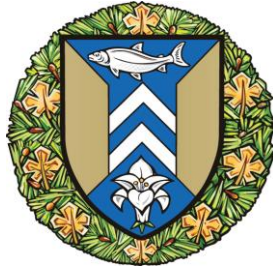


The Corporation of the
City of Sault Ste. Marie



Committee of Adjustment
May 27th, 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 April 29th, 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

- A9/26 Civic No. 4 Vera Street
- A10/26 Civic No. 140 Black Road
- A11/26 Civic No. 97 White Oak Drive East
- A13/26 Civic No. 1200 Old Garden River Road
- A14/26 Civic No. 809 Sunnyside Beach Road
- B10/26 Civic No. 380 Farwell Terrace
- **Other Business**
 - Next meeting is June 24th, 2026

➤ Adjournment

Michelle Kelly

Michelle Kelly, ACST
Secretary-Treasurer

TAB 1

Application A9/26-47-(1-54)-17915-R2

DEBORAH SMITH is the owner of Lot 11, RCP H722 being Part 3, 1R1197, former Township of St. Mary's municipally identified as **CIVIC NO. 4 VERA AVENUE**. It is located on the east side off Vera Avenue directly across from the Vera Avenue and Adeline Avenue "Y" intersection. It is designated Residential in the Official Plan and is zoned R2, Gentle Density.

THE APPLICATION:

The following variance is requested.

	By-Law 2005-150 Requires	Proposed Variance
9.1.5	Minimum distance from side lot line 1.2m	Reduce the minimum distance for a carport from the north side lot line from 1.2m to 0.3m

INTENT:

The applicant proposes to construct an 8.53m x 3.73m carport to be attached to the north side of the existing home.

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.

Division/Agency	Circulated	Response
Accessibility Coordinator		
Algoma Public Health		
Bell Canada Right-of-Way		
Building Division	X	
Canada Post		
Conservation Authority	X	No concerns or objections
Engineering & Construction	X	No concerns. Existing drainage patterns must be maintained
Fire Services	X	No comments or concerns
Legal Department	X	
Planning Division	X	No objections
PUC Distribution Inc. (Electric)	X	No concerns. The electric meter cannot be located within the

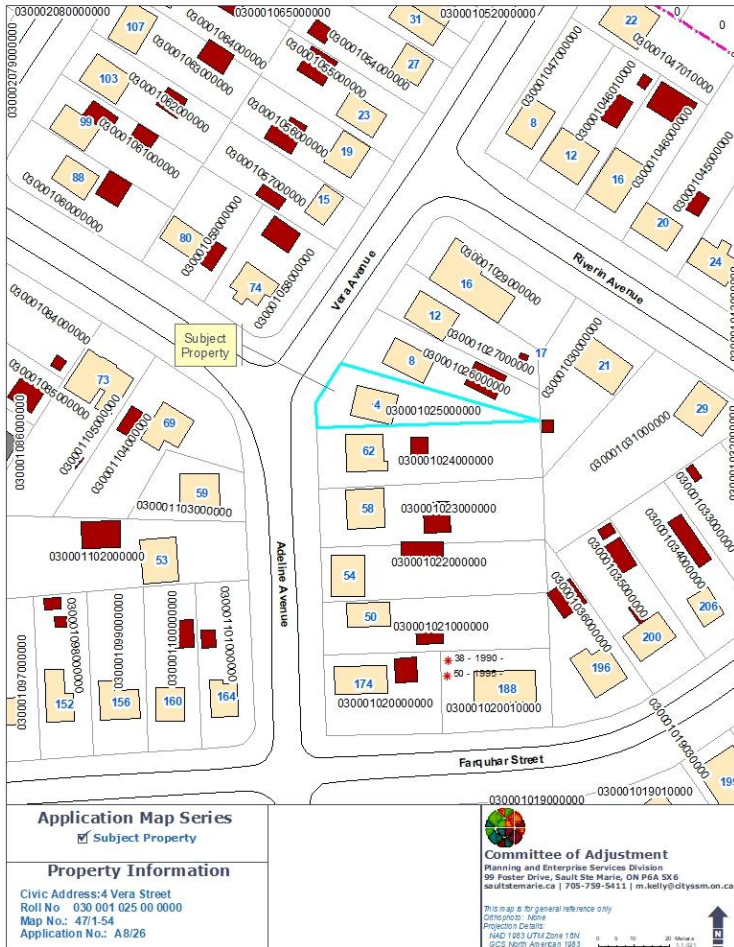
		carport and must be relocated before the carport is built
Public Utilities Comm. (Water)	X	No concerns
Public Works	X	No comment

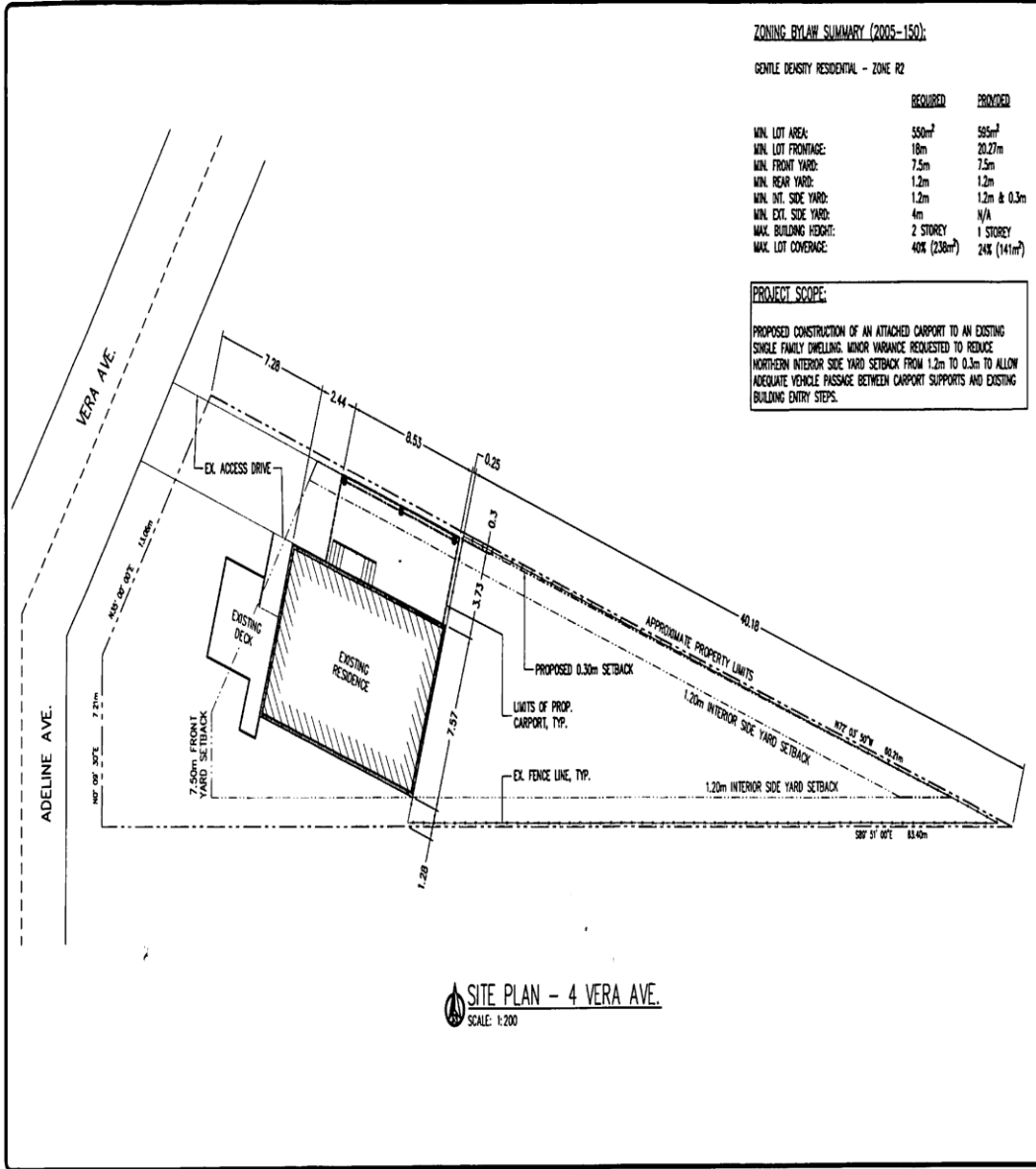
Staff Summary/Comments/Recommendations(s)

As of this writing, there are no objections to the request. No evidence has been submitted to suggest that approval would create a negative impact.

The following condition must be attached to any approval.

- Confirmation from PUC Distribution Inc. must be provided to the Building Division advising that they are satisfied with the electric meter relocation, prior to the issuance of a building permit .**





ZONING BYLAW SUMMARY (2005-150):

GENTLE DENSITY RESIDENTIAL - ZONE R2

	REQUIRED	PROPOSED
MIN. LOT AREA:	550m ²	565m ²
MIN. LOT FRONTAGE:	18m	20.27m
MIN. FRONT YARD:	7.5m	7.5m
MIN. REAR YARD:	1.2m	1.2m
MIN. INT. SIDE YARD:	1.2m	1.2m & 0.3m
MIN. EXL. SIDE YARD:	4m	N/A
MAX. BUILDING HEIGHT:	2 STOREY	1 STOREY
MAX. LOT COVERAGE:	40% (236m ²)	24% (141m ²)

PROJECT SCOPE:

PROPOSED CONSTRUCTION OF AN ATTACHED CARPORT TO AN EXISTING SINGLE FAMILY DWELLING. MINOR VARIANCE REQUESTED TO REDUCE NORTHERN INTERIOR SIDE YARD SETBACK FROM 1.2m TO 0.3m TO ALLOW ADEQUATE VEHICLE PASSAGE BETWEEN CARPORT SUPPORTS AND EXISTING BUILDING ENTRY STEPS.

SITE PLAN - 4 VERA AVE.
SCALE: 1:200



CENLO ENGINEERING INC.
Civil / Structural / Architectural

NO.	REVISIONS	DATE

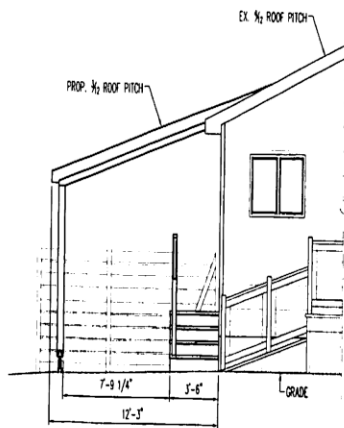
NO.	DESCRIPTION	DATE

CLIENT/PROJECT:
PROPOSED CARPORT ADDITION
4 VERA AVENUE
SAULT STE. MARIE, ON.

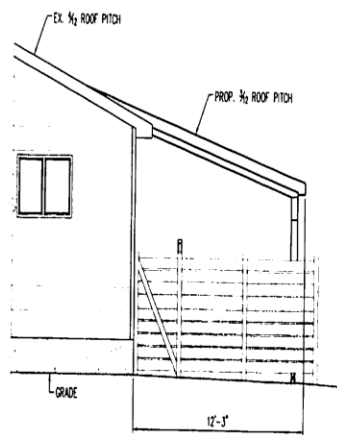
DRAWING TITLE:
EXISTING CONDITIONS & PROPOSED SITE PLAN

DRAWN: MJB
CHECKED: MJJ
DATE: 2026.02.25
PROJECT NO.: 26005

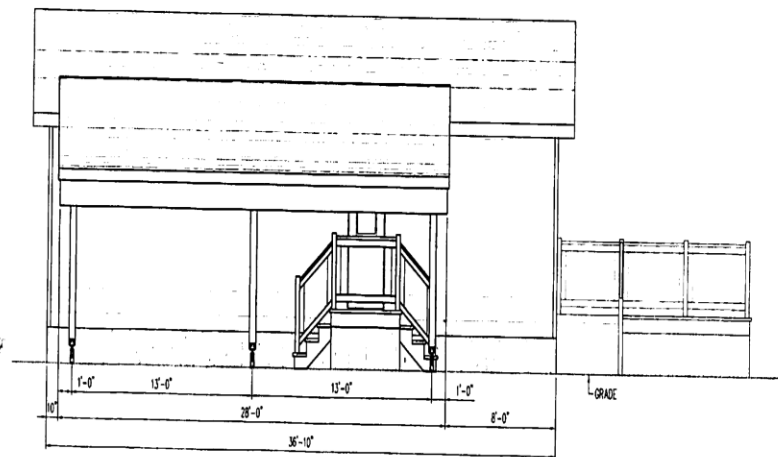
SHEET 1 OF 1
C1
SCALE: 1:200



FRONT ELEVATION
SCALE: 3/8"=1'-0"



REAR ELEVATION
SCALE: 3/8"=1'-0"



LEFT ELEVATION
SCALE: 3/8"=1'-0"

SEAL

CENLO ENGINEERING INC.
Civil / Structural / Architectural

REVISIONS

NO.	DESCRIPTION	DATE

NO.	DESCRIPTION	DATE

CLIENT/PROJECT:
PROPOSED CARPORT ADDITION AND
SIDE ENTRY STEPS
4 VERA AVENUE
SAULT STE MARIE, ONT.
DRAWING TITLE:
SITE PLAN

DRAWN: C.E.I.
CHECKED: P.ENG
DATE: 2016-02-10
PROJECT #: 2005

SHEET 1 OF 1
S1
SCALE: 3/8"=1'-0"

TAB 2

Application A10/26-30-(1-34)-15738-M2

SUNCOR ENERGY INC. is the owner of Pt. Lt 1 Concession 3, former Township of St. Mary's, Pt 1, 1R1880 except Pt. 2, 1R11687, municipally identified as **CIVIC NO. 140 BLACK ROAD**. It is located on the southeast corner of Black Road and McNabb Street. It is designated Industrial in the Official Plan and is zoned M2, Medium Industrial Zone.

THE APPLICATION:

The following variances are requested.

	By-Law 2005-150 Requires	Proposed Variance
14.2.2	75% of the required front yard (Black Road) must be landscaped open space	Reduce the minimum landscaped open space in the required front yard from 75% to 45%
	75% of the required exterior side yard (McNabb Street) must be landscaped open space	Reduce the minimum landscaped open space in the exterior side yard from 75% to 60%

INTENT:

Originally the subject property was two independently developed parcels. The by-law in effect at that time did not require landscaping. The two properties were recently consolidated to facilitate the proposed construction of a new truck cardlock facility on the westerly portion of the property. The re-development of the site to accommodate the new facility is subject to current by-law regulations which include landscaping. The landscaped open space requested would result in an increase from that which currently exists.

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
Accessibility Coordinator		
Algoma Public Health		
Bell Canada Right-of-Way		
Building Division	X	No response
Canada Post		
Conservation Authority	X	
Engineering & Construction	X	No comment

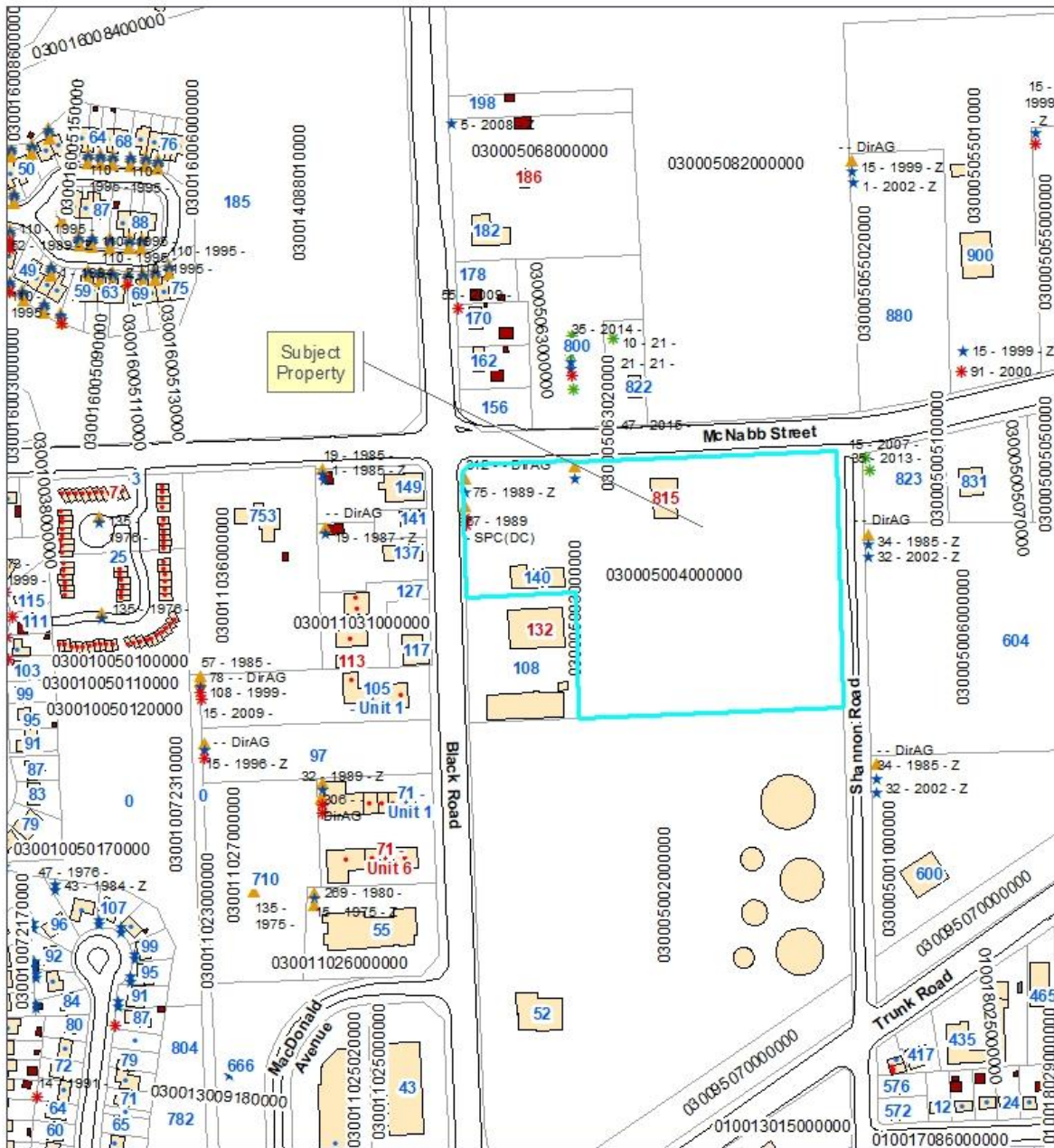
Fire Services	X	No comments or concerns
Legal Department	X	No comment
Ministry of Transportation	X	No comment
Planning Division	X	No objections. See comments below
PUC Distribution Inc. (Electric)	X	No concerns
Public Utilities Comm. (Water)	X	No concerns
Public Works	X	No response

Planning staff does not object to this request. The surrounding area consists of parcels with minimal landscaping, creating the effect of an industrial park. However, the by-law requirement is to enhance these parcels to create a visual buffer and screen the impacts of these uses. Additionally, on the north side of the subject property, the City runs the Hub Trail, which many residents use and where possible creating these buffers helps to solidify the separation of uses. Planning recommends a condition to the approval of this application be that enhanced landscaping be provided, and that an updated site plan showing this be approved by the Director of Planning or their designate.

Summary/Comments/Recommendations(s)

While there are no objections to the request, Planning staff have provided conditional support for the application. They recommend that the following conditions be attached to any approval.

1. That enhanced landscaping is provided to the satisfaction of the Director of Planning.
2. That the enhanced landscaping be included on an updated site plan to the satisfaction of the Director of Planning.



Application Map Series
 Subject Property

Property Information
 Civic Address: 140 Black Road
 Roll No 030 005 004 00 0000
 Map No.: 30/1-34
 Application No.: A10/26




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

0 20 40 80 Meters
 1:4,000



Application A11/26-59-(1-74)-19079-M2

657401 ONTARIO INC. (Gennaro Biasucci) is the owner of Lot 4, Commerce Park Subdivision Plan H565, former Township of Tarentorus, municipally identified as **CIVIC NO. 97 WHITE OAK DRIVE EAST**. It is located on the south side of White Oak Drive East approximately 92m west of Sackville Road. It is designated Industrial in the Official Plan and is zoned M2, Medium Industrial.

THE APPLICATION:

The following variances are requested.

	By-Law 2005-150 Requires	Proposed Variance
14.2.2	A minimum front yard of 15m	Reduce the required front yard from 15m to 7.6m for the proposed addition only.
	A minimum interior side yard of 5m	Reduce the west interior side yard from 5m to 0.46m to be in-line with the existing building only
4.1.3 14.2.2	A minimum interior side yard of 5m	Reduce the west interior side yard from 5m to 1.9m for the proposed 18.28m x 24.384m storage building only

INTENT:

The applicant proposes to construct a 54.8 m² front addition to the existing building and also construct a new 446m² storage building, in the rear yard.

ZONING HISTORY:

When the property was developed in 1979 it was zoned B5 which required a 4.57m (15') front yard and did not require a side yard setback. Years later, the zoning of this area was changed to M2. The setbacks regulations that apply today are greater than those that applied when the property was originally developed.

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
Accessibility Coordinator		
Algoma Public Health		

Bell Canada Right-of-Way		
Building Division	X	No objection. See additional comments below
Canada Post		
Conservation Authority	X	
Engineering & Construction	X	No concerns
Fire Services	X	No comments or concerns
Legal Department	X	
Planning Division	X	No objections. See comments below
PUC Distribution Inc. (Electric)	X	No concerns. The existing electrical service is in the rear lot and may need to be relocated depending on proximity to the proposed storage building. Contact PUC to review.
Public Utilities Comm. (Water)	X	No concerns
Public Works	X	

Building Division staff advised that the proposed variances seem fairly minor overall and make sense considering the age of the existing development and the zoning standards that were in place when the building was originally constructed. We do not have any objection to the application, but wish to advise the applicant of the following.

With the reduced west interior side yard setback for the new storage building. they will want to make sure drainage, snow storage, maintenance access, and any impacts to the neighboring property are considered moving forward. With that being said, our by-law complaint tracking system does not show any past issues in this regard. In addition, a building permit application should include spatial separation calculations to confirm that the allowable openings comply with code requirements and help reduce the risk of fire spreading from inside the building to adjacent properties. The exterior wall construction, cladding materials, and required fire-resistance ratings should also be reviewed to make sure they meet OBC requirements for limiting fire spread along the outside of the building, especially near windows and other openings.

Planning staff have no objections. The request legitimizes a pre-existing setback for the building. The request for a front extension still keeps the building in character with other properties in the area. The proposed building in the back requests a reduction in the side yard setback, given that the existing building is significantly closer to the lot line, it is not expected to cause any new impacts on the adjacent property.

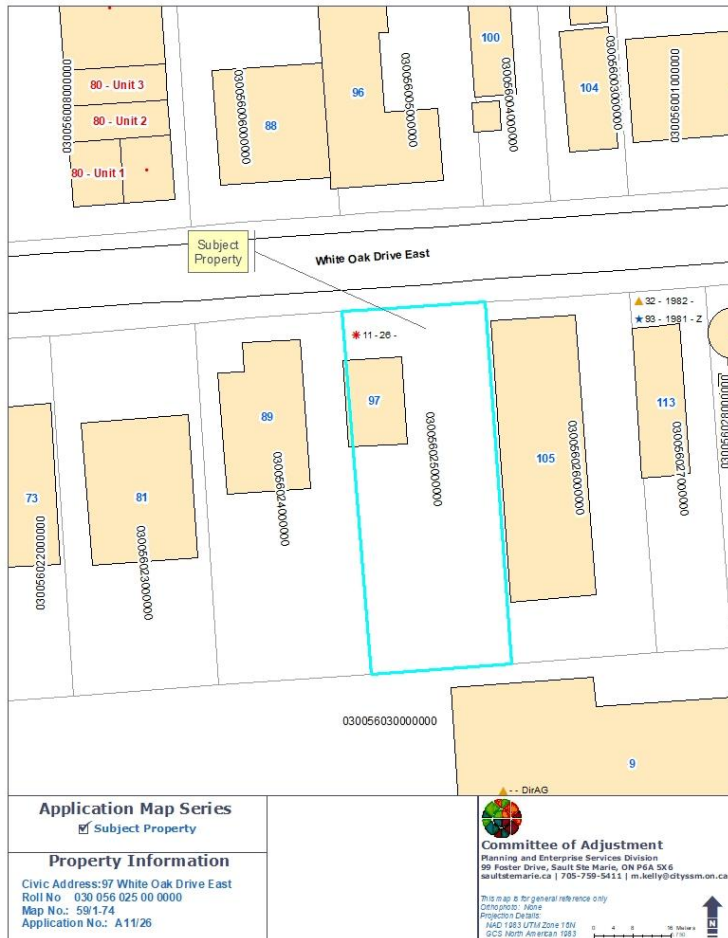
Staff Comments/Recommendations(s)

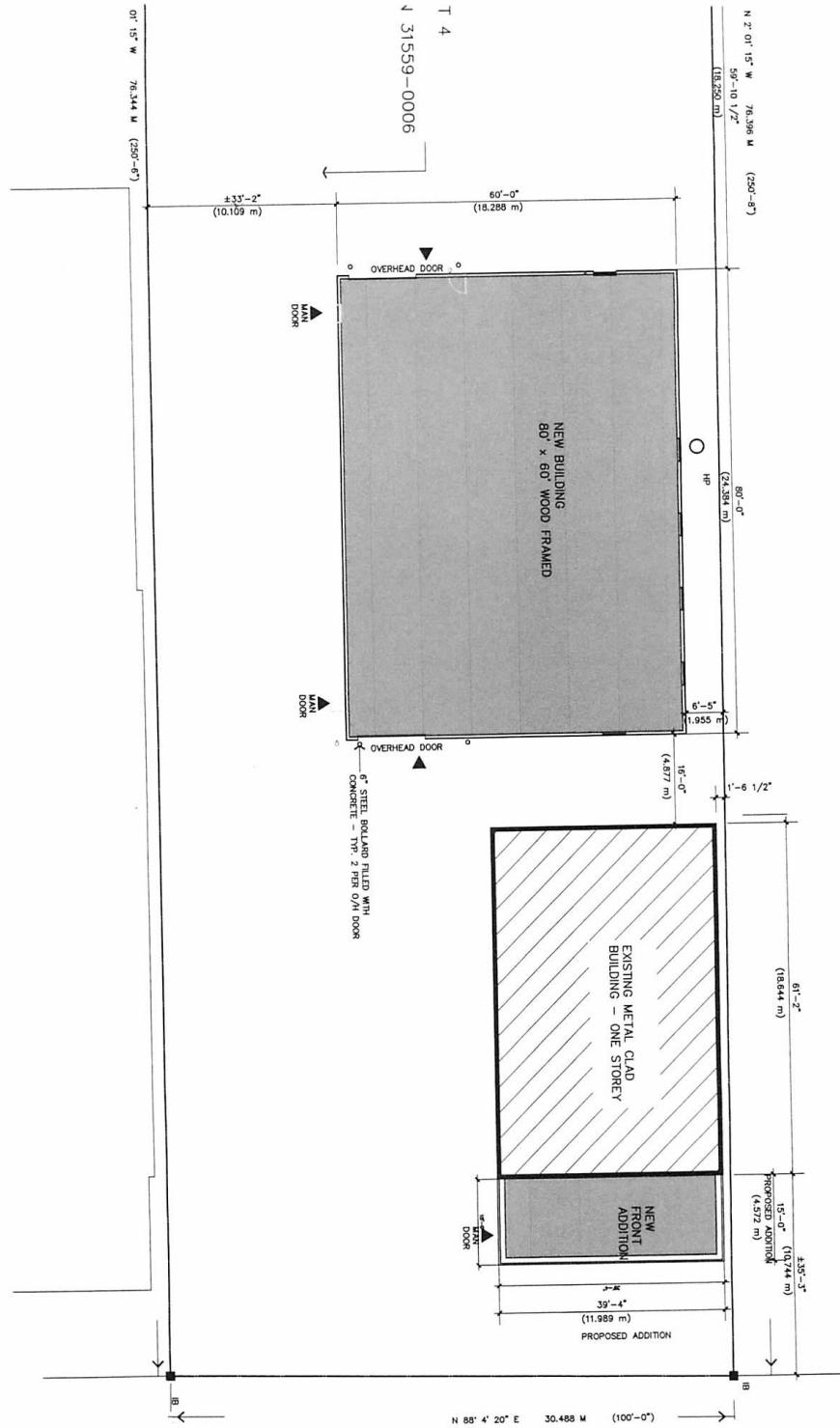
There are no objections recorded to date.

PUC recommends that the applicant contact them to confirm whether or not the existing electrical service needs to be relocated.

It is recommended that the following condition be attached to any approval.

1. That the applicant provides Building Division with confirmation from PUC Distribution that they are satisfied with the location of the electrical service.





WHITE OAK DRIVE

Application A13/26-130-(1-45)-7332-RA

PETER & MARIANNE REYNOLDS are the owners of Pt. Lt 8 & all of Lt 11, PL H736, Pt 1, 1R6855, former Township of Tarentorus, municipally identified as **CIVIC NO. 1200 OLD GARDEN RIVER ROAD**. It is located on the north side of a northerly leg of Old Garden River Road north of the Landslide Road intersection. It is designated Rural Area in the Official Plan and is zoned RA, Rural Area.

THE APPLICATION:

The following variance is requested.

	By-Law 2005-150 Requires	Proposed Variance
8.2.2	No accessory buildings are permitted in the required 7.5m front yard setback	Permit a 119m² detached garage to be located in the required front yard 4.5m from the front property line
9.1.4		
9.6		

INTENT:

The applicant proposes to construct an 119m² detached garage in the required front yard 4.5m from the front property line and 1.2m from the west property line at its closest point.

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
Building Division	X	
Canada Post		
Conservation Authority	X	See comments below
Engineering & Construction	X	See comments below
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. If the additional load from the proposed garage requires an upgrade to existing service, reach out to PUC Engineering to allow for review and coordination.
Public Utilities Comm. (Water)	X	No concerns
Public Works		

Sault Ste. Marie Region Conservation Authority advised that based on current regulated area mapping, the lands subject to the proposed consent 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).

A detailed site plan and permit application are required to be submitted to SSMRCA for the proposed development to construct a 119m² detached garage in the required front yard 4.5m from the front property line and 1.2m from the west property line at its closest point, as circulated. The Sault Ste. Marie Region Conservation Authority has no concerns or objections to the Minor Variance application.

Engineering staff acknowledge that this application is not supported by Planning and offered the following comments for current and future consideration:

Building a garage in a wet area or on fill may require additional geotechnical and/or foundation engineering during the building permit stage. Any new building must be designed and constructed so that it does not negatively impact adjacent properties, particularly with respect to drainage. Measures such as eavestroughs and controlled downspout discharge may be required to direct roof runoff away from neighbouring lands.

In addition, a setback of 1.2 m from the property line is very limited where surface drainage features, such as swales, may be needed to manage runoff. The absence of roadside ditches also suggests there may be no adequate outlet for surface water, which increases the risk of drainage impacts to adjacent properties.

Planning staff is not supportive of this request as proposed. When determining a minor variance there is a four-part test that must be satisfied fully in order for a request to be recommended. The request generally maintains the intent and purpose of the Official Plan and the policies contained within it.

The second requirement is that the variance must be minor in nature. While Planning acknowledges that the proposed relief is modest in numerical terms, staff are not satisfied that the reduction is minor in relation to the intended function of the required front yard. Given recent updates to the Zoning By-Law Planning is not in a position to endorse a setback of this size but would be open to considering a smaller setback reduction that maintains the primary goals of having a front yard setback.

When examining the intent of the Zoning By-Law it is quite explicit that no accessory structures may be in the 7.5m front yard setback. This variance would reduce the setback significantly and does not preserve the space as intended.

An existing garage and the foundation from a previous garage along this spur of Old Garden River abide by the setback measures for accessory structures. This helps to create a consistent streetscape and keeps both the front of the lot open while ensuring the principal dwelling is the main structure on the site.

While necessity is not a test of a minor variance, staff note that the lot appears capable of accommodating a detached garage outside of the required front yard, which makes it difficult to conclude that encroaching into the area protected by this provision of the Zoning-By Law is appropriate.

When finally evaluating desirability, similar reasons arise that include the encroachment of a front yard, interfering with the prominence of the main dwelling, and while this is a small spur off of the main part of Old Garden river Road, this does not reflect the character of the neighbourhood when compared to other houses on this stretch. Planning maintains an openness to considering a smaller reduction than what is proposed.

Should an approval be granted Planning recommends that access should only be permitted from the Eastern portion of the property.

Staff Comments/Recommendations(s)

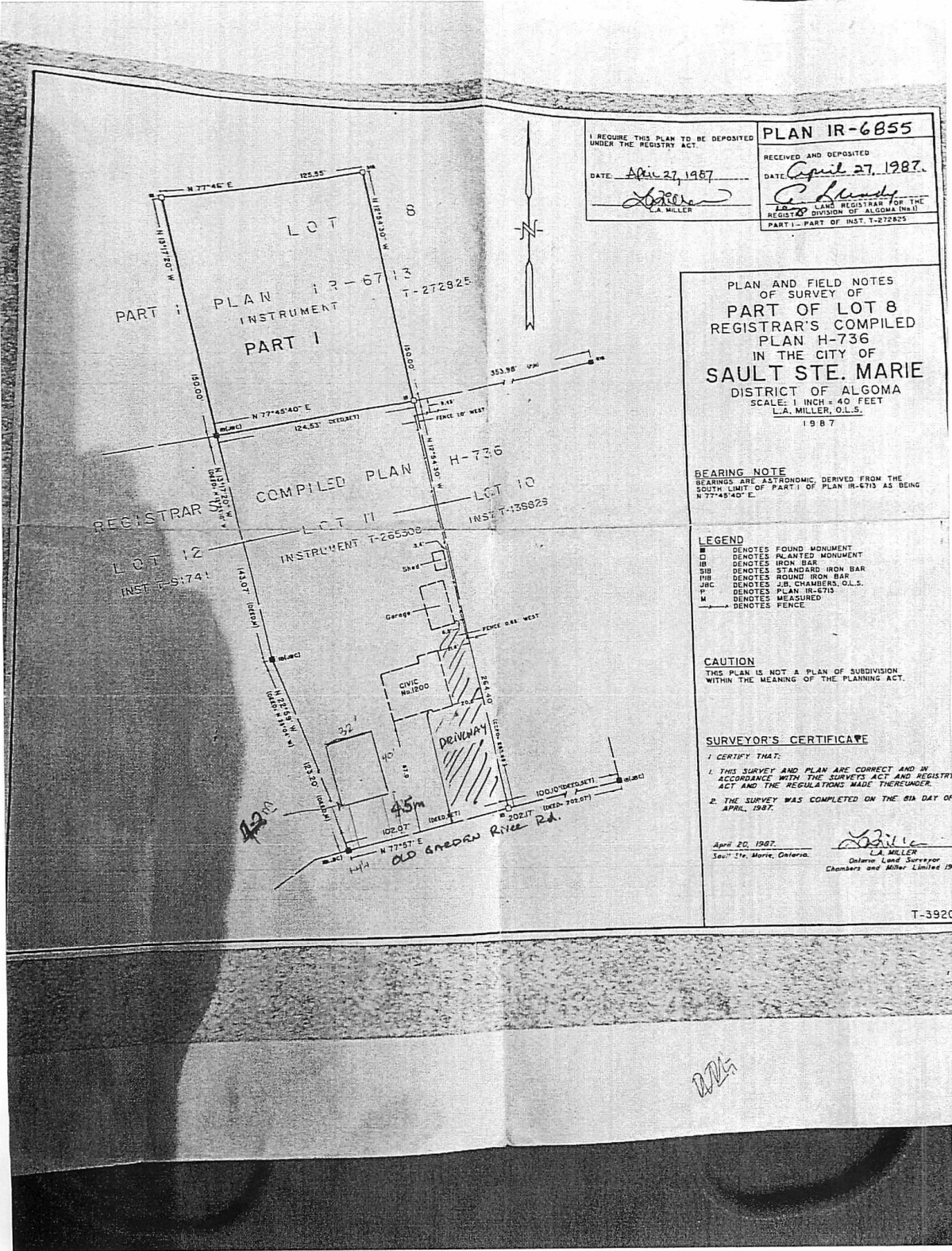
Planning staff do not support the request and opine that it fails 3 of the tests.

Engineering staff cautioned on the potential need for additional geotechnical and/or foundation engineering that will be required during the building permit stage if the proposed site is a wet area or if fill has been brought in. They also expressed concern about the negative impact a 1.2m side yard setback would have on the abutting property.

All in attendance and the viewing audience are reminded that an application must meet all 4 tests to be approved. Alternatively, it needs only to fail 1 test to fail.

Recommended conditions for any approval,

1. Access is only permitted from the Eastern portion of the property.



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.

RECEIVED AND DEPOSITED

DATE April 27, 1987 DATE April 27, 1987

L.A. Miller
L.A. MILLER
LAND REGISTRAR FOR THE REGISTRY DIVISION OF ALGOMA (M.A.I.)
PART I - PART OF INST. T-272825

PLAN AND FIELD NOTES OF SURVEY OF PART OF LOT 8 REGISTRAR'S COMPILED PLAN H-736 IN THE CITY OF SAULT STE. MARIE DISTRICT OF ALGOMA SCALE: 1 INCH = 40 FEET L.A. MILLER, O.L.S. 1987

BEARING NOTE
BEARINGS ARE ASTRONOMIC, DERIVED FROM THE SOUTH LIMIT OF PART I OF PLAN IR-6713 AS BEING N 77°45'40" E.

- LEGEND
- DENOTES FOUND MONUMENT
 - DENOTES PLANTED MONUMENT
 - DENOTES IRON BAR
 - ▣ DENOTES STANDARD IRON BAR
 - ▤ DENOTES ROUND IRON BAR
 - ⊕ DENOTES J.B. CHAMBERS O.L.S.
 - ⊖ DENOTES PLAN IR-6713
 - DENOTES MEASURED
 - - - DENOTES FENCE

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

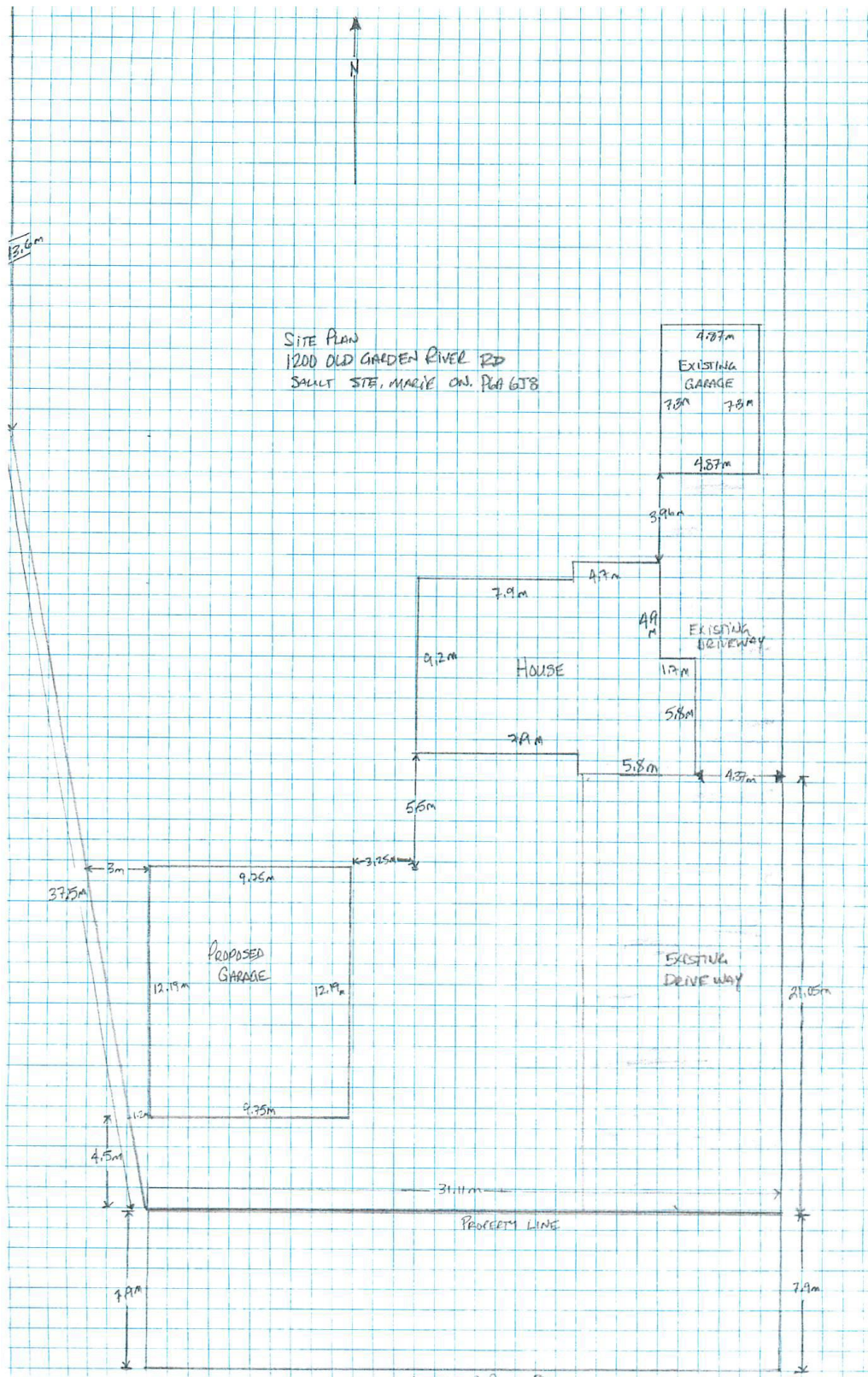
SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
2. THE SURVEY WAS COMPLETED ON THE 26th DAY OF APRIL, 1987.

April 20, 1987.
Sault Ste. Marie, Ontario.
L.A. Miller
L.A. MILLER
Ontario Land Surveyor
Chambers and Miller Limited 19

T-3920



Application A14/26-216-(518)-32644-R1

JULIAN & BELINDA CHIN are the owners of Lt 3, Sunnyside Beach Subdivision, PI 1M557, S/T an easement in gross over Pt 46 as in AL44604, former Township of Parke, municipally identified as **CIVIC NO. 809 SUNNYSIDE BEACH ROAD**. It is located on the southerly side of Sunnyside Beach Road and abuts Lake Superior. 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	A minimum required front yard of 12m	Reduce the required front yard from 12m to 4.1m

INTENT:

The applicant proposes to construct an 80.27m² two-storey, carriage house (second dwelling unit) in the required front yard setback 4.1m from the front property line. The ground floor will be a garage, and a living unit will occupy the upper level.

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
Building Division	X	See comments below
Canada Post		
Conservation Authority	X	No objections. They will require a detailed site plan review and permit application.
Engineering & Construction	X	No concerns
Fire Services	X	No comments or concerns
Legal Department	X	No comment
Planning Division	X	See comments below
PUC Distribution Inc. (Electric)	X	See comments below
Public Utilities Comm. (Water)	X	No concerns
Public Works		

Building Division staff advised that the proposed structure would be very close to the road. The proposed carriage house also adds a full second dwelling unit with additional

plumbing fixtures, kitchen, bathroom, laundry/mechanical demands, and separate living load. Prior to approval/building permit, confirmation should be provided that the existing private septic system is adequately sized for the additional fixture load/bedroom count, or whether or not a new/expanded sewage system design will be required. Confirmation should also be provided that the existing water supply, electrical service, panel capacity, and any required utility upgrades are adequate to service the additional dwelling unit.

Planning staff cannot support the requested variances as proposed. As the proposal includes a living unit above the garage, the building must be assessed as a residential structure for zoning purposes rather than solely as an accessory garage structure. When evaluating the four parts of a minor variance, this creates issues with the test.

The Official Plan speaks to the creation of Additional Dwelling Units and granting zoning flexibility to permit these units, however consideration must be given for the zoning provisions in a given zone. The Official Plan speaks further that alternative development standards be considered to accomplish this goal. While the Official Plan contains policies supporting additional dwelling opportunities and zoning flexibility, those policies do not automatically grant reliefs to all forms of development. The proposal must still maintain the general intent and purpose of the Official Plan, including policies related to appropriate development and compatibility with the surrounding rural context.

The Zoning By-Law requires a 12m setback for units in an R1 Zone, Estate Residential Zone. This zone is considered the most restrictive of residential zones, and the front yard requirements are intended to maintain spacious setbacks and rural character in these areas. A reduction to 4.1 metres for the front yard setback is not consistent with the provisions of this zone, according to the zoning by-law.

The test of whether this is a minor request also fails both in the total distance reduction and the impact on the neighbourhood. When reviewing properties in this area, the minimum distance for a structure is approximately 8.5 metres from the property line. The requested variance would reduce the required front yard from 12m to 4.1m, a decrease of 7.9m, representing a reduction of approximately 66%. In Planning Staff's opinion, the variance is not minor in either numerical or land use terms as the street has relatively consistent setbacks in line with the zoning by-law along the street and the requested relief would change the appearance of the streetscape.

The final test of a minor variance requires that this variance be desirable for the appropriate development or use of the land, building, or structure. The Official Plan provisions supporting additional dwelling units are geared towards the urban environment. The subject property is located on the fringes of the Municipality beyond the Urban Settlement Area. Staff also note that the proposed two-storey form increases the visual presence of the building at the reduced setback, which intensifies the streetscape impact. While the goal is to build additional housing in the Municipality it has to be developed in a way that respects the existing built form. As proposed, this development does not meet the test of being desirable for the appropriate development of the subject property.

Planning must consider the need for additional housing together with neighbourhood character and the intent of the Zoning By-Law when evaluating a minor variance application. While Planning cannot support the variance as proposed, staff may be more supportive of a revised proposal with an increased front yard setback. A larger setback would better reflect the existing development pattern in the area and would more clearly satisfy the tests of a minor variance.

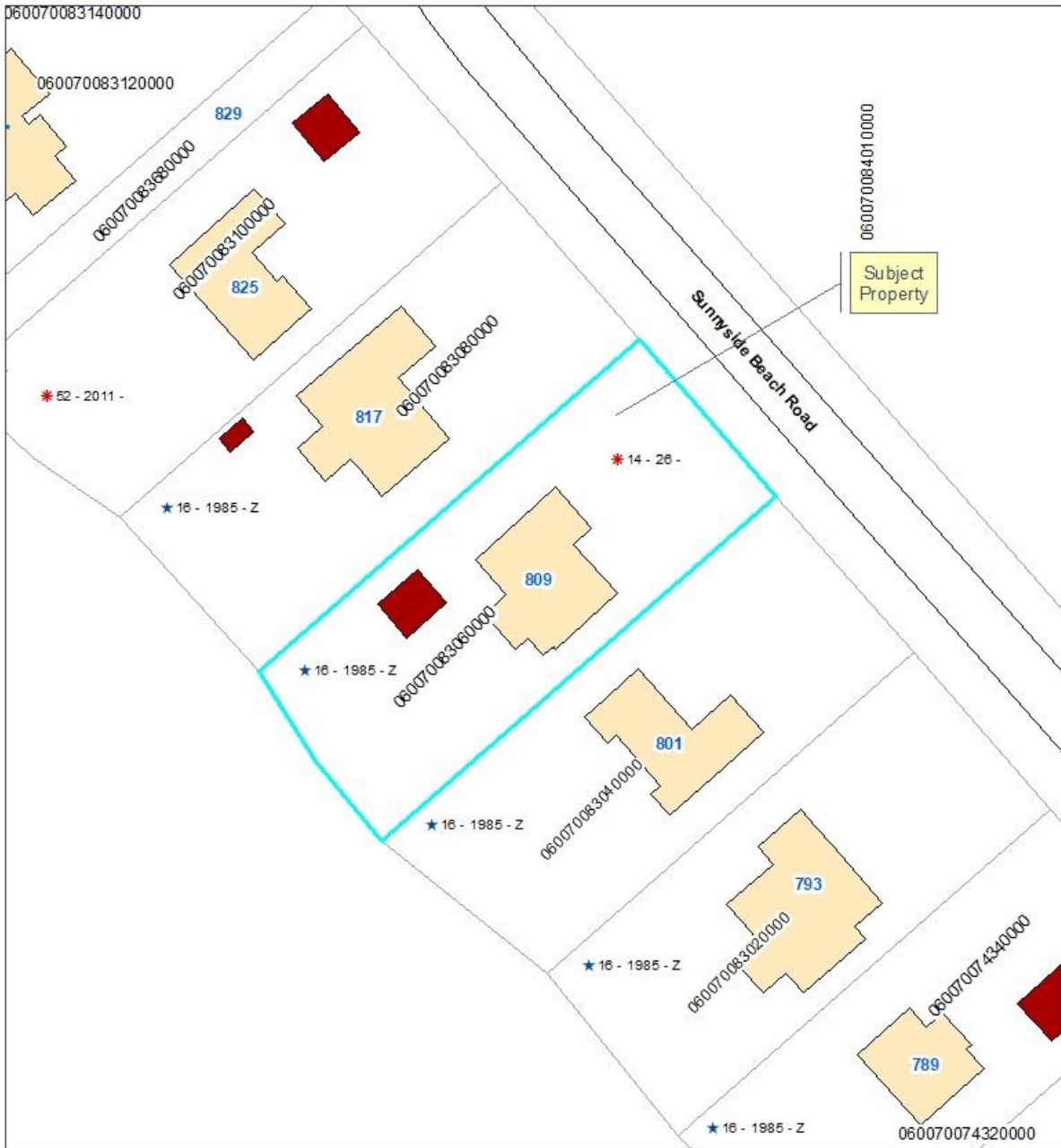
PUC Distribution Inc. had no concerns but advised that there is an existing secondary underground service that may be under the proposed building. If the underground electrical service is under the proposed building it must be relocated. Also, if the additional load from the proposed building requires an upgrade to the existing service, please reach out to PUC Engineering early in the process to allow for detailed review and coordination.

Staff Comments/Recommendations(s)

Planning staff do not support the application, as they consider it to fail several of the minor variance tests. The Building Division and PUC were also unable to fully assess the proposal without confirmation that adequate servicing can be provided. Public Works staff support planning staff comments.

The following conditions should be attached to any approval and satisfied prior to the issuance of a building permit.

- 1. Confirmation be provided that the existing private septic system is adequately sized for the additional fixture load/bedroom count, or a new/expanded sewage system design will be required.**
- 2. Confirmation be provided that the existing water supply, electrical service, panel capacity, and any required utility upgrades are adequate to service the additional dwelling unit.**
- 3. If the underground electrical service is under the proposed building it must be relocated.**



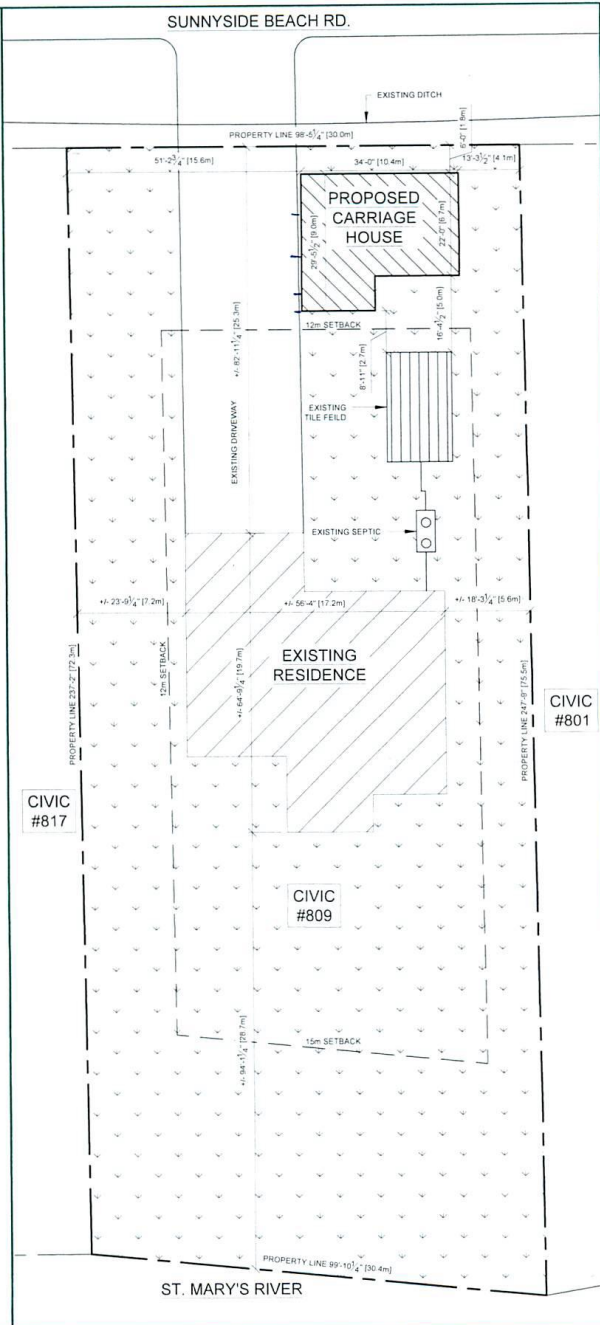
<p>Application Map Series</p> <p><input checked="" type="checkbox"/> Subject Property</p>		 <p>Committee of Adjustment Planning and Enterprise Services Division 99 Foster Drive, Sault Ste Marie, ON P6A 5X6 saultstmarie.ca 705-759-5411 m.kelly@cityssm.on.ca</p>
<p>Property Information</p> <p>Civic Address 809 Sunnyside Beach Road Roll No 060 070 083 06 0000 Map No.: 102/518 Application No.: A14/26</p>		<p><small>This map is for general reference only Orthophoto: None Projection Details: NAD 1983 UTM Zone 18N GCS North American 1983</small></p> 

ESTATE RESIDENTIAL ZONE (R1)

STANDARD	REQUIRED (ABUTTING ST MARY'S RIVER)	ACTUAL
LOT AREA	0.4ha	0.22ha
FRONTAGE	30m	30m
FRONT YARD	12m	12m (1.8m VARIANCE)
INTERIOR SIDE YARD	3.5m	3.5m
OTHER INTERIOR SIDE YARD	6m	6m
REAR YARD	15m	15m
MAX. LOT COVERAGE	40%	15%
MAX. BUILDING HEIGHT	2 STOREYS	N/A

THIS DRAWING DOES NOT TAKE INTO ACCOUNT UNKNOWN SITE CONDITIONS, SUCH AS SOIL BEARING CAPACITY, WATER TABLE, DEPTH OF BEDROCK, BURIED STRUCTURES, ETC. NO GEOTECHNICAL WORK HAS BEEN PERFORMED OR OBTAINED.

THIS IS NOT A LEGAL BOUNDARY SURVEY. THIS PLAN IS TO OUTLINE PROPERTY AND BUILDING MEASUREMENTS ONLY. IT IS NOT A LEGAL DOCUMENT. A TITLE SURVEY WOULD FINALIZE EXACT BUILDING LOCATION AND DIMENSIONS.



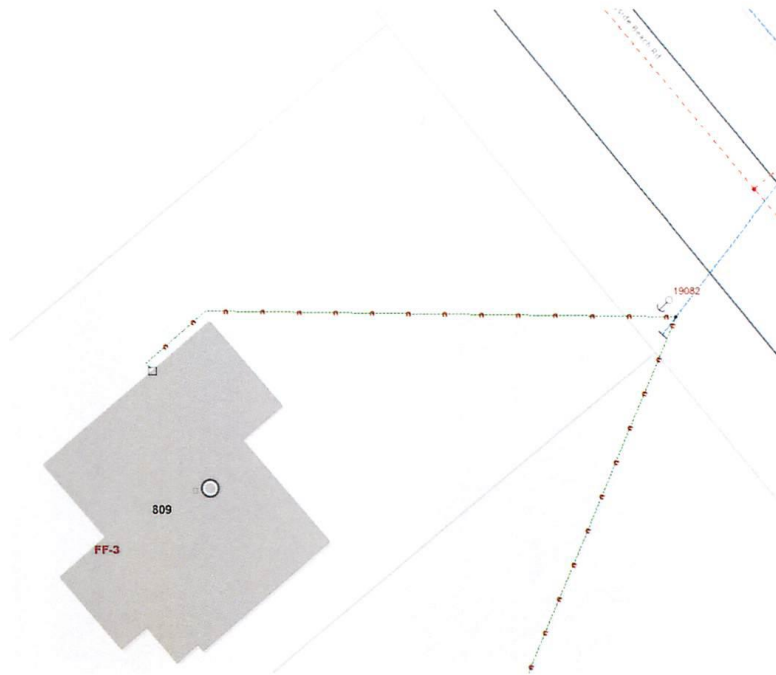
PROJECT: CARRIAGE HOUSE DESIGN S&T GROUP	
DRAWING: SITE PLAN	
ADDRESS: 809 SUNNYSIDE BEACH RD. SAULT STE MARIE, ON	
DRAWN: E. PULCINE	SCALE: 1" = 20'-0"
CHECKED: P. G. DECLERCK	DATE: MARCH 2026
SIZE: 11"x17"	BCIN: FRM# 102327

PRELIMINARY
NOT FOR CONSTRUCTION

GENERAL NOTES:
 1. DO NOT SCALE DRAWINGS
 2. ALL WORK TO BE DONE IN ACCORDANCE TO THE CURRENT VERSION OF ALL PROVINCIAL STANDARDS (O.C. O.P.S. O.P.S.D. E.T.C.)
 3. CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY NORQUAY ENGINEERING OF CONCERNS OR DISCREPANCIES PRIOR TO CONSTRUCTION

NORQUAY ENGINEERING
INCORPORATED
CHARTERED PROFESSIONAL ENGINEERS

No.	ISSUANCE	DATE	BY
A	FOR REVIEW	2026-02-13	EP
B	FOR REVIEW	2026-03-12	EP
C	FOR REVIEW	2026-04-14	EP



Application B10/26-56-(1-72)-64-R2

LINA MARIE SARNO is the owner of Pt. of the N.W. Broken ¼ of Section 36, Lot 4, Farwell Terrace Subdivision, Plan 515 former Township of Korah municipally identified as **CIVIC NO. 380 & 382 FARWELL TERRACE**. It is located on the east side of Farwell Terrace between Henrietta Avenue & McLean Court. The subject property is designated Residential2 in the Official Plan and is zoned R2, Gentle Density Zone.

INTENT:

The intent of the application is to correct a title error arising from the 2004 conveyance of the south half of Lot 4, Plan 515 being Civic 380 Farwell Terrace. The existing semi-detached units were independent parcels until 1977 when the previous owner inadvertently purchased and held the second unit under common title causing them to merge. The subsequent 2004 conveyance under instrument T451601, was done without consent and thereby constitutes a breach of the Act. A validation certificate will permit the breach to be rectified.

Notice of public hearing is not required.

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 concerns to validation request
Canada Post		
Conservation Authority	X	No objections
Engineering & Construction	X	No concerns.
Fire Services	X	No comments or concerns
Legal Department	X	No comment
Planning Division	X	No concerns
PUC Distribution Inc. (Electric)	X	See comments below
Public Utilities Comm. (Water)	X	See comments below
Public Works		No comment

PUC Distribution Inc. (Electric Utility)

We do not allow the electric service for one property to cross another property. Two options on how to proceed are detailed below.

Option 1: PUC would require an easement between property owners and a service sharing legal agreement be registered on title for both properties. This would need to

detail that 380 Farwell Terrace is responsible for the electric service to 382 Farwell Terrace. PUC would only deal with 380 Farwell Terrace for any service requirements. As the meter bases for both properties are on 380 Farwell Terrace property, they would be responsible for both. If this option is chosen, it is recommended that the two owners contact their insurance providers to determine the impact this would have.

Option 2: A new service will be required to 382 Farwell Terrace to service each property individually. This would require the existing service to 382 Farwell Terrace, which is fed through 380 Farwell Terrace to be removed.

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

We do not allow the water service for one property to cross another property. Two options on how to proceed are detailed below.

Option 1: PUC would require an easement between property owners and a service sharing legal agreement be registered on title for both properties. This would need to detail that 380 Farwell Terrace is responsible for the water service to 382 Farwell Terrace. PUC would only deal with 380 Farwell Terrace for any service requirements. If this option is chosen, it is recommended that the two owners contact their insurance providers to determine the impact this would have.

Option 2: A new water service will be required to 382 Farwell Terrace to service each property individually. This would require the existing service to 382 Farwell Terrace, which is fed through 380 Farwell Terrace to be removed.

Staff Comments

While there are no objections to the request, the request conforms with the Zoning By-law and the Official Plan, PUC requires that any approval must be conditional.

Recommended conditions to be attached to any approval are:

- **Transfer/Deed of Land**
- **Certificate application & review fee**
- **Reference plan**
- **That the applicant satisfies PUC Distribution Inc. (Electric Utility) with regard to electric service for both proposed properties prior to final consent.**
- **That the applicant satisfies the Public Utilities Commission (Water Utility) with regard to water service for both proposed properties prior to final consent.**



➤ **Other Business**

- Next regular meeting is June 24th, 2026

➤ **Adjournment**