The Corporation of the
City of Sault Ste. Marie

Committee of Adjustment
October 14th, 2026
2:00 P.M.
Russ Ramsay 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 September 24th, 2026**
- **Disclosure of Pecuniary Interest and the General Nature Thereof**
- **Notice of Withdrawal or Motion for Deferral – Application A34/26 – 196 Fourth Line West withdrawn September 29, 2026 – not required**
- **Matters To Be Considered**

Deferred Applications - none

New Applications

- A35/26 Civic No. 1044 Great Northern Roa
- A36/26 Civic No. 995 Queen Street East
- A37/26 Civic No. 3 Cottage Lane
- B21/26 Civic No. 995 Queen Street East
- B22/26 Civic No. 1374 Third Line West
- B23/26 Civic No. 1376 Third Line West
- B24/26 Civic No. 864 Great Northern Road
- B25/26 Civic No. 201 South Market Street
- B26/26 Civic No. 3 Cottage Lane

- **Other Business**
- Next meeting is November 18th, 2026
- **Adjournment**

Michelle Kelly
Michelle Kelly, ACST
Secretary-Treasurer

The Corporation of the
City of Sault Ste. Marie

Secretary-Treasurer's Report
Section 45 of the Planning Act
October 14, 2026

Minor Variance Application

Application A35/26-113-(1-142)-31944-HZ, S336

The property that is the subject of this application is described as Part of Lot 36, RCP H-737, former Township of Tarentorus; and is municipally identified as **CIVIC NO. 1044 GREAT NORTHERN ROAD.** It is located on the east side of Great Northern Road Third Line East and Fourth Line East. The subject property is designated Commercial in the Official Plan and is zoned HZ, Highway Zone with a special exception.

Intent of the Application

The applicant is seeking to permit five (5) freight containers (C-Cans) to remain on the subject property for secure, cold storage purposes. The following variances are required to do so.

	By-Law 2005-150 Requires	**Proposed Variance**
13.7.1	The list of permitted uses does not include accessory use freight containers	**INCLUDE** Accessory use freight containers as a permitted use
1.1.5	**Maximum Number** of Accessory Use Trailers & Freight Containers per lot is **3**	**INCREASE** the number of accessory use freight containers permitted on a lot **to 5**

INTENT:
The owner wishes to legitimize the C-can cold storage containers located on his property.

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

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	
Building Division	X	No objections
Canada Post		

Conservation Authority	X	No concerns
Engineering & Construction	X	
Fire Services	X	No comments or concerns.
Legal Department	X	No comments
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 have reviewed this application and wish to note:

- It is understood that the Accessory Storage Containers (C-cans) are intended solely for accessory cold storage purposes in support of the existing permitted business. They will not be used for office, retail, repair, or workshop purposes.
- The C-cans will be located in the side and rear yard behind an existing 1.8 metre privacy fence, which substantially screens them from the street and adjacent properties.
- Although five C-cans exceed the standard maximum, they will remain accessory and subordinate to the existing business and can be accommodated on the property without affecting required parking or emergency access.
- Provided the C-cans are maintained in good repair, the proposal is not anticipated to result in adverse impacts on adjacent properties.

Staff recommend approval, subject to the following conditions:

- The Accessory Storage Containers (C-cans) shall be located entirely within the screened and fenced "compound" area identified on the site plan submitted with the application;
- The C-cans permitted by this decision shall be used solely for cold storage purposes and not for retail, office, workshop, or other purposes;
- The C-cans shall be maintained in good repair and free from graffiti, peeling paint, significant rust, and structural damage; and
- Any portion of a C-Can that is visible from a public street, or an adjacent property shall be maintained in a solid, neutral colour and shall not display commercial shipping markings, logos or other identifying graphics.

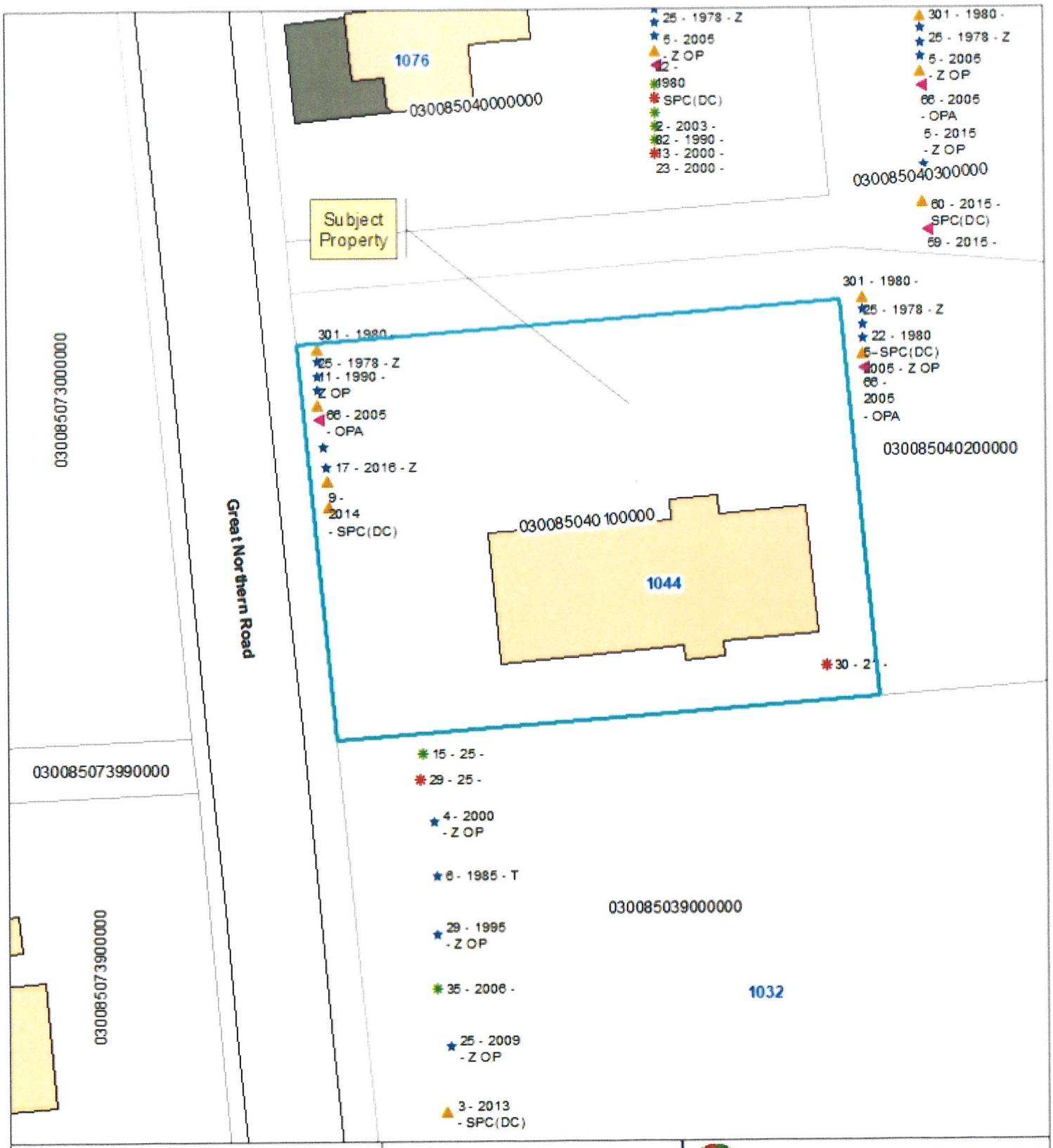
With these conditions in place, staff are satisfied that the variances are desirable for the appropriate use of the property and compatible with the commercial and transportation-oriented character of the Highway Zone.

Staff Comments/Recommendations(s)

Currently there are no objections to this request. Planning staff have recommended that the following conditions be attached to any approval,

1. The Accessory Storage Containers (C-cans) shall be located entirely within the screened and fenced "compound" area identified on the site plan submitted with the application;

2. The C-cans permitted by this decision shall be used solely for cold storage purposes and not for retail, office, workshop, or other purposes;
3. The C-cans shall be maintained in good repair and free from graffiti, peeling paint, significant rust, and structural damage; and
4. Any portion of a C-Can that is visible from a public street, or an adjacent property shall be maintained in a solid, neutral colour and shall not display commercial shipping markings, logos or other identifying graphics.



Application Map Series

☑ Subject Property

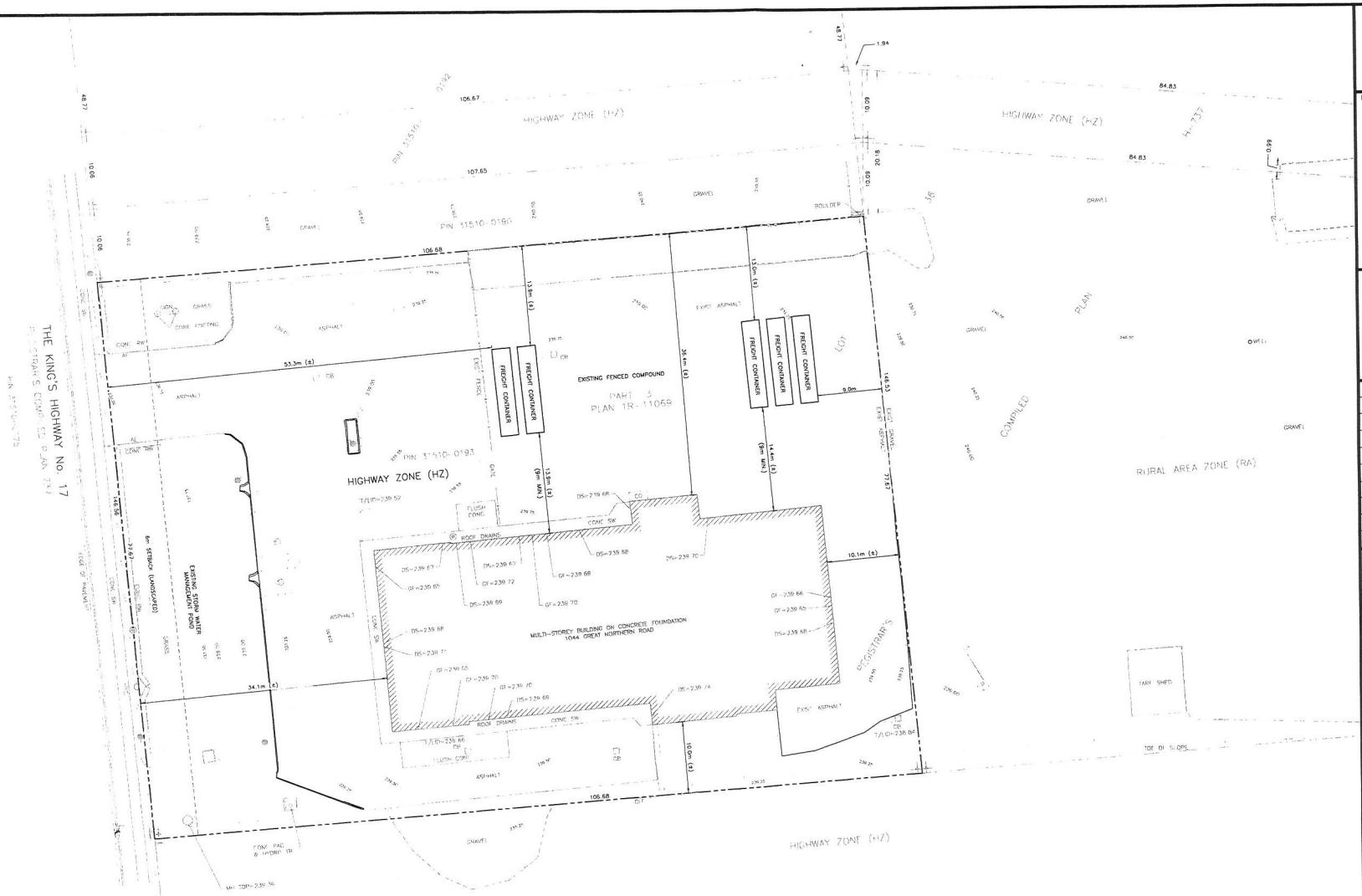
Property Information

Civic Address: 1044 Great Northern Road
Roll No 030 085 040 10 00 0000
Map No.: 113/1-142
Application No.: A35/26

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 15N
GCS North American 1983

0 5 10 20 Meters



KEY PLAN

ENGINEER'S SEAL

DATE	REV.	REVISION	BY	APP'D
26/08/26	0	ISSUED FOR MINOR VARIANCE	KN	JL

CLIENT:

GUY'S AUTO BODY
1044 GREAT NORTHERN ROAD
SAULT STE. MARIE, ON

CONSULTANT:

TULLOCH

PROJECT TITLE:

1044 GREAT NORTHERN ADDITION & APPLE AUTO GLASS SHOP

DRAWING TITLE:

MINOR VARIANCE SKETCH FOR FREIGHT CONTAINERS

KN	KN/JL	JL	JL
DRAWN	DESIGNED	CHECKED	APPROVED

1:250	AUG. 26, 2026
SCALE	DATE

241134	0	Sk1
PROJECT No.	REVISION	DRAWING

P:\2024\241134\Civil\Dwgs\241134 Minor Variance SEASONS -AUG 26 2026.dwg

The Corporation of the
City of Sault Ste. Marie

Secretary-Treasurer's Report
Section 45 of the Planning Act
October 14, 2026

Minor Variance Application

Application A36/26-9-(1-4)-32966-C3

The property that is the subject of this application is described as Pt Pk Lots 15 & 16 Con 1 & Pt Water Lot in front of Pk. Lt 15 Con 2, Pts 3 to 7, 10, 11 1R13068, former Township of St. Mary's; and is municipally identified as **CIVIC NO. 995 QUEEN STREET EAST.** It is located on the south side of Queen Street East approximately 135m east of Lucy Terrace. The subject property is designated Commercial in the Official Plan and is zoned C3, Riverfront Zone.

Intent of the Application

Subject to final consent approval of application **B21/26**, the following variance is requested.

	By-Law 2005-150 Requires	**Proposed Variance**
4.2	**No** building or structure may be erected upon a lot that does not have frontage on a street that is publicly owned ad maintained by the municipality year-round	**PERMIT** a building or structure to be constructed on a lot that does not have frontage on a municipally owned street and whose access will be from Queen Street East by way of an easement

INTENT:
The owner is seeking approval to permit future development to take place on the proposed rear retained parcel which will not front on a municipally maintained street. Access is proposed by way of an easement over a portion of the proposed severed lot fronting on Queen Street East as requested in consent to sever application B21/26.

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	X	

Building Division	X	No objections however, wished to advise that permits and approvals will be required prior to any work commencing on the rear parcel. Depending on the nature of the future development, OBC requirements for Fire Department access route may impact the easement.
Canada Post		
Conservation Authority	X	No objection. Any new development within the subject property will require a site plan review by SSMRCA to assess permitting requirements.
Engineering & Construction	X	
Fire Services	X	No comments or concerns.
Legal Department	X	See comments below
Planning Division	X	See comments below
PUC Distribution Inc. (Electric)	X	No concerns
Public Utilities Comm. (Water)	X	See comments below
Public Works	X	Advised that any land outside of the Queen Street allowance will not be maintained by the City

Engineering supports this application with the following conditions:

- A servicing easement should be established in gross across the proposed access easement as there is concern that if the parcel with access to servicing is sold, servicing the retained parcel will not be guaranteed, and an unserviceable property may be created.
- Confirm whether runoff from the severed parcel must pass through the retained parcel. If this is the case, a drainage agreement may be required along with a grading plan prepared by a professional engineer to the satisfaction of the Director of Engineering or their designate.

The applicant should be made aware of the following:

- It's recommended that both parcels enter into an agreement establishing responsibilities for maintenance of any shared access and servicing infrastructure within the easement.
- A private storm easement appears to cross through the southern portion of the severed parcel in the West-East direction.
- A private storm easement appears to cross through the eastern portion of the retained parcel in the North-South direction.

Legal supports the application on the condition that Legal reviews the draft severance documents prior to final consent to ensure that all of the City's registrations continue on both of the resultant PINs.

Planning staff advised that a future phase of development is intended to provide a new road connection to the rear portion of the property (via a Front Street extension). However, as this road has not yet been constructed, it cannot be relied upon to satisfy the frontage requirement for the proposed severed parcel. As such, the proposed access easement will provide the severed parcel with legal vehicular, emergency service, and maintenance access to a municipally maintained road prior to the availability of the future road connection. This easement is limited in purpose and does not materially change the surrounding land use pattern. It is not anticipated to generate significant increases in traffic, noise, or conflicts with neighbouring properties.

At the time of this report, the proposed easement is for access purposes only and does not provide for servicing. In the absence of a Master Plan for this site (which is required for the former hospital lands), staff recommend that a servicing easement also be secured to accommodate any future servicing requirements.

As the lands are subject to site plan control, detailed matters such as access, servicing, drainage, parking, emergency access, and the integration of the future road can be addressed through the site plan approval process.

As such, Planning staff are satisfied that the applications represent orderly development of the lands. The minor variance maintains the general intent and purpose of the Official Plan and Zoning By-law, is desirable for the appropriate development of the lands, and is minor in nature.

PUC Distribution Inc. (Electric Utility)
PUC cannot comment on the proposed severance or variance as no electrical service information or requirements were detailed in the documents provided. However, a private electrical easement(s) between property owners will be required for electric infrastructure and for servicing the proposed severed lot.

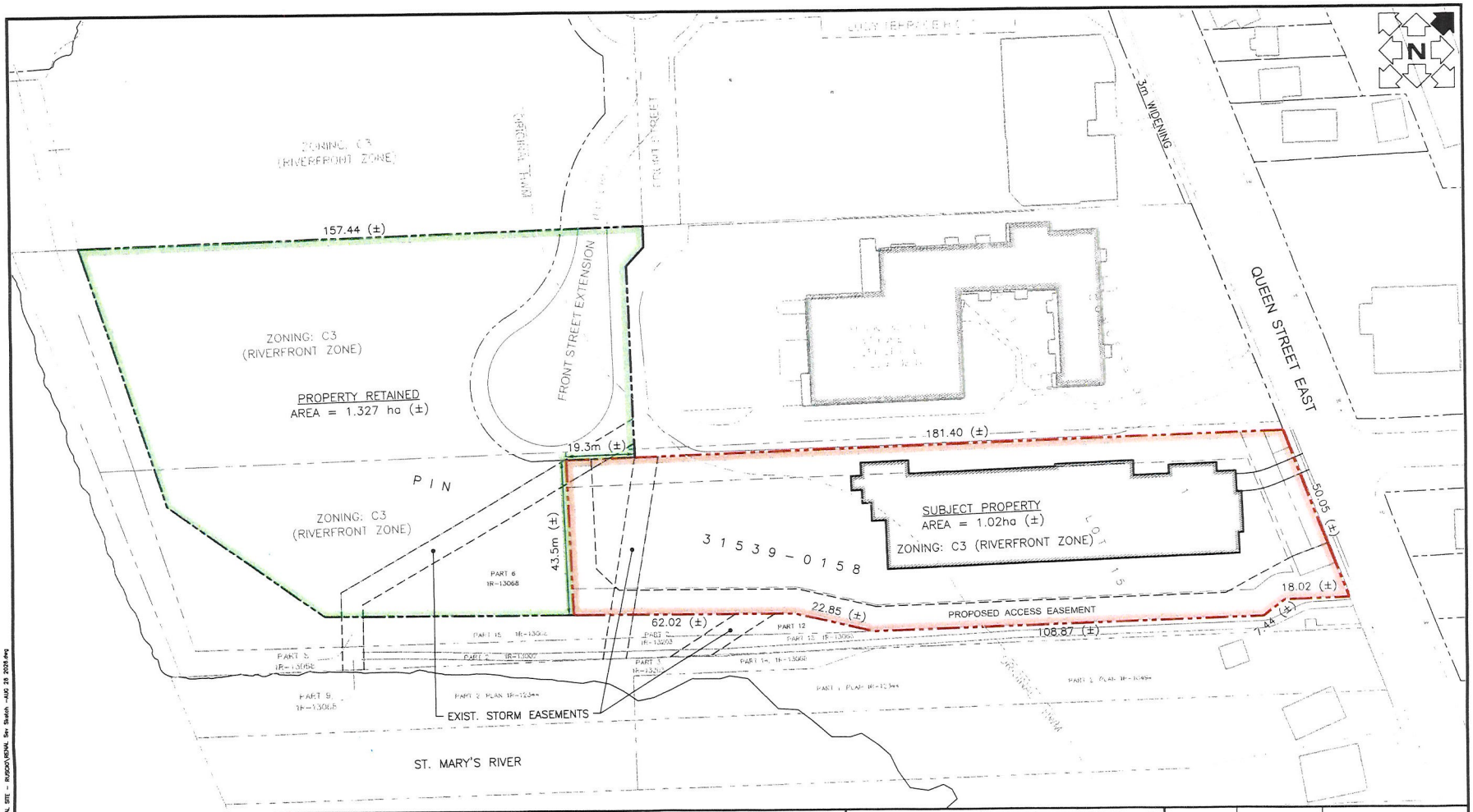
If electric servicing is required, the Developer must provide proposed electric servicing details. The Developer is encouraged to contact PUC Engineering early in the process, to allow for detailed review and coordination.

Public Utilities Commission of the City of Sault Ste. Marie (Water Utility)
PUC cannot comment on the proposed severance or variance as no water service information or requirements were detailed in the documents provided. However, a private water easement(s) between property owners will be required for water infrastructure and for servicing the proposed severed lot.

If water servicing is required, the Developer must provide proposed water servicing details. The Developer is encouraged to contact PUC Engineering early in the process, to allow for detailed review and coordination.

Staff Comments/Recommendations(s)

To date, no objections to this minor variance request have been submitted.



No.	DATE	BY	ISSUES / REVISIONS
0	AUG. 26, 2026	KN	ISSUED FOR CONSENT APPLICATION

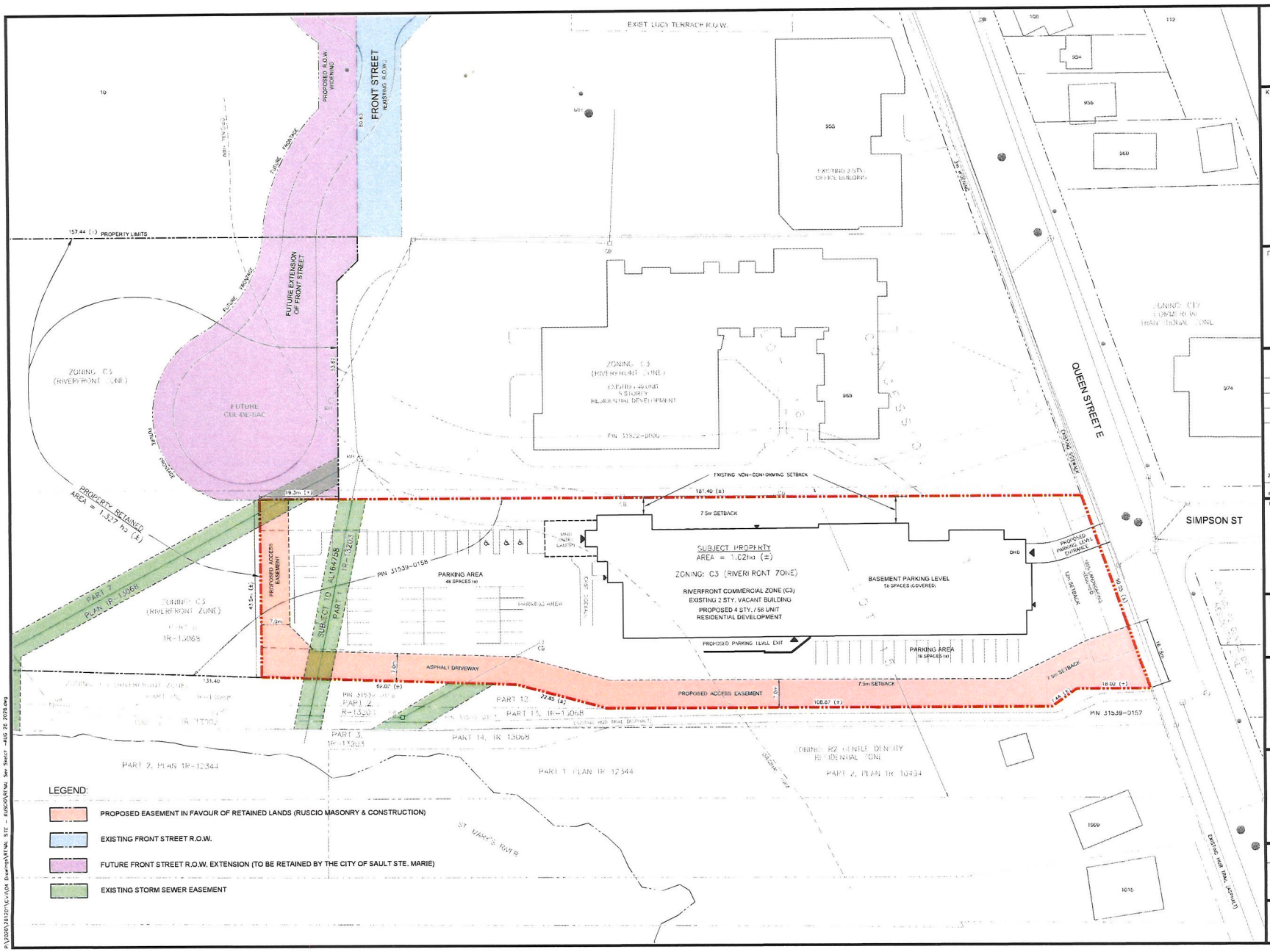
TULLOCH

DRAWING: **SEVERANCE SKETCH**

PROJECT: **995 QUEEN ST EAST**
FORMER RENAL BUILDING
SAULT STE. MARIE, ON

DRAWN BY: KN	CHECKED BY: JM	PROJECT No. 261201	
DESIGNED BY: KN	APPROVED BY: JM	DRAWING No. SK1	REVISION No. 0
SCALE: 1:1000	DATE: AUG. 26, 2026		

P:\2261\261201\CAD\04 Drawings\RENAL SITE - RJ2020\RENAL Sev Sketch -AUG 26 2026.dwg



KEY PLAN

ENGINEER'S SEAL:

DATE (M/D/Y)	NO.	REVISION	BY	APP'D
26/08/26	0	ISSUED FOR CONSENT APP.	KN	JM

CLIENT:

RUSCIO Development Inc.

CONSULTANT:

TULLOCH

PROJECT TITLE:

995 QUEEN ST E
FORMER RENAL BUILDING
SAULT STE. MARIE

DRAWING TITLE:

PRELIMINARY
SITE PLAN & SEVERANCE
SKETCH ENLARGEMENT

DRAWN	DESIGNED	CHECKED	APPROVED
KN	KN	JM	JM

SCALE	DATE
1:400	AUG. 26, 2026

PROJECT No.	REVISION	DRAWING
261201	0	Sk2

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The Corporation of the
City of Sault Ste. Marie

Secretary-Treasurer's Report
Section 45 of the Planning Act
October 14, 2026

Minor Variance Application

Application A37/26-232-(2-14)-33517-RA

The property that is the subject of this application is described as Lot 322 & 324, Hamilton Subdivision, Plan 58 former Township of Awenge, and municipally identified as **CIVIC NO. 3 COTTAGE LANE**. It is located on the north side of the unopened Cottage Lane extension. It is designated Rural Area in the Official Plan and is zoned RA, Rural Area.

Intent of the Application

Subject to final consent approval of application **B26/26**, the following variance is requested in order to construct a new 2-storey single unit home.

	By-Law 2005-150 Requires	Proposed Variance
8.5.2	Minimum rear yard **15m**	**REDUCE** the minimum required rear yard to **6m**

INTENT:
The owner and the city have agreed to enter into mutual easements for access, turnaround, and snow storage purposes over the subject property and across city property. The easement area will impact the buildable area available for development. The property to the rear of the subject property has limited development potential as it has no frontage on a municipally maintained street. Currently, no objections to the request have been submitted.

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	X	
Building Division	X	No objections
Canada Post		

Conservation Authority	X	The property is regulated. No concerns or objections, provided no activities involving the storage, handling, or application of substances identified as significant drinking water threats are proposed or established on the property.
Engineering & Construction	X	No objections. The owner is advised that nothing can be stored on the easement area.
Fire Services	X	No comments or concerns.
Legal Department	X	No objection, conditional on approval being made subject to determining property boundaries and easement locations by way of a survey.
Planning Division	X	See comments below
PUC Distribution Inc. (Electric)	X	No concerns
Public Utilities Comm. (Water)	X	No concerns
Public Works	X	Supports the application

Planning staff advised that the application requests relief from the required 15 metre rear yard setback to permit a 6-metre rear yard setback for a proposed two-storey dwelling. The variance would allow the dwelling to be located in a functional manner while accommodating a municipal turnaround easement at the frontage of the property (application B26/26), which the owner has agreed to convey to the City to support safe service vehicle turnaround. Without the variance, the easement would significantly constrain the available building envelope and limit the options for locating a two-storey dwelling on the lot.

The reduced rear yard setback is considered appropriate as the rear lot line abuts a property with no frontage on a maintained public road and therefore has limited development potential.

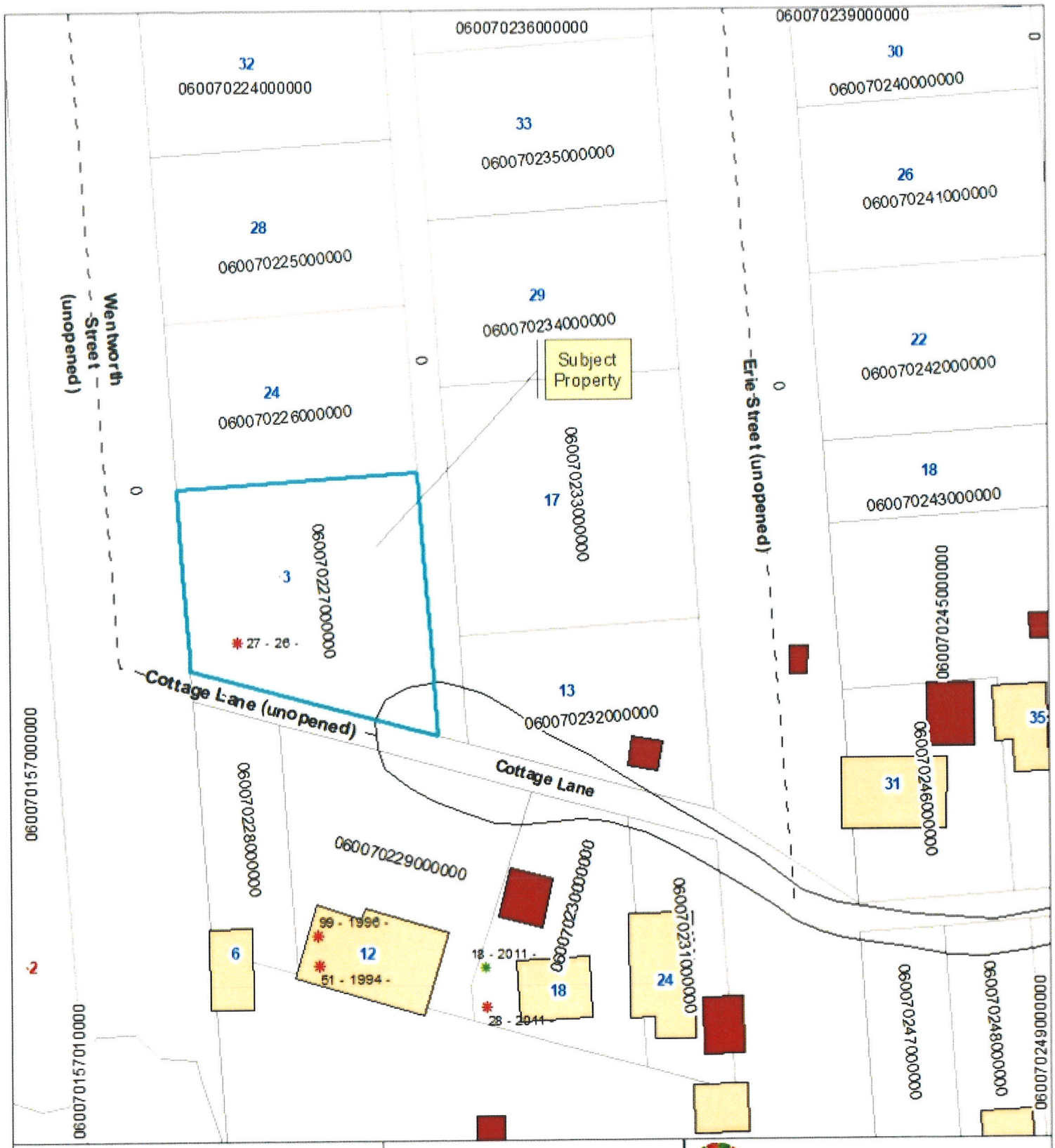
Furthermore, the subject property is located within an established residential neighbourhood and is very similar to nearby properties zoned R1. The R1 Zone permits reduced rear yard setbacks, including 10 metres for a two-storey dwelling. In this case, the proposed 6 metre setback is considered generally compatible with the surrounding built form. The subject property is also bounded by unopened road allowance to the west, limiting potential impacts on adjacent lands.

The variance is therefore considered desirable for the appropriate development of the lot, minor in nature, and consistent with the general intent of the Official Plan and Zoning By-law.

Staff Comments/Recommendations(s)

No objections conditional on,

1. That final consent be obtained for application B26/26.



Application Map Series

☑ Subject Property

Property Information

Civic Address 3 Cottage lane.
Roll No 060 070 227 00 00 0000
Map No.: 232/2-14
Application No.: A27/26

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 15N
GCS North American 1983

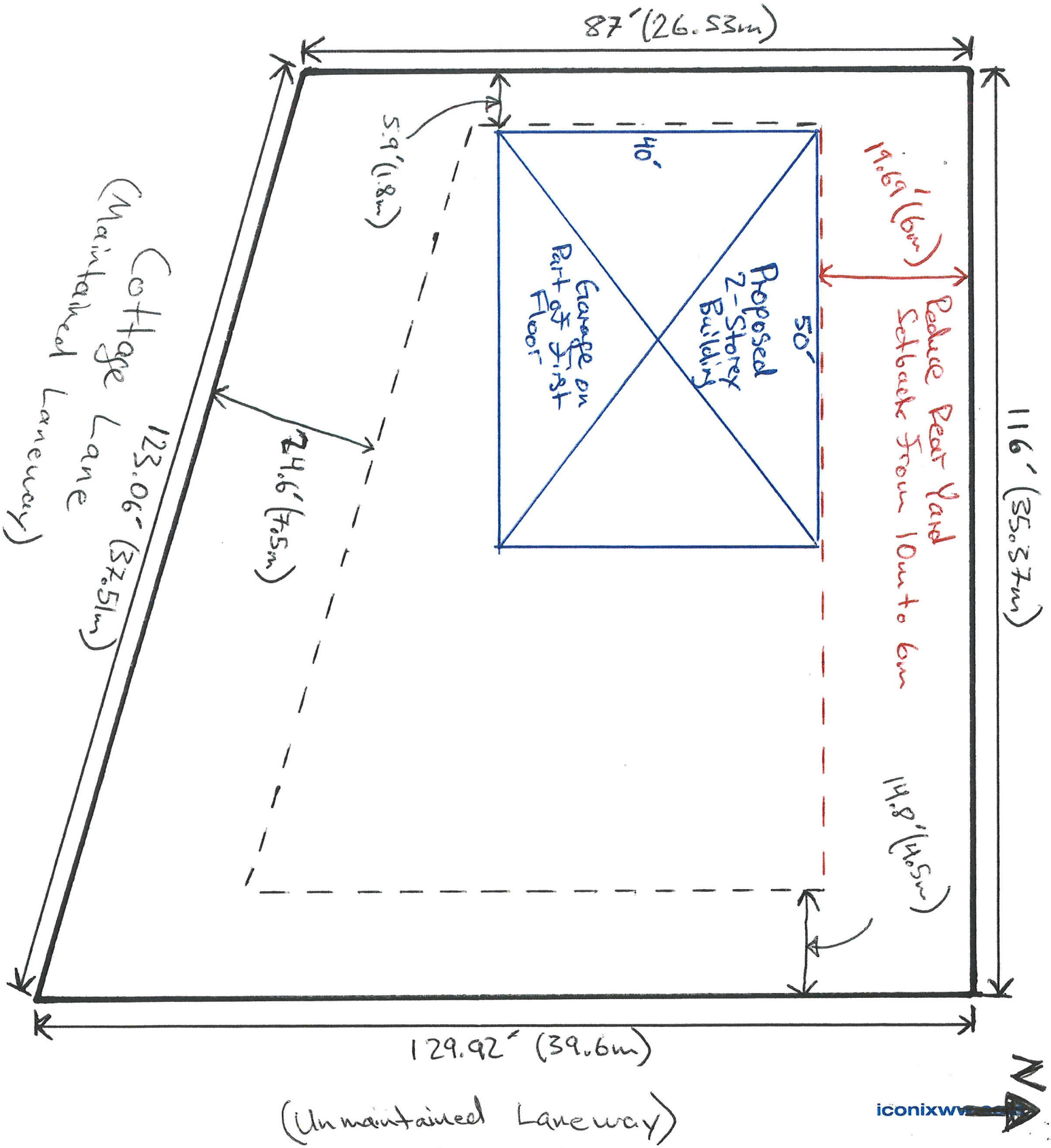
0 4 8 16 Meters

ICONIX waterworks

PROJECT 3 Cottage Lane JOB NUMBER

DATE 2026/09/22

Applicant: Randy Lapossie PAGE OF



The Corporation of the
City of Sault Ste. Marie

Committee of Adjustment

Secretary-Treasurer's Report
Section 53 of the Planning Act
October 14, 2026

CONSENT TO EASEMENT

Application B21/26-9-(1-4)-32966-C3

The property that is subject to this application is described as Pt Pk Lots 15 & 16 Con 1 & Pt Water Lot in front of Pk. Lt 15 Con 2, Pts 3 to 7, 10, 11 1R13068, former Township of St. Mary's; and is municipally identified as **CIVIC NO. 995 QUEEN STREET EAST.** It is located on the south side of Queen Street East approximately 135m east of Lucy Terrace. The subject property is designated Commercial in the Official Plan and is zoned C3, Riverfront Zone.

Intent of the Application

Subject to approval of minor variance application, **A36/26**, the owner is seeking the Committee's consent to sever the property into 2 autonomous parcels together with an easement for access purposes from Queen Street East to the rear proposed parcel.

	Frontage (approximate)	Depth (approximate)	Area (approximate)
Severed Lands (front)	50.05m	181.40m	1.021ha
Severed Lands (rear)	0m	157.00m	1.37ha
Easement	Commences at Queen	181.40m±	

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	X	
Building Division	X	No objections however, wished to advise that permits and approvals will be required prior to any work

		commencing on the rear parcel. Depending on the nature of the future development, OBC requirements for Fire Department access route may impact the easement.
Canada Post		
Conservation Authority	X	No objection. Any new development within the subject property will require a site plan review by SSMRCA to assess permitting requirements.
Engineering & Construction	X	See comments below
Fire Services	X	No comments or concerns.
Legal Department	X	See comments blow
Planning Division	X	See comments below
PUC Distribution Inc. (Electric)	X	No concerns
Public Utilities Comm. (Water)	X	No concerns
Public Works	X	Advised that any land outside of the Queen Street allowance will not be maintained by the City

Engineering supports this application with the following conditions:

- A servicing easement should be established in gross across the proposed access easement as there is concern that if the parcel with access to servicing is sold, servicing the retained parcel will not be guaranteed, and an unserviceable property may be created.
- Confirm whether runoff from the severed parcel must pass through the retained parcel. If this is the case, a drainage agreement may be required along with a grading plan prepared by a professional engineer to the satisfaction of the Director of Engineering or their designate.

The applicant should be made aware of the following:

- It's recommended that both parcels enter into an agreement establishing responsibilities for maintenance of any shared access and servicing infrastructure within the easement.
- A private storm easement appears to cross through the southern portion of the severed parcel in the West-East direction.
- A private storm easement appears to cross through the eastern portion of the retained parcel in the North-South direction.

Legal supports the application on the condition that Legal reviews the draft severance documents prior to final consent to ensure that all of the City's registrations continue on both of the resultant PINs.

Planning staff advised that a future phase of development is intended to provide a new road connection to the rear portion of the property (via a Front Street extension). However, as this road has not yet been constructed, it cannot be relied upon to satisfy the frontage requirement for the proposed severed parcel. As such, the proposed access easement will provide the severed parcel with legal vehicular, emergency service, and maintenance access to a municipally maintained road prior to the availability of the future road connection. This easement is limited in purpose and does not materially change the surrounding land use pattern. It is not anticipated to generate significant increases in traffic, noise, or conflicts with neighbouring properties.

At the time of this report, the proposed easement is for access purposes only and does not provide for servicing. In the absence of a Master Plan for this site (which is required for the former hospital lands), staff recommend that a servicing easement also be secured to accommodate any future servicing requirements.

As the lands are subject to site plan control, detailed matters such as access, servicing, drainage, parking, emergency access, and the integration of the future road can be addressed through the site plan approval process.

As such, Planning staff are satisfied that the applications represent orderly development of the lands. The minor variance maintains the general intent and purpose of the Official Plan and Zoning By-law, is desirable for the appropriate development of the lands, and is minor in nature.

PUC Distribution Inc. (Electric Utility)
PUC cannot comment on the proposed severance or variance as no electrical service information or requirements were detailed in the documents provided. However, a private electrical easement(s) between property owners will be required for electric infrastructure and for servicing the proposed severed lot.

If electric servicing is required, the Developer must provide proposed electric servicing details. The Developer is encouraged to contact PUC Engineering early in the process, to allow for detailed review and coordination.

Public Utilities Commission of the City of Sault Ste. Marie (Water Utility)
PUC cannot comment on the proposed severance or variance as no water service information or requirements were detailed in the documents provided. However, a private water easement(s) between property owners will be required for water infrastructure and for servicing the proposed severed lot.

If water servicing is required, the Developer must provide proposed water servicing details. The Developer is encouraged to contact PUC Engineering early in the process, to allow for detailed review and coordination.

Staff Comments
There are no objections to the request.

Recommended conditions to be attached to any approval are:

- Transfer/Deed of Land to be reviewed by the City Legal Department prior to the issuance of the Certificate of Official
- Certificate application & review fee
- Reference plan
- PIN abstract and PIN map
- Copy of receipted electronic transfer
- Both parcels enter into an agreement establishing responsibilities for maintenance of any shared access and servicing infrastructure within the easement.
- A servicing easement should be established in gross across the proposed access easement
- Confirm whether runoff from the severed parcel must pass through the retained parcel. If this is the case, a drainage agreement may be required along with a grading plan prepared by a professional engineer to the satisfaction of the Director of Engineering or their designate.



Application Map Series

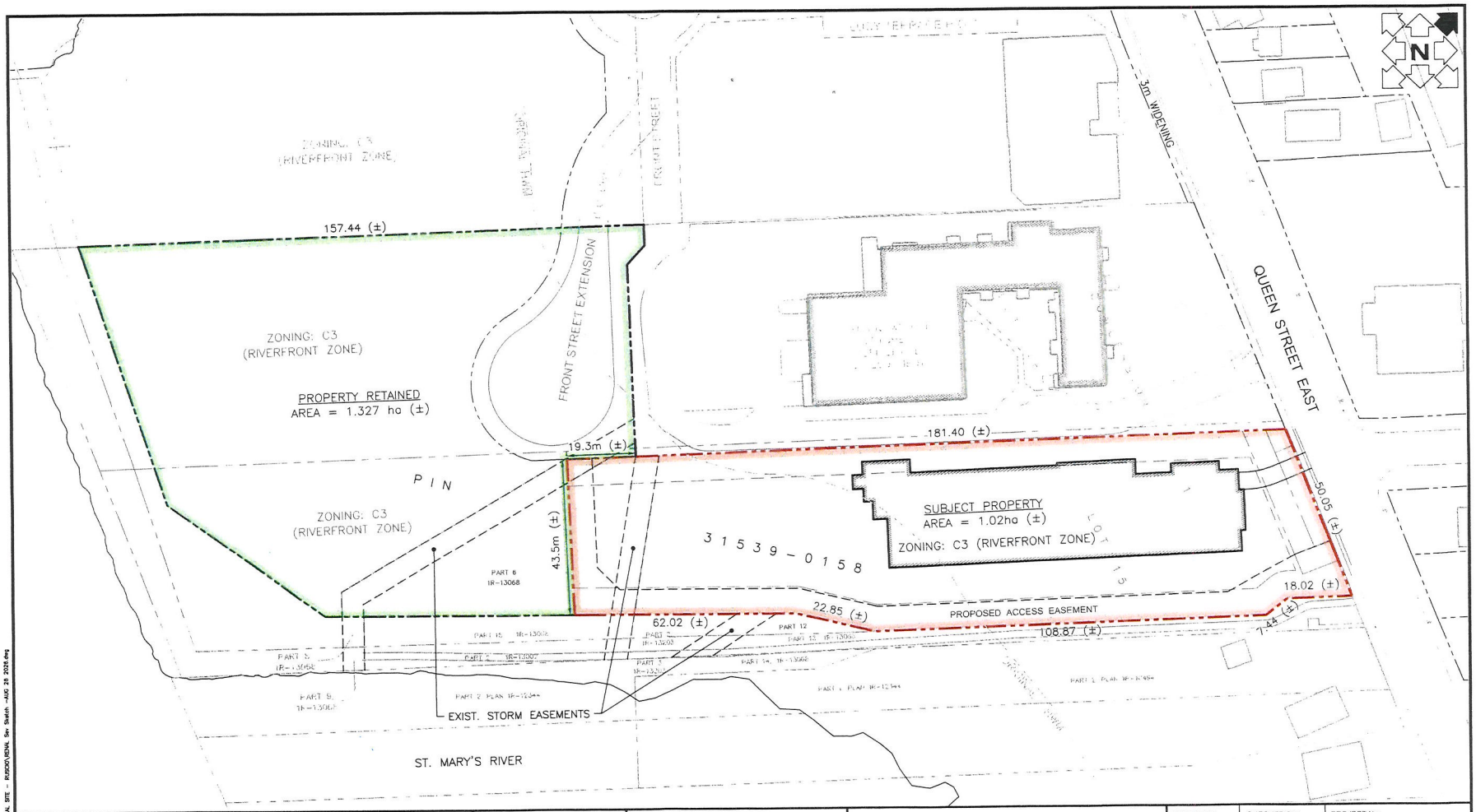
☑ Subject Property

Property Information

Civic Address: 995 Queen St. East
Roll No 020 045 011 00 0000
Map No.: 0 /1-4
Application No.: B21/26

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
Ortho photo Name
Projection Details
NAD 1983 UTM Zone 16N
GCS North American 1983



No.	DATE	BY	ISSUES / REVISIONS
0	AUG. 26, 2026	KN	ISSUED FOR CONSENT APPLICATION

TULLOCH

DRAWING: **SEVERANCE SKETCH**

PROJECT: **995 QUEEN ST EAST**
FORMER RENAL BUILDING
SAULT STE. MARIE, ON

DRAWN BY: KN	CHECKED BY: JM	PROJECT No. 261201	
DESIGNED BY: KN	APPROVED BY: JM	DRAWING No. SK1	REVISION No. 0
SCALE: 1:1000	DATE: AUG. 26, 2026		

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KEY PLAN

ENGINEER'S SEAL

DATE	BY	REVISION	BY	APP'D
26/08/26	0	ISSUED FOR CONSENT APP	KN	JM

CLIENT

RUSCIO

CONSULTANT

TULLOCH

PROJECT TITLE

995 QUEEN ST E
FORMER RENAL BUILDING
SAULT STE. MARIE

DRAWING TITLE

PRELIMINARY
SITE PLAN & SEVERANCE
SKETCH ENLARGEMENT

KN	KN	JM	JM
DRAWN	DESIGNED	CHECKED	APPROVED

1:400 SCALE

AUG. 26, 2026 DATE

261201	0	Sk2
PROJECT No.	REVISION	DRAWING

P:\2025\25 201\C-\104 Drawings\ARCH\ 3 ST - RUSCIO\ARCH\ Sev Sketch - AUG 26 2026.dwg

The Corporation of the
City of Sault Ste. Marie

Committee of Adjustment

Secretary-Treasurer's Report
Section 53 of the Planning Act
OCTOBER 14, 2026

CONSENT

Application B22/26-508-(1-118)-31111-RA

The owner of **CIVIC NO. 1374 THIRD LINE WEST** is seeking to cancel a previous consent. The property is located on the east side of Third Line West between Maki 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 owner is seeking the Committee's consent to Cancel the afore-mentioned consent to allow the proposed severed parcel identified in consent application **B23/26** to attach to the subject property, **as a lot addition**.

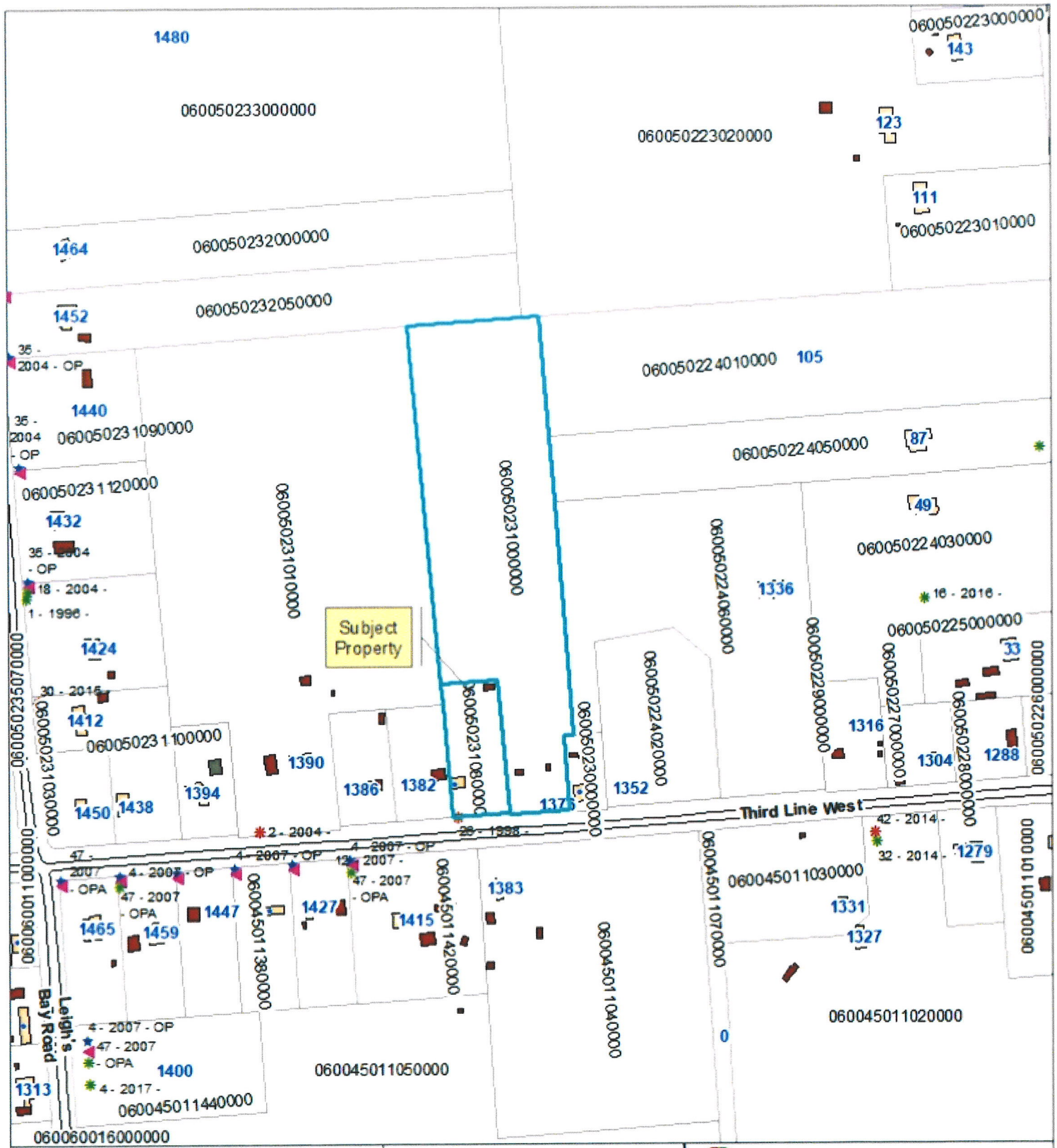
Public Input – not required

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 B23/26. 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



Application Map Series

☑ Subject Property

Property Information

Civic Address: 1378 Third Line West
Roll No 060 050 231 00 0000
Map No.: 508 /1-118
Application No.: B22/26

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

SKETCH TO ILLUSTRATE PROPOSED LOT ADDITION

1376 THIRD LINE WEST,

SAULT STE MARIE

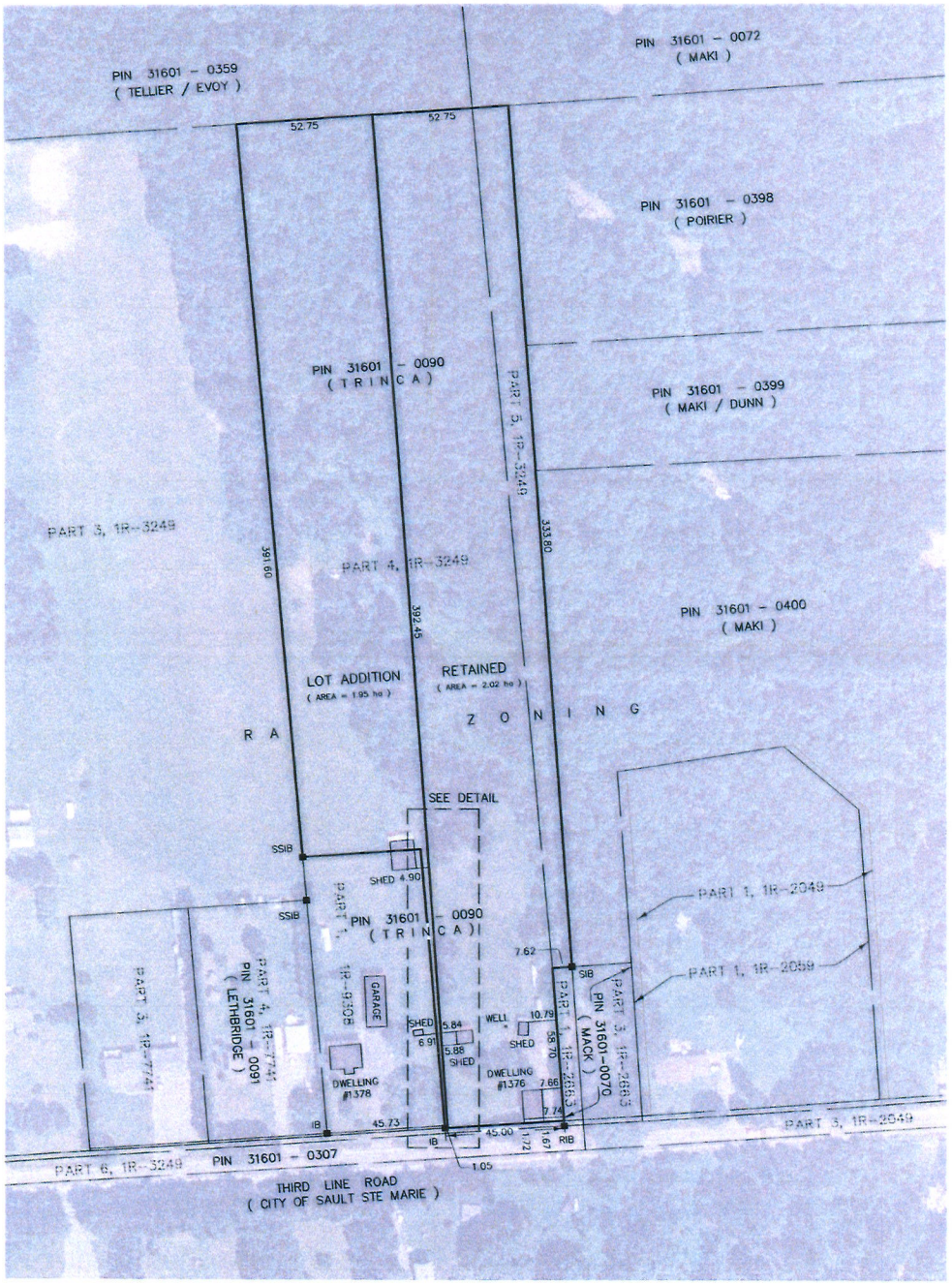
MONUMENT-URSO SURVEYING LTD.

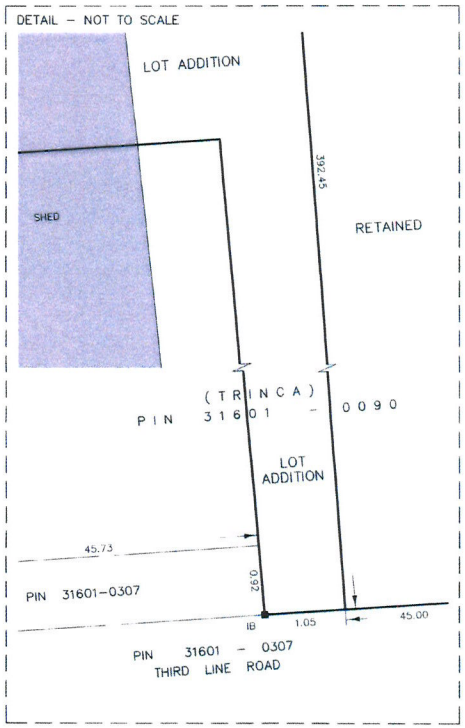
SCALE 1 : 1250

50 37.5 25 12.5 0 25 50

METRIC

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





CAUTION

THIS IS NOT A PLAN OF SURVEY AND IS ONLY TO BE USED AS OUTLINED IN THE TITLE BLOCK

LEGEND

■	DENOTES	FOUND SURVEY MONUMENT
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
RIB	DENOTES	ROUND IRON BAR

SURVEYOR'S CERTIFICATE

I CERTIFY THAT

1. FIELD MEASUREMENTS WERE COMPLETED ON THE 22nd DAY OF APRIL, 2026.

August 10th, 2026.
DATE

BILL WEBB
ONTARIO LAND SURVEYOR

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Monument-Urso Surveying Ltd.
Ontario Land Surveyors | Canada Land Surveyors
1755 WOODWARD DRIVE, SUITE 200
OTTAWA, ON K2C 0P9
TEL (613) 800-1583
536 ½ FOURTH LINE EAST
SAULT STE. MARIE ON, P6A 6J8
FAX (705) 254-5571

DRAWN WSM	FIELD LL/CM	FILE No.
PROCESSED BW	CHECKED BW	S-26-0029

The Corporation of the
City of Sault Ste. Marie

Committee of Adjustment

Secretary-Treasurer's Report

Section 53 of the Planning Act
October 14, 2026

CONSENT

Application B23/26-508-(1-118)-13813-RA, EM

The subject property of this application is described as Part of Section 21, Korah being Parts 4 & 5, Plan 1R-3249, PIN 31601-0090, and municipally identified as **Civic No. 1376 Third Line West** It is designated Rural Area in the Official Plan and is zoned RA, Rural Area.

Application Details:

Subject to the approval of Cancellation of Consent application **B22/26**, the owner wishes to convey a westerly parcel of land and **attach it to the westerly abutting property identified as Civic No. 1378 THIRD LINE WEST,** as a lot addition.

	Frontage (approximate)	Depth (approximate)	Area (approximate)
Severed Lands	1.05M	392.45m	1.95ha
Retained Lands	45m	392.45m	2.02ha

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

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

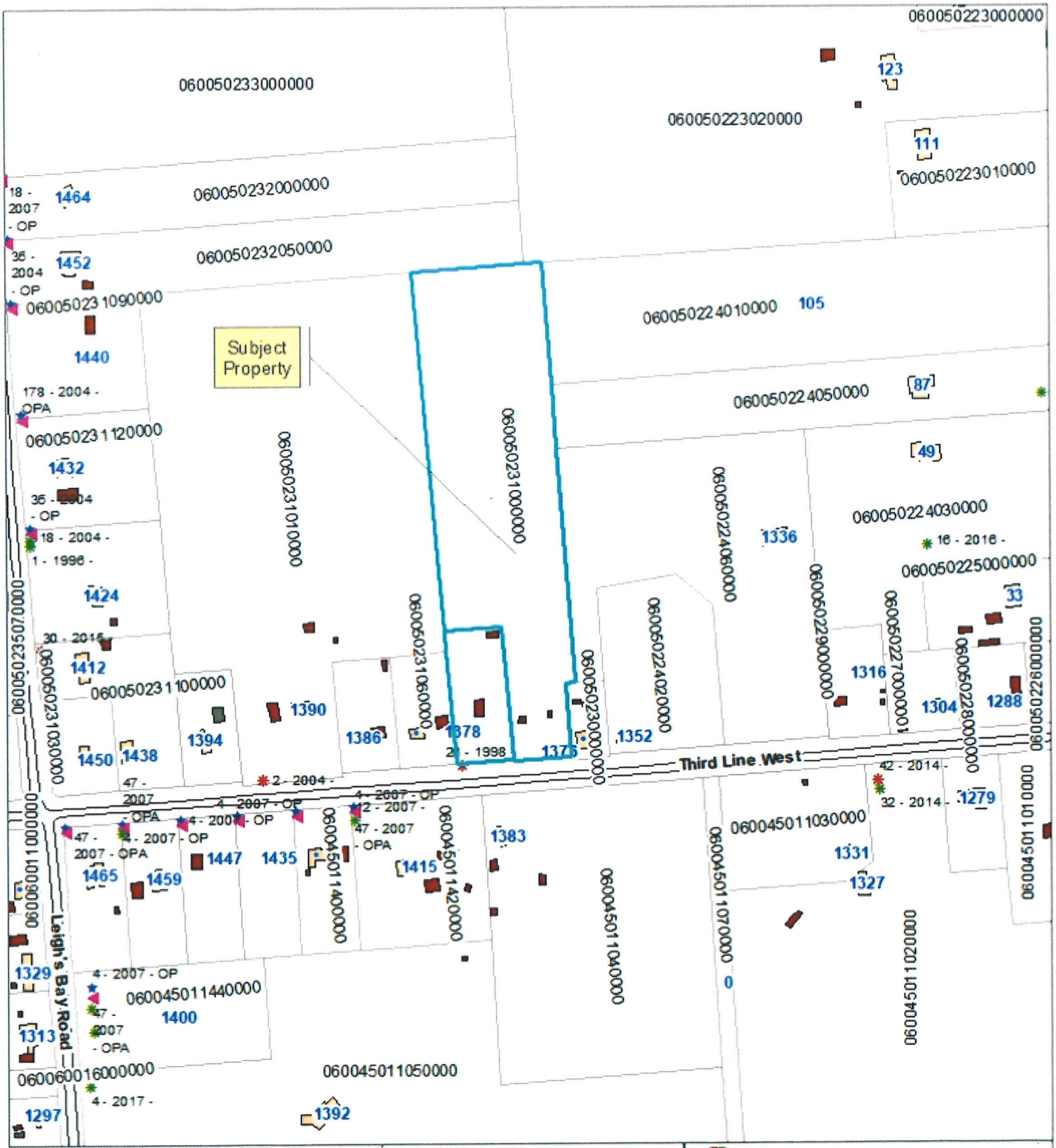
Division/Agency	Circulated	Response
Algoma Public Health		
Bell Canada Right-of-Way		
Building Division	X	No objections but wish to advise the applicant that an occupancy permit has not been issued for 1378 Third Line West
Canada Post		

Conservation Authority	X	No concerns or objections. Any new development will require a site plan review
Engineering & Construction	X	No objection
Fire Services	X	No comments or concerns
Legal Department	X	No comment
Planning Division	X	See comments below
PUC Distribution Inc. (Electric)	X	No concerns
Public Utilities Comm. (Water)	X	No concerns
Public Works		

Planning staff have no concerns with this application but wished to note that the majority of the lands to be transferred are zoned Environmental Management and are therefore subject to a holding provision that restricts development. The lot addition will not create a new building lot or result in additional residential development potential.

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:
- Transfer/Deed of Land
- Lot addition merge clause
- Application to consolidate parcel
- Certificate application & review fee
- Reference plan
- PIN abstract and PIN map
- Minor Variance Application (if required)
- Discharge of Charge/Mortgage
- Partial discharge of Charge/Mortgage
- Payment of municipal taxes
- Copy of receipted electronic transfer



Application Map Series

☑ Subject Property

Property Information

Civic Address: 1376 Third Line West
Roll No 060 050 231 00 0000
Map No.: 508 /1-118
Application No.: B23/26

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 20 40 80 Meters

N

SKETCH TO ILLUSTRATE PROPOSED LOT ADDITION

1376 THIRD LINE WEST,

SAULT STE MARIE

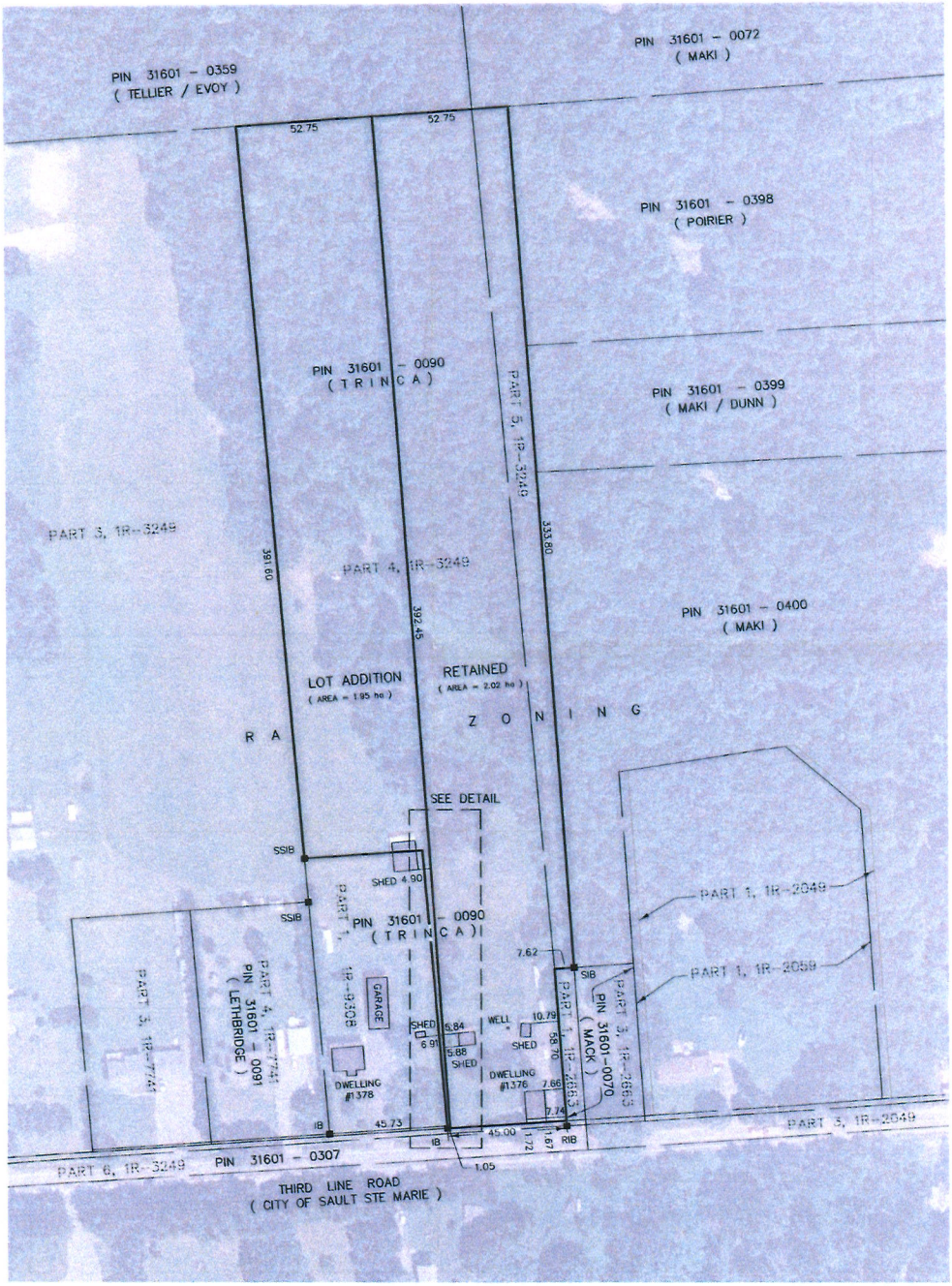
MONUMENT-URSO SURVEYING LTD.

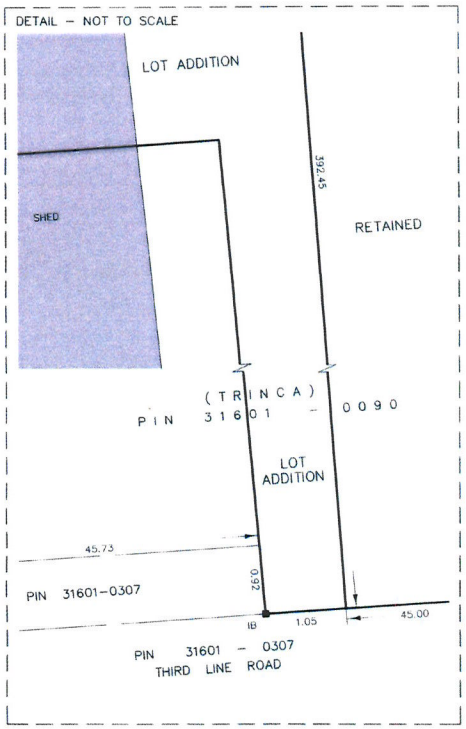
SCALE 1 : 1250

50 37.5 25 12.5 0 25 50

METRIC

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





CAUTION

THIS IS NOT A PLAN OF SURVEY AND IS ONLY TO BE USED AS OUTLINED IN THE TITLE BLOCK

LEGEND

■	DENOTES	FOUND SURVEY MONUMENT
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
RIB	DENOTES	ROUND IRON BAR

SURVEYOR'S CERTIFICATE

I CERTIFY THAT

1 FIELD MEASUREMENTS WERE COMPLETED ON THE 22nd DAY OF APRIL, 2026.

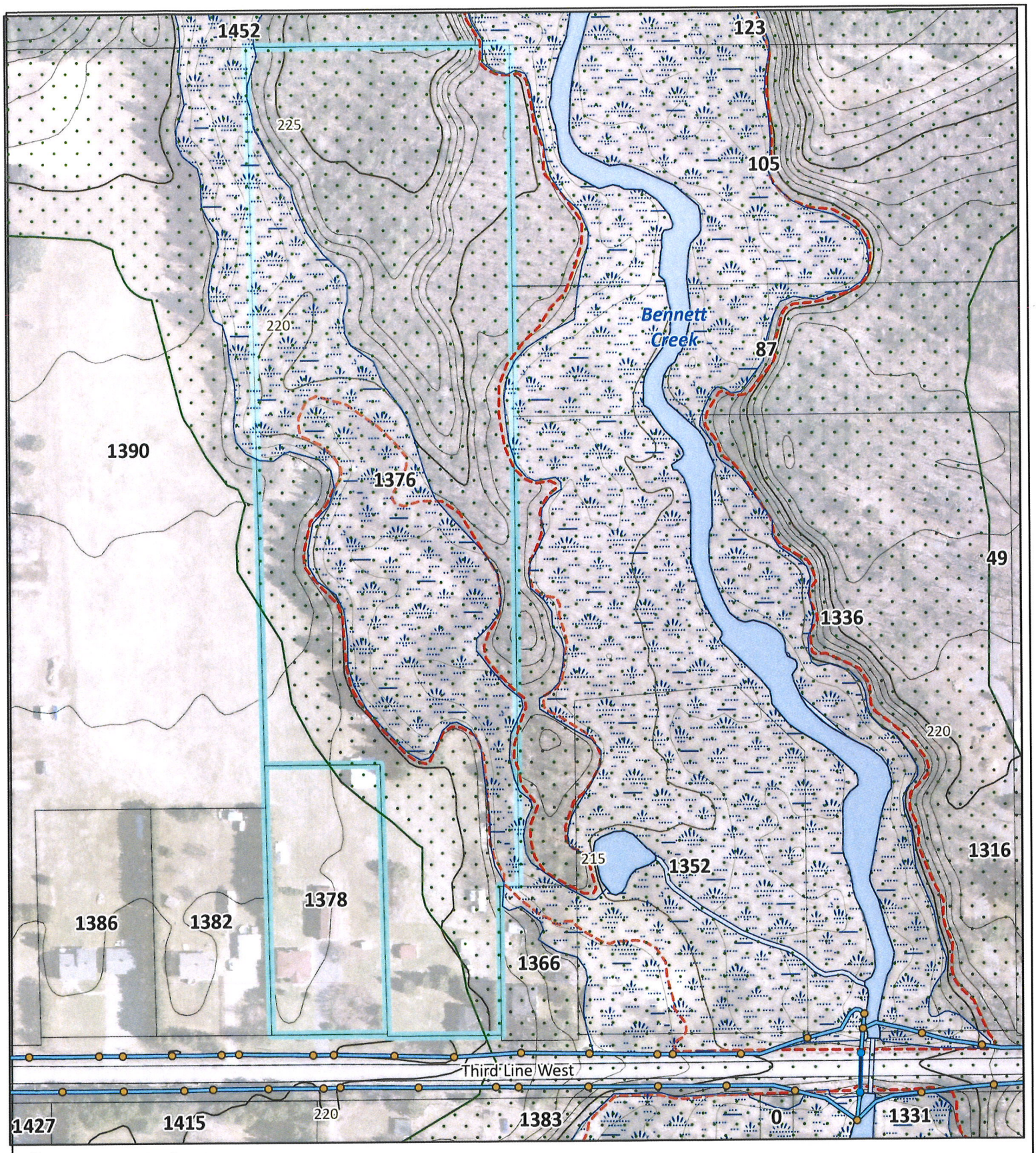
August 10th, 2026.
DATE

BILL WEBB
ONTARIO LAND SURVEYOR

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Monument-Urso Surveying Ltd.
Ontario Land Surveyors | Canada Land Surveyors
1755 WOODWARD DRIVE, SUITE 200 TEL (613) 860-1583
OTTAWA, ON K2C 0P9
536 ½ FOURTH LINE EAST TEL (705) 254-7851
SAULT STE. MARIE, ON, P6A 6J8 FAX (705) 254-5571

DRAWN WSM	FIELD LL/CM	FILE No.
PROCESSED BW	CHECKED BW	S-26-0029



1m
5m
Culvert
Constructed Drainage
Inlet Outlet Structure
Waterbody
Wetland
Watercourse
Property Boundary
O. Reg. 41/24
Flood Control Channel
Regulatory Flood Line
SSMRCA Easement
SSMRCA Property

1376-1378 Third Line West
Sault Ste. Marie, Ontario

RA - Rural Area Zone; EM - Environmental Management Zone
Groundwater Recharge Area
Bennett Creek Sub-watershed

0 25 50 Meters

SSMRCA

©2026 SSMRCA - ArcGIS Pro 3.7.1
Base Mapping layers supplied by City of Sault Ste. Marie Planning Department, SSMRCA, PUC Inc. and MNRF
OGDE - © King's Printer for Ontario, 2026
This map is illustrative only.
Do not rely on it as being a precise indicator of boundaries, routes, location of features, or as a guide to navigation.

The Corporation of the
City of Sault Ste. Marie

Committee of Adjustment

Secretary-Treasurer's Report

Section 53 of the Planning Act
OCTOBER 14, 2026

CONSENT

Application B24/26-99-(1-113)-33142-HZ

MAR-LI INVESTMENTS INC. is the owner of Pt. Lt 1, RCP H731 being Pt. 1, 1R13492, former Township of Tarentorus, and municipally identified as **CIVIC NO. 864 GREAT NORTHERN ROAD.** It is located on the east side of Great Northern Road between Third Line East and Lukenda Drive. The subject property is designated Commercial in the Official Plan and is zoned HZ, Highway Zone.

INTENT:

The applicant is seeking the Committee's consent to establish an easement **for storm and sanitary sewer and water main purposes** along the length of the rear property line. It will have an area of 548.61m^2 & is illustrated as Part 1, 1R-14116. The proposed easement will be in favour of **Civic No.776 Great Northern Road**.

It is noted that this request, together with existing easements over 3 neighbouring properties, will collectively assist with the intended services connection.

	Frontage (approximate)	Depth (approximate)	Area (approximate)
Easement	6m	91.461m	48.61m

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

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

Division/Agency	Circulated	Response
Algoma Public Health		
Bell Canada Right-of-Way		
Building Division	X	No comment
Canada Post		
Conservation Authority	X	No concerns or objections.

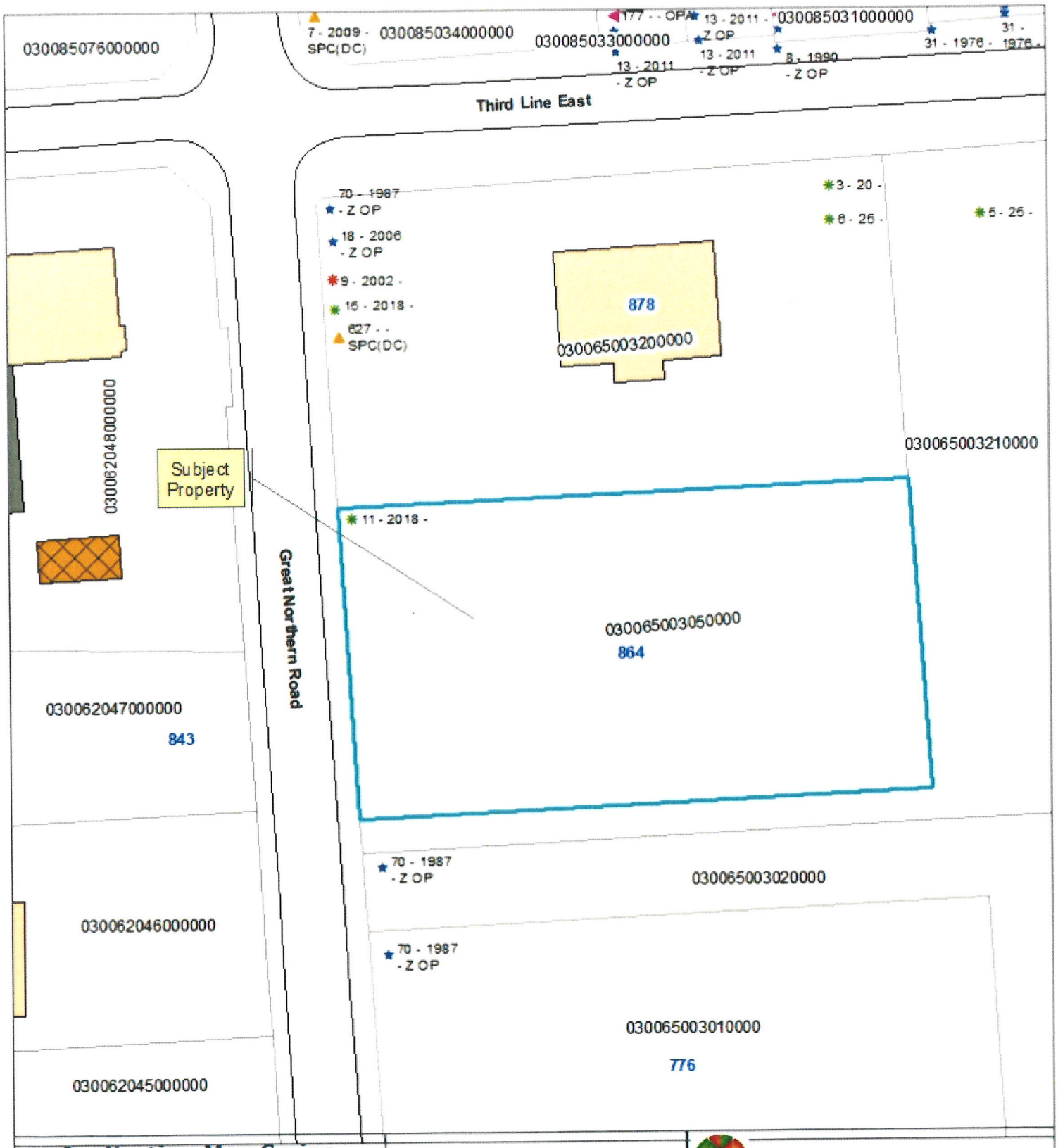
Engineering & Construction	X	No concerns
Fire Services	X	No comments or concerns
Legal Department	X	No comments
Planning Division	X	No concerns
PUC Distribution Inc. (Electric)	X	No concerns
Public Utilities Comm. (Water)	X	See comments below
Public Works		

Public Utilities Commission (Water Utility) advised that they cannot comment on the proposed easement as no water service information or requirements on the proposed development were detailed in the application. They requested that they be provided with a site servicing drawing which shows existing infrastructure, proposed water servicing details, and adequate clearance with other utilities, within the proposed easement.

They further advised that to date, PUC has not received copies of the registered Transfer Easements which were required by the Conditions of Municipal Water Servicing letter for 776 and 864 Great Northern Road, dated 2024-12-04.

Staff Comments
Public Utilities Commission (Water Utility) does not have sufficient information to comment. Since water main services are included in the easement request, the following conditions are recommended.

Recommended conditions to be attached to any approval are the provision of:
- Transfer/Deed of Easement
- Certificate application & review fee
- Reference plan
- Current PIN abstract and PIN map
- Payment of municipal taxes
- Copy of receipted electronic transfer
- Written confirmation be provided to the Secretary-Treasurer that the Public Utilities Commission (Water Utility) Senior Manager or his delegate is satisfied with a site servicing drawing showing existing infrastructure, proposed water servicing details, and adequate clearance with other utilities, within the proposed easement be provided



Application Map Series

☑ Subject Property

Property Information

Civic Address: 864 Great Northern Road
Roll No 030 065 003 05 00 0000
Map No.: 99/1-113
Application No.: B24/26

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 5 10 20 Meters

N

PLAN OF SURVEY OF

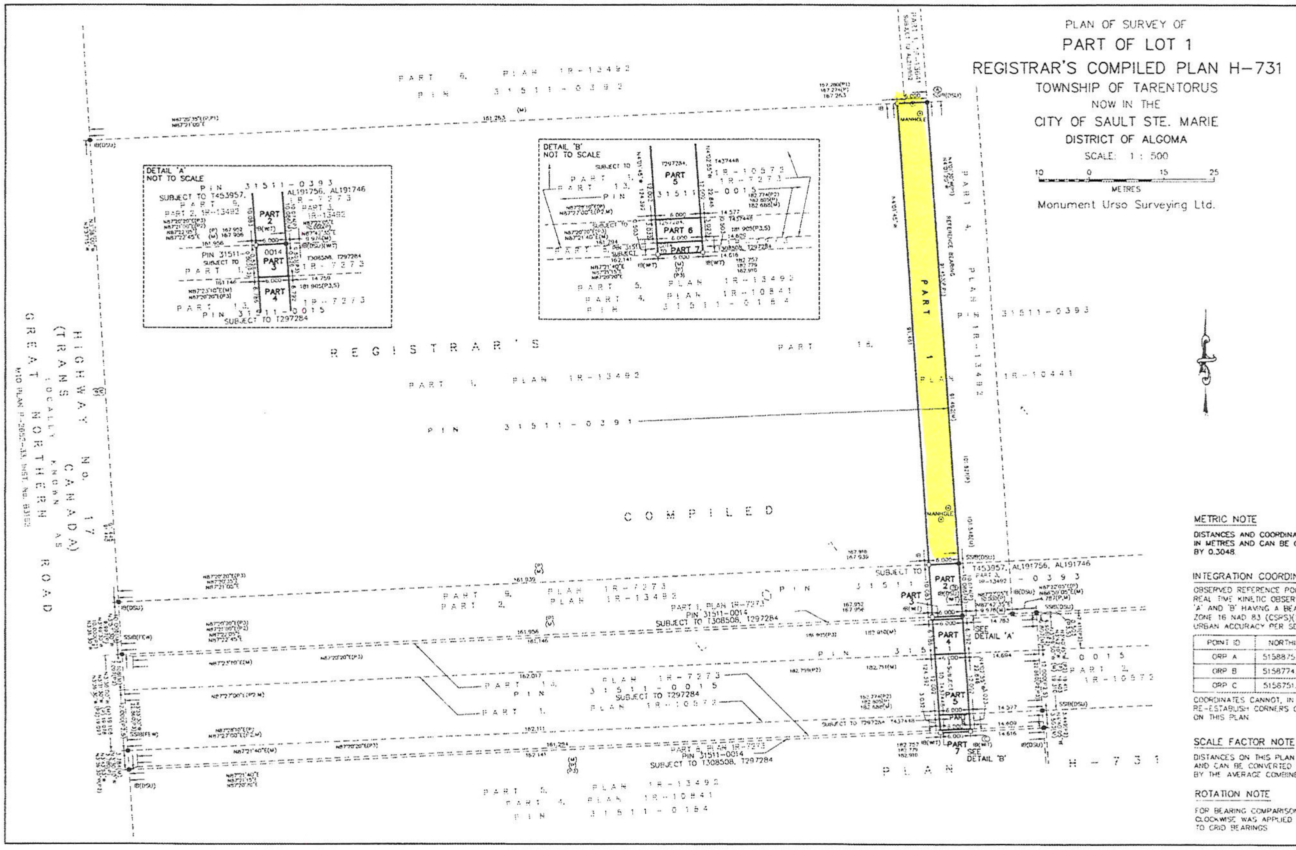
PART OF LOT 1
REGISTRAR'S COMPILED PLAN H-731

TOWNSHIP OF TARENTORUS
NOW IN THE
CITY OF SAULT STE. MARIE
DISTRICT OF ALGOMA

SCALE: 1 : 500

10 0 15 25
METRES

Monument Urso Surveying Ltd.



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

December 8, 2023
DATE

D.S. URSO – ONTARIO LAND SURVEYOR

PLAN 1R- 14116

RECEIVED AND DEPOSITED

December 11th, 2023
DATE

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF ALGOMA (Nº 1)

SCHEDULE

PART	LOT	PLAN	PIN	AREA
1	PART OF 1	REGISTRAR'S COMPILED PLAN H-731	PIN 31511-0391	548.61 Sq.m.
2			PIN 31511-0393	60.49 Sq.m.
3			PIN 31511-0014	3.15 Sq.m.
4			PIN 31511-0015	40.72 Sq.m.
5			PIN 31511-0015	72.00 Sq.m.
6			PIN 31511-0015	18.17 Sq.m.
7			PIN 31511-0014	3.02 Sq.m.

PART 1 COMPRISES PART OF 31511-0391
PART 2 COMPRISES PART OF 31511-0393
PARTS 3 AND 7 COMPRISE PART OF 31511-0014
PARTS 4, 5 AND 6 COMPRISE PART OF 31511-0015
PART 2 SUBJECT TO T453957, AL191756, AL191746
PART 3 AND 7 SUBJECT TO T308508, T297284
PARTS 4, 5 AND 6 SUBJECT TO T297284
PARTS 5 AND 6 SUBJECT TO T437448

LEGEND

■	DENOTES	FOUND EVIDENCE
□	DENOTES	PLANTED MONUMENT
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
M	DENOTES	MEASURED
P	DENOTES	DEPOSITED PLAN 1R-13492
P1	DENOTES	DEPOSITED PLAN 1R-13641
P2	DENOTES	DEPOSITED PLAN 1R-10572
P3	DENOTES	DEPOSITED PLAN 1R-7273
S	DENOTES	SET
WIT	DENOTES	WITNESS
FEW	DENOTES	F.E. WALL, O.L.S.
DSU	DENOTES	D.S. URSO SURVEYING LTD
PIN	DENOTES	PROPERTY IDENTIFICATION NUMBER

METRIC NOTE

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

INTEGRATION COORDINATE TABLE

OBSERVED REFERENCE POINTS (ORPs) DERIVED FROM REAL TIME KINETIC OBSERVATIONS USING MONUMENTS 'A' AND 'B' HAVING A BEARING OF N4°01'20"W UTM ZONE 16 NAD 83 (CSRS)(2010.0) COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP A	5158875.623	705660.269
ORP B	5158774.325	705667.397
ORP C	5158751.536	705669.010

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

SCALE FACTOR NOTE

DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR OF 1.0000160

ROTATION NOTE

FOR BEARING COMPARISONS, A ROTATION OF 1°49'00" COUNTER CLOCKWISE WAS APPLIED TO PLANS 'P2' AND 'P3' TO CONVERT TO GRID BEARINGS

BEARING NOTE

BEARINGS ARE UTM GRID DERIVED FROM REAL TIME KINETIC OBSERVATIONS ON MONUMENTS 'A' AND 'B', SHOWN HEREON, HAVING A BEARING OF N4°01'20"W AND ARE REFERRED TO THE CENTRAL MERIDIAN 87° WEST LONGITUDE OF UTM ZONE 16 NAD 83 (CSRS)(2010.0).

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON SEPTEMBER 11, 2023

December 8, 2023
SAULT STE. MARIE, ONTARIO

D.S. URSO
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-67357

Monument Urso Surveying Ltd.
Ontario Land Surveyors • Canada Land Surveyors
Planning Consultants
536 'C' FOURTH LINE EAST
SAULT STE. MARIE ONT. P6A 6J8
TEL: (705) 254-7851
FAX: (705) 254-5571

DRAWN: KF	FIELD	FILE No
CHECKED: DSU	GMc / TB	U-12141

The Corporation of the
City of Sault Ste. Marie

Committee of Adjustment

Secretary-Treasurer's Report
Section 53 of the Planning Act
October 14, 2026

CONSENT Validation of Title

Application B25/26-31-(1-34)-33478-R4

The subject property is Pt Lt 18 RCP H724 former Township of St. Mary's, Pt 2, 1R3709 save and except Pt 1, 1R9475; municipally identified as **CIVIC NO. 201 SOUTH MARKET STREET.** It is located on the west side of South Market Street approximately 100m south of the Trunk Road intersection. It is designated Residential in the Official Plan and is zoned R4, Medium Density Residential.

INTENT:

Under s57(1) of the Planning Act, the intent of the application is to restore previously consented to lot lines and correct two historic breaches of the Planning Act.

BACKGROUND

History of the property is attached as Schedule A.

The two Planning Act breaches are,

- Transfer T2661277 on May 21, 1986, as the owner (664424 Ontario Limited) retained an interest in abutting land at the time of the transfer and there was no Planning Act consent (points 1-5 of Schedule A).
- Final Order of Foreclosure T424236 on September 28, 2001, as the owner (664426 Ontario Limited) retained an interest in abutting land at the time of the final order of foreclosure and there was no Planning Act consent (points 6-8 in Schedule A)

A validation certificate would validate the 1986 & the 2001 transfers by deeming that the contravention of s.50 of the Act to never have prevented the conveyances.

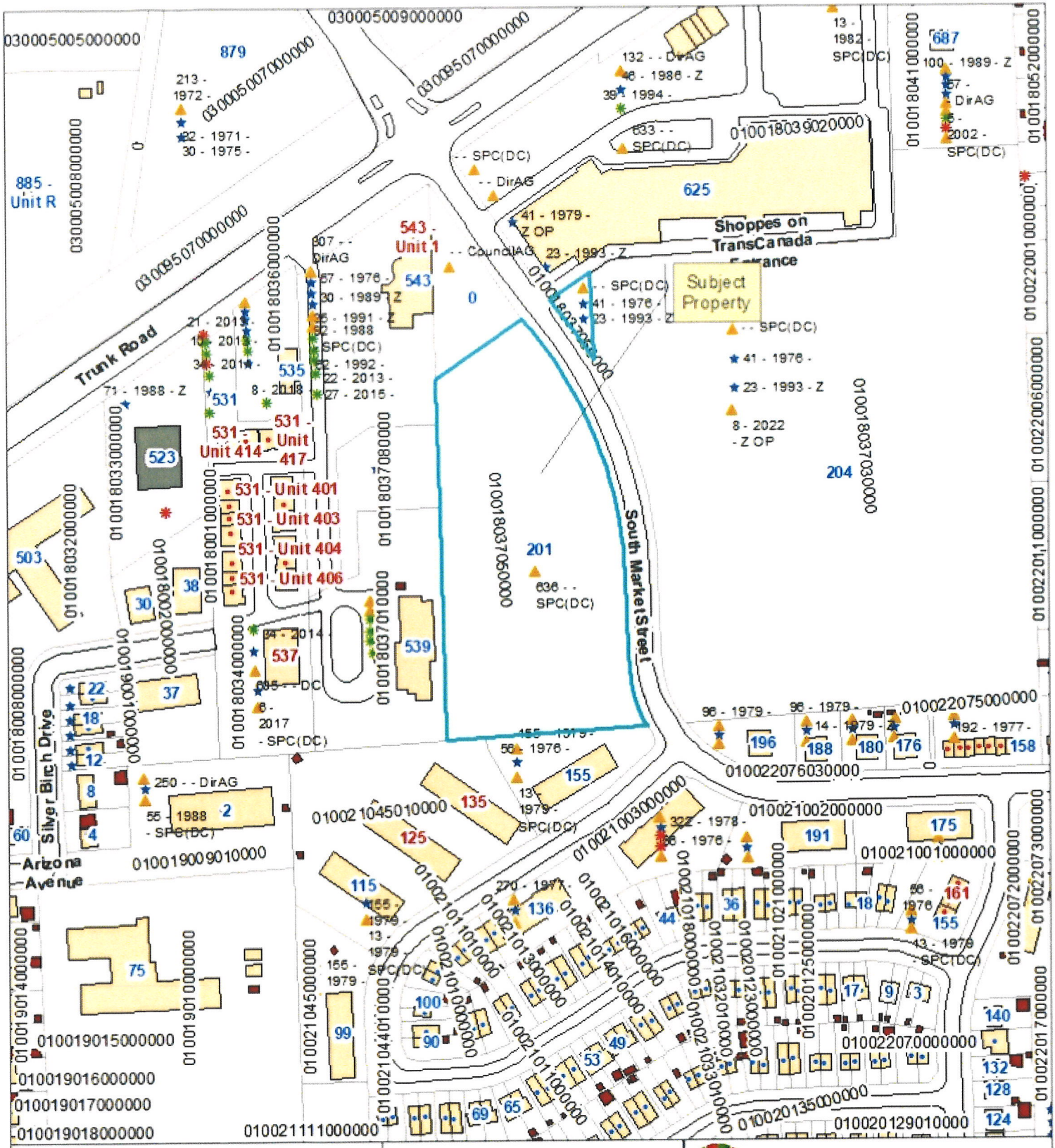
Public circulation and Technical Review by other departments and agencies is not required

Staff Comments

The breaches occurred and approval of this application will correct that situation.

Recommended conditions to be attached to any approval are:

- Transfer/Deed of Land/Notice must include a precise legal description of the land subject to the offending conveyance and clearly state the specific effect of the validation.
- Certificate application & review fee
- Reference plan
- Undertaking to provide the Secretary-Treasurer with a copy of the transfer/notice with Certificate of Official attached on registration.
- Payment of municipal taxes


Trunk Road
South Market Street
Silver Birch Drive
Arizona Avenue
Shoppes on TransCanada
Subject Property
201
625
543 - Unit 1
543
535
531
531 - Unit 414
531 - Unit 417
531 - Unit 401
531 - Unit 403
531 - Unit 404
531 - Unit 406
523
503
539
537
155
204
879
885 - Unit R
687
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010019018000000
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Application Map Series
Subject Property
Property Information
Civic Address: 201 South Market Street
Roll No 010 018 037 05 0000
Map No.: 31/1-34
Application No.: B25/26
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
Ortho photo: None
Projection Details:
NAD 1983 UTM Zone 16N
GCS North American 1983
N

PLAN AND FIELD NOTES OF SURVEY OF

ALL OF LOT 18
REGISTRAR'S COMPILED PLAN H-724

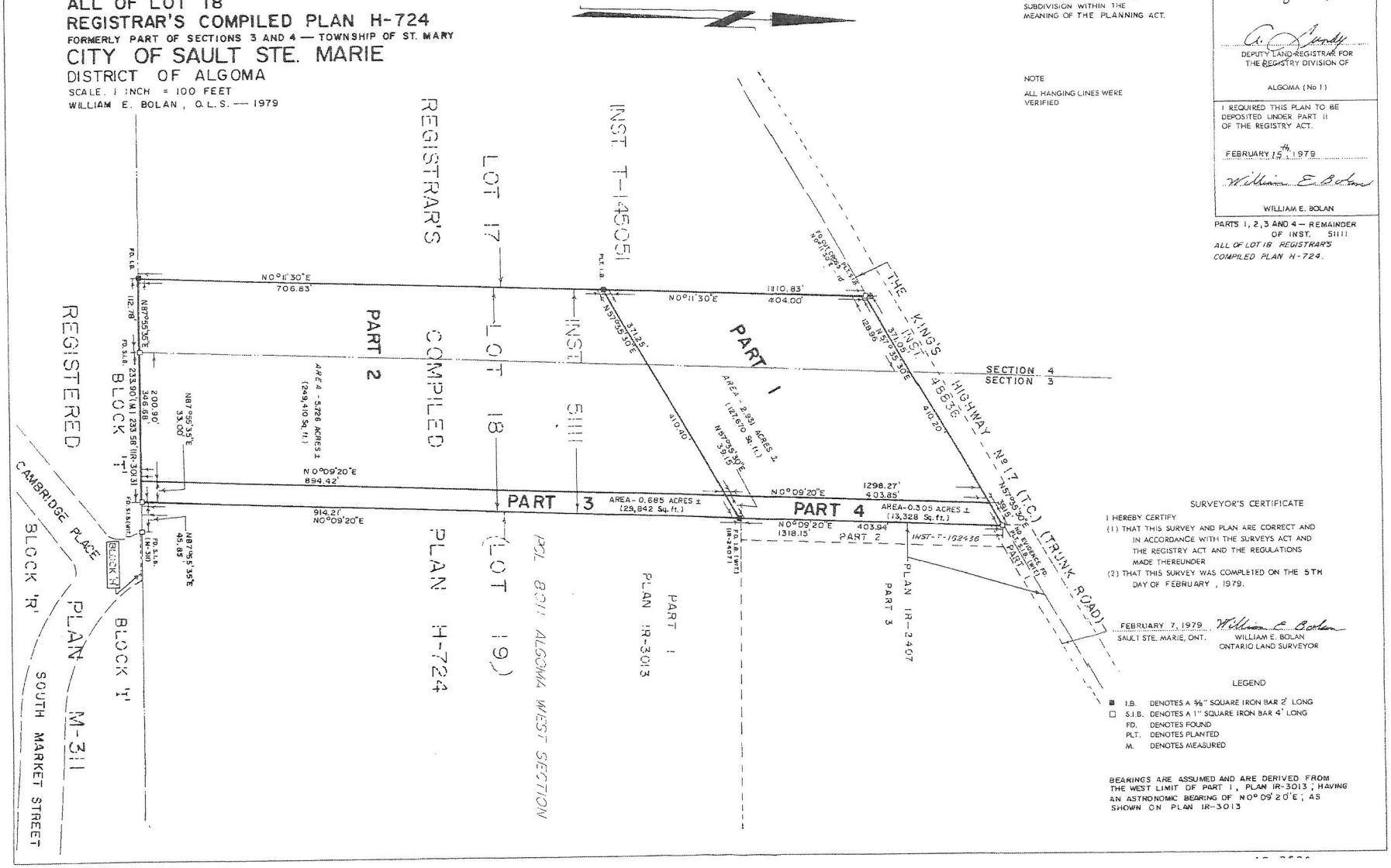
FORMERLY PART OF SECTIONS 3 AND 4 — TOWNSHIP OF ST. MARY

CITY OF SAULT STE. MARIE

DISTRICT OF ALGOMA

SCALE, 1 INCH = 100 FEET

WILLIAM E. BOLAN, O.L.S. — 1979



CAUTION

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

NOTE

ALL HANGING LINES WERE VERIFIED

RECEIVED AND DEPOSITED AS
PLAN IR- 3709
February 16th, 1979

DEPUTY LAND REGISTRAR FOR THE REGISTRY DIVISION OF
ALGOMA (No 1)

I REQUIRED THIS PLAN TO BE DEPOSITED UNDER PART II OF THE REGISTRY ACT.

FEBRUARY 15th 1979

WILLIAM E. BOLAN

PARTS 1, 2, 3 AND 4 — REMAINDER OF INST. 51111
ALL OF LOT 18 REGISTRAR'S COMPILED PLAN H-724.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY

(1) THAT THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER

(2) THAT THIS SURVEY WAS COMPLETED ON THE 5TH DAY OF FEBRUARY, 1979.

FEBRUARY 7, 1979 — SAULT STE. MARIE, ONT.

WILLIAM E. BOLAN
ONTARIO LAND SURVEYOR

LEGEND

- ■ I.B. DENOTES A 5/8" SQUARE IRON BAR 2' LONG
- □ S.I.B. DENOTES A 1" SQUARE IRON BAR 4' LONG
- FD. DENOTES FOUND
- PLT. DENOTES PLANTED
- M. DENOTES MEASURED

BEARINGS ARE ASSUMED AND ARE DERIVED FROM THE WEST LIMIT OF PART 1, PLAN IR-3013; HAVING AN ASTRONOMIC BEARING OF N0°09'20"E; AS SHOWN ON PLAN IR-3013

IR-3709


McNabb Street
Trunk Road
Gibbs Street
Park Street
Murray Street
Park Street
Boundary Road
Market Street
Centre Street
Eastern Avenue
201
Subject
Property
South Market Street
East View
Elementary
School
Idaho D
ty of Sault Ste. Marie, LTC, Provir ce of ntario, nta
NR, Es Canada, Esri, HERE, G rmin, INCREMENT P
USGS, METI/NASA, EPA, USDA, AAFC, NRCa

The Corporation of the
City of Sault Ste. Marie

Secretary-Treasurer's Report
Section 45 of the Planning Act
October 14, 2026

Consent/Land Severance Application

Application B26/26-232-(2-14)-33517-RA

The property that is the subject of this application is described as Lot 322 & 324, Hamilton Subdivision, Plan 58 former Township of Awenge, and municipally identified as **CIVIC NO. 3 COTTAGE LANE**. It is located on the north side of the unopened Cottage Lane extension. It is designated Rural Area in the Official Plan and is zoned RA, Rural Area.

Application Details:

Subject to the approval of minor variance application **A37/26**, the owner seeks to convey an irregular shaped easement across an easterly triangular shaped portion of the subject property commencing at the most south easterly property line running west for approximately 22.5m then north on a diagonal for approximately 39.6m along the westerly property line, in favour of the **City of Sault Ste. Marie for snow storage and snowplough turnaround purposes.**

INTENT:
The owner and the city have agreed to enter into mutual easements for access, turnaround, and snow storage purposes over the subject property and across city property. Currently, no objections to this request have been submitted.

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	X	
Building Division	X	No objections
Canada Post		
Conservation Authority	X	The property is regulated. No concerns or objections, provided no activities involving the storage, handling, or application of

		substances identified as significant drinking water threats are proposed or established on the property.
Engineering & Construction	X	No concerns. The applicant should be aware that nothing can be stored within the easement.
Fire Services	X	No comments or concerns.
Legal Department	X	No objection, conditional on approval being made subject to determining property boundaries and easement locations by way of a survey.
Planning Division	X	No objection
PUC Distribution Inc. (Electric)	X	No concerns
Public Utilities Comm. (Water)	X	No concerns
Public Works	X	Supports the application

Staff Comments/Recommendations(s)

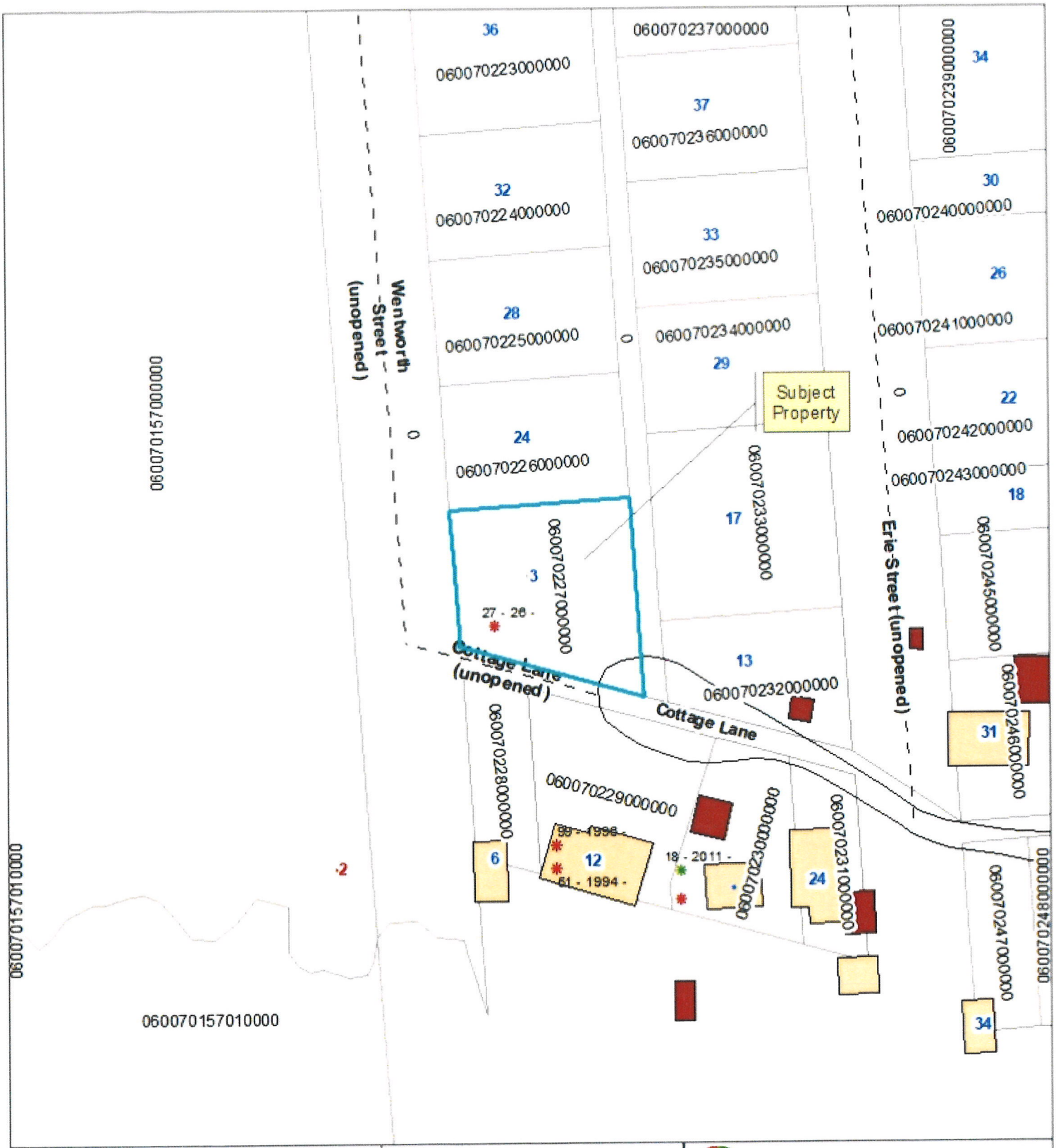
Currently, no objections have been submitted. It is requested that any approval be conditional on the following,

1. That a draft plan of reference prepared by an Ontario Land surveyor registered in the Province of Ontario and bearing the seal of the Land Registrar depicting the entire land which conforms substantially with the application be submitted to the Secretary-Treasurer for approval by the Director of Public Works and the City Solicitor. Once the draft plan has been approved, it must be registered prior to the issuance of a building permit.

2. That the Secretary-Treasurer is provided with one (1) copy of the "electronic registration in preparation documents", prior to registration on title. These documents must be accompanied by a schedule identifying the transferor and the transferee for certification. Said schedule with stamp or Certificate of Official must be registered with the "electronic registration transfer.

3. That a certificate application fee be paid to the City Corporation for **each** document presented to the Secretary-Treasurer for certification, at the rate applicable at the time of issuance. (2026 fee is $245 per document)

4. That a copy of the current pin abstract accompanies the "electronic registration in preparation documents."



Application Map Series

☑ Subject Property

Property Information

Civic Address: 3 Cottage Lane
Roll No 060 070 227 00 0000
Map No.: 232/2-14
Application No.: B26/26

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

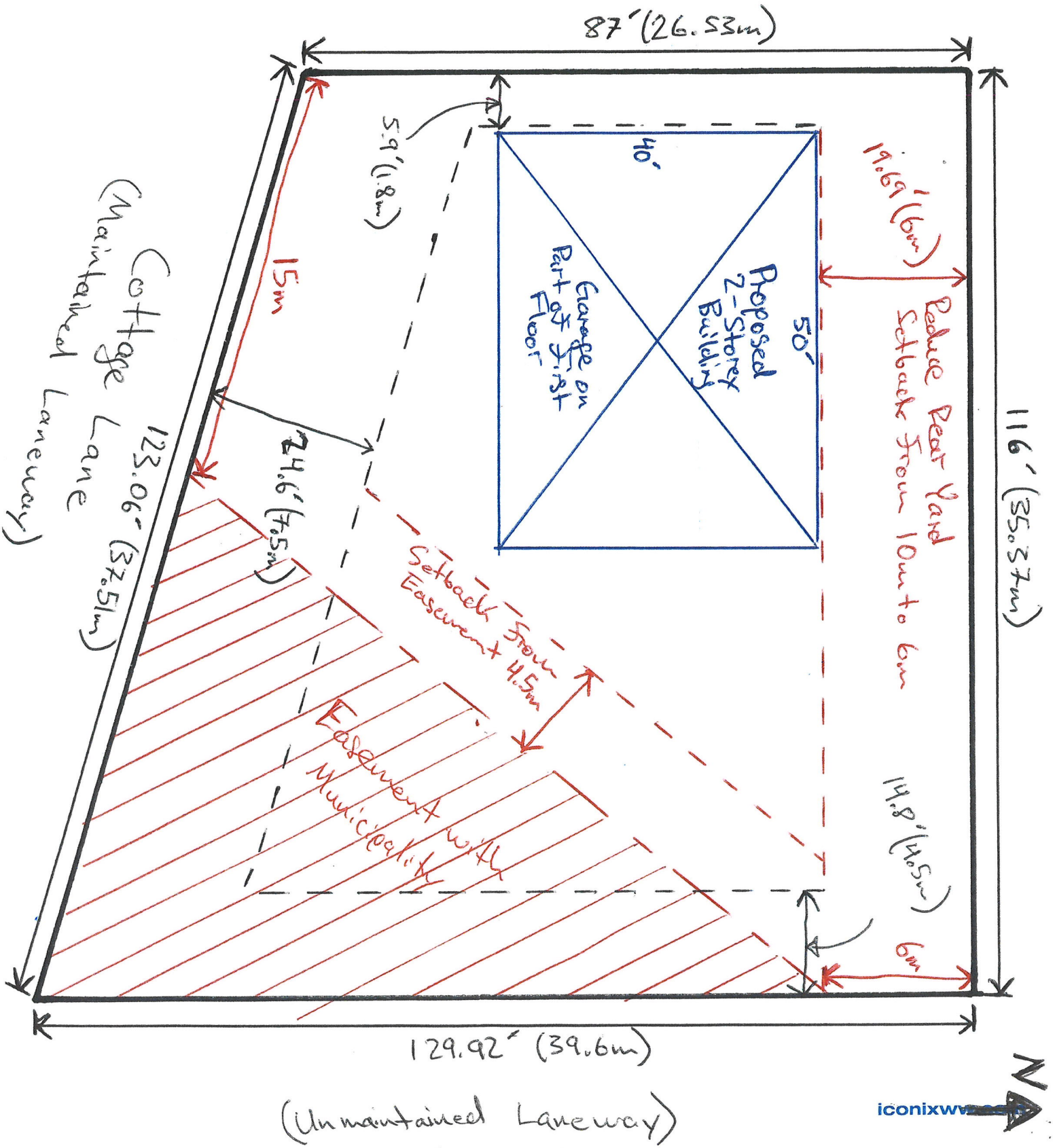
0 5 10 20 Meters

ICONIX waterworks

PROJECT 3 Cottage Lane JOB NUMBER

DATE 2026/09/22

Applicant: Randy Lapossie PAGE OF



iconixwaterworks.com