

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 February 21, 2024
- Disclosure of Pecuniary Interest and the General Nature Thereof
- Applicant/Agent Requests for Withdrawal or Deferral

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

TAB 1

Application A10/24-17-(1-28)-11201, 2327-R3

SAULT STE. MARIE HOUSING CORPORATION is the owner of **61 & 65 WELLINGTON STREET EAST** identified as PIN 31543-0351 (LT) & PIN 31543-0352 (LT) further described as Lot 28 & 29, Wilson "B" Subdivision, PL 1219 former Township of St. Mary's. It is located at the corner of Abbott Street and Wellington Street East. The subject property is designated Residential in the Official Plan & is zoned R3, Low Density Residential.

INTENT OF THE APPLICATION:

Relief is requested from the provisions of By-law 2005-150, as amended, by reducing the frontage and by reducing the number of required parking spaces, to facilitate the construction of a duplex dwelling aka four-plex.

	By-Law Requirement 2005-150	Proposed Variance
9.7.2	Minimum required frontage 18m	Reduce the required frontage to 15.5m
5.7	Minimum required parking spaces 1.25 spaces per unit (5 spaces)	Reduce the required parking spaces to 0.5m spaces per unit (2 spaces)

TAB 2

Application A11/24-52-(1-68)-30297-R4

The owners of CIVIC NO.'s 369, 372, 376, 380, 384, 388 & 396 ALLEN'S SIDE ROAD whose properties are identified as Pt. NW ¼ Sec. 34, former Township of Korah being Pts. 1 through 24, 1R9239 save and except Pts 17 & 19, 1R9239 are seeking by-law relief. The properties are located on the southeast corner of Second Line West and Allen's Side Road. The subject properties are designated Residential in the Official Plan & are zoned R4, Medium Density Residential.

INTENT OF THE APPLICATION:

Relief is requested from the provisions of By-law 2005-150, as amended, by permitting accessory buildings and structures in a required front yard, to facilitate future considerations and to legitimize the location of the existing sheds at 380 & 384 Allen's Side Road.

	By-Law Requirement 2005-150	Proposed Variance
9.1.4	Accessory buildings are Prohibited in a required front or exterior side yard.	Permit accessory buildings to be in a required front yard - Refer to Section 9.1.7 of zoning By-law 2005-150 (B), (C), (D), for regulations for future considerations.

TAB 3

Application B3/24-44-(1-51)-18134-R2

PETER WILLIAM VANBOERDONK is the owner of Lot 189, Forest Glenn Subdivision, Plan H-457, former Township of St. Mary's, and municipally identified as **CIVIC NO. 548 MCNABB STREET**. It is located on the north side of the McNabb Street between Pentagon Boulevard and Lake Street. The subject property is designated Residential in the Official Plan and is zoned R2, Single Unit Residential.

INTENT OF THE APPLICATION

The applicant is seeking the Committee's consent to sever an easterly strip of property and convey it as a lot addition to the easterly abutting property being 554 McNabb Street. The proposed lot configuration is:

Frontage (approximate)	Depth (approximate)	Area (approximate)
0.318m (sever)	18.054m	4.84 sq. m.
18.915m (retain)	38.10m	727.72 sq. m.

The intent of the application is to rectify the existing carport encroachment from 554 McNabb Street onto 548 McNabb Street.

OTHER BUSINESS

TAB 4

DATE OF NEXT HEARING – April 17, 2024

ADJOURNMENT

Michelle Kelly

Michelle Kelly, ACST
Secretary-Treasurer

Application A10/24-17-(1-28)-11201, 2327-R3

SAULT STE. MARIE HOUSING CORPORATION is the owner of **61 & 65 WELLINGTON STREET EAST** identified as PIN 31543-0351 (LT) & PIN 31543-0352 (LT) further described as Lot 28 & 29, Wilson “B” Subdivision, PL 1219 former Township of St. Mary’s. It is located at the corner of Abbott Street and Wellington Street East. The subject property is designated Residential in the Official Plan & is zoned R3, Low Density Residential.

INTENT OF THE APPLICATION:

Relief is requested from the provisions of By-law 2005-150, as amended, by reducing the frontage and by reducing the number of required parking spaces, to facilitate the construction of a duplex dwelling aka four-plex.

	By-Law Requirement 2005-150	Proposed Variance
9.7.2	Minimum required frontage 18m	Reduce the required frontage to 15.5m
5.7	Minimum required parking spaces 1.25 spaces per unit (5 spaces)	Reduce the required parking spaces to 0.5m spaces per unit (2 spaces)

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

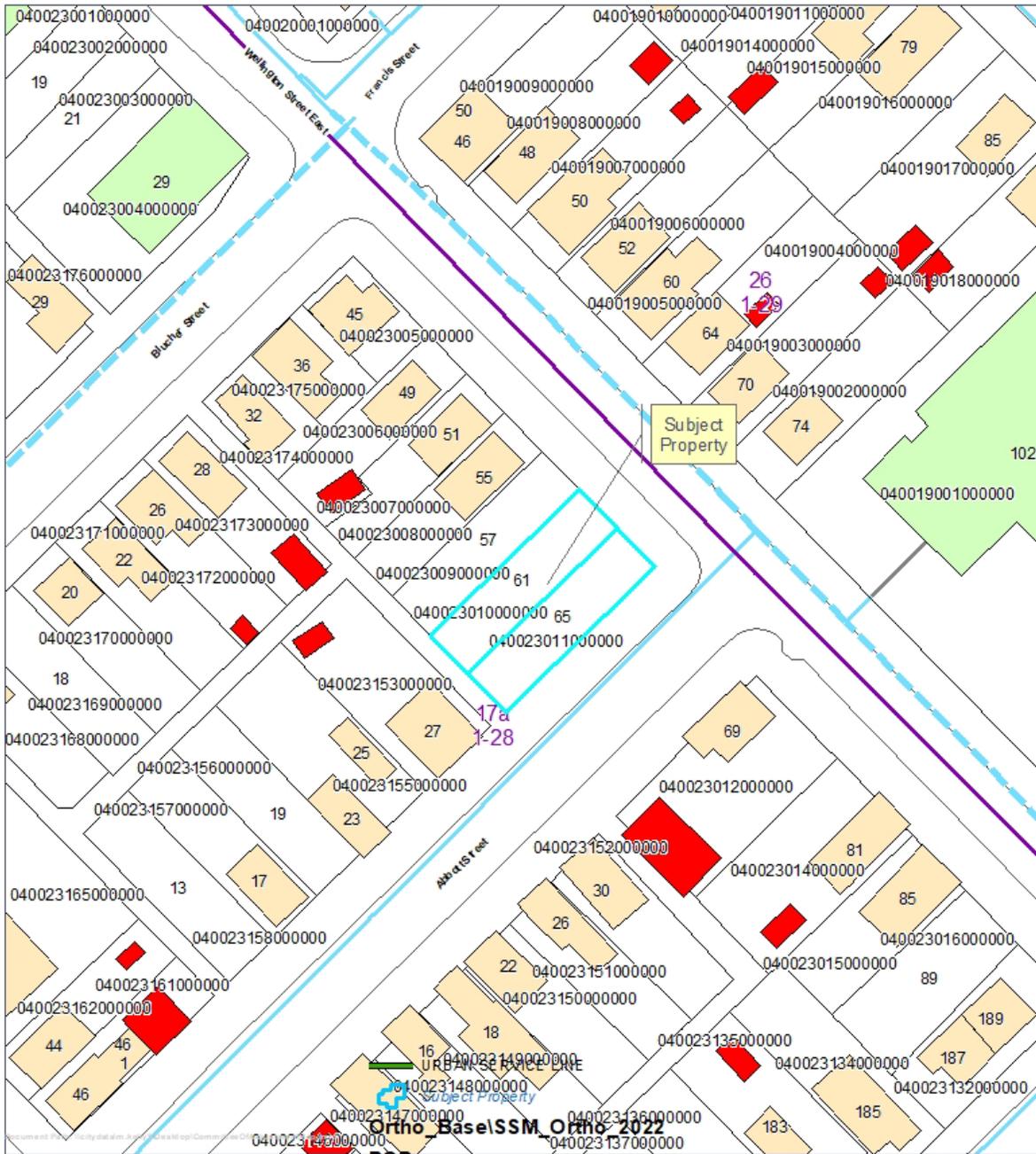
As part of the application review, this proposal was circulated to the following internal departments and external agencies for their review. The Building Division, Engineering, Fire Services, Legal, Planning, PUC Distribution Inc. and Public Utilities Commission and Public Works had no comment or objection.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

Public Works staff advised that the winter parking prohibition will be enforced as well as the streets by-law should vehicles be on the road or over the sidewalk.

Staff Comments/Recommendations

The Secretary-Treasurer advised that the subject properties were consolidated on March 1, 2024. The municipal address of the consolidated property is 61 Wellington Street East.

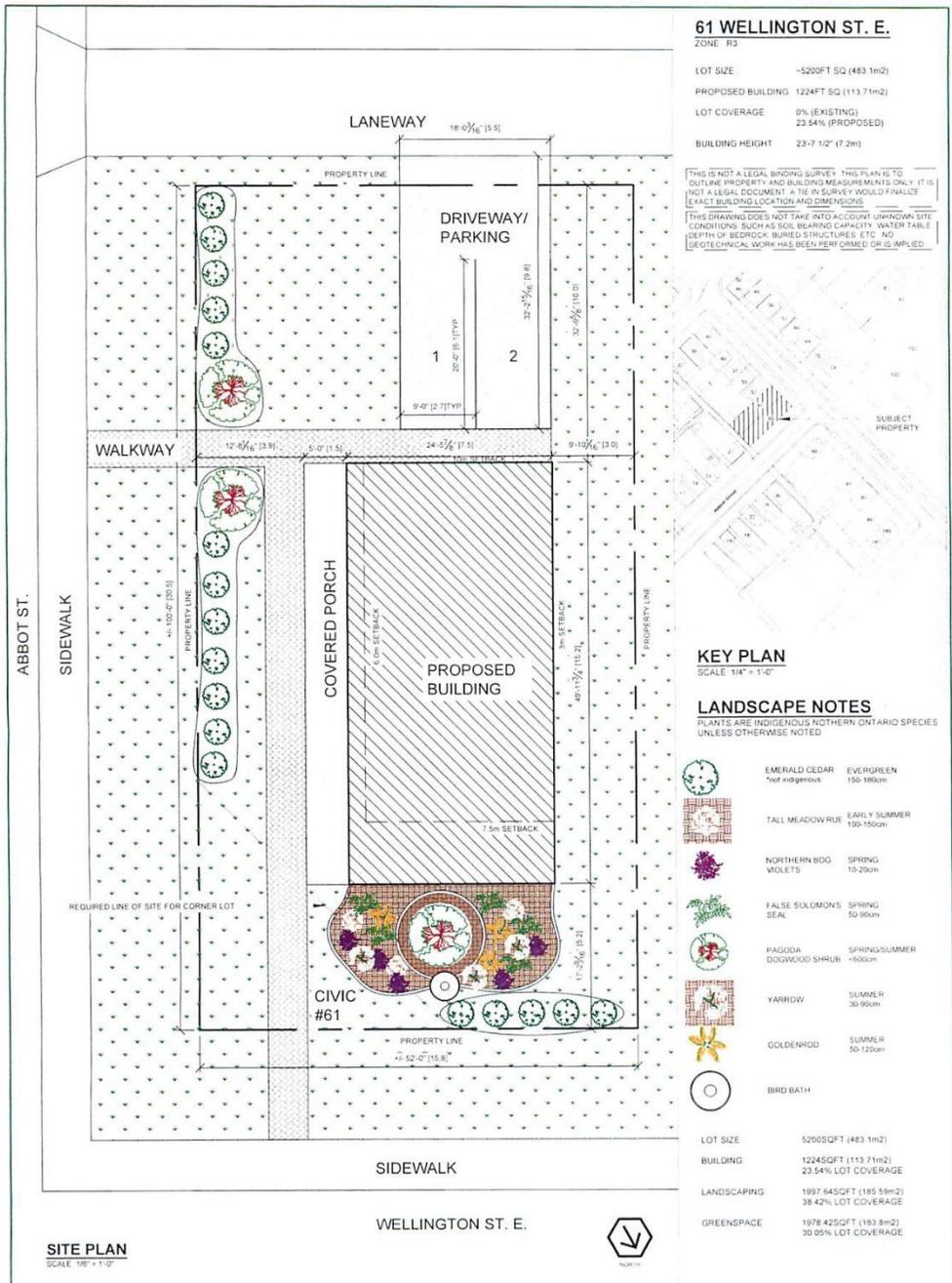
There has been no response from circulated property owners and there are no objections from staff or outside agencies.



<p>Application Map Series</p> <p><input checked="" type="checkbox"/> Subject Property</p>	<p>Legend</p> <p>■ Red: NONE</p> <p>■ Green: NONE</p> <p>■ Blue: NONE</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><small>This map is for general reference only Orthophoto: None Projection Details: NAD 1983 UTM Zone 18N GCS North American 1983</small></p>
<p>Property Information</p> <p>Civic Address: 61 & 65 Wellington St. East Roll No. 040 023 01 00 0000 & 040 023 011 Map No.: 17/1-28 Application No.: A10/24</p>		



 **UNC**
ENGINEERING



PROJECT		DUPLIX DESIGN SAULT STE. MARIE HOUSING CORP.	
DRAWING NO. C1.0	DRAWING	SITE PLAN	
	ADDRESS	61 & 55 WELLINGTON ST. E SAULT STE. MARIE, ON	
	DRAWN	E. POLJINE	SCALE: 3/32" = 1'-0"
	CHECKED	P.G. DECLECK	DATE: OCTOBER 2022
DATE	10-11-22	BCIN	FIRMA 102327

PRELIMINARY
NOT FOR CONSTRUCTION

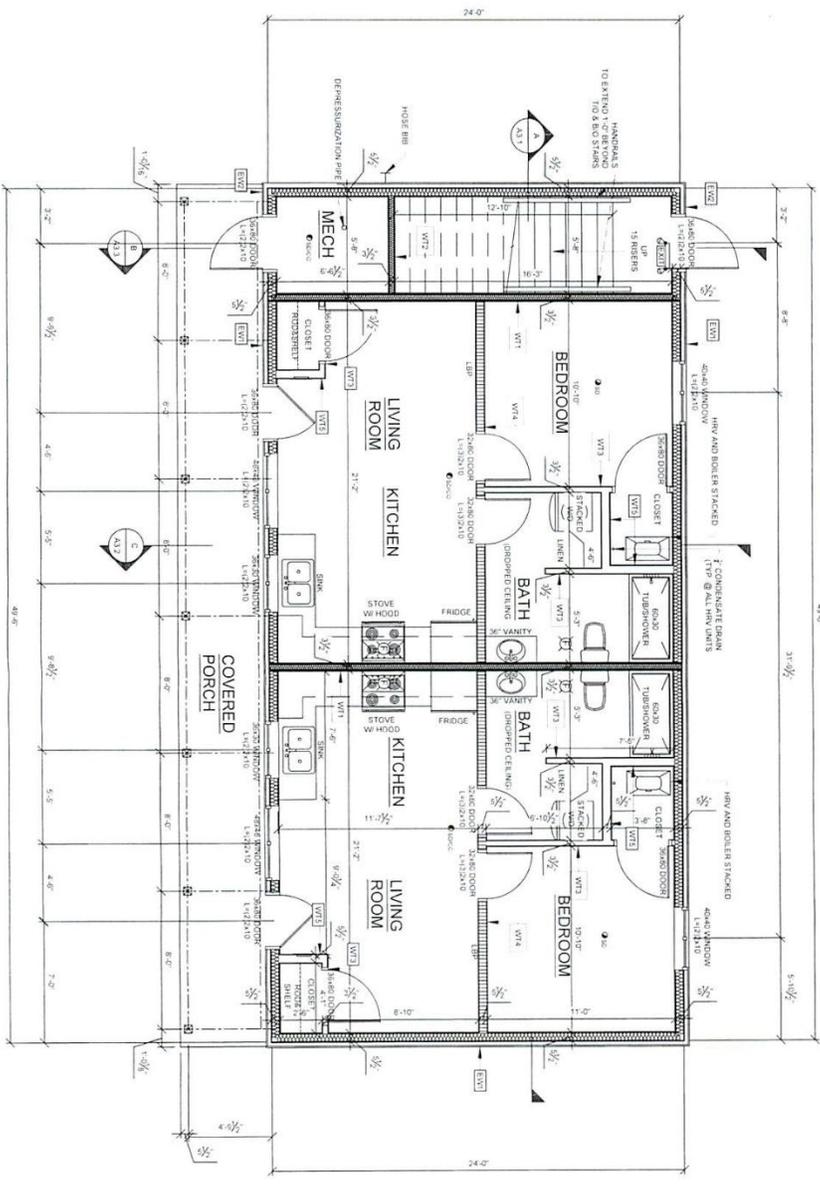
REFERENCE NOTES:

1. USE NOT SCALE EXCEPTED
2. ALL WORK SHALL BE DONE IN ACCORDANCE TO THE CURRENT VERSION OF ALL APPLICABLE STANDARDS (USE O.P.S.D. 610-1-1-1)
3. CONTACT US TO VERIFY ALL DIMENSIONS AND NOTIFY NORQUAY ENGINEERING OF ANY CONCERNS OR DISCREPANCIES PRIOR TO CONSTRUCTION.

NORQUAY ENGINEERING

No.	ISSUANCE	DATE	BY
1	FOR COMMITTEE OR APPROVAL	2022-10-11	EP

MAIN FLOOR UNITS
SCALE: 3/8" = 1'-0"
12/20/17 EA



PROJECT	4-PLEX DESIGN SAULT STE. MARIE HOUSING CORP.		
DRAWING	MAIN FLOOR PLAN		
ADDRESS	8750 WILKINSON ST. E. SAULT STE. MARIE, ON		
DRAWN	E. PULCINE	SCALE	3/8" = 1'-0"
CHECKED	P.G. DECLERCK	DATE	NOVEMBER 2020
SIZE	11'-11"	RCN	19/058 (2020)

PRELIMINARY
NOT FOR CONSTRUCTION

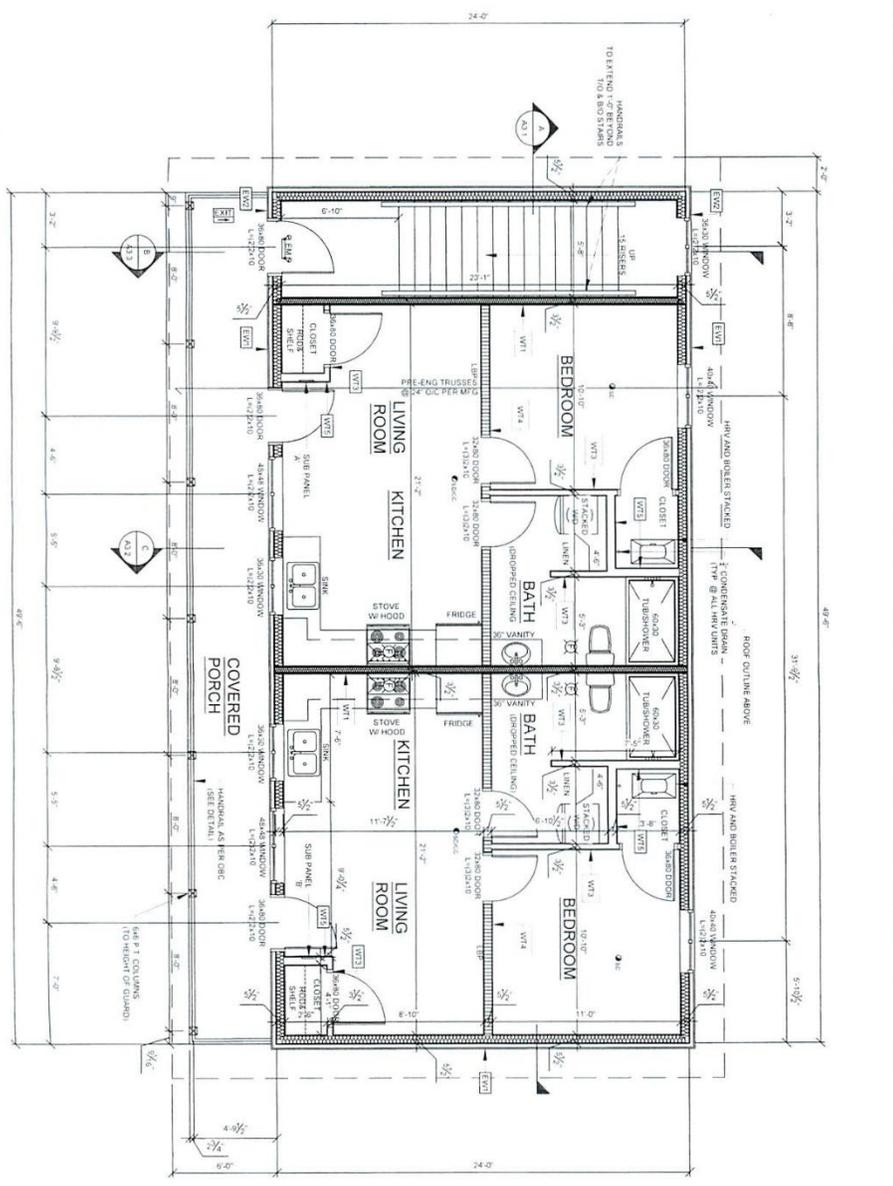
GENERAL NOTES:

- DO NOT SCALE DRAWINGS
- ALL WORK TO BE DONE IN ACCORDANCE TO THE CURRENT VERSION OF ALL PROVINCIAL STANDARDS (CBC, CPSC, CPSC ETC.)
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFICATIONS AND ENGINEERING OR CONCRETE OR DISCREPANCIES PRIOR TO CONSTRUCTION.



No.	ISSUANCE	DATE	BY
1	FOR CLIENT REVIEW	2020.11.02	PLD
2	FOR PRICING	2020.11.02	PLD
3	FOR CBC REVIEW	2020.07.05	EP

SECOND FLOOR UNITS



PROJECT		4-PLEX DESIGN SAULT STE MARIE HOUSING CORP.	
DRAWING		SECOND FLOOR PLAN	
ADDRESS		1500-051 FORTION ST E SAULT STE MARIE, ON	
DRAWN	F. FURENI	SCALE	3/8" = 1'-0"
CHECKED	R. G. GUYLER, P. E.	DATE	OCTOBER, 2023
SIZE	11' x 11'	BOOK	FRM 10/22

PRELIMINARY
NOT FOR CONSTRUCTION

GENERAL NOTES

- DO NOT SCALE DRAWINGS
- ALL WORK TO BE DONE IN ACCORDANCE TO THE CURRENT VERSION OF ALL APPLICABLE STANDARDS (CBC, OBC, VESB, E.T.C.)
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTES WITH NORQUAY ENGINEERING OR CONSULTING ENGINEER'S PRIOR TO CONSTRUCTION

NORQUAY HOME DESIGN

1500-051 FORTION ST E
SAULT STE MARIE, ON

No.	ISSUANCE	DATE	BY
1	FOR CLIENT REVIEW	2023-10-23	PFJ
2	FOR PRICING	2023-11-2	PFJ
3	FOR OBC REVIEW	2024-01-27	PFJ

Application A11/24-52-(1-68)-30297-R4

The owners of CIVIC NO.'s 368, 372, 376, 380, 384, 388 & 396 ALLEN'S SIDE ROAD whose properties are identified as Pt. NW ¼ Sec. 34, former Township of Korah being Pts. 1 through 24, 1R9239 save and except Pts 17 & 19, 1R9239 are seeking by-law relief. The properties are located on the southeast corner of Second Line West and Allen's Side Road. The subject properties are designated Residential in the Official Plan & are zoned R4, Medium Density Residential.

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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. The Building Division, Engineering, Fire Services, Legal, & Planning staff had no comment or objection. PUC Distribution Inc. and Public Utilities Commission have not commented.

Engineering staff had no objections conditional upon prohibiting access onto Allen's Side Road.

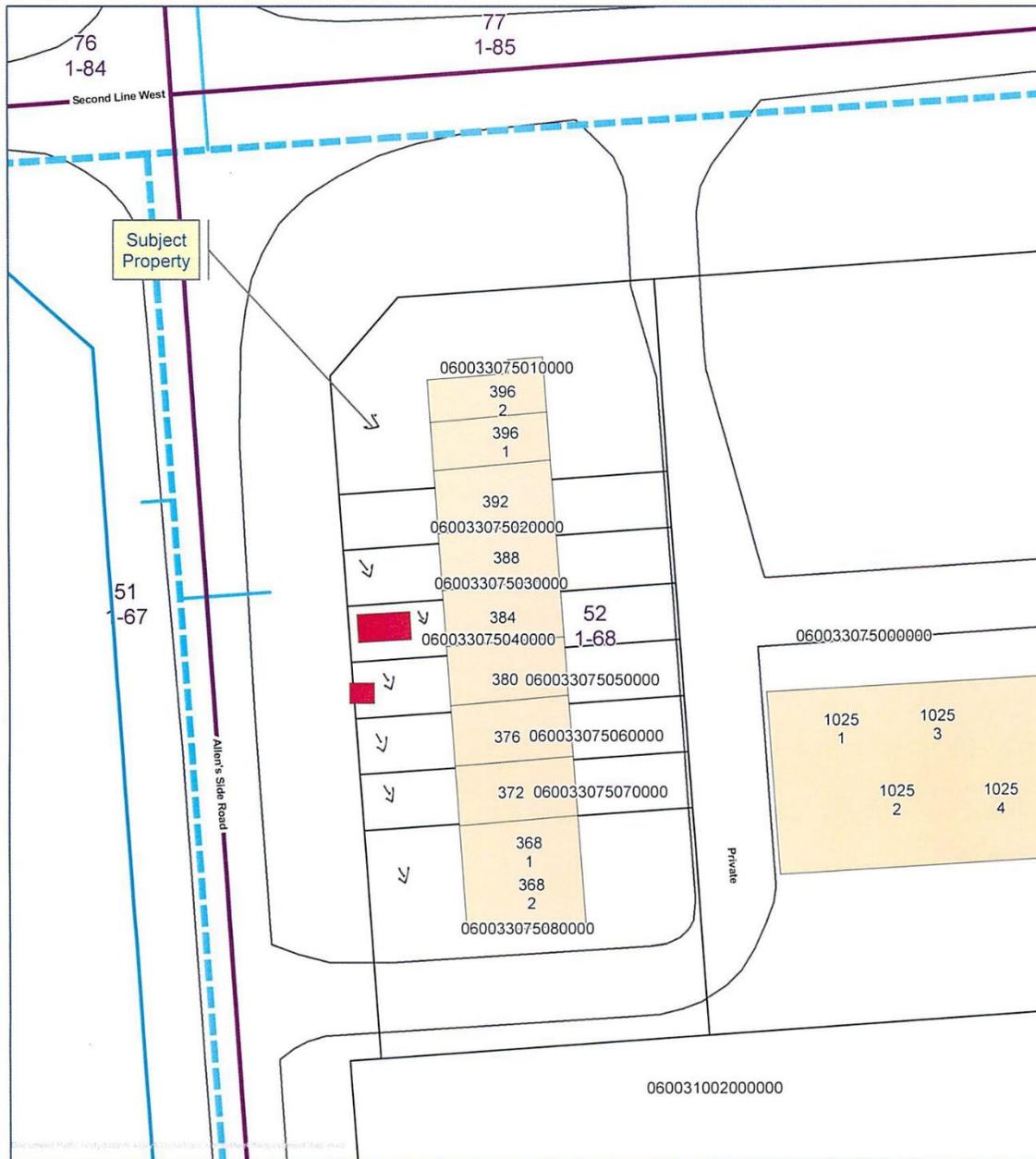
Staff Comments/Recommendations

The Secretary-Treasurer explained that Zoning By-law 2005-150 defines the required front yard for the subject properties as that abutting Allen's Side Road and that Section 9.1.4 of this By-law prohibits sheds from being erected in the required front yard. Of note is the fact that these properties have been developed in such a manner as to utilize this area as their "rear" yard enemy space since the front of the townhouses faces a private driveway. To assist in recognizing this rather unique situation, the Committee of

Adjustment is being asked to consider a minor variance to amend this section of the Zoning By-law and allow accessory buildings (sheds) to be placed in the yard abutting Allen's Side Road. If approved, it would bring into compliance existing sheds and permit the construction of future sheds. Of the eight (8) townhouses, seven (7) owners participated in this request.

There was no response from circulated property owners and there were no objections from staff or outside agencies.

Any approval should be made conditional to prohibiting access onto Allen's Side Road.



<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 saultstемarie.ca 705-759-5411 m.kelly@cityssm.on.ca</p>
<p>Property Information Property: Allens Side Road Map No.: 52/1-68 Application No.: A1 /24</p>	<p>Ortho_Base\SSM_Ortho_2022 RGB Red: NONE Green: NONE Blue: NONE</p>	<p><small>This map is for general reference only Orthophoto: None Projection Details: NAD 1983 UTM Zone 16N GCS North American 1983</small></p> <p>0 2.5 5 10 Meters</p>

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Staff Comments/Recommendations(s)

Recommended conditions of any approval are,

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



