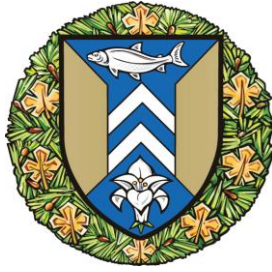


The Corporation of the  
City of Sault Ste. Marie



Committee of Adjustment  
October 15, 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 September 17, 2025**
- **Disclosure of Pecuniary Interest and the General Nature Thereof**
- **Notice of Withdrawal or Motion for Deferral**
- **Matters To Be Considered**

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

- A29/25 Civic No. 1032 Great Northern Road
- A30/25 Civic No. 391 Second Line West
- A31/25 Civic No. 1077 Lake Street
- B14/25 Civic No. 1015 Queen Street East
- B15/25 Civic No. 1032 Great Northern Road
- B16/25 Civic No. 1077 Lake Street

### ➤ **Other Business**

### ➤ **Adjournment**

*Michelle Kelly*

Michelle Kelly, ACST  
Secretary-Treasurer

**TAB 1**

**Application A29/25-113-(1-128)-24072-HZ, M2, RA, S288**

**1201261 ONTARIO INC.** is the owner of Plan H737 Pt Lot 37 Pt RCP and RP 1R2568 Pt Parts 1 and 2 and RP 1R9857 Pt Parts 1 and 2 and RP 1R13070 Part 8, former Township of Tarentorus municipally addressed as **CIVIC NO. 1032 GREAT NORTHERN ROAD**. It is located on the east side of Great Northern Road between Third Line East and Fourth Line East. It is designated Commercial in the Official Plan and is zoned HZ, Highway Zone, M2, Medium Industrial & RA, S288, Rural Area with a special exception.

**INTENT OF THE APPLICATION:**

Subject to final consent approval of application **B15/25**, the following variance is requested:

	<b>By-Law 2005-150 Requires</b>	<b>Proposed Variance</b>
<b>14.2.2</b>	Minimum frontage <b>30m</b>	<b>Reduce</b> the minimum required frontage to <b>20.1168m</b> for the proposed northerly parcel only.

**PURPOSE & EFFECT:**

The proposed frontage reduction is intended to facilitate the future development of the M2 zoned lands to the rear.

**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
Engineering & Construction	X	See comments below
Fire Services	X	
Legal Department	X	No comment
Planning Division	X	See comments below
PUC Distribution Inc. (Electric)	X	No concerns
Public Utilities Comm. (Water)	X	No concerns
Public Works		

**Engineering staff** had no concerns but wished to make the applicant aware of the following:

- These properties are subject to Site Plan Control, as such, development related concerns will be addressed as part of the approval process in the future.
- The severed lands are serviced by a 150mm PVC sanitary lateral located approximately 31m south of the northernmost property line of the ingress/egress easement of the largest parcel.
- A gas main appears to traverse the largest parcel along the southern property line.

**Planning staff** does not object to the proposed minor variance. The reduction to frontage of the property will allow the minimum frontage of a M2 parcel to be met while also permitting an additional use should the severance be granted. This will increase the utilization of the lands, while maintaining the intended zoning that has been applied to the parcel.

This application supports Official Plan policies that promote maintaining an adequate supply of industrial land while maintaining the policies of providing services to the travelling public adjacent to Great Northern Road. The zoning of this property is maintained and provides for additional options for better utilization of the land. For these reasons this is desirable for the community, and the request is considered minor in nature.

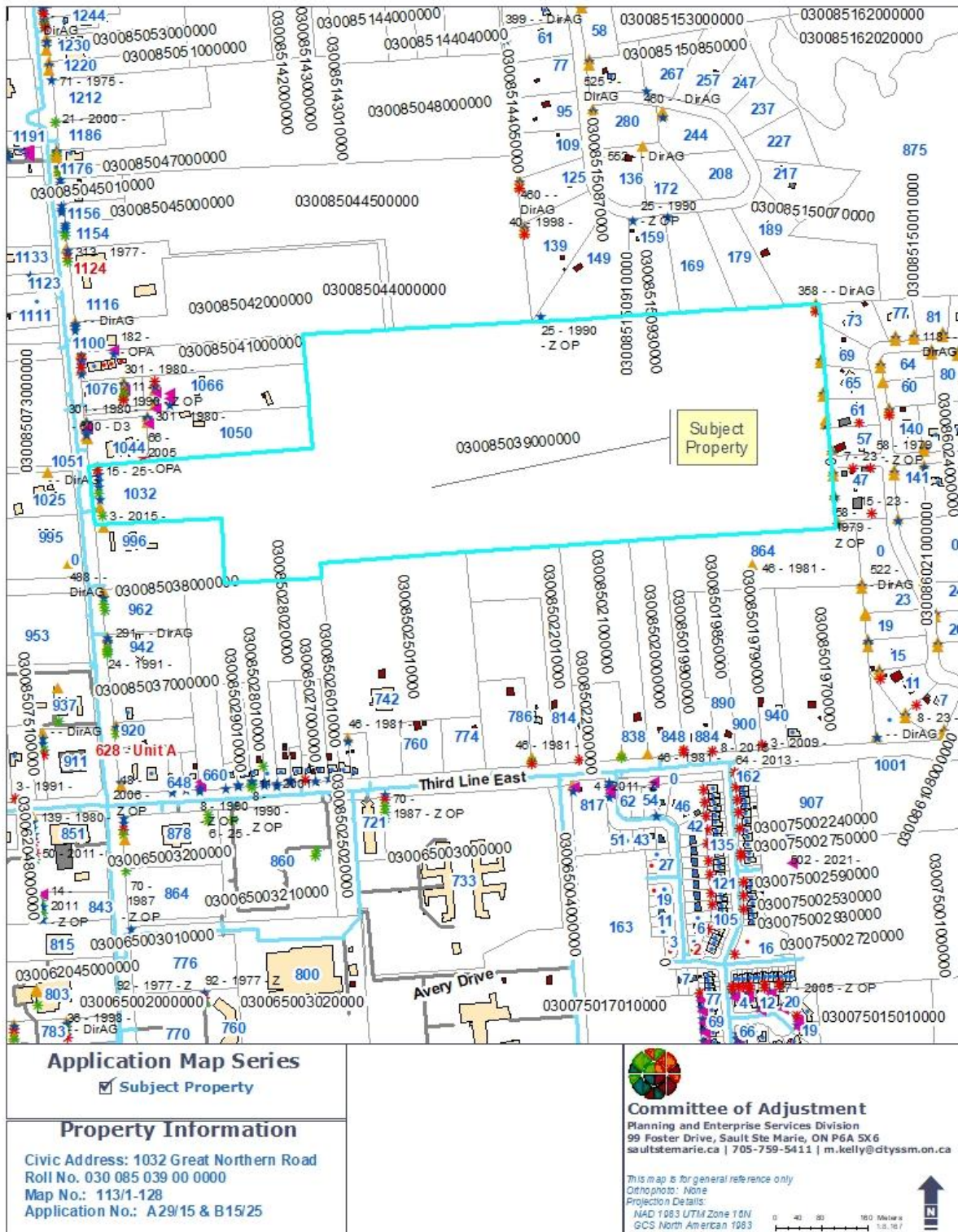
As a condition of approval Planning recommends that no industrial use be permitted in the reduced frontage area that is zoned highway zone.

**Staff Comments/Recommendations(s)**

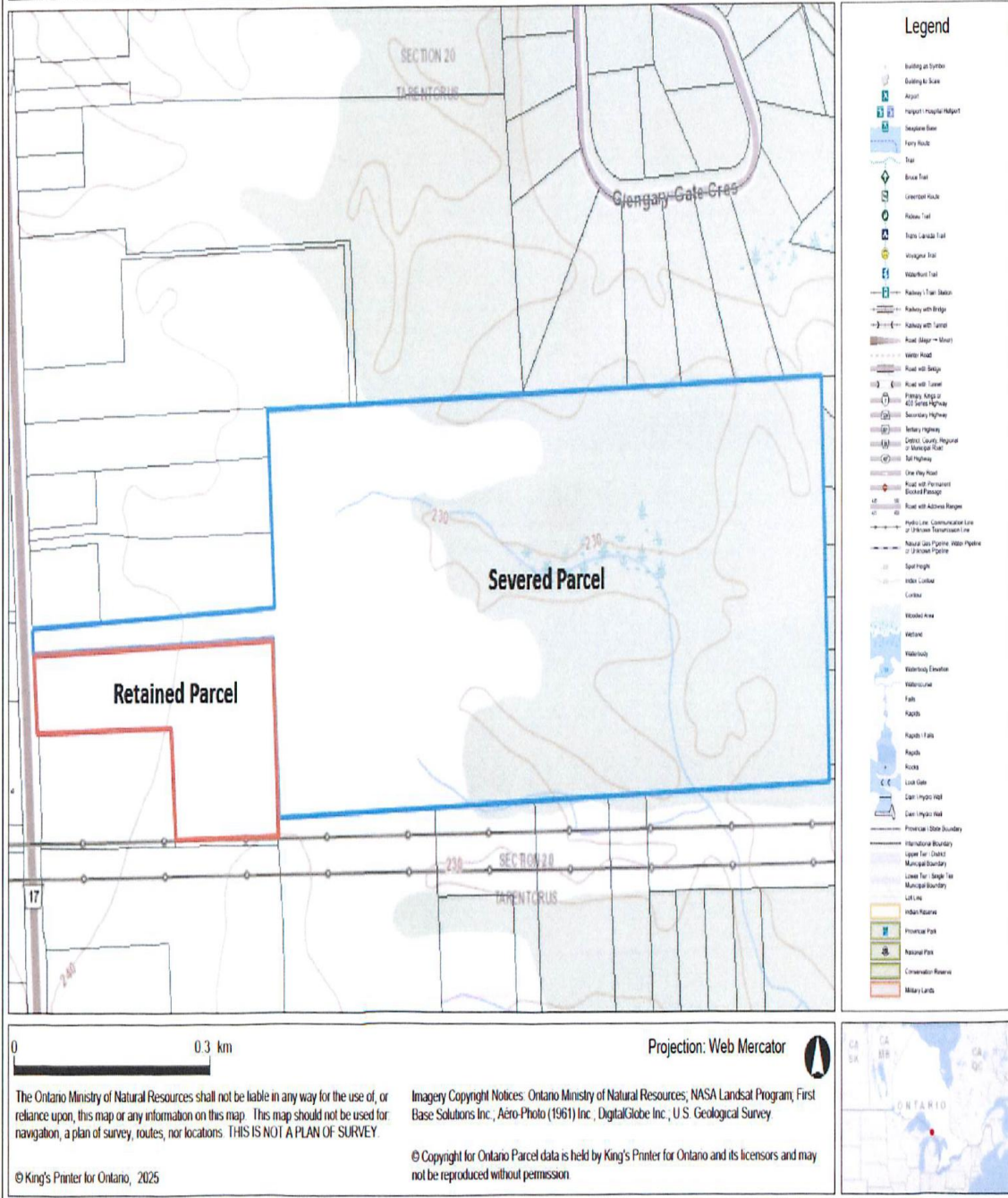
Staff and outside agencies are supportive of the request. No submitted comments from neighbouring property owners. Planning staff requests that any approval be conditional on no prohibiting any industrial use in the easement area.

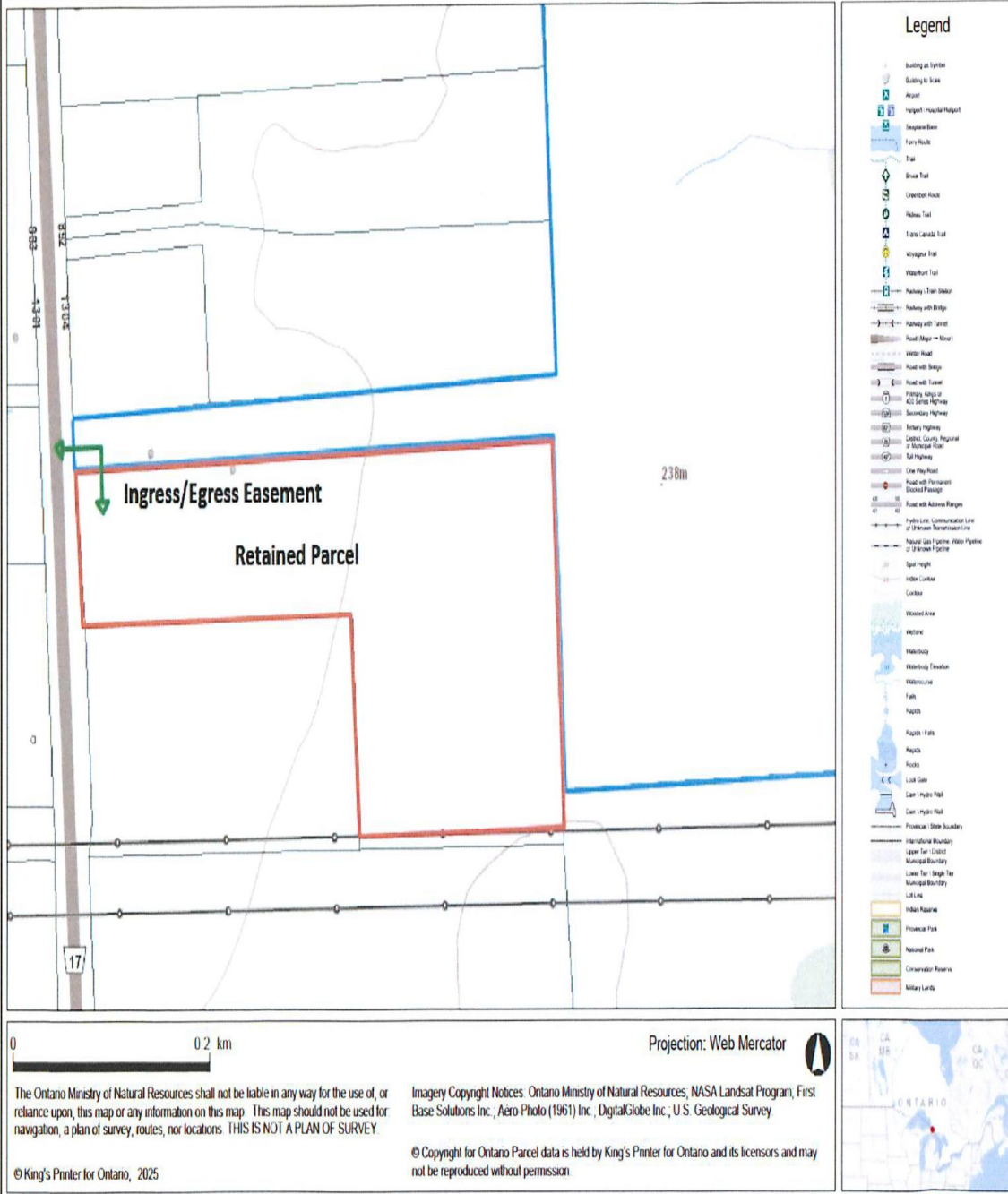
The Committee is encouraged to attach the following condition to any approval.

1. **THAT industrial use is prohibited in, on or along the requested easement.**













## **TAB 2**

### **Application A30/25-55-(1-71)-15906-R3**

**PUC SERVICES INC.** is the owner of PINs 31591-0266 (LT) & 31591-0269 (LT) & the **CORPORATION OF THE CITY OF SAULT STE. MARIE** is the owner of PINs 31591-0267 (LT) & 31591-0268 (LT) municipally addressed as **CIVIC NO. 391 SECOND LINE WEST**. It is located on the south side of Second Line West and flanks First Avenue to the west and Second Avenue to the east. It is designated Residential in the Official Plan and is zoned R3, Low Density Residential.

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

The following variance is requested to facilitate the construction of a 1.8m high fence in the required front yard abutting Second Line West.

	<b>By-Law 2005-150 Requires</b>	<b>Proposed Variance</b>
<b>7.2</b>	Maximum fence height permitted in the <b>required front yard 0.9m</b>	<b>Increase</b> maximum fence height permitted in the <b>required front yard to 1.8m</b>

#### **EFFECT OF THE APPLICATION:**

A new 1.8m x 310m steel chain-link fence, complete with new swing-gates is to be erected around the subject property and well house to maintain well site security and public safety. The proposed fence is to replace the existing damaged steel chain-link security fence and swing-gates.

#### **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		
Engineering & Construction	X	No concerns
Fire Services	X	No comments
Legal Department	X	No comment
Planning Division	X	No objections. See comments below



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

**Planning** staff does not object to the proposed minor variance. Protection of water sources is discussed in the Official Plan. The limiting height of fences in the front yard is in part tied to avoiding creating visual walls that have a tunnelling effect through a neighbourhood. Given this property has public streets adjacent to the property, the use of a chain link fence will soften this effect. Ensuring that water sources are secured and protecting the area from the public is desirable for the community. The requested relief from the front yard fence is minor in nature.

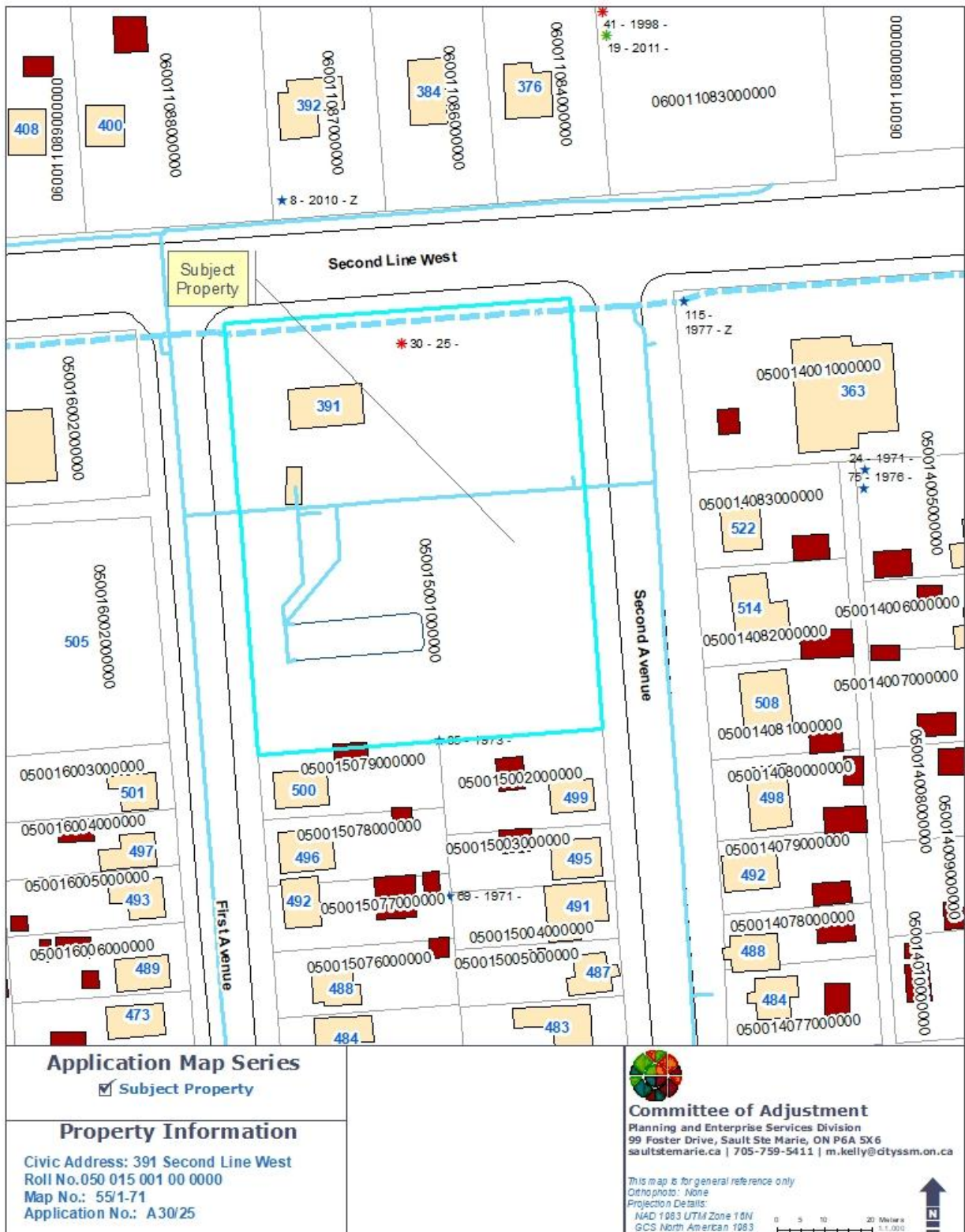
Planning recommends that this variance apply to a chain link fence only.

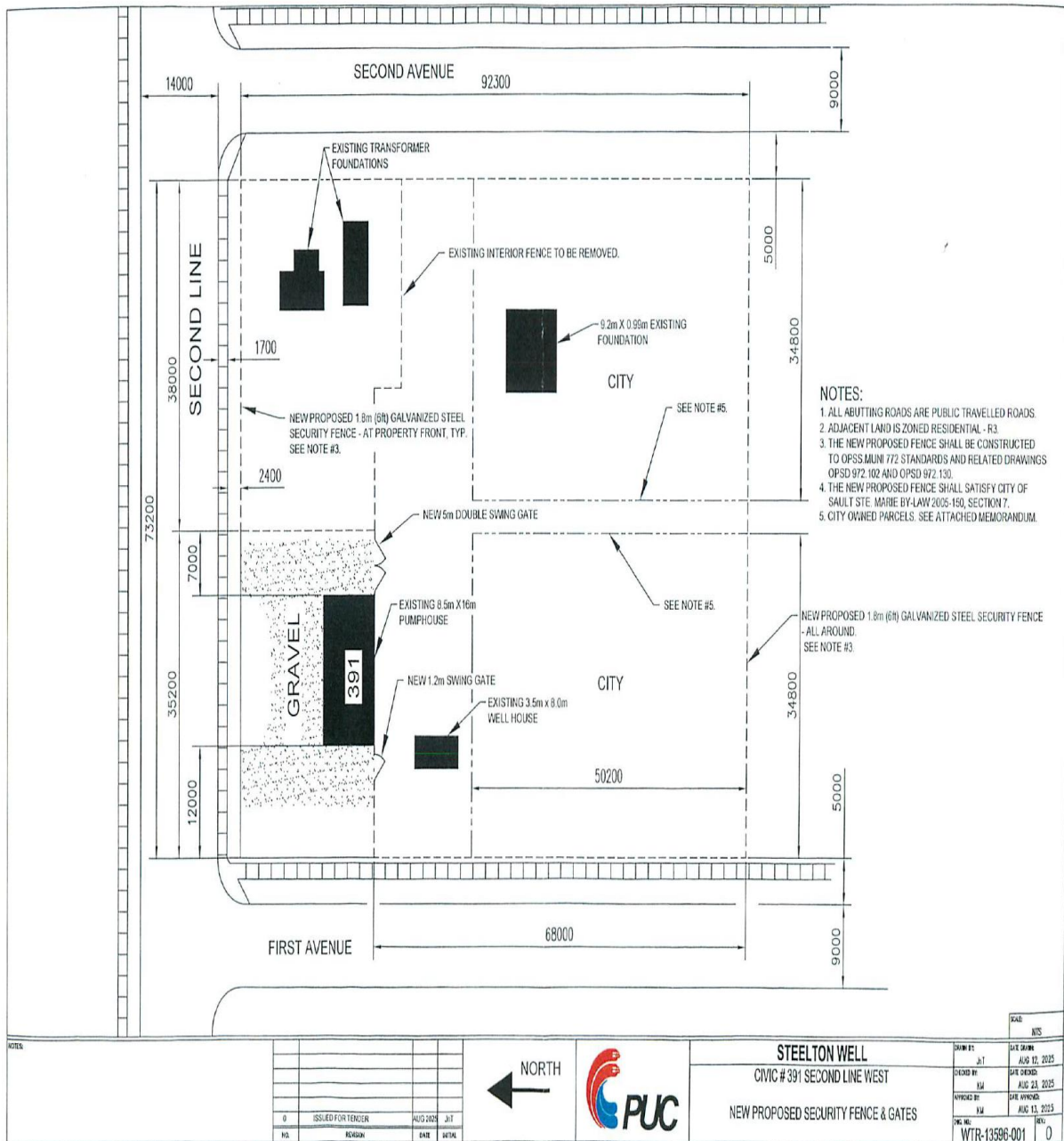
**Staff Comments/Recommendations(s)**

There has been no objection to the request. No evidence has been presented to indicate that approval would create an adverse impact.

It is recommended that any approval be conditional as follows,

- 1. THAT the variance applies to a chain link fence only.**





**Application A31/25-62-(1-62)-28765-R2**

**1001044358 ONTARIO INC.** is the owner of PCL 23-1 Lt 23, Cambrian Heights Subdivision Plan 1m471, former Township of St. Mary's municipally addressed as **CIVIC NO. 1077 LAKE STREET**. It is located on the west side of Lake Street between Pentagon Boulevard and Pawating Place. It is designated Residential in the Official Plan and is zoned R2, Gentle Density Residential.

**INTENT OF THE APPLICATION:**

Subject to final consent approval of application **B16/25**, the following variance is requested:

	<b>By-Law 2005-150 Requires</b>	<b>Proposed Variance</b>
<b>4.14.10</b>	Minimum frontage <b>9.2m for each unit</b>	<b>Reduce</b> the minimum required frontage to <b>8.8m</b> for the north unit & to <b>8.4m</b> for the south unit.

**PURPOSE & EFFECT:**

The proposed frontage reduction is intended to assist in providing autonomous title to each 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**

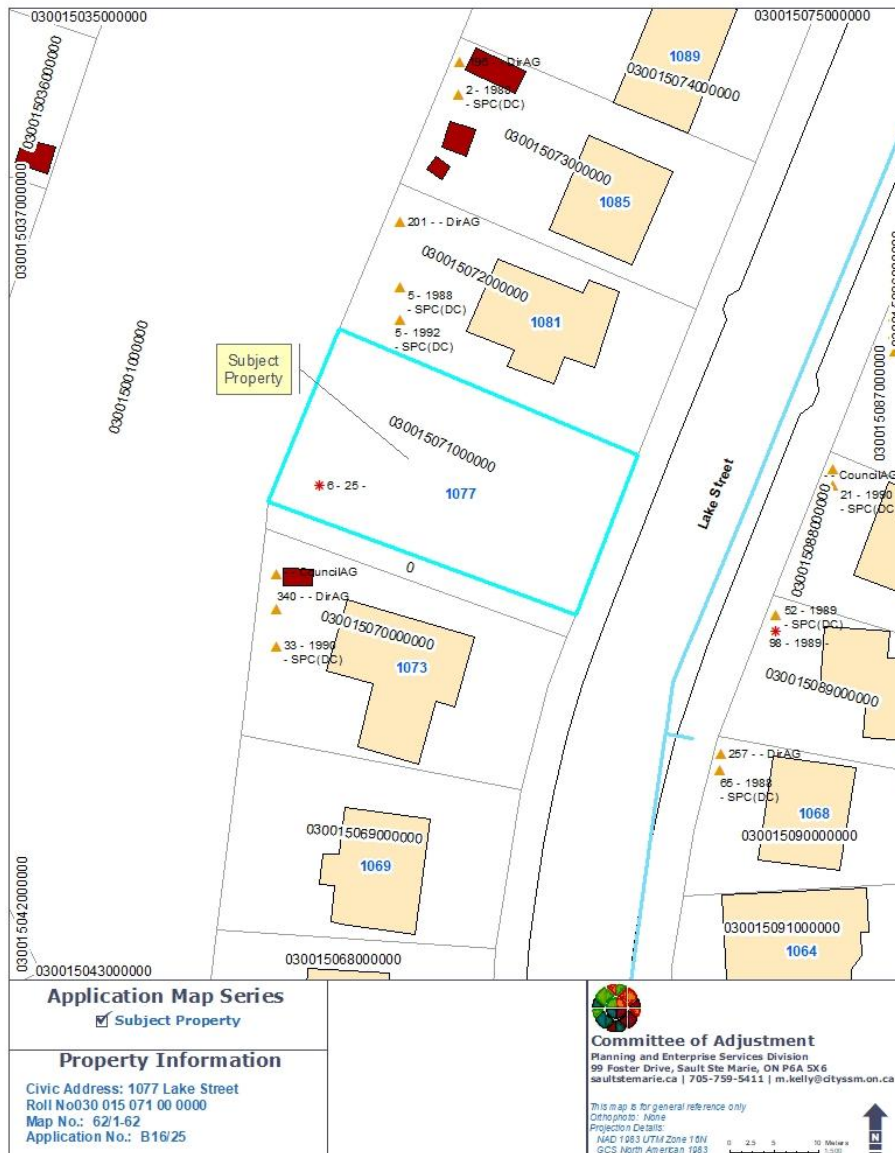
As part of the application review, this proposal was circulated to the following internal departments and external agencies for their review.

Division/Agency	Circulated	Response
Algoma Public Health		
Bell Canada Right-of-Way		
Building Division	X	X
Canada Post		
Conservation Authority	X	No concerns
Engineering & Construction	X	No concerns
Fire Services	X	
Legal Department	X	No comment
Planning Division	X	No objections.
PUC Distribution Inc. (Electric)	X	No concerns. Separate services are required
Public Utilities Comm. (Water)	X	No concerns. Separate services are required
Public Works	X	No comment



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

There is no objection to the request. No evidence was submitted to suggest that approval would create an adverse impact. The request is subject to final consent approval of Consent to Sever application B16/25.





**TAB 4****Application B14/25-9-(1-4)-13146-R2**

**JIM & JACOB BROGNO** are the owners of Pt. Lot 14, Con.1, former Township of St. Mary's & Pt. Water lot in front of same being Pt. 1, 1R11096 municipally addressed as **CIVIC NO. 1015 QUEEN STREET EAST**. It is located on the south side of Queen Street East between Lucy Terrace and Hadley Park. It is designated Residential in the Official Plan and is zoned R2, Gentle Density Residential.

**Intent of the Application**

The applicant is seeking the Committee's consent to sever a southerly ~~30860m<sup>2</sup>~~ 3251.7m<sup>2</sup> portion of the subject property illustrated as Pts 2, & 3 on the submitted illustration and **attach it as a lot addition to** the westerly abutting property municipally known as **1009 Queen Street East**.

	Frontage (approximate)	Depth (approximate)	Area (approximate)
<b>Severed Lands</b>			2612.4m <sup>2</sup>
<b>Retained Lands</b>	21.29m (Queen St. E)	44m	771.6m <sup>2</sup>

**Purpose & Effect**

The purpose of the application is to increase the land holding at Civic No. 1009 Queen Street East.

**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		No concerns or objections
Engineering & Construction	X	No concerns
Fire Services	X	No comment
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		

**Staff Comments/Recommendations(s)**

The request is for lot addition purposes. The proposed retained land complies with the Zoning By-law regulations. Any approval should be made conditional on the applicant providing the following,

**Transfer/Deed of Land**

**Certificate Application fee**

**Reference Plan**

**PIN abstract and PIN map**

**Minor Variance application if required**

**Discharge of Charge/Mortgage or**

**Partial Discharge of Charge/Mortgage**

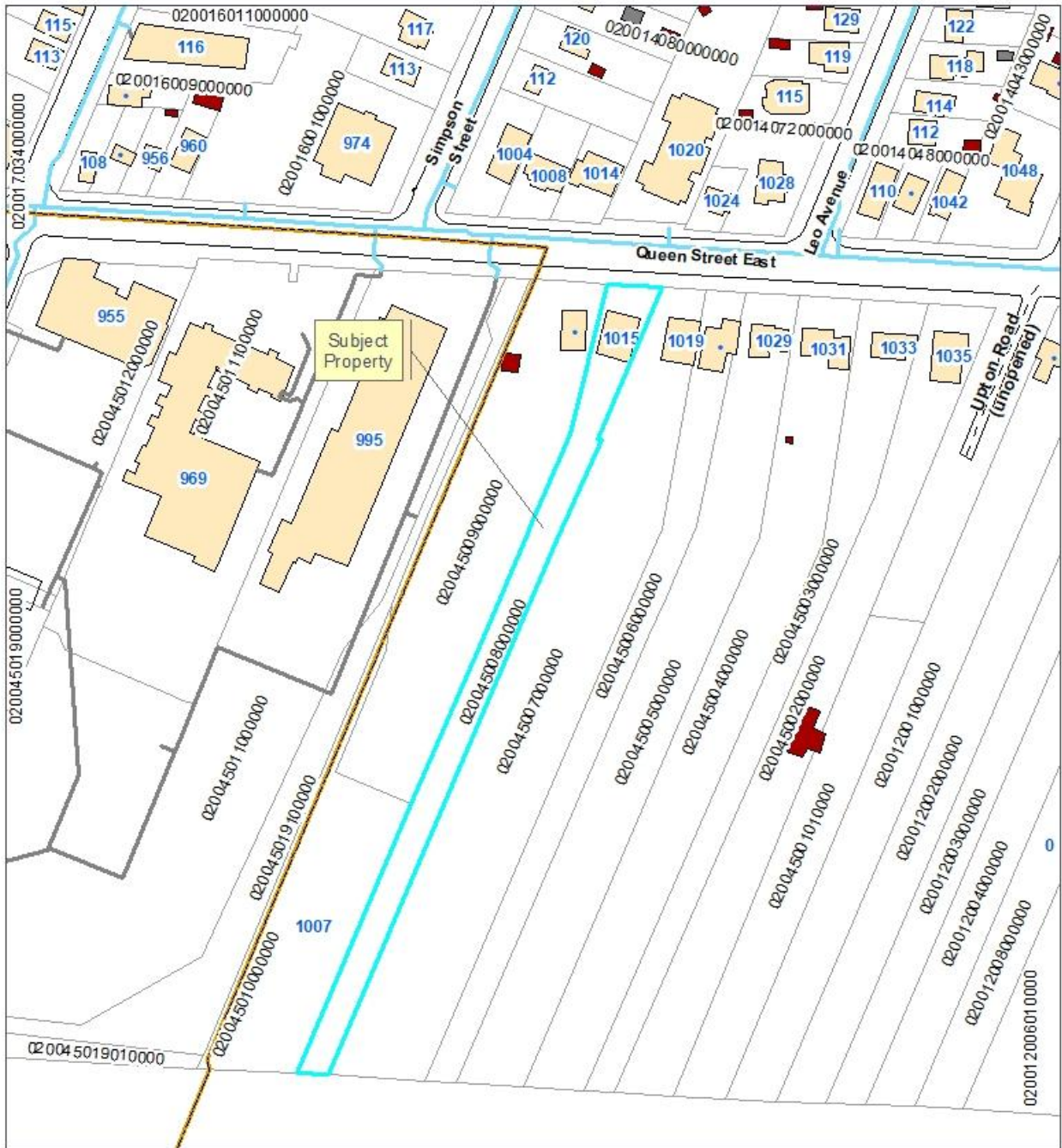
**Payment of Municipal taxes**

**Subsection 50 (3 or 5) of the Planning Act will apply**

**Proposed severed parcel must merge with Civic No. 1009 Queen Street East**

**A consolidation transfer**





### Application Map Series

☒ Subject Property

### Property Information

Civic Address: 1015 Queen St. East  
 Roll No. 020 045 008 00 0000  
 Map No.: 9/1-4  
 Application No.: B14/25



### 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





**TAB 5****Application B15/25-113-(1-128)-24072-HZ, M2, RA, S288**

**1201261 ONTARIO INC.** is the owner of Plan H737 Pt Lot 37 Pt RCP and RP 1R2568 Pt Parts 1 and 2 and RP 1R9857 Pt Parts 1 and 2 and RP 1R13070 Part 8, former Township of Tarentorus municipally addressed as **CIVIC NO. 1032 GREAT NORTHERN ROAD**. It is located on the east side of Great Northern Road between Third Line East and Fourth Line East. It is designated Commercial in the Official Plan and is zoned HZ, Highway Zone, M2, Medium Industrial & RA, S288, Rural Area with a special exception.

**Intent of the Application**

Subject to the approval of minor variance application **A29/25**, the applicant is seeking the Committee's consent to sever the subject property into two (2) irregularly shaped, independent parcels together with an easement for ingress/egress purposes in favour of the proposed southerly parcel.

	Frontage (approximate)	Depth (approximate)	Area (approximate)
<b>Severed Lands</b>	20.2m	irregular	36.97ha
<b>Easement</b>	20.2m	393m	0.79ha
<b>Severed Lands</b>	79.89m	395m (north lot line)	Flag shape

**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	X
Canada Post		
Conservation Authority	X	No concerns
Engineering & Construction	X	See comments below
Fire Services	X	No comment
Legal Department	X	No comment
Planning Division	X	See comments below
PUC Distribution Inc. (Electric)	X	No concerns
Public Utilities Comm. (Water)	X	No concerns

Public Works		
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**Engineering staff** had no concerns but wished to make the applicant aware of the following:

- These properties are subject to Site Plan Control, and as such, development related concerns will be addressed as part of the approval process in the future.
- The severed lands are serviced by a 150mm PVC sanitary lateral located approximately 31m south of the northernmost property line of the ingress/egress easement of the largest parcel.
- A gas main appears to traverse the largest parcel along the southern property line.

**Planning staff** does not object to the proposed minor variance. The reduction to frontage of the property will allow the minimum frontage of a M2 parcel to be met while also permitting an additional use should the severance be granted. This will increase the utilization of the lands, while maintaining the intended zoning that has been applied to the parcel.

This application supports Official Plan policies that promote maintaining an adequate supply of industrial land while maintaining the policies of providing services to the travelling public adjacent to Great Northern Road. The zoning of this property is maintained and provides for additional options for better utilization of the land. For these reasons this is desirable for the community, and the request is considered minor in nature.

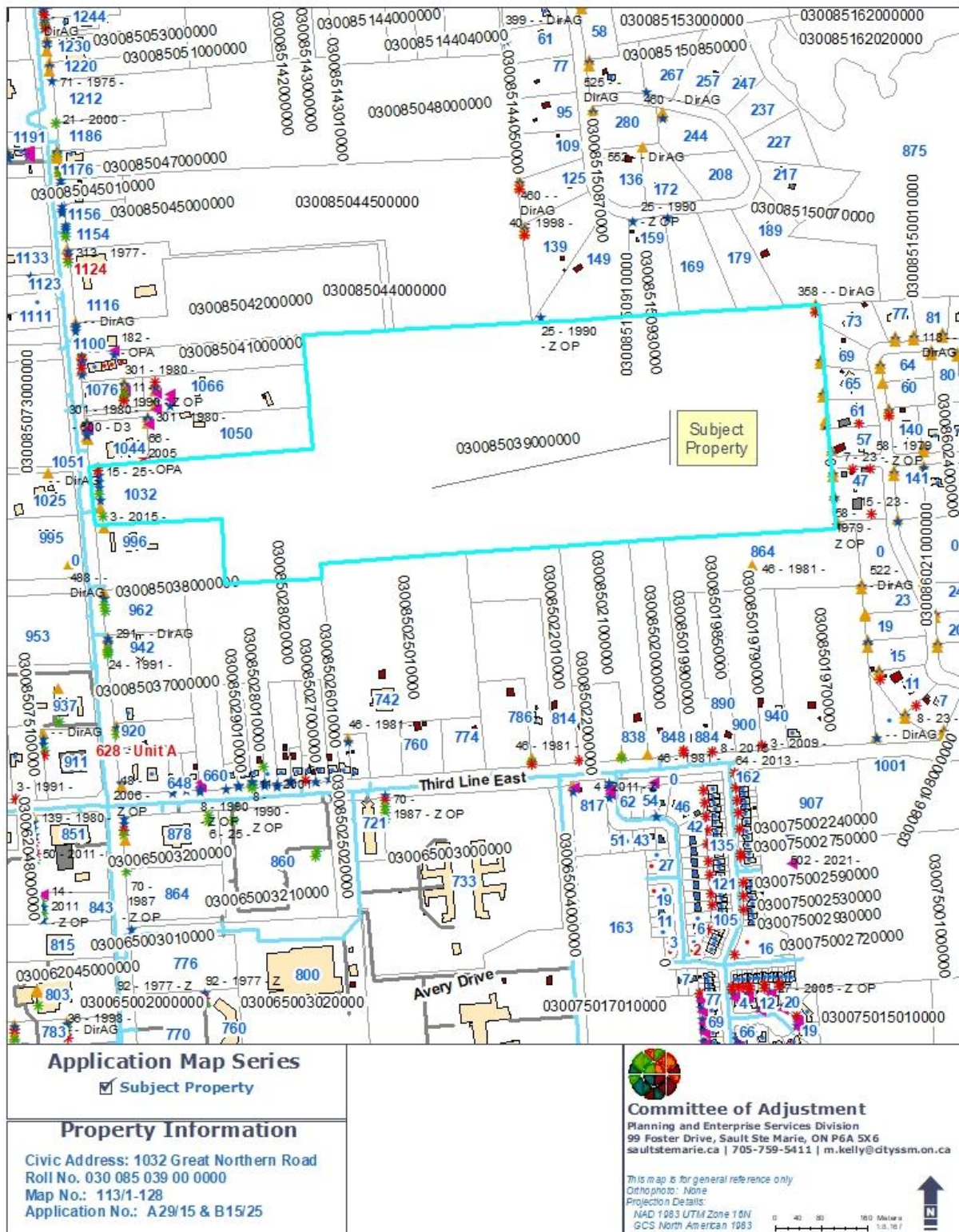
As a condition of approval Planning recommends that no industrial use be permitted in the reduced frontage area that is zoned highway zone.

### **Staff Comments**

There has been no objection to the consent or minor variance request. Recommended conditions of any approval are,

- Payment of 5% Cash-in-lieu of Parkland for the Rural Area zoned portion of the proposed severed parcel and 2% Cash-in-lieu for the remainder of the proposed severed parcel
- Payment of Transfer Review Fee for each Transfer
- Provide Transfer/Deed of Land for Certificate of Official
- Provide Transfer/Deed for Easement
- Provide draft copy of proposed reference plan for approval prior to registration
- Provide full size white print of registered reference plan
- Provide digital copy of registered reference plan
- Provide PIN abstract & PIN map
- Obtain final approval of a Minor Variance application if required
- Discharge of Charge/Mortgage
- Partial Discharge of Charge/Mortgage
- Payment of Taxes
- Undertaking to provide a registered copy of Transfers



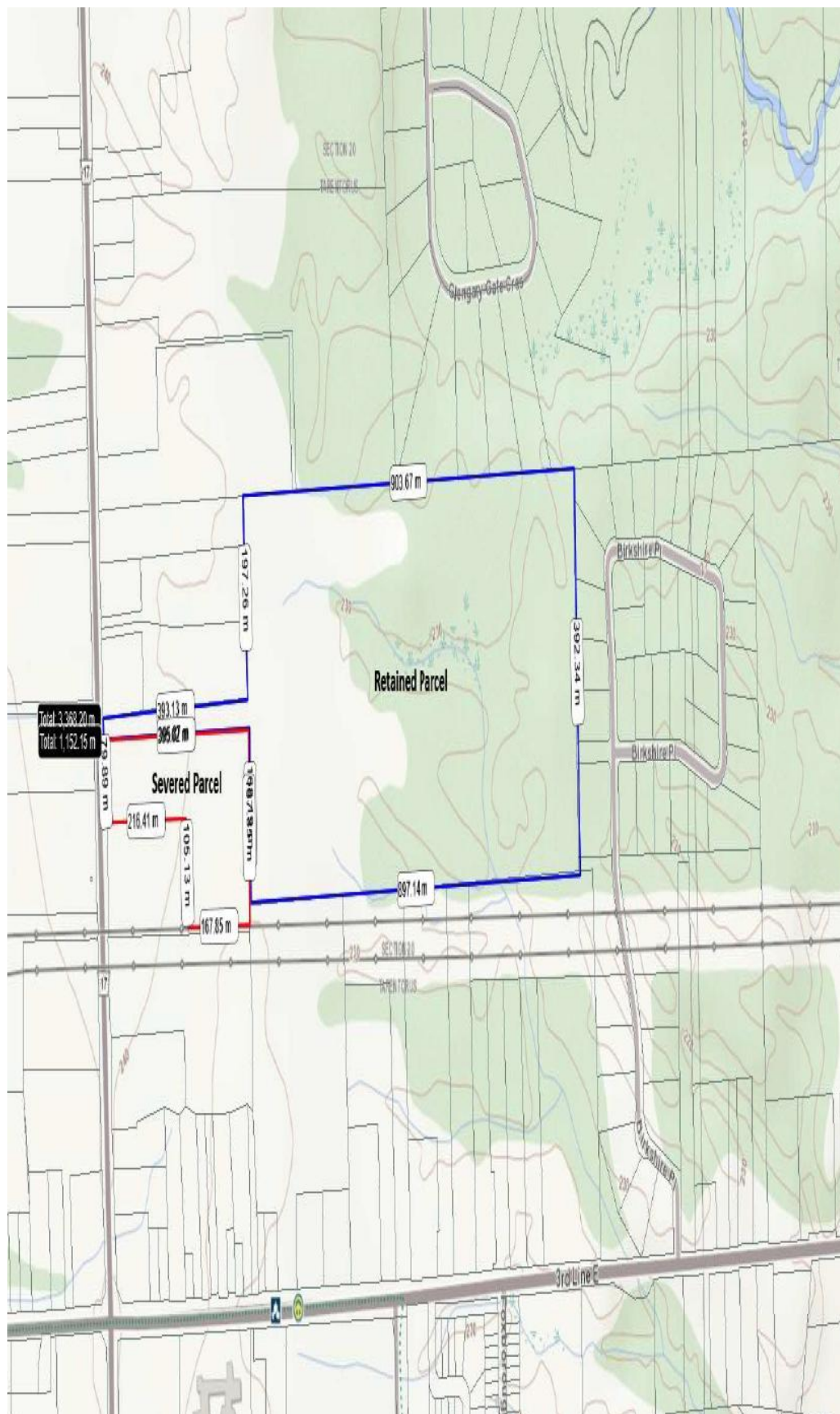














**Application B16/25-62-(1-62)-28765-R2**

**1001044358 ONTARIO INC.** is the owner of PCL 23-1 Lt 23, Cambrian Heights Subdivision Plan 1m471, former Township of St. Mary's municipally addressed as **CIVIC NO. 1077 LAKE STREET**. It is located on the west side of Lake Street between Pentagon Boulevard and Pawating Place. It is designated Residential in the Official Plan and is zoned R2, Gentle Density Residential.

**Intent of the Application**

The applicant is seeking the Committee's consent to sever the subject property into 2 independent parcels.

	Frontage (approximate)	Depth (approximate)	Area (approximate)
<b>Severed Lands (north parcel)</b>	8.823m	35.035m	309.11m <sup>2</sup>
<b>Severed Lands (south parcel)</b>	7.597m	35.035m	266.16m <sup>2</sup>

**Purpose & Effect**

The purpose of the application is to provide autonomous title to each semi-detached unit currently under construction.

**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	X
Canada Post		
Conservation Authority	X	No concerns
Engineering & Construction	X	No concerns
Fire Services	X	
Legal Department	X	No comment
Planning Division	X	No objections.
PUC Distribution Inc. (Electric)	X	No concerns. Separate services are required

Public Utilities Comm. (Water)	X	No concerns. Separate services are required
Public Works	X	See comment below

**Public Works** advised that asphalt restoration on Lake Street associated with servicing the subject property shall be one continuous patch. Individual asphalt patches will not be accepted.

**Staff Comments/Recommendations(s)**

There is no objection to the request. No evidence was submitted to suggest that approval would create an adverse impact. Recommended conditions of any approval are,

- Payment of 5% Cash-in-lieu of Parkland for each new lot created
- Payment of Transfer Review Fee
- Provide a Transfer/Deed of Land for Certificate of Official
- Provide a draft reference plan for approval prior to registration
- Provide a full-size white reference plan once registered plan.
- Provide a digital copy of the registered reference plan
- Provide confirmation from the Chief Building Official or his designate that each unit will be provided separate electrical and water services
- Provide PIN abstract & PIN map.
- Minor Variance application approval if required
- Discharge of Charge/Mortgage
- Partial Discharge of Charge/Mortgage
- Payment of Taxes
- Provide a copy of the registered Transfer/Deed of Land
- Confirmation must be provided that asphalt restoration has been completed or will be completed to the satisfaction of the Director of Public Works or her/his designate prior to final consent
- Confirmation must be provided that each unit has been provided with separate electrical & water services to the satisfaction of the PUC Services Manager, Electrical Engineering or his designate

