



## COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2025-00127

November 26, 2025

OWNER(S): LIAM DEACON, 240 9th avenue, Lively, ON, Canada P3Y1M6

AGENT(S): LIAM DEACON, 240 9th avenue, Lively, ON, Canada P3Y1M6

LOCATION: PIN(s) 733770233, Parcel 22662 SEC SWS SRO, Lot 261, Plan M-923, Part Lot 7, Concession 5, Township of Waters, 240 Ninth Avenue, Lively P3Y 1M6

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### 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 garage and fence on the subject property providing accessory lot coverage, height, encroachments, and setbacks at variance to the By-law.

Comments concerning this application were submitted as follows:

Development Approvals, November 26, 2025

#### REVISED:

The purpose and effect of the application is to facilitate the construction of an 80 m<sup>2</sup> detached garage with the following variances:

1. A maximum accessory lot coverage of 14%, where the total lot coverage of all accessory buildings and structures on a residential lot shall not exceed 10%;
2. a maximum height of 5.18m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m;
3. A minimum corner side lot line setback 2.0m, where no encroachment is permitted and where 4.5m is required; and
4. An eaves encroachment of 0.3 m into the 2 m corner side lot line setback, where eaves may encroach 1.2m into the required yard but not closer than 0.6m to the lot line.

The subject lands contain an existing 85 m<sup>2</sup> single detached dwelling and a 22.5 m<sup>2</sup> portion of a mutual garage. The lands are serviced by a municipal water and sanitary connection and are accessed from Ninth 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 low density residential and park in nature.

Subsequent to receiving comments, the applicant amended the application to comply with the 3 m landscaped area adjacent to B Street and have removed the variance request to recognize the existing 1.8 m tall fence in the corner side yard.

It is recommended that the application be granted, subject to the following condition:

1. That the existing fence be reduced in height to 1 m or removed in order to comply with the Zoning By-law, within one year from the date of the decision to the satisfaction of the Director of Planning Services.

Development Approvals, November 21, 2025

The purpose and effect of the application is to facilitate the construction of an 80 m<sup>2</sup> detached garage with the following variances:

1. A maximum accessory lot coverage of 14%, where the total lot coverage of all accessory buildings and structures on a residential lot shall not exceed 10%;
2. a maximum height of 5.18m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m;
3. A minimum corner side lot line setback 2.0m, where no encroachment is permitted and where 4.5m is required; and
4. An eaves encroachment of 0.3 m into the 2 m corner side lot line setback, where eaves may encroach 1.2m into the required yard but not closer than 0.6m to the lot line.

Additionally, the application is seeking relief to permit an existing 1.8 m tall fence with a 0 m corner side yard setback, where no encroachment is permitted and where a 4.5m setback from the corner side lot line is required.

The subject lands contain an existing 85 m<sup>2</sup> single detached dwelling and a 22.5 m<sup>2</sup> portion of a mutual garage. The lands are serviced by a municipal water and sanitary connection and are accessed from Ninth 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 low density residential and park in nature.

The applicant has identified removing the driveway connection from Ninth Avenue and is proposing a new driveway from B Street. Development Engineering have advised that the removal of existing driveway will be required through the driveway entrance permit process. They have also identified that the fence will need to be reduced in height to 1 m for a distance of 7.5 m on either side of the proposed driveway to ensure adequate sightlines.

The concept plan did not identify the sight triangle, however, the applicant advised that they would

remove the fence or reduce the height to comply with the Zoning By-law.

The proposed accessory building would remain subordinate in size and height in comparison to the main use of the lands being the single detached dwelling. The garage is proposed to be setback a minimum of 7 m from the rear of the single detached dwelling, which will maintain adequate rear yard amenity space. There appears to be sufficient spacing around the proposed accessory building for access and maintenance. Staff have no concerns with the requested lot coverage and height variance requests.

Through review of the application, staff identified that additional relief is required for a 2 m wide landscaped strip abutting a road (north of the proposed driveway) where 3 m is required.

It is recommended that the application be deferred to allow the applicant an opportunity to amend the application to seek additional relief for the minimum landscaped strip abutting a road or revise the concept plan to conform to the Zoning By-law. Staff also recommend that the application be revised to include the location of the sight triangle and reduced fence height as per Development Engineering comments as the requested 1.8 m tall fence can not be supported.

Corridor Management, November 20, 2025

No Comment Received

Development Engineering, November 20, 2025

This would be reviewed during the application for the Entrance Permit, where the existing entrance off Ninth Avenue to be required to be closed.

Sightlines are required to be indicated at the corner of Ninth Avenue and B Street to ensure the zoning bylaw requirements are met.

At the new entrance, the fence should be stepped down to 1m in height for a distance of 7.5m on either side of the new entrance to ensure adequate sightlines.

Hydro One, November 20, 2025

No Comment Received

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

No Comment Received

Sudbury Hydro, November 20, 2025

No objections - outside of our territory.

Building Services, November 19, 2025

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-2025-01359) for the construction of a detached garage accessory to the existing single family dwelling.

Strategic and Environmental Planning, November 18, 2025

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

Conservation Sudbury, November 13, 2025

No Concerns

Ministry of Transportation, November 13, 2025

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

Site Plan, November 13, 2025

No Concerns

Meeting Minutes:

- 11/26/2025 The applicant appeared before Committee and provided a summary of the Application. Kelly Hamilton of 242 Ninth Avenue appeared before Committee and advised that she was in litigation with the previous owner of the subject property and expressed concerns that the applicant was running a business out of the property, burning oils and oil spillage. The Secretary-Treasurer advised that the City received an email of support from Curtis and Ashley Parry of 228 Ninth Avenue. Committee Member Castanza confirmed with the applicant that the driveway on Ninth Avenue would be removed, and a new driveway installed on B Street. Committee Member Goswell expressed support for staff's recommendation. Committee Member Sawchuk requested the Secretary-Treasurer to confirm the resolution wording and asked if there was any impact on Committee regarding the litigation comment. The Secretary-Treasurer provided Committee with the wording of the resolution and advised that she could not comment on the litigation matter. Committee Member Sawchuk expressed support for staff's recommendation. Committee Member Murray expressed support for staff's recommendation. Committee Chair Dumont confirmed with staff the condition that was being recommended in the resolution and confirmed that the applicant understood the condition and the timeline associated with it. The applicant advised Committee that he was willing to work with his neighbour for the other shared structure. Committee Chair Dumont provided instructions to the applicant on how to clear the condition and explained Committee's role and the four tests of a minor variance.

The following decision was reached:

**DECISION:**

THAT the application by:

LIAM DEACON

the owner(s) of PIN(s) 733770233, Parcel 22662 SEC SWS SRO, Lot 261, Plan M-923, Part Lot 7, Concession 5, Township of Waters, 240 Ninth Avenue, Lively P3Y 1M6

for relief from Part 4, Section 4.2, subsections 4.2.3 and 4.2.4, 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 a detached garage and providing, firstly, accessory lot coverage of 14%, where the total lot coverage of all accessory buildings and structures on a residential lot shall not exceed 10%, secondly, for the detached garage to be a maximum height of 5.18m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m, thirdly, for the detached garage to be setback 2.0m from the corner side lot line with eaves encroaching an additional 0.3m into the proposed 2.0m corner side yard, where 4.5m is required and where eaves may encroach 1.2m into the required yard but not closer than 0.6m to the lot line, and fourthly, for the 1.8m high fence to provide no setback from the corner side lot line, where no encroachment is permitted and where a 4.5m setback from the corner side lot line is required, be granted, subject to the following:

1. That the existing fence be reduced in height to 1 m or removed in order to comply with the Zoning By-law, within one year from the date of the decision to the satisfaction of the Director of Planning Services.

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

Public comment has been received and considered and had no effect on Committee of Adjustment's decision as the application represents good planning.

<b>Member</b>	<b>Status</b>
CATHY CASTANZA	Concurring
DAVID MURRAY	Concurring
JUSTIN SAWCHUK	Concurring
MATTHEW DUMONT	Concurring
RON GOSWELL	Concurring



## COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2025-00147

November 26, 2025

OWNER(S): PAT HEAPHY, 1257 Northshore Drive, Sudbury, ON, Canada  
STACEY HEAPHY, 1257 Northshore Drive, Sudbury, ON, Canada

AGENT(S): KOMRI ENGINEERING, 166 Douglas St, Sudbury, ON, Canada P3E1G1

LOCATION: PIN(s) 735810034, Parcel 50476 SEC SES, Part Lot 2, Concession 3, Parts 4, 8, 9, 12, 13, 22, 23, 24, 25, 26 & 39, Plan 53R-13778, Township of McKim, 1257 North Shore Drive, Sudbury P3B 1E7

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### 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 an addition on the existing single detached dwelling and to permit an accessory structure providing high water mark setbacks and shoreline structures at variance to the By-law.

Comments concerning this application were submitted as follows:

Corridor Management, November 20, 2025

No Comment Received

Development Approvals, November 20, 2025

The purpose and effect of the application is to facilitate the construction of an addition on the existing single detached dwelling and to permit an existing pergola providing with the following variances:

1. a minimum high water mark setback of 25.9m for the addition, where a residential building or other accessory building or structure shall be no closer than 30.0m to the high water mark,
2. a minimum high water mark setback of 5.8m for the existing pergola, where a residential building or other accessory building or structure shall be no closer than 30.0m to the high water mark, and
3. to permit an existing pergola in the shoreline buffer area, where the only permitted structures within 20.0m of the high water mark are the permitted accessory structures set out in 4.41.2 of the Zoning By-law, boat launches, marine railways, waterlines and heat pump loops.

The subject lands contain a single detached dwelling and a pergola. The lands are serviced by a municipal water and sanitary connection and are accessed from North Shore Drive.

The subject lands are designated 'Living Area I' within the City of Greater Sudbury Official Plan, are

zoned 'R1-5', Low Density Residential One within the City of Greater Sudbury Zoning By-law, are located within the Ramsey Lake Intake Protection Zone IV within the Source Water Protection Plan, and are regulated by Conservation Sudbury.

Surrounding uses are low density residential in nature.

The 23 m<sup>2</sup> addition is proposed to be located in the front yard, closer to the road than the existing dwelling. Majority of the existing dwelling is located within the 30 m high water mark. Given, the proposal is an addition that will not be located closer to the water, staff are supportive of the requested high water mark for the proposed addition.

The subject lands maintain the required shoreline clearance provisions with the existing 10 m<sup>2</sup> pergola. Given a pergola is an open roofed structure and clearance levels are being maintained, staff do not anticipate negative impacts to the waterbody as a result of the pergola.

Conservation Sudbury and Strategic and Environmental Planning have no objections.

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

Hydro One, November 20, 2025

No Comment Received

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

No Comment Received

Sudbury Hydro, November 20, 2025

No Concerns

Building Services, November 19, 2025

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-2025-01505) for the construction of an addition above the existing attached garage of the single family dwelling.
- 2) Owner to be aware that sheds greater than 15m<sup>2</sup> require a building permit in accordance with the Ontario Building Code Article 1.3.1.1. of Division C. Applicant/Owner to also be aware that with the exception of sheds, accessory buildings and structures greater than 10 m<sup>2</sup> (108 ft<sup>2</sup>) are also subject to the Ontario Building Code and would require a building permit.??

Development Engineering, November 19, 2025

No Concerns

Source Water Protection, November 19, 2025

Parcel located within Ramsey Lake IPZ-3. No significant drinking water threat identified at this time.

Conservation Sudbury, November 18, 2025

No Concerns

Strategic and Environmental Planning, November 18, 2025

Staff in SEP have reviewed the proposed minor variances. Staff rely on section 8.4.1 General Policies of chapter 8.4 SURFACE WATER RESOURCES – LAKES, RIVERS AND STREAMS of the City's Official Plan. Specifically policy 3 permits the consideration of a reduced highwater mark setback in the following circumstances:

- 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.

The proposed addition is not any closer than the existing dwelling to the highwater mark, consistent with c. above. Staff do not oppose this minor variance.

The existing pergola located on-site has the same effect as a deck, which is permitted so long as provisions of 4.41.3 Shoreline Buffer Areas in Zoning By-law 2010-100Z are met. The applicant is advised that staff would not be supportive of the addition of a roof or enclosing the structure in the future.

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, is their sole responsibility.

Ministry of Transportation, November 13, 2025

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

Site Plan, November 13, 2025

No Concerns

Meeting Minutes:

11/26/2025 The applicant, Pat Heaphy, and the agent, Dillon Parent of Komri Engineering, appeared before Committee and provided a summary of the Application to Committee. Committee Members and Chair expressed support for the Application.

The following decision was reached:

**DECISION:**

THAT the application by:

PAT HEAPHY AND STACEY HEAPHY

the owner(s) of PIN(s) 735810034, Parcel 50476 SEC SES, Part Lot 2, Concession 3, Parts 4, 8, 9, 12, 13, 22, 23, 24, 25, 26 & 39, Plan 53R-13778, Township of McKim, 1257 North Shore Drive, Sudbury P3B 1E7

for relief from Part 4, Section 4.41.2 and 4.41.4 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 and to permit an existing pergola providing, firstly, a high water mark setback of 25.9m for the addition, where a residential building or other accessory building or structure shall be no closer than 30.0m to the high water mark, and secondly, a high water mark setback of 5.8m for the existing pergola, where a residential building or other accessory building or structure shall be no closer than 30.0m to the high water mark and where the only permitted structures within 20.0m of the high water mark are the permitted accessory structures set out in 4.41.2 of the Zoning By-law, boat launches, marine railways, waterlines and heat pump loops, 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.

<b>Member</b>	<b>Status</b>
CATHY CASTANZA	Concurring
DAVID MURRAY	Concurring
JUSTIN SAWCHUK	Concurring
MATTHEW DUMONT	Concurring
RON GOSWELL	Concurring



## COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2025-00153

November 26, 2025

OWNER(S): KYLE ARZENI, 117 First Avenue, Sudbury, ON, Canada  
MELISSA ARZENI, 117 First Avenue, Sudbury, ON, Canada

AGENT(S): A.L. PERMITS, 460 Boyce St, Sudbury, ON, Canada P3E2G7

LOCATION: PIN(s) 735730079, Parcel 16387 SEC SES, Part Lot 5, Plan M-279, Part 2, Plan SR-328, Part Lot 12, Concession 4, Township of Neelon, 117 First Avenue, Sudbury P3B 3L2

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### 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 an addition on an existing garage providing a height at variance to the By-law.

Comments concerning this application were submitted as follows:

Development Approvals, November 21, 2025

The purpose and effect of the application is to facilitate the construction of a 71.35 sq. m addition on the existing detached garage providing a height of 6.2m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m.

The subject lands contain a 123 m<sup>2</sup> single detached dwelling with a height of 6 m, and an 89 m<sup>2</sup> accessory building. The lands are serviced by a municipal water and sanitary connection and has access from First Avenue.

The subject lands are designated 'Living Area I' within the City of Greater Sudbury Official Plan, are zoned 'R1-5', Low Density Residential within the City of Greater Sudbury Zoning By-law, and are located within the Ramsey Lake Intake Protection Zone IV within the Source Water Protection Plan.

Surrounding uses are residential and future development in nature.

Although the proposed additional will result in accessory building that exceeds the ground floor area and height in comparison to be dwelling, the addition is being proposed to the rear of the existing accessory building setback approximately 48 m from the front lot line, which will reduce perceived height from the street. The existing and proposed accessory building is predominantly located directly behind the dwelling reducing visibility and maintaining residential character.

The applicant has indicated the additional height is being requested in order to accommodate a car lift. As an advisory comment, the accessory building is permitted to be used for accessory residential use only. No business, commercial, or industrial uses are permitted.

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

Corridor Management, November 20, 2025

No Comment Received

Hydro One, November 20, 2025

No Comment Received

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

No Comment Received

Sudbury Hydro, November 20, 2025

No Concerns

Building Services, November 19, 2025

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

1) A Building Permit and documents will be required to be completed to the satisfaction of the Chief Building Official for the proposed addition on the existing detached garage.

Development Engineering, November 19, 2025

No Concerns

Source Water Protection, November 19, 2025

Property located within Ramsey Lake IPZ-3. Residential Property. No significant drinking water threat identified at this time

Strategic and Environmental Planning, November 18, 2025

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

Conservation Sudbury, November 13, 2025

No Concerns

Ministry of Transportation, November 13, 2025

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

Site Plan, November 13, 2025

No Concerns

Meeting Minutes:

11/26/2025 Angela Lanteigne of A.L. Permits, the applicant's agent, appeared before Committee and provided a summary of the Application. Committee Members Castanza and Goswell expressed support for the Application and staff's recommendation. Committee Member Sawchuk inquired with staff on the use and staff's recommendation. Committee Member Murray expressed support for staff's recommendation. Committee Chair Dumont requested staff to comment on the use of the property and staff confirmed that the use was limited to residential, and enforcement of the use would happen through By-law Enforcement. Committee Chair Dumont expressed support for staff's recommendation.

The following decision was reached:

DECISION:

THAT the application by:  
KYLE ARZENI AND MELISSA ARZENI  
the owner(s) of PIN(s) 735730079, Parcel 16387 SEC SES, Part Lot 5, Plan M-279, Part 2, Plan SR-328, Part Lot 12, Concession 4, Township of Neelon, 117 First Avenue, Sudbury P3B 3L2

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 a 71.35 sq. m addition on the existing detached garage providing a 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.

<b>Member</b>	<b>Status</b>
CATHY CASTANZA	Concurring
DAVID MURRAY	Concurring
JUSTIN SAWCHUK	Concurring
MATTHEW DUMONT	Concurring
RON GOSWELL	Concurring



## COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2025-00155

November 26, 2025

OWNER(S): AMBERWOOD REAL ESTATE INC., 130, Sudbury, ON, Canada

AGENT(S): DALRON HOMES, 130 Elm St, Sudbury, ON, Canada P3C 1T6

LOCATION: PIN(s) 735960935, Part of Lot 7, Concession 1, as in LT63621, LT63721, LT68251 & LT68789, except LT69355, LT95108 & LT99279; Township of McKim, 1385 Regent Street, Sudbury P3E 3Z1

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### SUMMARY

Zoning: The property is zoned C2(63) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Approval to provide no screening device within an existing planting strip at variance to the By-law.

Comments concerning this application were submitted as follows:

Development Approvals, November 21, 2025

The purpose and effect of the application is to permit the existing planting strip adjacent to the rear lot on the western side abutting the R3-1 zone to provide no screening device, where required planting strips shall contain one or more screening devices in the form of a continuous row of trees, a continuous hedgerow of evergreens, bushes or shrubs, or berm, a wall, or a fence.

The subject lands contain a three storey 90 bed retirement building. The lands are serviced by a municipal water and sanitary connection and have access from Regent Street and Edgehill Drive.

The subject lands are designated 'Regional Corridor' within the City of Greater Sudbury Official Plan and are zoned 'C2(63)', General Commercial Special.

Surrounding uses are residential and commercial in nature.

The lands are subject to a Site Plan Control Agreement. Site Plan staff have indicated that the screening requirement is indicated on the site plan, and the variance is required to eliminate this item from the list of outstanding site plan requirements.

Staff recognize that the retirement home is existing and currently does not have a fence along the western lot line as required by the site plan and zoning by-law. Staff is not aware of any negative impacts between the existing compatible residential built forms without the fence.

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

Corridor Management, November 20, 2025

No Comment Received

Hydro One, November 20, 2025

No Comment Received

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

No Comment Received

Sudbury Hydro, November 20, 2025

No Concerns

Building Services, November 19, 2025

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

For the applicants' information:

1) That a search of our records indicates that there are issued permits for:

a. B09-2541 – 3 Storey Addition (Phase II)

b. B10-1210 – Interior Alterations

Please contact Building Services to close these projects.

Development Engineering, November 19, 2025

No Concerns

Strategic and Environmental Planning, November 18, 2025

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

Conservation Sudbury, November 13, 2025

No Concerns

Ministry of Transportation, November 13, 2025

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

Site Plan, November 13, 2025

No Concerns

Meeting Minutes:

11/26/2025 Kristi Arnold, authorized representative of the applicant, appeared before Committee and provided a summary of the Application. Committee Members and Chair expressed support for the Application.

The following decision was reached:

DECISION:

THAT the application by:  
AMBERWOOD REAL ESTATE INC.  
the owner(s) of PIN(s) 735960935, Part of Lot 7, Concession 1, as in LT63621, LT63721, LT68251 & LT68789, except LT69355, LT95108 & LT99279; Township of McKim, 1385 Regent Street, Sudbury P3E 3Z1

for relief from Part 4, Section 4.15, subsection 4.15.5 of By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, as amended, to permit the existing planting strip adjacent to the rear lot on the western side abutting the R3-1 zone to provide no screening device, where required planting strips shall contain one or more screening devices in the form of a continuous row of trees, a continuous hedgerow of evergreens, bushes or shrubs, or berm, a wall, or a fence, 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.

<b>Member</b>	<b>Status</b>
CATHY CASTANZA	Concurring
DAVID MURRAY	Concurring
JUSTIN SAWCHUK	Concurring
MATTHEW DUMONT	Concurring
RON GOSWELL	Concurring