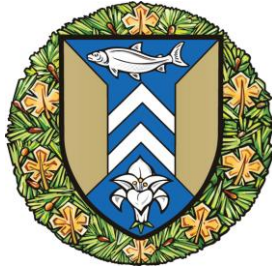


The Corporation of the  
City of Sault Ste. Marie



Committee of Adjustment  
July 23, 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 June 25, 2025**
- **Disclosure of Pecuniary Interest and the General Nature Thereof**
- **Notice of Withdrawal or Motion for Deferral**
- **Matters To Be Considered**

#### ***New Applications***

- A20/25 Civic No. 481 Northland Road
  - A21/25 Civic No. 153 Palace Drive
  - A22/25 Civic No. 247 Landslide Road
  - B13/25 Civic No. 418 Fourth Line West
- **Other Business**
  - **Adjournment**
-

**TAB 1**

**Application A20/25-57-(1-59)-2444-R3**

**SHARON ST. PIERRE** is the owner Lot 394, Byrne Subdivision Plan 1M-461, PIN 31510-0032 former Township of St. Mary's being **CIVIC NO. 481 NORTHLAND ROAD**. It is located on the west side of Northland Road between Bloor Street and Kehoe Avenue. It is designated Residential in the Official Plan and is zoned R2, Gentle Density Residential.

**INTENT OF THE APPLICATION:**

The following variances are requested:

|            | <b>By-Law 2005-150 Requires</b>  | <b>Proposed Variance</b>  |
|------------|--|---|
| <b>4.2</b> | <b>Permitted</b> Projections into Required Yards for Decks & unenclosed steps and landings) <b>2.5m into required front yard</b> | <b>Increase</b> projection of <b>deck to 0.3m</b> from the front property line and the unenclosed steps and landing <b>to the front property line</b> |

**PURPOSE & EFFECT:**

The facilitate the construction of new steps and landing with a short deck extension. Total length is approximately 3.8m. The home was built in 1902 and the front steps projected to the property line. The steps and landing could be replaced if rebuilt in the same footprint without variance approval. The applicant wishes to modernize the aesthetic appeal which necessitates the variance request.

**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.

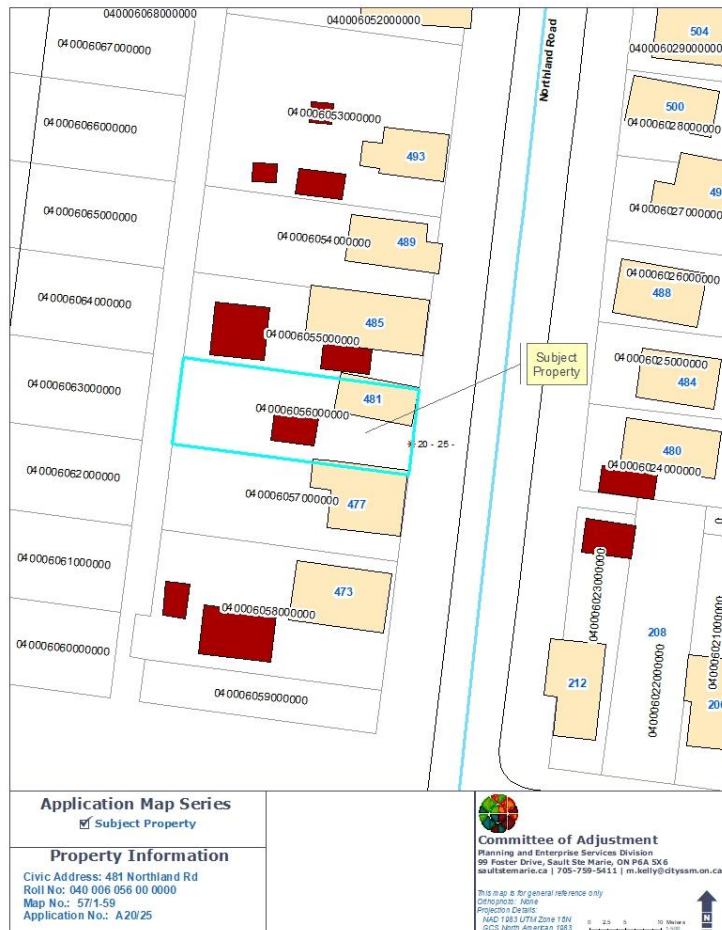
| Division/Agency                  | Circulated | Response           |
|----------------------------------|------------|--------------------|
| Algoma Public Health             |            |                    |
| Bell Canada Right-of-Way         |            |                    |
| Building Division                | X          | No response        |
| Canada Post                      |            |                    |
| Conservation Authority           |            |                    |
| Engineering & Construction       | X          | No concerns        |
| 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          | See comments below |
| Public Works                     |            | No comment         |

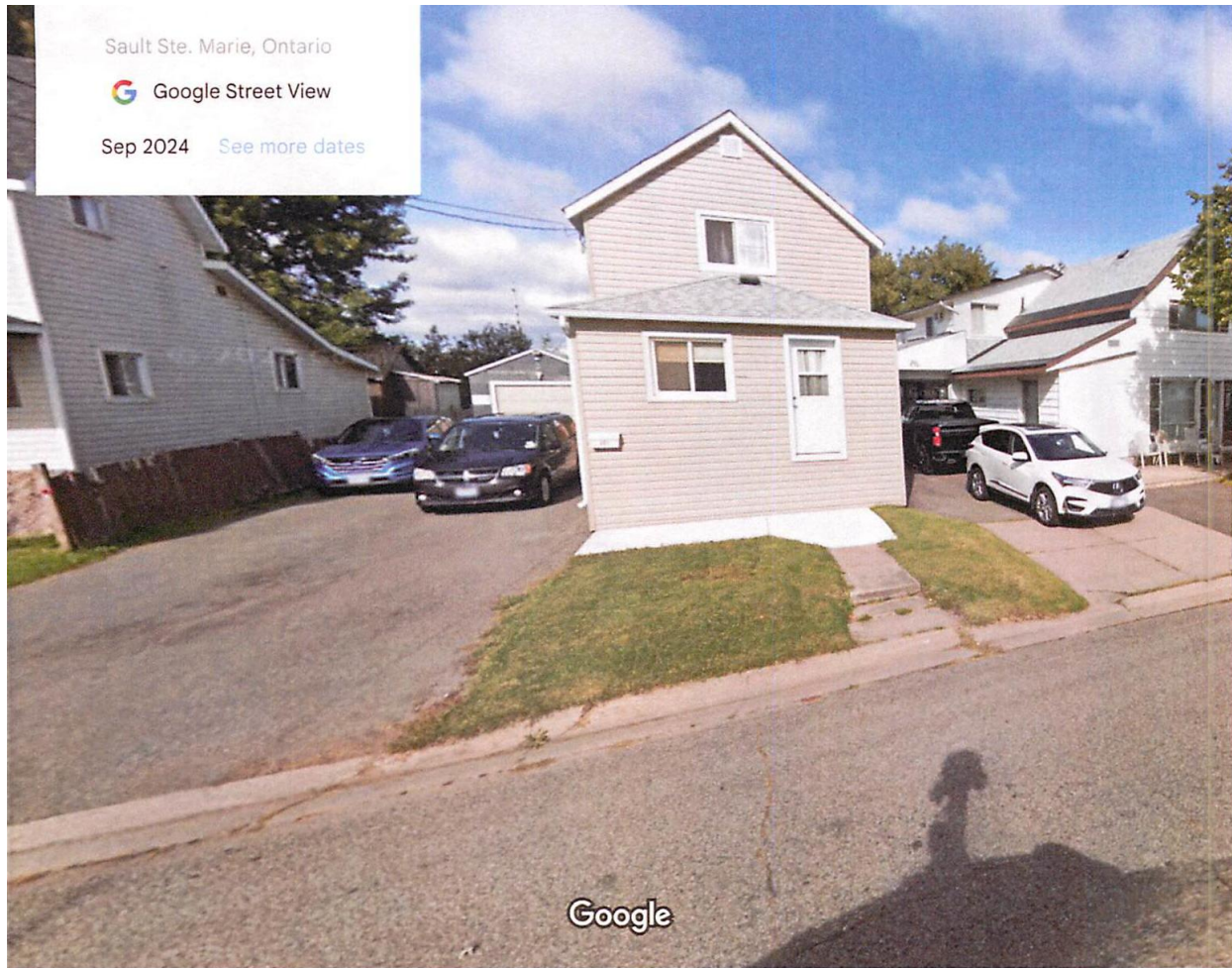
**Planning** staff do not anticipate an adverse effects with the proposal.

**PUC Distribution Inc. (Water Utility)** had no concerns however advised that the water curb valve must not be covered by the new deck.

**Staff Comments/Recommendations(s)**

That any approval be conditional on the deck does not cover the water curb valve.





SURVEYOR'S REAL PROPERTY REPORT (PART 1)

PLAN OF LOT 394

REGISTERED PLAN N<sup>o</sup> 1489

BYRNE SUBDIVISION

CITY OF SAULT STE MARIE

DISTRICT OF ALGOMA

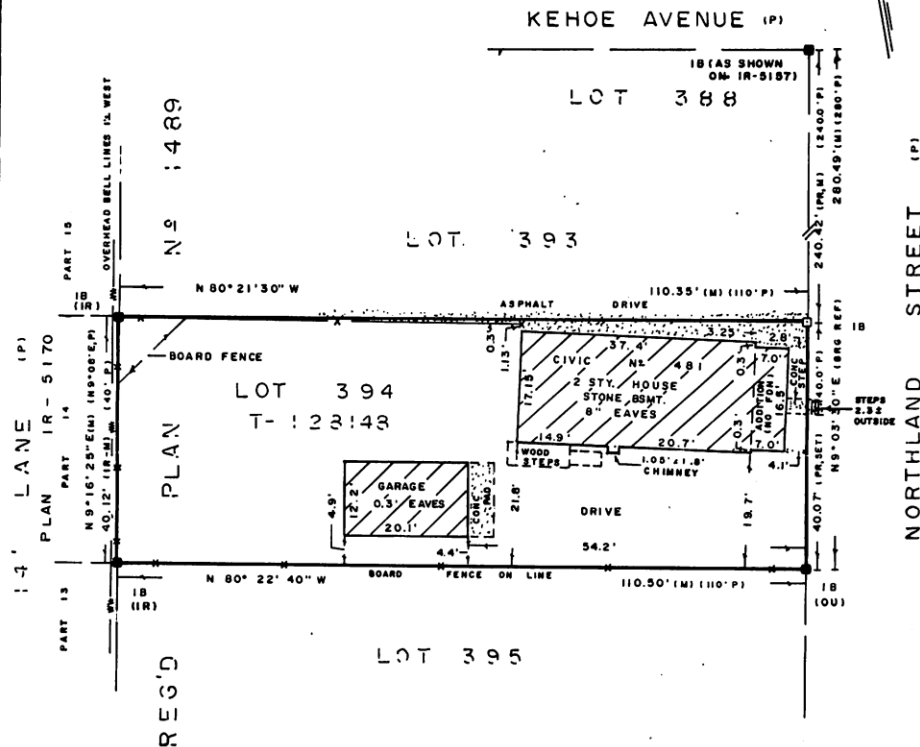
SCALE 1" = 20'

D.S.URSO, SURVEYING LTD.

1992

PART 2

THIS PLAN MUST BE READ IN  
CONJUNCTION WITH SURVEY  
REPORT DATED NOV. 16<sup>th</sup>, 1992



SURVEYOR'S CERTIFICATE

NOTES:

1. BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE W'LY LIMIT OF NORTHLAND STREET AS SHOWN ON WEB FILE M-5172 HAVING A BEARING OF N 9° 03' 30" E
2. THIS IS NOT A VALID COPY UNLESS EMBOSSED WITH SURVEYOR'S SEAL

I CERTIFY THAT:  
THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS  
COMPLETED ON THE 12<sup>th</sup> DAY OF NOVEMBER, 1992

NOV. 16<sup>th</sup>, 1992  
SAULT STE MARIE, ONT.

D.S.URSO  
ONTARIO LAND SURVEYOR

LEGEND

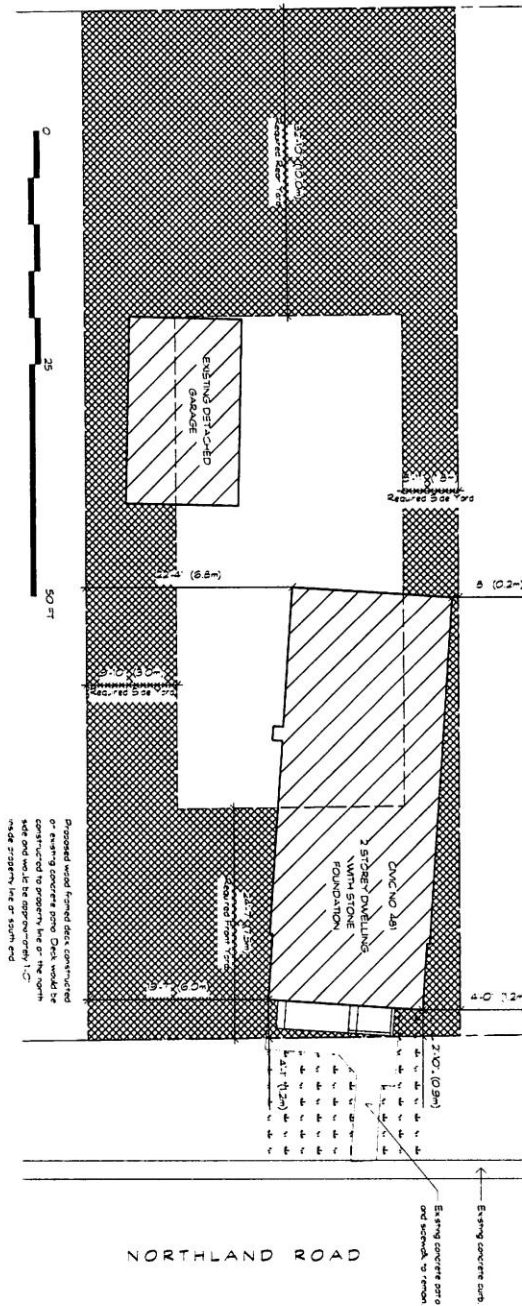
- |  |                            |
|--|----------------------------|
| ■ DENOTES FOUND EVIDENCE                 | IR DENOTES PLAN IR-5170    |
| □ DENOTES PLANTED MONUMENT               | OU DENOTES ORIGIN UNKNOWN  |
| SIB DENOTES STANDARD IRON BAR            | NT DENOTES NOT TO SCALE    |
| SSIB DENOTES SHORT STANDARD IRON BAR     | WEB DENOTES WEBOLAN O.L.S. |
| IB DENOTES IRON BAR                      | PR DENOTES PROPORTION      |
| M DENOTES MEASURED                       |                            |
| P DENOTES REG'D PLAN N <sup>o</sup> 1489 |                            |

© COPYRIGHT 1992, D. S. URSO SURVEYING LTD.

D. S. URSO SURVEYING LTD.  
ONTARIO LAND SURVEYOR  
348 ALBERT STREET EAST  
SAULT STE MARIE, ONTARIO.

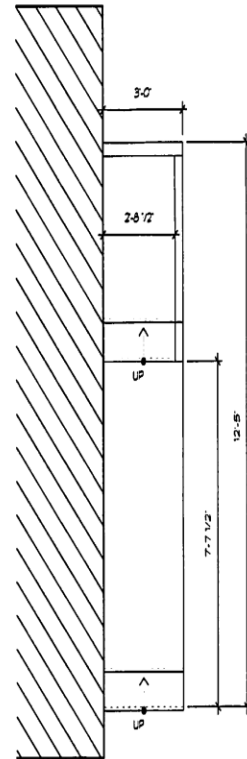
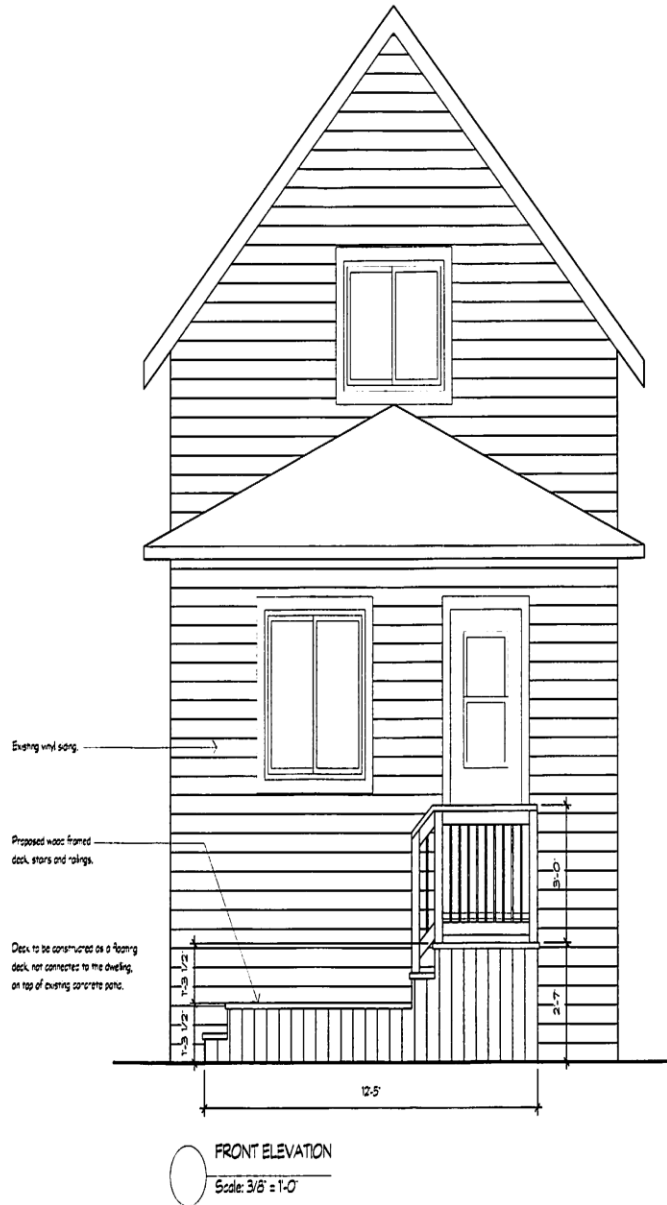
CLIENT:  
MAYERS

FILE N<sup>o</sup>  
U-7042



## PRELIMINARY ONLY

[illegible]



DECK PLAN  
Scale: 3/8" = 1'-0"

PRELIMINARY ONLY

|   |   |                        |                     |
|---|---|------------------------|---------------------|
| <b>Gary Schryer</b><br>Design Services  | PROJECT: PROPOSED FRONT DECK<br>ST. PIERRE RESIDENCE<br>481 NORTHLAND ROAD<br>SALT SPRING MARINE ON POC INT | PROJECT NO:<br>25070   | SHEET NO:<br>A2     |
|   | TITLE: ELEVATION  | SCALE:<br>3/8" = 1'-0" | DATE:<br>2024-08-14 |
| Designer: BOM 41021    Firm: BOM 43082  |   | DRAWN BY:              | CHECKED BY:         |
| 31 Kent Crescent • Salt Spring Island, B.C. • POC: BOM • gary@schryerdesign.com |   |                        |                     |

## **TAB 2**

### **Application A21/25-62-(1-62)-6718-R2**

**STEPHEN & TERRY LYNN HARRIS** are the owners of Lot 201 Forest Heights Subdivision Plan H520, former Township of St. Mary's being **CIVIC NO. 153 PALACE DRIVE**. It is located on the west side of Palace Drive between Passmore Road and Pelican Drive. It is designated Residential in the Official Plan and is zoned R2, Gentle Density Residential.

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

The following variances are requested:

|            | <b>By-Law 2005-150 Requires</b>  | <b>Proposed Variance</b>  |
|------------|--|---|
| <b>4.2</b> | <b>Permitted</b> Projections into Required Yards for Decks & unenclosed steps and landings) within <b>1.2m of an interior lot line</b> | <b>Increase</b> deck projection to within <b>0.2m</b> of the <b>south interior lot line</b> |

#### **PURPOSE & EFFECT:**

The facilitate the replacement of the existing concrete patio which is 4.87m (16') wide at the front x 4.87m (16') long x 6.7m (22') wide at the rear and replace it with a new wooden deck being approximately 4.87m (16') wide at the front x 6m (20') long x 5.79m (19') wide at the rear. The new deck would be less than 0.45m (1.5') high.

#### **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          | See comments below |
| Fire Services                    | X          | No comments        |
| Legal Department                 | X          | No response        |
| Planning Division                | X          | See comments below |
| PUC Distribution Inc. (Electric) | X          | No concerns        |
| Public Utilities Comm. (Water)   | X          | No concerns        |



|              |  |  |
|--------------|--|--|
| Public Works |  |  |
|--------------|--|--|

**Engineering** staff have no concerns but wish to remind the applicant that existing grading conditions must be maintained along the gentle swale alongside the southern property line.

**Planning** staff advised that the existing patio spans from the residential dwelling to the south interior property boundary at grade. The proposed deck will span from the residential dwelling to approximately 0.2m (0.6 ft) from the south interior property boundary with a height of 0.45m (1.5 ft) above grade. Essentially, the main difference between the existing and proposed outdoor amenity space is the height of the deck. Planning staff determines that the request is minor in nature conditional upon the proposed deck remains unenclosed and unroofed.

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

That any approval be conditional on the deck remaining open and unroofed.









**TAB 3**

**Application A22/25-144-(2-50 29994-RA, EM**

**MICHAEL AND AUDREY CAPUTO** are the owners of Pt SE ¼ Section 16 AWS, Lot 48 RCP H742, former Township of Tarentorus identified as **CIVIC NO. 247 LANDSLIDE ROAD**. It is located on the west side of Landslide Road between Fourth Line East and Fish Hatchery Road. It is designated Rural Area in the Official Plan and is zoned RA, Rural Area and EM, Environmental Management.

**INTENT OF THE APPLICATION:**

The following variance is requested:

|              | <b>By-Law 2005-150 Requires</b> | <b>Proposed Variance</b>   |
|--------------|---------------------------------|--|
| <b>8.5.2</b> | Interior side yard <b>5m</b>    | <b>Reduce</b> north interior side yard <b>to 3m</b> for proposed detached garage only. |

**PURPOSE & EFFECT:**

The facilitate the construction of a 7.315m x 9.75m x 4.8m detached garage. The existing well, septic bed & amenity space located behind the home hampers the ability to move the garage further away from the property line. The proposed side yard reduction will allow the garage to be accessed by the existing driveway.

**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**

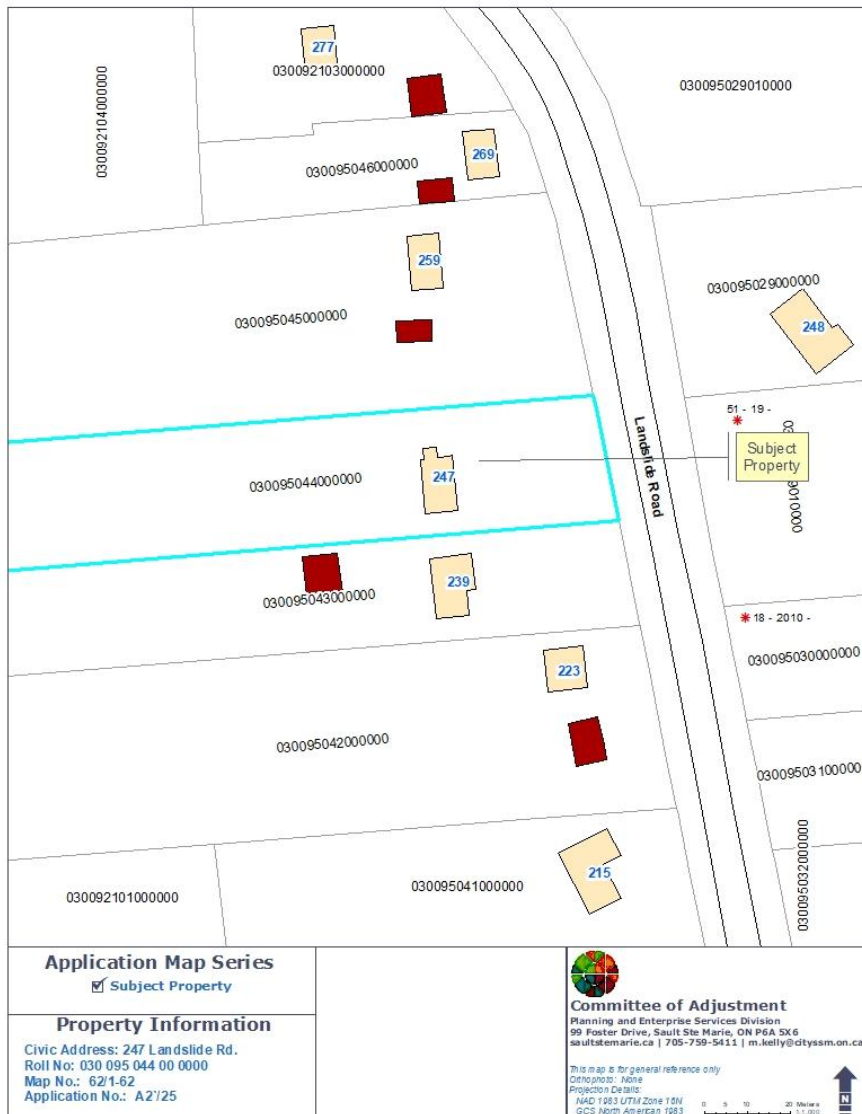
As part of the application review, this proposal was circulated to the following internal departments and external agencies for their review.

| 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 concerns                                   |
| Fire Services                    | X          | No comments                                   |
| Legal Department                 | X          | No response                                   |
| Planning Division                | X          | No objections. No adverse impacts anticipated |
| PUC Distribution Inc. (Electric) | X          | No concerns                                   |
| Public Utilities Comm. (Water)   | X          | No concerns                                   |
| Public Works                     |            |   |



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

No objections. No evidence has been presented to indicate that approval would create any adverse impact.



6/20/25, 9:53 AM

253 Landslide Rd - Google Maps

Google Maps

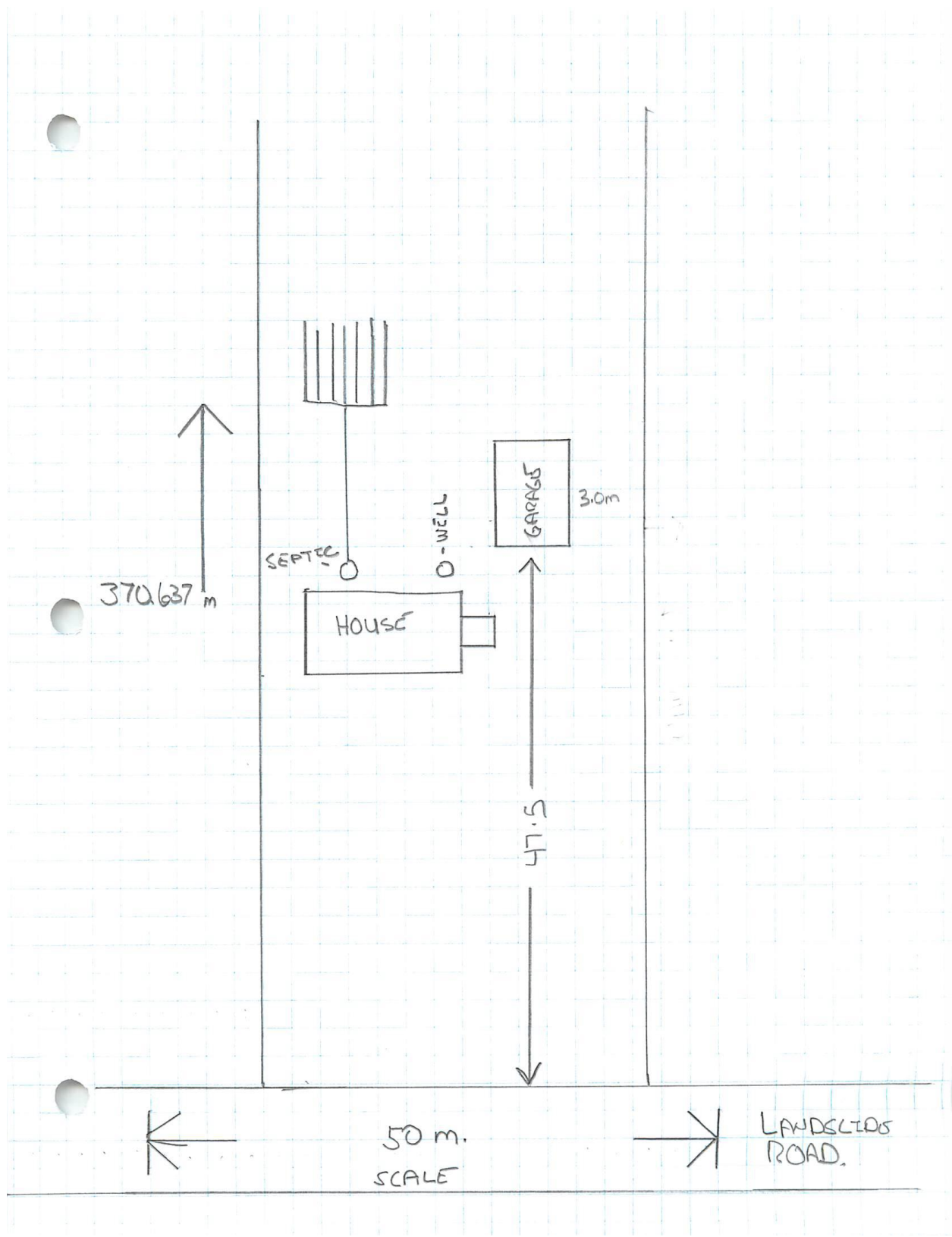
253 Landslide Rd



image capture: Sep 2024 © 2025 Google



<https://www.google.ca/maps/@46.5712578,-84.2786362,3a,75y,255.91h,89.53t/data=!3m7!1e1!3m5!1sCMqBtSY1E51ptmm-lkZXrQ!2e0!6shttps:%2F...> 1/1



**TAB 4****Application B13/25-136-(2-37)-30188-R1, R3, S319, EM, PR**

**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 R1, Estate Residential, R3, S319, Low Density Residential with a special exception, EM, Environmental Management PR, & Parks & Recreation.

**Intent of the Application**

The applicant is seeking the Committee's consent to sever a westerly interior strip of land that currently separates Civic No's. 412 Fourth Line West and 424 Fourth Line West and attach it to these parcels as a lot addition.

|                       | Frontage<br>(approximate) | Depth<br>(approximate) | Area<br>(approximate) |
|-----------------------|---------------------------|------------------------|-----------------------|
| <b>Severed Lands</b>  |                           | 1.077m +               | 101.2m <sup>2</sup>   |
| <b>Retained Lands</b> |                           |                        | 129ha                 |

**Purpose & Effect**

The purpose of the application is to bring about the consolidation of Civic No. 412 Fourth Line West with Civic No. 424 Fourth Line West.

**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     | X          | No concerns   |
| Engineering & Construction | X          | No concerns   |
| Fire Services              | X          | No comments   |
| Legal Department           | X          | No response   |
| Planning Division          | X          | No objections |



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

### **Staff Comments**

No evidence has been presented to date to indicate that approval of this request would have a negative impact. There is no new lot creation and as such a parkland levy is not applicable.

### **Recommended Conditions** to attached to any approval

Transfer/Deed of Land

Certificate Application fee

Reference Plan

PIN abstract and PIN map

Minor Variance application if required

Discharge of Charge/Mortgage

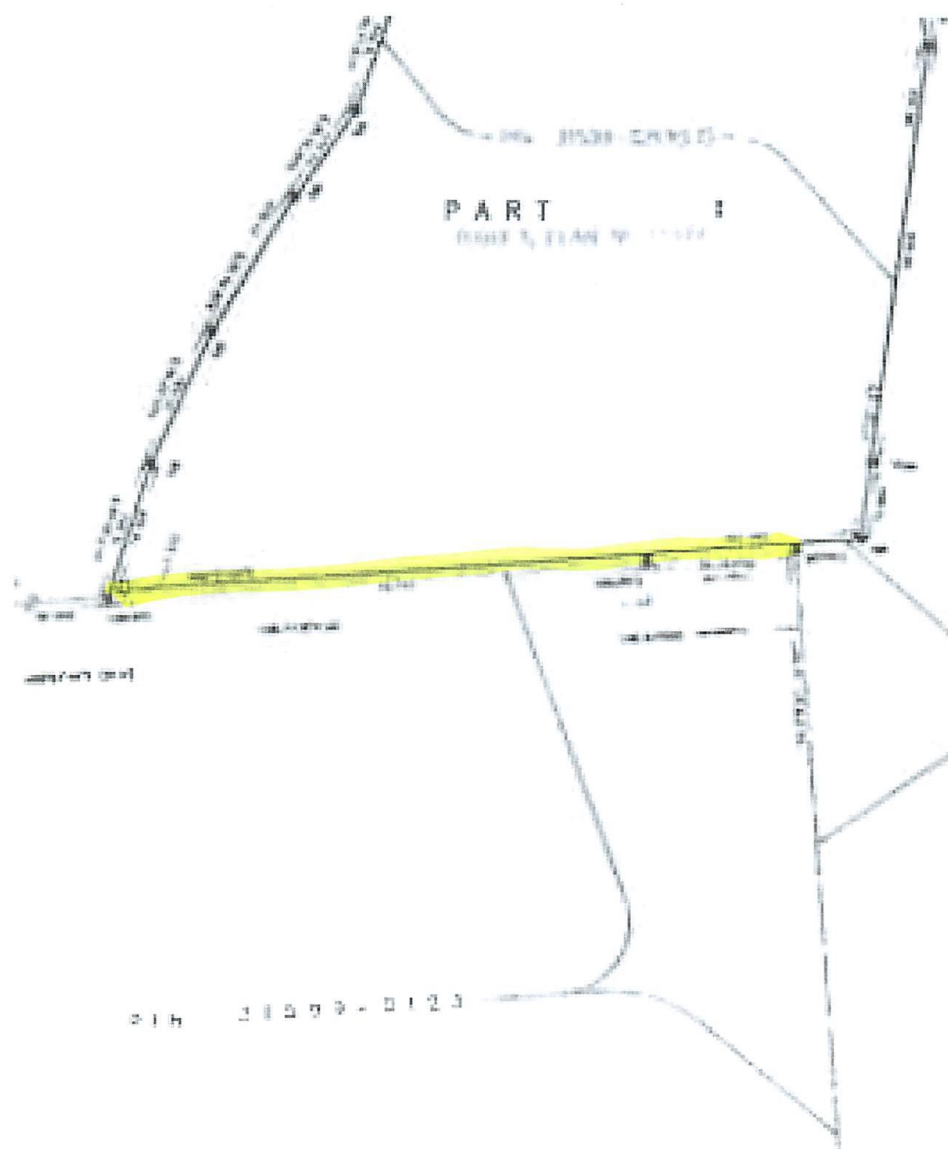
Partial Discharge of Charge/Mortgage

Payment of Municipal taxes

Undertaking to provide a Consolidation Transfer

Subsection 50 (3 or 5) of the Planning Act, R.S.O., 1990, as amended, applies to any subsequent conveyance of or transaction involving the parcel of land that is subject of this consent.





**OTHER BUSINESS**

**TAB 5**

**DATE OF NEXT HEARING – August 20, 2025**

**ADJOURNMENT**

*Michelle Kelly*

Michelle Kelly, ACST  
Secretary-Treasurer