



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

1281 Great Northern Road

Application No.: A-11-23-Z

Applicant: John Onofrio

Date: Monday, November 20, 2023
Time: 5:00 PM

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

PURPOSE

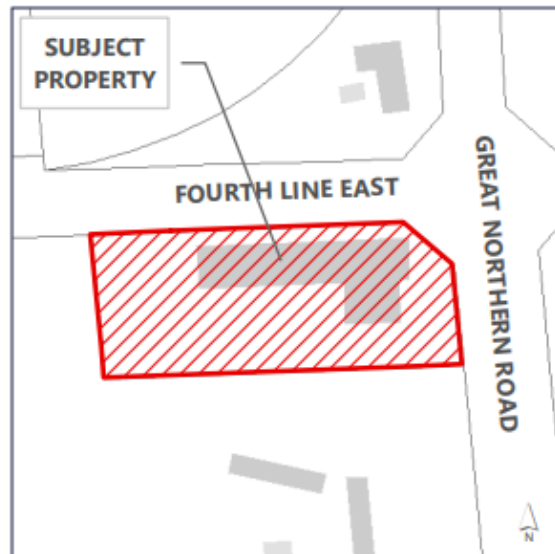
The Applicant, John Onofrio, has submitted an application to rezone 1281 Great Northern Road, to permit up to five (5) residential dwelling units on the second floor only.

PROPOSED CHANGE

Rezone the subject property from Highway Zone (HZ.S.160) with Special Exception 160 to Highway Zone (HZ.S.160 Amended) with an amended Special Exception 160, to permit up to five (5) Residential Dwelling Units on the second floor of the existing building only, in addition to those uses currently permitted in a Highway Zone.

HAVE YOUR SAY

Input on the proposed Zoning By-Law and Official Plan amendment 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, November 20, 2023 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 upon request. The report of the Planning Division will be available on Friday, November 17, 2023 as part of City Council's Agenda. Please contact Nicholas Cicchini 705.759.5375 or n.cicchini@cityssm.on.ca to request a digital copy. 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 Nicholas Cicchini, 99 Foster Drive, Sault Ste. Marie, ON P6A 5X6, or e-mail to n.cicchini@cityssm.on.ca with your name, address and application file number on or before **Monday, November 20, 2023**.

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.

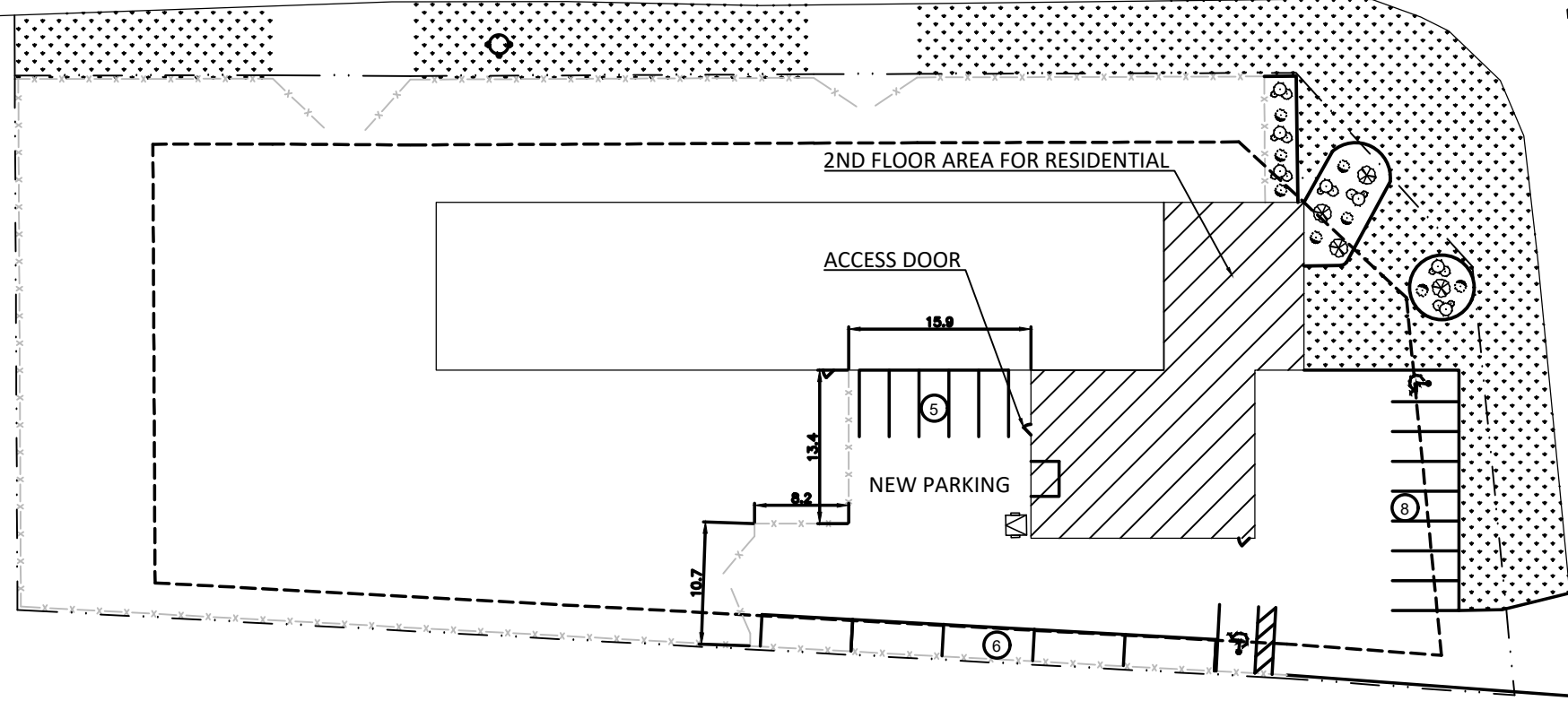
LEGAL NOTICE CONCERNING YOUR RIGHT TO APPEAL

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.

FOURTH LINE E

GREAT NORTHERN ROAD





NOTES:

- THIS IS NOT A LEGAL SURVEY. THIS PLAN IS TO OUTLINE PROPERTY AND BUILDING MEASUREMENTS ONLY. IT IS NOT A LEGAL DOCUMENT. A TIE-IN SURVEY WOULD FINALIZE EXACT BUILDING LOCATION AND DIMENSIONS.
- NO PLANNED CHANGES TO EXTERIOR OR LANDSCAPING, EXCEPT MOVING FENCE FOR NEW PARKING.

LEGEND

- GRASS
- LANDSCAPING/PLANTS
- REFUSE CONTAINER
- CHAIN LINKED FENCE
- SETBACK LINES
- PROPERTY LINES
- FIRE HYDRANT

EXISTING BUILDING AREA 1410m²
 EXISTING FLOOR AREA 1838m²
 FRONT/SIDE SETBACK 6m
 INTERIOR SIDE SETBACK 3m
 REAR SETBACK 12m
 ZONING HZ
 OCCUPANCY USE GROUP C, D, E & F3
 PROPOSED GROUP C AREA 449m²

|  ENGINEERS | | | | | | | | | |
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| <p>COPYRIGHT OF THESE DRAWINGS IS VESTED IN CS ENGINEERS DIMENSIONS MEASURED ON SITE.</p> | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REASON</th> <th>REV</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>10/03/23</td> <td>ISSUED FOR REVIEW</td> <td>A</td> </tr> </tbody> </table> | NO. | DATE | REASON | REV | 1 | 10/03/23 | ISSUED FOR REVIEW | A |
| NO. | DATE | REASON | REV | | | | | | |
| 1 | 10/03/23 | ISSUED FOR REVIEW | A | | | | | | |
| <p>PROJECT</p> <p>NEW RESIDENTIAL SUITES 1281 Great Northern Road SAULT STE. MARIE, ONTARIO</p> | | | | | | | | | |
| <p>ENGINEER Trevor Sawchyn</p> <p>DRAFTSPERSON Tom Spriet</p> <p>DATE OCT. 03, 2023</p> | <p>PROJECT NO. CSE-2023-015</p> <p>SCALE 1:15</p> | | | | | | | | |
| <p>TITLE</p> <p>BUILDING LOCATION LAYOUT</p> | <p>DRAWING NO.</p> <p>C-01</p> | | | | | | | | |