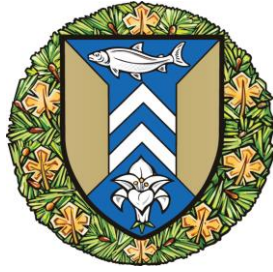


The Corporation of the  
City of Sault Ste. Marie



Committee of Adjustment  
October 30, 2024  
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 October 2, 2024**
- **Disclosure of Pecuniary Interest and the General Nature Thereof**
- **Applicant/Agent Requests for Withdrawal or Deferral**
- **Matters Circulated But Not Appearing on the Agenda**
- **Matters To Be Considered**
  - **A31/24 - Civic 156 McGregor Avenue**
  - **A32/24 - Civic 280 Kingsford Road**
  - **A33/24 - Civic 1100 Wallace Terrace**
  - **A34/24 - Civic 7 Sherwood Parkway**
  - **A35/24 - Civic 676 Second Line West**
  - **A36/24 - Civic 49 Pointe Des Chenes Crescent**
  - **A37/24 - Civic 304 Albert Street West**
  - **B19/24 - Civic 676 Second Line West**
  - **B22/24 - Civic 207 Old Garden River Road**
  - **B23/24 - Civic 21 Old Garden River Road**
- **Deferred Applications**

➤ **Other Business**

➤ **Adjournment**

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➤ **Current Applications** (order subject to change)

**TAB 1**

**Application A31/24-9-(1-4)-20415-R2**

**SCOTT BEAUMONT & NATALIE LIZARAZO CORREA** are the owners of Lot 52 Upton Subdivision, Plan 7134 former Township of St. Mary's municipally identified as **Civic No. 156 MCGREGOR AVENUE**. It is located on the southeasterly side of McGregor Avenue between Queen Street East and Manor Road. It is designated Residential in the Official Plan and is zoned R2, Gentle Density Residential.

**INTENT OF THE APPLICATION:**

Relief is requested from the provisions of By-law 2005-150, as amended, by reducing the front yard requirement to facilitate the demolition of the existing covered porch and the subsequent construction of a new covered porch and covered entryway.

	<b>By-Law Requirement 2005-150</b>	<b>Proposed Variance</b>
<b>9.6.2</b>	<b>Minimum front yard 7.5m</b>	<b>Reduce</b> the minimum front yard requirement to <b>6m</b> for the covered front porch addition & to <b>4.9m</b> for the proposed covered entryway addition.

**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. No public input was received on this application as of the time of drafting this report.

**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.

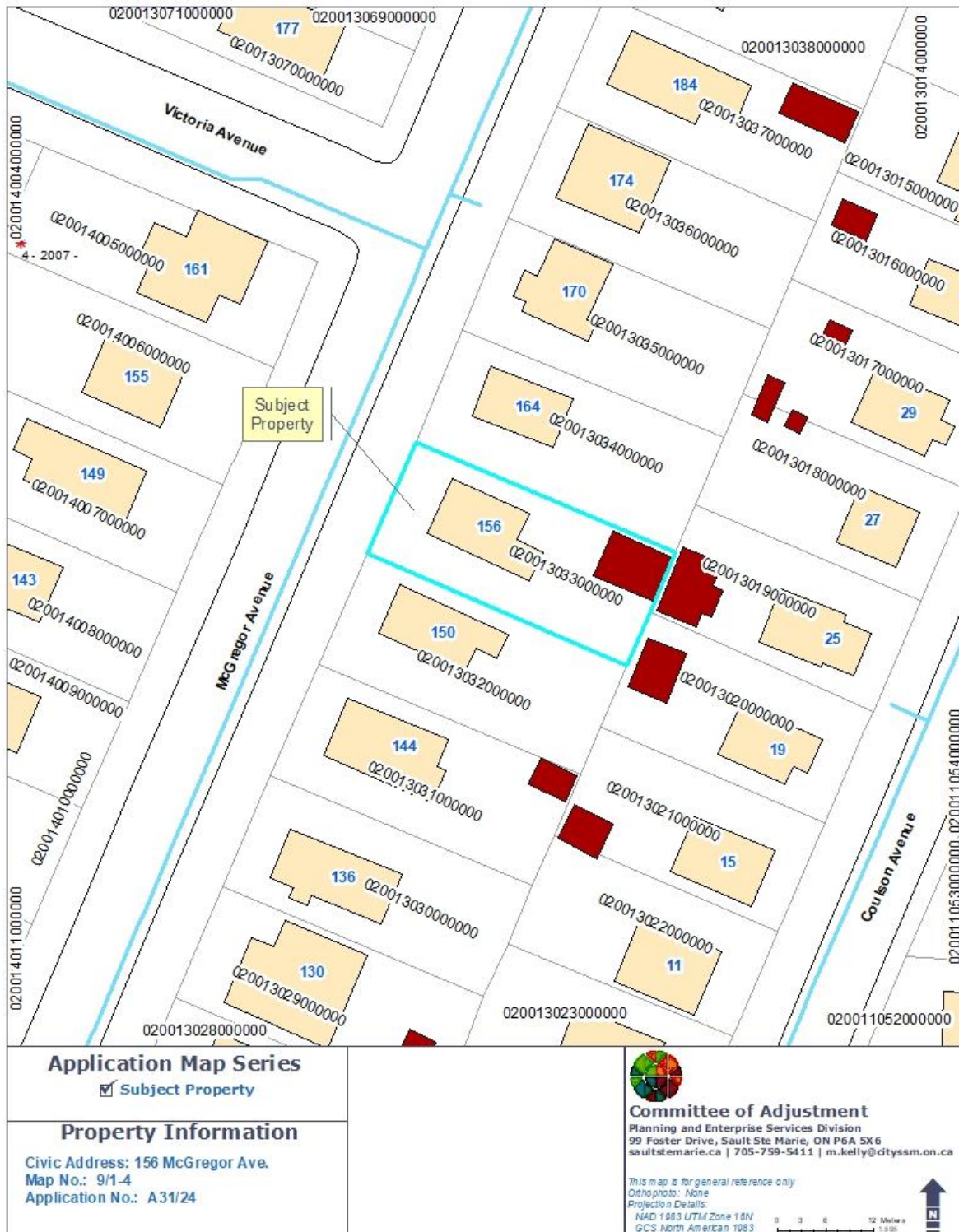
Division/Agency	Circulated	Response
Algoma Public Health		
Bell Canada Right-of-Way		
Building Division	X	See comments below
Canada Post		
Conservation Authority		
Engineering & Construction	X	No comment
Fire Services	X	No comment
Legal Department	X	No comment
Planning Division	X	See comments below
PUC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

**Building Division** staff had no objection however, wished to remind the owners that the proposed construction may interfere with OBC power line clearance requirements. This issue can be reviewed further with the City plans examiner for more information.

**Planning** staff have no objection to this application. This request does not contradict the Official Plan. The intent of the zoning by-law is kept intact as this is an extension to a porch and does not permit the building itself to be extended onto the 7.5m setback. As well the remainder of the property will be kept at 7.5m. This request is viewed as minor in nature, and given the improved visual impact on the street is expected to match other houses in the neighbourhood and as such is found to be desirable.

**Staff Comments/Recommendations(s)**

The request has planning staff support. The building division staff advised the applicant that the Ontario Building Code Act requires compliance with PUC swing calculations & that this will be considered as part of the building permit process. No evidence has come forward to suggest that approval would create a negative impact.





## **TAB 2**

### **Application A32/24-80-(1-90)-7492-R2**

**JAMES OVERLAND** is the owner of Lots 489 & 490 Sault Ste. Marie Park Subdivision, Plan 7602 former Township of Korah and municipally identified as **Civic No. 280 KINGSFORD ROAD**. It is located on the north side of Kingsford Road approximately 90m east of the Kingsford Road/Murton Avenue intersection. It is designated Residential in the Official Plan and is zoned R2, Gentle Density Residential.

#### **INTENT OF THE APPLICATION:**

Relief is requested from the provisions of By-law 2005-150, as amended, by permitting a garage to remain without a main building on the same lot.

	<b>By-Law Requirement 2005-150</b>	<b>Proposed Variance</b>
<b>9.1.2</b>	<b>No</b> accessory building shall be constructed prior to the erection of the main building on the same lot.	<b>Permit</b> the existing 7.4m x 7.4m detached garage <b>to remain</b> on the subject property for a period of up to 3-years.

#### **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. No public input was received on this application at the time of drafting this report.

#### **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 response
Canada Post		
Conservation Authority	X	No objection
Engineering & Construction	X	No comment
Fire Services	X	No comment
Legal Department	X	No comment
Planning Division	X	See comments below
PUC Distribution Inc. (Electric)	X	No concerns
Public Utilities Comm. (Water)	X	No concerns
Public Works		

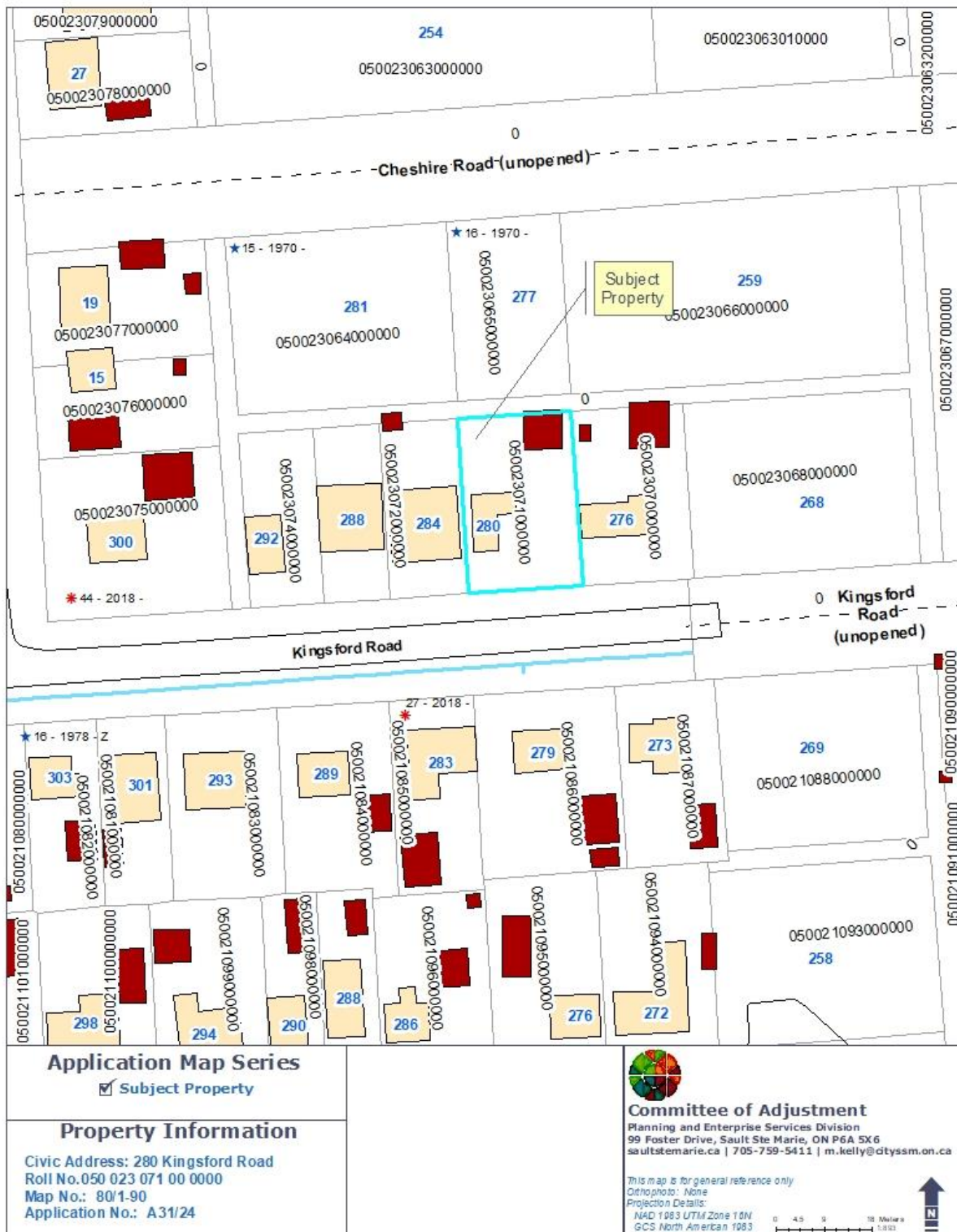
**Planning** staff have no objection to this application. This request does not contradict the Official Plan. The intent of the zoning-bylaw is kept intact by ensuring that the accessory

structure that currently exists is expected to be attached to a primary structure within a set time limit avoiding a situation where it would end up on the property alone. The request is considered minor in nature as there is no significant impact on property. The request, while not adding anything of specific note for the neighbourhood, also does not have a negative impact and once the new structure is complete will fit in with the surrounding properties.

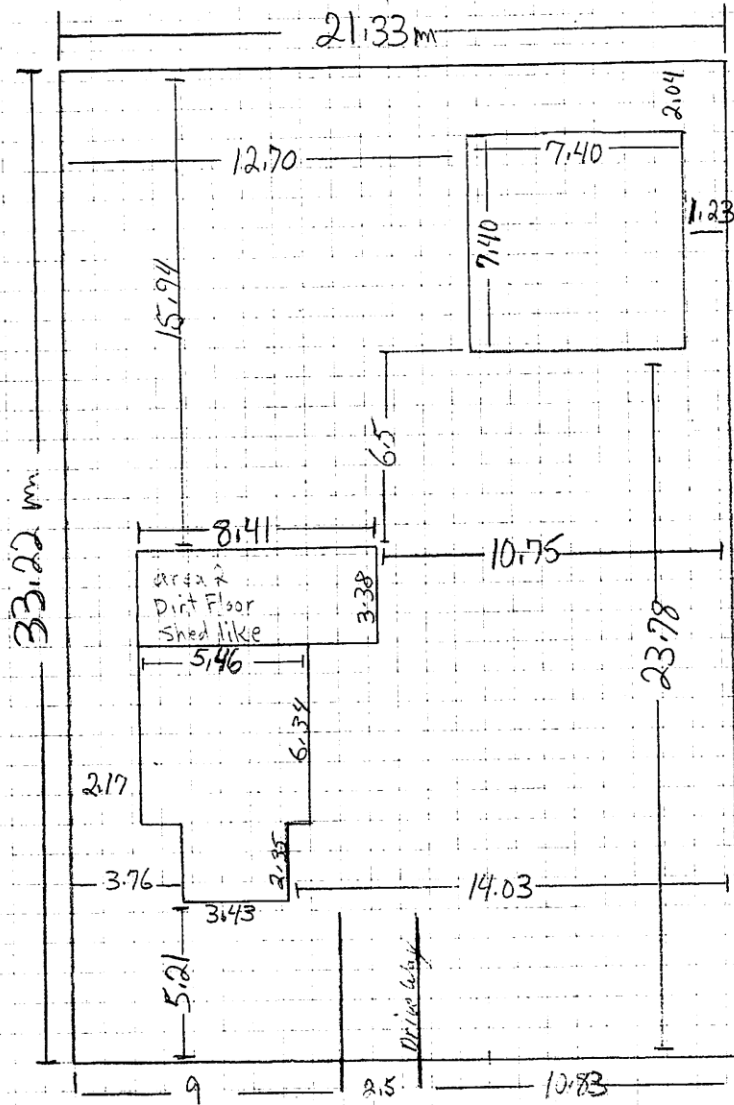
**Staff Comments/Recommendations(s)**

The request is temporary in nature i.e., for a period of up to three years. It has planning staff support. No evidence has been presented to suggest that approval would create a negative impact.





280 Kingsford Rd



### **TAB 3**

#### **Application A33/24-52-(1-68)-22294-R2 & EM**

**10001684892 ONTARIO INC.** is the owner of Pt of Sec. 34 former Township of Korah being Part 2, 1R14007 (PIN 31608-0016) and municipally identified as **Civic No. 1100 WALLACE TERRACE**. It is located on the northeast corner of Allen's Side Road and Wallace Terrace. It is designated Residential in the Official Plan and is zoned R2, Gentle Density Residential & EM, Environmental Management.

#### **INTENT OF THE APPLICATION:**

Relief is requested from the provisions of By-law 2005-150, as amended, by reducing the rear yard requirement to facilitate the construction of a 16-unit townhouse development.

	<b>By-Law Requirement 2005-150</b>	<b>Proposed Variance</b>
<b>9.6.2</b>	<b>Minimum</b> rear yard setback is <b>10m</b>	<b>Reduce</b> the rear yard setback to <b>8.4m</b>

#### **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. No public input was received on this application at the time of drafting this report.

#### **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 response
Canada Post		
Conservation Authority	X	See comments below
Engineering & Construction	X	No response
Fire Services	X	No concerns
Legal Department	X	No comment
Planning Division	X	See comments below
PUC Distribution Inc. (Electric)	X	No concerns
Public Utilities Comm. (Water)	X	No concerns
Public Works		

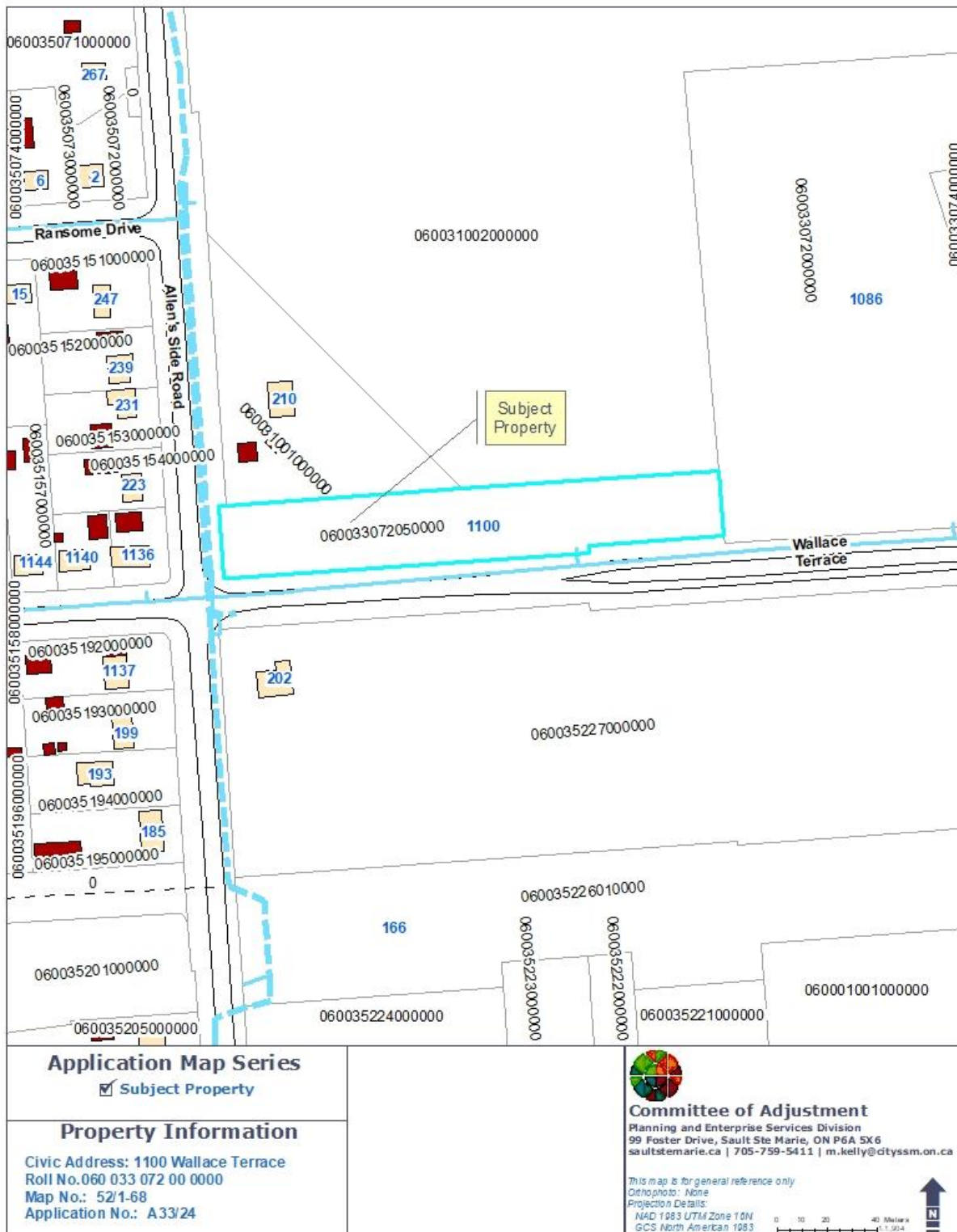
**SSMRCA** had no concerns or objections advising that the property is located within a regulated area under their authority regarding Ontario Regulation 41/24; Prohibited Activities, Exemptions and Permits under the Conservation Authorities Act, R.S.O. 1990,

c. C26. Any proposed development on this property will require a site plan review and may require a permit from SSMRCA.

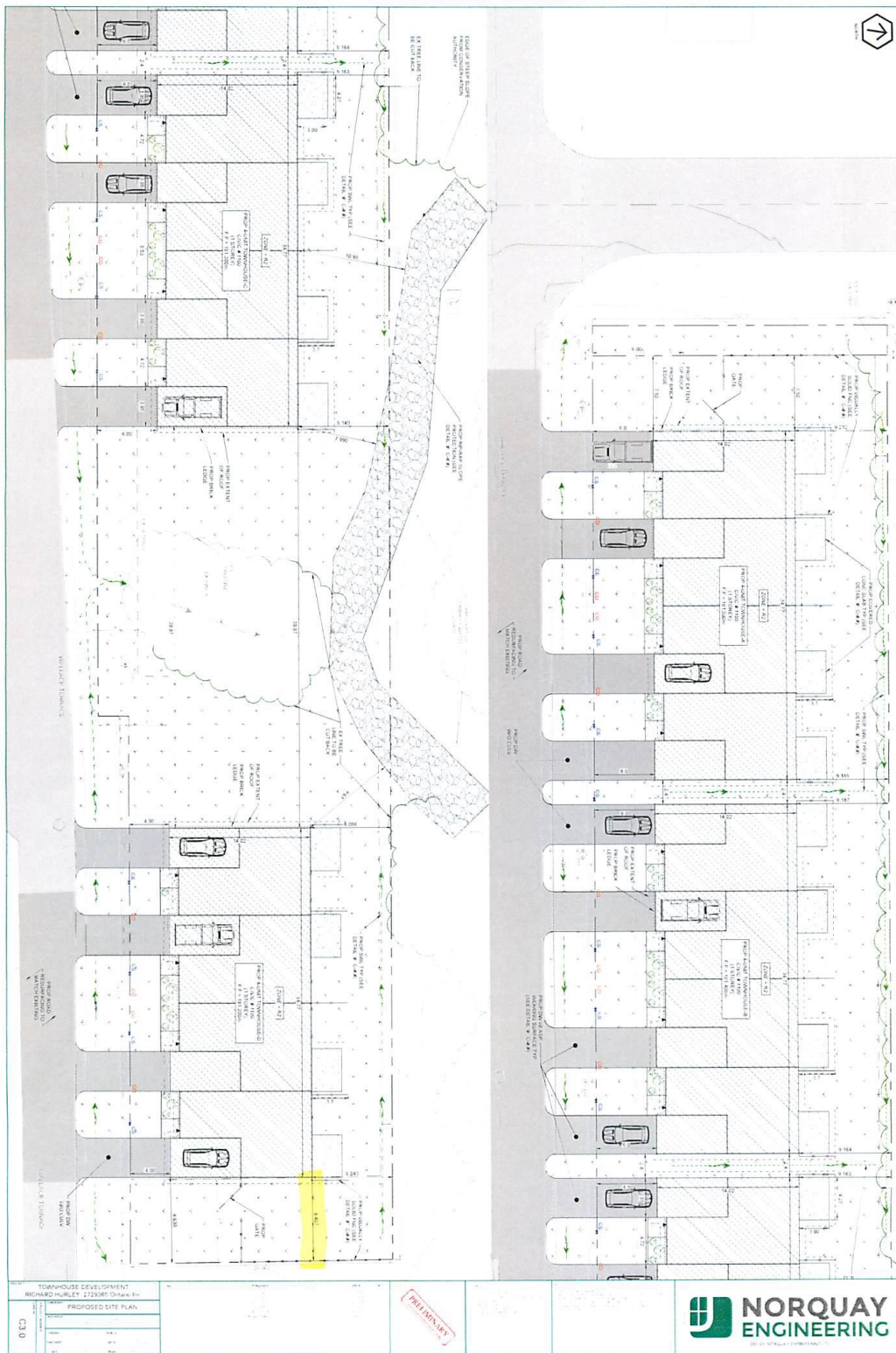
**Planning** staff is supportive of this application. The request is supportive of provision 2.5 of the Official Plan which speaks to building innovative and alternative residential development standards that support compact urban form. The intent of the zoning by-law is kept in tack. The overall request is viewed as minor and is desirable for the addition of multi-unit housing on a property which can accommodate this proposal.

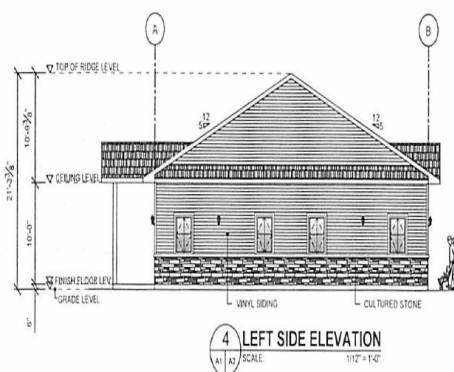
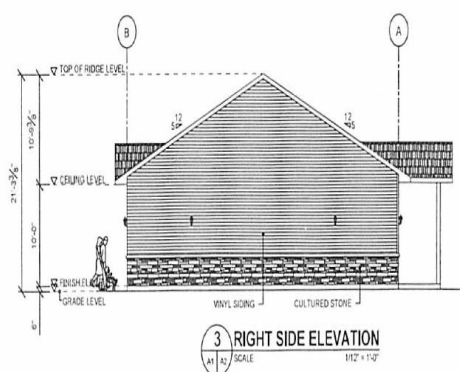
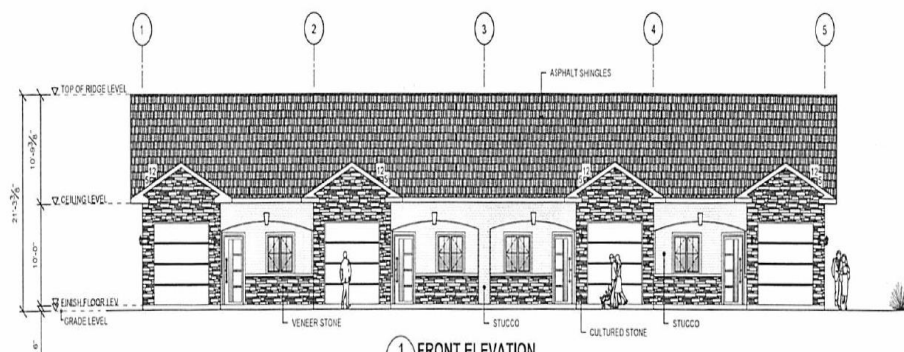
**Staff Comments/Recommendations(s)**

While the units will face Wallace Terrace, by by-law definition the frontage for this parcel is Allen's Side Road. As such, the yard to the rear of these units is defined as an interior side yard & the most easterly lot line is the rear lot line. The request has planning staff support. No evidence has been presented to suggest that approval would create a negative impact.









**NORQUAY**  
ENGINEERING

**GENERAL NOTES**

1. DO NOT SCALE DRAWINGS.
2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF ALL CURRENT VERSIONS OF ALL PROVINCIAL STANDARDS (CBC, QPS, OPSS, ETC).
3. CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY NORQUAY ENGINEERING OF ANY CONCERNS OR DISCREPANCIES PRIOR TO CONSTRUCTION.

PROJECT: NEW TOWNHOUSE DEVELOPMENT  
RICHARD HURLEY

ELEVATIONS

DRAWING:

PROJE

1

1

## **TAB 4**

### **Application A34/24-96-(1-110)-17552-R2**

**DENISE VAN ELDERT** is the owner of Lot 2, Sherwood Forest "B" Subdivision, Plan H621 former Township of Korah and municipally identified as **Civic No. 7 SHERWOOD PARKWAY**. It is located on the south side of Sherwood Parkway approximately 115m east of Silverdale Avenue. It is designated Residential in the Official Plan and is zoned R2, Gentle Density Residential.

#### **INTENT OF THE APPLICATION:**

Relief is requested from the provisions of By-law 2005-150, as amended, by increasing the height of a privacy fence.

	<b>By-Law Requirement 2005-150</b>	<b>Proposed Variance</b>
<b>7.2</b>	<b>Maximum</b> fence height in the interior side yard <b>1.8m</b>	<b>Increase</b> the maximum fence height in the westerly interior side yard to <b>2.47m</b> for a length of approximately 24.9m

#### **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.

Mary & Stephen Bortolon abutting property owners at 11 Sherwood Parkway submitted the following comments by email.

This letter is in opposition to the height of the fence erected on the west side of the lot at 7 Sherwood Parkway.

As per the application, the said fence was not built to By-Law requirements, which could have been avoided if a permit had been obtained prior to building. The owner had approached me (Steve) prior to erection to inform me that she was going to have a fence erected without details and asked where the property markers were. I showed her the survey peg at the rear of the property and said the peg at the front was below the grass if they wanted to look for it. The fence also extends into the conservation area by almost 3 feet. Fence erectors and the property owner were informed of the location of the survey peg prior to erection starting.

The height of this fence restricts sunlight into our house (particularly the basement) and gardens on the east side. Also issues with regard to snow build-up from wind tunnel effects may be forthcoming which could affect a recently installed heat pump on the east side of my home.

Many remarks have been received from people passing by about the height of the fence and how silly it looks. It has been called the "useless fence" as it doesn't even enclose



the backyard. Why did it not terminate even with the edge of the owners house and then extend from there to to the house for "privacy" and a more appealing look from the curb?

We do not oppose a fence, only the height of it.

Hopefully, this will be remedied and not be a case of "forgiveness is easier to obtain than permission".

### **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 response
Canada Post		
Conservation Authority	X	No concerns
Engineering & Construction	X	No response
Fire Services	X	No concerns
Legal Department	X	No comment
Planning Division	X	See comments below
PUC Distribution Inc. (Electric)	X	No response
Public Utilities Comm. (Water)	X	No response
Public Works		

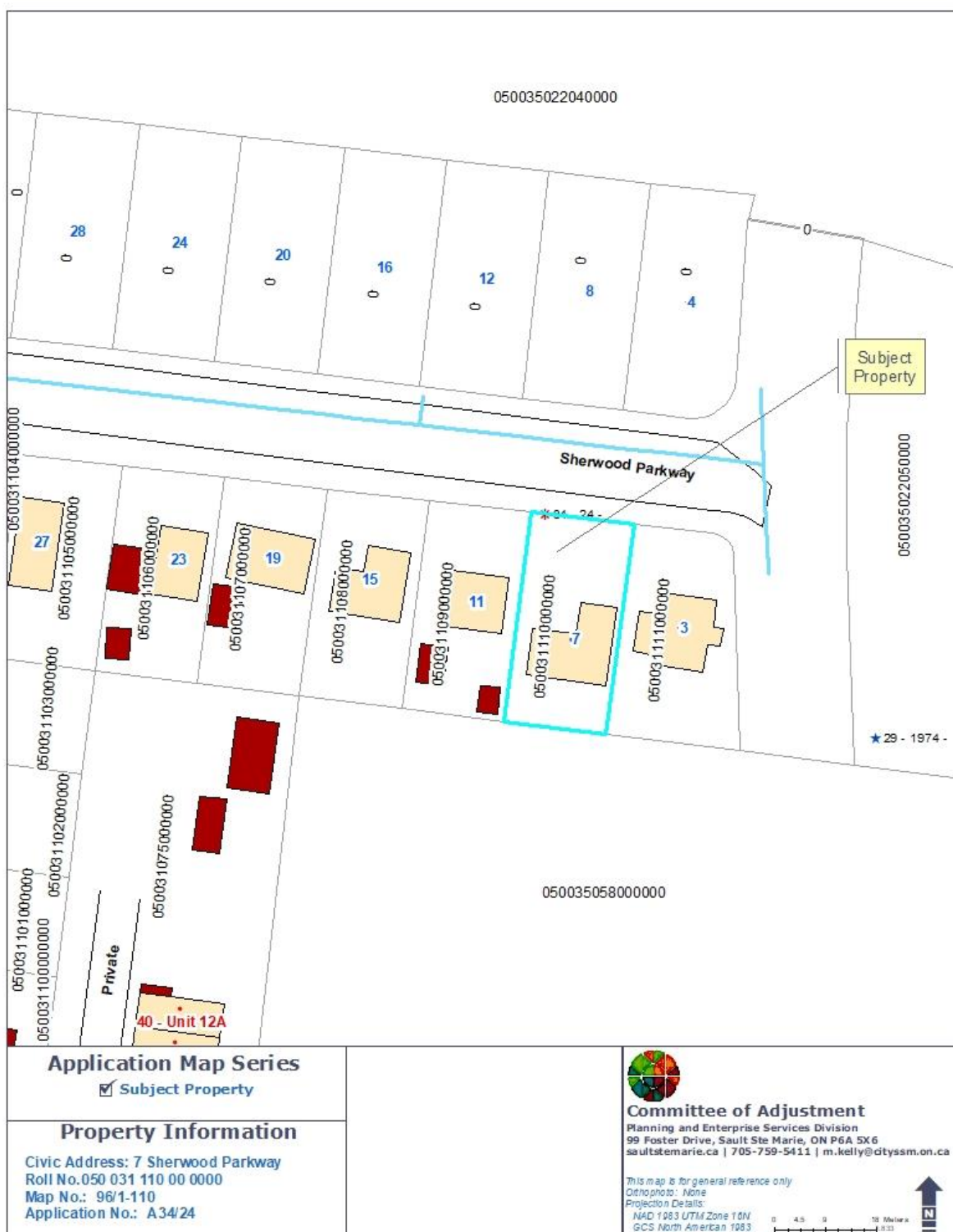
**Planning** staff do not objection to the request. It is in keeping with the intent of the Official Plan and the Zoning By-law by limiting the front yard protrusion and maintaining sightlines. This a is a heavily wooded area that also has an adjacent two storey dwelling, both of which obstruct available light that would be a concern with a higher fence in other contexts. The request is viewed as minor in nature and fits in with other properties in this area that are more secluded and private.

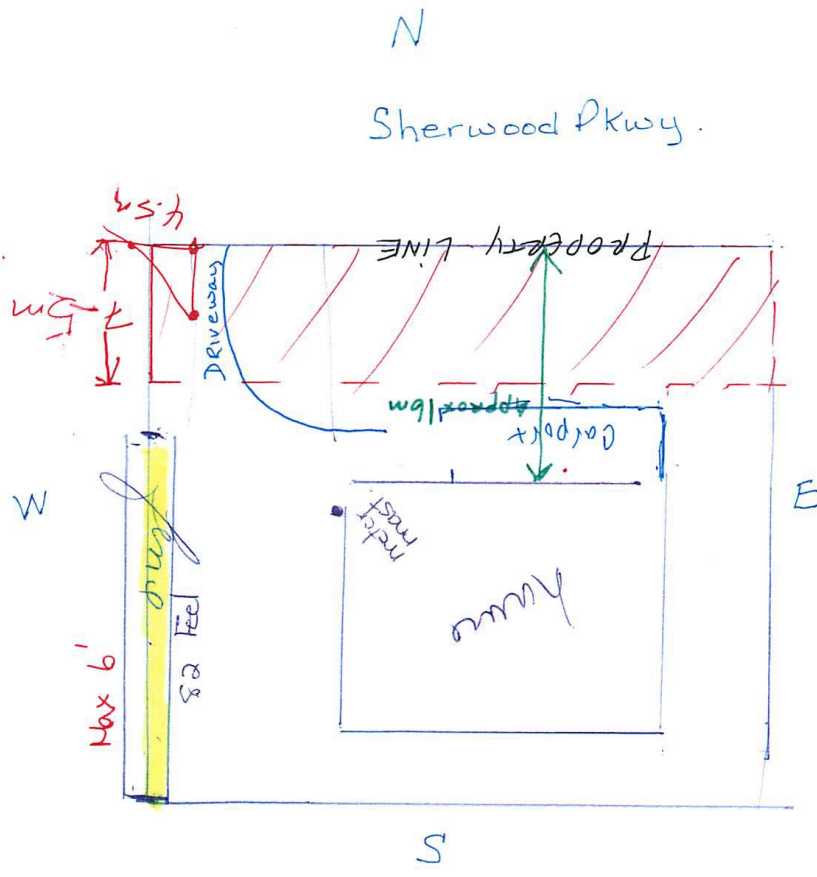
### **Staff Comments/Recommendations(s)**

The abutting property owners at 11 Sherwood Parkway object to the request.

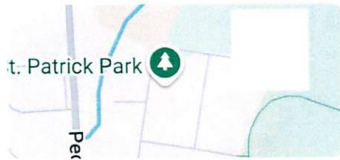
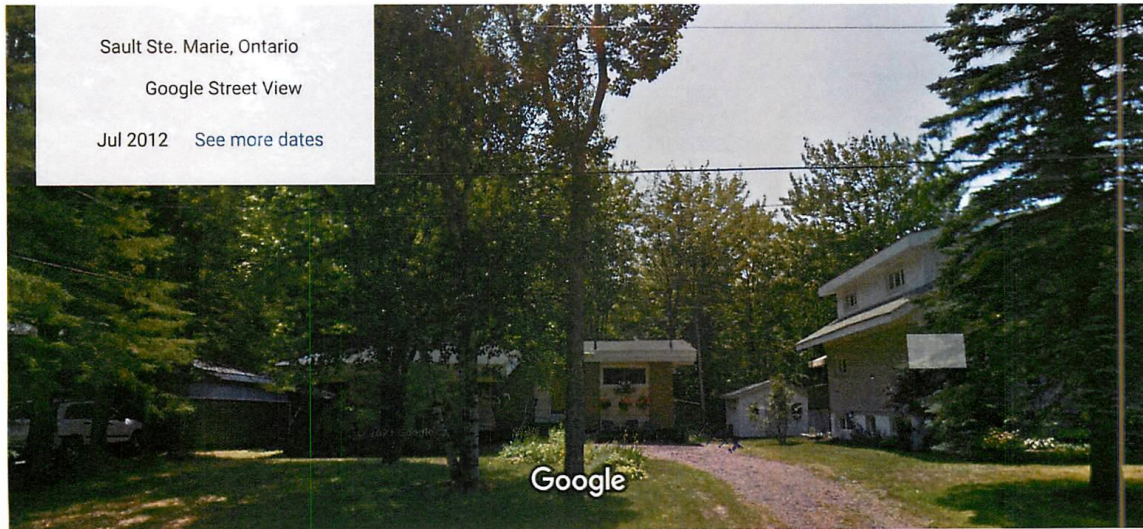
Planning staff support the request, while other officials circulated for comment including the Conservation Authority have no objections, comments, or concerns with the request.

The applicant hired a reputable contractor, understood that any required permits had been obtained & that the current fence height was permitted. Once advised that a permit had not been obtained & that the height of the current fence was not in compliance, the applicant obtained a fence permit and submitted a minor variance application. An amendment to the existing fence permit may be required, dependent on the Committee's decision.





Google Maps 7 Sherwood Pkwy



## **TAB 5**

### **Application A35/24-78-(1-87)-15859-R4**

**SAULT STE. MARIE HOUSING CORPORATION** is the owner of LT 12-18 PL H514 KORAH; BLK A PL H514 former Township of Korah municipally identified as **Civic No. 676 SECOND LINE WEST**. It is located on the north side of Second Line West approximately 90m west of the Second Line West/Goulais Avenue intersection. It is designated Residential in the Official Plan and is zoned R4, Medium Density Residential.

#### **INTENT OF THE APPLICATION:**

Relief is requested from the provisions of By-law 2005-150, as amended, by increasing the height of a fence.

	<b>By-Law Requirement 2005-150</b>	<b>Proposed Variance</b>
<b>7.2</b>	<b>Maximum</b> height in any other yard <b>1.8m</b>	<b>Increase</b> the maximum height of a fence to <b>2.4m</b> along the east interior side yard (approximately length of 85.3m).

#### **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 response
Canada Post		
Conservation Authority		
Engineering & Construction	X	No response
Fire Services	X	No concerns
Legal Department	X	No comment
Planning Division	X	See comments below
PUC Distribution Inc. (Electric)	X	No response
Public Utilities Comm. (Water)	X	No response
Public Works		

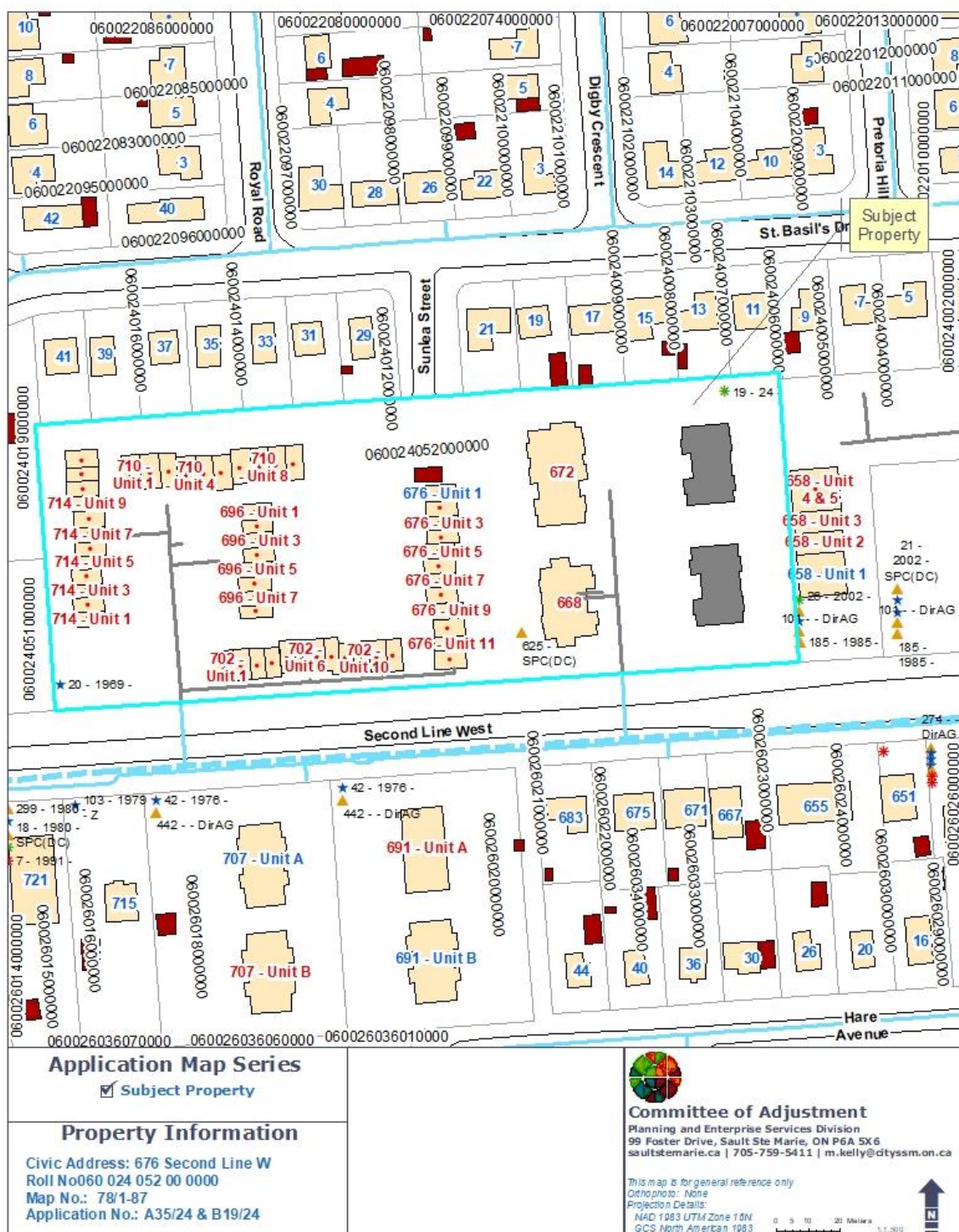
**Planning** staff supports the proposed increase to fence height. The request for the increase in height is felt to be minor in its overall impact on the neighbourhood. The

request does not contradict the Official Plan. The request is in keeping with the zoning by-law in that the fence height limit is to encourage safety and keep the visual aesthetics in place. Given that this separation is between a commercial use and a multi-story building the increase will separate these two uses and ensure any potential conflicts between the uses are minimized. For these reasons it is felt that this is desirable for the property.

**Staff Comments/Recommendations(s)**

Planning staff support the request, while other officials circulated for comment have no objections, comments, or concerns with the request. No evidence has been submitted that suggests approval would have a negative impact.





## **TAB 6**

### **Application A36/24-316-(2-2)-17750-R1**

**GAVAN & LINDSAY ACTON** are the owners of Pt of the S.E. ¼ of Sec. 23 former Township of Parke, municipally identified as **Civic No. 49 POINTE DES CHENES CRESCENT**. It is located on the south side of Pointe des Chenes Crescent and abuts St. Mary's River. It is designated Rural Area in the Official Plan and is zoned R1, Estate Residential.

#### **INTENT OF THE APPLICATION:**

Relief is requested from the provisions of By-law 2005-150, as amended, by increasing the height of an accessory building to include an upper-level living unit.

	<b>By-Law Requirement 2005-150</b>	<b>Proposed Variance</b>
<b>9.5.3.2</b>	Maximum height for accessory buildings and structures is <b>6m</b>	<b>Increase</b> the maximum height of a 13.41m x 9.14m accessory building to <b>8.23m</b>

#### **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	No objections
Bell Canada Right-of-Way		
Building Division	X	No response
Canada Post		
Conservation Authority		See comments below
Engineering & Construction	X	No comment
Fire Services	X	No concerns
Legal Department	X	No comment
Planning Division	X	See comments below
PUC Distribution Inc. (Electric)	X	No response
Public Utilities Comm. (Water)	X	No response
Public Works		

**SSMRCA** advised that the subject property, Civic No. 49 Pointe Des Chenes Crescent, is located within a regulated area under the jurisdiction of the Sault Ste. Marie Region Conservation Authority regarding *Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits* under the *Conservation Authorities Act, R.S.O. 1990, c.*



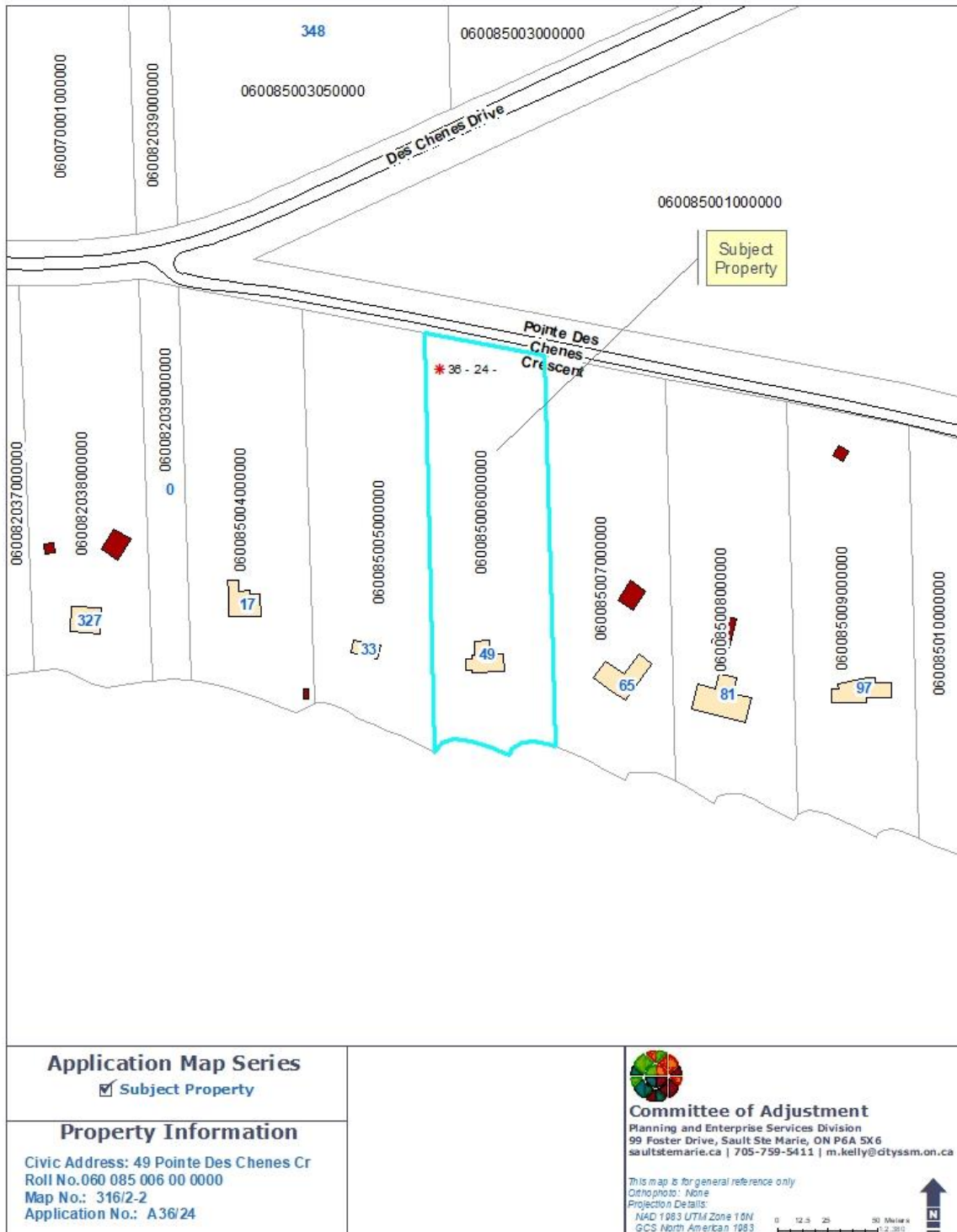
C.27. Any proposed development on this property will require a site plan review and will require a permit from SSMRCA.

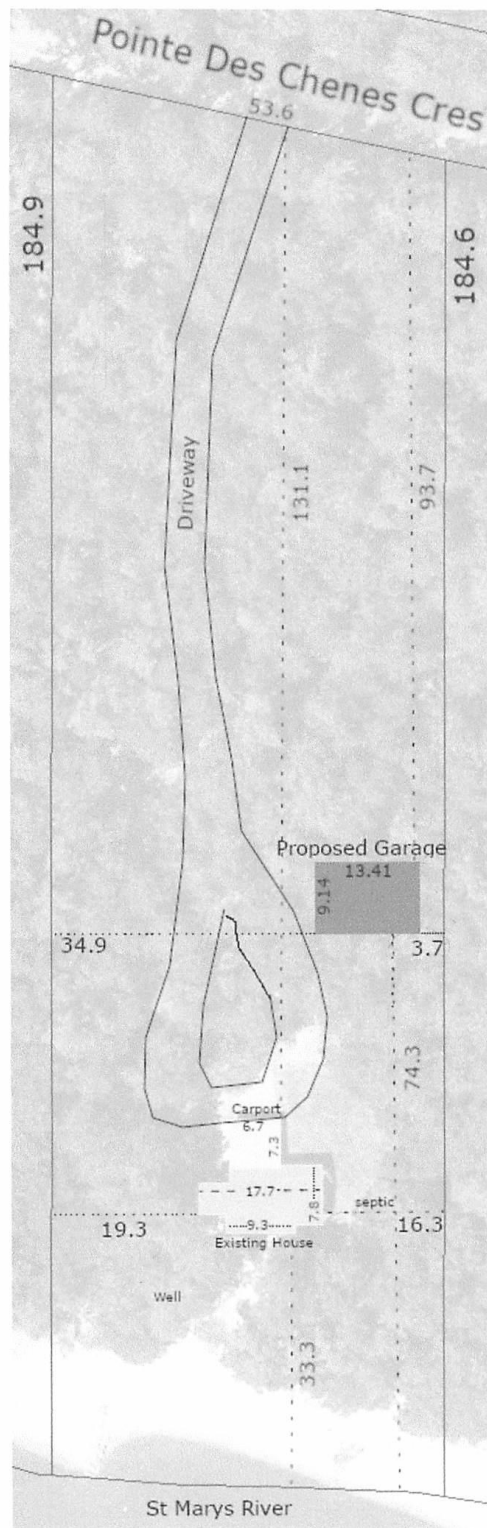
SSMRCA does not have any concerns or objections to this application.

**Planning** staff has no objections to this request. The proposal supports Gentle Density Provisions of the Official Plan. It keeps with the intent of the Zoning by-law which is to ensure that accessory structures do not disrupt the aesthetics of the neighbourhood or have undesirable impacts on the adjacent neighbouring properties. This property is located in a heavily wooded area and the orientation of the garage is designed with the majority of windows facing the front and rear portions of the existing property. The request is considered a minor deviation from the zoning by-law, and is appropriate for the area.

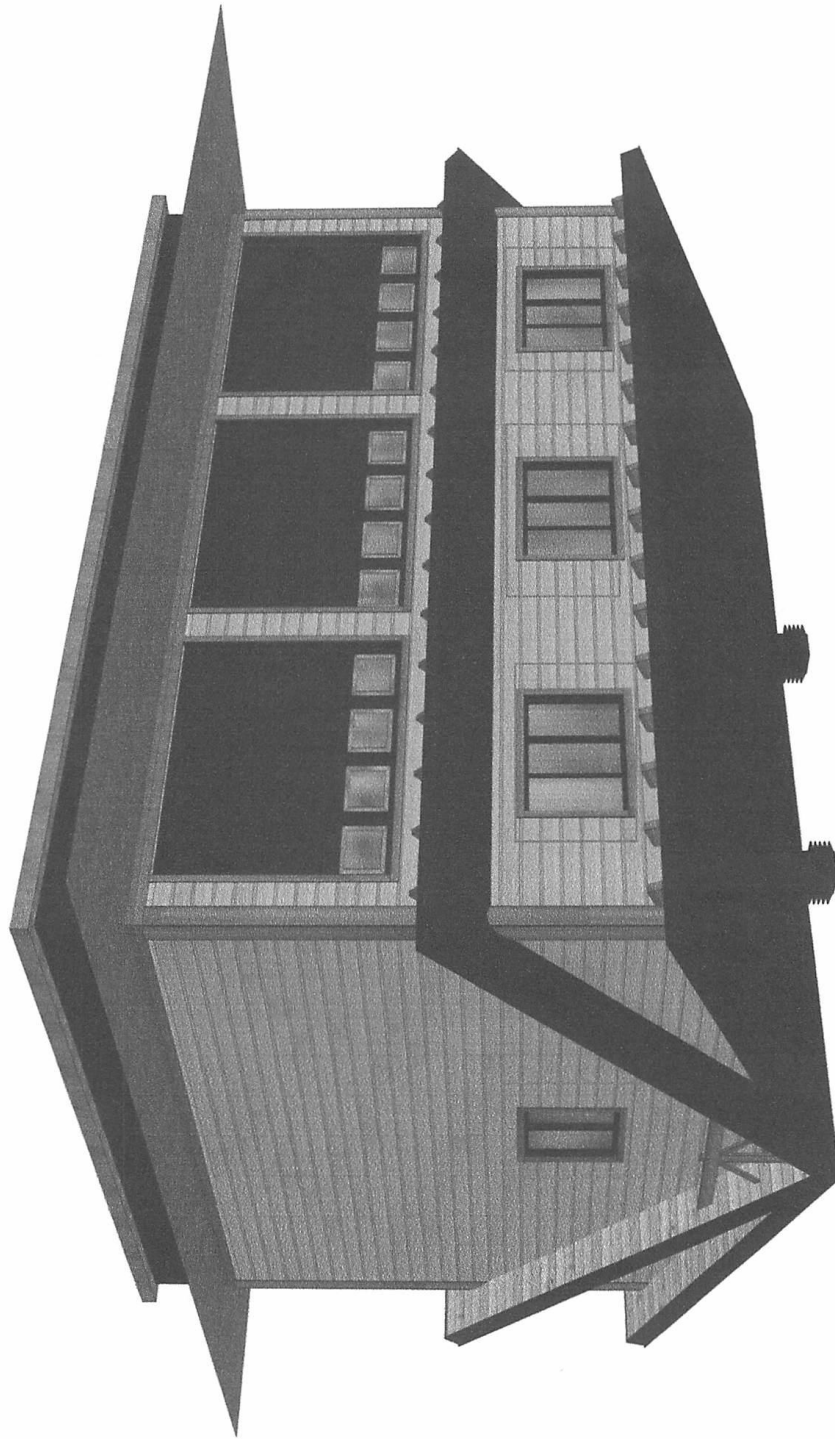
**Staff Comments/Recommendations(s)**

Planning staff support the request, while other officials circulated for comment have no objections, comments, or concerns with the request. No evidence has been submitted that suggests approval would have a negative impact.





Water side.



22

3

## **TAB 7**

### **Application A37/24-16-(1-27)-2253-C4**

**ISNIZE LIVING DEVELOPMENT LTD.** is the owner of LT 22-23 PL 12983; Pt T 21 PL 12983 former Township of St. Mary's, municipally identified as **Civic No. 304 ALBERT STREET WEST**. It is located on the northwest corner of Albert St. West and Huron street. It is designated Residential in the Official Plan and is zoned C4, General Commercial.

#### **INTENT OF THE APPLICATION:**

Relief is requested from the provisions of By-law 2005-150, as amended, by permitting seven (7) dwelling units to be located on the ground floor.

	<b>By-Law Requirement 2005-150</b>	<b>Proposed Variance</b>
<b>13.5.1</b>	<b>No dwelling units</b> on the ground floor if located within a legally existing building	<b>Permit (7) dwelling units</b> to be located on the ground floor of the legally existing building

#### **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 response
Canada Post		
Conservation Authority		
Engineering & Construction	X	No comment
Fire Services	X	No concerns
Legal Department	X	No comment
Planning Division	X	See comments below
PUC Distribution Inc. (Electric)	X	See comments below
Public Utilities Comm. (Water)	X	See comments below
Public Works	X	No comment

**Planning** staff has no objection to the requested variance. The proposed property is in a predominately residential neighbourhood and consists of a second floor with multiple units as of right. The addition of dwelling units supports the City's goal towards increasing the housing supply. The placement of two conditions would be recommended for any approval. To ensure proper design within the existing neighbourhood it is recommended

that approval be subject to site plan control, and to satisfy the intention of the Official Plan and Zoning By-law renderings of the building should be submitted and subject to the approval of the Director of Planning or his designate. This land is designated residential in the official plan and is supported should the ground floor be designed with aesthetics that are sympathetic to the surrounding area. Similarly, with proper design on the main floor in particular, the intention of the zoning by-law would be upheld by ensuring that commercial spaces are properly renovated to suit a residential purpose. The request is considered minor and given the character of the neighbourhood, this development would be appropriate for the design of the property.

**PUC Distribution Inc. (Electric Utility)** advised that.

- The applicant must verify if the existing electrical service and metering installation is adequate to supply the existing building and 7 proposed apartments. Please contact the PUC should a revised electrical service or meter configuration be required for the building. ESA will authorize any behind the meter works required.

**Public Utilities Commission of the City of Sault Ste. Marie (Water Utility)** advised that.

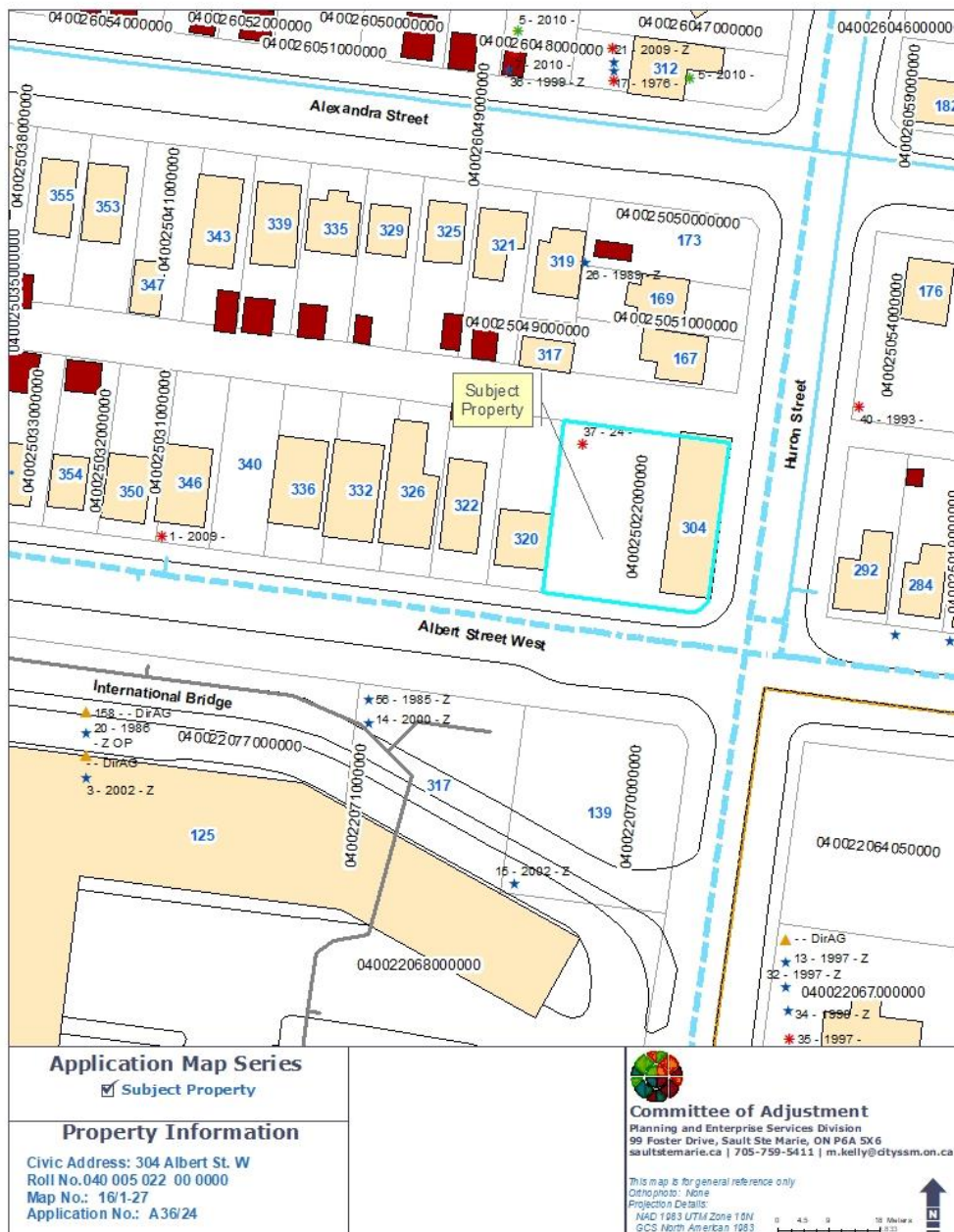
- The applicant must verify if the existing water service is adequate to supply the existing building and 7 proposed apartments and must submit a water service application to PUC Engineering (eng-dept@ssmpuc.com) for the proposed renovation. Please contact the PUC Engineering Department at the email address above to request a water service application form.

#### **Staff Comments/Recommendations(s)**

Planning staff provided conditional support for request as did PUC Electric Utility and Water Utility. Other officials circulated for comment have no objections, comments, or concerns with the request. No evidence has been submitted that suggests approval would have a negative impact provided recommended measures are put in place.

Recommended conditions of any approval are.

1. The property be made subject to site plan control.
2. The applicant must verify that the existing electrical service and metering installation is adequate to supply the existing building and 7 proposed apartments to the satisfaction of PUC Inc.'s engineering staff.
3. The applicant must verify that the existing water service is adequate to supply the existing building and 7 proposed apartments, and must submit a water service application to PUC Engineering (eng-dept@ssmpuc.com) for the proposed renovation to the satisfaction of PUC Inc. engineering staff.





## 310 Albert St W



Image capture: Aug 2018 © 2024 Google





**Application B19/24-78-(1-87)-15859-R4**

**SAULT STE. MARIE HOUSING CORPORATION** is the owner of LT 12-18 PL H514 KORAH; BLK A PL H514 former Township of Korah municipally identified as **Civic No. 676 SECOND LINE WEST**. It is located on the north side of Second Line West approximately 90m west of the Second Line West/Goulais Avenue intersection. It is designated Residential in the Official Plan and is zoned R4, Medium Density Residential.

**INTENT OF THE APPLICATION**

The applicant is seeking the Committee's consent to **sever and convey the easterly 3.048 x 91.44m** of the subject property and convey it to the easterly abutting property municipally identified as Civic no. **658 Second Line West** as a lot addition. The retained lands will maintain an approximate area of 2.08ha.

**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. No public input was received on this application as of the time of writing this report.

**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 response
Canada Post		
Conservation Authority		
Engineering & Construction	X	No response
Fire Services	X	No comment
Legal Department	X	No comment
Planning Division	X	No objection
PUC Distribution Inc. (Electric)	X	No concerns
Public Utilities Comm. (Water)	X	No concerns
Public Works	X	No comments

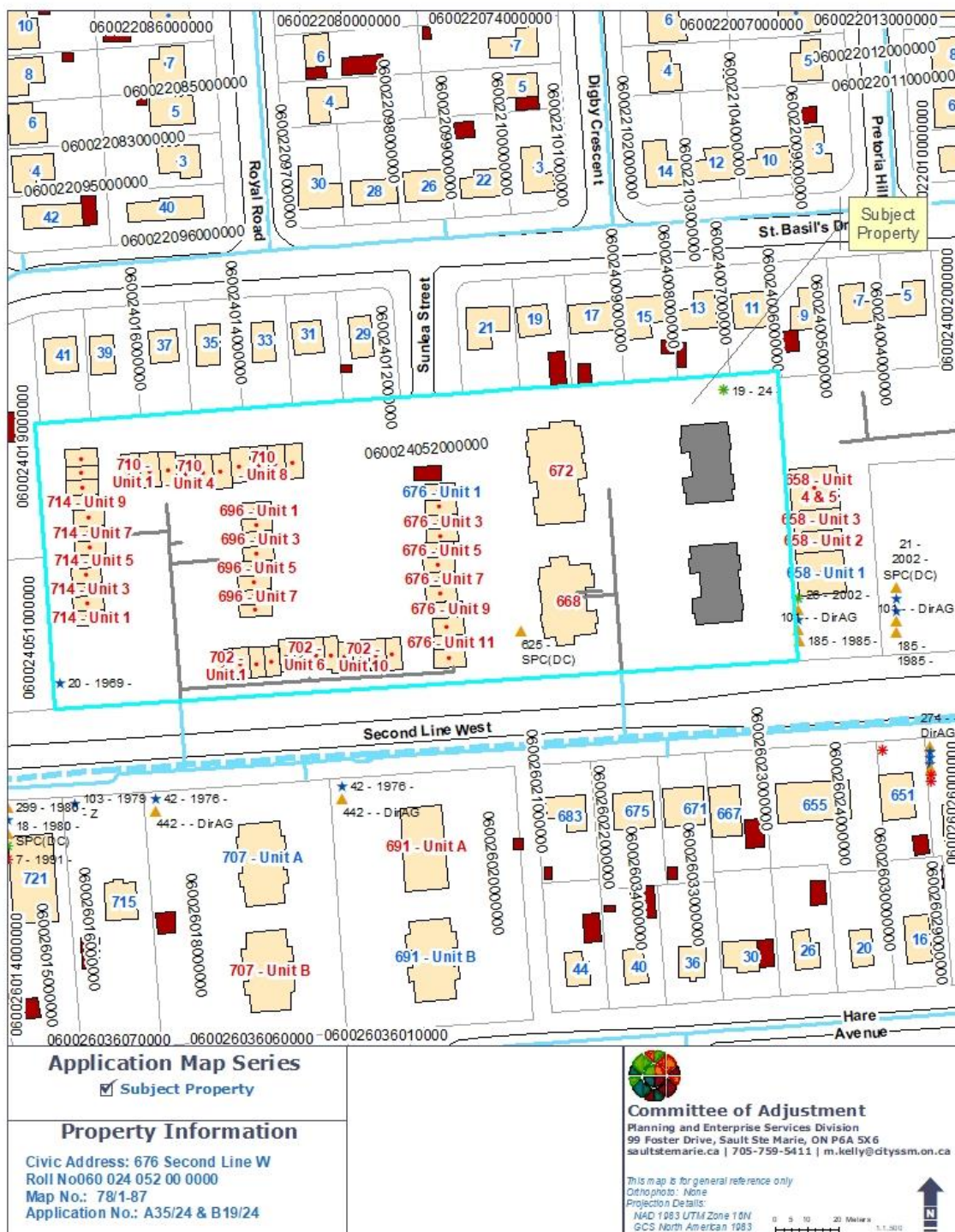
**Staff Comments/Recommendations(s)**

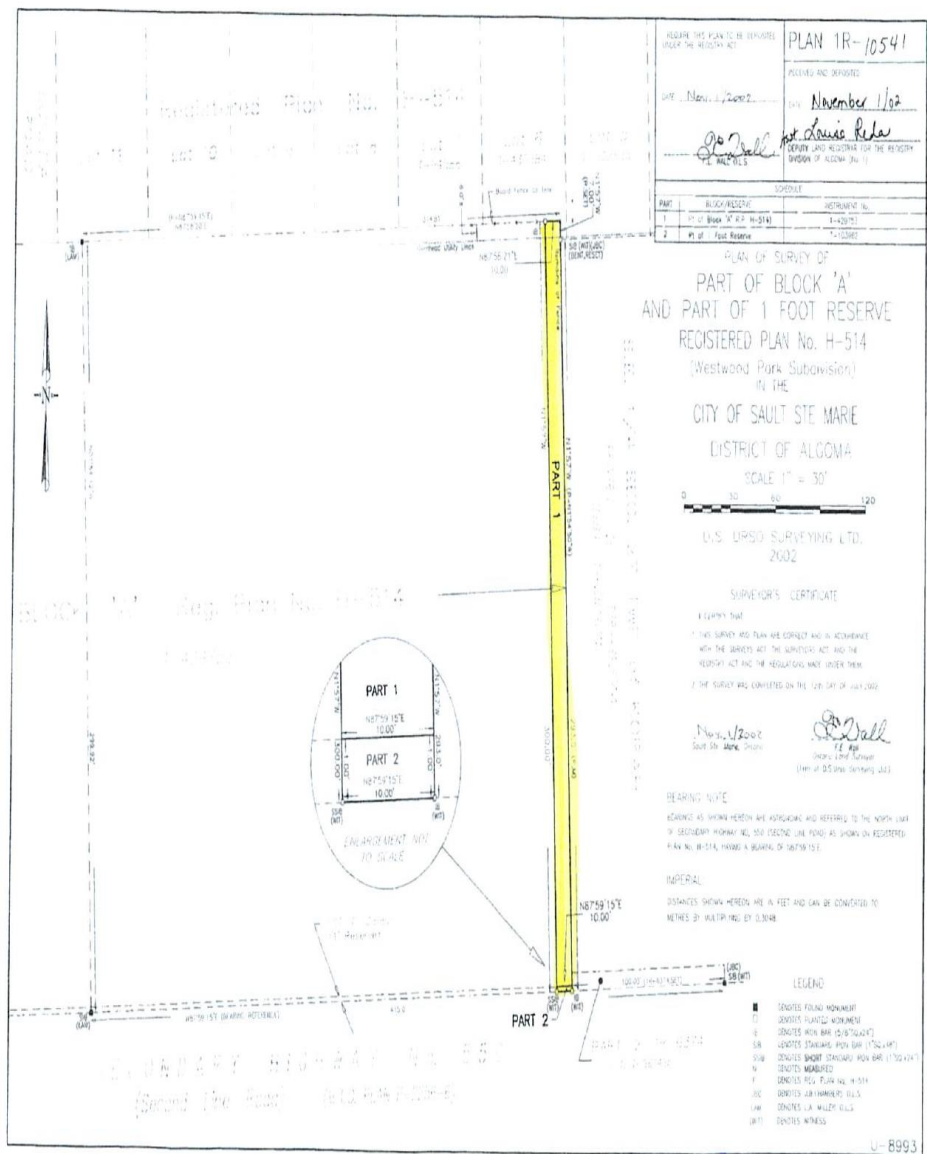
The request is simply a conveyance of property that the proposed purchaser already has an easement over.

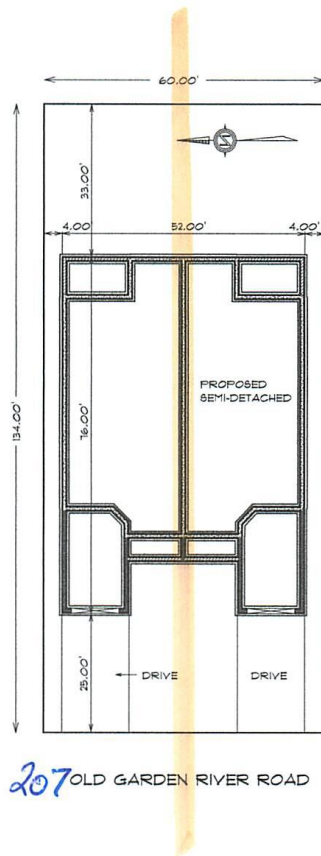
Recommended conditions of any approval are,

- Provide a Transfer/Deed of Land for Certificate of Official
- Consolidation Application

- Lot addition merge clause
- Submit Certificate of Official application fee
- 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







**TAB 9**

**Application B22/24-85-(1-95)-33397-R2**

**DANIEL FREMLIN HOLDINGS INC.** is the owner of PT SEC 29, former Township of Tarentorus, further described as PT 1, 1R-14097 and municipally identified as **CIVIC NO. 207 OLD GARDEN RIVER ROAD**. It is located on the easterly side of Old Garden River Road between Second Line East and Millcreek Drive. It is designated Residential in the Official Plan and is zoned R2, Gentle Density Residential.

**INTENT OF THE APPLICATION**

The applicant is seeking the Committee's consent to sever the subject property into two independent parcels described below to provide autonomous title to each semi-detached unit.

Width (approximate)	Length (approximate)	Area (approximate)
9.144m (sever)	40.8m	0.037ha
9.144m (retain)	40.8m	0.037ha

**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. No public input was received on this application as of the time of writing this report.

**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 response
Fire Services	X	No concerns
Legal Department	X	No response
Planning Division	X	No objection
PUC Distribution Inc. (Electric)	X	No concerns however electrical services for each unit must remain on their subject property or an easement will be required between property owners.
Public Utilities Comm. (Water)	X	No concerns
Public Works	X	No comments

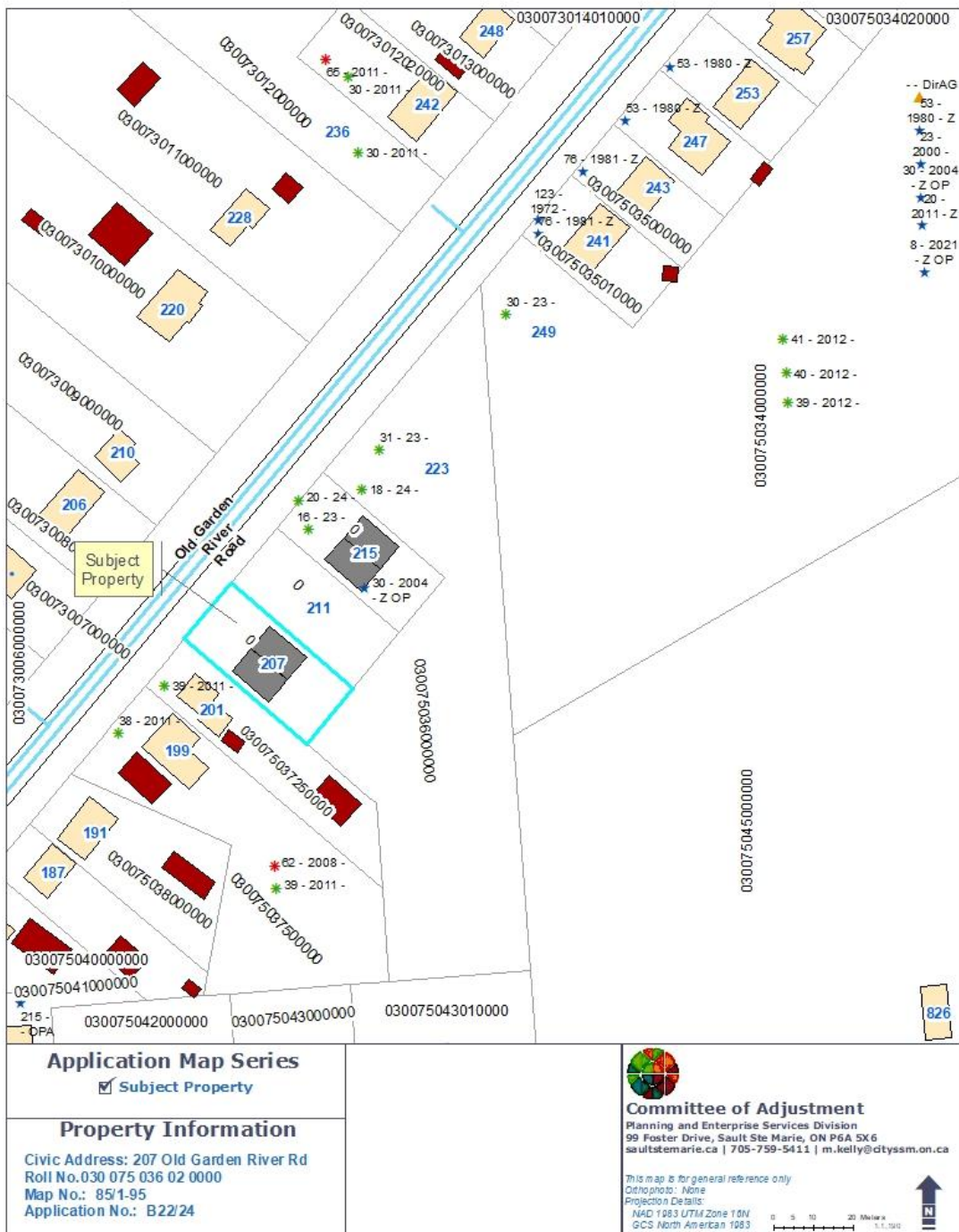
**Staff Comments/Recommendations(s)**

No evidence of any opposition to the request.

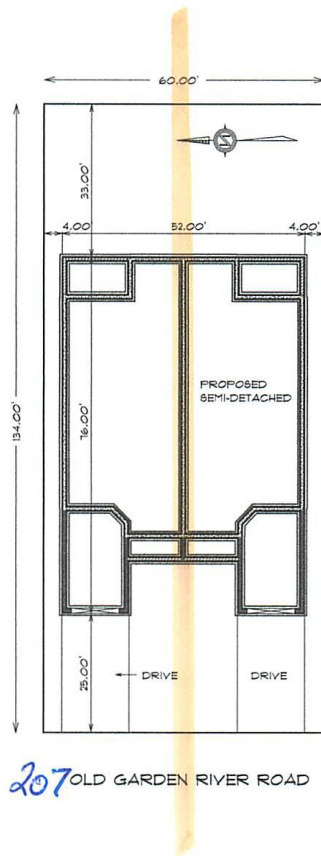
Recommended conditions of any approval are,

- Payment of 5% Cash-in-lieu of Parkland
- 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
- Provide approval from the Director of Engineering and/or the Chief Building Official or their designates that all requirements as outlined in the Lot Development and Drainage Agreement are complied with to their satisfaction.
- Confirm that electrical services for each unit are on their subject property or provide an easement between property owners









**Application B23/24-85-(1-95)-33418-R2**

**DANIEL FREMLIN HOLDINGS INC.** is the owner of PT SEC 29, former Township of Tarentorus, further described as PT 2, 1R-14097 and municipally identified as **CIVIC NO. 211 OLD GARDEN RIVER ROAD**. It is located on the easterly side of Old Garden River Road between Second Line East and Millcreek Drive. It is designated Residential in the Official Plan and is zoned R2, Gentle Density Residential.

**INTENT OF THE APPLICATION**

The applicant is seeking the Committee's consent to sever the subject property into two independent parcels described below to provide autonomous title to each semi-detached unit.

Width (approximate)	Length (approximate)	Area (approximate)
9.144m (sever)	40.8m	0.037ha
9.144m (retain)	40.8m	0.037ha

**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. No public input was received on this application as of the time of writing this report.

**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.

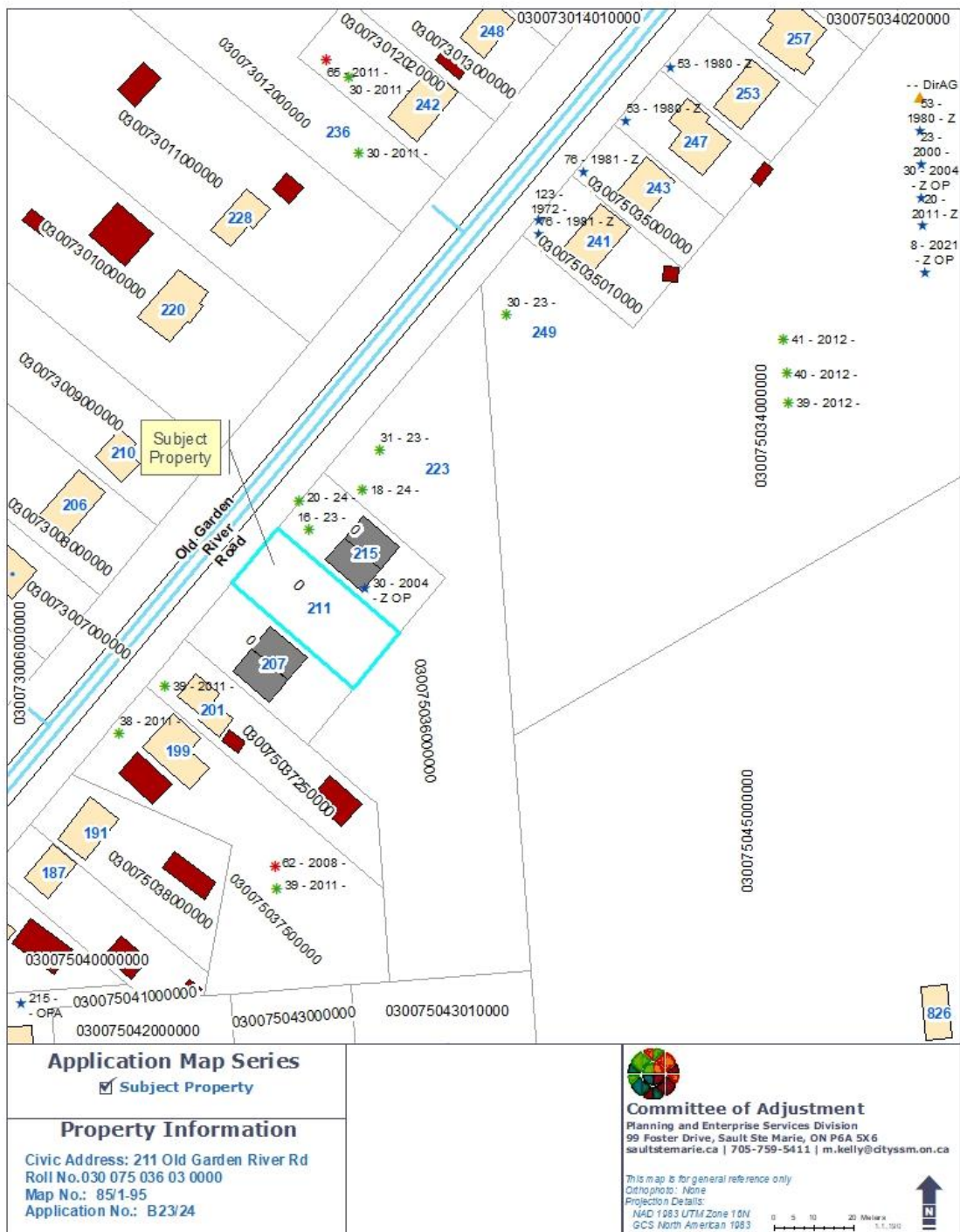
Division/Agency	Circulated	Response
Algoma Public Health		
Bell Canada Right-of-Way		
Building Division	X	No objections
Canada Post		
Conservation Authority		
Engineering & Construction	X	No response
Fire Services	X	No concerns
Legal Department	X	No response
Planning Division	X	No objection
PUC Distribution Inc. (Electric)	X	No concerns however electrical services for each unit must remain on their subject property or an easement will be required between property owners.
Public Utilities Comm. (Water)	X	No concerns
Public Works	X	No comments

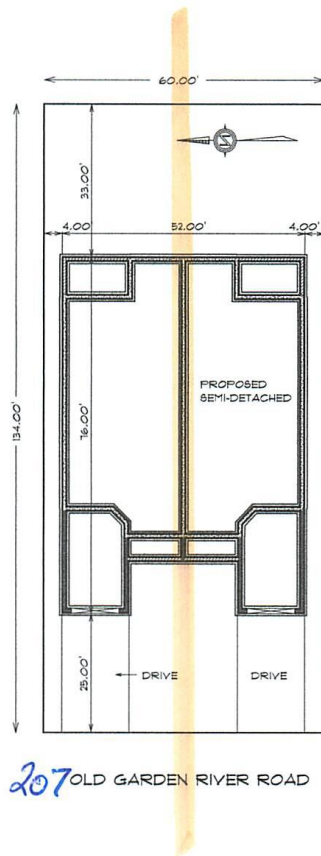
**Staff Comments/Recommendations(s)**

No evidence of any opposition to the request.

Recommended conditions of any approval are,

- Payment of 5% Cash-in-lieu of Parkland
- 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
- Provide approval from the Director of Engineering and/or the Chief Building Official or their designates that all requirements as outlined in the Lot Development and Drainage Agreement are complied with to their satisfaction.
- Confirm that electrical services for each unit are on their subject property or provide an easement between property owners





➤ **Deferred Applications**

**OTHER BUSINESS**

**TAB 4**

**DATE OF NEXT HEARING** – November 27, 2024

**ADJOURNMENT**

*Michelle Kelly*

Michelle Kelly, ACST  
Secretary-Treasurer