



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2025-00115

October 15, 2025

OWNER(S): LEVACK MOBILE HOMES PARK, 74-100 Nickel St, Levack, ON, Canada

AGENT(S): SANDRA YOUNG, 74-78 Nickel Street, Levack, ON, Canada P0M2C0
ROGER CARPENTER, 74-78 Nickel Street, Levack, ON, Canada

LOCATION: PIN(s) 733420412, Parcel 24253 SEC SWS SRO, Lot 39, Plan M-1009, except Part 2 on Plan 53R-6355, Part Lot 8, Concession 1, Township of Levack, 78 Nickel Street, Levack P0M 2C0

SUMMARY

Zoning: The property is zoned RMH-4, RU according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Approval to permit a mobile home dwelling on the subject property providing setbacks, lot coverage and height at variance to the By-law.

Comments concerning this application were submitted as follows:

Development Approvals, October 9, 2025

REVISED:

The purpose and effect of the application is to permit the installation of a 83.7 m² mobile home dwelling with the following variances:

1. a minimum 3.048 front yard setback, where 3.5m is required;
2. a minimum 3.048m rear yard setback, where 3.5m is required;
3. a maximum lot coverage of 40%, where 35% is permitted; and
4. a maximum height of 4.11m, where 4.0m is permitted.

The subject lands contain the Levack Mobile Home Park, which permits a maximum of 32 mobile homes. The proposed mobile home dwelling is intended to replace a former mobile home dwelling which was previously demolished. The lands are serviced by a municipal water and sanitary connection and are accessed by an existing driveway off Nickel Street.

The subject lands are designated 'Living Area I' within the City of Greater Sudbury Official Plan, are zoned 'RMH-4' Residential Mobile Home Special within the City of Greater Sudbury Zoning By-law, and are regulated by Conservation Sudbury (NDCA).

Surrounding uses are low density residential and rural in nature.

The Mobile Home Park as a whole is located on a block within a registered plan of subdivision. The Mobile Home Park does not contain registered lots, but rather mobile home sites. The Zoning By-law defines mobile home site as "An area of land within a mobile home park that is used as the site of, and pertains to, not more than one mobile home dwelling." The Zoning By-law has standards for

both Mobile Home Parks as a whole and individual Mobile Home Sites. Staff therefore have reviewed the zoning standards against the site dimensions provided by the applicant, as determined by the Levack Mobile Home Park.

The applicant has advised that the park has been in operation for 50 years. The lands are not subject to a Site Plan Control Agreement.

Subsequent to the public hearing, the applicant reduced the size of the mobile home from 112.87 m² to 83.7 m² and 40% lot coverage instead of 54% lot coverage in order to accommodate the required parking space. Staff are satisfied that comments regards to parking have been addressed and that the reduction in proposed lot coverage is more appropriate for the site.

It is recommended that the application be granted.

Building Services, October 8, 2025

Building Services has reviewed your documents and sketches and can advise that we have no concerns with the requested variances.

We acknowledge Building Permit application BP-NEW-2025-01556 for the Mobile Home, subject to review for OBC compliance.

Corridor Management, September 11, 2025

No Comment Received

Development Approvals, September 11, 2025

The purpose and effect of the application is to permit the installation of a 112.87 m² mobile home dwelling with the following variances:

1. a minimum 3.048 front yard setback, where 3.5m is required;
2. a minimum 3.048m rear yard setback, where 3.5m is required;
3. a maximum lot coverage of 54%, where 35% is permitted; and
4. a maximum height of 4.11m, where 4.0m is permitted.

The subject lands contain the Levack Mobile Home Park, which permits a maximum of 32 mobile homes. The proposed mobile home dwelling is intended to replace a former mobile home dwelling which was previously demolished. The lands are serviced by a municipal water and sanitary connection and are accessed by an existing driveway off Nickel Street.

The subject lands are designated 'Living Area I' within the City of Greater Sudbury Official Plan, are zoned 'RMH-4' Residential Mobile Home Special within the City of Greater Sudbury Zoning By-law, and are regulated by Conservation Sudbury (NDCA).

Surrounding uses are low density residential and rural in nature.

The Mobile Home Park as a whole is located on a block within a registered plan of subdivision. The Mobile Home Park does not contain registered lots, but rather mobile home sites. The Zoning By-law defines mobile home site as "An area of land within a mobile home park that is used as the site of, and pertains to, not more than one mobile home dwelling." The Zoning By-law has standards for both Mobile Home Parks as a whole and individual Mobile Home Sites. Staff therefore have reviewed the zoning standards against the site dimensions provided by the applicant, as determined by the Levack Mobile Home Park.

The applicant has advised that the park has been in operation for 50 years. The lands are not

subject to a Site Plan Control Agreement.

A mobile home dwelling is required to have one parking space. Parking spaces are required to have a width of 2.75 m and a length of 6 m. It is unclear based on the concept provided where the required parking space can be accommodated on site in accordance with the zoning standards.

It is recommended that the application be deferred to allow the applicant an opportunity to revise the concept to accommodate a parking space or revise the application to seek additional relief.

Development Engineering, September 11, 2025

No Concerns

Ministry of Natural Resources and Forestry (MNR), September 11, 2025

No Comment Received

Strategic and Environmental Planning, September 10, 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.

Sudbury Hydro, September 10, 2025

Outside of our territory - no concerns.

Building Services, September 9, 2025

Building Services has reviewed the application and document submission and can advise that we have no concerns with the requested Minor Variances.

Applicant to be advised that a complete Building Permit application to the satisfaction of the Chief Building Official will be required for the proposed Mobile Home.

Ministry of Transportation, September 9, 2025

The subject lands are located outside the MTO's permit control area (PCA); and therefore, we have no comments to provide at this time.

Site Plan, September 5, 2025

No Concerns

Conservation Sudbury, September 3, 2025

No Concerns

Meeting Minutes:

09/17/2025 The applicant's agents, Roger Carpenter and Sandra Young, appeared before Committee. The Chair confirmed that the applicant was in receipt of the comments. Roger Carpenter provided Committee with the history of the site and what was proposed. The Chair advised the agents that staff had indicated an issue with parking and Roger

Carpenter advised that the trailer they purchased was smaller and a vehicle could be parked beside it.

Committee Member Castanza advised that she attended the site and acknowledged the comments relating to parking.

Committee Member Sawchuk expressed support for staff's recommendation.

Committee Member Murray confirmed with staff that a building permit would trigger the requirement for parking. Committee Member Murray advised the agents that he would be open to put forward a motion forward to approve if the applicant wanted a decision.

The Chair confirmed the deferral fee and application fee with the Secretary-Treasurer. The Chair commented on the application and staff's comments and expressed support for staff's recommendation.

Committee Member Murray asked the agents if they wanted a decision, or a deferral and the agents advised that they wanted a deferral to work with staff.

Staff acknowledged the comments made by the agents regarding the size of the trailer and suggested that some variances may be reduced.

- 10/15/2025 The applicant's agents, Roger Carpenter and Sandra Young, appeared before Committee and provided a summary of the Application. Committee Members and the Chair expressed support for the Application and staff's recommendation.

The following decision was reached:

DECISION:

THAT the application by:

LEVACK MOBILE HOMES PARK

the owner(s) of PIN(s) 733420412, Parcel 24253 SEC SWS SRO, Lot 39, Plan M-1009, except Part 2 on Plan 53R-6355, Part Lot 8, Concession 1, Township of Levack, 78 Nickel Street, Levack P0M 2C0

for relief from Part 6, Section 6.3, Table 6.7 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the installation of a mobile home dwelling providing, firstly, a minimum 3.048m front yard setback, where 3.5m is required, secondly, a minimum 3.048m rear yard setback, where 3.5m is required, thirdly, a maximum lot coverage of 40%, where 35% is permitted, and fourthly, a maximum height of 4.11m, where 4.0m is permitted, be granted.

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

As no public comment, written or oral, has been received, there was no effect on the Committee of Adjustment's decision.

Member	Status
CATHY CASTANZA	Concurring
DAVID MURRAY	Concurring
JUSTIN SAWCHUK	Absent
MATTHEW DUMONT	Concurring
RON GOSWELL	Concurring



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2025-00126

October 15, 2025

OWNER(S): DEMATTIA FUTURE ENDEAVORS LTD., 2135 Long Lake Road, Sudbury, Ontario, Canada P3E 5H2
ESTATE OF SYLVANA DEMATTIA, 29 Concord Crescent, Sudbury, Ontario, Canada P3E 4L7

AGENT(S): IPS CONSULTING INC., 9-647 Welham Road, Barrie, ON, Canada
BLUEROCK 2135 LONG LAKE, 507 Peel Street, Whitby, Ontario, Canada L1N 3Y7

LOCATION: PIN(s) 734750530, 734750540, 734751266, 734750846, Parcel 36609 SEC SES SRO, Lot 9, Plan M-340, except Unit 28, Expropriation Plan D-55, Part Lot 6, Concession 6, Township of Broder; PIN 73475-0540, Parcel 35268 SEC SES SRO, Lot 10, Plan M-340, except Unit 28, Expropriation Plan D-55, Part Lot 6, Concession 6, Township of Broder; PIN 73475-1266, Part Lot 6, Concession 6, except LT106607, Unit 14, Expropriation Plan D-55 and Part 10, Plan 53R-17941, Township of Broder; and PIN 73475-0846, Parcel 18465 SEC SES, Part Lot 6, Concession 6 as in LT106607, Township of Border, 2135 Long Lake Road, Sudbury P3E 5H2

SUMMARY

Zoning: The property is zoned H56C2(126) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Approval to permit three multi-tenant commercial buildings and a gas bar with accessory convenience store on the subject property providing drive-throughs and refuse storage area location and setback at variance to the By-law.

Comments concerning this application were submitted as follows:

Building Services, October 8, 2025

Building Services has reviewed your documents and sketches and can advise that we have no concerns with the requested variances.

Building Services reserves further comment during the Site Plan Control process.

Applicant to be advised that Building Permit applications to the satisfaction of the Chief Building Official will be required for the proposed buildings.

Corridor Management, October 8, 2025

No Comment Received

Development Approvals, October 8, 2025

The purpose and effect of the application is to facilitate three multi-tenant commercial buildings and a gas bar with accessory convenience store with the following variances:

1. three drive-through service facilities, where the number of drive-through service facilities accessory to restaurants, financial institutions, retail stores and automated car washes located on a lot shall not exceed a total of two;
2. the south east refuse storage area to be located in an exterior yard, where refuse storage areas shall be located in an interior yard only; and
3. a refuse storage area setback 3.0m from the corner side lot line, whereas 7.5m from the corner side lot line is required.

The subject lands are currently vacant of buildings and structures. The lands are serviced by a municipal water and sanitary connection. Accesses are proposed from Long Lake Road and St. Charles Lake Road.

The subject lands are designated 'Regional Corridor' within the City of Greater Sudbury Official Plan and are zoned 'H56C2(126)', General Commercial Special Holding within the City of Greater Sudbury Zoning By-law.

Surrounding uses are residential and commercial in nature.

Through the review of the Site Plan Control process, it was identified relief is needed for the third drive through facility, as the maximum amount of number of drive-through service facilities accessory to restaurants, financial institutions, retail stores and automated car washes located on a lot shall not exceed a total of two. Additionally, it was identified that relief is required for the location of the refuse storage.

Site Plan Control advised the applicant through the site plan process that an updated Traffic Impact Study (TIS) is required for the current proposed uses and site layout. The TIS is to include a detailed analysis of the queueing space. Given the proposed configuration and the proximity of the drive-throughs to the gas station, there is potential for internal traffic conflicts that may affect vehicle circulation and queueing patterns. These conflicts could result in queues backing up toward the main site entrances, impacting overall site access and traffic flow.

Staff recommend that the application be deferred at this time to allow the applicants an opportunity to complete the updated Traffic Impact Study, make any necessary updates to the site plan to alleviate traffic and functionality concerns, and make revisions to the variance application if applicable.

Development Engineering, October 8, 2025

A Site Plan Control Application has been submitted for the proposed development, Development Engineering comments will be provided through Site Plan Control.

Hydro One, October 8, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), October 8, 2025

No Comment Received

Strategic and Environmental Planning, October 8, 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.

Sudbury Hydro, October 8, 2025

No Concerns

Site Plan, October 7, 2025

A Site Plan Control Application has been submitted for the proposed development. Staff have reviewed this application and advised the applicant that an updated Traffic Impact Study (TIS) is required for the current proposed uses and site layout. The TIS is to include a detailed analysis of the queueing space. Given the proposed configuration and the proximity of the drive-throughs to the gas station, there is potential for internal traffic conflicts that may affect vehicle circulation and queueing patterns. These conflicts could result in queues backing up toward the main site entrances, impacting overall site access and traffic flow.

Ministry of Transportation, October 6, 2025

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

Conservation Sudbury, October 2, 2025

No Concerns

Meeting Minutes:

10/15/2025 The applicant's agent, Lauren Jeffrey of IPS Consulting Inc., appeared before Committee and provided a summary of the Application addressing the Traffic Impact Study, the four tests of a minor variance and requested Committee to consider a partial approval for the refuse storage location if there were concerns with the Traffic Impact Study.

Area residents Jennifer Fearn of 271 St. Charles Lake Road and Maria Kostakos of 295 St. Charles Lake Road appeared before Committee and expressed opposition to the application. Their concerns related to vehicular safety, pedestrian safety, noise and light pollution. Sudbury resident, Wayne Poitras of 213 Patterson Street, suggested that a collector lane could be installed along Long Lake Road.

The Secretary-Treasurer confirmed with Committee their receipt of the letter and emails received from Jennifer Fearn of 271 St. Charles Lake Road, the Pita Pit owners located as 1897 Regent Street, #1893 and John Bassett of 422 Helen's Point Road.

The agent commented on the site plan control process, the variances being sought, sight lines, the existing vegetation and advised Committee that the Traffic Impact Study confirmed that the sight lines were appropriate.

Committee Chair Dumont asked staff if the Traffic Impact Study was received, and staff advised that Development Approvals was not in receipt of it. Committee Chair Dumont asked the agent where the submission was in the Site Plan Control process and the agent advised that the Traffic Impact Study had been submitted through Pronto the week prior.

Committee Member Castanza advised Committee that she attended the site and expressed concern with traffic congestion and confirmed the access and egress

locations with the agent. Committee Member Castanza acknowledged the minor variances being sought and Committee's scope. Committee Member Goswell requested the agent to address the resident's comment regarding a fence. The agent advised that fencing was proposed along Brenda Drive, but no fence was proposed along St. Charles Lake Road, but landscaping was. Committee Member Goswell expressed support for staff's recommendation. Committee Member Sawchuk acknowledged the Traffic Impact Study and resident's concerns and expressed support for approving the location of the refuse. Committee Member Murray acknowledged resident's comments and noted that some concerns were outside of Committee's scope. Committee Member Murray expressed support for approving the location of the refuse and deferring the remaining variance as the Traffic Impact Study needed to be reviewed. Committee Chair Dumont expressed support for staff's recommendation, acknowledged resident's concerns and provided the residents with an explanation on the site plan control process, Committee's process and the four tests of a minor variance. Committee Member Murray asked the agent if they wanted a decision on the refuse variances and the agent confirmed they did. Committee Members and the Chair expressed support for the refuse variances. The staff recommendation to defer the Application was defeated. Committee Member Murray put forward a motion to support the variances relating to the refuse storage location and defer the variance relating to the drive-through and Committee Member Castanza seconded the motion. The motion was supported and carried.

The following decision was reached:

DECISION:

THAT the application by:
DEMATTIA FUTURE ENDEAVORS LTD. AND ESTATE OF SYLVANA DEMATTIA
the owner(s) of PIN(s) 734750530, 734750540, 734751266, 734750846, Parcel 36609 SEC SES SRO, Lot 9, Plan M-340, except Unit 28, Expropriation Plan D-55, Part Lot 6, Concession 6, Township of Broder; PIN 73475-0540, Parcel 35268 SEC SES SRO, Lot 10, Plan M-340, except Unit 28, Expropriation Plan D-55, Part Lot 6, Concession 6, Township of Broder; PIN 73475-1266, Part Lot 6, Concession 6, except LT106607, Unit 14, Expropriation Plan D-55 and Part 10, Plan 53R-17941, Township of Broder; and PIN 73475-0846, Parcel 18465 SEC SES, Part Lot 6, Concession 6 as in LT106607, Township of Border, 2135 Long Lake Road, Sudbury P3E 5H2

for relief from Part 4, Section 4.2 and subsection 4.2.9 (b) (i) and (ii) and Part 7, Section 7.3, Table 7.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the location of the south east refuse storage area to be located in an exterior yard and setback 3.0m from the corner side lot line, where refuse storage areas shall be located in an interior yard only and setback 7.5m from the corner side 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 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.

Member	Status
CATHY CASTANZA	Concurring
DAVID MURRAY	Concurring
JUSTIN SAWCHUK	Concurring
MATTHEW DUMONT	Concurring
RON GOSWELL	Concurring



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2025-00129

October 15, 2025

OWNER(S): 1000962748 ONTARIO INC, 27 EYRE STREET, Sudbury, ON, Canada

AGENT(S): 1000962748 ONTARIO INC, 27 EYRE STREET, Sudbury, ON, Canada

LOCATION: PIN(s) 735860326, Lot 78, Plan 8-S, Instrument number 109228, Part Lot 7, Concession 3, Township of McKim, 27 Eyre Street, Sudbury P3C 4A4

SUMMARY

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

Application: Approval to legalize a dwelling unit within the existing multiple dwelling providing number of dwelling units and lot area per unit at variance to the By-law.

Comments concerning this application were submitted as follows:

Building Services, October 8, 2025

Building Services has reviewed your documents and sketches and can advise that we have no concerns with the requested variances.

We acknowledge Building Permit BP-NEW-2025-01806 for the construction of the dwelling unit, subject to review for OBC compliance.

Corridor Management, October 8, 2025

No Comment Received

Development Approvals, October 8, 2025

The purpose and effect of the application is to recognize a 5th dwelling unit within the existing 4-unit multiple dwelling with the following variances:

1. a minimum lot area of 117.9 m² per unit, where 140 m² per unit is required, and
2. a maximum of 5 dwelling units, where a maximum of 4 dwelling units is permitted.

The subject lands contain a 5-unit multiple dwelling. The lands are serviced by a municipal water and sanitary connection. The lands are accessed by an existing driveway from Eyre Street.

The subject lands are designated 'Living Area I' within the City of Greater Sudbury Official Plan and are zoned 'R2-3', Low Density Residential Two within the City of Greater Sudbury Zoning By-law.

The lands were subject to a Minor Variance Application A0249/1990, wherein the following was granted under Zoning By-law 62-192:

For approval of the location of the existing 1 1/2 & 2-storey five unit apartment building on the subject property, where the minimum front yard is 4.72m (15.5') where 7.50m (24.61') are required, the minimum north side yard is 0.49m (1.6') where 1.8m (5.91') are required, the eaves project to within approx. 0.12m (0.4') of the lot line where 0.60m (1.97') clearance is required, the minimum south side yard is 1.13m (3.7') where 1.80m (5.91') are required and further, where none of the required five parking spaces are available on the property.

The 5th unit was established without benefit of a building permit and as such does not have legal non-conforming status. The applicant was required to obtain relief for permission for a 5th unit and the maximum size per unit in order to legalize the unit. All other relief sought in 1990 is still applicable.

Surrounding uses are residential and commercial in nature.

The density is 84 units per ha, remaining in conformity with the 90 unit per ha contemplated within Living Area I designation of the Official Plan. Staff do not anticipate impacts to surrounding uses as a result of the variances, as no changes are being sought to the existing building. Staff have no concerns in regards to reestablishing permissions for a 5th dwelling unit under the current zoning by-law standards.

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.

Development Engineering, October 8, 2025

No Concerns

Hydro One, October 8, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), October 8, 2025

No Comment Received

Strategic and Environmental Planning, October 8, 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.

Sudbury Hydro, October 8, 2025

No Concerns

Site Plan, October 7, 2025

No Concerns

Ministry of Transportation, October 6, 2025

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

Conservation Sudbury, October 2, 2025

No Concerns

Meeting Minutes:

10/15/2025 The applicants authorized representative, Nadeem Ismaili, appeared before Committee and provided a summary of the Application. Committee Members and the Chair expressed support for the Application and staff's recommendation.

The following decision was reached:

DECISION:

THAT the application by:
1000962748 ONTARIO INC
the owner(s) of PIN(s) 735860326, Lot 78, Plan 8-S, Instrument number 109228, Part Lot 7, Concession 3, Township of McKim, 27 Eyre Street, Sudbury P3C 4A4

for relief from Part 6, Section 6.3, Table 6.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit an additional dwelling unit within the existing 4-unit multiple dwelling providing 117.9 sq. m per unit and five dwelling units, where 140.0 sq. m per unit is required and where not more than four dwelling units are permitted, be granted.

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

As no public comment, written or oral, has been received, there was no effect on the Committee of Adjustment's decision.

Member	Status
CATHY CASTANZA	Concurring
DAVID MURRAY	Concurring
JUSTIN SAWCHUK	Concurring
MATTHEW DUMONT	Concurring
RON GOSWELL	Concurring



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2025-00134

October 15, 2025

OWNER(S): 900281 ONTARIO INC, 1024 Kingsway, Sudbury, ON, Canada

AGENT(S): CAPITAL CONSTRUCTION (2007) INC., 42 1/2 Diorite Street, Copper Cliff, ON, Canada P0M1N0

LOCATION: PIN(s) 021321474, Firstly: Part Lot 2, Concession 4, Parts 1-5, Plan SR-3246, except Part 1, Plan 53R-20343; Secondly: Part Lot 2, Concession 4; and Thirdly: Part Lot 3, Concession 4, Part 1, Plan 53R-22060, Township of McKim, 1024 Kingsway, Sudbury P3B 2E5

SUMMARY

Zoning: The property is zoned C2(106) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

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

Comments concerning this application were submitted as follows:

Development Approvals, October 9, 2025

The purpose and effect of the application is to facilitate the construction of a wood frame storage shed providing a building separation of 1.2m from the existing building, where 3.0m building separation is required.

The subject lands contain two commercial buildings that are serviced by a municipal water and sanitary connection with access from the Kingsway.

The subject lands are designated 'Regional Corridor' and 'Mixed Use Commercial' within the City of Greater Sudbury Official Plan, are zoned 'C2(106)', General Commercial Special within the City of Greater Sudbury Zoning By-law, and are located in the Ramsey Lake Intake Protection Zone IV, within the Source Water Protection Plan.

Surrounding uses are open space park, and commercial in nature.

Staff have no concerns with the proposed reduction in building separation given Building Code compliance will need to be adhered to during the Building permit process. The requested 1.2 m will maintain sufficient distance for access between buildings and room for maintenance.

It is recommended the application be granted.

Source Water Protection, October 9, 2025

No significant drinking water threat identified at this time.

Building Services, October 8, 2025

Building Services has reviewed your documents and sketches and can advise of the following:

We acknowledge Building Permit BP-NEW-2025-01299 for the construction of the new accessory building. Given the proximity of the accessory building to the existing building, consideration must be given to the required fire protection of the exposing building faces. No unprotected openings would be permitted, and non-combustible construction would be required.

Corridor Management, October 8, 2025

No Comment Received

Development Engineering, October 8, 2025

No Concerns

Hydro One, October 8, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNR), October 8, 2025

No Comment Received

Strategic and Environmental Planning, October 8, 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.

Sudbury Hydro, October 8, 2025

No Concerns

Site Plan, October 7, 2025

No Concerns

Ministry of Transportation, October 6, 2025

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

Conservation Sudbury, October 2, 2025

No Concerns

Meeting Minutes:

10/15/2025 The applicant's agent, Chris Laking of Imperial Collision Centre, appeared before Committee and provided a summary of the Application. Committee Member Castanza advised Committee that she attended the site and confirmed with the agent that the sea cans were going to be removed from the site. Committee Members and the Chair expressed support for the Application and staff's recommendation.

The following decision was reached:

DECISION:

THAT the application by:

900281 ONTARIO INC

the owner(s) of PIN(s) 021321474, Firstly: Part Lot 2, Concession 4, Parts 1-5, Plan SR-3246, except Part 1, Plan 53R-20343; Secondly: Part Lot 2, Concession 4; and Thirdly: Part Lot 3, Concession 4, Part 1, Plan 53R-22060, Township of McKim, 1024 Kingsway, Sudbury P3B 2E5

for relief from Part 7, Section 7.3, Table 7.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a wood frame storage shed providing a building separation of 1.2m from the existing building, where 3.0m building separation is required, be granted.

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

As no public comment, written or oral, has been received, there was no effect on the Committee of Adjustment's decision.

Member	Status
CATHY CASTANZA	Concurring
DAVID MURRAY	Concurring
JUSTIN SAWCHUK	Absent
MATTHEW DUMONT	Concurring
RON GOSWELL	Concurring



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2025-00135

October 15, 2025

OWNER(S): CAROL POITRAS, 213 Patterson Street, Sudbury, ON, Canada
WAYNE POITRAS, 213 Patterson Street, Sudbury, Ontario, Canada P3C 2J8

AGENT(S): WAYNE POITRAS, 213 Patterson Street, Sudbury, ON, Canada P3C2J8

LOCATION: PIN(s) 021350067, Lot 77, Plan 1-SC, Part Lot 6, Concession 4, Township of McKim, 213 Patterson Street, Sudbury P3C 2J8

SUMMARY

Zoning: The property is zoned R2-2 according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Approval to construct an accessory building providing accessory lot coverage at variance to the By-law.

Comments concerning this application were submitted as follows:

Development Approvals, October 9, 2025

The purpose and effect of the application is to facilitate the construction of a 20.4 m² detached garage providing accessory lot coverage of 11%, where the total lot coverage of all accessory buildings and structures on a residential lot shall not exceed 10%.

The subject lands contain a single detached dwelling and two accessory buildings. The lands are serviced by a municipal water and sanitary connection and is accessed from Patterson Street.

The subject lands are designated 'Living Area I' within the City of Greater Sudbury Official Plan and are zoned 'R2-2', Low Density Residential Two within the City of Greater Sudbury Zoning By-law.

Surrounding uses are residential in nature.

Staff have no concerns with the proposed accessory building for storage purposes. The accessory building is subordinate in size and height in comparison to the main use of the lands being the single detached dwelling. Adequate spacing exists between accessory buildings and sufficient rear yard amenity space will be maintained as a result of the additional accessory building. Overall, staff are of the opinion that the building will be utilized for accessory residential storage purposes and the residential character and site functionality will be maintained.

It is recommended the application be granted.

Building Services, October 8, 2025

Building Services has reviewed your documents and sketches and can advise that we have no concerns with the requested variance.

We acknowledge Building Permit BP-NEW-2025-01419 for the construction of the accessory building.

Corridor Management, October 8, 2025

No Comment Received

Development Engineering, October 8, 2025

No Concerns

Hydro One, October 8, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), October 8, 2025

No Comment Received

Strategic and Environmental Planning, October 8, 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.

Sudbury Hydro, October 8, 2025

All structures, equipment and personnel must maintain proper clearance from energized electrical conductors and apparatus as per the latest edition of the Ontario Electrical Safety Code.

Site Plan, October 7, 2025

No Concerns

Ministry of Transportation, October 6, 2025

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

Conservation Sudbury, October 2, 2025

No Concerns

Meeting Minutes:

10/15/2025 The applicant, Wayne Poitras, appeared before Committee and provided a summary of the Application.
Committee Member Castanza advised Committee that she attended the site and confirmed the proposed location of the shed with the applicant.
Committee Members and the Chair expressed support for the Application and staff's recommendation.

The following decision was reached:

DECISION:

THAT the application by:

CAROL POITRAS AND WAYNE POITRAS

the owner(s) of PIN(s) 021350067, Lot 77, Plan 1-SC, Part Lot 6, Concession 4, Township of McKim, 213 Patterson Street, Sudbury P3C 2J8

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 a detached shed providing accessory lot coverage of 11%, 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	Concurring
JUSTIN SAWCHUK	Absent
MATTHEW DUMONT	Concurring
RON GOSWELL	Concurring



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2025-00138

October 15, 2025

OWNER(S): SUDBURY APARTMENT RENTALS LIMITED, 219 O'Neill Drive East, Greater Sudbury, ON, Canada

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

LOCATION: PIN(s) 021350242, Lot 45, Block B, Plan 3-SA, Part Lot 6, Concession 4, Township of McKim, 101 Pine Street, Sudbury P3C 1W9

SUMMARY

Zoning: The property is zoned C2(89) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Permission under Section 45(2) of the Planning Act, R.S.O. 1990, c. P.13, to expand the legal non-conforming use of the existing lot, including the building, to increase the number of dwelling units within the existing building providing an increase in residential density and maintain current parking.

Comments concerning this application were submitted as follows:

Development Approvals, October 9, 2025

The purpose and effect of the application is to expand the legal non-conforming use of the existing building from 10 dwelling units to 12 dwelling units providing a maximum net residential density of 216 units per hectare, where a maximum net residential density of 150 units per hectare is permitted and where 179.4 units per hectare currently exists, and maintain 4 parking spaces for 12 dwelling units where 4 parking spaces for 10 dwelling units currently exist.

The subject lands contain a 10-unit multiple dwelling that is serviced by a municipal water and sanitary connection with access from Pine Street.

The subject lands are designated 'Downtown' within the City of Greater Sudbury Official Plan and are zoned 'C2(89)', General Commercial Special within the City of Greater Sudbury Zoning By-law.

Surrounding uses are commercial in nature.

Residential development is a key priority for the Downtown as a means of stimulating increased investment and business activity, reinforcing the City's urban structure and achieving more efficient pattern of development. Compact, walkable and transit-supportive, the Downtown possesses a distinct built form that sets it apart from other urban areas, offering unique opportunities to protect, develop and sustain its role as the vibrant hub of a dynamic city.

Staff have no concerns with the proposed additional dwelling units and maintaining current parking spaces given the location in the Downtown designation. Impacts are not anticipated to surrounding uses as the units will be located inside the existing building.

It is recommended the application be granted.

Building Services, October 8, 2025

Building Services has reviewed your documents and sketches and can advise that we have no concerns with the requested variances.

Owner to be advised that a Building permit to the satisfaction of the Chief Building Official will be required for the additional dwelling units.

Corridor Management, October 8, 2025

No Comment Received

Development Engineering, October 8, 2025

We have some concerns regards to the reduction in the required number of parking spaces, it is important to note that on-street parking is not permitted on the north side of Pine Street, and only short term on-street parking (maximum of 4 hours) is available on the south side of Pine Street, therefore any overflow parking that may occur from this site will affect the neighbouring property owners on Pine Street or other area roadways.

Hydro One, October 8, 2025

No Comment Received

Ministry of Natural Resources and Forestry (MNR), October 8, 2025

No Comment Received

Site Plan, October 8, 2025

No Concerns

Strategic and Environmental Planning, October 8, 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.

Sudbury Hydro, October 8, 2025

No Concerns

Ministry of Transportation, October 6, 2025

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

Conservation Sudbury, October 2, 2025

No Concerns

Meeting Minutes:

10/15/2025 The applicant's agent, Vanessa Smith of Tulloch Engineering, appeared before Committee and provided a summary of the Application. Committee Members and the Chair expressed support for the Application and staff's recommendation.

The following decision was reached:

DECISION:

THAT the application by:

SUDBURY APARTMENT RENTALS LIMITED

the owner(s) of PIN(s) 021350242, Lot 45, Block B, Plan 3-SA, Part Lot 6, Concession 4, Township of Mc Kim, 101 Pine Street, Sudbury P3C 1W9

for permission under Section 45(2) of the Planning Act, R.S.O. 1990, c. P.13 to expand the legal non-conforming use of the existing building from 10 dwelling units to 12 dwelling units providing a maximum net residential density of 216 units per hectare, where a maximum net residential density of 150 units per hectare is permitted and where 179.4 units per hectare currently exists, and maintain 4 parking spaces for 12 dwelling units where 4 parking spaces for 10 dwelling units currently exist, be granted.

Consideration was given to Sections 45(2) of the Planning Act. The use that was made of the building on the day the by-law was passed continued until the date of the application to the Committee. The enlargement of the use within the building is within the limits of the land owned and used in connection therewith on the day the by-law was passed.

As no public comment, written or oral, has been received, there was no effect on the Committee of Adjustment's decision.

Member	Status
CATHY CASTANZA	Concurring
DAVID MURRAY	Concurring
JUSTIN SAWCHUK	Absent
MATTHEW DUMONT	Concurring
RON GOSWELL	Concurring