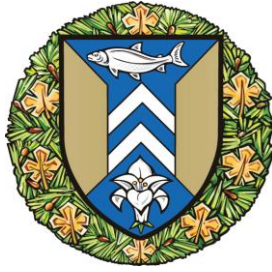


The Corporation of the
City of Sault Ste. Marie



Committee of Adjustment
December 10, 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 November 12, 2025**
- **Disclosure of Pecuniary Interest and the General Nature Thereof**
- **Notice of Withdrawal or Motion for Deferral**

- A41/25 Civic No. 86 Knox Avenue

➤ **Matters To Be Considered**

New Applications

- A36/25 Civic No. 765 Sunnyside Beach Road
- A37/25 Civic No. 22 MacDonald Avenue
- A38/25 Civic No. 6 Blake Avenue
- A9/25 Civic No. 8 Blake Avenue
- B18/25 Civic No. 6 & 8 Blake Avenue
- A40/25 Civic No. 1191 Great Northern Road

➤ **Other Business**

➤ **Adjournment**

Michelle Kelly

Michelle Kelly, ACST
Secretary-Treasurer

TAB 1

Application A36/25-518-(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 and is subject to site plan control.

INTENT OF THE APPLICATION:

The following variance is requested to facilitate the proposed construction of a new 7.92m x 10.97m x 6.7m detached garage/accessory building.

	By-Law 2005-150 Requires	Proposed Variance
9.5.2	Interior side yard of 3.5m	Reduce the south easterly interior side yard to 1.2m for the proposed garage/accessory only
9.5.3.2	Maximum height for accessory buildings and structures 6m	Increase the maximum height for the proposed accessory building only to 6.7m

INTENT:

The additional height will permit the structure to be designed to match the aesthetics of the existing home. No living space is intended in the upper level.

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.

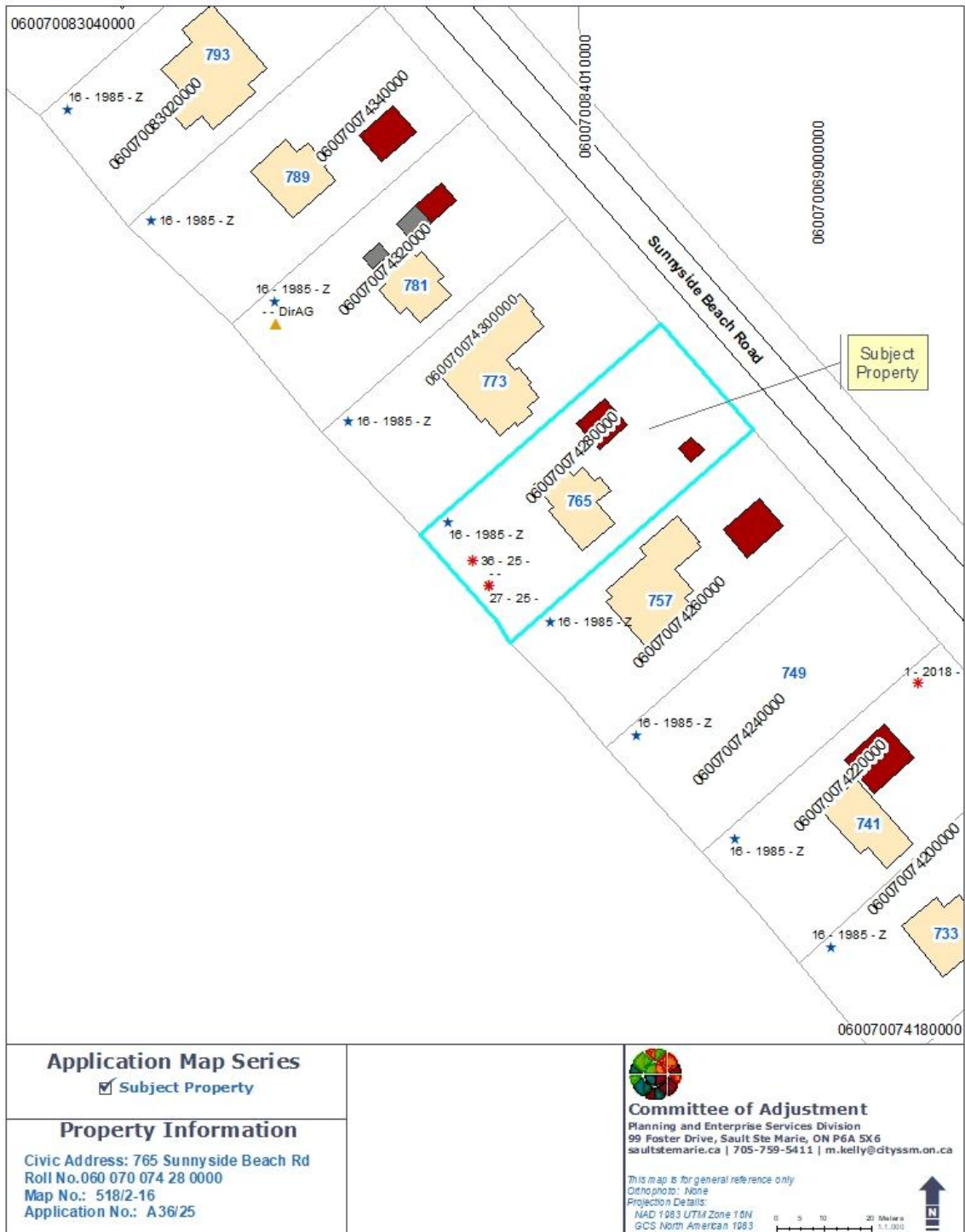
Division/Agency	Circulated	Response
Algoma Public Health	X	
Bell Canada Right-of-Way		
Building Division	X	No objection
Canada Post		
Conservation Authority	X	No concerns but will require a SSMRCA permit
Engineering & Construction	X	No concerns
Fire Services	X	No comment
Legal Department	X	No comment
Planning Division	X	See comments below

PUC Distribution Inc. (Electric)	X	See comments below
Public Utilities Comm. (Water)	X	No concerns
Public Works		

Planning staff advised that this property had an application heard in September 2025 to reduce the interior side yard from 3.5m to 2.4m, which was successful. The applicant has returned to request a further reduction as well as a height increase to the accessory building. A minor variance must meet the 4 requirement test. One of the tests is meeting the intent of the zoning by-law. With the R1 Estate Residential Zone properties section, the lot requirements are meant to be the most restrictive with its setbacks to maintain the aesthetics of other R1 properties, as well as maintain privacy for neighbours, both current and future. The request for a 1.2m setback is found in more urban settings on residential lots outside of the R1 zone. The request to build this close to the property line infringes on the neighbouring property, and the additional request to build an accessory structure beyond what is permitted by the zoning by-law makes this more impactful. This is not desirable and given the impact to neighbouring properties is not considered minor in nature. In maintaining the neighbourhood character this setback level is not found on the neighbouring lots in the surrounding area. Planning recommends maintaining the 2.4m relief that was granted to provide some flexibility on the lot. Planning does not object to the increased height of the accessory structure; however, it would be recommend that a condition that either no windows be permitted or a window that cannot be seen out of on the east-facing side of the structure be applied.

PUC Distribution Inc.(electric utility) had no concerns with the proposed variance for setbacks and building height. Their records indicate that the proposed building location as detailed in the application will be very close to the existing underground electrical house service. They do not allow permanent structures to be built over electrical services. It is suggested that underground locates are obtained and the electrical service be daylighted prior to finalizing location of the proposed building and provided the following image.





TAB 2

Application A37/25-27-(1-30)-31380-R5,s391

BELLEX CORPORATION is the owner Pt Lots 1 to 7, Blk 21; Lots 1 to 5, Blk 22 Plummer Subdivision Wyman Place RP; Pt of Pt 1 & Pts 2 & 3, 1R13427, former Township of St. Mary's also identified as **CIVIC NO. 22 MACDONALD AVENUE**. It is located on northwest corner of MacDonald Avenue and Gladstone Avenue. It is designated Residential in the Official Plan and is zoned R15.S391, High Density Residential with an amended "Special Exception."

INTENT OF THE APPLICATION:

The following variance is requested to facilitate the proposed construction of two (2) linked nine (9) storey multi-residential apartment buildings.

	By-Law 2005-151 Requires	Proposed Variance
2(391) d	Limits the number of residential dwelling units to 230	Increase the permitted number of residential dwelling units to 232

INTENT:

A recent review of the interior design for this development revealed that two (2) additional units could be accommodated within the proposed building footprint. The requested variance sought is intended to provide two (2) additional residential housing units within the community.

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.

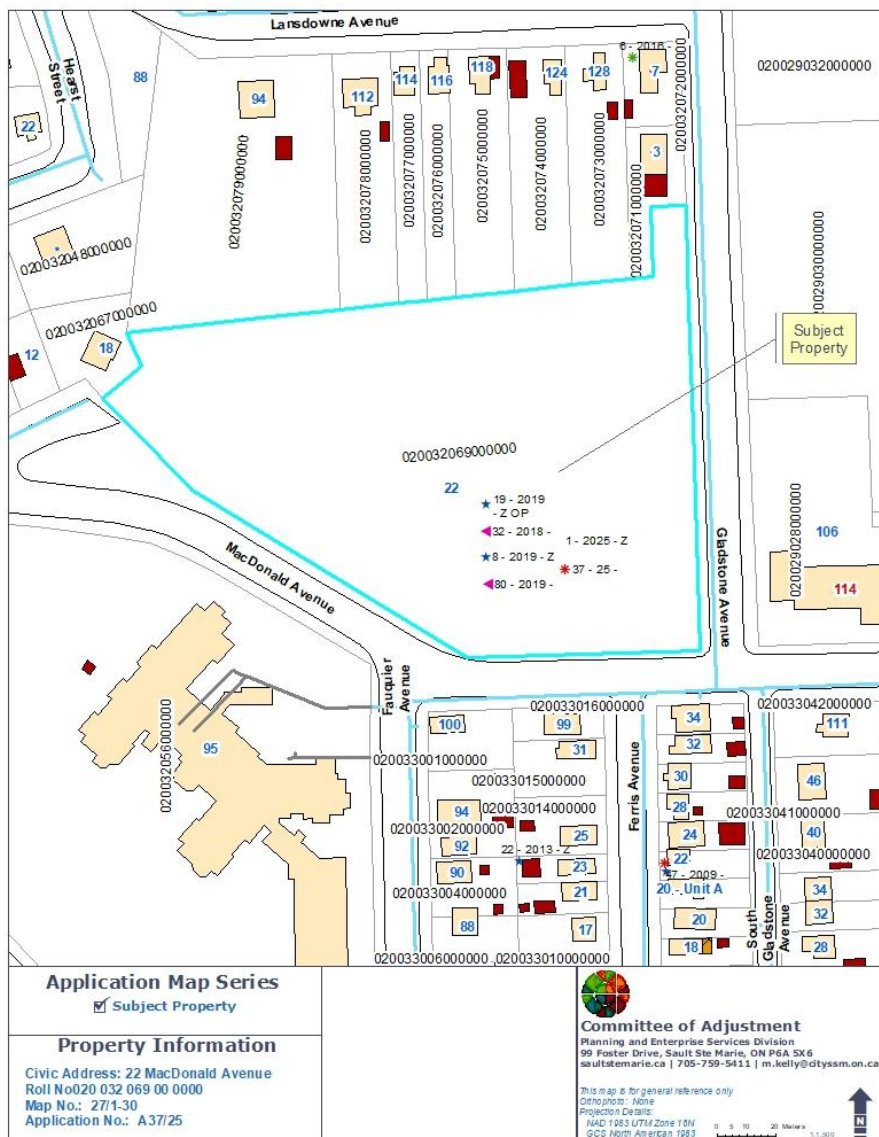
Division/Agency	Circulated	Response
Algoma Public Health	X	
Bell Canada Right-of-Way		
Building Division	X	
Canada Post		
Conservation Authority	X	No concerns
Engineering & Construction	X	No concerns
Fire Services	X	
Legal Department	X	No comment
Planning Division	X	Supportive see comments below

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

Planning staff advised that this request is minor in nature and is to allow for a partial layout change in the proposed buildings. It does not conflict with the Official Plan or Zoning By-law, as well as it supports additional housing units.

Staff Comments/Recommendations(s)

There have not been any objections to the request to date. The addition of 2 units is an internal change and does not impact the building footprint.





Application A38/25-42-(1-49)-14542-R2

2594820 ONTARIO INC. is the owner of Lots 96 & 97 and Pt of the closed lane, Highland Park Subdivision PL 9110, former Township of St. Mary's being **CIVIC 6 and 8 BLAKE AVENUE**. They are located on the east side of Blake Avenue approximately 60m north of the Blake Avenue and McNabb Street intersection. They are designated Commercial in the Official Plan and are zoned R2, Gentle Density.

INTENT OF THE APPLICATION:

Subject to final consent approval of application **B18/25**, the following variances are requested to facilitate the separation of Civic No. 6 Blake Avenue from Civic No. 8 Blake Avenue & recognize the individual residential development as it **currently exists**.

6 Blake	By-Law 2005-150 Requires	Proposed Variance
	Front Yard 7.5m	Reduce to 4.79m
	Other Interior side yard 3m	Reduce south side yard to 2.47m for home & to 0.17m for accessory building
	Interior side yard 1.2m	Reduce north side yard to 1.2m for home & to 0.52m for accessory building
	Lot area 550m²	Reduce lot area to 379.3464m²
	Frontage 15m	Reduce lot frontage to 11.28m
8 Blake		
	Front Yard 7.5m	Reduce to 7.06m
	Other Interior side yard 3m	Reduce south side yard to 1.2m for existing home
	Lot area 550m²	Reduce lot area to 379.3464m²
	Frontage 15m	Reduce lot frontage to 11.28m

INTENT:

These properties merged on title at the request of an owner many years ago. This combined with the subsequent additions of portions of the rear lane & structure additions makes it difficult to consider these setbacks as legal non-conforming. As such, variances to the existing by-law are requested, recognizing that the request is intended to legitimize matters that have existed for many, many years, some of which may very well be considered legal non-conforming.

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.

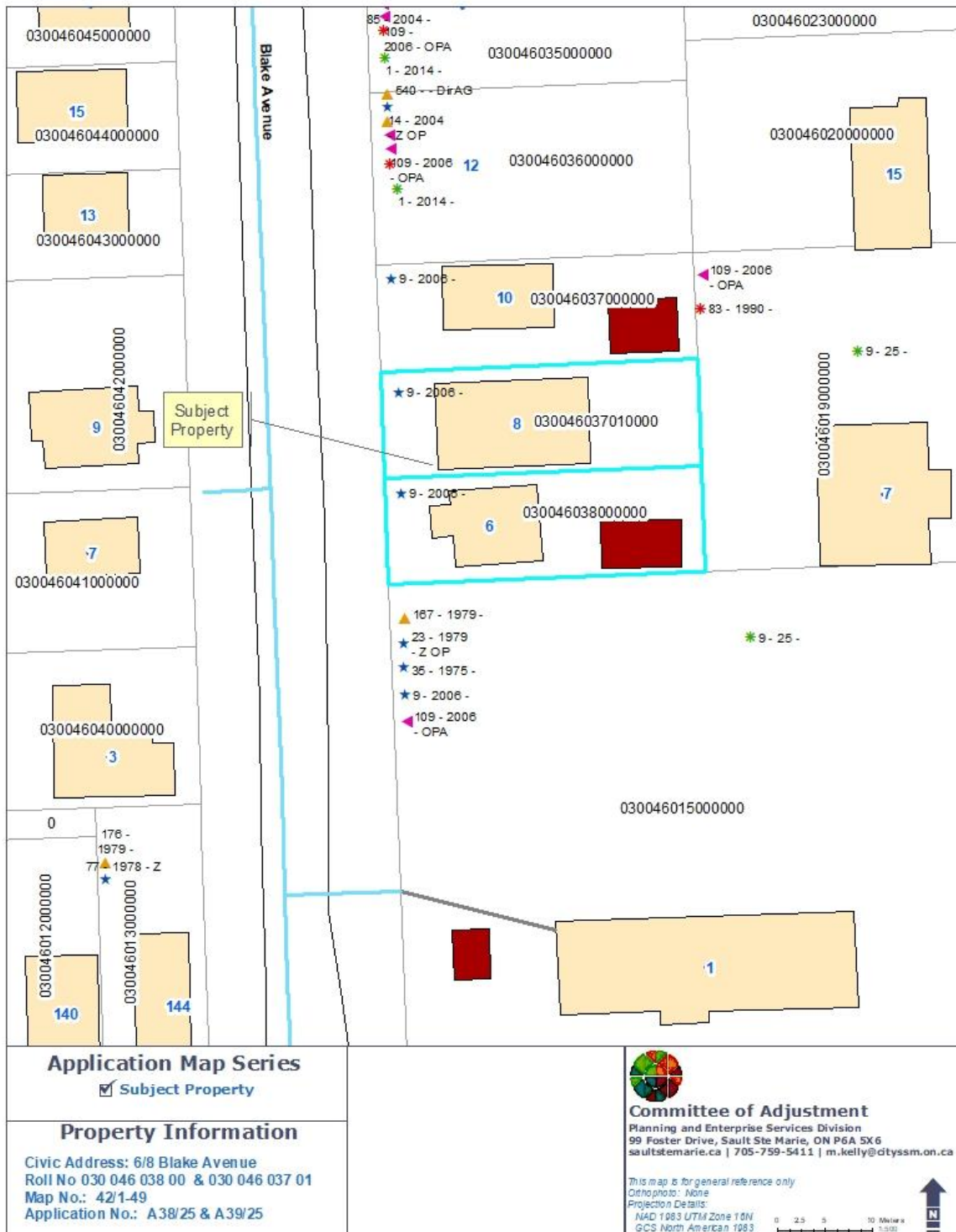
Division/Agency	Circulated	Response
Algoma Public Health	X	
Bell Canada Right-of-Way		
Building Division	X	No objections
Canada Post		
Conservation Authority		
Engineering & Construction	X	No concerns
Fire Services	X	
Legal Department	X	No comment
Planning Division	X	Supportive see comments below
PUC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

Planning staff advised that this request will permit the existing structures to be brought into conformity with the Zoning By-Law. As the application speaks to the matter that some of these setbacks may be legal non-conforming already, this will formalize those setbacks and permit for the severance of the property to proceed to allow for two separate parcels. Given that these have been outstanding for years, formalizing the setbacks is seen as desirable and supportable given that it is unknown currently which of these setbacks has been previously addressed. Planning is supportive of this variance.

PUC Distribution Inc. (electric utility) recommends that the owner contact PUC early in the planning process of any proposed developments of the subject properties due to close proximity to their distribution pole line and rear lot easement on the subject properties.

Staff Comments/Recommendations(s)

The requests apply to existing buildings. here have not been any objections to the request to date. PUC's additional comments will be addressed in the corresponding consent application. Of note, there is no objection not the requested consent to sever these two properties.



11/21/25, 8:38 AM

7 Blake Ave - Google Maps



<https://www.google.ca/maps/@46.5225083,-84.3205835,3a,75y,71.89h,67.8t/data=!3m7!1e1!3m5!1sasYgvFbq7dECpqxUnZlvrAl2e0!6shttps:%2F%2F...> 1/1

Application A39/25-42-(1-49)-25204-R2

2594820 ONTARIO INC. is the owner of Lots 96 & 97 and Pt of the closed lane, Highland Park Subdivision PL 9110, former Township of St. Mary's being **CIVIC 6 and 8 BLAKE AVENUE**. They are located on the east side of Blake Avenue approximately 60m north of the Blake Avenue and McNabb Street intersection. They are designated Commercial in the Official Plan and are zoned R2, Gentle Density.

INTENT OF THE APPLICATION:

Subject to final consent approval of application **B18/25**, the following variances are requested to facilitate the separation of Civic No. 6 Blake Avenue from Civic No. 8 Blake Avenue & recognize the individual residential development as it **currently exists**.

6 Blake	By-Law 2005-150 Requires	Proposed Variance
	Front Yard 7.5m	Reduce to 4.79m
	Other Interior side yard 3m	Reduce south side yard to 2.47m for home & to 0.17m for accessory building
	Interior side yard 1.2m	Reduce north side yard to 1.2m for home & to 0.52m for accessory building
	Lot area 550m²	Reduce lot area to 379.3464m²
	Frontage 15m	Reduce lot frontage to 11.28m
8 Blake		
	Front Yard 7.5m	Reduce to 7.06m
	Other Interior side yard 3m	Reduce south side yard to 1.2m for existing home
	Lot area 550m²	Reduce lot area to 379.3464m²
	Frontage 15m	Reduce lot frontage to 11.28m

INTENT:

These properties merged on title at the request of an owner many years ago. This combined with the subsequent additions of portions of the rear lane & structure additions makes it difficult to consider these setbacks as legal non-conforming. As such, variances to the existing by-law are requested, recognizing that the request is intended to legitimize matters that have existed for many, many years, some of which may very well be considered legal non-conforming.

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.

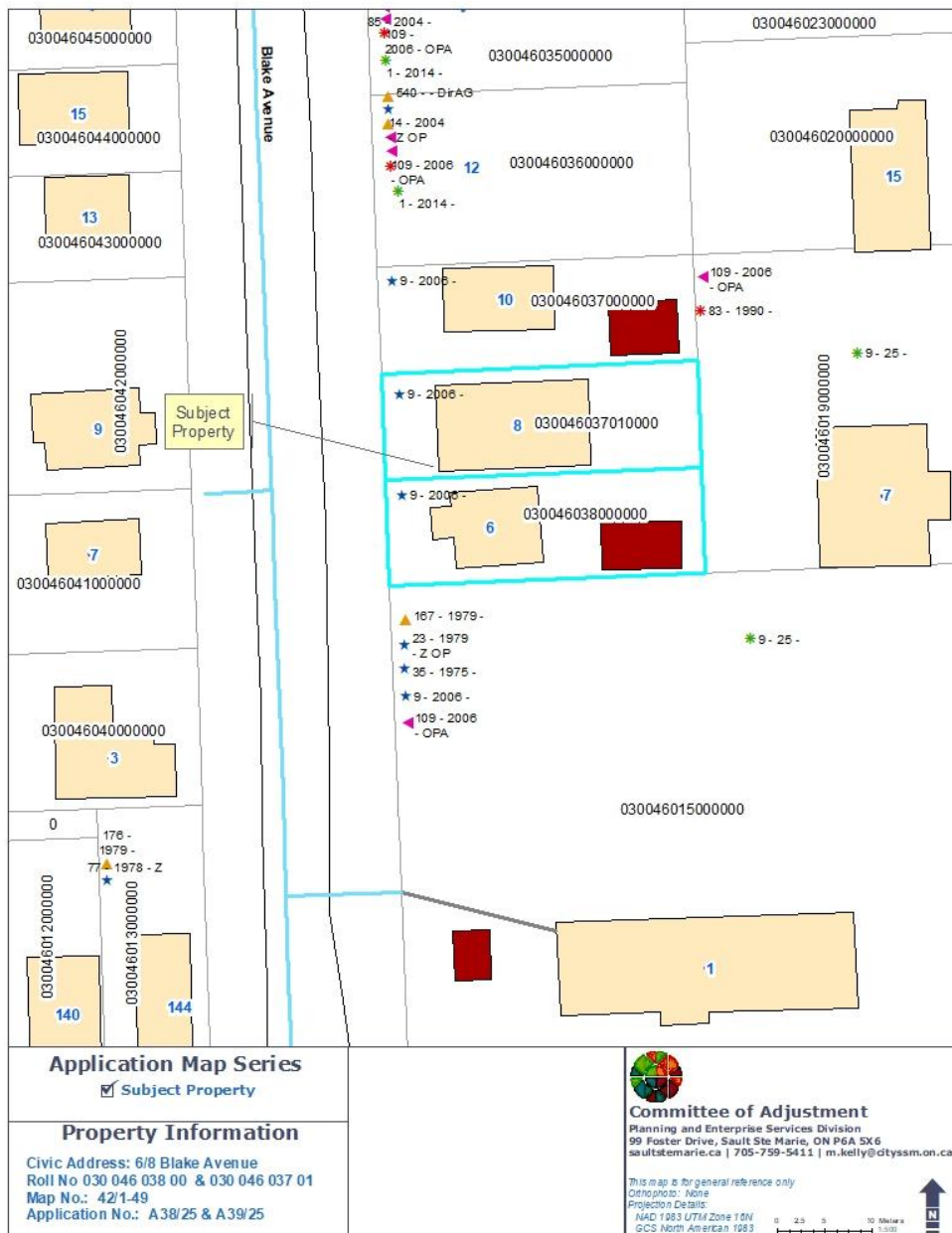
Division/Agency	Circulated	Response
Algoma Public Health	X	
Bell Canada Right-of-Way		
Building Division	X	No objections
Canada Post		
Conservation Authority	X	
Engineering & Construction	X	No concerns
Fire Services	X	
Legal Department	X	No comment
Planning Division	X	Supportive see comments below
PUC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

Planning staff advised that this request will permit the existing structures to be brought into conformity with the Zoning By-Law. As the application speaks to the matter that some of these setbacks may be legal non-conforming already, this will formalize those setbacks and permit for the severance of the property to proceed to allow for two separate parcels. Given that these have been outstanding for years, formalizing the setbacks is seen as desirable and supportable given that it is unknown currently which of these setbacks has been previously addressed. Planning is supportive of this variance.

PUC Distribution Inc. (electric utility) recommends that the owner contact PUC early in the planning process of any proposed developments of the subject properties due to close proximity to their distribution pole line and rear lot easement on the subject properties.

Staff Comments/Recommendations(s)

The requests apply to existing buildings. here have not been any objections to the request to date. PUC's additional comments will be addressed in the corresponding consent application. Of note, there is no objection not the requested consent to sever these two properties.



11/21/25, 8:38 AM

7 Blake Ave - Google Maps



<https://www.google.ca/maps/@46.5225083,-84.3205835,3a,75y,71.89h,67.8t/data=!3m7!1e1!3m5!1sasYgvFbq7dECpqxUnZlvrAl2e0!6shttps:%2F%2F...> 1/1

TAB 5**Application B18/25-42-(1-49)-14542/25204-R2**

2594820 ONTARIO INC. is the owner of Lots 96 & 97 and Pt of the closed lane, Highland Park Subdivision PL 9110, former Township of St. Mary's being **CIVIC 6 and 8 BLAKE AVENUE**. They are located on the east side of Blake Avenue approximately 60m north of the Blake Avenue and McNabb Street intersection. They are designated Commercial in the Official Plan and are zoned R2, Gentle Density.

INTENT OF THE APPLICATION:

Subject to approval of minor variance applications A38/25 & A39/25, the applicant is seeking to sever and convey the two (2) existing residential developments, independent of the other.

	Frontage (approximate)	Depth (approximate)	Area (approximate)
Severed Lands	11.28m (6 Blake)	33.63m	379.3464m ²
Retained Lands	11.28m (8 Blake)	33.63m	379.3464m ²

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	
Legal Department	X	No comment
Planning Division	X	See comments below
PUC Distribution Inc. (Electric)	X	No concerns. Existing easements must remain.
Public Utilities Comm. (Water)	X	No concerns
Public Works	X	See comments below

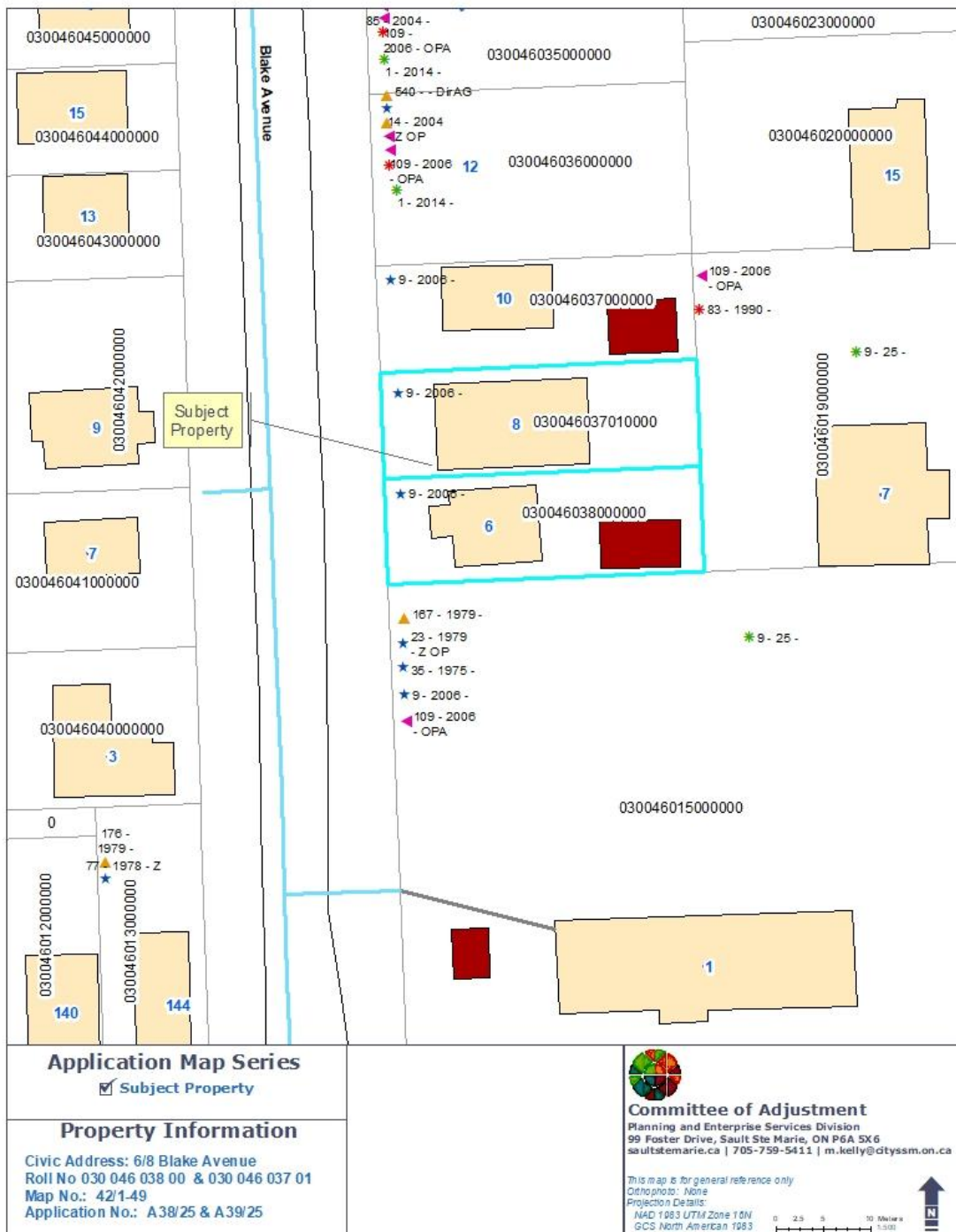
Planning staff have reviewed this application advising that this request will permit the existing structures to be brought into conformity with the Zoning By-Law. As the application speaks to the fact that some of these setbacks may be legal non-conforming already, this will formalize those setbacks and permit for the severance of the property to proceed to allow for two separate parcels. Given that these have been outstanding for years, formalizing the setbacks is seen as desirable and supportable given that it is unknown currently which of these setbacks has been previously addressed. Planning is supportive of this variance.

Staff Comments/Recommendations(s)

No objections to the request. The application merely represents returning the two properties to their original state.

Recommended conditions of any approval are,

- Payment of Transfer Review Fee
- Provide a Transfer/Deed of Land for Certificate of Official for both parcels.
- Provide a draft reference plan for approval prior to registration.
- Provide full-size white reference plans once registered plan.
- Provide a digital copy of the registered reference plan.
- Provide confirmation from PUC Distribution Inc. that the necessary easements for their services are in place.
- 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



Application A40/25-126-(1-41)-17763-HZ, M2, s188

ONTARIO CONCRETE FINISHING (SOO) LIMITED is the owner of Lot 51 RCP H739, former Township of Tarentorus being **CIVIC NO. 1191 GREAT NORTHERN ROAD**. It is located on the west side of Great Northern Road between Third Line East and Fourth Line East. It is designated Industrial in the Official Plan and is zoned HZ, Highway Zone & M2, Medium Industrial Zone and with a special exception s-188. It is subject to Site Plan Control.

PURPOSE OF THE APPLICATION:

The following variances are requested to legitimize the location of two (2) northerly accessory buildings & to permit a 126.8m² addition to be constructed to the westerly side of the southerly building.

	By-Law 2005-150 Requires	Proposed Variance
14.2.2	Interior side yard 5m	<p>Reduce north interior side yard to 2.7m for the proposed storage out building (C) only & to 4.26m for the existing c-can storage shed only (D).</p> <p>Reduce the south interior side yard to 7.3m for existing building (A) and proposed addition (H) to the southerly building (E & F).</p>

INTENT:

The intent is to rectify by-law contraventions created prior to the current ownership. Also to facilitate a proposed addition to the main building and permit required building permit applications to proceed where necessary.

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 objection
Canada Post		

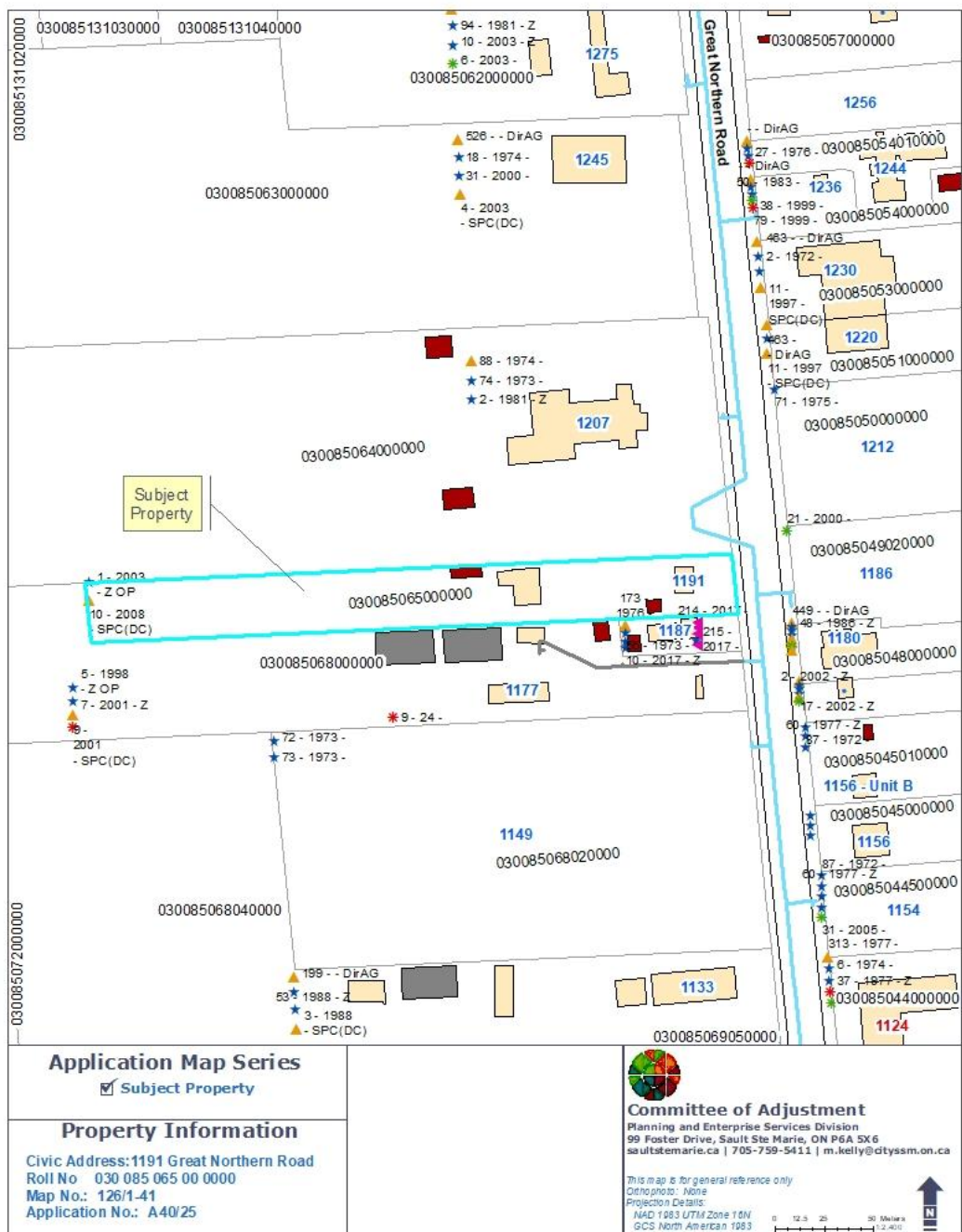
Conservation Authority	X	No concerns. Site plan to be reviewed by SSMRCA for permit
Engineering & Construction	X	No concerns
Fire Services	X	
Legal Department	X	No comment
Planning Division	X	See comments below
PUC Distribution Inc. (Electric)	X	No concerns
Public Utilities Comm. (Water)	X	No concerns
Public Works		

Planning staff advised that this is split-zoned and therefore has different setback requirements depending on where structures are located on the property. Given that the property is relatively narrow, it creates difficulty in satisfying structures on the M2 zoned portion that is adjacent to the HZ portion near Great Northern Road. This request will bring the existing structures in line with the zoning by-law and still allow the existing activities on site to continue.

It is found that this request is in conformity with the Official Plan; by adjusting setbacks for the buildings on site it prevents the portion of M2 property from being sterilized. The minor variance is for the buildings only and not a blanket setback reduction. The request is found to be minor and desirable in ensuring that properties along the HZ corridor can be utilized.

Staff Comments/Recommendations(s)

To date there have been no objections to the request. The owners are attempting to address non-compliance that occurred prior to their ownership together with approvals that will facilitate proposed construction.



TAB 7

The following application will not be considered today. A new notice is required and will be circulated for the January 21, 2026 hearing.

A motion to defer to January 21, 2026 is required.

Application A41/25-41-(1-48)-21407-R2

GARY & TERESA THIBODEAU are the owners of Lot 93 Moffly 'B' Subdivision Plan 1053, former Township of St. Mary's being **CIVIC NO. 86 KNOX AVENUE**. It is located on the south side of Knox Avenue across from the Beech Street intersection. It is designated Residential in the Official Plan and is zoned R2, Gentle Density Zone.

OTHER BUSINESS

TAB 8

Discussion to consider changing the February 4, 2026 hearing to February 11, 2026 dependent on having a quorum.

DATE OF NEXT HEARING – January 21, 2026.

ADJOURNMENT

Michelle Kelly

Michelle Kelly, ACST
Secretary-Treasurer