



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2026-00076

July 8, 2026

OWNER(S): RYAN SCOTT, 15 Mary Street Naughton, Sudbury, ON, Canada

AGENT(S): RYAN SCOTT, 15 Mary Street Naughton, Sudbury, ON, Canada

LOCATION: PIN(s) 733810300, Parcel 15513 SEC SWS SRO, Lot 31, Plan M-427, Part Lot 2, Concession 3, Township of Graham, 15 Mary Avenue, Naughton P0M 2M0

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 construct a detached accessory building providing a height at variance to the By-law.

Comments concerning this application were submitted as follows:

Development Approvals, July 2, 2026

The purpose and effect of the application is to facilitate the construction of a detached garage in the rear yard. The variance requested for the proposed development is as follows:

1. Permit a height of 6.2 m, where a maximum of 5.0 m is permitted for any accessory building or structure on a residential lot (Subsection 4.2.4 a) of the Zoning By-law).

The subject property is designated 'Living Area I' within the City of Greater Sudbury Official Plan and is zoned 'R1-5', Low Density Residential One within the City of Greater Sudbury Zoning By-law. The property is currently developed with a single detached dwelling and a gazebo in the rear yard. The property is connected to municipal water and sewer and is accessed from an existing driveway on Mary Avenue.

The applicant is proposing the detached garage in the rear yard for which most of the structure would be located behind the existing dwelling. It is staff's opinion that there are no land use compatibility concerns between the subject lands and abutting properties.

Staff is of the opinion that the variance is considered to be 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.

Development Engineering, June 30, 2026

No Concerns

Building Services, June 29, 2026

Based on the information provided, Building Services has no concerns with this application. Applicant/Owner to be advised of the following comments:

1) We acknowledge the receipt of associated building permit (BP-NEW-2024-00612) for the proposed detached garage.

Corridor Management, June 29, 2026

No Comment Received

Hydro One, June 29, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), June 29, 2026

No Comment Received

Ministry of Transportation, June 26, 2026

This is confirmation that the subject lands are not within the MTO's Permit Control Area; therefore, there are no comments to provide at this time.

Sudbury Hydro, June 25, 2026

This application falls outside of our service territory; therefore, we have no concerns.

Conservation Sudbury, June 24, 2026

No Concerns

Site Plan, June 24, 2026

No Concerns

Strategic and Environmental Planning, June 24, 2026

SEP staff have no objections to the application.

The subject lands contain wildland fire hazard as per Schedule 6b of the City of Greater Sudbury Official Plan. The applicant is advised that wildland fire mitigation best practices can be found in provincial standards such as FireSmart.

The applicant is advised that compliance with the provincial Fish and Wildlife Conservation Act, 1997 and Species Conservation Act, 2025, and the federal Migratory Bird Convention Act, 1994 and Species At Risk Act, 2002, is their sole responsibility.

Meeting Minutes:

07/08/2026 The owner, Ryan Scott, appeared before Committee and provided a summary of the Application.
The Committee Members and the Chair expressed support for the Application and staff's recommendation.

The following decision was reached:

DECISION:

THAT the application by:

RYAN SCOTT

the owner(s) of PIN(s) 733810300, Parcel 15513 SEC SWS SRO, Lot 31, Plan M-427, Part Lot 2, Concession 3, Township of Graham, 15 Mary Avenue, Naughton P0M 2M0

for relief from Part 4, Section 4.2, subsection 4.2.4 a) 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 garage providing a maximum height of 6.2m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m, 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	Absent
JUSTIN SAWCHUK	Concurring
MATTHEW DUMONT	Concurring
RON GOSWELL	Concurring



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2026-00080

July 8, 2026

OWNER(S): KYLE JORSTAD, 208 Balfour St., Chelmsford, ON, Canada P0M1L0
MEGAN JORSTAD, 208 Balfour Street, Chelmsford, Ontario, Canada P0M 1L0

AGENT(S): KYLE JORSTAD, 208 Balfour St., Chelmsford, ON, Canada P0M1L0

LOCATION: PIN(s) 733490168, Parcel 29189A SEC SWS SRO, Part Lot 45, Plan M-354, Part 1, Plan 53R-12261, Part Lot 3, Concession 3, Township of Balfour, 208 Balfour Street, Chelmsford P0M 1L0

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 addition on the existing detached garage providing accessory lot coverage at variance to the By-law.

Comments concerning this application were submitted as follows:

Development Approvals, July 2, 2026

The purpose and effect of the application is to facilitate the construction of an addition on the existing detached garage surpassing the permitted lot coverage. The variance requested for the proposed development is as follows:

1. Increase the accessory structure lot coverage to 14%, where a maximum of 10% is permitted on a residential lot. (Subsection 4.2.3 of the Zoning By-law).

The subject property is designated 'Living Area I' within the City of Greater Sudbury Official Plan and is zoned 'R1-5', Low Density Residential One within the City of Greater Sudbury Zoning By-law. The property is currently developed with a single detached dwelling and a detached garage in the rear yard. The property is connected to municipal water and sewer and is accessed from an existing driveway on Balfour Street.

The applicant is proposing an addition to the rear side of the existing detached garage in the rear yard. It is staff's opinion that there are no land use compatibility concerns between the subject lands and abutting properties. Staff is of the opinion that the variance is considered to be 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.

Development Engineering, June 30, 2026

No Concerns

Building Services, June 29, 2026

Based on the information provided, Building Services has no concerns with this application. Applicant/Owner to be advised of the following comments:

- 1) We acknowledge the receipt of associated building permit (BP-NEW-2024-00405) for the proposed addition to the existing detached garage.
- 2) A search of our records indicates an incomplete building permit for the subject property for a finished basement (B21-0711). Please contact Building Services to proceed in closing the project.

Corridor Management, June 29, 2026

No Comment Received

Hydro One, June 29, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), June 29, 2026

No Comment Received

Ministry of Transportation, June 26, 2026

This is confirmation that the subject lands are not within the MTO's Permit Control Area; therefore, there are no comments to provide at this time.

Sudbury Hydro, June 25, 2026

This application falls outside of our service territory; therefore, we have no concerns.

Conservation Sudbury, June 24, 2026

No Concerns

Site Plan, June 24, 2026

No Concerns

Strategic and Environmental Planning, June 24, 2026

SEP staff have no objections to the application.

The applicant is advised that compliance with the provincial Fish and Wildlife Conservation Act, 1997 and Species Conservation Act, 2025, and the federal Migratory Bird Convention Act, 1994 and Species At Risk Act, 2002, is their sole responsibility.

Meeting Minutes:

07/08/2026 The owner, Kyle Jorstad, appeared before Committee and provided a summary of the Application.
The Committee Members and the Chair expressed support for the Application and staff's recommendation.

The following decision was reached:

DECISION:

THAT the application by:

KYLE JORSTAD AND MEGAN JORSTAD

the owner(s) of PIN(s) 733490168, Parcel 29189A SEC SWS SRO, Part Lot 45, Plan M-354, Part 1, Plan 53R-12261, Part Lot 3, Concession 3, Township of Balfour, 208 Balfour Street, Chelmsford P0M 1L0

for relief from Part 4, Section 4.2, subsection 4.2.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of an addition on the existing detached garage providing an accessory lot coverage of 14%, where the total lot coverage of all accessory buildings and structures on a residential lot shall not exceed 10%, 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	Absent
JUSTIN SAWCHUK	Concurring
MATTHEW DUMONT	Concurring
RON GOSWELL	Concurring



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2026-00084

July 8, 2026

OWNER(S): TODD BURTON, 132 Forestview Court, Wahnapiatae, ON, Canada P0M3C0
DORIE BURTON, 132 Forestview Court, Wahnapiatae, Ontario, Canada P0M 3C0

AGENT(S): TODD BURTON, 132 Forestview Court, Wahnapiatae, ON, Canada P0M3C0

LOCATION: PIN(s) 734820229, Parcel 53M1272-7 SEC SES, Lot 7, Plan 53M-1272, Part Lot 8,
Concession 4, Township of Dryden, 132 Forestview Court, Wahnapiatae P0M 3C0

SUMMARY

Zoning: The property is zoned R1-1(5) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Approval to permit a detached additional dwelling providing a location at variance to the By-law.

Comments concerning this application were submitted as follows:

Conservation Sudbury, July 6, 2026

REVISED

The subject property is located adjacent to the Wapitei River which has an associated flood and erosion hazard. The flood hazard is at an elevation of 240.7 m (CGVD28) and is located well outside of the area of the proposed secondary unit.

At this location, the watercourse is classified as a confined system. As such, the erosion hazard is calculated based on the MNR Technical Guide for River & Streams Systems: Erosion Hazard Limit and includes a 15 m toe erosion allowance plus a 3:1 stable slope allowance. Based on the property elevations, the total erosion hazard extends 75 m back from the toe of slope at the water's edge. As per the Provincial Policy Statement section 5.2.2 b) development must be directed outside of erosion hazards.

Updated plot plan dated July 3, 2026, shows the secondary unit located outside both the flood and erosion hazard and can be accepted by Conservation Sudbury. Prior to the issuance of the building permit, the proponent may engage a qualified professional (fluvial geomorphologist or qualified engineer) to undertake a site-specific study to redefine the limits of the erosion hazard.

Development Approvals, July 6, 2026

REVISED

The purpose and effect of the application is to permit a dwelling unit in a building accessory to a main dwelling in the front yard, where a dwelling unit located in a building accessory to a main building shall only be permitted within the rear and/or interior side yards. The variance requested for the proposed development is as follows:

1. Permit a dwelling unit, located in a building accessory to a main building, in the front yard, where it shall only be permitted in the rear and/or interior side yards (Section 4.1.1 c) of the Zoning By-law).

The subject property is designated 'Rural' within the City of Greater Sudbury Official Plan, is zoned 'R1-1(5)', Low Density Residential One Special within the City of Greater Sudbury Zoning By-law, is within the Conservation Sudbury (NDCA) regulated area, is within the Wahnapiatae Intake Protection Zone and is partially in the flood plain.

The property is currently developed with a single detached dwelling approximately 43.0 m from the shoreline and an accessory structure in the front yard. The applicant is proposing to construct a detached additional dwelling unit in the front yard. The property is serviced with municipal water and private septic system and is accessed from an existing driveway on Forestview Drive.

Conservation Sudbury (NDCA) has commented that they can support the proposed application on the basis that the updated plot plan, dated July 3, 2026, shows the secondary unit located outside both the flood and erosion hazard. Prior to the issuance of the building permit, the proponent may engage a qualified professional (fluvial geomorphologist or qualified engineer) to undertake a site-specific study to redefine the limits of the erosion hazard.

Section 10.2 of the City's Official Plan, Flooding and Erosion Hazards, addresses development proposed in areas affected by flooding and erosion hazards. As noted by Conservation Sudbury directly above, the proposed additional dwelling unit would be located outside of the erosion hazard. Conservation Sudbury is responsible for regulating development and site alteration on lands adjacent to the shoreline of lakes, rivers and streams impacted by flooding or erosion hazards across the majority of the City of Greater Sudbury.

Staff is of the opinion that the proposed minor variance is considered to be 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.

Development Approvals, July 6, 2026

The purpose and effect of the application is to permit a dwelling unit in a building accessory to a main dwelling in the front yard, where a dwelling unit located in a building accessory to a main building shall only be permitted within the rear and/or interior side yards. The variance requested for the proposed development is as follows:

1. Permit a dwelling unit, located in a building accessory to a main building, in the front yard, where it shall only be permitted in the rear and/or interior side yards (Section 4.1.1 c) of the Zoning By-law).

The subject property is designated 'Rural' within the City of Greater Sudbury Official Plan, is zoned 'R1-1(5)', Low Density Residential One Special within the City of Greater Sudbury Zoning By-law, is within the Conservation Sudbury (NDCA) regulated area, is within the Wahnapiatae Intake Protection Zone and is partially in the flood plain.

The property is currently developed with a single detached dwelling approximately 43.0 m from the shoreline and an accessory structure in the front yard. The applicant is proposing to construct a detached additional

dwelling unit in the front yard. The property is serviced with municipal water and private septic system and is accessed from an existing driveway on Forestview Drive.

Conservation Sudbury (NDCA) has commented that they can support the proposed application on the basis that the updated plot plan, dated July 3, 2026, shows the secondary unit located outside both the flood and erosion hazard. Prior to the issuance of the building permit, the proponent may engage a qualified professional (fluvial geomorphologist or qualified engineer) to undertake a site-specific study to redefine the limits of the erosion hazard.

Section 10.2 of the City's Official Plan, Flooding and Erosion Hazards, addresses development proposed in areas affected by flooding and erosion hazards.

As noted by Conservation Sudbury directly above, the proposed additional dwelling unit would be located outside of the erosion hazard. Conservation Sudbury is responsible for regulating development and site alteration on lands adjacent to the shoreline of lakes, rivers and streams impacted by flooding or erosion hazards across the majority of the City of Greater Sudbury.

Staff is of the opinion that the proposed minor variance is considered to be 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.

Development Approvals, July 2, 2026

Development Approvals comments uploaded as PDF document.

Development Engineering, July 2, 2026

No Concerns

Source Water Protection, July 2, 2026

Parcel located within Wanapitei Intake Protection Zone "2" (IPZ-2). Proposed construction of detached ADU in front yard. No significant drinking water threats identified at this time.

Building Services, June 29, 2026

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

For the Owner's information Building Services has the following comment,

Building Services recognizes BP-NEW-2026-00671 for construction of an Additional Dwelling Unit.

Corridor Management, June 29, 2026

No Comment Received

Hydro One, June 29, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), June 29, 2026

No Comment Received

Conservation Sudbury, June 26, 2026

The subject property is located adjacent to the Wanapitei River which has an associated flood and erosion hazard. The flood hazard is at an elevation of 240.7 m (CGVD28) and is located well outside of the area of the proposed secondary unit.

At this location the watercourse is classified as a confined system. As such, the erosion hazard is calculated based on the MNR Technical Guide for River & Streams Systems: Erosion Hazard Limit and includes a 15 m toe erosion allowance plus a 3:1 stable slope allowance. Based on the property elevations the total erosion hazard extends 75 m back from the toe of slope at the water's edge.

As per the Provincial Policy Statement section 5.2.2 b) development must be directed outside of erosion hazards. As such, Conservation Sudbury cannot support the proposed minor variance as currently proposed. Conservation Sudbury requires that the proposed secondary unit be moved to a location outside of the erosion hazard, as conservatively delineated above. Otherwise, the proponent may engage a qualified professional (fluvial geomorphologist or qualified engineer) to undertake a site-specific study to redefine the limits of the erosion hazard.

Ministry of Transportation, June 26, 2026

This is confirmation that the subject lands are not within the MTO's Permit Control Area; therefore, there are no comments to provide at this time.

Sudbury Hydro, June 25, 2026

This application falls outside of our service territory; therefore, we have no concerns.

Site Plan, June 24, 2026

No Concerns

Strategic and Environmental Planning, June 24, 2026

SEP staff have no objections to the application as the proposed additional dwelling unit appears to be located outside of the high water mark.

The subject lands contain wildland fire hazard as per Schedule 6b of the City of Greater Sudbury Official Plan. The applicant is advised that wildland fire mitigation best practices can be found in provincial standards such as FireSmart.

The applicant is advised that compliance with the provincial Fish and Wildlife Conservation Act, 1997 and Species Conservation Act, 2025, and the federal Fisheries Act, 1985; Migratory Bird Convention Act, 1994; and, Species At Risk Act, 2002 is their sole responsibility.

Meeting Minutes:

07/08/2026 The owners, Todd and Dorie Burton, appeared before Committee and provided a summary of the Application addressing the changes that were made to the Application in response to staff's comments.

Committee Chair Dumont referred to the original comments provided by Development Approvals and that in the days following new comments were received. The Chair asked the applicant to explain the revised information that was provided to prompt amended comments. The owner advised that Conservation Sudbury required the structure to be relocated 75m from the erosion hazard and the owner would be agreeable to locate it even further back if possible. The reason the owner wishes to have the variance granted is to maintain the integrity of the riverbank.

Committee Chair Dumont noted that comment and confirmed that the variance was not for a specified distance but to permit the dwelling unit in a building accessory to the main dwelling in the front yard.

Committee Member Castanza advised the owner that the setbacks could not be changed at this hearing and that only the relief sought in the application could be decided on. Committee Member Castanza expressed support for staff's recommendation in relation to the updated sketch provided.

Committee Member Goswell requested clarification on staff's recommendation.

Committee Chair Dumont confirmed the recommendation of staff and also had the Secretary-Treasurer confirm.

Committee Member Goswell requested the owner to advise if they were requesting relief other than what was in staff's recommendation.

The owner confirmed they are seeking permission to allow the dwelling in the accessory building to be in the front yard, as opposed to the rear or side yard.

Committee Chair Dumont explained to the owners that Conservation Sudbury has its own regulations and the 75m setback requested is in relation to Conservation Sudbury's regulations and not the minor variance being requested at this hearing under the Planning Act.

Committee Member Goswell expressed support for staff's recommendation.

Committee Member Sawchuk asked if the setback from the water was set at 75m. Committee Chair Dumont explained that Conservation Sudbury had provided comment that the structure needed to be located further back than what was originally provided on their sketch and have now accepted the revised submission locating the structure at 75m.

Committee Member Sawchuk inquired of staff whether the dwelling unit in the accessory building could be located anywhere in the front yard. Staff confirmed the recommendation was tied to the structure being located outside Conservation Sudbury's erosion hazard but that it is in relation to being allowed in the front yard.

Committee Member Sawchuk inquired whether there should be a limit set on the distance from the front yard and the rear yard for the structure.

Committee Chair Dumont requested confirmation of whether front yard was considered to be the water's edge or Forestview Court. Staff confirmed the front yard to be abutting Forestview Court, not the water's edge. Staff clarified the variance being sought being related to the yard, not the distances.

Committee Chair Dumont had no concerns and expressed support for staff's recommendation.

Committee Chair Dumont explained that the owners would still have to comply with all other zoning standards and Conservation Sudbury regulations.

Committee Chair Dumont asked staff whether the distance being further than 30m from the main dwelling is an issue. Staff explained that the property is zoned R1-1(5) which does not restrict the distance from the main dwelling.

The following decision was reached:

DECISION:

THAT the application by:

TODD BURTON AND DORIE BURTON

the owner(s) of PIN(s) 734820229, Parcel 53M1272-7 SEC SES, Lot 7, Plan 53M-1272, Part Lot 8, Concession 4, Township of Dryden, 132 Forestview Court, Wahnapiatae P0M 3C0

for relief from Part 4, Section 4.2, subsection 4.2.10 c) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit a dwelling unit in a building accessory to a main dwelling in the front yard, where a dwelling unit located in a building accessory to a main building shall only be permitted within the rear and/or interior side yards, 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	Absent
JUSTIN SAWCHUK	Concurring
MATTHEW DUMONT	Concurring
RON GOSWELL	Concurring



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2026-00085

July 8, 2026

OWNER(S): ERIC RANCOURT, 2554 Laforge, Sudbury, ON, Canada
AGENT(S): ERIC RANCOURT, 2554 Laforge, Sudbury, ON, Canada
LOCATION: PIN(s) 734790027, Parcel 53037 SEC SES SRO, Lot 14, Plan M-433, Part Lot 12, Concession 6, Township of Dill, 2554 Laforge Street, Sudbury P3G 1A2

SUMMARY

Zoning: The property is zoned R1-2 according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.
Application: Approval to construct a detached accessory building providing a height at variance to the By-law.

Comments concerning this application were submitted as follows:

Development Approvals, July 2, 2026

The purpose and effect of the application is to facilitate the construction of a detached garage in the rear yard. The variance requested for the proposed development is as follows:

1. Permit a height of 6.1 m, where a maximum of 5.0 m is permitted for any accessory building or structure on a residential lot (Subsection 4.2.4 a) of the Zoning By-law).

The subject property is designated 'Living Area II' within the City of Greater Sudbury Official Plan and is zoned 'R1-2', Low Density Residential One within the City of Greater Sudbury Zoning By-law. The property is currently developed with a single detached dwelling, sauna, shed and fabric covered shed in the rear yard. The proposed fabric shed is proposed to be removed. The property is serviced by private well and septic and is accessed from an existing driveway on Laforge Street.

The applicant is proposing to construct the detached garage in the rear yard. It is staff's opinion that there are no land use compatibility concerns between the subject lands and abutting properties. Staff is of the opinion that the variance is considered to be 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.

Development Engineering, June 30, 2026

No Concerns

Building Services, June 29, 2026

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

For the Owner's information Building Services has the following comments,

Building permit and building permit documents to be submitted to the satisfaction of the Chief Building Official, are required for the proposed construction.

Corridor Management, June 29, 2026

No Comment Received

Hydro One, June 29, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), June 29, 2026

No Comment Received

Ministry of Transportation, June 26, 2026

This is confirmation that the subject lands are not within the MTO's Permit Control Area; therefore, there are no comments to provide at this time.

Sudbury Hydro, June 25, 2026

No Concerns

Conservation Sudbury, June 24, 2026

No Concerns

Site Plan, June 24, 2026

No Concerns

Strategic and Environmental Planning, June 24, 2026

SEP staff have no objections to the application.

The applicant is advised that compliance with the provincial Fish and Wildlife Conservation Act, 1997 and Species Conservation Act, 2025, and the federal Migratory Bird Convention Act, 1994 and Species At Risk Act, 2002, is their sole responsibility.

Meeting Minutes:

07/08/2026 The owner, Eric Rancourt, appeared before Committee and provided a summary of the Application.
The Committee Members and the Chair expressed support for the Application and staff's recommendation.
Committee Chair Dumont confirmed with the owner that the garage was to be used for personal use only and not for commercial or business uses. The owner confirmed it was for personal use only.

The following decision was reached:

DECISION:

THAT the application by:
ERIC RANCOURT

the owner(s) of PIN(s) 734790027, Parcel 53037 SEC SES SRO, Lot 14, Plan M-433, Part Lot 12, Concession 6, Township of Dill, 2554 Laforge Street, Sudbury P3G 1A2

for relief from Part 4, Section 4.2, subsection 4.2.4 a) 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 garage providing a maximum height of 6.1m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m, 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	Absent
JUSTIN SAWCHUK	Concurring
MATTHEW DUMONT	Concurring
RON GOSWELL	Concurring



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2026-00086

July 8, 2026

OWNER(S): MARGUERITE JOHNSTON, 200 Rittenhouse Road, Kitchener, ON, Canada N2E2R7
WAYNE JOHNSTON, 200 Rittenhouse Road, Kitchener, ON, Canada N2E2R7

AGENT(S): MARGUERITE JOHNSTON, 200 Rittenhouse Road, Kitchener, ON, Canada N2E2R7

LOCATION: PIN(s) 734010244, Parcel 11128 SEC SWS, Summer Resort Location A.E. 172, except Part 1, Plan 53R-11954, Township of Dieppe, 651 Panache North Shore Road, Whitefish P0M 3E0

SUMMARY

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

Application: Approval to construct a private cabin on the subject property high water mark setback at variance to the By-law.

Comments concerning this application were submitted as follows:

Development Approvals, July 2, 2026

Development Approvals comments uploaded as PDF document.

Building Services, June 30, 2026

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

We acknowledge the?open?building permit for the subject property for?the Private Sleep Cabin?(BP-NEW-2026-00517).?Owner is responsible for ensuring the building permit is issued to the satisfaction of the Chief Building Official prior to starting construction.

Development Engineering, June 30, 2026

No Concerns

Strategic and Environmental Planning, June 30, 2026

Staff in SEP have reviewed the proposed application for the construction of an 18.5 m² private cabin located to the rear of the seasonal dwelling with a high water mark setback of 27 m. Staff rely on policy 3 of section

8.4.1 of the City's Official Plan when considering reductions to highwater mark setback, which may permit a reduction if only if:

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

SEP staff acknowledge that the applicant has submitted photos identifying the sloped terrain of the subject lands which would require to be altered to locate the private cabin at the 30 m high water mark setback.

The subject lands contain wildland fire hazard as per Schedule 6b of the City of Greater Sudbury Official Plan. The applicant is advised that wildland fire mitigation best practices can be found in provincial standards such as FireSmart.

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

Corridor Management, June 29, 2026

No Comment Received

Hydro One, June 29, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), June 29, 2026

No Comment Received

Ministry of Transportation, June 26, 2026

This is confirmation that the subject lands are not within the MTO's Permit Control Area; therefore, there are no comments to provide at this time.

Sudbury Hydro, June 25, 2026

This application falls outside of our service territory; therefore, we have no concerns.

Conservation Sudbury, June 24, 2026

No Concerns

Site Plan, June 24, 2026

No Concerns

Meeting Minutes:

07/08/2026 The owners, Marguerite and Wayne Johnston, appeared before Committee and provided a summary of the Application.
The Committee Members and the Chair expressed support for the Application and staff's recommendation.
Committee Chair Dumont commented on the lack of comment received from the Ministry of Natural Resources.

The following decision was reached:

DECISION:

THAT the application by:
MARGUERITE JOHNSTON AND WAYNE JOHNSTON
the owner(s) of PIN(s) 734010244, Parcel 11128 SEC SWS, Summer Resort Location A.E. 172, except Part 1, Plan 53R-11954, Township of Dieppe, 651 Panache North Shore Road, Whitefish P0M 3E0

for relief from Part 4, Section 4.41, subsection 4.41.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a private cabin providing a 27.0m setback from the high water mark, where no person shall erect any residential building or other accessory building or structure closer than 30.0m to the high water mark of a lake, 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	Absent
JUSTIN SAWCHUK	Concurring
MATTHEW DUMONT	Concurring
RON GOSWELL	Concurring



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2026-00088

July 8, 2026

OWNER(S): AVERY MACDONALD, 3172 old hwy 69 N, Val Caron, ON, Canada P3N1G6

AGENT(S): AVERY MACDONALD, 3172 old hwy 69 N, Val Caron, ON, Canada P3N1G6

LOCATION: PIN(s) 735020563, Parcel 18355 SEC SES, Part Lot 6, Concession 6, Part Lot 2, Plan M-323, Part 1, Plan 53R-6659, Township of Blezard, 3172 Municipal Road 80, Val Caron P3N1G6

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 construct a detached accessory building providing a height at variance to the By-law.

Comments concerning this application were submitted as follows:

Development Approvals, July 2, 2026

The purpose and effect of the application is to facilitate the construction of a detached garage. The variance requested for the proposed development is as follows:

1. Permit a height of 6.4 m, where a maximum of 5.0 m is permitted for any accessory building or structure on a residential lot (Subsection 4.2.4 a) of the Zoning By-law).

The subject property is designated 'Living Area I' within the City of Greater Sudbury Official Plan and is zoned 'R1-5', Low Density Residential One within the City of Greater Sudbury Zoning By-law, is partially located within a floodplain area and is regulated by Conservation Sudbury (NDCA). Conservation Sudbury has no objection to the proposed minor variance as per Conservation Sudbury permit 2026-25 issued on June 8, 2026.

The property currently contains a single detached dwelling (house). The owners are proposing to construct the detached garage in the rear yard. The applicant has confirmed that the detached garage is proposed for personal storage and the increase in height is required to allow for the storage of an enclosed trailer/RV. The lands are serviced by municipal water and sanitary sewer and accessed from Municipal Road 80 (Old Highway 69). Surrounding uses are predominantly a mix of residential and commercial uses.

Staff have no concerns with the requested relief as the proposed detached garage will remain lower than the existing dwelling. The existing dwelling is 7 m in height, whereas, the proposed detached garage will be 6.4 m in height. Further, the detached garage is proposed to be constructed at the rear of the dwelling. Based on a

review of the aerial imagery, there are several residential properties in the surrounding area that have a detached accessory building, such as a detached garage. The proposed detached garage would not conflict with the existing character of the neighbourhood.

Strategic and Environmental Planning (SEP) staff note that the subject lands contain floodplain as per Schedule 6a of the City of Greater Sudbury Official Plan. Floodplain and erosion hazards are evaluated by Conservation Sudbury. SEP staff have no objection to the application.

Staff is of the opinion that the variance is considered to be 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.

Building Services, June 30, 2026

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-2026-00510 (Detached Garage).

Development Engineering, June 30, 2026

No Concerns

Corridor Management, June 29, 2026

No Comment Received

Hydro One, June 29, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), June 29, 2026

No Comment Received

Ministry of Transportation, June 26, 2026

This is confirmation that the subject lands are not within the MTO's Permit Control Area; therefore, there are no comments to provide at this time.

Conservation Sudbury, June 25, 2026

No Concerns

Strategic and Environmental Planning, June 25, 2026

SEP staff have no objections to the application.

The subject lands contain floodplain as per Schedule 6a of the City of Greater Sudbury Official Plan. Floodplain and erosion hazards are evaluated by Conservation Sudbury.

The applicant is advised that compliance with the provincial Fish and Wildlife Conservation Act, 1997 and Species Conservation Act, 2025, and the federal Migratory Bird Convention Act, 1994 and Species At Risk Act, 2002, is their sole responsibility.

Sudbury Hydro, June 25, 2026

This application falls outside of our service territory; therefore, we have no concerns.

Site Plan, June 24, 2026

No Concerns

Meeting Minutes:

07/08/2026 The owner, Avery MacDonald, appeared before Committee and provided a summary of the Application.
The Committee Members and the Chair expressed support for the Application and staff's recommendation.

The following decision was reached:

DECISION:

THAT the application by:

AVERY MACDONALD

the owner(s) of PIN(s) 735020563, Parcel 18355 SEC SES, Part Lot 6, Concession 6, Part Lot 2, Plan M-323, Part 1, Plan 53R-6659, Township of Blezard, 3172 Municipal Road 80, Val Caron P3N 1G6

for relief from Part 4, Section 4.2, subsection 4.2.4 a) 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 garage providing a maximum height of 6.4m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m, 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	Absent
JUSTIN SAWCHUK	Concurring
MATTHEW DUMONT	Concurring
RON GOSWELL	Concurring



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2026-00089

July 8, 2026

OWNER(S): STEVE PANKOW, 1325 RADAR RD, HANMER, ON, Canada
MELANIE JUNGE, 1325 Radar Road, Hanmer, ON, Canada

AGENT(S): STEVE PANKOW, 1325 RADAR RD, HANMER, ON, Canada

LOCATION: PIN(s) 735090155, Parcel 1309 SEC SES, West half of Lot 7, Concession 1, except LT62651, LT192821 and Parts 1-2, Plan 53R-13399, Township of Capreol, 1325 Radar Road, Hanmer P3P 0B4

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 accessory building providing a height at variance to the By-law.

Comments concerning this application were submitted as follows:

Building Services, July 2, 2026

Building Services has no objections to the proposed minor variances.

Owner to be advised of the following:

- 1) We acknowledge receipt of building permit application BP-ACC-2023-00252. The site plan from this minor variance is required to be uploaded to the building permit application pending approval of this minor variance.
- 2) A demolition permit is required for the removal of the shed that was destroyed by fire and the second shed indicated on the site plan, to the satisfaction of the Chief Building Official.
- 3) The garage is not to be used for any habitable living space nor home industry.

Comments provided by A.Dittrich, Plans Examiner

Development Approvals, July 2, 2026

Development Approval comments are attached as PDF document.

Development Engineering, June 30, 2026

No Concerns

Corridor Management, June 29, 2026

No Comment Received

Hydro One, June 29, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), June 29, 2026

No Comment Received

Conservation Sudbury, June 26, 2026

No Concerns

Ministry of Transportation, June 26, 2026

This is confirmation that the subject lands are not within the MTO's Permit Control Area; therefore, there are no comments to provide at this time.

Strategic and Environmental Planning, June 25, 2026

SEP staff have no objections to the application as the proposed accessory building appears to be greater than 50 m from the wetland and outside the area of wildland fire hazard.

The subject lands contain wetland and watercourse as per Schedule 5 of the City of Greater Sudbury Official Plan, floodplain as per Schedule 6a of the City of Greater Sudbury Official Plan, and wildland fire hazard as per Schedule 6b of the City of Greater Sudbury Official Plan. Floodplain and erosion hazards are evaluated by Conservation Sudbury.

The applicant is to be advised that development and site alteration are not permitted on lands adjacent to a sensitive wetland unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on natural features or ecological functions. Adjacent lands are considered to be within 50 metres of any sensitive wetland.

The applicant is advised that wildland fire mitigation best practices can be found in provincial standards such as FireSmart.

The applicant is advised that compliance with the provincial Fish and Wildlife Conservation Act, 1997 and Species Conservation Act, 2025, and the federal Fisheries Act, 1985; Migratory Bird Convention Act, 1994; and, Species At Risk Act, 2002 is their sole responsibility.

Sudbury Hydro, June 25, 2026

This application falls outside of our service territory; therefore, we have no concerns.

Site Plan, June 24, 2026

No Concerns

Meeting Minutes:

07/08/2026 The owner, Steve Pankow, appeared before Committee and provided a summary of the Application.
The Committee Members and the Chair expressed support for the Application and staff's recommendation.

The following decision was reached:

DECISION:

THAT the application by:

STEVE PANKOW AND MELANIE JUNGE

the owner(s) of PIN(s) 735090155, Parcel 1309 SEC SES, West half of Lot 7, Concession 1, except LT62651, LT192821 and Parts 1-2, Plan 53R-13399, Township of Capreol, 1325 Radar Road, Hanmer P3P 0B4

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 construction of a detached garage providing a maximum height of 7.92m, where the 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. 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	Absent
JUSTIN SAWCHUK	Concurring
MATTHEW DUMONT	Concurring
RON GOSWELL	Concurring



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2026-00091

July 8, 2026

OWNER(S): NATHAN GRAVEL, 393 Ester Street, Sudbury, ON, Canada P3E5C5
KYLLIKKI PILBACKA, 393 Ester St, Sudbury, ON, Canada

AGENT(S): NATHAN GRAVEL, 393 Ester Street, Sudbury, ON, Canada P3E5C5

LOCATION: PIN(s) 734750865, Parcel 14593 SEC SES, Lot 16, Plan M-204, Part Lot 6, Concession 6, Township of Broder, 393 Ester Street, Sudbury P3E 5C5

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 construct a detached accessory building providing accessory lot coverage and height at variance to the By-law.

Comments concerning this application were submitted as follows:

Development Approvals, July 2, 2026

The purpose and effect of the application is to facilitate the construction of a detached garage. Variances requested for the proposed development are as follows:

1. Permit an accessory lot coverage of 12%, where the total lot coverage of all accessory buildings and structures on a residential lot shall not exceed 10% (Subsection 4.2.3 of the Zoning By-law); and
2. Permit a height of 6.6 m, where a maximum of 5.0 m is permitted for any accessory building or structure on a residential lot (Subsection 4.2.4 a) of the Zoning By-law).

The subject property is designated 'Living Area I' within the City of Greater Sudbury Official Plan and is zoned 'R1-5', Low Density Residential One within the City of Greater Sudbury Zoning By-law.

The property currently contains a single detached dwelling (house). The owners are proposing to construct the detached garage in the easterly side yard for additional storage on the property. The applicant has advised that an increase in height is required to store taller vehicles.

The lands are serviced by municipal water and sanitary sewer and accessed from Ester Street. Surrounding uses are predominantly residential uses, with properties zoned Institutional located to the southwest of the subject lands.

Staff have no concerns with the requested relief as the proposed detached garage is proposed to be the same height as the existing dwelling, being 6.7 m. Based on a review of the aerial imagery, there are several

residential properties in the surrounding area that have a detached accessory building, such as a detached garage. The proposed detached garage would not conflict with the existing character of the neighbourhood.

Staff is of the opinion that the variance is considered to be 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.

Building Services, June 30, 2026

Building Services has no objections to the proposed minor variances.

Building Services acknowledges receipt of the building permit application, BP-NEW-2026-00804, for the proposed detached garage.

Comments provided by A.Dittrich, Plans Examiner

Development Engineering, June 30, 2026

No Concerns

Corridor Management, June 29, 2026

No Comment Received

Hydro One, June 29, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), June 29, 2026

No Comment Received

Ministry of Transportation, June 26, 2026

This is confirmation that the subject lands are not within the MTO's Permit Control Area; therefore, there are no comments to provide at this time.

Strategic and Environmental Planning, June 25, 2026

The applicant is advised that compliance with the provincial Fish and Wildlife Conservation Act, 1997 and Species Conservation Act, 2025, and the federal Migratory Bird Convention Act, 1994 and Species At Risk Act, 2002, is their sole responsibility.

Sudbury Hydro, June 25, 2026

No Concerns

Conservation Sudbury, June 24, 2026

No Concerns

Site Plan, June 24, 2026

No Concerns

Meeting Minutes:

07/08/2026 The owner, Nathan Gravel, appeared before Committee and provided a summary of the Application.
The Secretary-Treasurer advised Committee that a letter of concern was received from Anne McBain of 151 Eric Court, Sudbury, and confirmed Committee's receipt of the letter.
Committee Chair Dumont confirmed with the owner that the garage was to be used for personal use only and not for commercial or business uses. The owner confirmed it was for personal use only.
The Committee Members and the Chair expressed support for the Application and staff's recommendation.

The following decision was reached:

DECISION:

THAT the application by:
NATHAN GRAVEL AND KYLLIKKI PILBACKA
the owner(s) of PIN(s) 734750865, Parcel 14593 SEC SES, Lot 16, Plan M-204, Part Lot 6, Concession 6, Township of Broder, 393 Ester Street, Sudbury P3E 5C5

for relief from Part 4, Section 4.2, subsections 4.2.3 and 4.2.4 a) 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 garage providing, firstly, an accessory lot coverage of 12%, where the total lot coverage of all accessory buildings and structures on a residential lot shall not exceed 10%, and secondly, a maximum height of 6.6m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m, 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 are 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	Concurring
RON GOSWELL	Concurring



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2026-00093

July 8, 2026

OWNER(S): PERRY MCKINNY, CAWTHORPE, SUDBURY, ON, Canada P3G1C1

AGENT(S): CR DESIGN, 2200 - 3609 Lakeshore Blvd West, Toronto, ON, Canada M8V1A4

LOCATION: PIN(s) 734781250, Part Lot 4, Plan M-265, Parts 3-4, Plan 53R-21406, Part Lot 1, Concession 5, Township of Broder, 0 Cawthorpe Street, Sudbury, ON

SUMMARY

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

Application: Approval to construct a dwelling containing two dwelling units with attached garages and a detached accessory structure providing a circular driveway, lot coverage and height at variance to the By-law.

Comments concerning this application were submitted as follows:

Development Approvals, July 3, 2026

Comments attached as PDF.

Development Engineering, July 3, 2026

The owner is advised that only one driveway is permitted per lot. Traffic staff does not support the proposed circular driveway, as it does not meet all the minimum requirements for the circular driveway, and increased useable driveway area greater than the 50% maximum allowable, due to several concerns, including traffic safety, potential disruptions to traffic flow, loss of on-street parking, limited snow storage capacity, and increased stormwater runoff.

Strategic and Environmental Planning, June 30, 2026

The applicant is advised that compliance with the provincial Fish and Wildlife Conservation Act, 1997 and Species Conservation Act, 2025, and the federal Migratory Bird Convention Act, 1994 and Species At Risk Act, 2002, is their sole responsibility.

Building Services, June 29, 2026

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

1. Owner to be aware that a building permit to the satisfaction of the Chief Building Official is required for the proposed detached garage and for the proposed dwelling containing two dwelling units.

Corridor Management, June 29, 2026

No Comment Received

Hydro One, June 29, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), June 29, 2026

No Comment Received

Ministry of Transportation, June 26, 2026

This is confirmation that the subject lands are not within the MTO's Permit Control Area; therefore, there are no comments to provide at this time.

Sudbury Hydro, June 25, 2026

No Concerns

Conservation Sudbury, June 24, 2026

No Concerns

Site Plan, June 24, 2026

No Concerns

Meeting Minutes:

07/08/2026 The owner's agent, Rohit Walia, appeared before Committee and provided a summary of the Application.
Committee Chair Dumont asked the agent to comment on the concerns received from the public. The agent confirmed a lot grading plan was submitted and approved through the original division of the property into the three lots, so the drainage issue will be addressed through that Lot Grading Plan and the building permit process.
The Secretary-Treasurer advised Committee that letters of concern were received from Anthony Zilio, homeowner of 3025 Henri Street, Sudbury, from Gaetan Dubois on behalf of the Burmac Community Association and from Duncan Ross of 1275 Cawthorpe Street and confirmed Committee's receipt of the letters.
Committee Member Sawchuk expressed support for staff's recommendation and hopes the applicant will take the comments from the public into consideration even though not related to the variances being sought.
The Committee Members and the Chair expressed support for the Application and staff's recommendation.
Staff confirmed that they were in support of the development.

The following decision was reached:

DECISION:

THAT the application by:

PERRY MCKINNY

the owner(s) of PIN(s) 734781250, Part Lot 4, Plan M-265, Parts 3-4, Plan 53R-21406, Part Lot 1, Concession 5, Township of Broder, 0 Cawthorpe Street, Sudbury, ON

for relief from Part 4, Section 4.2, subsection 4.2.4 a), Part 5, Section 5.4, subsection 5.4.3.3 a) ii) and v), and Part 6, Section 6.3, Table 6.2, special provision #5 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a dwelling containing two dwelling units with attached garages and construction of a detached garage providing, firstly, a maximum height of 6.2m for the detached garage, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m, secondly, a circular driveway where the main building is setback 6.96m from the street line and a driveway area of 55%, where a circular driveway is permitted on lot in a Residential (R) Zone where the main building is setback at least 15.0m from the street line and where no more than 50% of the area of the front yard is used for driveway purposes, thirdly, a maximum lot coverage of 32%, where maximum lot coverage permitted on a partially serviced lot is 25%, 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 are 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	Concurring
RON GOSWELL	Concurring