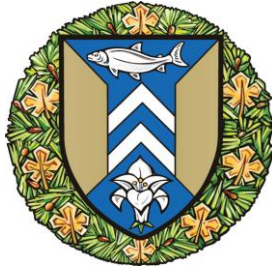


The Corporation of the
City of Sault Ste. Marie



Committee of Adjustment
April 30, 2025
2:00 P.M.
Council Chambers
Livestreamed

AGENDA

Hearings viewed live on the City's YouTube channel.

<https://www.youtube.com/user/SaultSteMarieOntario>

Call to Order

➤ **Land Acknowledgement**

➤ **Approval of the Minutes of March 5, 2024**

➤ **Disclosure of Pecuniary Interest and the General Nature Thereof**

➤ **Notice of Withdrawal or Motion for Deferral**

- A6/25 – Civic No. 1077 Lake Street

➤ **Matters To Be Considered**

New Applications

- A7/25 - Civic No. 184 Maple Street
- A8/25 - Civic No. 683 John Street
- A9/25 - Civic No. 235 McNabb Street
- B5/25 - Civic No. 860 Great Northern Road
- B6/25 – Civic No. 878 Great Northern Road
- B7/25 – Civic No. 224 Bennett Boulevard

➤ **Other Business**

➤ **Adjournment**

TAB 1**Application A7/25-41-(1-58)-10747-R2**

MICHELLE JOLIN is the owner of **CIVIC NO. 184 MAPLE STREET** further described as Lots 40 & 41 Plan 681. It is located at the northerly end of Maple Street and borders Maple Street to the west and Birch Street to the east. The property is irregular in shape. It is designated Residential in the Official Plan and is zoned R2, Gentle Density Residential.

INTENT OF THE APPLICATION:

The following variances are requested:

	By-Law 2005-150 Minimum Requirement	Proposed Variance
9.6.2	Front Yard 7.5m (Maple St.) Rear Yard 10m (Birch St) Interior side yard 1.8m	Reduce front yard setback to 3m Reduce rear yard to 0m at the home's northern point, increasing to 6.6m at its southern point Reduce the south interior side yard to 1.2m

PURPOSE & EFFECT:

To facilitate the demolition of the existing home & shed & the subsequent construction of a new single unit home with an attached garage having upper-level living space.

Public Input

Notice of public hearing was sent by personal mail to neighbouring properties, by posting a sign on-site & posting on the City website.

Technical Review: Circulated Departments & Agencies

As part of the application review, this proposal was circulated to the following internal departments and external agencies for their review.

Division/Agency	Circulated	Response
Algoma Public Health		
Bell Canada Right-of-Way		
Building Division	X	No objection. See additional comments
Canada Post		
Conservation Authority	X	No concerns or objections. Site plan review required to assess for development permit
Engineering & Construction	X	See below
Fire Services	X	No comment
Legal Department	X	No comment

Planning Division	X	No objection. See comments below
PUC Distribution Inc. (Electric)	X	No concerns. See below
Public Utilities Comm. (Water)	X	No concerns. See below
Public Works		No comments

Additional Staff Comments/Recommendations(s)

Building Division staff advised that there are above ground electrical conductors in the front yard as such Subsection 3.1.20 of the O.B.C. will need to be taken into consideration as no part of the proposed construction can cause any part to be closer than 4m to the above grade power lines running along Maple Street. This is a horizontal measurement from the closest power line to any part of the structure including eave projections, decks, etc.

Engineering staff acknowledge that the irregular lot configuration makes the site layout difficult. They do not object to the proposed setbacks, however, noted that the proposed driveway fronting on Maple Street only provides roughly half the required length for parking. The city cannot guarantee that the parking space can remain in place in the future. Due to the change in driveway location, the owner should be aware that a curb cut permit will be required along with a municipal consent form for any alterations within the municipal right of way.

Planning staff Planning staff have no objections to reducing the Required Front Yard Setback from 7.5m to 3m and the Required Interior Side Yard from 1.8m to 1.2m. This reduction is consistent with the existing neighboring buildings and within the general intent of the zoning by-law. It should be noted that the city boulevard provides buffering between the proposed development and Birch Street. Planning staff does not anticipate any adverse effects.

PUC Distribution Inc. (Electric Utility)

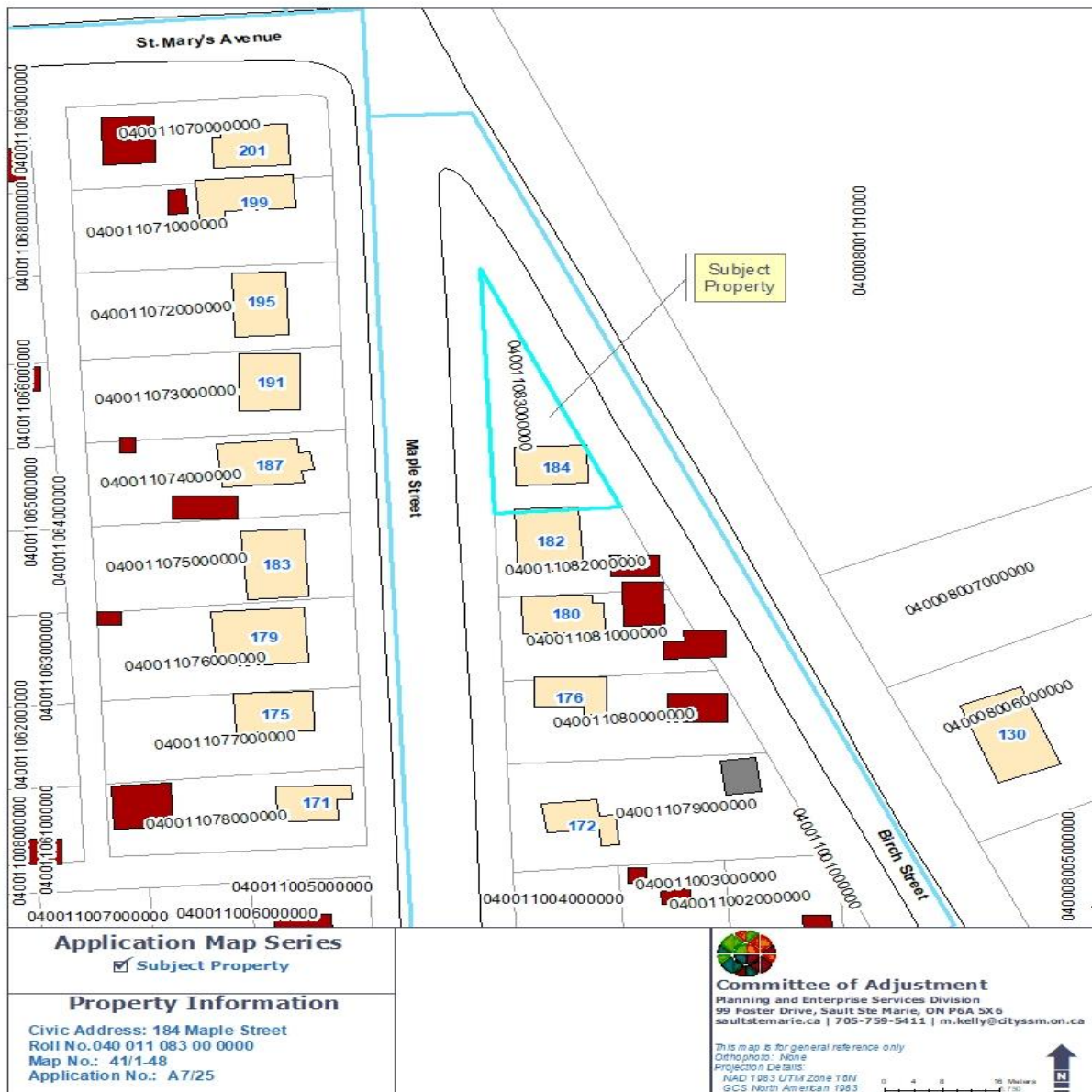
Please note that the existing overhead electrical service will need to be removed for the demolition of the existing house and a new service is to be installed to the proposed new location. The owner is encouraged to contact PUC Engineering early in the process, to allow for detailed review and coordination. This is captured in the City's demolition permit process.

Public Utilities Commission (Water Utility)

The owner is encouraged to contact PUC Engineering early in the process, to allow for detailed review and coordination. This is captured in the City's demolition permit process.

Secretary-Treasurer Comments/Recommendations

There are no objections to the request, however Building, Engineering & PUC staff have referenced several matters that will require the owner's attention early in the construction process.



TAB 2**Application A8/25-58-(1-73)-32967-M2**

2355288 ONTARIO LTD. is the owner of **CIVIC NO. 683 JOHN STREET** further described as Pt 1, 1R7481 being PIN 31569-0244. It is located westerly side of John Street approximately 17m south of the Bainbridge Street intersection. The property is irregular in shape. It is designated Industrial in the Official Plan and is zoned M2, Medium Industrial and is subject to site plan control.

INTENT OF THE APPLICATION:

The following variances are requested:

	By-Law 2005-150 Minimum Requirement	Proposed Variance
14.2	Rear Yard 8.0m	Reduce the rear yard to 3.43m
	Interior Side Yard 5m	Reduce the south interior side yard to 3.84m
	Landscaped open space 75% of required front yard	Reduce required front yard landscaped open space to 28.8%

PURPOSE & EFFECT:

To facilitate the construction of a new 398.54m² building to support the permitted use as a contractor's yard.

Public Input

Notice of public hearing was sent by personal mail to neighbouring properties, by posting a sign on-site & posting on the City website.

Technical Review: Circulated Departments & Agencies

As part of the application review, this proposal was circulated to the following internal departments and external agencies for their review.

Division/Agency	Circulated	Response
Algoma Public Health		
Bell Canada Right-of-Way		
Building Division	X	No objection.
Canada Post		
Conservation Authority	X	No concerns or objections. Site plan review required to assess for development permit
Engineering & Construction	X	See below
Fire Services	X	No comment or concerns
Legal Department	X	No comment
Planning Division	X	See comments below

PUC Distribution Inc. (Electric)	X	No concerns. See below
Public Utilities Comm. (Water)	X	No concerns. See below
Public Works		No comment

Additional Staff Comments/Recommendations(s)

Engineering staff advised that vehicular access to Carmen's Way is not allowed. They noted that as this is under development control, details such as driveway width, grading and servicing will be addressed during that approval process.

Planning staff have no objection to the setback reduction of the Required Interior Side Yard. This reduction is consistent with the general intent of the zoning by-law.

There are no objections to reducing the Required Rear Yard from 8.0m to 3.43m, conditional on the reduced rear yard being enhanced as a landscaped buffer consistent with the streetscape of Carmen's Way to the satisfaction of the Director of Planning or his designate.

It should be noted that Planning does not consider the proposed reduction from 75% to 28.8% to be minor and therefore, does not support the request. However, Planning is prepared to support a reduction from 75% to 37%, provided an additional 3m wide landscaped area is provided, in the required front yard as illustrated on the attached informational site plan. The said area is to contain enhanced landscaping. The landscaping design must be to the satisfaction of the Director of Planning or their designate.

Planning staff wish to note that they are supportive of the new site plan 2025-04-22 which incorporates their comments above. We have no objection to an amended request to reduce the landscaped area requirement from 75% to 40%.

PUC Distribution Inc. (Electric Utility)

The owner is encouraged to contact PUC Engineering early in the process to determine electrical servicing requirements.

Public Utilities Commission (Water Utility)

The owner is encouraged to contact PUC Engineering early in the process to determine water servicing requirements.

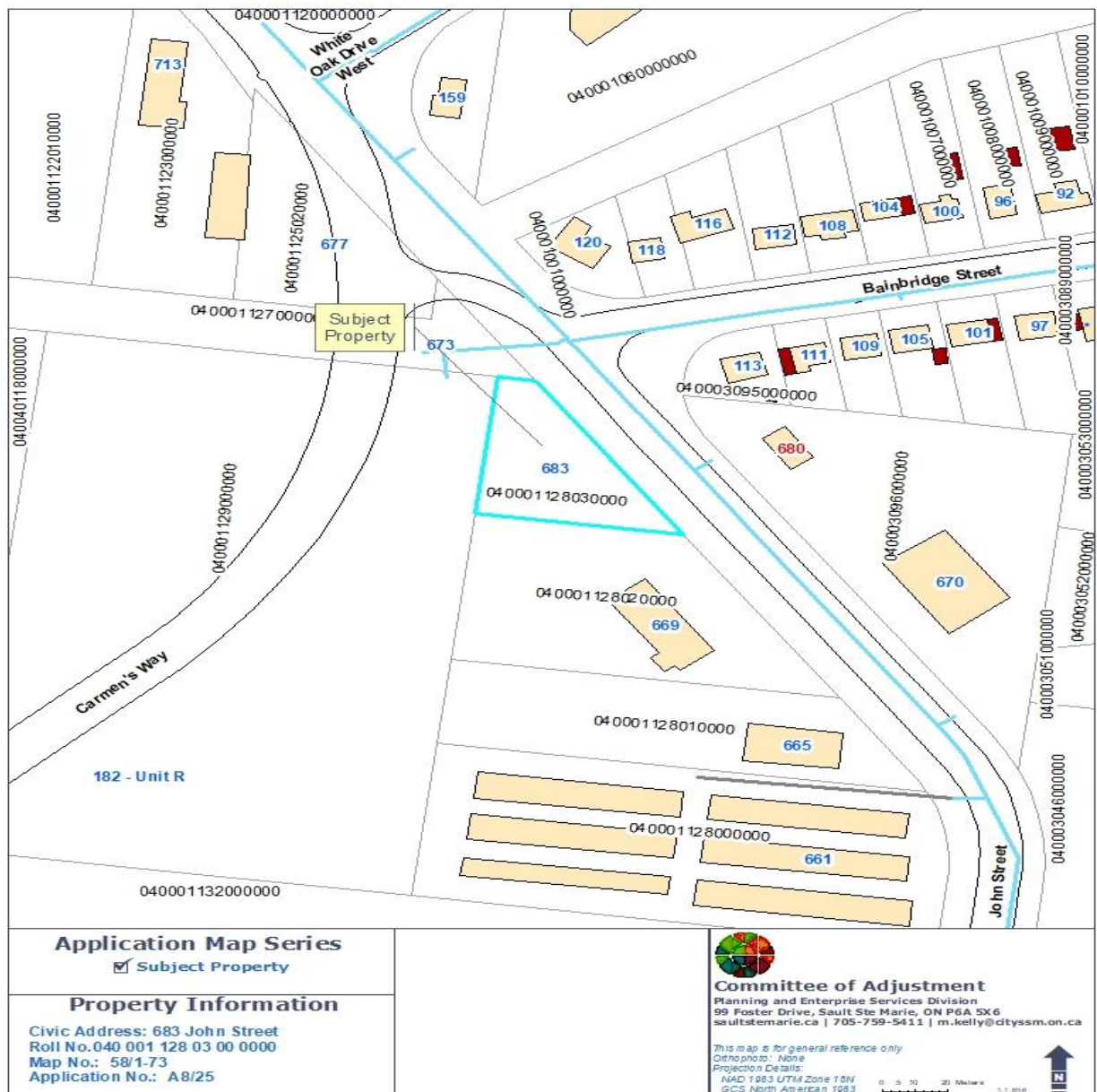
Recommended Conditions

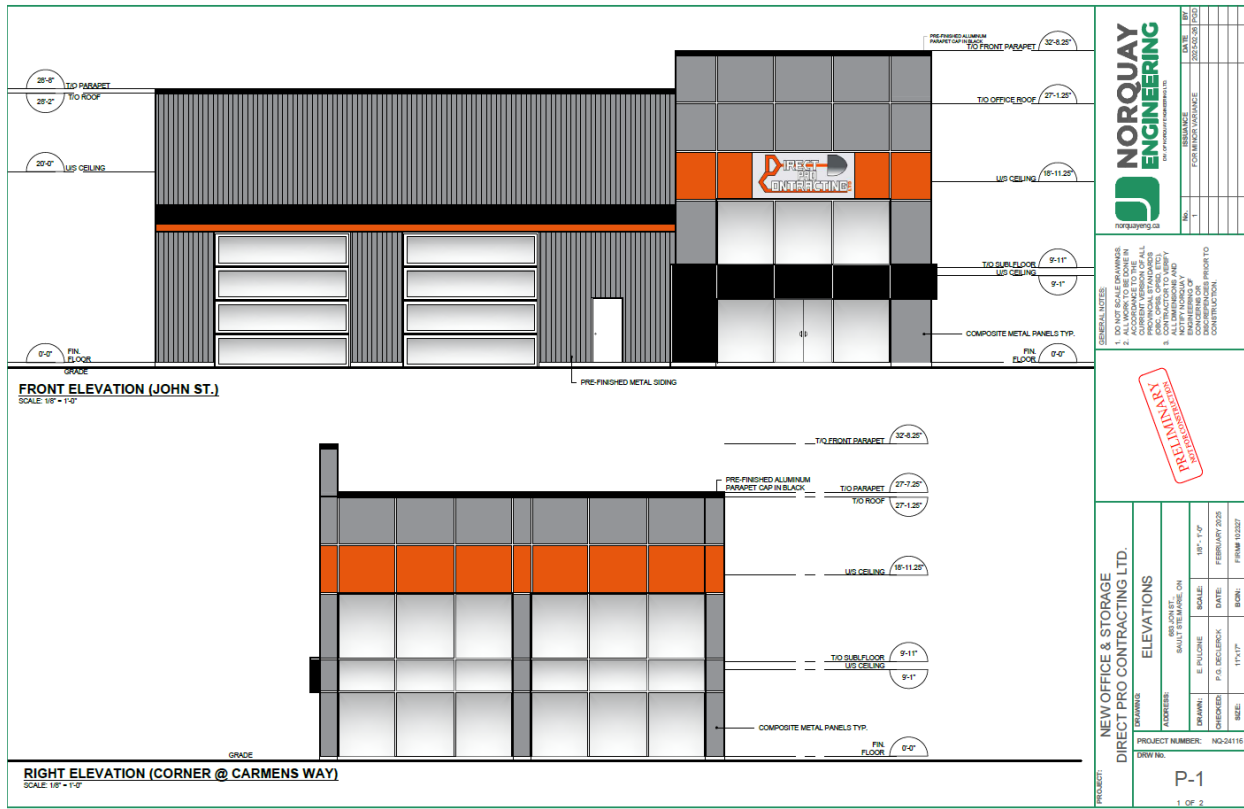
Amend the requested reduction to landscaping from 75% to 37%.

Provide an additional 3m wide enhanced landscaped area in the required front yard as illustrated on the informational site plan.

Provide an enhanced landscape buffer in the reduced rear yard which is consistent with the streetscape of Carmen's Way.

Landscape design must be to the satisfaction of the Director of Planning or his designate.





TAB 3

Application A9-25-28-(1-31)-3572-I

1000943321 ONTARIO INC. is the owner of **CIVIC NO. 235 MCNABB STREET (YMCA)**. It is located on the south side of McNabb Street approximately 155m east of the Great Northern Road/Pim Street/McNabb Street intersection. It is designated Institutional in the Official Plan and is zoned Institutional. This property is subject to site plan control.

INTENT OF THE APPLICATION:

The following variances are requested:

	By-Law 2005-150 Requires	Proposed Variance
1.2.4 & 1.2.5	Freight Containers are only Permitted in the rear yard of Industrial or Commercial zoned properties, 4.5m from any building.	Permit a 2.438 x 6.09m <i>Freight Container (C-Can)</i> to be in the easterly side yard of the Institutional zoned subject property, 1.5m from the building.

PURPOSE & EFFECT:

To use a freight container in a manner similar to an accessory building for secure storage purposes.

Public Input

Notice of public hearing was sent by personal mail to neighbouring properties, by posting a sign on-site & posting on the City website.

Technical Review: Circulated Departments & Agencies

As part of the application review, this proposal was circulated to the following internal departments and external agencies for their review.

Division/Agency	Circulated	Response
Algoma Public Health		
Bell Canada Right-of-Way		
Building Division	X	No objections
Canada Post		
Conservation Authority		
Engineering & Construction	X	No concerns
Fire Services	X	No comment or concerns
Legal Department	X	No comment
Planning Division	X	No objections. See additional comments below
PUC Distribution Inc. (Electric)	X	See comments below
Public Utilities Comm. (Water)	X	No concerns
Public Works	X	No comment

Additional Staff Comments/Recommendations(s)

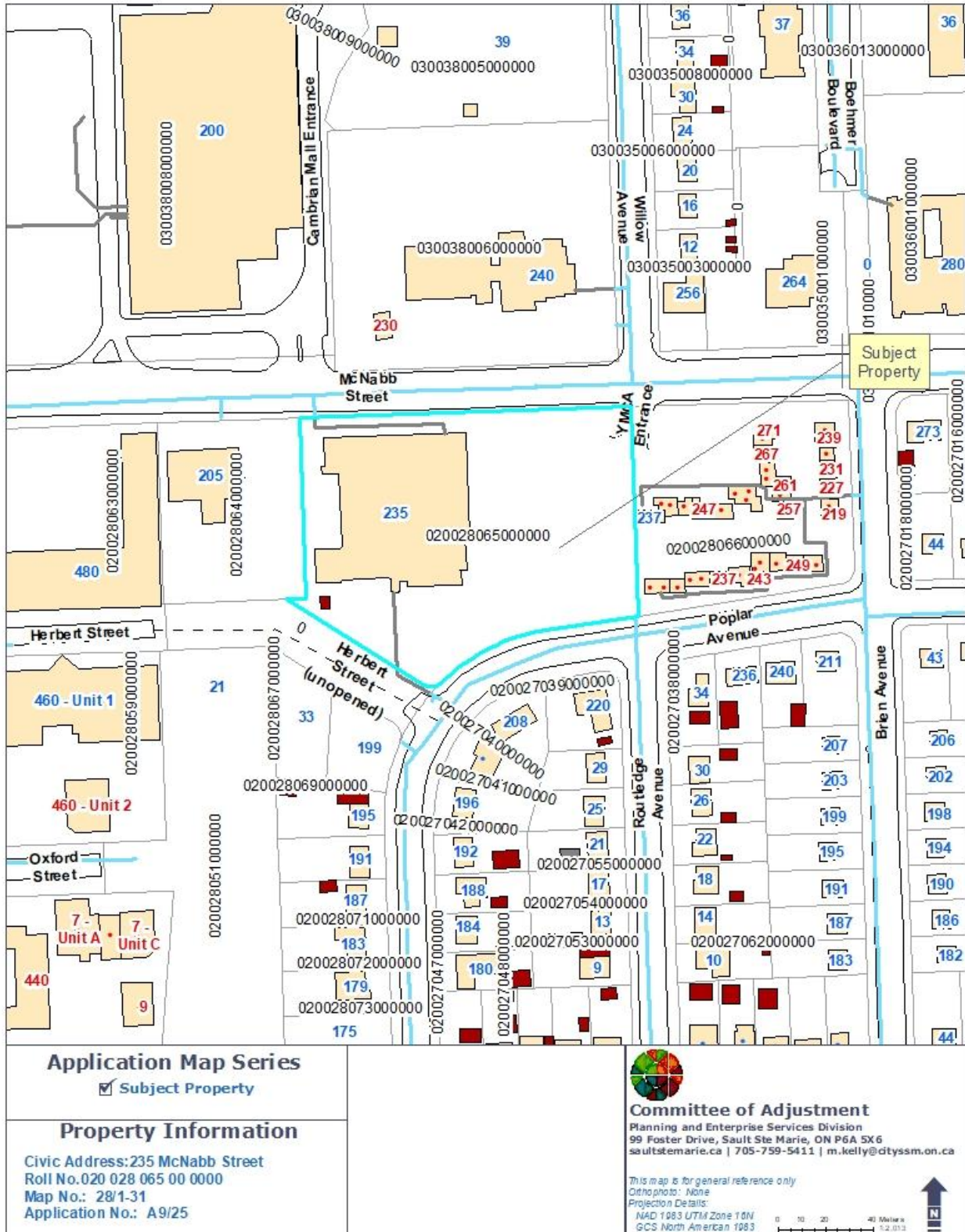
Planning staff is of the understanding that the freight container will be aesthetically enhanced as per the concepts provided with the application.

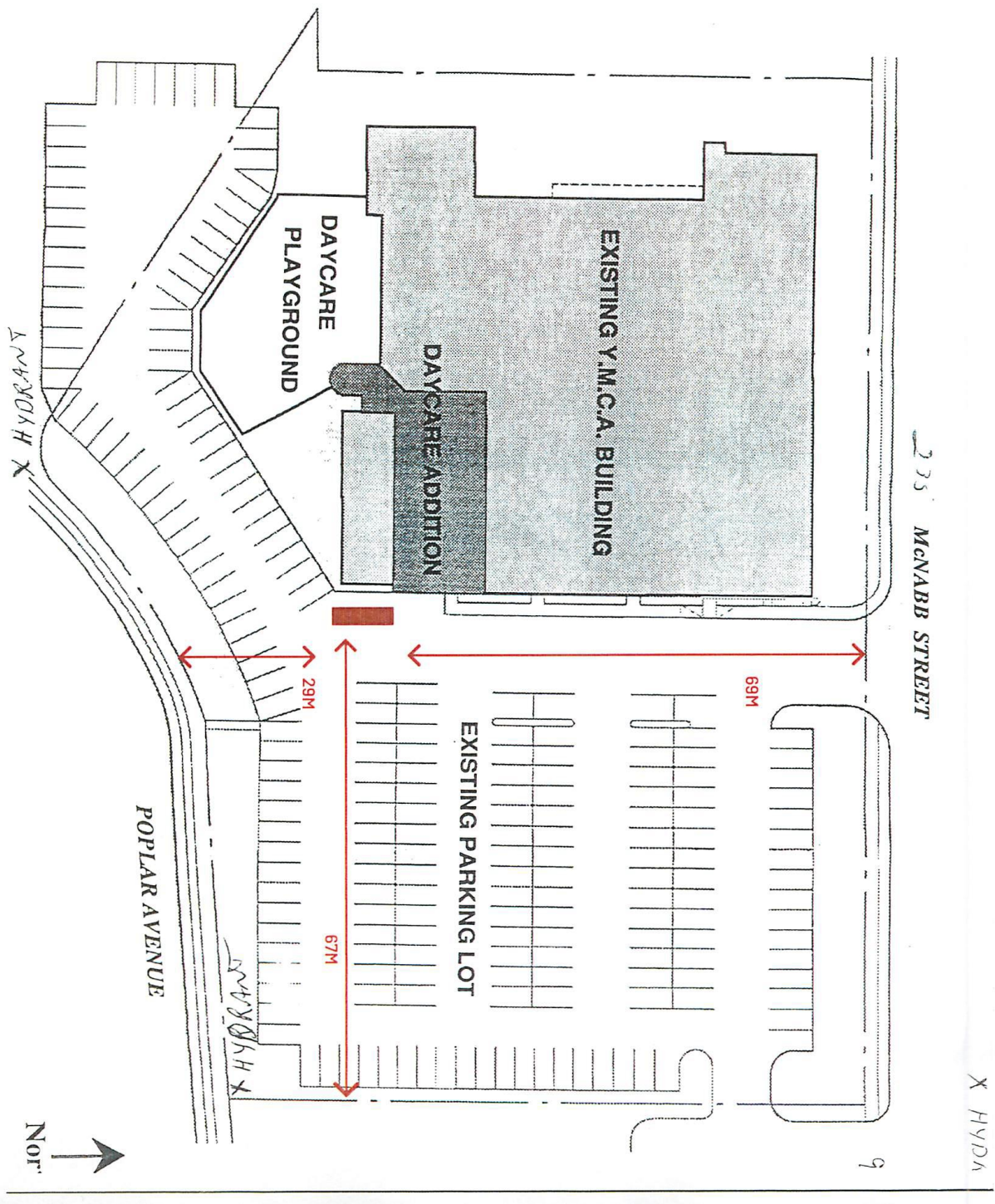
PUC Distribution Inc. (Electric Utility)

PUC has a transformer for this property's electrical servicing located near the proposed shipping container location. We must have access to this transformer for emergency, maintenance, and replacement purposes. PUC requires 5 meters in front (to the East) of this transformer. Please ensure the shipping container's most northern side is to the south of the transformers most southern side. Also, the Customer owned duct bank which contains the cables feeding this transformer is directly under the proposed shipping container location. In the event of an emergency or repairs it will be the owner's responsibility to have the shipping container moved prior to any duct bank works. The duct bank and transformer pad are Customer owned.

Recommended Conditions

1. Enhance the visual aesthetics of the container in-line with the concepts provided with the application to the satisfaction of the Director of Planning or his designate.
2. The shipping container's most northern side must be to the south of the transformers most southern side.







- *Designs are conceptual and can be refined, and augmented.
- Designs have been created without consultation from a brand guide.
- All imagery has been sourced royalty free
- ***YMCA font 'cachet' has not been provided - an similar free serif has been used as a placeholder.

Standard 20ft Shipping Container Specifications

External Dimensions (L x W x H):

- Length: 20 ft (6.06 m)
- Width: 8 ft (2.44 m)
- Height: 8 ft 6 in (2.59 m)

Internal Dimensions (L x W x H):

- Length: ~19 ft 4 in (5.9 m)
- Width: ~7 ft 8 in (2.34 m)
- Height: ~7 ft 10 in (2.39 m)

Door Opening (W x H):

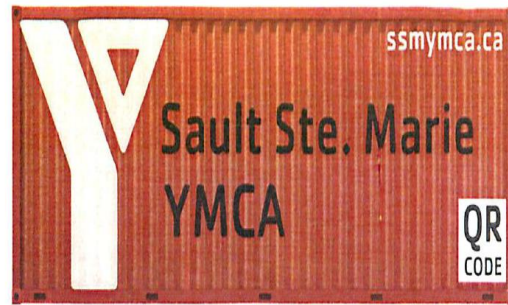
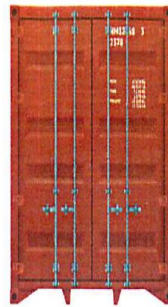
- Width: ~7 ft 8 in (2.34 m)
- Height: ~7 ft 6 in (2.28 m)

Weight & Capacity:

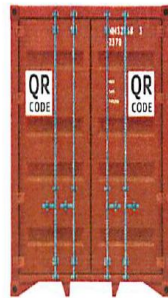
- Empty Weight (Tare): ~4,850 lbs (2,200 kg)
- Max Payload (Cargo Weight): ~62,000 lbs (28,200 kg)
- Max Gross Weight: ~67,200 lbs (30,480 kg)

Internal Volume: ~1,170 cubic ft (33.2 cubic meters)

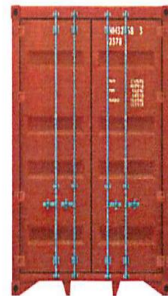
CONCEPT 1



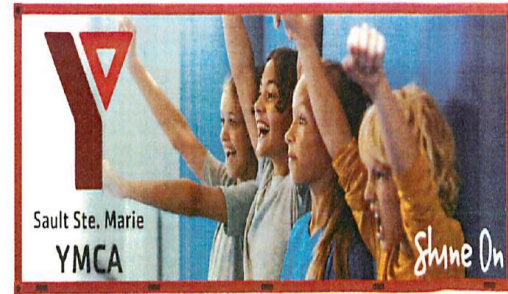
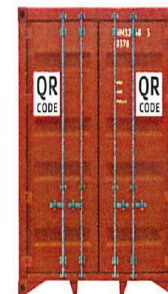
CONCEPT 2



CONCEPT 3



CONCEPT 4



Application B5/25-99-(1-113)-15920-HZ & I

2057597 ONTARIO LIMITED is the owner of Pt Lt 1 RCP H731 Tarentorus, Pts 18, 19 & 20, 1R10441 except Pt 1 1R11945 & except Pts 1 & 6, 1R13492; S/T & T/W easements, and municipally identified as **CIVIC NO. 860 GREAT NORTHERN ROAD**. It is located on the east side of Great Northern Road approximately 200m south of the Great Northern Road and Third Line East intersection. The subject property is designated Commercial & Institutional in the Official Plan and is zoned HZ, Highway Zone and I, Institutional & is subject to site plan control.

INTENT OF THE APPLICATION

The applicant is seeking the Committee's consent to establish an easement over an interior portion of the subject property having an area of 60.49m² & illustrated as Part 2, 1R-14116, in favour of **Civic No.776 Great Northern Road**.

The easement is intended for storm and sanitary sewer and water main purposes.
Public Response

Public Input

Notice of public hearing was sent by personal mail to neighbouring properties, by posting a sign on-site & posting on the City website.

Technical Review: Circulated Departments & Agencies

As part of the application review, this proposal was circulated to the following internal departments and external agencies for their review.

Division/Agency	Circulated	Response
Algoma Public Health		
Bell Canada Right-of-Way		
Building Division	X	No objections. See additional comments below
Canada Post		
Conservation Authority		
Engineering & Construction	X	See comments below
Fire Services	X	No comment
Legal Department	X	No comment
Planning Division	X	No objections
PUC Distribution Inc. (Electric)	X	No concerns
Public Utilities Comm. (Water)	X	No concerns
Public Works	X	No comment

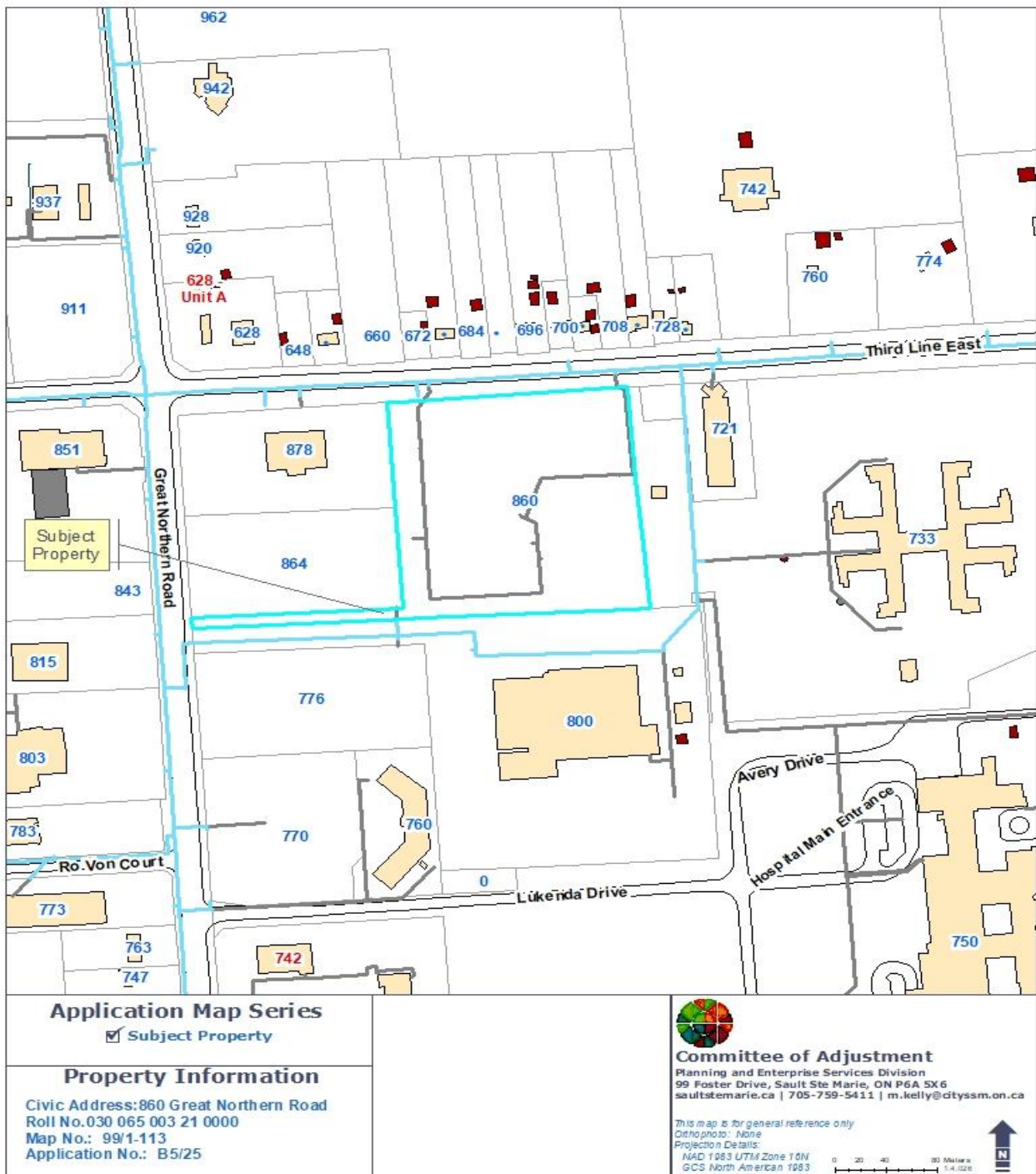
Building Division staff wished to remind the owners that there is an active permit on this property to demolish the existing structure and to cap the sewer. Both a sewer cap inspection and a final inspection are still required.

The **Engineering Department** is generally in support of the attached application. However, there is concern that access to servicing for 776 Great Northern Road could be at risk in the future should 864 Great Northern Road be sold to a different owner.

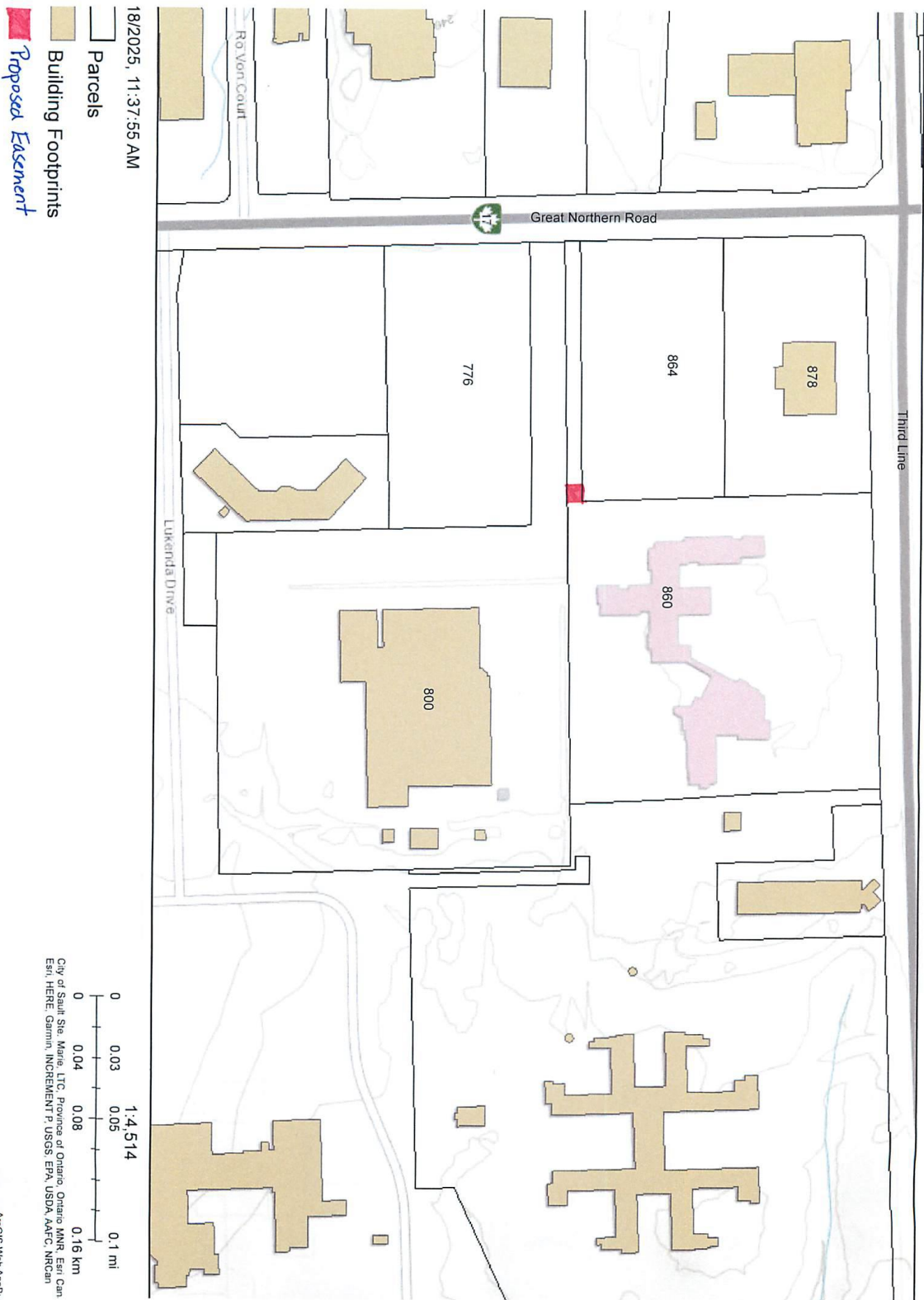
We recognize that a property owner cannot create an easement with themselves. As such, it is recommended that an agreement be registered on title of both properties (776 and 864) acknowledging the shared services and easement rights. This agreement could be removed when an easement can be granted. It is also recommended that there be an agreement to address maintenance and replacement responsibilities and costs between all property owners.

Staff Comments/Recommendations(s)

- Payment of Transfer Review Fee
- Provide a Transfer/Deed of Land for Certificate of Official
- Provide reference plan.
- Provide PIN abstract & PIN map.
- Payment of Taxes
- Finalize the active permit referred to by Building Division staff
- An agreement is registered on title for both 776 & 864 Great Northern Road acknowledging the shared services and easements rights and detailing maintenance and replacements responsibilities and costs between all owners



SoolMaps ArcGIS Web Map



Application B6/25-99-(1-113)-33172-HZ

ARIANIC INVESTMENTS CORP. is the owner of PIN 31511-0392, municipally identified as **CIVIC NO. 878 GREAT NORTHERN ROAD**. It is located on the southeast corner of Third Line East and Great Northern Road. The subject property is designated Commercial in the Official Plan and is zoned HZ, Highway Zone.

INTENT OF THE APPLICATION

The applicant is seeking the Committee's consent to establish an easement **for storm and sanitary sewer and water main purposes** along the length of the rear property line. It has an area of 396.73m² & is illustrated as Part 1, 1R-13641. The requested easement will be in favour of **Civic No.776 Great Northern Road**.

It is noted that this request and the related easement request in application **B5/25**, together with existing easements from the city & the Ministry of Infrastructure will collectively assist with the intended services connection.

Public Input

Notice of public hearing was sent by personal mail to neighbouring properties, by posting a sign on-site & posting on the City website.

Technical Review: Circulated Departments & Agencies

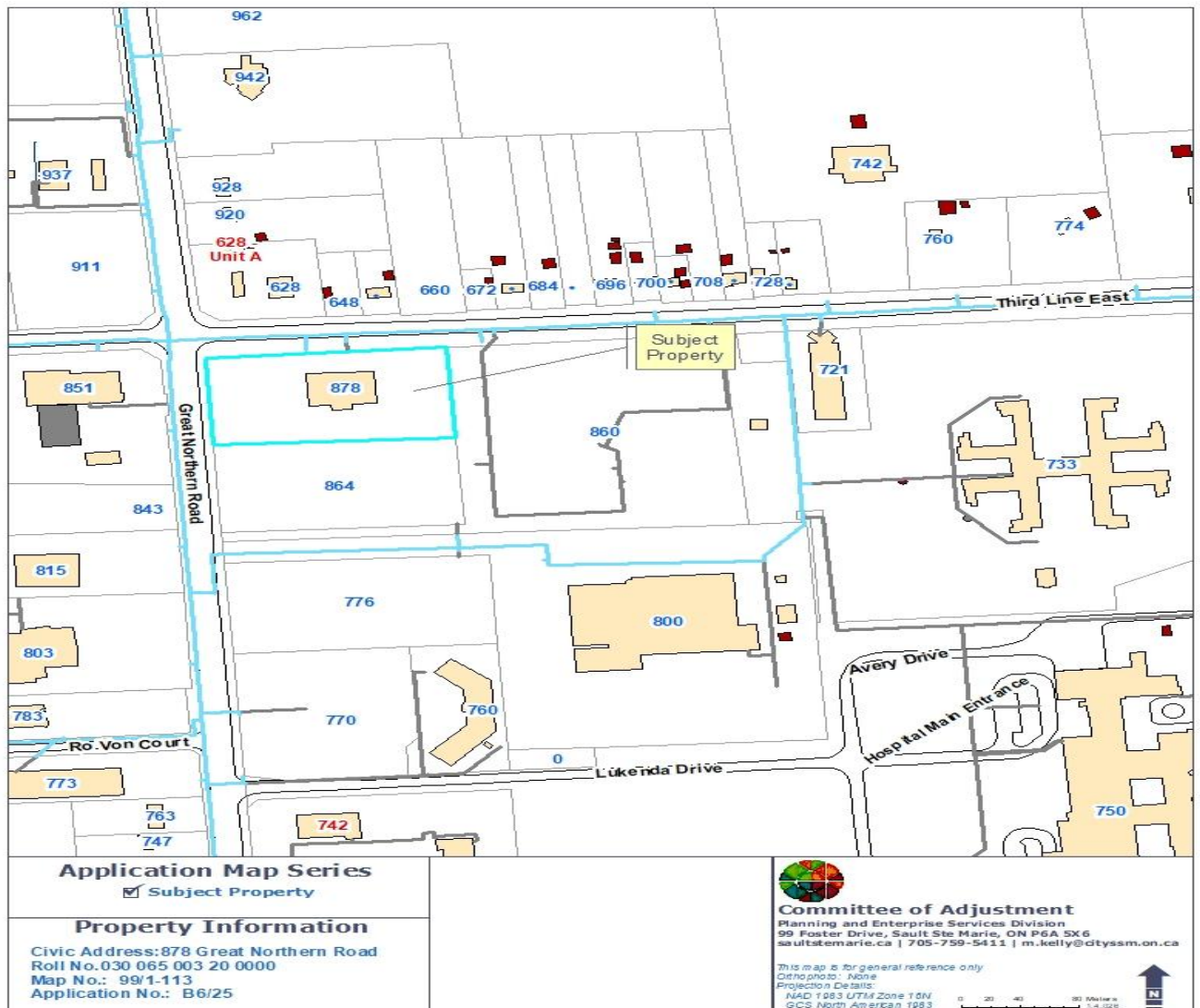
As part of the application review, this proposal was circulated to the following internal departments and external agencies for their review.

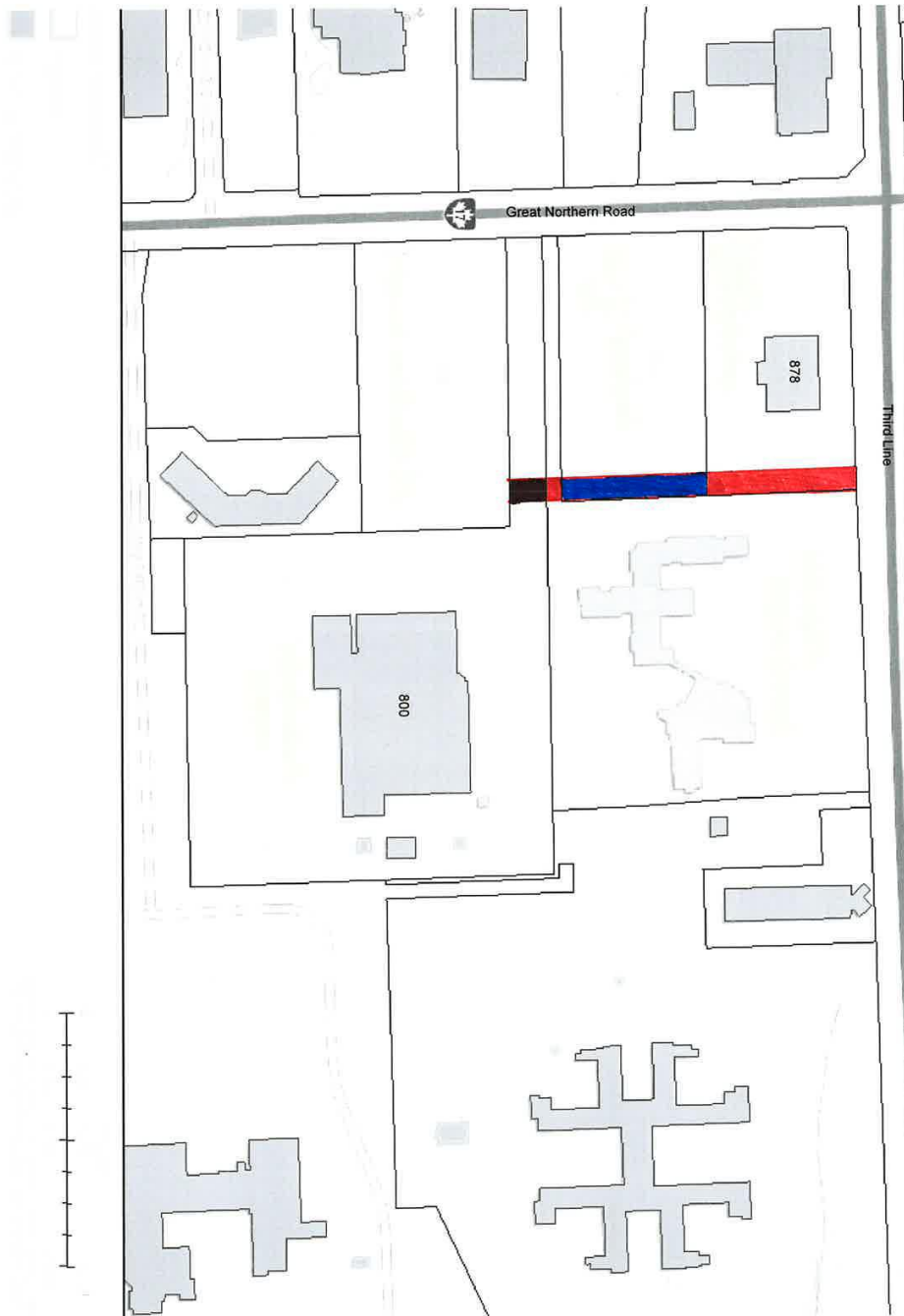
Division/Agency	Circulated	Response
Algoma Public Health		
Bell Canada Right-of-Way		
Building Division	X	No objections. See additional comments below
Canada Post		
Conservation Authority		
Engineering & Construction	X	No concerns
Fire Services	X	No comments
Legal Department	X	No comments
Planning Division	X	No objections
PUC Distribution Inc. (Electric)	X	No concerns
Public Utilities Comm. (Water)	X	No concerns
Public Works	X	No comment

Building Division staff wished to remind the owners that the permit for the car dealership has not been finalized.

Staff Comments/Recommendations(s)

- Payment of Transfer Review Fee
- Provide a Transfer/Deed of Land for Certificate of Official
- Provide reference plan.
- Provide PIN abstract & PIN map.
- Payment of Taxes





PLAN OF SURVEY OF
PART OF LOT 1
REGISTRAR'S COMPILED PLAN H-731
TOWNSHIP OF TARENTORUS
NOW IN THE
CITY OF SAULT STE. MARIE
DISTRICT OF ALGOMA
SCALE: 1:750

15 0 25 40
METRES

D.S. Urso Surveying Ltd.

HIGHWAY 17
(TRANS CANADA)
LOCALLY KNOWN AS
GREAT NORTHERN ROAD
AND PLAN H-10000-001 NOT SHOWN

METRIC NOTE

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

INTEGRATION COORDINATE TABLE

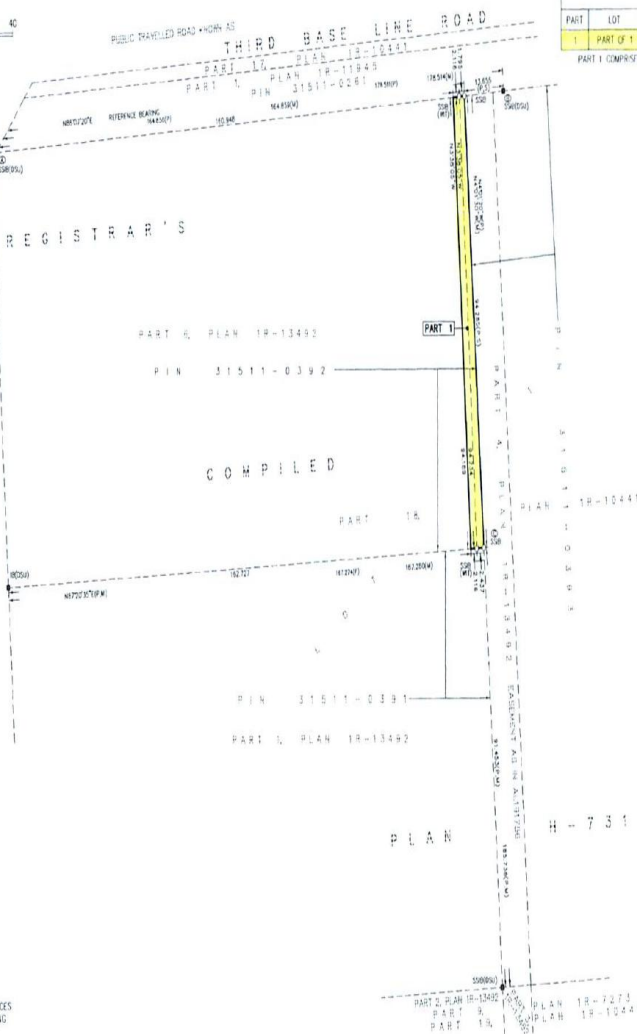
OBSERVED REFERENCE POINTS (ORP) DERIVED FROM REAL TIME KINETIC OBSERVATIONS USING MONUMENTS 'A' AND 'B' HAVING A BEARING OF N86°07'20"E UTM ZONE 18 NAD 83 (CSRS/1997) COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF DREG. 216/10.

POINT ID	NORTHING	EASTING
ORP A	5856156.506	706480.195
ORP B	5856170.577	706667.302
ORP C	5108875.001	706660.293

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

SCALE FACTOR NOTE

DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR OF 1.000036.



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 1R-13641

RECEIVED AND DEPOSITED

DATE April 3, 2020

DATE April 3, 2020

D.S. URSO - ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF ALGOMA (N.P. 1)

SCHEDULE

PART	LOT	PLAN	AREA	PIN
1	PART OF 1	REGISTRAR'S COMPILED PLAN H-731	296.73 Sqm	PART OF 35101-0332

PART 1 COMPREHENSIVE PART OF PIN 31511-0397

LEGEND

- DENOTES FOUND EVIDENCE
- (T) DENOTES PLANTED MONUMENT
- (B) DENOTES IRON BAR
- SSB DENOTES STANDARD IRON BAR
- SSB DENOTES SHORT STANDARD IRON BAR
- M DENOTES MEASURED
- P DENOTES DEPOSITED PLAN H-13492
- S DENOTES SET
- WT DENOTES WITNESS
- DSU DENOTES D.S. URSO SURVEYING LTD.
- PIN DENOTES PROPERTY IDENTIFICATION NUMBER

BEARING NOTE

BEARINGS ARE UTM URSD DERIVED FROM REAL TIME KINETIC OBSERVATIONS ON MONUMENTS 'A' AND 'B' SHOWN HEREON, HAVING A BEARING OF N86°07'20"E AND ARE REFERRED TO THE CENTRAL MERIDIAN 87° WEST LONGITUDE OF UTM ZONE 18 NAD 83 (CSRS/1997.0).

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM
- THE SURVEY WAS COMPLETED ON DECEMBER 8, 2019.

April 3, 2020
SAULT STE. MARIE, ONTARIO

D.S. URSO
ONTARIO LAND SURVEYOR

D.S. Urso Surveying Ltd. Ontario Land Surveyors & Canada Land Surveyors Planning Consultants	
19 KING ST. SAULT STE. MARIE, ONT. P4A 2G1	TEL: (705) 248-1901 FAX: (705) 258-1520
CHARTERED: 1971	REG. NO. 11571

Application B9/25-22-(1-22)-13986-I

THE TRUSTEES OF THE EMMANUEL UNITED CHURCH OF THE UNITED CHURCH OF CANADA are the owners of Pt of Pt Sec 3 St. Mary's except Pts 1-3, 1R2611, municipally identified as **CIVIC NO. 224 BENNETT BOULEVARD**. It is located on the northwest corner of Bennett Boulevard and Boundary Road. The subject property is designated Residential in the Official Plan and is zoned I, Institutional & is subject to site plan control.

PURPOSE & EFFECT:

To sever and convey a westerly portion of the subject property to create one additional lot together with an easement for ingress/egress purposes and other potential servicing easements as required.

	Frontage (approximate)	Depth (approximate)	Area (approximate)
Severed Lands	32.85m	50m	0.164ha
Retained Lands	82m	95m	0.779ha
Ingress/Access Easement	In gross over the retained lands		
Servicing Easements	To Be Determined		

Public Input

Notice of public hearing was sent by personal mail to neighbouring properties, by posting a sign on-site & posting on the City website.

Darrell and Nancy Maahs of 82 Essex Lane submitted the following comments.

"Our residence at 82 Essex Lan is directly behind the proposed severed lands, and we are therefore affected by this severance. According to a Sootoday article, the severance is intended for the development of a new ambulance base adjacent to the existing No. 3 Fire Station, which is immediately behind our property. Although we do not have any major objections to the proposed development and severance, we would like to ensure that a sufficient buffer is maintained between the severed/retained lands and our residential property. This buffer should include adequate privacy fencing and/or trees and be incorporated into the final site plan as we understand the property is subject to site plan control.

Technical Review: Circulated Departments & Agencies

As part of the application review, this proposal was circulated to the following internal departments and external agencies for their review.

Division/Agency	Circulated	Response
Algoma Public Health		
Bell Canada Right-of-Way		
Building Division	X	No objections.
Canada Post		
Conservation Authority		
Engineering & Construction	X	See comments below
Fire Services	X	No comment or concern
Legal Department	X	No comments
Planning Division	X	No objections
PUC Distribution Inc. (Electric)	X	No concerns
Public Utilities Comm. (Water)	X	No concerns
Public Works	X	No comment

Engineering Division staff has reviewed the proposed application and had the following comments:

There is no sanitary sewer on Bennet Boulevard. We cannot support the creation of a lot that doesn't have access to sanitary sewer. The application mentions easements to be determined, but the feasibility of servicing and securing an easement should be done before the lot creation.

Should drainage cross property line and not be directed to the municipal road allowance, a drainage agreement may be required. This could also be addressed during site plan approval process.

Engineering recommends that any approval be made conditional on a preliminary servicing design for the storm and/or sanitary services easement be submitted for approval by the Director of Engineering or his designate prior to final consent.

Staff Comments/Recommendations(s)

Transfer/Deed of Land

Parkland Levy

Certificate Application fee

Reference Plan

PIN abstract and PIN map

Minor Variance application if required

Ingress/Egress easement

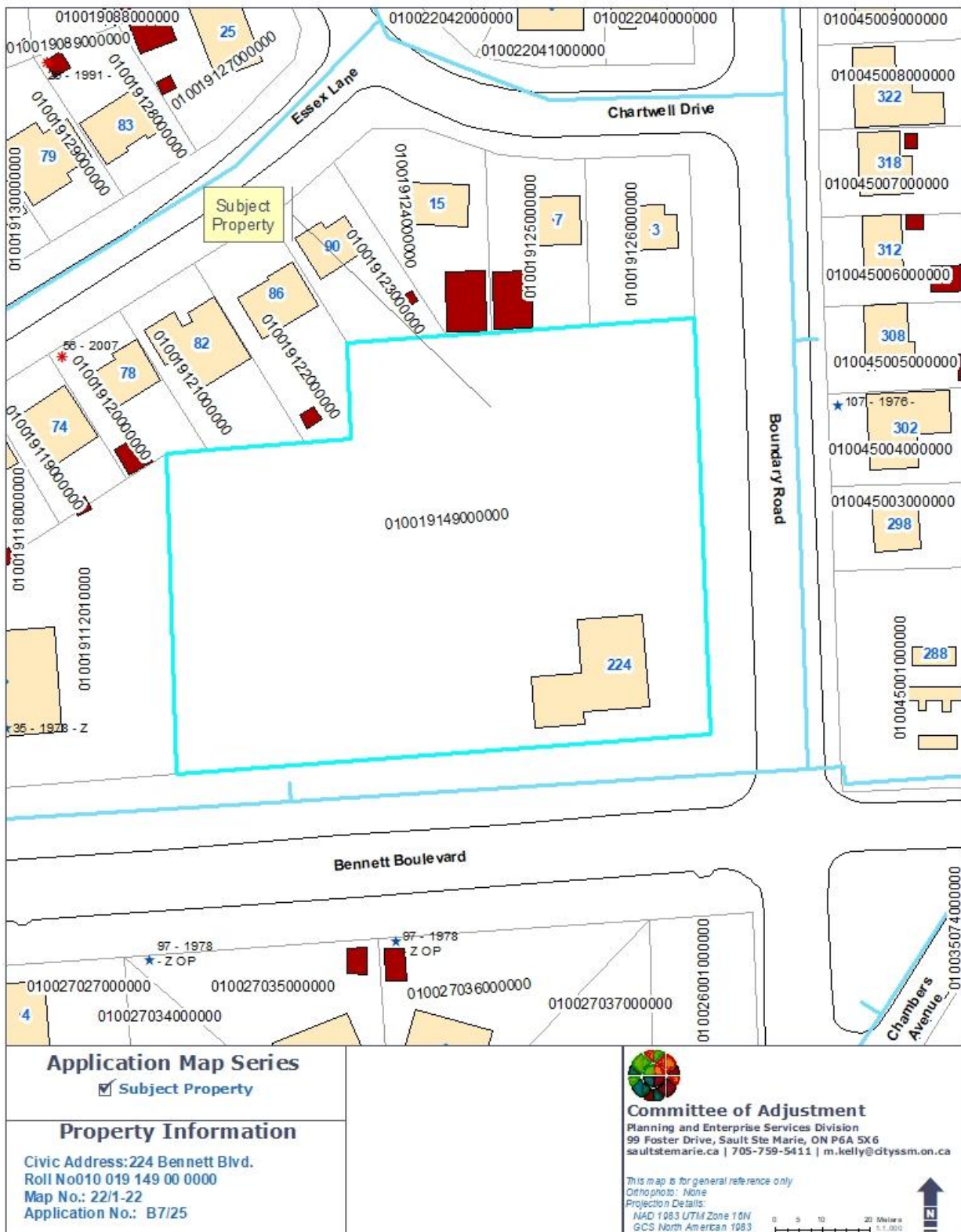
Service Agreement

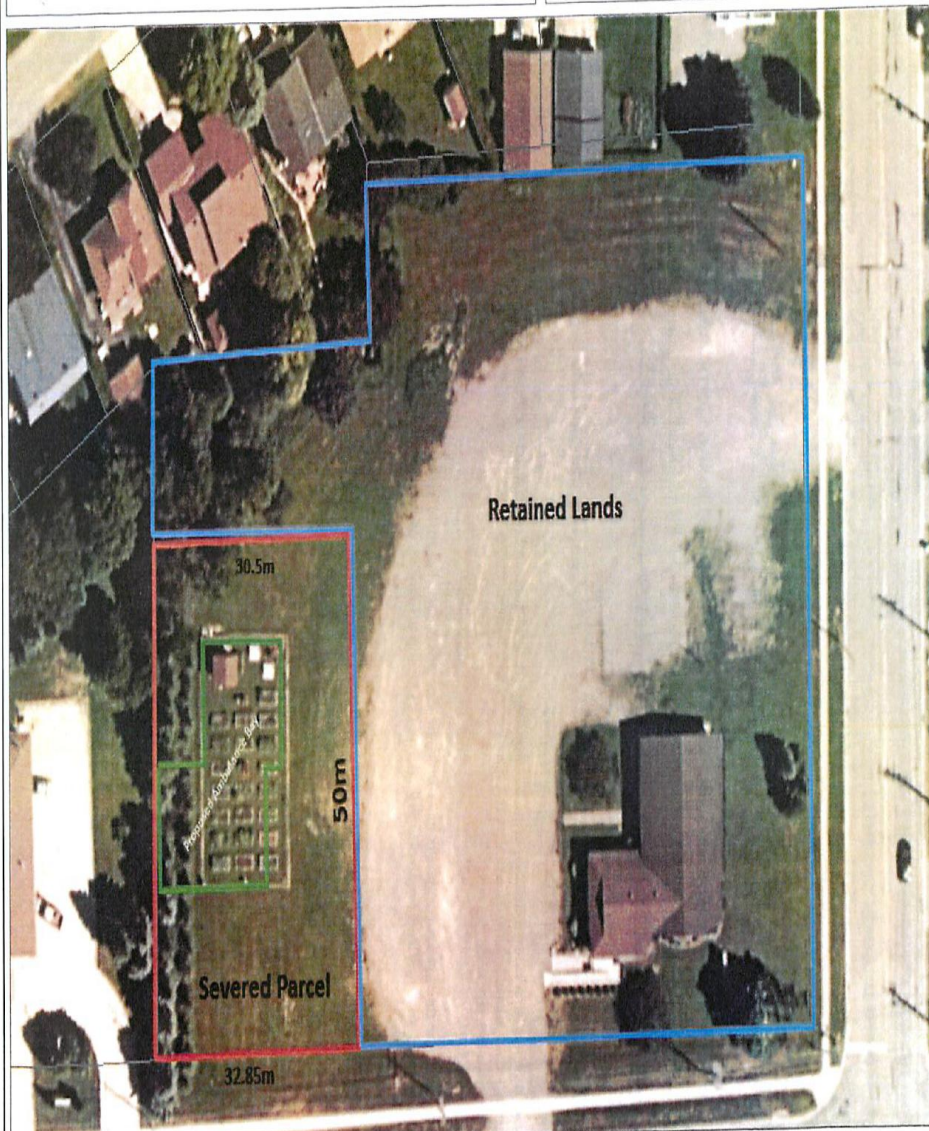
Discharge of Charge/Mortgage

Partial Discharge of Charge/Mortgage

Payment of Municipal taxes

Obtain approval from the Director of Engineering or his designate of a servicing design for storm and/or sanitary services for a services easement prior to final consent





Legend

- Building as symbol
- Building as screen
- Airport
- Transportation/Provincial Highway
- Secondary Route
- Ferry Route
- Trail
- Bike Trail
- Greenbelt Route
- Ribbon Trail
- Trans Canada Trail
- Voyageur Trail
- Waterfront Trail
- Railway Train Station
- Railway with Bridge
- Railway with Tunnel
- Road (Major - Minor)
- Water Road
- Road with Bridge
- Road with Tunnel
- Highway King or 401 Series Highway
- Secondary Highway
- Beltway Highway
- Depth County Regional or Municipal Road
- Local Highway
- Line Way Road
- Road with Postmark or Broken Passage
- Road with Address Ranges
- Hydro Line, Communication Line or Unknown Transportation Line
- Natural Gas Pipeline, Water Pipeline or Unknown Pipeline
- Spot Height
- Index Contour
- Contour
- Wetland Area
- Wetland
- Wetland Elevation
- Wetland Use
- Park
- Rapid
- Rapid Falls
- Rapids
- Rocks
- Lock Gate
- Dam (Hydro)
- Dam (Hydro)
- Provincial/State Boundary
- International Boundary
- Upper Tier (District)
- Municipal Boundary
- Lower Tier (Single Tier)
- Municipal Boundary
- Lot Line
- Urban Reserve
- Provincial Park
- Natural Park
- Conservation Reserve
- Military Lands

0 0.0 km

Projection: Web Mercator



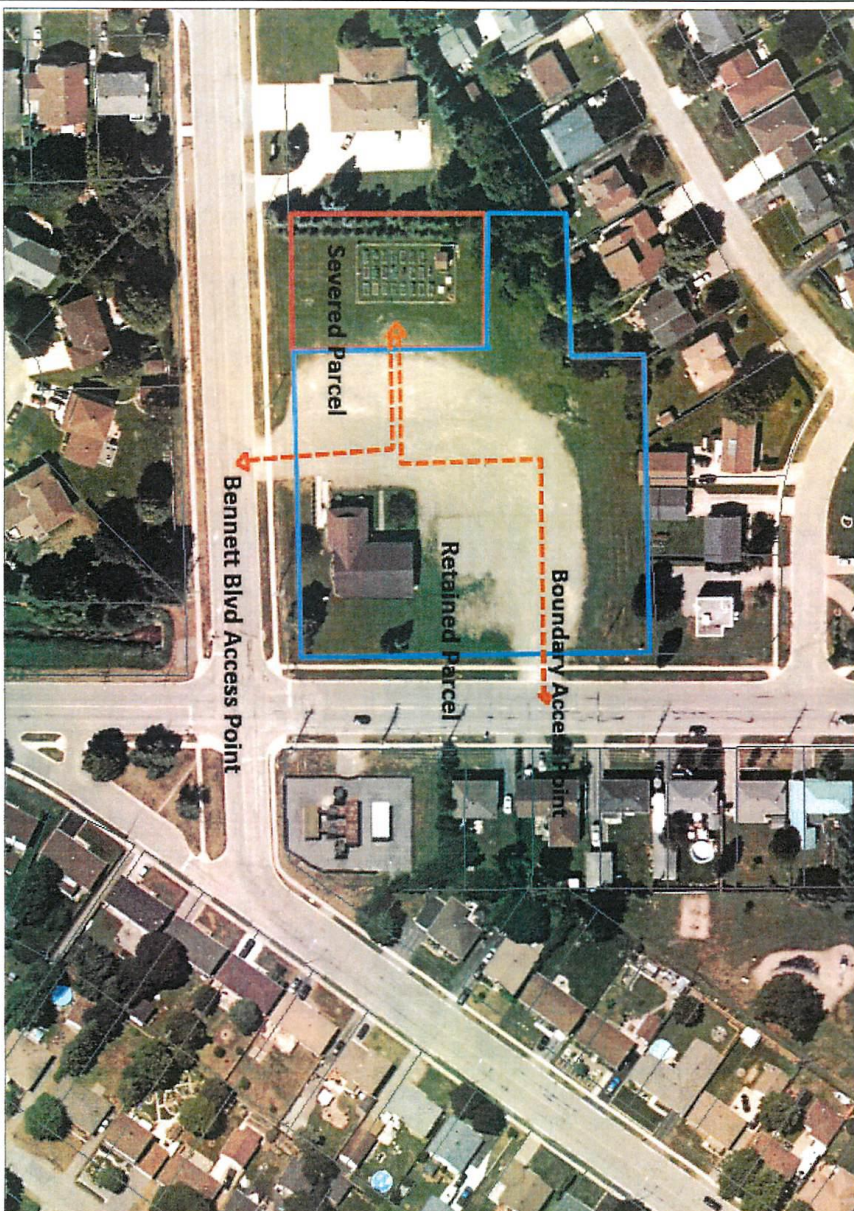
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OTHER BUSINESS

TAB 7

DATE OF NEXT HEARING – May 28, 2025

ADJOURNMENT

Michelle Kelly

Michelle Kelly, ACST
Secretary-Treasurer