THE CORPORATION OF THE MUNICIPALITY OF KILLARNEY

Committee of Adjustment Meeting
In Person/ZOOM
Municipal Council Chambers
September 9th, 2026
4:30 P.M.

PRESENT: *MAYOR:* **Michael Reider**

COUNCILLORS: **Mary Bradbury** **Dave Froats** **Peggy Roque**
Robert Campbell **Nikola Grubic**

ABSENT: **Nil**

DISCLOSURE: **Nil**

STAFF: **Clerk-Treasurer – Candy Beauvais**
Deputy Clerk-Treasurer – Gilles Legault
Administrative Assistant – Angie Nuziale

MEMBERS OF PUBLIC: **1 (In Person)/0 (ZOOM)**

GUESTS: **1. Matthew Dumont, Director of Planning**
Sudbury East Planning Board

The Chair Mayor Reider called meeting to order at 4:30 P.M.

The Chair proceeded to ask Council if there were any declarations of pecuniary interest. Each councillor announced they had no disclosure.

26-004 BY NIKOLA GRUBIC – ROBERT CAMPBELL

BE IT RESOLVED THAT the Committee of Adjustment meeting be opened at 4:33 P.M.

Resolution Result	Recorded Vote		
	Council Members	YES	NO
■ CARRIED	Mary Bradbury		
☐ DEFEATED	Robert Campbell		
☐ TABLED	Dave Froats		
☐ RECORDED VOTE (SEE RIGHT)	Nikola Grubic		
☐ PECUNIARY INTEREST DECLARED	Michael Reider		
☐ WITHDRAWN	Peggy Roque		

26-005 BY PEGGY ROQUE – MARY BRADBURY

BE IT RESOLVED THAT the Agenda be accepted as distributed.

Resolution Result	Recorded Vote		
	Council Members	YES	NO
■ CARRIED	Mary Bradbury		
☐ DEFEATED	Robert Campbell		
☐ TABLED	Dave Froats		
☐ RECORDED VOTE (SEE RIGHT)	Nikola Grubic		
☐ PECUNIARY INTEREST DECLARED	Michael Reider		
☐ WITHDRAWN	Peggy Roque		

The Chair stated that this Committee of Adjustment Meeting was scheduled in order to hold a Public Hearing to discuss a proposed Minor Variance:

Application No. A/06/26/KL (Estate of Viola Beaucage)

The Committee of Adjustment is holding a Public Hearing to decide whether or not to approve a Minor Variance Application. The Committee will be presented with the details and background to the minor variance application and will receive comments from the public and agencies before a committee decision is made.

The Director of Planning for the Sudbury East Planning Board, Mr. Matthew Dumont, advised the Committee as to when, how, and to whom Notice of Public Hearing was circulated.

The Director stated that the Notice of the Public Hearings were posted in the Municipal Office and were sent by mail to the assessed owners within 60 metres of the properties subject to the Minor Variance Application, and to those persons and agencies likely to have an interest in the application. The notices were sent on August 27th, 2026 being over ten (10) days prior to this evening's meeting. Included with each Notice was an explanation of the purpose and effect of the minor variance application and a key map showing the location of the property.

The Chair then declared this portion of the meeting to be a Public hearing to deal with **Application No. A/06/26/KL (Estate of Viola Beaucage).** Mr. Dumont advised of the purpose and effect of the minor variance application, provided additional information that was relevant, and summarized the correspondence received to date regarding the application as follows:

The Planner stated The following variance to Section 7.2.2 of the Residential One (R1) Zone has been requested to facilitate a proposed lot addition, as shown on the attached sketch:

Section 7.2.2(a)(i) establishes a minimum lot frontage of 18.0 metres, and Section 7.2.2(a)(iii) establishes a minimum lot area of 0.15 hectares for lots serviced by municipal water.

The retained parcel, municipally known as 23 St. Charles Street, currently has a lot area of approximately 0.16 hectares and a lot frontage of 22.1 metres.

Following the proposed lot addition, the retained parcel will have a lot area of approximately 0.09 hectares, while its existing frontage of 22.1 metres will be maintained.

Accordingly, relief is requested to permit a minimum lot area of 0.09 hectares, whereas a minimum lot area of 0.15 hectares is required.

The subject lands are also associated with conditionally approved Consent Application B/21/26/KL. Approval of the requested minor variance is required as a condition of that consent.

RELATED CONSENT APPLICATION

The subject lands are associated with Consent Application B/21/26/KL, which was conditionally approved by the Sudbury East Planning Board on July 9, 2026.

The conditionally approved consent will sever approximately 0.07 hectares (723 square metres) from the rear portion of 23 St. Charles Street and add those lands to the abutting residential property at 30 St. Paul Street. No new lot will be created through the consent.

Following the lot addition, the retained parcel at 23 St. Charles Street will have an area of approximately 0.09 hectares and frontage of 22.1 metres. The enlarged parcel at 30 St. Paul Street will have an area of approximately 0.27 hectares and will maintain its existing frontage of approximately 40.24 metres.

The retained parcel will not comply with the minimum lot-area requirement of 0.15 hectares established by Section 7.2.2(a)(iii) of Zoning By-law 2014-29. Accordingly, the approval of a minor variance recognizing a minimum lot area of 0.09 hectares is required as a condition of Consent Application B/21/26/KL.

The minor variance application does not propose a new land use or additional development. Its purpose is to recognize the reduced lot area resulting from the conditionally approved lot addition.

OFFICIAL PLAN:

Official Plan Designation: Community Policy Area and further designated Community Residential, as identified in the Official Plan for the Sudbury East Planning Area, approved by the Ministry of Municipal Affairs and Housing on July 15, 2025.

The subject lands are located within the Community Policy Area and are further designated Community Residential. The Official Plan directs growth and development to Community Policy Areas where municipal services, infrastructure and community facilities are available to support development. The Community Residential designation permits residential uses and supports the continued use and development of lands for residential purposes within established settlement areas.

The proposed minor variance will facilitate a conditionally approved lot addition between two existing residential properties. No new lot, additional dwelling or change in land use is proposed. The retained parcel at 23 St. Charles Street will continue to accommodate an existing single detached dwelling and accessory structures.

Section 7.2.3 of the Official Plan recognizes minor variances as a planning mechanism for providing relief from the provisions of a zoning by-law where appropriate.

The retained parcel will continue to have 22.1 metres of frontage on St. Charles Street and will remain serviced by municipal water and a private sewage disposal system. The requested variance will not introduce a new use, increase the intensity of development or create an additional building lot.

ZONING BY LAW:

Zoning: Residential One (R1) Zone

The subject lands are zoned Residential One (R1) under Municipality of Killarney Zoning By-law 2014-29.

Section 7.2.2(a)(iii) requires a minimum lot area of 0.15 hectares for a lot serviced by municipal water. Following the conditionally approved lot addition, the retained parcel at 23 St. Charles Street will have an area of approximately 0.09 hectares while maintaining its existing frontage of 22.1 metres. Relief is therefore requested to permit a minimum lot area of 0.09 hectares.

In considering a minor variance, subsection 45(1) of the Planning Act requires that the variance be minor, desirable for the appropriate development or use of the land, and maintain the general intent and purpose of both the Official Plan and Zoning By-law.

The retained parcel is already developed with an existing single detached dwelling and accessory structures. No new development or change in land use is proposed. The parcel will maintain frontage exceeding the required minimum of 18.0 metres, and the existing buildings and structures will occupy approximately 16.6 percent of the retained lot area, below the maximum permitted lot coverage of 30 percent.

The variance will facilitate a conditionally approved lot addition to the abutting residential property at 30 St. Paul Street without creating a new lot or increasing the intensity of development. The retained parcel will continue to function as an established residential property, and no adverse land-use, servicing or compatibility impacts are anticipated.

Summary

The proposed variance satisfies all four tests under Section 45(1) of the Planning Act. The variance is **minor, desirable**, and maintains the **general intent and purpose of both the Zoning By-law and the Official Plan.** Approval of the application is appropriate and represents good planning.

AGENCY COMMENTS:

Clerk: Municipality has concerns regarding the ownership of the property.

Chief Building Official: has no concerns.

Public Work Superintendent: no concerns.

Fire Department: no issues.

No other comments were received as of the date this report was written. The application for minor variance is consistent with the 2024 Provincial Planning Statement, conforms with the Official Plan for the Sudbury East Planning Area and conforms to the Zoning By-law 2014-29 for the Municipality of Killarney, therefore can be supported from planning perspective.

The Chair invited any presentations from the applicant that he or she may want to make.

The applicant was present and had no presentation to make. The applicant mentioned she had the property surveyed to include the lot addition.

The Chair invited questions and comments from members of the public and the committee.

As there were no other questions, the Chair declared the Public Hearing to be concluded.

The Chair then read the resolution and called for the vote.

26-006 BY ROBERT CAMPBELL – DAVE FROATS

BE IT RESOLVED THAT the Minor Variance Application No. A/06/26/KL (Estate of Viola Beaucage) – Property Roll No. 5136-000-001-15601 – seeking permission to permit a minimum lot area of 0.09 hectares for the retained parcel at 23 St. Charles Street, whereas a minimum lot area of 0.15 hectares is required for a lot serviced by municipal water pursuant to Section 7.2.2(a)(iii) of the Municipality of Killarney Zoning By-law 2014-29, as amended, is hereby granted;

FURTHER THAT the necessary Notice of Decision be prepared.

Resolution Result	Recorded Vote		
	Council Members	YES	NO
■ CARRIED	Mary Bradbury		
☐ DEFEATED	Robert Campbell		
☐ TABLED	Dave Froats		
☐ RECORDED VOTE (SEE RIGHT)	Nikola Grubic		
☐ PECUNIARY INTEREST DECLARED	Michael Reider		
☐ WITHDRAWN	Peggy Roque		

The Chair advised that **A SPECIFIED PERSON, PUBLIC BODY, OR REGISTERED OWNER** may appeal the decision to the Ontario Land Tribunal by filing a notice of appeal with the Clerk of the Municipality of Killarney. The notice of appeal must set out the reasons for the appeal, and must be accompanied by the required fee, which is prescribed under the Ontario Land Tribunal Act, 2017. This fee should be made payable to the Minister of Finance. All comments will be treated as public records and given out upon request.

The Chair adjourned Minor Variance Application No. A/01/26/KL to be concluded.

26-007 BY PEGGY ROQUE – MARY BRADBURY

BE IT RESOLVED THAT we adjourn the Committee of Adjustment meeting held on September 9th, 2026 at 4:46 P.M.

Resolution Result	Recorded Vote		
	Council Members	**YES**	**NO**
■ **CARRIED**	**Mary Bradbury**		
☐ **DEFEATED**	**Robert Campbell**		
☐ **TABLED**	**Dave Froats**		
☐ **RECORDED VOTE (SEE RIGHT)**	**Nikola Grubic**		
☐ **PECUNIARY INTEREST DECLARED**	**Michael Reider**		
☐ **WITHDRAWN**	**Peggy Roque**		

ORIGINAL DOCUMENT SIGNED

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Michael Reider, Chair

ORIGINAL DOCUMENT SIGNED

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Candy Beauvais, Secretary