



The Corporation of the City of Sault Ste. Marie
99 Foster Drive, Sault Ste. Marie, Ontario P6A 5X6
saultstemarie.ca | 705.759.2500 | info@cityssm.on.ca

NOTICE OF APPLICATION & PUBLIC MEETING

26 Queen Street East
Application No.: A-6-24-Z
Applicant: PHG Renos (c/o Mehdi Arfaei)

Date: Monday, May 13, 2024
Time: 5:00 PM

Location: City of Sault Ste. Marie
Civic Centre, Council Chambers
99 Foster Drive

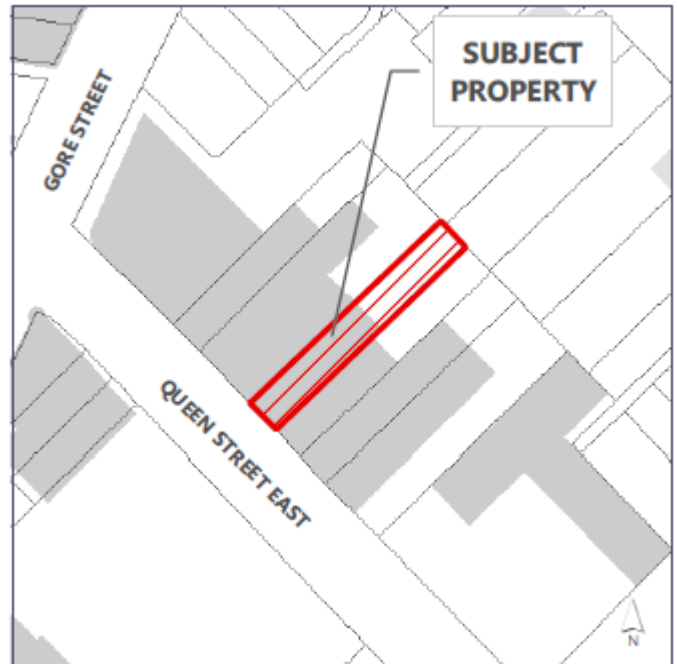
PURPOSE

The applicant, PHG Renos (c/o Mehdi Arfaei), has submitted an application for a site-specific amendment to the Zoning By-law, seeking the approval to permit a rooming house and to permit residential dwellings (inclusive of rooming units) to occupy the ground floor of the existing building.

PROPOSED CHANGE

Rezone 26 Queen Street East from Central Commercial Zone (C2) to Central Commercial Zone with a Special Exception (C2.S) to permit, in addition to the uses presently permitted in a C2 zone, a rooming house, subject to the following special provision:

- Allow residential dwellings (inclusive of rooming units) to be located on the ground floor of the existing building, but not directly fronting onto Queen Street.



HAVE YOUR SAY

Input on the proposed Zoning By-Law is welcome and encouraged. You can provide input by making a written submission or by making a public presentation.

TAKE NOTICE THAT the Council of The Corporation of the City of Sault Ste. Marie will hold a Public Meeting on Monday, May 13, 2024 at 5:00 p.m. to consider an Zoning By-law Amendment (under section 34 of the Planning Act, R.S.O 1990, c. P13, as amended). This meeting will be broadcast by Shaw Cable and may be viewed on Shaw Cable's Community Channel, Sootoday.com and on the City's YouTube Channel <https://www.youtube.com/saultstemarieca>

Any person wishing to present at the public meeting may do so electronically or in person. Electronic participants must contact the City Clerk at cityclerk@cityssm.on.ca or 705-759-5388 to register as a presenter. Registered presenters will be provided with instructions as to how to join the meeting in advance. Any written submissions received in advance of the meeting will be included with Council's Agenda.

MORE INFORMATION

The application may be reviewed in the Planning Division, Level 5, Civic Centre, 99 Foster Drive. The Report of the Planning Division will be available as part of the Council Agenda on the City's website at 4:30 p.m. on **Thursday, May 9, 2024** and in person on **Friday, May 10, 2024**, during regular office hours in the Planning Division. Digital and physical copies of the report are available upon request. Inquiries should be directed to Jonathan Kircal, Planning Division, at 705.759.6227 or j.kircal@cityssm.on.ca. Please refer to the application file number.

WRITTEN SUBMISSION

To provide input in writing, or request notice if the proposed application is approved, please submit a letter to Jonathan Kircal, 99 Foster Drive, Sault Ste. Marie, ON P6A 5X6, or e-mail to j.kircal@cityssm.on.ca with your name, address and application file number on or before **Monday, May 13, 2024**

If you wish to be notified of the Council of the City of Sault Ste. Marie decision to adopt or refuse the approval of an application, you must make a written request to the Planning Division at the address noted above.

LEGAL NOTICE CONCERNING YOUR RIGHT TO APPEAL

If a person or public body does not make oral submission at a public meeting or make written submission to the City of Sault Ste. Marie before the By-law is passed, the person or public body may not be entitled to appeal the decision of the Council of the City of Sault Ste. Marie to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Sault Ste. Marie before the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.





Application A-6-24-Z: Aerial Image

Property Information



SAULT STE. MARIE
Planning and Enterprise Services

Community Development and Enterprise Services Department
 99 Foster Drive, Sault Ste Marie, ON P6A 5X6
 saultstearie.ca | 705-759-5368 | planning@cityssm.on.ca

-  Subject Property: 26 Queen Street East
-  Parcel Fabric

Civic Address: 26 Queen Street East
 Roll No.: 040021113000000
 Map No.: 17/1-28
 Date Created: April 4, 2024

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 This map is for general reference only
 Orthophoto: 2022

