



AGENDA
REGULAR BOARD MEETING OF APRIL 23, 2026
3:00 P.M.

1. ADOPTION OF MINUTES

- a. Resolve that the attached minutes of the Board Meeting held April 09, 2026, be adopted.

2. DECLARATION OF CONFLICTS

3. PLANNING AND ZONING APPLICATIONS

- a. **Consent B14-25** – Sergio Pietramale; 50 Shields Road, SEC 14 NE1/4 PCL 2871 AWS; Aweres Township. The applicant proposes an **easement** in perpetuity over a portion of 50 Shields Rd in favour of 55 Shields Rd and 92 Shields Rd for the purposes of access and egress. Additionally, an **easement** in perpetuity is also proposed over a portion subject lands in favour of Algoma Power for the purposes of accessing existing utilities infrastructure for maintenance and operations. Staff Report dated April 2026 is attached for Board Review.

Resolve the Report of Planning Staff concerning Consent B14-25, Sergio Pietramale; 50 Shields Road, SEC 14 NE1/4 PCL 2871 AWS; Aweres Township, be accepted and the application be approved, subject to the conditions mentioned in the report.

- b. **Consent B15-25** – Sergio Pietramale on behalf of Helena Christine Love and Harry Dennis Makkonen; 92 Shields Road, SEC 14PT PCL 5216 2682 2922 AWS PLAN M65 LOT 1 RP AR26 PART 1 PART 2PT; Aweres Township. The applicant proposes to sever approximately 72 square metres of vacant land with frontage of approximately 6 metres along Upper Island Lake for the purposes of a **lot addition** to 50 Shields Rd to resolve terrain encroachment issues. Additionally, an **easement** in perpetuity is also proposed over a portion subject lands in favour of Algoma Power for the purposes of accessing existing utilities infrastructure for maintenance and operations. Staff Report dated April 2026 is attached for Board Review.

Resolve the Report of Planning Staff concerning Consent B15-25, Sergio Pietramale on behalf of Helena Christine Love and Harry Dennis Makkonen; 92 Shields Road, SEC 14PT PCL 5216 2682 2922 AWS PLAN M65 LOT 1 RP AR26 PART 1 PART 2PT; Aweres Township, be accepted and the application be approved, subject to the conditions mentioned in the report.

- c. **Consent B16-25** – Sergio Pietramale on behalf of Patricia Lyn Cook and Jason Cook; 44B Shields Road, SEC 14 NE1/4 PCL 5681 AWS; Aweres Township. The applicant proposes an **easement** in perpetuity over a portion of subject lands in favour of 50 Shields Rd, 55 Shields Rd and 92 Shields Rd for the purposes of access and egress. Staff Report dated April 2026 is attached for Board Review.

Resolve the Report of Planning Staff concerning B16-25, Sergio Pietramale on behalf of Patricia Lyn Cook and Jason Cook; 44B Shields Road, SEC 14 NE1/4 PCL 5681 AWS; Aweres Township, be accepted and the application be approved, subject to the conditions mentioned in the report.

AGENDA – APRIL 23, 2026

- d. **Consent B01-26** – Dave Urso, Monument-Urso Surveying on behalf of Barbara and Kenneth Pierman, 917 Mission Road, RCP H805 LOT 1 RP; 1R7802 PARTS 1 TO 4; Fenwick Township. The applicant proposes to sever approximately 1.56 hectares from the subject property with frontage of approximately 139 metres along Mission Road for the purpose of a **lot addition** to the adjacent property, legally described as SEC 8 SW1/4 INCL RP 1R7802; PARTS 5 & 6. Staff Report dated April 2026 is attached for Board Review.

Resolve the Report of Planning Staff concerning Consent B01-26, Dave Urso, Monument-Urso Surveying on behalf of Barbara and Kenneth Pierman, 917 Mission Road, RCP H805 LOT 1 RP; 1R7802 PARTS 1 TO 4; Fenwick Township be accepted and the application be approved, subject to the conditions mentioned in the report.

4. PRESENTATIONS/DELEGATIONS

None.

5. LETTERS OF CONFORMITY

- A. **05-26SR** – John & Terry Sidwell
180 Lakeshore Drive S.; PLAN H539 LOT 38, Dennis Township
Rebuild 24' X 36' Cottage on same footprint; Rebuild 12' X 36' Deck -

6. CORRESPONDENCE

None.

7. ADMINISTRATIVE

None.

8. TRAINING

None.

9. FINANCIALS

- A. Estimated date of audit presentation – May 14th meeting

10. NEW OR UNFINISHED BUSINESS

None.

11. CLOSED MEETING

None.

12. ADJOURNMENT

- a. Resolve that we now adjourn.



**MINUTES
REGULAR BOARD MEETING OF APRIL 09, 2026
3:00 P.M.**

| Present | Absent | Also Present |
|--|----------------|---|
| Michael Jalak Rita Kokis Jerry Dolcetti Eric Groulx | Julia Hanninen | Rebecca Elphick – JL Consultants Matthew Lemieux – Applicant Susan Matthews - Applicant |
| Official: Jess Boyer | | |

1. ADOPTION OF MINUTES

- a. Resolve that the attached minutes of the regular Board Meeting held March 26, 2026, be adopted.

Mover — Michael Jalak
Secunder — Eric Groulx

CarriedRes. No 40 / 26

2. DECLARATION OF CONFLICTS

None.

3. PLANNING AND ZONING APPLICATIONS

- a. **ZBA 2025-08** – Matthew & Jessica Lemieux; 398 Hwy 17N (a.k.a. 264 Macintyre Rd), SEC 29 SE1/4PT. Requesting to rezone a portion of the subject property, currently zoned Rural (RU) to RU(T1), to permit a one-unit detached residential structure of approximately 55 square metres containing bathroom and kitchen facilities that is accessory to an existing residential structure and that is designed to be portable (garden suite). No changes are proposed to the portion of the subject property zoned Environmental Protection (EP) which is associated with flooding hazards along the Root River.

Resolve the Report of Planning Staff concerning ZBA 2025-08, Matthew & Jessica Lemieux; 398 Hwy 17N (a.k.a. 264 Macintyre Rd), SEC 29 SE1/4PT, be accepted and the application be approved, subject to the conditions mentioned in the report.

Mover — Rita Kokis
Secunder — Eric Groulx

CarriedRes. No 41 / 26

4. PRESENTATIONS/DELEGATIONS

None.

5. LETTERS OF CONFORMITY

None.

MINUTES – APRIL 09, 2026

6. CORRESPONDENCE

None.

7. ADMINISTRATIVE

None.

8. TRAINING

None.

9. FINANCIALS

- a. Financial Statement of Accounts for the Month ending March 31, 2026 is attached [Board Information and Approval].

Resolved that the account expenditures for the month ending March 31, 2026 in the amount of \$15,252.88 be passed.

Mover — Rita Kokis

Secunder — Eric Groulx

CarriedRes. No 42 / 26

10. NEW OR UNFINISHED BUSINESS

None.

11. CLOSED MEETING

None.

12. ADJOURNMENT

- a. Resolved that we now adjourn.

Mover — Eric Groulx

Secunder — Michael Jalak

CarriedRes. No 43 / 26

Chairperson

Vice Chairperson

STAFF REPORT

April 23, 2026

| | |
|-----------------------------------|---|
| ROLL NO: | 5727030001204000000 (50 Shields Road) 5727030001204010000 (44B Shields Road) 5727030001189000000 (92 Shields Road) |
| APPLICATION: | B14-25, B15-25, B16-25 |
| APPLICANT(S): | Sergio Pietramale (Applicant and Owner of 50 Shields Road) |
| OWNER(S): | Patricia Lynn Cook and Jason Cook (Owners of 44B Shields Road) Helena Christine Love and Harry Dennis Makkonen (Owners of 92 Shields Road) Harry Makkonen (Owner of 55 Shields Road) |
| LOCATION: | SEC 14 NE1/4 PCL 2871 AWS (50 Shields Road); SEC 14 NE1/4 PT PCL 5681 AWS (44B Shields Road) SEC 14PT PCL 5216 2682 2922; AWS PLAN M65 LOT 1 RP AR26; PART 1 PART 2PT (92 Shields Road); SEC 14PT PCL 12242 AWS RP; 1R9153 PART 1 TO PART 6 (55 Shields Road) |
| PURPOSE: | <p>The applicant submitted three consent applications on his behalf and on behalf of the landowners of 44B Shields Road (Patricia Lynn Cook and Jason Cook) and 92 Shields Road (Helena Christine Love and Harry Dennis Makkonen). The applicant proposes to:</p> <ul style="list-style-type: none">• Sever approximately 72 square metres of vacant land with frontage of approximately 6 metres along Upper Island Lake from 92 Shields Road for the purposes of a lot addition to 50 Shields Road to resolve terrain encroachment issues (Application B15-25);• An easement over 44B Shields Road in favour of 50 Shields Road, 55 Shields Road, and 92 Shields Road for the purposes of access and egress (Application B16-25);• An easement over 50 Shields Road in favour of 55 Shields Road and 92 Shields Road for the purposes of access and egress, (Application B14-25); and,• An easement over 50 Shields Road and 92 Shields Road in favour of Algoma Power for the purposes of accessing utilities infrastructure for maintenance and operations (Application B14-25). |
| OFFICIAL PLAN DESIGNATION: | Shoreline Communities |
| ZONING: | Seasonal Residential (SR) |
| ACCESS: | Shields Road, existing right-of-way (Part 2 on Plan 1R-9153), and proposed easements |
| CIRCULATION: | Algoma Public Health – Ministry of Transportation – |

Area Residents Mailed –
Sign Posted –

BACKGROUND

The applicant, Sergio Pietramale, submitted three consent applications on his behalf and on behalf of the landowners of 44B Shields Road (Patricia Lynn Cook and Jason Cook), 55 Shields Road (Harry Makkonen) and 92 Shields Road (Helena Christine Love and Harry Dennis Makkonen). The applicant proposes to sever approximately 72 square metres of vacant land with frontage of approximately 6 metres along Upper Island Lake from 92 Shields Road (shown below in orange) for the purposes of a lot addition to 50 Shields Road to resolve terrain encroachment issues (Application B15-25). Following the proposed lot addition, the proposed retained parcel (92 Shields Road) will have an area of approximately 1.7 hectares with frontage of approximately 457 metres along Upper Island Lake and the proposed benefitting parcel will have an area of approximately 1,572 square metres and frontage of approximately 20 metres along Upper Island Lake.

The applicant further proposes:

- An easement over 44B Shields Road (shown below in purple) in favour of 50 Shields Road and 92 Shields Road for the purposes of access and egress (Application B16-25);
- An easement over 50 Shields Road (shown below in blue) in favour of 92 Shields Road for the purposes of access and egress (Application B14-25); and
- An easement over 50 Shields Road (shown below in green) and 92 Shields Road (shown below in yellow) in favour of Algoma Power for the purposes of accessing utilities infrastructure for maintenance and operations (Application B14-25).



Figure 1 Location map of subject properties

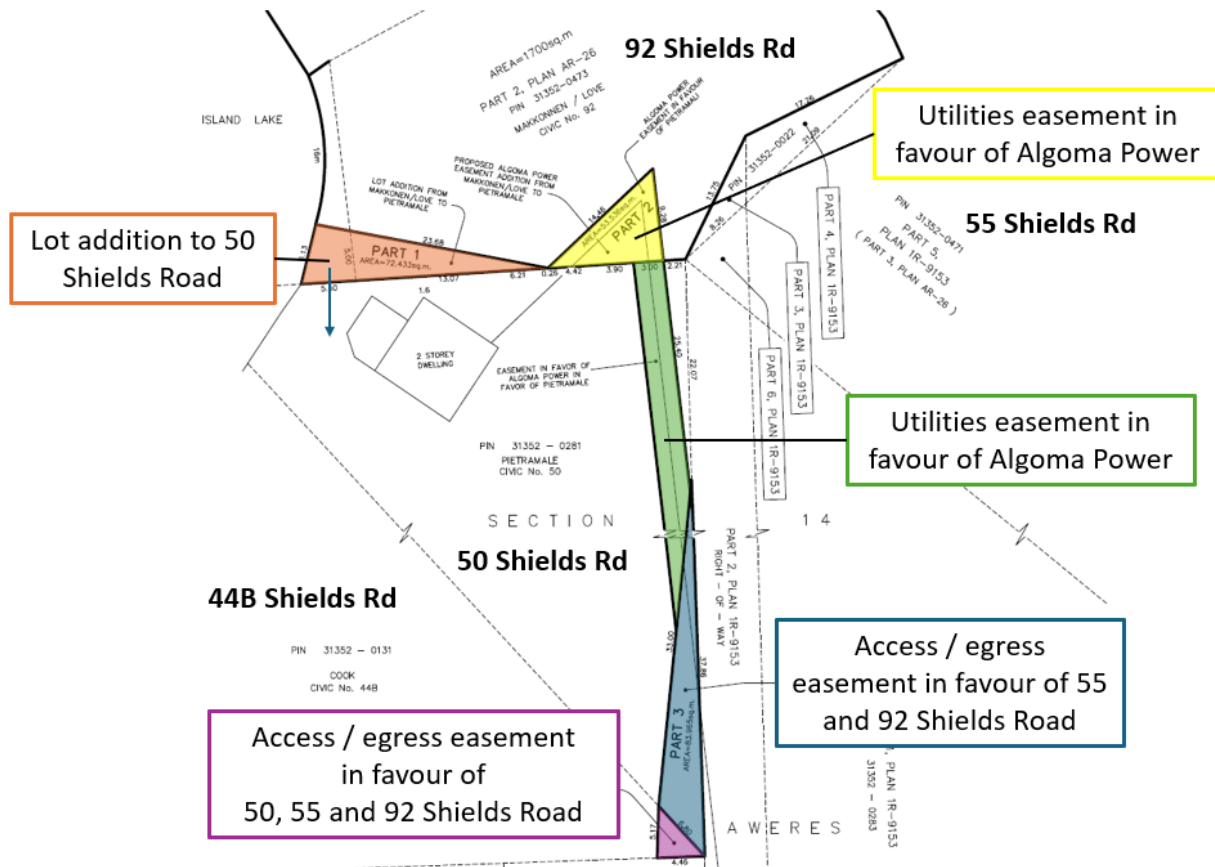


Figure 2 Proposed lot addition and easements over 92 Shields Road, 55 Shields Road, 50 Shields Road, and 44B Shields Road

An existing right-of-way (Part 2 on Plan 1R-9153) provides access from Shields Road, a public road maintained year-round by the local roads board, to the subject properties. The access easements over Parts 3 and 4 on the above severance sketch (as shown in blue and purple, respectively in Figure 1) are required to formally recognize the limits of the affected lands presently being utilized for access purposes due to terrain limitations.

Lands to the south, east, and west of the subject properties are developed for low density seasonal residential use, with vacant and heavily forested lands further south, and to the north of the subject properties is Upper Island Lake.

PLANNING ANALYSIS

Consistency with Provincial Planning Statement (2024)

The Provincial Planning Statement, 2024 (PPS) is issued under Section 3 of the *Planning Act* and provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land province-wide, helping to achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians. In respect of the exercise of any authority that affects a planning matter, the *Planning Act* requires that all decisions are consistent with policy statements issued under the Act, including the PPS.

Section 2.7 of the PPS provides policy direction regarding territory without municipal organization which applies to the Sault Ste. Marie North Planning Area and the subject properties. In areas adjacent to and surrounding municipalities, the PPS requires that only development that is related to the sustainable management or use of resources and resource-based recreational uses, including recreational dwellings not intended as permanent dwellings, shall be permitted. That said, other uses may be permitted, provided the area forms part of a planning area, the necessary infrastructure and public service facilities are planned or available to support the development and are financially viable over their lifecycle,

April 23, 2026

and it has been determined that the impacts of development will not place an undue strain on the public service facilities and infrastructure provided by adjacent municipalities, regions, and/or the Province.

The applicant proposes to sever lands for the purposes of a lot addition resulting in no new lot creation. Furthermore, the proposed access easements seek to recognize the lands' present use as a result of terrain limitations and the proposed utility easement seeks to recognize the current infrastructure present on the subject properties. The subject properties will continue to be used for residential purposes. As such, the demands on infrastructure and public service facilities will remain unchanged as a result of the proposed lot addition and easements.

Section 3.6 of the PPS provides policy direction regarding sewage, water, and stormwater infrastructure. Policies within this section of the PPS state that where municipal sewage and water services or private communal sewage and water services are not available, planned, or feasible, individual on-site sewage and water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

The proposed benefitting parcel (50 Shields Road) is developed with a single-detached dwelling with existing individual on-site water and sewage services. The proposed lot addition will increase the lot area of the proposed benefitting parcel where individual on-site services are located. As such, site conditions will be improved following the proposed lot addition for the long-term provision of such services with no negative impacts.

The subject properties have frontage along Upper Island Lake, which can be considered fish habitat, a recognized natural heritage feature per Section 4.1 of the PPS. Policies in this section state that development and site alteration shall not be permitted on adjacent lands to fish habitat, unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. Development is defined within the context of the PPS as the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the *Planning Act*.

The proposed lot addition and proposed easements will not result in new lot creation nor the construction of any buildings and structures and therefore does not constitute development as contemplated by the PPS. As such, evaluation of the adjacent lands to fish habitat (i.e., Upper Island Lake) will not be required.

Given the subject properties' proximity to Upper Island Lake, the lands can be considered to have high potential for the recovery of archaeological resources. Section 4.6.2 of the PPS states that planning authorities shall not permit development and site alteration on areas of archaeological potential unless the significant archaeological resources have been conserved.

Since the proposed lot addition and proposed easements do not constitute development or site alteration as contemplated by the PPS, assessment of the subject properties' archaeological potential for the recovery and conservation of archaeological resources will not be required.

Based on the above, the proposed lot addition and proposed easements are consistent with the relevant policies of the PPS.

Conformity with Official Plan for the Sault Ste. Marie North Planning Area

The subject properties are within the 'Shoreline Communities' designation of the Official Plan for the Sault Ste. Marie Planning Area (the "Official Plan"). Table 3.7.11(A) in the Official Plan establishes the criteria for consents in the Shoreline Communities, which include the following relevant criteria:

- Minimum lot size of 0.8 ha for residential uses, and in compliance with zoning standards for non-residential uses;

April 23, 2026

- A maximum number of two severances per lot plus the retained lot as of November 1, 1999, with a number of noted exemptions, including to correct lot boundaries and to permit an easement;
- Frontage on a year-round publicly maintained road for year-round uses; and,
- Must comply with the prevailing zoning standard prior to final approval.

In addition, Table 3.7.11(A) in the Official Plan notes that the development and locational criteria in Table 3.7.9(A) apply, which include the following relevant criteria:

- Lot size and frontage must generally coincide with that of the surrounding neighbourhood with 0.8 ha as a minimum.
- Must front on and have direct access to a year-round publicly maintained road;
- Lot must meet requirements for on-site sewage and water services; and,
- Locate where not affected or can overcome development constraints.

The lot sizes and frontages of the proposed retained and benefitting parcels will remain largely unchanged following the proposed lot addition, as it facilitates a minor lot line adjustment. Following the proposed lot addition, the proposed retained parcel (92 Shields Road) will have an area of approximately 1.7 ha, in excess of the minimum lot size for residential uses. The proposed benefitting parcel (50 Shields Road) will have an area of approximately 0.15 ha, significantly less than the minimum lot size for residential uses, though its undersized nature existed prior to the proposed lot addition and non-conformity will not be worsened. Given that the application serves to correct lot boundaries, it is exempted from the maximum number of severances prescribed by the Official Plan. The proposed retained parcel has frontage on Upper Island Lake, and not along a public road maintained year-round, though access is facilitated through the proposed easements and an existing right-of-way that connects to Shields Road, a year-round publicly maintained road. It should be noted, however, that the proposed retained parcel will not lose any frontage on a public road as a result of the proposed lot addition, since this condition predates the subject applications. The proposed benefitting parcel will maintain its existing frontage along Upper Island Lake and Shields Road, a year-round publicly maintained road. Compliance with zoning standards is discussed in the following section of this report.

As for meeting the requirements for on-site sewage and water services, these requirements are set out in Section 3.6.4 of the Official Plan and generally apply to new lot creation and development. Policies in this section require that lot sizes shall be established on the basis of a servicing options report and hydrogeological report or an assimilation capacity study, but shall not in any case be less than 0.8 ha in size of developable land and shall in general be consistent with the character and size of lots in the vicinity of the development.

Although the proposed retained parcel (92 Shields Road) will have an area greater than 0.8 ha following the proposed lot addition, the proposed benefitting parcel will not meet this requirement, though this condition predates the subject applications and will not be made worse following the lot addition. Furthermore, no new lot creation or development is contemplated by the subject applications.

As for development constraints, the subject properties are adjacent to fish habitat and hold high potential for the recovery of archaeological resources given their proximity to Upper Island Lake. Per Section 2.2.4 of the Official Plan, development and site alteration shall not be permitted on lands adjacent to fish habitat unless the ecological function of the adjacent lands has been evaluated through an Impact Assessment and it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. As for archaeological potential, Section 3.10.4 of the Official Plan states that no demolition, grading, or other soil disturbances shall take place on the subject property where archaeological resources may be identified prior to the issuance of a letter from the Province indicating that all archaeological resource concerns have met licensing and resource conservation requirements (i.e., an archaeological assessment and mitigation of adverse impacts to any significant archaeological resources found).

April 23, 2026

Given that no development or site alteration will occur as a result of the proposed lot addition and proposed easements, an Impact Assessment of the adjacent lands to fish habitat (i.e., Upper Island Lake) will not be required. Similarly, since no demolition, grading, or other soil disturbance will occur as a result of the proposed lot addition and proposed easements, an archaeological assessment will not be required.

Based on the above, it is recommended that the proposed lot addition and proposed easements meet the intent of the relevant policies of the Official Plan.

Compliance with Zoning By-law

The subject properties are zoned Seasonal Residential (SR) in Zoning By-law 1999-01 for the Sault Ste. Marie North Planning Area (the “Zoning By-law”).

Permitted uses of lands in the SR Zone include seasonal dwellings and parks, playgrounds, churches, church halls, and community centres. The proposed retained parcel is vacant and each of the other subject properties are developed with an existing seasonal dwelling, as permitted in the SR Zone.

Requirements for principal buildings permitted in the SR Zone are established in Section 29(1) of the Zoning By-law, as follows:

- Minimum lot frontage 30 metres
- Minimum lot area 1400 square metres
- Maximum lot coverage 15 percent
- Minimum front yard 18 metres
- Minimum rear yard 9 metres
- Minimum side yards 3 metres
- Maximum building height 9 metres
- Minimum ground floor area 37 square metres

Following the proposed lot addition, the proposed retained parcel will have an area of approximately 1.7 hectares with frontage of approximately 457 metres along Upper Island Lake, meeting the requirements of the SR Zone. The proposed retained parcel will continue to be vacant following the proposed lot addition.

The proposed parcel will have an area of approximately 0.15 hectares and frontage of approximately 20 metres along Upper Island Lake following the proposed lot addition, meeting the minimum lot area requirements of the SR Zone, though continuing to have less frontage than required in the SR Zone following the proposed lot addition. However, this condition predates the subject applications and will not be further in non-compliance following the proposed lot addition.

The front yard and rear yards of the proposed benefitting parcel will remain unchanged following the proposed lot addition and proposed easements, and the side yard of the proposed benefitting parcel will be increased into compliance following the proposed lot addition. The building height and ground floor area of the existing seasonal dwelling on the proposed benefitting parcel will also remain unchanged as a result of the proposed lot addition and proposed easements.

As for 44B Shields Road and 55 Shields Road, the required minimum lot frontage, lot area, lot coverage, yards, building height, and ground floor area will remain unchanged as a result of the proposed easement.

Based on the above, the proposed lot addition and proposed easements comply with the requirements of the Zoning By-law.

April 23, 2026

RECOMMENDATION

It has been demonstrated that the proposal is consistent with the Provincial Planning Statement, 2024, conforms with the Official Plan for the Sault Ste. Marie Planning Area and complies with Zoning By-law 1999-01 for the Sault Ste. Marie North Planning Area. As such, it is recommended that the Planning Board grant approval, subject to the below conditions, to Applications B14-25, B15-25, and B16-25 for the purposes of:

- Severance of approximately 72 square metres from 92 Shields Road to be added to 50 Shields Road to resolve terrain occupation issues;
- Easement in perpetuity over 44B Shields Road in favour of 50 Shields Road, 55 Shields Road, and 92 Shields Road for the purposes of access and egress;
- Easement in perpetuity over 50 Shields Road favour of 55 Shields Road and 92 Shields Road for the purposes of access and egress; and
- Easement in perpetuity over 50 Shields Road in favour of Algoma Power for the purposes of accessing utilities infrastructure for maintenance and operations; and,
- Easement in perpetuity over 92 Shields Road in favour of Algoma Power for the purposes of accessing utilities infrastructure for maintenance and operations.

It is recommended that approval of Application B15-25 (92 Shields Road) be subject to the following conditions:

1. That the applicant provides the Planning Board with two (2) white prints and one (1) original PDF file of a deposited 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 as submitted. At least one copy of a plan of reference must indicate any easement/right-of-way and the locations and dimensions of all buildings and structures on the subject property and their distance to property lines.
2. That the parcel intended to be severed be conveyed to the abutting landowner to the immediate south (municipally addressed as 50 Shields Road) and be consolidated with said owner's existing property.
3. That the Secretary-Treasurer is provided with legal descriptions of the property being severed and the property to which it is being added which must be sufficient for the issuance of the Certificate of Consent.
4. That the applicant shall submit a certified copy of the latest transfer document for the parcel to which the severed parcel is being added to clearly indicate that the property being severed is to be conveyed to and registered in the same name and interest of the property to which it is added and that Section 50 of the Planning Act, shall apply to all subsequent conveyances and transactions.
5. That the applicant shall provide evidence to the Planning Board that an easement which conforms substantially with the application as submitted has been registered on title in perpetuity for the purposes of accessing utilities infrastructure for maintenance and operations in favour of Algoma Power and that the utilities easement is to the satisfaction of the Sault Ste. Marie North Planning Board.

It is recommended that approval of Application B14-25 (50 Shields Road) be subject to the following conditions:

1. That the applicant provides the Planning Board with two (2) white prints and one (1) original PDF file of a deposited 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 as submitted. At least one copy of a plan of reference must indicate any easement/right-of-way and the locations and dimensions of all buildings and structures on the subject property and their distance to property lines.

April 23, 2026

2. That the applicant shall provide evidence to the Planning Board that an easement which conforms substantially with the application as submitted has been registered on title in perpetuity for the purposes of accessing utilities infrastructure for maintenance and operations in favour of Algoma Power and that the utilities easement is to the satisfaction of the Sault Ste. Marie North Planning Board.
3. That the applicant shall provide evidence to the Planning Board that an easement which conforms substantially with the application as submitted has been registered on title in perpetuity for the purposes of access and egress in favour of (1) the lands municipally addressed as 92 Shields Road (legally described as SEC 14PT PCL 5216 2682 2922;AWS PLAN M65 LOT 1 RP AR26;PART 1 PART 2PT) and (2) the lands municipally addressed as 55 Shields Road (legally described as SEC 14PT PCL 12242 AWS RP;1R9153 PART 1 TO PART 6) and that the access easement is to the satisfaction of the Sault Ste. Marie North Planning Board.

It is recommended that approval of Application B16-25 (44B Shields Road) be subject to the following conditions:

1. That the applicant provides the Planning Board with two (2) white prints and one (1) original PDF file of a deposited 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 as submitted. At least one copy of a plan of reference must indicate any easement/right-of-way and the locations and dimensions of all buildings and structures on the subject property and their distance to property lines.
2. That the applicant shall provide evidence to the Planning Board that an easement which conforms substantially with the application as submitted has been registered on title in perpetuity for the purposes of access and egress in favour of (1) the lands municipally addressed as 92 Shields Road (legally described as SEC 14PT PCL 5216 2682 2922;AWS PLAN M65 LOT 1 RP AR26;PART 1 PART 2PT), (2) the lands municipally addressed as 50 Shields Road (legally described as SEC 14 NE1/4 PCL 2871 AWS), and (3) the lands municipally addressed as 55 Shields Road (legally described as SEC 14PT PCL 12242 AWS RP;1R9153 PART 1 TO PART 6) and that the access easement is to the satisfaction of the Sault Ste. Marie North Planning Board.

Should you have any questions regarding this application, please contact the undersigned.

J.L. RICHARDS & ASSOCIATES LIMITED

Prepared by:



Rebecca Elphick, M.PI, RPP, MCIP
Planner

Reviewed by:



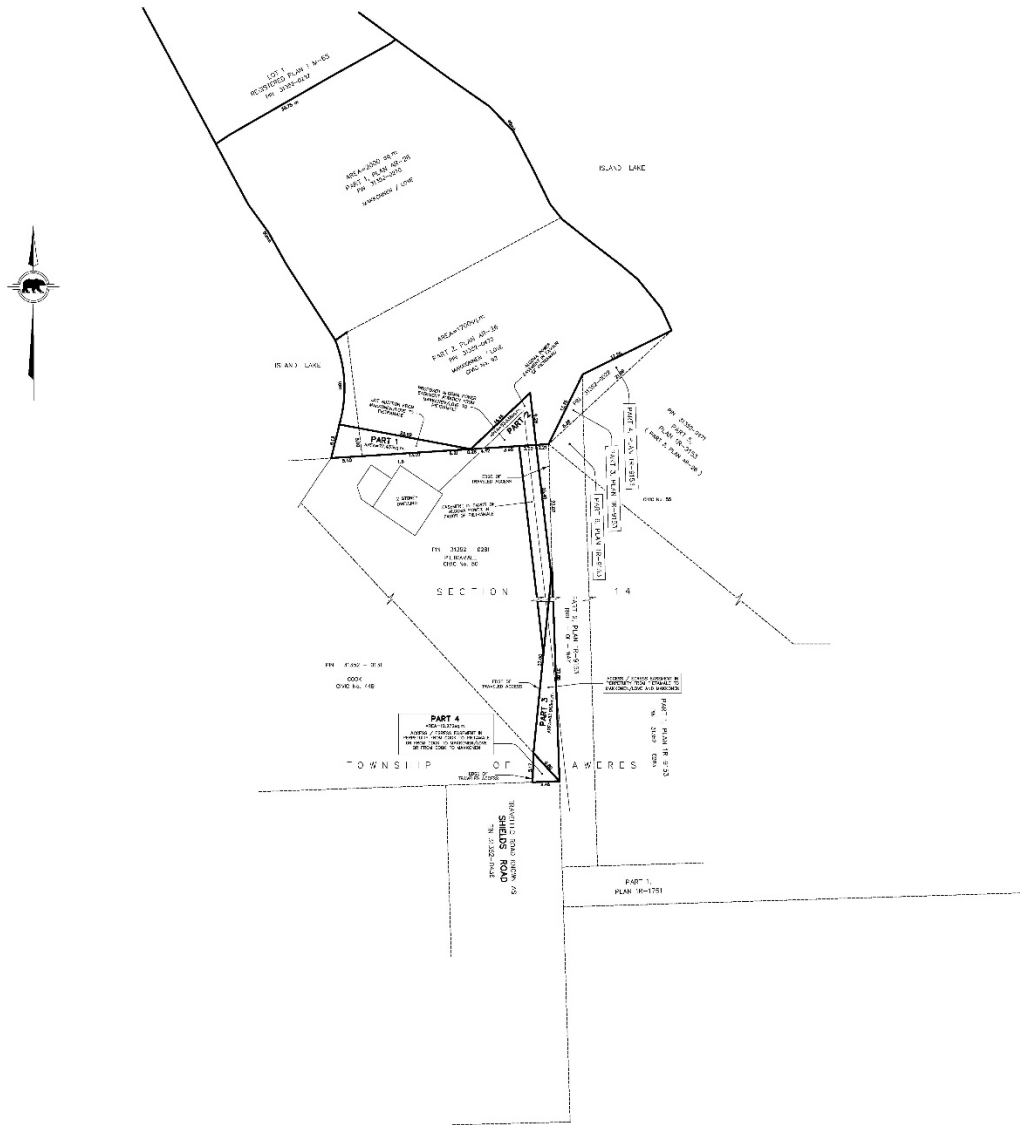
Jamie Batchelor, RPP, MCIP
Senior Planner

RE:jb

Attachment: Schedule 'A'

THE ABOVE IS A STAFF RECOMMENDATION ONLY, SUBJECT TO BOARD APPROVAL.

Schedule 'A'
Severance Sketch as submitted by Applicant



SKETCH TO ILLUSTRATE
 PROPOSED SEVERANCE
 PART OF SECTION 14
 TOWNSHIP OF AWERES
 DISTRICT OF ALGOMA



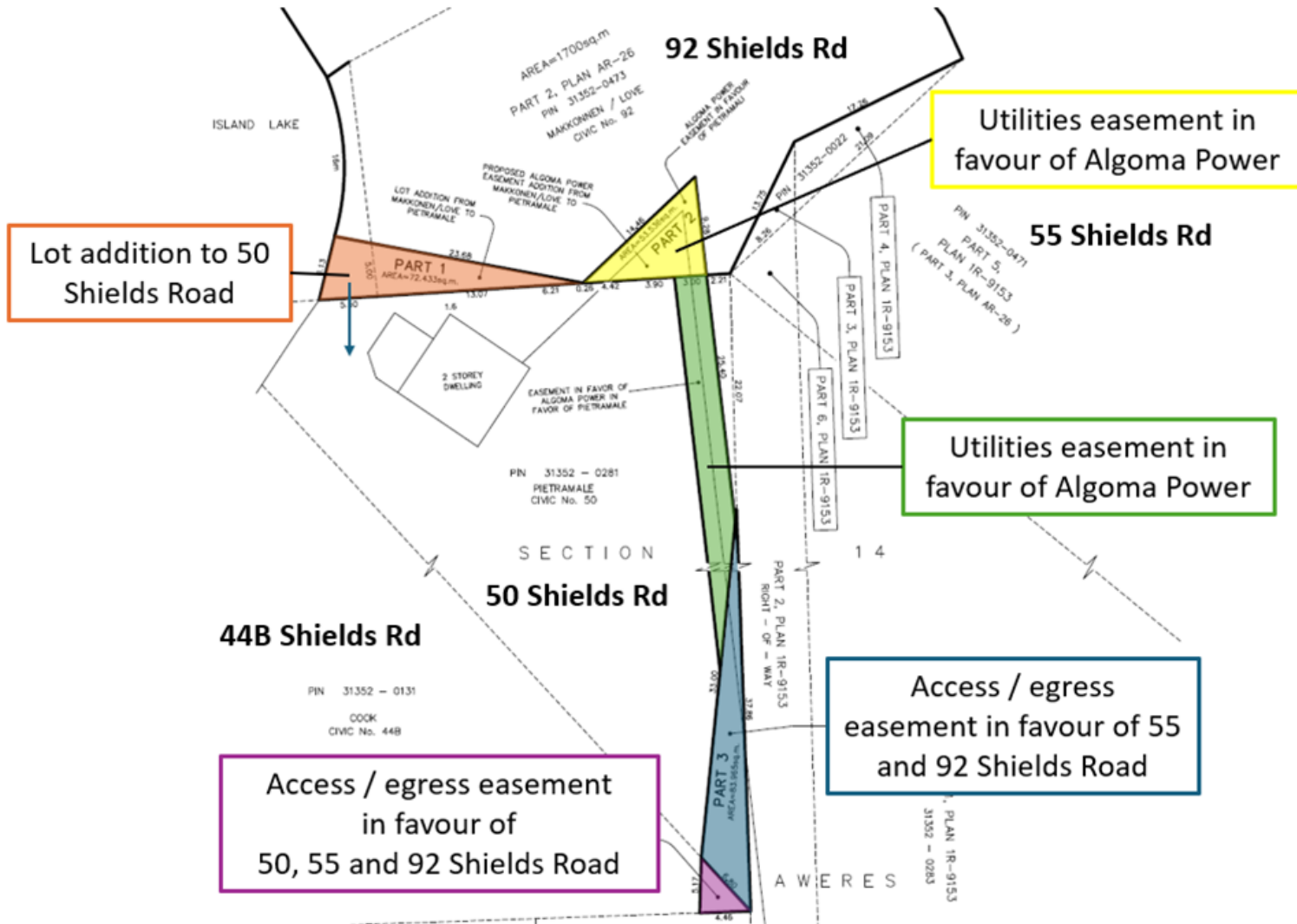
METRIC
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTE:
 THIS PLAN COMPILED FROM LAND REGISTRY DATA AND SURVEY
 RECORDS.
 FINAL PLAN OF SURVEY AND DIMENSIONS MAY VARY.

REVISED DATE: March 2nd, 2026.

| | | |
|--|--|-------------------------------|
| | Monument-Urso Surveying Ltd. Ontario Land Surveyors Canada Land Surveyors | |
| | 2395 WOODBINE DRIVE SCARBOROUGH, ONTARIO M1S 4W7 TEL: (416) 291-8811 FAX: (416) 291-8812 | 1985 19 JUL 15 9 56 AM EST |

Markup of Severance Sketch



STAFF REPORT

April 23, 2026

| | |
|-----------------------------------|---|
| ROLL NO: | 5727080001179000000 |
| APPLICATION: | B01-26 |
| APPLICANT(S): | D.S. Urso |
| OWNER(S): | Barbara and Kenneth Pierman |
| LOCATION: | RCP H805 LOT 1 RP;1R7802 PARTS 1 TO 4 917 Mission Road, Fenwick Township |
| PURPOSE: | The applicant proposes to sever approximately 1.56 hectares from the subject property with frontage of approximately 139 metres along Mission Road for the purpose of a lot addition to the adjacent property, legally described as SEC 8 SW1/4 INCL RP 1R7802; PARTS 5 & 6. The lands proposed to be severed are currently vacant and no new buildings or structures are proposed with this application. Following the proposed severance, the proposed retained parcel will have an area of approximately 4.3 hectares with frontage of approximately 320 metres of frontage along Mission Road and will continue to be used for residential purposes. The proposed benefitting parcel will have an area of approximately 3 hectares following the proposed lot addition, with frontage of approximately 215 metres along Mission Road. |
| OFFICIAL PLAN DESIGNATION: | Shoreline Communities |
| ZONING: | Rural (RU) |
| ACCESS: | Mission Road |
| CIRCULATION: | Algoma Public Health – Ministry of Transportation – Area Residents Mailed – Sign Posted – |

BACKGROUND

The applicant proposes to sever approximately 1.56 hectares of vacant land from the subject property with frontage of approximately 139 metres along Mission Road for the purpose of a lot addition to the adjacent property, legally described as SEC 8 SW1/4 INCL RP 1R7802; PARTS 5 & 6. Following the proposed severance, the proposed retained parcel will have an area of approximately 4.3 hectares with approximately 320 metres of frontage along Mission Road, and the proposed benefitting parcel will have an area of approximately 3 hectares and frontage of approximately 215 metres along Mission Road. The proposed retained parcel is developed with an existing single-detached dwelling with

individual on-site water and sewage services and two accessory buildings (i.e., a detached garage and a shed) and will continue to be used for residential purposes. No new buildings or structures are proposed with this application.

Adjacent lands to the north of the subject property beyond Mission Road are vacant and heavily forested, while adjacent lands to the northwest and southeast of the subject property are developed with low density residential uses along the shoreline of Lake Superior. Both the subject property and the proposed benefiting property have frontage along Lake Superior.

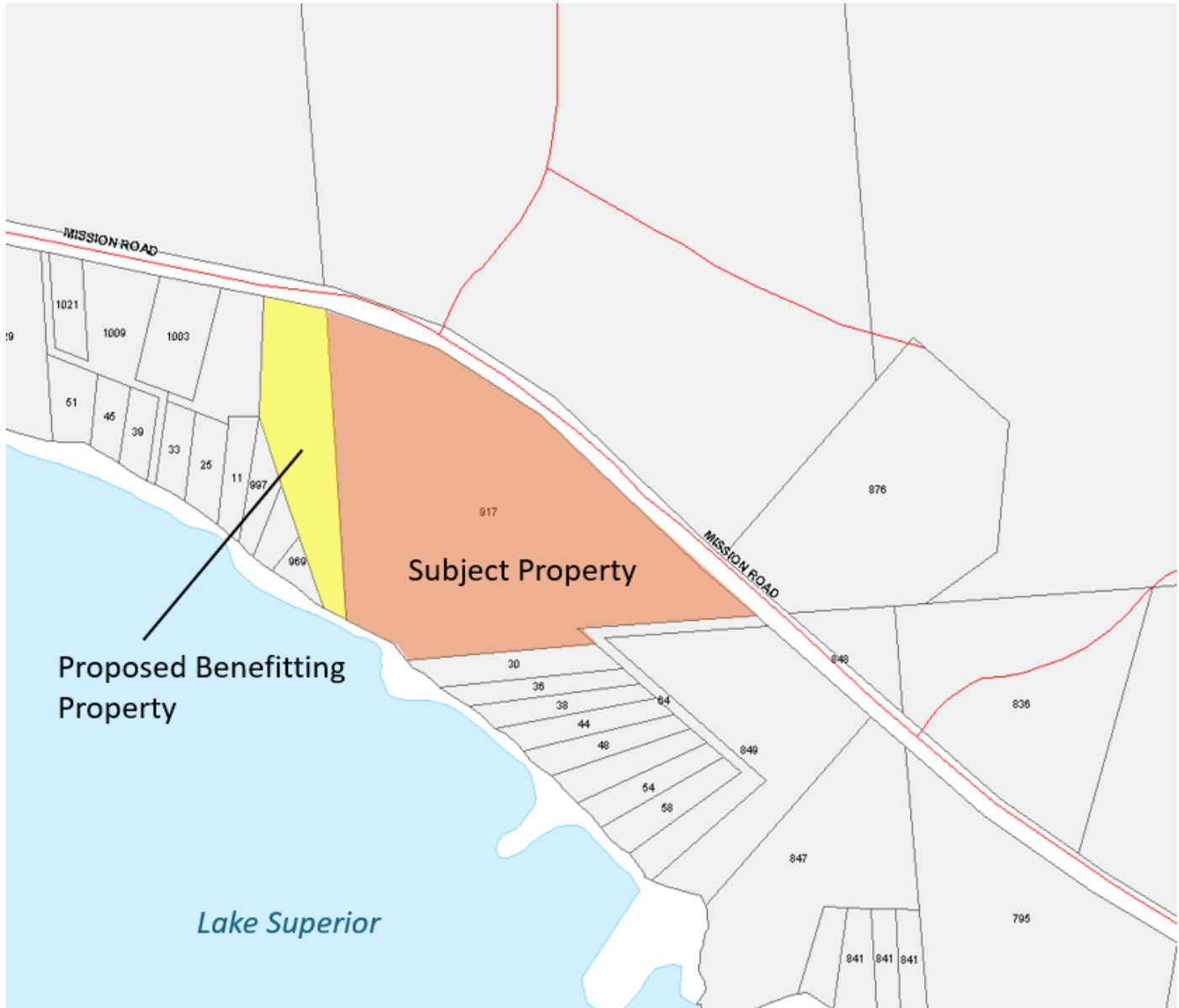


Figure 1 Key map of subject and benefiting properties

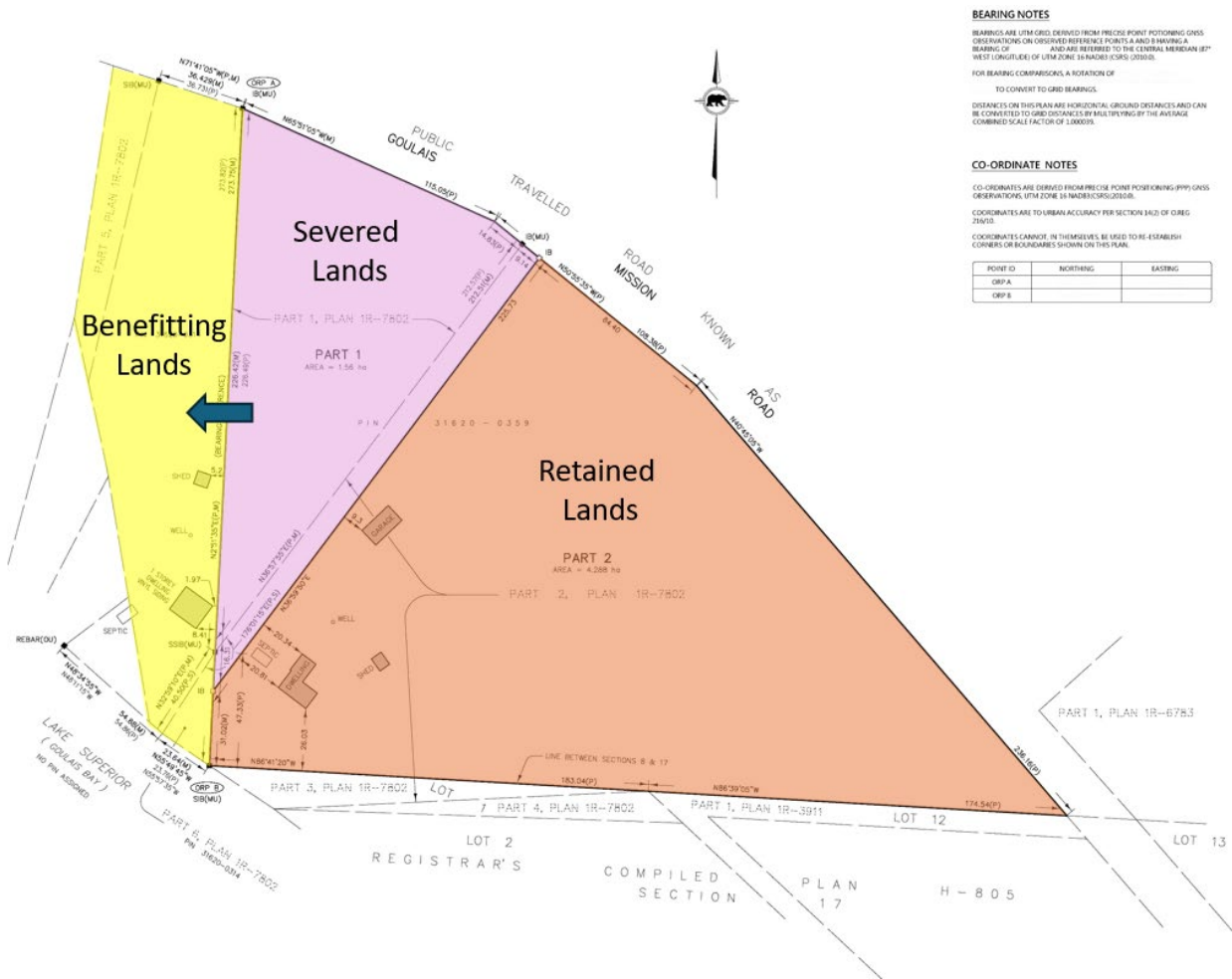


Figure 2 Proposed configuration of lands to be severed and added to adjacent property and lands to be retained

PLANNING ANALYSIS

Consistency with Provincial Planning Statement (2024)

The Provincial Planning Statement, 2024 (PPS) is issued under Section 3 of the *Planning Act* and provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land province-wide, helping to achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians. In respect of the exercise of any authority that affects a planning matter, the *Planning Act* requires that all decisions are consistent with policy statements issued under the Act, including the PPS.

Section 2.7 of the PPS provides policy direction regarding territory without municipal organization, stating that the focus of development activity shall be related to the sustainable management or use of resources and resource-based recreational uses, including recreational dwellings not intended as permanent residences. In areas that form part of a planning area, other uses may be permitted, provided the necessary infrastructure and public service facilities are planned or available to support the development and are financially viable over their life cycle, and it has been determined that the impacts of development will not place an undue strain on the public service facilities and infrastructure provided by adjacent municipalities and the Province.

The applicant proposes to sever lands for the purposes of a lot addition resulting in no new lot creation. The proposed benefitting and retained parcels will continue to be used for residential purposes. As such, the demands on infrastructure and public service facilities will remain unchanged as a result of the proposed lot addition.

Section 3.6 of the PPS provides policy direction regarding sewage, water, and stormwater infrastructure. Policies within this section of the PPS state that where municipal sewage and water services or private communal sewage and water services are not available, planned, or feasible, individual on-site sewage and water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

The proposed benefitting parcel is developed with a single-detached dwelling with existing individual on-site water and sewage services. The proposed lot addition will increase the lot area of the proposed benefitting parcel where individual on-site services are located. As such, site conditions will be improved following the proposed lot addition for the long-term provision of such services without negative impact. Following the proposed severance, the proposed retained parcel will have a lot area of approximately 4.3 hectares, which is sufficiently large for individual on-site water and sewage services to continue to service the existing single-detached dwelling over the long term without negative impacts.

The subject and benefitting properties have frontage along Lake Superior, which can be considered as fish habitat for the purposes of the natural heritage policies of Section 4.1 of the PPS. Policies in this section state that development and site alteration shall not be permitted on adjacent lands to fish habitat, unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions. Staff note that development is defined within the context of the PPS as the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the *Planning Act*.

The proposed lot addition will not result in new lot creation nor the construction of any buildings and structures and therefore does not constitute development as per the PPS. As such, evaluation of the adjacent lands to Lake Superior will not be required to demonstrate that there will be no negative impacts to the fish habitat or its ecological functions.

Given the subject and benefitting properties' proximity to Lake Superior, it can be considered to have high potential for the recovery of archaeological resources. Section 4.6.2 of the PPS states that planning authorities shall not permit development and site alteration on areas of archaeological potential unless the significant archaeological resources have been conserved.

Since the proposed lot addition does not constitute development or site alteration as contemplated by the PPS, assessment of the subject properties' archaeological potential for the recovery and conservation of archaeological resources will not be required.

Schedule C2 to the Official Plan for the Sault Ste. Marie Planning Area (the "Official Plan") indicates the presence of an existing sand and gravel pit to the north of the subject property beyond Mission Road, as well as a sand and gravel resource area of secondary significance. Section 4.5.2.5 of the PPS states that in known deposits of mineral aggregate resources and on adjacent lands, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if resource use would not be feasible, the proposed land use or development serves a greater long-term public interest and issues of public health and safety and environmental impact are addressed. The PPS further states that mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health and safety or environmental impact. For the purposes of these policies, adjacent lands are considered as those lands contiguous to deposits of mineral aggregate resources where it is likely that development would constrain future access to the resources.

Given that the subject and benefitting properties and the known deposit of mineral aggregate resources are separated by Mission Road, the subject and benefitting properties are not considered adjacent lands for the purposes of Section 4.5.2.5 of the PPS. Furthermore, both the subject and benefitting properties are already developed for residential use and the lot addition proposed would not preclude or hinder the expansion of the existing mineral aggregate operation.

April 23, 2026

Based on the above, we are of the opinion that the proposed lot addition is consistent with the relevant policies of the PPS.

Conformity with Official Plan for the Sault Ste. Marie North Planning Area

The subject property is designated 'Shoreline Communities' in the Official Plan, where low density residential use is permitted.

Table 3.7.11(A) of the Official Plan establishes criteria for consent applications. The proposed lot addition conforms to all relevant criteria, as discussed below:

- Following the lot addition, both the proposed benefitting and retained parcels will have a lot area greater than 0.8 hectares.
- The maximum number of severances does not apply to the proposed lot addition, as it will correct lot boundaries.
- Both the subject and benefitting properties will have frontage on a year-round publicly maintained road (Mission Road) following the proposed lot addition.
- The subject and benefitting properties will continue to be serviced with individual on-site water and sewage services in accordance with Section 3.6.4 of the Official Plan.
- No road extensions are proposed with this application.
- The proposed lot addition will not result in new lot creation nor the construction of any buildings and structures and therefore does not constitute development. As such, an Environmental Impact Study will not be required in accordance with Section 2.2.4 of the Official Plan and an Archaeological Assessment will not be required in accordance with Section 3.10.4 of the Official Plan.
- The subject application complies with all relevant provisions of the Zoning By-law, as discussed in the section to follow.

Table 3.7.11(A) further requires conformity with the criteria in Table 3.7.9(A). The proposed lot addition satisfies these criteria, as discussed below:

- The subject property is one of the largest properties along the south side of Mission Road. Following the proposed lot addition, its lot area and frontage will more closely coincide with the lot size and frontage of that of the surrounding area and will exceed the minimum lot area of 0.8 hectares.
- The subject property will continue to have frontage along and direct access to Mission Road, a year-round publicly maintained road.
- The subject and benefitting properties will continue to be serviced with individual on-site water and sewage services in accordance with Section 3.6.4 of the Official Plan.
- Both the subject and benefitting properties are located adjacent to fish habitat, are considered to hold high archaeological potential, and are located in proximity to an existing aggregate operation. However, the proposal is not affected by these constraints, as it does not constitute development as contemplated by the Official Plan.
- Section 12.4 of the Official Plan establishes land use compatibility policies. The subject property is not located within proximity to a provincial highway, principal railway line, waste management facility, industrial land use, sewage treatment facility, or agricultural land use, but is within proximity to an existing sand and gravel pit per Schedule C2 to the Official Plan. The Official Plan prohibits sensitive land uses, including residential uses, within a potential influence area of 1000 metres, unless appropriate studies can demonstrate that reduced separation distances are possible, with no separation distance less than 300 metres. However, the residential use of the subject and benefitting properties is an existing condition.

April 23, 2026

Based on the above, we are of the opinion that the proposed lot addition conforms to all relevant policies of the Official Plan.

Compliance with Zoning By-law

The subject lands are zoned Rural (RU) in Zoning By-law 1999-01 for the Sault Ste. Marie North Planning Area (the Zoning By-law), where single-detached dwellings are permitted among other uses.

Section 53(1) prescribes a minimum lot area of 0.8 hectares and a minimum lot frontage of 55 metres for lots in the RU Zone where they are developed with a single detached dwelling, seasonal dwelling, or mobile home.

Following the proposed severance, the proposed retained parcel will have an area of approximately 4.3 hectares and frontage of approximately 320 metres along Mission Road, and the proposed benefitting property will have an area of approximately 3 hectares and frontage of approximately 215 metres along Mission Road, meeting the minimum requirements of the RU Zone.

The single detached dwellings on the proposed retained parcel and the proposed benefitting property meet the requirements for principal buildings in the RU Zone, as shown below:

| Provision | Requirement | Single Detached Dwelling (Retained Parcel) | Compliance | Single Detached Dwelling (Benefitting Parcel) | Compliance |
|----------------------|-------------|--|------------|---|------------|
| Maximum lot coverage | 15 percent | < 1% | Yes | < 1% | Yes |
| Minimum front yard | 18 metres | +/- 40 metres | Yes | 26 metres | Yes |
| Minimum rear yard | 15 metres | +/- 200 metres | Yes | +/- 190 metres | Yes |
| Minimum side yards | 6 metres | +/- 25 metres | Yes | 20 metres | Yes |
| Maximum height | 10.5 metres | Existing | Yes | Existing | Yes |

Sections 5(1) and (2) of the Zoning By-law permit accessory uses, buildings, and structures in all zones, including garages and storage or tool sheds. The following requirements apply to accessory buildings:

- may only be erected in the rear and side yards,
- must be located not less than 1.5 metres from a side lot line and not less than 0.5 metres from the rear lot line,
- not closer to the front lot line than the principal building on the same lot,
- not be used for human habitation, except in the case of a guest cabin,
- not exceed 10 percent in total lot coverage, and,
- not exceed 5 metres in height.

The detached garage and shed on the proposed retained parcel and the shed on the proposed benefitting parcel meet all of the above requirements for accessory buildings.

Based on the above, we are of the opinion that the proposed severance and lot addition comply with the applicable requirements of the Zoning By-law.

April 23, 2026

RECOMMENDATION

Based on our review, it has been demonstrated that the application to sever approximately 1.56 hectares from the subject property for the purposes of a lot addition is consistent with the Provincial Planning Statement, conforms with the Official Plan for the Sault Ste. Marie North Planning Area, and complies with Zoning By-law 1999-01.

As such, we recommend that Application B01-26 be granted provisional consent approval, subject to the following conditions:

1. That the applicant provides the Planning Board with two (2) white prints and one (1) original PDF file of a deposited 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 lands to be severed which conforms substantially with the application as submitted.
2. That the lands proposed to be severed be conveyed to the abutting landowner to the northwest (legally described as SEC 8 SW1/4 INCL RP 1R7802; PARTS 5 & 6 in the Geographic Township of Fenwick) and be consolidated with said owner’s existing property.
3. That the Secretary-Treasurer be provided with legal descriptions of the lands being severed and the property to which it is being added, which must be sufficient for the issuance of the Certificate of Consent.
4. That the applicant shall submit a certified copy of the latest transfer document for the property to which the severed lands are being added, which clearly indicate that the lands being severed are to be conveyed and registered in the same name and interest of the property to which it is added and that Section 50 of the *Planning Act* shall apply to all subsequent conveyances and transactions.

Should you have any questions regarding this application, please contact the undersigned.

J.L. RICHARDS & ASSOCIATES LIMITED

Prepared by:

Reviewed by:



Rebecca Elphick, M.Pl
Planner

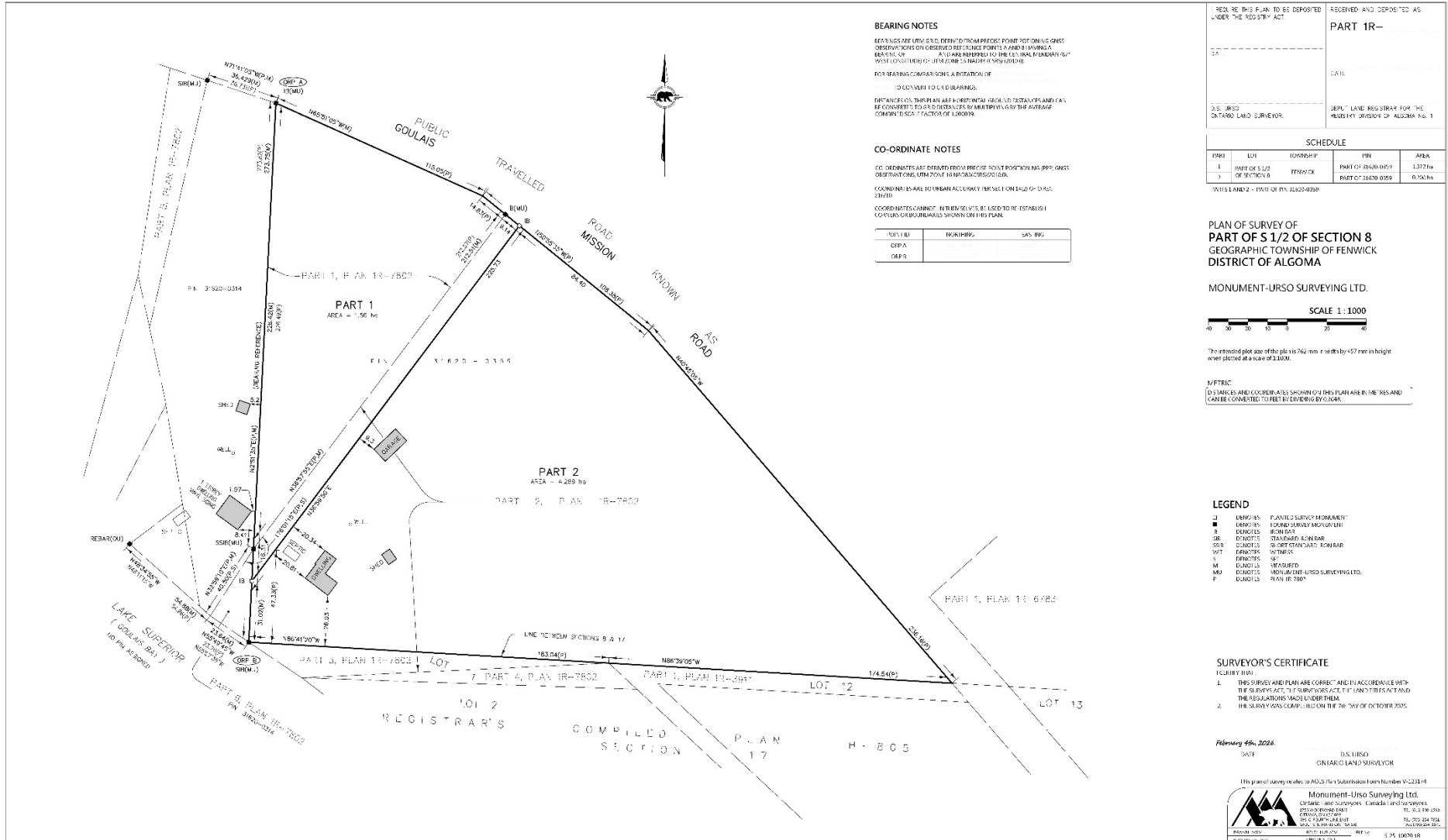
Jamie Batchelor, RPP, MCIP
Senior Planner

RE:jb

Attachment: Schedule 'A'

THE ABOVE IS A STAFF RECOMMENDATION ONLY, SUBJECT TO BOARD APPROVAL.

Schedule 'A'
Severance Sketch as submitted by Applicant



BEARING NOTES
 BEARINGS ARE UTM GRID, DERIVED FROM PRECISE POINT POSITIONING GNSS OBSERVATIONS ON OBSERVED REFERENCE POINTS A AND B HAVING A BEARING OF ... ALSO ARE REFERRED TO THE U.S. NATIONAL GRID BY WEST LONGITUDE OF UTM ZONE 18 HADSP (NAD 83) FOR BEARING COMPARISONS A ROTATION OF ... TO CONVERT TO GRID BEARINGS.
 DISTANCES ON THIS PLAN ARE SUBSTRIPAL GEODESIC DISTANCES AND CAN BE CONVERTED TO DISTANCES BY MULTIPLYING BY THE AVERAGE COMMON ELLIPSOIDAL FACTOR OF 1.0009.

CO-ORDINATE NOTES
 CO-ORDINATES ARE DERIVED FROM PRECISE POINT POSITIONING GNSS OBSERVATIONS ON OBSERVED REFERENCE POINTS A AND B HAVING A BEARING OF ... ALSO ARE REFERRED TO THE U.S. NATIONAL GRID BY WEST LONGITUDE OF UTM ZONE 18 HADSP (NAD 83) FOR BEARING COMPARISONS A ROTATION OF ... TO CONVERT TO GRID BEARINGS.
 DISTANCES ON THIS PLAN ARE SUBSTRIPAL GEODESIC DISTANCES AND CAN BE CONVERTED TO DISTANCES BY MULTIPLYING BY THE AVERAGE COMMON ELLIPSOIDAL FACTOR OF 1.0009.

| FILE ID | DESCRIPTION | SAS REF. |
|---------|-------------|----------|
| CRPA | | |
| CRPR | | |

| | |
|--|--|
| PLAN RE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT | RECEIVED AND DEPOSITED AS |
| | PART 1R— |
| | CATL |
| D.S. URSO ONTARIO LAND SURVEYOR | DEPT. LAND REGISTRY FOR THE DISTRICT OF ALGOMA No. 1 |

| SCHEDULE | | | |
|----------|----------------------------|-------------------|----------|
| PART | LOT | DESCRIPTION | AREA |
| 1 | PART OF S 1/2 OF SECTION 8 | FENWICK | 1.377 ha |
| 2 | | PART OF 31620 050 | 0.562 ha |

WITH LAND 2 - PART OF TNS 2322-0500

**PLAN OF SURVEY OF
 PART OF S 1/2 OF SECTION 8
 GEOGRAPHIC TOWNSHIP OF FENWICK
 DISTRICT OF ALGOMA**

MONUMENT-URSO SURVEYING LTD.

SCALE 1:1000

The intended plot size of the plan is 762 mm x width by 457 mm in height when plotted at a scale of 1:1000.

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

LEGEND

| | | |
|---|--------------|------------------------------|
| □ | DEMONSTRATED | PLANED SURVEY MONUMENT |
| ■ | DEMONSTRATED | EXISTING SURVEY MONUMENT |
| ○ | DEMONSTRATED | IRON PINS |
| ○ | DEMONSTRATED | STANDARD ALUMINUM |
| ○ | DEMONSTRATED | QUARTER STANDARD BOMBARD |
| ○ | DEMONSTRATED | WYTHESS |
| ○ | DEMONSTRATED | SP |
| ○ | DEMONSTRATED | MONUMENT |
| ○ | DEMONSTRATED | MONUMENT-URSO SURVEYING LTD. |
| ○ | DEMONSTRATED | PLAN IR 7802 |

SURVEYOR'S CERTIFICATE
 I, the undersigned, being a duly qualified and licensed land surveyor in accordance with the Survey Act, do hereby certify that this plan is correct and in accordance with the regulations made under the Act.
 THE SURVEY WAS COMPLETED ON THE 7th DAY OF OCTOBER 2025.

February 4th, 2026
 DATE

D.S. URSO
 ONTARIO LAND SURVEYOR

This plan of survey relates to AGLS Form Submission Form Number V-2231-6

Monument-Urso Surveying Ltd.
 Ontario Land Surveyors, Canada Land Surveyors
 PROFESSIONAL SOCIETY OF ONTARIO
 25 CANTON ST. SUITE 200
 MISSISSAUGA, ONTARIO L4W 1M5
 TEL: 905.274.1524
 FAX: 905.274.1524
 WWW.MONUMENT-URSO.COM

PLAN NO. B01-26-2025 REF. S.P. 10071R
 FILE NO. 2025

1100 Fifth Line East,
Sault Ste. Marie, Ontario, P6A 6J8



P: 705-254-6649 • E: info@ssmnpb.ca
www.ssmnpb.ca

APPLICATION FOR ZONING CONFORMITY PERMIT
BY-LAW NO. 1999-01

OFFICE USE

File Number: 05-26SR

Date Received: Apr. 14/26

Cross Reference: _____

Hearing Date: Apr. 23/26

Notes: _____

Payment Ref: 381497

1. APPLICATION INFORMATION

Registered Landowner(s) of Subject Land: (Note: A Landowner's Authorization Form is required if the applicant is not the owner.)

Name of Registered Owner(s):
John & Terry Sidwell

Mailing Address:

Home Phone

Other Phone:

Email:

Authorized Agent Information

***Person who is to be contacted if different from the landowner – Landowner Authorization Form will be required on file

Authorized Agent Form Required? Yes No

If Yes, is form attached? Yes No

Name of Authorized Agent(s):

Authorized Agent Address:

Authorized Agent Home Phone:

Authorized Agent Other Phone:

Authorized Agent Email:

2. DESCRIPTION/LOCATION OF SUBJECT LAND

Roll Number:
5727 010 000 05800 0000

Current Zoning
Seasonal Residential

911 Address /Civic Address (if assigned):
180 Lakeshore Drive S.

Geographic Township
Dennis Township.

Legal Description:
Lot #38, Block 'B', PH539 Red Rock Subdivision

**APPLICATION FOR ZONING CONFORMITY PERMIT
BY-LAW NO. 1999-01**

3. DIMENSIONS OF SUBJECT LAND 1.05 acres Area

Area: $\approx 44,577.25 \text{ sq. ft} \Rightarrow 1.023 \text{ acres}$
 $\approx 47,970 \text{ sq. ft} \Rightarrow 1.101 \text{ acres}$ Frontage: $102.5'$
 31.24 m Depth: irregular
 $468.0'$ (142.65 m), $434.9'$ (132.56 m)

Existing building(s), year of building (s) and use of building currently on the property:
 1999 - Cottage $24' \times 36'$ with $12' \times 24'$ deck
 2017 - Garage $24' \times 39'$ Acc. 2.04%

Proposed building(s) and use (e.g. $24' \times 24'$ residential dwelling):
 Rebuild cottage on existing foundation and rebuild detached deck. Deck size to change to $12' \times 36'$
 $3.66 \text{ m} \times 10.97 \text{ m}$

*****If there are more than two proposed buildings, please consult with staff.

| <u>REQUIRED MINIMUM ZONING BY-LAW SET-BACKS</u> | | | <u>PROPOSED PLANS</u> | |
|--|---|---|---|---|
| Based on what your parcel is zoned as. | | | In metres where each structure will be located? | |
| | Building 1 (e.g. Cottage, Garage) | Building 2, if applicable (e.g. Cottage, Garage) | Building 1 (e.g. Cottage, Garage) | Building 2, if applicable (e.g. Cottage, Garage) |
| Structure(s): | Cottage | | Cottage w | $12' \times 36'$ Deck |
| Front Yard Set Back: Water side if Applicable | $75.4'$ 23 m | | appx. $178'$ $\approx 54.25 \text{ m}$ | $\approx 166'$ 50.59 m |
| Side Yard Set Back: N S (E) W | $9.8'$ 3 m | | appx. $18'$ $\approx 5.5 \text{ m}$ | $\approx 18'$ 5.5 m |
| Side Yard Set Back: N S E (W) | $9.8'$ 3 m | | appx. $70.5'$ $\approx 21.5 \text{ m}$ | $\approx 70.5'$ 21.5 m |
| Rear Yard Set Back: | $29.5'$ 9 m | | appx. $251'$ $\approx 76.5 \text{ m}$ | $\approx 263'$ 80.16 m |
| Maximum Height: | $29.5'$ 9 m | | $\leq 29.5'$ 9 m | 5 m |
| Ground Floor Area: | $> 3985 \text{ sq. ft.}$ 372 sq. m | | 936 sq. ft. $\approx 87 \text{ sq. m}$ | N/A |
| Max Coverage (%): (For Internal use only) | Total 15% Accessory 10% | Total 4.88% | Primary 1.89% | Total Acc. 2.99% |

4. ACCESS TO THE SUBJECT LANDS AND ROAD MAINTENANCE

Is access road publicly owned and maintained? Yes No

If Yes, state road name, who maintains the road and whether it is maintained seasonally or year-round:
 Lakeshore Drive S.; maintained by MTO. Access to it maintained by city of S.S.M. Road base is $66'$ or 20.1 m

If No, please attach a separate sheet detailing name and distance to public road. If water access only, please indicate parking and docking facilities.

APPLICATION FOR ZONING CONFORMITY PERMIT
BY-LAW NO. 1999-01

AFFIDAVIT OR SWORN DECLARATION

I, We John & Terry Sidwell of (city/Township) Sault Ste. Marie in the
(Province/Territory) of Ontario make oath and say (or solemnly declare) that the information
contained in this application is true and that the information contained in the documents that accompany this application
is true.

08 April 2026
Date

[Signature]
[Signature]
Signature of Registered Owner(s)

CONSENT OF OWNER(S) TO THE USE AND DISCLOSURE OF PERSONAL INFORMATION

I/We John & Terry Sidwell, am/are the owner(s) of the land that is the subject of
this application and for the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize
and consent to the use by or the disclosure to any person or public body of any personal information that is collected
under the authority of the *Planning Act* for the purposes of processing this application.

08 April 2026
Date

[Signature]
[Signature]
Signature of Registered Owner(s) or Authorized Agent

PERMISSION TO ENTER

I/We hereby authorize the members of the staff of the Sault Ste. Marie North Planning Board to enter upon the subject
lands and premises for the limited purpose of evaluating the merits of this application.

08 April 2026
Date

[Signature]
[Signature]
Signature of Registered Owner(s) or Authorized Agent

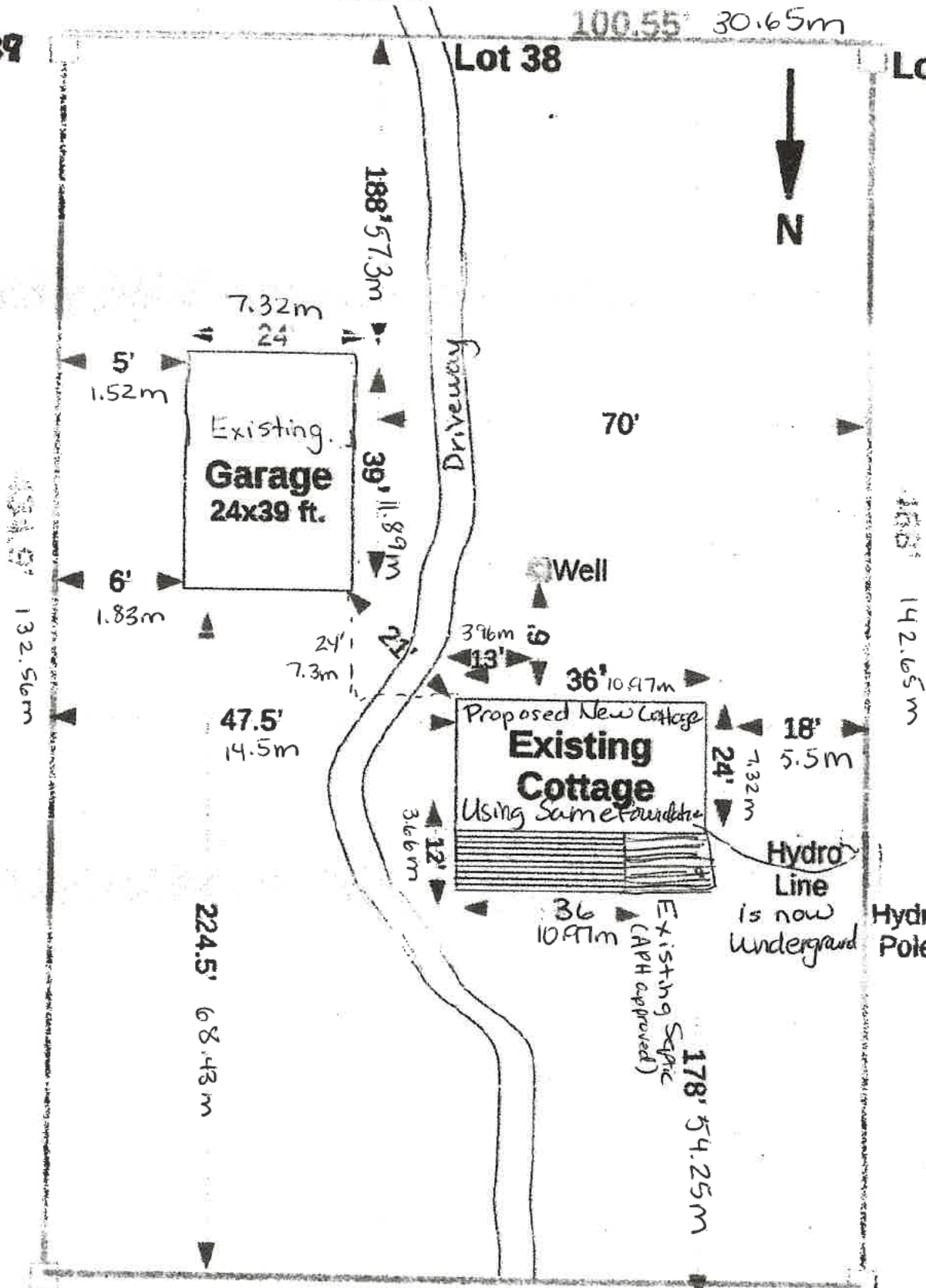
***The Planning Board will assign a File Number for complete applications and this should be used in all communications.

180 Lakeshore Drive Public Road.

Lot 39

Lot 38

Lot 37



Lake Superior