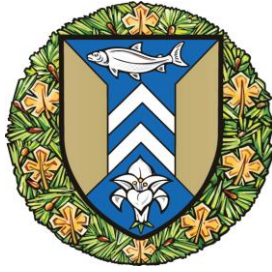


The Corporation of the
City of Sault Ste. Marie



Committee of Adjustment
June 24th, 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 May 27, 2026
- Disclosure of Pecuniary Interest and the General Nature Thereof
- Notice of Withdrawal or Motion for Deferral
 - Application A14/26, Civic No. 809 Sunnyside Beach Road the agent requests a further deferral. **Recommend deferral to on or before October 14, 2026.**

➤ Matters To Be Considered

Deferred Applications - none

New Applications

- A15/26 Civic 117 Lewis Road
 - A16/26 Civic No. 40 Dalgleish Road
 - A17/26 Civic No. 65 Old Garden River Road
 - A18/26 Civic No. 886 Bonney Street
 - B7/26 Civic No. 1641 Queen Street East
 - B8/26 Civic No. 1643 Queen Street East
 - B9/26 Civic No. 1645 Queen Street East
 - B13/26 Civic No. 886 Bonney Street
-
- **Other Business**
 - Next meeting is July 22nd, 2026

➤ Adjournment

Michelle Kelly

Michelle Kelly, ACST
Secretary-Treasurer

TAB 1

Application A15/26-21-(1-20)-185-R2

MARK GIOIA is the owner of Lot 9, Paquette Subdivision, Plan H461 former Township of St. Mary's & municipally identified as **CIVIC NO. 117 LEWIS ROAD**. It is located on the northeast corner of Lewis Road and Clement Street. The subject property 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
7.2 7.2.1	A maximum fence height in a required front yard of 0.9m	Increase the maximum fence height in a portion of the required front yard from 0.9m to 2.43m. (will continue to provide the required site line setback)

INTENT:

The subject property is a corner lot. Zoning By-law 2005-150 defines the yard adjacent to Lewis Road as the exterior side yard and the yard adjacent to Clement Street as the front yard. The existing residence faces Lewis Road and for all intents and purposes the defined front yard (abutting Clement St.) functions as an interior side yard and is used as the family's outdoor amenity space. The applicant wishes to provide a larger, safe, and enhanced private outdoor space for their family and pets by removing the existing fence and constructing a new fenced in area across a portion of the required front yard. The required site line setback adjacent to the northerly abutting driveway will be provided.

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

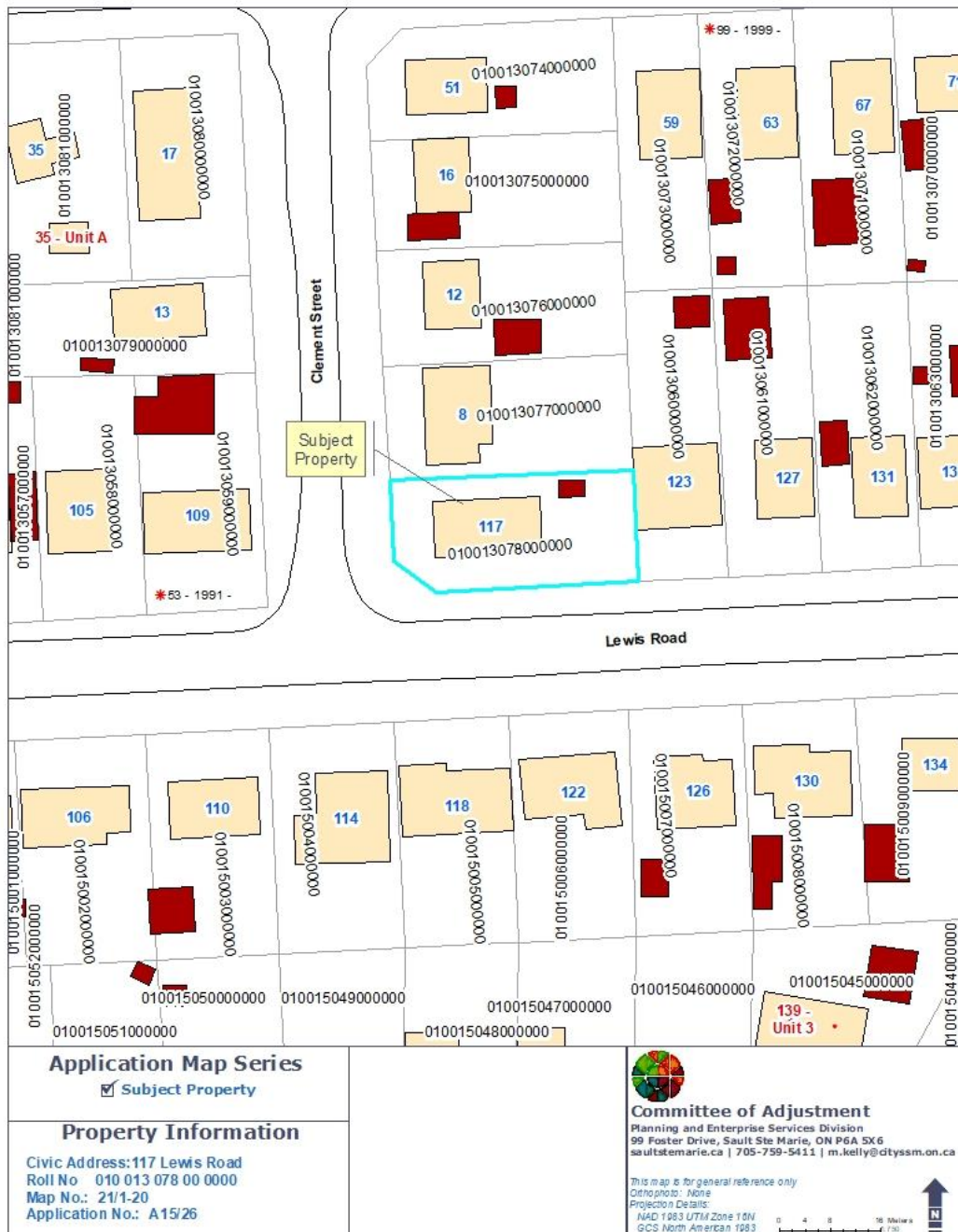
As part of the application review, this proposal was circulated to the following internal departments and external agencies for their review.

Division/Agency	Circulated	Response
Building Division	X	No comments or objections
Canada Post		
Conservation Authority	X	No concerns or objections.
Engineering & Construction	X	No comment
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
Public Utilities Comm. (Water)	X	No concerns
Public Works		No comment

Planning staff advised that the yard where the proposed fence would be located is defined as the front yard in the Zoning By-law. Although it currently functions as the property's exterior side yard due to the orientation of the existing Residential Structure. Section 7.2 (Maximum Fence Heights) of Zoning By-law 2005-150 currently allows fences located within the exterior side yard to be a maximum of 2.43m. Planning staff concludes that the request is minor in nature and within the general intent of the zoning by-law of the official plan. Therefore, planning has no objections to the proposed application. However, recommends that the applicant provide enhanced landscaping to buffer and/or soften the fence's appearance.

Staff Comments/Recommendations(s)

There are no objections to the request. No evidence has been brought forward to suggest that approval would have a negative impact. The applicant has advised that it is their intent to provide shrubs or, a flower bed or, a combination of the two in front of the fence where it faces Clement Street.



2300
sq ft
living space

CERTIFICATE

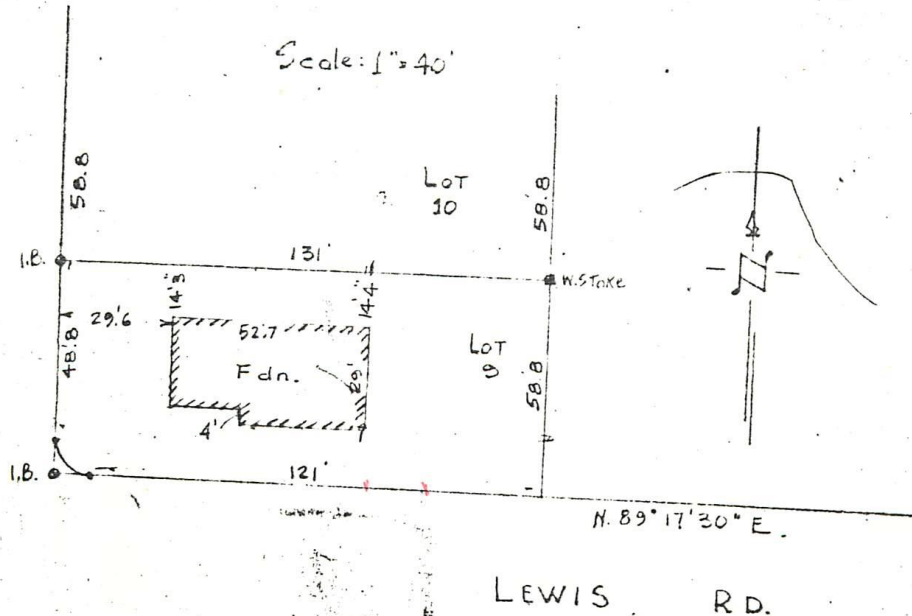
This is to certify that I have surveyed Lot number nine(9) in the Paquette subdivision according to registered plan no.H-461 in the Registry office for the District of Algoma, and have located the house under construction on the said lot, and have found there are no encroachments thereon or thereover. Measurements shown on the sketch below are certified correct.

July 7, 1961
S.S. Marie, Ont.

A. Saice
Ont. Land Surveyor

N. 0° 14' 30" W.
CLEMENT ST.

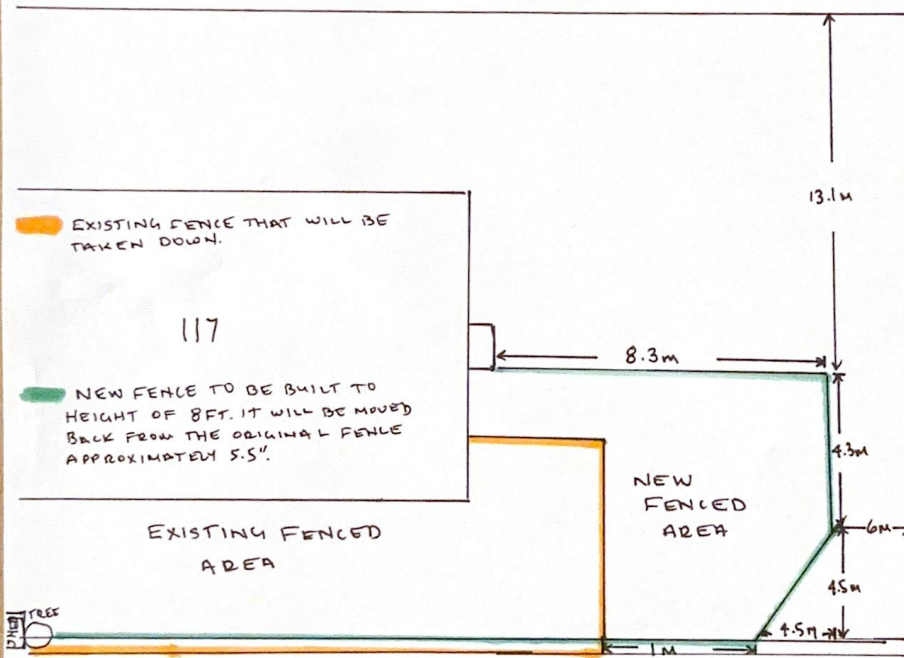
Scale: 1" = 40'







LEWIS RD



DRIVEWAY

CLEMENT ST

Application A16/26-320-(2-5)-25972-R1

TIM BURNS is the owner of Pt of the NE ¼ of Section 24 PT 41 RP AR 844, Lot 40 Pointe Aux Pins Subdivision, former Township of Parke & municipally identified as **CIVIC NO. 40 DALGLEISH ROAD**. It is located on the easterly side of Dalgleish Road at the intersection of Dalgleish Road and Pine Shores Road & abuts St. Mary's River. The subject property 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 4.11.5	An interior side yard of 2.65m	REDUCE the westerly interior side yard from 2.65m to 1.5m for the proposed new 136.8m² , 2-storey home complete with an enclosed porch and covered deck.
	The other interior side yard 4.5m	REDUCE the other (easterly) interior side yard to 1.2m for the existing 4.14m² tool shed.

INTENT:

The owner opines that meeting current by-law setbacks, would result in a structure that would be insufficient for a functional year-round dwelling. The proposed variances would permit a modern design and support an efficient layout. The existing cottage benefits from a legal non-conforming 1.5m east side yard which the applicants hope to maintain with the proposed new dwelling. The existing cottage will be demolished.

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.

Mr. John Fabbro a neighbouring property owner at Civic No 270 Pine Shore Drive supported the request advising that the proposed work will enhance the property and surrounding neighbourhood.

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	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	See comments below
Public Utilities Comm. (Water)	X	No concerns
Public Works		

Building Division staff advised that currently on the side elevations they have more than the permitted area of unprotected openings for the proposed distance from the lot lines. They might have accounted for glazing with a fire resistance rating, but I cannot see any notes. The wall construction and siding may also need to be revised to meet the spatial separation requirements in the code, but that information is not captured on the provided elevations. This will be reviewed again at the building permit stage.

Engineering staff does not object to the amended application. They wished to advise the applicant that one purpose of the required 4.5m side yard setback is to maintain access for equipment to the shoreline, where needed, for maintenance of existing infrastructure such as the break wall and PUC utility poles. A 2.5m separation between the proposed new home and the existing garage may be sufficient for a pickup truck to service the waterfront, it may not be sufficient for a larger vehicle e. g. a PUC vehicle. Removing or altering the covered porch attached to the garage or arranging with the neighbour to travel over their property should the need arise are two options the applicant may want to give future consideration to.

Planning staff advised that the proposed application satisfies the four tests for a minor variance under the Planning Act, and Planning Staff has no objection to the proposal. However, to mitigate potential privacy impacts on adjacent properties, it is recommended that the second-storey windows located on the westerly elevation of the proposed building be fitted with frosted or opaque glazing.

PUC Distribution Inc. (Electric Utility) had no concerns with the proposed variance. They advised that the existing electrical service is an Underground service from the Utility Pole near the beach to the existing garage. They requested that the applicant contact PUC early in the planning process of any proposed developments on the property to discuss any electrical servicing work that may be required.

Sault Ste Marie Region Conservation Authority (SSMRCA) advised that the subject property, as circulated, has been reviewed with respect to Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits under the Conservation Authorities Act, R.S.O. 1990, c.27. The lands subject to the proposed minor variance application **are located within a regulated area** (i.e., floodplain, erosion hazard, dynamic beach, wetland, or associated allowances).

The subject property has been reviewed regarding the [SSMRCA Shoreline Management Plan](#) and is located within Reach number 7. All land within the subject property includes elevations below the regulatory flood standard of 184.4m C.G.D. The Sault Ste. Marie Region Conservation Authority has **no concerns or objections** to the proposed Minor Variance application. A detailed site plan is required to be submitted to SSMRCA. The proposed development requires a site plan review to assess SSMRCA permitting requirements.

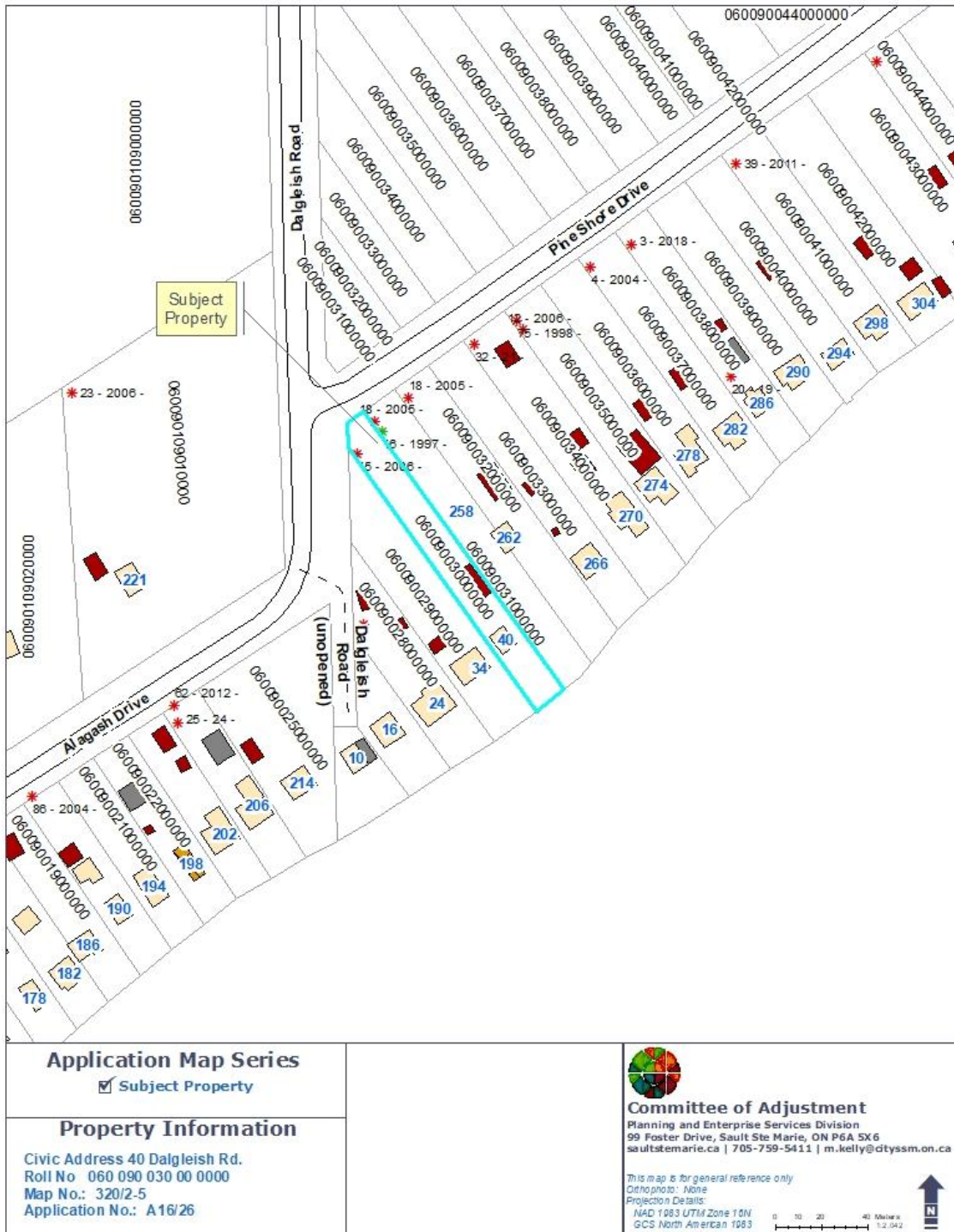
The subject property has also been reviewed regarding the Sault Ste. Marie Region Source Protection Plan (SPP), prepared under the Clean Water Act, 2006. It is located within a Highly vulnerable aquifer (HVA-6) with a vulnerability score of 6. This proposal to **does not introduce activities identified as significant drinking water threats** under SPP policies. Accordingly, the Sault Ste. Marie Region Source Protection Authority has no concerns or objections, 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.

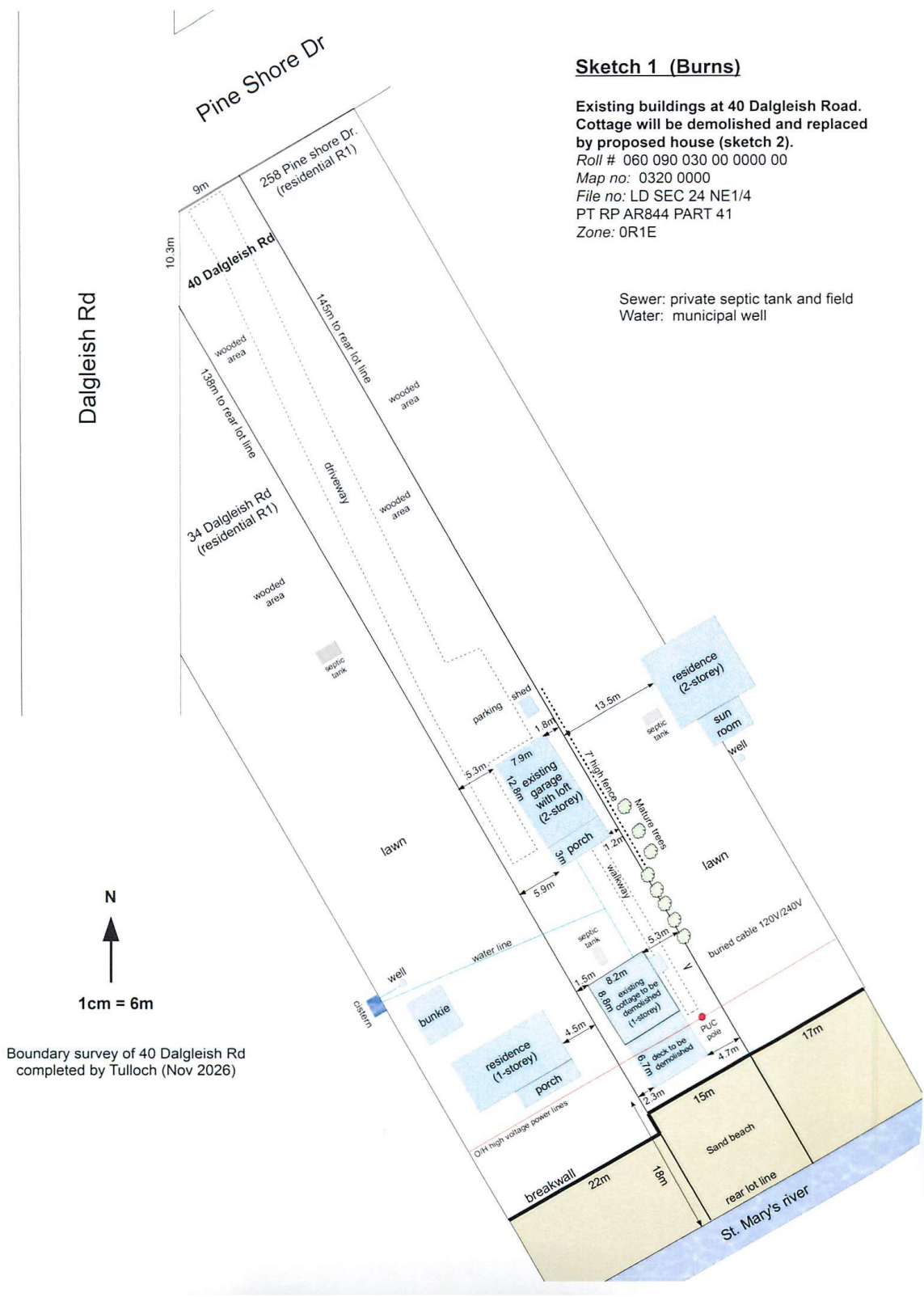
Staff Comments/Recommendations(s)

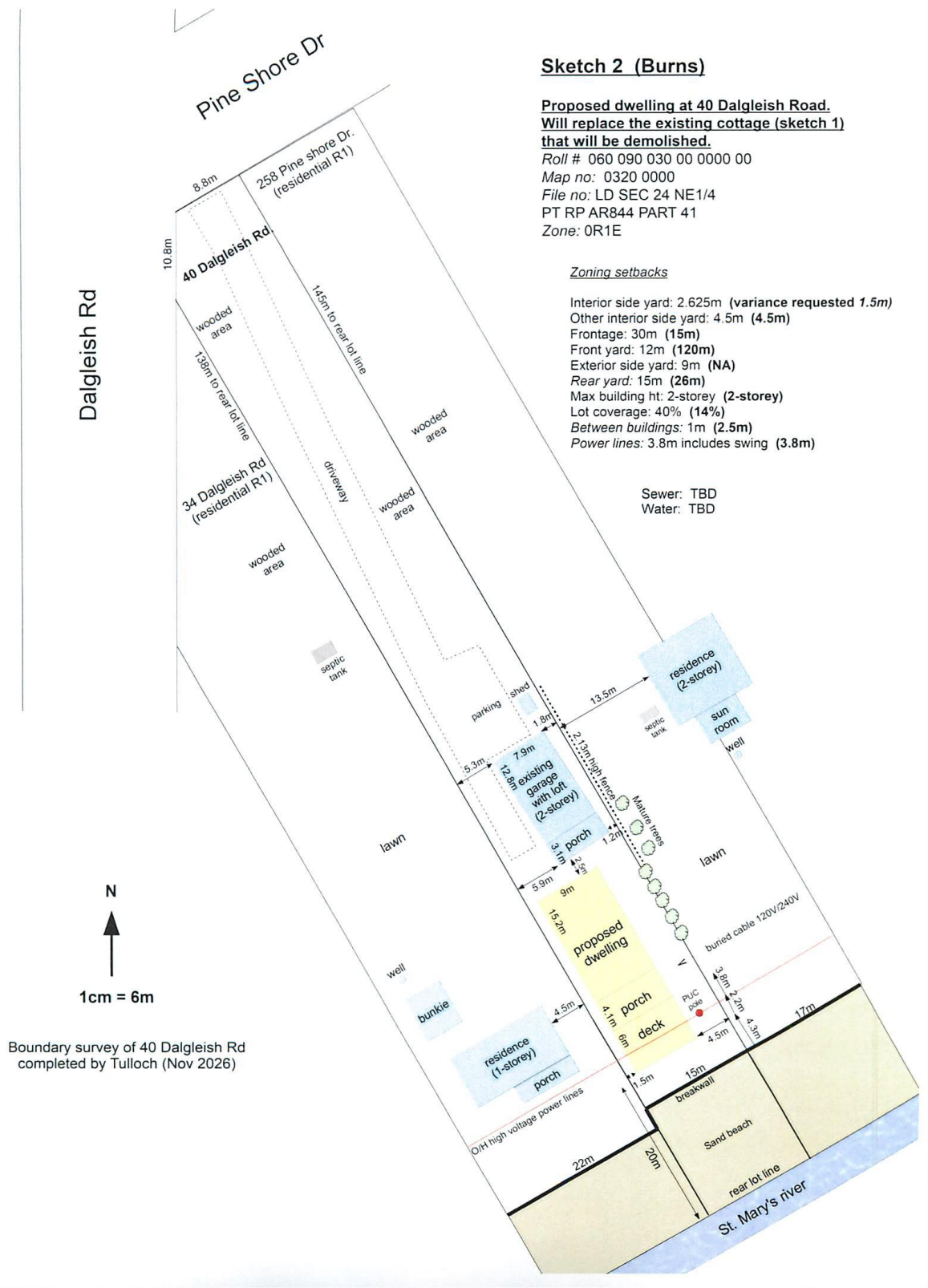
The application as originally submitted and circulated was not supported by planning staff. The applicant has since reworked the plans for his new home, removed the potential creation of a living unit over top of the existing garage, and increased his side yard setbacks from those originally proposed. Upon review of these revisions planning staff are supportive of the amended request. There are no objections to the amended request, and a neighbour has submitted written support.

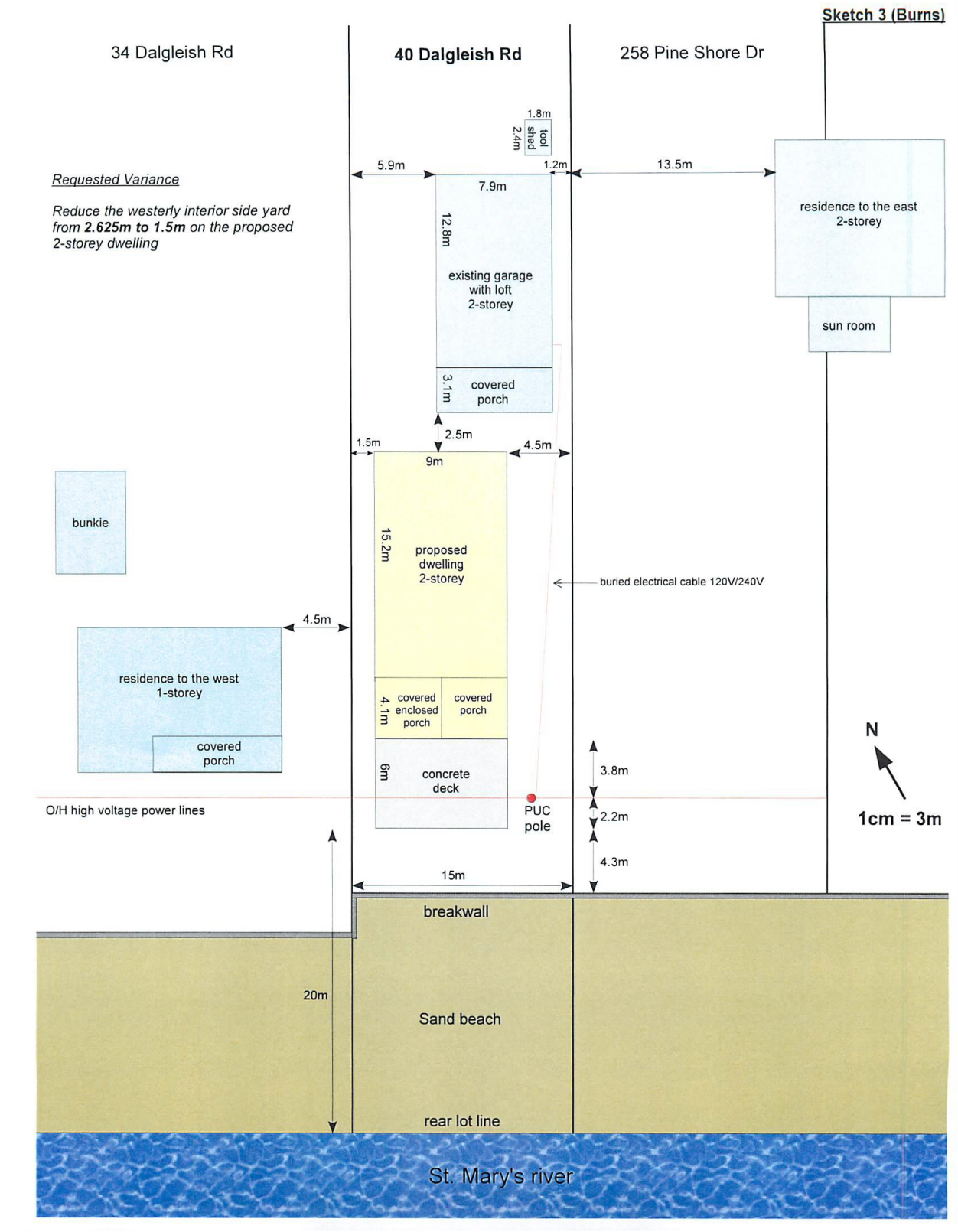
Recommended conditions of any approval are,

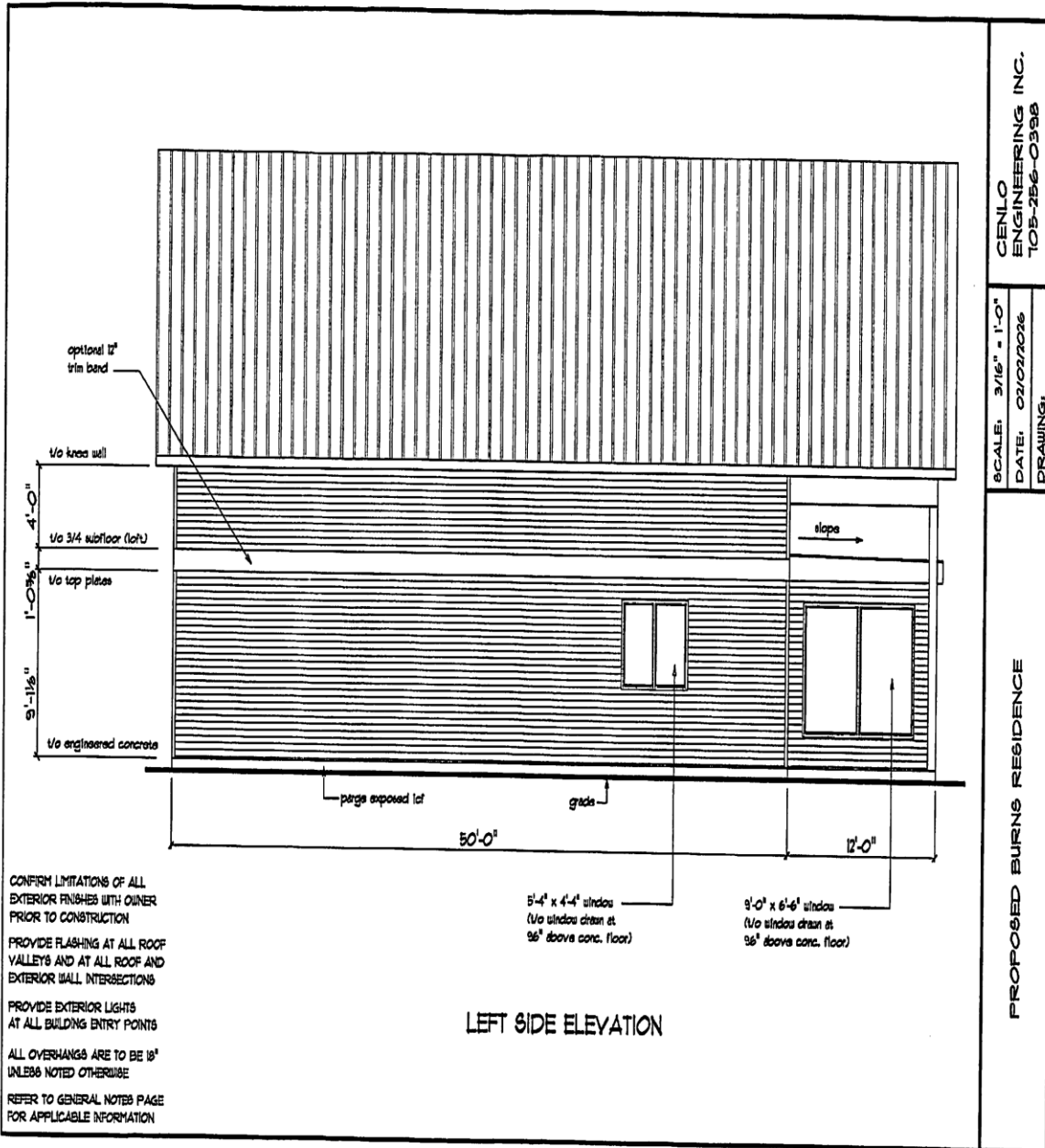
- 1. That the second-storey windows located on the westerly elevation of the proposed building are fitted with frosted or opaque glazing.**

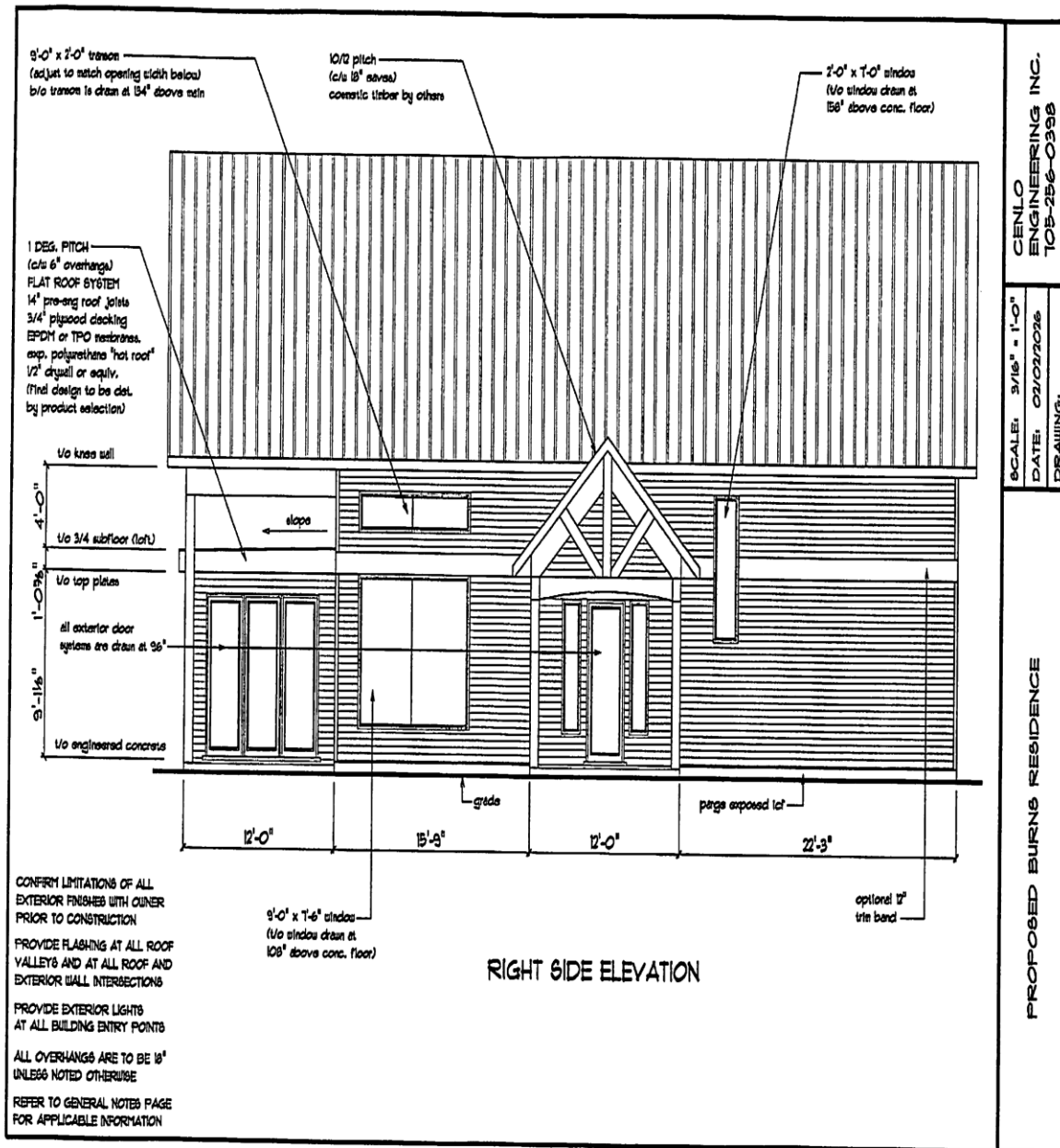


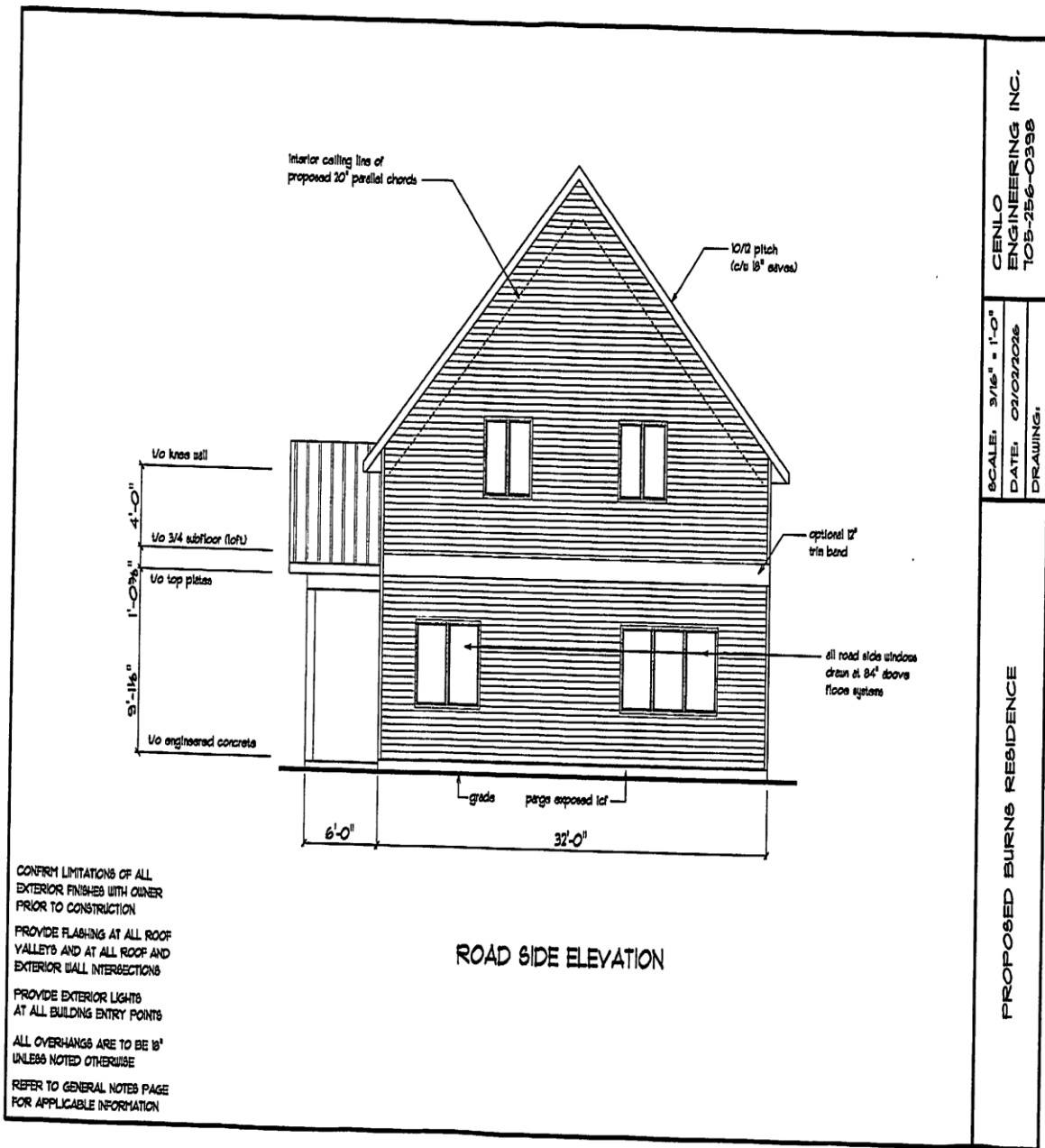








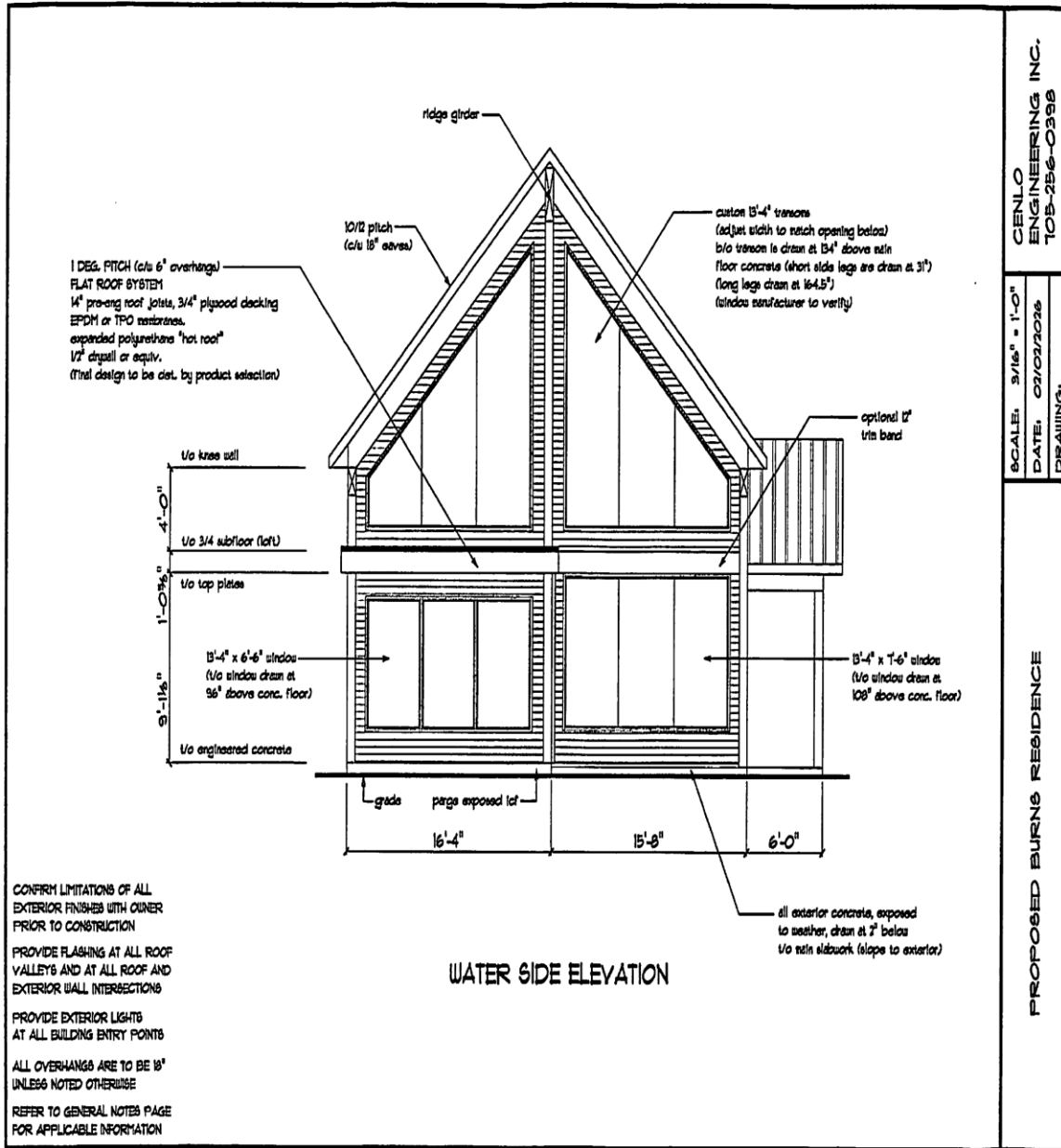




CENLO ENGINEERING INC.
 105-256-0398

SCALE: 3/16" = 1'-0"
 DATE: 09/03/2026
 DRAWING:

PROPOSED BURNS RESIDENCE



TAB 3

Application A17/26-71-(1-76)-3181-M1

THE CITY OF SAULT STE. MARIE is the owner Pt. of Sec 32, former Township of Tarentorus, further described as Pts 2 7 4, 1R11668, municipally identified as **CIVIC NO. 65 OLD GARDEN RIVER ROAD**. It is located on the east side of Old Garden River Road, and the east side off the Emergency Services Chute. It is designated Industrial in the Official Plan and is zoned M1, Light Industrial Zone.

The following variances are requested.

	By-Law 2005-150 Requires	Proposed Variance
14.1.1	Accessory use storage trailers (c-cans) are not listed as a permitted use	PERMIT accessory use storage trailers (c-cans) to be located on the subject property

INTENT:

A fire and paramedic station is located on the subject property. The applicant proposes to locate c-can storage trailer(s) having a total area of approximately 43.92m² at the southerly end of the existing main building. They are intended to provide a more secure storage space for seasonal equipment, tires, rims & other goods required to assist with the efficient function of the facility.

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

Building Division staff had no objections to the application but wished to take this opportunity to remind the applicant that there are currently ten active building permits for the property that are open.

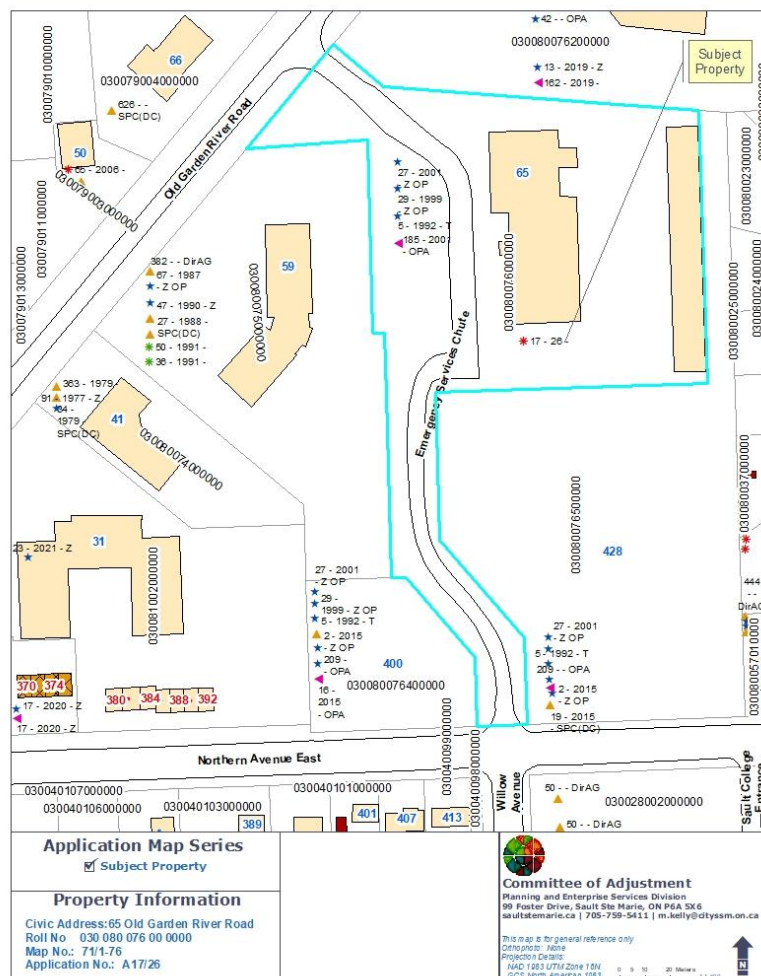
Planning staff have no objection to the proposed accessory use of a freight container, subject to the condition that the sea-can be painted and maintained in a solid neutral colour. In addition, existing vegetation along the common lot line with the abutting property to the south provides visual screening and assists in mitigating the visual impact of the sea-can(s).

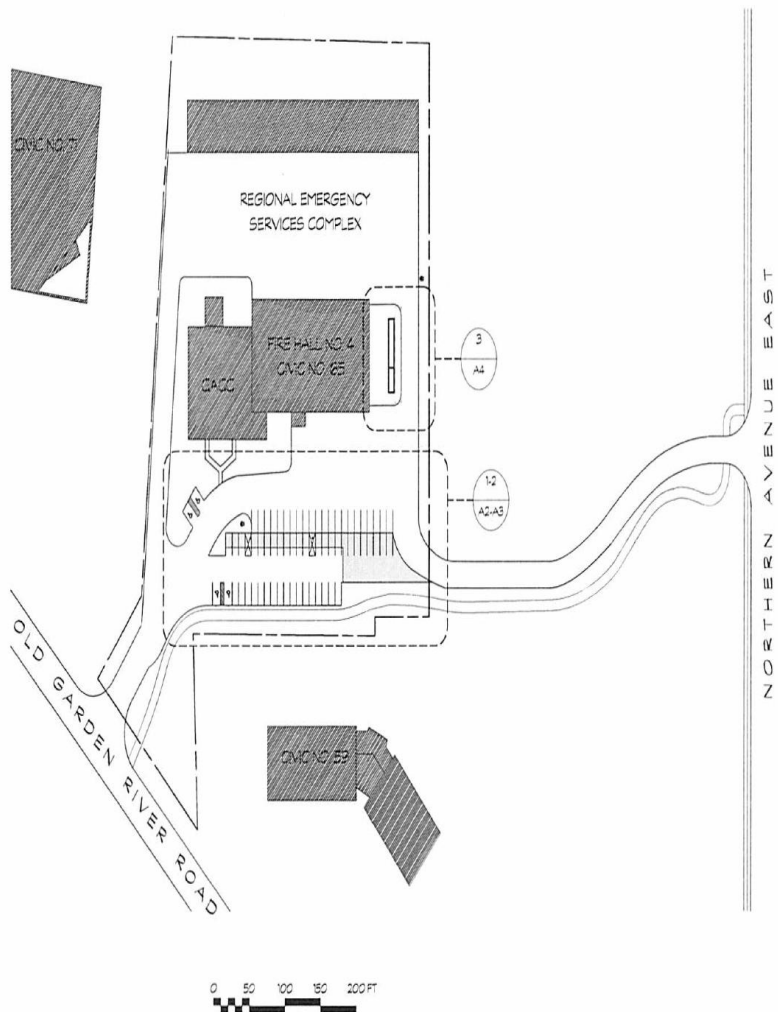
Staff Comments/Recommendations(s)

There are no objections to the request. No evidence was presented that would suggest that approval would create a negative impact.

The following conditions should be attached to any approval.

1. The sea-can(s) must be painted and maintained in a solid neutral colour.

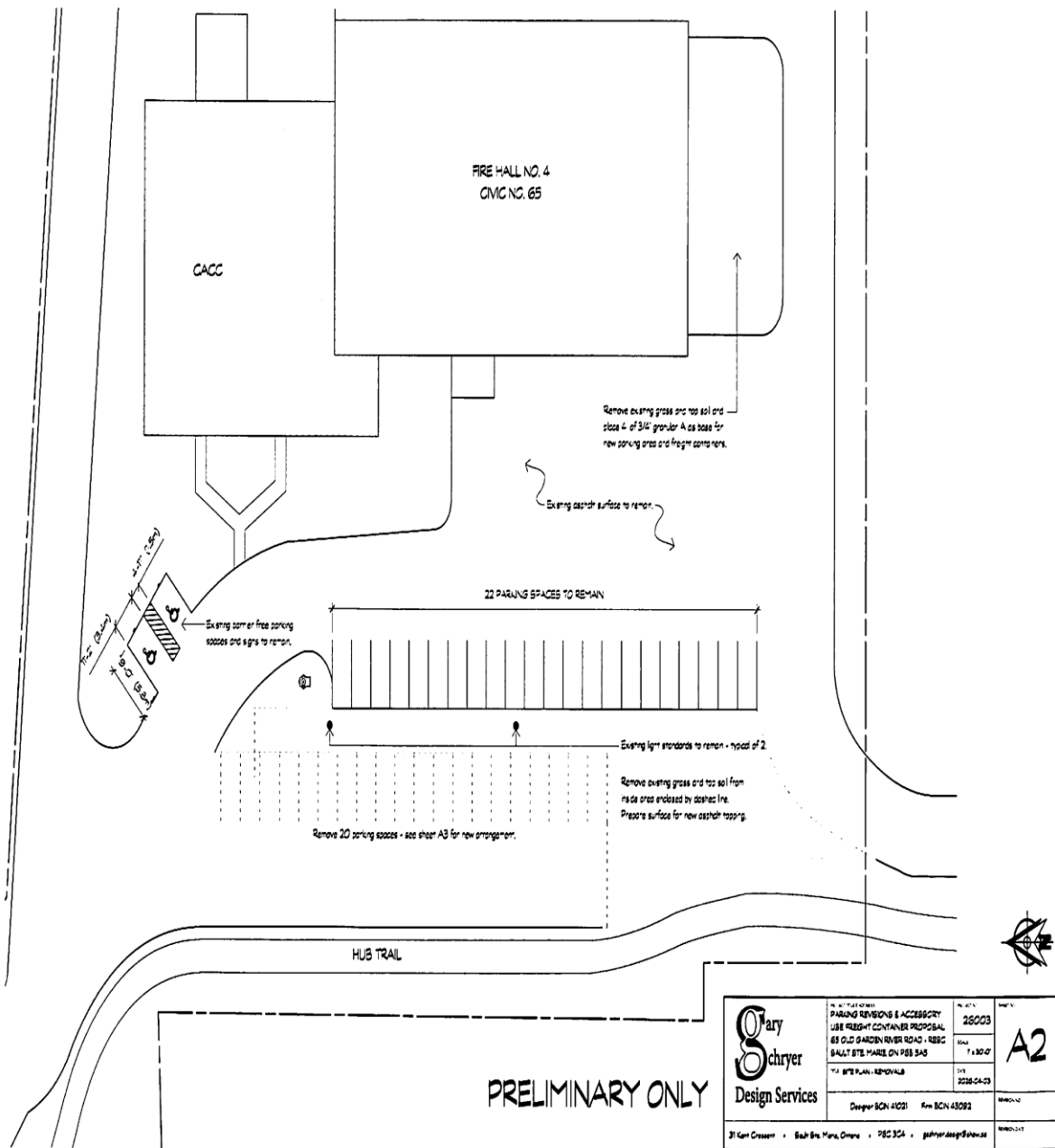




PRELIMINARY ONLY



	PROJECT TITLE & OWNER	PROJECT NO.	
	PARKING REVISIONS & ACCESSORY	26003	
	USE FREIGHT CONTAINER PROPOSAL	DATE	
	ON OLD GARDEN RIVER ROAD - RESC	AS NOTED	
	DATE	DATE	
	2022-04-29	2022-04-29	
	DESIGNER	FIRM	
	BCN 4121	BCN 4302	



- A** SPATIAL SEPARATION - OBC 3.2.3

2 CAN 1 NORTH ELEVATION

Area of Exposed Building Face 340 ft² / 31.6 m²

Area of Unprotected Openings	0 ft
------------------------------	------

2010 3:11

Limiting Distance 3:10 / 3.0 m

% of Unprotected Openings	OK
0	100
1	99
2	97
3	94
4	90
5	85
6	79
7	72
8	64
9	55
10	45
11	35
12	25
13	15
14	5
15	0

Allowable Unprotected Openings	23%
--------------------------------	-----

MINIMUM CONSTRUCTION REQUIREMENTS

2-CAN 1 NORTH ELEVATION - TABLE 3.2.3.7

Group F Division 3 - with allowable unprotected openings >10 to 25 requires 1 hour fire resistance rating and may be combustible, encased in noncombustible construction or noncombustible and must have noncombustible cladding.

- (B) SPATIAL SEPARATION - OBC.3.2.3.

C-CAN 2 NORTH ELEVATION

Area of Exposed Building Face 169 ft² / 15.7 m

Area of Unprotected Openings 0 ft

Zero 3:1 n

Limiting Distance 3.0 / 3.0 m

% of Unprotected Openings	CM
0	0
10	10
20	20
30	30
40	40
50	50
60	60
70	70
80	80
90	90
100	100

Allowable Unprotected Openings	37%
--------------------------------	-----

MINIMUM CONSTRUCTION REQUIREMENTS

SCAN 2 NORTH ELEVATION - TABLE 3.2.3.7

Group F Division 3 - with allowable unprotected coverings >25 to 50 requires 45 minute fire resistance rating and may be combustible encased under construction or noncombustible and must have noncombustible cladding.

- ### (C) MINIMUM CONSTRUCTION REQUIREMENTS

2. CAN END WALL - TABLE 3.2.3.7.

Group F Division 3 - with allowable unprotected openings 0 to 10 requires 1 hour fire resistance rating and must be noncombustible construction and must have noncombustible cladding.

- SPATIAL SEPARATION - OBC 3.2.3.**

MAIN BUILDING SOUTH ELEVATION

Area of Exposed Building Face 7,731 ft² / 711 m²

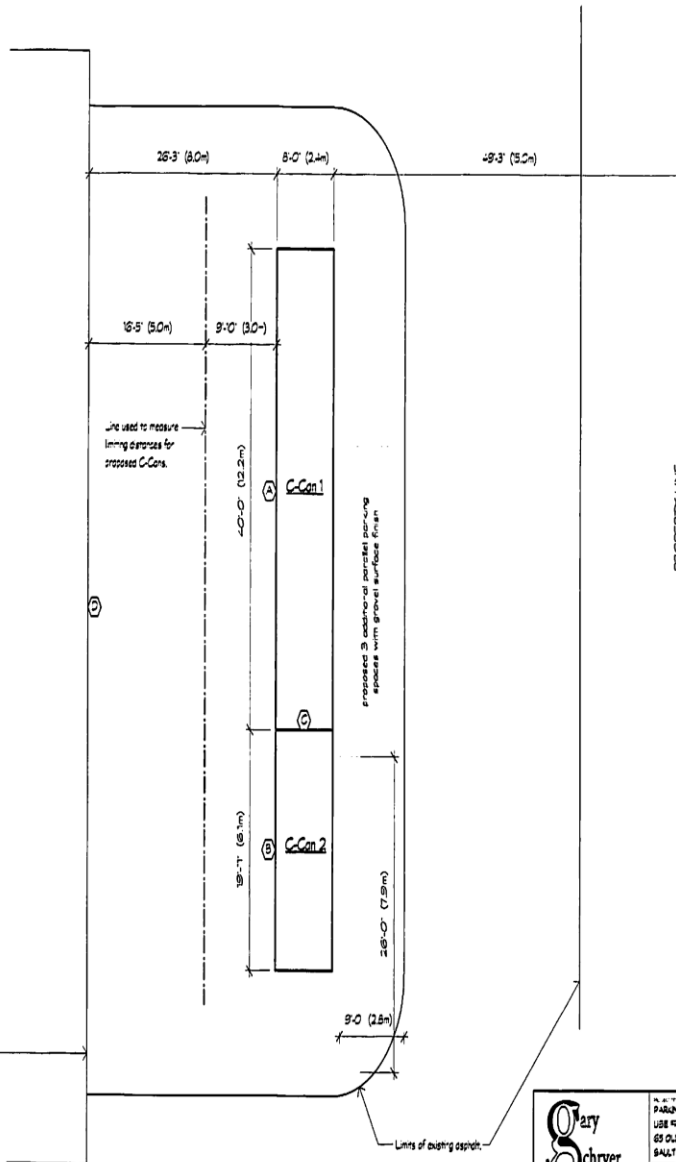
Area of Unprotected Openings 38.55 ft² / 12.0 m²

Ratio 3:1 to

Limiting Distance 6.5 / 5.0 m

% of Unprotected Openings	5%
---------------------------	----

Allowable Unprotected Openings	0%
--------------------------------	----



PRELIMINARY ONLY

Gary Schryer Design Services	PL 10 - TIE OFFS	PL 1027 - A	DATE 1
	PL 1027 - REMOVES & ACCESSORY USING FREIGHT CONTAINER PROPOSAL FOR 40 GASKIN IN REAR DR. - REBC SAULT STE. MARIE ON PEG 348	280003	
	PL 1027 - FREIGHT CONTAINER & SPATIAL SEPARATION DETAILS	PL 1027 - T 1027	A4
	DATE 2	2008-04-23	
	Design BCN 43021	Rev BCN 43092	REVISION 10
	31 Kent Crescent • Suite 305, Maple • R6C 3C4 • gary@designservices.ca		REVISION 11

Application A18/26-36-(1-57)-4305/28374-R3

THOMAS RICHARD PETINGOLA is the owner of LT 393, 394 & 395 PL 1598, PT Lane PL 1598, Steel Plan Subdivision, former Township of Korah & municipally identified as **CIVIC NO. 886 BONNEY STREET**. It also has an in-field address of 882 Bonney Street for structure identification purposes. It is located on the northwest corner of Bonney Street and Glasgow Avenue. The subject property is designated Residential in the Official Plan and is zoned R3, Low Density Residential

THE APPLICATION:

Subject to final consent of application **B13/26**, the following variance is requested.

	By-Law 2005-150 Requires	Proposed Variance
9.7.2	A minimum required front yard of 7.5m	Reduce the required front yard from 7.5m to 4m for the proposed retained, existing house only

INTENT:

Subject to final consent for application **B13/26**, the applicant seeks to permit the easterly existing residence to remain 4.0m from the front property line. The applicant was unaware that the lots had merged when he moved the existing house onto what he thought was an independent lot. Unfortunately, the required moving and building permits were not obtained which would have revealed the non-compliance. Note: the existing shed on the proposed retained parcel will be relocated at least 1.2m from the proposed new westerly property line.

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. Any development will require a site plan review to assess permit requirements
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
Public Utilities Comm. (Water)	X	No concerns
Public Works	X	No comment

Building Division staff advised that there is currently an open building permit that will have to be finalized prior to final consent. No objections to the applications.

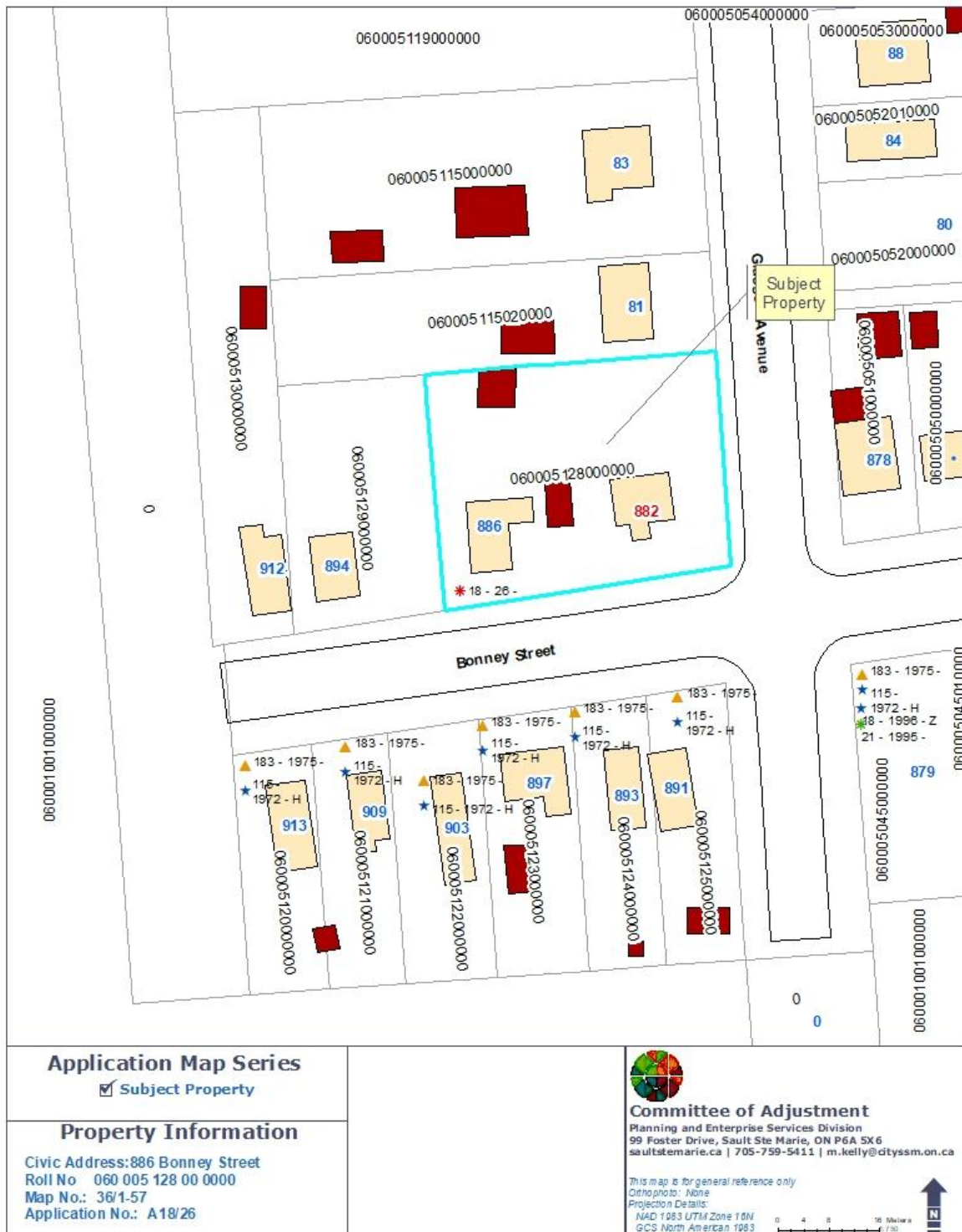
Engineering staff advised that their records indicate that this property is currently serviced by only one sanitary lateral. The applicant will be required to demonstrate that a second sanitary lateral has been provided to service the proposed new residence. If a second sanitary service cannot be demonstrated, a new service will be required. Alternatively, if the existing service is to be shared, an easement may be sufficient, with a maintenance agreement to be considered if deemed necessary.

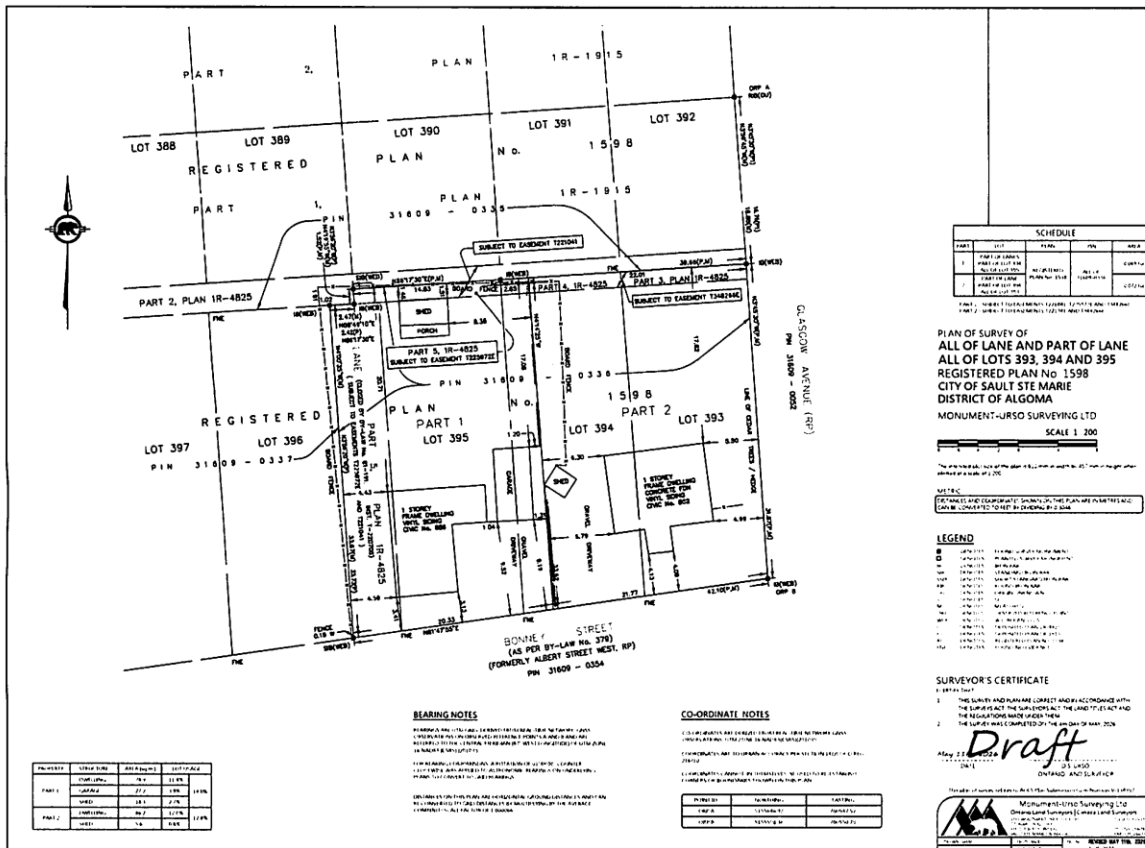
In addition, the rear yard fence does not appear to align with the proposed property line and may need to be relocated accordingly.

Planning staff advised that the proposed reduction to the required front yard setback is consistent with the established development pattern along Bonney Street, where many existing residential dwellings maintain similar front yard setbacks. Furthermore, Planning Staff is satisfied that the application meets the four tests of a minor variance under the Planning Act and is minor in nature. Therefore, Planning Staff has no objection to the requested variance.

Staff Comments/Recommendations(s)

1. **Confirmation that a second sanitary service is in place to service a second residence to the satisfaction of the Director of Engineering or his designate.**
2. **Alternatively, if the existing service is to be shared, approval of a consent-to-sever application for easement purposes and a maintenance agreement will be required.**
3. **The existing fence must be removed or relocated where it encroaches onto private property e. g. the rear and westerly yards.**





TAB 5**Application B7/26-4-(1-9)-8853-R2**

NANCY JOANNE DAVEY is the owner of Lot 2 & Part of Lot 4, RCP H720 former Township of St. Mary's being Parts 5 & 6, 1R2506 further describe as PIN 31499-0084, **CIVIC NO. 1641 QUEEN STREET EAST**. It is located on the south side of Queen Street East, approximately 73m east of Shannon Road. The subject property is designated residential in the Official Plan and is zoned R2, Gentle Density Residential.

PURPOSE & EFFECT:

To sever and convey an easement over the northeasterly portion of the subject property in favour of Civic 1643 & 1645 Queen Street East, for sewer and water servicing where required.

	Frontage (approximate)	Depth (approximate)	Area (approximate)
Servicing Easement	2.02m	16.13m	31.63m 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		
Bell Canada Right-of-Way		
Building Division	X	No comments
Canada Post		
Conservation Authority	X	In a regulated area. No concerns or objections.
Engineering & Construction	X	See comments below
Fire Services	X	No comments or concerns
Legal Department	X	No comment
Planning Division	X	No objections
PUC Distribution Inc. (Electric)	X	No concerns
Public Utilities Comm. (Water)	X	No concerns
Public Works		

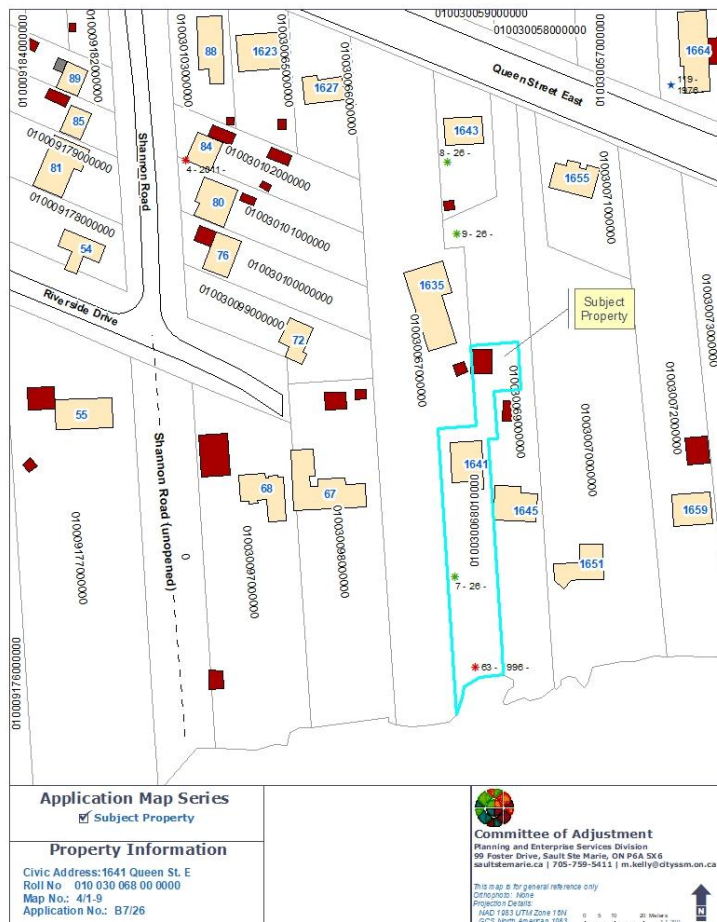
Engineering staff require verification that the water and sanitary sewer servicing is located within the proposed easement. Note: Verification has since been provided to their satisfaction.

Staff Comments

There are no objections to the request. No evidence has been brought forward to suggest that approval would create a negative impact.

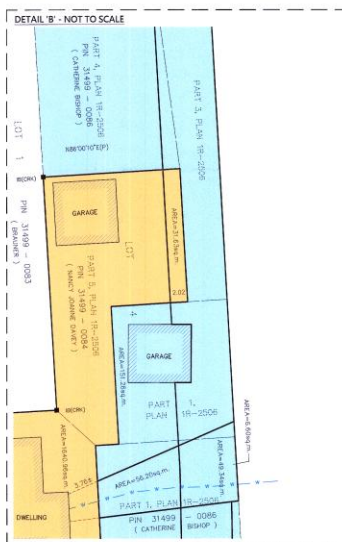
Recommended conditions to be attached to any approval are the provision of:

- Transfer/Deed of Easement
- Certificate application & review fee
- Reference plan
- Current PIN abstract and PIN map
- Payment of municipal taxes
- Copy of receipted electronic transfer



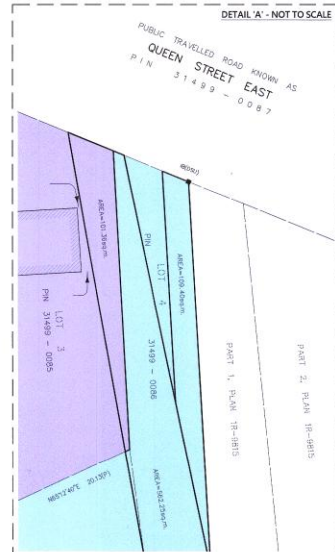
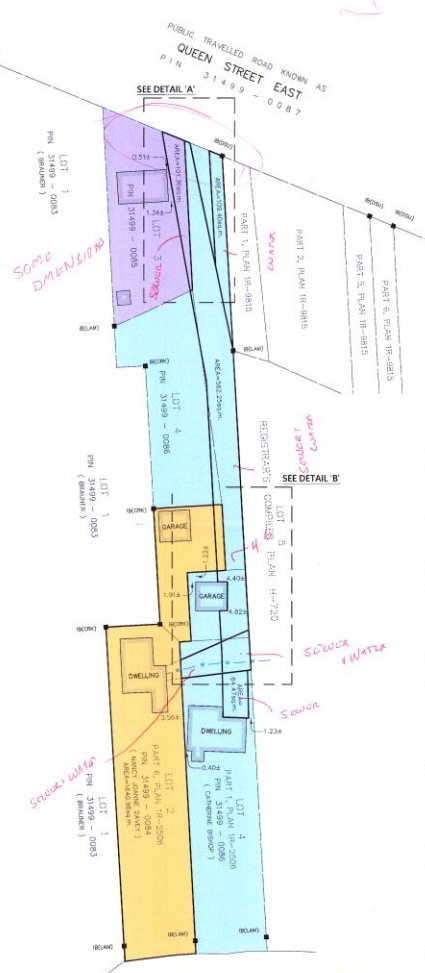
SEVERANCE SKETCH
ALL OF LOT 2 AND
PART OF LOTS 3, AND 4
REGISTRAR'S COMPILED PLAN No. H-720
GEOGRAPHIC TOWNSHIP OF ST. MARY
NOW IN THE
CITY OF SAULT STE MARIE
DISTRICT OF ALGOMA
MONUMENT-URSO SURVEYING LTD.
SCALE 1:500

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



LEGEND

- DITCHED FOUND SURVEY MONUMENT
- DITCHED PLANTED SURVEY MONUMENT
- DITCHED IRON BAR
- DITCHED STANDARD IRON BAR
- DITCHED SHORT STANDARD IRON BAR
- DITCHED WITNESS
- DITCHED SET
- DITCHED MEASURED
- DITCHED MONUMENT-URSO SURVEYING LTD.
- DITCHED DISTRICT PLAN 18-2506
- DITCHED PLAN BY D. L. URSO DATED APRIL 18, 2022 (D-11754)
- DITCHED DISTRICT PLAN 18-961



PDF of 3
Part 1u
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Monument-Urso Surveying Ltd.
Ontario Land Surveyors / Canada Land Surveyors
1000 Highway 104, Suite 101
Sault Ste Marie, Ontario S6K 1A1
TEL: (705) 944-1151
FAX: (705) 944-1152

Application B8/26-4-(1-9)-3623-R2

JULIE MARINA COLE is the owner of Lot 3, RCP H720 former Township of St. Mary's being PIN 31499-0085, **CIVIC NO. 1643 QUEEN STREET EAST**. It is located on the south side of Queen Street East, approximately 103m east of the Shannon Road intersection. The subject property is designated residential in the Official Plan and is zoned R2, Gentle Density Residential.

PURPOSE & EFFECT:

To sever and convey an easement over the easterly portion of the subject property for sewer servicing purposes in favour of Civic 1641 & 1645 Queen Street East.

	Frontage (approximate)	Depth (approximate)	Area (approximate)
Servicing Easement	7.09m	irregular	101.36m 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		
Bell Canada Right-of-Way		
Building Division	X	No comments
Canada Post		
Conservation Authority	X	In a regulated area. No concerns or objections.
Engineering & Construction	X	See comments below
Fire Services	X	No comments or concerns
Legal Department	X	No comment
Planning Division	X	No objections
PUC Distribution Inc. (Electric)	X	No concerns
Public Utilities Comm. (Water)	X	No concerns
Public Works		No comment

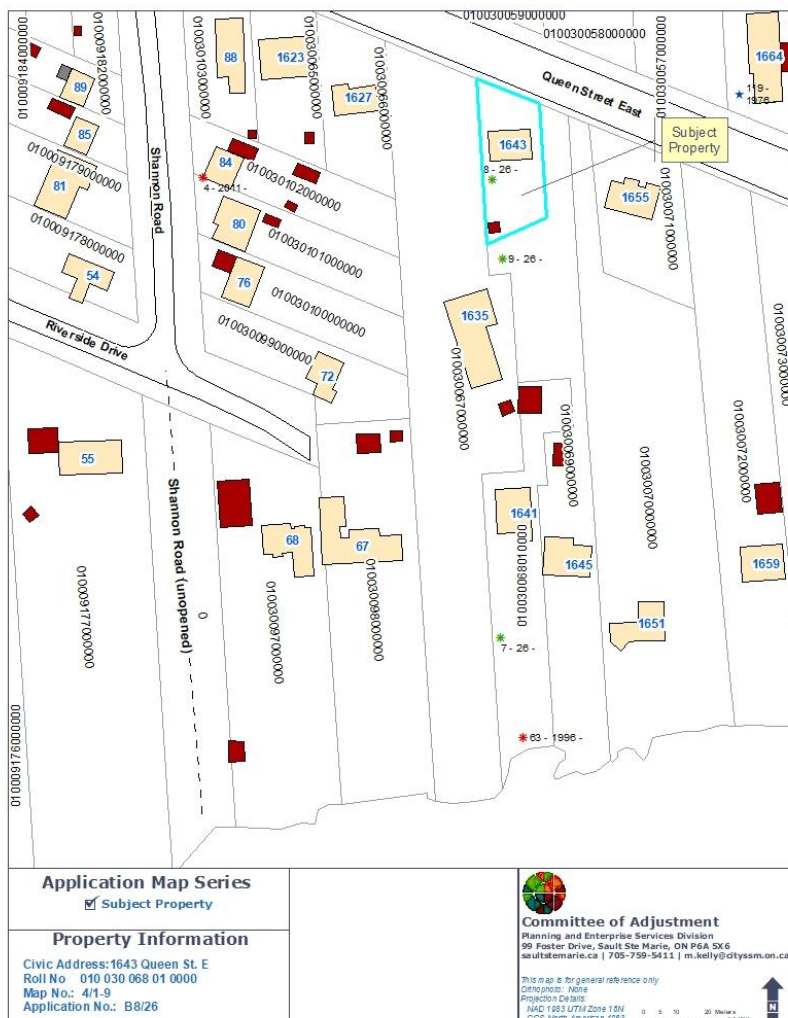
Engineering staff require verification that the water and sanitary sewer services are located within the proposed easement. Note: Verification has since been provided to their satisfaction.

Staff Comments

There are no objections to the request. No evidence has been brought forward to suggest that approval would create a negative impact.

Recommended conditions to be attached to any approval are the provision of:

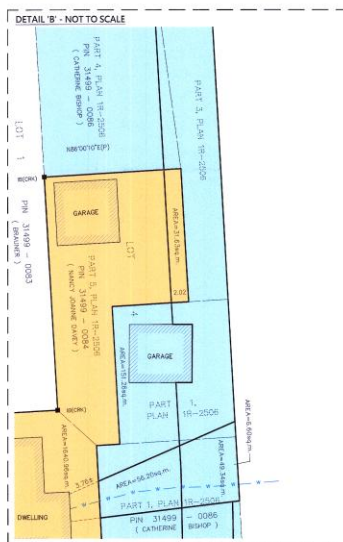
- Transfer/Deed of Easement
- Certificate application & review fee
- Reference plan
- Current PIN abstract and PIN map
- Payment of municipal taxes
- Copy of receipted electronic transfer



SEVERANCE SKETCH
ALL OF LOT 2 AND
PART OF LOTS 3, AND 4
REGISTRAR'S COMPILED PLAN No. H-720
GEOGRAPHIC TOWNSHIP OF ST. MARY
NOW IN THE
CITY OF SAULT STE MARIE
DISTRICT OF ALGOMA
MONUMENT-URSO SURVEYING LTD.

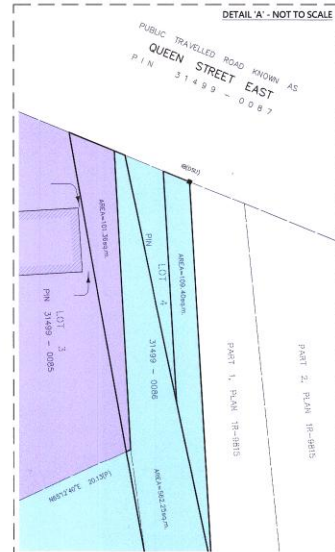
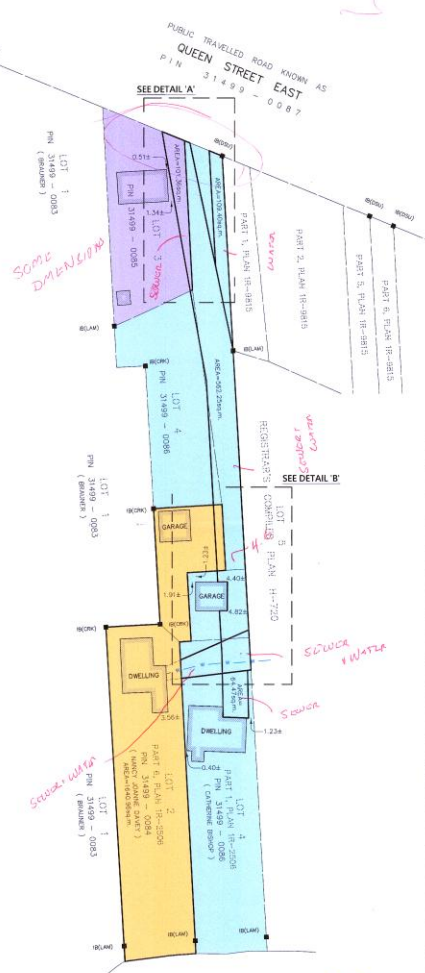
SCALE 1:500

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



LEGEND

- DITCHED FOUND SURVEY MONUMENT
- DITCHED PLANTED SURVEY MONUMENT
- DITCHED IRON BAR
- DITCHED STANDARD IRON BAR
- DITCHED SHORT STANDARD IRON BAR
- DITCHED WITNESS
- DITCHED SET
- DITCHED MEASURED
- DITCHED MONUMENT-URSO SURVEYING LTD.
- DITCHED DISTRICT PLAN 18-2506
- DITCHED PLAN BY D. L. URSO DATED APRIL 18, 2022 (D-11754)
- DITCHED DISTRICT PLAN 18-961



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2000 Highway 104, Unit 104
Sault Ste Marie, Ontario
P6A 1G9
TEL: (705) 944-1151
FAX: (705) 944-1152

TAB 7

Application B9/26-4-(1-9)-4918-R2

CATHERINE BISHOP is the owner of Pt. Lot 4, RCP H720 being Pts. 1-4 1R2506, former Township of St. Mary's being PIN 31499-0086, **CIVIC NO. 1645 QUEEN STREET EAST**. It is located on the south side of Queen Street East, approximately 103m east of the Shannon Road intersection. The subject property is designated residential in the Official Plan and is zoned R2, Gentle Density Residential.

PURPOSE & EFFECT:

To sever and convey an easement over the subject property for sewer and water servicing purposes in favour of **Civic 1641 Queen Street East**.

	Frontage (approximate)	Depth (approximate)	Area (approximate)
Servicing Easement	16.74m	irregular	777m 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.

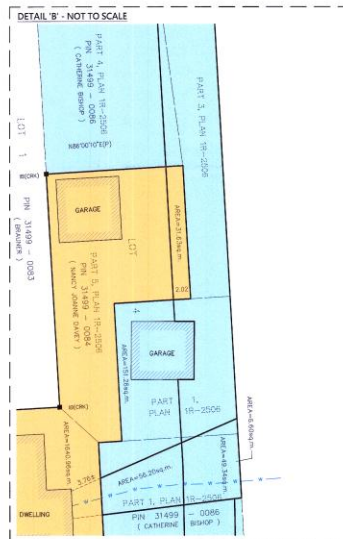
Technical Review: Circulated Departments & Agencies

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		
Bell Canada Right-of-Way		
Building Division	X	No comments
Canada Post		
Conservation Authority	X	In a regulated area. No concerns or objections.
Engineering & Construction	X	See comments below
Fire Services	X	No comments or concerns
Legal Department	X	No comment
Planning Division	X	No objections
PUC Distribution Inc. (Electric)	X	No concerns
Public Utilities Comm. (Water)	X	No concerns
Public Works		

Engineering staff require verification that the water and sanitary sewer service is located within the proposed easement. Note: Verification has since been provided to their satisfaction.

SCALE 1 : 50



C	DENOTES	FOUND SURVEY MONUMENT
#	DENOTES	PLANTED SURVEY MONUMENT
B	DENOTES	IRON BAR
S/B	DENOTES	STANDARD IRON BAR
S/S/B	DENOTES	SHORT STANDARD IRON BAR
(W/T)	DENOTES	WITNESS
S	DENOTES	SET
M	DENOTES	MEASURED
(1478)	DENOTES	MONUMENT-URSQ SURVEYING LTD.
(P)	DENOTES	DEPOSITED PLAN 1A-2508
(F2)	DENOTES	PLAN BY D.S. URSO DATED APRIL 18, 2022. (U-11764)
(F2)	DENOTES	DEPOSITED PLAN 1A-9815

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Application B13/26-36-(1-57)-4305/28374-R3

THOMAS RICHARD PETINGOLA is the owner of LT 393, 394 & 395 PL 1598, PT Lane PL 1598, Steel Plan Subdivision, former Township of Korah & municipally identified as **CIVIC NO. 886 BONNEY STREET**. It also has an in-field address of 882 Bonney Street for structure identification purposes. It is located on the northwest corner of Bonney Street and Glasgow Avenue. The subject property is designated Residential in the Official Plan and is zoned R3, Low Density Residential

PURPOSE & EFFECT:

Subject to the approval of Minor Variance application **A18/26**, the applicant wishes to sever and convey a westerly portion of the subject property fronting on Bonney Street for existing residential purposes.

	Frontage (approximate)	Depth (approximate)	Area (approximate)
Severed Lands	20.33m	33.73m	685.72m ²
Retained Lands	21.77m	31.87m	693.81m ²

Background

Prior to amalgamation, the above-described property formed 3 separate lots in the Steel Plant subdivision. At one point in time, the rear lane was closed and conveyed as lot additions to each of the 3 former lots causing them to change from their original shape. The owner of Lot 395 (886 Bonney Street) subsequently purchased the two easterly abutting lots (lots 394 & 393) in a tax sale. Through inadvertence ownership of these lots was taken in complete and common title as his westerly abutting property (lot 395) causing all three lots to merge under the Planning Act. The applicant has entered into a purchase of sale transaction for the westerly property identified as Lot 395 (886 Bonney Street) independent of Lots 393 & 394 and requires consent to sever approval to do so.

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. Any development will require a site plan review to assess permit requirements
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
Public Utilities Comm. (Water)	X	No concerns
Public Works	X	

Building Division staff advised that there is currently an open building permit that will have to be finalized prior to final consent. No objections to the applications.

Engineering staff advised that their records indicate that this property is currently serviced by only one sanitary lateral. The applicant will be required to demonstrate that a second sanitary lateral has been provided to service the proposed new residence. If a second sanitary service cannot be demonstrated, a new service will be required. Alternatively, if the existing service is to be shared, an easement may be sufficient, with a maintenance agreement to be considered if deemed necessary.

In addition, the rear yard fence does not appear to align with the proposed property line and may need to be relocated accordingly.

Planning staff advised that they have no objection to the application as both the retained and severed lands conform to the Low Density Residential (R3) Zone specified minimum lot area and frontage.

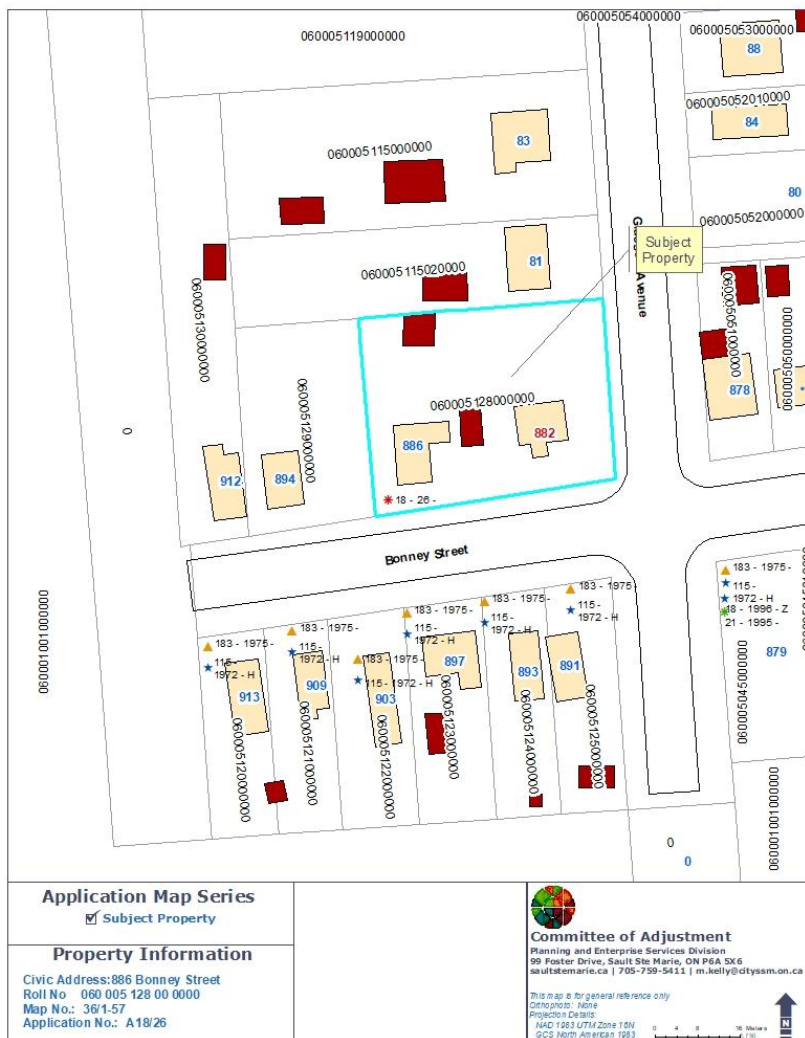
Staff Comments/Recommendations(s)

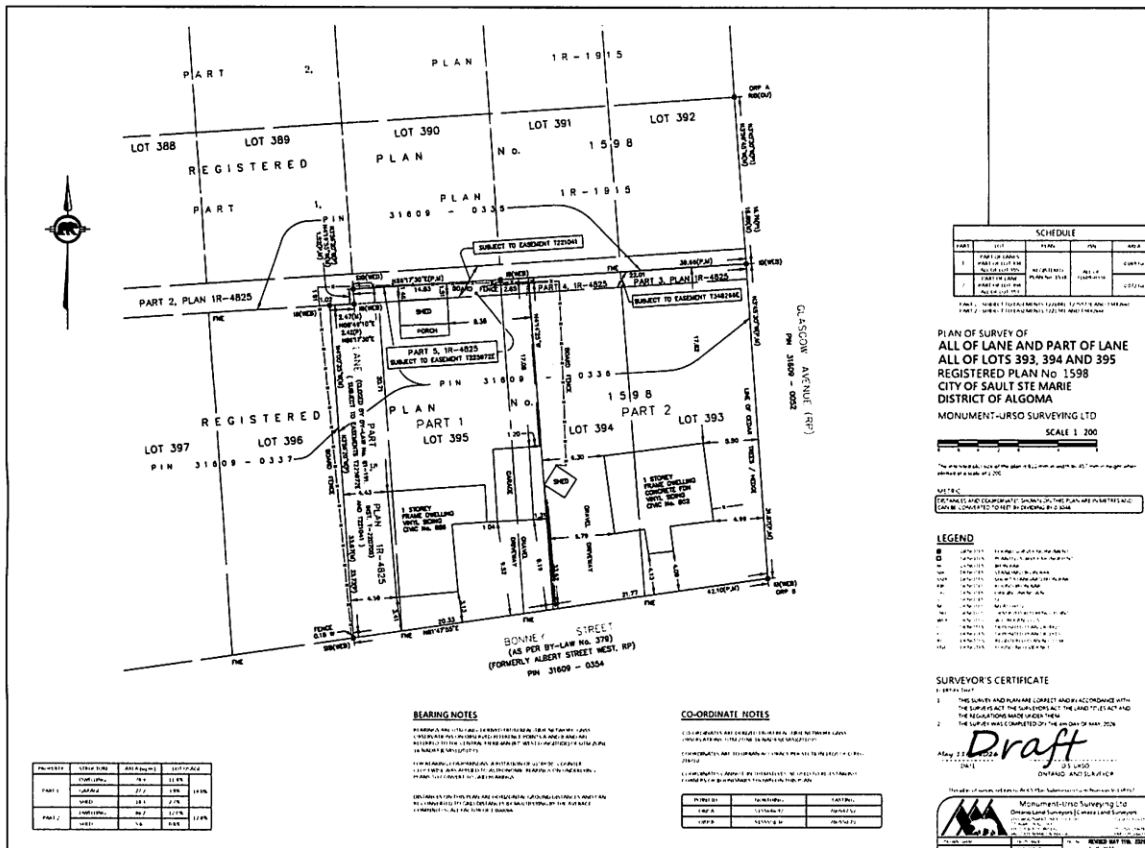
There are no objections to the request. Planning is satisfied that the 4-tests of a minor variance are met.

Recommended conditions to be attached to any approval are the provision of:

- Transfer/Deed of Land
- Certificate application & review fee
- Reference plan
- Current PIN abstract and PIN map
- Minor Variance Application (if required)
- Discharge of Charge/Mortgage
- Partial discharge of Charge/Mortgage
- Payment of municipal taxes

- Copy of receipted electronic transfer
- Installation of a new sanitary service lateral, OR,
- A sanitary services easement with a maintenance agreement to be entered into to the satisfaction of the Director of Engineering or his designate.
- Move or remove existing shed





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

RECEIVED AND DEPOSITED AT
PLAN IR-4815
October 27th 1981
C. E. Ryan
DEPUTY LAND REGISTRAR FOR
THE REGISTRY DIVISION
ALBERTA (REG-1)
I REQUIRED THIS PLAN TO BE
SUPPORTED UNDER
THE REGISTRY ACT
OCTOBER 22, 1981
William E. Bolan
WILLIAM E. BOLAN
PARTS 1, 2, 3, 4 - ALL OF LANE
ABUTTING LOTS 387-398

PLAN OF SURVEY OF
LANES
ABUTTING LOTS 387 TO 398
REGISTERED PLAN N° 1598
STEEL PLANT SUBDIVISION
CITY OF
SAULT STE. MARIE
DISTRICT OF ALBERTA
WILLIAM E. BOLAN, C.L.S.

METRIC
MEASUREMENTS ON THIS PLAN ARE
IN METRES AND MAY BE CONVERTED
TO FEET BY DIVIDING BY 0.3048.

RATIO = 1:1,500

SURVEYOR'S CERTIFICATE
(HEREBY CERTIFY
(1) THAT THIS SURVEY AND PLAN HAVE BEEN MADE AND
IN ACCORDANCE WITH THE SURVEY ACT AND
THE REGISTRY ACT AND THE REGULATIONS
MADE THEREUNDER
(2) THAT THIS SURVEY WAS COMPLETED ON THE 30th
DAY OF SEPTEMBER, 1981.

OCTOBER 3/4, 1981
SALT STE. MARIE, ONT.
William E. Bolan
WILLIAM E. BOLAN
CHARTERED LAND SURVEYOR

LEGEND
18. DENOTES A 9" SQUARE IRON BAR 2" LONG
S18 DENOTES A 1" SQUARE IRON BAR 4" LONG
■ DENOTES FOUND
□ DENOTES A-HATCHED
H. DENOTES HATCHED
PL. DENOTES PLAN
(C.B.M.) DENOTES CHAMBERS & MILLER, C.L.S.
S18 DENOTES A 7" SQUARE IRON BAR 2" LONG

1R-4825