

SUBMISSION NO. A0143/2022

October 19, 2022

OWNER(S): GREATER SUDBURY HOUSING CORPORATION, 10 ELM STREET, 4TH FLOOR SUDBURY ON P3E 4P6

AGENT(S): NATALIE BOLAND,

LOCATION: PIN 73349 0825, Parcel 21039 SEC SWS SRO, Lot(s) Pt 19, Subdivision M-441, Lot Pt 1, Concession 3, Township of Balfour, 146 Gaudette Street, Chelmsford

SUMMARY

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

Application: Approval of a lot to be severed subject to a future consent application, providing a minimum lot frontage at variance to the By-law.

Comments concerning this application were submitted as follows:

The Nickel District Conservation Authority, October 12, 2022

Conservation Sudbury does not object to Minor Variance application A0143/2022, A0144/2022 and A0145/2022, as the width of lot frontage is not a concern of the Conservation Authority. It appears that a portion of the property is located within a floodplain regulated by Conservation Sudbury. We do not have records of floodproofing verification of the existing dwelling units. Any future development on subject parcels will require permission from Conservation Sudbury, and development may be restricted.

Greater Sudbury Hydro Inc., October 12, 2022

No concerns, outside our territory.

CGS: Infrastructure Capital Planning Services, October 12, 2022

Roads
No concerns.

Transportation and Innovation Support / Active Transportation
No concerns.

CGS: Development Approvals Section, October 12, 2022

The above noted minor variance applications were submitted concurrently and would facilitate the division of two existing semi-detached dwellings along their respective party walls with each of the resulting lots having frontage on Gaudette Street in Chelmsford. The lands are designated Living Area 1 in the City's Official Plan and zoned "R2-2", Low Density Residential Two under By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury. Staff has no concerns with respect to the semi-detached dwelling units on the interior lots providing for a minimum lot frontage of 8.8 m (28.87 ft) per dwelling unit whereas 9 m (29.53 ft) is required in the "R2-2" Zone. Staff does not anticipate that the resulting interior lots having 0.2 m (0.66 ft) less frontage than is required will have any negative land use planning impacts on abutting residential properties or on the urban residential character that exists along this portion of Gaudette Street. Staff also notes that the existing semi-detached dwellings otherwise appear to comply with all other applicable general provisions, parking and loading provisions, and the development standards under the "R2-2" Zone.

Staff recommends that the variance be approved as it is minor, appropriate development for the area and the intent of both the Official Plan and Zoning By-law are maintained.

CGS: Strategic and Environmental Planning, October 11, 2022

No objections.

CGS: Building Services Section, October 11, 2022

No concerns.

Ministry of Transportation, October 06, 2022

We have determined that the subject lands are not within MTO's permit control area, therefore, the MTO does not have any comments to provide.

CGS: Site Plan Control, October 06, 2022

No objections.

CGS: Development Engineering, October 05, 2022

No objection.

Committee Chair Chartrand asked Committee if they had an issue with hearing Applications A0143/2022, A0144/2022 and A0145/2022 concurrently and no objections were raised. Committee Chair Chartrand asked the applicant's agent, Natalie Boland, if she had any issue with Committee voting on all three applications at the same time and the agent advised that they did not. The Secretary-Treasurer read in applications A0143/2022, A0144/2022 and A0145/2022 to the hearing. The applicant's agent provided a summary of the application. Committee had no comments or questions.

The following decision was reached:

DECISION:

THAT the application by:

GREATER SUDBURY HOUSING CORPORATION

the owner(s) of PIN 73349 0825, Parcel 21039 SEC SWS SRO, Lot(s) Pt 19, Subdivision M-441, Lot Pt 1, Concession 3, Township of Balfour, 146 Gaudette Street, Chelmsford

for relief from Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to approve a lot to be severed subject to a future consent application, providing a minimum lot frontage of 8.8m, where 9.0m 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 and Building. 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>
Carol Ann Coupal	Concurring
Cathy Castanza	Concurring
Derrick Chartand	Concurring
Justin Sawchuk	Concurring



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. A0144/2022

October 19, 2022

OWNER(S): GREATER SUDBURY HOUSING CORPORATION, 10 ELM STREET, 4TH FLOOR SUDBURY ON P3E 4P6

AGENT(S): NATALIE BOLAND,

LOCATION: PIN 73349 0825, Parcel 21039 SEC SWS, Lot(s) Pt 19 and 20, Subdivision M-441, Lot Pt 1, Concession 3, Township of Balfour, 150 Gaudette Street, Chelmsford

SUMMARY

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

Application: Approval of a lot to be severed subject to a future consent application, providing a minimum lot frontage at variance to the By-law.

Comments concerning this application were submitted as follows:

The Nickel District Conservation Authority, October 12, 2022

Conservation Sudbury does not object to Minor Variance application A0143/2022, A0144/2022 and A0145/2022, as the width of lot frontage is not a concern of the Conservation Authority. It appears that a portion of the property is located within a floodplain regulated by Conservation Sudbury. We do not have records of floodproofing verification of the existing dwelling units. Any future development on subject parcels will require permission from Conservation Sudbury, and development may be restricted.

Greater Sudbury Hydro Inc., October 12, 2022

No concerns, outside our territory.

CGS: Infrastructure Capital Planning Services, October 12, 2022

Roads
No concerns.

Transportation and Innovation Support / Active Transportation
No concerns.

CGS: Development Approvals Section, October 12, 2022

The above noted minor variance applications were submitted concurrently and would facilitate the division of two existing semi-detached dwellings along their respective party walls with each of the resulting lots having frontage on Gaudette Street in Chelmsford. The lands are designated Living Area 1 in the City's Official Plan and zoned "R2-2", Low Density Residential Two under By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury. Staff has no concerns with respect to the semi-detached dwelling units on the interior lots providing for a minimum lot frontage of 8.8 m (28.87 ft) per dwelling unit whereas 9 m (29.53 ft) is required in the "R2-2" Zone. Staff does not anticipate that the resulting interior lots having 0.2 m (0.66 ft) less frontage than is required will have any negative land use planning impacts on abutting residential properties or on the urban residential character that exists along this portion of Gaudette Street. Staff also notes that the existing semi-detached dwellings otherwise appear to comply with all other applicable general provisions, parking and loading provisions, and the development standards under the "R2-2" Zone.

Staff recommends that the variance be approved as it is minor, appropriate development for the area and the intent of both the Official Plan and Zoning By-law are maintained.

CGS: Strategic and Environmental Planning, October 11, 2022

No objections.

CGS: Building Services Section, October 11, 2022

No concerns.

Ministry of Transportation, October 06, 2022

We have determined that the subject lands are not within MTO's permit control area, therefore, the MTO does not have any comments to provide.

CGS: Site Plan Control, October 06, 2022

No objections.

CGS: Development Engineering, October 05, 2022

No objection.

Committee Chair Chartrand asked Committee if they had an issue with hearing Applications A0143/2022, A0144/2022 and A0145/2022 concurrently and no objections were raised. Committee Chair Chartrand asked the applicant's agent, Natalie Boland, if she had any issue with Committee voting on all three applications at the same time and the agent advised that they did not. The Secretary-Treasurer read in applications A0143/2022, A0144/2022 and A0145/2022 to the hearing. The applicant's agent provided a summary of the application. Committee had no comments or questions.

The following decision was reached:

DECISION:

THAT the application by:

GREATER SUDBURY HOUSING CORPORATION

the owner(s) of PIN 73349 0825, Parcel 21039 SEC SWS, Lot(s) Pt 19 and 20, Subdivision M-441, Lot Pt 1, Concession 3, Township of Balfour, 150 Gaudette Street, Chelmsford

for relief from Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to approve a lot to be severed subject to a future consent application, providing a minimum lot frontage of 8.8m, where 9.0m 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 and Building. 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>
Carol Ann Coupal	Concurring
Cathy Castanza	Concurring
Derrick Chartand	Concurring
Justin Sawchuk	Concurring



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. A0145/2022

October 19, 2022

OWNER(S): GREATER SUDBURY HOUSING CORPORATION, 10 ELM STREET, 4TH FLOOR SUDBURY ON P3E 4P6

AGENT(S): NATALIE BOLAND,

LOCATION: PIN 73349 0825, Parcel 21039 SEC SWS SRO, Lot(s) Pt 20, Subdivision M-441, Lot Pt 1, Concession 3, Township of Balfour, 154 Gaudette Street, Chelmsford

SUMMARY

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

Application: Approval of a lot to be severed subject to a future consent application, providing a minimum lot frontage at variance to the By-law.

Comments concerning this application were submitted as follows:

The Nickel District Conservation Authority, October 12, 2022

Conservation Sudbury does not object to Minor Variance application A0143/2022, A0144/2022 and A0145/2022, as the width of lot frontage is not a concern of the Conservation Authority. It appears that a portion of the property is located within a floodplain regulated by Conservation Sudbury. We do not have records of floodproofing verification of the existing dwelling units. Any future development on subject parcels will require permission from Conservation Sudbury, and development may be restricted.

Greater Sudbury Hydro Inc., October 12, 2022

No concerns, outside of our territory.

CGS: Infrastructure Capital Planning Services, October 12, 2022

Roads
No concerns.

Transportation and Innovation Support / Active Transportation
No concerns.

CGS: Development Approvals Section, October 12, 2022

The above noted minor variance applications were submitted concurrently and would facilitate the division of two existing semi-detached dwellings along their respective party walls with each of the resulting lots having frontage on Gaudette Street in Chelmsford. The lands are designated Living Area 1 in the City's Official Plan and zoned "R2-2", Low Density Residential Two under By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury. Staff has no concerns with respect to the semi-detached dwelling units on the interior lots providing for a minimum lot frontage of 8.8 m (28.87 ft) per dwelling unit whereas 9 m (29.53 ft) is required in the "R2-2" Zone. Staff does not anticipate that the resulting interior lots having 0.2 m (0.66 ft) less frontage than is required will have any negative land use planning impacts on abutting residential properties or on the urban residential character that exists along this portion of Gaudette Street. Staff also notes that the existing semi-detached dwellings otherwise appear to comply with all other applicable general provisions, parking and loading provisions, and the development standards under the "R2-2" Zone.

Staff recommends that the variance be approved as it is minor, appropriate development for the area and the intent of both the Official Plan and Zoning By-law are maintained.

CGS: Strategic and Environmental Planning, October 11, 2022

No objections.

CGS: Building Services Section, October 11, 2022

No concerns.

Ministry of Transportation, October 06, 2022

We have determined that the subject lands are not within MTO's permit control area, therefore, the MTO does not have any comments to provide.

CGS: Site Plan Control, October 06, 2022

No objections.

CGS: Development Engineering, October 05, 2022

No objection.

Committee Chair Chartrand asked Committee if they had an issue with hearing Applications A0143/2022, A0144/2022 and A0145/2022 concurrently and no objections were raised. Committee Chair Chartrand asked the applicant's agent, Natalie Boland, if she had any issue with Committee voting on all three applications at the same time and the agent advised that they did not. The Secretary-Treasurer read in applications A0143/2022, A0144/2022 and A0145/2022 to the hearing. The applicant's agent provided a summary of the application. Committee had no comments or questions.

The following decision was reached:

DECISION:

THAT the application by:

GREATER SUDBURY HOUSING CORPORATION

the owner(s) of PIN 73349 0825, Parcel 21039 SEC SWS SRO, Lot(s) Pt 20, Subdivision M-441, Lot Pt 1, Concession 3, Township of Balfour, 154 Gaudette Street, Chelmsford

for relief from Part 6, Section 6.3, Table 6.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to approve a lot to be severed subject to a future consent application, providing a minimum lot frontage of 8.8m, where 9.0m 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 and Building. 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>
Carol Ann Coupal	Concurring
Cathy Castanza	Concurring
Derrick Chartand	Concurring
Justin Sawchuk	Concurring

SUBMISSION NO. A0146/2022

October 19, 2022

OWNER(S): CCM GROUP MANAGEMENT LTD., 270 Fielding Road Sudbury ON P3Y 1L6

AGENT(S): TULLOCH ENGINEERING - AARON ARIGANELLO, Attention: Aaron Ariganello, 1942 Regent Street, Unit L, Sudbury, ON, P3E 5V5

LOCATION: PIN 73372 0021, Parcel 20823 SEC SWS, Surveys Plan SR-1880 Part(s) 5 & Plan 53R-5029 Part(s) except 1 and 2, Lot Pt 3, Concession 5, Township of Waters, 270 Fielding Road, Lively

SUMMARY

Zoning: The property is zoned M3 (Heavy Industrial) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Approval of a lot to be retained subject to a future consent application, providing a minimum lot frontage at variance to the By-law.

Comments concerning this application were submitted as follows:

The Nickel District Conservation Authority, October 12, 2022

Conservation Sudbury does not object to Minor Variance application A0146/2022. The subject property is not located in any area regulated by the Conservation Authority. We have no comment or objections to the proposed development.

Greater Sudbury Hydro Inc., October 12, 2022

No concerns, outside of our territory.

CGS: Infrastructure Capital Planning Services, October 12, 2022

Roads
No concerns.

Transportation and Innovation Support / Active Transportation
No concerns.

CGS: Development Approvals Section, October 12, 2022

The variance being sought would facilitate the creation of a new heavy industrial lot having frontage on Fielding Road in Lively. The lands are designated General Industrial in the City's Official Plan and zoned "M3", Heavy Industrial under By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury. Staff has no concerns with respect to the proposed heavy industrial lot providing for a minimum lot frontage of 24 m (78.74 ft) whereas 30 m (98.43 ft) is required in the "M3" Zone. Staff does not anticipate that the resulting lot fabric will have any negative land use planning impacts on abutting industrial lots or on the industrial character that exists along this portion of Fielding Road. Staff would also note that the variance being sought is largely intended to simplify the municipal water service connection from an existing servicing easement to the existing building on the proposed severed lands. Staff is further satisfied that both the future severed and retained lands will remain functional and viable industrial lots if the variance were to be approved. Staff also notes that the existing industrial building on the proposed severed lands would otherwise appear to comply with all other applicable general provisions, parking and loading provisions, and the development standards under the "M3" Zone. Staff recommends that the variance be approved as it is minor, appropriate development for the area and the intent of both the Official Plan and Zoning By-law are maintained.

CGS: Strategic and Environmental Planning, October 11, 2022

No objections.

CGS: Building Services Section, October 11, 2022

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

However, Owner to be advised of the following comments:

1) Several permits on 270 Fielding Road have not been completed. Please contact building services to arrange for inspection (s).

Ministry of Transportation, October 06, 2022

We have determined that the subject lands are not within MTO's permit control area, therefore, the MTO does not have any comments to provide.

CGS: Site Plan Control, October 06, 2022

No objections.

CGS: Development Engineering, October 05, 2022

No objection.

The applicant's agent, Aaron Ariganello of Tulloch Engineering, appeared before Committee and provided a summary of the application. Committee had no comments or questions.

The following decision was reached:

DECISION:

THAT the application by:

CCM GROUP MANAGEMENT LTD.

the owner(s) of PIN 73372 0021, Parcel 20823 SEC SWS, Surveys Plan SR-1880 Part(s) 5 & Plan 53R-5029 Part(s) except 1 and 2, Lot Pt 3, Concession 5, Township of Waters, 270 Fielding Road, Lively

for relief from Part 8, Section 8.3, Table 8.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to approve the lot to be retained subject to a future consent application, providing a minimum lot frontage of 24.0m, where 30.0m 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 and Building. 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>
Carol Ann Coupal	Concurring
Cathy Castanza	Concurring
Derrick Chartand	Concurring
Justin Sawchuk	Concurring
Matt Dumont	Concurring

SUBMISSION NO. A0147/2022

October 19, 2022

OWNER(S): CITY OF GREATER SUDBURY, 960 Notre Dame Sudbury ON P3A 5P3

AGENT(S): BELANGER SALACH ARCHITECTURE, 255 Larch Street Sudbury ON P3E 4T1

LOCATION: PIN 02123 0002, Parcel 16869 SEC SES, Lot Pt 4, Concession 5, Township of McKim, 960 Notre Dame Avenue, Sudbury

SUMMARY

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

Application: Approval to permit an addition on the existing long term care facility providing loading spaces and an interior side yard setback at variance to the By-law.

Comments concerning this application were submitted as follows:

The Nickel District Conservation Authority, October 12, 2022

Conservation Sudbury does not object to Minor Variance application A0148/2022. There appears to be wetland features on the subject property. Any future development within the wetland must comply with Conservation Sudbury's wetland guidelines. Landowner is recommended to consult with Conservation Sudbury if future development is planned.

Greater Sudbury Hydro Inc., October 12, 2022

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

If breaking soil surface, locates would be required contact: Ontario One Call at 1-800-400-2255.

Contact GSHI energy supply department if disconnect/reconnect is required.

CGS: Roads, October 12, 2022

Roads
No concerns.

Transportation and Innovation Support / Active Transportation
No concerns.

CGS: Development Approvals Section, October 12, 2022

The variance being sought would facilitate construction of an addition to an existing long-term care facility (ie. Pioneer Manor) having frontage on Notre Dame Avenue in Sudbury. The lands are designated Institutional in the City's Official Plan and zoned "I(2)", Institutional Special under By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury. Staff understands that in order to accommodate the proposed addition a reduction in the number of loading spaces along with a reduced minimum interior side yard setback is being requested. Staff notes that based on the gross floor area of the proposed addition an additional two loading spaces would be required beyond what is provided for currently on the lands. Staff does not anticipate any negative land use planning impacts on the lands as it relates to shipping and receiving based on the use being that of a long-term care facility. Staff would further note that both loading spaces that would be provided for exist today and would remain functional and unaltered following the completion of the proposed addition. Staff also has no concerns with the addition providing for a northerly minimum interior side yard setback of 10 m (32.81 ft) whereas 20 m (65.62 ft) is required in the "I(2)" Zone. Staff notes in this regard that the proposed addition is askew to the northerly interior side lot line with the balance of the addition providing for an interior side yard setback that is greater than the variance that is being requested. The northerly interior side yard will remain functional from an institutional land use perspective and will include a pedestrian walkway and perimeter landscaping features. Staff recommends that the variances be approved as they are minor, appropriate development for the area and the intent of both the Official Plan and Zoning By-law are maintained.

CGS: Strategic and Environmental Planning, October 11, 2022

No objections.

CGS: Building Services Section, October 11, 2022

No concerns.

Ministry of Transportation, October 06, 2022

We have determined that the subject lands are not within MTO's permit control area, therefore, the MTO does not have any comments to provide.

CGS: Site Plan Control, October 06, 2022

Currently being reviewed through site plan control.

CGS: Development Engineering, October 05, 2022

No objection.

The applicant's agent, Amber Salach of Belanger Salach Architecture, appeared before Committee and provided a summary of the application. Committee had no comments or questions.

The following decision was reached:

DECISION:

THAT the application by:

CITY OF GREATER SUDBURY

the owner(s) of PIN 02123 0002, Parcel 16869 SEC SES, Lot Pt 4, Concession 5, Township of McKim, 960 Notre Dame Avenue, Sudbury

for relief from Part 5, Section 5.6, Table 5.8 and Part 10, Section 10.3, Table 10.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of an addition on the existing long term care facility providing firstly, 2 loading spaces, where 4 are required, and secondly, a minimum interior side yard setback of 10.0m, where 20.m 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 Building. 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>
Carol Ann Coupal	Concurring
Cathy Castanza	Concurring
Derrick Chartand	Concurring
Justin Sawchuk	Concurring