

AGENDA

Hearings viewed live on the City's YouTube channel.

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

Call to Order

- Land Acknowledgement
- Approval of Minutes of January 24, 2024
- Disclosure of Pecuniary Interest and the General Nature Thereof
 - Chair J. Greco disclosed a pecuniary interest in application A3/24, Civic No. 312 Pine Shore Drive, disclosing his solicitor/client association and familial relationship.
- Applicant/Agent Requests for Withdrawal or Deferral

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

TAB 1

Application A6/24-53-(1-69)-13477-R2

STEPHANIE CHRISTIE & ANDREW SULLIVAN are the owners of Blk 4, Lots 1 to 3, Laird No. 3 Subdivision, Plan 2539, former Township of Korah, municipally identified as **CIVIC NO. 251 GLASGOW AVENUE**. It is located on the northwest corner of Glasgow Avenue and Wallace Terrace. The subject property is designated Residential in the Official Plan and is zoned R2, Single Unit Residential.

INTENT OF THE APPLICATION:

Relief is requested from the provisions of By-law 2005-150, as amended, by reducing the required front yard for the existing home to facilitate Consent Application **B21/23**.

	By-Law Requirement 2005-150	Proposed Variance
9.6.2	Minimum required front yard is 7.5m	Reduce the minimum required front yard to 5.8m for the exiting home only.

TAB 2

Application A7/24-71-(1-76)-11672-R4, S313

ANTONIO RUSCIO, MAJOR CONTRACTING & DOMINIC HOLDINGS INC. are the owner of Pt. of N1/2 of Sec. 32, former Township of Tarentorus, as in T46903, save and except Pt. 12 (plan p-8088-10), Pt. 1 PL F, and municipally identified as **CIVIC NO. 1125 PINE STREET**. It is located on the west side of Pine Street approximately 60m south of the Second Line East and Pine Street intersection. The subject property is designated Residential in the Official Plan and is zoned R4, Medium Density Residential with a special exception & is subject to site plan control.

INTENT OF THE APPLICATION:

Subject to final consent approval of application **B2/24**, relief is requested from the provisions of By-law 2005-150, as amended, to facilitate the development of three new multi-unit residential apartment buildings by reducing the following.

	By-Law Requirement 2005-150	Proposed Variance
9.8.2	Minimum required interior side yard 7.5m	Reduce the minimum north interior side yard to 1.9m increasing to 2.9m for the entrance ramp & retaining wall only,
	Minimum required rear yard 10m	Reduce the minimum rear yard to 0m for four proposed Earthbins only ,
5.7	Minimum required parking spaces 1.25 spaces / dwelling unit	Reduce required parking spaces to 1 space/dwelling unit

TAB 3

Application B2/24-71-(1-76)-11672-R4, S313

ANTONIO RUSCIO, MAJOR CONTRACTING & DOMINIC HOLDINGS INC. are the owner of Pt. of N1/2 of Sec. 32, former Township of Tarentorus, as in T46903, save and except Pt. 12 (plan p-8088-10), Pt. 1 PL F, and municipally identified as **CIVIC NO. 1125 PINE STREET**. It is located on the west side of Pine Street approximately 60m south of the Second Line East and Pine Street intersection. The subject property is designated Residential in the Official Plan and is zoned R4, Medium Density Residential with a special exception & is subject to site plan control.

INTENT OF THE APPLICATION

Subject to final approval of Minor Variance Application A7/24, the applicants are seeking the Committee’s consent to sever the subject property into three parcels each fronting on Pine Street. The proposed lot configuration is:

Frontage (approximate)	Depth (approximate)	Area (approximate)
60.96m (shown as area C)	65.10m	0.3868 ha
56.39m (shown as area B)	65.14m	0.3672 ha
61.55m (shown as area A)	65.14m	0.4060 ha

The applicants further seek the Committee’s consent to convey the following easements:

Easement 1 (area 0.254ha) for pedestrian, vehicle, and parking access from owners of areas “B” and “C” in favour of owner of area “A”.

Easement 2 (area 0.015ha) ramp access easement (to underground parking level) and access to amenity space above from owner of area “B” in favour of owner of area “A”.

Easement 3 (area 0.015ha) ramp access easement (to underground parking level) and access to amenity space above from owner of area “A” in favour of owner of area “B”.

Easement 4 (area 0.213ha) pedestrian, vehicle, and parking access from owners of areas “A” and “C” in favour of owner of area “B”.

Easement 5 (area 0.211ha) pedestrian, vehicle, and parking access from owners of areas “A” and “B” in favour of owner of area “C”.

The intent of the application is to create two additional multi-unit residential lots for future development purposes together with mutual easements between all three parcels.

TAB 4

Application A8/24-84-(1-94)-22004-C5

510127 ONTARIO LIMITED is the owner of **439 GREAT NORTHERN ROAD** identified as PIN 31561-0178 (LT) further described as firstly; Pt. Lt. 42 RCP H744 Tarentorus Pt. 1, 1R3555 & Pt. 1, 1R8306; Lots 44, 45 & 46 RCP H744 Tarentorus; secondly; Pt. Lt. 42 RCP H744, Tarentorus Pts. 1, 2 & 3, 1R13918. It is located on the west side of the Great Northern Road and abuts Industrial Park Crescent to the north, Great Northern Road along its’ east limit and on Second Line East to the south. The subject property is designated Commercial in the Official Plan & is zoned C5, Shopping Centre Zone.

INTENT OF THE APPLICATION:

Relief is requested from the provisions of By-law 2005-150, as amended, by reducing the required rear yard (Industrial Park Crescent) to facilitate the construction of a 15,210m² retail building.

	By-Law Requirement 2005-150	Proposed Variance
13.5.2	Minimum required rear yard is 15m	Reduce the minimum required rear yard to 5m for the proposed building.

TAB 5

Application A9/24-126-(1-141)-20209-HZ, M2

1000379591 ONTARIO INC. (DANTE VENNERI) is the owner of **1177 GREAT NORTHERN ROAD** identified as PIN 31563-01708 (LT) further described as Lots 53 & 54, former Township of Tarentorus, RCP H739. It is located on the west side of the Great Northern Road between Third Line East and Fourth Line East. The subject property is designated Commercial & Industrial in the Official Plan & is zoned HZ, Highway Zone and M2, Medium Industrial Zone and is subject to site plan control.

INTENT OF THE APPLICATION:

Relief is requested from the provisions of By-law 2005-150, as amended, by reducing the north and south interior side yards to recognize the existing 104.78m² garage and the proposed cold storage building to the north and the existing 282.07m² storage units and the future cold storage building to the south.

	By-Law Requirement 2005-150	Proposed Variance
14.4.2	Minimum required north side yard is 5m	Reduce the north interior side yard to 4.5m as shown on drawing C-2.0.
	Minimum required south side yard is 10m	Reduce the south interior side yard to 8.5m as shown on drawing C-2.0.

➤ **Deferred Applications**

TAB 6

Application A3/24-320-(2-5)-23757-R1E, PR

RYAN HARN DEN & JASMINE GASSI HARN DEN are the owners of **312 PINE SHORE DRIVE** described as Pt. of Sec 24 former Township of Parke. It is located on the south side of Pine Shore Drive between Dalgleish Road and Sand Road. The subject property runs north to Pointe Aux Pins Drive. The subject property is designated Rural Area in the Official Plan & is zoned R1E, Estate Residential and PR, Parks & Recreation.

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 466.3m² addition to the westerly side of the existing home.

	By-Law Requirement 2005-150	Proposed Variance
9.5.2	Minimum rear yard requirement abutting St. Mary's River is 15m	Reduce the minimum rear yard requirement abutting St. Mary's River to 11.58m for the proposed addition.

OTHER BUSINESS

TAB 7

DATE OF NEXT HEARING – March 20, 2024

ADJOURNMENT

Michelle Kelly

Michelle Kelly, ACST
Secretary-Treasurer

Application A6/24-53-(1-69)-13477-R2

STEPHANIE CHRISTIE & ANDREW SULLIVAN are the owners of Blk 4, Lots 1 to 3, Laird No. 3 Subdivision, Plan 2539, former Township of Korah, municipally identified as **CIVIC NO. 251 GLASGOW AVENUE**. It is located on the northwest corner of Glasgow Avenue and Wallace Terrace. The subject property is designated Residential in the Official Plan and is zoned R2, Single Unit Residential.

INTENT OF THE APPLICATION:

Relief is requested from the provisions of By-law 2005-150, as amended, by reducing the required front yard for the existing home to facilitate Consent Application **B21/23**.

	By-Law Requirement 2005-150	Proposed Variance
9.6.2	Minimum required front yard is 7.5m	Reduce the minimum required front yard to 5.8m for the exiting home only.

Public Response

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

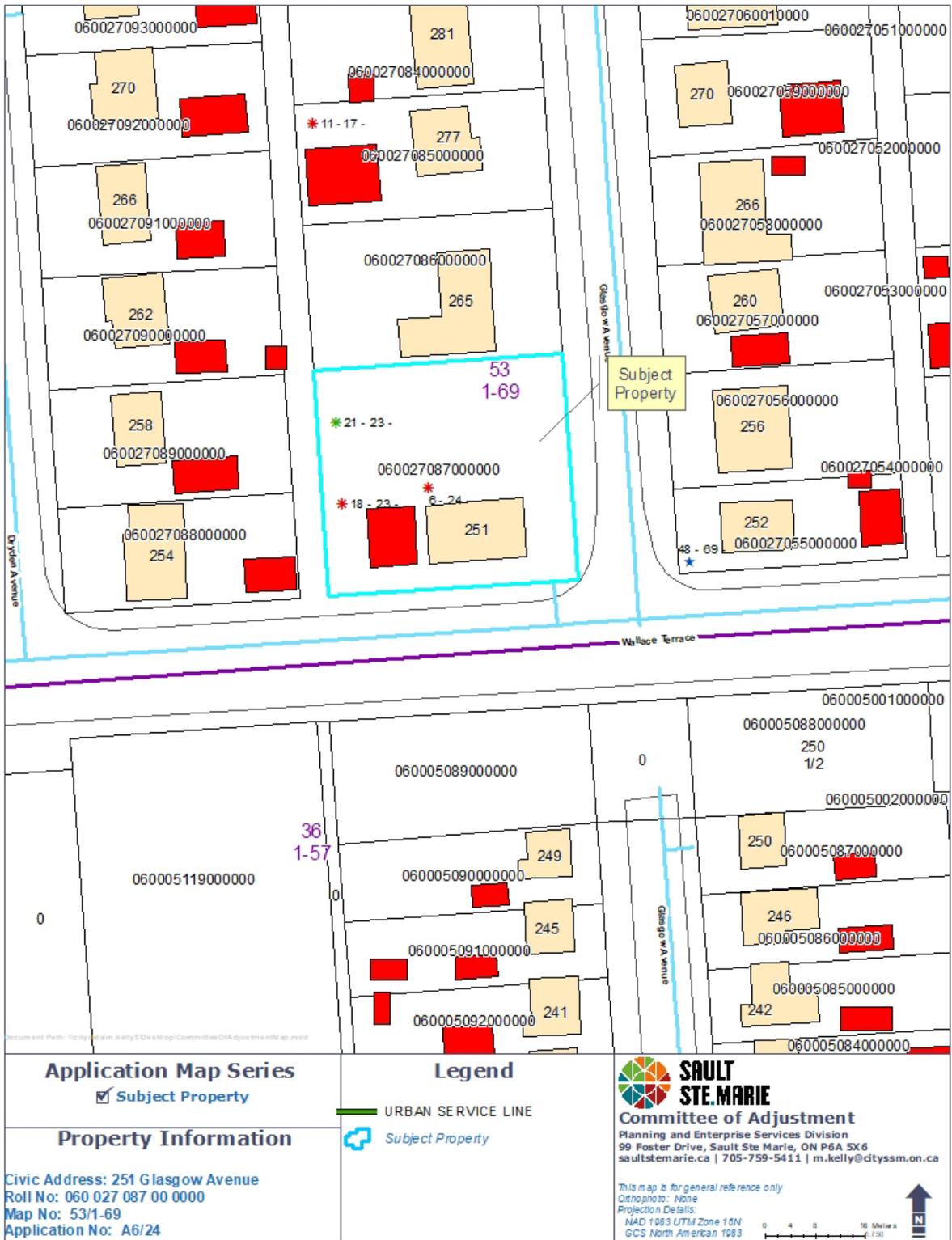
As part of the application review, this proposal was circulated to the following internal departments and external agencies for their review. Conservation Authority, Engineering, Fire Services, Legal, Public Works, PUC Distribution Inc. and Public Utilities Commission had no comment or objection. Bell Canada did not respond.

Building Division staff had no objection but wished to advise that there are overhead powerlines to consider when future development is contemplated.

Planning Division staff had no objections recognizing that the variance is required to bring the existing house into conformity with the zoning by-law after a severance has resulted in the defined front yard being changed to Glasgow Avenue. No adverse effects are seen as the functional front yard will still abut Wallace Terrace and is only applicable to the house itself.

Staff Comments/Recommendations

The variance request is technical in nature. Recent consent approval changed the existing, compliant exterior side yard (Glasgow Avenue) to a non-compliant front yard. Nothing will change if this application is approved. It simply permits the consent to finalize and legitimizes the house location as it relates to what will be the defined front yard.



Application Map Series
 Subject Property

Property Information
 Civic Address: 251 Glasgow Avenue
 Roll No: 060 027 087 00 0000
 Map No: 53/1-69
 Application No: A6/24

Legend

URBAN SERVICE LINE

Subject Property

SAULT STE. MARIE
 Committee of Adjustment
 Planning and Enterprise Services Division
 99 Foster Drive, Sault Ste Marie, ON P6A 5X6
 saultstемarie.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

0 4 8 16 Meters

Application A7/24-71-(1-76)-11672-R4, S313

ANTONIO RUSCIO, MAJOR CONTRACTING & DOMINIC HOLDINGS INC. are the owner of Pt. of N1/2 of Sec. 32, former Township of Tarentorus, as in T46903, save and except Pt. 12 (plan p-8088-10), Pt. 1 PL F, and municipally identified as **CIVIC NO. 1125 PINE STREET**. It is located on the west side of Pine Street approximately 60m south of the Second Line East and Pine Street intersection. The subject property is designated Residential in the Official Plan and is zoned R4, Medium Density Residential with a special exception & is subject to site plan control.

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9.8.2	Minimum required interior side yard 7.5m	Reduce the minimum north interior side yard to 1.9m increasing to 2.9m for the entrance ramp & retaining wall only,
	Minimum required rear yard 10m	Reduce the minimum rear yard to 0m for four proposed Earthbins only ,
5.7	Minimum required parking spaces 1.25 spaces / dwelling unit	Reduce required parking spaces to 1 space/dwelling unit

Public Response

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. Conservation Authority, Fire Services, Legal, Public Works, PUC Distribution Inc. and Public Utilities Commission had no comment or objection. Bell Canada did not respond.

Building Division staff had no objection to the proposed Consent and Variance applications, however, would like to comment as follows:

-The property is subject to development control requirements.

-The subject property is designated as a brownfield site and a Record of Site Condition may be required.

-The 2005-150 Zoning By-law requires an additional building setback of 3 meters on both sides of Pine Street in this area.

-The subject property does have a Special Exception (S-313) for the following: Despite the provisions of By-law 2005-150, the zone designation on the lands located at 849 Second Line East and marked "subject property" on the map attached may be rezoned to R.4.S (Medium Density Residential) to permit the following conditions:

- a. That the maximum building height be increased from five (5) to six (6) storeys;
- b. That the required front yard setback be reduced from 7.5m to 7.0m; and
- c. That the required landscape area be reduced from 30% to 27%

Engineering staff advised that a road widening is required on Pine Street if it hasn't already been taken and easements for servicing are to be provided where required. They noted that the parking prohibitions of the Traffic Bylaw shall include this section of Pine Street and prohibit street parking on this section of Pine Street.

Planning Division staff advised that while application B2/24, proposed to sever the property into 3 parcels, the design of the development has them functioning together and relief from the interior side yards is required to facilitate access to and from the proposed development.

The rear yard setback reduction is proposed only for the provision of four Earthbins and is not foreseen to have an impact on the neighbouring property. The bins are designed to contain odours and are substantially located underground, and as such their impact is minor.

Relief from Section 5.7 of the zoning by-law to reduce parking from 1.25 spaces to 1 space is supported by the Planning department. The property is positioned along a transit route and has a safe walkable distance to essential services including groceries and medical services. This makes it possible for residents to access services without the need for a personal vehicle if they choose and can allow for reduced parking spaces overall for residents not owning a vehicle.

These requests in sum are considered minor in nature and are appropriate in terms of developing the property. The general intent of the zoning by-law is kept, and this application does not conflict with the Official Plan.

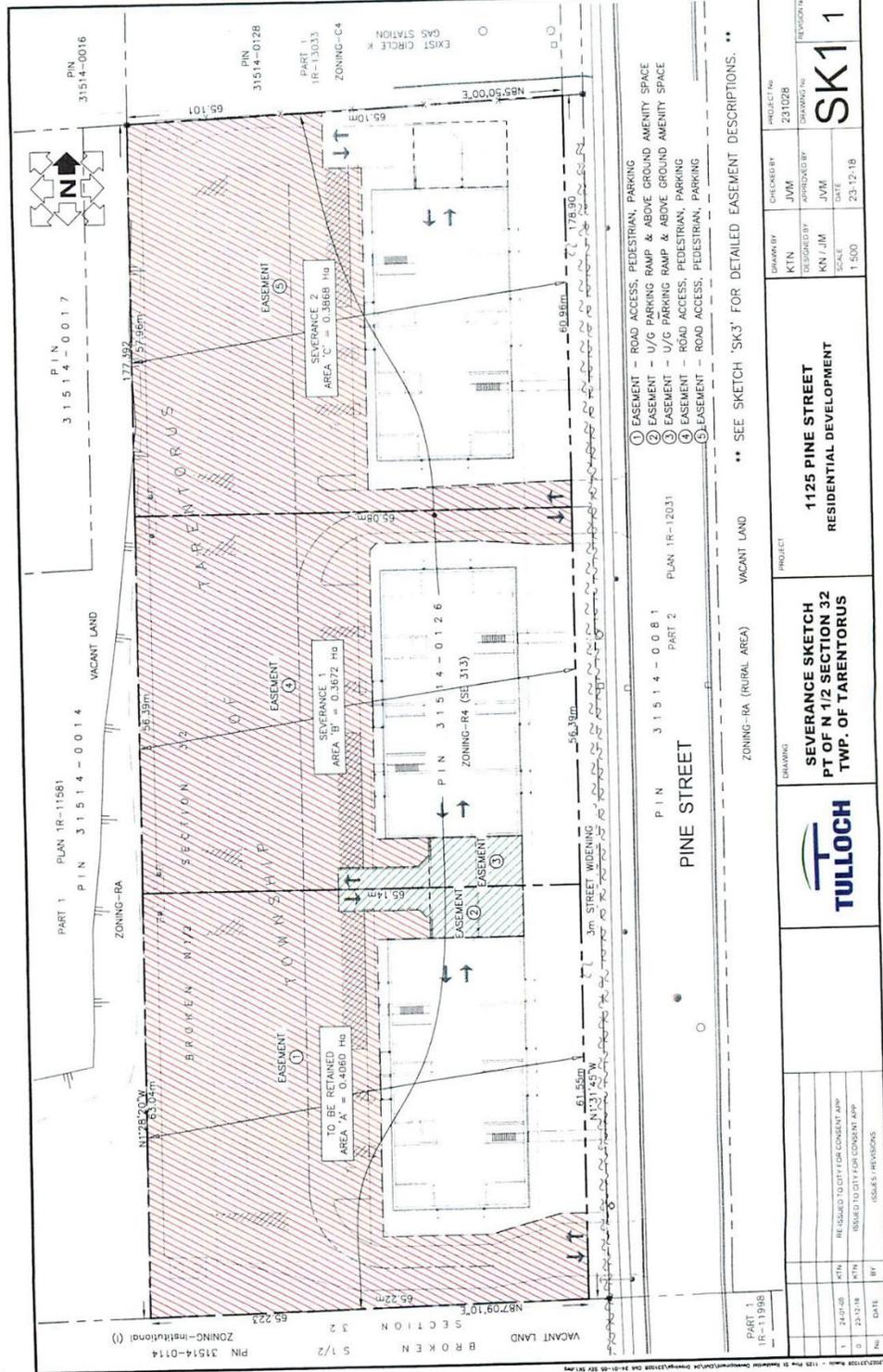
Public Works staff support the application but noted that the Traffic by-law shall include this section of Pine Street as it is intended that on street parking shall be prohibited at all times on both sides.

Staff Comments/Recommendations(s)

Recommended conditions of any approval are,

- Provide a Transfer/Deed of Land for Certificate of Official
- Parks levy

- Provide Certificate of Official application fee
- Provide reference plan.
- Provide PIN abstract & PIN map.
- Minor Variance application approval where required.
- Discharge of Charge/Mortgage
- Partial Discharge of Charge/Mortgage
- Payment of Taxes
- Convey to the City a 3.0m road widening along the length of the subject property abutting Pine Street



PROJECT No	231028
DRAWN BY	KTN
CHECKED BY	JVM
DESIGNED BY	KN / JVM
APPROVED BY	JVM
DATE	23-12-18
SCALE	1:500
REGION No	SK1 1

1125 PINE STREET
RESIDENTIAL DEVELOPMENT

SEVERANCE SKETCH
PT OF N 1/2 SECTION 32
TWP. OF TARENTORUS



NO.	DATE	BY	OBJECT / REVISIONS
1	24-12-18	KTN	RE ISSUED TO CITY FOR CONSENT APP
2	23-12-18	KTN	ISSUED TO CITY FOR CONSENT APP

PART 1 PLAN 1R-11581 PIN 31514-0014 VACANT LAND ZONING-RA
 PART 2 PLAN 1R-12031 PIN 31514-0081 VACANT LAND ZONING-RA (RURAL AREA)
 PINE STREET
 1 EASEMENT - ROAD ACCESS, PEDESTRIAN, PARKING
 2 EASEMENT - U/G PARKING RAMP & ABOVE GROUND AMENITY SPACE
 3 EASEMENT - U/G PARKING RAMP & ABOVE GROUND AMENITY SPACE
 4 EASEMENT - ROAD ACCESS, PEDESTRIAN, PARKING
 5 EASEMENT - ROAD ACCESS, PEDESTRIAN, PARKING
 ** SEE SKETCH 'SK3' FOR DETAILED EASEMENT DESCRIPTIONS.

Application B2/24-71-(1-76)-11672-R4, S313

ANTONIO RUSCIO, MAJOR CONTRACTING & DOMINIC HOLDINGS INC. are the owner of Pt. of N1/2 of Sec. 32, former Township of Tarentorus, as in T46903, save and except Pt. 12 (plan p-8088-10), Pt. 1 PL F, and municipally identified as **CIVIC NO. 1125 PINE STREET**. It is located on the west side of Pine Street approximately 60m south of the Second Line East and Pine Street intersection. The subject property is designated Residential in the Official Plan and is zoned R4, Medium Density Residential with a special exception & is subject to site plan control.

INTENT OF THE APPLICATION

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Frontage (approximate)	Depth (approximate)	Area (approximate)
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Easement 1 (area 0.254ha) for pedestrian, vehicle, and parking access from owners of areas "B" and "C" in favour of owner of area "A".

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Easement 3 (area 0.015ha) ramp access easement (to underground parking level) and access to amenity space above from owner of area "A" in favour of owner of area "B".

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Easement 5 (area 0.211ha) pedestrian, vehicle, and parking access from owners of areas "A" and "B" in favour of owner of area "C".

The intent of the application is to create two additional multi-unit residential lots for future development purposes together with mutual easements between all three parcels.

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.

Interested Parties Present

Noah Russell, agent for the applicant (WinMar) attended. He advised that the final occupancy permit was issued recently.

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. Conservation Authority, Fire Services, Legal, Public Works, PUC Distribution Inc. and Public Utilities Commission had no comment or objection. Bell Canada did not respond.

Building Division staff had no objection to the proposed Consent and Variance applications, however, would like to comment as follows:

-The property is subject to development control requirements.

-The subject property is designated as a brownfield site and a Record of Site Condition may be required.

-The 2005-150 Zoning By-law requires an additional building setback of 3 meters on both sides of Pine Street in this area.

-The subject property does have a Special Exception (S-313) for the following:
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- b. That the required front yard setback be reduced from 7.5m to 7.0m; and
- c. That the required landscape area be reduced from 30% to 27%

Engineering staff advised that a road widening is required on Pine Street if it hasn't already been taken and easements for servicing are to be provided where required. They noted that the parking prohibitions of the Traffic Bylaw shall include this section of Pine Street and prohibit street parking on this section of Pine Street.

Planning Division staff advised that while application B2/24, proposed to sever the property into 3 parcels, the design of the development has them functioning together and relief from the interior side yards is required to facilitate access to and from the proposed development.

The rear yard setback reduction is proposed only for the provision of four Earthbins and is not foreseen to have an impact on the neighbouring property. The bins are designed to contain odours and are substantially located underground, and as such their impact is minor.

Relief from Section 5.7 of the zoning by-law to reduce parking from 1.25 spaces to 1 space is supported by the Planning department. The property is positioned along a transit route and has a safe walkable distance to essential services including groceries and medical services. This makes it possible for residents to access services without the need for a personal vehicle if they choose and can allow for reduced parking spaces overall for residents not owning a vehicle.

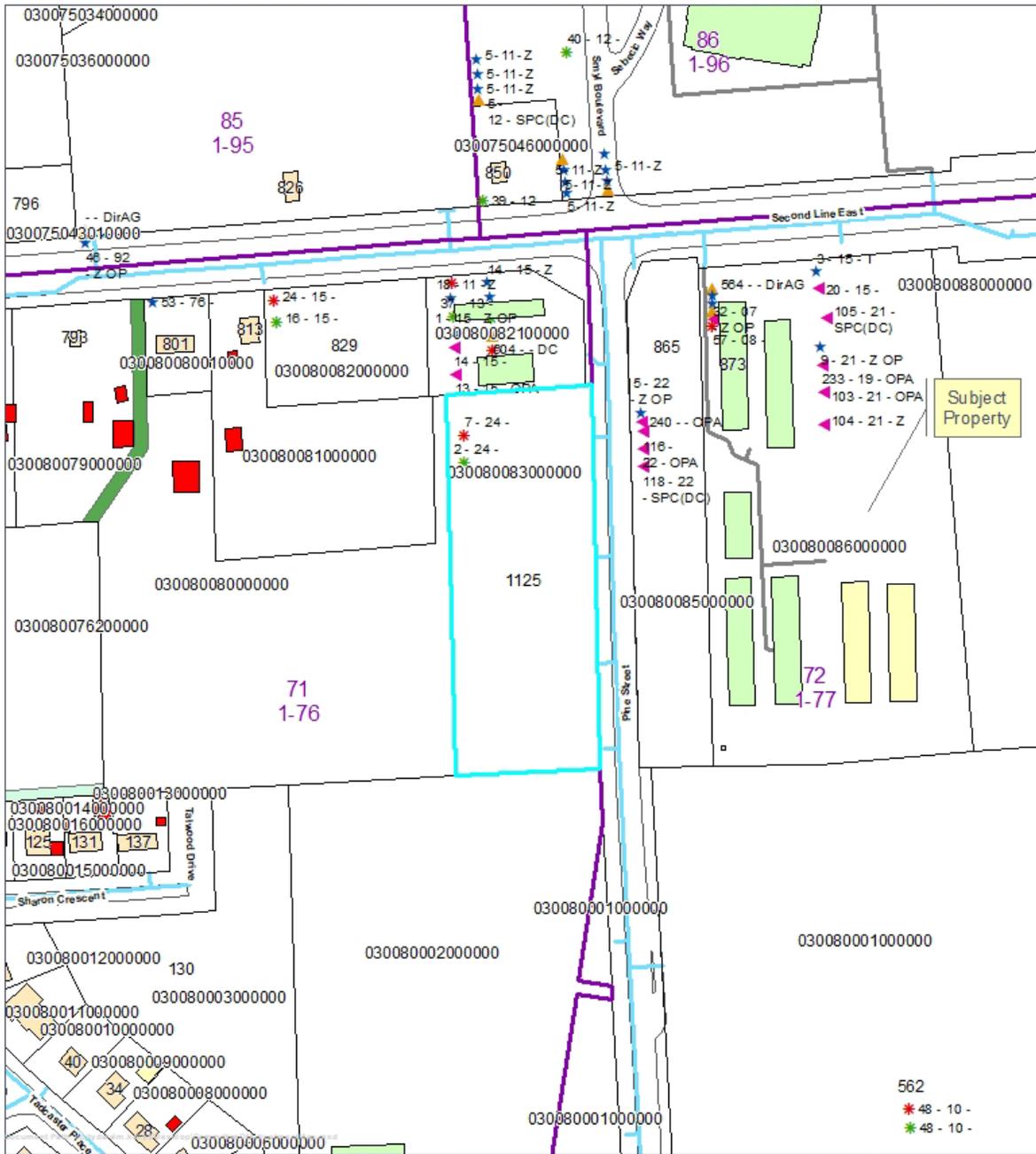
These requests in sum are considered minor in nature and are appropriate in terms of developing the property. The general intent of the zoning by-law is kept, and this application does not conflict with the Official Plan.

Public Works staff support the application but noted that the Traffic by-law shall include this section of Pine Street as it is intended that on street parking shall be prohibited at all times on both sides.

Staff Comments/Recommendations(s)

Recommended conditions of any approval are,

- Provide a Transfer/Deed of Land for Certificate of Official
- Parks levy
- Provide Certificate of Official application fee
- Provide reference plan.
- Provide PIN abstract & PIN map.
- Minor Variance application approval where required.
- Discharge of Charge/Mortgage
- Partial Discharge of Charge/Mortgage
- Payment of Taxes
- Convey to the City a 3.0m road widening along the length of the subject property abutting Pine Street



Application Map Series
 Subject Property

Property Information

Civic Address: 1125 Pine Street
 Roll No: 030 080 083 00 0000
 Map No: 71/1-76
 Application No: A7/24 & B2/24

Legend

URBAN SERVICE LINE
 Subject Property

SAULT STE. MARIE
 Committee of Adjustment
 Planning and Enterprise Services Division
 99 Foster Drive, Sault Ste Marie, ON P6A 5X6
 saultstemarie.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

0 12.5 25 50 Meters
 1:2,350

Application A8/24-84-(1-94)-22004-C5

510127 ONTARIO LIMITED is the owner of **439 GREAT NORTHERN ROAD** identified as PIN 31561-0178 (LT) further described as firstly; Pt. Lt. 42 RCP H744 Tarentorus Pt. 1, 1R3555 & Pt. 1, 1R8306; Lots 44, 45 & 46 RCP H744 Tarentorus; secondly; Pt. Lt. 42 RCP H744, Tarentorus Pts. 1, 2 & 3, 1R13918. It is located on the west side of the Great Northern Road and abuts Industrial Park Crescent to the north, Great Northern Road along its' east limit and on Second Line East to the south. The subject property is designated Commercial in the Official Plan & is zoned C5, Shopping Centre Zone.

INTENT OF THE APPLICATION:

Relief is requested from the provisions of By-law 2005-150, as amended, by reducing the required rear yard (Industrial Park Crescent) to facilitate the construction of a 15,210m² retail building.

	By-Law Requirement 2005-150	Proposed Variance
13.5.2	Minimum required rear yard is 15m	Reduce the minimum required rear yard to 5m for the proposed building.

Public Response

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

The co-owner of 59 Industrial Park Crescent submitted a letter in support of the proposed 5m setback from Industrial Park Crescent. He opined that it will fit in with his building and other buildings in the area. He further opined that most of the buildings along that area of Industrial Park Crescent are set back approximately the same distance from the road and welcomed the development of that location.

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. Conservation Authority, Fire Services, Legal, Public Works, had no comment or objection. Bell Canada did not respond. PUC Distribution Inc. and Public Utilities Commission did not respond.

Building Division staff had no objections however wished to advise that Permit #3032-1847 has been issued to construct the building in question. If this request is approved, a revised site plan will need to be submitted to the Building Division for review due to the change in building location.

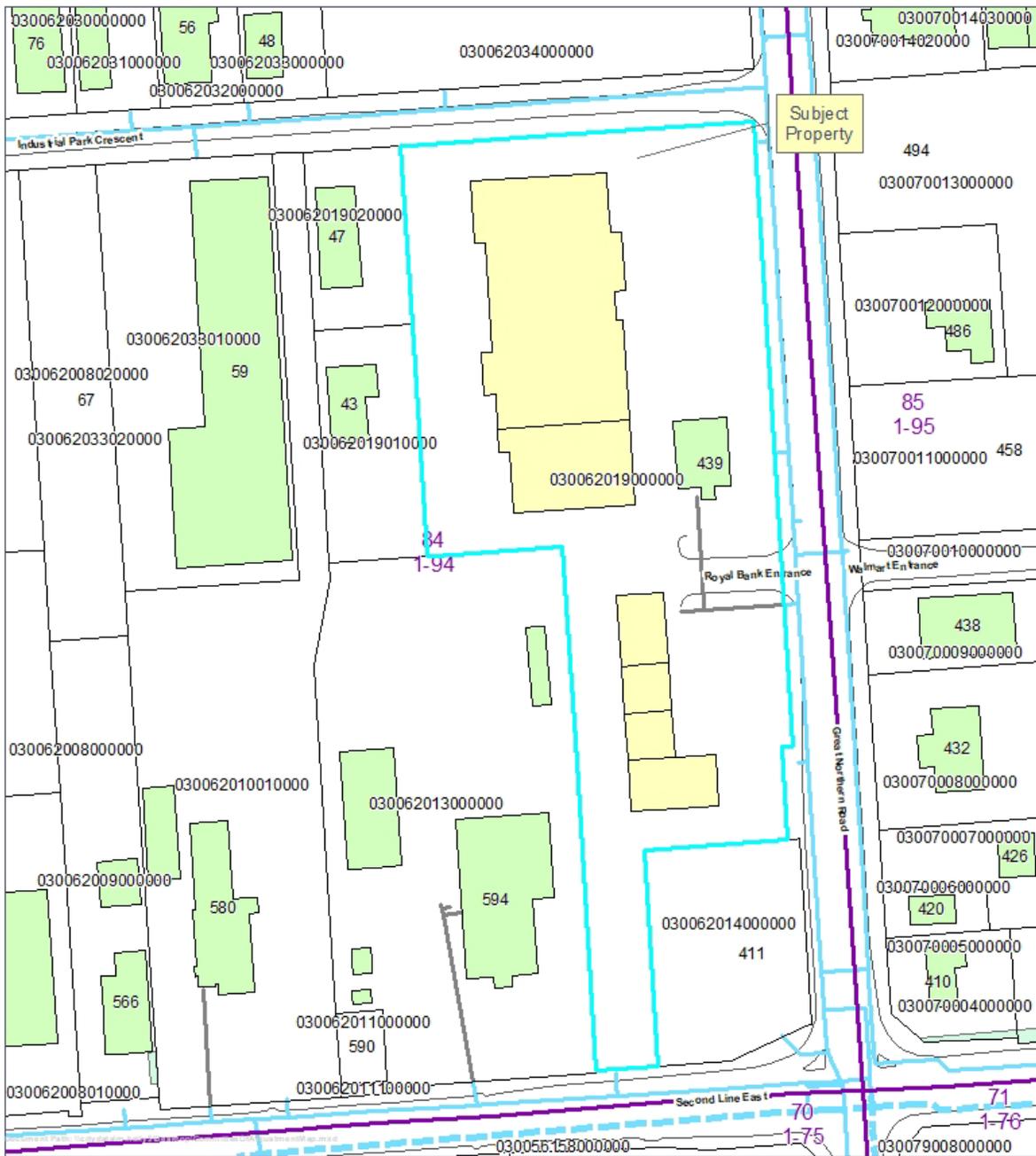
Engineering staff had no concerns provided the applicant can demonstrate that the stormwater management and grading requirements for the site can still be met and that they amend the site plan approval.

Planning Division staff advised that the requested variance would remove the need for a large retaining wall that is required on the property as proposed. While this zone requires a 15m rear yard setback, this development is more similar functionally to an exterior side yard. Similar to the property opposite it on Industrial Park Cres. which is classified as HZ (Highway Zone), a building erected in this area would only require a 6m setback. Given that Industrial Park Cres. is an entry to an area of industrial properties the aesthetics of the building would not be as impactful as other C5 (Shopping Centre Commercial Zone) areas. To mitigate this request the remaining 5 metres of setback will be landscaped. This provision will be reinforced through the site plan control process to soften the edge of the property.

Staff Comments/Recommendations

A neighbouring property owner supported the request. Circulated staff and outside agencies had no objections to the request. If this application is approved it recommended that it be conditional on,

- a) obtaining the Planning Director or his designates' approval of a revised site plan;
- b) demonstrating that the stormwater management and grading requirements for the site continue to be met to the satisfaction of the Director of Engineering or his designate.
- c) That landscaping be provided and maintained between the building face and the rear property line, and that parking be prohibited in this area.



<p>Application Map Series</p> <p><input checked="" type="checkbox"/> Subject Property</p>	<p>Legend</p> <p> URBAN SERVICE LINE</p> <p> Subject Property</p>	<p>SAULT STE. MARIE Committee of Adjustment</p> <p>Planning and Enterprise Services Division 99 Foster Drive, Sault Ste Marie, ON P6A 5X6 saultstemarie.ca 705-759-5411 m.kelly@cityssm.on.ca</p>
<p>Property Information</p> <p>Civic Address: 439 Great Northern Road Roll No. 030 062 019 00 0000 Map No.: 84/1-94 Application No.: A8/24</p>	<p><small>This map is for general reference only Orthophoto: None Projection Details: NAD 1983 UTM Zone 18N GCS North American 1983</small></p> <p>0 10 20 40 Meters 1:2,000</p> 	

Schedule B

To Minor Variance Application of 510127 Ontario Limited

NATURE AND EXTEND OF RELIEF APPLIED FOR.

The applicant, since coming before the Committee of Adjustments in 2023, has with the help of his engineers and architects reconsidered the issues and challenges that would arise in dealing with the elevation differences of the property.

The original plan was to build the new store and then on the north side of the building built a retaining wall for the proposed entrance on Industrial Park Drive to the rear driveway. The height of the retaining wall would be approximately 3.5 meters at the high point and less as the level changes. It would be much higher if the building were to be 15 meters from the property line and the parking lot and holding tanks were where originally contemplated.

The side yard along the Industrial was also to have a parking lot and underground holding tanks to deal with drainage and hold surface rainwater. The engineers working with the City Engineering staff have relocated the holding tanks underground and the parking lot on the south side of the building. That is more central to the Development.

Now the Building is sought to be 5 meters from the property line. That change would increase the side yard on the south boundary. The building foundation and northerly wall will act as a retaining wall situated at that location. That would leave 5 meters of landscaping area. There will also be no parking on that side lot.

The 5-meter setback is in keeping with most of the buildings along Industrial Park Crescent.

To assist in appreciating the change proposed the Applicant attaches to this Application as Schedule "D" the original proposed site plan considered in the prior Minor variance Application A4/22-84(1-94)22004-C5

The City Planning Department and Engineering have been consulted in this matter.

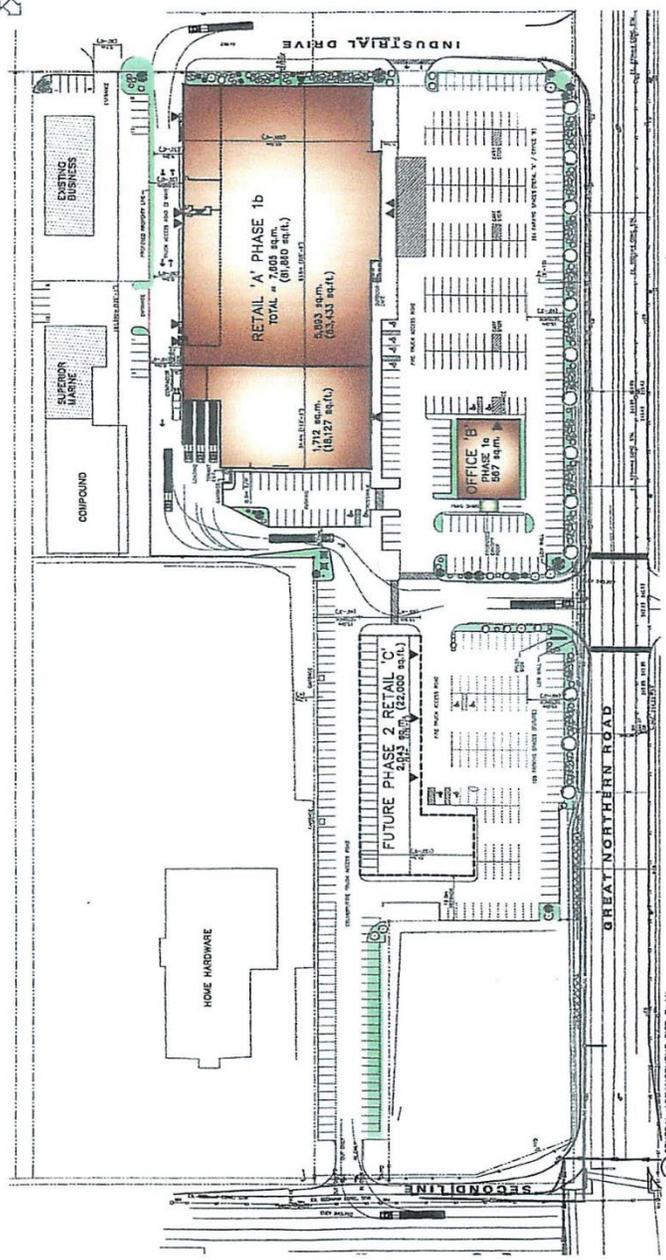
Schedule "c" Proposed



method & engineering inc.
11111 W. 120th St.
Overland Park, MO 66207
913.646.1100
www.method-engineering.com

PINOS GET FRESH
GREAT NORTHERN ROAD COMPLEX

PROJECT NO. 11111111
DATE: 11/1/2011
SCALE: AS SHOWN
SHEET NO. A1.1



C5 COMMERCIAL DEVELOPMENT

PARKING AVAILABLE		GENERAL INFORMATION		REQUIRED		BREAKDOWN OF DEVELOPMENT COMPONENTS		BREAKDOWN OF REQUIRED PARKING	
RETAIL - 1/2 OFFICE - 1/2	276	TOTAL LOT AREA	34,578 sq.m (372,851 sq.ft.)	N/A	N/A	RETAIL A PHASE 1b	5,853 sq.m (63,433 sq.ft.)	250	4.23 PER 100 SQ
STANDARD CAR PARKING	8	LOT COVERAGE (BUILDINGS)	10,873 sq.m (117,045 sq.ft.)	N/A	N/A	OFFICE B PHASE 1b	1,712 sq.m (18,427 sq.ft.)	72	4.23 PER 100 SQ
STANDARD CAR PARKING	145	FRONT YARD SETBACK	15.0 m (49'-3")	15.0 m (49'-3")	15.0 m (49'-3")	RETAIL B PHASE 1b	7,505 sq.m (81,000 sq.ft.)	322	TOTAL PHASE 1b
STANDARD CAR PARKING	4	EXTERIOR SIDE YARD SETBACK	15.0 m (49'-3")	15.0 m (49'-3")	15.0 m (49'-3")	OFFICE B PHASE 1b	567 sq.m (6,103 sq.ft.)	24	4.23 PER 100 SQ
STANDARD CAR PARKING	4	INTERIOR SIDE YARD SETBACK	10.67 m (35'-0")	15.0 m (49'-3")	15.0 m (49'-3")	RETAIL C PHASE 1b	2,043 sq.m (22,000 sq.ft.)	86	4.23 PER 100 SQ
TOTAL	433	REAR YARD SETBACK	5.0 m (16'-5")	NONE	NONE	FUTURE RETAIL	10,215 sq.m (109,953 sq.ft.)	432	REQUIRED
ADDITIONAL REQUIREMENTS	3	MAXIMUM BUILDING HEIGHT	1 STOREY	10%	10%	TOTAL	10,215 sq.m (109,953 sq.ft.)	432	PROVIDED
LOADING ZONE 19.0m x 3.0m		LANDSCAPED OPEN SPACE (% OF TOTAL LOT AREA)	3,328 sq.m						

Application A9/24-126-(1-141)-20209-HZ, M2

1000379591 ONTARIO INC. (DANTE VENNERI) is the owner of **1177 GREAT NORTHERN ROAD** identified as PIN 31563-01708 (LT) further described as Lots 53 & 54, former Township of Tarentorus, RCP H739. It is located on the west side of the Great Northern Road between Third Line East and Fourth Line East. The subject property is designated Commercial & Industrial in the Official Plan & is zoned HZ, Highway Zone and M2, Medium Industrial Zone and is subject to site plan control.

INTENT OF THE APPLICATION:

Relief is requested from the provisions of By-law 2005-150, as amended, by reducing the north and south interior side yards to recognize the existing 104.78m² garage and the proposed cold storage building to the north and the existing 282.07m² storage units and the future cold storage building to the south.

	By-Law Requirement 2005-150	Proposed Variance
14.4.2	Minimum required north side yard is 5m	Reduce the north interior side yard to 4.5m as shown on drawing C-2.0.
	Minimum required south side yard is 10m	Reduce the south interior side yard to 8.5m as shown on drawing C-2.0.

Public Response

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

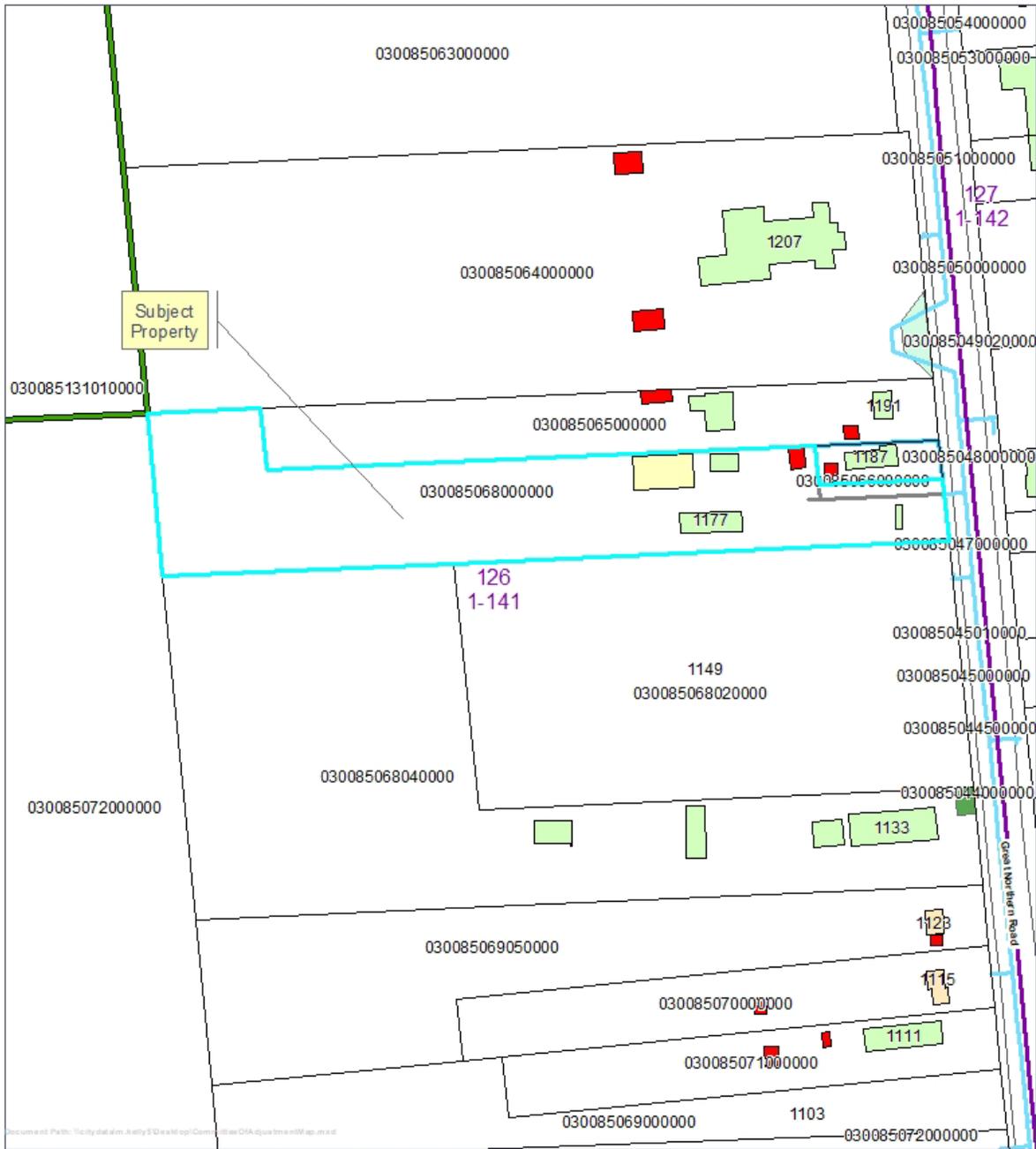
Technical Review: Circulated Departments & Agencies

As part of the application review, this proposal was circulated to the following internal departments and external agencies for their review. Building Division, Conservation Authority, Engineering, Fire Services, Legal, PUC Distribution Inc. and Public Utilities Commission had no comment or objection.

Planning Division staff had no objection and advised that these variances will bring the existing buildings into conformity with the zoning by-law and permit the applicant to build additional units in line with what exists on the property. The applicant will need to contact the Planning Division regarding the Site Plan Control requirements of the property.

Staff Comments/Recommendations

No response from circulated property owners and no objections from staff or outside agencies.



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<p>Application Map Series <input checked="" type="checkbox"/> Subject Property</p>	<p>Legend  URBAN SERVICE LINE  Subject Property</p>	<p>SAULT STE. MARIE 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</p> <p><small>This map is for general reference only Orthophoto: None Projection Details: NAD 1983 UTM Zone 18N GCS North American 1983</small></p> <p>0 12.5 25 50 Miles 1:2,500</p> 
<p>Property Information Civic Address: 1177 Great Northern Road Roll No. 0300 085 068 00 0000 Map No.: 126/1-141 Application No.: A9/24</p>		

Application A3/24-320-(2-5)-23757-R1E, PR

RYAN HARNDEN & JASMINE GASSI HARNDEN are the owners of **312 PINE SHORE DRIVE** described as Pt. of Sec 24 former Township of Parke. It is located on the south side of Pine Shore Drive between Dalglish Road and Sand Road. The subject property runs north to Pointe Aux Pins Drive. The subject property is designated Rural Area in the Official Plan & is zoned R1E, Estate Residential and PR, Parks & Recreation.

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 466.3m² addition to the westerly side of the existing home.

	By-Law Requirement 2005-150	Proposed Variance
9.5.2	Minimum rear yard requirement abutting St. Mary's River is 15m	Reduce the minimum rear yard requirement abutting St. Mary's River to 11.58m for the proposed addition.

Public Response

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

Letters of support were received from the owner(s) of 324 Pine Shore Drive, 318 Pine Shore Drive & 304 Pine Shore Drive.

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. Algoma Public Health, Fire Services, Legal, Public Works, PUC Distribution Inc. and Public Utilities Commission had no comment or objection. Algoma Public Health did not respond.

Algoma Public Health advised that the septic system should be assessed for capacity prior to construction.

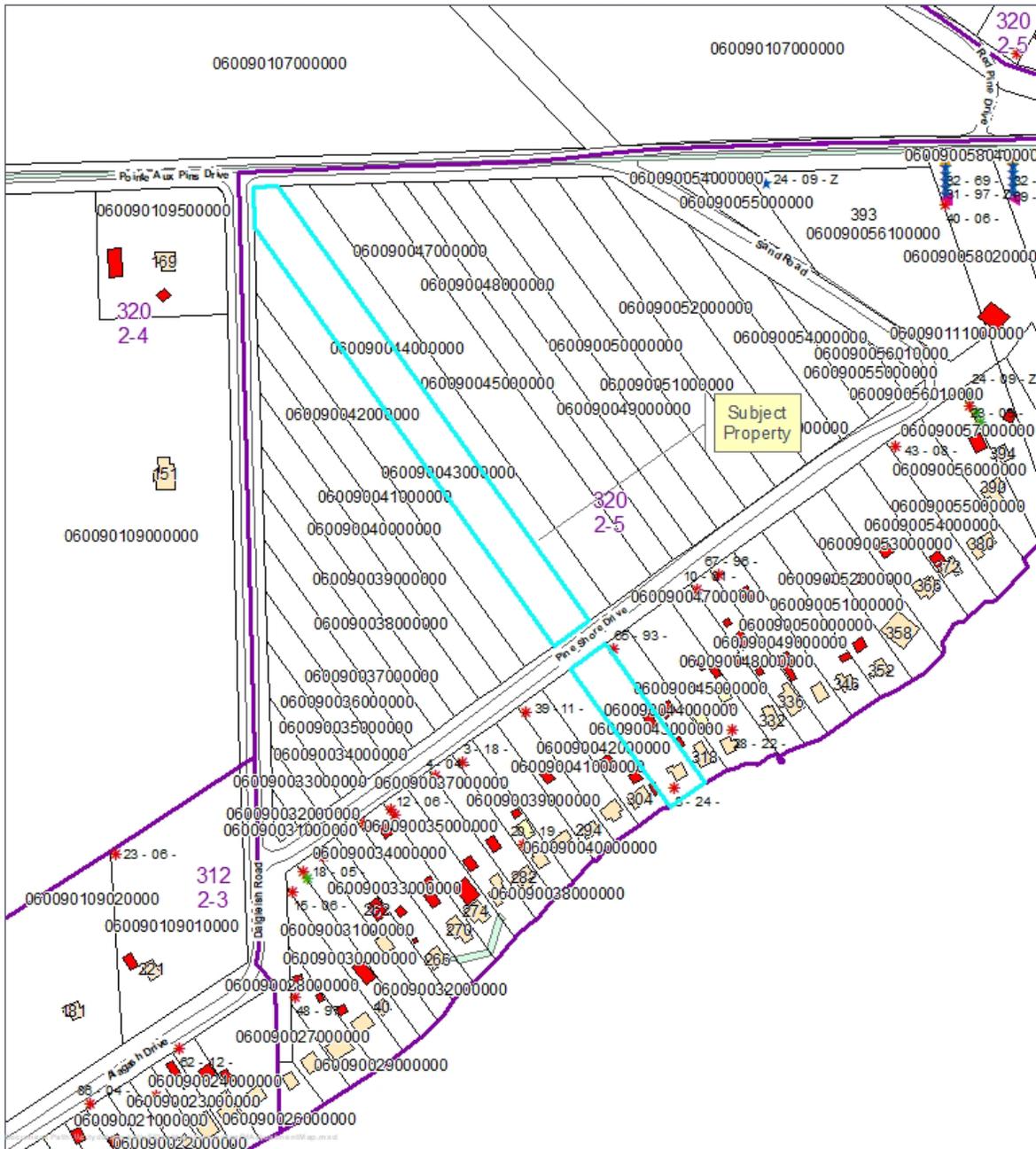
Building Division staff had no objection but wished to advise that there are multiple open permits on this property for the single family dwelling and detached garage. The proposed new construction will require approval and building permits. Compliance with applicable law will be reviewed with the building permit application.

Engineering staff had no comment provided the Conservation Authority is satisfied.

Planning Division staff had no objections advising that the existing building does not conform to the provisions set out in the current Zoning By-law as it was built some time before the by-law came into effect. The proposed addition is in characteristic with the rest

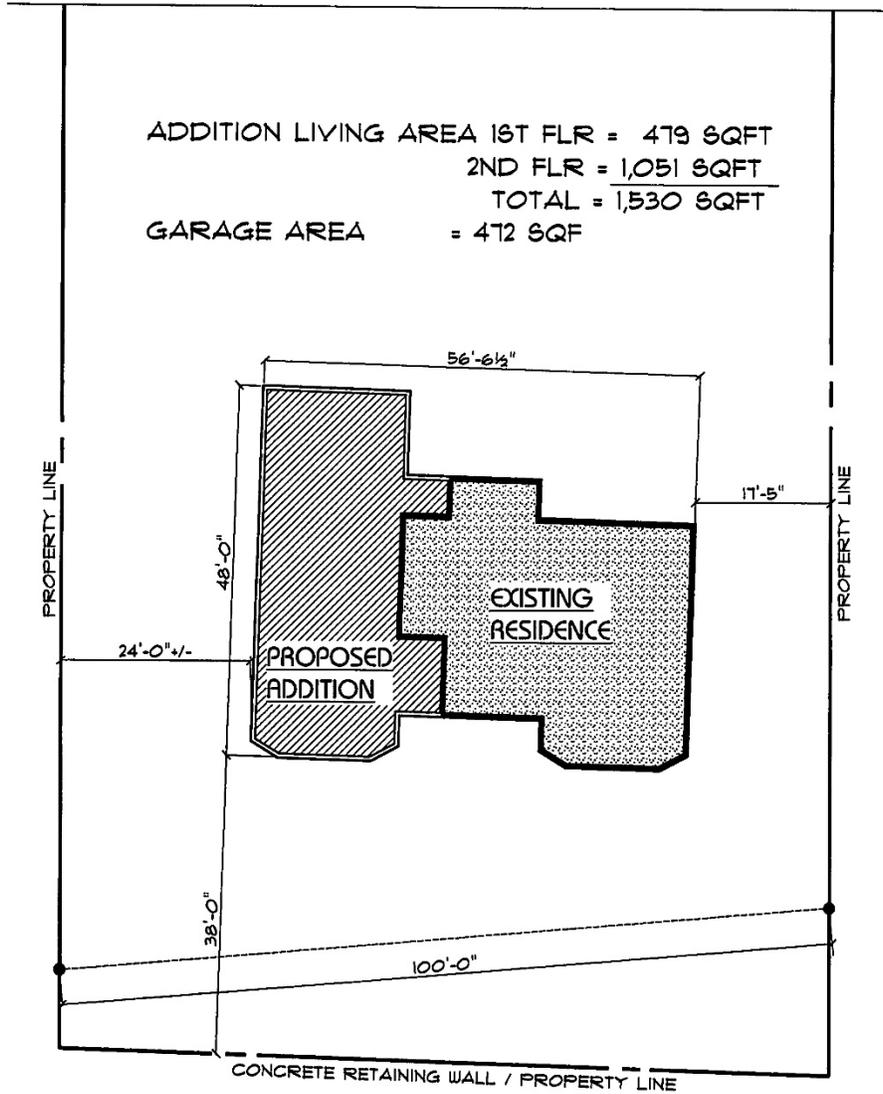
of the neighbourhood. Staff is of the opinion that the requested variance is minor, is desirable for appropriate use of the property, and maintains the general intent and purpose of both the Zoning By-law and the Official Plan.

The Sault Ste. Marie Region Conservation Authority advised that any development on the subject property will require a permit from SSMRCA. An application for a permit has been submitted but will not be approved until the COA decision is finalized.



<p>Application Map Series</p> <p><input checked="" type="checkbox"/> Subject Property</p>	<p>Legend</p> <p> URBAN SERVICE LINE</p> <p> Subject Property</p>	<p> SAULT STE. MARIE 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</p> <p><small>This map is for general reference only Orthophoto: None Projection Details: NAD 1983 UTM Zone 18N GCS North American 1983</small></p> <p></p> <p></p>
<p>Property Information</p> <p>Civic Address: 312 Pine Shore Drive Roll No. 060 090 043 00 0000 Map No.: 3209/2-5 Application No.: A3/24</p>		

312 PINE SHORES DRIVE



ST. MARY'S RIVER