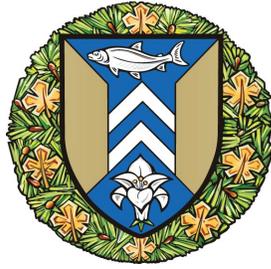


The Corporation of the
City of Sault Ste. Marie



Committee of Adjustment
September 19, 2024
10:00 A.M.
Council Chambers
Livestreamed & Zoom

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 September 4, 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**
 - **A22/24 - Civic 83 East Balfour**
 - **A24/24 - Civic 418 Fourth Line West**
 - **B21/24 - Civic 418 Fourth Line West**
 - **Deferred Applications**
 - **Other Business**
 - **Adjournment**
-

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

TAB 1

Application A22/24-53-(1-69)-15848-I

ALGOMA DISTRICT SCHOOL BOARD is the owner of Lots 362 to 429, Plan 7882, PIN 31607-0242 (LT) being H. M. Robbins School municipally identified as **CIVIC NO. 83 EAST BALFOUR STREET**. It abuts East Balfour Street to the north, Rowell Avenue to the east, Laurier Avenue to the west and Asquith Street to the south. It is designated Residential in the Official Plan and is zoned I, Institutional.

INTENT OF THE APPLICATION:

Relief is requested from the provisions of By-law 2005-150, as amended, by permitting parking in the front yard abutting East Balfour Street.

	By-Law Requirement 2005-150	Proposed Variance
5.3.3	No parking shall be located in a required front or exterior side yard including the highway zone and institutional zone.	Permit seventeen (17) parking spaces to be in the required front 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. No public input was received on this application as of the time of writing this report.

Technical Review: Circulated Departments & Agencies

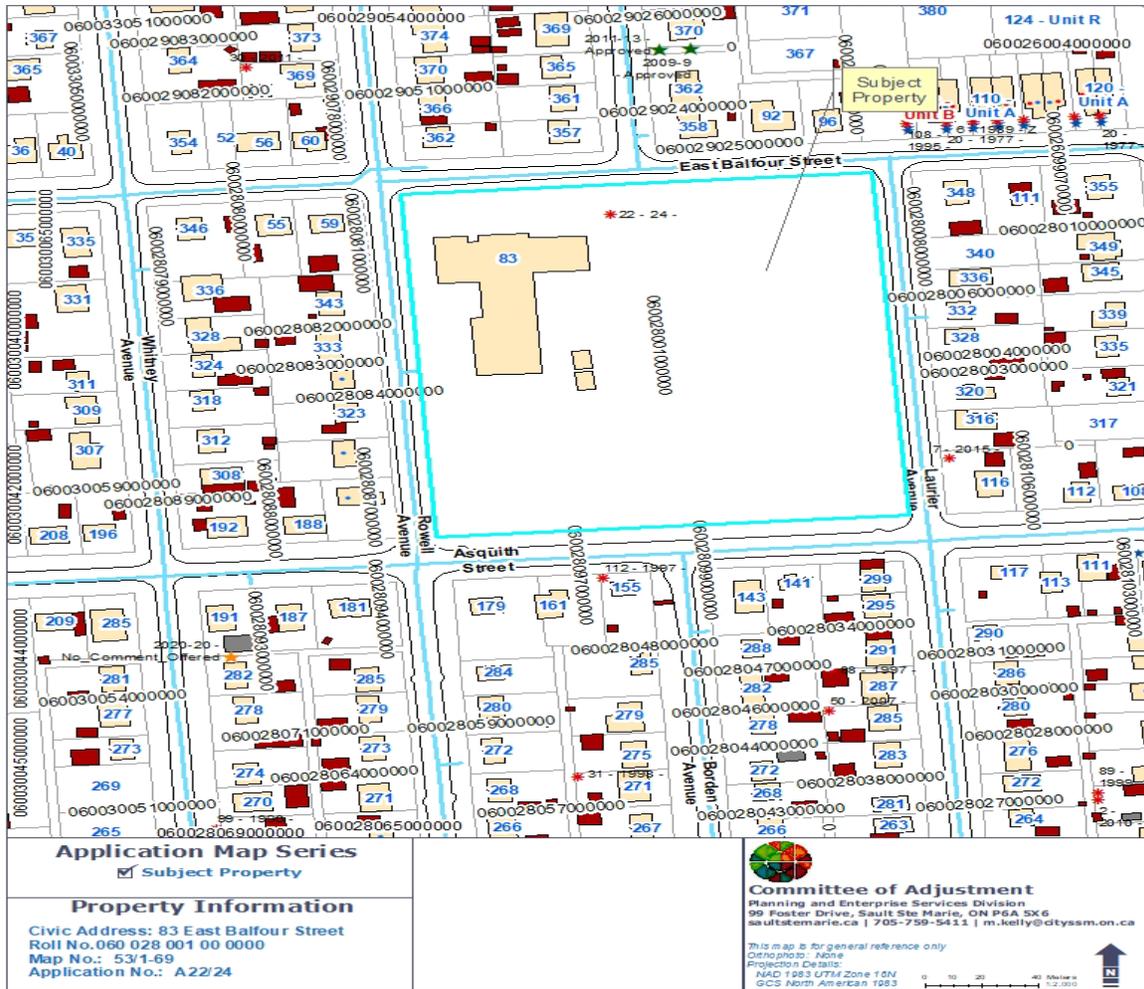
As part of the application review, this proposal was circulated to the following internal departments and external agencies for their review.

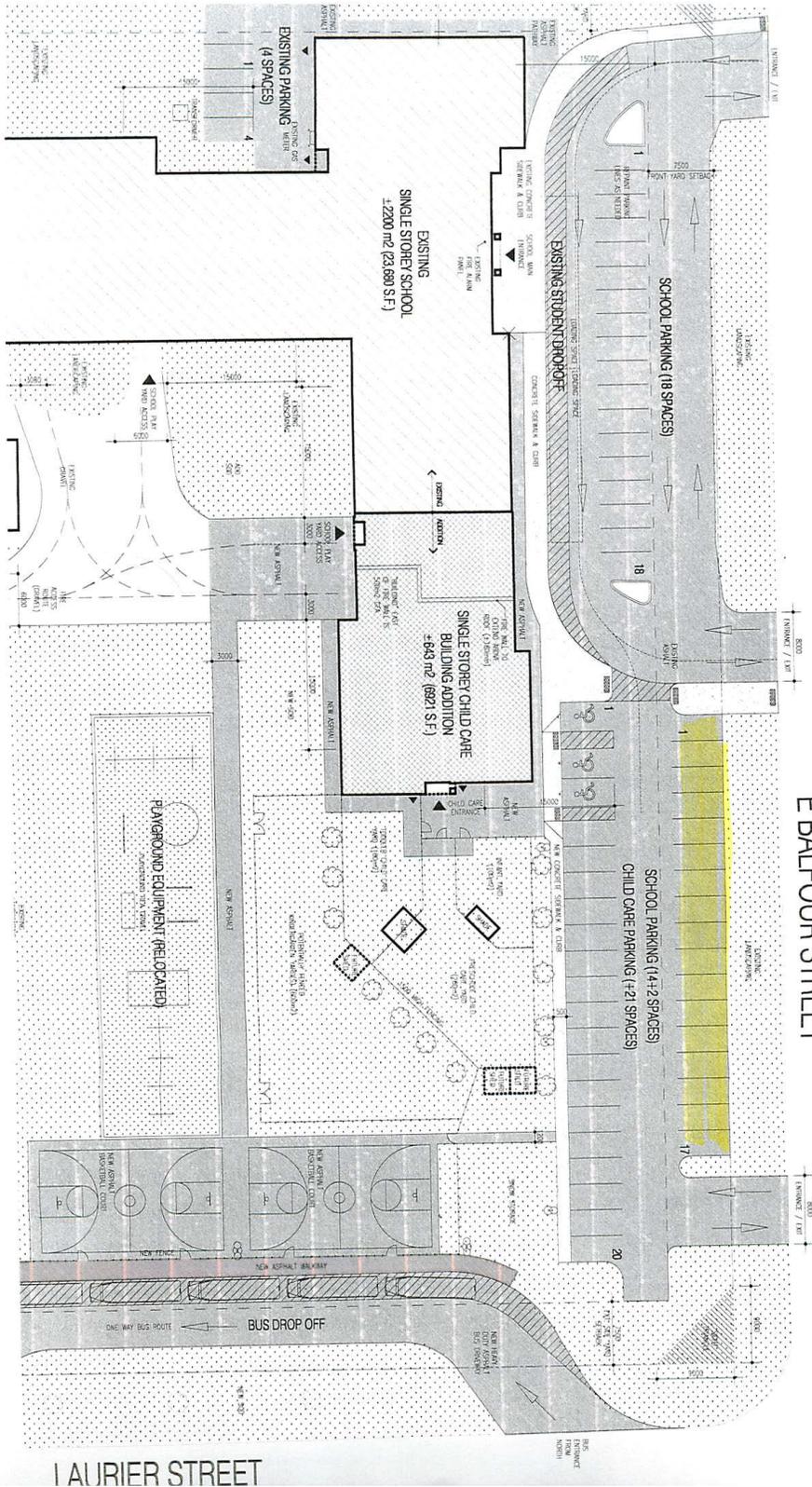
Division/Agency	Circulated	Response
Algoma Public Health		
Bell Canada Right-of-Way		
Building Division	X	
Canada Post		
Conservation Authority		
Engineering & Construction	X	
Fire Services	X	No comment
Legal Department	X	No comment
Planning Division	X	Comments below
PUC Distribution Inc. (Electric)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

Planning noted that the application proposes an extension to the existing school parking lot. Planning staff have no objections, however, the applicant is encouraged to maximize the width of the grass strip, where possible, to enhance landscaping potential.

Staff Comments/Recommendations(s)

No evidence of objections to the request.





R2

EXISTING FIRE HYDRANT

R2

TAB 2

Application A24/24-136-(2-37)-30188-PR, R3, S319 & EM

2707728 ONTARIO INC is the owner of P.I.N 31599-0220 being Part of Section 14, former Township of Korah (Crimson Ridge Golf Course) municipally identified as **CIVIC NO. 418 FOURTH LINE WEST**. It is located on the north side of Fourth Line West between Goulais Avenue and Brule Road. It is designated Rural Area in the Official Plan and is zoned PR, Parks & Recreation; R3, S319, Low Density Residential with a special exception & EM, Environmental Management.

INTENT OF THE APPLICATION:

Subject to final consent of application **B21/24**, relief is requested from the provisions of By-law 2005-150, as amended, by reducing the lot frontage abutting Fourth Line West, to facilitate the construction of a new residential dwelling.

	By-Law Requirement 2005-150	Proposed Variance
9.5.2	Minimum required lot frontage 45m	Reduce the minimum lot frontage abutting the travelled portion of Fourth Line West to 23m .

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

Engineering staff advised.

- A sanitary servicing study to the satisfaction of the Director of Engineering or their designate is required. The servicing study must determine the downstream impacts on the low-pressure sanitary system and whether the system can handle the increased flows from the proposed development; and
- A lot grading and drainage plan must be completed by a Lot Grading Professional, to ensure that drainage is dealt with appropriately. Lot Grading Professionals must be a Professional Engineer (civil), Architect, or Ontario Land Surveyor, experienced in lot grading design.

Planning advised that on September 9, 2024, City Council approved single detached to rezone a portion of the Crimson Ridge Golf Course from Parks and Recreation Zone (PR) to Estate Residential Zone (R1.S) to permit the construction of a single-detached home. Additionally, a special exception was granted to reduce the minimum lot area requirement to 0.378 hectares. The council's approval will be in effect in late October, if no appeals are submitted before the appeal window closes. As such, planning staff support the request to sever this portion of the subject property.

The severed and retained lot are compatible with the area and no impacts are anticipated.

The proposed lot does not fully align with the public road due to the lot slightly flaring inward, away from the road. This is not a noticeable deviation nor is it anticipated to pose any impact. Planning staff have no objections to this request.

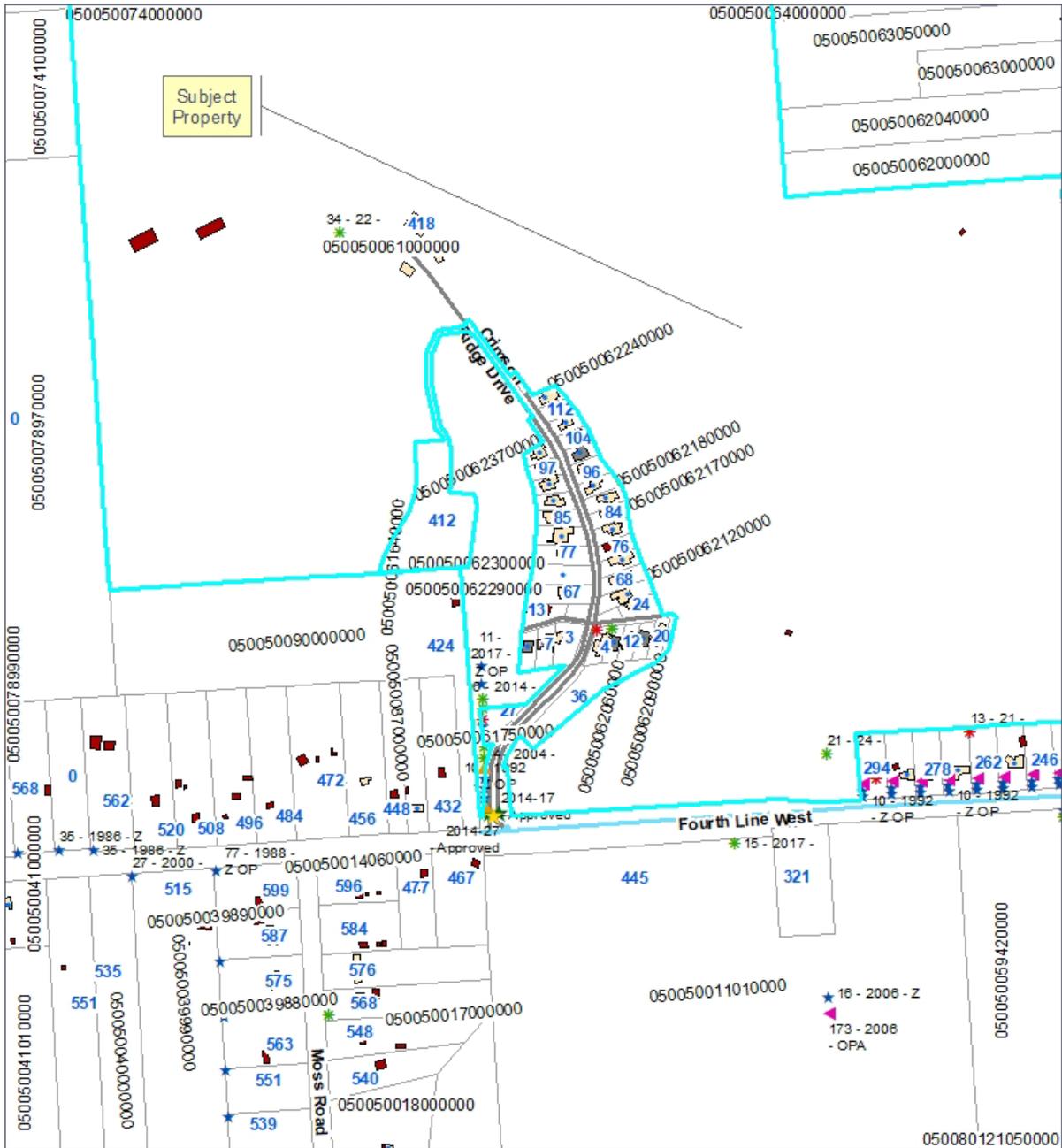
As part of the rezoning application, and in response to concerns expressed in the rezoning process, the applicant's consultant preliminarily indicated that, "there *would be negligible impacts to the existing sanitary force main from adding the proposed single detached development*". The City's Engineering Department will likely require a more detailed capacity study as a condition for the severance approval.

Staff Comments/Recommendations(s)

No evidence of objections to the request. Engineering provided conditional support.

Recommended conditions of any approval are,

1. Obtain final approval of rezoning application A11-24-Z.
2. Provide a sanitary servicing study to the satisfaction of the Director of Engineering or his designate.
3. Obtain approval from the Director of Engineering or his designate of a lot grading and drainage plan completed by a Lot Grading Professional.

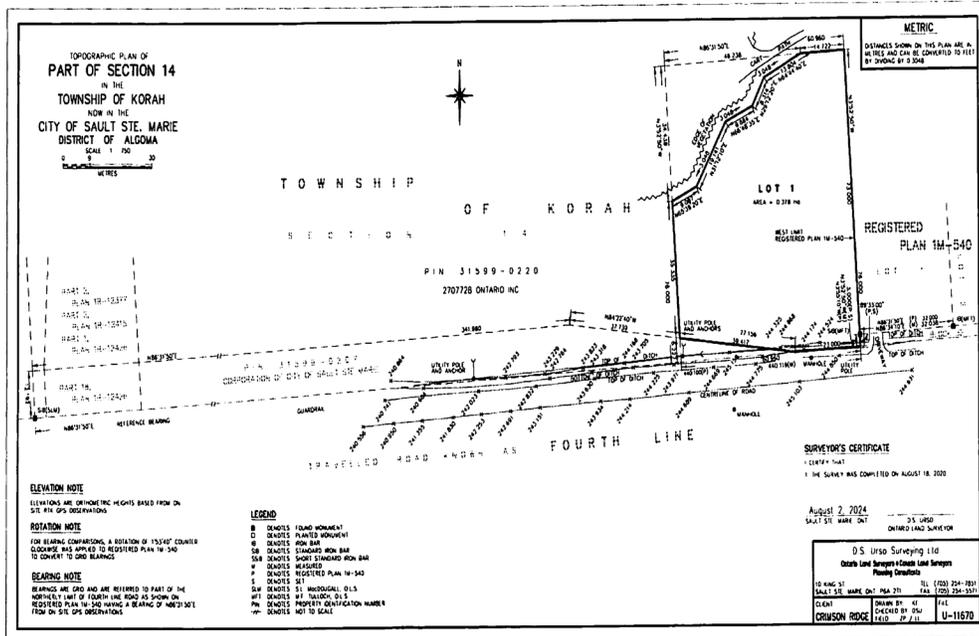


Application Map Series
 Subject Property

Property Information
 Civic Address: 418 Fourth Line E
 Roll No.: 050 050 061 00 0000
 Map No.: 136/2-37
 Application No.: A24/24 & B21/24

Committee of Adjustment
 Planning and Enterprise Services Division
 99 Foster Drive, Sault Ste Marie, ON P6A 5X6
 saultsternarie.ca | 705-759-5411 | m.kelly@cityssm.on.ca

This map is for general reference only
 Orthophoto: None
 Projection Details:
 NAD 1983 UTM Zone 18N
 GCS North American 1983



TAB 3

Application B21/24-136-(2-37)-30188-PR, R3, S319 & EM

2707728 ONTARIO INC is the owner of P.I.N 31599-0220 being Part of Section 14, former Township of Korah (Crimson Ridge Golf Course) municipally identified as **CIVIC NO. 418 FOURTH LINE WEST**. It is located on the north side of Fourth Line West between Goulais Avenue and Brule Road. It is designated Rural Area in the Official Plan and is zoned PR, Parks & Recreation; R3, S319, Low Density Residential with a special exception & EM, Environmental Management.

INTENT OF THE APPLICATION

Subject to approval of rezoning application **A-11-24** & minor variance application **A24/24**, The applicant is seeking the Committee's consent to sever a parcel as described below and fronting Fourth Line West for residential development purposes.

Width (approximate)	Length (approximate)	Area (approximate)
62.44m (sever)	73m	0.378ha
440m (retain)	irregular	121+ha

The intent is to create one (1) additional estate residential lot.

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

Engineering staff advised.

- A sanitary servicing study to the satisfaction of the Director of Engineering or their designate is required. The servicing study must determine the downstream impacts on the low-pressure sanitary system and whether the system can handle the increased flows from the proposed development; and
- A lot grading and drainage plan must be completed by a Lot Grading Professional, to ensure that drainage is dealt with appropriately. Lot Grading Professionals must be a Professional Engineer (civil), Architect, or Ontario Land Surveyor, experienced in lot grading design.

Planning advised that on September 9, 2024, City Council approved single detached to rezone a portion of the Crimson Ridge Golf Course from Parks and Recreation Zone (PR) to Estate Residential Zone (R1.S) to permit the construction of a single-detached home. Additionally, a special exception was granted to reduce the minimum lot area requirement to 0.378 hectares. The council's approval will be in effect in late October, if no appeals are submitted before the appeal window closes. As such, planning staff support the request to sever this portion of the subject property.

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The proposed lot does not fully align with the public road due to the lot slightly flaring inward, away from the road. This is not a noticeable deviation nor is it anticipated to pose any impact. Planning staff have no objections to this request.

As part of the rezoning application, and in response to concerns expressed in the rezoning process, the applicant's consultant preliminarily indicated that, "there *would be negligible impacts to the existing sanitary force main from adding the proposed single detached development*". The City's Engineering Department will likely require a more detailed capacity study as a condition for the severance approval.

Staff Comments/Recommendations(s)

No evidence of opposition to the request.

Recommended conditions of any approval are,

- Payment of Transfer Review Fee
- Provide a Transfer/Deed of Land for Certificate of Official.
- Provide reference plan.
- Provide PIN abstract & PIN map.
- Final approval of Minor Variance application A24/24.
- Discharge of Charge/Mortgage
- Partial Discharge of Charge/Mortgage
- Payment of Taxes
- Provide a Lot Grading and Drainage plan to the satisfaction of the Director of Engineering or his designate.

➤ **Deferred Applications**

OTHER BUSINESS

TAB 4

DATE OF NEXT HEARING – October 2, 2024

ADJOURNMENT

Michelle Kelly

Michelle Kelly, ACST
Secretary-Treasurer