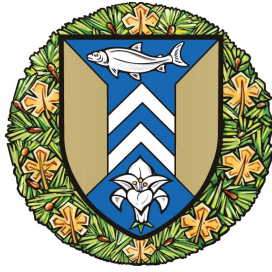


The Corporation of the
City of Sault Ste. Marie



Committee of Adjustment
March 5, 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 February 5, 2025**
- **Disclosure of Pecuniary Interest and the General Nature Thereof**
- **Notice of Withdrawal or Motion for Deferral**
- **Matters To Be Considered**

Deferred Applications

New Applications

- A4/25 - Civic No. 964 Goulais Avenue
 - B3/25 - Civic No. 104 Old Goulais Bay Road
 - B4/25 - Civic No. 78 Old Goulais Bay Road
 - **Other Business**
 - The Secretary-Treasurer acknowledged that all members have completed the AODA & OHRC training modules.
 - **Adjournment**
-

Application A4/25-107-(1-123)-20182-RA

KIMBERLY ERB is the owner of **CIVIC NO. 964 GOULAIS AVENUE**. It is located on the east side of Goulais Avenue between Third Line West and Fourth Line West. It is designated Rural Area in the Official Plan and is zoned RA, Rural Area.

INTENT OF THE APPLICATION:

The following variance is requested:

	By-Law 2005-150 Requires	Proposed Variance
8.5.2	Minimum interior side yard 5m	Reduce the south interior side yard to 3.85m for the proposed 7.62m x 13.46m storage building only .

PURPOSE & EFFECT:

To facilitate the construction of an accessory building on the recently poured pad.

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.

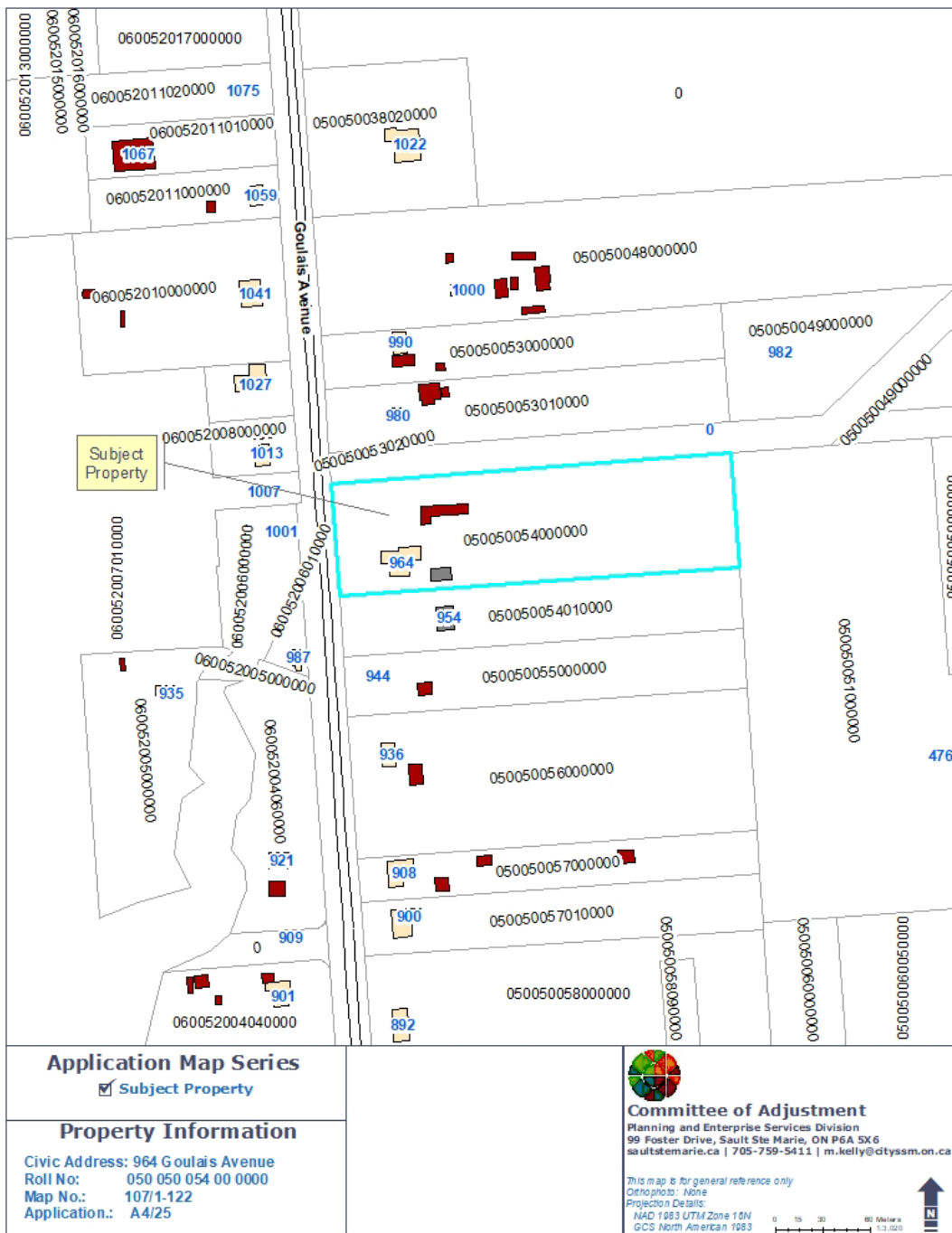
Division/Agency	Circulated	Response
Algoma Public Health	X	
Bell Canada Right-of-Way		
Building Division	X	No objection
Canada Post		
Conservation Authority	X	No concerns or objections. Site plan review & potential permit needed prior to development
Engineering & Construction	X	No comment
Fire Services	X	No comment
Legal Department	X	No comment
Planning Division	X	Comments below
PUC Distribution Inc. (Electric)	X	No concerns
Public Utilities Comm. (Water)	X	No concerns
Public Works		

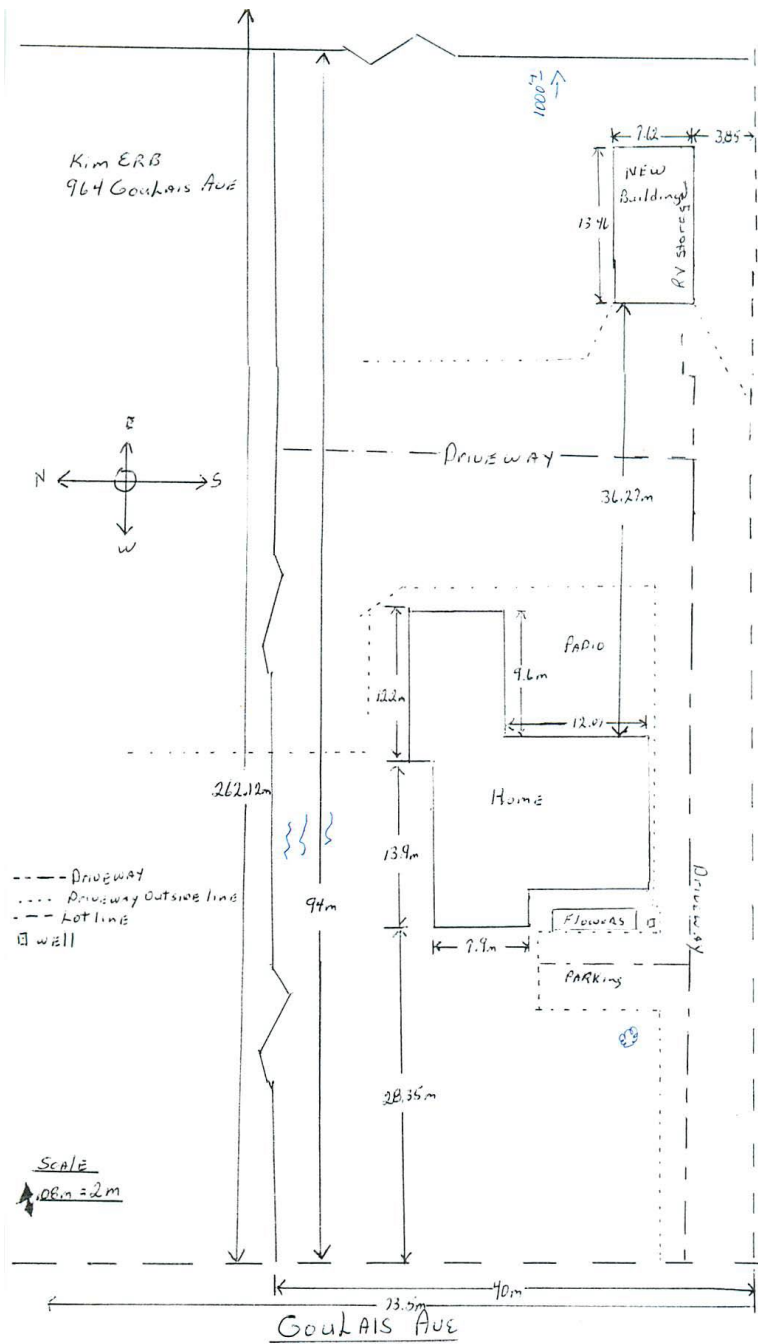
Planning staff noted that the proposed variance seeks a relatively small reduction to the interior side yard setback of the property for the storage unit only, the rest of the side yard will still be set at the requirements of the zoning by-law. The purpose of the setback is to

prevent encroachment on neighboring properties. Given the location of this property there is a buffer of trees between the properties that can minimize the effect of this reduction. Planning staff are of the opinion that the impact of this requested variance is minor and meets the requirements of the four tests of a minor variance.

Staff Comments/Recommendations(s)

No evidence has been presented that suggests that approval would create a negative impact. Planning staff point out that the existing buffer of trees minimizes the effect of the requested reduction.



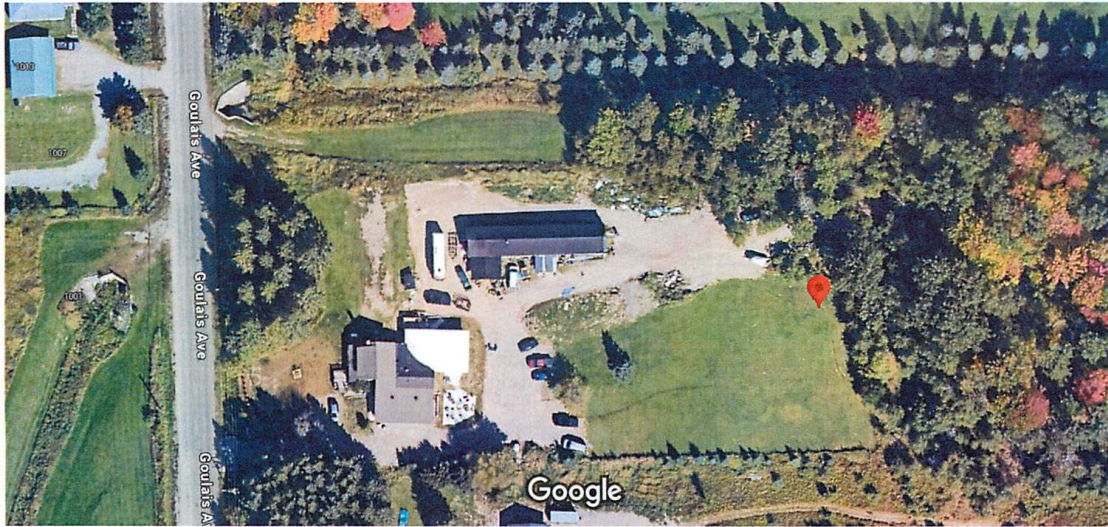


2/18/25, 8:40 AM

964 Goulais Ave - Google Maps

Google Maps

964 Goulais Ave



Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies, Map data ©2025 20 m

<https://www.google.ca/maps/place/964+Goulais+Ave,+Sault+Ste.+Marie,+ON+P6A+5K7/@46.5569729,-84.3816385,119m/data=!3m1!1e3!4m6!3m5!1...> 1/1

TAB 2

Application B3/25-111-(1-126)-32732-RA, M2, EM

ORLANDO & MICHELE BATTISTI are the owners of **CIVIC NO. 104 OLD GOULAIS BAY ROAD**. It is located on the east side of Old Goulais Bay Road between Third Line Third Line East and Fourth Line East. It is designated Residential in the Official Plan and is zoned RA, Rural Area, M2, Medium Industrial & EM, Environmental Management.

PURPOSE & EFFECT:

To convey an interior parcel of land and **attach it to Civic No. 78 Old Goulais Bay Road**, as a lot addition.

	Frontage (approximate)	Depth (approximate)	Area (approximate)
Severed Lands	n/a	60.96m \pm	0.535ha \pm
Retained Lands	20.479m	irregular	18.31 ha

Public Response

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

Technical Review: Circulated Departments & Agencies

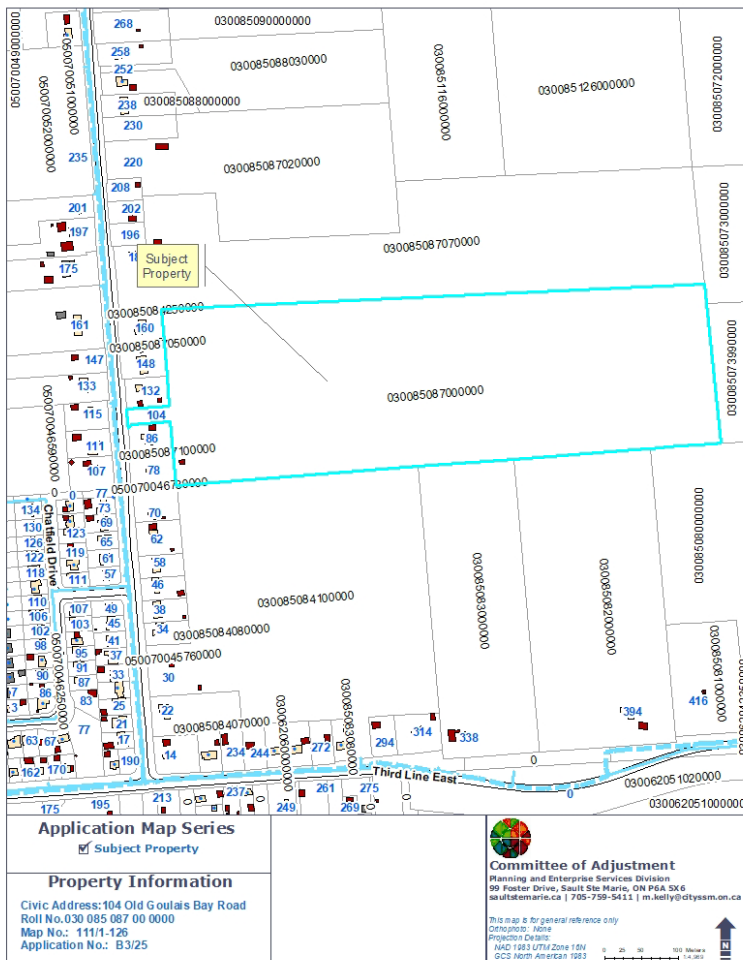
As part of the application review, this proposal was circulated to the following internal departments and external agencies for their review.

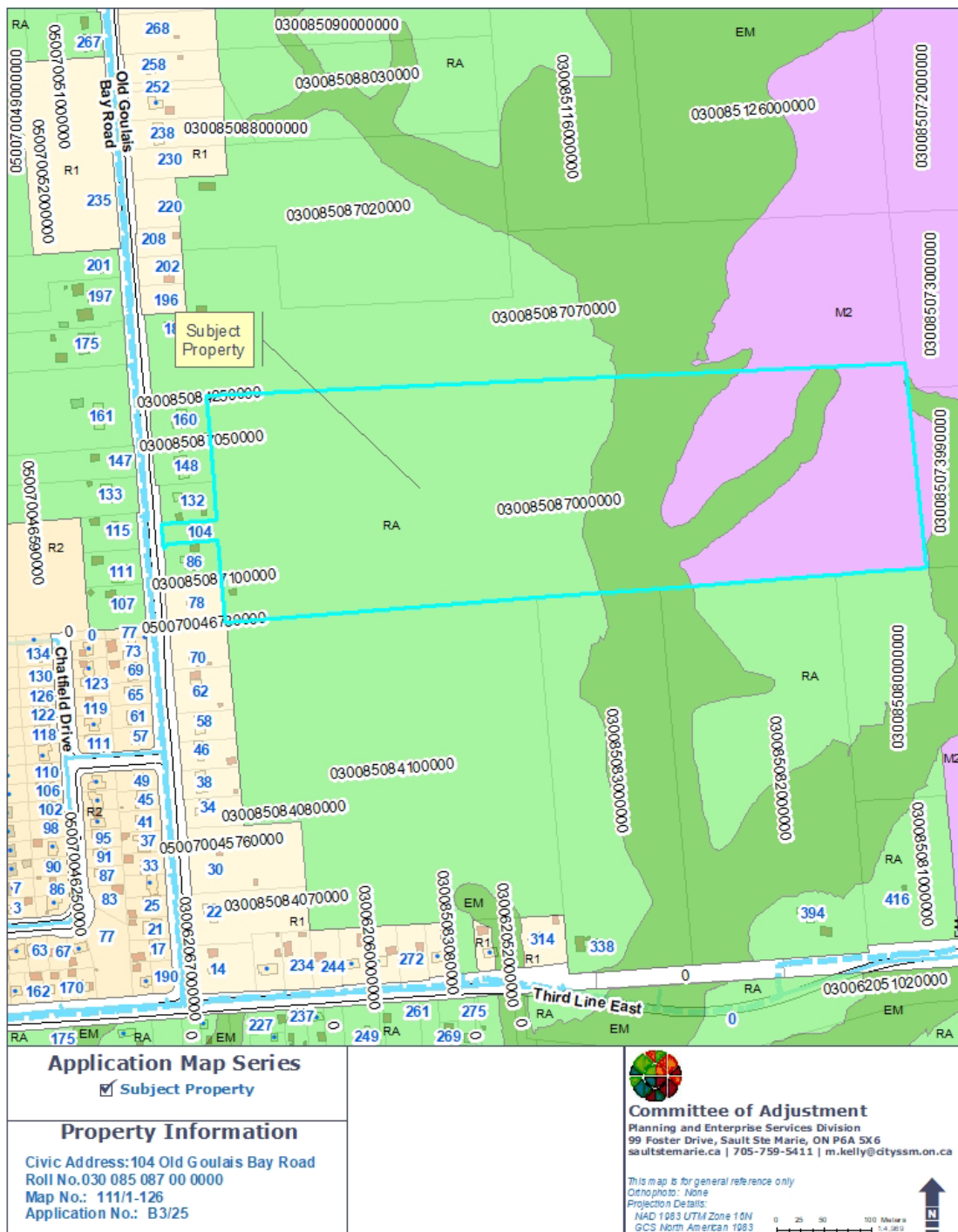
Division/Agency	Circulated	Response
Algoma Public Health	X	
Bell Canada Right-of-Way		
Building Division	X	No objections
Canada Post		
Conservation Authority	X	
Engineering & Construction	X	No comment
Fire Services	X	No comment
Legal Department	X	No comment
Planning Division	X	No objections
PUC Distribution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

Staff Comments/Recommendations(s)

The application is to add to an existing lot only and as such cash-in-lieu would not be collected. Staff do not object to the request. The following conditions are recommended for any consent approval.

- Payment of Transfer Review Fee
- Provide a Transfer/Deed of Land for Certificate of Official
- Provide reference plan.
- Provide PIN abstract & PIN map.
- Minor Variance application approval if required.
- Discharge of Charge/Mortgage
- Partial Discharge of Charge/Mortgage
- Payment of Taxes
- Subsection 50 (3 or 5) of the Planning Act will apply
- A consolidation transfer will be required
- Proposed severed parcel must merge with Civic No. 78 Old Goulais Bay Road





TAB 3

Application B4/25-111-(1-126)-31626-R1

MICHELE & JULIE BATTISTI are the owners of **CIVIC NO. 78 OLD GOULAIS BAY ROAD**. It is located on the east side of Old Goulais Bay Road between Third Line East and Fourth Line East. It is designated Residential in the Official Plan and is zoned R1, Estate Residential.

Section 53(45) allows for an application to 'cancel' a previously received consent. Notice to other parties or commenting agencies is not required. The Committee's decision is not appealable.

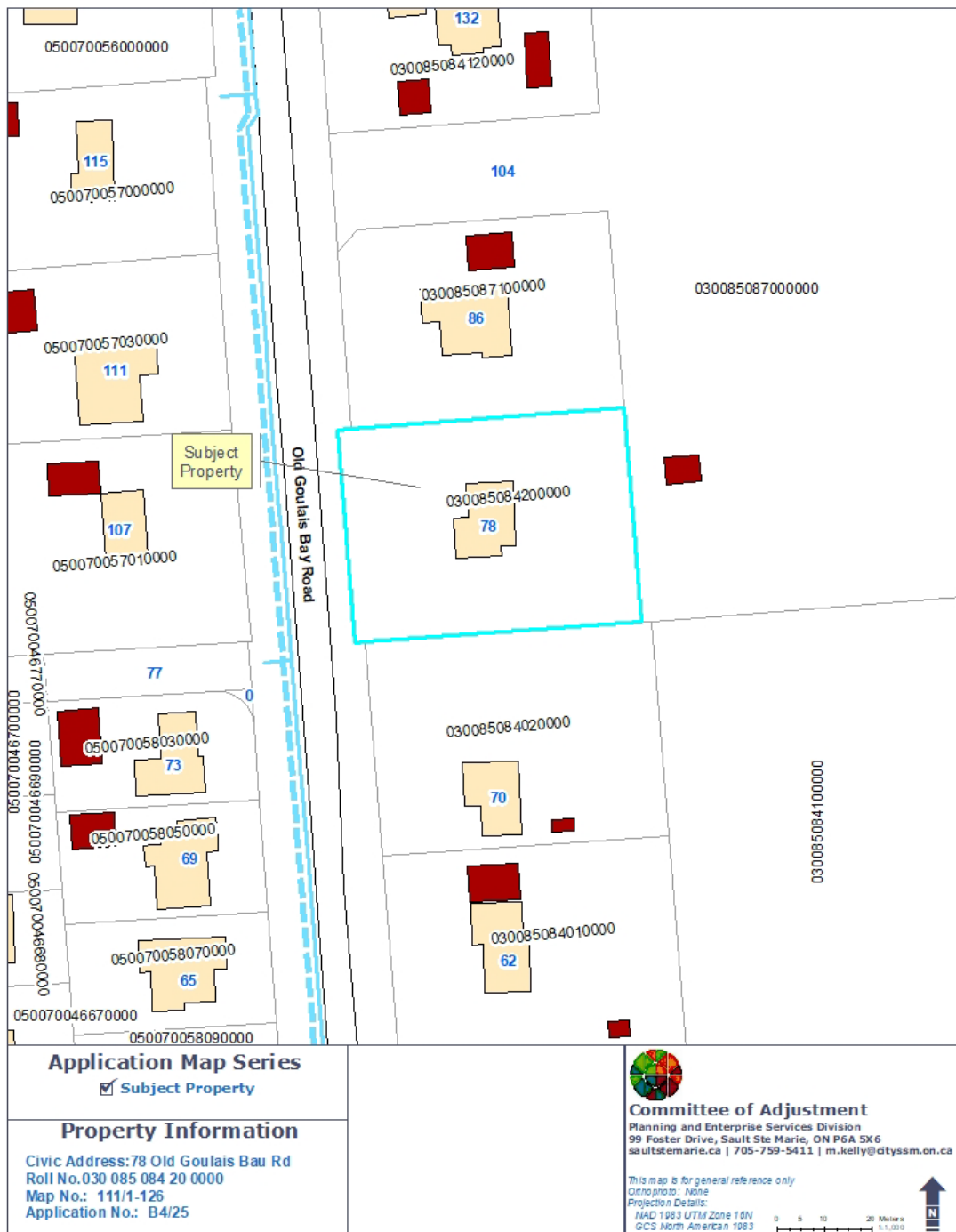
PURPOSE & EFFECT:

The subject property previously received unstipulated consent under application B14/02. The owners are seeking the Committee's consent to Cancel the previous consent to enable the proposed severed parcel requested in application **B3/25** to merge with the subject property, as lot addition.

The decision whether for or against is not appealable.

Recommended conditions of any approval are,

- Provide a Transfer of Land or Notice for a Cancellation Certificate of Official
- Provide a Consolidation Transfer
- Provide payment of Transfer fee (2025 fee is \$240) per transfer
- Provide a current PIN abstract & PIN map.
- Payment of Taxes



OTHER BUSINESS

TAB 4

DATE OF NEXT HEARING – April 2, 2025

ADJOURNMENT

Michelle Kelly

Michelle Kelly, ACST
Secretary-Treasurer