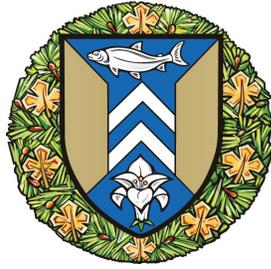


The Corporation of the
City of Sault Ste. Marie



Committee of Adjustment
March 4th, 2026
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

- Introduction of Committee and Staff
- Declaration of Quorum
- Land Acknowledgement
- Approval of the Minutes of February 4th, 2026
- Disclosure of Pecuniary Interest and the General Nature Thereof
- Notice of Withdrawal or Motion for Deferral
 - Application A41/25 was withdrawn by the applicants

➤ Matters To Be Considered

Deferred Applications

New Applications

- B3/26 Civic 460 Old Garden River Road

➤ Other Business

- Next meeting is April 1st, 2026

➤ Adjournment

Michelle Kelly

Michelle Kelly, ACST
Secretary-Treasurer

Application B3/26-100-(1-114)-12733-R2, S448

BRIAN MEREDITH AND THE ESTATE OF FAIRY ILA MAE MEREDITH are the owners of Lot 31, RCP H731 former Township of Tarentorus, T/W and S/T a right of way easement as in T248503, PIN 31511-0026 (LT); and municipally identified as **CIVIC NO. 460 OLD GARDEN RIVER ROAD**. It is located north westerly side of Old Garden River Road immediately north at the T-intersection of Old Garden River Road and Windsor Trails. The subject property is designated Residential in the Official Plan and is zoned R2, S448, Gentle Density Residential Zone with a special exception.

INTENT:

The applicant is seeking the Committee’s consent to sever the property into 3 autonomous parcels in conjunction with a conveyance of land intended to attach to the westerly abutting property being Civic No. 4 Foxborough Trail.

	Frontage (approximate)	Depth (approximate)	Area (approximate)
Severed Lands	21.6m	87.5m	1950.6m ²
Severed Lands	21.6m	irregular	4663.0m ²
Severed Lands for Lot Addition	21.6m	87.5m	2077.9m ²
Retained Lands	27m (Windsor Trail) 51m flankage (Old Garden River Road)	irregular	

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. Any development will require a site plan submission for review
Engineering & Construction	X	No objections. See additional comments below
Fire Services	X	No concerns
Legal Department	X	No comment
Planning Division	X	No objections
PUC Distribution Inc. (Electric)	X	
Public Utilities Comm. (Water)	X	
Public Works		Supportive of Engineering staff comments.

Engineering does not object to this severance. We do, however, have the following comments:

Potential property owners should be made aware of the following:

- An existing drainage agreement is in place involving properties to the north that protects a rear yard swale that discharges into a ditch along the subject property to the east.
- An exiting ditch crosses the southern part of Severed Portions 1 and 2, and discharges to Windsor Trail. Another existing ditch crosses the northern part of Severed Portions 1 and 2, and discharges into a catchbasin on the neighbouring property to the east that flows to Old Garden River Road. These drainage patterns should be maintained.
- There are no sanitary or storm service laterals installed along Windsor Trail, but there are mains within the roadway where new laterals can connect to.
- Curb cuts will be required along Windsor Trail.
- Any work within the municipal right of way will require a Municipal Consent Permit.
- Every effort should be made to minimize the number of required road patches during road restoration.
- Conditions for Final Consent include the following:
 - A grading and servicing plan prepared by a professional engineer should be submitted to the satisfaction of the Director of Engineering or their designate.

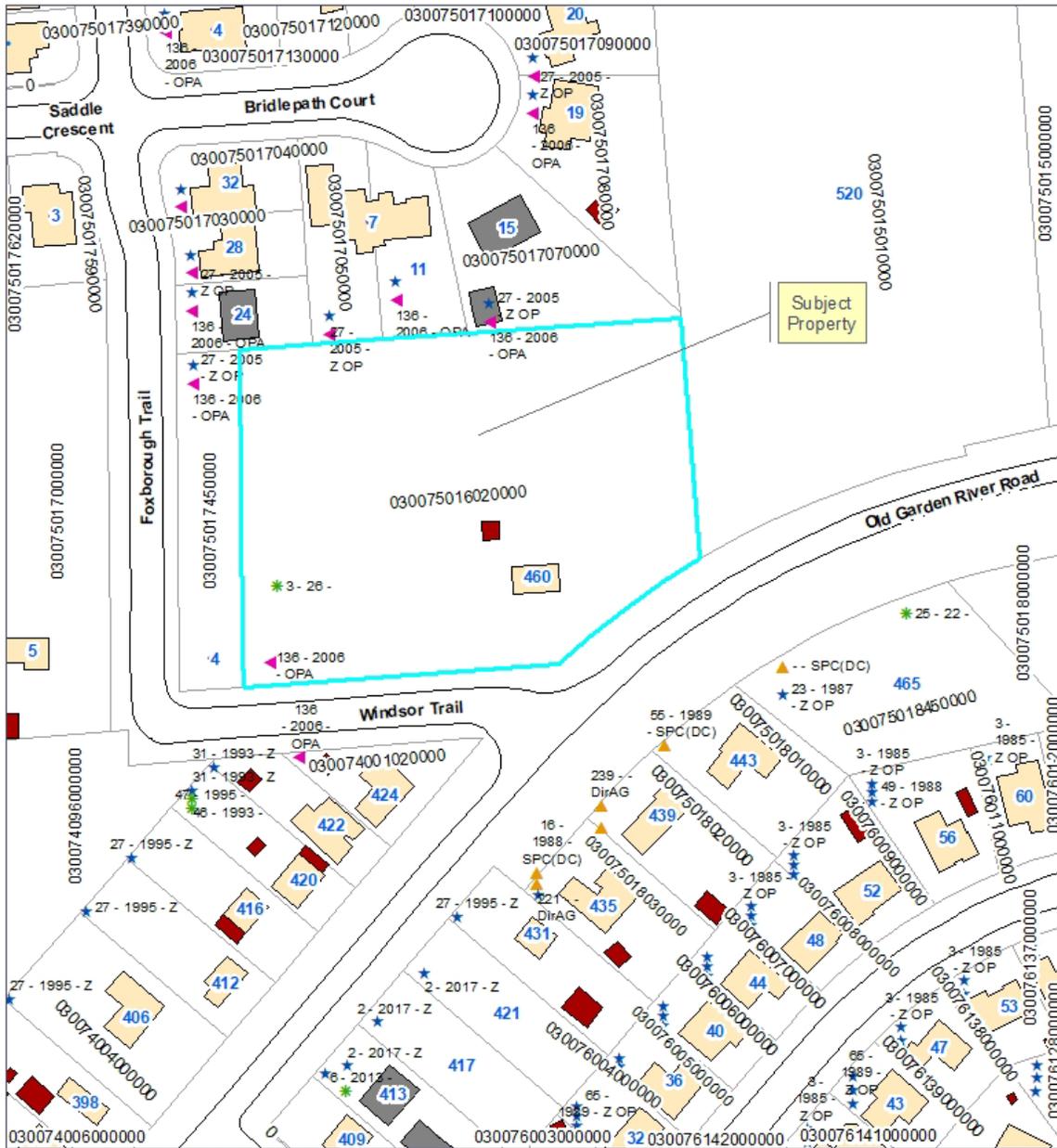
- If runoff from one parcel must pass through one or more of the severed parcels, a Drainage Agreement may be required.
- A one-foot reserve is in place along Windsor Trail that prevents the property owners from connecting to existing services. This can be removed provided costs owed to the Developer of Windsor Trails are paid.

Staff Comments

There are no objections to the request. No evidence has been brought forward to suggest that approval would create a negative impact. The request conforms with the Zoning By-law and the Official Plan

Recommended conditions to be attached to any approval are:

- Transfer/Deed of Land
- Lot addition merge clause
- Application to consolidate parcel
- Parkland Levy
- Certificate application & review fee
- Reference plan
- Grading and Drainage Plan
- PIN abstract and PIN map
- Minor Variance Application (if required)
- A one-foot reserve along Windsor Trail
- Lot grading and drainage plan
- Discharge of Charge/Mortgage
- Partial discharge of Charge/Mortgage
- Payment of municipal taxes
- Copy of receipted electronic transfer



Application Map Series
 Subject Property

Property Information
 Civic Address: 460 Old Garden River Road
 Roll No 0030 075 016 02 0000
 Map No.: 100/1-114
 Application No.: B3/26



Committee of Adjustment
 Planning and Enterprise Services Division
 99 Foster Drive, Sault Ste Marie, ON P6A 5X6
 saultstmarie.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



SKETCH
FOR DEVELOPMENT DISCUSSION PURPOSES
460 OLD GARDEN RIVER ROAD
CITY OF SAULT STE MARIE



METRIC
DISTANCES SHOWN ON THIS SKETCH ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTE
RETAINED OPTION 1:
ESTABLISHED BY SETTING ZONING BY-LAW 2005-250 SETBACKS FROM DWELLING WITH ASSUMPTION THAT SHED IS DEMOLISHED

RETAINED OPTION 2:
ESTABLISHED BY SETTING ZONING SETBACKS FROM SHED

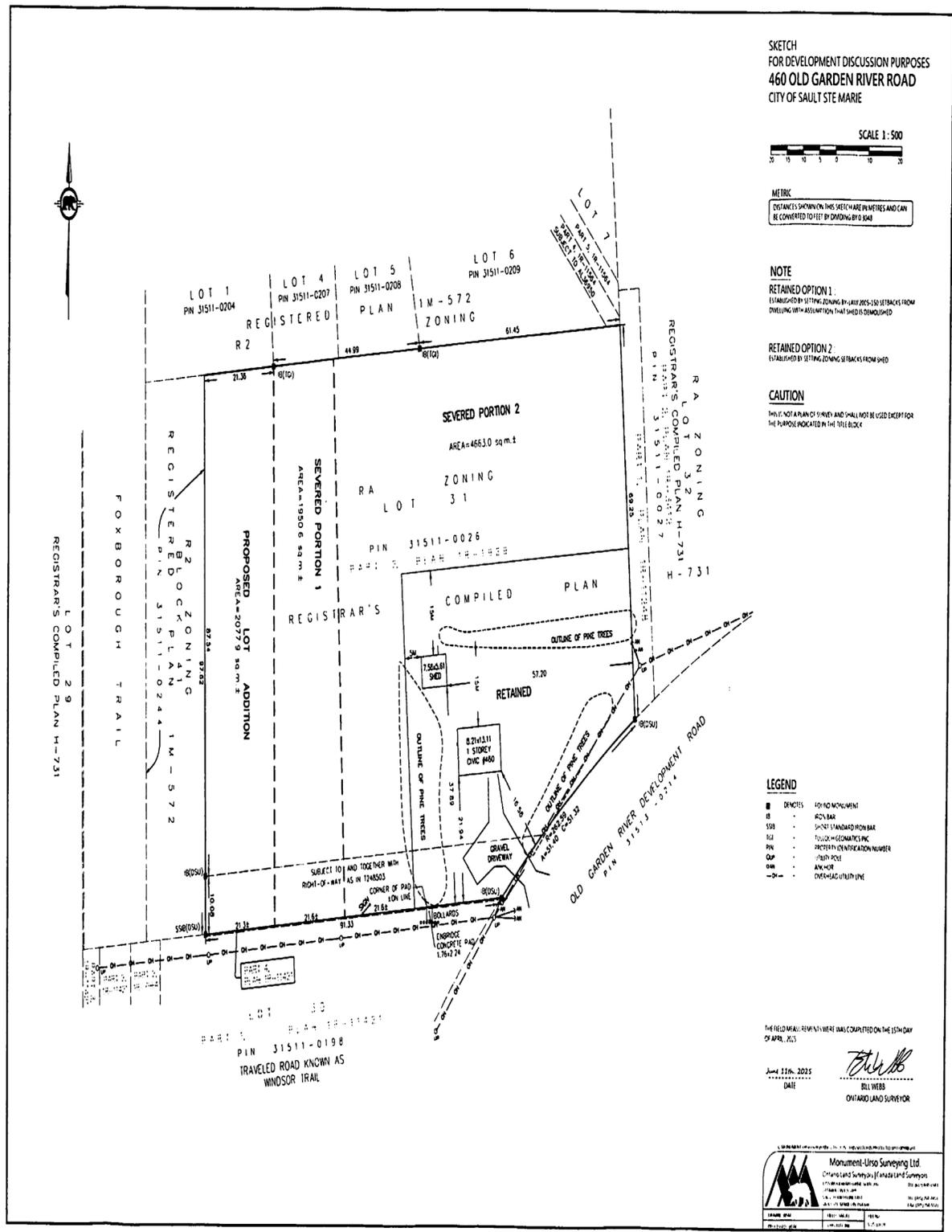
CAUTION
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE BLOCK

- LEGEND
- DIMENSIONS - FOUND MOVEMENT
 - ▬ - IRON BAR
 - SSB - SHORT STANDARD IRON BAR
 - SGE - TYPICAL GEOMETRIC PVC
 - PN - PROPERTY IDENTIFICATION NUMBER
 - QIP - QUANTITY POINT
 - OH - ANCHOR
 - - - OVERHEAD UTILITY LINE

THE FIELD MEASUREMENTS WERE COMPLETED ON THE 15TH DAY OF APRIL, 2015

June 23th, 2015
DATE
BIL WEBB
ONTOARIO LAND SURVEYOR

Monument-Urba Surveying Ltd
Ontario Land Surveyors / Ontario Land Surveyors
1700 Highway 104, Suite 100, Sault Ste. Marie, Ontario P6A 1G1
Tel: (709) 338-1111 Fax: (709) 338-1112
www.monument-urba.com



➤ **Other Business**

- Next meeting is April 1st, 2026

➤ **Adjournment**