

Joseph Greco, Chair

Michelle Kelly, ACST  
Secretary-Treasurer



Sault Ste. Marie  
Committee of Adjustment  
Minutes of Hearing  
April 13, 2026  
Livestreamed

### Call to Order

The Chair called the hearing to order at 1:00 p.m.

Members' Present: J. Greco, Chair  
W. Greco  
M. McGregor  
A. Rossi

Member Absent: F. Bruni

Official Present: M. Kelly, Secretary-Treasurer

Staff Present: S. Zuppa, Planning Representative

The Secretary-Treasurer confirmed that a quorum was in attendance.

### Opening Remarks

Chair Greco welcomed the participants & introduced the Committee members & staff present

### Land Acknowledgement – Secretary-Treasurer

### Approval of Minutes of April 1, 2026

Moved by Greco (W), seconded by McGregor,

“**THAT** the Minutes of the Committee of Adjustment hearing of April 1, 2026, be approved as circulated. **Carried.**”

**Disclosure of Pecuniary Interest and the General Nature Thereof** – none disclosed

**Notice of Withdrawal or Request for Deferral** - none

### ➤ **Matters To Be Considered**

#### ***New Applications***

➤ A6/26 Civic No. 1205 – 1235 Peoples Road

**Application A6/26-109-(1-124)-5899/17386/7617-M2**

**1188004 ONTARIO LTD** is the owner of Pt. Sec. 24, former Township of Korah, further described as Pt. 1, 1R-12370 & Pt. 1, 1R-3906, PIN 31568-0627 municipally identified as **CIVIC NO. 1205 PEOPLES ROAD** (with additional building identifiers of 1231 & 1235 Peoples Road). It is located on the west side of Peoples Road between Third Line East and Tallack Boulevard. It is designated Industrial in the Official Plan and is zoned M2, Medium Industrial.

**THE APPLICATION:**

The following variance is requested.

	<b>By-Law 2005-150 Requires</b>	<b>Proposed Variance</b>
<b>14.2.3.1</b>	<b>That openings abutting or opposite residentially zoned lots shall not be larger than 1.5m x 2.2m save and except areas occupied by an office use</b>	<b>Permit the proposed remodelled existing building, which is located opposite residentially zoned lots, to be fitted with 2 overhead doors each having a 4.2m x 4.8m opening &amp; 1 other overhead door having a 4.8m x 4.8m opening</b>

**INTENT:**

The applicant proposes to remove the existing 340.5m<sup>2</sup> (3665ft<sup>2</sup>) metal & brick garage currently situated 23.876m (78.4') back from the front property line & construct a 1675.04m<sup>2</sup> (18030ft<sup>2</sup>) front addition to the existing manufacturing building which when completed will be located approximately 43.8m (143'9') back from the front property line. The intent is to streamline the manufacturing process resulting in approximately 1000 less transport/heavy equipment visits to and from the subject 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. No response was received from neighbouring property owners.

**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.

<b>Division/Agency</b>	<b>Circulated</b>	<b>Response</b>
Accessibility Coordinator	x	Barrier free parking to be provided in accordance with the Zoning By-law and the Ontario Building Code
Algoma Public Health		
Bell Canada Right-of-Way		

Building Division	X	No concerns or objections
Canada Post		
Conservation Authority	X	No concerns or objections.
Engineering & Construction	X	No concerns. Trucks are not permitted to back off of Peoples Road onto private property
Fire Services	X	No comments or concerns
Legal Department	X	No comment
Planning Division	X	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		

**Planning** staff advised that this application proposes an expansion of an industrial building that would include three overhead doors facing the residentially zoned lands on the opposite side of Peoples Road. These proposed doors would replace four overhead doors on the existing building and one overhead door on a building that is proposed to be demolished, all of which currently face the residential area. The expansion is intended to consolidate operations on-site.

While the proposed overhead doors would continue to face the residential zone and would be located closer to residential lots than the existing doors, Planning staff are of the opinion that the proposal represents a modification of an existing condition rather than the creation of a new industrial-residential interface. As such, adverse impacts on adjacent residential uses are not anticipated to increase, for the following reasons:

- The reduction in the number of overhead doors from five to three reduces the number of openings that could be open concurrently, which may help reduce impacts on the nearby residences.
- The consolidation of operations is expected to significantly reduce truck trips to and from the site. This is anticipated to maintain or improve compatibility with nearby residential uses by reducing truck-related noise and traffic impacts.
- It is important to note that this portion of Peoples Road is a designated truck route and forms part of a major goods movement corridor. As such, truck traffic is an expected and permitted component of the surrounding land use context. Truck idling is currently permitted on-site; therefore, the proposal does not introduce a new impact in this regard, and overall truck activity is expected to decrease as a result of operational consolidation.
- The applicant has indicated that a visually solid fence will be constructed along the residential interface, particularly adjacent to the proposed new overhead doors. The Committee previously approved a minor variance to permit a 1.82m fence in this

location (A-53-2015). Staff recommend that the fence be designed and constructed so that any access openings are located away from the new overhead door areas. This will help maintain continuous visual screening and mitigate privacy and light spill impacts, consistent with the function of the building proposed to be demolished.

- The applicant has also indicated that the overhead doors will be kept closed when not in active use, further minimizing noise and disturbance to adjacent residential properties.
- The demolition of the existing building will result in an increase in setback from the residential interface, representing a minor improvement in distance separation.

At the time of this report, no evidence has been presented that would show an increased impact resulting from the application. As such, Planning staff are satisfied that the application meets the four tests of a minor variance, subject to the conditions outlined below. Planning staff recommend approval of the application, subject to the following conditions:

1. A 1.82m (6') visually solid fence shall be constructed along the residential interface, while providing sufficient access openings appropriately located away from the new overhead door openings.
2. Overhead doors shall remain closed except during active loading and unloading operations.

**PUC Distribution Inc. (Electric Utility)**

No concerns with the proposed variance. It is recommended that a request to construct the proposed addition adjacent to the existing power line (the power line is planned to be removed) is made as well as a swing calculation for the line due to proximity. This is referring to a temporary situation during construction.

The Customer had a site meeting with PUC to review the scope, and we are proceeding with the agreed upon service relocation and will issue a service letter to the Customer.

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

No concerns with the proposed variance. However, an Application for General Water Service is required to be submitted to PUC for the proposed building addition. Please contact PUC Engineering early in the design process.

**Staff Comments/Recommendations(s)**

No evidence was presented to suggest that approval would create a negative impact. It is recommended that the following conditions be attached to any approval,

1. A 1.82m (6') visually solid fence shall be constructed along the residential interface, while providing sufficient access openings appropriately located away from the new overhead door openings prior to the issuance of a final occupancy permit.
2. Overhead doors shall remain closed except during active loading and unloading operations.

The Secretary-Treasurer advised that Mr. Porco is aware of the recommended conditions.

### **Proceedings**

Tony Porco, applicant/owner, attended. When asked if he had anything to add, he advised that he did not.

**The Chair called for comments**, seeing none

**The Chair called for discussion.**

Seeing none, the Chair closed discussion & called for a motion.

### **Decision**

All written submissions relating to this application made to the Committee of Adjustment before its decision, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

The Committee after considering the submissions put forward and having reviewed the plans, noted the absence of any opposition, considered planning staff statements and all other comments received, is satisfied that the request is desirable for the appropriate development of the subject property. The Committee is satisfied that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained. The Committee is of the opinion that the requested variances are minor in nature in this instance. It is the opinion of the Committee that this application meets all four tests under Section 45(1) of the Planning Act.

Moved by Rossi, (W), seconded by McGregor,

**“RESOLVED THAT** in accordance with Section 45(2) of the Planning Act this application be **Approved**, subject to the following conditions,

- 1. A 1.82m (6’) visually solid fence shall be constructed along the residential interface, while providing sufficient access openings appropriately located away from the new overhead door openings prior to the issuance of a final occupancy permit.**
  - 2. Overhead doors shall remain closed except during active loading and unloading operations.**
- Carried.”**

### **OTHER BUSINESS**

**DATE OF NEXT HEARING** – April 29<sup>th</sup>, 2026

### **ADJOURNMENT**

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

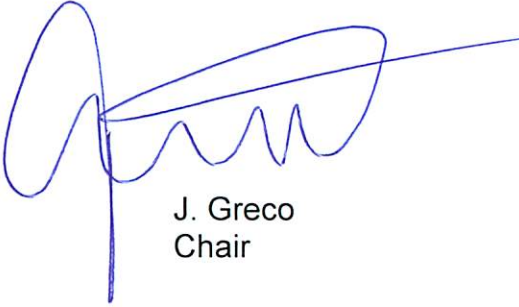
Moved by Rossi, seconded by Greco (W),

“RESOLVED THAT this meeting adjourn at 1:17 p.m.,

**Carried.”**

*Michelle Kelly*

Michelle Kelly, ACST  
Secretary-Treasurer

A handwritten signature in blue ink, consisting of a large, stylized initial 'J' followed by a series of loops and a long horizontal stroke extending to the right.

J. Greco  
Chair