

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 January 21st, 2025**
- **Disclosure of Pecuniary Interest and the General Nature Thereof**
 - Member W. Greco has disclosed an indirect pecuniary interest in application A2/25 advising that he is a board member of the Huron-Superior Catholic School Board.
- **Notice of Withdrawal or Motion for Deferral**
- **Matters To Be Considered**

Deferred Applications

- A1/26 Civic No. 597 Douglas Street
- A2/26 Civic No. 48 Oryme Avenue

New Applications

- A3/26 Civic 523 Trunk Road
- B2/26 Civic No. 400 Second Line West

➤ **Other Business**

- Next meeting is March 4, 2026

➤ **Adjournment**

Michelle Kelly

Michelle Kelly, ACST
Secretary-Treasurer

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 Exterior side yard 4.5m	REDUCE lot frontage to 16.1m REDUCE exterior side yard to 1.0m for the proposed 4-plex structure together with 2 abutting parking spaces only.

PURPOSE:

To facilitate the proposed construction of a 2-storey, 4-unit residential structure designed in such a manner as to fit the residential character of the neighbourhood. The proposed side yard setback abutting Wilding Avenue is similar to the established setback of the church directly across the road. Locating two parking spaces as proposed reduces the amount of driveway that will have to be paved and will permit the stormwater retention design to be maintained.

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 comments
Legal Department	X	No comments
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	
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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 the required frontage is defined as Douglas Street. Driveway access to 2 units will be from Douglas Street and 2 units will be accessed via a driveway off of Wilding Avenue. The applicant is seeking a 1.8m reduction to the lot frontage. They also seek a reduction to the exterior side yard setback abutting Wilding Avenue for the proposed building and 2 parking spaces only. Locating the building closer to the easterly property line permits the west interior side yard to be of sufficient width to accommodate 2 of the 4 required parking spaces.

Planning staff have no objections to this application. The proposed variances are consistent with the established character of the surrounding neighbourhood. There are numerous examples of lots containing two-storey residential structures with frontages of less than the requested 16.1 metres in the area. Also, many residential structures on nearby corner lots do not comply with the 4.5 metre exterior side-yard requirement, with some setbacks measuring less than 1 metre. Pedestrian impacts are expected to be minimal, as there is no sidewalk adjacent to the reduced side yard and pedestrian activity on that side of Wilding Avenue is limited. A sidewalk is located on the opposite side of the street.

As such, the requested variances are considered minor, appropriate for the development of the lands, and maintain the general intent and purpose of the Zoning By-law and Official Plan.

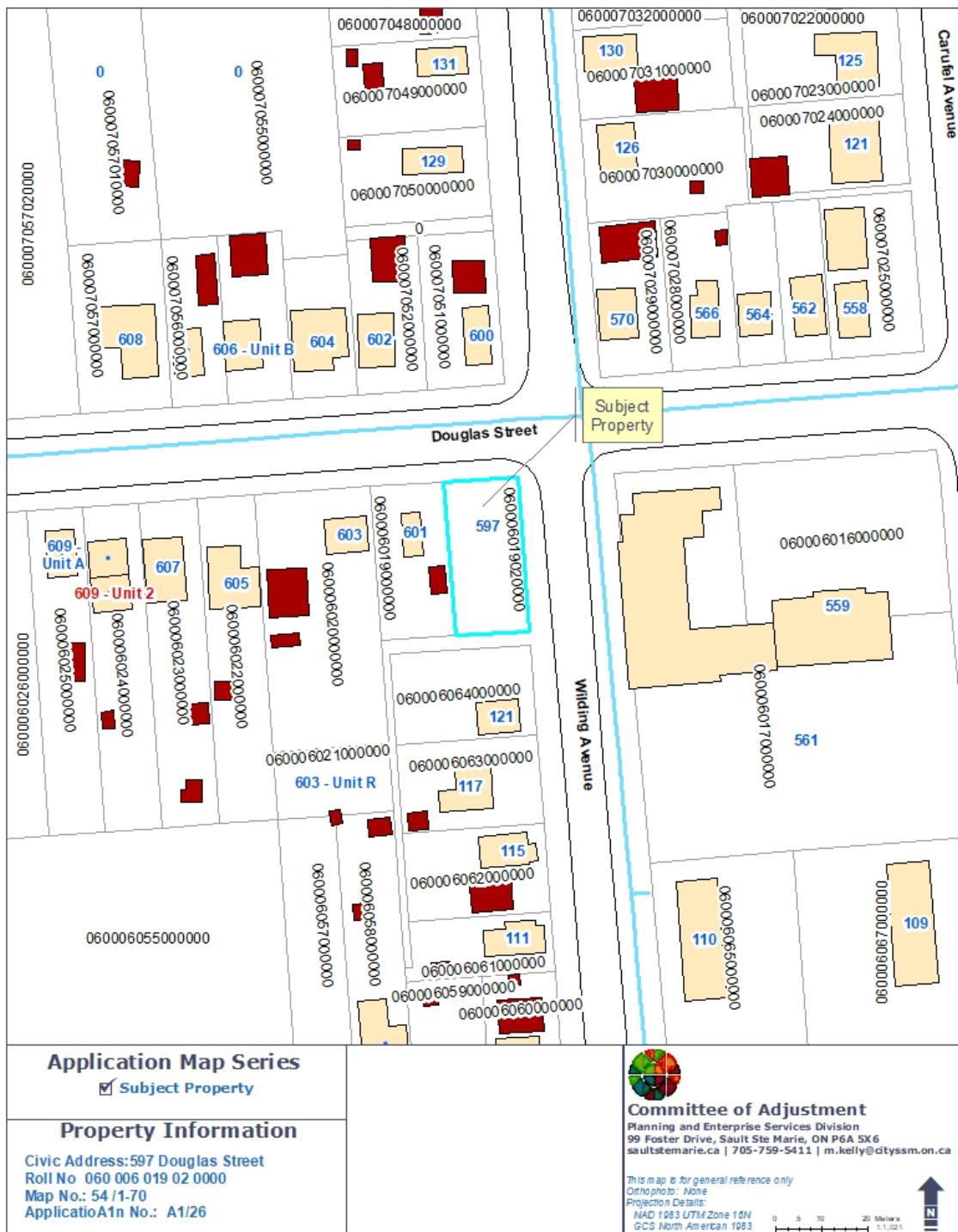
Planning staff would also like to note that the proposed development will contribute to the City's affordable housing stock.

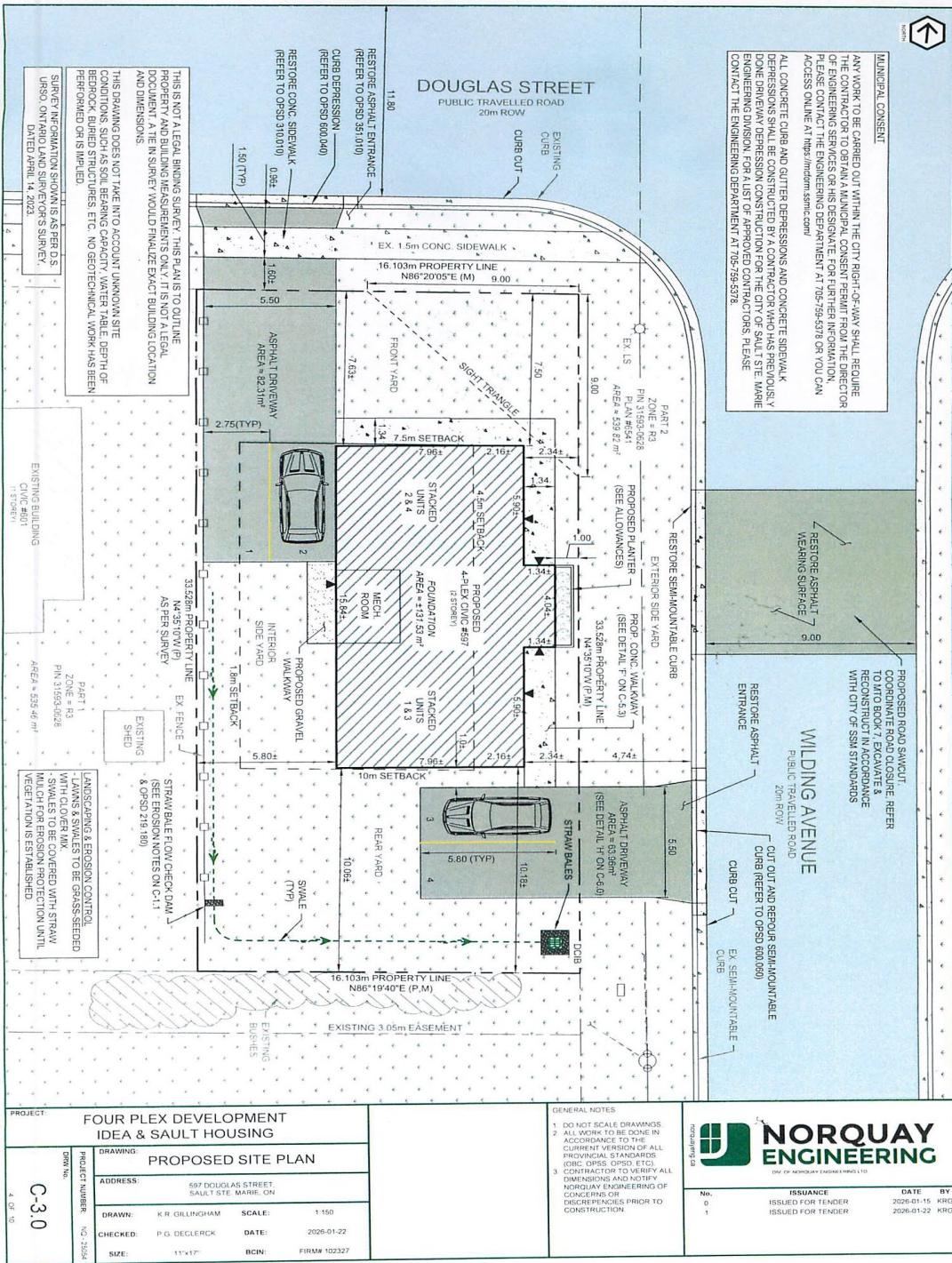
Staff Comments/Recommendations(s)

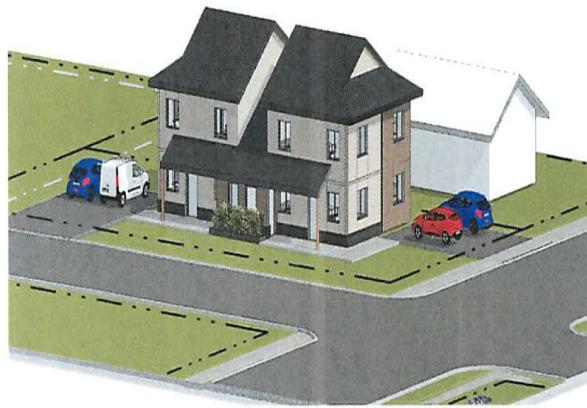
Commenting staff have no objections to the request. No evidence has been presented to suggest that approval would create a negative impact. The proposed building location would enjoy a similar setback as the existing church directly across the road.

It is recommended that any approval be conditional on,

1. Any construction shall be substantially in accordance with the site plan dated 2026-01-22 and filed with the application.







1 AXONOMETRIC - NORTH - EAST
SKA-3D



2 AXONOMETRIC - SOUTH - EAST
SKA-3D

TABLED (11-11-13) 2025-11-13	IDEA INTEGRATED DESIGN ENGINEERING + ARCHITECTURE 421 BAY ST. SUITE 507 SAULT STE. MARIE, ONT. P6A 1X3 T: 705.549.5271 E: info@ideadesign.ca	NOT FOR CONSTRUCTION SCHEMATIC DESIGN	SEAL DSSMSSAB 597 Douglas St. Sault Ste. Marie, P6C 1V5	3D VIEWS IDEA # 25031 CLIENT # N/A	SHEET NAME SHEET No. 2025-11-13 SKA-3D
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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 <i>a furniture and supplies depot and repair shop for school materials to be carried on within the building as an accessory use</i>

PURPOSE:

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

BACKGROUND:

This application was deferred from the previous hearing to permit the applicant's agent an opportunity to address a neighbour's comments. While 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.

Following is a summary of Sandra Linklater's (171 Elmwood Avenue) comments from January 21, 2026.

Ms. Linklater opined that approval of this request will set a precedent. She stated that there would no ability to control who moved into the building or who purchased the property if it were to be sold. She asked what is to stop an industrial use from moving in? Would the use of the building be increased with this request or will it remain the same? She was concerned about the existing traffic situation, and most concerning is the fact that transports and other delivery & passenger vehicles are now using Elmwood Avenue regularly to get off of Great Northern Road. She believed that adding to the permitted scope of work would mean an increase in area traffic between Elmwood Avenue and Oryme Avenue. She advised that this practice results in an increase in noise, dust & other environmental issues. She was concerned about the impact adding this use would have to the property values in the area. She did not agree with the Planner's position that the proposal would have less noise impact than when the school functioned as a school and added that the sound of children laughing & playing is more pleasant to hear than what

is proposed. She advised that the School Board has done nothing to beautify the area. She was disturbed with the fact that a tall outside light located on the subject property shines directly into her home. She questioned why it was necessary and asked if it could be lowered.

In response to Ms. Linklater's concern, HSCDSB submitted the following comments.

We would like to provide further context and information regarding the Minor Variance Application A2/26-60-(1-60)-6655-R2 for Civic No. 48 Oryme Avenue. St. Pius X was closed as an elementary school in July of 2017. Since then, the HSCDSB has utilized the building to store excess furniture and supplies. The Board recently decided to look into the possibility of moving the repair/carpenter shop to this location as well to consolidate locations.

Industrial Use Concern: This minor variance is limited to the proposed use of the school materials and any other use, such as industrial, would not benefit from this variance if the building was sold.

Traffic Concern: We currently have cube vans, smaller cargo vans and pickup trucks that frequent the site to pick up and deliver HSCDSB materials. There wouldn't be a noticeable difference in traffic as all these vehicles already frequent the site to get supplies.

Noise/Dust/Environmental Concern: The repairs that our staff complete do not generate a lot of noise and are contained to inside the building. There would be a dedicated workshop with proper ventilation inside the building where power tools would be used to cut materials, build cabinets, etc. This would not be an everyday occurrence either as the majority of the repairs are done directly at the schools. The other repairs that may occur are primarily furniture repairs utilizing hand tools. Any noise generated at this building would be less than when it operated as a school.

Beautification of the Area: The HSCDSB maintains the site to an appropriate standard by ensuring the grass is cut on the entire site and providing snow removal even though the entire site is not being used. There are trees on the property that are maintained and repairs are completed in a timely fashion as required. The Ministry does not provide dollars to maintain storage buildings, so any additional money spent at this location to beautify it would result in less dollars going to functioning schools with staff and students.

Exterior Light Concern: There is an exterior light mounted on the East side of the former Gym that is used to illuminate the parking lot and entrances on that side of the building. The mounting height is at this location to ensure the area is well lit to detract trespassers or illegal conduct on the property. We would be willing to investigate options to divert or shield the light to help with this concern without compromising the security aspect.

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.

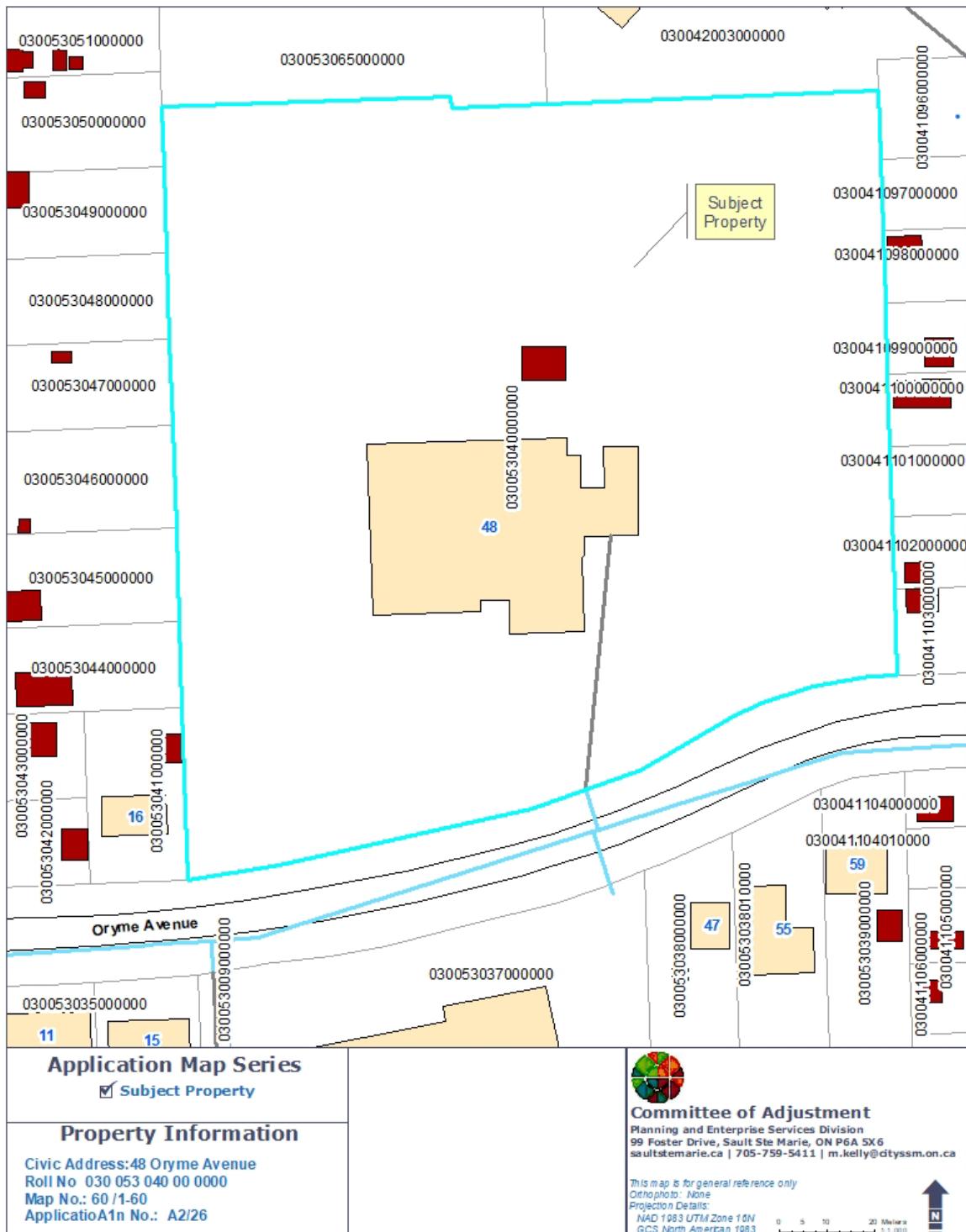
Division/Agency	Circulated	Response
Algoma Public Health		
Bell Canada Right-of-Way		
Building Division	X	No objection
Canada Post		
Conservation Authority	X	No concerns.
Engineering & Construction	X	No concerns
Fire Services	X	
Legal Department	X	No comment
Planning Division	X	No objections, see comments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

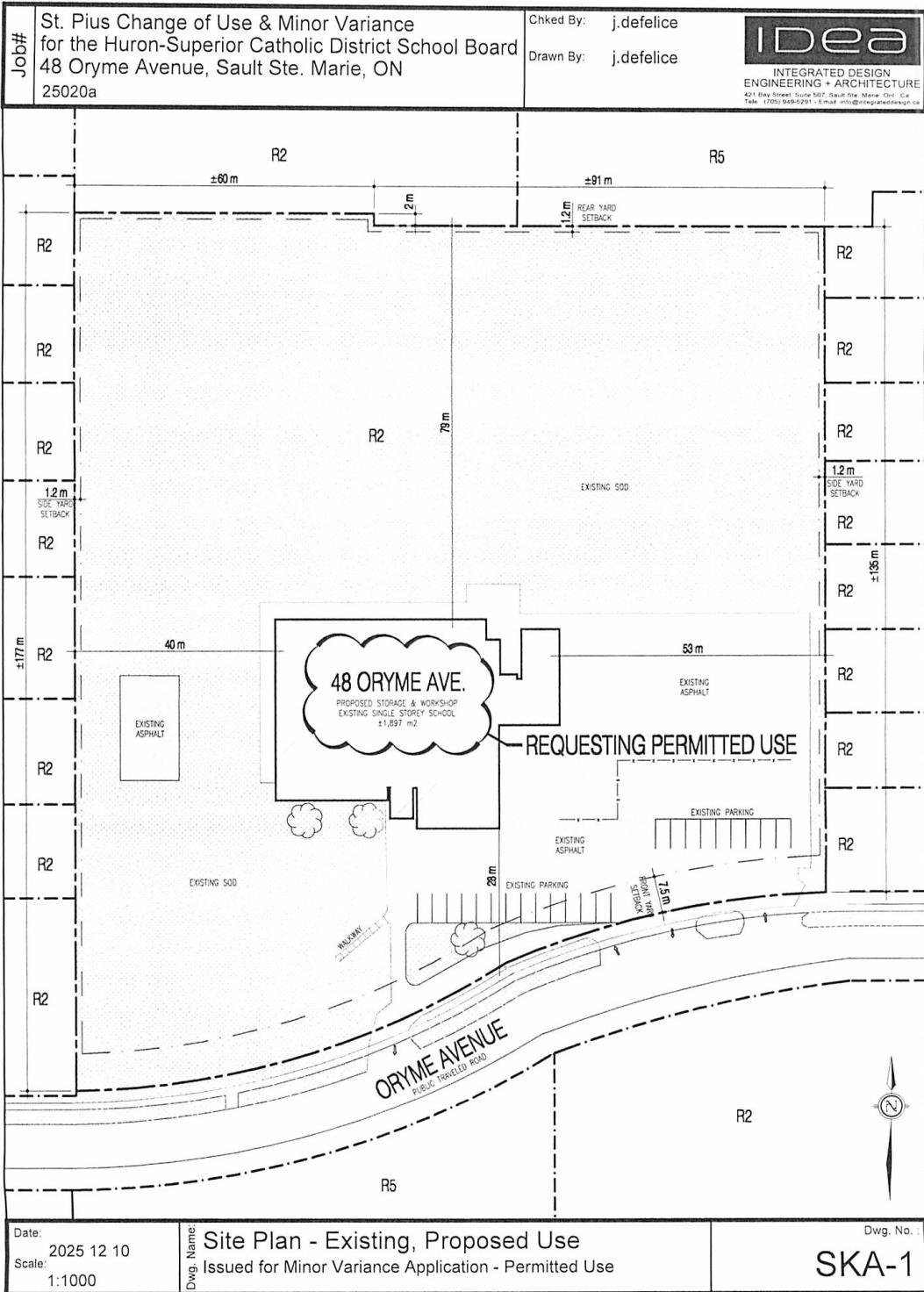
Planning staff advised that the application passes the four tests of a minor variance described in Section 45 of the Ontario Planning Act. The proposed use of the subject property will be supporting in nature and supplementary to HSCDSB's current operations. Furthermore, there will be less impact on 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)

The use(s) requested in this application are defined and are limited in their extent as they are accessory to a school use only.

For the benefit of those in attendance and those viewing electronically, the Committee is limited in what conditions can be attached to their decision. Any and all conditions must correlate/connect to the request before them.





TAB 3

Application A3/26-31-(1-34)-761-C4

ACHERON HOLDINGS INC. is the owner of Lot 13 RCP H724, former Township of St. Mary's, municipally identified as **CIVIC NO. 523 TRUNK ROAD**. It is located on the southerly side of Trunk Road approximately 160m west of the South Market Street intersection. It is designated Commercial in the Official Plan and is zoned C4, General Commercial and is subject to site plan control.

THE APPLICATION:

The following variance is requested.

	By-Law 2005-150 Requires	Proposed Variance
13.5.2	Rear yard 10m	REDUCE the rear yard to 5m for an easterly rear portion of the proposed new structure only , as illustrated on the submitted site plan

PURPOSE:

To facilitate the proposed construction of a new 1598m² single storey commercial building located in such a manner so as to accommodate the irregular rear lot line.

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

BACKGROUND:

The applicant is proposing to construct a single storey, 1598m² commercial building on the subject property. They opine that the irregular rear lot line configuration makes it difficult to locate the building completely within the by-law requirement without negatively impacting parking and vehicular traffic flow at the front of the building.

Planning staff noted that the requested minor variance seeks relief from the rear yard setback for only a portion of the building, representing approximately 40% of the rear wall. The remainder complies with the minimum rear yard setback requirement. This is due in part to the irregular shape of the rear lot line, which limits the site's developable area. It is important to note that the rear wall of the building has been angled to generally follow the irregular rear lot line, in order to minimize the extent of the encroachment while providing for a functional layout. As such, the variance is considered minor.

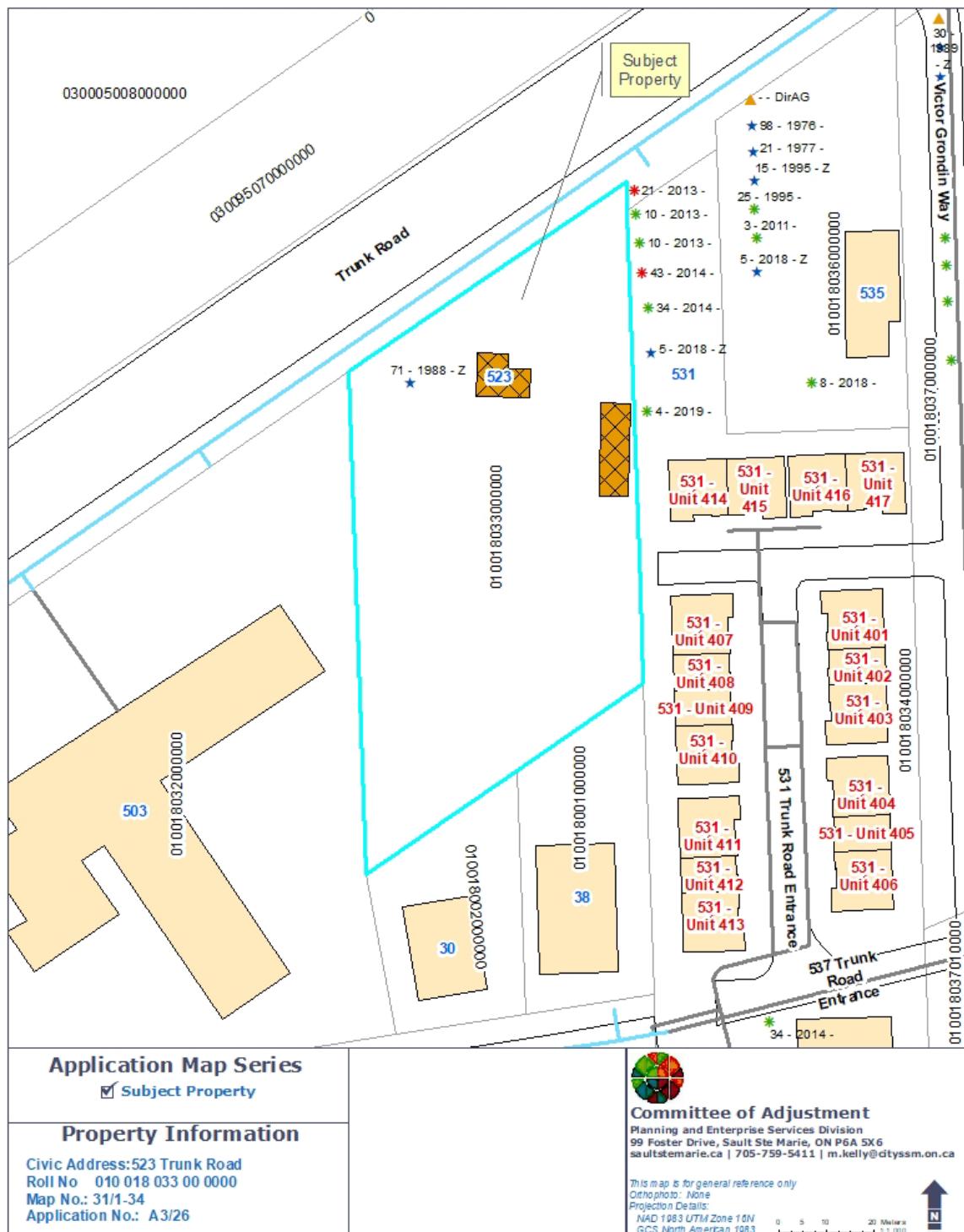
Similar reduced rear-yard setbacks exist along this segment of Trunk Road, including several commercial buildings that abut residential properties at the rear. This proposed variance is therefore consistent with the established development pattern in the area.

Any buffering required between residential and non-residential uses will be addressed through site plan control. No privacy issues are anticipated. At the time of this report, it is understood that there have been no objections from the abutting residential property to the south (rear).

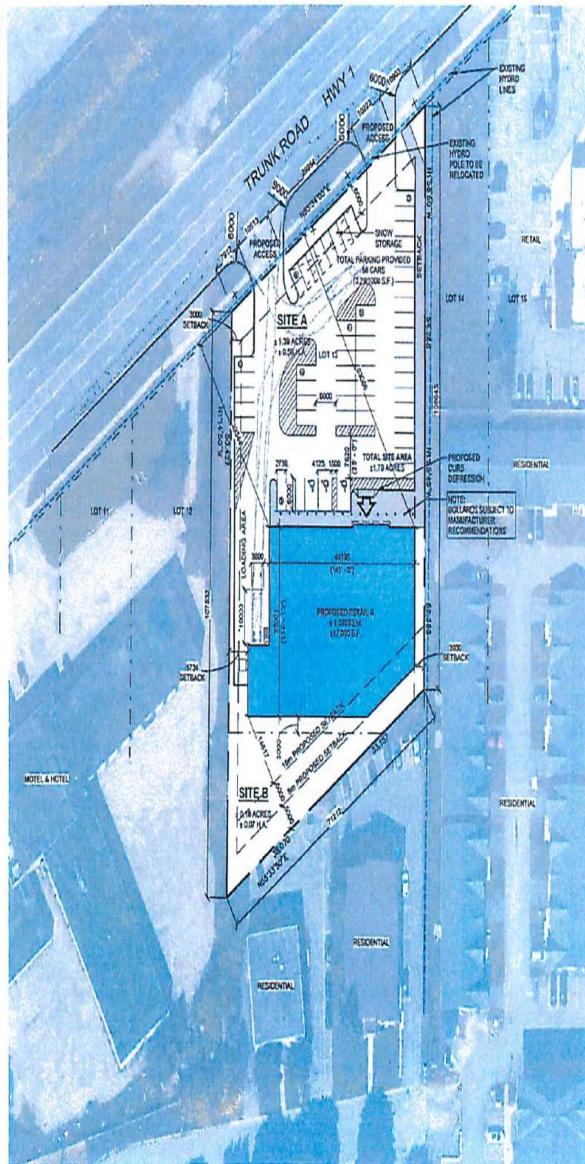
Planning staff are satisfied that this application meets the four tests of a minor variance and recommend its approval.

Staff Comments/Recommendations(s)

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



ZONING COMPLIANCE CHART - C4 ZONE		
	REQUIRED	PROPOSED
Front Yard Setback (min) - Truck Rd/Hwy 1	0ft	0ft
Interior Side Yard Setback (min) - East	3.00m	3.00m
Interior Side Yard Setback (min) - West	0ft	0ft
Rear Yard Setback (min)	10ft	5ft
Landscape (min)		50% of Required Front and Exterior Side Yards
Parking space dimension (min)		2.75m x 5.5m
Barrier-free parking space dimension (min)		3.4m x 6.8m
Barrier-free parking spaces (2) space plus 4% of the total number of parking spaces over 35)		3 SPACES
Maximum Parking (2.1 space for 100% size of gross floor area)		34 SPACES
Landscaping (min)		50% of Required Front and Exterior Side Yards

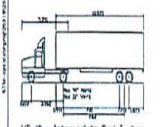


TURNER
FLEISCHER

STATISTICS

SITE A AREA	11.39 ACRES	\$15.56/HA
SITE B AREA	10.18 ACRES	\$10.07/HA
TOTAL SITE AREA	11.57 ACRES	\$16.63/HA
PROPOSED RETAIL	\$17,000 S.F.	\$1,570/100 S.F.
PARKING REQUIRED	34 CARS	
	2,000/1000 S.F.	2.15/100 S.F.
PARKING PROVIDED	56 CARS	
	3,200/1000 S.F.	3.55/100 S.F.

TRUCK BROCHURE



VB-40 - Intermediate Semi-Trailer	
Overall Length	15.240in
Overall Width	82.0in
Overall Body Height	17.2in
Min Body Ground Clearance	0.43in
Track Width	84.0in
Lock-to-lock tire	400s
Lock-to-lock tire	12.19in

523 TRUNK ROAD

SAULT STE. MARIE, ON
25.316P01
CONCEPT SITE PLAN

PRELIMINARY

DWG #:A1-12
2026-01-06
SCALE =1:800



TAB 4

Application B2/26-80-(1-90)-13300-C4, S428

ARK DEVELOPMENTS INC. is the owner of Lot 12 RCP H625 Korah Parts 1 to 6, 1R14279; subject to an easement over Pars 2 & 5, 1R14279 as in T8244; subject to an easement over Parts 2 & 5, 1R14279 as in T82464, PIN 31594-0110 (LT); and municipally identified as **CIVIC NO. 400 SECOND LINE WEST**. It is located on the north side of Second Line West approximately 20.5m east of the Second Line West and Prentice Avenue intersection. The subject property is designated Commercial in the Official Plan and is zoned C4, S428, General Commercial Zone with a special exception & is subject to site plan control.

PURPOSE:

The applicant is seeking the Committee's consent to establish a services easement over the easterly portion of the subject property having an area of 1378.1m² and illustrated as Parts 1, 2, & 3 on 1R-14279, in favour of **Civic No. 551 Korah Road**.

INTENT:

The easement is intended to facilitate the provision of electricity, water, storm sewer, natural gas, communications and the like to the rear property.

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. See comments below
Engineering & Construction	X	No concern
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 with easement to accommodate the watermain described in PUC Waterworks Agreement
Public Works		

The Sault Ste. Marie Conservation Authority had the following comments.

Based on current regulated area mapping, the lands subject to the proposed consent application **are not located within a regulated area** as defined by O. Reg. 41/24 (i.e., floodplain, erosion hazard, dynamic beach, wetland, or associated allowances).

SSMRCA has no objection to the proposed consent application to establish an easement for services and utilities purposes from a Conservation Authority Act perspective.

The subject property has been reviewed under the Clean Water Act, 2006, and the approved Sault Ste. Marie Source Protection Plan. The lands are **located within a vulnerable Wellhead Protection Area (WHPA-A) and (WHPA-B)** as delineated in the SSM Region Source Protection Plan. The application seeks to establish an easement for services and utilities purposes only, in favour of the abutting property municipally known as 551 Korah Road. The establishment of the easement itself does not constitute a prescribed drinking water threat activity.

The proposed easement, as described, **does not introduce a new or increased risk to municipal drinking water sources**. No prohibition policies apply to the establishment of an easement for services and utilities. No Risk Management Plan is required for the consent application.

From a Source Protection Plan perspective, there is no objection to the proposed consent, provided that: Any future works, construction, or activities within the easement that involve prescribed drinking water threats (e.g., handling or storage of fuel, chemicals, or sewage works) are reviewed separately and comply with applicable Source Protection Plan policies; and all future servicing works obtain any required approvals under applicable legislation.

Planning staff understand that the requested easement is intended solely for servicing and utilities purposes and, as such, has no objection to its approval.

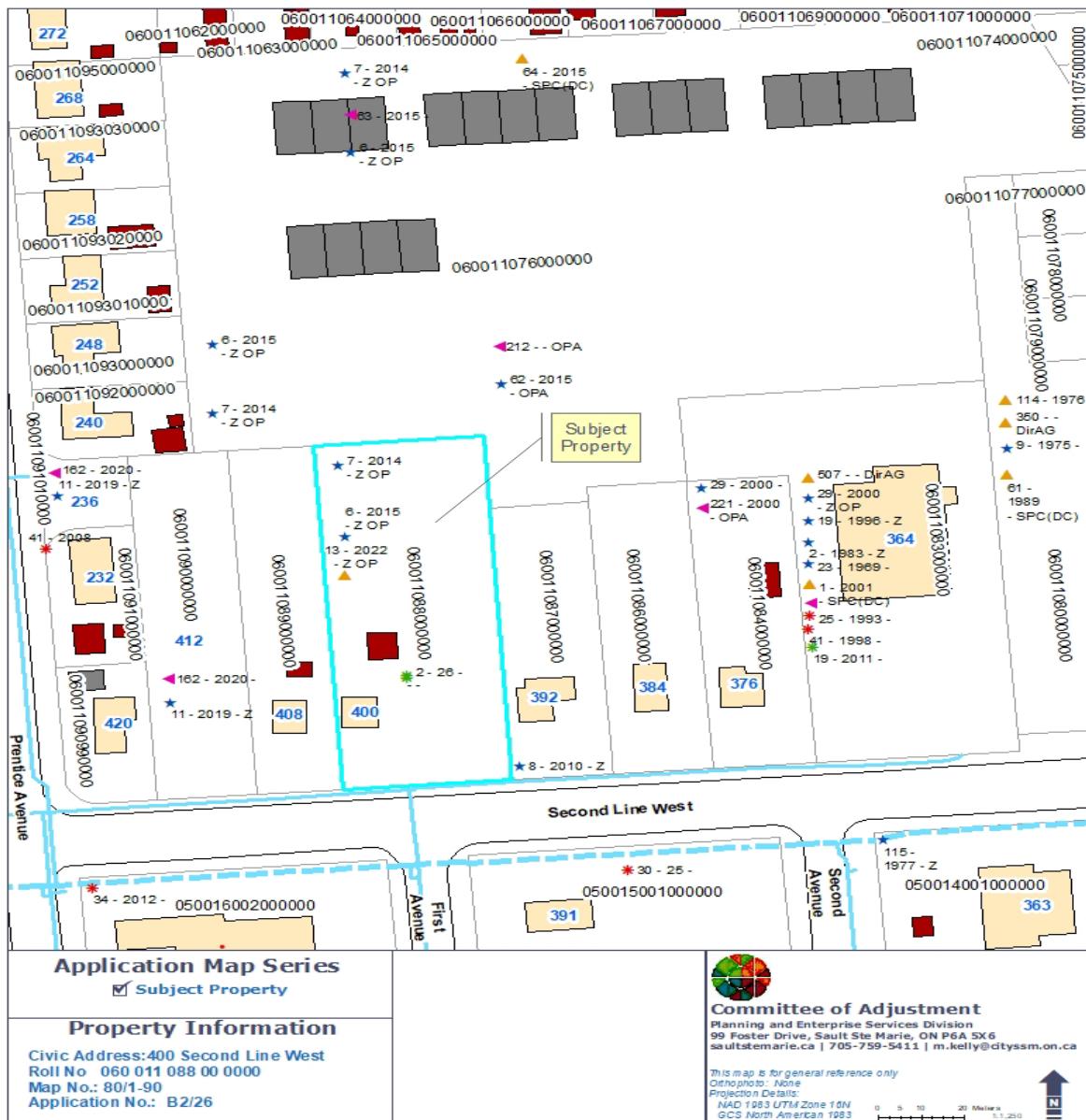
Staff Comments

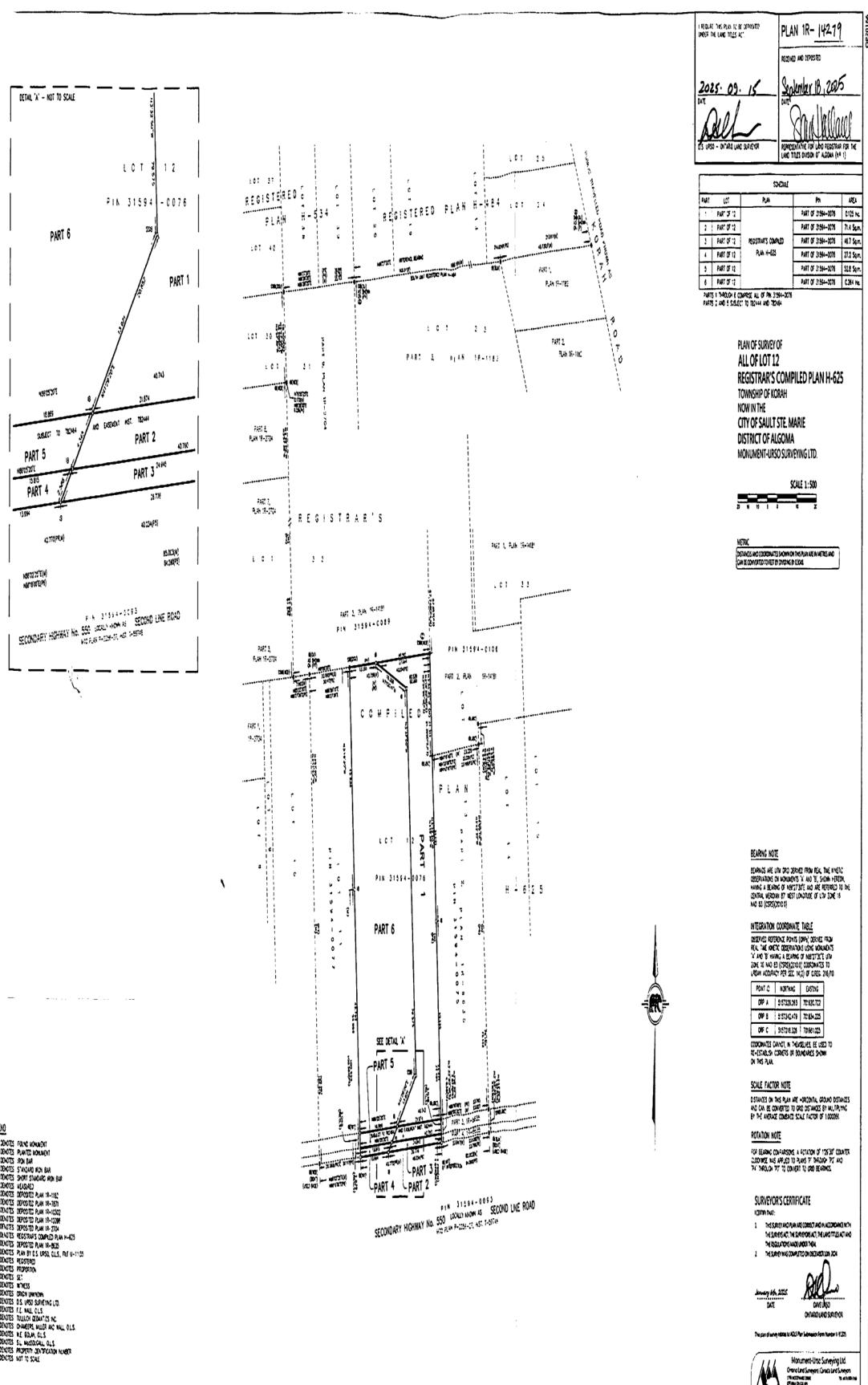
No objections have been filed and there hasn't been any evidence submitted that might suggest that the intent of the easement would have a negative impact.

Recommended conditions of any approval are,

- Payment of Transfer Review Fee for each Transfer presented
- Provide Transfer for 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
- Payment of Taxes
- Undertaking to provide a registered copy of Transfers





TAB 5

OTHER BUSINESS

DATE OF NEXT HEARING – March 4th , 2026

ADJOURNMENT

Seeing no further business, the Chair called for a motion to adjourn.

Moved by, seconded by,
“RESOLVED THAT this meeting adjourn at p.m.,

Carried.”

Michelle Kelly

Michelle Kelly, ACST
Secretary-Treasurer

J. Greco
Chair