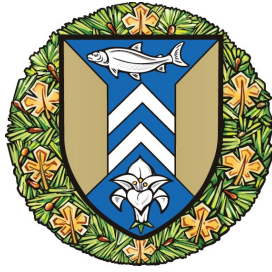


The Corporation of the
City of Sault Ste. Marie



Committee of Adjustment
September 17, 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 August 20, 2025**
- **Disclosure of Pecuniary Interest and the General Nature Thereof**
- **Notice of Withdrawal or Motion for Deferral**
- **Matters To Be Considered**

New Applications

- A26/25 Civic No. 144 White Pine Court
- A28/25 Civic No. 765 Sunnyside Beach Road
- A25/25 Civic No. 623 Bay Street

➤ **Other Business**

➤ **Adjournment**

Michelle Kelly

Michelle Kelly, ACST
Secretary-Treasurer

TAB 1

Application A26/25-401-(2-48)-32856-R1

MATTHEW MCLEAN & ELIZABETH GOLESIC are the owners of Lot 20, Hiawatha Estates Subdivision Phase 2, Plan 1M-461, former Township of Tarentorus identified as **CIVIC NO. 144 WHITE PINE COURT**. It is located on the easterly side White Pine Court, north off Fourth Line East. It is designated Rural Area in the Official Plan and is zoned R1, Estate Residential.

INTENT OF THE APPLICATION:

The following variances are requested to facilitate the proposed construction of a new 3.66m x 7.32m two storey garage.

	By-Law 2005-150 Requires	Proposed Variance
9.5.2	Other interior side yard of 6m	Reduce the north interior side yard to 3.5m for the proposed garage only
9.5.3.2	Maximum height for accessory buildings is 6m	Increase the maximum height permitted for the proposed garage to 6.8m

EFFECT OF THE APPLICATION:

The proposed setback will minimize site disturbance and tree removal, will maintain the required setback from the septic system and allow the existing driveway to remain functional. In the short term the increased height will provide additional storage space, hobby wood working area and in the long term it will advance the potential for a second living unit.

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	X	
Bell Canada Right-of-Way		
Building Division	X	No objections
Canada Post		
Conservation Authority	X	No concerns. Will require a site plan and permit application to SSMRCA
Engineering & Construction	X	No concerns
Fire Services	X	No comments

Legal Department	X	No comment
Planning Division	X	Supportive with a condition
PUC Distribution Inc. (Electric)	X	No concerns
Public Utilities Comm. (Water)	X	No concerns
Public Works	X	No comment

Planning staff have no objections to this application conditional on prohibiting windows on the north wall of the upper level.

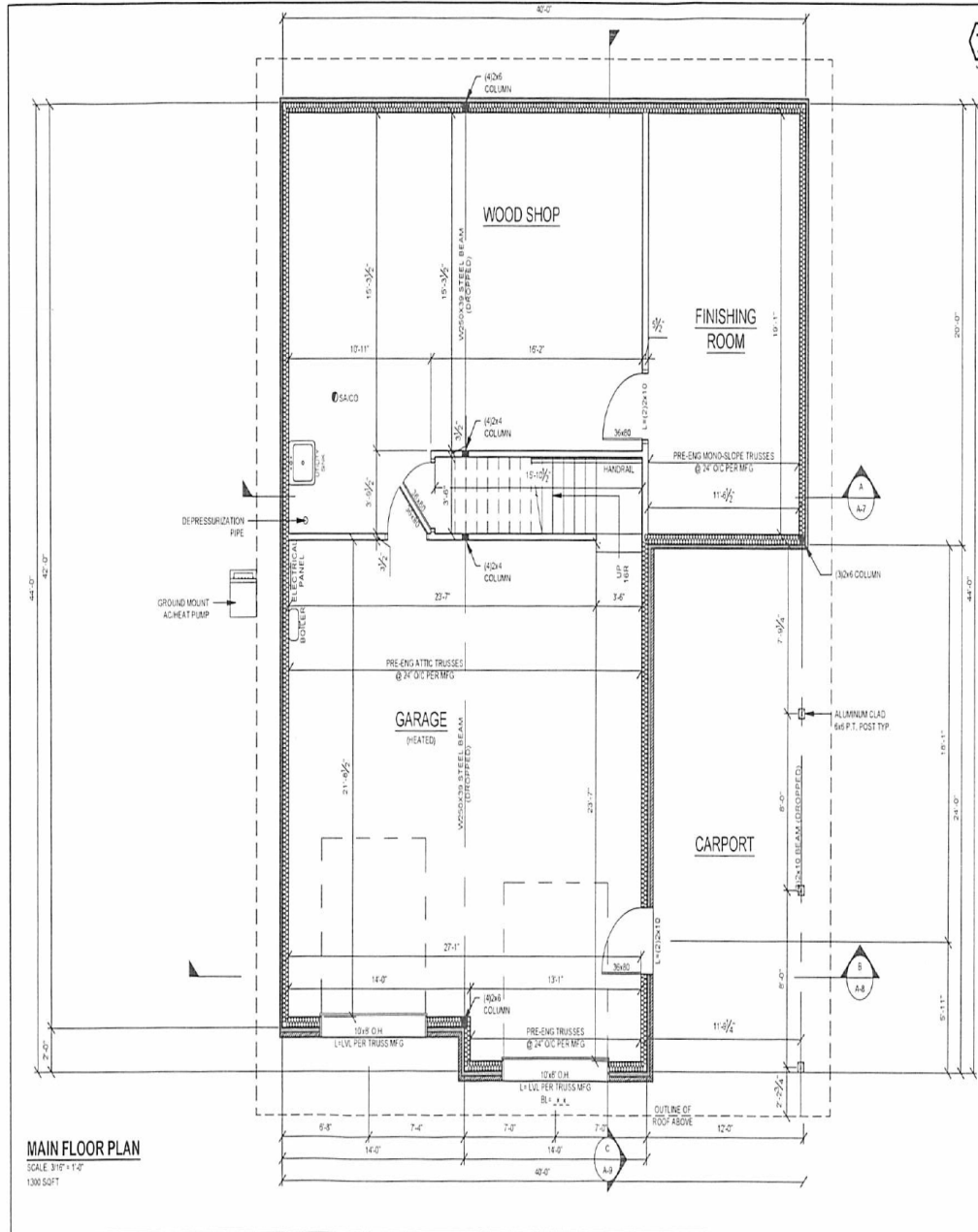
Staff encouraged the applicant to maintain a strip of mature trees/vegetation along the north property line to further minimize potential privacy overlook concerns for when the second dwelling unit is created.


Staff Comments/Recommendations(s)

There has been no opposition to the request. Planning staff have provided conditional support. There has been no evidence that conditional approval as suggested by staff would have a negative impact. The Committee is encouraged to attach the following condition to any approval.

- 1. Windows are prohibited on the north wall of the upper level.**







NORQUAY HOME DESIGN
Inc. of Multibay Forest & Arts Ltd.

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS
2. ALL DIMENSIONS TO BE ACCORDANCE TO THE PROVINCIAL STANDARDS
3. CONTRACTOR TO VERIFY FOOTING NORQUAY DISSEMINATES PRIOR TO CONSTRUCTION

ISSUANCE		DATE	BY
FOR PERMIT			
1		2023-07-31	

PROJECT:

DRW No:

A-3

PROJECT:

PROJECT NUMBER: NQ 20064

DATE OF 31

PROJECT:

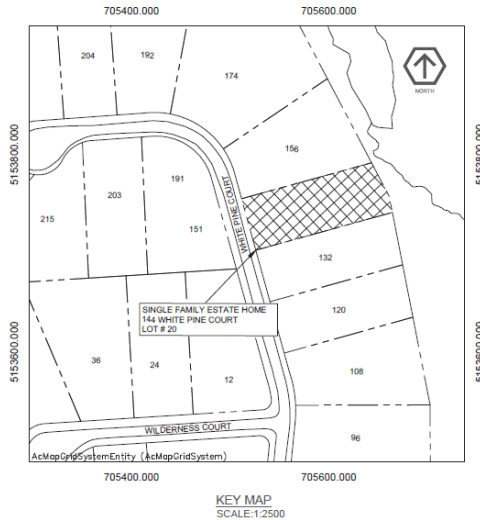
PROJECT NUMBER: NQ 20064

DATE OF 31

PROJECT:

PROJECT NUMBER: NQ 20064

DATE OF 31



DEVELOPMENT LOCATION
144 WHITE PINE COURT,
SAULT STE. MARIE, ON
P8B 0B1
CLIENT: MATT MCLEAN

GARAGE W/ UPPER SECOND LIVING UNIT DESIGN

SUBMITTED BY:

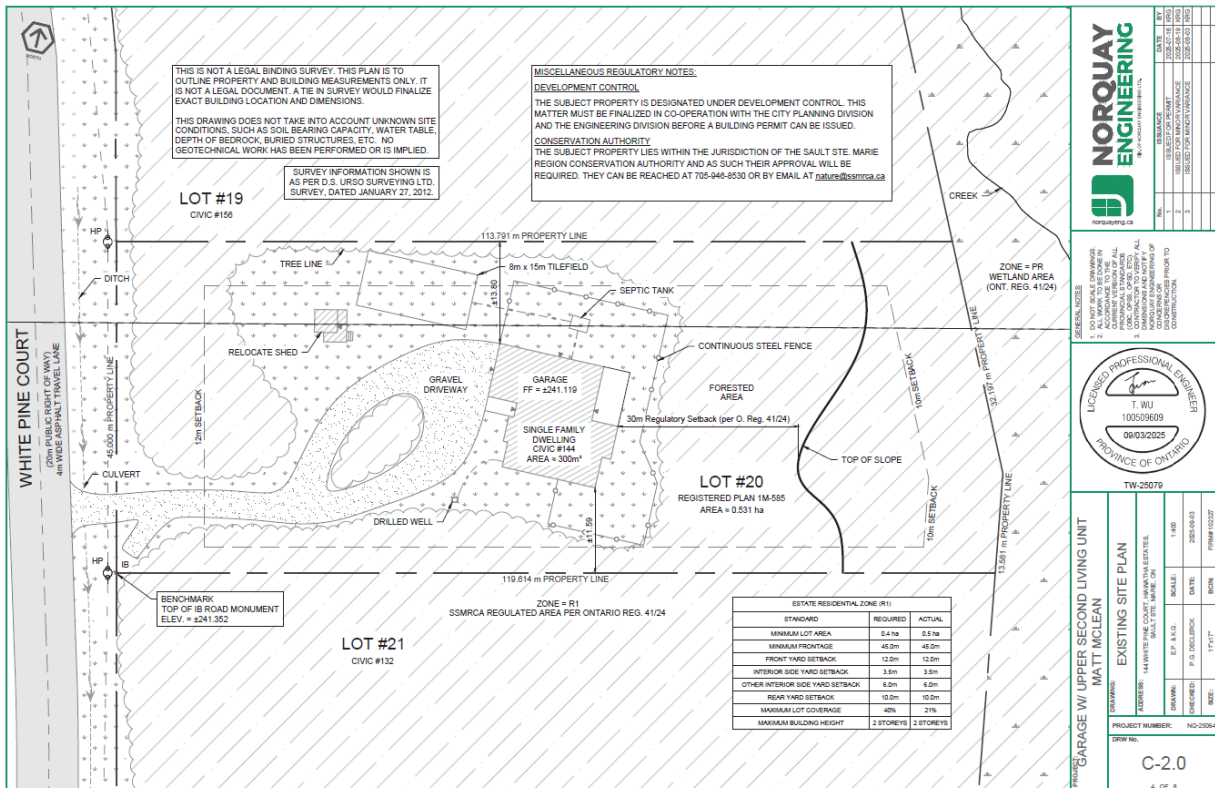


DRAWING INDEX:

- C - 1.0 GENERAL NOTES
- C - 1.1 LEGEND & SYMBOLS
- C - 2.0 EXISTING SITE PLAN
- C - 2.1 EXISTING GRADING PLAN
- C - 3.0 PROPOSED SITE PLAN
- C - 3.1 PROPOSED GRADING PLAN
- C - 4.0 STANDARD DETAILS

REVISION INFORMATION

- REVISION 1: GRADING & DRAINAGE PLAN REQUIRED FOR CONSERVATION AUTHORITY
- REVISION 2: UPDATED SITE PLAN FOR MINOR VARIANCE



TAB 2

Application A27/25-518-(2-16)-33041-R1, S102

JOSHUA & ROYLENE BOWDEN are the owners of Lot 14, Sunnyside Beach Subdivision Phase 1, Plan 1M-550, former Township of Parke identified as **CIVIC NO. 765 SUNNYSIDE BEACH ROAD**. It is located on the south westerly side of Sunnyside Beach Road and abuts Lake Superior. It is designated Rural Area in the Official Plan and is zoned R1, Estate Residential.

INTENT OF THE APPLICATION:

The following variance is requested to facilitate the proposed construction of a new 7.92m x 10.97m detached garage.

	By-Law 2005-150 Requires	Proposed Variance
9.5.2	Interior side yard of 3.5m	Reduce the south easterly interior side yard to 2.4m for the proposed garage only

EFFECT OF THE APPLICATION:

The required setback would place the garage in front of the main entrance to the home & into the middle of the driveway. The reduced setback will be more aesthetically pleasing from the street and still allow access to be gained from 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	X	
Bell Canada Right-of-Way		
Building Division	X	No objections
Canada Post		
Conservation Authority	X	No concerns. Will require a site plan and permit application to SSMRCA
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. See comments below

Public Utilities Comm. (Water)	X	No concerns
Public Works		

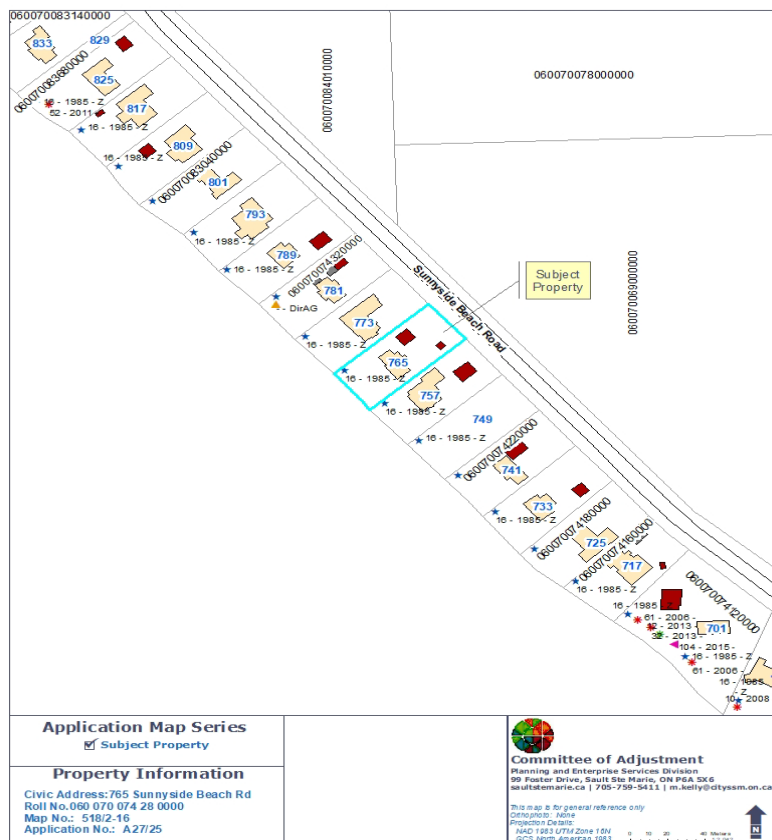
Planning staff have no objections to this application & do not anticipate any adverse effect.

PUC Distribution (electric utility) had no concerns with the variance but recommended that that underground locates be requested through Ontario OneCall to ensure that the new garage is not located over existing underground electrical service.

Staff Comments/Recommendations(s)

Staff and outside agencies are supportive of the request. PUC Distribution recommends that the Chief Building Official or his designate be satisfied that the garage will not be located over existing underground electrical service. As such, the Committee is encouraged to attach the following condition to any approval.

1. That the Chief Building Official or his designate is satisfied that the garage will not be located over existing underground electrical service prior to the issuance of a building permit.



Application A28/25-7-(1-1)-28591-C3

THE CITY OF SAULT STE. MARIE is the owner of D37 UNITS 1 TO 6 D26 UNIT 1 PCLS 336 951 1361 3470 3550 3846 5427 574 AWS PT WATER LOTS IN FRONT, former Township of Parke identified as **CIVIC NO. 619, 623 & 623A BAY STREET**. It is an interior parcel, located on the south easterly side of Bay Street approximately 27m from Russ Ramsay Way. It is designated commercial in the Official Plan and is zoned PR, Parks & Recreation & C3, Riverfront Zone.

INTENT OF THE APPLICATION:

The following variance is requested to facilitate the proposed location of a 2.43m x 6.096m C-can as an accessory building.

	By-Law 2005-150 Requires	Proposed Variance
12.2	Minium distance of any building from any lot line 30m	Reduce the distance between the accessory building proposed on the PR zoned lands and the existing building on the C3 zoned lands to 2.4m.

EFFECT OF THE APPLICATION:

The proposed accessory structure is intended to provide much needed secure storage space to support events at neighbouring parks and the downtown area. Two existing wooden storage buildings are frequently broken into and will be removed and replaced with the proposed, more secure structure.

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 objections
Canada Post		
Conservation Authority	X	No concerns. Will require a site plan and permit application to SSMRCA
Engineering & Construction	X	No concerns
Fire Services	X	
Legal Department	X	No comment

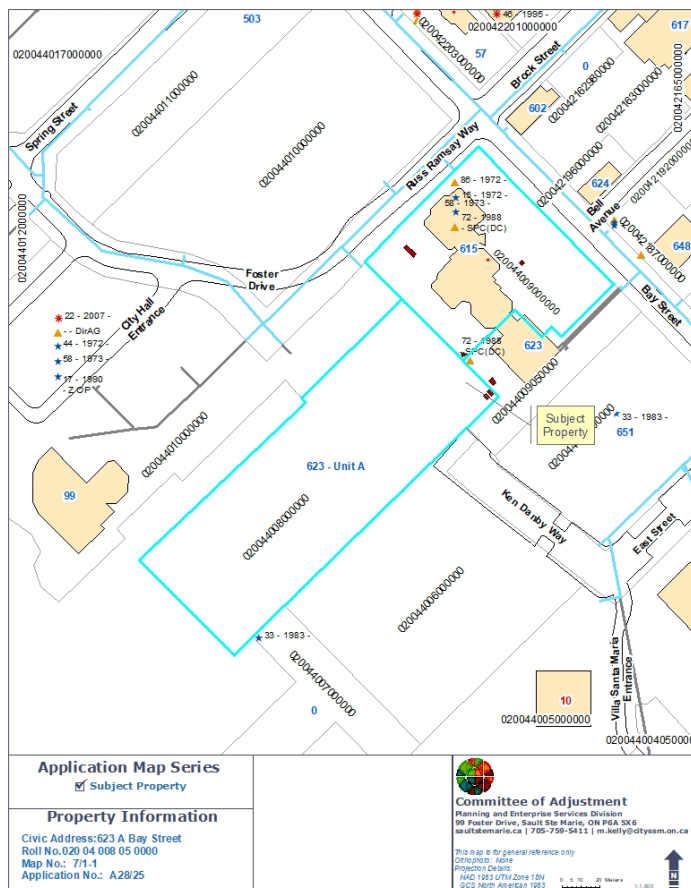
Planning Division	X	Conditional support
PUC Distribution Inc. (Electric)	X	No concerns.
Public Utilities Comm. (Water)	X	No concerns
Public Works		

Planning staff have no objections to this application conditional on the Chief Building Official or his designate being satisfied with the exterior appearance of the C-Can.

Staff Comments/Recommendations(s)

Staff are supportive. No evidence has come forward to suggest that approval would cause any adverse impact. The Committee is encouraged to consider attaching the following condition to any approval.

1. THAT the Chief Building Official or his designate is satisfied with alterations to be made to the exterior appearance of the C-Can.





Application for Minor Variance



**SAULT
STE.MARIE**

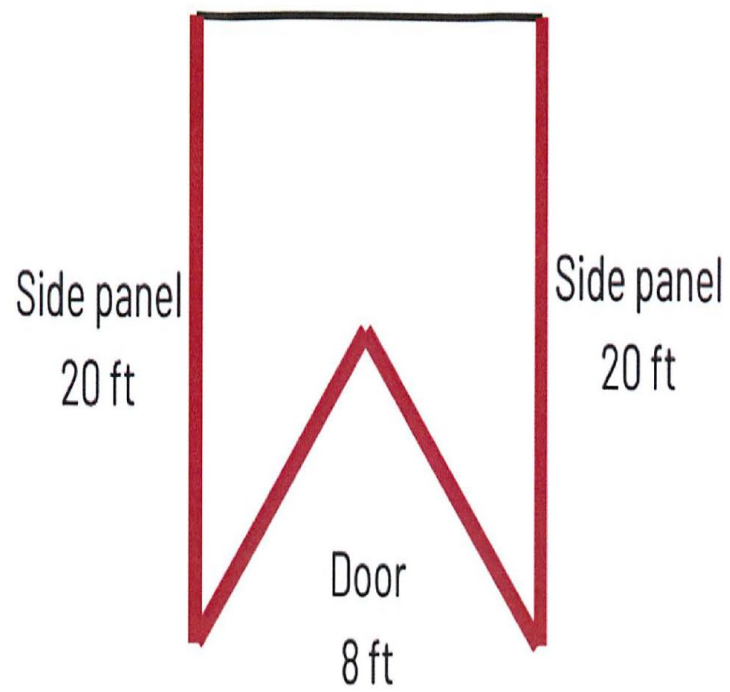
Community Services
Recreation and Culture Department
6450 Highway 101, Suite 101
Sault Ste. Marie, ON P6A 5X6
507-759-5310 | cd@cityssm.on.ca



Property Information

Civic Address: 623A Bay Street
Roll No.: 020044008000000
Date Created: August 13, 2025
0 3 6 m 1:300
This map is for general reference only.





OTHER BUSINESS

TAB 4

DATE OF NEXT HEARING – October 15, 2025

ADJOURNMENT

Michelle Kelly

Michelle Kelly, ACST
Secretary-Treasurer