

AGENDA

Hearings viewed live on the City's YouTube channel.
<https://www.youtube.com/user/SaultSteMarieOntario>

Call to Order

- **Introduction of Committee and Staff**
- **Land Acknowledgement**
- **Approval of the Minutes of December 10, 2025**
- **Disclosure of Pecuniary Interest and the General Nature Thereof**
- **Notice of Withdrawal or Motion for Deferral**
 - A41/25 Civic No. 86 Knox Avenue
 - require a motion for further deferral, to a date on or before April 29, 2026
 - A1/26 Civic No. 597 Douglas Street
 - Require a motion to defer to the hearing of February 4, 2026

➤ **Matters To Be Considered**

New Applications

- A2/26 Civic No. 48 Oryme Avenue
- B1/26 Civic No. 1274/1276 Queen Street East

➤ **Other Business**

- Election of Chair
- Next meeting is February 4, 2026

➤ **Adjournment**

Michelle Kelly

Michelle Kelly, ACST
Secretary-Treasurer

TAB 1**Application A1/26-54-91-70)-32785-R3**

SAULT STE. MARIE HOUSING CORPORATION is the owner of Lot 212 & Pt. Lot 213, RP 6541 further described as Part 2, 1R14049, former Township of Korah identified as **CIVIC NO. 597 DOUGLAS STREET**. It is located on the southwest corner of Douglas Street and Wilding Avenue. It is designated Residential in the Official Plan and is zoned R3, Low Density Residential.

THE APPLICATION:

The following variances are requested.

| | By-Law 2005-150 Requires | Proposed Variance |
|--------------|---|---|
| 9.7.2 | Lot frontage 18m | REDUCE lot frontage to 16.1m |
| 5.3.3 | NO parking spaces shall be located in a <i>required front yard</i> . | PERMIT two (2) parking spaces to be located in the Douglas Street <i>required front yard</i> , commencing at the westerly property line. |

INTENT:

The facilitate the proposed construction of a 2-storey, 4-plex for residential purposes.

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 objection |
| Canada Post | | |
| Conservation Authority | X | No concerns. Requires a permit & site plan review by SSMRCA |
| Engineering & Construction | X | No concerns |
| Fire Services | X | No concerns |
| 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 | |

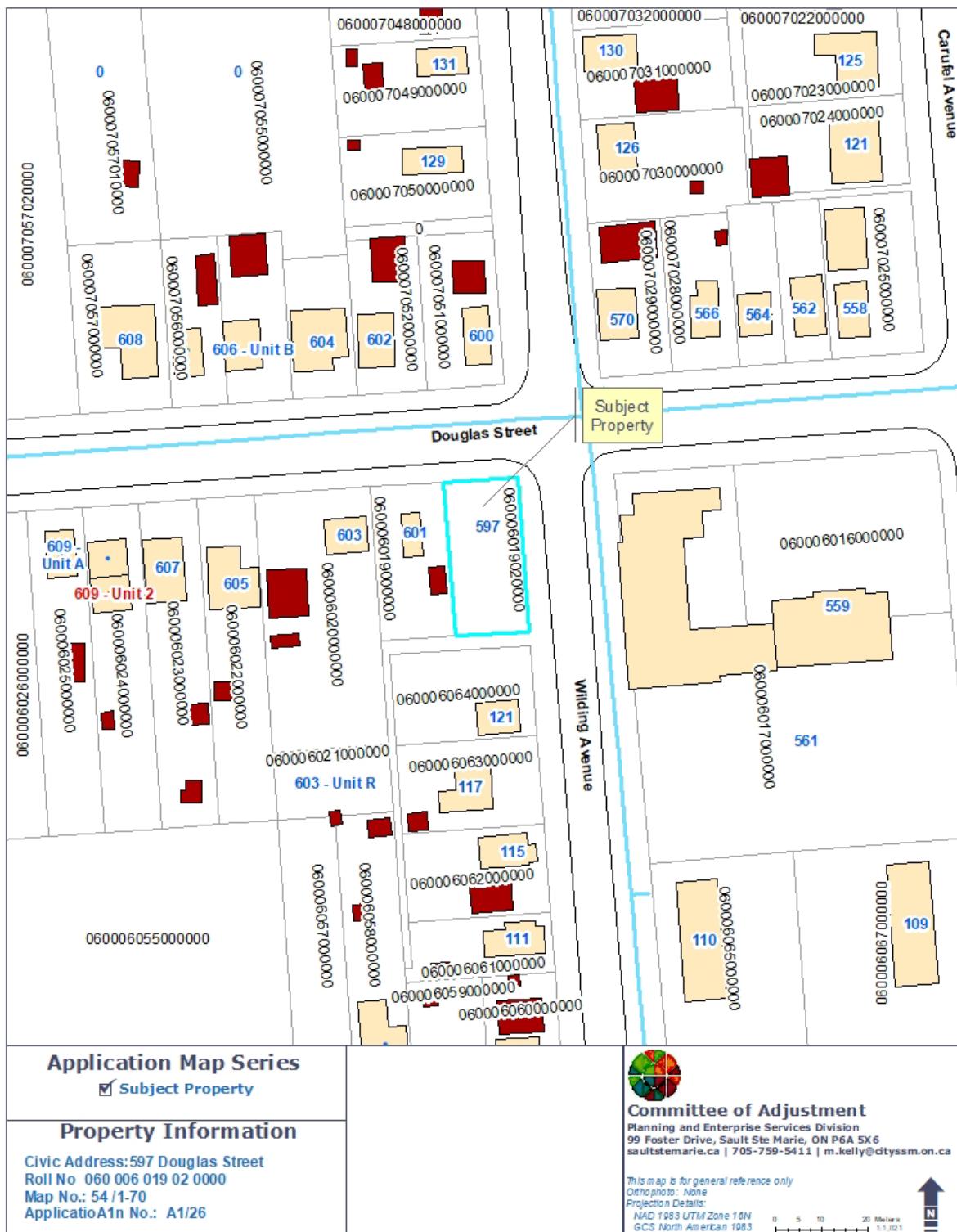
BACKGROUND:

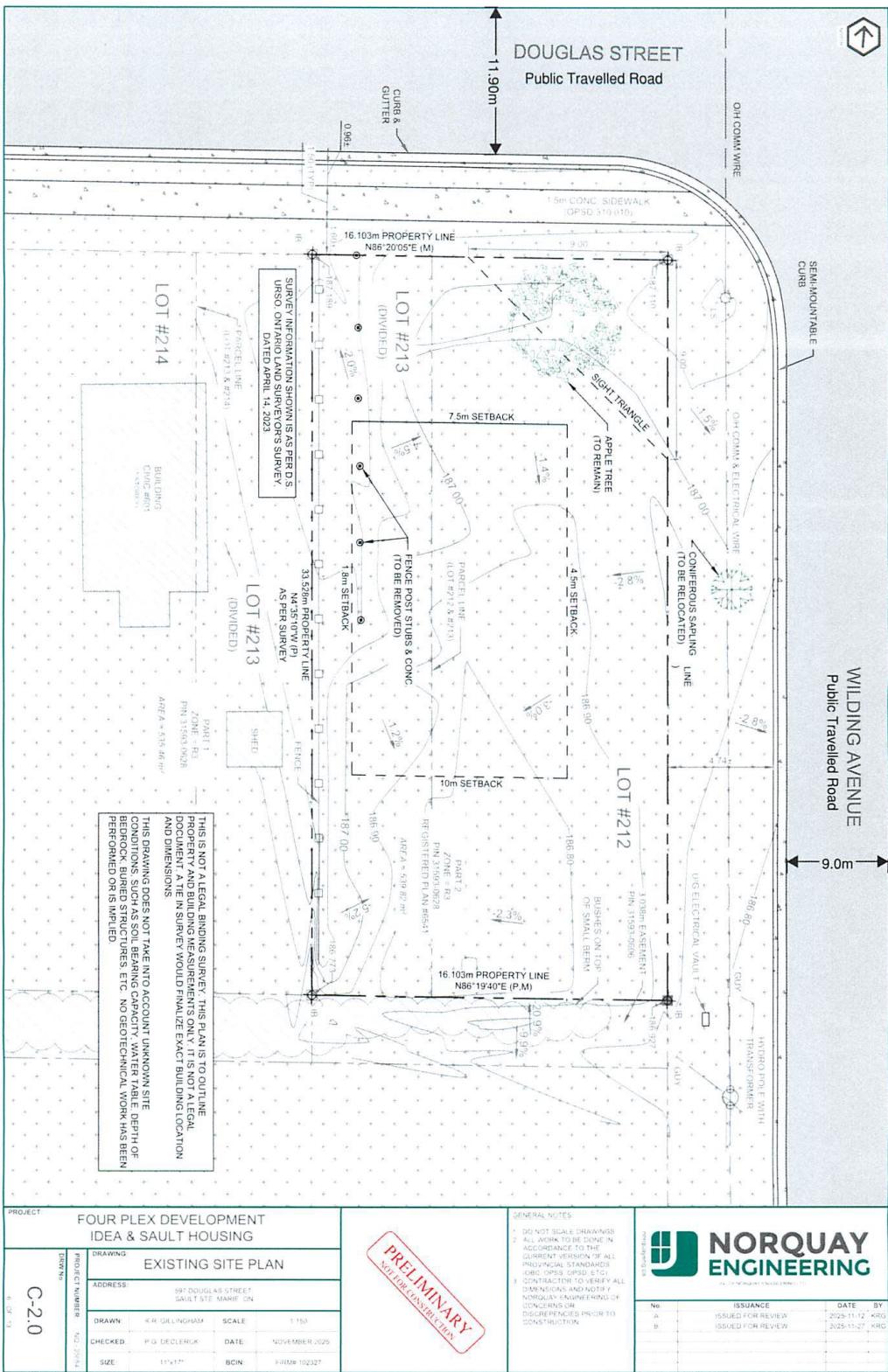
The applicant is proposing to construct a 2-storey, 4-unit residential building on the subject property. The property is a corner lot and by definition, the required frontage abuts Douglas Street. Driveway access to 2 units is intended to be from Douglas Street. The applicant is requesting a 1.8m reduction to the lot frontage requirement and is also requesting a variance to permit 2 parking spaces to be located in the required front yard. Driveway access to the remaining 2 units is intended to be from Wilding Avenue and the proposed location of 2 parking spaces is in compliance with the By-law.

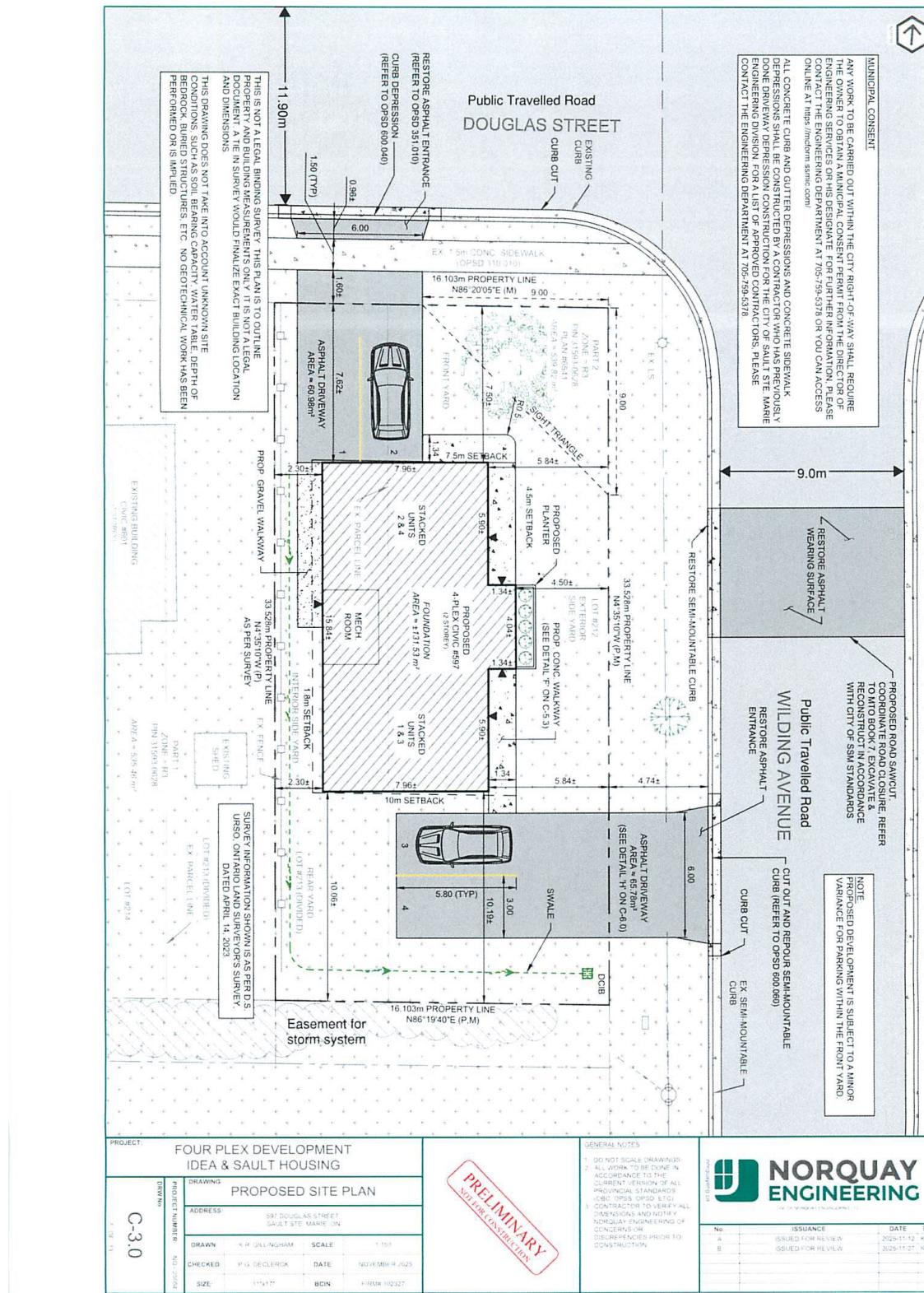
Planning staff advised that the proposed application passes the four tests of a minor variance described in Section 45 of the Ontario Planning Act. Planning Staff has no objections and does not anticipate significant adverse effects. Furthermore, the proposed development will add to the city's affordable housing stock. Planning Staff would like to remind the applicant that vehicles must not block, obstruct, and/or impede the path of travel of the existing public sidewalk.

Staff Comments/Recommendations(s)

There have been no objections to the request. No evidence has been presented to suggest that approval would create a negative impact.







SHEET NAME SHEET No.

2025-11-13

3D VIEWS
SKA-3D

IDEA #

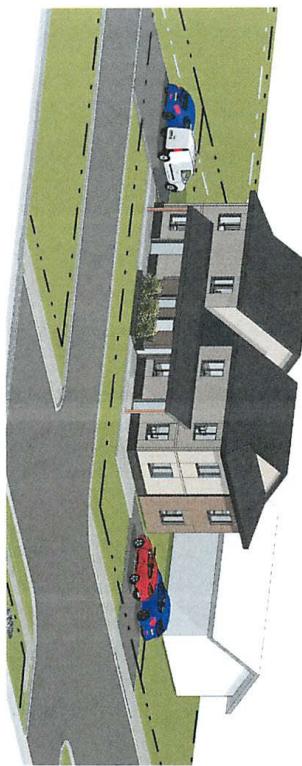
N/A

CLIENT #

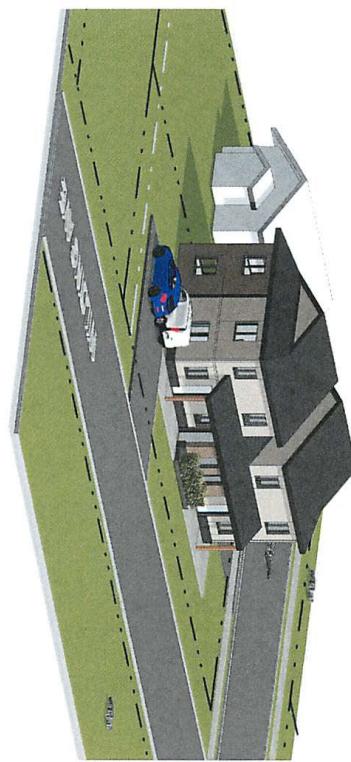
N/A

1
SKA-3D

AXONOMETRIC - NORTH - EAST

2
SKA-3D

AXONOMETRIC - SOUTH - EAST



TAB 2

Application A2/26-60-(1-60)-6655-R2

HURON-SUPERIOR CATHOLIC DISTRICT SCHOOL BOARD is the owner of Pt Lt 24 RCP H732, former Township of St. Mary's identified as **CIVIC NO. 48 ORYME AVENUE**. It is located on the north side of Oryme Avenue approximately 70m east of the Reid Street intersection. It is designated Residential in the Official Plan and is zoned R2, Gentle Density.

THE APPLICATION:

The following variances are requested.

| | By-Law 2005-150 Requires | Proposed Variance |
|--------------|---|--|
| 9.6.1 | PERMITS an elementary school use | INCLUDE a <i>furniture and supplies depot and repair shop for school materials to be carried on within the building as an accessory use</i> |

INTENT:

To augment the use of the existing building and HSCDSB resources.

BACKGROUND:

Although the school is a permitted use in the By-law, the storage of school furniture and supplies and a repair shop for school related materials is not expressly defined. The applicant is requesting a variance to include this use with the understanding that there will be no outdoor storage on the property.

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.

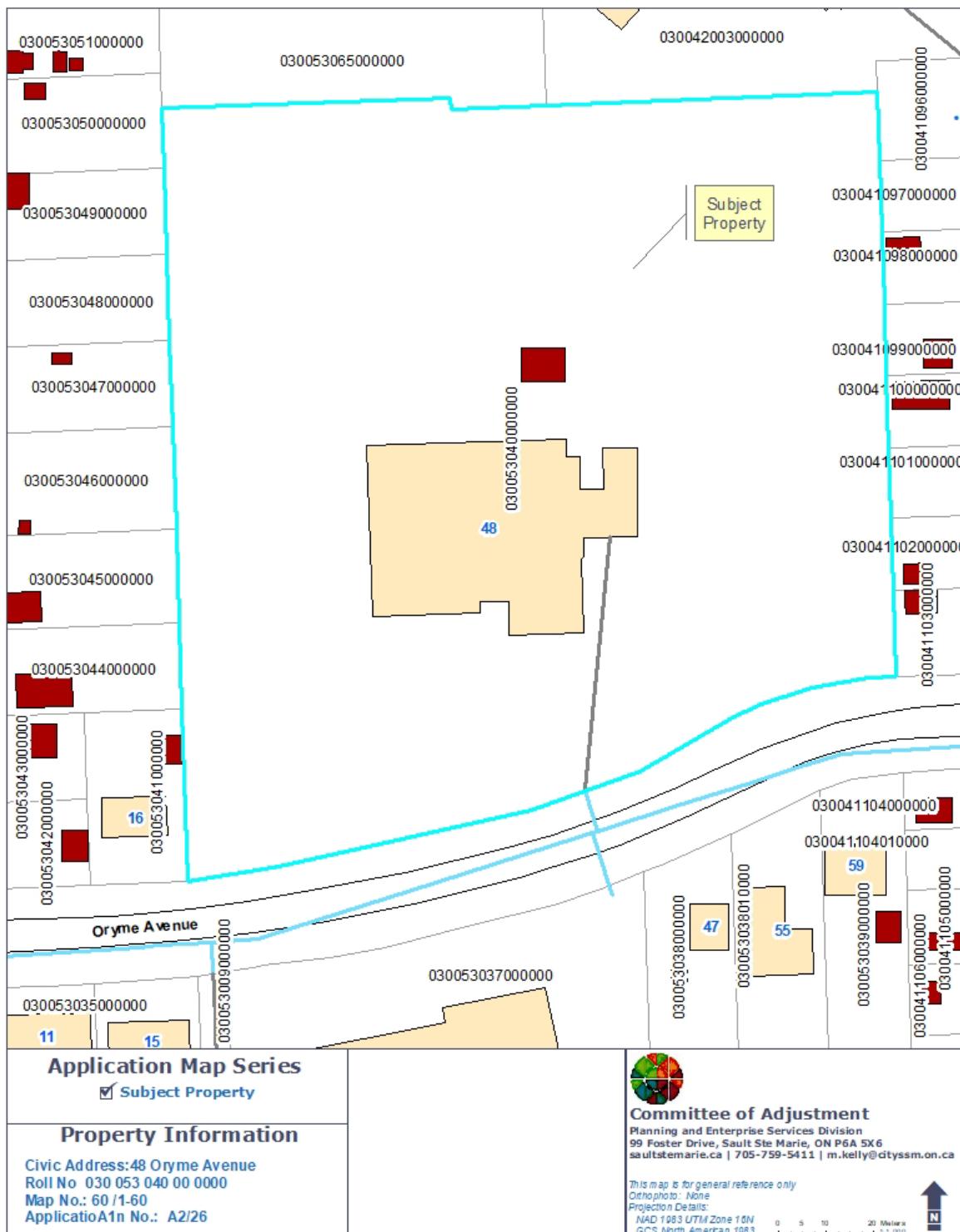
| Division/Agency | Circulated | Response |
|----------------------------------|------------|-----------------------------------|
| Algoma Public Health | | |
| Bell Canada Right-of-Way | | |
| Building Division | X | No objection |
| Canada Post | | |
| Conservation Authority | X | No concerns. |
|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

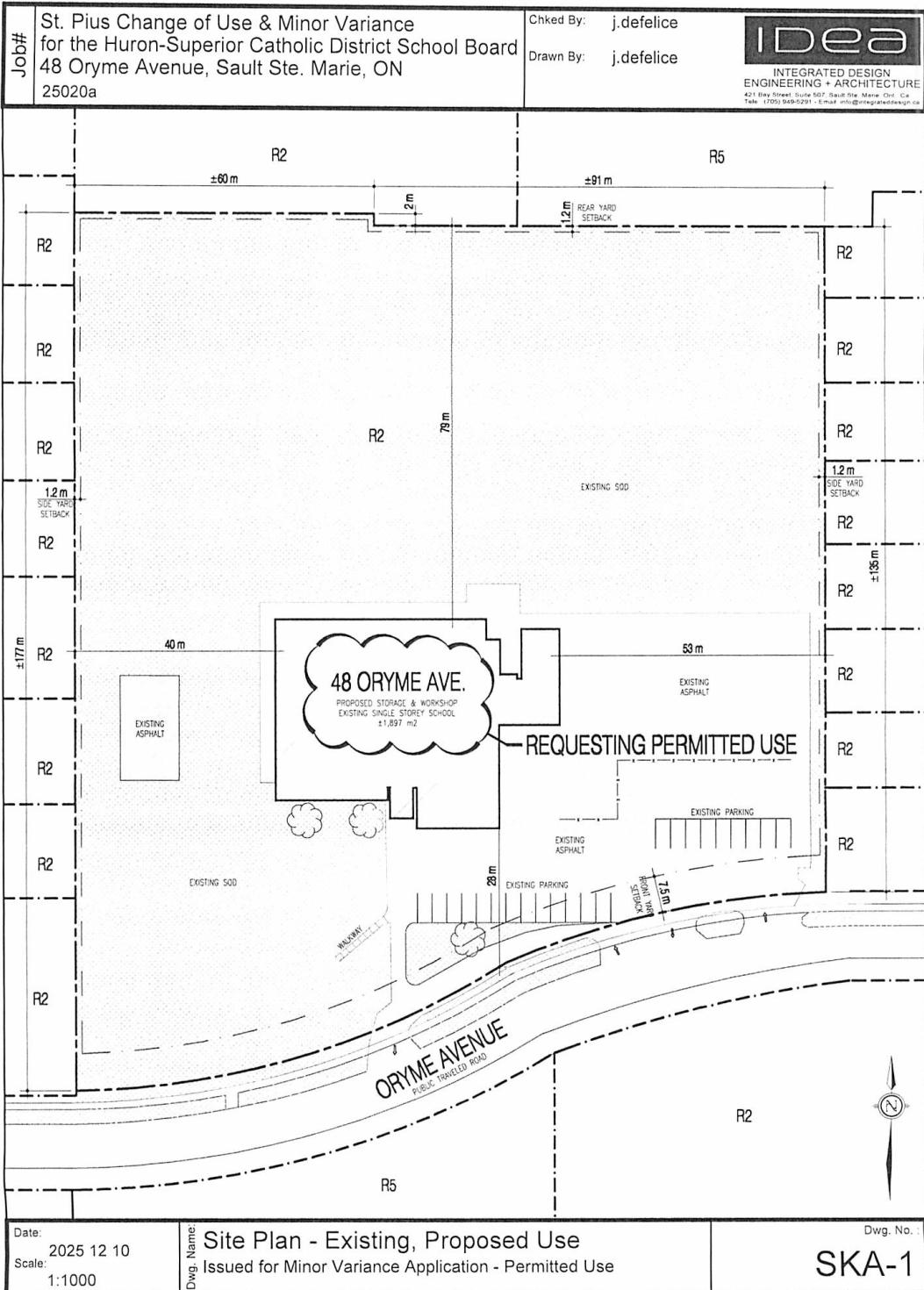
| | | |
|--------------------------------|---|-------------|
| Public Utilities Comm. (Water) | X | No concerns |
| Public Works | X | |

Planning staff advised that the application passes the four tests of a minor variance described in Section 45 of the Ontario Planning Act. The proposed use of the subject property will be supporting in nature and supplementary to HSCDSB's current operations. Furthermore, there will be less impact on the surrounding area in terms of noise and traffic, compared to when the site functioned as an elementary school. Planning Staff have no objections to the proposed application.

Staff Comments/Recommendations(s)

There have been no objections to the request. No evidence has been presented to suggest that approval would create a negative impact.





TAB 3

Application B1/26-10-(1-6)-417-R2, S388

1274 QUEEN STREET EAST LIMITED & 1276 QUEEN STREET EAST LIMITED are the owners of PIN 31522-0177, municipally identified as **CIVIC NO. 1274 & 1276 QUEEN STREET EAST**. It is located on the north easterly side of Queen Street East between Churchill Boulevard and Lake Street. The subject property is designated Residential in the Official Plan and is zoned R2, Gentle Density.

THE APPLICATION

The applicants are seeking the Committee's consent to **sever and convey each residential development independent of the other, together with an easement** along the length of the easterly wall of the existing building at Civic No. 1274 Queen Street in favour of the easterly property being Civic No. 1276 Queen Street East **for access/egress purposes**.

| | Frontage (approximate) | Depth (approximate) | Area (approximate) |
|----------------------|---------------------------|------------------------|-----------------------|
| Severed Lands | 28.884m | 45.747m | 689m ² |
| Severed Lands | 28.884m | 45.747m | 689m ² |
| Easement | 1.44m | 9.77m | 14.06m ² |

BACKGROUND:

Under Planning Act provisions related to common and complete ownership the subject properties inadvertently merged on the passing of a previous owner.

The intent is to return the two properties to their original autonomous state as established in 1959 and legalize access/egress over that portion of the paved driveway of Civic 1276 Queen Street East which encroaches onto Civic No. 1274 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 | X | |
| 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 comment |
| 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 | | |

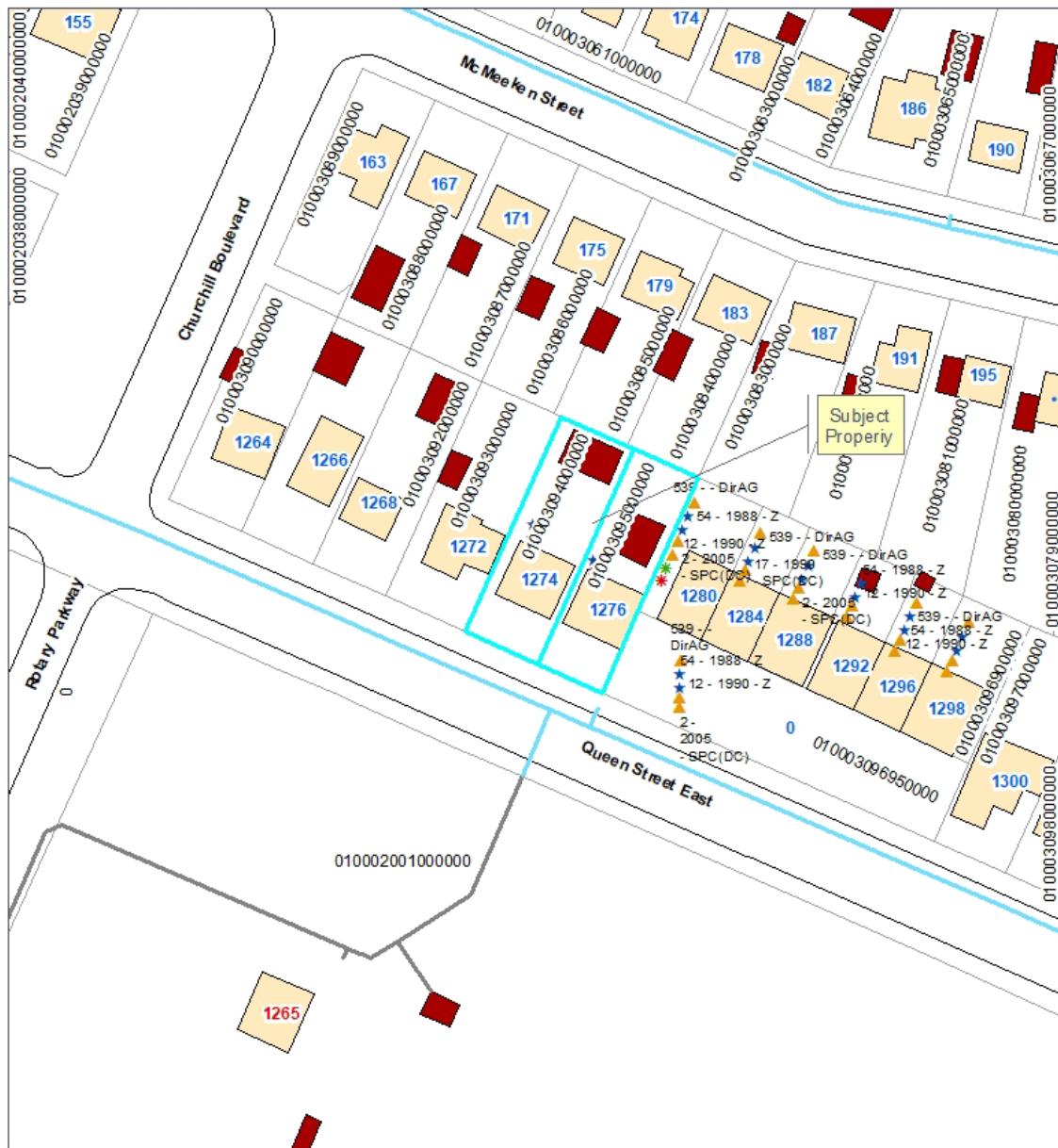
Planning staff advised that the proposed severance of the subject property meets the Lot Area and Frontage requirements for the Gentle Density (R2) Zone described in Section 9.6.2 of Zoning By-law 2005-150. Planning Staff has no objects to the proposed application.

Staff Comments

The request simply re-establishes the autonomous nature of two existing properties & legitimizes the use over the paved driveway encroachment. Since no new lot creation is proposed, collecting cash-in-lieu for park purposes would not be appropriate. There has been no objection to either request.

Recommended conditions of any approval are,

- Payment of Transfer Review Fee for each Transfer
- Provide Transfer/Deed of Land together with Easement for Certificate of Official
- 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 current PIN abstract & PIN map
- Discharge or Partial of Charge/Mortgage
- Payment of Taxes
- Undertaking to provide a registered copy of Transfers



| | | |
|---|--|---|
| Application Map Series <input checked="" type="checkbox"/> Subject Property | |  Committee of Adjustment Planning and Enterprise Services Division 99 Foster Drive, Sault Ste Marie, ON P6A 5X6 saultstemarie.ca 705-759-5411 m.kelly@citysm.on.ca |
| Property Information <p>Civic Address: 1274 & 1276 Queen St. E Roll No: 010 003 094 00 0000 & 010 003 095 Map No.: 1/1-6 Application No.: B1/26</p> | | |

This map is for general reference only

Orthophoto: None

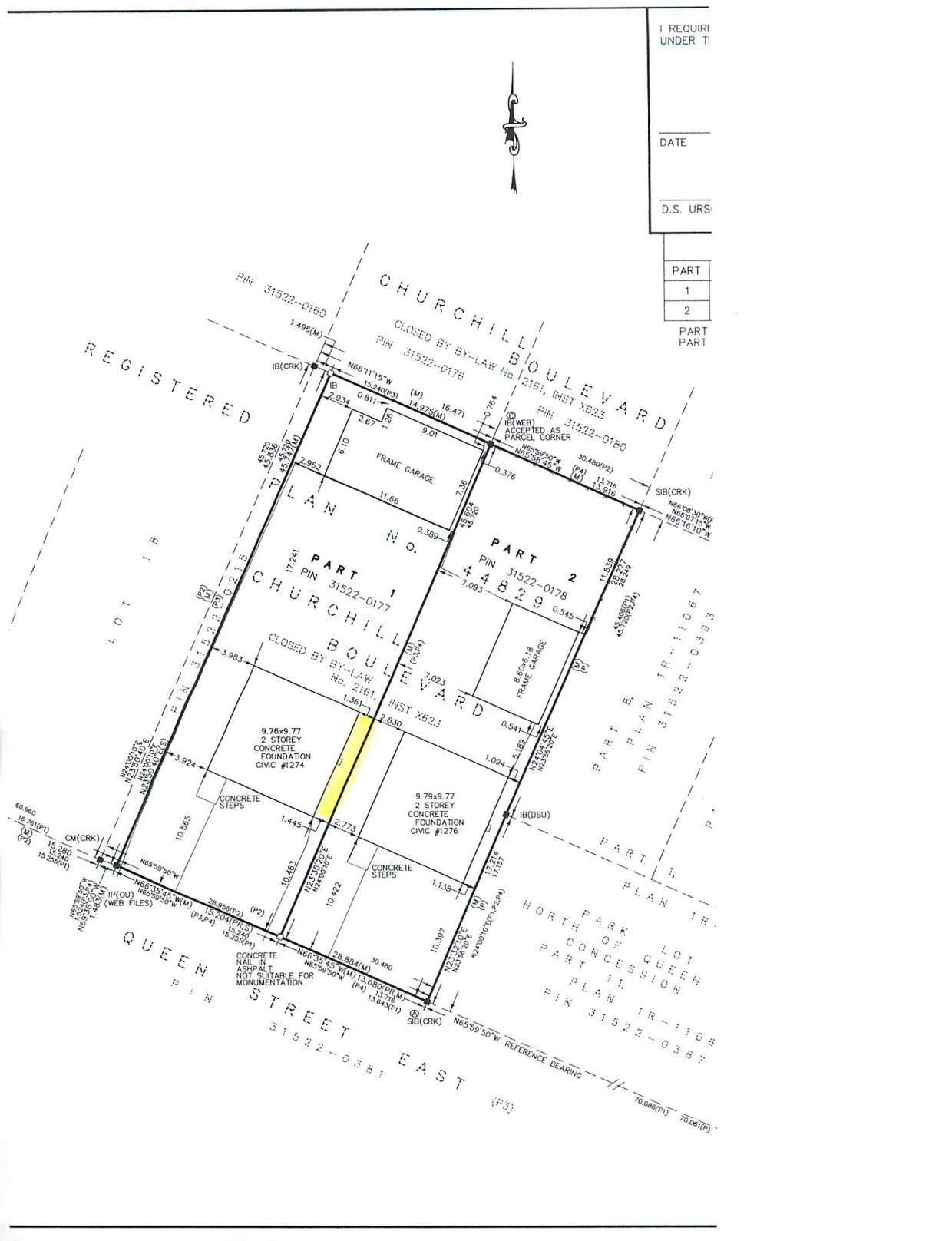
Projection Details:

NAD 1983 UTM Zone 10N

GCS North American 1983

0 5 10 20 30 Meters





1/26, 8:24 AM

1276 Queen St E - Google Maps

Google Maps

1276 Queen St E

Sault Ste. Marie, Ontario

Google Street View

Sep 2024 See more dates

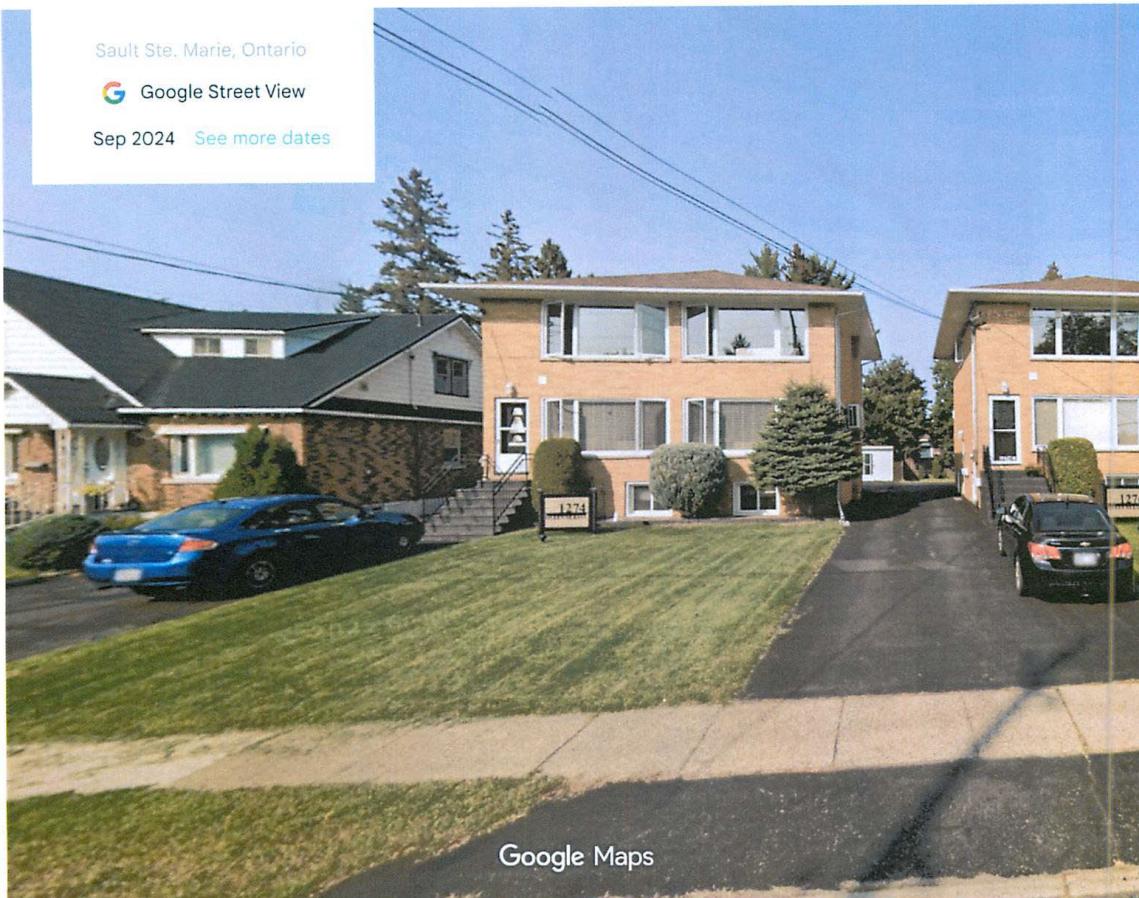


Image capture: Sep 2024 © 2026 Google



<https://www.google.ca/maps/@46.5035529,-84.2987914,3a,75y,30.76h,90t/data=!3m7!1e1!3m5!1sO1UT4ABKmEyQ2cUW1ZxMGw!2e0!6shttps:%2F%2F...> 1/1

TAB 4

Election of Chair for 2026

Adjournment