



## COMMITTEE OF ADJUSTMENT

SUBMISSION NO. A0012/2024

March 13, 2024

OWNER(S): CHANTAL PATEY, 4716 Serenna Drive Hanmer ON P0P 0B5  
JEFF PATEY, 4716 Serenna Drive Hanmer ON P0P 0B5

AGENT(S): JEFF PATEY, 4716 Serenna Drive Hanmer ON P0P 0B5

LOCATION: PIN 73503 1502, Lot(s) 17, Subdivision 53M-1339, Lot Part 1, Concession 3, Township of Hanmer, 4716 Serenna Drive, Hanmer

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### SUMMARY

**Zoning:** The property is zoned R1-5 (Low Density Residential One) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

**Application:** For relief from the provisions of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, for approval to permit a detached garage on the subject property providing a height at variance to the By-law.

Comments concerning this application were submitted as follows:

CGS: Development Approvals Section, March 07, 2024

The purpose and effect of the application is to construct a 53.51 m<sup>2</sup> accessory building with a height of 5.49 m, whereas the maximum height permitted for accessory buildings is 5 m. The applicant had advised that the 5.49 m height is being requested in order to accommodate additional storage. The accessory building is proposed to be located in the rear yard, approximately 1.22 m from the rear lot line, 1.22 m from the west interior side lot line, and 9.46 m from the east interior side lot line. The subject lands contain a 177.49 m<sup>2</sup> single detached dwelling which has a height of 5.49 m, a deck, swimming pool, and shed which have been identified by the applicant on the sketch as to be removed. The subject lands are designated 'Living Area 1' within the City of Greater Sudbury Official Plan and are zoned 'Low Density Residential One (R1-5)' within the City of Greater Sudbury Zoning By-law. The proposed accessory building will be subordinate in ground floor area and not exceed the height of the single detached dwelling, remaining accessory in nature. Staff are satisfied that the proposed use of the building will be accessory to the single detached dwelling and do not anticipate negative impacts to surrounding land uses as a result of the variance. Staff are of the opinion that the requested variance is 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 variance be granted.

CGS: Infrastructure Capital Planning Services, March 06, 2024

Roads: No concerns. Transportation and Innovation Support: No concerns. Active Transportation: No concerns.

CGS: Building Services Section, March 06, 2024

Building Services has reviewed your application and sketch for the requested minor variance and can advise that we have no concerns with the increased height. Applicant to be advised that there are Building Permits on record that have not been closed, including the permit for the pool that is being removed. Applicant to contact Building Services to discuss resolving the permits.

CGS: Strategic and Environmental Planning, March 05, 2024

No concerns.

The Nickel District Conservation Authority, March 04, 2024

Conservation Sudbury does not object to Minor Variance A0012/2024. The subject property does not appear to be located in any area regulated by the Conservation Authority. We have no comment or objections to the proposed development.

CGS: Site Plan Control, March 04, 2024

No objection.

Greater Sudbury Hydro Inc., March 01, 2024

No concerns.

Ministry of Transportation, March 01, 2024

Not within the MTO's permit control area and therefore, we have no comments to provide.

CGS: Development Engineering, February 29, 2024

No objection.

The applicant, Jeff Patey, appeared before Committee and provided a summary of the application. Committee had no questions or concerns.

The following decision was reached:

**DECISION:**

THAT the application by:

CHANTAL PATEY AND JEFF PATEY

the owner(s) of PIN 73503 1502, Lot(s) 17, Subdivision 53M-1339, Lot Part 1, Concession 3, Township of Hanmer, 4716 Serenna Drive, Hanmer

for relief from Part 4, Section 4.2, subsection 4.2.4 a) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit a detached garage providing a maximum height of 5.49m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m, be granted.

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

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

<b><i>Member</i></b>	<b><i>Status</i></b>
Cathy Castanza	Concurring
Matt Dumont	Concurring
Ron Goswell	Concurring