



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. A0085/2024

October 10, 2024

OWNER(S): RAINBOW DISTRICT SCHOOL BOARD, 408 Wembley Drive Sudbury ON P3E 1P2

AGENT(S): 3RDLINE STUDIO INC. , 289 Centre St. Suite 300, Sudbury, On P3B 1M8

LOCATION: PINs 73567 0292 & 73567 0295 & 73567 0308, Parcel 24214, 24883 and 28999 SEC SES, Lot Part 12, Concession 6, Township of Neelon, 1545 Kennedy Street, Sudbury

SUMMARY

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

Application: Approval to permit the location of two accessory refuse storage areas and reduced number of parking spaces on the subject property at variance to the By-law.

Comments concerning this application were submitted as follows:

CGS: Infrastructure Capital Planning Services, October 04, 2024

Roads
No concerns.

Transportation and Innovation Support
We have some concerns regarding the reduction in the required number of parking spaces, as any overflow parking that may occur from this site will affect the neighboring property owners on adjacent streets. It is unclear where any overflow staff, visitors and students to this site will park.

Active Transportation
No concerns.

Drainage
No concerns.

CGS: Development Approvals Section, October 03, 2024

The variances being sought would allow for the continued use of two refuse storages area and permit reduced parking. The lands are designated Institutional in the City's Official Plan and are zoned "I", Institutional per the City's Zoning By-law 2010-100Z. Relief is required to permit the refuse storage area 2.9 metres from the easterly lot line where 10.0 metres is required and 0.4 metres to the westerly lot line. Relief for reduced parking is being requested from 377 to 320. Staff are of the opinion that the development is consistent with the general intent of the OP and Zoning By-law, and meets the four tests of minor variance. As such, staff are recommending that minor variances associated with A0085/2024 be approved.

Nickel District Conservation Authority, October 02, 2024

Conservation Sudbury does not object to Minor Variance A0085/2024. Proposed development areas are not located in any area regulated by the Conservation Authority. We have no comment or objections to the proposed development.

SUBMISSION NO. A0085/2024 Continued.

CGS: Building Services Section, October 02, 2024

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

However, Owner to be advised of the following comments:

1) With respect to the proposed 20x30 storage shed, a Building Permit and Building Permit documents will be required to the satisfaction of the Chief Building Official.

2) A search of our records indicates incomplete permits for the subject property for interior alterations to science labs 235 & 236 (B18-0265), multi-use sports facility (B19-1107), interior alterations - phase 3 (B19-1867), fieldhouse addition (B20-1105), wall sign (B21-1879) interior alteration & door replacement (B22-1717), interior alterations & ventilation upgrades (B22-1357). Please contact Building Services to proceed in closing these projects.

CGS: Strategic and Environmental Planning, October 02, 2024

No concerns.

Greater Sudbury Hydro Inc., October 01, 2024

No objections.

CGS: Site Plan Control, September 26, 2024

The owner is working through compliance with the registered site plan agreement for this development. Once the work is complete the owner will be required to submit asbuilt drawings for the site showing all the changes.

CGS: Development Engineering, September 25, 2024

No objection.

Ministry of Transportation, September 25, 2024

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

The applicant's representative, Paul Berardelli, and agent, Tim James of 3rdLine Studio, appeared before Committee and provided a summary of the Application.

Committee Member Castanza advised the applicant of Building Services' comments regarding the outstanding permits and Paul Berardelli confirmed that they would address those concerns and work on closing the permits. Committee Member Castanza also noted Transportation and Innovation Support's concerns regarding the reduced parking and the agent acknowledged the concerns.

Committee Member Murray had no concerns and Committee Member Sawchuk had no comments.

The following decision was reached:

DECISION:

THAT the application by:

RAINBOW DISTRICT SCHOOL BOARD

the owner(s) of PINs 73567 0292 & 73567 0295 & 73567 0308, Parcel 24214, 24883 and 28999 SEC SES, Lot Part 12, Concession 6, Township of Neelon, 1545 Kennedy Street, Sudbury

SUBMISSION NO. A0085/2024 Continued.

for relief from Part 4, Section 4.2, subsection 4.2.9 (b) and Part 5, Section 5.3, Table 5.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit, firstly, the east refuse storage area to provide a 2.9m setback from the east lot line which also abuts a residential zone, where a refuse storage area may be no closer than 10.0m to any lot line or any residential zone boundary than required for an accessory structure in a non-residential zone, secondly, the west refuse storage area to provide a 0.4m setback from the west lot line, where a refuse storage area may be no closer than 10.0m to any lot line, and thirdly, a minimum of 320 required parking spaces, where 377 parking spaces are required, be granted.

Consideration was given to Section 45(1) of the Planning Act, R.S.O.1990, c. P.13 as amended including written and oral submissions related to the application, it is our opinion the variances are minor in nature and 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.

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>
Cathy Castanza	Concurring
David Murray	Concurring
Justin Sawchuk	Concurring
Ron Goswell	Concurring



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. A0087/2024

October 10, 2024

OWNER(S): ROSE ELDRIDGE, 400 Morris Street Sudbury ON P3B 1B9
JACK ELDRIDGE, 400 Morris Street Sudbury ON P3B 1B9

AGENT(S):

LOCATION: PIN 73583 0498, Lot(s) Part 18, Block K, Subdivision 5-SA, Lot Part 4, Concession 3, Township of McKim, 400 Morris Street, Sudbury

SUMMARY

Zoning: The property is zoned R2-3 (Low Density Residential Two) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Approval to convert the half-storey on the existing single detached dwelling into a full second storey providing an increase in gross floor area within the interior side yard setback and eaves at variance to the By-law.

Comments concerning this application were submitted as follows:

CGS: Building Services Section, October 10, 2024

REVISED

Building Services has reviewed your application and sketch for the requested minor variances and can advise of the following comment:

· Building Services is in receipt of application BP-NEW-2024-01214 for the extension of the second floor area, which includes required fire protection of the exterior walls subject to the reduced setback. Our concerns with the proposed Minor Variances have been satisfied.

CGS: Development Approvals Section, October 10, 2024

REVISED

The variances being sought would facilitate the conversion of loft space to a full second story. The lands are designated Living Area 1 in the City's Official Plan and are zoned "R2-3", Low Density Residential Two per the City's Zoning By-law 2010-100Z. Staff are of the opinion that the development is consistent with the general intent of the OP and Zoning By-law, and meets the four tests of minor variance. Subsequent to initial comments, the applicant submitted a revised building permit submission to address compliance with the Ontario Building Code. No additional variances were identified. As such, staff are recommending that application A0087/2024 be approved.

CGS: Infrastructure Capital Planning Services, October 04, 2024

Roads
No concerns.

Transportation and Innovation Support
No concerns.

Active Transportation
No concerns.

SUBMISSION NO. A0087/2024 Continued.

Drainage
No concerns.

Source Water Protection Plan, October 03, 2024

No activity or activities engaged in or proposed to be engaged in on the above noted property are considered to be significant drinking water threats at this time. You may undertake the activity or activities described in your application and proceed to apply for a Building Permit or Planning Approval as they are neither prohibited nor restricted for the purpose of Part IV of the Clean Water Act, 2006.

CGS: Development Approvals Section, October 03, 2024

The variances being sought would facilitate the conversion of loft space to a full second story. The lands are designated Living Area 1 in the City's Official Plan and are zoned "R2-3", Low Density Residential Two per the City's Zoning By-law 2010-100Z. Staff are of the opinion that the development is consistent with the general intent of the OP and Zoning By-law, and meets the four tests of minor variance. Despite this, Building Services notes that the proposed construction through their proposed building permit will not be permitted as noted. This is not to say that construction cannot occur at this setback, only that the proposed construction does not currently comply with the Ontario Building Code. As such, staff are recommending that application A0087/2024 be deferred to ensure that the proposed development can comply with the Ontario Building Code and so that any further relief required (if any) can be included.

CGS: Building Services Section, October 02, 2024

Building Services has reviewed your application and sketch for the requested minor variances and can advise of the following comment:

- We acknowledge application BP-NEW-2024-01214 for the extension of the second floor area.
- The proposed construction indicated in the permit submission will not be permitted with the proposed reduced setback. Applicant will need to review and provide revised drawings to the satisfaction of the Chief Building Official.

Nickel District Conservation Authority, October 02, 2024

Conservation Sudbury does not object to Minor Variance A0087/2024. Proposed development areas are not located in any area regulated by the Conservation Authority. We have no comment or objections to the proposed development.

CGS: Strategic and Environmental Planning, October 02, 2024

No concerns.

Greater Sudbury Hydro Inc., October 01, 2024

Maintain proper clearance from energized apparatus and conductors as per latest edition of Ontario Electrical Safety Code. Contact GSHI energy supply department if disconnect/reconnect is required.

CGS: Site Plan Control, September 26, 2024

No objection.

CGS: Development Engineering, September 25, 2024

No objection.

Ministry of Transportation, September 25, 2024

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

Committee Member Castanza declared a pecuniary interest in the Application and vacated the meeting prior to the hearing.

The applicant's appeared before Committee and provided a summary of the Application.

Committee Member Sawchuk expressed support and appreciation that the concerns expressed by staff were addressed prior to the meeting.

Committee Member Murray had no concerns.

The following decision was reached:

DECISION:

THAT the application by:

ROSE ELDRIDGE AND JACK ELDRIDGE

the owner(s) of PIN 73583 0498, Lot(s) Part 18, Block K, Subdivision 5-SA, Lot Part 4, Concession 3, Township of McKim, 400 Morris Street, Sudbury

for relief from Part 4, Section 4.25, subsection 4.25.1 and Part 6, Section 6.3, Table 6.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the conversion of the half-storey on the existing single detached dwelling into a full second storey providing, firstly, an increase in gross floor area of a legally existing building, where enlargement, reconstruction, repair and/or renovation shall not increase the gross floor area of a building or structure located within the minimum required interior side yard setback, and secondly, a minimum interior side yard setback of 0.9m for the second storey addition with eaves encroaching 0.53m into the proposed 0.9m interior side yard setback, where 1.8m is required and where eaves may encroach 0.6m into the required interior yard but not closer than 0.6m to the lot line, be granted.

Consideration was given to Section 45(1) of the Planning Act, R.S.O.1990, c. P.13 as amended including written and oral submissions related to the application, it is our opinion the variances are minor in nature and 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.

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
Ron Goswell	Concurring



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. A0088/2024

October 10, 2024

OWNER(S): MIREILLE WRIGHT, 2 Elm Street Box 350 Coniston ON P0M 1M0
BRUCE WRIGHT, 2 Elm Street Box 350 Coniston ON P0M 1M0

AGENT(S):

LOCATION: PIN 73561 0041, Parcel 44770 SEC SES SRO, Survey Plan 53R-7410 Part(s) 1, Lot Part 4, Concession 4, Township of Neelon, 2 Elm Street, Coniston

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 permit an existing accessory building on the subject property providing setbacks at variance to the By-law.

Comments concerning this application were submitted as follows:

CGS: Development Approvals Section, October 09, 2024

REVISED

The variances being sought would permit an existing gazebo in the required front yard. The lands are designated Living Area 1 in the City's Official Plan and are zoned "R1-5", Low Density Residential One per the City's Zoning By-law 2010-100Z. The parcel is entirely within the floodplain. Staff are of the opinion that the development is consistent with the general intent of the OP and Zoning By-law, and meets the four tests of minor variance. Subsequent to initial staff comments, the applicant advised that the front yard fence is intended to be removed. Staff are recommending that the application be approved subject to the following condition:

That the front/corner side yard fence and hedge exceeding 1 m in height be removed to the satisfaction of the Director of Planning Services within one year from the date of decision.

CGS: Infrastructure Capital Planning Services, October 04, 2024

Roads
No concerns.

Transportation and Innovation Support
It appears from the sketch provided that a portion of the Gazebo and fence are within the sight triangle. The owner is aware that no structures should be within the sight triangle.

Active Transportation
No concerns.

Drainage
No concerns.

CGS: Development Approvals Section, October 03, 2024

The variances being sought would permit an existing gazebo in the required front yard. The lands are

SUBMISSION NO. A0088/2024 Continued.

designated Living Area 1 in the City's Official Plan and are zoned "R1-5", Low Density Residential One per the City's Zoning By-law 2010-100Z. The parcel is entirely within the floodplain. Staff are of the opinion that the development is consistent with the general intent of the OP and Zoning By-law, and meets the four tests of minor variance. However, it appears that there is a fence and hedge within the required front yard that is greater than 1.0 metres in height. As such, staff are recommending that the application be deferred to address the fence and hedge in the required front yard.

Nickel District Conservation Authority, October 02, 2024

Conservation Sudbury does not object to Minor Variance A0088/2024. Subject property is located in a floodplain regulated by Conservation Sudbury. However under Ontario Regulation 41/24, non-habitable structures under 15m² in size are not subject to a permit from the Conservation Authority.

CGS: Building Services Section, October 02, 2024

Building Services has reviewed your application and sketch for the requested minor variances and can advise of the following:

There appears to be a fence located adjacent to the gazebo. The fence exceeds the permitted height to be located within the front and corner side yards. The fence will need to be removed or also addressed through Minor Variance relief.

The gazebo exceeds 10 sq.m. and will require a building permit to the satisfaction of the Chief Building Official.

CGS: Strategic and Environmental Planning, October 02, 2024

No concerns.

Greater Sudbury Hydro Inc., October 01, 2024

Maintain proper clearance from energized apparatus and conductors as per latest edition of Ontario Electrical Safety Code.

CGS: Site Plan Control, September 26, 2024

No objection.

CGS: Development Engineering, September 25, 2024

No objection.

Ministry of Transportation, September 25, 2024

A0088/2024 is located within the MTO's permit control area; and therefore, is subject to review under the Public Transportation and Highway Improvement Act R.S.O. 1990. The MTO has no objection to the proposed minor variance and has no comments to provide at this time.

The applicants appeared before Committee and provided a summary of the Application.

Committee Member Castanza confirmed with the applicants that the fence would be removed, and the applicants confirmed that it would be. Committee Member Castanza expressed support for the Application.

Committee Member sawchuk requested confirmation from staff that the condition to remove the fence was included in the resolution and staff confirmed that it was.

Committee Member Murray had no concerns.

The following decision was reached:

SUBMISSION NO. A0088/2024 Continued.

DECISION:

THAT the application by:

MIREILLE WRIGHT AND BRUCE WRIGHT

the owner(s) of PIN 73561 0041, Parcel 44770 SEC SES SRO, Survey Plan 53R-7410 Part(s) 1, Lot Part 4, Concession 4, Township of Neelon, 2 Elm Street, Coniston

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 permit an existing accessory building being a gazebo on the subject property providing, firstly, a minimum 2.4m front yard setback, where 6.0m is required, and secondly, a minimum 2.4m corner side yard setback, where no encroachment is permitted and where 4.5m setback is required, be granted, subject to the following condition:

1. That the front/corner side yard fence and hedge exceeding 1 m in height be removed to the satisfaction of the Director of Planning Services within one year from the date of decision.

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.

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>
Cathy Castanza	Concurring
David Murray	Concurring
Justin Sawchuk	Concurring
Ron Goswell	Concurring



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. A0089/2024

October 10, 2024

OWNER(S): GISELLE WENNERSTROM, 2582 Cavendish Court Sudbury ON P3E 5Y1
BRUNO WENNERSTROM, 2582 Cavendish Court Sudbury ON P3E 5Y1

AGENT(S):

LOCATION: PIN 73383 0065, Parcel 27041 SEC SWS SRO, Survey Plan 53R-8754 Part(s) 1, Lot Part 1, Concession 6, Township of Drury, 288 Wickie Road, Whitefish

SUMMARY

Zoning: The property is zoned SLS(4)(Seasonal Limited Service) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Approval to permit a seasonal dwelling with covered porch and detached garage on the subject property providing setbacks and height at variance to the By-law.

Comments concerning this application were submitted as follows:

CGS: Infrastructure Capital Planning Services, October 04, 2024

Roads
No concerns.

Transportation and Innovation Support
No concerns.

Active Transportation
No concerns.

Drainage
No concerns.

Nickel District Conservation Authority, October 03, 2024

Conservation Sudbury does not object to Minor Variance A0089/2024. Subject property does contain areas regulated by Conservation Sudbury, including a proxy flood hazard and erosion hazard. A permit from Conservation Sudbury will be required prior to issuance of the building permit. Please consult with us via NDCA@ConservationSudbury.ca prior to applying for your building permit.

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.

CGS: Development Approvals Section, October 03, 2024

SUBMISSION NO. A0089/2024 Continued.

The variances being sought would permit the construction of a seasonal dwelling with two covered decks and a detached garage. The lands are designated Rural in the City's Official Plan and are zoned "SLS(4)", Seasonal Limited Service Special per the City's Zoning By-law 2010-100Z. The applicants are requesting a reduced setback to the highwater mark of the lake. Submitted documents demonstrate that there are topographical challenges in further reducing the seasonal dwelling away from the highwater mark. Additionally, staff in Strategic and Environmental Planning are supportive of the application. As such, staff are of the opinion that the development is consistent with the general intent of the OP and Zoning By-law, and meets the four tests of minor variance. As such, staff are recommending that minor variances associated with A0089/2024 be approved.

CGS: Building Services Section, October 02, 2024

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

Applicant to be advised of the following:

- A Building Permit to the satisfaction of the Chief Building Official will be required for all construction.
- The main dwelling is only permitted for a seasonal / recreational use.
- The garage is not permitted to contain any habitable use.

CGS: Strategic and Environmental Planning, October 02, 2024

The new residence appears to be constrained to its proposed location due to steep slopes that prevent it from being built farther from the shoreline. As such, staff of the Strategic and Environmental Planning Section are not opposed to the approval of this application.

The following advice is provided for informational purposes only:

Shoreline property owners are encouraged to continue adopting lake-friendly practices.

Phosphorus is an essential element for all life forms and is the most limiting major nutrient for aquatic plant growth in freshwater streams and lakes. Increasing levels of phosphorus in lakes, streams and rivers can lead to an increasing incidence of nuisance aquatic vegetation, green algae, and, in some cases, toxic cyanobacterial (blue-green algae) blooms.

Existing vegetation on the subject lands acts as an important buffer, absorbing runoff nutrients and holding soil in place. Vegetation removal on the subject lands should be kept to a minimum during any site preparation or construction activities or for purposes of converting existing natural vegetation to lawns. Lawns require higher maintenance and expense and generally require importing soil from outside of the lot. Imported soil can introduce considerable quantities of phosphorus to a site.

Shoreline and riverbank residents can help reduce phosphorus levels or maintain them at low levels by following a few guidelines:

1. A natural vegetated buffer of at least 20 metres (the wider the better) from the high-water mark should be retained and supplemented with additional shrubs where necessary. As per the City's Official Plan and Zoning By-law, a maximum cleared area of 25% of the shoreline or riverbank or up to 23 metres, whichever is less, is allowable. Cleared areas are allowed up to 276 square meters.
2. Residents should minimize the amount of lawn on their property. Lawns generally require removing existing vegetation that is currently preventing soil erosion. Lawns may also require that soil be imported to the property, which can introduce significant phosphorus to the lake or river through erosion. Finally, lawns are expensive and time-consuming to maintain.
3. General use lawn fertilizers containing phosphorus should never be used. It is illegal to apply lawn fertilizers containing phosphorus in the City of Greater Sudbury unless establishing a new lawn. Before applying fertilizer of any kind on their lawns, owners should have the soil tested by a professional. The soil might only need crushed limestone to make it less acidic and allow soil nutrients to be more available for uptake by the turf grass.
4. Application of fertilizer containing phosphorus to flower or vegetable beds or shrubs should not be

SUBMISSION NO. A0089/2024 Continued.

applied any closer than 30 metres from the water's edge – the farther the better.

5. Any soil that is disturbed onsite or that is brought onto the subject lands should be covered with vegetation as quickly as possible to ensure that it doesn't erode into the lake or river. Soil particles can contain large amounts of phosphorus. Tarps should be used to cover the soil piles if rain is in the forecast.

6. Detergents (soaps and shampoos) should never be used in a lake or river. Only phosphorus-free detergents should be used for washing vehicles on the subject lands and washing should be done as far from the lake or river as possible.

7. Private sewage systems should be inspected and pumped at least every three years.

Property owners are encouraged to contact the City's Lake Water Quality Program at (705) 674-4455 ext. 4604 to book a free, confidential and non-regulatory shoreline home visit. During the visit, qualified staff will provide ideas and advice on shoreline management techniques to maintain and improve lake water quality.

The applicant or owner must contact Conservation Sudbury at (705) 674-5249 before starting any work in water or on the shoreline or riverbank (retaining walls, etc).

Greater Sudbury Hydro Inc., October 01, 2024

No concerns - Outside of our territory.

CGS: Site Plan Control, September 26, 2024

No objection.

CGS: Development Engineering, September 25, 2024

No objection.

Ministry of Transportation, September 25, 2024

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

The applicant's appeared before Committee and provided a summary of the Application. The applicant's asked Committee if they required a description of the variance being sought for the detached garage and Committee Chair Goswell requested staff to confirm that the variance had been included in the Application and staff confirmed that it had. Committee had no comments or questions.

The following decision was reached:

DECISION:

THAT the application by:

GISELLE WENNERSTROM AND BRUNO WENNERSTROM
the owner(s) of PIN 73383 0065, Parcel 27041 SEC SWS SRO, Survey Plan 53R-8754 Part(s) 1, Lot Part 1, Concession 6, Township of Drury, 288 Wickie Road, Whitefish

for relief from Part 4, Section 4.2, subsection 4.2.4 and Part 11, Section 4, subsection 4, paragraph (d), clause (ii) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a seasonal dwelling with two covered porches providing high water mark setbacks of 22.0m and 23.5m, identified as (A) and (B) respectively on the plot plan submitted with the Application, where a minimum setback of 25.0m from the high water mark is required, and also, a detached garage providing a maximum height of 9.8m, identified as (C) on the plot plan submitted with the Application, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m, be granted.

SUBMISSION NO. A0089/2024 Continued.

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.

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>
Cathy Castanza	Concurring
David Murray	Concurring
Justin Sawchuk	Concurring
Ron Goswell	Concurring