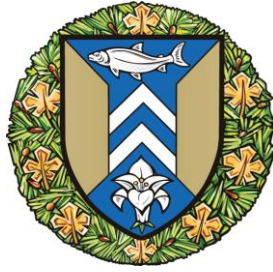


The Corporation of the
City of Sault Ste. Marie



Committee of Adjustment
July 22nd, 2026
2:00 P.M.
Council Chambers
Livestreamed/Zoom

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 June 24, 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

- A19/26 Civic No. 120 Dennis Street
- A20/26 Civic No. 174 Reid Street
- A21/26 Civic No. 738 Old Garden River Road
- A22/26 Civic No. 189 East Street
- A24/26 Civic No. 47 Cedar Street
- B14/26 Civic No. 1196 Leigh's Bay Road
- B15/26 Civic No. 174 Reid Street
- B16/26 Civic No. 47 Cedar Street

➤ Other Business

- Next meeting is August 19th, 2026

➤ Adjournment

Michelle Kelly

Michelle Kelly, ACST
Secretary-Treasurer

TAB 1

Application A19/26-17-(1-15)-3679-C2

2841292 ONTARIO LTD. (Saeed & Aisha Tahir) is the owner N Pt. of Town Plot 30 Queen Street East, municipally identified as **CIVIC NO. 120 DENNIS STREET**. It is located on the southeasterly side of Dennis Street between Queen Street East and Albert Street East. It is designated Commercial in the Official Plan and is zoned C2, Central Commercial Zone.

The following variance is requested.

	By-Law 2005-150 Requires	Proposed Variance
13.2.1	Ground floor residential uses are not permitted within legally existing buildings.	PERMIT a residential unit to be located on the ground floor of the existing building.

INTENT:

The applicants have applied for a building permit to carry out interior alterations in order to add three residential units to the existing building. The current zoning by-law prohibits residential uses on the ground floor. As such, the variance is sought in order to proceed with the proposed development.

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

Building Division staff advised that provided there are no issues with the design and the permit is issued by plans examination, I don't have any objections to the residential units on the ground floor of the building.

SSMR Conservation Authority staff 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). The Sault Ste. Marie Region Conservation Authority has no concerns or objections to the Minor Variance application to permit a residential unit to be located on the ground floor of the existing building.

Any new proposed **exterior developments** within the subject property will require a site plan to be submitted to SSMRCA to assess permitting requirements.

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.

Fire Services advised that all required approvals for the proposed residential use must be obtained through the Building Division. Upon completion of the approvals, the owner must prepare and submit a fire safety plan to Sault Ste. Marie Fire Services. The owner or their designate may contact our offices for details and assistance in completing the fire safety plan.

Planning staff have no objections to this application. They opine that,

- The requested variance does not conflict with the general intent and purpose of the Official Plan. The OP supports residential uses within mixed-use areas where they are compatible with the surrounding area and maintain an appropriate streetscape. The residential unit is proposed to be located at the rear of the ground floor, while the existing commercial space at the front of the building will be retained. The subject property is located on a street characterized by predominantly residential uses to the north and commercial uses to the south, providing a transition between these areas. While the existing façade has a commercial appearance, it does not contain large display windows that would create privacy concerns for future occupants. In staff's opinion, the proposed residential use is compatible with the surrounding context and maintains the intent of the Official Plan.
- The requested variance does not conflict with the general intent of the Zoning By-law. The proposal represents a compatible reuse of an existing building, maintains the established built form, and does not undermine the function or intent of the commercial zone.
- The variance is desirable for the appropriate development of the land. It proposes the adaptive reuse of an existing building, maintains the established character of the

surrounding neighbourhood, and supports the City's objectives of increasing housing opportunities in the downtown area.

- It is staff's opinion that the requested variance is minor as it only permits a change within an existing building, with no significant alterations to the site. The proposal is not anticipated to result in any adverse effects related to compatibility, privacy, or parking.

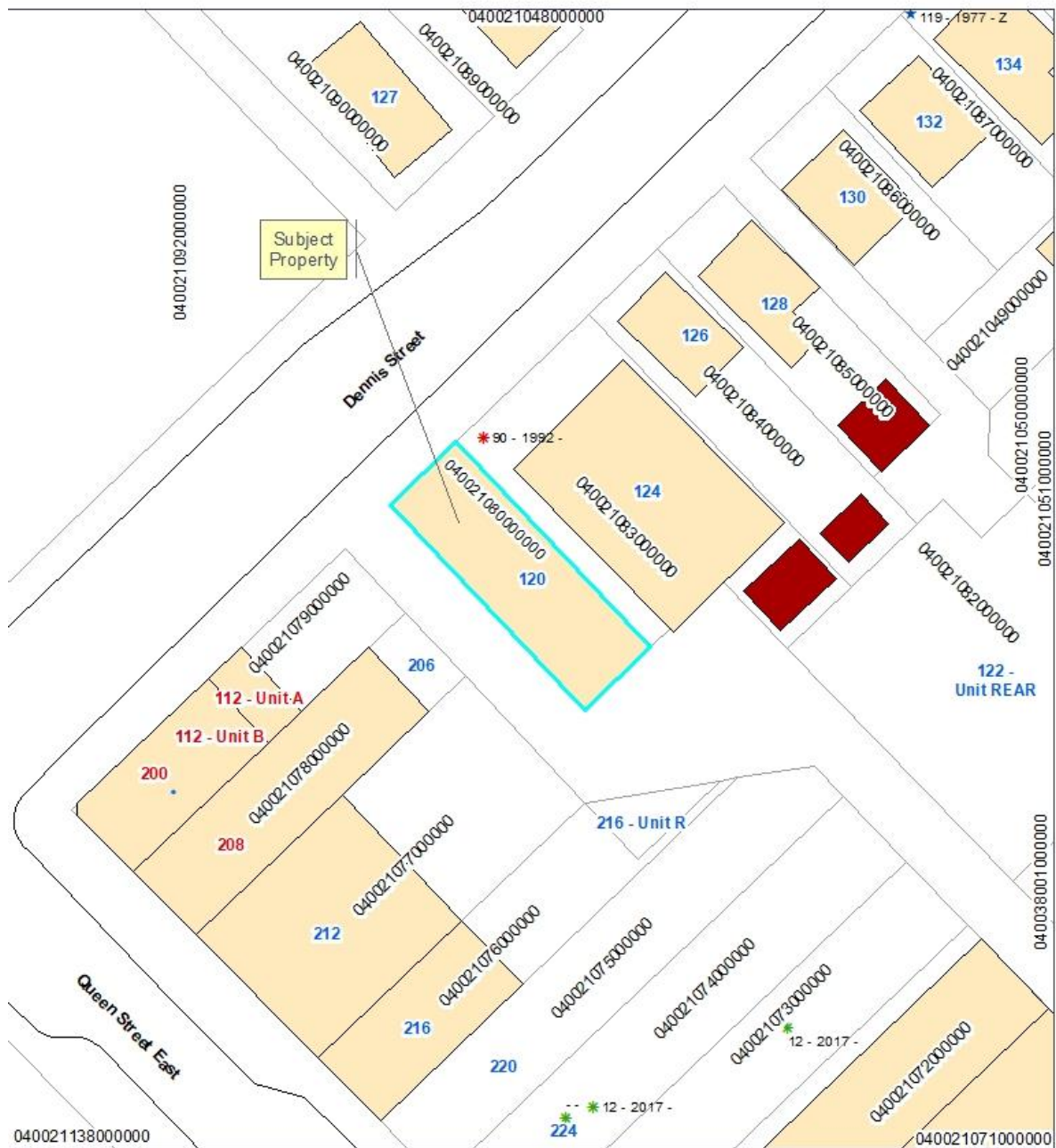
PUC Distribution Inc. (Electric Utility) had no concerns with the minor variance. If there are any required changes to electrical service size, They are to contact the PUC Engineering Department at 705-759-6576 to coordinate the electric service upgrades/revisions.

Public Utilities Commission (Water Utility) had no concerns with the minor variance. However, the Owner must engage the services of a 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 units. PUC must be provided with written confirmation from the Engineer confirming the outcome of their analysis. If the owner wishes to replace their water service, contact the PUC Engineering Department at 705-759-6576 to coordinate the water service requirements.

Staff Comments/Recommendations(s)

There are no objections to the request provided the following conditions are attached to any approval.

- a) A building permit must be obtained.**
- b) A fire safety plan must be approved by the Sault Ste. Marie Fire Services prior to the issuance of an occupancy permit.**
- c) The owner must engage the services of a 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 units. PUC must be provided with written confirmation from the Engineer confirming the outcome of their analysis prior to the issuance of a building permit.**



Application Map Series ☒ Subject Property	 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 This map is for general reference only Orthophoto: None Projection Details: NAD 1983 UTM Zone 18N GCS North American 1983
Property Information Civic Address: 120 Dennis Street Roll No 040 021 080 00 0000 Map No.: 17/1-15 Application No.: A19/26	

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
3. ALL UTILITIES AND STRUCTURAL ELEMENTS SHALL BE SHOWN AND IDENTIFIED ON THE DRAWINGS.
4. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.

SEAL:



NO.	DESCRIPTION	DATE
1	REVISION FOR COMMENTS	JAN 24 2024

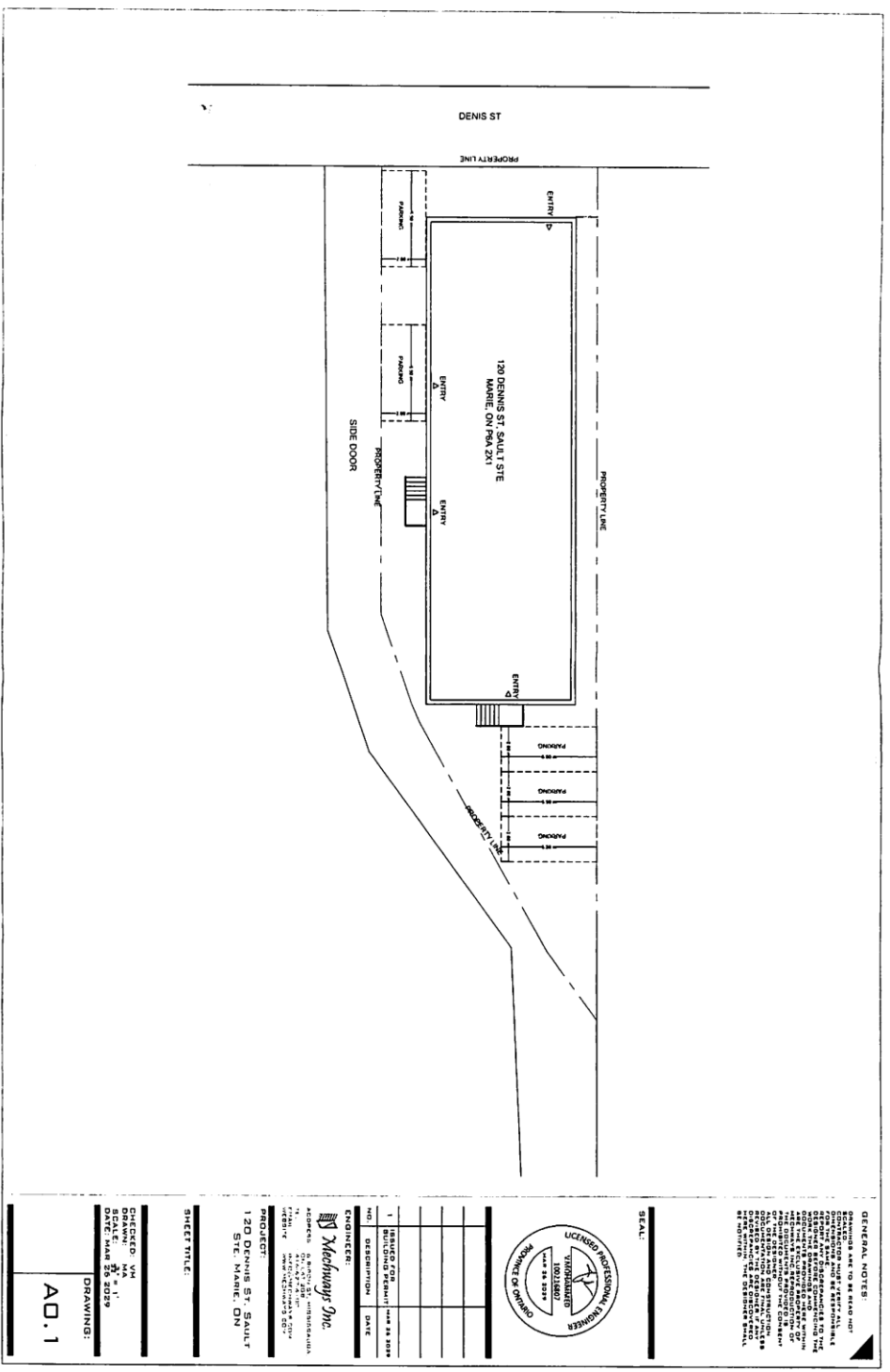
ENGINEER:
Michael J. McInnis
Professional Engineer
License No. 100114657
State of Ohio
Mechanical Engineering

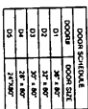
PROJECT:
120 DENNIS ST. SAULT
STE. MARIE, OH

SHEET TITLE:

CHECKED BY:
SCALE: 1/8" = 1'-0"
DATE: MAR 26 2024

DRAWING:
AD.1





PROP. GROUND FLOOR PLAN

PROP. GROUND FLOOR PLAN	
UNIT 1 G.F.A.	= 81.35 m ² / 755 m ²
UNIT 2 G.F.A.	= 1028.03 m ² / 95.50 m ²
UNIT 3 G.F.A.	= 1348.45 m ² / 125.28 m ²
COMMON AREA G.F.A.	= 141.64 m ² / 13.16 m ²
TOTAL GROUND FLOOR G.F.A.	= 2599.47 m ² / 241.49 m ²

[illegible]

SEAL:



NO	DESCRIPTION	DATE
1	ISSUED FOR BUILDING PERMIT	MAY 24 1958

Mechways Inc.

ADDRESS : 6 REPORT ST WASHINGTON
UNIVERSITY
WASHINGTON DC
20054-0001

PROJECT: [REDACTED]

120 DENNIS ST. SUITE
STC. MARIE, ON P6A
2X1

2X1

SHEET TITLE:

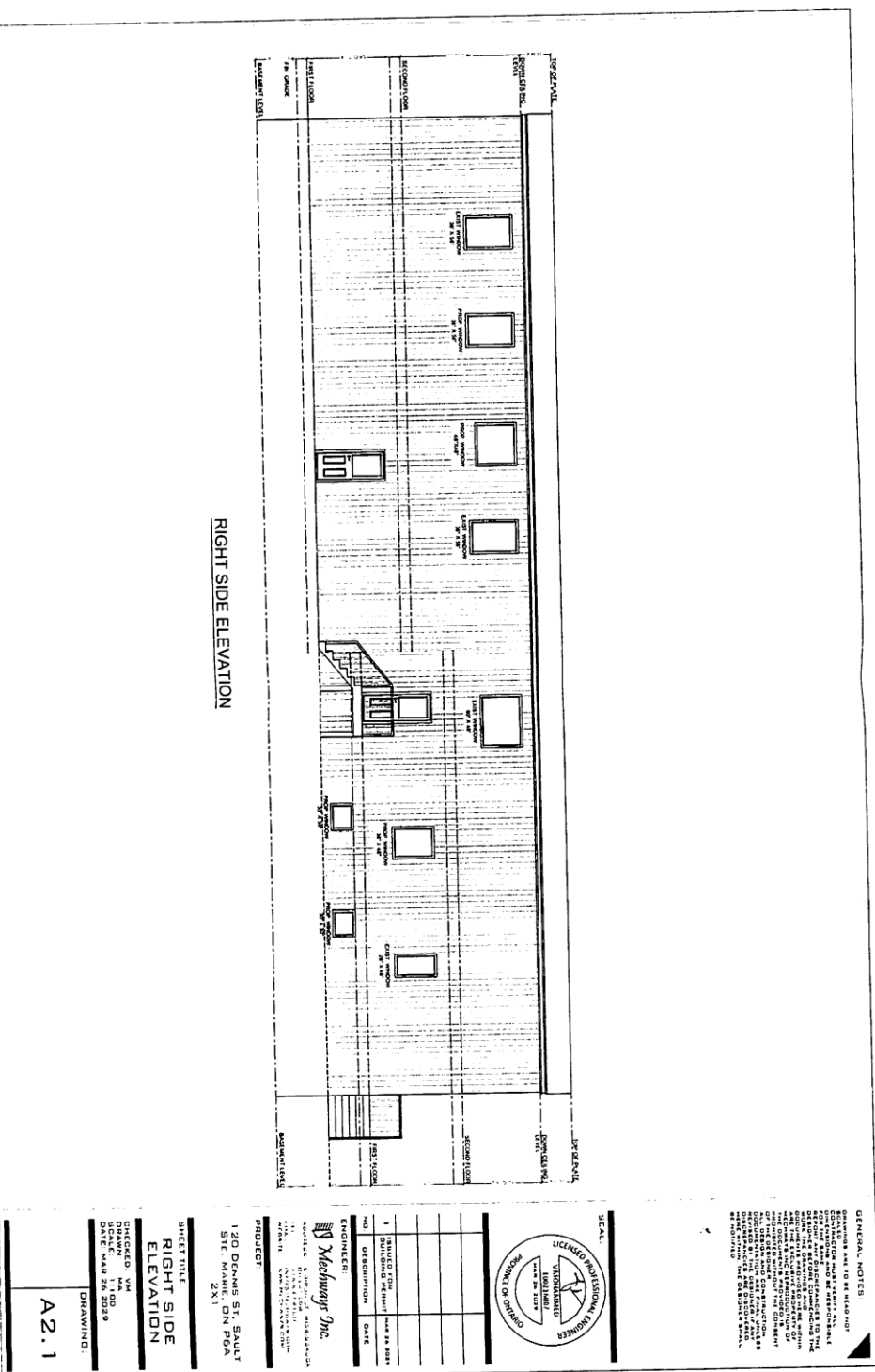
FLOOR PLAN

CHECKED: VM
DRAWN: MA

DATE: MAR 26 2029

DRAWING:

A1.4



GENERAL NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. FINISHES TO BE AS NOTED OR AS SHOWN ON SCHEDULE.
3. MATERIALS AND METHODS OF CONSTRUCTION TO BE AS NOTED OR AS SHOWN ON SCHEDULE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS AND WASTE MATERIALS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A SAFE WORKING ENVIRONMENT AT ALL TIMES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.



NO.	REVISION	DATE
1	ISSUED FOR PERMIT	10/25/2023
2	REVISION	11/01/2023

ENGINEER:
McKenney Inc.
1100 N. 10TH ST., SUITE 200
MILWAUKEE, WI 53233
TEL: 414.224.1234
WWW.MCKENNEYINC.COM

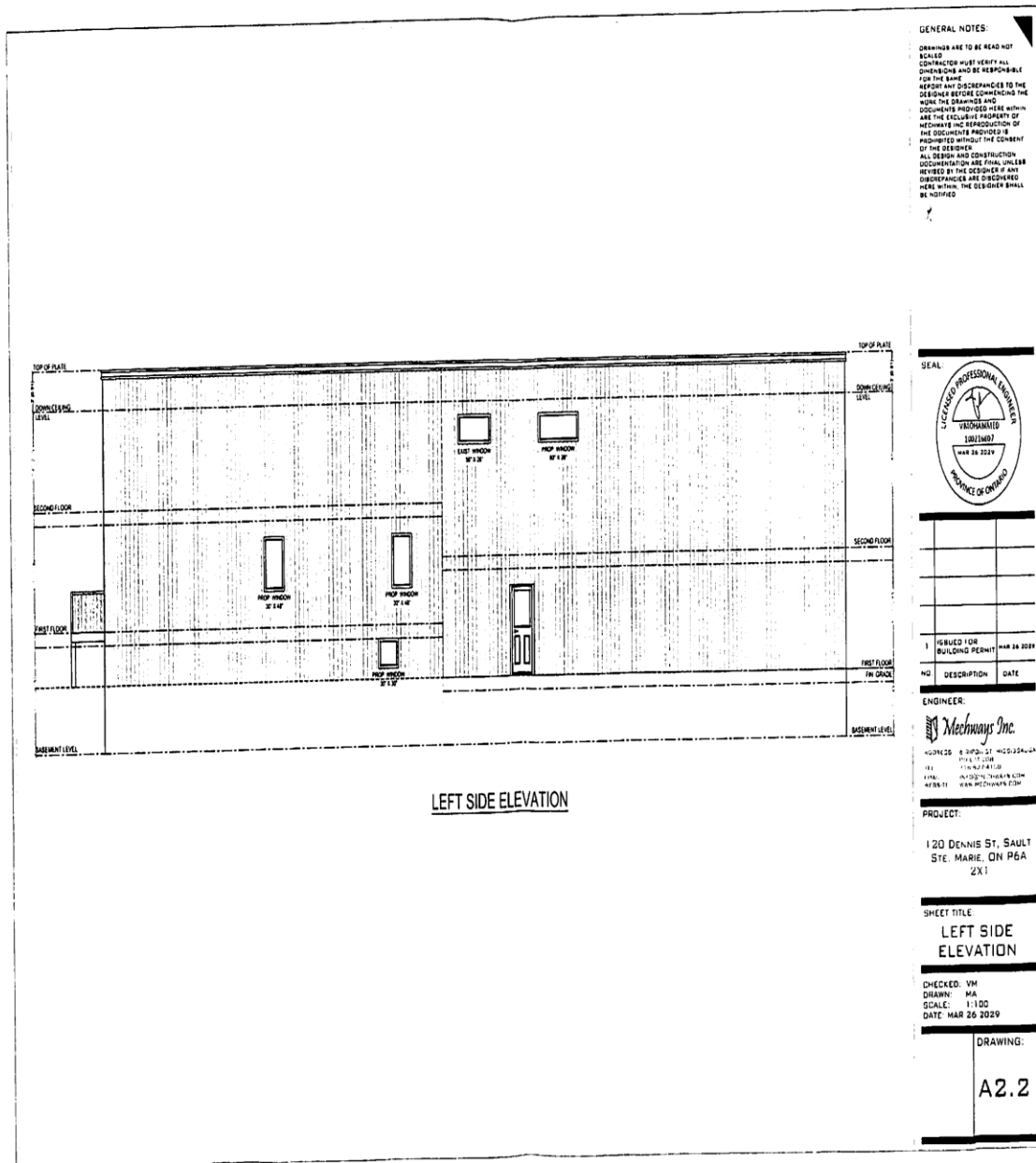
PROJECT:
120 DENNIS ST. SAULT
STE. MARIE, ON P6A
ZK1

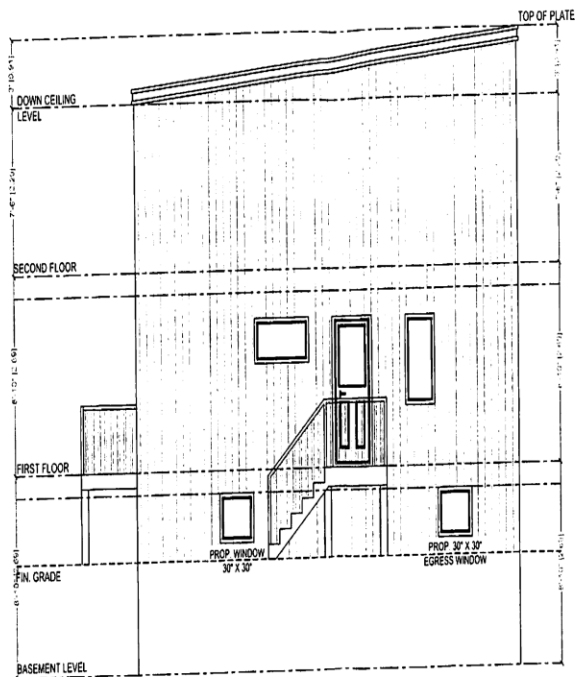
SHEET TITLE:
**RIGHT SIDE
ELEVATION**

CHECKED: **VA**
DRAWN: **VA**
DATE: **MAY 28 2023**

DRAWING:

A2.1





REAR ELEVATION

GENERAL NOTES:
 DRAWINGS ARE TO BE READ NOT
 SCALED
 CONTRACTOR MUST VERIFY ALL
 DIMENSIONS AND BE RESPONSIBLE
 FOR THE SAME
 REPORT ANY DISCREPANCIES TO THE
 DESIGNER BEFORE COMMENCING THE
 WORK
 THE DRAWINGS AND
 DOCUMENTS PROVIDED HEREIN ARE THE
 EXCLUSIVE PROPERTY OF
 MECHMANS INC. REPRODUCTION OF
 THE DOCUMENTS PROVIDED IS
 PROHIBITED WITHOUT THE CONSENT
 OF THE DESIGNER
 ALL DESIGN AND CONSTRUCTION
 DOCUMENTATION ARE FINAL, UNLESS
 REVISED BY THE DESIGNER. IF ANY
 DISCREPANCIES ARE OBSERVED
 HEREIN, THE DESIGNER SHALL
 BE NOTIFIED

SEAL:



1 ISSUED FOR BUILDING PERMIT MAR 26 2024

NO DESCRIPTION DATE

ENGINEER

Mechmans Inc.

ADDRESS: 6 HOPKINSON RD. CINCINNATI, OH 45244
 TEL: (513) 271-2008
 FAX: (513) 271-2009
 WEBSITE: WWW.MECHMANS.COM

PROJECT:

120 DENNIS ST. SAULT
 STE. MARIE, ON P6A
 2X1

SHEET TITLE

REAR
 ELEVATION

CHECKED: VM
 DRAWN: MA
 SCALE: 1/8"=1'
 DATE: MAR 26 2024

DRAWING:

A2.3

TAB 2

Application A20/26-60-(1-60)-6828-R2

MAN-YUEN ANITA YEUNG and KWOK CHEE YEUNG through a writ of possession are the owners Lot 1, Vane Webb subdivision Plan 588, former Township of St. Mary's, further described as PIN 31556-0222, and municipally identified as **CIVIC NO. 174 REID STREET**. It is located on the east side of Reid Street approximately 61m north of the Reid Street and Wawanosh Street intersection. It is designated Residential in the Official Plan and is zoned R2, Gentle Density Residential.

The following variances are requested.

	By-Law 2005-150 Requires	Proposed Variance
4.2	Minimum distance for eaves from an interior side lot line is 0.3m	REDUCE the minimum distance for eaves from the south interior side lot line to 0.25m for the existing 13.57m x 5.34m detached garage & for the existing 8.64m x 5.23m utility shed.

INTENT:

The applicants wish to legitimize the location of the existing garage and shed.

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.

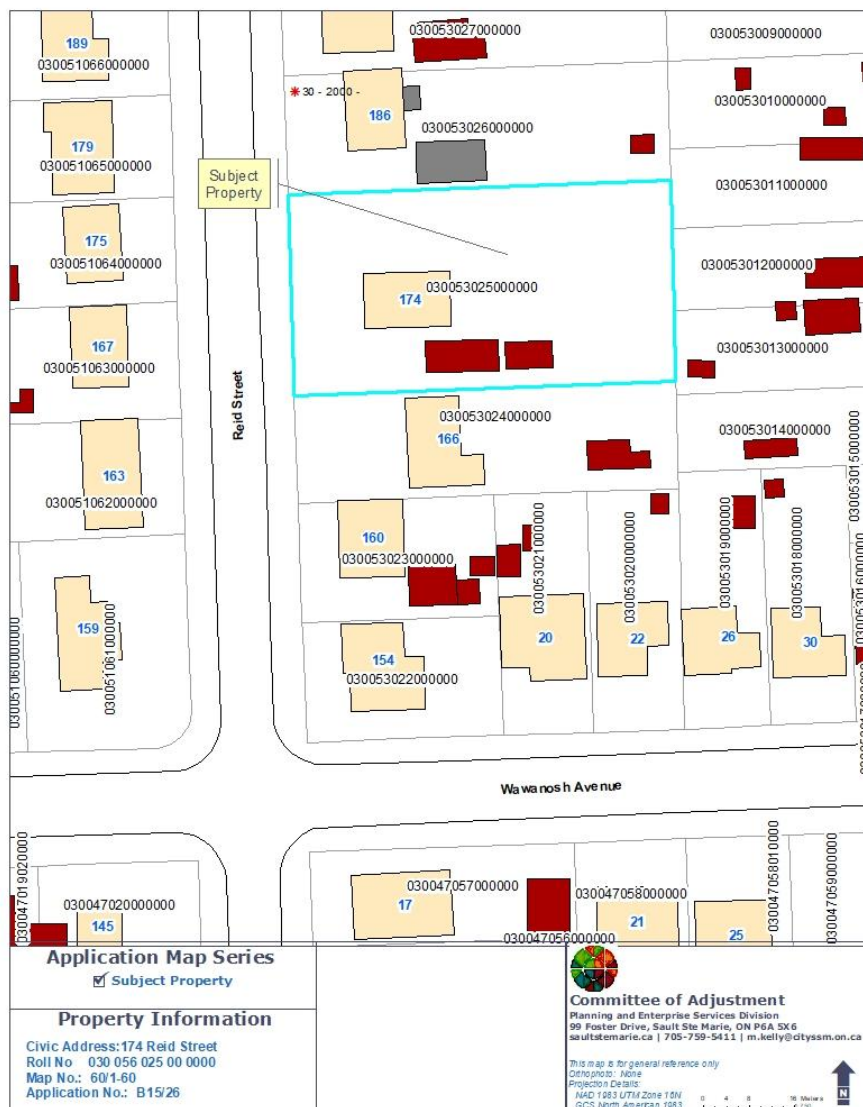
Division/Agency	Circulated	Response
Building Division	X	
Canada Post		
Conservation Authority	X	No concerns or objections
Engineering & Construction	X	No comment on variance request
Fire Services	X	No comment
Legal Department	X	No comment
Planning Division	X	See comments below
PUC Distribution Inc. (Electric)	X	No concerns
Public Utilities Comm. (Water)	X	No concerns
Public Works	X	No comment

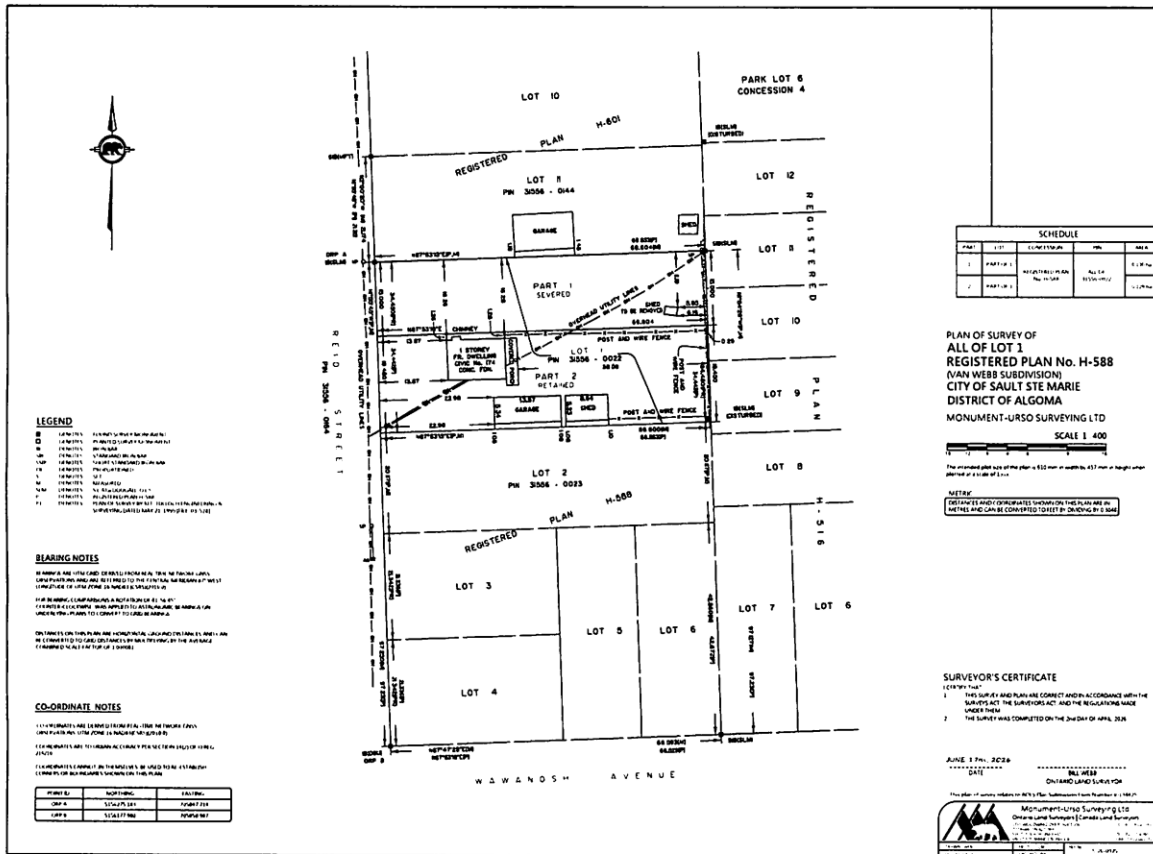
Planning staff are satisfied that application A20/26 meets the four tests of a minor variance. The requested reduction is minor in nature, representing a slight deviation (5cm) from the zoning requirement.

The garage and shed have existed in their current location for many years. At the time of this report, no evidence has been presented that the eave projection has created any adverse impacts on the abutting property to the south with respect to drainage, maintenance, privacy, access, or fire safety. No additional negative impacts are anticipated from the approval of this variance.

Staff Comments/Recommendations(s)

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





To be considered in tandem with Tab 2 above

TAB 3

Application B15/26-60-(1-60)-6828-R2

MAN-YUEN ANITA YEUNG and KWOK CHEE YEUNG through a writ of possession are the owners Lot 1, Vane Webb subdivision Plan 588, former Township of St. Mary's, further described as PIN 31556-0222, and municipally identified as **CIVIC NO. 174 REID STREET**. It is located on the east side of Reid Street approximately 61m north of the Reid Street and Wawanosh Street intersection. It is designated Residential in the Official Plan and is zoned R2, Gentle Density Residential.

PURPOSE & EFFECT:

Subject to approval of minor variance application **A20/26**, the applicants wish to sever and convey a northerly parcel fronting on Reid Street for future residential development purposes.

	Frontage (approximate)	Depth (approximate)	Area (approximate)
Severed Lands	15m	66.64m	0.099ha
Retained Lands	19.442m	66.630	0.129ha

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

Engineering staff advised the following;

- Our records indicate there have historically been drainage issues in the area. A catch basin shall be installed near the intersection of the proposed and front property line to

ensure runoff does not affect the retained and severed parcels. This will provide an outlet for runoff from the rear yard to alleviate drainage issues.

- Existing drainage patterns along the northern property line of the severed parcel should be maintained.

Potential property owners should be made aware of the following:

- There are no sanitary or storm service laterals that service this property; however, there are sewer mains within the roadway where new laterals can connect to. Reconstruction of the roadway should be completed using only a single asphalt patch, targeting two cut lines and using step joints as per OPSD 509.010.
- Curb cuts will be required along Reid Street.
- There appears to be a municipal storm easement along the rear property line of both the severed and retained parcels that extend to Wawanosh Ave.
- Any work within the municipal right-of-way will require municipal consent. Pipe and bedding specifications as well as restoration details for said work should be provided.

PUC Distribution Inc. (Electric Utility)

No concerns. They recommend that the owner contacts them early in the design process of any development to coordinate electric service agreements.

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

No concerns. If the severed lot is to be developed, they recommend that the owner contact PUC Engineering early in the design process to coordinate water service requirements.

Staff Comments

There are no objections to the request, the request conforms with the Zoning By-law and the Official Plan, it is recommended that the following conditions be attached to any approval.

- Transfer/Deed of Land
- Certificate application & review fee
- Cash-in-lieu of Parkland
- Reference 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
- The owner must satisfy PUC Distribution Inc. (Electric Utility) with regard to electric service for both proposed properties prior to the issuance of a building permit on the proposed vacant parcel.
- The owner must satisfy the Public Utilities Commission (Water Utility) with regard to water service for both proposed properties prior to the issuance of a building permit on the proposed vacant parcel.

- A catch basin must be installed to the satisfaction of the Director of Engineering or his designate in coordination with the installation of electric and water service of the proposed vacant parcel prior to the issuance of a building permit on the vacant land.

TAB 4

Application A21/26-101-(1-115)-32706-R1

ROCHETTA HOLDINGS (Ryan Rochetta) is the owner all of Blk 8 & Pt. of Blk 9, Gough Subdivision, Plan 1M486, former Township of Tarentorus, municipally identified as **CIVIC NO. 738 OLD GARDEN RIVER ROAD**. It is located on the west side of Old Garden River Road between Windsor Trail and Third Line East. It is designated Rural Area in the Official Plan and is zoned R1, Estate Residential.

The following variances are requested.

	By-Law 2005-150 Requires	Proposed Variance
9.1.2	No accessory building shall be constructed prior to the erection of the main building on the same lot	PERMIT the existing accessory building and a proposed 16.45m x 33.53m± addition to remain without a main building.
9.5.3.2	Maximum height for accessory buildings is 6m	INCREASE the maximum height of the existing accessory building to 8.5m and to 8.7m for the proposed addition.

BACKGROUND & INTENT:

The former owner of the subject property used the existing accessory building for cold storage for his masonry business for approximately 30 years. The applicant recently purchased the property with the intent of enlarging the building and then relocating & storing his car collection in it. The proposed renovations to the building will provide enhanced, secure storage for these vehicles. It is the applicant's intent to construct a new family home on the property within the next two years and as such is supportive of approval being made conditional on obtaining the required building permit for a new home within two years.

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.

Eva Lucarelli of 710 Old Garden River Road advised that it her understanding that there is no living unit in the proposed garage addition and renovation at 738 Old Garden River Road. It is also my understanding that the proposed garage addition and renovation is for personal use only and that it will not be utilized for commercial use.

Aubrey John & Idis Avery of 724 Old Garden River Road advised that it is their understanding that there is no living unit in the proposed garage addition & renovation at

738 Old Garden River Road. We have been assured that the proposed garage addition and renovation is for personal use only and that it is not for commercial use.

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	No comments or concerns
Building Division	X	See comments below
Canada Post		
Conservation Authority	X	No concerns or objections. A SSMRCA permit has been issued
Engineering & Construction	X	No objections
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. Recommend contacting them in advance to discuss servicing
Public Utilities Comm. (Water)	X	No concerns. Recommend contacting them in advance to discuss servicing
Public Works		

Building Division staff have no objection provided the proposed building is used for personal use only.

Planning staff have have no objections to this application. Staff are satisfied that the requested variances are minor, maintain the general intent and purpose of the Official Plan and Zoning By-law, and are appropriate for the development of the lands.

The subject property is zoned R1 - Estate Residential and contains an existing detached garage, but no principal residential dwelling. Relief is required to permit the accessory building before a dwelling is constructed and to increase the maximum permitted accessory building height from 6m to 8.7m.

Based on the applicant's submitted plans, the existing garage roof will be replaced with an engineered truss roof, resulting in an overall height of approximately 8.7m. This is generally consistent with the height of the existing garage. Although relief is required for height, the proposal largely maintains the existing building height and primarily expands the garage horizontally. Most of the addition will be approximately 6.4m in height, which is closer to the R1 zone requirements.

It is Planning staff's opinion that:

- The garage has existed on the property for more than 30 years, and the proposal expands an established accessory building rather than introducing a new land use.
- The proposal generally maintains the garage's existing height while most of the addition will be lower in height than the current structure.
- Given the lot size and separation from nearby dwellings, the proposal is not expected to create adverse impacts related to overlook, shadowing, or privacy.
- Although the garage exceeds the current height provisions, it is intended to remain accessory to a future dwelling and does not introduce a non-residential use.
- Permitting the garage before the dwelling is acceptable in this case, provided the Committee's approval is conditional on the applicant obtaining a building permit for a principal dwelling within two years. This will ensure the garage remains accessory to a residential use.

For these reasons, Planning staff support the requested variances, subject to a condition requiring the applicant to obtain a building permit for a principal residential dwelling within two years of the variance approval.

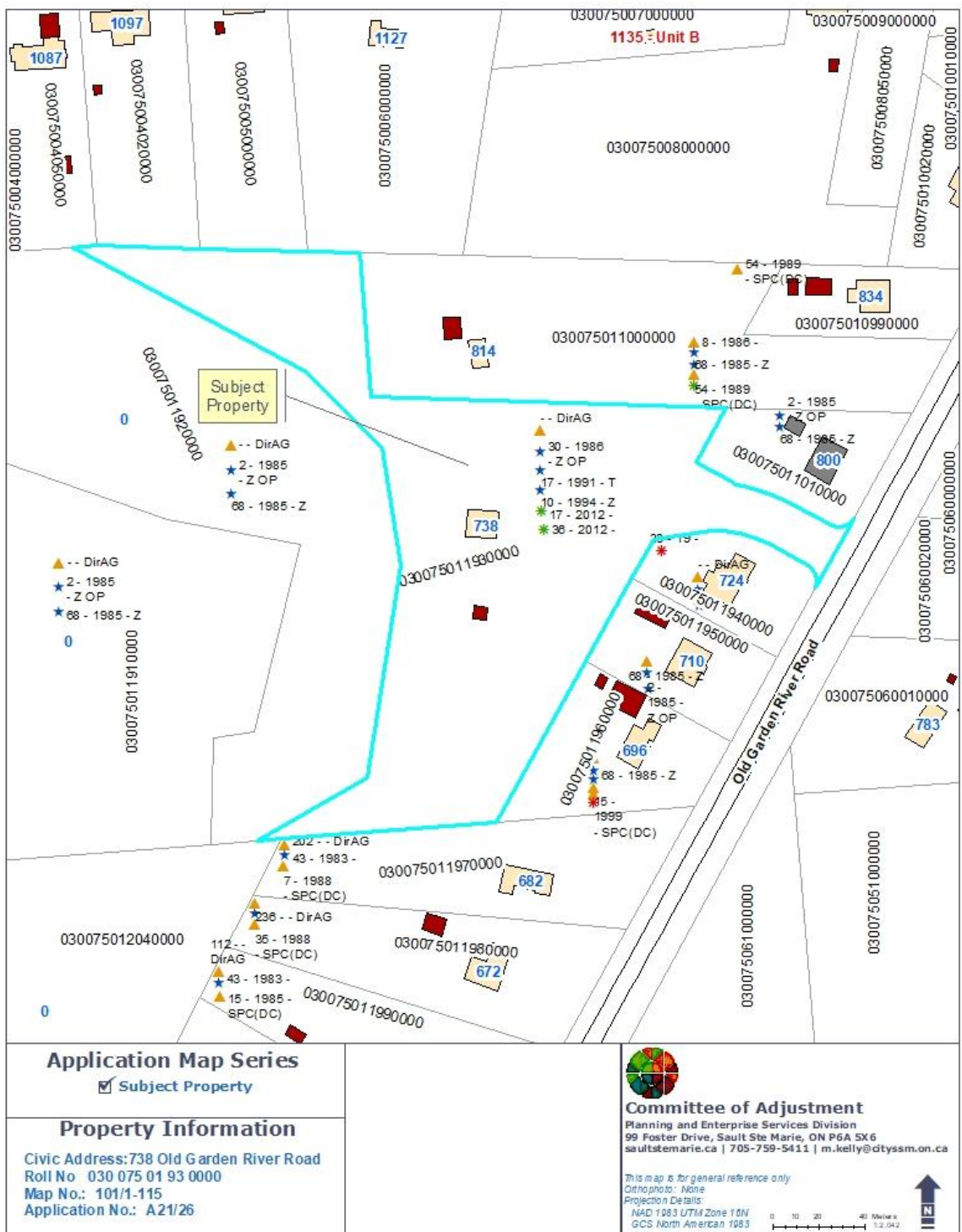
Staff Comments/Recommendations(s)

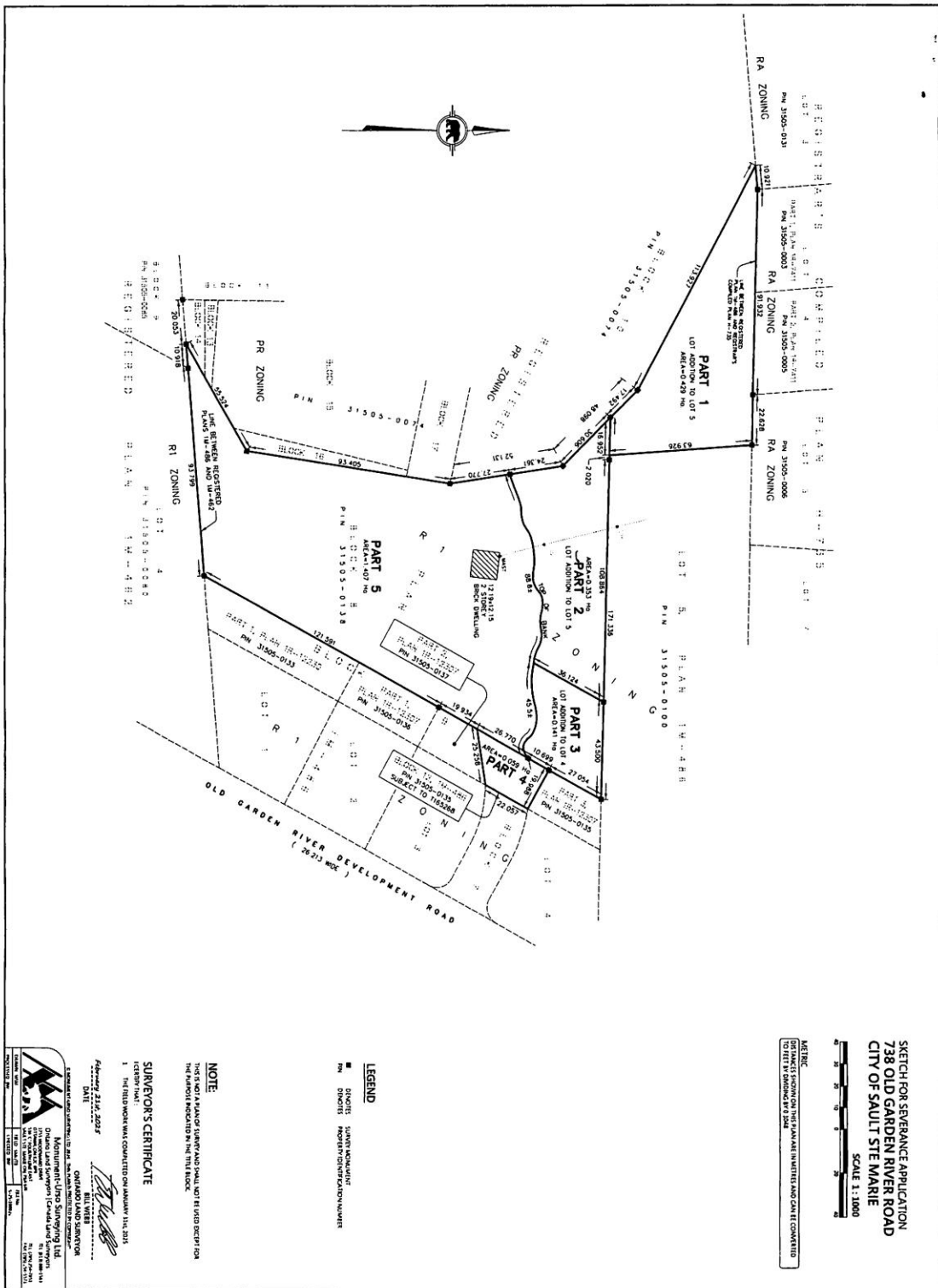
There are no objections to the request. No evidence was presented that would suggest that approval would create a negative impact.

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

- The owner must obtain a building permit for a main building on or before July 22, 2028.

Failure to comply with this condition will cause the property to then be in a state of non-compliance with the Zoning By-law.





GARAGE ADDITION & RENOVATION

at:

738 OLD GARDEN RIVER ROAD
Sault Ste Marie, ON



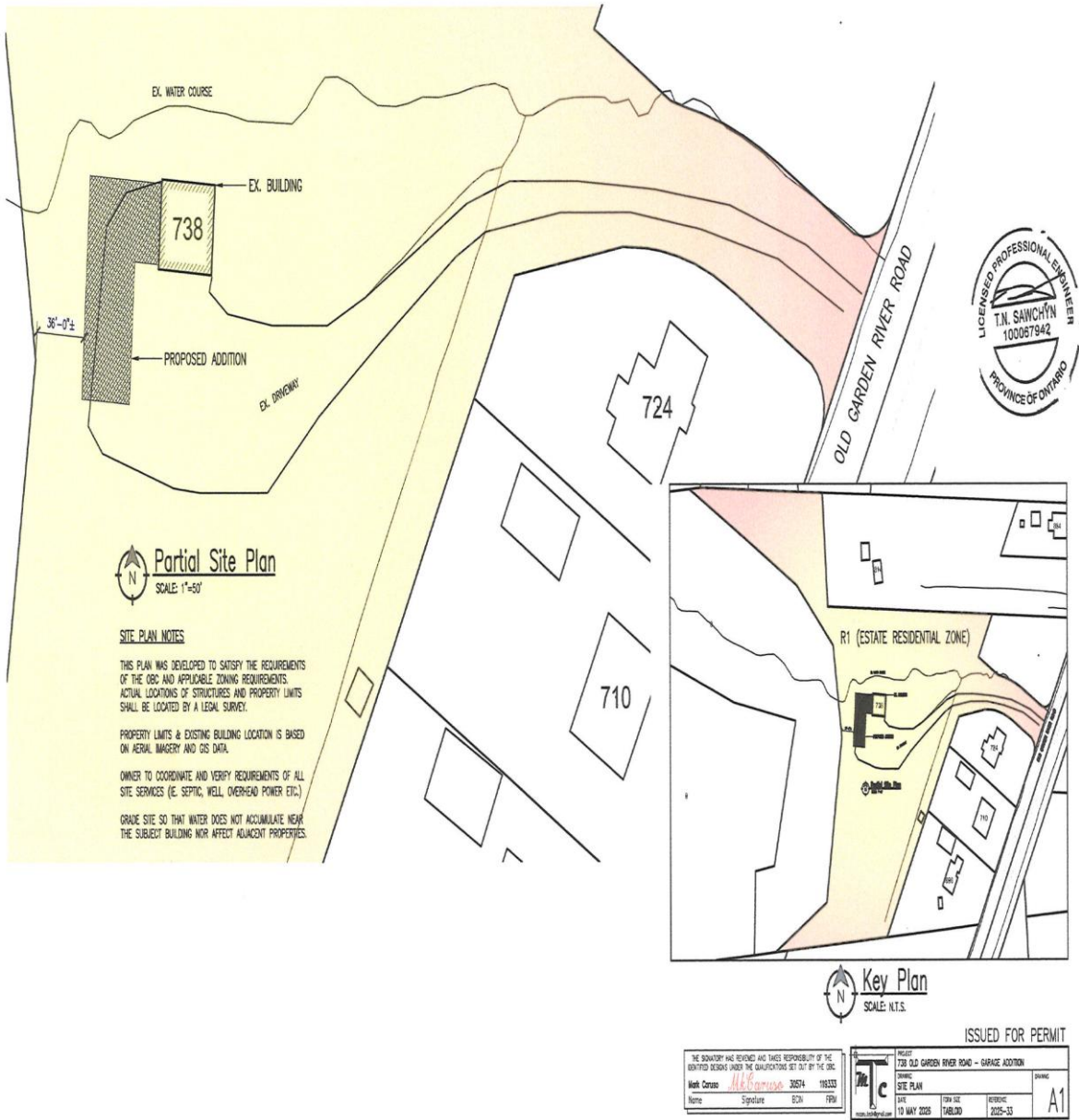
GRAPHIC REPRESENTATION ONLY. REFER TO TECHNICAL PLANS FOR ACCURATE DETAILS.

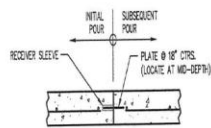
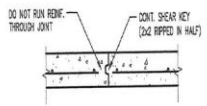
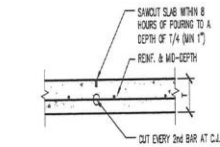
Prepared by:



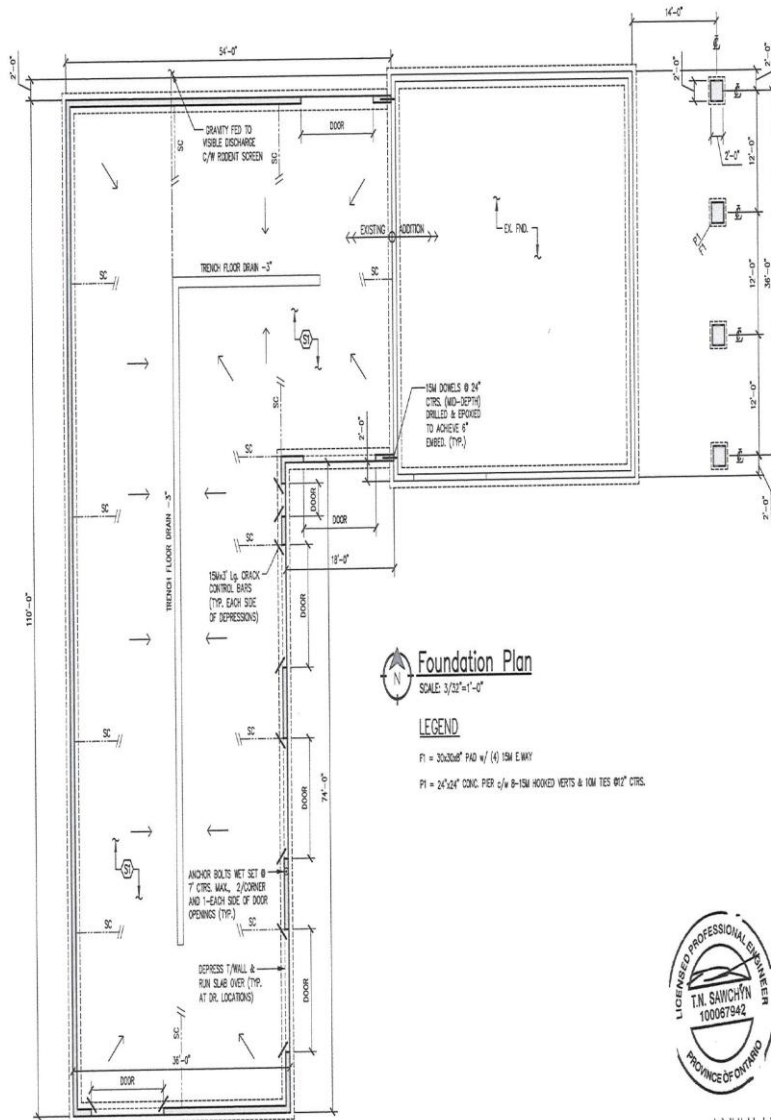
mcaru.tech@gmail.com







Slab "CJ" Details
SCALE: 3/4"=1'-0"



Foundation Plan
SCALE: 3/32"=1'-0"

LEGEND

P1 = 30x30x8" PAD w/ (4) 15M E.WAY

P1 = 24"x24" CONC. PIER c/w 8-15M HOOKED TIES & 15M TIES @ 12" CTRS.



ISSUED FOR PERMIT

THE SIGNATORY HAS REVIEWED AND TAKES RESPONSIBILITY OF THE REPORTED LEGAL UNDER THE UNDERTAKING SET OUT BY THE REG.			
Mark Corrado	Signature	355274	188323
Name	Signature	BCN	FRW

PROJECT 7138 OLD GARDEN RIVER ROAD - GARAGE ADDITION		DRAWING FOUNDATION PLAN	DRAWING A3
DATE 10 MAY 2026	FORM NO. ARCH-B 15x15"		

EXTERIOR FINISH LEGEND	
	ARCHITECTURAL SHINGLES
	OWNER SELECTED HORIZONTAL SIDING
	OWNER SELECTED VERT. ACCENT SIDING
	EX. BLOCK FINISH



South Elevation - Proposed
SCALE: 3/32"=1'-0"



EXTERIOR ELEVATION/FINISH NOTES

- REFER TO CITY OF SSN WEBSITE FOR TYPICAL HEAD AND JAMB FLASHING DETAILS.
- OWNER TO COORDINATE WINDOW & DOOR TYPES, OPERATORS & DETAILS.
- OWNER TO COORDINATE ALL GUARD SPECIFICATIONS.
- ROOF OVERHANDS TO BE 24" FROM FACE OF STUD UNLESS NOTED OTHERWISE.
- PROVIDE ALL STEP, VALLEY AND DRIP ROOF FLASHINGS AS REQUIRED FOR LONG-TERM WATERIGHT PERFORMANCE.
- EXTERIOR DOORS TO OPEN A MAX. OF 4' UNTIL A PROPER LANDING IS PROVIDED.
- PROVIDE EXTERIOR LIGHTS AT ALL EXTERIOR DOORS. OWNER TO COORDINATE TYPE. WALL MOUNTED PICTURES ARE SHOWN WHERE POSSIBLE FOR CONFORMITY ONLY.
- ALL DOORS ARE STANDARD HEIGHT UNLESS NOTED OTHERWISE. WINDOW HEADS TO ALIGN TO DOOR HEADS UNLESS NOTED OTHERWISE.
- DIMENSIONS SHOWN TO FACE OF FINISHES ON EXTERIOR ELEVATIONS ARE FOR INITIAL ESTIMATING PURPOSES ONLY. SITE VERIFY ACTUAL DIMENSIONS AFTER FRAMING IS COMPLETE.



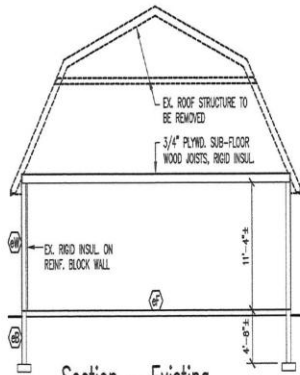
North Elevation - Proposed
SCALE: 3/32"=1'-0"

ISSUED FOR PERMIT

THE SUBMITTAL WAS REVIEWED AND I HAVE ASSUMED RESPONSIBILITY OF THE EXTERIOR ELEVATIONS UNDER THE SANCTIONING SET OUT BY THE CODE.			
Mark Corrado	<i>Mark Corrado</i>	36374	118333
Name	Signature	BCIN	PROV
PROJECT: 738 OLD GARDEN RIVER ROAD - GARAGE ADDITION		SHEET: A6	
DATE: 15 MAY 2020		1748.00	2025-33



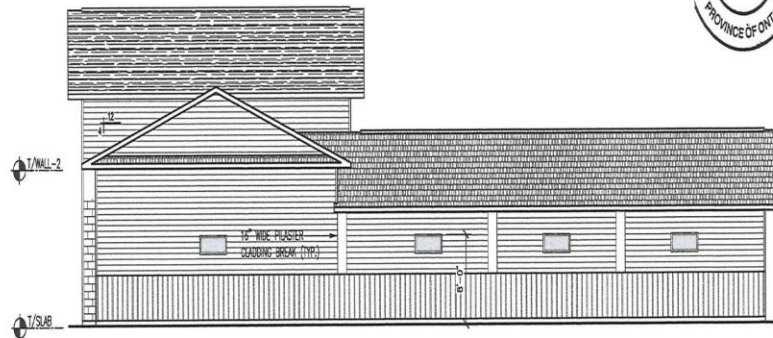
Front Elevation - Existing
SCALE: 3/32"=1'-0"



Section - Existing
SCALE: 3/32"=1'-0"



East Elevation - Proposed
SCALE: 3/32"=1'-0"



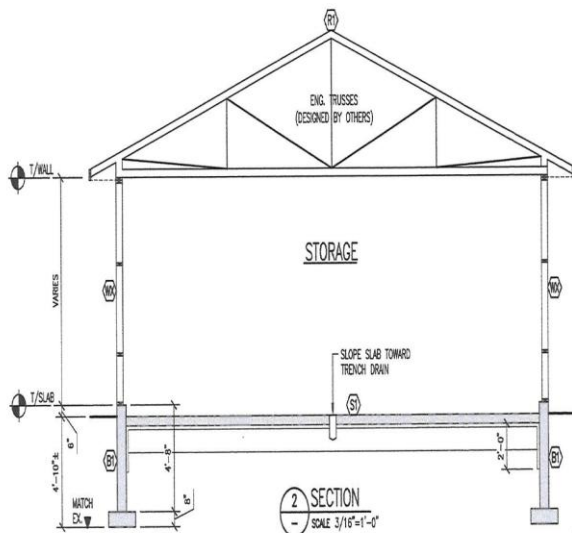
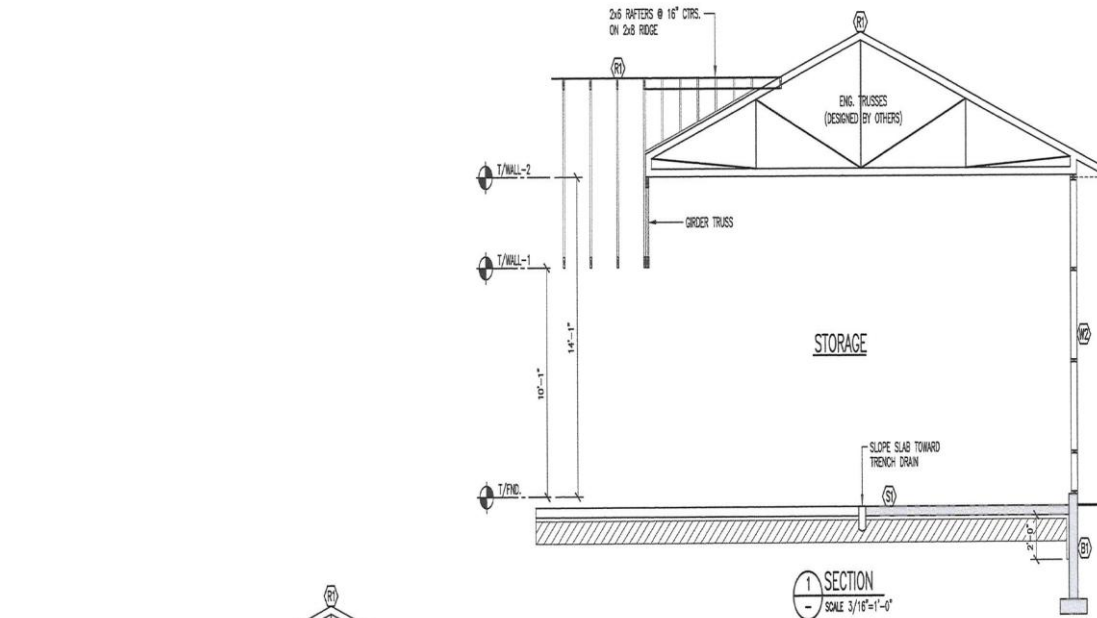
West Elevation - Proposed
SCALE: 3/32"=1'-0"

THE DRAWING WAS REVIEWED AND TAKES RESPONSIBILITY OF THE
QUANTITIES SHOWN UNDER THE QUALIFICATIONS SET OUT BY THE IBC.

Mark Caruso 30574 118333
Name Signature ECH TDM

ISSUED FOR PERMIT

PROJECT 1738 OLD GARDEN RIVER ROAD - GARAGE ADDITION
DRAWN BY EXTERIOR ELEVATIONS
DATE 10 MAY 2023
TAKEN 1748.00
REVISIONS 2023-23
SHEET A7



FOUNDATION WALLS SHALL CONSIST OF:
PVC DAMPPED PROTECTION LAYER
6" CONC. FND. WALL w/ (2) 15M BARS AT TOP
2" RIGID INSUL. (SEE SECTIONS)
2x8 CONC. FTG W/ 2-15M BARS
ON SOIL w/ CAPACITY OF 1500 PSF
2-4" DRAINAGE TILES w/ FILTER SOCK 6"
CLEAN STONE COVER (RECOMMENDED)

CONCRETE SLAB ON GRADE:
4" CONCRETE SLAB
15M @ 24" CTRS. (180-DEPTH)
R10 (2") RIGID INSUL.
12" COMP. GRA-A
COMPACTED ENGINEERED FILL

ALL SLABS PREPARED FOR FUTURE FINISH
RE-USE JOIST WITH PILING AND BELOW
SLAB INSULATION

1" EXTERIOR WALLS:
EXTERIOR FINISH PER ELEV.
WEATHER BARRIER
7/16" OSB w/ 1/8" GAPS
2x6 @ 16" CENTRES

1 1/2" EXTERIOR WALLS:
EXTERIOR FINISH PER ELEV.
WEATHER BARRIER
2x6 @ 16" CENTRES
BLOODING @ 4" CTRS.
MIN. 1/2" SHEATHING INTERIOR FINISH

DECK (ALL PTL):
2x6 DECKING
2x10 JOISTS
QUADRANT (OWNER SPECIFIED)
ALUM. SOFFIT

ROOF ASSEMBLY:
ASPHALT SHINGLES
2-RINGS SELF-ADHERED EAWE PROT.
DECK UNDERLAYMENT
1/2" PLYND. (GAPPED & CLIPPED)
ENG. ROOF TRUSSES 24" CENTRES

2x4 EXTERIOR WALLS:
EXTERIOR FINISH PER ELEV.
WEATHER BARRIER
2x6 @ 16" CENTRES
BLOODING @ 4" CTRS.
MIN. 1/2" SHEATHING INTERIOR FINISH

COLUMN ASSEMBLY:
METAL CAPPING
1/2" PLYND.
SELF-ADHERED WATERPROOFING
COLUMN AS DEFINED

ALL GABLE END FRAMING TO
CONSIST OF 2x4 MEMBERS @
16" CTRS. (TOP AND)



THE SIGNATORY HAS REVIEWED AND TAKES RESPONSIBILITY OF THE CONTENTS DESIGNING UNDER THE QUANTIFICATION SET OUT IN THE CODE.		PROJECT 738 OLD GARDEN RIVER ROAD - DRAINAGE ADDITION	
Mark Ceresa	Signature	30574	118333
10/1/21	Signature	3071	178100
DATE		10 MAY 2028	178100
ISSUED FOR PERMIT		A8	

TAB 5

Application A22/26-7-(1-2)-4604-C2

SALIM ALIBHAI is the owner Lot 4, Kehoe & Hamilton Subdivision Plan 574, former Township of St. Mary's and municipally identified as **CIVIC NO. 189 EAST STREET**. It is located on the northwest corner of East Street at the intersection of East Street, Fauguier Avenue and Wellington Street East. It is designated Commercial in the Official Plan and is zoned C2, Central Commercial Zone.

The following variance is requested.

	By-Law 2005-150 Requires	Proposed Variance
13.2.1	Ground floor residential uses are not permitted within legally existing buildings.	PERMIT a residential unit to be located on the ground floor of the existing building.

INTENT:

The applicant has applied for a building permit to convert the existing dwelling into four dwelling units. The current zoning by-law prohibits residential uses on the ground floor. As such, this variance is sought in order to proceed with the proposed 4-unit re-development.

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 objections
Canada Post		
Conservation Authority	X	
Engineering & Construction	X	No objections
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 added comment
Public Utilities Comm. (Water)	X	No concerns. See added comment
Public Works		

Planning staff have no objections to this application. They opine that;

- The requested variance does not conflict with the general intent and purpose of the Official Plan. The OP permits the conversion of existing vacant commercial space to

residential uses, provided ground floor units maintain a residential appearance that complements the surrounding streetscape and provides adequate occupant privacy. The subject building satisfies the intent of this policy. The existing façade is residential in appearance and is indistinguishable from nearby residential buildings. Unlike a traditional commercial storefront, the building does not contain large display windows that would create privacy concerns. The surrounding commercial corridor is already characterized by converted houses containing a mix of office and residential uses, resulting in a streetscape with an established residential character.

- The requested variance does not conflict with the general intent of the Zoning By-law. The proposal represents a compatible reuse of an existing building, maintains the established built form, and does not undermine the function or intent of the commercial zone.
- The variance is desirable for the appropriate development of the land. It proposes the adaptive reuse of an existing building, maintains the established character of the surrounding neighbourhood, and supports the City's objectives of increasing housing opportunities in the downtown area.
- It is staff's opinion that the requested variance is minor as it only permits a change within an existing building, with no significant alterations to the site. The proposal is not anticipated to result in any adverse effects related to compatibility, privacy, or parking.

PUC Distribution Inc. (Electric Utility) had no concerns with the minor variance. If there are any required changes to electrical service size, they are to contact the PUC Engineering Department at 705-759-6576 to coordinate the electric service upgrades/revisions.

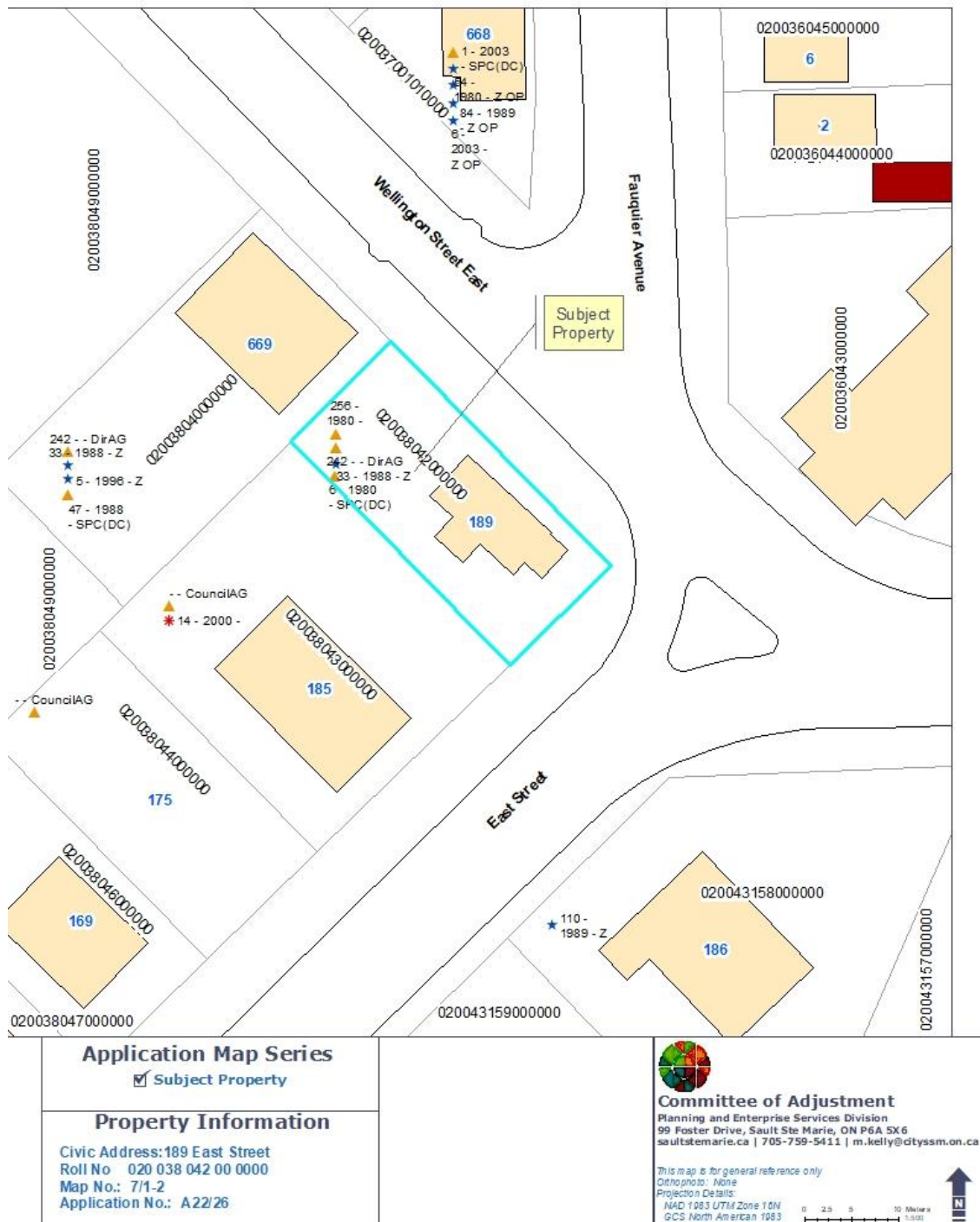
Public Utilities Commission (Water Utility) had no concerns with the minor variance. However, the Owner must engage the services of a Professional Engineer licensed in the Province of Ontario or persons qualified under the Ontario Building Code to verify if their existing water service is adequate to supply the necessary water demand for the proposed additional units. PUC must be provided with written confirmation from the Engineer confirming the outcome of their analysis. If the owner wishes to replace their water service, contact the PUC Engineering Department at 705-759-6576 to coordinate the water service requirements.

Staff Comments/Recommendations(s)

There are no objections to the request provided the following condition is attached to any approval.

- d) The owner must engage the services of a 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 units. PUC must be provided with written confirmation from the

Engineer confirming the outcome of their analysis prior to the issuance of a building permit.



6/23/26, 1:49 PM

186 East St - Google Maps

Google Maps

186 East St



Image capture: Sep 2024 © 2026 Google



<https://www.google.ca/maps/@46.509265,-84.3254093,3a,75y,2.38h,75.59t/data=!3m7!1e1!3m5!1sUSqrDD5yNkQiuryu9A4aqw!2e0!6shhttps:%2F%2F...> 1/1

TAB 6

Application A24/26-26-(1-29)-10395-M2

WRENWOOD PROPERTIES LTD. is the owner of pt. Sec 6, SRO (surface rights only) former Township of St. Mary's, further described as Pts. 2 & 3, 1R3023 & Pt 1, 1R5367, further described as PIN 31556-0222; S/T T238796, and municipally identified as **CIVIC NO. 47 CEDAR STREET**. It is located on the southeasterly side of Cedar Street approximately 85m southeast of the Tancred Street/Cedar Street intersection. It is designated Industrial in the Official Plan and is zoned M2, Medium Industrial.

Subject to final consent approval of application **B16/26**, the following variances are requested.

	By-Law 2005-150 Requires	Proposed Variance
14.2.2	Minimum 75% landscaped open space in the required front yard	REDUCE the minimum landscaped open space to 30% in the required front yard of Parcel (A). REDUCE the minimum landscaped open space to 55% in the required front yard of Parcel (B).
14.2.2	Minimum interior side yard 5m on one side	REDUCE the minimum west interior side yard to 0m for Parcel (A). REDUCE the minimum west interior side yard to 0m for Parcel (B).

INTENT:

The applicant is seeking consent approval to sever the property into 3 parcels i. e. retaining the most westerly portion (A) as an independent lot, creating a new easterly lot (B), and conveying rear lands as a lot addition to an abutting neighbour (C). Approval of the requested variances are necessary for the creation of proposed parcels A & B. They are not necessary for the proposed conveyance of the rear lands.

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 concerns or objections
Engineering & Construction	X	No objections
Fire Services	X	See comments below
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

Building Division staff have concerns regarding the construction of the existing buildings. I doubt the construction would meet the spatial separation requirements per the code (fire resistance ratings and unprotected openings). There would need to be some modifications to make it code compliant.

Engineering staff does not object to the minor variance A24/26 other than if runoff from one parcel must pass through one or more of the severed parcels, a Drainage Agreement may be required.

Engineering does not object to the severance B16/26, however, request the following conditions to be attached to any consent approval.

- Runoff originating from Parcel A and B appears to flow through Parcel C before entering a swale along the railroad. If runoff from one parcel must pass through one or more of the severed parcels, a Drainage Agreement may be required. A grading and servicing plan prepared by a professional engineer be submitted to the satisfaction of the Director of Engineering or their designate.
- All services to 47 and 55 Cedar should be included in a servicing plan to determine what easements, if any, are required.
- There may be a private easement over the railroad that crosses a severed and retained parcel. Changes to this easement should be finalized if needed.

Potential property owners should be made aware of the following:

- The sanitary main does not extend any further down Cedar Street to the southeast then the intersection with Birch Street.

Planning staff noted the following.

Interior Side Yard Setback of 0m (Proposed Parcel A)

The requested variance is intended to recognize an existing building that has a 0m interior side yard setback. It does not facilitate new development but legalizes existing conditions.

Planning would like to note that:

- The building has historically been used as a garage/storage building associated with a contractor's yard, a lower-intensity use permitted in the M2 zone.
- The existing lot line abuts lands zoned C1, where a 0m side yard setback is permitted.
- The building does not project into the abutting lot, and no landscape buffering is required between M2 and C1 zones.

Planning staff are of the opinion (subject to satisfactory comments from Engineering Services and Building Division), that the variance maintains the general intent and purpose of the Zoning By-law and Official Plan and is minor and desirable.

Should the Committee approve the variance, staff recommend that it be limited to the existing building and not permit future additions or reconstruction at the reduced setback.

Interior Side Yard Setback of 0m (Proposed Parcel B)

Unlike Parcel A, the requested variance for Parcel B would create a new 0m interior side yard setback by establishing a new property line at the wall of an existing building. This deficiency does not currently exist and would be created solely by the proposed severance. For that reason, Planning staff distinguish this request from a variance that recognizes an existing site condition.

The required 5m interior side yard is intended to provide building separation, access for maintenance, and support the long-term functionality of industrial properties. Establishing a property line at the building wall would eliminate side yard access and create ongoing operational constraints and the potential for future conflicts between owners. These include challenges related to building maintenance/repair, utilities, snow removal, and future redevelopment. Also, the existing building has a sloped roof with a slight overhang that will direct roof drainage onto the abutting property, potentially creating drainage concerns.

In Planning staff's opinion, the proposed severance would result in Parcel B being functionally dependent on the abutting property rather than capable of operating independently. While easements/agreements may address some operational issues, they would not resolve the underlying land use planning concerns created by the proposed lot configuration.

As such, staff are not satisfied that creating a new 0m interior side yard setback is minor or desirable for the appropriate development or use of the land, as it introduces new site constraints and long-term operational challenges. The requested variance therefore is not recommended for approval, and with this Planning is not able to support the application for consent as proposed.

Staff recommend that the applicant consider an alternative severance design that improves the functionality of both parcels and avoids or reduces these deficiencies. That said, should the Committee approve the variance as proposed, the approval should be limited to the existing building only and should not permit future additions or reconstruction at the reduced setback.

Reduced Landscaped Open Space – Parcels A/B

The requested reductions in landscaped open space are contingent upon Committee approval of the proposed consent and related setback variances discussed above.

Planning staff recognize that the property has existed in its current form for many years, and the configuration of the site means that customer parking is mainly located in the required front yard.

Staff are of the opinion that the request for Parcel B satisfies the four tests. As a reduction 55% of landscaped space is generally sufficient to accommodate the existing landscaping (including a mature tree) and customer parking.

That said, the request for Parcel A can only be considered as meeting the four tests if current landscaping is improved. Based on a site visit, the existing landscaped area on the proposed Parcel A is poorly defined and consists of gravel, unmanaged vegetation, and informal parking. This area does not provide the intended visual buffering or streetscape function intended by the Zoning By-law and Official Plan.

Planning staff are of the opinion that the landscaped open space on Parcel A should be enhanced and maintained to improve the appearance of the site and reinforce its function as landscaped open space rather than additional parking. As such, Planning recommends the following as a condition of approval:

- Prior to finalization of the consent, the owner submits and implements a landscaping plan for Parcel A, to the satisfaction of the Director of Planning.

Staff Comments/Recommendations(s)

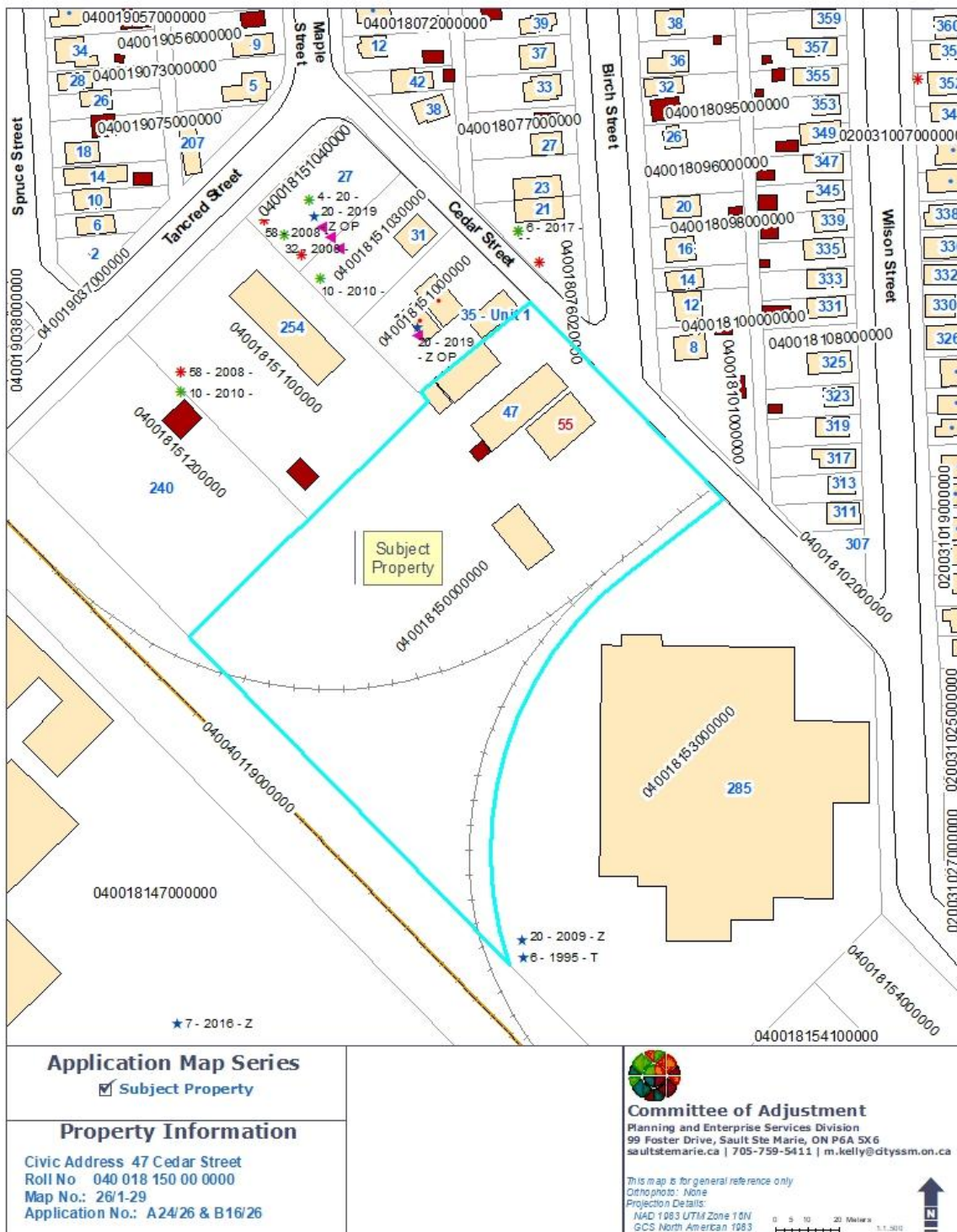
Various staff noted several concerns. The following recommendations are for the Committee's consideration.

➤ Parcel A

- Interior Side Yard Setback of 0m for the existing building only.
- Reduce Landscape Open Space conditional on providing enhanced landscaping to the satisfaction of the Planning Director or his designate

➤ Parcel B

- Interior Side Yard Setback of 0m **be rejected**.
-
- Reduce Landscape Open Space is supported if application consent moves forward



To be considered in tandem with Tab 6 above

TAB 7

Application B16/26-26-(1-29)-10395-M2

WRENWOOD PROPERTIES LTD. is the owner of pt. Sec 6, SRO (surface rights only) former Township of St. Mary's, further described as Pts. 2 & 3, 1R3023 & Pt 1, 1R5367, further described as PIN 31556-0222; S/T T238796, and municipally identified as **CIVIC NO. 47 CEDAR STREET**. It is located on the southeasterly side of Cedar Street approximately 85m southeast of the Tancred Street/Cedar Street intersection. It is designated Industrial in the Official Plan and is zoned M2, Medium Industrial.

PURPOSE & EFFECT:

Subject to approval of minor variance application **A24/26**, the applicant seeks to sever and convey the easterly 0.53ha fronting on Cedar Street for existing industrial purposes. Consent is also requested to sever the rear 0.67ha and convey it as a lot addition to the westerly abutting property being Civic No 254 Tancred Street.

	Frontage (approximate)	Depth (approximate)	Area (approximate)
Retained Lands (parcel A)	30m	91.54m	0.25ha
Severed Lands (parcel B)	57.82m	91.54m	0.53ha
Severed Lands (parcel C)	Rear lands only	Irregular	0.67ha

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 concerns or objections
Engineering & Construction	X	No objections
Fire Services	X	See comments below
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
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Building Division staff have concerns regarding the construction of the existing buildings. I doubt the construction would meet the spatial separation requirements per the code (fire resistance ratings and unprotected openings). There would need to be some modifications to make it code compliant.

Engineering staff does not object to the minor variance A24/26 other than if runoff from one parcel must pass through one or more of the severed parcels, a Drainage Agreement may be required.

Engineering does not object to the severance B16/26, however, request the following conditions to be attached to any consent approval.

- Runoff originating from Parcel A and B appears to flow through Parcel C before entering a swale along the railroad. If runoff from one parcel must pass through one or more of the severed parcels, a Drainage Agreement may be required. A grading and servicing plan prepared by a professional engineer be submitted to the satisfaction of the Director of Engineering or their designate.
- All services to 47 and 55 Cedar should be included in a servicing plan to determine what easements, if any, are required.
- There may be a private easement over the railroad that crosses a severed and retained parcel. Changes to this easement should be finalized if needed.

Potential property owners should be made aware of the following:

- The sanitary main does not extend any further down Cedar Street to the southeast then the intersection with Birch Street.

Planning staff noted the following.

Interior Side Yard Setback of 0m (Proposed Parcel A)

The requested variance is intended to recognize an existing building that has a 0m interior side yard setback. It does not facilitate new development but legalizes existing conditions.

Planning would like to note that:

- The building has historically been used as a garage/storage building associated with a contractor's yard, a lower-intensity use permitted in the M2 zone.
- The existing lot line abuts lands zoned C1, where a 0m side yard setback is permitted.
- The building does not project into the abutting lot, and no landscape buffering is required between M2 and C1 zones.

Planning staff are of the opinion (subject to satisfactory comments from Engineering Services and Building Division), that the variance maintains the general intent and purpose of the Zoning By-law and Official Plan and is minor and desirable.

Should the Committee approve the variance, staff recommend that it be limited to the existing building and not permit future additions or reconstruction at the reduced setback.

Interior Side Yard Setback of 0m (Proposed Parcel B)

Unlike Parcel A, the requested variance for Parcel B would create a new 0m interior side yard setback by establishing a new property line at the wall of an existing building. This deficiency does not currently exist and would be created solely by the proposed severance. For that reason, Planning staff distinguish this request from a variance that recognizes an existing site condition.

The required 5m interior side yard is intended to provide building separation, access for maintenance, and support the long-term functionality of industrial properties. Establishing a property line at the building wall would eliminate side yard access and create ongoing operational constraints and the potential for future conflicts between owners. These include challenges related to building maintenance/repair, utilities, snow removal, and future redevelopment. Also, the existing building has a sloped roof with a slight overhang that will direct roof drainage onto the abutting property, potentially creating drainage concerns.

In Planning staff's opinion, the proposed severance would result in Parcel B being functionally dependent on the abutting property rather than capable of operating independently. While easements/agreements may address some operational issues, they would not resolve the underlying land use planning concerns created by the proposed lot configuration.

As such, staff are not satisfied that creating a new 0m interior side yard setback is minor or desirable for the appropriate development or use of the land, as it introduces new site constraints and long-term operational challenges. The requested variance therefore is not recommended for approval, and with this Planning is not able to support the application for consent as proposed.

Staff recommend that the applicant consider an alternative severance design that improves the functionality of both parcels and avoids or reduces these deficiencies. That said, should the Committee approve the variance as proposed, the approval should be limited to the existing building only and should not permit future additions or reconstruction at the reduced setback.

Reduced Landscaped Open Space – Parcels A/B

The requested reductions in landscaped open space are contingent upon Committee approval of the proposed consent and related setback variances discussed above.

Planning staff recognize that the property has existed in its current form for many years, and the configuration of the site means that customer parking is mainly located in the required front yard.

Staff are of the opinion that the request for Parcel B satisfies the four tests. As a reduction 55% of landscaped space is generally sufficient to accommodate the existing landscaping (including a mature tree) and customer parking.

That said, the request for Parcel A can only be considered as meeting the four tests if current landscaping is improved. Based on a site visit, the existing landscaped area on the proposed Parcel A is poorly defined and consists of gravel, unmanaged vegetation, and informal parking. This area does not provide the intended visual buffering or streetscape function intended by the Zoning By-law and Official Plan.

Planning staff are of the opinion that the landscaped open space on Parcel A should be enhanced and maintained to improve the appearance of the site and reinforce its function as landscaped open space rather than additional parking. As such, Planning recommends the following as a condition of approval:

- Prior to finalization of the consent, the owner submits and implements a landscaping plan for Parcel A, to the satisfaction of the Director of Planning.

Staff Comments/Recommendations(s)

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

- Transfer/Deed of Land
- Certificate application & review fee
- 2% Cash-in-lieu of Parkland be submitted
- Reference plan
- PIN abstract and PIN map
- Minor Variance Application (if required)
- Undertaking to advise potential purchasers that the sanitary main does not extend any further down Cedar Street to the southeast then the intersection with Birch Street.
- Discharge of Charge/Mortgage
- Partial discharge of Charge/Mortgage
- Payment of municipal taxes
- Copy of receipted electronic transfer
- A grading and servicing plan prepared by a professional engineer be submitted to the satisfaction of the Director of Engineering or their designate and may require that a Drainage Agreement be entered into.
- A servicing plan that includes all services for 47 and 55 Cedar Street must be prepared to the satisfaction of the Director of Engineering or his designate. If it is determined that easements are required, consent approval must be obtained prior to final consent.

- It must be determined whether there is a private easement over that portion of the railroad that crosses the severed and retained lands. Any changes to this easement must be finalized. Confirmation must be provided to the Secretary-Treasurer.
-

TAB 8

Application B14/26-102-(1-102)-32962-RA, EM

BARBARA LYN ATTWELL is the owner of Pt. Sec 28 former Township of Korah, being PIN 31611-0198(LT); municipally identified as **CIVIC NO. 1327 THIRD LINE WEST** which is located on the south side of Third Line West between Leigh's Bay Road and Palomino Drive. She also owns PIN 31611-0198 (LT); municipally identified as **CIVIC NO. 1196 LEIGH'S BAY ROAD** which is located on the east side of Leigh's Bay Road approximately 200m south of the Leigh's Bay Road and Third Line West intersection. Both properties are designated Rural Area in the Official Plan and are zoned RA, Rural Area and EM, Environmental Management.

INTENT:

Under s57(1) of the Planning Act, the intent of the application is to restore previously existing lot lines that were inadvertently lost due to the unintentional merge of the two properties thereby validating existing mortgage(s).

BACKGROUND

Civic No. 1196 Leigh's Bay Road was an autonomous property jointly owned by the applicant and her husband until August 2015 when it was transferred to her name alone.

She also owned an independent property identified as Civic No. 1327 Third Line West at the time of the above noted transfer. There was no intention of merging these two independent parcels when the transfer occurred. They have continually been taxed, mortgaged, and developed one from the other.

Since the rear property line of Civic 1196 Leigh's Bay Road abuts the westerly side yard of Civic No. 1327 Third Line West and because both properties were taken in complete and common title, unbeknownst to the applicant, under the subdivision control provisions of Section 50 of Planning Act, the properties merged.

A validation certificate for Civic No. 1196 Leigh's Bay Road would validate the 2015 transfer by deeming that the contravention of s.50 of the Act to never have prevented the conveyance of Civic No. 1196 Leigh's Bay Road (thus validating the subsequent mortgage).

Independently, the subject properties both comply with the Official Plan and the Zoning By-law.

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.

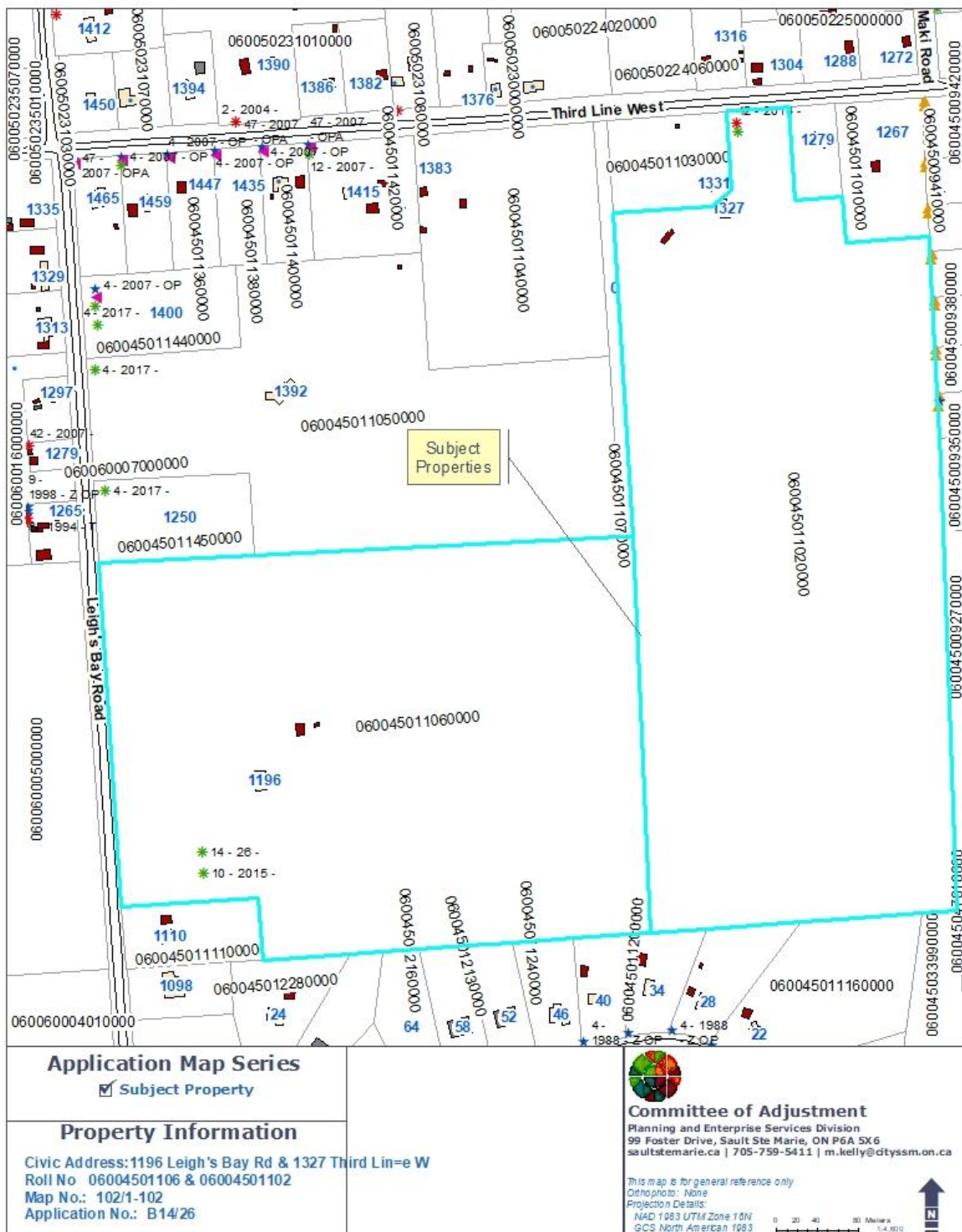
Division/Agency	Circulated	Response
Algoma Public Health		
Bell Canada Right-of-Way		
Building Division	X	No concerns to validation request
Canada Post		
Conservation Authority	X	
Engineering & Construction	X	No comment
Fire Services	X	No comments or concerns
Legal Department	X	No comment
Planning Division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

Staff Comments

There is no objection to the request.

Recommended conditions to be attached to any approval are:

- **Transfer/Deed of Land**
- **Certificate application & review fee**
- **Reference plan**
- **Undertaking to provide the Secretary-Treasurer with a copy of the transfer/notice on registration.**



DIMENSIONS OF THE PROPERTIES

