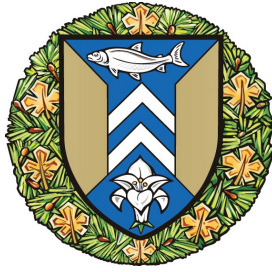


The Corporation of the
City of Sault Ste. Marie



Committee of Adjustment
November 12, 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 October 15, 2025**
- **Disclosure of Pecuniary Interest and the General Nature Thereof**
- **Notice of Withdrawal or Motion for Deferral**
- **Matters To Be Considered**

New Applications

- A32/25 Civic No. Third Line East
- A33/25 Civic No. 1125 Pine Street
- A34/25 Civic No. 1117 Pine Street
- A35/25 Civic No. 1109 Pine Street
- B17/25 Civic No. 626 Fifth Line East

➤ **Other Business**

➤ **Adjournment**

Michelle Kelly

Michelle Kelly, ACST
Secretary-Treasurer



TAB 1

Application A32/25-103-(1-117)-12281-RA

NANCY MADSEN & THE ESTATE OF IAN MADSEN are the owners of Lot 42, Plan H735 former Township of Tarentorus, **CIVIC NO. 1543 THIRD LINE EAST**. It is located on the south side of Third Line East between Black Road and the dead end of Third Line East. It is designated Rural Area in the Official Plan and is zoned RA, Rural Area.

INTENT OF THE APPLICATION:

Relief is requested from the provisions of By-law 2005-150, as amended, to facilitate the construction of a 7.3m x 7.92m x 7m detached, barn style garage.

The following variances are requested:

	By-Law 2005-150 Requires	Proposed Variance
9.1.5	Maximum garage height 6m	Increase maximum permitted height for a garage to 7m for upper-level storage only .

PURPOSE & EFFECT:

The proposed garage is intended to replace a garage that was destroyed by fire. The design of the proposed new structure will include an upper-level storage area and is not intended as living unit space.

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

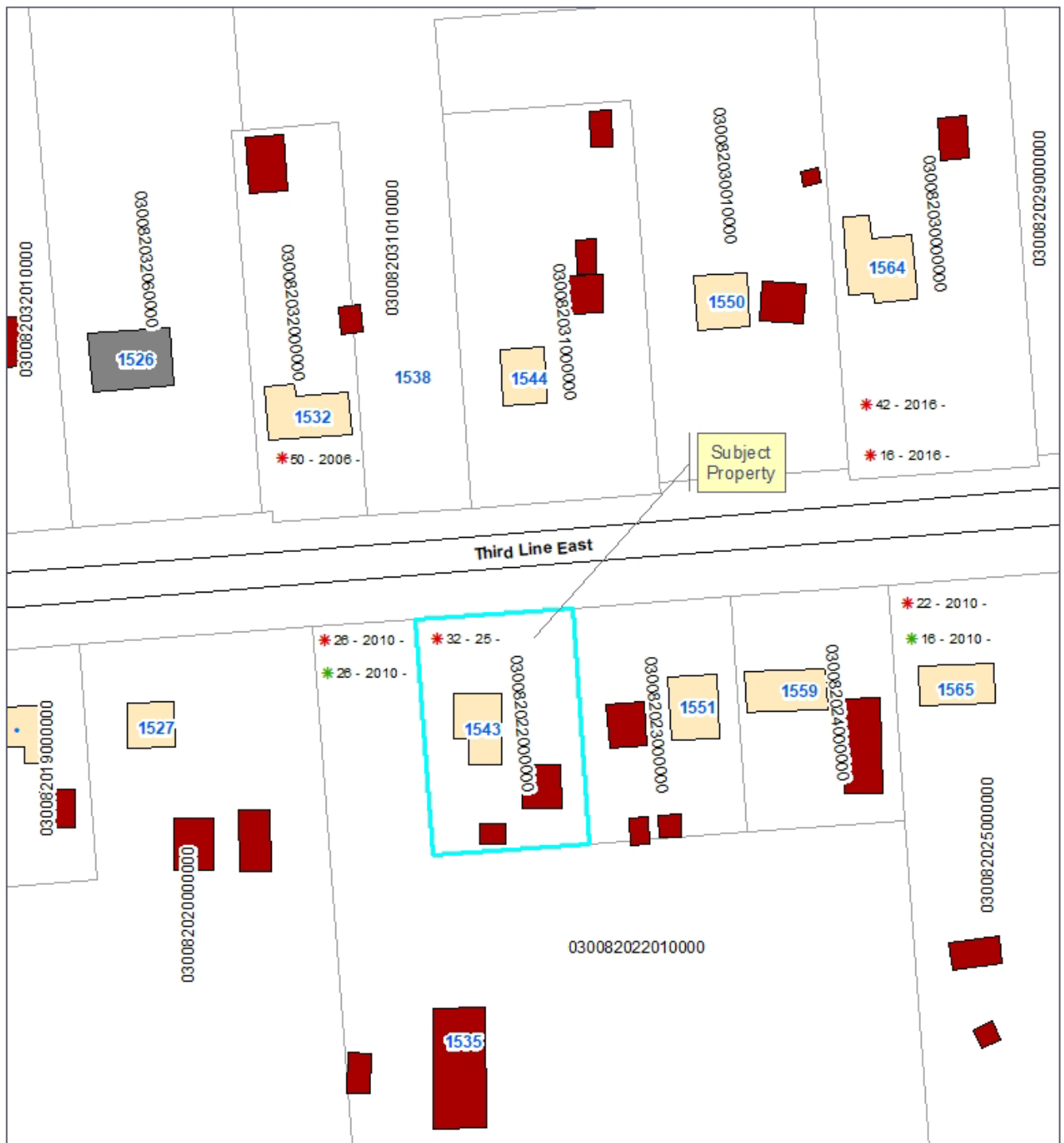
Planning staff have no objection to this application. Several garages on this street exceed 6m in height, and in the Rural Area Zone, accessory buildings may be up to 8m. The requested height is therefore consistent with the established and permitted character of the neighbourhood.

The proposed garage will be partially screened from neighbouring dwellings by mature vegetation and existing accessory buildings. No unacceptable overlook or privacy impacts are anticipated.

Planning staff are satisfied that this proposal meets the four tests of a minor variance and recommend its approval.

Staff Comments/Recommendations(s)

There is no objection to the request. No evidence was submitted to suggest that approval would create an adverse impact.



Application Map Series

☒ Subject Property

Property Information

Civic Address: 1543 Third Line East
 Roll No. 030 882 022 00 0000
 Map No.: 103/1-117
 Application No.: A32/25



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 Meters
 1:1,000





10/14/25, 1:25 PM

1543 Third Line E - Google Maps

Google Maps

1543 Third Line E

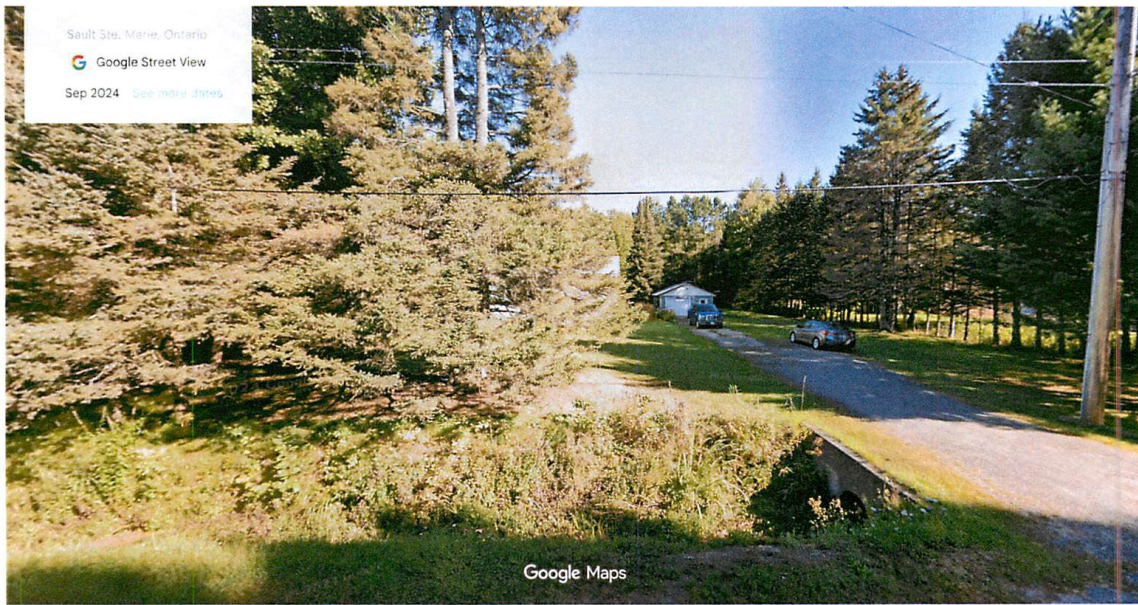


Image capture: Sep 2024 © 2025 Google



<https://www.google.ca/maps/@46.5542243,-84.2735192,3a,75y,1.53h,88.08t/data=!3m7!1e1!3m5!1svxuo7vfzJqb0uf5LpHVm5A!2e0!6shhttps:%2F%2F...>

1/1

TAB 2

Application A33/25-71-(1-76)-11672-R4,s313

Application A34/25-71-(1-76)-33492-R4,s313

Application A35/25-71-(1-76)-33491-R4,s313

1000865908 ONTARIO INC. is the owner of Pt. Section 32 former Township of Tarentorus, further described as Parts 2, 3, 4, 5, 6 & 7, 1R14237 and identified as **CIVIC NO's. 1109 PINE STREET, 1117 PINE STREET & 1125 PINE STREET**. These adjoining properties and are located on the west side of Pine Street commencing approximately 60m south of the Second Line East & Pine Street intersection. They are designated Residential in the Official Plan and are zoned R4, s313, Medium Density Residential with a special exception.

INTENT OF THE APPLICATION:

Relief is requested from the provisions of By-law 2005-150, as amended, to permit a covered roof over the proposed underground parking ramp to cross the common property line between Civic No's 1109 & 1117 Pine Street. As well, relief is sought to standardize the size of the balconies on floors 2 through 6 to match the ground floor decks on the existing & proposed 6 storey, 47-unit apartment buildings currently under construction.

The following variances are requested:

	By-Law 2005-150 Requires	Proposed Variance
4.2	Maximum balcony projection into any yard 1.5m	Increase maximum permitted balcony projection into any yard to 2.43m for floors 2 through 6.
9.8.2	Interior side yard 7.5m	Reduce the south interior side yard to 0.0m for 1117 Pine Street for the proposed shared covered ramp only. Reduce the north interior side yard to 0.0m for 1109 Pine Street for the proposed shared covered ramp only.

PURPOSE & EFFECT:

The roof covering is intended to protect the underground parking ramp from hazardous weather conditions such as rain, snow, and ice. The balconies & decks are intended to provide equivalent outdoor amenity space for all units & enhance the aesthetic design of each building.

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

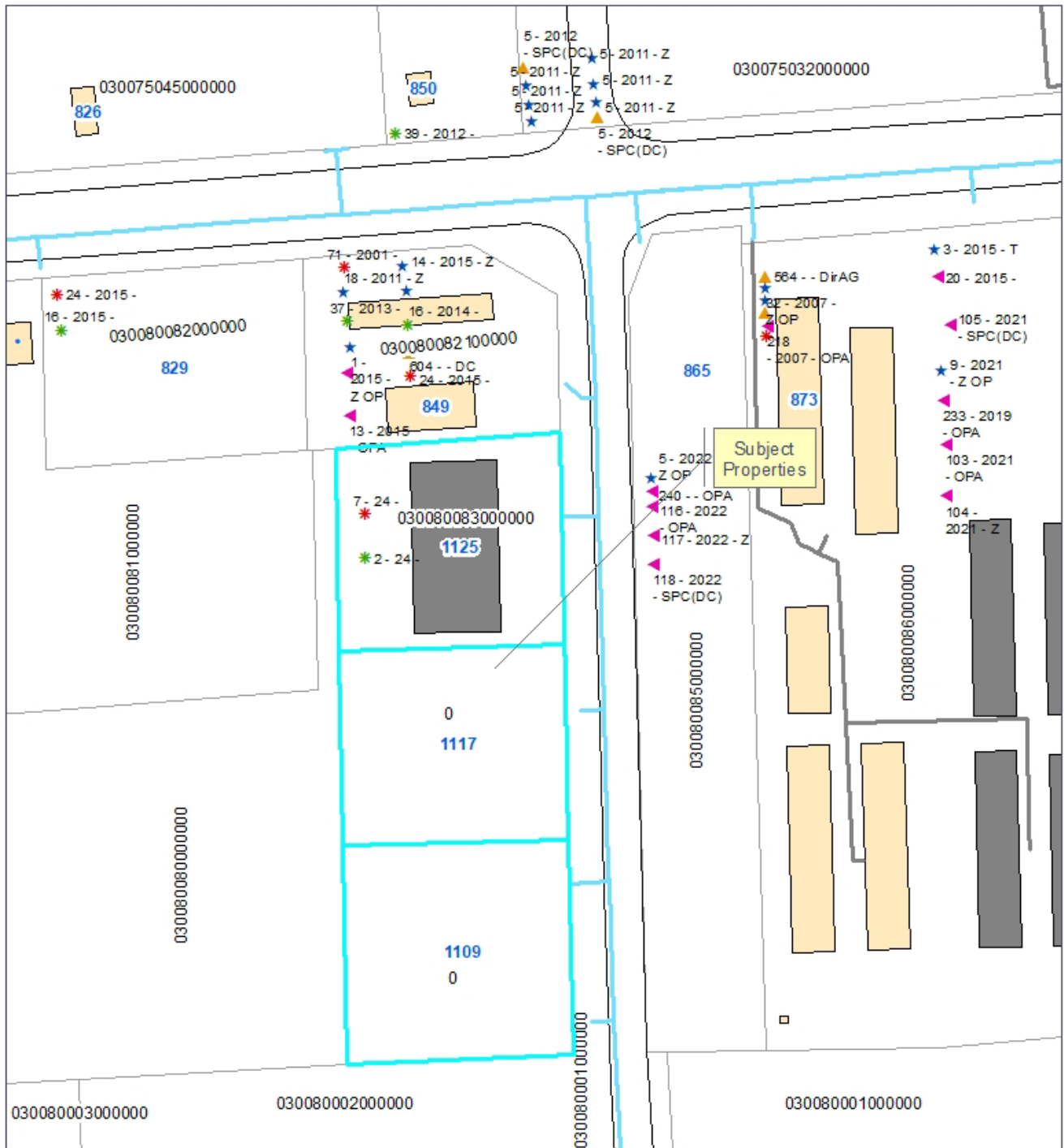
As part of the application review, this proposal was circulated to the following internal departments and external agencies for their review.

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

Planning staff support these applications and are satisfied that they meet the four tests. The requested variances are desirable for the subject properties, as the proposed ramp covering will enhance safety, and the enlarged balconies will provide additional amenity space for residents.

Staff Comments/Recommendations(s)

There is no objection to the request. No evidence was submitted to suggest that approval would create an adverse impact.



Application Map Series

☒ Subject Property

Property Information

Civic Address: 1109, 1117 & 1125 Pine St.
 Roll No
 Map No.: 9671/1-76
 Application No.: A33/24, A34/25, A35/25



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

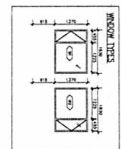
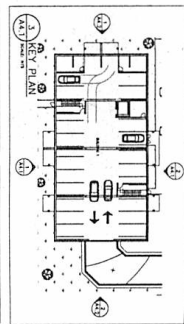
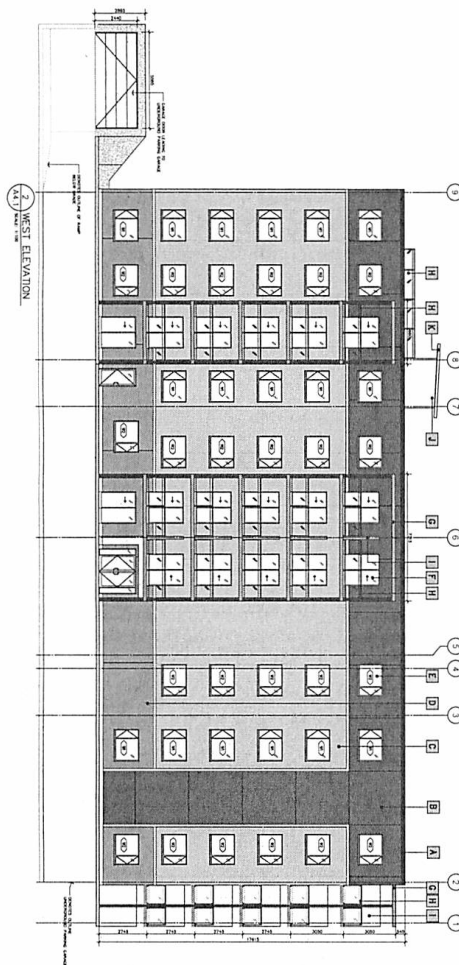
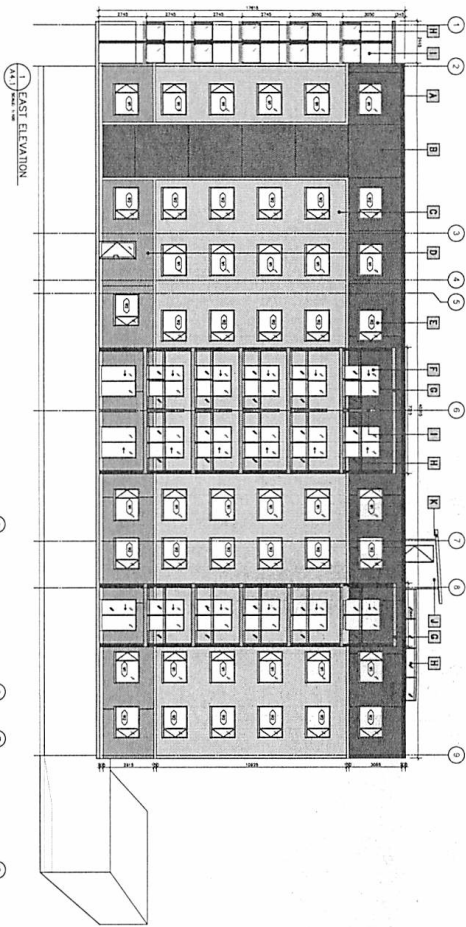
Orthophoto: None

Projection Details:

NAD 1983 UTM Zone 18N
 GCS North American 1983

0 5 10 20 Meters
 1:1,500





KEY	DESCRIPTION
A	CONCRETE
B	BRICK
C	GLASS
D	WOOD
E	ROOF
F	LANDSCAPE
G	PAVING
H	WATER
I	SEWER
J	ELECTRIC
K	TELEPHONE
L	OTHER

NOTICE:

THIS DRAWING IS THE PROPERTY OF MGP ARCHITECTS & ENGINEERS, P.C. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF MGP ARCHITECTS & ENGINEERS, P.C.

DATE: 11/17/2011

BY: MGP

FOR: 47 UNIT APARTMENT BUILDING

LOCATION: PINE STREET, SAULT STE. MARIE, ON

CLIENT: DAVID RUSCO

EXTENSION ELEVATIONS

DATE: 11/17/2011

BY: MGP

FOR: 47 UNIT APARTMENT BUILDING

LOCATION: PINE STREET, SAULT STE. MARIE, ON

CLIENT: DAVID RUSCO

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

DATE: 11/17/2011

BY: MGP

FOR: 47 UNIT APARTMENT BUILDING

LOCATION: PINE STREET, SAULT STE. MARIE, ON

CLIENT: DAVID RUSCO

TAB 3**Application B17/25-504-(2-62)-31755-RA**

ED LOFSTROM is the owner of Pt of Sec 8 RP being Part 1, 1R10856, former Township of Tarentorus being **CIVIC 626 FIFTH LINE EAST**. It is located on the northeast corner of Great Northern Road and Fifth Line East. It is designated Rural Area in the Official Plan and is zoned RA, Rural Area subject to Site Plan Control.

INTENT OF THE APPLICATION:

To sever and convey a northeasterly parcel of land in the following manner.

	Frontage (approximate)	Depth (approximate)	Area (approximate)
Severed Lands	61.8m (5 th Line E)	170.75mm	0.951ha
Retained Lands	103.82m (5 th Line E)	irregular	2.19ha

PURPOSE AND EFFECT:

To create (1) one additional lot for future residential development purposes

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 response
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	X	See comments below

Planning staff have reviewed this application and provide the following comments:

- The property is designated under Site Plan Control.

- The consent application conforms to the Rural Area policy, which permits the creation of up to two new lots in addition to the retained parcel. Planning staff note that this application represents the second and final lot that may be created from the subject property under the current policy. Accordingly, no further lot creation will be permitted without an amendment to the Official Plan, which may not be supported by Planning staff.
- Great Northern Road is a Connecting Link. Any new driveway accessing Great Northern Road requires approval from the Director of Engineering. Alternatively, access may be provided via an easement over private property to Fifth Line East, as noted in the Engineering comments.
- About 35m of the west side of the severed parcel lies within the 500m landfill influence area (MECP Guideline D-4). As such, occasional odours are possible. Planning recommends that residential buildings should be located at least 35m from the west lot line.
- The nearby Agawa Canyon Railway may result in noise/vibration impacts. To mitigate this, Planning recommends that residential buildings not be located within 70m of the railway right-of-way.
- Retaining existing vegetation will help buffer potential odour and noise impacts.

Planning recommends approval of the consent, subject to the following conditions:

- The Director of Engineering supports a new driveway on Great Northern Road, OR the applicant secures a private easement providing access to Fifth Line East.
- A treed buffer along the west and east property lines is retained to a minimum depth of 15 metres.

Engineering has reviewed this application and has the following comment:

- Although the City makes every effort to control odour as part of landfill operations, odours may be noticeable from time-to-time.
- Due to the close proximity of Great Northern Road and Agawa Canyon Railroad, noise pollution may be noticeable from time-to-time.
- For this property to have access from Great Northern Road a culvert permit and municipal consent permit may be required.
- Due to the high speed and volume of traffic on Great Northern Road, it is recommended that the Owner pursue an access easement to Fifth Line East.
- Municipal water and sanitary services are not available for this property. Algoma Public Health (APH) approval may be required for the installation of a septic system.
- It is recommended that the severed lands be subject to site plan control to address matters such as entrance location, drainage, etc.
- It is recommended that the severed lands be subject to site plan control to address matters such as entrance location, drainage, etc.
- It is recommended that the severed lands be subject to site plan control to address matters such as entrance location, drainage, etc.

Public Works recommends that the severed lands be subject to site plan control to address matters such as entrance location, drainage, etc.

Staff Comments/Recommendations(s)

Engineering, Planning & Public Works staff have recommended several conditions that have been incorporated in my recommendations below. Planning staff have also recommended that residential buildings be located at least 35m from the west lot line. They also recommend that residential buildings not be located within 70m of the railway right-of-way. These are for your consideration as well.

Recommended conditions of any approval are,

- A Municipal Consent Permit must be obtained for a driveway off Great Northern Road, OR
- A right-of-way easement must be obtained over private property to access Fifth Line East
- 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
- Provide comments from Algoma Public Health stating that both the part to be transferred and the part to be retained are capable of supporting a sewage disposal system

OTHER BUSINESS

TAB 4

DATE OF NEXT HEARING – December 10, 2025

ADJOURNMENT

Michelle Kelly

Michelle Kelly, ACST
Secretary-Treasurer