



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2026-00112

September 16, 2026

OWNER(S): BLUE STRIPE ANT INC., 3 Market Street, Toronto, ON, Canada M5E0A3

AGENT(S): T ENGINEERING, 2820 Celine St, Sudbury, ON, Canada

LOCATION: PIN(s) 734780738, Parcel 20409 SEC SES SRO, Lots 26 & 27, Plan M-403, Part Lot 4, Concession 6, Township of Broder, 2280 Celine Street, Sudbury P3E 0C9

SUMMARY

Zoning: The property is zoned M1(27) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Approval to reconstruct a mezzanine within the existing building providing an increase in gross floor area within a required yard at variance to the By-law.

Comments concerning this application were submitted as follows:

Corridor Management, September 10, 2026

No Comment Received

Development Approvals, September 10, 2026

The purpose and effect of the application is to facilitate the reconstruction of a mezzanine within the existing building, with the following variance:

1. To permit an increase in gross floor area within the legal non-complying rear yard maintaining a rear yard setback of 1.22m, where buildings or structures may be enlarged, reconstructed, repaired and/or renovated and where nothing in this By-law shall apply to prevent the reconstruction of any legally existing building or structure provided that the enlargement, reconstruction, repair and/or renovation does not increase the gross floor area of the building or structure located within the applicable minimum required rear yard (Subsections 4.25.1 b) and 4.25.2 b) of the Zoning By-law).

The property currently contains one building that has legal non-complying rear and interior side yard setbacks. The applicant is proposing to renovate the mezzanine located in the existing building, increasing the gross floor area within the legal non-complying rear yard. The applicant is proposing to convert the existing use of the property from an auto repair facility to a low hazard laboratory use.

The lands are serviced by municipal water and sewer. The lands are accessed by an existing driveway from Celine Street, a municipal road maintained year-round.

The subject property is designated 'Mixed Use Commercial' within the City of Greater Sudbury Official Plan and is zoned 'M1(27)', Mixed Light Industrial/ Service Commercial Special within the City of Greater Sudbury Zoning By-law.

Surrounding uses are low density residential, commercial and industrial in nature.

The proposed use (low hazard laboratory use) is a permitted use in the M1 Zone under the 'scientific or medical laboratory', as such, it is a permitted use on the subject lands, being zoned "M1(27)". The applicant is only proposing an interior renovation, increasing the size of the Mezzanine from 50.9 m² to 105.6 m². As previously noted, the existing building has legal non-complying rear and interior side yard setbacks. Based on the applicant's concept plan, all other zoning provisions appear to be met.

The expansion of the Mezzanine is in the portion of the building located in the legal non-complying rear yard. The lands municipally known as 0 Armstrong Street, directly abutting 2280 Celine Street's rear property line is currently vacant of any buildings or structures and is zoned "C1", Local Commercial. Staff do not anticipate the interior expansion of the Mezzanine to create any negative impact on the surrounding area, as the exterior of the building is not proposed to change.

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

Ministry of Natural Resources and Forestry (MNRF), September 10, 2026

No Comment Received

Sudbury Hydro, September 10, 2026

No Concerns

Building Services, September 9, 2026

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

1) We acknowledge the receipt of associated building permit (BP-NEW-2026-00107) for the proposed office and lab spaces.

It is noted that the plot plan submitted with the minor variance application does not align with the plot plan provided for the associated building permit. Please ensure an updated plot plan that is consistent with the minor variance application is uploaded to the building permit application through Pronto.

Development Engineering, September 9, 2026

No Concerns

Site Plan, September 3, 2026

No Concerns

Strategic and Environmental Planning, September 3, 2026

SEP staff have no objections to the application.

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

Conservation Sudbury, September 2, 2026

No Concerns

Ministry of Transportation, September 2, 2026

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

Meeting Minutes:

09/16/2026 The owner's authorized representative, Jennifer Moon, appeared before Committee and provided a summary of the Application. Committee Members and the Chair expressed support for the Application and staff's recommendation as the Application met the four tests for a minor variance.

The following decision was reached:

DECISION:

THAT the application by:
BLUE STRIPE ANT INC.
the owner(s) of PIN(s) 734780738, Parcel 20409 SEC SES SRO, Lots 26 & 27, Plan M-403, Part Lot 4, Concession 6, Township of Broder, 2280 Celine Street, Sudbury P3E 0C9

for relief from Part 4, Section 4.25, subsections 4.25.1 b) and 4.25.2 b) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the reconstruction of a mezzanine within the existing building providing an increase in gross floor area within the legal non-complying rear yard maintaining a rear yard setback of 1.22m, where buildings or structures may be enlarged, reconstructed, repaired and/or renovated and where nothing in this By-law shall apply to prevent the reconstruction of any legally existing building or structure provided that the enlargement, reconstruction, repair and/or renovation does not increase the gross floor area of the building or structure located within the applicable minimum required rear yard, 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.

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



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2026-00115

September 16, 2026

OWNER(S): ALAIN ROUSSEL, 1405 Cawthorpe St, Greater Sudbury, ON, Canada
DEBORAH ROUSSEL, 1405 Cawthorpe Street, Sudbury, Ontario, Canada P3G 1C1

AGENT(S): KEZ CAD, 3 St. Pothier Road, RR# 1, Whitefish, ON, Canada P0M3E0

LOCATION: PIN(s) 734780793; 734780822, Parcels 1521 and 12765 SEC SES, Part Lot 1, Concession 5, as in EP4485 and EP6999, except LT73886, LT74755, M-214, LT166545, LT82049, LT100064, M-325, LT109754, Parts 1-6, Plan SR-574, and Parts 1-2, Plan 53R-12898, Township of Broder, 1405 Cawthorpe Street, Sudbury P3G 1C1

SUMMARY

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

Application: Approval to construct a detached accessory building with attached deck and stairs providing height, encroachment and setbacks at variance to the By-law.

Comments concerning this application were submitted as follows:

Development Approvals, September 11, 2026

Please see attached PDF titled 'Development Approval Comments - PL-MV-2026-00115'.

Corridor Management, September 10, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), September 10, 2026

No Comment Received

Sudbury Hydro, September 10, 2026

No Concerns

Building Services, September 9, 2026

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

However, for the Owner's information, Building Services provides the following comments:

1. Associated Building Permit – Detached Garage: Building Services acknowledges the associated building permit application (BP-NEW-2026-01161) for the proposed detached garage. Should there be a future intention to convert the detached garage to an additional dwelling unit, the Owner/Applicant is advised that a Change of Use permit will be required to the satisfaction of the Chief Building Official.

It is noted that the plot plan submitted with the minor variance application does not align with the plot plan provided for the associated building permit. Please ensure an updated plot plan that is consistent with the minor variance application is uploaded to the building permit application through Pronto.

2. Outstanding Building Permit Inspections: A review of Building Services records indicates two building permits with outstanding inspections that have not yet been completed:

- B09-0647 – Shed (issued)
- 05-1304 – Enclose Carport (issued)

The Owner is to contact Building Services to arrange for the outstanding inspections.

Further review of the outstanding permit for the shed indicates that the area identified under the permit does not appear to correspond with any of the accessory structure areas shown on the submitted plot plan.

The Owner is advised that sheds greater than 15 m² require a building permit in accordance with Article 1.3.1.1. of Division C of the Ontario Building Code. The Applicant/Owner is also advised that, with the exception of sheds, accessory buildings and structures greater than 10 m² (108 ft²) are subject to the Ontario Building Code and require a building permit.

Accessory buildings and structures constructed after the applicable by-law came into effect are required to comply with the applicable building permit requirements. Regardless of whether a building permit is required, all accessory buildings and structures must comply with the applicable zoning by-law.

Development Engineering, September 9, 2026

No Concerns

Conservation Sudbury, September 4, 2026

No objection to variance for detached accessory structure. Please note that property contains features regulated by Conservation Sudbury. Based on elevation data, the floodplain appears to be over-represented and detached accessory structure is located outside of the floodplain. Some conditions, regarding erosion and sediment control measures will be detailed at building permit stage.

Site Plan, September 3, 2026

No Concerns

Strategic and Environmental Planning, September 3, 2026

SEP staff have no objections to the application.

Advisory comments:

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

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

Ministry of Transportation, September 2, 2026

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

Meeting Minutes:

09/16/2026 The owner's agent, Kim Zarichney, appeared before Committee and provided a summary of the Application.
Committee Members expressed support for the Application and staff's recommendation.
Committee Chair Dumont requested the agent to provide Committee with an explanation as to why the height variance was being sought and the agent advised that the proposal was for a full second storey to accommodate recreational space.

The following decision was reached:

DECISION:

THAT the application by:

ALAIN ROUSSEL AND DEBORAH ROUSSEL

the owner(s) of PIN(s) 734780793; 734780822, Parcels 1521 and 12765 SEC SES, Part Lot 1, Concession 5, as in EP4485 and EP6999, except LT73886, LT74755, M-214, LT166545, LT82049, LT100064, M-325, LT109754, Parts 1-6, Plan SR-574, and Parts 1-2, Plan 53R-12898, Township of Broder, 1405 Cawthorpe Street, Sudbury P3G 1C1

for relief from Part 4, Section 4.2, subsection 4.2.4 a), subsection 4.2.5, 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 accessory building with attached uncovered deck and uncovered stairs providing, firstly, for the detached accessory building to provide a maximum height of 9.1m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m, secondly, for the uncovered deck to encroach 5.67m into the required rear yard providing a 1.83m setback from the rear lot line, where uncovered decks greater than 1.2m in height may encroach 3.6 m into the required rear yard but not closer than 3.0 m to the rear lot line, and thirdly, for the uncovered stairs to provide a rear yard setback of 1.83m, where 7.5m 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 variances are minor in nature and are desirable for the appropriate development and use of the land and Buildings. The general intent and purpose of the By-law and the Official Plan are maintained.

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

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



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2026-00117

September 16, 2026

OWNER(S): CITY OF GREATER SUDBURY, P.O. Box 5000, Station 'A', 200 Brady Street, Sudbury, Ontario, Canada P3A 5P3

AGENT(S): JULIE HINSE, 376 MacLennan Drive, Skead, ON, Canada
EDWARD BRITT, 376 MacLennan, Skead, ON, Canada P0M2Y0

LOCATION: PIN(s) 735130417; 735130089, Firstly: Part Lot 5, Concession 5, Parts 8, 9, 10 and 15, Plan 53R-11000 and Part Lot 28, Plan M-137, Part 16, and 18, Plan 53R-11000, except Parts 1 and 2, Plan 53R-18004; Secondly: Parcel 53306 SEC SES, Part Lot 28, Plan M-127, Part 17, Plan 53R-11000, Township of MacLennan, Unopened Road Allowance of Benn Drive, Skead, 0 MacLennan Drive, Sudbury, Ontario

SUMMARY

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

Application: Approval to permit a reduced lot frontage on the subject property resulting from a lot addition at variance to the By-law.

Comments concerning this application were submitted as follows:

Corridor Management, September 11, 2026

No Comment Received

Ministry of Natural Resources and Forestry (MNRF), September 11, 2026

No Comment Received

Development Approvals, September 10, 2026

The purpose and effect of the application is to permit a minimum lot frontage of 18.0m, where a minimum lot frontage of 45.0m is required (Table 6.2 of the Zoning By-law).

The owners of 441 MacLennan Drive have entered into a Purchase and Sale Agreement with the City of Greater Sudbury to acquire a portion of the unopened road allowance adjacent to their property. The acquisition of a portion of unopened road allowance, will provide road frontage on MacLennan Drive which will facilitate future development of the property. As a condition of the Purchase and Sale Agreement, a minor variance application needs to be obtained to recognize a deficient lot frontage.

Staff note, that the southern portion of the unopened road allowance is being sold by the City of Greater Sudbury to the owners of 376 MacLennan Drive.

The subject property is designated 'Rural' within the City of Greater Sudbury Official Plan, is zoned 'R1-1', Low Density Residential One within the City of Greater Sudbury Zoning By-law and is regulated by Conservation Sudbury (NDCA). Conservation Sudbury has no objection to the minor variance application. They advise that the benefitting parcel is located on the shoreline of Lake Wanapitei, which contains a flood and erosion hazard. Future development may require a permit from their agency.

The property is currently vacant of any buildings/structures and appears to be fully treed. Surrounding land uses include low density residential uses, vacant land, along with a marina.

The lands are serviced by individual well and septic system and currently does not have access on a municipal road. However, with the acquisition of a portion of unopened road allowance from the City, the property will have frontage and access onto MacLennan Drive, being a public road maintained year-round.

The intent of the minimum lot frontage provision is to ensure that safe access and egress is maintained to/from the property. The acquisition of a portion of unopened road allowance from the City will provide the subject lands with frontage and access onto a public road, being MacLennan Drive. A private entrance/driveway permit from the City of Greater Sudbury will be required to be obtained.

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

Development Engineering, September 10, 2026

No Concerns

Sudbury Hydro, September 10, 2026

No concerns - outside of our service territory

Building Services, September 8, 2026

1) For any future construction on the subject lands, a building permit and all required building permit documents to be submitted to the satisfaction of the Chief Building Official.

Owner to be aware that a Private Entrance/Driveway Permit would also required.

Strategic and Environmental Planning, September 4, 2026

SEP staff have no objections to the application.

Advisory comments:

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

The applicant is advised that compliance with the provincial Fish and Wildlife Conservation Act, 1997 and Species Conservation Act, 2025, and the federal Fisheries Act, 1985; Migratory Bird Convention Act, 1994;

and, Species At Risk Act, 2002 is their sole responsibility.

Site Plan, September 3, 2026

No Concerns

Conservation Sudbury, September 2, 2026

Conservation Sudbury has no objection to Minor Variance regarding the minimum lot frontage. Benefiting parcel is located with shoreline on Lake Wanapitei, which contains a flood and erosion hazard. Future development may require a permit from Conservation Sudbury. For more information please email NDCA@ConservationSudbury.ca.

Ministry of Transportation, September 2, 2026

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

Meeting Minutes:

09/16/2026 The owner's agents, Julie Hinse and Edward Britt, 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:

CITY OF GREATER SUDBURY

the owner(s) of PIN(s) 735130417; 735130089, Firstly: Part Lot 5, Concession 5, Parts 8, 9, 10 and 15, Plan 53R-11000 and Part Lot 28, Plan M-137, Part 16, and 18, Plan 53R-11000, except Parts 1 and 2, Plan 53R-18004; Secondly: Parcel 53306 SEC SES, Part Lot 28, Plan M-127, Part 17, Plan 53R-11000, Township of MacLennan, Unopened Road Allowance of Benn Drive, Skead, 0 MacLennan Drive, Sudbury, Ontario

for relief from 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 a minimum 18.0m lot frontage on the resulting lot following a lot addition, where a minimum lot frontage of 45.0m is required, be granted.

Consideration was given to Section 45(1) of the *Planning Act*, R.S.O.1990, c. P.13, as amended, including written and oral submissions related to the application, it is our opinion the variance is minor in nature and is desirable for the appropriate development and use of the land. 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-2026-00118

September 16, 2026

OWNER(S): OTTO ROST, 448 Van Horne St, Sudbury, ON, Canada
THERESA ROST, 208 Lourdes, Sudbury, ON, Canada

AGENT(S): OTTO ROST, 448 Van Horne St, Sudbury, ON, Canada

LOCATION: PIN(s) 735830123, Part Lot 57, Plan 24S, as in S71460, Part Lot 4, Concession 3, Township of McKim, 208 Lourdes Street, Sudbury P3B 2V5

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 reconstruct and enlarge the existing dwelling providing encroachments and increase in lot coverage and gross floor area within a required yard at variance to the By-law.

Comments concerning this application were submitted as follows:

Corridor Management, September 10, 2026

No Comment Received

Development Approvals, September 10, 2026

The purpose and effect of the application is to facilitate the reconstruction and enlargement of the existing dwelling providing an increase in lot coverage and gross floor area within the legal non-complying front yard, with the following variance:

1. To permit an increase in lot coverage and gross floor area within the legal-non complying front yard providing a front yard setback of 4.18m with a 0.61m eave projection into the same, where a building or structure may be enlarged, reconstructed, repaired and/or renovation provided that the enlargement, reconstruction, repair and/or renovation does not increase the lot coverage or the gross floor area of the building or structure within the minimum required front yard and where eaves may encroach 1.2m into the required yard but not closer than 0.6m to the lot line (Subsection 4.25.1 a) and b) and Table 4.1 of the Zoning By-law).

The subject lands include a single detached dwelling and garage. The lands are serviced by municipal water and sewer. The lands area accessed by an existing driveway from Lourdes Street, a public road maintained year-round. The applicant is proposing to demolish and rebuild a portion of the existing dwelling. As part of the reconstruction a portion of the dwelling will be located within the required front yard.

The subject property is designated 'Living Area I' within the City of Greater Sudbury Official Plan, is zoned 'R2 -2', Low Density Residential Two within the City of Greater Sudbury Zoning By-law and is within the Ramsey Lake Intake Protection Zone 2. Source Water Protection Staff advise that there is no significant drinking water threat at this time.

Surrounding uses include lands zoned for low, medium and high density residential uses.

The existing dwelling is located 4.37m from the front property line (legal non-complying). With the reconstruction of the dwelling, the nearest portion of the dwelling would be located 4.18 m from the front property line, being 0.19 metres closer to the front property line, than the existing dwelling. Staff do not anticipate the expansion of the dwelling to create any negative impact on the surrounding area.

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

Ministry of Natural Resources and Forestry (MNRF), September 10, 2026

No Comment Received

Source Water Protection, September 10, 2026

Parcel located within Ramsey Lake Intake Protection Zone "2". Proposed demolition and reconstruction of existing dwelling. No significant drinking water threat identified at this time.

Sudbury Hydro, September 10, 2026

No Concerns

Building Services, September 9, 2026

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

For the applicants' information:

1. Building Services acknowledges the associated Building Permit Application (BP-NEW-2026-01308) to demolish the existing single family dwelling and reconstruct the dwelling on the existing foundation, with a new addition.
2. Please be advised that walls located at less than 1.2m of the property line require a fire resistance rating of 45 minutes, and combustible projections (eaves) are not permitted within 0.6m of the property line.

Development Engineering, September 9, 2026

No Concerns

Strategic and Environmental Planning, September 4, 2026

SEP staff have no objections to the application.

Advisory comments:

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

Site Plan, September 3, 2026

No Concerns

Conservation Sudbury, September 2, 2026

No Concerns

Ministry of Transportation, September 2, 2026

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

Meeting Minutes:

09/16/2026 The owners were absent from the meeting and Committee unanimously agreed to proceed with the hearing.
Committee Chair Dumont requested staff to comment on the Application and staff advised that they had no additional comments beyond what was already provided.
Committee Members expressed support for the Application and staff's recommendation.

The following decision was reached:

DECISION:

THAT the application by:

OTTO ROST AND THERESA ROST

the owner(s) of PIN(s) 735830123, Part Lot 57, Plan 24S, as in S71460, Part Lot 4, Concession 3, Township of McKim, 208 Lourdes Street, Sudbury P3B 2V5

for relief from Part 4, Section 4.2, Table 4.1, Section 4.25, subsection 4.25.1 a) and b) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the reconstruction and enlargement of the existing dwelling providing an increase in lot coverage and gross floor area within the legal non-complying front yard providing a front yard setback of 4.18m with a 0.61m eave projection into the same, where a building or structure may be enlarged, reconstructed, repaired and/or renovated provided that the enlargement, reconstruction, repair and/or renovation does not increase the lot coverage or the gross floor area of the building or structure within the minimum required front yard and where eaves may encroach 1.2m into the required 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.

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



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2026-00119

September 16, 2026

OWNER(S): RAYANNE HENRI, 1920 GRAVEL DRIVE, HANMER, ON, Canada
JACQUELINE HENRI, 1920 GRAVEL DRIVE, HANMER, ON, Canada

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

LOCATION: PIN(s) 735060155, Parcel 37445 SEC SES, Part Lot 8, Concession 4, Location VM 93, Part 1, Plan 53R-4390, Township of Hanmer, 1920 Gravel Drive, Val Therese P3P 1R7

SUMMARY

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

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

Comments concerning this application were submitted as follows:

Corridor Management, September 10, 2026

No Comment Received

Development Approvals, September 10, 2026

The purpose and effect of the application is to permit a dwelling unit in a building accessory to a main dwelling in the front yard, where a dwelling unit located in a building accessory to a main building shall only be permitted within the rear and/or interior side yards (Subsection 4.2.10 c) of the Zoning By-law).

The subject lands include a one storey 102 m² single detached dwelling and 113 m² detached garage. The owner has advised they want to construct a new one storey 157 m² single detached dwelling with an Additional Dwelling Unit (ADU) and convert the existing dwelling into an ADU. Due to the location of the existing dwelling, the new dwelling would need to be constructed at the rear, which means the ADU would be located in the front yard. The lands are serviced by an individual well and private septic system. The lands are accessed by an existing driveway from Gravel Drive, a municipal road maintained year-round.

The subject property is designated 'Rural' within the City of Greater Sudbury Official Plan and is zoned 'RU', Rural within the City of Greater Sudbury Zoning By-law.

Surrounding uses are rural in nature.

The proposed dwelling with ADU is proposed to be located at the rear of the existing dwelling and detached garage, over 40 metres from the front property line. The property surrounding 1920 Gravel Drive is currently vacant of buildings/structures and contains vegetation (trees) that can act as buffers should the property be developed in the future. The existing dwelling (to be converted into an ADU) will remain visible from the road as it is located approximately 12m from the front property line.

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

Ministry of Natural Resources and Forestry (MNRF), September 10, 2026

No Comment Received

Sudbury Hydro, September 10, 2026

No concerns - outside of our service territory

Building Services, September 9, 2026

Building Services has no concerns with this application.

We acknowledge the following associated building permit applications:

- 1) (BP-NEW-2026-01201) to convert the existing main dwelling into a detached additional dwelling unit.
- 2) (BP-NEW-2026-00878) for a new single family dwelling with an additional dwelling unit.

Development Engineering, September 9, 2026

No Concerns

Strategic and Environmental Planning, September 4, 2026

SEP staff have no objections to the application.

Advisory comments:

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

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

Site Plan, September 3, 2026

No Concerns

Conservation Sudbury, September 2, 2026

No Concerns

Ministry of Transportation, September 2, 2026

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

Meeting Minutes:

09/16/2026 The owner's agent, Angela Lanteigne of A.L. Permits, 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:

RAYANNE HENRI AND JACQUELINE HENRI

the owner(s) of PIN(s) 735060155, Parcel 37445 SEC SES, Part Lot 8, Concession 4, Location VM 93, Part 1, Plan 53R-4390, Township of Hanmer, 1920 Gravel Drive, Val Therese P3P 1R7

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

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

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

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



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. PL-MV-2026-00120

September 16, 2026

OWNER(S): SAM GUILLEMETTE, 1370 Main Street, Val Caron, ON, Canada P3N1E5
CAROLE GUILLEMETTE, 1370 Main Street, Val Caron, Ontario, Canada P3N 1E5

AGENT(S): SAM GUILLEMETTE, 1370 Main Street, Val Caron, ON, Canada P3N1E5

LOCATION: PIN(s) 735043238, Part Lot 4, Concession 3, Part 3, Plan 53R-21869, Township of Hanmer, 4702 Deschene Road, Hanmer P3P 1R3

SUMMARY

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

Application: Approval to permit storage containers on the subject property providing a location at variance to the By-law.

Comments concerning this application were submitted as follows:

Corridor Management, September 10, 2026

No Comment Received

Development Approvals, September 10, 2026

The purpose and effect of the application is to permit two storage containers to be located in the southern side yard providing an interior side yard setback of 12.2m, where shipping and storage containers must be located in the rear yard (Section 4.34 i) a) of the Zoning By-law).

The subject lands are designated 'Rural' within the City of Greater Sudbury Official Plan, are zoned 'RU', Rural within the City of Greater Sudbury Zoning By-law and is located within Wellhead Protection Area (WHPA-C).

Source Water Protection advises that the use of the storage containers should be for domestic use only. Storage of chemicals such as dense non-aqueous phase liquid (DNAPLs) and Organic Solvents of volumes of 25Ls or greater is prohibited within this vulnerable area. There is no significant drinking water threat at this time.

The lands are serviced by municipal water and individual septic system and are currently accessed from Deschene Road, a municipal road maintained year-round. Surrounding uses are low and medium density residential and commercial uses along Municipal Road 80.

Zoning By-law 2010-100Z permits two accessory shipping and storage containers in a 'RU', Rural zone, however, they need to be in the rear yard. Further, they require to be screened with a visual barrier from view from a street line, rear lot line and interior lot line.

The owner has advised that they are currently building a single dwelling unit (house) and attached garage on the property. They are proposing to install two, 30m² storage containers beside the house, within the interior side yard, rather than locate them in the rear yard. The storage containers are proposed to be setback 61m from the front property line (at its closest point), and 12.2m from the nearest interior side property line.

Based on the applicant's concept plan, the majority of the property is treed, providing a visual buffer from the street line, rear lot line and nearest interior side lot line.

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

Ministry of Natural Resources and Forestry (MNRF), September 10, 2026

No Comment Received

Sudbury Hydro, September 10, 2026

No concerns - outside of our service territory

Building Services, September 9, 2026

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

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

1. Building Services recognizes an associated building permit (BP-NEW-2026-00788) for the two sheds (storage containers).
2. A search of our records indicates there are Building Permits which have not been completed. Owner to contact Building Services to schedule outstanding inspections (BP-NEW-2025-01249 for a SFD with attached garage and covered entry).

Development Engineering, September 9, 2026

No Concerns

Source Water Protection, September 9, 2026

Property located within Phillippe (C) Well's "WHPA-C". Use of the sea can shed should be for domestic use only; Storage of chemicals such as dense non-aqueous phase liquid (DNAPLs) and Organic Solvents of volumes of 25Ls or greater is prohibited within this vulnerable area. No significant drinking water threat identified at this time.

Strategic and Environmental Planning, September 4, 2026

SEP staff have no objections to the application.

Advisory comments:

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

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

Site Plan, September 3, 2026

No Concerns

Conservation Sudbury, September 2, 2026

No Concerns

Ministry of Transportation, September 2, 2026

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

Meeting Minutes:

09/16/2026 The owners, Sam and Carole Guillemette, appeared before Committee and provided a summary of the Application. Committee Members and the Chair expressed support for the Application and staff's recommendation as the Application met the four tests for a minor variance.

The following decision was reached:

DECISION:

THAT the application by:

SAM GUILLEMETTE AND CAROLE GUILLEMETTE

the owner(s) of PIN(s) 735043238, Part Lot 4, Concession 3, Part 3, Plan 53R-21869, Township of Hanmer, 4702 Deschene Road, Hanmer P3P 1R3

for relief from Part 4, Section 4.34, i) a) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit two storage containers to be located in the southern side yard providing an interior side yard setback of 12.2m, where shipping and storage containers must be located in the rear yard, be granted.

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decision.

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