



**Please retain this page for your information**

A complete consent application package requires the submission of:

- a completed application form;
- the required fee; and
- sketch(es) (drawings) of the subject property.

**BEFORE YOU SUBMIT PLEASE NOTE:**

- Your submission package must include a completed application form together with a detailed site plan & can be deposited in the City drop box at the foot of the Civic Centre front entrance; or handed in to the receptionist in the lobby. (masks must be worn if entering the building). Once your application is reviewed you will be contacted and advised of the application fee owing and of any additional information that may be required. When the required fee and information have been provided, your application will be scheduled for a hearing. You will be advised of the date well in advance.

**FEE:** (cheque payable to the City of Sault Ste. Marie)

**APPLICATION:**

- One (1) original copy of the completed application form is required.
- The nature and extent of relief applied for (on page 2 of application form) must include the applicable sections of the City of Sault Ste. Marie Zoning By-law. If applicable, please refer to the letter you received from the Building Division regarding the nature of the variance.
- Written authorization by the owner(s) is required if the application is signed by an agent or solicitor on the owner's behalf.
- One (1) copy of the site plan drawn to scale & other illustrations:
  - The site plan must contain **all** the information noted below

**SKETCH:**

**The Planning Act requires that sketches, drawings, or surveys show the following information. Should deficiencies be found, you may be required to re-apply.**

- All measurements must be shown in **metric** (metres) and **drawn to scale**.
- The boundaries and **accurate** dimensions of the proposed severed and retained lands
- The size, location, and type of all existing and proposed buildings, structures or additions on the subject land, measured from the front, rear, and side lot lines
- The location of any land previously severed from the subject property
- The location, width and name of any roads within or abutting the subject land, indicating whether it is a public travelled road, unopened road allowance, private road, or a right-of-way
- The location and nature of any easement affecting the subject land
- The location of any natural or artificial features on the subject land and on land adjacent to the subject land (examples: trees, roads, watercourses, river or stream banks, wetlands, wooded areas, drainage ditches, wells, septic tanks, buildings, and railways)
- The current uses on land that is adjacent to the subject land

**Note:**

- Your submission will be reviewed by staff to identify any possible issues or if there additional information needed; therefore avoiding unnecessary delays during processing. Contact information for staff is listed at the bottom of this page.
- This is **your** application – please make sure that you know the exact details of why you are applying. It is your responsibility to provide a complete and accurate application. Staff are not permitted to complete the form for you.
- An application will not be accepted as complete unless all legislated requirements have been met, and will not be processed until all necessary information has been received.
- Depending on the volume of applications received, submitting an application on or before the application deadline does not guarantee the application will be heard at the next hearing. Applicants are encouraged to submit applications prior to the last submission day and to confirm a hearing date with the Secretary-Treasurer.
- **The Committee of Adjustment application process is a public process.** Applications will be circulated to other departments & external agencies for comment. Notice of the hearing will be circulated to neighbouring property owners and a sign will be posted on the subject property. All parties are given the opportunity to provide written comment or attend the hearing, either in support or opposition of the application. The comments and opinions submitted on an application, including the name and address on the submission, become part of the public record and may be viewed by the general public.
- The owner, applicant, or authorized agent attends the public hearing. It is in the applicant's best interest to ensure they are represented at the hearing. Failure to attend could result in the Committee of Adjustment making a decision in your absence or deferring your application. A deferral fee will apply to deferred applications or applications requiring re-circulation for failure to attend the hearing.

Michelle Kelly, ACST  
Secretary-Treasurer  
Committee of Adjustment  
Level 5, Civic Centre, 99 Foster Drive  
Sault Ste. Marie, ON P6A 5X6  
email [m.kelly@cityssm.on.ca](mailto:m.kelly@cityssm.on.ca)

	<b>OFFICE USE ONLY</b>	
	Date Received:	Folder #:
	Application deemed complete: <input type="checkbox"/> Yes <input type="checkbox"/> No	Application #:

**TO BE COMPLETED BY APPLICANT**

**Was there any discussion with Planning or Building staff?**                      **Yes**     **No**

*THE UNDERSIGNED HEREBY APPLIES TO THE COMMITTEE OF ADJUSTMENT FOR THE CITY OF SAULT STE. MARIE UNDER SECTION 53 OF THE PLANNING ACT, R.S.O. 1990, C.P.13, AS DESCRIBED IN THIS APPLICATION, FROM BY-LAW NO. 2005-150 (151), AS AMENDED.*

<b>PROPERTY INFORMATION:</b>	
Address of Property: _____	
Legal description of property (registered plan number and lot number or other legal description): _____	
<b>Are there any easements, rights-of-ways or restrictive covenants affecting the subject land?</b>	<input type="checkbox"/> No <input type="checkbox"/> Yes
If yes, describe:	
<b>Are the lands subject to any mortgages, easements, right-of-ways or other charges:</b>	<input type="checkbox"/> No <input type="checkbox"/> Yes
If yes, explain:	
<b>OWNER(S) INFORMATION:</b>	
Name: _____	
Mailing Address: _____	
City: _____	Postal Code: _____
Home Phone: _____	Cell Phone: _____
Fax: _____	Email: _____
<b>AGENT INFORMATION (If Any)</b>	
Name: _____	
Company: _____	
Mailing Address: _____	
City: _____	Postal Code: _____
Home Phone: _____	Cell Phone: _____
Fax: _____	Email: _____

<b>PURPOSE OF APPLICATION (please check appropriate space):</b>		
<input type="checkbox"/> Creation of a New Lot	<input type="checkbox"/> Easement	<input type="checkbox"/> Right-of-Way
<input type="checkbox"/> Charge / Discharge	<input type="checkbox"/> Correction of Title	<input type="checkbox"/> Lease
<input type="checkbox"/> Addition to a Lot (submit deed for the lands to which the parcel will be added)		<input type="checkbox"/> Other: Explain

Name of person(s) [purchaser, lessee, mortgagee etc.] to whom land or interest in land is intended to be conveyed, leased or mortgaged:

\_\_\_\_\_

<b>DESCRIPTION OF LAND INTENDED TO BE CONVEYED, or otherwise dealt with:</b>				
Frontage / Width: (m)	Depth (m)	Area: (m <sup>2</sup> )	Existing Use:	Proposed Use:
Existing Buildings/Structures:			Proposed Buildings / Structures:	
Use of Existing Buildings/Structures (specify):			Proposed Use of Buildings/Structures (specify):	
<b>DESCRIPTION OF LAND INTENDED TO BE RETAINED</b>				
Frontage / Width: (m)	Depth (m)	Area: (m <sup>2</sup> )	Existing Use:	Proposed Use:
Existing Buildings/Structures:			Proposed Buildings / Structures:	
Use of Existing Buildings/Structures (specify):			Proposed Use of Buildings/Structures (specify):	

<p><b>TYPE OF ACCESS TO THE RETAINED LANDS</b></p> <p><input type="checkbox"/> Provincial Highway      <input type="checkbox"/> Municipal Maintained Road</p> <p><input type="checkbox"/> Private Road      <input type="checkbox"/> Right-of-Way</p> <p><input type="checkbox"/> Other (Specify)</p>	<p><b>TYPE OF ACCESS TO THE SEVERED LANDS</b></p> <p><input type="checkbox"/> Provincial Highway      <input type="checkbox"/> Municipal Maintained Road</p> <p><input type="checkbox"/> Private Road      <input type="checkbox"/> Right-of-Way</p> <p><input type="checkbox"/> Other (Specify)</p>
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<p><b>TYPE OF WATER SUPPLY TO THE RETAINED LANDS</b></p> <p><input type="checkbox"/> Municipally owned and operated      <input type="checkbox"/> Privately Owned Well</p> <p><input type="checkbox"/> Other (Specify)</p>	<p><b>TYPE OF WATER SUPPLY TO THE SEVERED LANDS</b></p> <p><input type="checkbox"/> Municipally owned and operated      <input type="checkbox"/> Privately Owned Well</p> <p><input type="checkbox"/> Other (Specify)</p>
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<p><b>TYPE OF SEWAGE DISPOSAL PROPOSED TO THE RETAINED LANDS</b></p> <p><input type="checkbox"/> Municipally owned and operated      <input type="checkbox"/> Septic Tank</p> <p><input type="checkbox"/> Other (Explain)</p>	<p><b>TYPE OF SEWAGE DISPOSAL PROPOSED TO THE SEVERED LANDS</b></p> <p><input type="checkbox"/> Municipally owned and operated      <input type="checkbox"/> Septic Tank</p> <p><input type="checkbox"/> Other (Explain)</p>
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Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the subject lands? <input type="checkbox"/> No <span style="margin-left: 150px;"><input type="checkbox"/> Yes</span>	Is any portion of the land to be severed or retained located within a floodplain? <input type="checkbox"/> No <span style="margin-left: 150px;"><input type="checkbox"/> Yes</span>
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**LAND USE**

**What is the land use designation of the site in the Official Plan?** \_\_\_\_\_

**Does the proposal conform?**  YES  NO

If No, has a separate application for an Official Plan Amendment been made?

Yes  No FILE No.: \_\_\_\_\_ Status: \_\_\_\_\_

**What is the current zoning of the subject lands?** \_\_\_\_\_

**Does the proposed plan conform to the existing zoning?**  YES  NO

If No, have you made a concurrent application for Minor Variance?

Yes  No FILE No.: \_\_\_\_\_ Status: \_\_\_\_\_

**HISTORY OF SUBJECT LANDS**

**Has the subject land ever been the subject of:**

a) An application for approval of a Plan of Subdivision under section 51 of the *Planning Act*?  YES  NO

If yes, provide the following:

FILE No.: \_\_\_\_\_ Status: \_\_\_\_\_

b) An application for Consent under section 53 of the *Planning Act*?  YES  NO

If yes, provide the following:

FILE No.: \_\_\_\_\_ Status: \_\_\_\_\_

Please indicate the previous consent(s) and supply the following information for each parcel conveyed: Transferee's name, date of the transfer and use of the parcel transferred; and attach the information to this application.

If this application is a re-submission of a previous consent application, describe how it has been changed from the original application on a separate page.

**IS THE SUBJECT LAND THE SUBJECT OF ANY OF THE FOLLOWING DEVELOPMENT TYPE APPLICATIONS?**

	No	Yes	File Number and File Status
Official Plan Amendment	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning By-law Amendment	<input type="checkbox"/>	<input type="checkbox"/>	_____
Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>	_____
Site Plan	<input type="checkbox"/>	<input type="checkbox"/>	_____

Building Permit  
Minor Variance  
Previous Minor Variance Application


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**MUNICIPAL FREEDOM OF INFORMATION DECLARATION:**

In submitting this development application and supporting document, the owner/authorized agent), hereby acknowledge the City of Sault Ste. Marie will provide public access to all development applications and supporting documentation, and provide my consent, that personal information, as defined by Section 2 of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) is collected under the authority of the Municipal Act, 2001, and in accordance with the provisions of MFIPPA. Information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

**PERMISSION TO ENTER**

The owner or authorized agent hereby authorizes the Committee of Adjustment members and City of Sault Ste. Marie staff to enter onto the above-noted property for the limited purposes of evaluating the merits of this application.

**POSTING OF ADVISORY SIGN**

This will confirm the requirement of the Committee of Adjustment for a sign to be posted by all applicants or authorized agents on each property under application.

A sign will be made available to you once the application has been processed and hearing time set. You are directed to post the sign in a prominent location that will enable the public to observe the sign. The location of each sign will depend on the lot and location of structures on it; however, the sign should be placed so as to be legible from the roadway in order that the public can see the sign and make note of the telephone number should they wish to make inquiries. In most cases, please post the sign on a stake as you would a real estate sign.

For commercial or industrial buildings, it may be appropriate to post the sign on the front wall of the building or at its entrance.

Each sign must be posted a minimum of ten (10) days prior to the scheduled hearing, until the day following the hearing. Please fill in the information below indicating your agreement to post the sign(s) as required. This form must be submitted with the application in order that it may be placed in the file as evidence that you have met with the Planning Act requirements. Failure to post the sign as required may result in a deferral of the application.

I, THE UNDERSIGNED, UNDERSTAND THAT EACH SIGN MUST BE POSTED AT LEAST TEN (10) DAYS BEFORE THE SCHEDULED HEARING OF MY APPLICATION AND BE REPLACED, IF NECESSARY, UNTIL THE DAY FOLLOWING THE HEARING.

\_\_\_\_\_  
Signature of Owner or Authorized Agent

\_\_\_\_\_  
Signature of Owner or Authorized Agent

**AFFIDAVIT**

I/We, \_\_\_\_\_, of the \_\_\_\_\_ of  
(town, city)

\_\_\_\_\_ in District/Regional Municipality of \_\_\_\_\_, solemnly declare that all of the above statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

\_\_\_\_\_  
Signature of Applicant or Authorized Agent

\_\_\_\_\_  
Signature of Applicant or Authorized Agent

**NOTE: The signature of applicant or authorized agent must be witnessed by a Commissioner. A Commissioner is available when submitting the application to Committee of Adjustment staff.**

Declared before me in the City of Sault Ste. Marie in the District of Algoma  
this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_\_.

\_\_\_\_\_  
Commissioner of Oaths

(official stamp of Commissioner of Oaths)

**APPOINTMENT AND AUTHORIZATION**

I / We, the undersigned,

\_\_\_\_\_

[Organization name / property owner's name(s)]

being the registered property owner(s) of

\_\_\_\_\_

(Legal description and/or municipal address)

hereby authorize \_\_\_\_\_

(Authorized agent's name)

as my/our agent for the purpose of submitting an application(s) to the Committee of Adjustment and acting on my/our behalf in relation to the application.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_

(Signature of the property owner)

\_\_\_\_\_

(Signature of the property owner)

**NOTES:**

1. If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).
  
2. If the agent or representative is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.