The Corporation of the
City of Sault Ste. Marie

Committee of Adjustment
SEPEMBER 24th, 2026
10:00 A.M.
Plummer Room, 3rd Floor
Civic Centre
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 August 19, 2026**
- **Disclosure of Pecuniary Interest and the General Nature Thereof**
- **Notice of Withdrawal or Motion for Deferral**
- **Matters To Be Considered**

Deferred Applications

- B10/26 Civic No. 380 Farwell Terrace

New Applications

- A29/26 Civic No. 131 Goulais Avenue
- A30/26 Civic No. 53 Murton Avenue
- A31/26 Civic No. 341 Chambers Avenue
- A32/26 Civic No. 127 Roosevelt Avenue
- A33/26 Civic No. 222 St. Patrick Street
- B19/26 Civic No. 1455 Base Line
- B20/26 Civic No. 1445 Base Line

- **Other Business**
- Next meeting is October 14th, 2026
- **Adjournment**

Michelle Kelly
Michelle Kelly, ACST
Secretary-Treasurer

Application A29/26-36-(1-57)-1947-R3

HEATHER V. O'BRIEN MEDICINE PROFESSION CORPORATION is the owner of Lot 30 Steel Plant Subdivision, former Township of St. Mary's being Pt 14, 1R4802 and municipally identified as **CIVIC NO. 131 GOULAIS AVENUE**. It is located on the northwesterly corner of Goulais Avenue and McAllen Street. It is designated Residential in the Official Plan and is zoned R3, Low Density Residential.

The following variances are requested.

	By-Law 2005-150 Requires	**Proposed Variance**
9.7.2	**Minimum** exterior side yard of **4.5m**	**REDUCE** the minimum south exterior side yard to **2.2m** for the proposed new enclosed entryway & 2nd storey addition

INTENT:
The location of the existing 100+ year old duplex is legal non-conforming. The owner proposes to construct a new entryway complete with a second storey onto the south side of the existing home. The second storey will be a continuation of the existing second storey and will allow new stairs and stairwell to the second storey to be re-constructed in accordance with current building code regulations.

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	No concerns or objections. Requires a site plan to assess SSMRCA permitting
Engineering & Construction	X	No objections. Advise that existing drainage patterns to be maintained.
Fire Services	X	Owner to notify Fire Services when the building becomes occupied & provide updated owner/property manager information

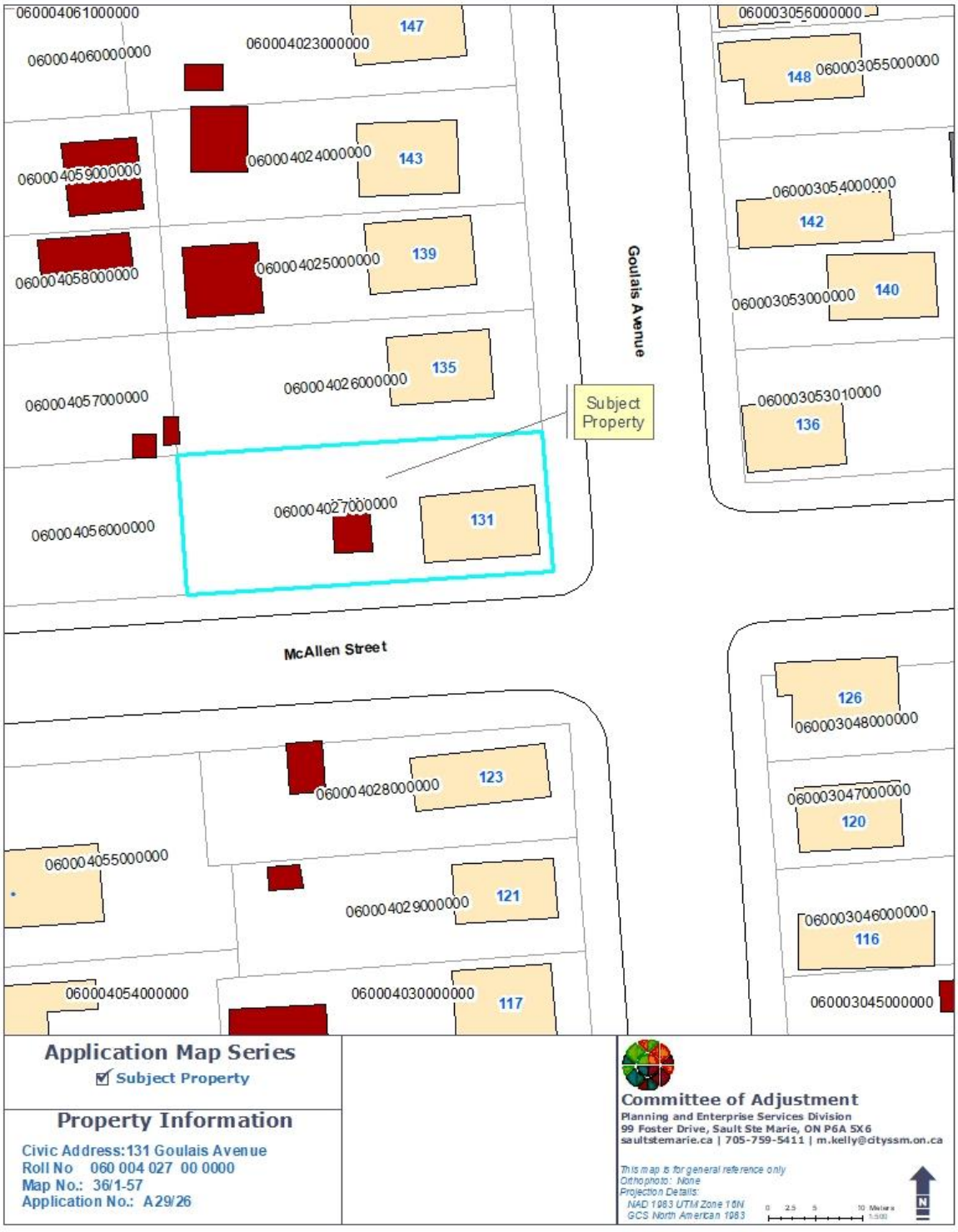
Legal Department	X	No comments to the requested variance
Planning Division	X	
PUC Distribution Inc. (Electric)	X	No concerns. If a revision to the electrical service is required, please contact PUC Engineering.
Public Utilities Comm. (Water)	X	Verification must be provided by a Professional Engineer that the existing water service size is adequate to supply the necessary water demand for the addition.
Public Works		

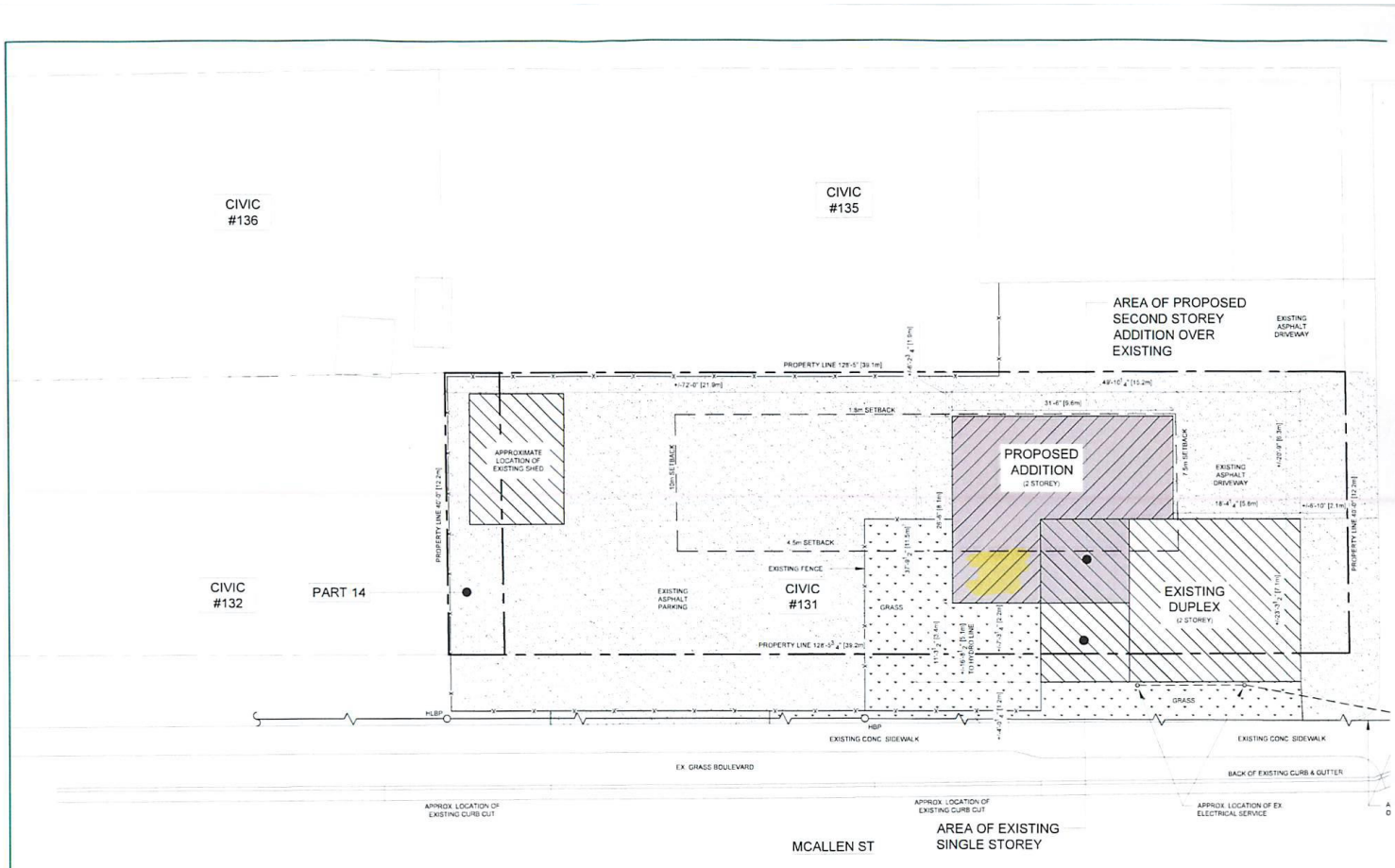
Staff Comments/Recommendations(s)

There are no objections to the request, and no evidence has been presented to suggest that approval would create a negative impact. The proposed upgrades to current standards will allow this century-old multi-unit residential building to continue for years to come.

Public Utilities Commission (Water Utility) recommended that the following conditions be attached to any approval.

1. That verification from a Professional Engineer is submitted which confirms that the existing water service size is adequate to supply the necessary water demand for the addition.


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Goulais Avenue
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Subject Property
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060004056000000
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131
McAllen Street
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120
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121
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116
060004054000000
060004030000000
117
060003045000000
Application Map Series
Subject Property
Property Information
Civic Address:131 Goulais Avenue
Roll No 060 004 027 00 0000
Map No.: 36/1-57
Application No.: A29/26
Committee of Adjustment
Planning and Enterprise Services Division
99 Foster Drive, Sault Ste Marie, ON P6A 5X6
saultstemarie.ca | 705-759-5411 | m.kelly@cityssm.on.ca
This map is for general reference only
Orthophoto: None
Projection Details:
NAD 1983 UTM Zone 16N
GCS North American 1983
0 2.5 5 10 Meters
1:500
N



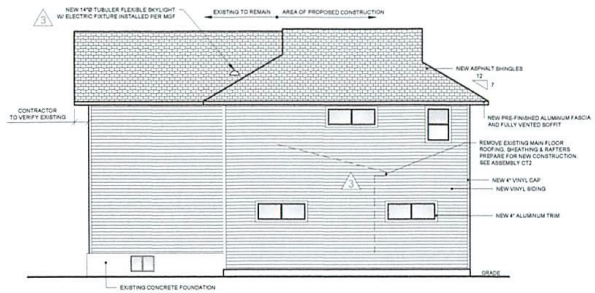
SITE PLAN
SCALE 3/32" = 1'-0"

LOW DENSITY RESIDENTIAL ZONE (R3)			
STANDARD	REQUIRED (2 STOREY)	EXISTING	PROPOSED

THIS DRAWING DOES NOT TAKE INTO ACCOUNT UNKNOWN SITE CONDITIONS, SUCH AS SOIL BEARING CAPACITY



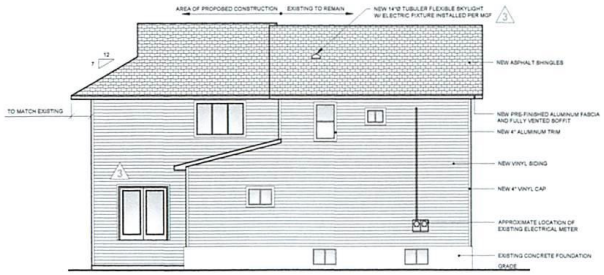
FRONT ELEVATION (EAST) - Goulais
SCALE 1/8" = 1'-0"



RIGHT ELEVATION (NORTH)
SCALE 1/8" = 1'-0"



REAR ELEVATION (WEST)
SCALE 1/8" = 1'-0"



LEFT ELEVATION (SOUTH)
SCALE 1/8" = 1'-0"

NORQUAY ENGINEERING
DIV. OF NORQUAY ENGINEERING LTD
norquayeng.ca

GENERAL NOTES
1. DO NOT SCALE DRAWINGS
2. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO ANY CONSTRUCTION
3. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED
4. THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS ISSUED FOR CONSTRUCTION

PRELIMINARY

No.	ISSUANCE	DATE	BY
1	ISSUED FOR PLANNING APPLICATION	2020-11-23	JSD
1a	ISSUED FOR PLANNING APPLICATION	2020-12-11	JSD
1b	ISSUED FOR PLANNING APPLICATION	2020-12-21	JSD
1c	ISSUED FOR PLANNING APPLICATION	2021-01-13	JSD
1d	ISSUED FOR REVIEW	2021-02-03	JSD

RENOVATION/ADDITION TO EXISTING DUPLEX
HEATHER & JAMES O'BRIEN

DRAWING: ELEVATIONS

ADDRESS: 131 GOULAIS AVE, BAR RIVER, ON

DRAWN	E. PYCHLAU	SCALE	1/4" = 1'-0"
CHECKED	P. KILKARISKA	DATE	MAY 2020
SIZE	17"x7"	BCIN#	115337

PROJECT NUMBER: NQ-20126

DRW No.: P-3

4 OF 7

Google Maps 136 Goulais Ave

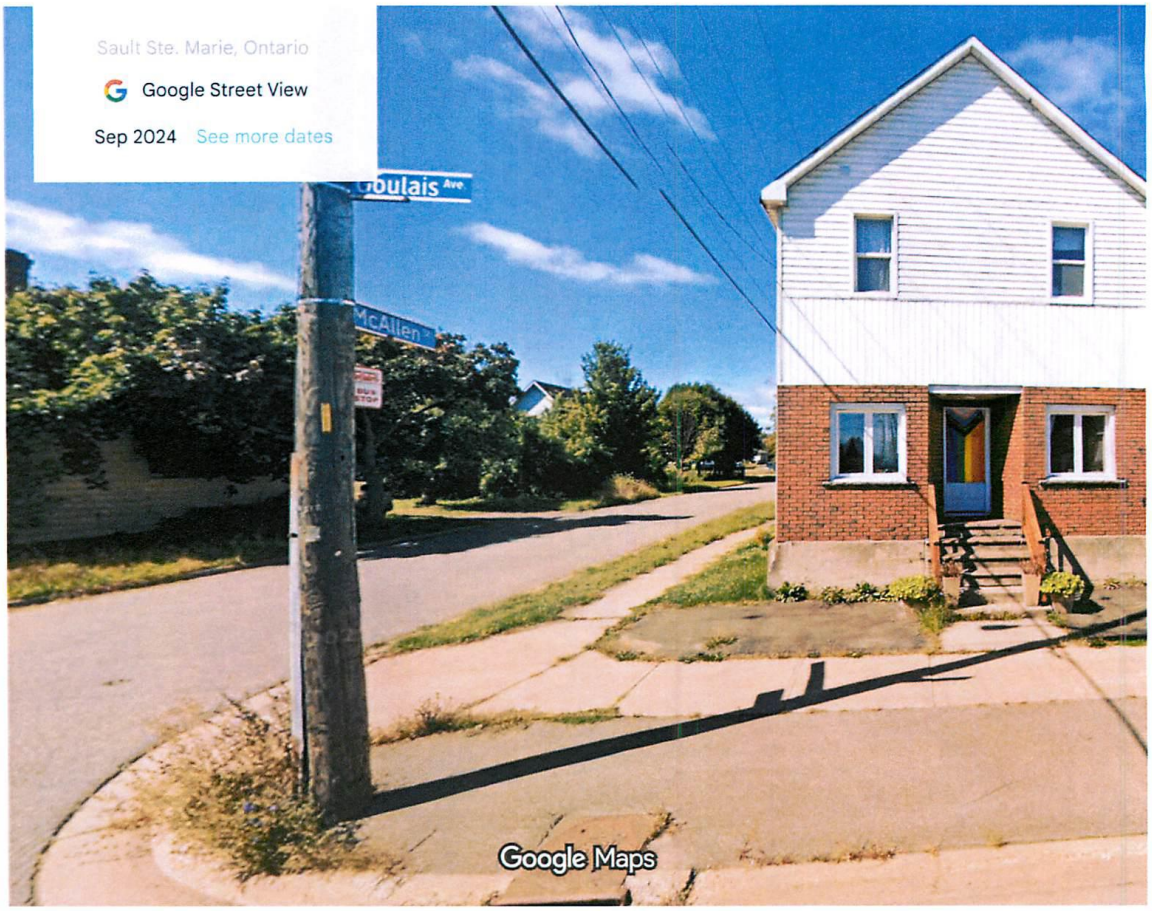
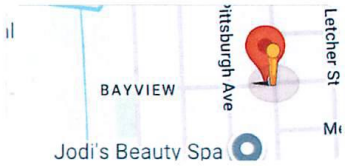


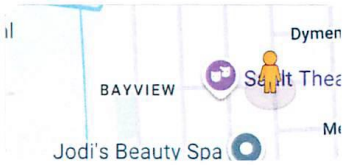
Image capture: Sep 2024 © 2026 Google



Google Maps 775 McAllen St



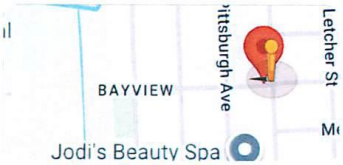
Image capture: Sep 2024 © 2026 Google



Google Maps 136 Goulais Ave



Image capture: Sep 2024 © 2026 Google



Application A30/26-80-(1-90)-5503-R2

SHIRLEY KINDRED is the owner of Lots 684 & 685 Sault Ste. Marie Park Subdivision, Plan 7602, former Township of Korah and municipally identified as **CIVIC NO. 53 MURTON AVENUE**. It is located on the southeast corner of Murton Avenue and the unopened Syndenham Road extension. It is designated Residential in the Official Plan and is zoned R2, Gentle Density Residential.

The following variance is requested.

	By-Law 2005-150 Requires	**Proposed Variance**
9.1.5	Accessory structures **shall not be located** within a required exterior side yard	**PERMIT a** new **6.7m x 8.53m** detached **garage to be located** in the required south exterior side yard, 1.2m (4') from the lot line

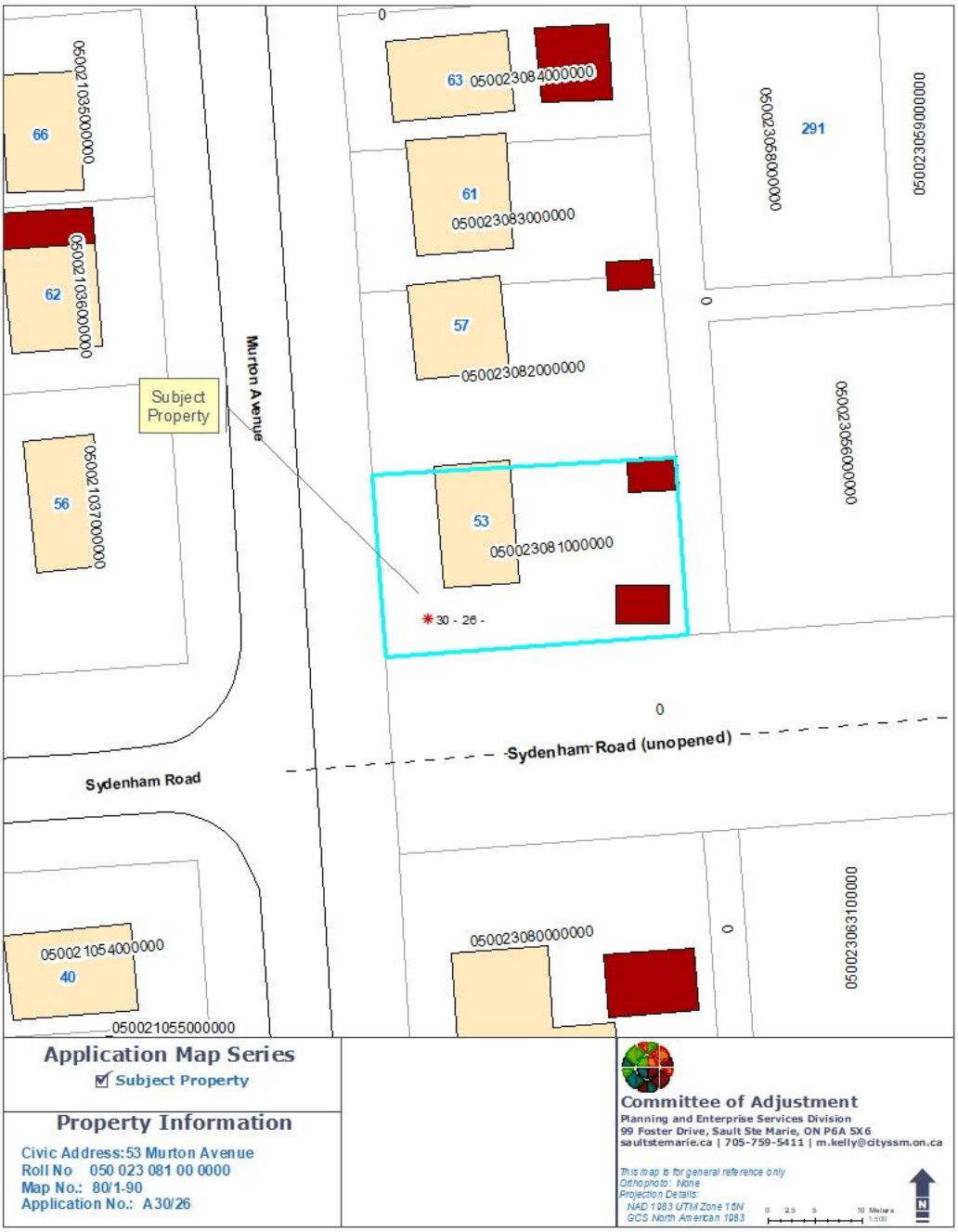
INTENT:
The owner seeks approval to construct a new **57.22m^2** detached garage in the south exterior side yard, 1.2m from the property line. The proposed location will allow the existing driveway to be used for access to the garage.

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	No concerns or objections.
Engineering & Construction	X	No objections.
Fire Services	X	No comments or concerns
Legal Department	X	No comment. At this time, the City wants to retain ownership of the laneway.
Planning Division	X	
PUC Distribution Inc. (Electric)	X	No concerns. If a revision to the electrical service is required, please contact PUC Engineering.
Public Utilities Comm. (Water)	X	No concerns
Public Works		

Staff Comments/Recommendations(s)
There are no objections to the request, and no evidence has been presented to suggest that approval would create a negative impact.



Google Maps 54 Murton Ave

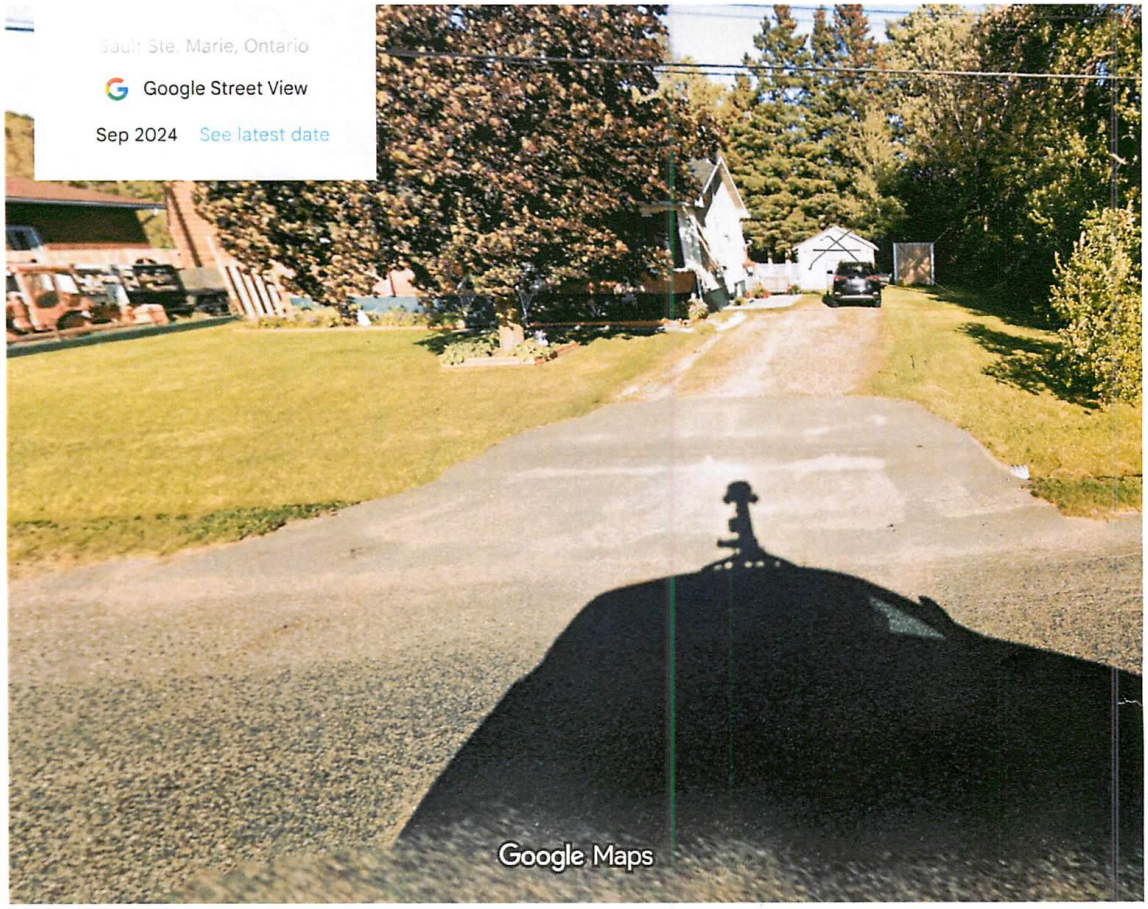


Image capture: Sep 2024 © 2026 Google

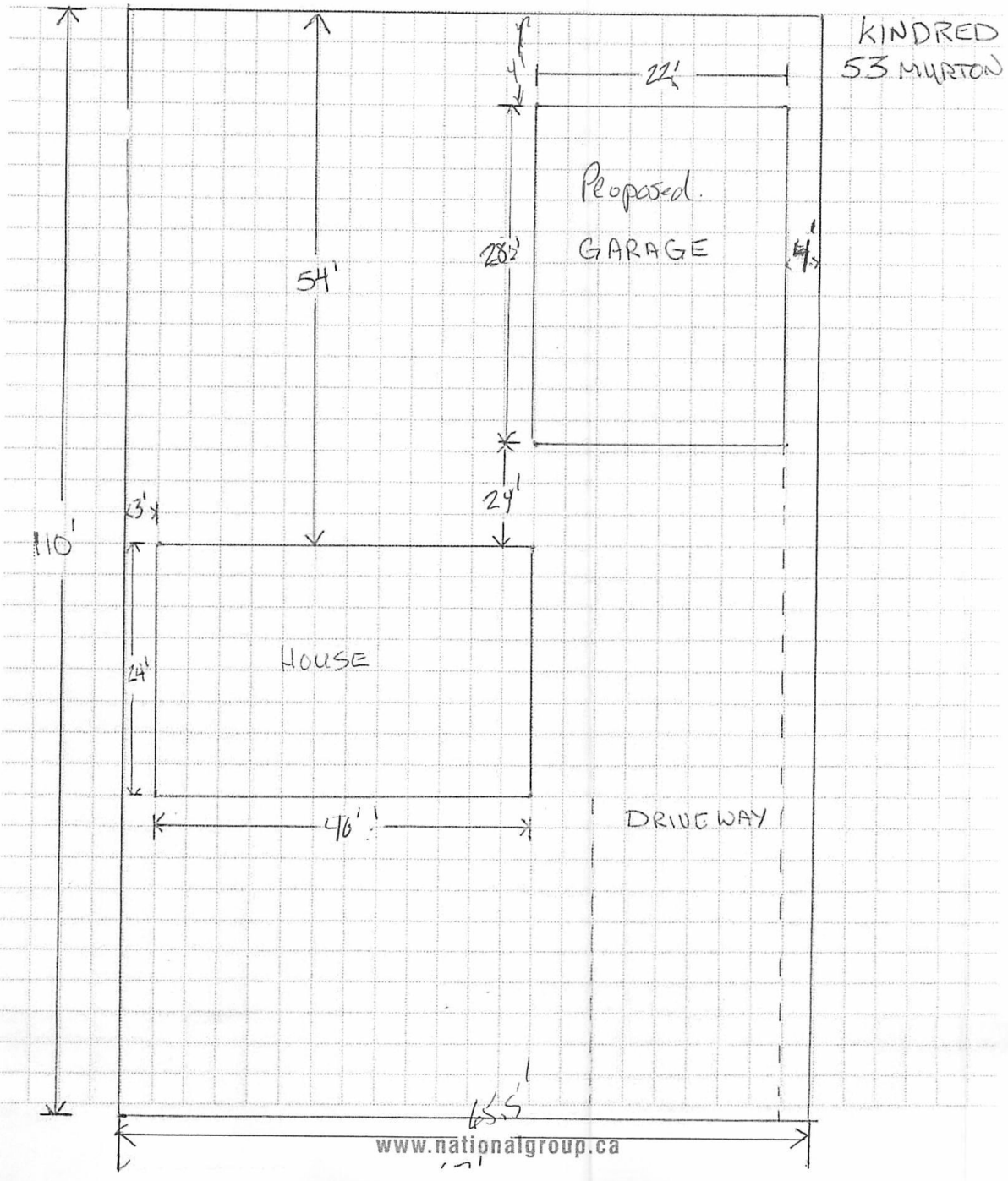


X - removed

SAULT STE. MARIE
9 Sackville Road
Sault Ste. Marie, ON, P6B 4T3
Phone: 705-253-5646
Fax 705-253-0261

NATIONAL
SUPPLY CENTRE LTD.

TIMMINS
457 Railway Street
Timmins, ON, P4N 2P5
Phone: 705-360-1065
Fax 705-360-1529



TAB 3

Application A31/26-33-(1-36)-17355-R2

ANDRE LEBLANC is the owner of Lot 59 Grandview 'B' Subdivision former Township of Rankin and municipally identified as **CIVIC NO. 341 CHAMBERS AVENUE**. It is located on the easterly side of Chambers Avenue between Kerr Drive and Jemmette Street. 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**
9.1.5 **9.5.2**	**Minimum** interior side yard is **1.2m**	**REDUCE** the minimum northerly interior side yard to **0.8m** for the proposed carport only.
4.2	**Minimum** distance for eaves with eavestrough from the property line is **0.3m**	**PERMIT** the eaves fitted with eavestrough to project to within **0.2794m** of the northerly property line.

INTENT:
The applicant wishes to construct a new 96m^2 carport onto the north side of the existing home. Mapping records reveal that a carport existed in the same location with the same footprint since 2007 until its' recent demolition.

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.

The owners of the northerly abutting property advised had no objections to the construction of a new carport on 341 Chambers Avenue.

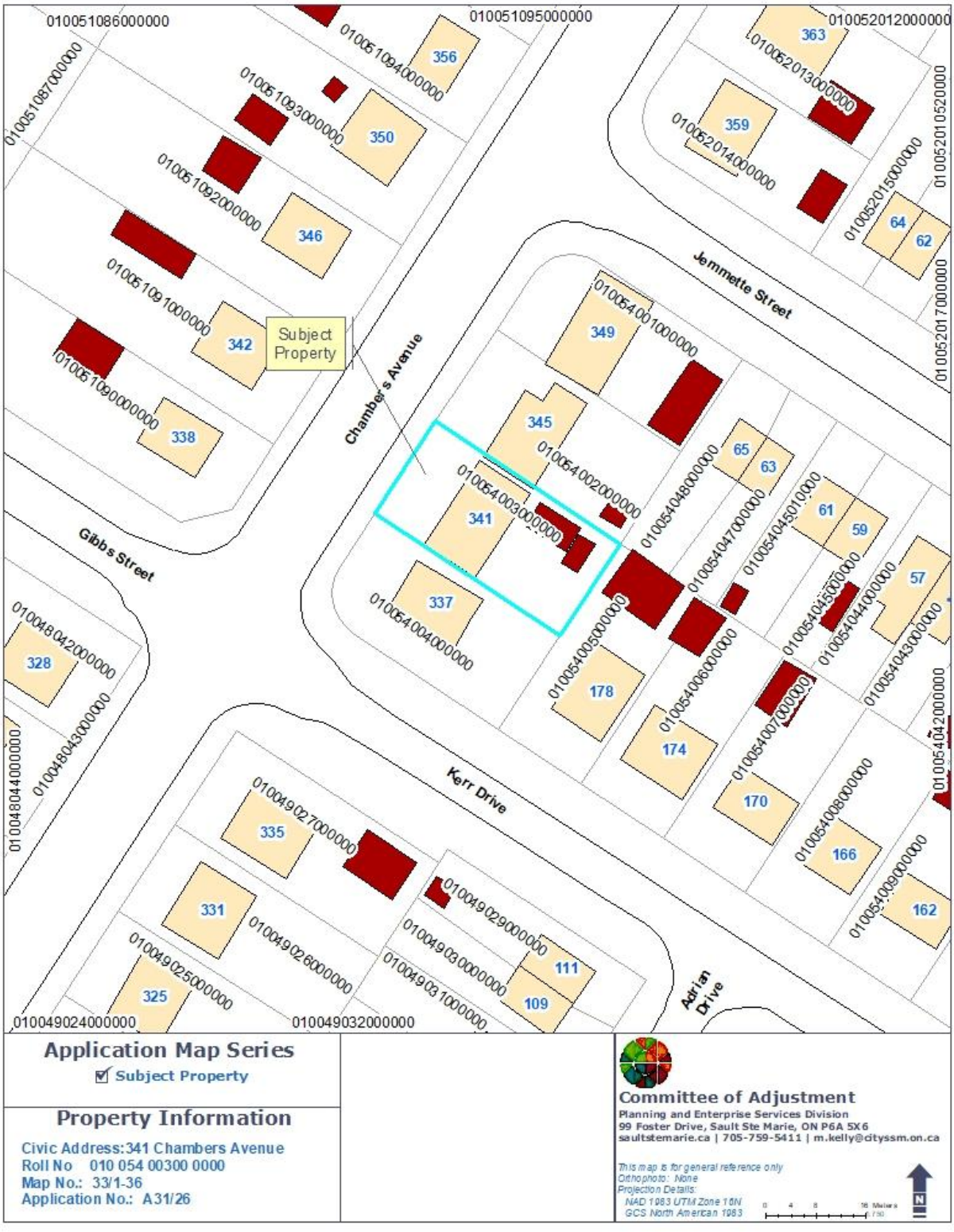
The owner of a neighbouring property had no objection to the proposal.

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 & advised that the carport wall at a 0.8m setback will have to provide a 45-minute fire resistance rating, be of non-combustible cladding and have no openings.
Canada Post		
Conservation Authority	X	No concerns or objections.
Engineering & Construction	X	
Fire Services	X	No comments or concerns
Legal Department	X	.
Planning Division	X	
PUC Distribution Inc. (Electric)	X	No concerns.
Public Utilities Comm. (Water)	X	No concerns
Public Works		

Staff Comments/Recommendations(s)
There are no objections to the request, and no evidence has been presented to suggest that approval would create a negative impact.

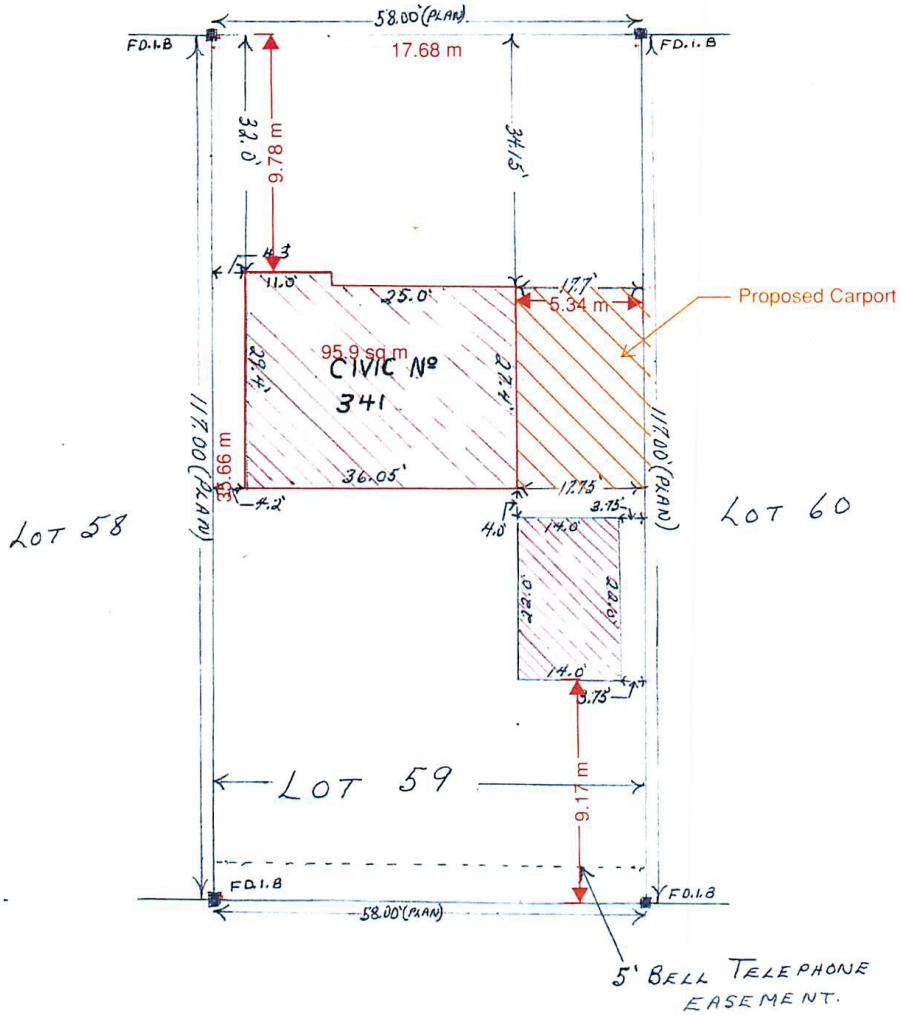
The composition of the proposed carport wall will be part of the building permit application review.


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Subject Property
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338
Chamber's Avenue
Gibbs Street
Jemmette Street
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010052010520000
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010052017000000
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010049031000000
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Adrian Drive
Application Map Series
Subject Property
Property Information
Civic Address:341 Chambers Avenue
Roll No 010 054 00300 0000
Map No.: 33/1-36
Application No.: A31/26
Committee of Adjustment
Planning and Enterprise Services Division
99 Foster Drive, Sault Ste Marie, ON P6A 5X6
saultstemarie.ca | 705-759-5411 | m.kelly@cityssm.on.ca
This map is for general reference only
Orthophoto: None
Projection Details:
NAD 1983 UTM Zone 16N
GCS North American 1983
0 4 8 16 Meters
N

REQUEST FOR BUILDING PERMIT SCALE - 1" = 16'

JOHN EDMUND WALKER
341 CHAMBERS AVE
SAULT STE MARIE ONTARIO

CHAMBERS AVENUE



LOT NUMBER 59 GRANDVIEW GARDENS 'B' SUBDIVISION ACCORDING TO A PLAN REGISTERED IN THE REGISTRY OFFICE FOR THE SAID DISTRICT OF ALGOMA AS PLAN NUMBER H-641

ESTIMATED COST FOR CONSTRUCTION OF GARAGE. - $650.00

Application A32/26-52-(1-68)-21257-R2

DANIEL TRUDEL is the owner of Pt. Lot 45, Brookfield Subdivision Plan M112 being Pt. 2, 1R2249, Plan 7602, former Township of Korah and municipally identified as **CIVIC NO. 127 ROOSEVELT AVENUE**. It is located on the west side of Roosevelt Avenue between Wallace Terrace and East Balfour Street. It is designated Residential in the Official Plan and is zoned R2, Gentle Density Residential.

The following variance is requested.

	By-Law 2005-150 Requires	**Proposed Variance**
9.1.5	**MAXIMUM** building height for a detached garage is **6m**	**INCREASE** building height of a proposed 9.75m x 12.19m detached garage **to 7.162m**

INTENT:
The owner proposes to build a new detached cold-storage garage in the rear yard and seeks approval to increase the maximum garage height to 7.162m. The garage is designed to have a ceiling height of 17 feet 4½ inches and 4/12 pitch trusses. The increased height is needed to allow large recreational vehicles such as a motor home, boat, etc. to be stored inside.

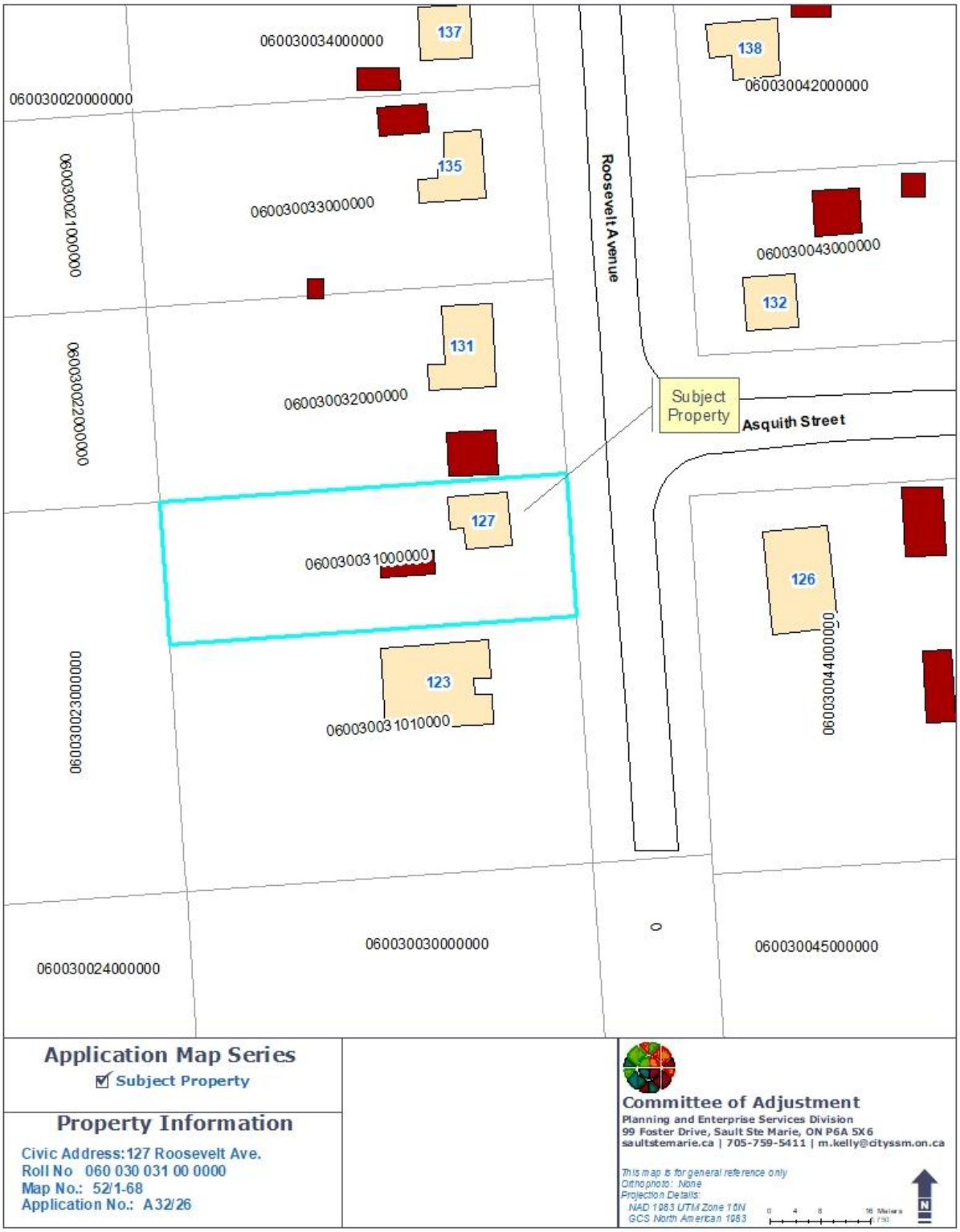
Public Input
Notice of public hearing was sent by personal mail to neighbouring properties, by posting a sign on-site & posting on the City website.

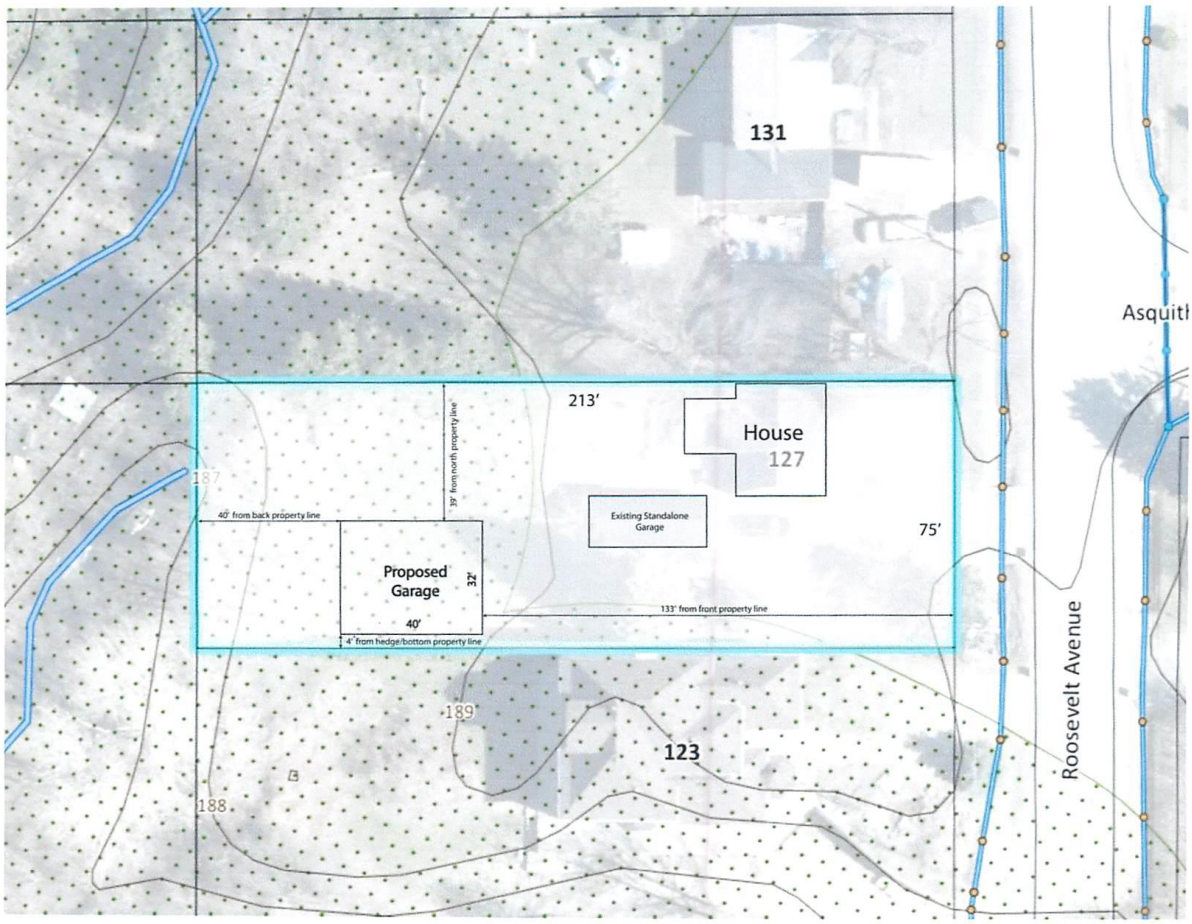
Technical Review: Circulated Departments & Agencies
As part of the application review, this proposal was circulated to the following internal departments and external agencies for their review.

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

Staff Comments/Recommendations(s)
There are no objections to the request, and no evidence has been presented to suggest that approval would create a negative impact.

SSMRCA has issued a permit for the proposed structure. The additional height requested will not impact the existing site plan.


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Roosevelt Avenue
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060030022000000
Subject Property
Asquith Street
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060030031000000
126
123
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060030044000000
060030023000000
060030030000000
060030045000000
060030024000000
Application Map Series
Subject Property
Property Information
Civic Address:127 Roosevelt Ave.
Roll No 060 030 031 00 0000
Map No.: 52/1-68
Application No.: A32/26
Committee of Adjustment
Planning and Enterprise Services Division
99 Foster Drive, Sault Ste Marie, ON P6A 5X6
saultstemarie.ca | 705-759-5411 | m.kelly@cityssm.on.ca
This map is for general reference only
Orthophoto: None
Projection Details:
NAD 1983 UTM Zone 16N
GCS North American 1983
N


131
213'
House
127
Existing Standalone Garage
75'
39' from north property line
40' from back property line
Proposed Garage
32'
40'
4' from hedge/bottom property line
133' from front property line
187
189
188
123
Roosevelt Avenue
Asquith

Application A33/26-82-(1-92)-9104-R2

ANDREW DUOBA is the owner of Lot 19, RCP H658 PIN #31568-0006, former Township of Korah and municipally identified as **CIVIC NO. 222 ST. PATRICK STREET**. It is located on the east side of St. Patrick Street south off Penno Road. It is designated Residential in the Official Plan and is zoned R2, Gentle Density Residential.

The following variance is requested.

	By-Law 2005-150 Requires	**Proposed Variance**
9.6.2	**Other** Interior Side yard **3m**	**REDUCE** the interior side yards to **1.29m**

INTENT:
The owner proposes to build a new semi-detached structure. Due to the irregular lot configuration, the structure is will be located approximately 15.24m back from the front property line at its' closest point. The required parking spaces will be located in front of each unit and will be well beyond the required front yard setback.

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.

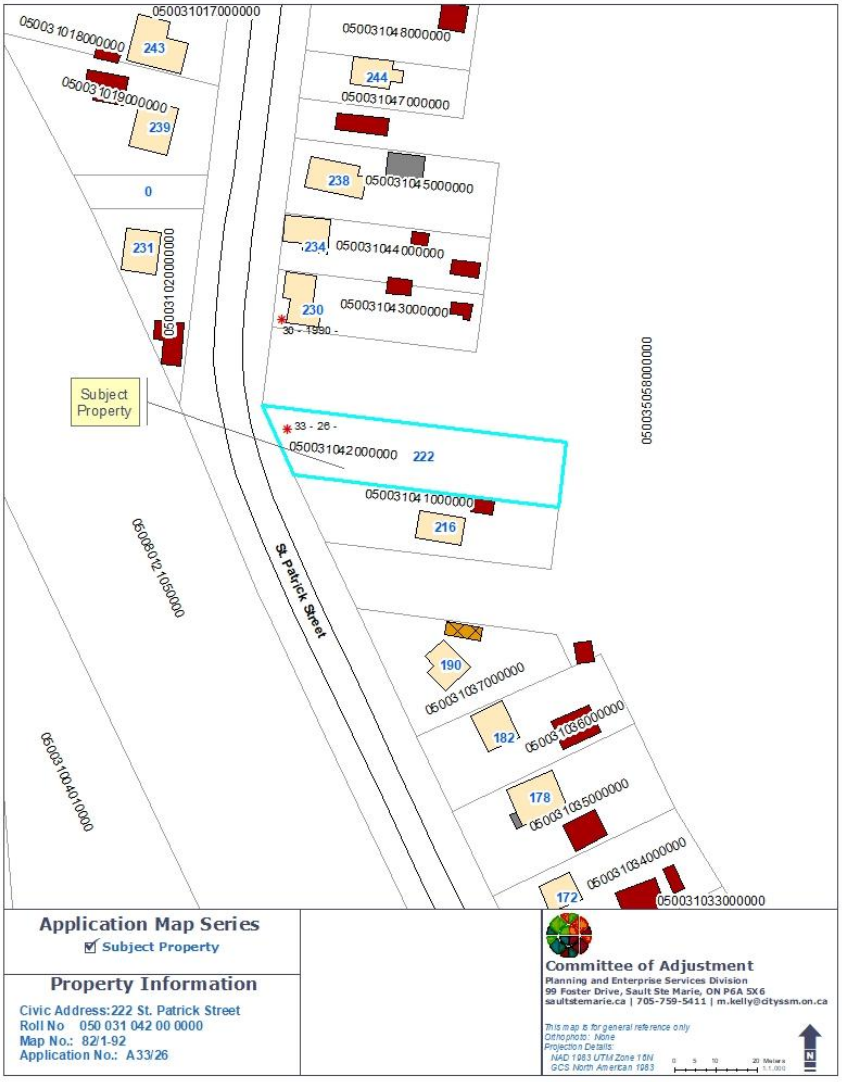
Technical Review: Circulated Departments & Agencies
As part of the application review, this proposal was circulated to the following internal departments and external agencies for their review.

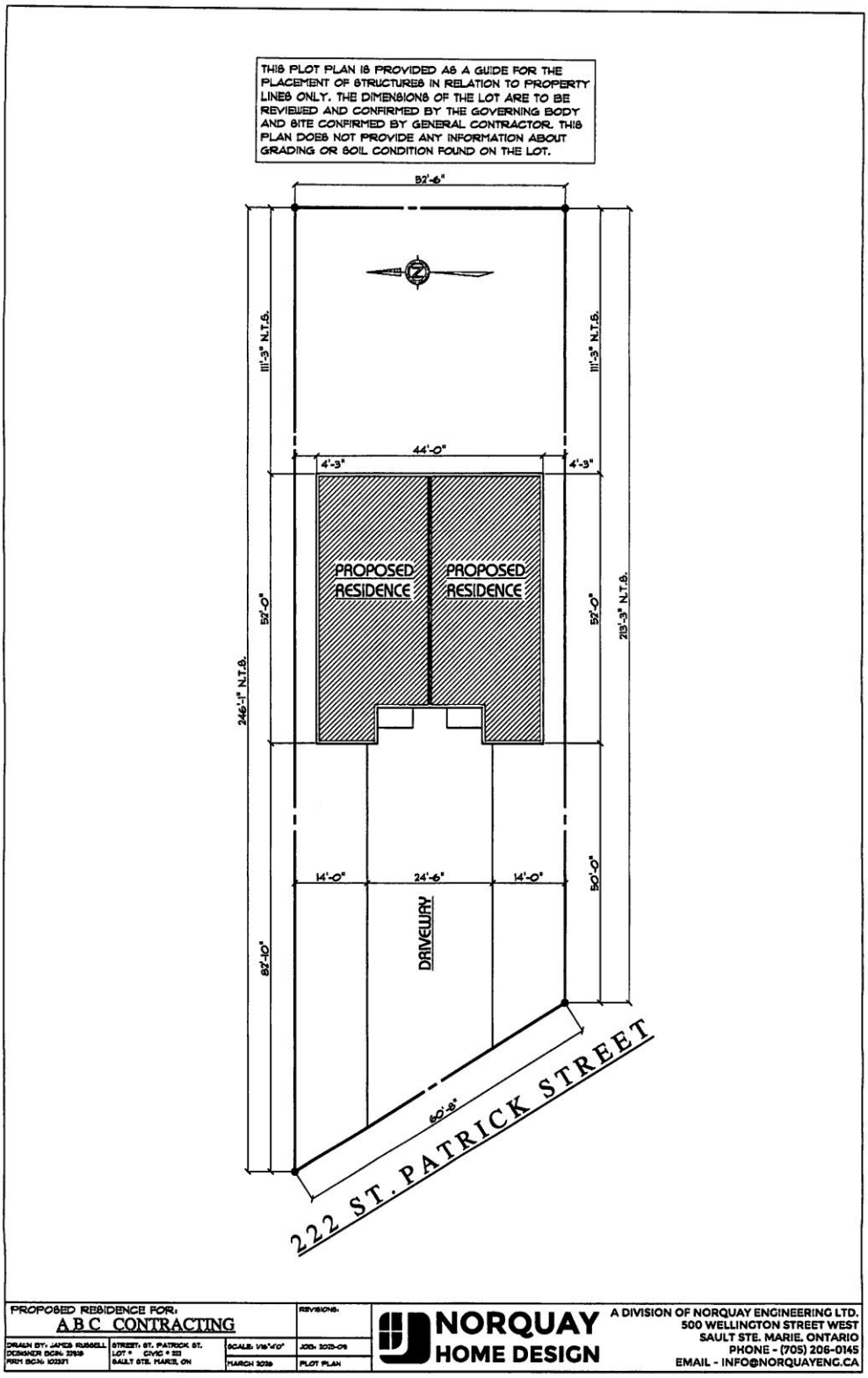
Division/Agency	Circulated	Response
Building Division	X	No objections
Canada Post		
Conservation Authority	X	No concerns or objections.
Engineering & Construction	X	No objections. There appears to be an existing swale along the southern interior property line. Existing drainage patterns should be maintained.
Fire Services	X	No comment or concerns
Legal Department	X	No comments
Planning Division	X	
PUC Distribution Inc. (Electric)	X	No concerns. A detailed plan inclusive of electrical servicing will be required.
Public Utilities Comm. (Water)	X	No concerns. An application for General Water Service may be required for submission to PUC.

Public Works		

Staff Comments/Recommendations(s)
There are no objections to the request, and no evidence has been presented to suggest that approval would create a negative impact.

SSMRCA has issued a development regulation permit for the proposed semi-detached.

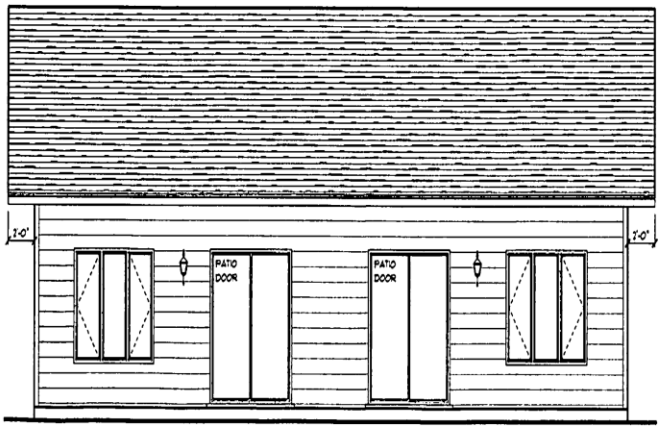



THIS PLOT PLAN IS PROVIDED AS A GUIDE FOR THE PLACEMENT OF STRUCTURES IN RELATION TO PROPERTY LINES ONLY. THE DIMENSIONS OF THE LOT ARE TO BE REVIEWED AND CONFIRMED BY THE GOVERNING BODY AND SITE CONFIRMED BY GENERAL CONTRACTOR. THIS PLAN DOES NOT PROVIDE ANY INFORMATION ABOUT GRADING OR SOIL CONDITION FOUND ON THE LOT.
52'-6"
111'-3" N.T.S.
111'-3" N.T.S.
44'-0"
4'-3"
4'-3"
PROPOSED RESIDENCE
PROPOSED RESIDENCE
52'-0"
52'-0"
213'-3" N.T.S.
246'-1" N.T.S.
14'-0"
24'-6"
14'-0"
50'-0"
DRIVEWAY
82'-10"
60'-8"
222 ST. PATRICK STREET
PROPOSED RESIDENCE FOR:
A B C CONTRACTING
REVISIONS:
DRAWN BY: JAMES RUSSELL
DESIGNER BCIN: 27619
FIRM BCIN: 102327
STREET: ST. PATRICK ST.
LOT # CIVIC # 222
SAULT STE. MARIE, ON
SCALE: 1/16"=1'-0"
MARCH 2026
JOB: 2025-09
PLOT PLAN
NORQUAY HOME DESIGN
A DIVISION OF NORQUAY ENGINEERING LTD.
500 WELLINGTON STREET WEST
SAULT STE. MARIE, ONTARIO
PHONE - (705) 206-0145
EMAIL - INFO@NORQUAYENG.CA



FRONT ELEVATION

SCALE: 3/16"=1'-0"



REAR ELEVATION

SCALE: 3/16"=1'-0"

NORQUAY HOME DESIGN

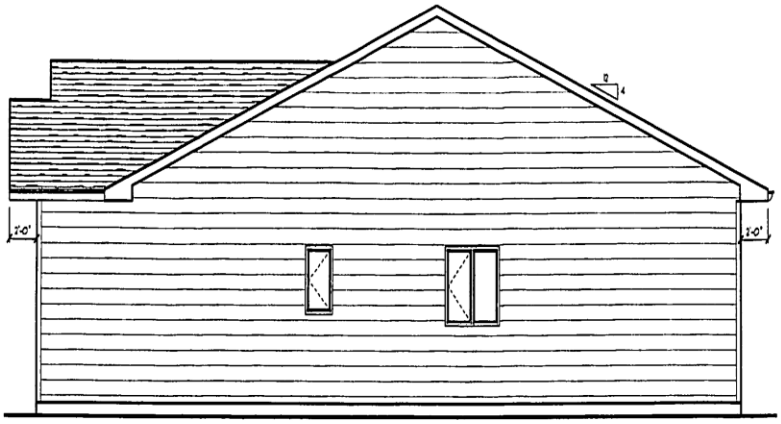
A DIVISION OF NORQUAY ENGINEERING LTD.
500 WELLINGTON STREET WEST
SAULT STE. MARIE, ONTARIO
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REVISIONS

PROPOSED RESIDENCE FOR:

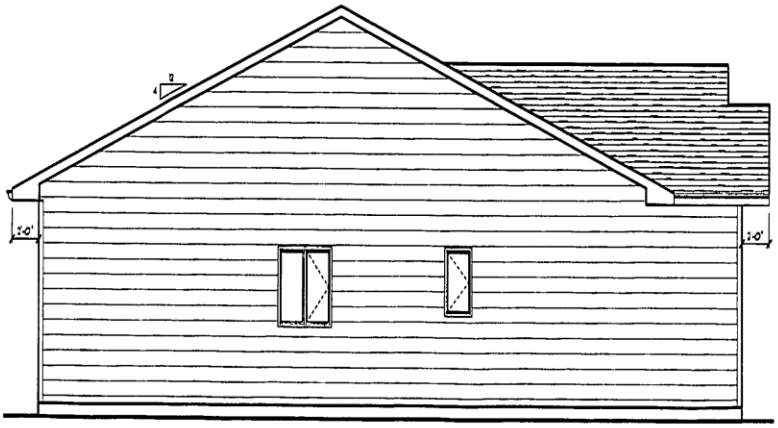
A B C CONTRACTING

DRAWN BY: JAMES RUSSELL DESIGNER BCIN: 2258 FIRM BCIN: 102321	STREET: ST. PATRICK ST. LOT: CIVIC: 222 SAULT STE. MARIE, ON	SCALE: 3/16"=1'-0"	JOB: 2025-09
		MARCH 2026	PAGE 3 OF *



RIGHT SIDE ELEVATION

SCALE: 3/16"=1'-0"



LEFT SIDE ELEVATION

SCALE: 3/16"=1'-0"

NORQUAY HOME DESIGN

A DIVISION OF NORQUAY ENGINEERING LTD.
500 WELLINGTON STREET WEST
SAULT STE. MARIE, ONTARIO
PHONE - (705) 256-0145
EMAIL - INFO@NORQUAYENG.CA

REVISIONS

PROPOSED RESIDENCE FOR:

ABC CONTRACTING

DRAWN BY: JAMES RUSSELL	STREET: ST. PATRICK ST.	SCALE: 3/16"=1'-0"	JOB: 2023-09
DESIGNER BCIN: 27518	LOT: * CIVIC: 222		
FIRM BCIN: 101221	SAULT STE. MARIE, ON	MARCH 2024	PAGE 6 OF 7

Deferred Application

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

LINA MARIE SARNO is the owner of Pt. of the N.W. Broken ¼ of Section 36, Lot 4, Farwell Terrace Subdivision, Plan 515 former Township of Korah municipally identified as **CIVIC NO. 380 & 382 FARWELL TERRACE.** It is located on the east side of Farwell Terrace between Henrietta Avenue & McLean Court. The subject property is designated Residential2in the Official Plan and is zoned R2, Gentle Density Zone.

INTENT:

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

Notice of public hearing is not required.

Technical Review: Circulated Departments & Agencies
As part of the application review, this proposal was circulated to the following internal departments and external agencies for their review.

Division/Agency	Circulated	Response
Algoma Public Health		
Bell Canada Right-of-Way		
Building Division	X	Questioned the location of the existing garage & is a variance required?
Canada Post		
Conservation Authority	X	No objections or concerns
Engineering & Construction	X	
Fire Services	X	No comments or concerns
Legal Department	X	No comments
Planning Division	X	No concerns
PUC Distribution Inc. (Electric)	X	Required work for a new service is complete and has been accepted.
Public Utilities Comm. (Water)	X	Required work for a new service is complete and has been accepted.
Public Works		No comment

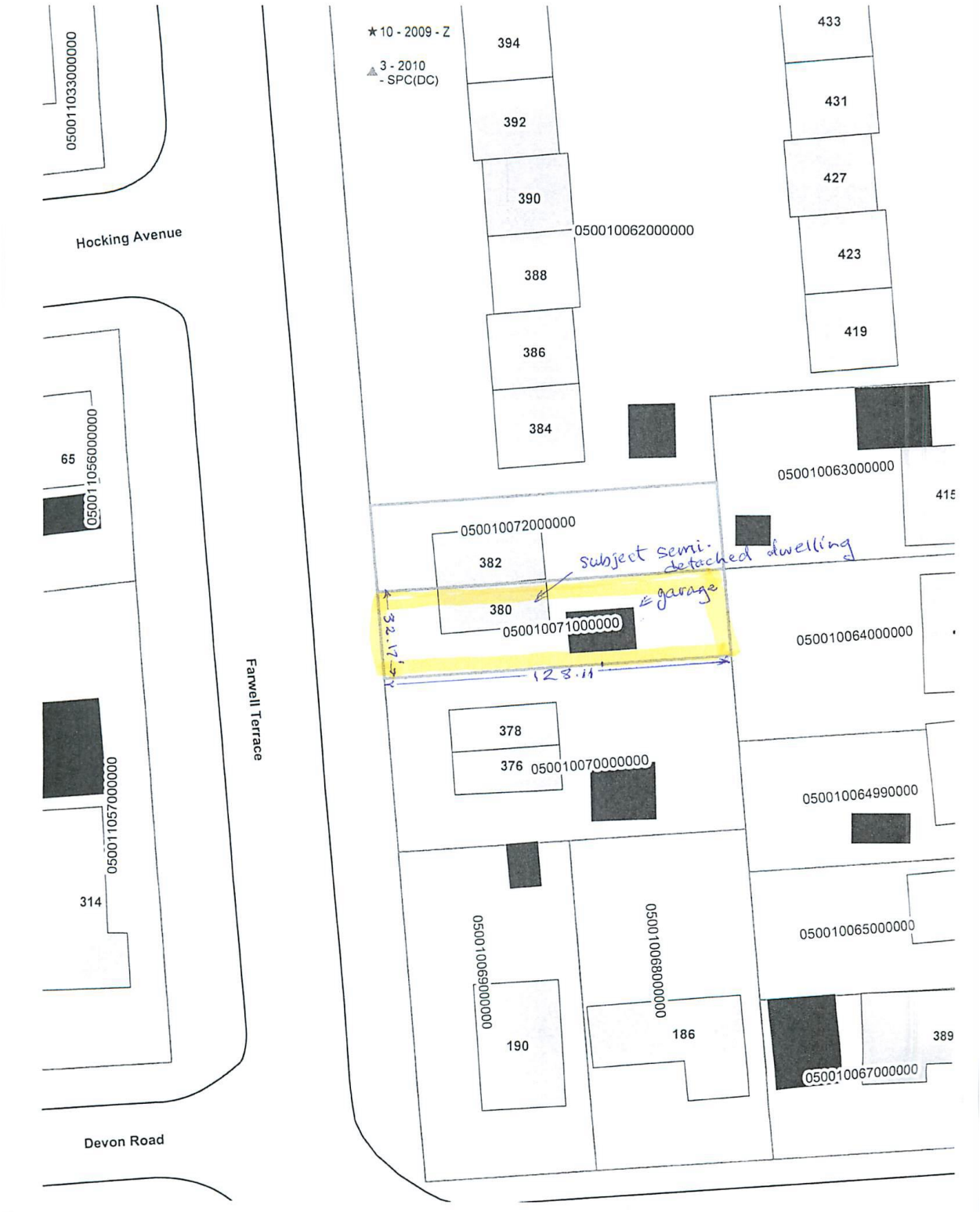
Staff Comments
This application was deferred to allow the owner an opportunity to meet with PUC to discuss water and electric utility requirements. PUC has since advised that the requirements for both water and electrical utility services have been completed. Building remains concerned about the location of the existing garage.

There are no objections to the request, the request conforms with the Zoning By-law and the Official Plan.

Recommended conditions to be attached to any approval are:

1. Transfer/Deed of Land
2. Certificate application review fee for each transfer presented
3. Reference plan(s)
4. A minor variance application if required
5. That any Charge/Mortgage affecting the subject property is discharged or partially discharged and a copy of the Discharge of Charge/Mortgage be provided to the Secretary-Treasurer.
6. Payment of municipal taxes
7. Provide a copy of the Receipted Electronic Transfer document(s)


Subject Property
Hocking Avenue
Farwell Terrace
Devon Road
Henrietta Avenue
Estelle Street
Franklin Street
Application Map Series
Subject Property
Property Information
Civic Address:380 Farwell Terrace
Roll No 050 010 071 00 0000
Map No.: 56/1-72
Application No.: B10/26
Committee of Adjustment
Planning and Enterprise Services Division
99 Foster Drive, Sault Ste Marie, ON P6A 5X6
saultstemarie.ca | 705-759-5411 | m.kelly@citysm.on.ca
This map is for general reference only
Orthophoto: None
Projection Details:
NAD 1983 UTM Zone 16N
GCS North American 1983


★10 - 2009 - Z
3 - 2010 - SPC(DC)
Hocking Avenue
Farwell Terrace
Devon Road
050011033000000
65
050011056000000
050011057000000
314
394
392
390
388
386
384
050010062000000
433
431
427
423
419
050010063000000
415
050010072000000
382
380
050010071000000
subject semi-detached dwelling
garage
32.17'
123.11'
050010064000000
378
376
050010070000000
050010064990000
050010065000000
050010069000000
190
050010068000000
186
389
050010067000000

Application B19/26-520-(2-20)-16967-RA

BRADLEY DAVIEAUX & ASHLEY DAVIEAUX are the owners of **CIVIC NO. 1455 BASE LINE**. It is located on the south side of Base Line between Town Line Road and Leigh's Bay Road. It is designated Rural Area in the Official Plan and is zoned RA, Rural Area.

PURPOSE & EFFECT:

Subject to final consent of application **B20/26**, the applicants wish to convey an interior parcel of land and **attach it to Civic No. 1445 BASE LINE,** as a lot addition.

	Frontage (approximate)	Depth (approximate)	Area (approximate)
Severed Lands	Width 45.670m	298.40m ±	1.361ha ±
Retained Lands	120.75m	irregular	5.21 ha

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.

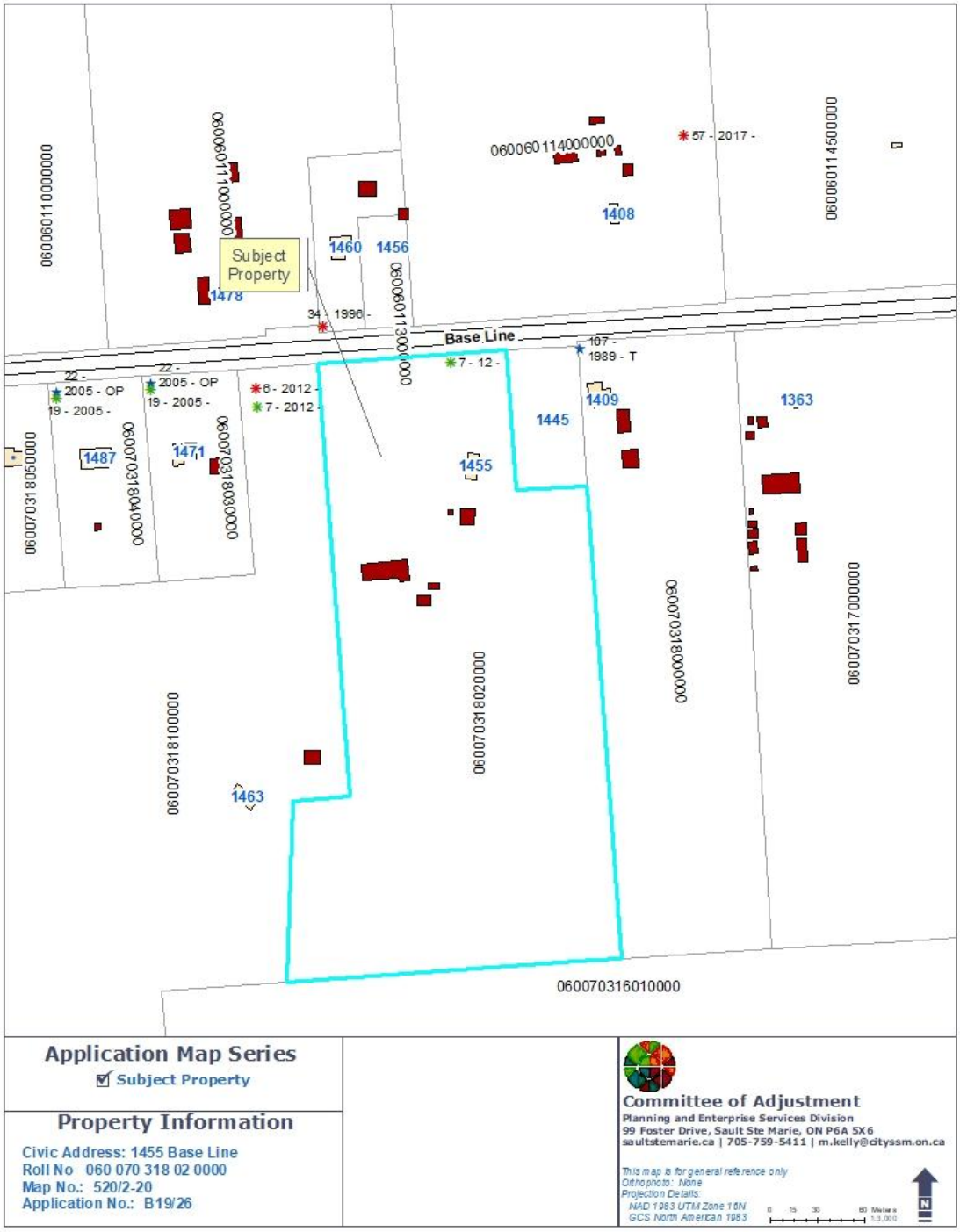
Division/Agency	Circulated	Response
Algoma Public Health		No objections
Bell Canada Right-of-Way		
Building Division	X	
Canada Post		
Conservation Authority	X	No concerns or objections. Any development will require a site plan submission for review to assess permitting requirements
Engineering & Construction	X	No objection. See additional comments below
Fire Services	X	No concerns
Legal Department	X	No comment
Planning Division	X	
PUC Distribution Inc. (Electric)	X	No concerns
Public Utilities Comm. (Water)	X	No concerns
Public Works		.

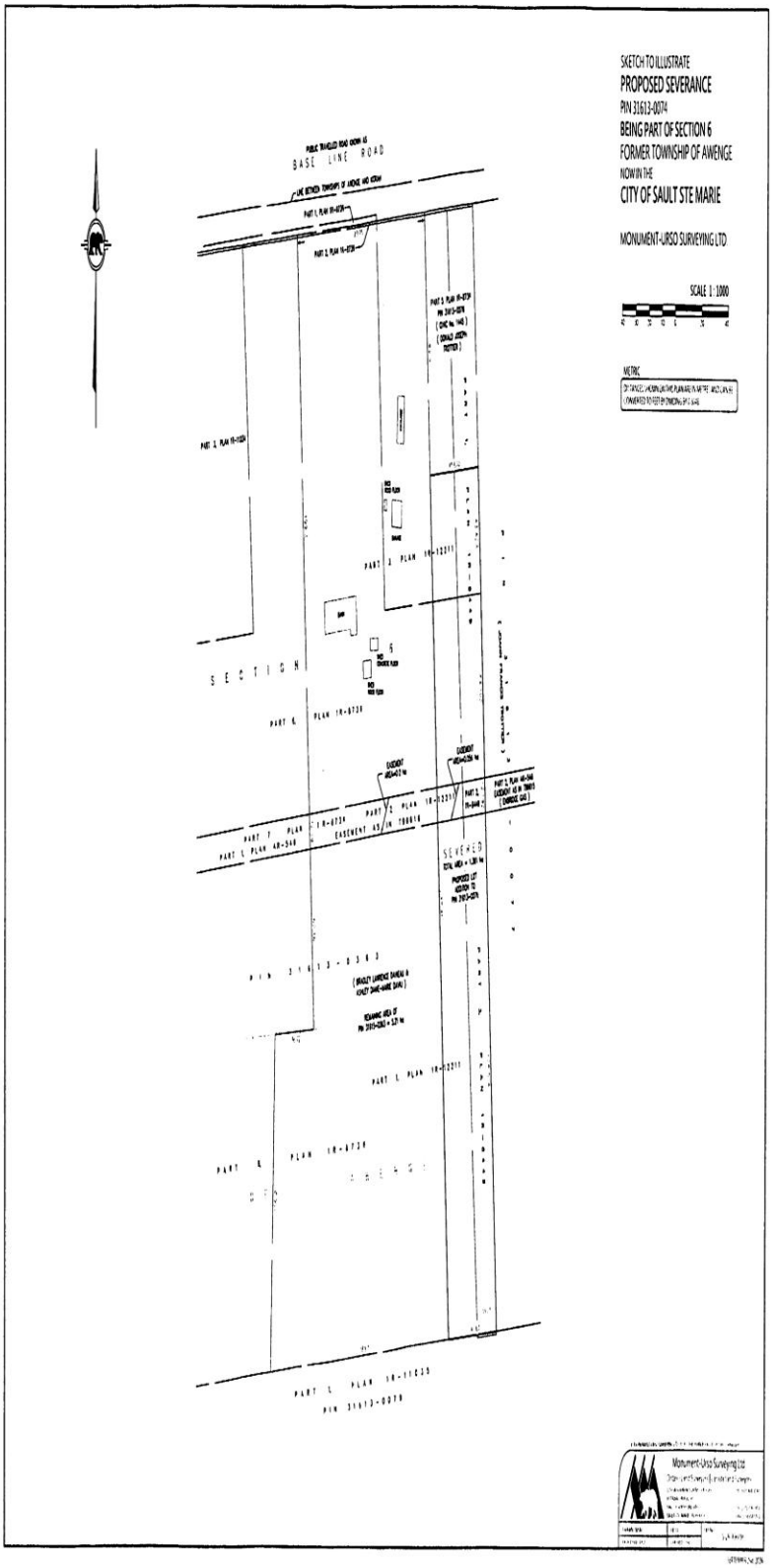
Engineering does not object to this severance, however, advised that potential property owners should be made aware of the following:

- Existing drainage patterns should be maintained.
- Our records indicate there may be a Trans-Canadian Pipeline private easement traversing part of the property being severed that travels in the east-west direction.
- A culvert permit may be required to access this property.
- Any work within the municipal right of way will require Municipal Consent.
-

Staff Comments
There are no objections to the request. No evidence has been brought forward to suggest that approval would create a negative impact. The request conforms with the Zoning By-law and the Official Plan

Recommended conditions to be attached to any approval are:
1. Transfer/Deed of Land
2. Lot addition merge clause
3. Application to consolidate parcel
4. Certificate application & review fee
5. Reference plan
6. PIN abstract and PIN map
7. Minor Variance Application (if required)
8. Discharge of Charge/Mortgage
9. Partial discharge of Charge/Mortgage
10. Payment of municipal taxes
11. Copy of receipted electronic transfer


Subject Property
Base Line
1460
1456
1478
1408
1409
1445
1455
1363
1487
1471
1463
060060111000000
060060111000000
060060114000000
060060114500000
060060113000000
060070318050000
060070318040000
060070318030000
060070318020000
060070318000000
060070318100000
060070317000000
060070316010000
34 - 1996 -
57 - 2017 -
107 - 1989 - T
7 - 12 -
6 - 2012 -
7 - 2012 -
22 - 2005 - OP
19 - 2005 -
Application Map Series
Subject Property
Property Information
Civic Address: 1455 Base Line
Roll No 060 070 318 02 0000
Map No.: 520/2-20
Application No.: B19/26
Committee of Adjustment
Planning and Enterprise Services Division
99 Foster Drive, Sault Ste Marie, ON P6A 5X6
saultstemarie.ca | 705-759-5411 | m.kelly@citysm.on.ca
This map is for general reference only
Orthophoto: None
Projection Details:
NAD 1983 UTM Zone 16N
GCS North American 1983
N


SKETCH TO ILLUSTRATE
PROPOSED SEVERANCE
PIN 31613-0074
BEING PART OF SECTION 6
FORMER TOWNSHIP OF AWENGE
NOW IN THE
CITY OF SAULT STE MARIE
MONUMENT-URSO SURVEYING LTD
SCALE 1: 1000
METRIC
BASE LINE ROAD
SECTION
SEVERED
PART 1 PLAN 1R-12211
PART 6 PLAN 1R-6724
PART 1 PLAN 1R-11635
PIN 31613-0074


060060111000000
060060111000000
060060111400000
060060111450000
060060111300000
Base Line
1478
1460
1456
1408
1445
1409
1363
1487
1471
1455
1463
060070318050000
060070318040000
060070318030000
060070318020000
060070318000000
060070318100000
060070317000000
060070316010000
060070316000000
34 - 1996
57 - 2017
6 - 2012
7 - 2012
19 - 26
20 - 26
22 - 2005 - OP
19 - 2005

TAB 8

Application B20/26-520-(2-20)-33524-RA

DONALD JOSEPH TROTTIER is the owner of Pt. of Sec. 6, former Township of Korah, further identified as **CIVIC NO. 1445 BASE LINE**. It is located on the south side of Base Line between Town Line Road and Leigh's Bay Road. It is designated Rural Area in the Official Plan and is zoned RA, Rural Area.

Section 53(45) allows for an application to 'cancel' a previous final consent if the request is for lot addition purposes only. Notice to other parties or commenting agencies is not required. The Committee's decision is not appealable.

PURPOSE & EFFECT:

The subject property was created through consent application **B6/96**. The current owner is seeking the Committee's consent to Cancel the afore-mentioned consent to allow the proposed severed parcel identified in consent application **B19/26** to attach to the subject property, **as a lot addition**.

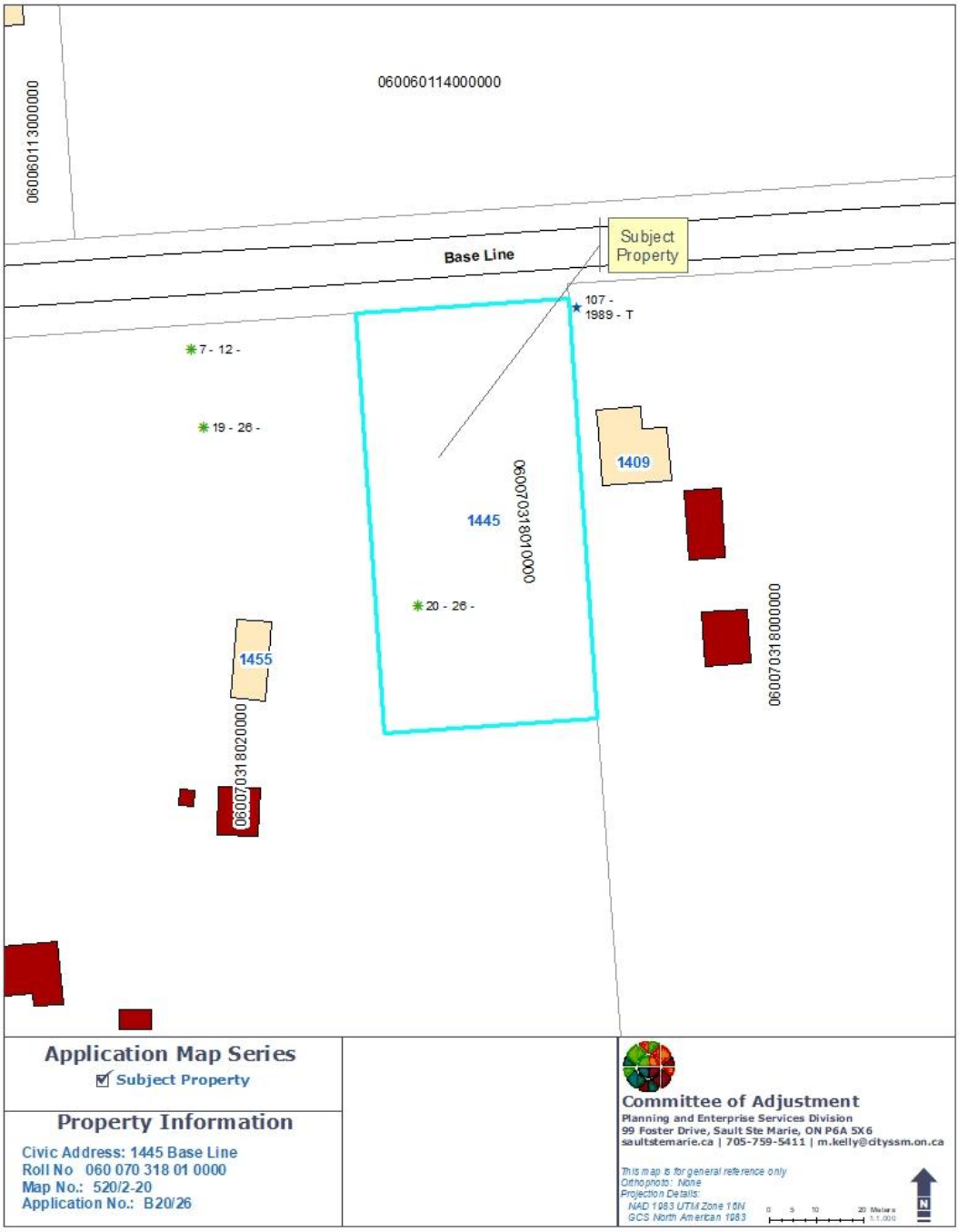
Public Input – not required

Technical Review by divisions/agencies– not required

Considerations
Consent approval was given to create the subject property through application B6/96 and was registered under instrument T40382493 on December 23, 1996. This consent approval must be cancelled in order for the lot addition requested in application B19/26 can occur.

Staff Comments
Cancellation of Consent can only be done to affect a lot addition which is what is proposed in application B19/26. Neither request creates a minor variance situation and in fact a lot addition will increase the lot area of this property in such a way that it will comply with current zoning by-law provisions.

Recommended Conditions to be attached to any approval
Notice for Certificate of Cancellation
Current Certificate Application fee
PIN abstract and PIN map
Submission of survey
Minor Variance application if required
Discharge of Charge/Mortgage
Partial Discharge of Charge/Mortgage
Payment of Municipal taxes
Submission of registered transfer


060060114000000
0600601130000000
Base Line
Subject Property
107 - 1989 - T
7 - 12 -
19 - 26 -
20 - 26 -
1409
1445
1455
0600703180100000
0600703180200000
0600703180000000
Application Map Series
Subject Property
Property Information
Civic Address: 1445 Base Line
Roll No 060 070 318 01 0000
Map No.: 520/2-20
Application No.: B20/26
Committee of Adjustment
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saultstemarie.ca | 705-759-5411 | m.kelly@cityssm.on.ca
This map is for general reference only
Orthophoto: None
Projection Details:
NAD 1983 UTM Zone 16N
GCS North American 1983
0 5 10 20 Meters
1:1,000
N

- **Other Business**
- Next meeting is October 14h, 2026
- **Adjournment**