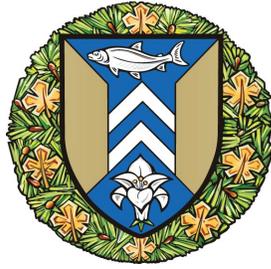


The Corporation of the  
City of Sault Ste. Marie



Committee of Adjustment  
May 15, 2024  
2:00 P.M.  
Council Chambers  
Livestreamed - Zoom

## **AGENDA**

Hearings viewed live on the City's YouTube channel.

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

### **Call to Order**

- **Land Acknowledgement**
  - **Approval of the Minutes of April 17, 2024**
  - **Disclosure of Pecuniary Interest and the General Nature Thereof**
  - **Applicant/Agent Requests for Withdrawal or Deferral**
  - **Matters To Be Considered**
    - **A14/24 - Civic 154 Denwood Drive**
    - **A15/24 - Civic 540 Albert St. East**
    - **A16/24 - Civic 55 Old Highway 17 North**
    - **B5/24 - Civic 44 Great Northern Road**
    - **B6/24 - Civic 540 Albert St. E**
    - **B7/24 - Civic 55 Old Highway 17 North**
    - **B8/24 - Civic 210 Pittsburg Avenue**
  - **Deferred Applications**
  - **Other Business**
  - **Adjournment**
-

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

**TAB 1**

**Application A14/24-13-(1-24)-18361-R2**

**SEAN & TRICIA WONCH** are the owners of **CIVIC NO. 154 DENWOOD DRIVE** further identified as Lot 61, Grandview Gardens “A” Subdivision Plan H642 former Township of Rankin. It is located on the southeast corner of Birchwood Street and Denwood Drive. The subject property is designated Residential in the Official Plan & is zoned R2, Single Unit Residential.

**PURPOSE OF THE APPLICATION:**

Relief is requested from the provisions of By-law 2005-150, as amended, to facilitate the demolition of the existing garage and the subsequent construction of a new 8.53m x 10.97m detached garage to include attic storage space.

|              | <b>By-Law Requirement 2005-150</b>             | <b>Proposed Variance</b>                                    |
|--------------|--|---|
| <b>9.1.5</b> | Maximum building height for a garage <b>6m</b> | <b>Increase</b> the maximum building height to <b>7.32m</b> |

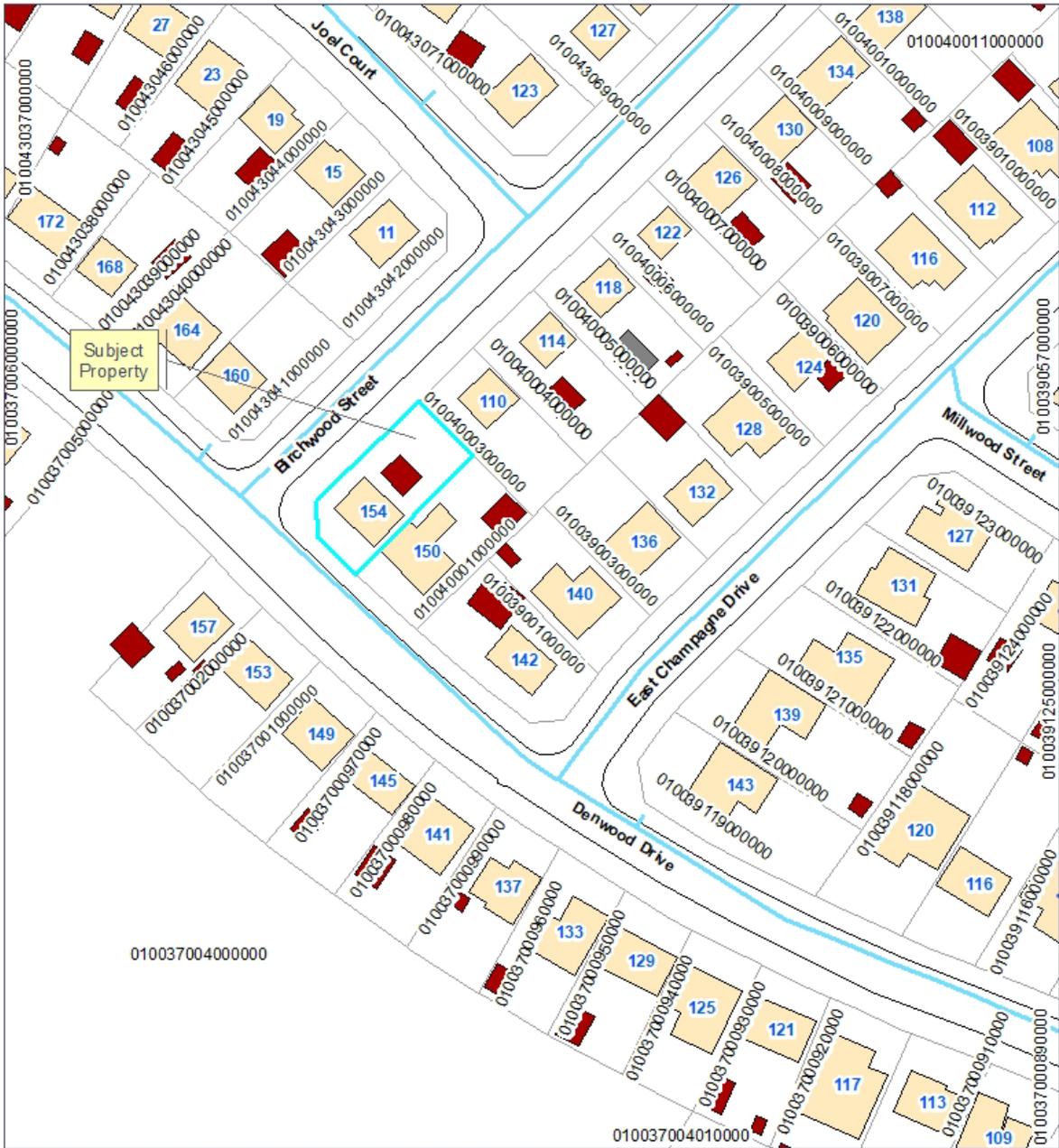
**Public Response**

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.

| Division/Agency                  | Circulated | Response   |
|----------------------------------|------------|--|
| Bell Canada Right-of-Way         |            |  |
| Building Division                | X          | No objection   |
| Canada Post                      |            |  |
| Conservation Authority           | X          |  |
| Engineering & Construction       | X          |  |
| Fire Services                    | X          |  |
| Legal Department                 | X          | No comment   |
| Planning Division                | X          | No objections given the size of the property and the distance from the lot lines |
| PUC Distribution Inc. (Electric) | X          | No concerns  |
| Public Utilities Comm. (Water)   | X          | No concerns  |



|   |
|---|
| <p><b>Application Map Series</b></p> <p><input checked="" type="checkbox"/> Subject Property</p>  |
| <p><b>Property Information</b></p> <p>Civic Address: 154 Denwood Drive<br/>         Roll No. 010 040 002 00 0000<br/>         Map No.: 13/1-24<br/>         Application No.: A14/24</p> |

**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 18N  
 GCS North American 1983

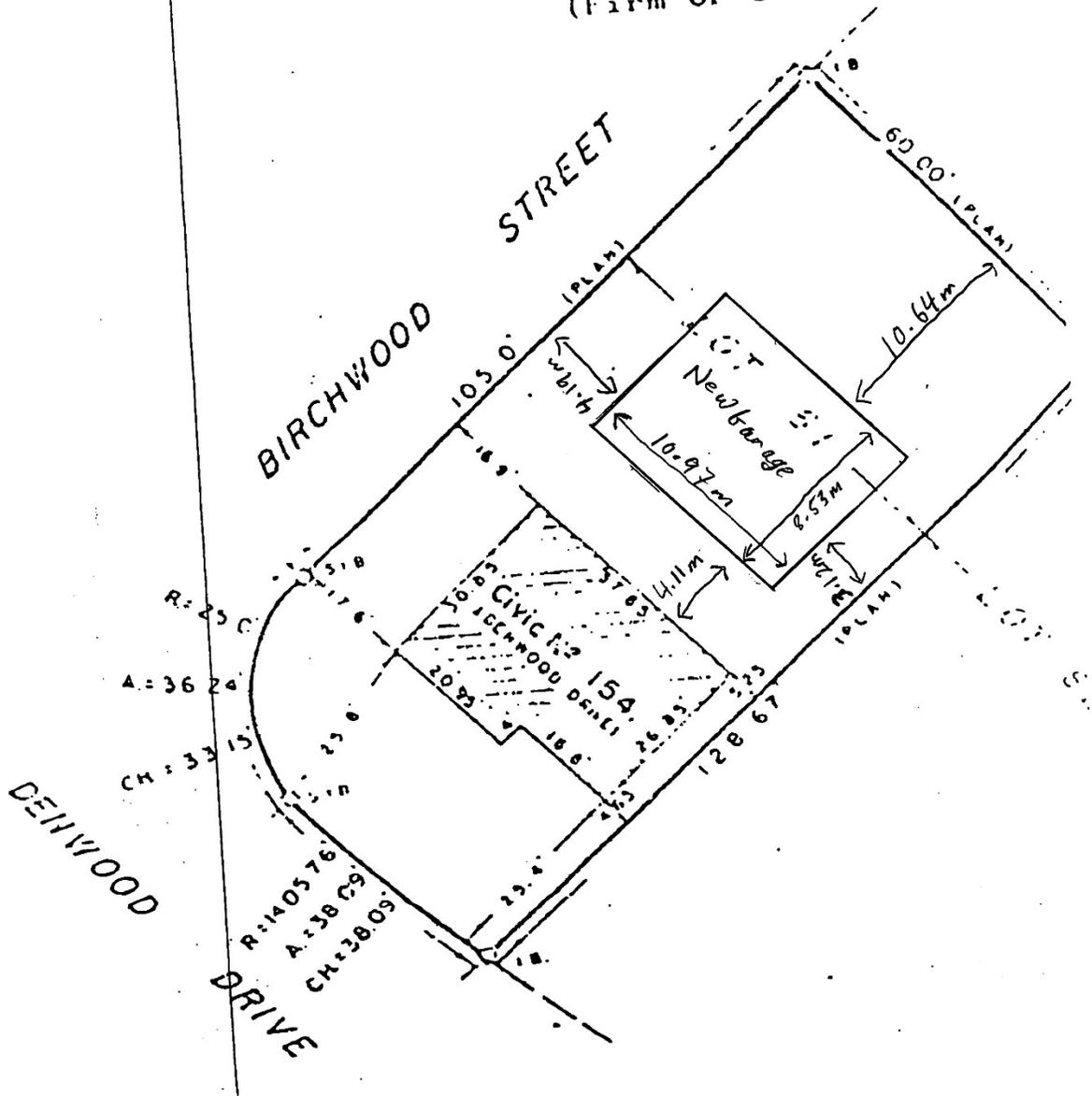
0 5 10 20 Miles  
 0 1 2 4 Kilometers

location of the building is shown on the plan of survey herewith with accuracy.

building is known as Civic number 154 Denwood Drive.

Sault Ste. Marie,  
July 24th, 1972

*J. H. Chambers*  
J. H. CHAMBERS, C.  
(Firm of Chambers & Mill)



**Application A15/24-7-(1-2)-1880-C2**

**SAULT STE. MARIE HOUSING CORPORATION** is the owner of **CIVIC NO. 540 ALBERT STREET EAST** further identified as Roll No. 020 038 057 00 0000, PIN 31542-0392 (LT) former Township of St. Mary's. The property is irregular in shape and abuts McDougald Street to the north, Albert Street East & Brock Street to the east. It is approximately 0.38ha in size. The subject property is designated Commercial in the Official Plan & are zoned C2, Central Commercial Zone.

**INTENT OF THE APPLICATION:**

Subject to final approval of consent application **B6/24**, relief is requested from the provisions of By-law 2005-150, as amended, to facilitate the severance & conveyance of the "old office building site" from the "new office building site".

**NATURE AND EXTENT OF RELIEF APPLIED FOR  
By-Law 2005-150, Sections 5, 5.3.5, 5.5.2**

**Proposed Severed "Old Office Building Site"**

- Barrier-Free Parking Spaces for Non-Residential Uses
  - **Four (4)** barrier-free parking spaces required
  - **Reduce** required barrier-free parking spaces to **zero (0)**
- Minimum Parking Spaces for Office Use
  - Required parking ratio is 3.5 spaces/100m<sup>2</sup>: (2,124m<sup>2</sup> @ 3.5/100m<sup>2</sup>) = **74** spaces including 4 barrier free spaces
  - **Reduce** required parking spaces to **zero (0)** 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.

Mr. J. Fratesi, acting as agent for the owners of Civic No. 135 Brock Street, had the following comments. Thank you for taking the time to talk to me about the above applications which have been filed by Sault Ste. Marie Housing Corporation for its property at 540 Albert Street East. I have spoken to Jeff Barban about these applications as well.

My daughters (Krista Fratesi Williams and Lisa Fratesi Coccimiglio) have owned and operated their small businesses located at 135 Brock Street for over 20 years and have asked me to express their concerns about what the Housing Corporation is asking for. I can only assume that this was not addressed prior to the issue of a permit for the new DSSAB building because the original plan was to take this building down after the new one was completed. This obviously has changed, and the intent is now to keep both buildings and to use both on a long term basis. That being the case, the parking

requirements for both buildings, in accordance with the City’s bylaws, need to be met. Informal arrangements might provide a practical solution to needed parking but should never be accepted to satisfy parking requirements of the City’s bylaws. The Housing Corporation should be held to the same standards as any other property owner. While it’s current plans and proposed tenants of the old building might get by on informal parking arrangements, there is no guarantee that the required parking will be available on a long term basis. Things change. Directions change. Ownerships change. That is why we have bylaws that nail down parking.

The whole issue of parking for the Brock Street neighbourhood was very recently discussed in the context of the relocation of the Mill Mart to the neighbourhood, as well as the construction of the new, but controversial Downtown Plaza. Businesses, such as my daughters, are already concerned about the compromises that have already been made to the parking requirements for their neighbourhood.

Reducing the parking requirements for 540 Albert Street East from the bylaw requirement of 74 spaces to 0 cannot be seen as “minor” and should not be the subject of a variance application to the Committee of Adjustments. It is actually a “major” reduction, an actual complete deletion of both what is practically needed for parking, as well as the bylaw requirements for parking.

The variance application should be denied and so should the severance application until the parking requirements for BOTH the new and the old buildings are satisfied. The same standards that are to be met by private developers in our community should be met by municipal and quasi-municipal agencies, such as the DSSAB and the Housing Corporation, because future ownership of any property cannot be guaranteed. Approving these applications will simply make an existing situation worse.

**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.

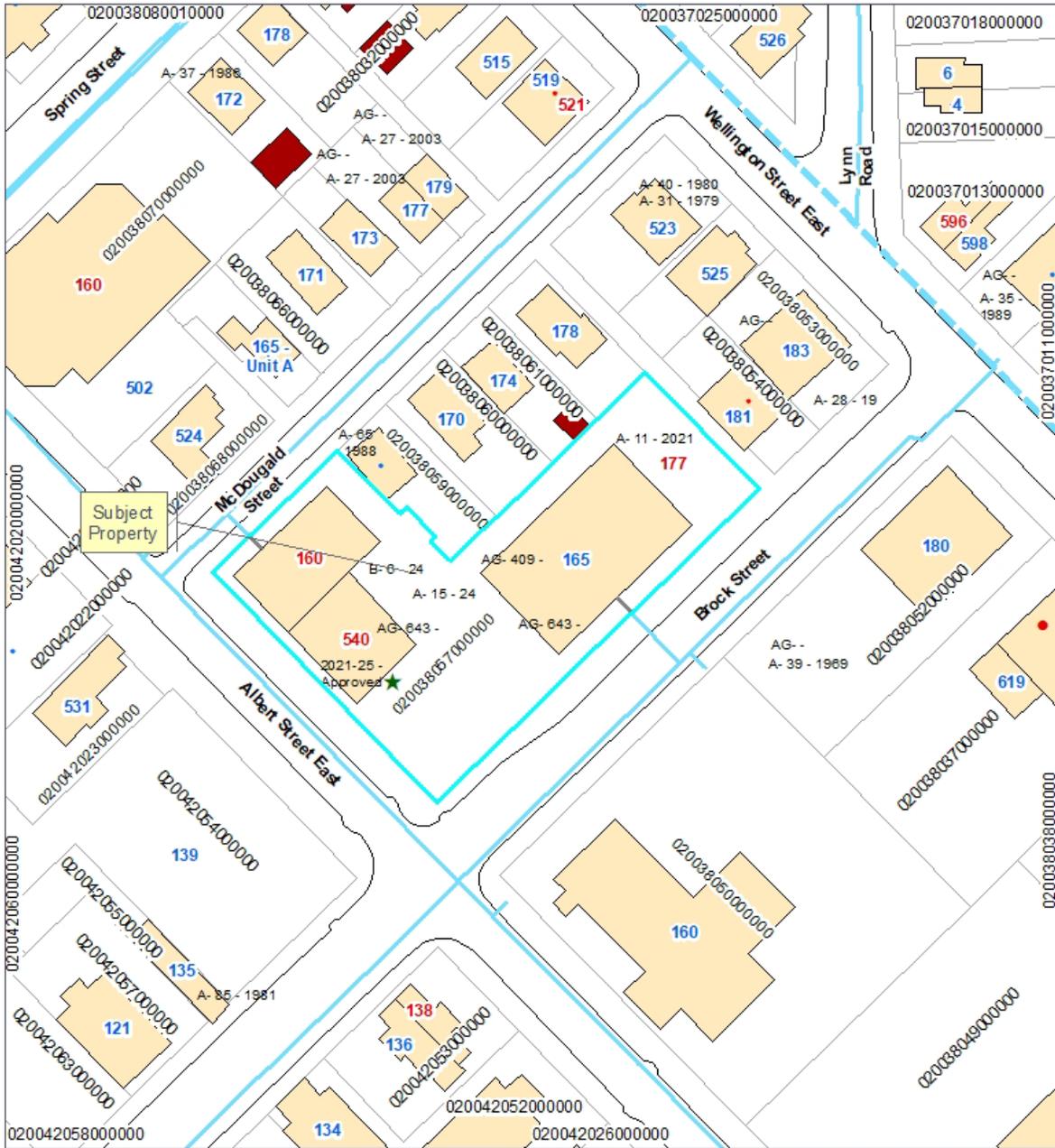
| Division/Agency          | Circulated | Response   |
|--------------------------|------------|--|
| Accessibility Committee  | X          | Any approval to be conditional on entering into a lease with the owners of 548 Albert St. East to share the barrier free parking spaces illustrated on the site plan to be designed in accordance with by-law provisions |
| Algoma Public Health     | X          | No comment, municipally serviced   |
| Bell Canada Right-of-Way |            |  |
| Building Division        | X          | Any approval resulting in required parking spaces must be in accordance with all other provisions of Section 5 of Zoning   |

|                                  |   |   |
|----------------------------------|---|---|
|                                  |   | By-Law 2005-150, specifically subsection 5.3.5. |
| Canada Post                      |   |   |
| Conservation Authority           | X |   |
| Downtown Association             | X |   |
| Engineering & Construction       | X |   |
| Fire Services                    | X | No comment                                      |
| Legal Department                 | X | No comment                                      |
| Planning Division                | X | Not supportive of the request as submitted      |
| PUC Distribution Inc. (Electric) | X | No concerns                                     |
| Public Utilities Comm. (Water)   | X | No concerns                                     |
| Public Works                     | X | No comment                                      |

Planning staff is not supportive of the requested variances as proposed. The request does not meet the four tests of a minor variance, in particular the tests that require the request to be minor and in keeping with the intent of the zoning by-law.

While parking reductions from the zoning by-law have been approved and a parking study is underway there is no precedent for eliminating all the parking requirements on site for a location. Additionally, the provision of barrier free spaces is important for ensuring proper access to sites for those who require these spaces.

Planning would be supportive of a reduction in spaces of 40% as this has been applied in other similar situations where access to alternative transit options is available. A reduction of 40% would see the requirement drop to 2.1 spaces/100m<sup>2</sup> resulting in a requirement of (2,214m<sup>2</sup> @ 2.1/100m<sup>2</sup>) = 45 spaces. As per 5.3.5 of the Zoning By-law these spaces may be located on a neighboring property within 300m of the subject site. Planning recommends that the building owners enter into a lease agreement for a minimum term of 20 years. The existing barrier free spaces will also need to be maintained and can be shared between retained & severed parcels through a similar lease agreement that includes a provision that ensures that these spaces are located on an accessible path of travel with direct access to the sidewalk to the building.



|  |  |
|--|--|
| <b>Application Map Series</b><br><input checked="" type="checkbox"/> Subject Property  |  |
| <b>Property Information</b><br>Civic Address: 540 Albert St. East<br>Roll No. 020 038 057 00 0000<br>Map No.: 7/1-2<br>Application No.: A15/24 & B6/24 |  |

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

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



**Application B6/24-7-(1-2)-1880-C2**

**SAULT STE. MARIE HOUSING CORPORATION** is the owner of **CIVIC NO. 540 ALBERT STREET EAST** further identified as Roll No. 020 038 057 00 0000, PIN 31542-0392 (LT) former Township of St. Mary's. The property is irregular in shape and abuts McDougald Street to the north, Albert Street East & Brock Street to the east. It is approximately 0.38ha in size. The subject property is designated Commercial in the Official Plan & are zoned C2, Central Commercial Zone.

**INTENT OF THE APPLICATION**

**Subject** to final approval of minor variance application **A15/24**, the applicant is seeking the Committee's consent to sever and convey the "old office site" from the "new office site" together with mutual easements amongst both proposed sites and Civic No. 168 McDougald Street for access/egress purposes. The proposed parcel configuration is

| Width (approximate) | Length (approximate) | Area (approximate) |
|---------------------|----------------------|--------------------|
| 37.20m (sever)      | 33.91m               | 0.015ha            |
| 85.83m (retain)     | 30.11m               | 0.024ha            |

**Easements As Illustrated In Favour of**

|                            |   |
|----------------------------|---|
| Civic 168 McDougald Street | Over proposed & retained lands for access/egress to Brock Street  |
| Retained Lands             | Over proposed severed lands for access/egress to McDougald Street |
| Severed Lands              | Over proposed retained lands for access/egress to Brock Street    |

**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.

J. Fratesi, agent for the owners of Civic No. 135 Brock Street, had the following comments. Thank you for taking the time to talk to me about the above applications which have been filed by Sault Ste. Marie Housing Corporation for its property at 540 Albert Street East. I have spoken to Jeff Barban about these applications as well.

My daughters (Krista Fratesi Williams and Lisa Fratesi Coccimiglio) have owned and operated their small businesses located at 135 Brock Street for over 20 years and have asked me to express their concerns about what the Housing Corporation is asking for. I can only assume that this was not addressed prior to the issue of a permit for the new DSSAB building because the original plan was to take this building down after the new one was completed. This obviously has changed, and the intent is now to keep both buildings and to use both on a long term basis. That being the case, the parking requirements for both buildings, in accordance with the City's bylaws, need to be met. Informal arrangements might provide a practical solution to needed parking but should

never be accepted to satisfy parking requirements of the City's bylaws. The Housing Corporation should be held to the same standards as any other property owner. While it's current plans and proposed tenants of the old building might get by on informal parking arrangements, there is no guarantee that the required parking will be available on a long term basis. Things change. Directions change. Ownerships change. That is why we have bylaws that nail down parking.

The whole issue of parking for the Brock Street neighbourhood was very recently discussed in the context of the relocation of the Mill Mart to the neighbourhood, as well as the construction of the new, but controversial Downtown Plaza. Businesses, such as my daughters, are already concerned about the compromises that have already been made to the parking requirements for their neighbourhood.

Reducing the parking requirements for 540 Albert Street East from the bylaw requirement of 74 spaces to 0 cannot be seen as "minor" and should not be the subject of a variance application to the Committee of Adjustments. It is actually a "major" reduction, an actual complete deletion of both what is practically needed for parking, as well as the bylaw requirements for parking.

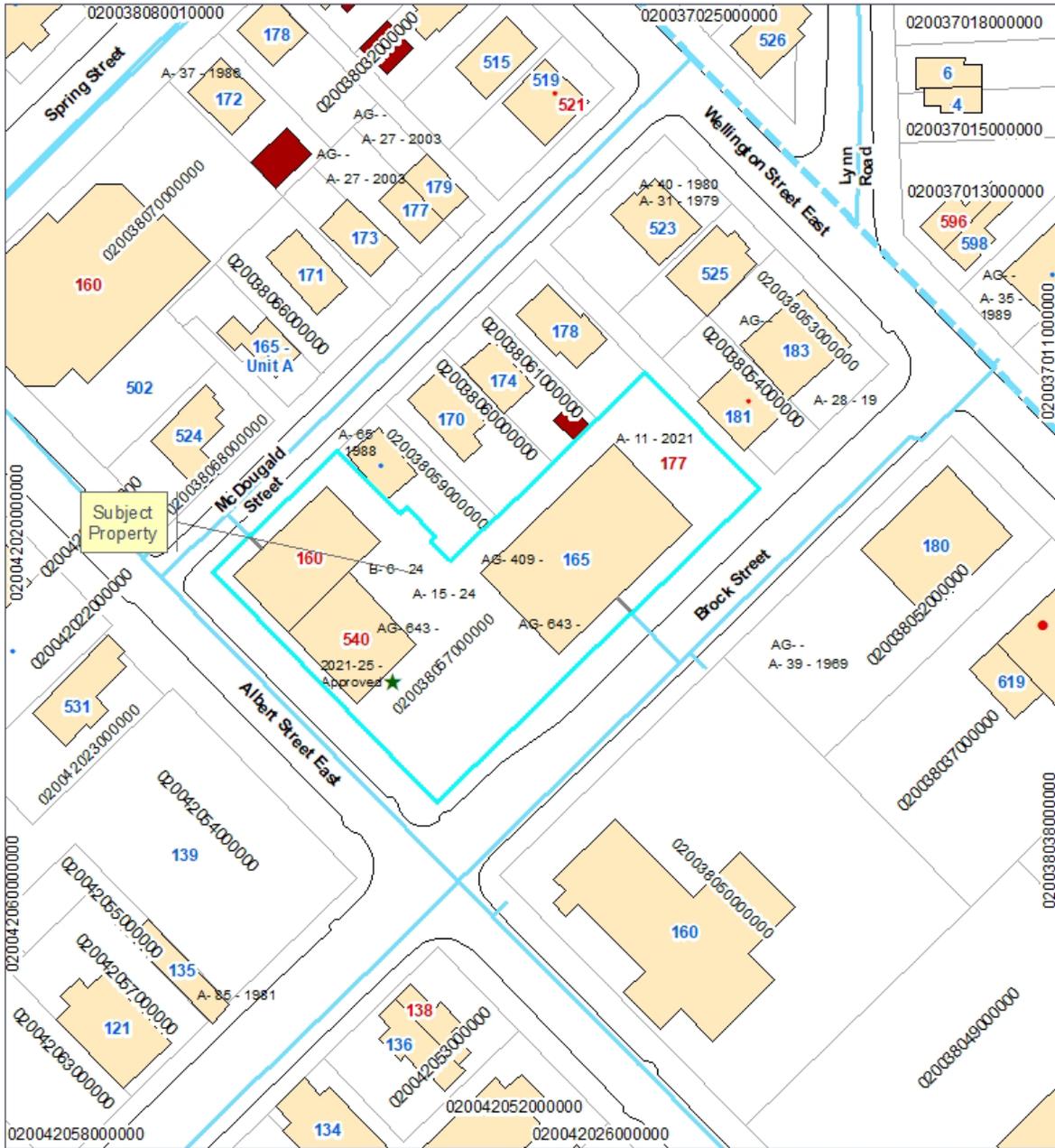
The variance application should be denied and so should the severance application until the parking requirements for BOTH the new and the old buildings are satisfied. The same standards that are to be met by private developers in our community should be met by municipal and quasi-municipal agencies, such as the DSSAB and the Housing Corporation, because future ownership of any property cannot be guaranteed. Approving these applications will simply make an existing situation worse.

**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          | Any approval to be conditional on entering into a lease with the owners of 548 Albert St. East to share the barrier free parking spaces illustrated on the site plan to be designed in accordance with by-law provisions |
| Algoma Public Health     | X          | No comment, municipally serviced   |
| Bell Canada Right-of-Way |            |  |
| Building Division        | X          | Any approval resulting in required parking spaces must be in accordance with all other provisions of Section 5 of Zoning By-Law 2005-150, specifically subsection 5.3.5.   |





|   |  |   |
|---|--|---|
| <p><b>Application Map Series</b></p> <p><input checked="" type="checkbox"/> Subject Property</p>  |  |  <p><b>Committee of Adjustment</b><br/>         Planning and Enterprise Services Division<br/>         99 Foster Drive, Sault Ste Marie, ON P6A 5X6<br/>         saultsternarie.ca   705-759-5411   m.kelly@cityssm.on.ca</p> |
| <p><b>Property Information</b></p> <p>Civic Address: 540 Albert St. East<br/>         Roll No. 020 038 057 00 0000<br/>         Map No.: 7/1-2<br/>         Application No.: A15/24 &amp; B6/24</p> |  | <p><small>This map is for general reference only<br/>         Orthophoto: None<br/>         Projection Details:<br/>         NAD 1983 UTM Zone 18N<br/>         GCS North American 1983</small></p>                          |

**Application A16/24-156-(2-47)-23393-RA**

**DUSTIN & CHRISTINA GRONDIN** are the owners of **CIVIC NO. 55 OLD HIGHWAY 17 N** further identified as Pt. Lt 20 RCP H743 former Township of Tarentorus, PT 1, 1R10543 & Lt 19 RCP H743 Tarentorus. It is located on the east side of Old Highway 17 N at the southerly end of the street. The subject property is designated Rural Area in the Official Plan & is zoned RA, Rural Area. It is irregular in shape and is approximately 3.8ha in size.

**PURPOSE OF THE APPLICATION:**

Subject to final consent approval of application **B7/24**, relief is requested from the provisions of By-law 2005-150, as amended, to facilitate the creation of an additional northerly parcel by reducing the required lot frontage of the proposed parcel & legitimizing the location of the existing garage on the proposed retained parcel.

|              | <b>By-Law Requirement 2005-150</b>                                       | <b>Proposed Variance</b>  |
|--------------|--|---|
| <b>8.5.2</b> | Minimum required lot frontage<br><b>45m</b>                              | <b>Reduce</b> the minimum required lot frontage for the proposed northerly parcel only, to <b>13m</b> |
|              | Minimum interior side yard requirement for accessory buildings <b>5m</b> | <b>Reduce</b> the south interior side yard to <b>4.6m</b> for the existing 9.29m x 6.15m garage only  |

**Public Response**

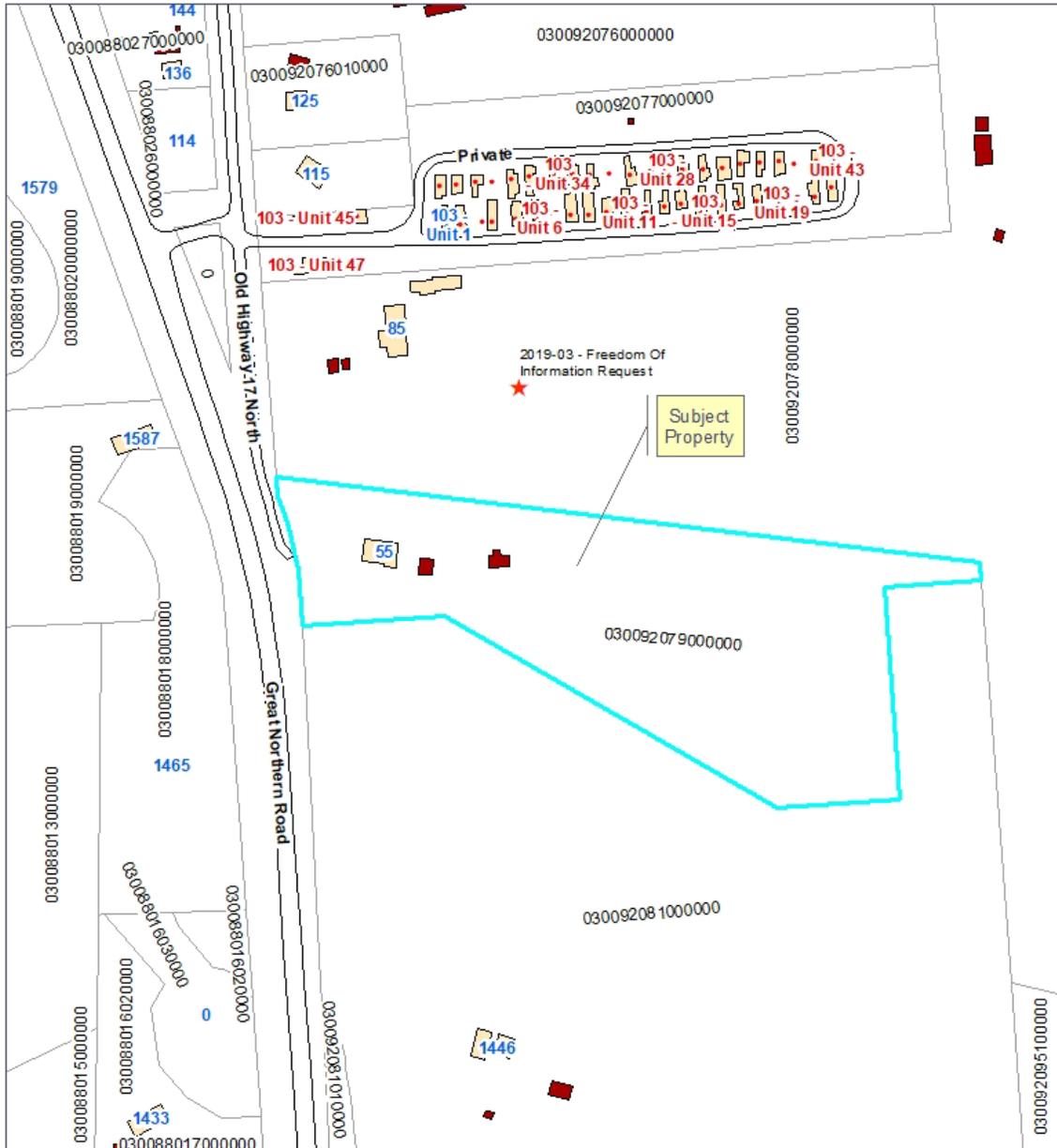
Notice of public hearing was sent by personal mail to neighbouring properties, by posting a sign on-site & posting on the City website.

**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.

| Division/Agency                  | Circulated | Response  |
|----------------------------------|------------|---|
| Algoma Public Health             | X          |   |
| Bell Canada Right-of-Way         |            |   |
| Building Division                | X          | No objection  |
| Canada Post                      |            |   |
| Conservation Authority           | X          |   |
| Engineering & Construction       | X          |   |
| Fire Services                    | X          | No comment  |
| Legal Department                 | X          | Turnaround agreement in process.<br>No additional comment |
| Planning Division                | X          | No objection  |
| PUC Distribution Inc. (Electric) | X          | No concerns   |
| Public Utilities Comm. (Water)   | X          | No concerns   |

|              |   |  |
|--------------|---|--|
| Public Works | X | Supportive conditional on the cooperation of the applicant to provide the City with a turnaround |
|--------------|---|--|



**Application Map Series**  
 Subject Property

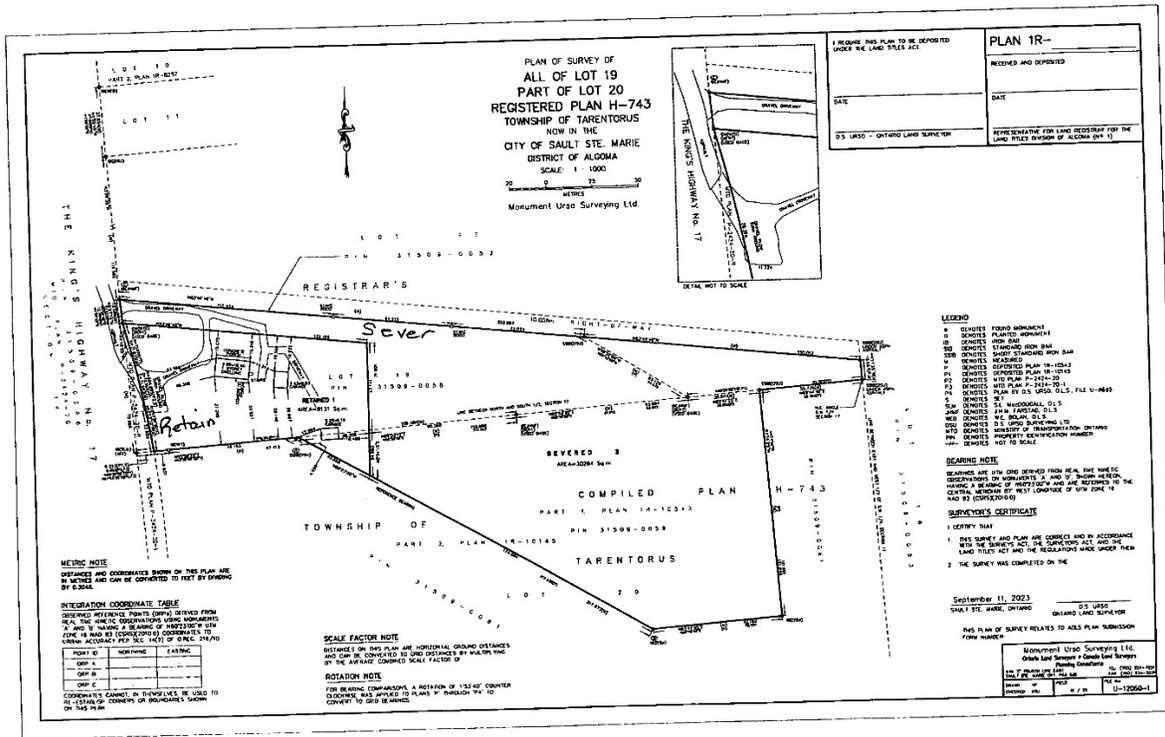
**Property Information**  
 Civic Address: 55 Old Hwy 17 N  
 Roll No. 030 092 079 00 0000  
 Map No.: 156/2-47  
 Application No.: A16/24 & B7/24



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

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





**TAB 5**

**Application B7/24-156-(2-47)-23393-RA**

**DUSTIN & CHRISTINA GRONDIN** are the owners of **CIVIC NO. 55 OLD HIGHWAY 17 N** further identified as Pt. Lt 20 RCP H743 former Township of Tarentorus, PT 1, 1R10543 & Lt 19 RCP H743 Tarentorus. It is located on the east side of Old Highway 17 N at the southerly end of the street. The subject property is designated Rural Area in the Official Plan & is zoned RA, Rural Area. It is irregular in shape and is approximately 3.8ha in size.

**INTENT OF THE APPLICATION**

**Subject** to final approval of minor variance application **A16/24**, the applicant is seeking the Committee’s consent to sever and convey a northerly parcel fronting on Old Highway 17 N being approximately 3.02ha in size, for future development purposes. The proposed parcel configurations are,

| Width (approximate) | Length (approximate) | Area (approximate) |
|---------------------|----------------------|--------------------|
| 13.08m (sever)      | 300m                 | 3.02ha             |
| 71.6m (retain)      | 132m                 | 0.81ha             |

**Public Response**

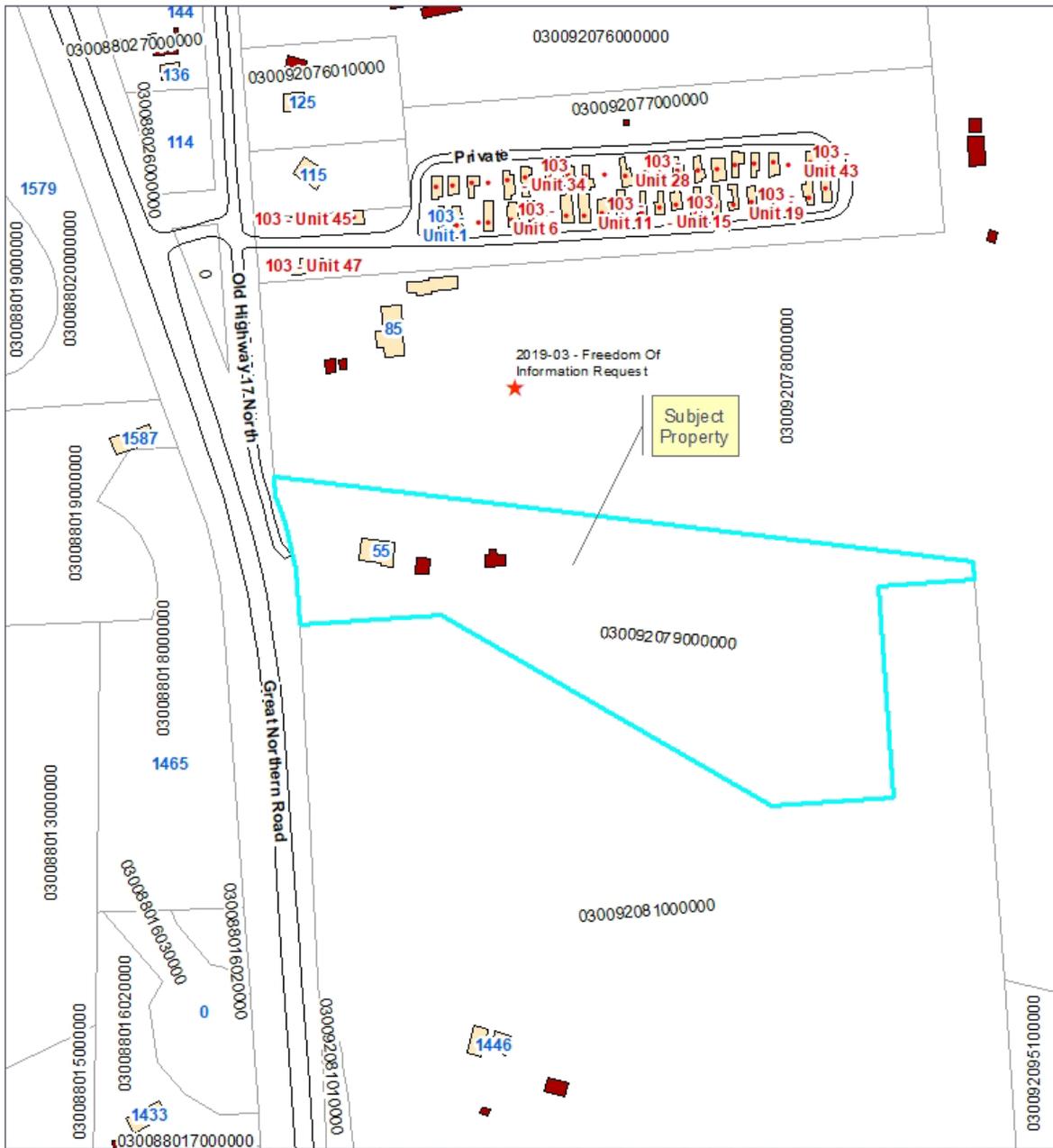
Notice of public hearing sent by personal mail to neighbouring properties, by posting a sign on-site and by posting on the City's website.

**Interested Parties Present** – none recorded.

**Technical Review: Circulated Departments & Agencies**

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

| Division/Agency                  | Circulated | Response   |
|----------------------------------|------------|--|
| Algoma Public Health             | X          |  |
| Bell Canada Right-of-Way         |            |  |
| Building Division                | X          | No objection   |
| Canada Post                      |            |  |
| Conservation Authority           | X          |  |
| Engineering & Construction       | X          |  |
| Fire Services                    | X          | No comment   |
| Legal Department                 | X          | Turnaround agreement in process.<br>No additional comment  |
| Planning Division                | X          | No objection   |
| PUC Distribution Inc. (Electric) | X          | No concerns  |
| Public Utilities Comm. (Water)   | X          | No concerns  |
| Public Works                     | X          | Supportive conditional on the cooperation of the applicant to provide the City with a turnaround |



**Application Map Series**  
 Subject Property

---

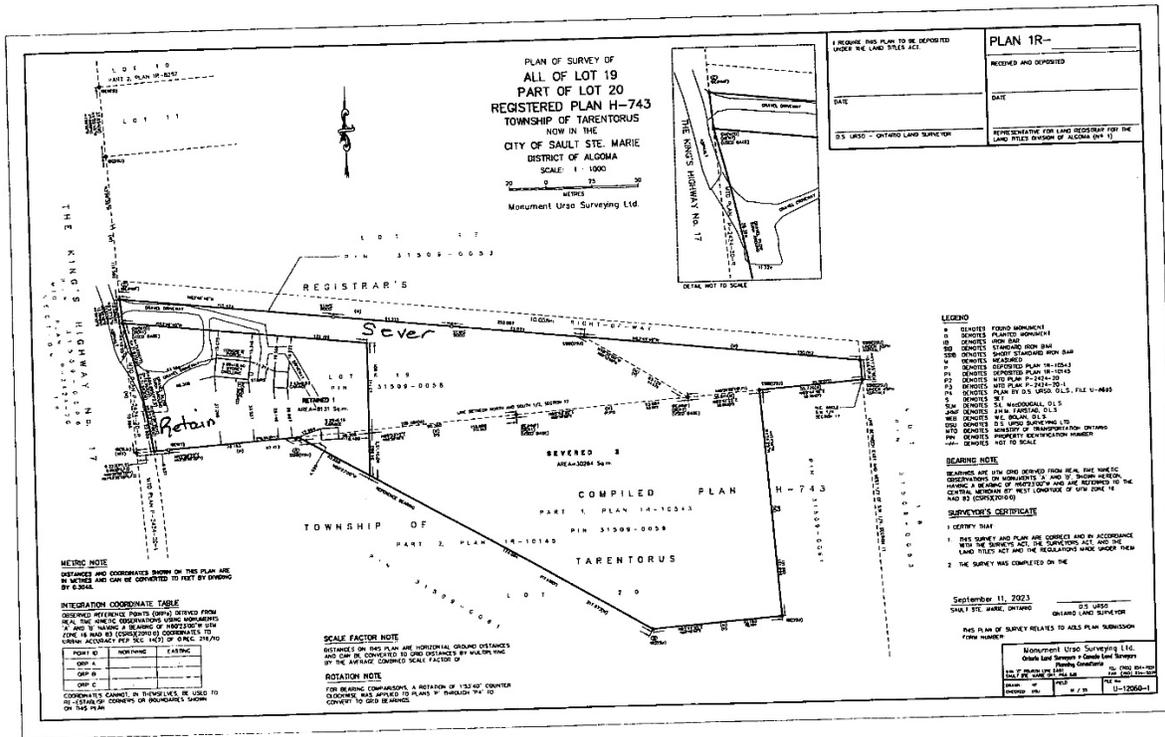
**Property Information**  
 Civic Address: 55 Old Hwy 17 N  
 Roll No. 030 092 079 00 0000  
 Map No.: 156/2-47  
 Application No.: A16/24 & B7/24



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

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



**TAB 6**

**Application B5/24-43-(1-50)-7009-C5**

**3476847 CANADA INC.** is the owner of PIN 31532-0035 (LT), former Township of St. Mary's, and municipally identified as **CIVIC NO. 44 GREAT NORTHERN ROAD** aka Cambrian Mall. It is located on the east side of Great Northern Road between Willoughby Street and McNabb Street. The subject property is designated Residential in the Official Plan and is zoned R2, Single Unit Residential.

**INTENT OF THE APPLICATION**

**Subject** to final by-law approval of rezoning application B-4-24-Z. OP, the applicant is seeking the Committee's consent to sever and convey a westerly 0.328ha parcel fronting on Great Northern Road and provide an easement for right-of-way purposes in favour of the proposed severed parcel. The proposed parcel & easement configurations are:

| Width (approximate)        | Length (approximate) | Area (approximate) |
|----------------------------|----------------------|--------------------|
| 62.45m (sever)             | 59m                  | 0.328ha            |
| 349m (retain)              | 283m                 | 1.7ha              |
| 14.9m (southerly easement) | 56.8m                | 0.042ha            |
| 7.237m (westerly easement) | 58.014m              | 0.085ha            |

**The intent of the application is to facilitate the relocation of the BMO office from within the Cambrian Mall to the proposed severed parcel & provide a right-of-way over the proposed retained land in favour of the proposed severed parcel.**

**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.

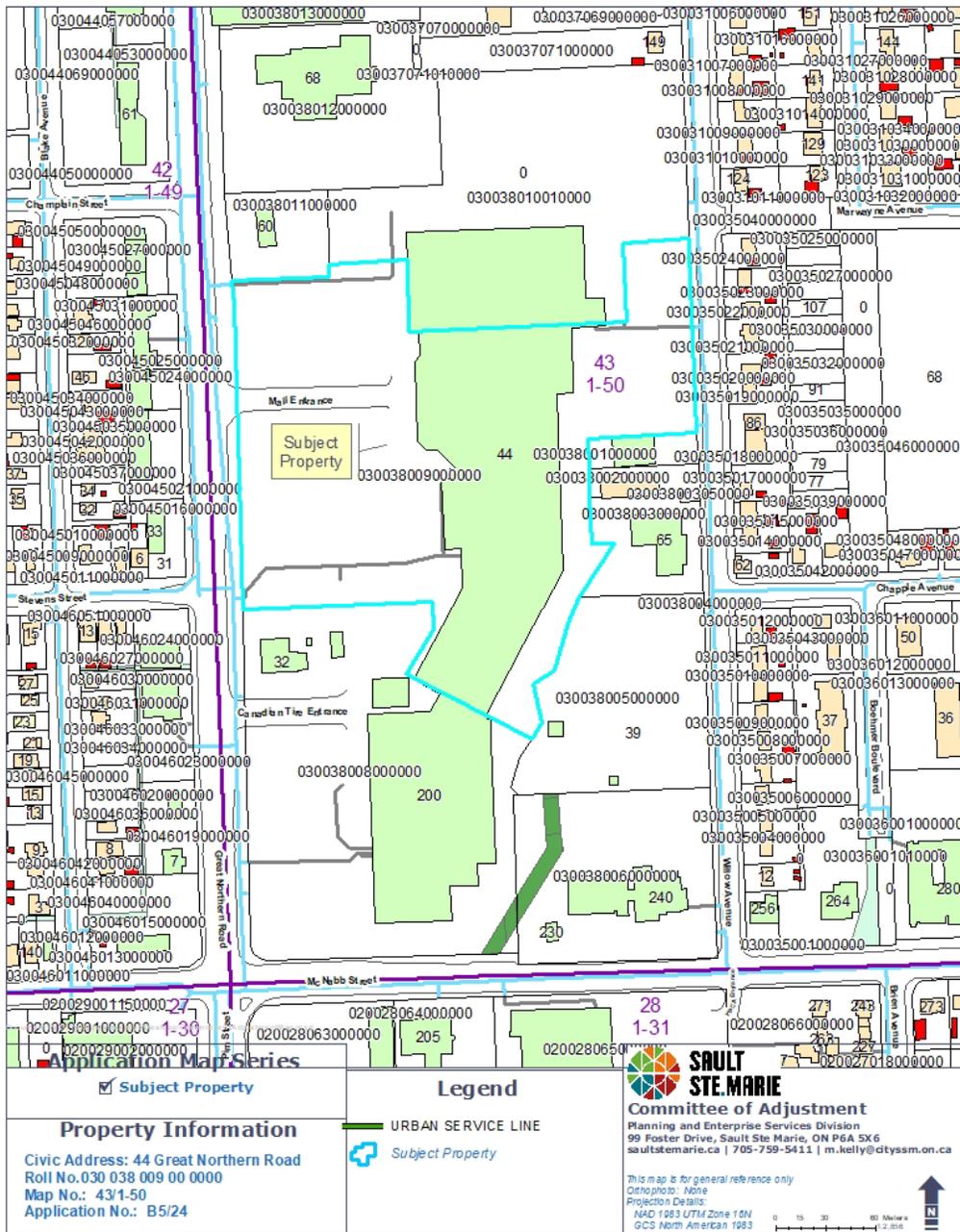
**Interested Parties Present –**

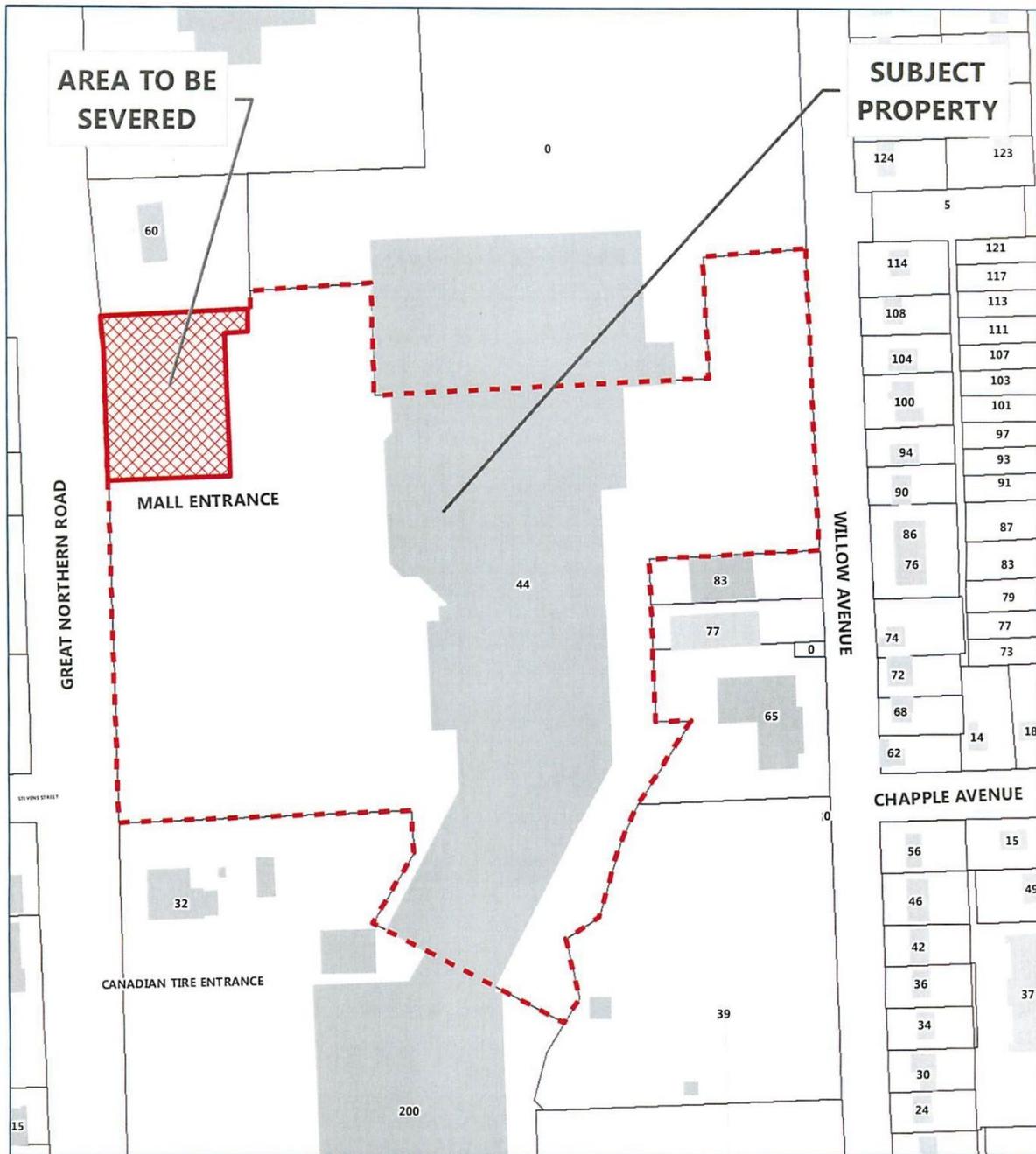
**Technical Review: Circulated Departments & Agencies**

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 objection, noting several open building permits on this site |
| Canada Post                      |            |   |
| Conservation Authority           | X          |   |
| Engineering & Construction       | X          |   |
| Fire Services                    | X          |   |
| Legal Department                 | X          | No comment  |
| Planning Division                | X          | No objections   |
| PUC Distribution Inc. (Electric) | X          |   |
| Public Utilities Comm. (Water)   | X          |   |
| Public Works                     | X          |   |

Planning staff noted that parking for the bank will fall under the Shopping Centre site plan agreement to share parking between all uses on the mall grounds. This is required to ensure that by severing this portion the overall property is able to maintain the required parking.





**Application B5/24: Subject Property**

**Property Information**

 **SAULT STE. MARIE**  
**Planning and Enterprise Services**  
 Community Development and Enterprise Services Department  
 99 Foster Drive, Sault Ste Marie, ON P6A 5X6  
 saultstemarie.ca | 705-759-5368 | planning@cityssm.on.ca

-  Area to be Severed
-  Subject Property: 44 Great Northern Road
-  Parcel Fabric

Civic Address: 44 Great Northern Road  
 Roll No.: 030038009000000  
 Map No.: 43/1-50  
 Date Created: April 12, 2024

 1:2,000  
 This map is for general reference only. 



| Application B5/24: Aerial Image  |   | Property Information   |
|--|---|--|
|  <b>SAULT STE. MARIE</b><br>Planning and Enterprise Services<br>Community Development and Enterprise Services Department<br>99 Foster Drive, Sault Ste Marie, ON P6A 5X6<br>saultstearie.ca   705-759-5368   planning@cityssm.on.ca | <ul style="list-style-type: none"> <li> Area to be Severed</li> <li> Subject Property: 44 Great Northern Road</li> <li> Parcel Fabric</li> </ul> | Civic Address: 44 Great Northern Road<br>Roll No.: 030038009000000<br>Map No.: 43/1-50<br>Date Created: April 12, 2024 |
|  |  1:2,000<br><small>This map is for general reference only<br/>           Orthophoto: 2022</small>  |                                   |

**Application B8/24-36-(1-57)-15898-R3**

**HERBS VILLAS INC (DNM Construction Management Ltd.)** is the owner of **CIVIC NO. 210 PITTSBURGH AVENUE** further identified as Lt. 104-110 PL 1598 & part of closed lane, former Township of Korah. It is located on the northeast corner of Pittsburgh Avenue and Young Street. The subject property is designated Residential in the Official Plan & is zoned R3, Low Density Residential. It is irregular in shape and is approximately 3.8ha in size.

**INTENT OF THE APPLICATION**

The applicant is seeking the Committee’s consent to sever the subject property into three (3) autonomous parcels for future residential development considerations. The proposed parcel configurations are,

| Width (approximate) | Length (approximate) | Area (approximate) |
|---------------------|----------------------|--------------------|
| 27.3m (sever)       | 42.03m               | 0.115ha            |
| 27.3m (sever)       | 42.03m               | 0.115ha            |
| 30.6m (sever)       | 42.03m               | 0.129ha            |

**Public Response**

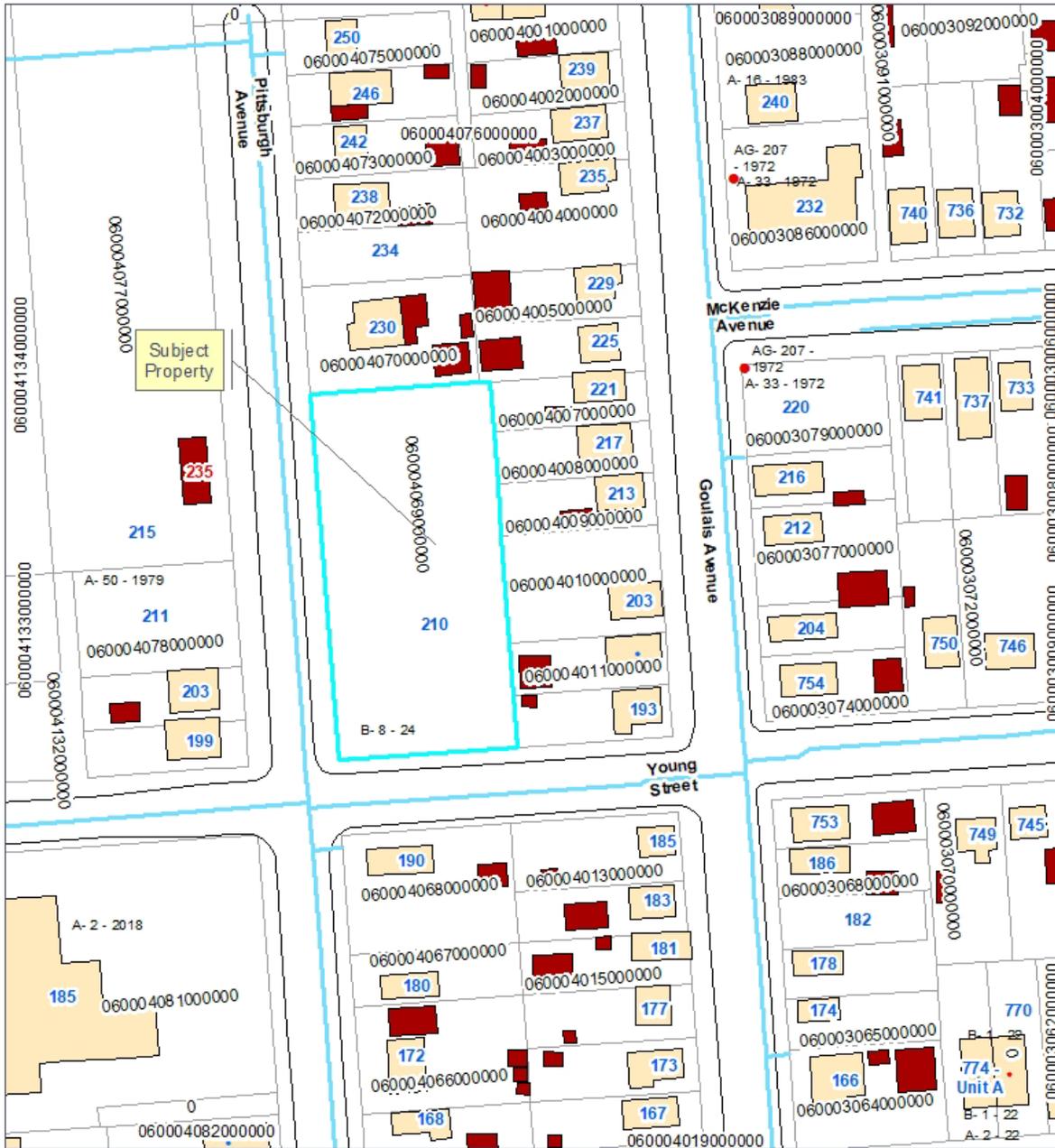
Notice of public hearing sent by personal mail to neighbouring properties, by posting a sign on-site and by posting on the City’s website.

**Interested Parties Present –**

**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 objection  |
| Canada Post                      |            |               |
| Conservation Authority           | X          |               |
| Engineering & Construction       | X          |               |
| Fire Services                    | X          |               |
| 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    |



**Application Map Series**  
 Subject Property

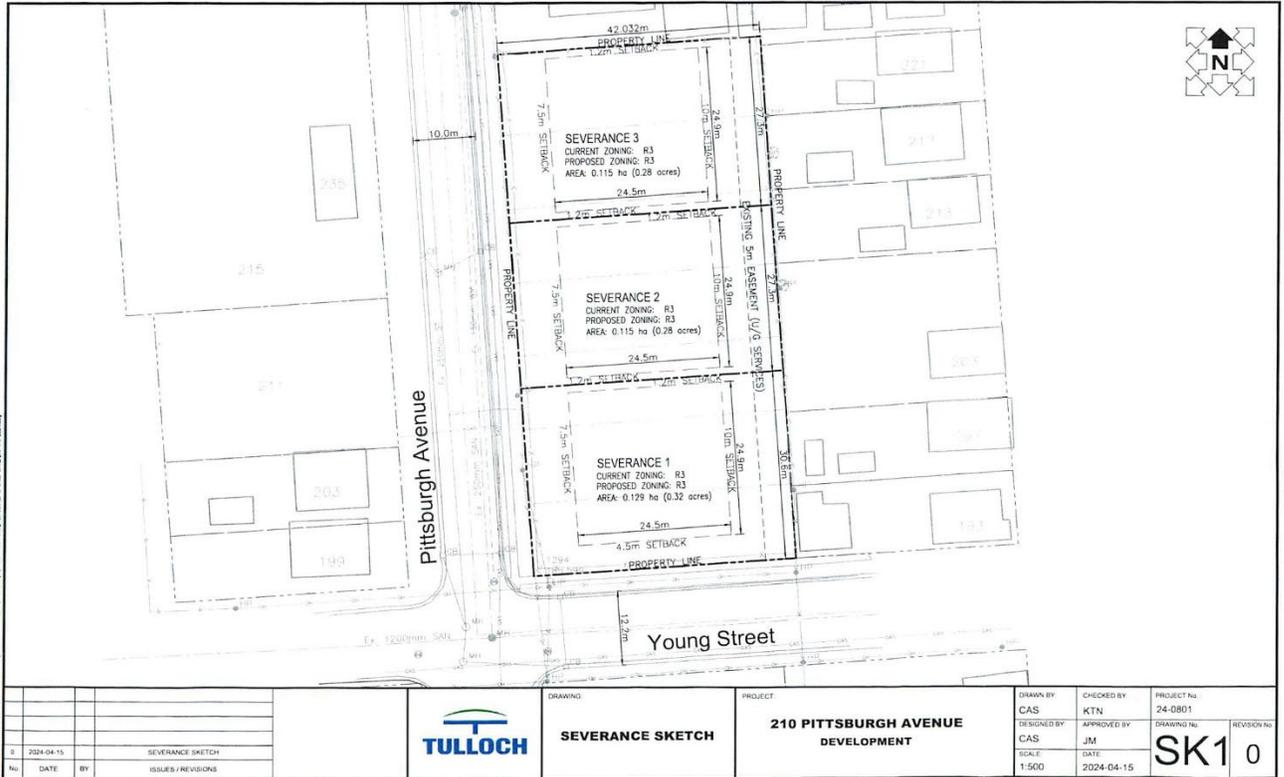
---

**Property Information**  
 Civic Address: 210 Pittsburg Ave.  
 Roll No. 060 004 069 00 0000  
 Map No.: 36/1-57  
 Application No.: B8/24

**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 5 10 20 Miles  
 0 1 2 Kilometers



➤ **Deferred Applications**

**OTHER BUSINESS**

**TAB 8**

**DATE OF NEXT HEARING – June 12, 2024**

**ADJOURNMENT**

*Michelle Kelly*

Michelle Kelly, ACST  
Secretary-Treasurer