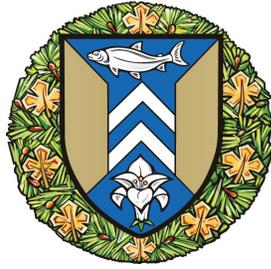


The Corporation of the
City of Sault Ste. Marie



Committee of Adjustment
April 1st, 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**
- **Matters To Be Considered**

Deferred Applications

New Applications

- A4/26 Civic No. 382 Courtney Crescent
 - A5/26 Civic No. 108 Cottage Lane
 - B3/26 Civic No. 460 Old Garden River Road
 - B426 Civic No. 15 Bay Street
- **Other Business**
 - Next meeting is April 29th, 2026

- **Adjournment**

Michelle Kelly

Michelle Kelly, ACST
Secretary-Treasurer

Application A4/26-24-(124)-24439-R2

ASHLEY ARCHAMBAULT & SHANNON MOAN are the owners of Lot 224 Lawrence Subdivision Plan M322 former Rankin Location, municipally identified as **CIVIC NO. 382 COURTNEY CRESCENT**. It is located on the east side of Courtney Crescent between Amber Street and Megginson Drive. It is designated Residential in the Official Plan and is zoned R2, Gentle Density Residential.

THE APPLICATION:

The following variance is requested.

	By-Law 2005-150 Requires	Proposed Variance
9.6.2	Interior Side Yard 1.2m	REDUCE the north interior side yard to 0.7m along the length of the exterior wall of the existing garage only. (7.32m+)

PURPOSE:

To facilitate the proposed conversion of the existing garage to a living unit including the proposed construction of a 4.88m x 3.96m addition to the front of the existing building. Of note, the new addition will meet the 1.2m setback requirement.

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

BACKGROUND:

The applicants are proposing to convert the existing detached garage and construct a front addition, to create a 53.5m², (576ft²) second living unit. The proposed side yard reduction applies to the existing garage only as the addition will be setback to comply with the by-law regulations. The applicants advise that relocating the garage is not practical, as it would require demolition or physically moving the entire structure. The existing garage was built with the benefit of a building permit. A subsequent survey revealed the side yard deficiency.

Conservation Authority (SSMRCA) noted that the subject property is not location within a regulated area as defined by O. Reg. 41/24 (i.e., floodplain, erosion hazard, dynamic beach, wetland, or associated allowances). It is located within a Wellhead Protection Area (WHPA-B). Based on the information provided, the proposed residential use and associated addition do not appear to introduce or expand activities identified as significant drinking water threats under the policies of the Source Protection Plan. Accordingly, the Sault Ste. Marie Region Source Protection Authority has no objection to the variance application, provided that no activities involving the storage, handling, or application of substances identified as significant drinking water threats are proposed or established on the property.

Engineering had no concerns, however, wished to remind the owners that existing drainage conditions need to be maintained.

Planning staff suggested that the applicants may want to consider a frosted or opaque glass for the bathroom window along the north exterior wall of the proposed addition to minimize privacy overlook.

PUC Distribution Inc. (Electric Utility) advised that if the revisions to the garage require an increase in electrical service, to contact PUC for an upgrade to the existing electrical service.

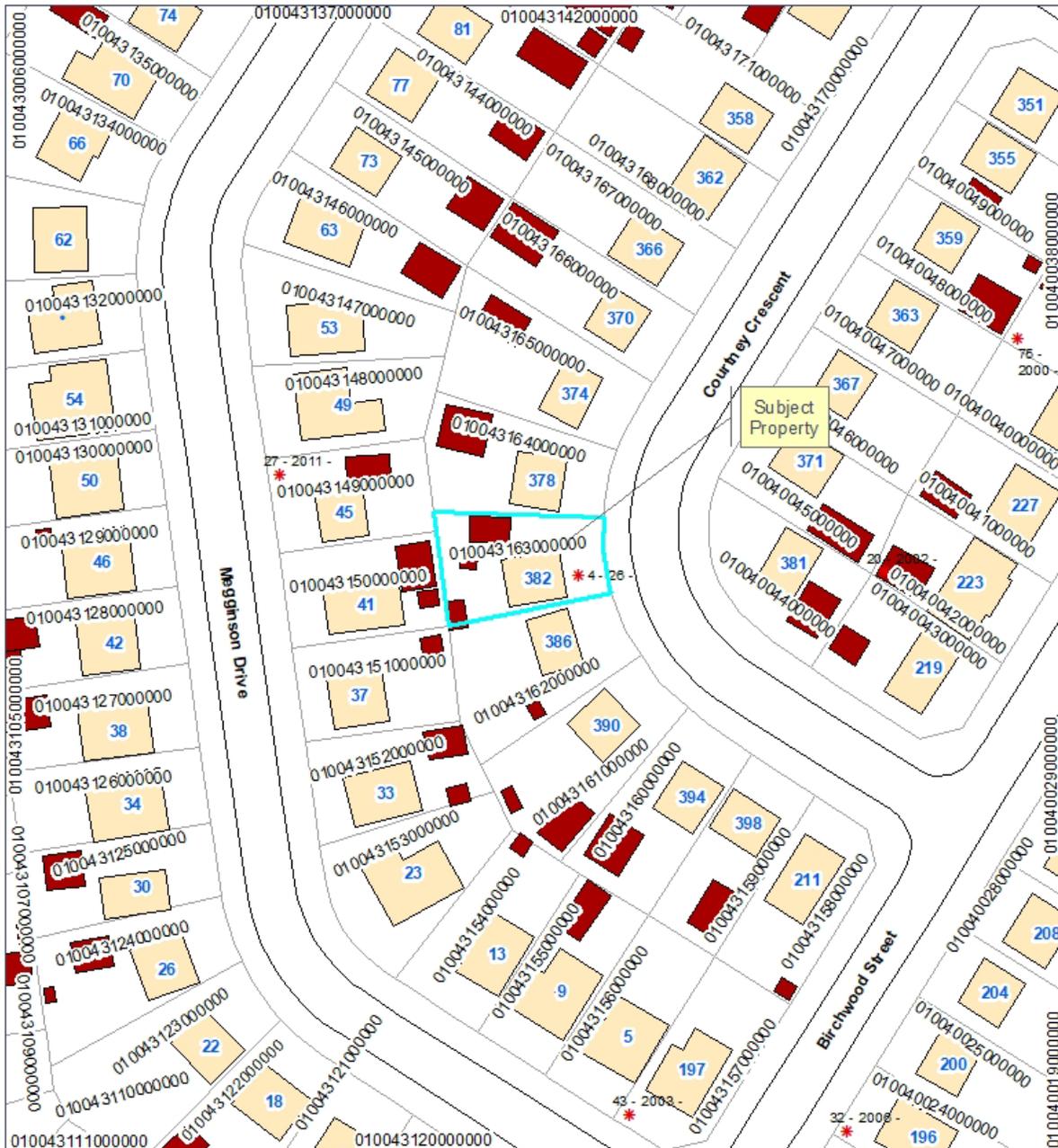
Public Utilities Commission (Water Utility) advised that the owner must engage the services of Professional Engineer licensed in the Province of Ontario or persons qualified under the Ontario Building Code to verify if their existing water service is adequate to supply the necessary water demand for the proposed additional unit. If the owner wishes to replace their water service, please contact the PUC Engineering Department.

Staff Comments/Recommendations(s)

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

If a bathroom window is to be located along the north exterior wall of the structure that it be fitted with a frosted or opaque glass minimizing privacy overlook.

PUC (Water Utility) advised that the adequacy of existing water service must be verified by a Professional Engineer or a person qualified under the Ontario Building Code.



Application Map Series
 Subject Property

Property Information
 Civic Address: 382 Courney Crescen
 Roll No 0010 043 163 00 0000
 Map No.: 24/1-24
 Application No.: A4/26



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



Google Maps

378 Courtney Crescent

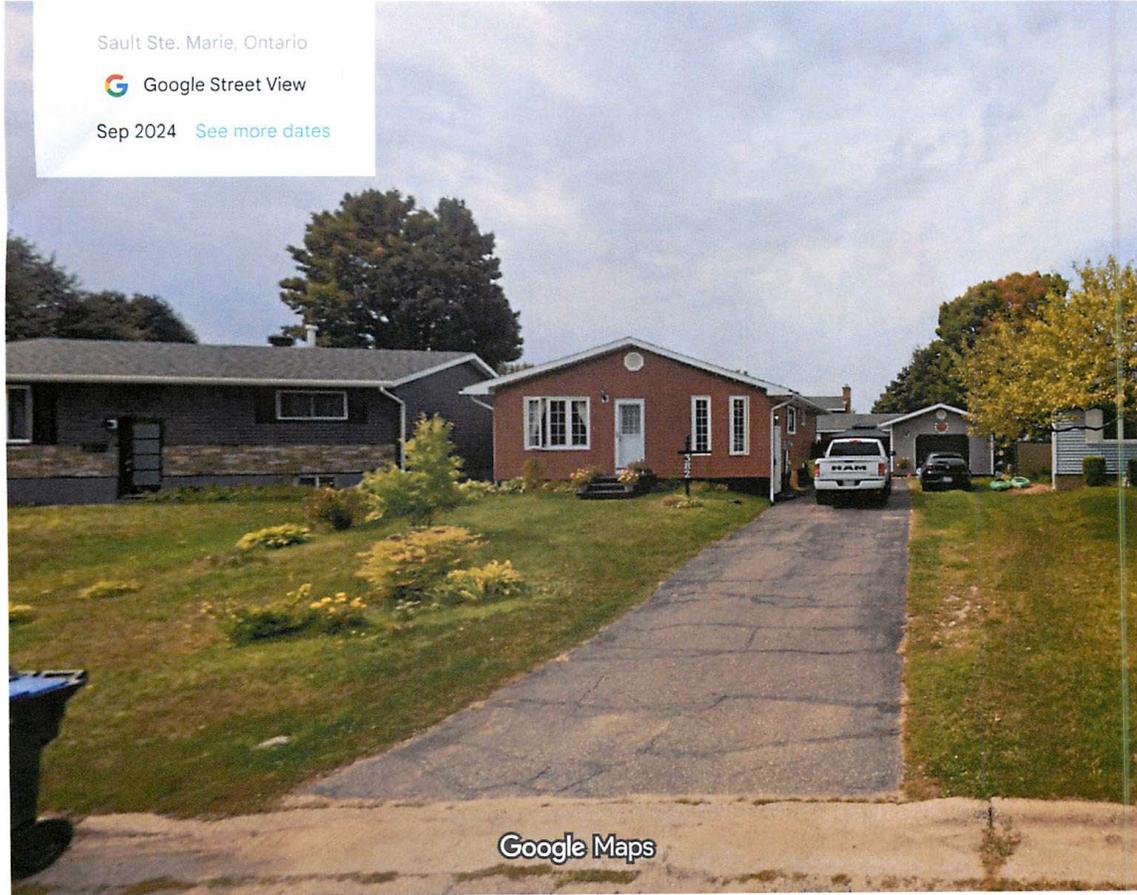
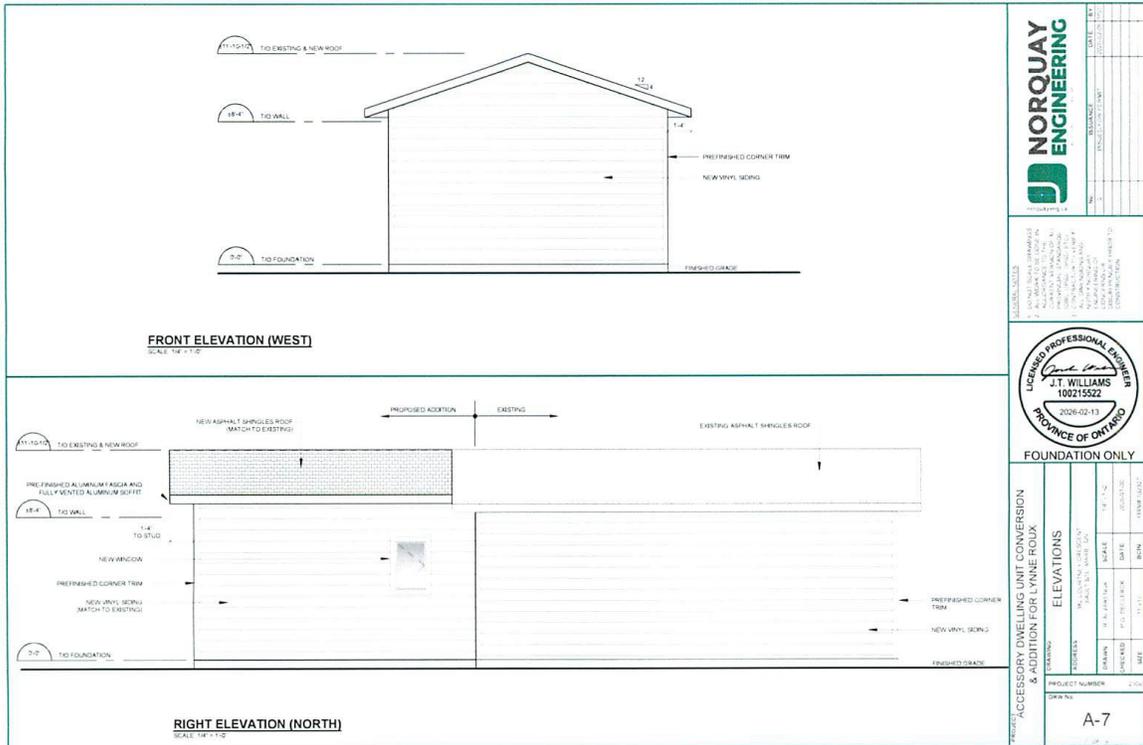


Image capture: Sep 2024 © 2026 Google





NORQUAY ENGINEERING

1. I AM NOT A QUALIFIED ARCHITECT
2. I AM NOT A QUALIFIED ENGINEER
3. I AM NOT A QUALIFIED DESIGNER
4. I AM NOT A QUALIFIED CONSULTANT
5. I AM NOT A QUALIFIED SURVEYOR
6. I AM NOT A QUALIFIED INSPECTOR
7. I AM NOT A QUALIFIED PROJECT MANAGER
8. I AM NOT A QUALIFIED CONTRACTOR

LICENSED PROFESSIONAL ENGINEER
J. T. WILLIAMS
100215522
2008-02-13
PROVINCE OF ONTARIO

FOUNDATION ONLY

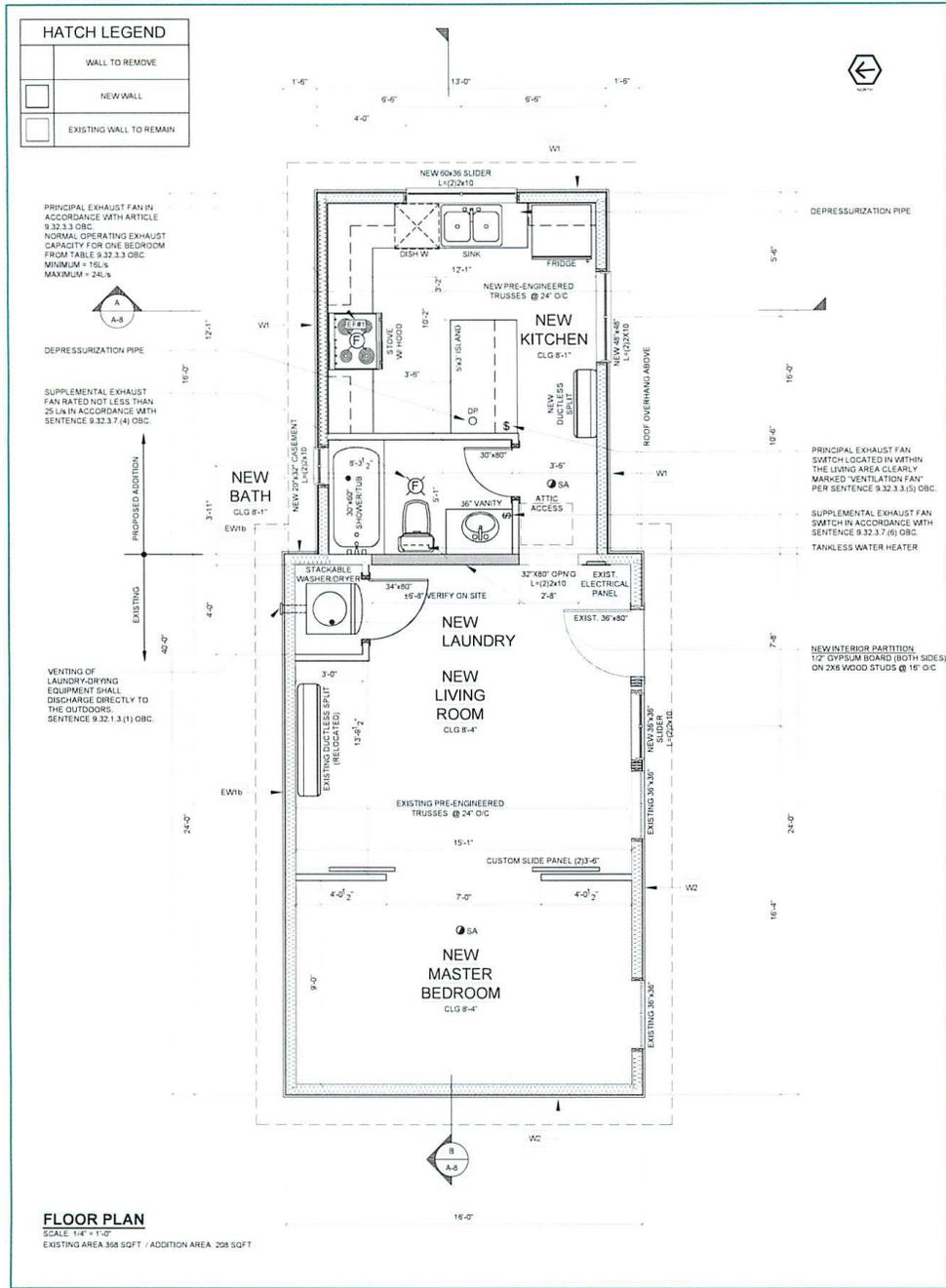
ELEVATIONS

PROJECT	PROJECT NO.	DATE	SCALE	BY	CHKD.
PROJECT	PROJECT NO.	DATE	SCALE	BY	CHKD.

PROJECT: ACCESSORY DWELLING UNIT CONVERSION & ADDITION FOR LYNE ROUX

PROJECT NUMBER: 2020

DRW No: A-7



PROJECT: ACCESSORY DWELLING UNIT CONVERSION & ADDITION FOR LYNNE ROUX

DRAWING: FLOOR PLAN	ADDRESS: 382 COURTNEY CRESCENT SAULT STE. MARIE, ON
	DRAWN: R. ALVARENGA SCALE: 1/4" = 1'-0"
	CHECKED: P.G. DECLERCK DATE: 2026-01-30
	SIZE: 11"x17" BCIN: FIRM# 102327

LICENSED PROFESSIONAL ENGINEER
 J.T. WILLIAMS
 100215522
 2026-02-13
 PROVINCE OF ONTARIO
 FOUNDATION ONLY

GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- ALL WORK TO BE DONE IN ACCORDANCE TO THE CURRENT VERSION OF ALL PROVINCIAL STANDARDS (OBC, OPSB, OPSD, ETC).
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY NORQUAY ENGINEERING OF CONCERNS OR DISCREPANCIES PRIOR TO CONSTRUCTION.

NORQUAY ENGINEERING

No.	ISSUANCE	DATE	BY
01	ISSUED FOR PERMIT	2025-02-06	PCD

Application A5/26-232-(2-14)-26516-R1

SCOTT & AMANDA MIDDLETON are the owners of Lot 429, Pt Lots 421, 422 & 423, Pt of Garth St, Pt of River view & Pt of 14' lane Plan 1R8190, former Hamilton Subdivision Plan M322 former Awenge Township, municipally identified as **CIVIC NO. 108 COTTAGE LANE**. It is located on the south side of Cottage Lane at its' easterly dead end. It is designated Rural Area in the Official Plan and is zoned R1, Estate Residential.

THE APPLICATION:

The following variances are requested.

	By-Law 2005-150 Requires	Proposed Variance
9.5.2	Front Yard 12m	Reduce the front yard to 6m
4.11.5	Interior Side Yard 4.5m Maximum Building Height 6m	Reduce west interior side yard to 2m Increase maximum building height to (6.45m)

PURPOSE:

The applicants propose to construct a 7.4m x 7.9m x 6.45m detached garage with an attic truss for additional storage space. Access to the storage area will be by way of a set of pull-down stairs. There will be one pedestrian door & one window on the extended driveway side of the proposed garage. No living unit is intended.

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	
Canada Post		
Conservation Authority	X	No concerns or objections. Further comments below
Engineering & Construction	X	No concerns. Existing drainage conditions must be maintained.
Fire Services	X	No comments
Legal Department	X	
Planning Division	X	See comments below
PUC Distribution Inc. (Electric)	X	
Public Utilities Comm. (Water)	X	
Public Works	X	No comments

Sault Ste. Marie Region Conservation Authority (SSMRCA) advised that based on current regulated area mapping, the lands subject to the proposed minor variance application **are located within a regulated area** as defined by O. Reg. 41/24 (i.e., floodplain, erosion hazard, dynamic beach, wetland, or associated allowances). These lands are also subject to the SSMRCA Shoreline Management plan, specifically Reach 7, which indicates a regulatory flood standard of 184.4m C.D.G. +15m.

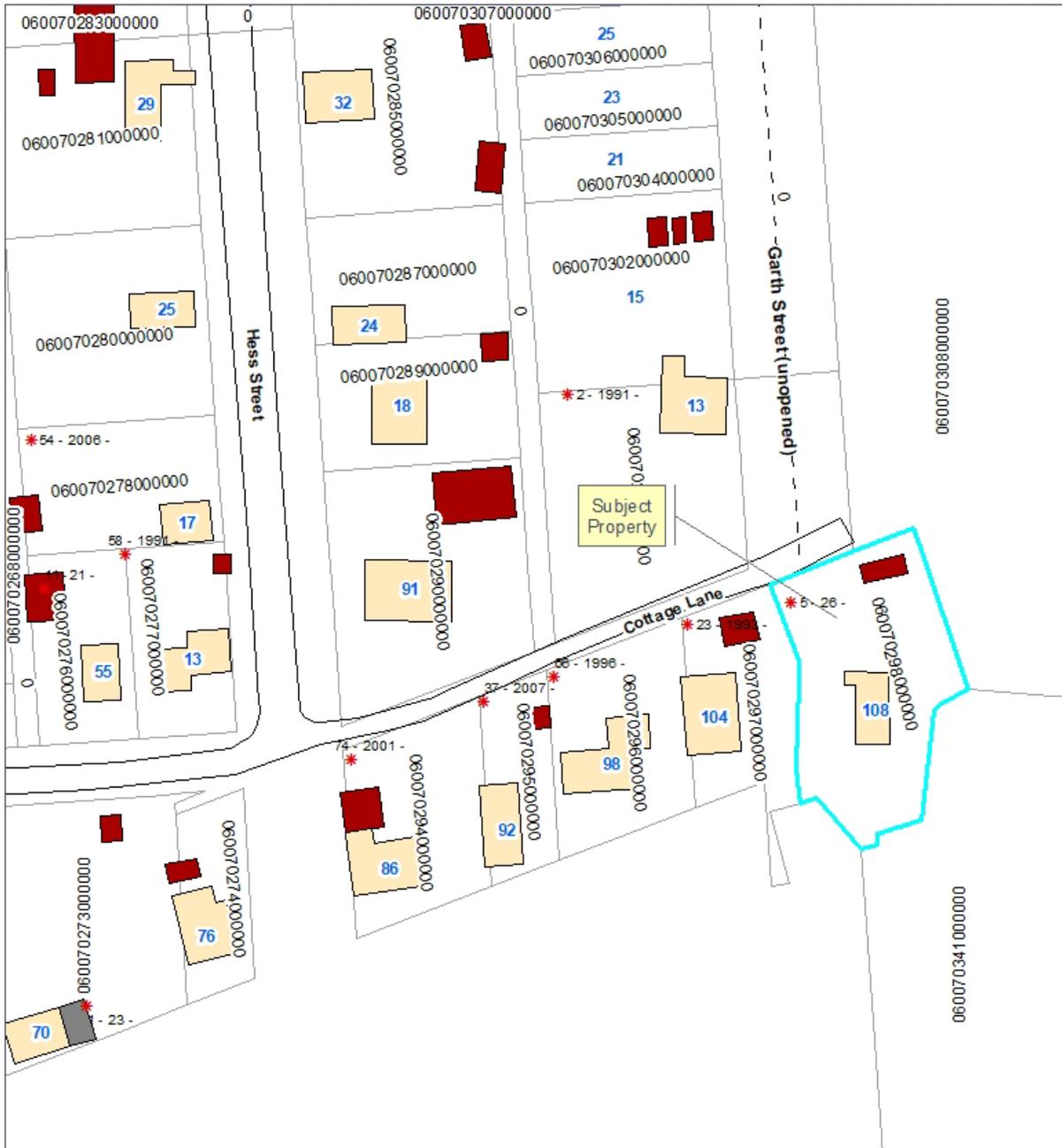
SSMRCA has no concerns or objections to the minor variance application that proposes to construct a 7.4m x 7.9m x 6.45m detached garage with an attic truss for additional storage space. This proposed development requires a detailed site plan to be submitted to SSMRCA to assess permitting requirements.

Planning staff opined that the proposed structure looks to be consistent with other structure locations in the area. Planning staff does not anticipate any adverse effects.

Staff Comments/Recommendations(s)

There have been no objections to the request. A detailed site plan will have to be submitted to the SSMRCA for their approval.

No evidence has been presented to suggest that approval would create a negative impact.



<p>Application Map Series</p> <p><input checked="" type="checkbox"/> Subject Property</p>
<p>Property Information</p> <p>Civic Address: 108 Cottage Lane Roll No. 060 070 298 00 0000 Map No.: 232/2-14 Application No.: A5/26</p>

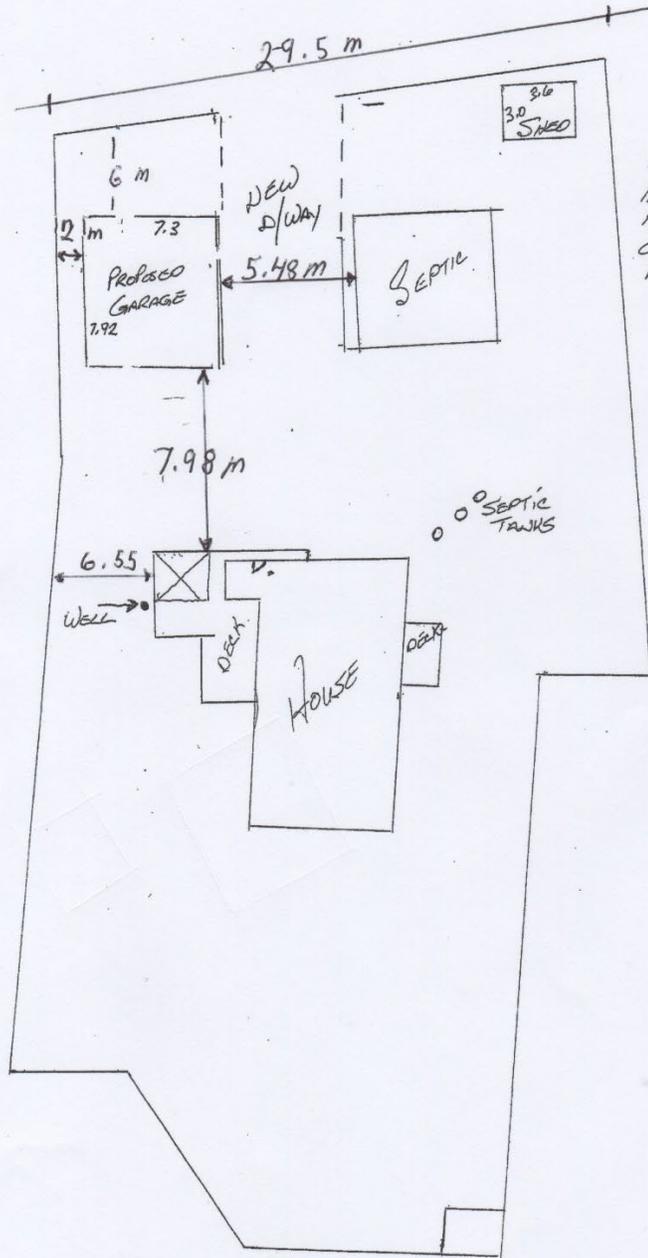

Committee of Adjustment
 Planning and Enterprise Services Division
 99 Foster Drive, Sault Ste Marie, ON P6A 5X6
 saultsternarie.ca | 705-759-5411 | m.kelly@cityssm.on.ca

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



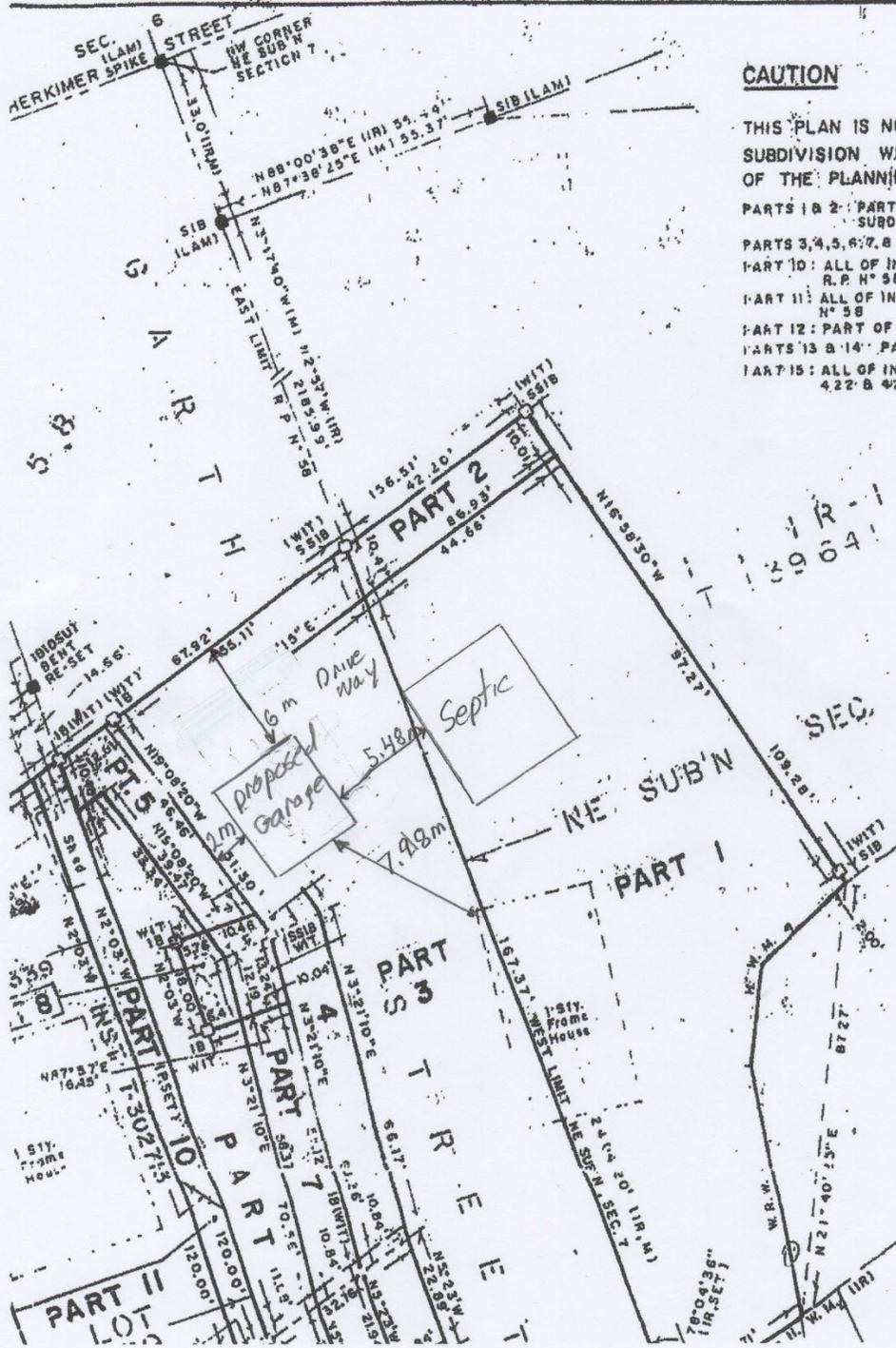
PROPOSED
108 COTTAGE LANE



UNDERGROUND ELECT
INSTALLED, EXISTING POWER
POLE REMOVED, NEW
GARAGE AND NEW
DRIVEWAY ACCESS

SCALE
1CM = 2METRES

ST. MARYS RIVER



CAUTION

THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

- PARTS 1 & 2: PART OF INST. T-139641 SUBDIVISION, SECTION 7
- PARTS 3, 4, 5, 6, 7, 8 & 9: PART OF PART 10
- PART 10: ALL OF INST. T-302713, E.P. R.P. N° 58
- PART 11: ALL OF INST. T-287339, PART N° 58
- PART 12: PART OF RIVERVIEW, R.P. N° 58
- PARTS 13 & 14: PART OF 14' LANE, R.P. N° 58
- PART 15: ALL OF INST. T-221278, PART 4.22 & 4.23, R.P. N° 58

39 64 17 15

PLAN OF LOT 42 AND 42 PART OF A 14 FOOT REGISTERED (HAMILTON) AND PART OF IN THE TOWNSHIP NOW IN CITY OF DISTRICT

SCALE: 1 IN BOUEN and UR 1 9 3 1

SURVEYORS

Proposed Garage 108 Cottage Lane

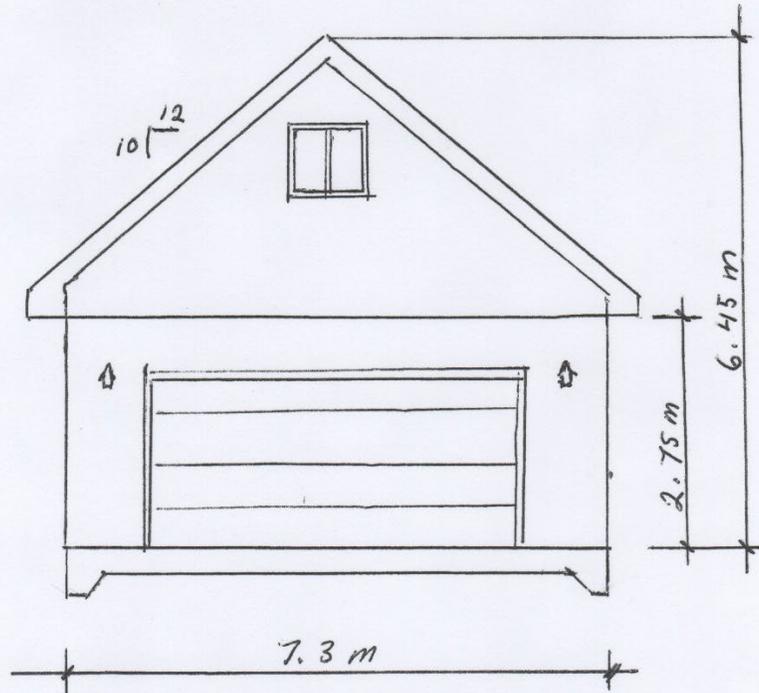
Notes:

One Pedestrian Door & One Window on Driveway Side

No Windows of West Side

Attic Truss for extra storage

Pull Down Stairs to Access Storage Area



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.

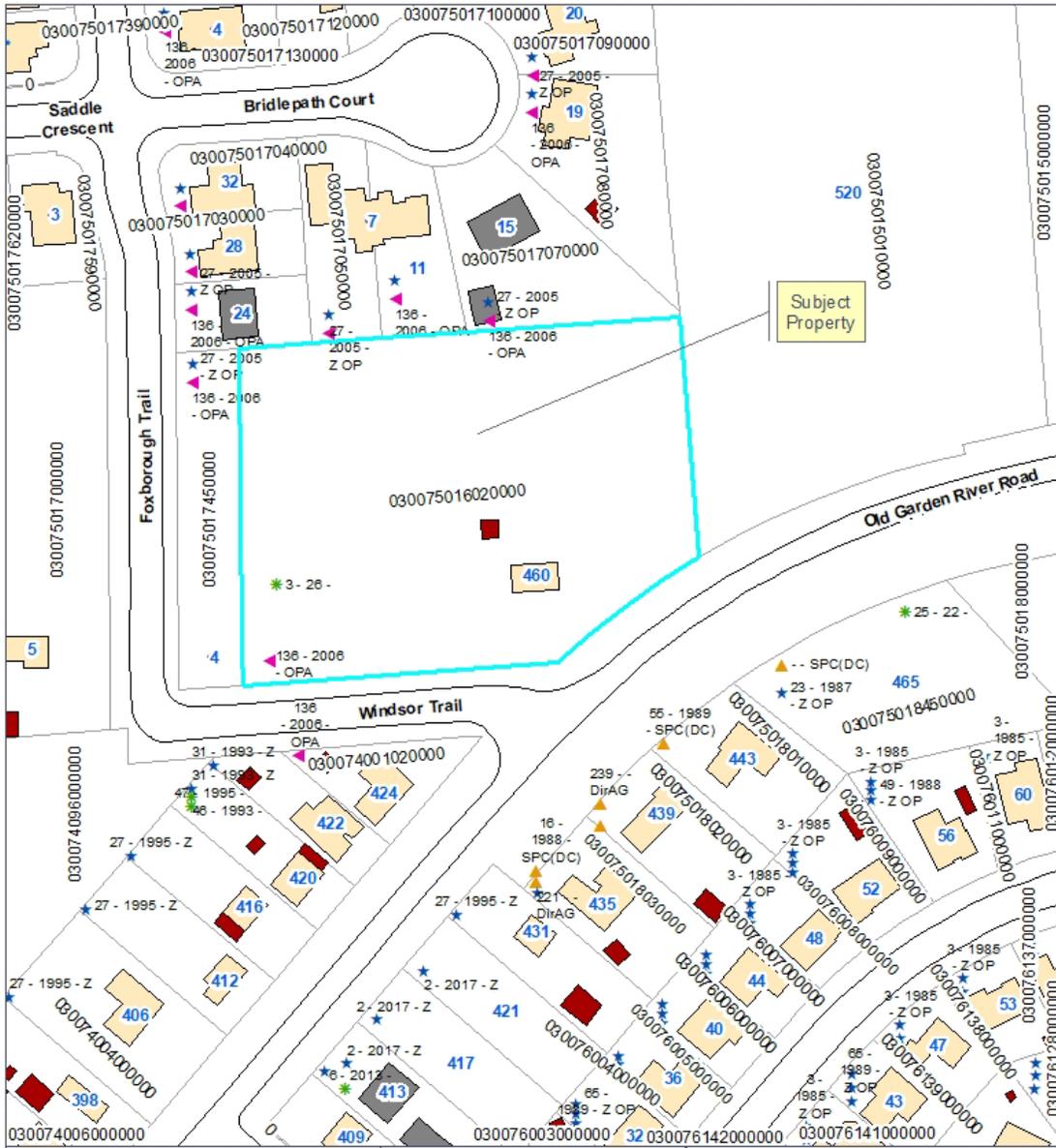
- If runoff from one parcel must pass through one or more of the severed parcels, a Drainage Agreement may be required.
- A one-foot reserve is in place along Windsor Trail that prevents the property owners from connecting to existing services. This can be removed provided costs owed to the Developer 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
- Lot Grading and Drainage Plan
- PIN abstract and PIN map
- Minor Variance Application (if required)
- Undertaking to provide advisements to potential purchasers
- 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
 saultstemarie.ca | 705-759-5411 | m.kelly@cityssm.on.ca

This map is for general reference only
 Ortho photo: None
 Projection Details:
 NAD 1983 UTM Zone 18N
 GCS North American 1983

0 5 10 20 Miles


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
DOWELLING WITH ASSUMPTION THAT SHED IS DEMOLISHED

RETAINED OPTION 2:
ESTABLISHED BY SETTING ZONING SETBACKS FROM SHED

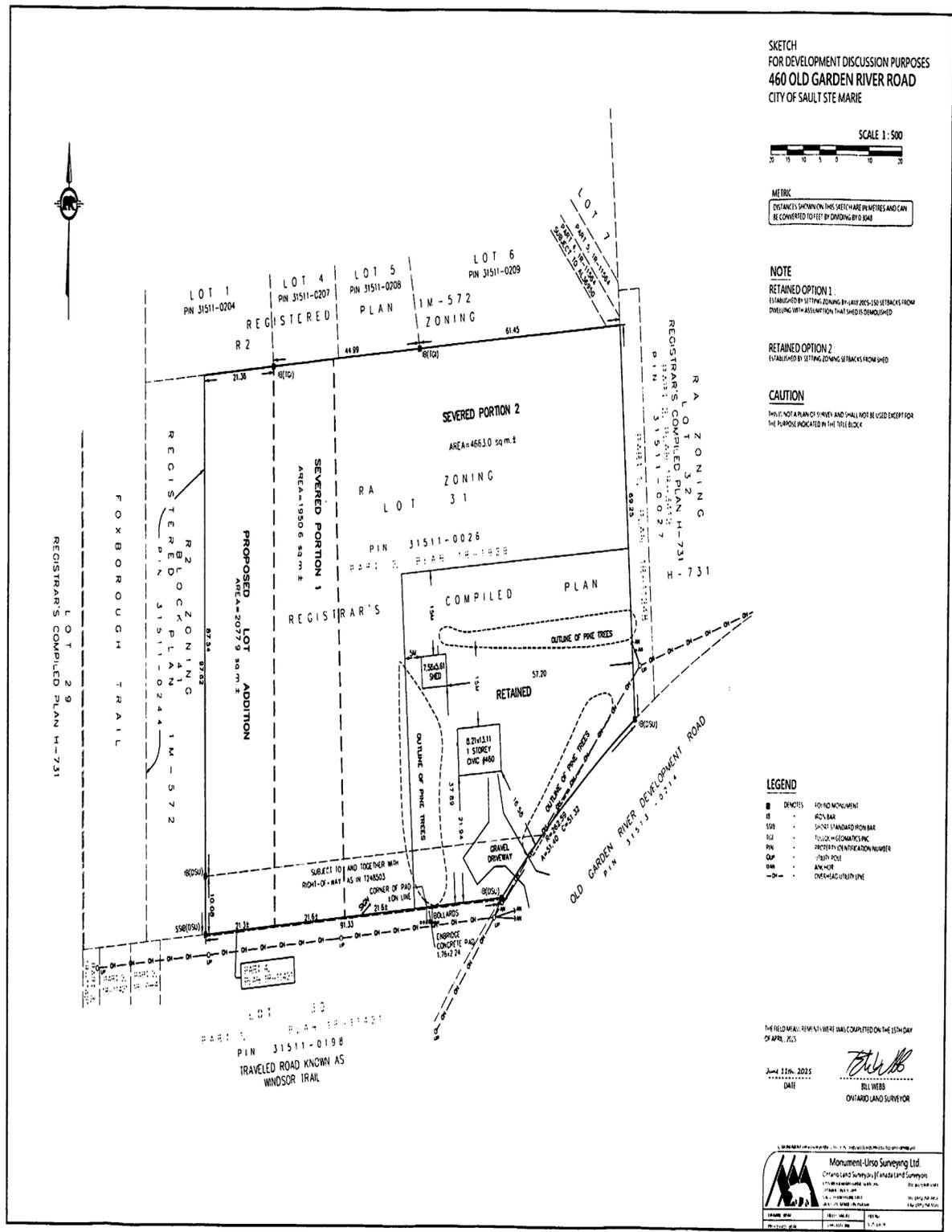
CAUTION
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR
THE PURPOSES INDICATED IN THE TITLE BLOCK

- LEGEND
- DIMENTS - FOUND MOVEMENT
 - +— IRON BAR
 - S—S— SHORT STANDARD IRON BAR
 - T—T— T-IRON GEOMETRICS PVC
 - P—P— PROPERLY IDENTIFICATION NUMBER
 - C—C— CANTER POLE
 - O—O— ANCHOR
 - D—D— OVERHEAD UTILITY LINE

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

June 23th, 2015
DATE
BIL WEBB
ONTARIO LAND SURVEYOR

Monument-Urba Surveying Ltd
Ontario Land Surveyors / Ontario Land Surveyors
1000 Highway 104, Suite 100, Sault Ste. Marie, Ontario
P6A 1K1
Tel: (709) 944-1111 Fax: (709) 944-1112
www.monument-urba.com



Application B4/26-16-(1-27)-28546-C3, S153

11888004 ONTARIO INC. is the owner of PIN 31577-0090 (LT) former Township of St. Mary's; and municipally identified as **CIVIC NO. 15 BAY STREET WEST**. It is located on the southeast corner of Huron Street and Bay Street West. The subject property is designated Commercial in the Official Plan and is zoned C3, S153 Riverfront Zone with a special exception and is subject to Site Plan Control.

INTENT:

The applicant is seeking the Committee's consent to sever a northerly interior strip of land described as Part 28, Plan 1R-14162 for easement purposes in favour of Bell Canada.

	Width (approximate)	Depth (approximate)	Area (approximate)
Easement Lands	8.353m	168.850m	514.89m 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	X	
Bell Canada Right-of-Way		
Building Division	X	No objections
Canada Post		
Conservation Authority	X	No concerns or objections
Engineering & Construction	X	No concerns. See additional comments below
Fire Services	X	No comments or concerns
Legal Department	X	
Planning Division	X	No objections or concerns
PUC Distribution Inc. (Electric)	X	No concerns. See additional comments below
Public Utilities Comm. (Water)	X	No concerns. See additional comments below
Public Works		

Engineering advised that there is a 1500mm diameter storm main that crosses the easternmost 10 meters of the subject property.

PUC Distribution Inc. (Electric Utility)

No concerns with the proposed severance, however, there is an existing underground concrete encased duct bank with primary conductors (12.5kV) along the municipal right-of-way on Bay Street and South down Huron Street. Additionally, there is a transformer, primary junction unit and underground vault with primary connections at the corner of Bay Street W and Huron Street.

Public Utilities Commission of the City of Sault Ste. Marie (Water Utility)

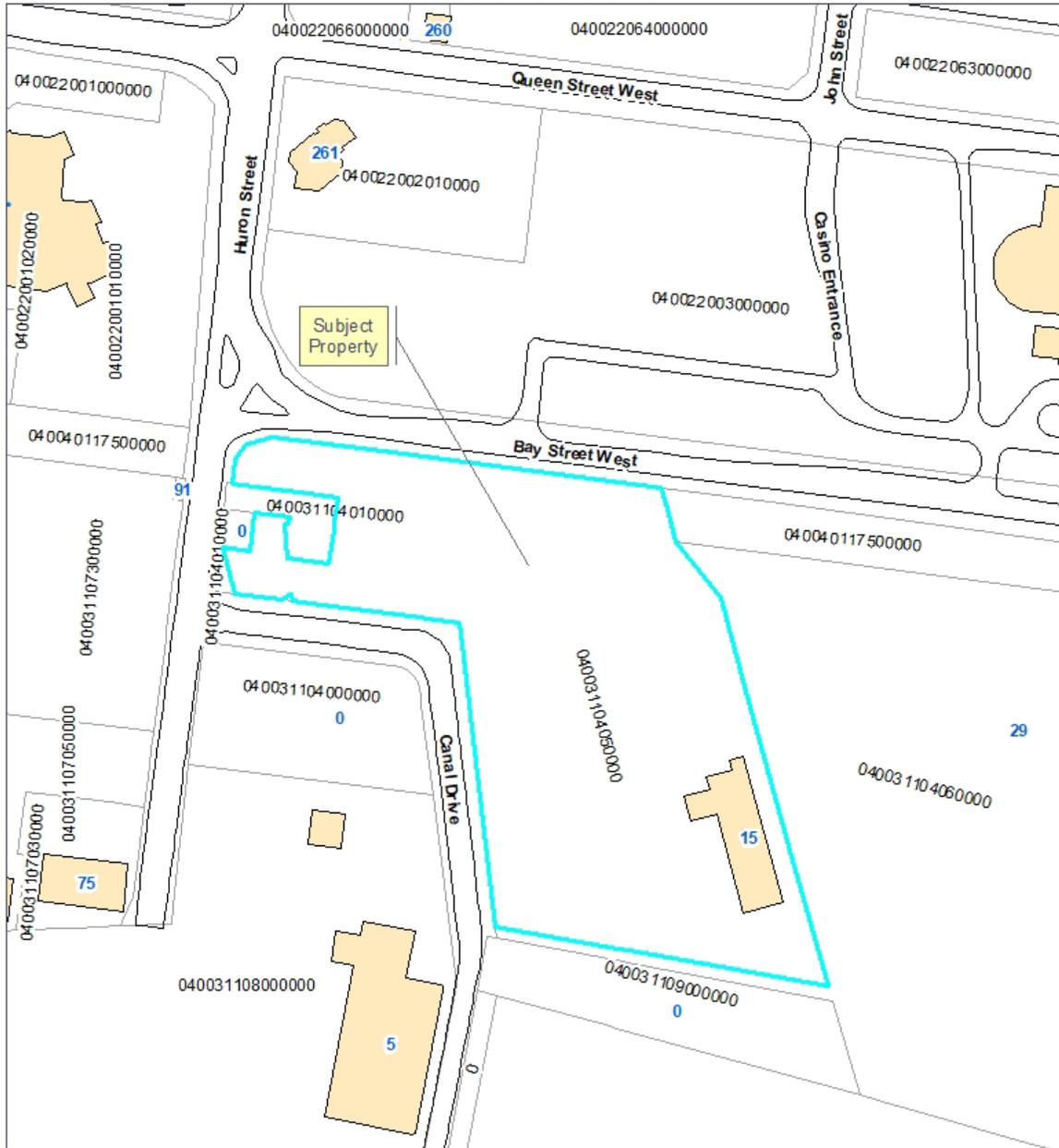
No concerns with the proposed severance, however, there is an existing water service through Part 28, Plan 1R-14162 that will service 15 Bay Street West. A private easement shall be granted by Bell Canada in favour of the Owner of 15 Bay Street West over the water service.

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
- Certificate application & review fee
- Reference plan
- PIN abstract and PIN map
- Copy of receipted electronic transfer



Application Map Series
 Subject Property

Property Information
 Civic Address: 15 Bay Street West
 Roll No: 040031 104 05 0000
 Map No.: 16/1-27
 Application No.: B4/26

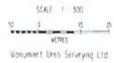


Committee of Adjustment
 Planning and Enterprise Services Division
 99 Foster Drive, Sault Ste Marie, ON P6A 5X6
 saultstемarie.ca | 705-759-5411 | m.kelly@cityssm.on.ca

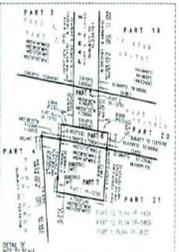
This map is for general reference only
 Ortho photo: None
 Projection Details:
 NAD 1983 UTM Zone 18N
 GCS North American 1983

0 10 20 40 Meters
 1:2,042

PLAN OF SURVEY OF
 PART OF WATER LOT IN FRONT OF LANDS
 SOUTH SIDE OF PORTAGE STREET
 PLAN TOWN PLOT OF ST. MARY'S
 AND
 PART OF HUDSON'S BAY COMPANY'S LANDS
 SOUTH SIDE OF PORTAGE STREET
 PLAN TOWN PLOT OF SAULT STE. MARIE
 CITY OF SAULT STE. MARIE
 DISTRICT OF ALGOMA
 S100



Scale 1:500
 METERS
 Monument Data Surveying Ltd.



- LEGEND**
- 1 DENOTES FRONT BOUNDARY
 - 2 DENOTES PLAN TO WHOMBY
 - 3 DENOTES PLAN 300
 - 4 DENOTES DOWNSIDE RD. 300
 - 5 DENOTES SHIP CHANNEL 300 300
 - 6 DENOTES PLANS 300 300
 - 7 DENOTES 300 300
 - 8 DENOTES 300 300
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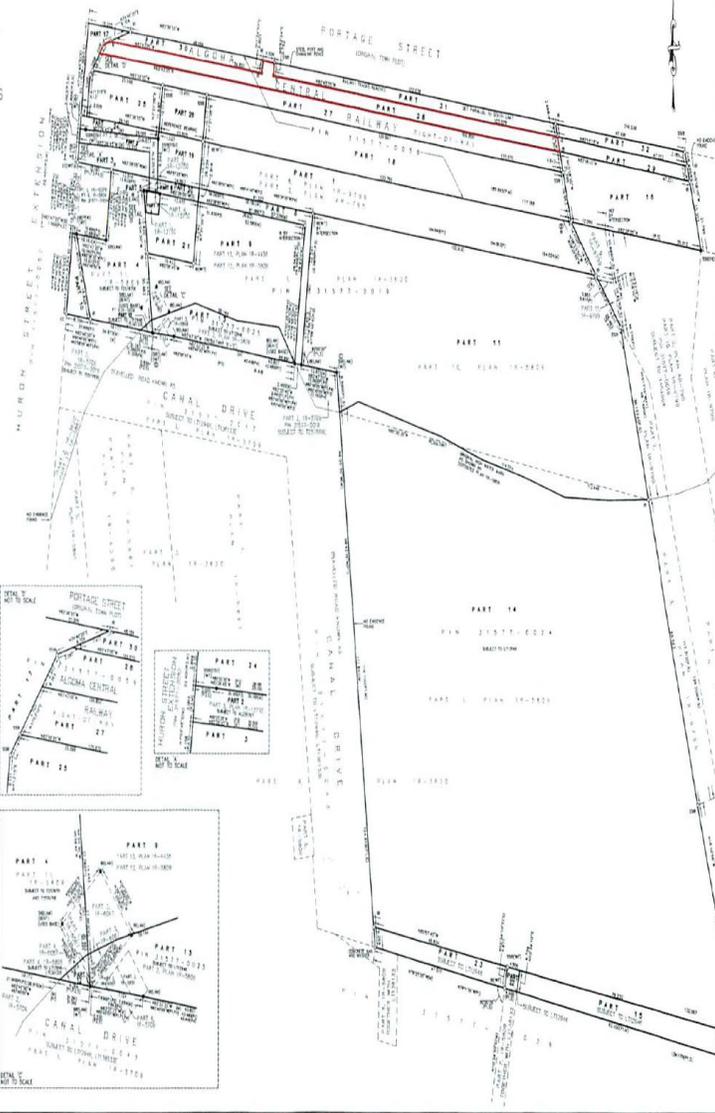
BEARING NOTE
 BEARINGS ARE ON THE 2ND DEGREE FROM THESE POINTS:
 1. BEARING ON THE 2ND DEGREE FROM THESE POINTS:
 OBSERVATIONS ON MONUMENTS A AND B, 100M APART,
 BEARING A BEARING OF 100° 00' 00" AND B BEARING OF 100° 00' 00" IN
 CENTRAL AZIMUTH BY WEST CORNER OF 100 2ND 16
 ARE AS CORRECTED.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
 WITH THE SURVEY ACT AND THE REGULATIONS MADE UNDER THEREOF.
 2. THIS SURVEY WAS COMPLETED ON MAY 25, 2024.

May 25, 2024
 SAULT STE. MARIE, ALGOMA DISTRICT
 MONUMENT DATA SURVEYING LTD.

THIS PLAN OF SURVEY RELATES TO ALL PLAN SUBMISSIONS
 FROM MONUMENT DATA SURVEYING LTD.

Monument Data Surveying Ltd.
 1000 Lakeshore Drive, Sault Ste. Marie, Ontario
 P6A 1G9
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I HEREBY FILE THIS PLAN TO BE DEPOSITED
 UNDER THE LAND TILES ACT

PLAN 1R-14162

RECEIVED AND REVIEWED
 DATE: May 25, 2024
 DATE: June 3, 2024

REGISTRAR OF LANDS

PART	PLAN	NO.	AREA
1	PART OF HUDSON'S BAY COMPANY'S LANDS	1	0.140 Ha
2	PART OF HUDSON'S BAY COMPANY'S LANDS	2	10.300 Ha
3	PART OF HUDSON'S BAY COMPANY'S LANDS	3	12.125 Ha
4	PART OF HUDSON'S BAY COMPANY'S LANDS	4	14.611 Ha
5	PART OF HUDSON'S BAY COMPANY'S LANDS	5	14.611 Ha
6	PART OF HUDSON'S BAY COMPANY'S LANDS	6	1.000 Ha
7	PART OF HUDSON'S BAY COMPANY'S LANDS	7	1.000 Ha
8	PART OF HUDSON'S BAY COMPANY'S LANDS	8	10.300 Ha
9	PART OF HUDSON'S BAY COMPANY'S LANDS	9	0.100 Ha
10	PART OF HUDSON'S BAY COMPANY'S LANDS	10	0.100 Ha
11	PART OF HUDSON'S BAY COMPANY'S LANDS	11	0.100 Ha
12	PART OF HUDSON'S BAY COMPANY'S LANDS	12	0.100 Ha
13	PART OF HUDSON'S BAY COMPANY'S LANDS	13	0.100 Ha
14	PART OF HUDSON'S BAY COMPANY'S LANDS	14	0.100 Ha
15	PART OF HUDSON'S BAY COMPANY'S LANDS	15	0.100 Ha
16	PART OF HUDSON'S BAY COMPANY'S LANDS	16	0.100 Ha
17	PART OF HUDSON'S BAY COMPANY'S LANDS	17	0.100 Ha
18	PART OF HUDSON'S BAY COMPANY'S LANDS	18	0.100 Ha
19	PART OF HUDSON'S BAY COMPANY'S LANDS	19	0.100 Ha
20	PART OF HUDSON'S BAY COMPANY'S LANDS	20	0.100 Ha
21	PART OF HUDSON'S BAY COMPANY'S LANDS	21	0.100 Ha
22	PART OF HUDSON'S BAY COMPANY'S LANDS	22	0.100 Ha
23	PART OF HUDSON'S BAY COMPANY'S LANDS	23	0.100 Ha
24	PART OF HUDSON'S BAY COMPANY'S LANDS	24	0.100 Ha
25	PART OF HUDSON'S BAY COMPANY'S LANDS	25	0.100 Ha
26	PART OF HUDSON'S BAY COMPANY'S LANDS	26	0.100 Ha
27	PART OF HUDSON'S BAY COMPANY'S LANDS	27	0.100 Ha
28	PART OF HUDSON'S BAY COMPANY'S LANDS	28	0.100 Ha
29	PART OF HUDSON'S BAY COMPANY'S LANDS	29	0.100 Ha
30	PART OF HUDSON'S BAY COMPANY'S LANDS	30	0.100 Ha
31	PART OF HUDSON'S BAY COMPANY'S LANDS	31	0.100 Ha
32	PART OF HUDSON'S BAY COMPANY'S LANDS	32	0.100 Ha
33	PART OF HUDSON'S BAY COMPANY'S LANDS	33	0.100 Ha

PARTS 1 THROUGH 11, 13, 22, 23 ARE IN COMPLETE PART OF PLAN 2021-013
 PARTS 12 AND 21 ARE IN COMPLETE PART OF PLAN 2021-013
 PARTS 14, 15, 16, 17 AND 20 COMPLETE ALL OF PLAN 2021-013
 PARTS 18, 19, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33 ARE IN COMPLETE PART OF PLAN 2021-013
 PARTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33 ARE SUBJECT TO DEEDS
 PARTS 1, 14, 15, 16, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33 ARE SUBJECT TO DEEDS

METRIC NOTE
 DISTANCES AND DIMENSIONS SHOWN ON THIS PLAN ARE
 IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING
 BY 3.048

INTEGRATION COORDINATE TABLE

COORDINATE REFERENCE FRAME: CANADA 1983 UTM
 REAL-TIME MONITORING SYSTEMS (RTMS) DATA
 2. USE OF THESE COORDINATES IS SUBJECT TO THE
 CANADIAN GEODETIC SERVICE (CGS) DATA
 3. THESE COORDINATES ARE SUBJECT TO THE
 CANADIAN GEODETIC SERVICE (CGS) DATA

POINT ID	NORTHING	EASTING
OFF A	5348610.27	102848.84
OFF B	5348610.27	102848.84
OFF C	5348610.27	102848.84

COORDINATES CANNOT BE TRAVELED IN THIS PLAN
 AS THEY ARE SUBJECT TO DEEDS

SCALE FACTOR NOTE
 DISTANCES ON THIS PLAN ARE ORIENTED TO THE HORIZONTAL
 AND CAN BE CONVERTED TO TRUE DISTANCES BY DIVIDING
 BY THE ABOVE CHAINED SCALE FACTOR OF 0.99999

NOTATION NOTE
 FOR BEARING COMPASSES, A HEADING OF 100° 00' 00" CORNER
 CORNER WAS APPLIED TO PARTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33
 TO CORRECT TO TRUE BEARINGS

➤ **Other Business**

- Next regular meeting is April 29th, 2026

➤ **Adjournment**