

The Corporation of the
City of Sault Ste. Marie



Committee of Adjustment
May 28, 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 May 13, 2025**
- **Disclosure of Pecuniary Interest and the General Nature Thereof**
- **Notice of Withdrawal or Motion for Deferral**
- **Matters To Be Considered**

New Applications

- A11/25 Civic No. 860 Black Road
 - A12/25 Civic No. 116 Industrial Park Crescent
 - A13/25 Civic No. 585 McNabb Street
 - A14/25 Civic No. 1675 Trunk Road
 - B9/25 Civic No. 7 Great Northern Road
 - B10/25 Civic No. 690 Third Line East
 - B11/25 Civic No. 86 Greenview Lane
- **Other Business**
 - **Adjournment**
-

TAB 1

Application A11/25-401-(1-116)-13251-RA, EM

SSM2 CANADA L.P. are the owners Lot 47, Pt Lots 2 to 24, 26, 36 & 45 further described as Pts 1 to 7, 1R11889, Pts 1 & 2, 1R11890 being **CIVIC NO. 860 BLACK ROAD**. It is the solar farm located on the east side of the Black Road between Second Line East and Third Line East. It is designated Rural Area in the Official Plan and is zoned RA, Rural Area & EM, Environmental Management.

INTENT OF THE APPLICATION:

The following variances are requested:

	By-Law 2005-150 Requires	Proposed Variance
1.2.4	Accessory use Freight Containers (C-Cans) are only permitted in the rear yard	Permit two (2) 12.19m x 2.44m freight containers (C-Cans) to be in the north side yard approximately 73m from the front property line and approximately 17m from the north property line.

PURPOSE & EFFECT:

The C-Cans are intended to provide secure storage for high-value materials essential to the Solar Farm operation.

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.

Nave Inc. has advised that they have no issues with this application and support it.

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 comment
Fire Services	X	No comment
Legal Department	X	No comment
Planning Division	X	No objections. See additional comments below
PUC Distribution Inc. (Electric)	X	No concerns
Public Utilities Comm. (Water)	X	No concerns

Planning staff advised that visibility of the C-Cans from Black Road will be screened by both a hedgerow along the front property line and an existing garage on the site. Additionally, views from the adjacent residential property will be obscured by a row of mature trees and other vegetation.

It is understood that the C-Cans will be used for passive storage. At a distance of 75 metres from the nearest dwelling, and with mature vegetation to help absorb sound, any typical noise associated with this use is anticipated to be minimal and effectively mitigated.

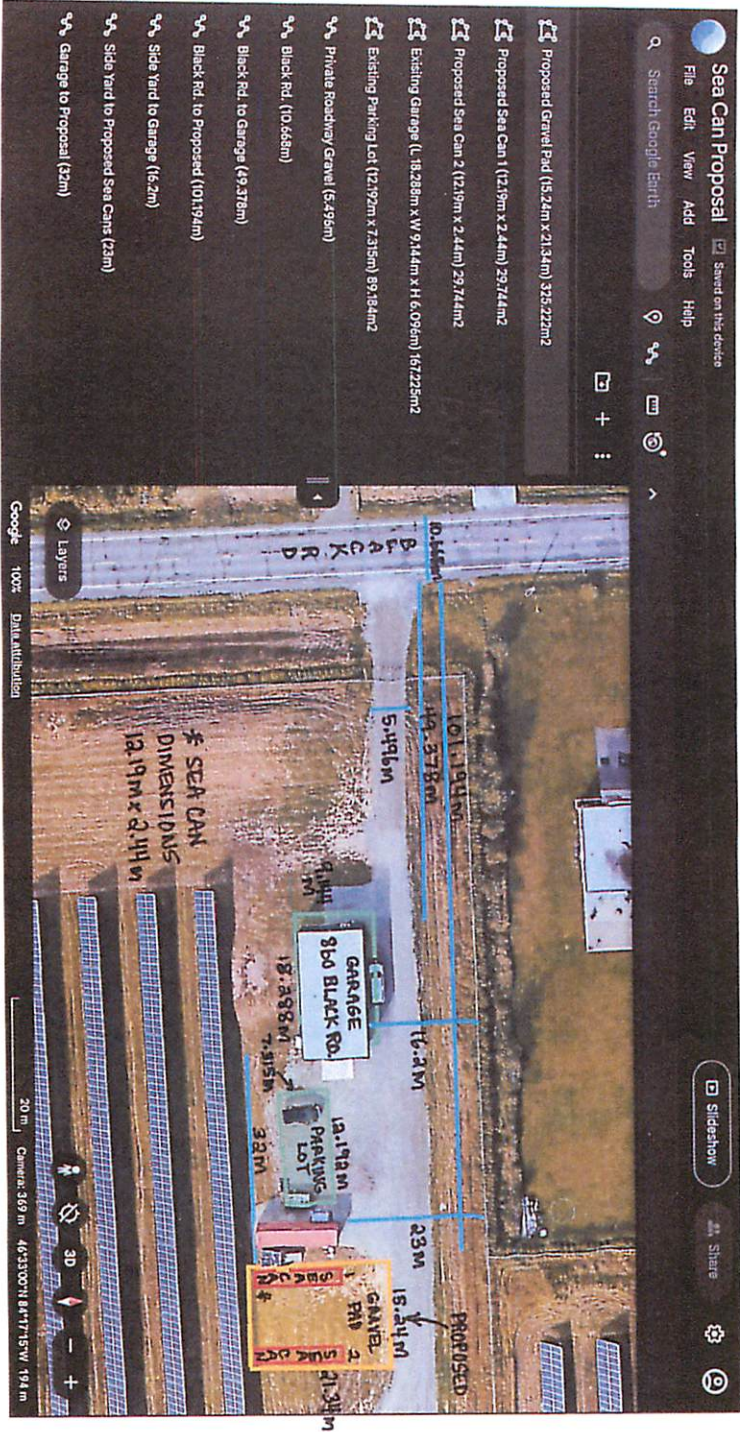
Therefore, Planning staff are of the opinion that the requested variance satisfies the four tests and that there will be no anticipated negative impacts from the storage of C-cans at the proposed location.

SSMRCA had the following comments.

The subject property, Civic No. 860 Black Road is located within an area that is regulated regarding: O. Reg. 41/24: Prohibited Activities, Exemptions and Permits under the Conservation Authorities Act, R.S.O. 1990, c.27.

All proposed developments on this property require a site plan to be submitted for review and will require a permit from SSMRCA. SSMRCA does not have any concerns or objections with this COA application.

SEA CAN PROPOSAL





TAB 2**Application A12/25-84-(1-94)-18997-M2**

430425 ONTARIO INC. is the owner of Lot 27, Plan H744 Roger CP former Township of Tarentorus being **CIVIC NO. 116 INDUSTRIAL PARK CRESCENT** and currently operating as R. F. Contracting. It is located on the northeast corner of the crescent west off Great Northern Road. It is designated Industrial in the Official Plan and is zoned M2, Medium Industrial.

INTENT OF THE APPLICATION:

The following variances are requested:

	By-Law 2005-150 Requires	Proposed Variance
14.2.2	Interior Side Yard 5m	Reduce west interior side yard to 3.75m for the proposed 22.16m x 16.4m proposed shop addition only.

PURPOSE & EFFECT:

To facilitate the proposed construction of a 239.26m² shop addition aligned with the side yard setback established by the 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
Accessibility Committee	X	No objections provided accessible parking spaces are provided with an accessible path of travel from the parking space to the building entrance
Algoma Public Health		
Bell Canada Right-of-Way		
Building Division	X	No objections. Spatial separations to be reviewed as part of the building permit process.
Canada Post		
Conservation Authority		
Engineering & Construction	X	No objection
Fire Services	X	No response
Legal Department	X	No comment
Planning Division	X	Supportive. See additional comments below

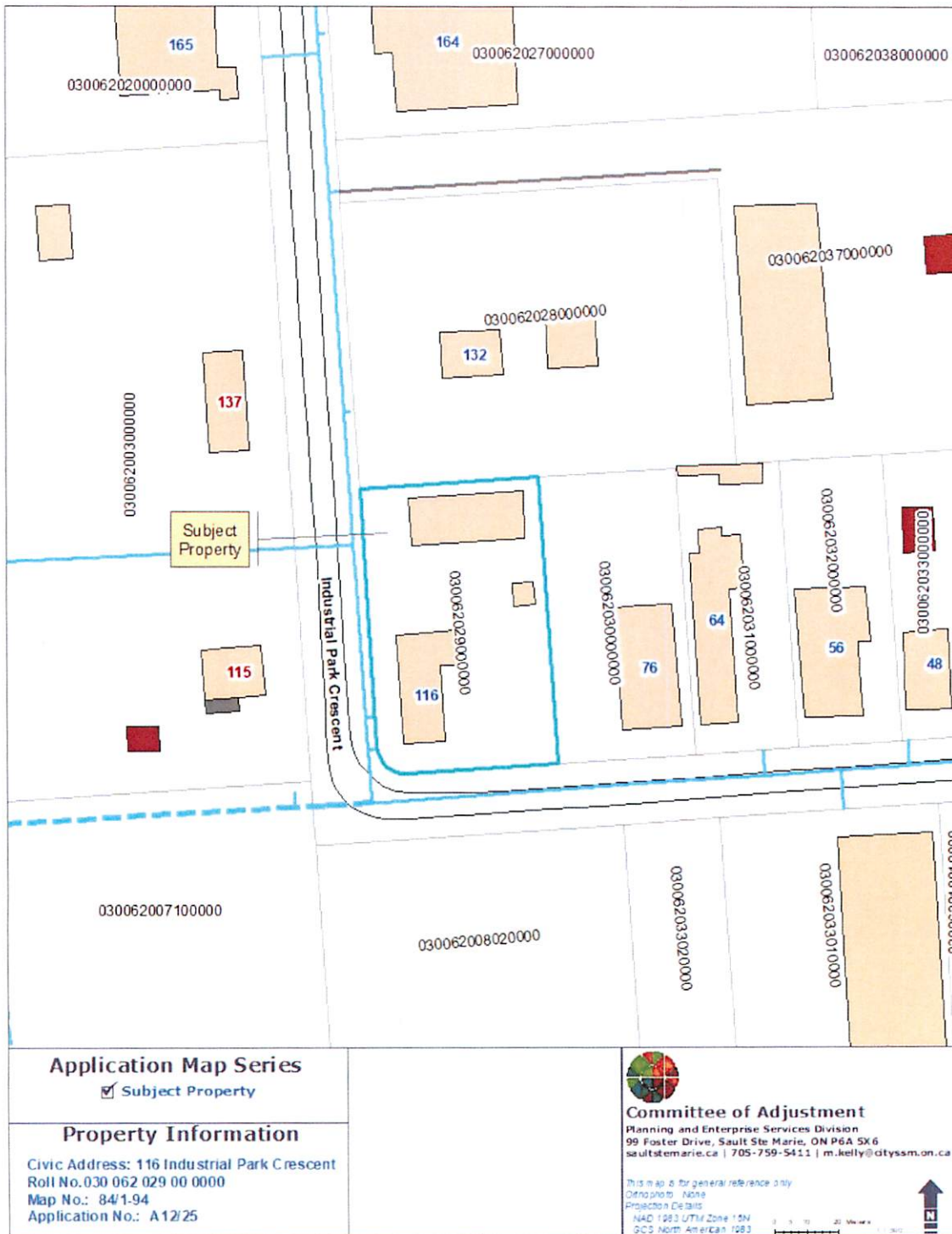
PUC Distribution Inc. (Electric)	X	No concerns
Public Utilities Comm. (Water)	X	No concerns
Public Works		

Planning staff confirmed that the proposed building extension will maintain the same setback as the existing shop structure, so it does not represent any additional encroachment into the required setback. The surrounding context is entirely industrial, and the proposed extension will not impact any sensitive uses, nor is it anticipated to impact the operation of neighbouring businesses.

Planning is of the opinion that the extension supports the continued functional and appropriate use of the property, and that the application meets the four tests of a minor variance.

Recommended Conditions to Be Considered

1. Accessible parking spaces are to be provided with an accessible path of travel from the parking space to the building entrance.





Application Map Series

☒ Subject Property

Property Information

Civic Address: 116 Industrial Park Crescent
 Roll No. 030 062 029 00 0000
 Map No.: 84/1-94
 Application No.: A12/25



Committee of Adjustment

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

This map is for general reference only

Orthophoto: None

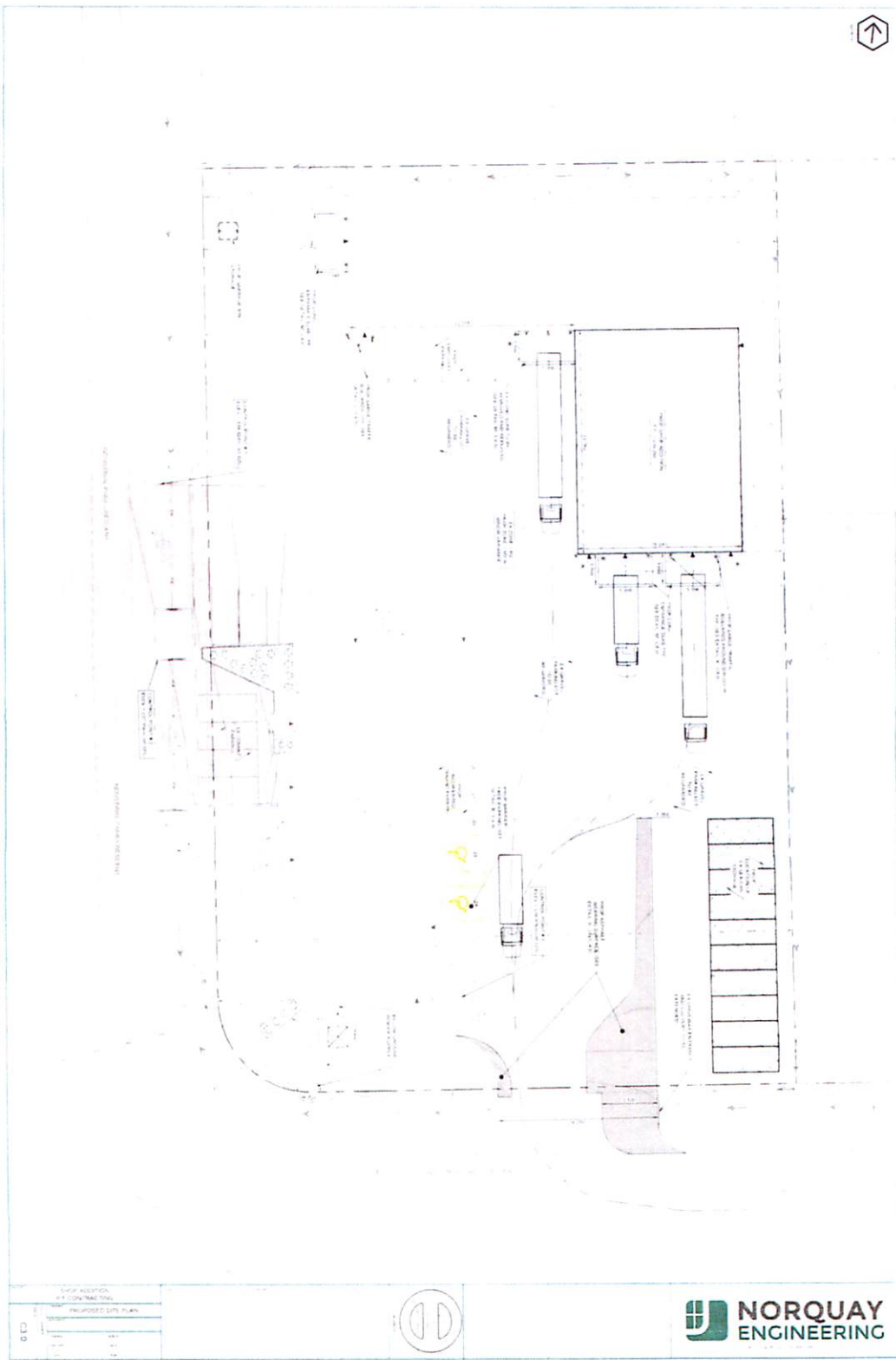
Projection Details:

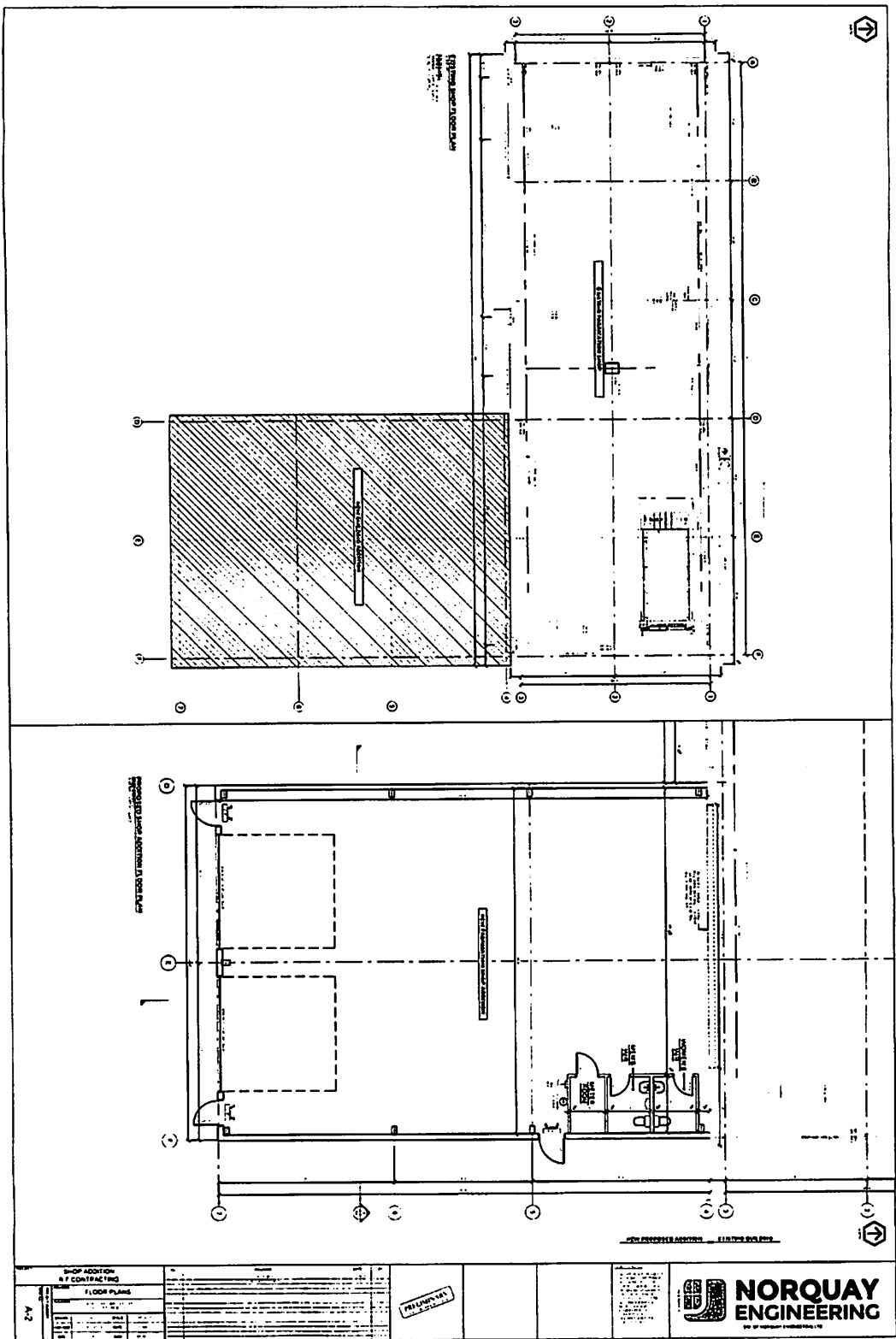
NAD 1983 UTM Zone 15N

GCS North American 1983

0 5 10 20 Meters
 1:1,000







Application A13/25-29-(1-32)-10584-R2

1000905627 ONTARIO INC. is the owner of Lots. 5 to 8, PL H456 former Township of St. Mary's being **CIVIC NO. 585 MCNABB STREET**. It is located on the southeast corner of McNabb Street and Windsor Street. It is designated Residential in the Official Plan and is zoned R2, Gentle Density.

INTENT OF THE APPLICATION:

The owner is seeking minor variance approval to reduce the rear yard setback to construct a 224.65m², two (2) storey 4-plex for residential purposes.

The following variances are requested:

	By-Law 2005-150 Requires	Proposed Variance
9.6.2	Rear Yard 10m	Reduce rear yard to 5m for the proposed 2 storey, 4-plex only.

PURPOSE & EFFECT:

To facilitate the proposed expansion of multi-unit housing on the subject property.

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.

Debbie & Kelvin Magee owners of **50 Windsor Street** submitted the following comments.

My husband and I will unfortunately be away and cannot attend. This email will have to suffice in way of submitting our concerns. We are the property owners of 50 Windsor St and the proposed change to 585 McNabb St is of great concern to us. Negative impact to our property value is at the top. Loss of privacy in our backyard, the extra traffic coming and going are also quite concerning. For as long as we've owned our home we've enjoyed knowing our neighbourhood is a desirable one and home values are increasing, protecting our investment.

One more point I'd like to add is our neighbours, adjacent to the property in question are both dealing with serious health issues/hospitalization and may not be aware of this application.

Thank you for considering our issues and concerns when the decision is made regarding this application.

Additional comment from received from the Magee's

My husband and I are away but I need to add another big concern. Snow removal. The tenants are going to have to move vehicles to have snow plowed and/or removed and they'll be moving them to the closest available spots...in front of our homes on Windsor eliminating our ability to move our vehicles for snow blowing our own driveways. This also potentially has an adverse affect for the plowing of our street as well as hindering access

and egress to our driveways. This development is not something my husband and myself can support in any way.

Thank you for bringing our concerns to the meeting in our absence.

Mary Jean and Norm Chartrand of **573 McNabb Street** submitted the following comments.

We are writing in response to the recent correspondence we received regarding the application related to the property adjacent to ours. At first glance, the proposal appeared to involve the addition of a single fourplex, which did not raise immediate concern. However, we have since learned that the actual intent is to construct **two** additional fourplex buildings on the site. This revelation has caused us significant concern.

We have been residents at 573 McNabb Street for 19 years and are well-acquainted with the limitations and capacity of the property in question. Our primary concerns relate to increased parking demands, traffic congestion, and the added challenges this will pose for snow removal. In particular, we anticipate that the ability to properly maintain snow clearing operations will be adversely affected, creating potential hazards and risks to our vehicles.

Based on the complete site plans that have been shared with us—but which, to our knowledge, have not yet been made public—it is evident that the proposed development is far too dense for the space available. This is further highlighted by the applicant's request to reduce the setback requirement from 10 metres to 5 metres, a substantial variance. We are concerned that this request is part of a piecemeal approach that does not fully disclose the broader development intentions, which directly impacts our ability to assess and respond appropriately.

We regret to inform you that we will be out of province on the scheduled date of the meeting and, as such, request that the meeting be rescheduled to the week of June 9th upon our return. As one of the most directly affected neighboring properties, we believe this request is reasonable and should be given due consideration, particularly given the limited notice we received and the apparent lack of full disclosure regarding the project's scope.

Given the urgency and seriousness of our concerns, we respectfully request a prompt response to this letter.

Bonnie and Gary Wills of **53 Windsor Street** submitted the following comments.

We have lived across the street from the property in question for 29 years. We have some concerns.

We had not been given a site plan of the build and have only just had it confirmed that two more 4-plexes will be constructed via a phone call with Michelle Kelly, who then kindly

shared the site plan. Why did neighbours not receive notice, with a site plan, in an advance mailing-sooner than last week?

We are also concerned that the build around the existing structure, will not be able to support the needed number of parking spots for an unknown number of tenants and guests. Twelve units could possibly bring 24+ car owners and then there must be guest parking which could potentially be 24+ spaces. Snow removal will put a mass of cars on Windsor Street through out the winter.

There must also be a large accommodation for snow accumulation on the property, as seen this past winter where the pile took over the south east corner.

We can envision not only parking on Windsor Street three seasons of the year but far more “come and go traffic” on our quiet street, since there will be two entrances via Windsor Street. Note: Our neighbourhood has been evolving to one of families with small children.

We are also concerned about the visual impact of this large build on our street. From landscaping, massive buildings, parking, cars and cars ... to proper container storage, for example, we know little.

What will the impact of these three 4-plexes on the value of our properties, going forward?

Although not directly impacted, we are very concerned about the upcoming lack of privacy for our neighbours.

Obviously, since a variance is requested for Building 1, one will be requested for Building 2 when the time comes – and it looks like it is already incorporated in the site plan drawing. We feel the build is too dense for the space, while one new 4-plex could be well spaced to alleviate most issues.

Thank you for the opportunity to express our concerns.

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
Accessibility Committee	X	No comments. Appreciated the developer's inclusion of a barrier free parking spot.
Algoma Public Health		
Bell Canada Right-of-Way		
Building Division	X	No objections. Spatial separations & the distance from power lines will be

		reviewed as part of the building permit process.
Canada Post	X	
Conservation Authority		
Engineering & Construction	X	No comment
Fire Services	X	No comment
Legal Department	X	No comment
Planning Division	X	Supportive. See additional comments below
PUC Distribution Inc. (Electric)	X	No concerns. See comments below
Public Utilities Comm. (Water)	X	No concerns. See comments below
Public Works	X	See comments below

Planning staff advised that this proposal represents infill residential development on a larger corner lot that previously contained a place of worship. Although situated in the rear yard, the proposed southerly four-plex is consistent with the character of nearby properties that are zoned R2 and front onto Windsor Street. Structures on these nearby properties are commonly built between 1.2 to 5 metres away from interior side-lot lines.

Planning staff would also note that the proposed development includes a total of 12 residential units, thereby triggering the requirement for site plan control. If the section of the lot containing the southerly fourplex is proposed to be severed from the larger parcel in the future, it will necessitate additional minor variance applications. These may or may not be supported by Planning staff. Notably, the placement of parking spaces 9 to 12, shown in the supplied site plan, would be within the required front yard of the new severed parcel.

PUC Distribution Inc. (Electric Utility) had no concerns with the proposed variance. No electrical service information or requirements on the proposed development was detailed in the documents provided. A detailed plan inclusive of electrical servicing is required for the proposed development. The Developer is encouraged to contact PUC Engineering early in the process, to allow for detailed review and coordination.

Public Utilities Commission of the City of Sault Ste. Marie (Water Utility) had no concerns with the proposed variance. No water service information or requirements on the proposed development was detailed in the documents provided. A water service application is required for the proposed development. The Developer is encouraged to contact PUC Engineering early in the process, to allow for detailed review and coordination.

Public Works and Engineering Services staff opined that both McNabb Street and Windsor Street will be able to accommodate the additional traffic generated by the proposed development.

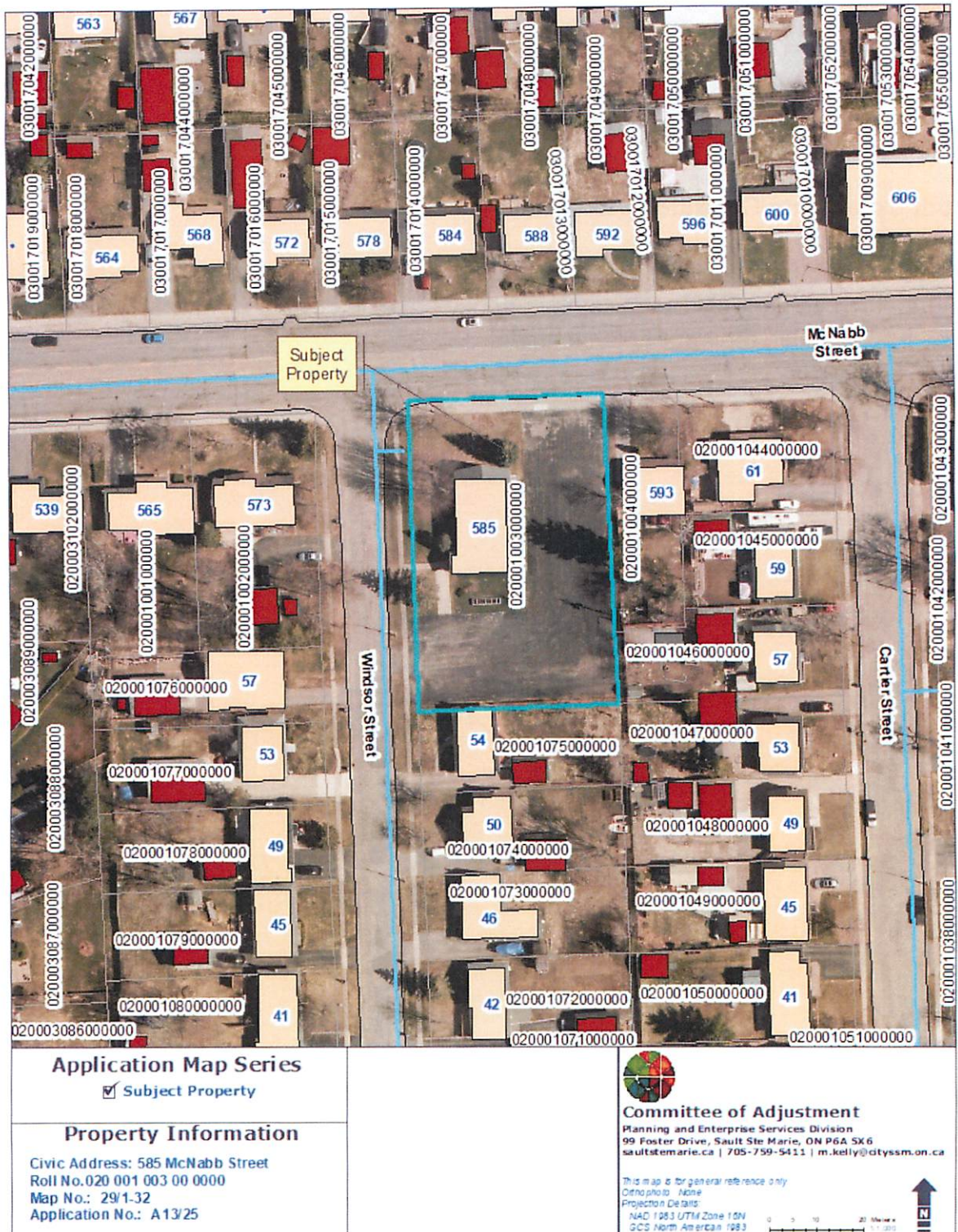
Sault Ste. Marie Region Conservation Authority advised that the subject property, Civic No. 1675 Trunk Road is located within an area that is regulated regarding: O. Reg.

41/24: Prohibited Activities, Exemptions and Permits under the Conservation Authorities Act, R.S.O. 1990, c.27.

All proposed developments on this property require a site plan to be submitted for review and may require a permit from SSMRCA. SSMRCA does not have any concerns or objections with this minor variance application, as the noted lots do not intersect with the regulated area.

Staff Comments/Conditions to Consider

There is a request to defer to a June hearing and another neighbour has advised that the abutting neighbours to the south currently have health & hospitalization issues that may be impacting their ability to comment.



Application A14/25-69-(1-45)-31912-HZ, R1, M2

823335 ONTARIO INC. is the owner of Lots. 4, 5 & 6 in the draft 1M plan of the Rivers Edge Subdivision at **CIVIC NO. 1675 TRUNK ROAD**. It is located on the southerly side of Trunk Road between Fournier Road and the easterly city limit boundary. It is designated Commercial in the Official Plan and is zoned HZ, Highway; R1, Estate Residential, & M2, Medium Industrial.

INTENT OF THE APPLICATION:

The owner is seeking minor variance approval to reduce the lot area for Lots 4 & 5 & reduce the lot frontage for lot 6 to facilitate future residential development purposes.

The following variances are requested:

	By-Law 2005-150 Requires	Proposed Variance
9.5.2	Lot Area Yard 0.8ha	Reduce lot area for Lots 4 & 5 to 0.49ha
	Lot Frontage 45m	Reduce lot frontage for Lot 6 to 29.55m

PURPOSE & EFFECT:

Approval in 2021 reduced the lot area to 0.5ha (recent survey revealed the slight discrepancy) & the conveyance of an abutting walkway together with the radius of the cul-de-sac impacted the lot frontage at the street. This request is intended to facilitate the on-going development of the Rivers Edge Subdivision.

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
Accessibility Committee		
Algoma Public Health		
Bell Canada Right-of-Way		
Building Division	X	No objections.
Canada Post	X	
Conservation Authority		
Engineering & Construction	X	No comment
Fire Services	X	
Legal Department	X	No comment
Planning Division	X	Supportive. See additional comments below
PUC Distribution Inc. (Electric)	X	No concerns

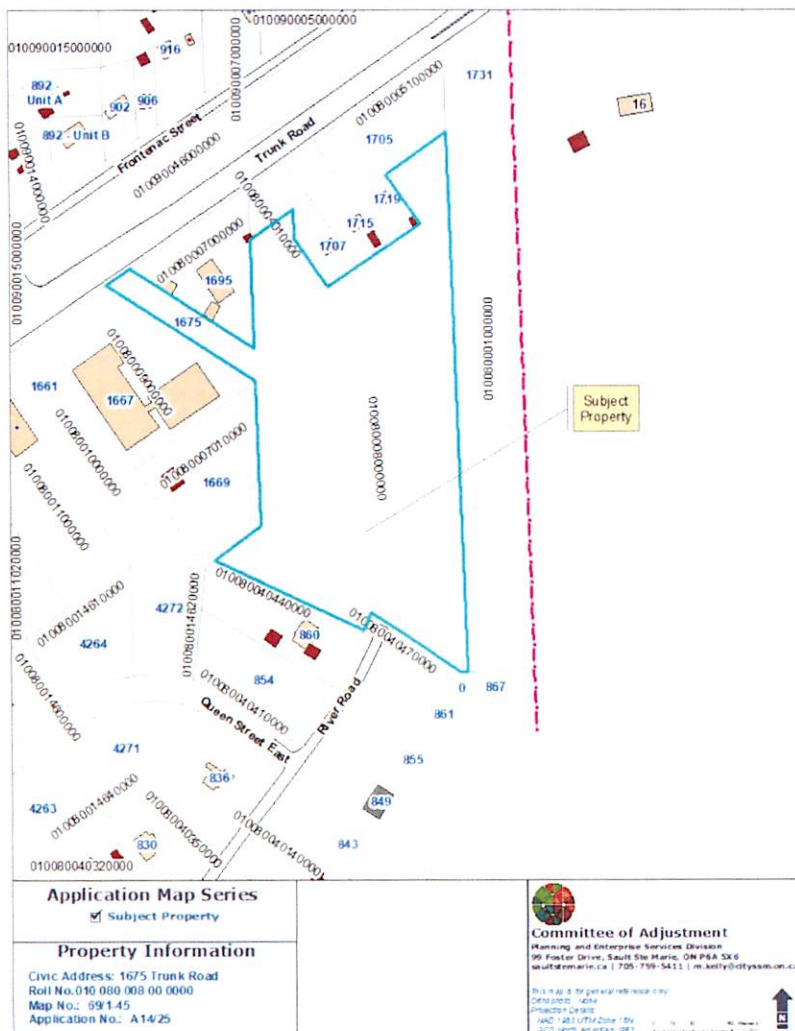
Public Utilities Comm. (Water)	X	No concerns
Public Works		

Planning staff advised that this adjustment represents only a minimal deviation from the currently approved size.

Lot 6, an irregularly shaped parcel located on a cul-de-sac, naturally results in a narrow frontage but expands toward the rear. Despite the narrow frontage, the lot still offers sufficient space for a driveway, front yard, and proper building orientation.

The requested variances are consistent with the character of the neighbourhood as there are many R1-zoned lots in the immediate neighbourhood that are less than 0.5 hectares in size and have less than the required frontage.

Thus, Planning staff conclude that the requested variances satisfy the four tests.



TAB 4**Application B9/25-42-(1-49)-6492-C4 & R2**

2594820 ONTARIO INC. is the owner of **CIVIC NO. 7 GREAT NORTHERN ROAD, CIVIC NO. 6 BLAKE AVENUE & CIVIC NO. 8 BLAKE AVENUE**. It is located on the west side of Great Northern Road and runs through to Blake Avenue. It is designated Commercial in the Official Plan and is zoned C4, General Commercial & R2, Gentle Density.

PURPOSE & EFFECT:

To **sever & convey** Civic No. 7 Great Northern Road from Civic No. 6 Blake Avenue and Civic No. 8 Blake Avenue which through inadvertence, merged when the owner took complete and common title to all three properties. The intent of the application is not to create a new lot but rather, restore the historic autonomous title of Civic No. 7 Great Northern Road.

	Frontage (approximate)	Depth (approximate)	Area (approximate)
Severed Lands	33.83m	33.528m +	1,134.35m ²
Retained Lands	22.55m	33.528m	756.1235m ²

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 comment
Fire Services	X	No comments
Legal Department	X	No comment
Planning Division	X	No objections
PUC Distribution Inc. (Electric)	X	Existing easements & infrastructure throughout all subject properties to remain. No concerns with the severance.

Public Utilities Comm. (Water)	X	No concerns
Public Works	X	No comment

Staff Comments

It is noted that approval of a future consent application will be required to undo the existing merge of the retained lands.

The proposed severed parcel does not represent new lot creation as far as severance is only required due to an inadvertent merge of abutting properties. A parkland levy would not be applied as a condition to any approval.

Recommended Conditions to attached to any approval

Transfer/Deed of Land

Certificate Application fee

Reference Plan if the existing description is not acceptable to the LRO

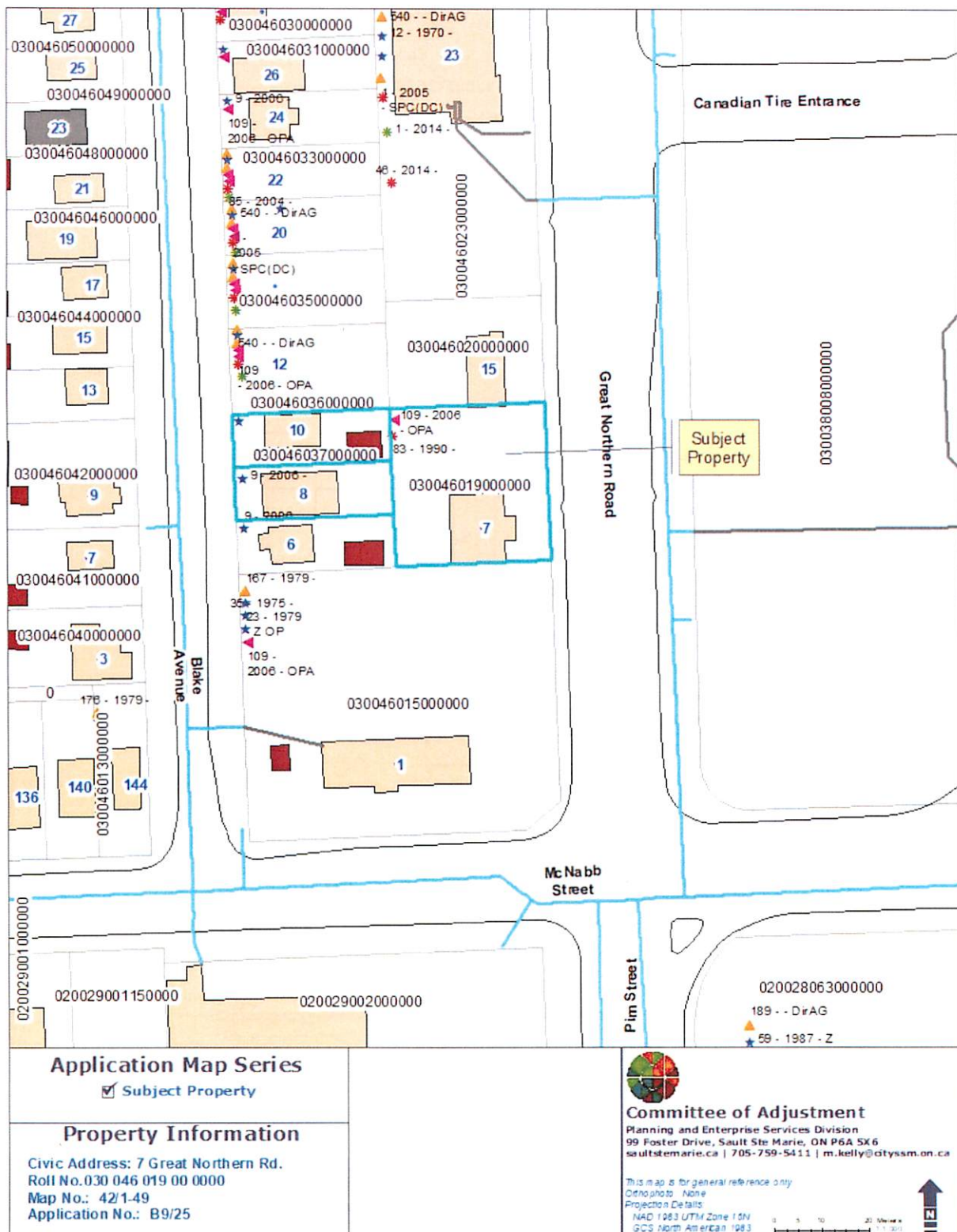
PIN abstract and PIN map

Minor Variance application if required

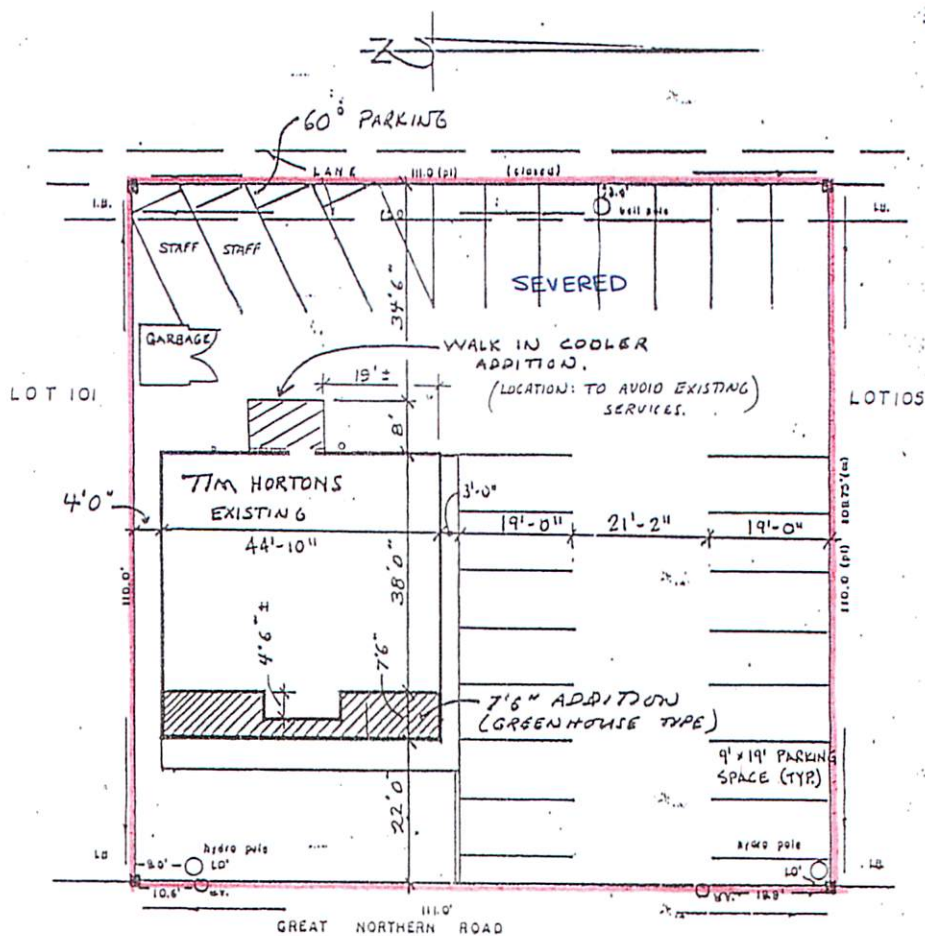
Discharge of Charge/Mortgage

Partial Discharge of Charge/Mortgage

Payment of Municipal taxes



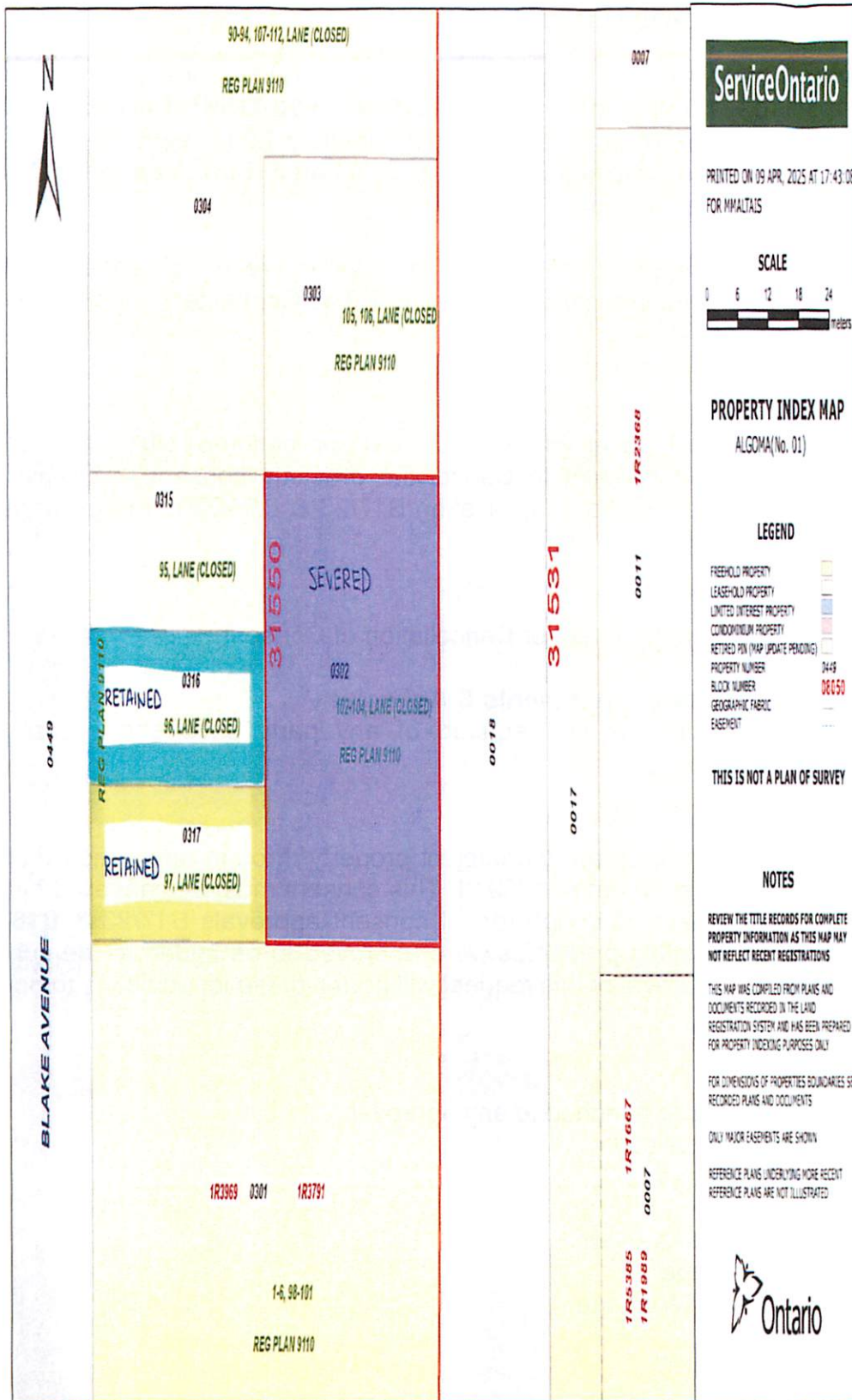
Plan Showing
 Lots 102, 103, 104
 and Part of Land in Rear Thereof
 HIGHLAND PARK SUBDIVISION
 Registered Plan 9110
 City of Sault Ste. Marie
 District of Algoma
 Scale: 1 inch = 20 feet.



I.B. denotes survey bar
 W.V. denotes water valve

September 2, 1977
 Sault Ste. Marie, Ontario

William E. Dolan
 WILLIAM E. DOLAN
 Ontario Land Surveyor



Application B10/25-113-(1-128)-31565-R2

KEVIN PAUL MCANDREW is the owner of Pt. Lt. 5 PL H401, former Township of Tarentorus, Pt. 1, 1R10371 further identified as **CIVIC NO. 690 THIRD LINE EAST**. It is located on the north side of Third Line East approximately 253m east of the Great Northern Road and Third Line East intersection. It is designated Rural Area in the Official Plan and is zoned R2, Gentle Density.

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 consent under application B11/01. The owners are seeking the Committee's consent to Cancel the previous consent to enable the proposed severed parcels requested in application B17/23 & B18/23 to merge with the subject property, as lot additions.

Public Response

Notice of Public Hearing is not required for Cancellation of Consent.

Technical Review: Circulated Departments & Agencies

Circulation or technical review is not required of any party save and except the Committee's review.

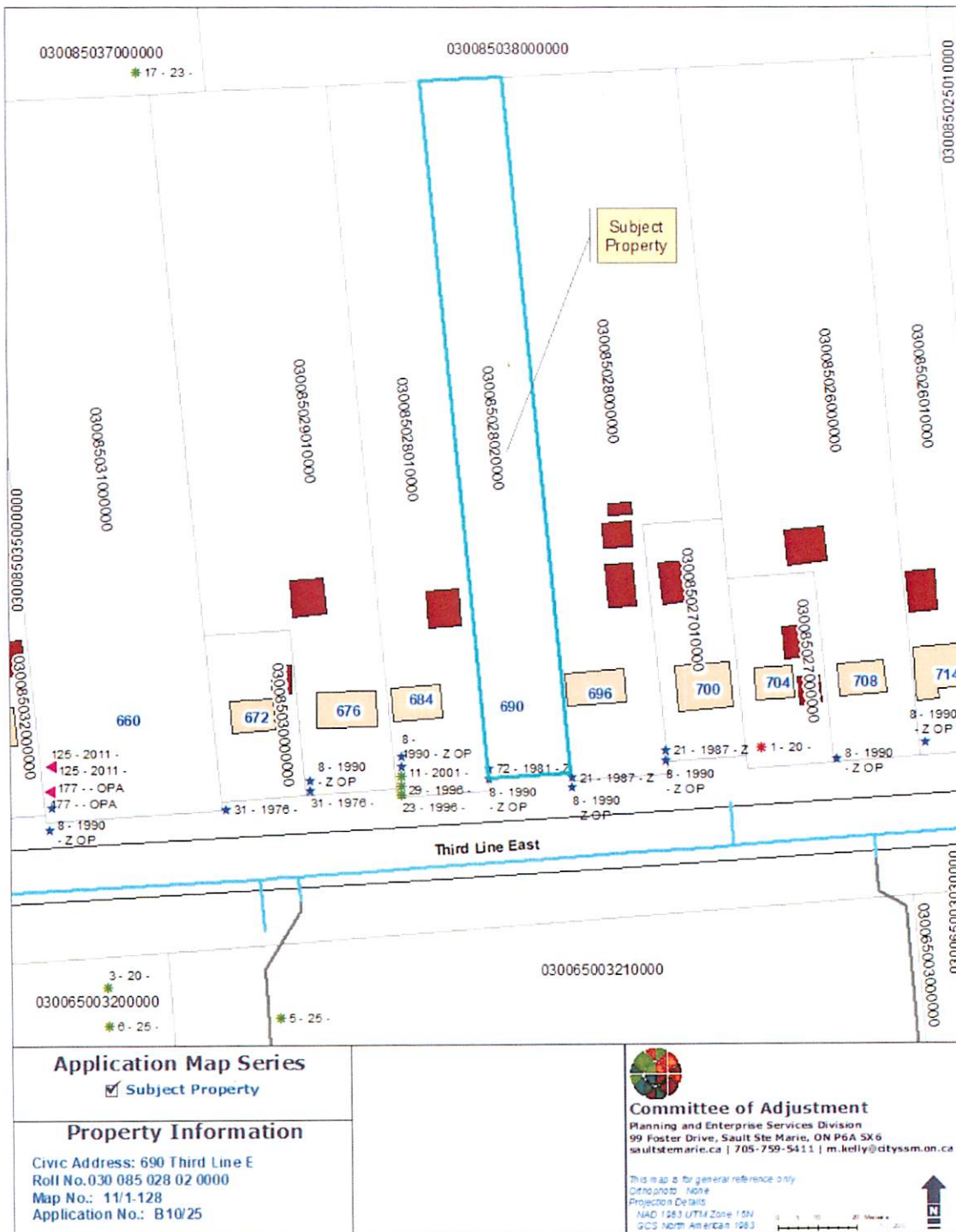
Considerations

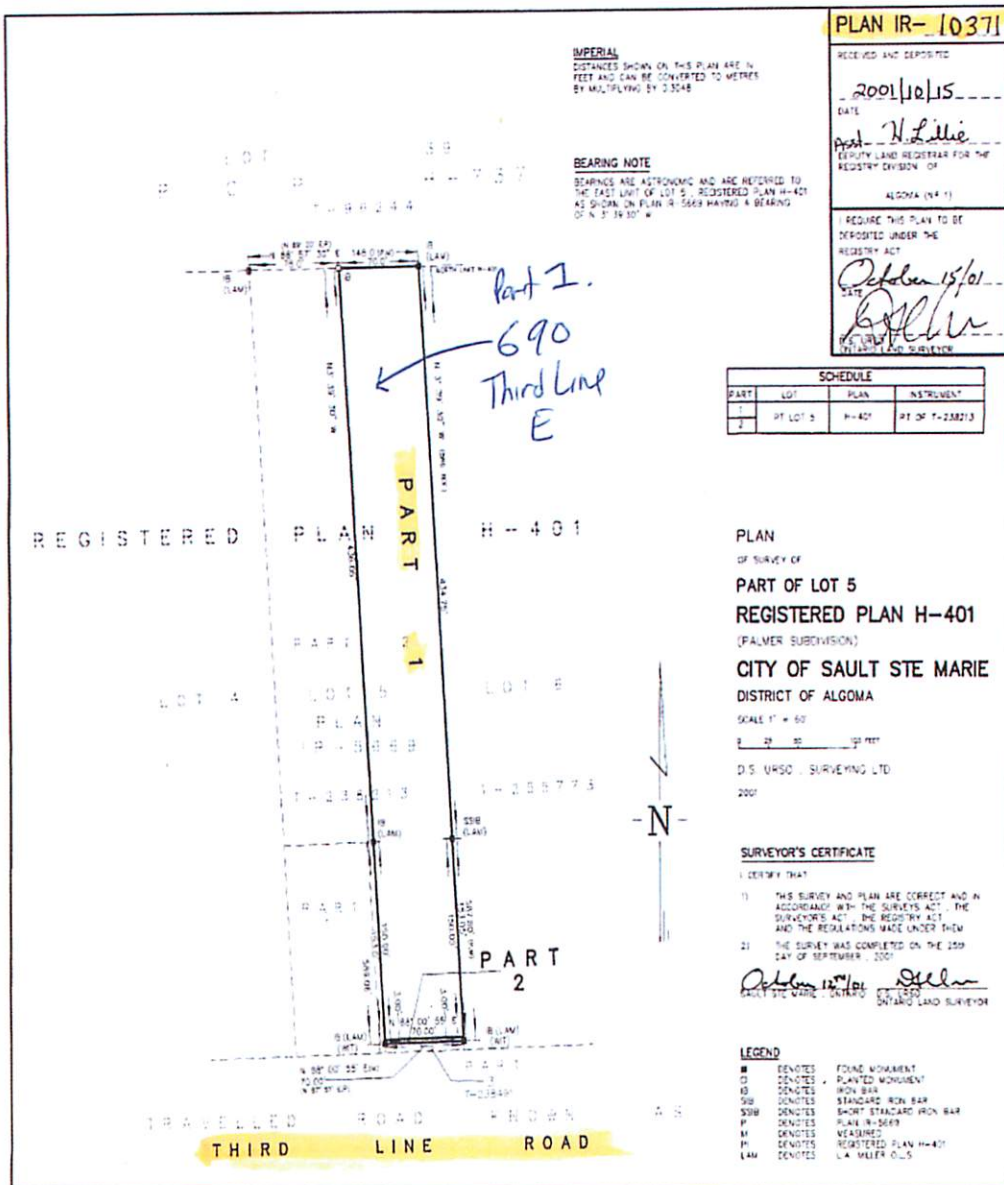
Consent approval was given to create the subject property through application B11/01 and was registered under instrument #T426913. This consent must be cancelled before any lot addition can take place. Through recent consent approvals B17/23 & B18/23, portions of two northerly abutting properties were approved to be added to the subject property as lot additions. Approval of this request will permit these lot additions to occur.

Staff Comments

Recommended Conditions to attached to any approval

Notice for Certificate of Cancellation
Current Certificate Application fee
PIN abstract and PIN map
Minor Variance application if required
Discharge of Charge/Mortgage
Partial Discharge of Charge/Mortgage
Payment of Municipal taxes





FILE U-5851

TAB 6**Application B11/25-12-(1-21)-25500-R2**

GREENVIEW ESTATES ASSOCIATION is the owner of BLK 69, Greenview Estates Subdivision, Plan M383 except Pts, 1-4, 1R11433 & municipally identified as **CIVIC NO. 86 GREENVIEW LANE**. It is located on the north side of Greenview Lane and runs through to Bennett Boulevard. It is designated Residential in the Official Plan and is zoned R2, Gentle Density.

PURPOSE & EFFECT:

The applicant is seeking the Committee's consent to sever a westerly portion of the subject property fronting on Greenview Lane and attach it to the westerly abutting property known as **Civic No. 84 Greenview Lane** as a lot addition. The remaining lands fronting on Bennett Boulevard (including the tennis court) are to be conveyed to the easterly abutting property known as **Civic No. 5 Par Avenue** as a lot addition.

The intent of the application is to increase the land holdings of 84 Greenview Lane & 5 Par Avenue.

	Frontage (approximate)	Depth (approximate)	Area (approximate)
Severed Lands	3.1m	91.6m +	283.96m ²
Severed Lands	50.1m	50m	2,505m ²

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 comment also noting that there is a one-foot reserve along Bennett Boulevard
Fire Services	X	No comments
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

Staff Comments

There is no new lot creation hence a parkland levy is not applicable.

Recommended Conditions to attached to any approval

Transfer/Deed of Land

Certificate Application fee

Reference Plan if the existing description is not acceptable to the LRO

PIN abstract and PIN map

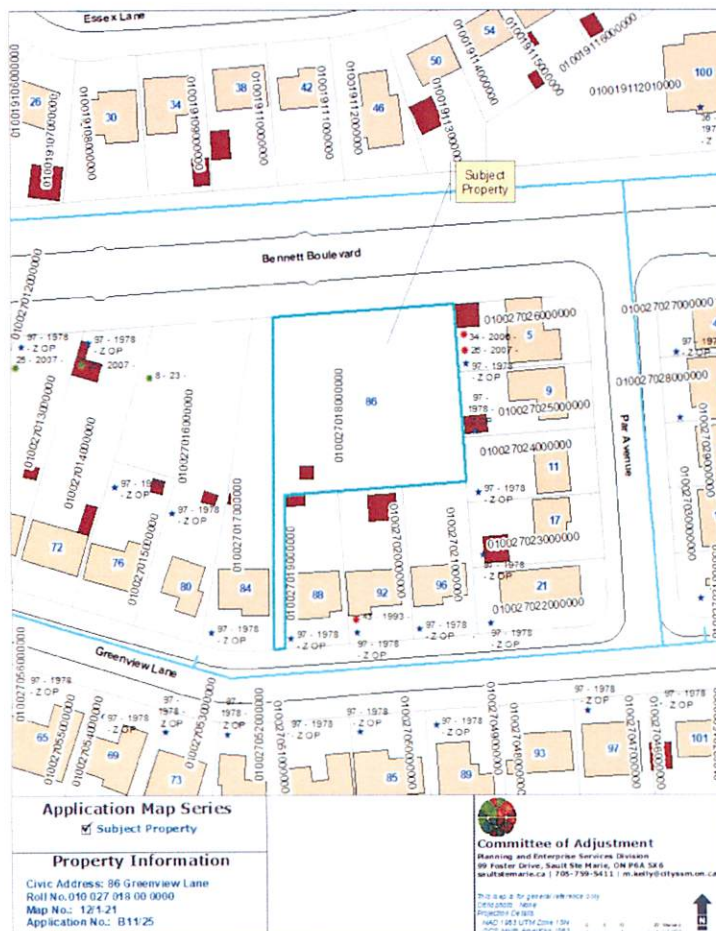
Minor Variance application if required

Discharge of Charge/Mortgage

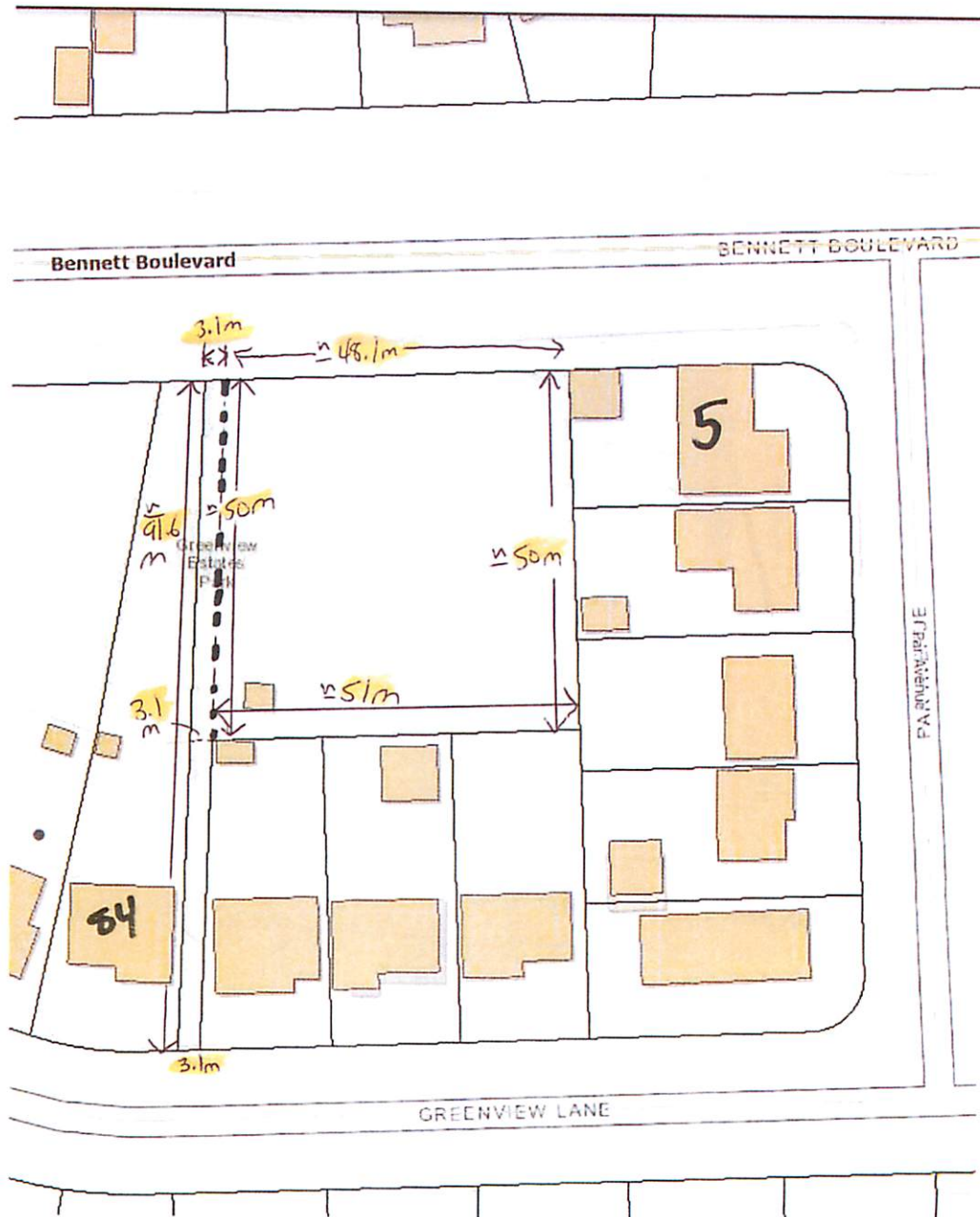
Partial Discharge of Charge/Mortgage

Payment of Municipal taxes

Undertaking to provide a Consolidation Transfer

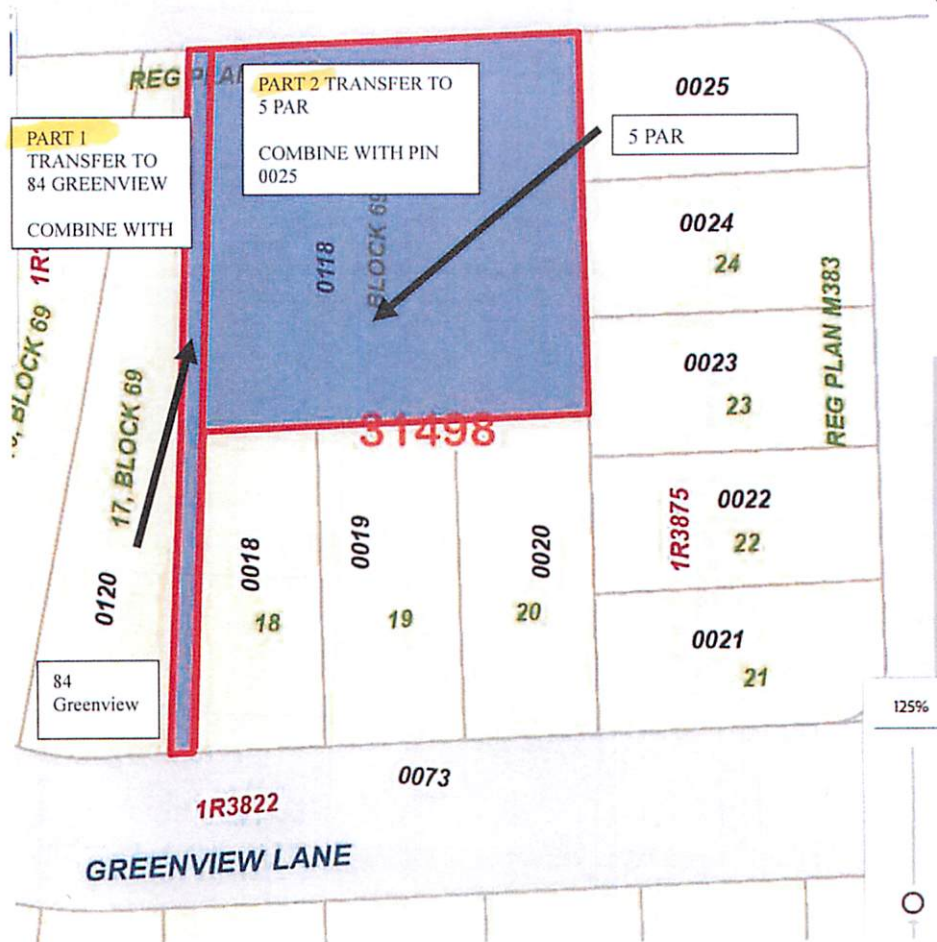


β)



c)

SEVERED PROPERTY (approximate):



MD LD
T6JR

INITIALS OF BUYER:

MD
K59E

INITIALS OF SELLER:

OTHER BUSINESS

TAB 7

DATE OF NEXT HEARING – June 25, 2025

ADJOURNMENT

Michelle Kelly

Michelle Kelly, ACST
Secretary-Treasurer