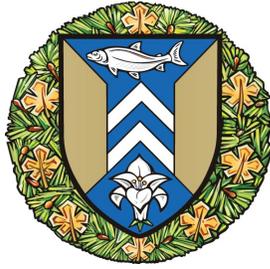


The Corporation of the
City of Sault Ste. Marie



Committee of Adjustment
April 17, 2024
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 March 20, 2024**
 - **Disclosure of Pecuniary Interest and the General Nature Thereof**
 - **Applicant/Agent Requests for Withdrawal or Deferral**
 - **Matters To Be Considered**
 - **A12/24 Civic 356 Cathcart Street**
 - **A13/23 Civic 110 Pim Street**
 - **B4/24 Civic 335 River Road**
 - **Deferred Applications**
 - **Other Business**
 - **Adjournment**
-

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

TAB 1

Application A12/24-40-(1-46)-10244-R3

ANGELA SAUVE is the owner of **Civic No. 356 CATHCART STREET** further identified as Lot 75, Kehoe “C” Subdivision, Plan 727 former Township of St. Mary’s. It is located on the north side of Cathcart Street between Hudson Street and Beverley Street. 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, to allow an accessory use second unit in the basement of the existing home, whereas the lot frontage and lot area do not meet the minimum required regulations.

	By-Law Requirement 2005-150	Proposed Variance
9.7.2	Minimum required lot area 460m²	Reduce the minimum required lot area to 368m²
	Minimum required lot frontage 18m	Reduce the minimum required lot frontage to 10m

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. Engineering, Legal & Public works had no comment or objection. The Building Division, Fire Services, Public Utilities Commission & Public works did not respond.

Planning Division staff have no objections to this application. Although the property does not conform to the current Zoning By-law for frontage and lot size, it is very similar to many lots in the immediate neighbourhood that are zoned R3 and contain two or more residential units. It is an existing lot of record, and the building envelope will not change with the addition of a basement unit. Parking spaces for both units can be accommodated in the rear of the property which is accessible from a City owned laneway.

As such, Planning is satisfied that the application is minor and desirable and does not conflict with the general intent and purpose of the Zoning By-law and Official Plan.

Staff Comments/Recommendations

There was no response from circulated property owners and no objections from staff or outside agencies. There was no evidence presented to suggest that approval would have

a

negative

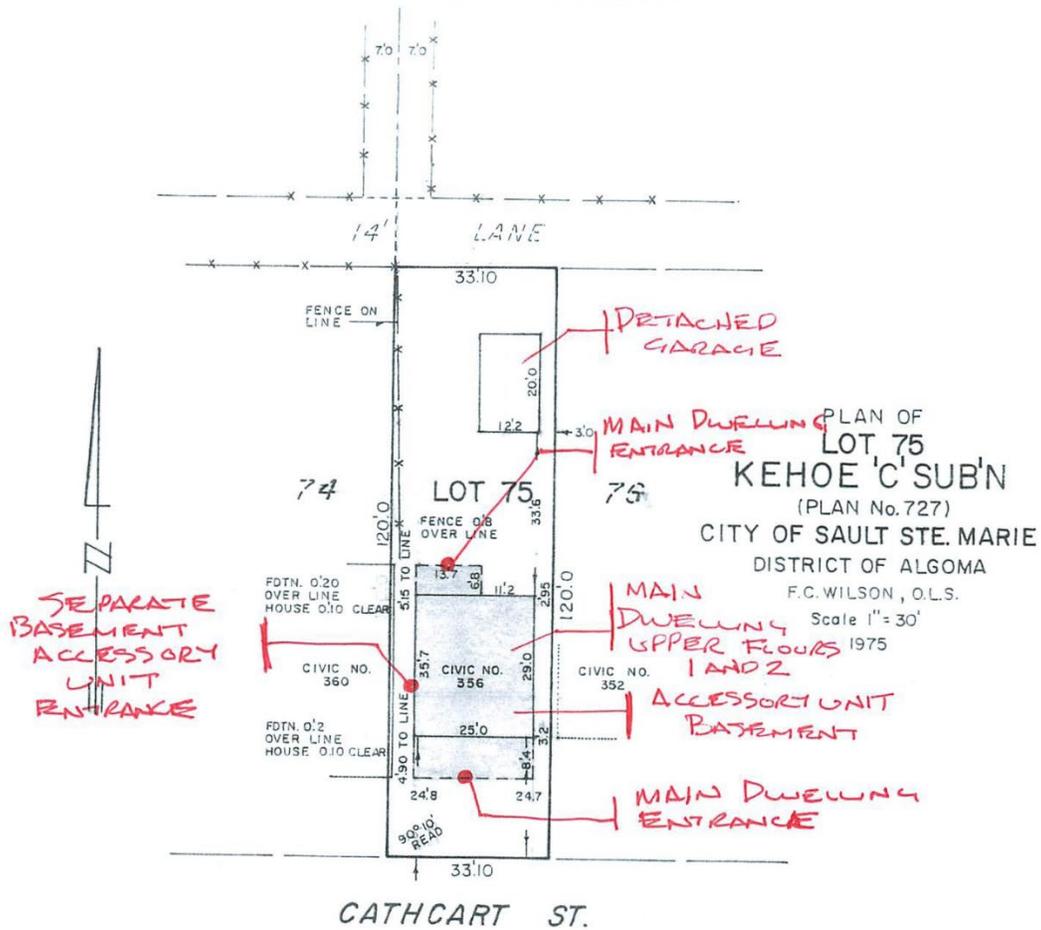
impact.

69 East Street
Sault Ste. Marie, Ontario

Area Code 705
Tel. 253-2471 - 253-2408

MacDOUGALL and WILSON

Ontario Land Surveyors



CERTIFICATE

I HEREBY CERTIFY THAT THE BUILDING UPON LOT 75 OF THE KEHOE "C" SUBDIVISION, BEING REGISTERED PLAN # 727, IS WHOLLY WITHIN THE LIMITS OF SAID LOT AND THAT THERE ARE NO ENCROACHMENTS THEREON OR THEREOVER EXCEPT AS SHOWN HEREON.

April 9, 1975
Sault Ste. Marie, Ont.

F. C. Wilson
F. C. Wilson, O.L.S.

356 Cathcart St



Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, Map data ©2024 10 m



356 Cathcart St

Building



Directions



Save



Nearby



Send to
phone



Share

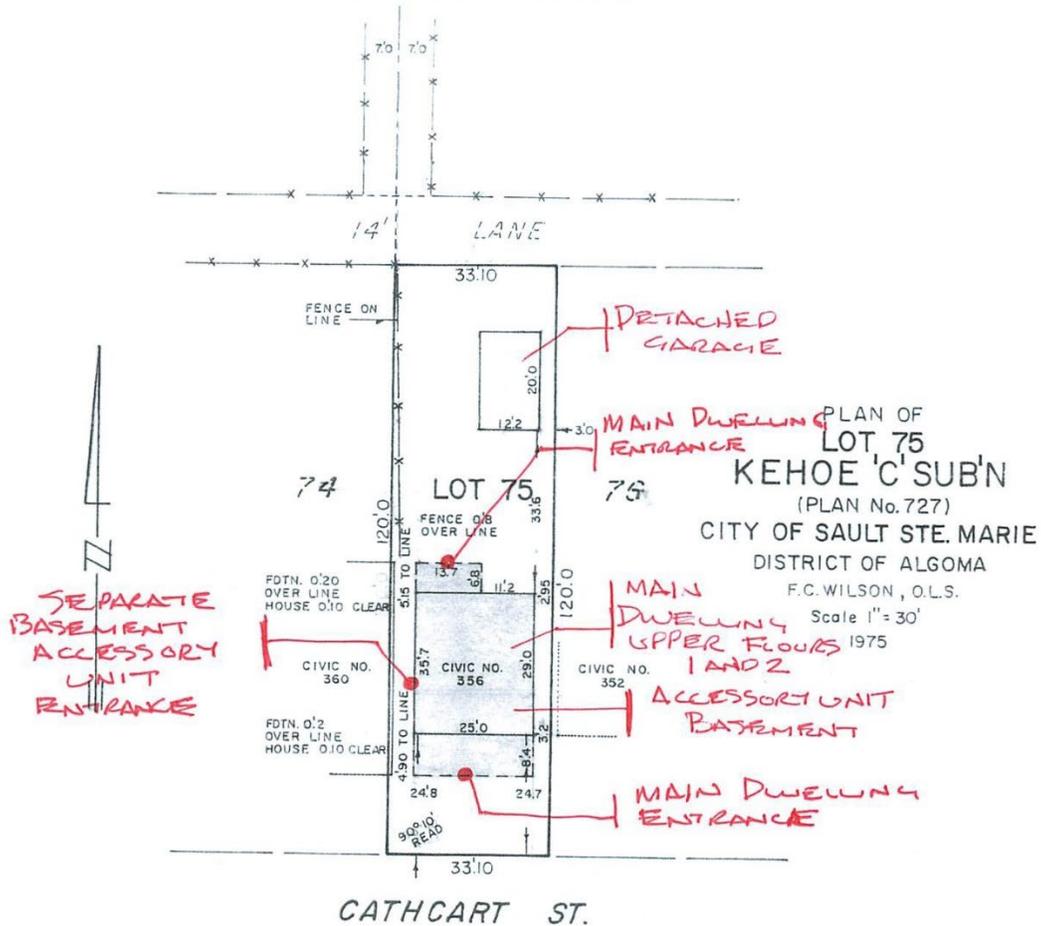


356 Cathcart St, Sault Ste. Marie, ON P6A 1G1

Photos

MacDOUGALL and WILSON

Ontario Land Surveyors



CERTIFICATE

I HEREBY CERTIFY THAT THE BUILDING UPON LOT 75 OF THE KEHOE "C" SUBDIVISION, BEING REGISTERED PLAN # 727, IS WHOLLY WITHIN THE LIMITS OF SAID LOT AND THAT THERE ARE NO ENCROACHMENTS THEREON OR THEREOVER EXCEPT AS SHOWN HEREON.

April 9, 1975
Sault Ste. Marie, Ont.

F. C. Wilson
F. C. Wilson, O.L.S.

Application A13/24-8-(1-3)-33206-R4

ONE TEN PIM INC. is the owner of **Civic No. 110 PIM STREET** further identified as PIN'S 31541-0321 (LT) & 31541-0319 (LT) former Township of St. Mary's. The property is irregular in shape and abuts Pim Street, Herrick Street and Church Street and is approximately 0.5ha in size. The subject property is 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 108 units in the 5-storey apartment building currently under construction.

	By-Law Requirement 2005-150	Proposed Variance
	Sections 5 & 9.8.2	Individually described as follows

NATURE AND EXTEND OF RELIEF APPLIED FOR:

1. Lot Coverage
 - Maximum permitted lot coverage 30%
 - **Increase** permitted lot coverage to 30.80%
2. Frontage (Church Street)
 - Minimum required frontage 23m
 - **Reduce** required lot coverage to 20.72m
3. Exterior Side Yard (Herrick Street)
 - Minimum required exterior side yard 7.5m
 - **Reduce** required exterior side yard to 2.75m
4. Interior Side Yard (abutting Church Street)
 - Minimum required interior side yard 7.5m
 - **Reduce** required interior side yard to 6.4m
5. Rear Yard (Pim Street)
 - Minimum required rear yard 10.0m
 - **Reduce** required interior side yard to 3m
6. Parking
 - Required parking ratio is 1.25 spaces/dwelling unit = 135 spaces including 8 barrier free spaces
 - **Reduce** required parking ratio to 1 space/dwelling unit = 113 spaces, including 7 barrier free spaces
7. Parking Encroachments Exterior Side Yard
 - Parking is not permitted in an exterior side yard
 - **Permit** twelve (12) parking spaces to be in an exterior side yard (Herrick Street)
8. Parking Encroachments Front Yard
 - Parking is not permitted in a required front yard

- **Permit** three (3) parking spaces to in a required front yard (Church Street)
9. Barrier Free Parking
- Barrier free spaces are 6% of total required parking = 8 barrier free spaces
 - **Reduce** barrier free spaces to seven (7) parking spaces
10. Landscaped Open Space
- Minimum required landscaped open space = 30%
 - **Reduce** landscaped open space to 16.50%

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 had no comment or objection. Building Division, PUC Distribution Inc., Public Utilities Commission did not respond.

Planning Division staff advised that a similar application was approved by the Committee of Adjustment in 2017 and approved on appeal to the Ontario Municipal Board (OMB). The OMB/LPAT approval limited the development to 104 units, however the applicant now wishes to add an additional 4 units, for a total of 108 units within the building. No changes are proposed to the building envelope.

The applicants have received a building permit that complies with the OMB/LPAT ruling and the building is currently under construction. The proposed variances related to increased lot coverage, reduced setbacks, and reduced landscaped open space (listed as numbers 1, 2, 3, 4, 5, 7, 8, and 10 in the application) still conform to the OMB/LPAT ruling. If the Committee denies this application, those variances will still continue to exist for the property and the development will continue to be limited to 104 units. It is important to note that Planning staff are of the opinion that the variances related to increased lot coverage, reduced setbacks, and reduced landscaped open space meet the four tests of a minor variance when viewed together or individually.

The requested variances related to parking spaces (listed as numbers 6 and 9 in the application) are different from the original application and OMB ruling. The applicant is proposing to reduce the total number of required parking spaces from 135 to 113. On March 18th, 2024, City Council approved a change to the Zoning By-Law to reduce minimum parking requirements from 1.25 spaces per dwelling unit to 1 space per dwelling unit (which would be 108 for this development). At the time of this report (April 5th, 2024) the new By-law has not come into effect.

With that said, the proposed parking reduction to 113 spaces is appropriate for the property, especially considering its downtown location. A full range of commercial and institutional amenities are located in the downtown within close proximity to the proposed development site. Many people who do not drive, own a car, or prefer to walk or cycle choose to live in the downtown due to its walkability and close proximity to a variety of amenities. Experience has shown that a parking ratio of 1 space per unit is ample for residential developments located within the downtown area. Both Council and the Committee of Adjustment have approved previous residential developments with a parking ratio of 1 space/unit within the downtown.

Planning staff also wish to note that the Zoning By-law allows for required parking spaces to be located on a neighbouring lot for developments within the Downtown, provided that the parking spaces are located within 300m of the benefiting lot. The applicant is proposing that 33 parking spaces be located on a nearby lot (884 Queen Street East), which is also owned by the applicant. This lot is within 50m of 110 Pim Street but separated by a City owned laneway, thus the parcels cannot merge. The Zoning By-law indicates that the land to be used for parking must be held under a lease having a definite term in excess of 10 years. Because of the permanent nature of this building, Planning staff recommend a condition of approval include a longer defined agreement period, lasting at least 25 years.

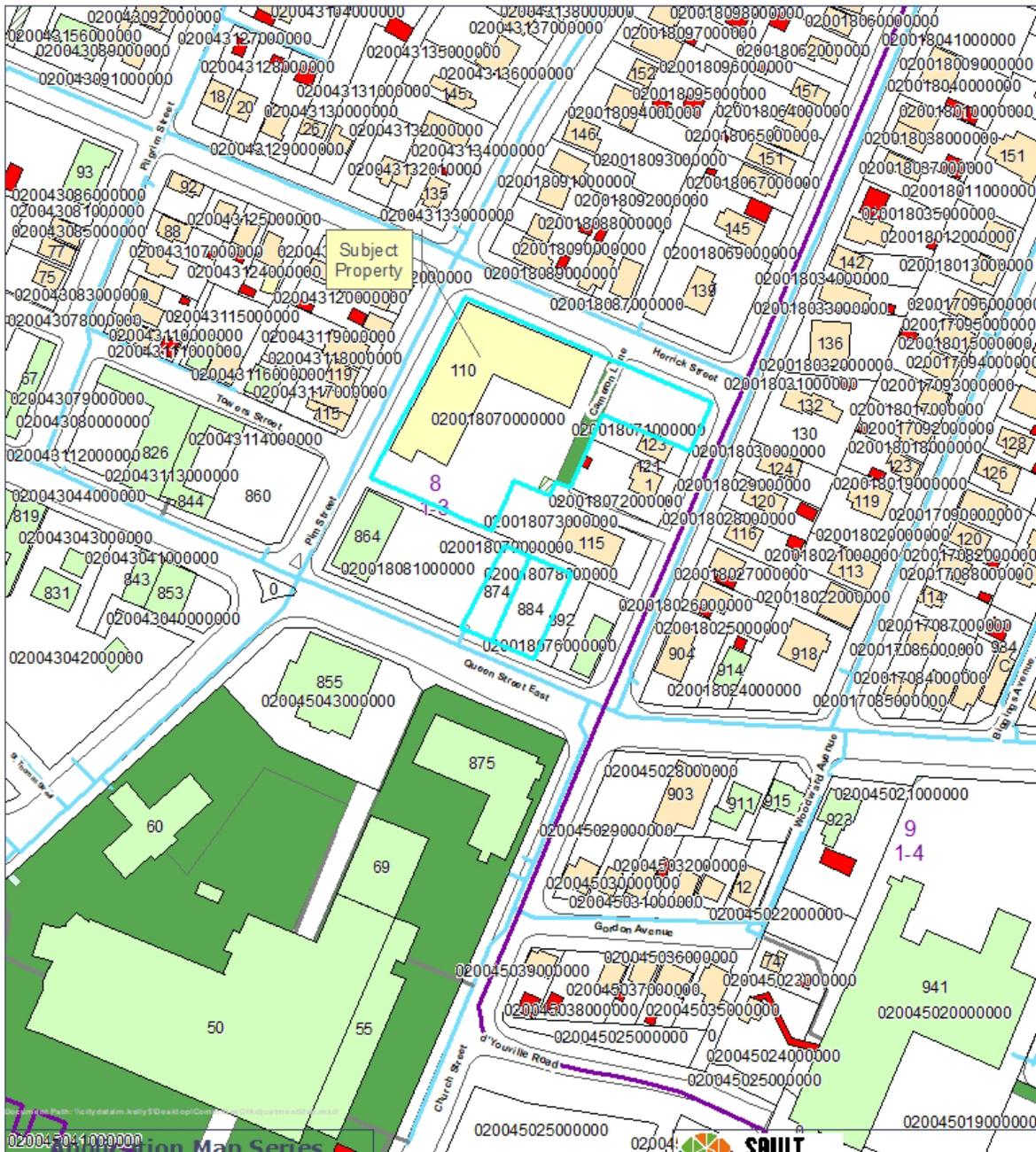
Finally, the applicant is seeking to reduce the barrier free parking requirement from 8 spaces to 7 spaces. Barrier free parking spaces are calculated in the Zoning By-law as 6% of the total required parking spaces for residential uses. With the requested reduction in required parking to 113 spaces, 7 barrier free spaces out of 113 would meet the requirement of 6% of total parking spaces. It is therefore Planning staff's opinion that the overall parking space reductions, including barrier free, are minor in nature.

To conclude, it is Planning staff's opinion that the requested variances meet the four tests of a minor variance and as such have no objection to the approval of this application.

Staff Comments/Recommendations

There was no recorded response from circulated property owners and no objections from staff or outside agencies. No evidence was presented to suggest that approval would have a negative impact.

Planning staff recommends that the lease of off-site parking spaces be for a minimum term of twenty-five (25) years. As such, having the applicant enter into a lease of 21 years or more could be attached as a condition of approval.



Application Map Series

Subject Property

Property Information

Civic Address: 110 Pim Street
 Roll No. 020 018 070 00 0000
 Map No.: 8/1-3
 Application No.: A13/24

Legend

URBAN SERVICE LINE

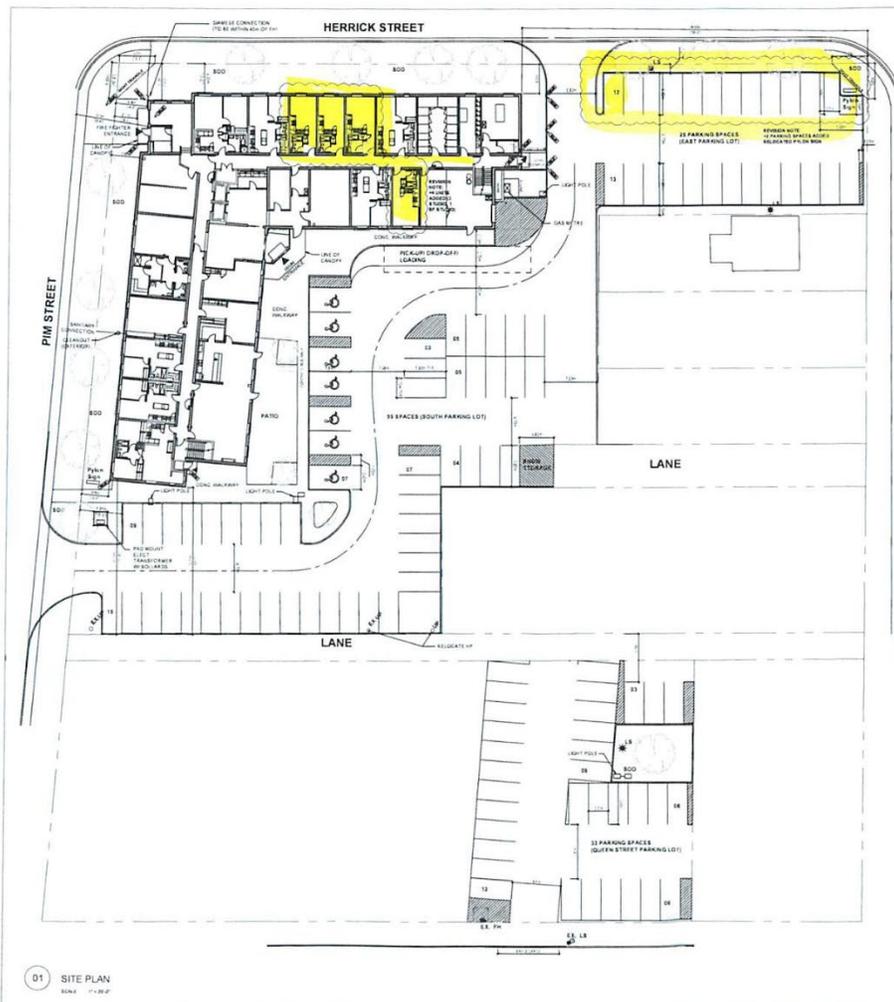
Subject Property

SAULT STE. MARIE
 Committee of Adjustment

Planning and Enterprise Services Division
 99 Foster Drive, Sault Ste. Marie, ON P6A 5X6
 saultstearie.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 10 20 40 Meters
 1:2,000



PROJECT STATISTICS

LOCATION: 110 PIM STREET
SAULT STE. MARIE (DNTARD)
PWA 202

REGULATORY AGENCY: CITY OF SAULT STE. MARIE
ZONING: ZONING BY-LAW 2005-103
CMMR.PAT: PL 10102

Site Area: 7274 m² (27014 sq. ft. 2.2 AC)
FIR: 1.28 (38897.72314 m²)
LUL Coverage: 24% (17058.2 / 7274 m²)

Building Height (per zoning by-law 2005-103): Proposed: 3 Storeys, Permitted: 3 Storeys

SETBACKS: Proposed: Required

North Setback (Pim St): 4.26 m, 6 m
East Setback (Church St): 12.7 m
South Setback (Lane): 25.3 m
West Setback (Pim St): 3 m

PERMITS

Parking Required (PWA 202): 113
PWA 202 (PWA 202): 113
PWA 202 (PWA 202): 113

Parking Provided: 113 spaces

Accessible Spaces Required: 7 spaces (6% of required)
Accessible Spaces Provided: 7 spaces

LOADING SPACE: 1 provided

GROSS FLOOR AREA

AREA ON LEVEL: RESIDENTIAL, G/F A

Ground Level: 1,462 m² (15,828 sq. ft.)
Level 1: 1,577 m² (17,033 sq. ft.)
Level 2: 1,577 m² (17,033 sq. ft.)
Level 3: 1,577 m² (17,033 sq. ft.)
Level 4: 1,565 m² (16,903 sq. ft.)
Penthouse: 341 m² (3,671 sq. ft.)

Total: 8,099 m² (86,922 sq. ft.)

AREA SUBJECT TO 43 PER DEFINITION OF G/F A

DWELLING UNIT STATISTICS

TYPE: SUITE

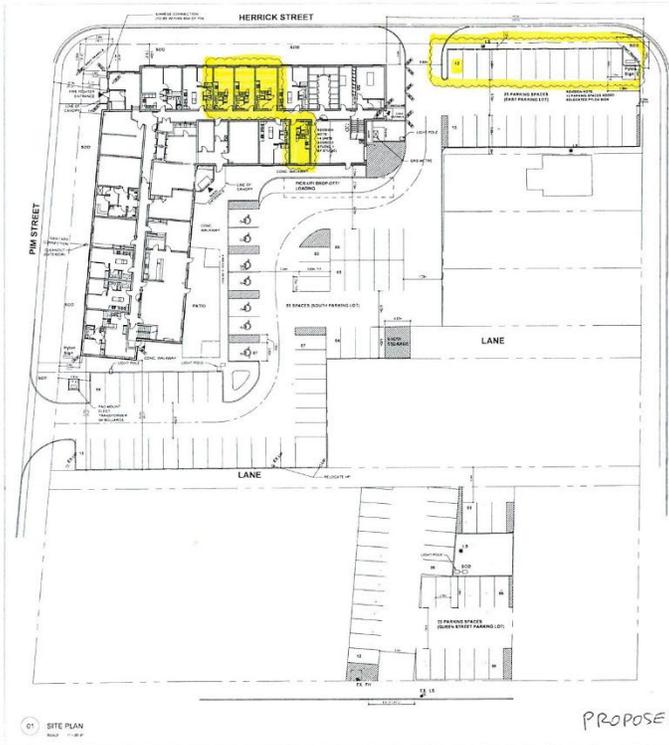
S/A: 34 m² (367 sq. ft.)
S-B/A: 35 m² (376 sq. ft.)
S-C/A: 42 m² (453 sq. ft.)
L/A: 70 m² (754 sq. ft.)
L-B/A: 78 m² (841 sq. ft.)
L-C/A: 88 m² (946 sq. ft.)
L-D/A: 75 m² (807 sq. ft.)
2-B/A UNIVERSAL: 114 m² (1,227 sq. ft.)
2-C: 87 m² (931 sq. ft.)
2-D: 80 m² (858 sq. ft.)
2-E: 66 m² (708 sq. ft.)
PENTHOUSE: 251 m² (2,697 sq. ft.)

SUITE TYPE: SUITED BY TYPE SUITES: 9
1 BED BY TYPE SUITES: 7
1 BED ADAPTABLE TYPE SUITES: 4
2 BED UNIVERSAL TYPE SUITES: 2
TOTAL BY TYPE SUITES: 25

REVISION NOTE #1: BARBER FREE SUITE ADDED
REVISION NOTE #2: BARBER FREE SUITE ADDED

FLOOR	SUITE TYPE											TOTAL		
	S/A	S-B/A	S-C/A	L/A	L-B/A	L-C/A	L-D/A	2-A	2-B	2-C	2-D		2-E	
GR	3	1	0	5	0	1	0	0	0	0	1	0	0	11
1	2	1	1	13	1	1	1	2	0	1	3	1	0	24
2	2	1	1	13	1	0	1	2	1	1	3	1	0	24
3	2	1	1	13	1	0	1	2	1	1	3	1	0	24
4	2	1	1	13	1	1	1	2	0	1	3	1	0	24
PH	0	0	0	0	0	0	0	0	0	0	0	0	1	1
TOTAL	11	5	3	57	4	3	4	4	2	4	11	4	1	114

REVISION NOTE #4: SUITES ADD
REVISION TO SUITED SUITE AND 2-BED SUITE QUANTITIES



PROJECT STATISTICS

LOCATION: 100 CHURCH ST, SUITE 100, DUNDAS, ONTARIO
 REGULATORY AGENCY: CITY OF DUNDAS
 ZONING: M-1 (MANUFACTURING)
 DISTRICT: 100 CHURCH ST

Site Area: 10,000 sq. ft. (2,900 sq. m)
 Lot Coverage: 20% (5,800 sq. ft.)
 Building Height: 3 stories
 Use: Office

SETBACKS

Front: 5.0 m
 Side: 3.0 m
 Rear: 3.0 m

REMARKS:
 1. All areas shown are for information only.
 2. All areas shown are for information only.
 3. All areas shown are for information only.

GENERAL NOTES:
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01 SITE PLAN

PROPOSED

THE PERKINS GROUP LTD.
 Design & Architecture
 ONE TEN PIM AVE.
 DUNDAS, ONTARIO
 PHONE: 519-609-8100

MVA DESIGN GROUP
 ARCHITECTURE
 100 CHURCH ST, SUITE 100
 DUNDAS, ONTARIO
 PHONE: 519-609-8100

IHAB HANNA
 ELECTRICAL ENGINEER
 100 CHURCH ST, SUITE 100
 DUNDAS, ONTARIO
 PHONE: 519-609-8100

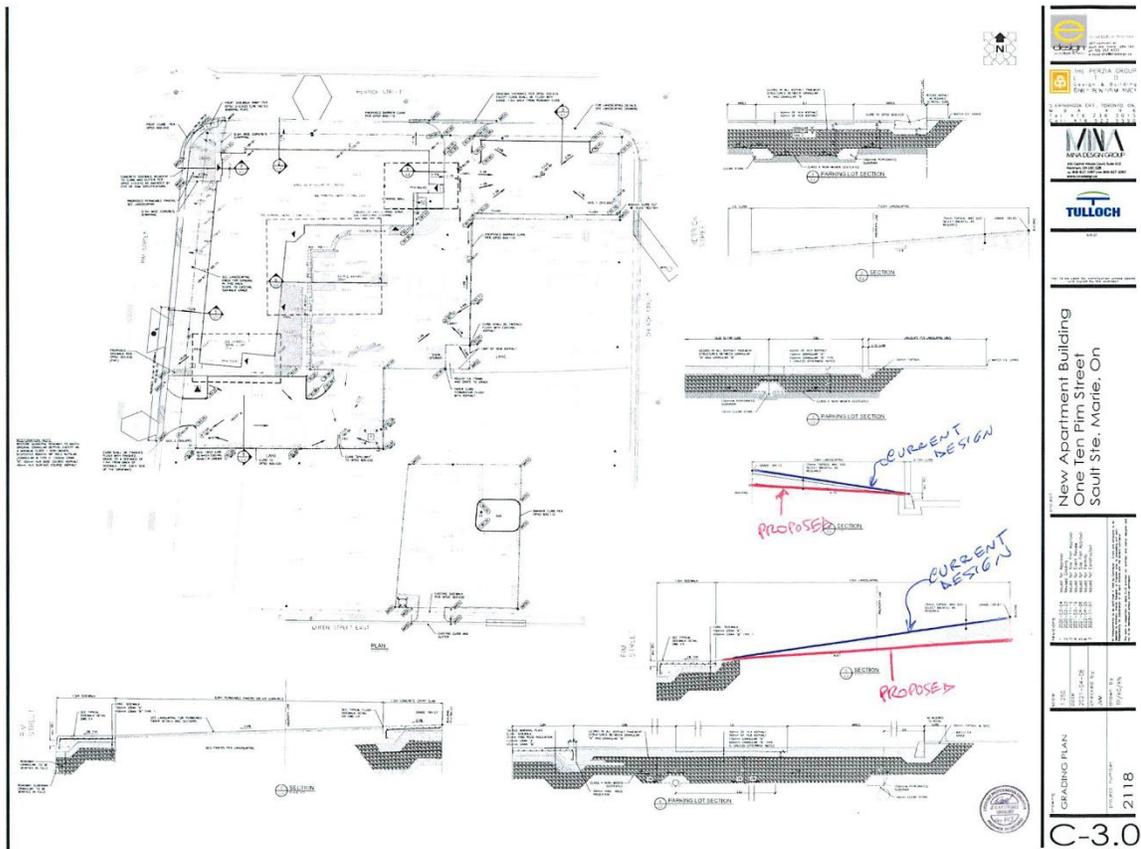
CLARA ARCHITECTS
 ARCHITECTS
 100 CHURCH ST, SUITE 100
 DUNDAS, ONTARIO
 PHONE: 519-609-8100

THE PERKINS GROUP LTD.
 Design & Architecture
 ONE TEN PIM AVE.
 DUNDAS, ONTARIO
 PHONE: 519-609-8100

NEW APARTMENT BUILDING
 ONE TEN PIM AVE.
 DUNDAS, ONTARIO
 PHONE: 519-609-8100

SITE PLAN AND PROJECT STATE

DATE: 2023-10-10
 SCALE: AS SHOWN
 DRAWN BY: [Name]
 CHECKED BY: [Name]



TAB 3

Application B4/24-66-(1-38)-12208-R2

SIDNEY HILDERLEY is the owner of LOT 98, Plan H708, former Township of Rankin, and municipally identified as **CIVIC NO. 335 RIVER ROAD**. It is located on the easterly side of River Road and abuts St. Mary’s River. 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 a southerly strip of property and convey it as a lot addition to the abutting property being 331 River Road. The proposed lot configurations are:

Width (approximate)	Length (approximate)	Area (approximate)
1.2m (sever)	58.7m	70.44 m ²
19.3m (retain)	106.1m	1,977.29m ²

The intent of the application is to satisfy the required side yard setback for the existing deck at 331 River Road and to augment access to the waterfront from 331 River Road.

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

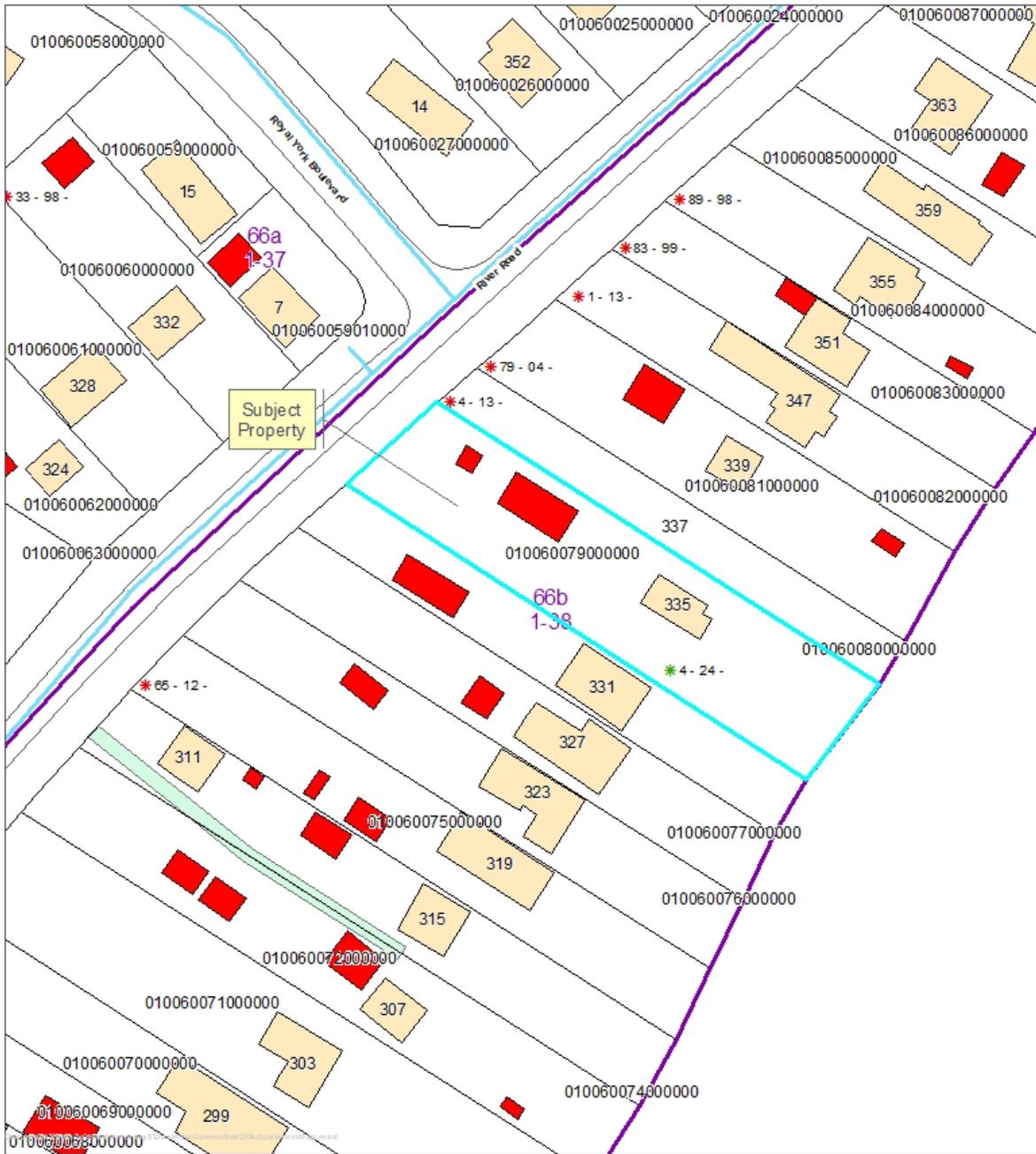
Technical Review: Circulated Departments & Agencies

As part of the application review, this proposal was circulated to the following internal departments and external agencies for their review. Conservation Authority, Engineering, Fire Services, Legal, Planning, had no comment or objection. Building Division PUC Services did not respond.

Staff Comments/Recommendations(s)

Recommended conditions of any approval are,

- Provide a Transfer/Deed of Land for Certificate of Official
- Submit Certificate of Official application fee
- Provide reference plan.
- Provide PIN abstract & PIN map.
- Minor Variance application approval if required.
- Discharge of Charge/Mortgage
- Partial Discharge of Charge/Mortgage
- Payment of Taxes



<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</p> <p>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: 335 River Road Roll No. 010 060 007 90 0000 Map No.: 66/1-38 Application No.: B4/24</p>	<p>Ortho_Base\SSM_Ortho_2022</p> <p>RGB</p> <p>Red: NONE</p> <p>Green: NONE</p> <p>Blue: NONE</p>	<p><small>This map is for general reference only</small></p> <p><small>Orthophoto: None</small></p> <p><small>Projection Details:</small></p> <p><small>NAD 1983 UTM Zone 18N</small></p> <p><small>GCS North American 1983</small></p>  

OTHER BUSINESS

TAB 4

DATE OF NEXT HEARING – May 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

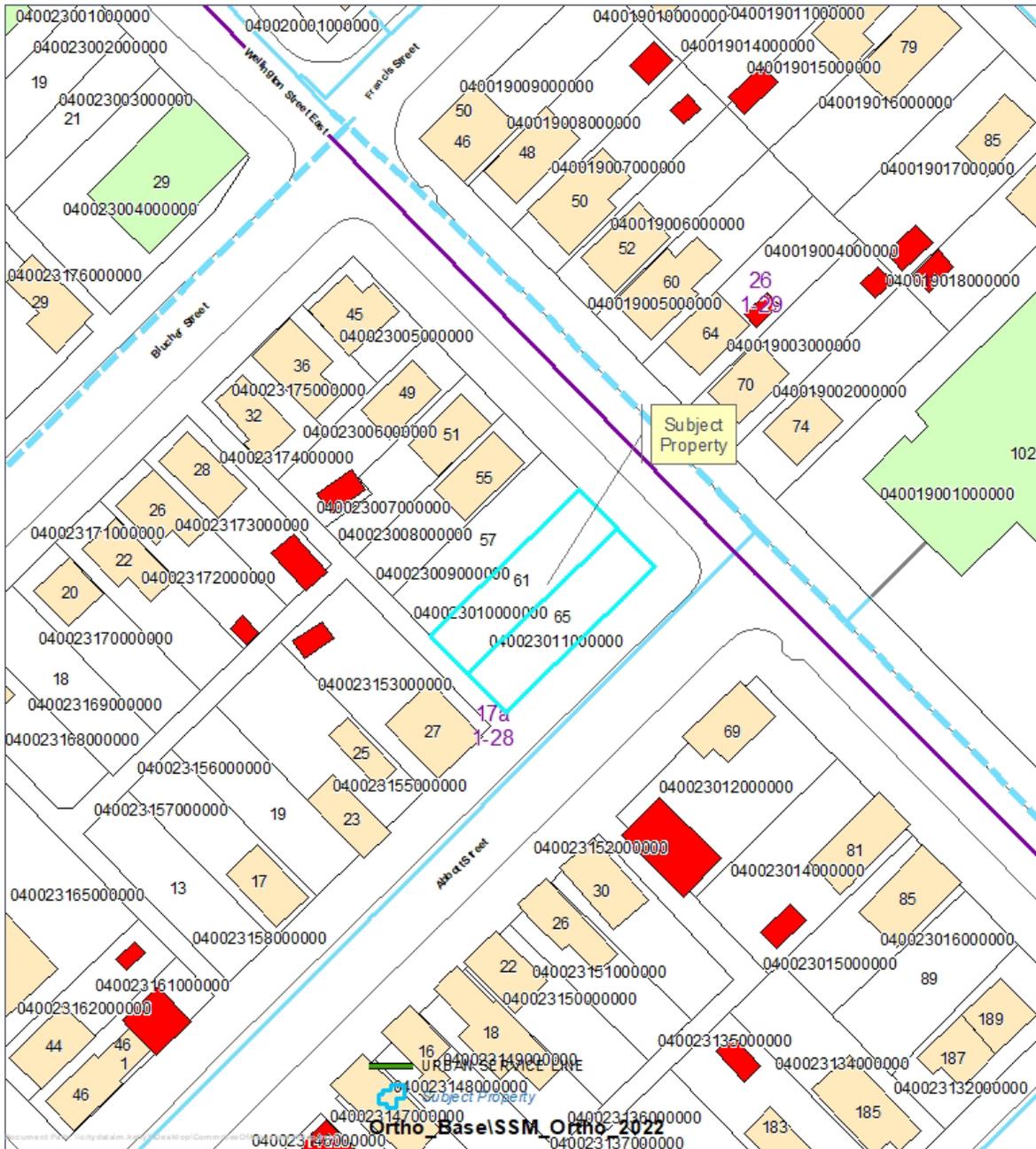
As part of the application review, this proposal was circulated to the following internal departments and external agencies for their review. The Building Division, Engineering, Fire Services, Legal, Planning, PUC Distribution Inc. and Public Utilities Commission and Public Works had no comment or objection.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

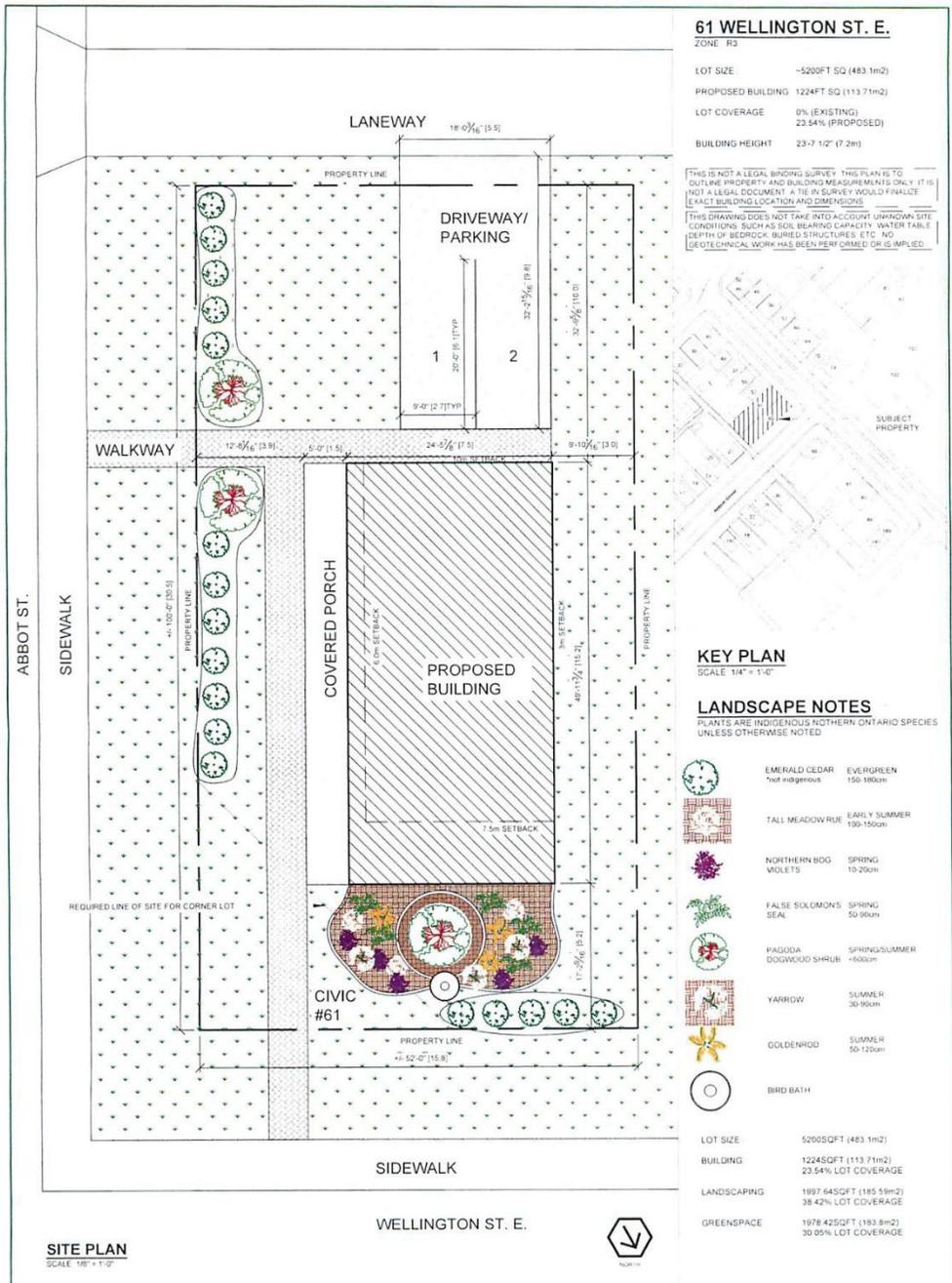
The Secretary-Treasurer advised that the subject properties were consolidated on March 1, 2024. The municipal address of the consolidated property is 61 Wellington Street East.

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



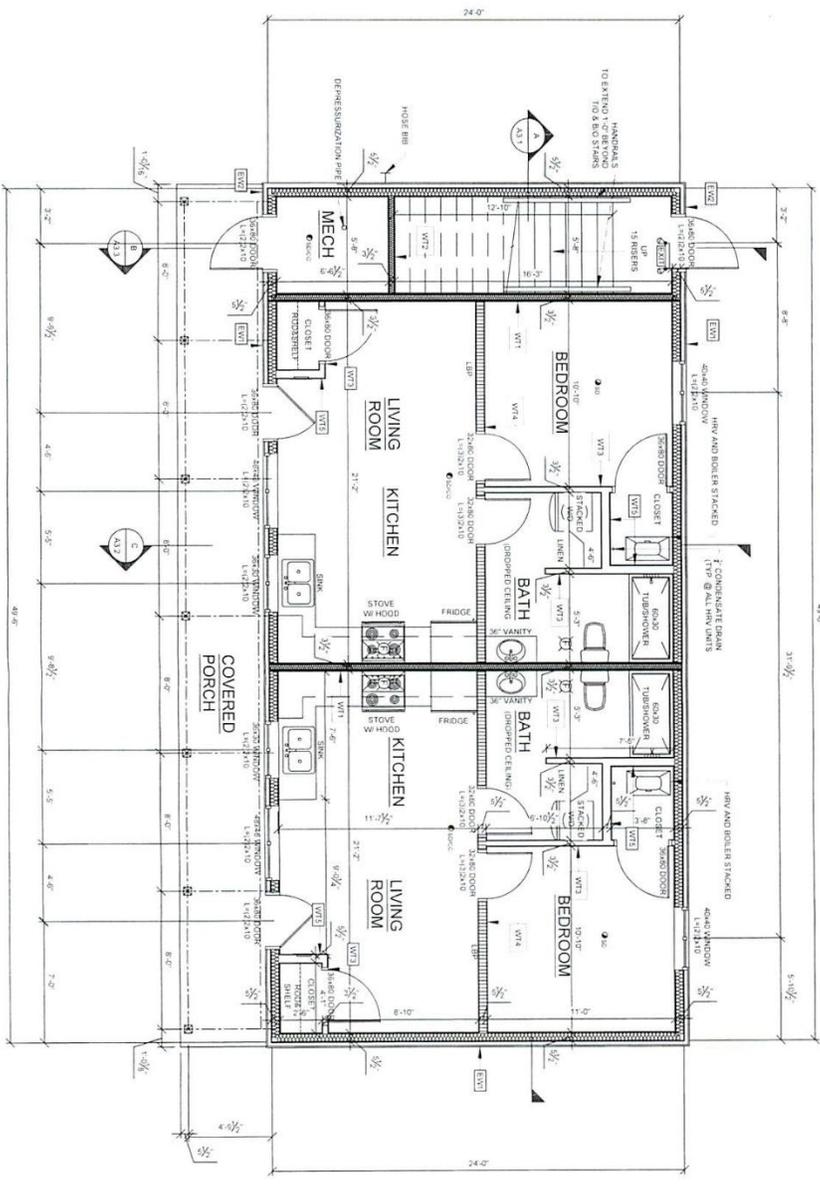
<p>Application Map Series</p> <p><input checked="" type="checkbox"/> Subject Property</p>	<p>Legend</p> <p>RGB</p> <p>Red: NONE</p> <p>Green: NONE</p> <p>Blue: NONE</p>	<p>SAULT STE. MARIE Committee of Adjustment</p> <p>Planning and Enterprise Services Division 99 Foster Drive, Sault Ste Marie, ON P6A 5X6 saultstемarie.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 4 8 16 Meters</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>		





PROJECT DUPLEX DESIGN SAULT STE. MARIE HOUSING CORP.			REFERENCE NOTES 1. USE NOT SCALE EXPRESSED 2. ALL WORK SHALL BE DONE IN ACCORDANCE TO THE CURRENT VERSION OF ALL APPLICABLE STANDARDS (USE, CODE, BY-LAW, ETC.) 3. CONTACT US TO VERIFY ALL DIMENSIONS AND NOTIFY NORQUAY ENGINEERING OF ANY CONCERNS OR DISCREPANCIES PRIOR TO CONSTRUCTION.	
DRAWING SITE PLAN	ADDRESS 61 & 55 WELLINGTON ST. E SAULT STE. MARIE, ON			
DRAWN E. POLINE	SCALE 3/32" = 1'-0"			
CHECKED P.G. DECLECK	DATE OCTOBER 2022			
SIZE 11" x 17"	BCIN FRMA 102327			

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:

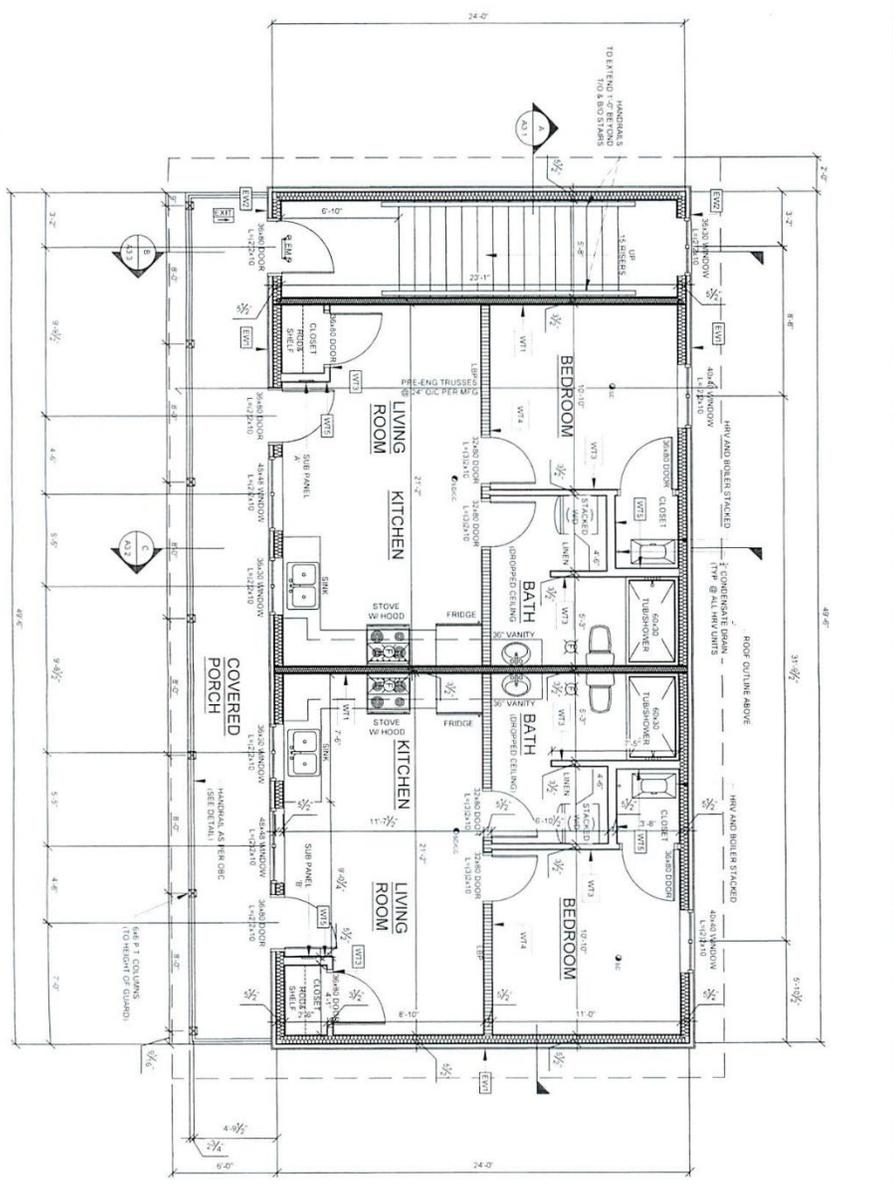
- DO NOT SCALE DRAWINGS
- ALL WORK TO BE DONE IN ACCORDANCE TO THE CURRENT VERSION OF ALL PROVINCIAL STANDARDS (IBC, CBC, OPSS, E.T.C.)
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFICATIONS AND ENGINEERING OR CONCERNING OR DISCREPANCIES PRIOR TO CONSTRUCTION.

NORQUAY HOME DESIGN

1000 BAYVIEW AVE. #100

No.	ISSUANCE	DATE	BY
1	FOR CLIENT REVIEW	2021.11.02	PLD
2	FOR PRICING	2021.11.02	PLD
3	FOR CBC REVIEW	2024.07.05	EP

SECOND FLOOR UNITS



PROJECT		4-PLEX DESIGN SAULT STE MARIE HOUSING CORP.	
DRAWING		SECOND FLOOR PLAN	
ADDRESS		1500 101 STREET ST. L SAULT STE MARIE, ON	
DRAWN	F. FURENI	SCALE	3/8" = 1'-0"
CHECKED	R. G. GAYLOR, P.E.	DATE	OCTOBER, 2023
SIZE	11' x 11'	BOOK	FRM 10/22

PRELIMINARY
NOT FOR CONSTRUCTION

GENERAL NOTES

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

NORQUAY
HOME DESIGN

1000 101 STREET ST. L
SAULT STE MARIE, ON

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

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.

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.

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.

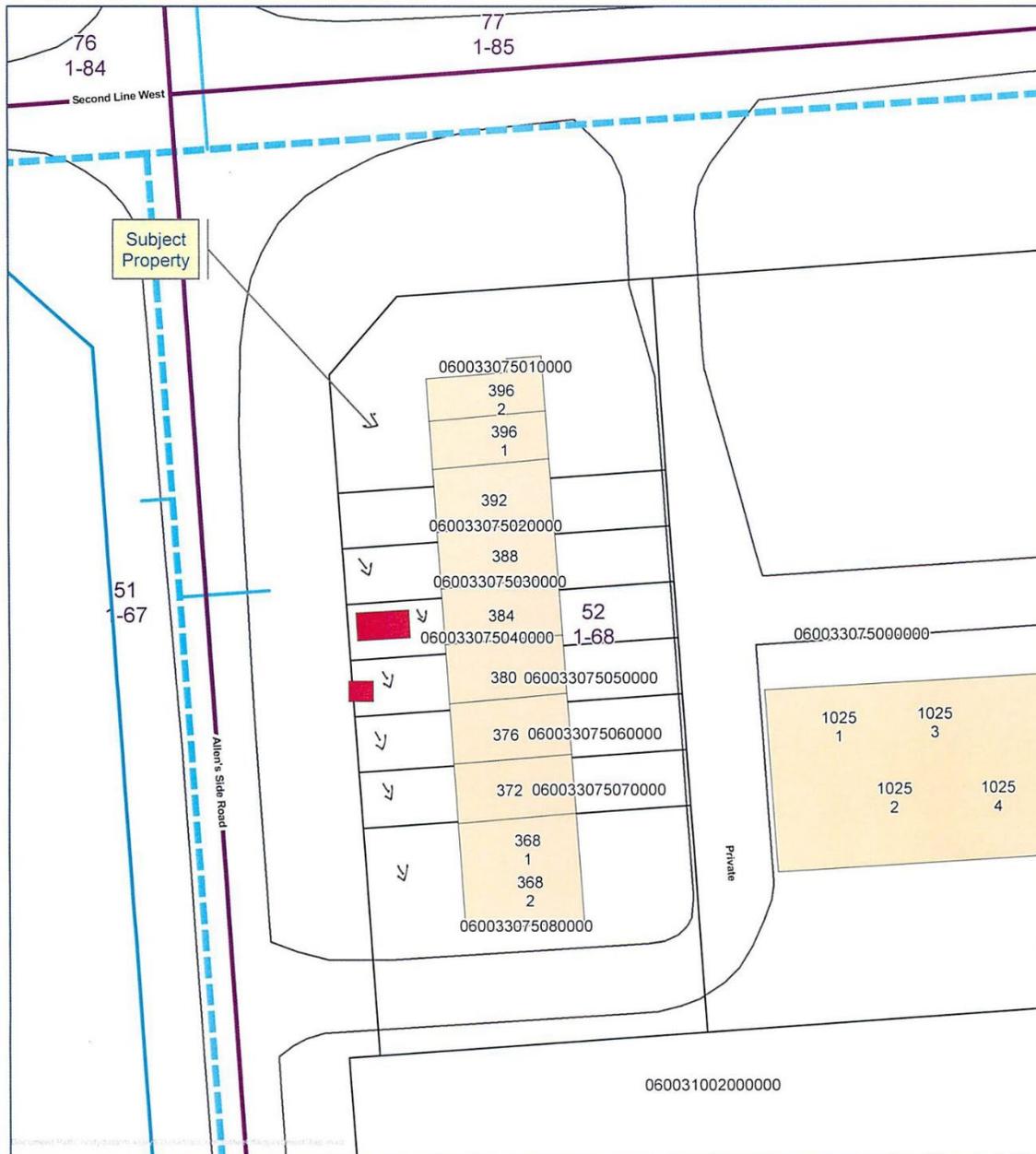
Staff Comments/Recommendations

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>	 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
<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>

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.

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.

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 had no comment or objection.

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



