 4, Section 4.2, subsection 4.2.4 b) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the conversion of the existing single detached dwelling to an accessory structure containing a secondary dwelling unit providing a maximum height of 8.0m, where the maximum height of any building or structure accessory to a residential dwelling shall be 6.5m, 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 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.

<b>Member</b>	<b>Status</b>
Cathy Castanza	Concurring
David Murray	Concurring
Justin Sawchuk	Concurring
Matt Dumont	Concurring
Ron Goswell	Concurring

SUBMISSION NO. A0008/2024

July 03, 2024

OWNER(S): 2439088 ONTARIO INC., Attn: Andrea DeMarco 378 Whittaker Street Sudbury ON P3C 3X9

AGENT(S): GEOFF MCCAUSLAND, 128 Pine Street, Unit 300 Sudbury ON P3C 1X3

LOCATION: PIN 73586 1414, Survey Plan 53R-20253 Part(s) 1, Lot(s) 80, 81, 82, 83, and 84, Subdivision 29-SB, Lot 7, Concession 3, Township of McKim, 80 Brodie Avenue, Sudbury

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SUMMARY

Zoning: The property is zoned C2(102) (General Commercial) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Approval to permit the conversion of a commercial unit within the multiple dwelling to a residential dwelling, providing maximum dwelling units at variance to the By-law.

Comments concerning this application were submitted as follows:

CGS: Development Approvals Section, June 26, 2024

## REVISED

The purpose and effect of the application is to permit the establishment of an additional residential dwelling unit within a multiple dwelling, for a total of 19 dwelling units, whereas the maximum number of dwelling units permitted in the 'Special General Commercial C2 (102) Zone' is 18. The subject lands contain a multiple dwelling unit with a ground floor commercial space that is intended to be converted to an additional residential unit. The applicant has identified 30 parking spaces on-site, which exceeds the zoning by-law requirement of 1.5 parking space per dwelling unit.

The subject lands are designated 'Mixed Use Commercial' within the City of Greater Sudbury Official Plan, and are zoned 'Special General Commercial C1 (102) Zone' within the City of Greater Sudbury Zoning By-law. Surrounding uses are residential, commercial, and open space in nature. Staff are of the opinion that the requested variance is appropriate as the parent C2 Zone permits a multiple dwelling unit with a maximum of 30 units not exceeding a density of 60 units per ha. The additional unit would not exceed the unit or density requirements of the C2 Zone, adequate parking is available, and there will be no outward expansion of the existing building.

Subsequent to the previous meeting, staff researched available historical information on the subject property and determined that the building and associated parking was constructed in 1976. The Zoning By-law at the time (62-192) did not require landscaped areas in the zone category of the property at the time, being a C1 Zone. The applicant has submitted a revised concept plan showing the existing landscaping as well as required bicycle parking. Staff's previous comments have been addressed.

Staff are of the opinion that the requested variance 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 variance be granted.

CGS: Development Approvals Section, February 08, 2024

The purpose and effect of the application is to permit the establishment of an additional residential dwelling unit within a multiple dwelling, for a total of 19 dwelling units, whereas the maximum number of dwelling units permitted in the 'Special General Commercial C2 (102) Zone' is 18. The subject lands contain a multiple dwelling unit with a ground floor commercial space that is intended to be converted to an additional residential unit. The applicant has identified 30 parking spaces on-site, which exceeds the zoning by-law requirement of 1 parking space per dwelling unit. It is noted that a 3 m wide landscape

strip will be required along Brodie Avenue with the exception of the driveway and that 10 bicycle parking spaces are required.

The subject lands are designated 'Mixed Use Commercial' within the City of Greater Sudbury Official Plan, and are zoned 'Special General Commercial C1 (102) Zone' within the City of Greater Sudbury Zoning By-law. Surrounding uses are residential, commercial, and open space in nature. Staff is of the opinion that the requested variance is appropriate as the parent C2 Zone permits a multiple dwelling unit with a maximum of 30 units not exceeding a density of 60 units per ha. The additional unit would not exceed the unit or density requirements of the C2 Zone, adequate parking is available, and there will be no outward expansion of the existing building.

Staff is of the opinion that the requested variance 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 variance be granted subject to the following conditions:

1. That a 3m wide landscape strip be established within one year from the date of decision.
2. That 10 bicycle parking spaces be established within one year from the date of decision.

CGS: Building Services Section, February 07, 2024

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

However, Owner/Applicant to also be advised of the following comments:

1) With respect to the proposed interior alterations to convert a portion of the existing commercial unit (laundry mat) into a residential dwelling, building permit application and supplementary documents (including parking calculations) to be submitted to the satisfaction of the Chief Building Official. Drawings prepared by an Architect and Professional Engineer are required showing floor plan layouts, exits, and all fire life safety requirements. Additional relief may be identified at the time of building permit.

Also, in accordance with Division C, Part 1, Section 1.3.1., Subsection 1.3.1.4. and Table 1.3.1.4. of the Ontario Building Code, as there is a change in major occupancy from a self-service laundry (Group D occupancy) to a residential occupancy (Group C), a Change of Use permit will also be required.

Greater Sudbury Hydro Inc., February 06, 2024

No conflict.

Ministry of Transportation, February 06, 2024

We have determined the subject lands are not within MTO's permit control area, therefore, MTO has no comments to provide.

Nickel District Conservation Authority, February 06, 2024

Conservation Sudbury does not object to Minor Variance A0008/2024. The subject property does not appear to be located in any area regulated by the Conservation Authority. We have no comment or objections to the proposed development.

CGS: Strategic and Environmental Planning, February 02, 2024

No concerns.

CGS: Site Plan Control, February 01, 2024

We do not have registered SPCA in our files for this property.

CGS: Infrastructure Capital Planning Services, February 01, 2024

Roads  
No concerns.

Active Transportation  
No concerns.

CGS: Development Engineering, January 31, 2024

No objection.

February 15, 2024

The applicant's agent, Geoff McCausland, appeared before Committee and provided a summary of the application. The agent, referring to staff comments, advised Committee that the applicant can install the required bicycle parking spots, but cannot provide the required planting strip due to site restrictions as it would negatively affect the current parking. The agent also advised that the requirement for a planting strip was not identified in 2013, when the subject property was rezoned. The agent explained that the plan submitted with this application is the same plan attached to the 2013 Planning Committee Report for the rezoning. The agent asked Committee if the planting strip condition could be waived so that a decision could be made, then discuss a deferral to add the minor variance. Committee Member Goswell asked staff to explain the bicycle parking requirement and staff provided an explanation. Committee Member Sawchuk asked staff to explain the reason for the conditions being requested and staff provided the rationale for requesting the conditions. Committee Member Sawchuk asked staff that if the conditions were not imposed than additional variances would be required, and staff confirmed that was correct. Committee Chair Dumont asked the agent if he had any regard for the additional variances for the planting strip and bicycles parking when he applied for the relief for the unit. The agent advised that those issues were not flagged to them, and they were not aware of the additional variances until they received the comments from staff. Committee Chair Dumont asked the agent to confirm that they were not aware that relief was needed for the required planting strip and bicycle parking, or they would have sought variances for them, and the agent confirmed that was correct. Committee Member Murray suggested a deferral of the application so that the agent could address the additional variances and asked the agent to comment. The agent advised that his client would like a deferral to add a variance for the required planting strip. Committee Member Sawchuk asked staff if the planting strip would be required regardless of the application and staff confirmed that was correct. Committee Chair Dumont asked staff to explain the planting strip requirement and staff provided an explanation and advised Committee that the subject property is currently not on compliance with the provision. Committee Chair Dumont put forward a motion to defer the application and Committee Member Sawchuk seconded the motion. The motion was supported and carried.

July 03, 2024

Committee Member Castanza abstained from the discussion and voting on this matter as she was not in attendance when the Application was originally heard on February 15, 2024.

The applicant's agent, Geoff McCausland, appeared before Committee and provided a summary of the Application. The agent explained that since the original hearing of this application, it was determined by staff that the landscaped areas on the property were not required when the building and parking were constructed in 1976. The agent demonstrated the location of the required bicycle parking spaces within and outside of the building that have now been provided. Committee Members Goswell, Murray and Sawchuk and Chair Dumont expressed support for the Application.

The following decision was reached:

**DECISION:**

THAT the application by:

2439088 ONTARIO INC.

the owner(s) of PIN 73586 1414, Survey Plan 53R-20253 Part(s) 1, Lot(s) 80, 81, 82, 83, and 84, Subdivision 29-SB, Lot 7, Concession 3, Township of McKim, 80 Brodie Avenue, Sudbury

for relief from Part 11, Section 2, subsection 2, paragraph (www), clause i) a) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit the conversion of a commercial unit to a residential dwelling on the main floor of the existing multiple dwelling, providing a maximum of 19 dwelling units, where only 18 dwelling units are permitted, 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 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.

<i>Member</i>	<i>Status</i>
David Murray	Concurring
Justin Sawchuk	Concurring
Matt Dumont	Concurring
Ron Goswell	Concurring